



ANDLERS WOOD  
LISS

CALA HOMES  
BUILT FOR YOUR NEXT CHAPTER



# ANDLERS WOOD

## YOUR IDYLIC RURAL RETREAT

A characterful selection of 3, 4 and 5 bedroom homes, Andlers Wood is situated in the picturesque village of Liss in the South Downs National Park.

Light, spacious and finished to a high specification, these semi-detached and detached homes are designed for contemporary family living, with convenient amenities and commuter links close by.



Stock photography



Artist's impression of Andlers Wood



Local area photography







## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange)



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates.\*\*



### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



### FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



### MORE LIGHT AND SPACE

Our Light & Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.



### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Photography from a previous CALA development



Stock photography





## SERVICE WITH A WIDE RANGE OF SMILES

Premier quality homes deserve a customer service to match. CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many happy comments we've received from CALA homeowners:



"By purchasing the showhome at CALA's Kings Barton development, it really did make the transition from living abroad really easy. The showhome offered really good value for money, and we were able to move straight into our brand new home without the pressure of finding new furniture, or moving existing belongings from the other side of the world. Our new home was perfectly designed and ready to move in to from day one, and it really does tick all the boxes. The space works really well for us, and our family and friends can't believe how beautiful our new home is – with many of them now wishing they could move into a showhome of their own!"

MR & MRS ARUNAN, PURCHASERS AT KINGS BARTON

"We absolutely loved the layout of the property. The downstairs had plenty of space for entertaining friends and family with a large kitchen/diner, a separate lounge and a playroom – perfect for hiding away all the toys! It also has a utility room which is ideal with a growing family. Everything in the house was so balanced, with four good sized bedrooms upstairs and no sign of the small box room you find in most four bedroom properties. The bathrooms and en suites are all really generous in size and the airy, open stairway, landing and high ceilings are often a talking point when family and friends come to visit."

MR & MRS GRIDLEY, PURCHASERS AT APPLGARTH VALE, GRAYSHOTT



## THE PAYNES MAKE A HOUSE A HOME AT CALA'S SHOPWYKE LAKES

With a two year-old daughter and the birth of their second child imminent, Mr and Mrs Payne were looking for a relatively stress-free move which allowed them to settle into their brand new family home from day one. After visiting and falling in love with CALA's Shopwyke Lakes development in Chichester, they purchased their very own showhome which meant they were able to move into their new property in less than four weeks – just in time for their baby's arrival.

Mrs Payne said: *"When we first visited Shopwyke Lakes we instantly fell in love with the atmosphere and the sense of community. The properties are all beautifully designed and the layout of the 4 bedroom showhome felt really spacious – ideal for our growing family. We viewed the showhome on the Friday and knew straight away that we'd found the perfect house to make our new home. The next day we brought our family along to Shopwyke Lakes to view the property and by Sunday, we had placed an offer on the property which was accepted."*



*"We have settled in really well to our new home as a family and enjoy waking up and taking in the beautiful views of South Downs National Park from our bedroom window each morning. The city, beach and countryside are all within a 10 minute drive of Shopwyke Lakes, so we have plenty of options when it comes to getting out and exploring the local area with our children."*

MR AND MRS PAYNE,  
PURCHASERS AT SHOPWYKE LAKES



*"We were keen to find our new family home before our daughter was born. We had looked at other new build developments in the area but the homes at Imber Riverside were head and shoulders above the rest. The property is ideal for our needs as a family and gives us plenty of space to grow. We have already become good friends with another couple at Imber Riverside who have also recently had a child. It's been really nice to feel like part of a new community."*

The sales team have been brilliant. They were really knowledgeable and after talking through the available options, we knew the ease and convenience of Part Exchange was perfect for us."

FRANCIS & LOUISE SCHUBERT, PURCHASERS AT IMBER RIVERSIDE, EAST MOLESEY, SURREY



# LISS

## YOUR HOME, YOUR HAVEN

The village of Liss lies in the breathtaking district of East Hampshire within the South Downs National Park. This is an area rich in history with archaeological discoveries, including multiple Roman and Bronze Age artefacts, displaying evidence of its thriving former inhabitants.

Today, the centre of Liss is home to a vibrant community, offering the perfect blend of independent shops, an infant and junior school, two doctors' surgeries and a dental practice.

The Triangle Centre lies at the heart of the village. With a coffee bar, cinema, exhibition and meeting spaces, and from yoga classes to the latest blockbuster, there's plenty of fun for all the family.

The recently purpose built Liss Pavilion also offers the community a place to host a number of groups and activities as well as the flexibility to cater for events from weddings to birthdays parties and business conferences.

The Shipwrights Way is a 50-mile public right of way, cycle route and bridle path, providing some of the national park's most spectacular scenery. The Rother and Blackwater Rivers, wet meadows and woodlands offer the perfect backdrops for family trails and picnics.

If you're thinking of eating out, The Spread Eagle has a delicious mix of Sunday roasts, gourmet burgers and bar snacks while the Hawkley Inn pub is known for its traditional british pub atmosphere welcoming families to enjoy casual and fine dining menus. For those who prefer something a little more intimate Nathan Marshall Plestor House is known for its Michelin Star chef, presenting delicious dishes made with seasonal ingredients, cooked simply but with passion.

Just 10 minutes' drive from the development, the market town of Petersfield provides a further range of amenities, including an appealing mix of high street shops, boutiques, cafes, bars and restaurants. Haslemere and Alton are also easily accessible as are Chichester and Portsmouth.

For families with young children, Little Treasures Nursery and Liss Infant and Junior School are just a few minutes from the development. Whilst both Petersfield and Haslemere schools are good options for secondary level education.



Local area photography





## AWAY FROM IT ALL, YET MINUTES FROM EVERYTHING

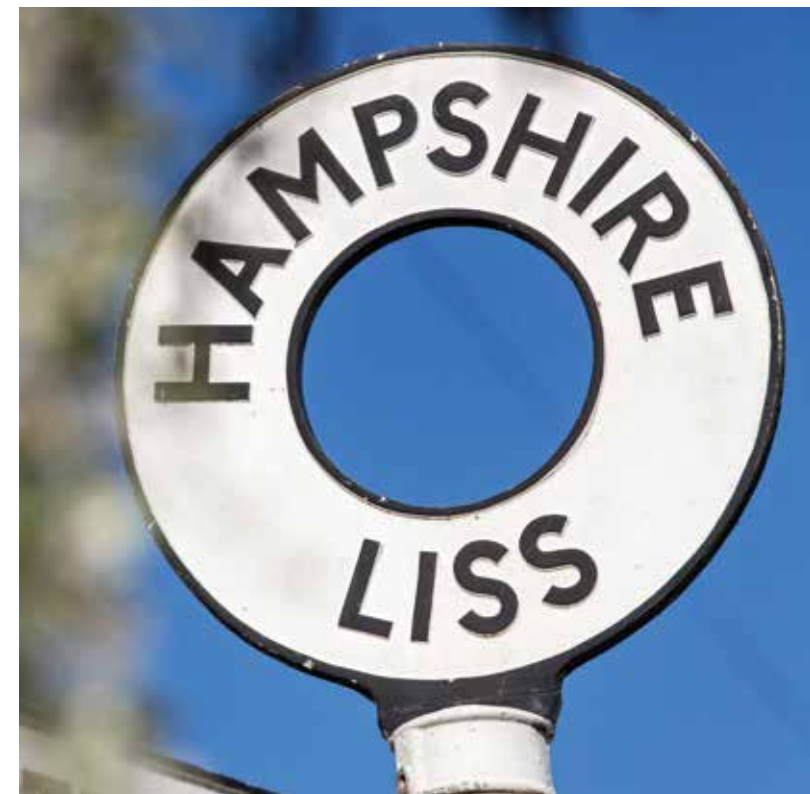
Liss is the perfect out of city escape, with an established transport network so you can commute or simply explore the region with ease.

Just minutes from Andlers Wood the A3 bypasses the village providing convenient access to the south coast and M25 and London to the north. The Hindhead tunnel enhances the attraction of this sought after location by enabling a move out of the traditional commuter belts and suburbs but still being able to return for work.








Journeys from Liss railway station to London Waterloo only takes an hour and 10 minutes. Or from Petersfield Station, 4 miles by road from Andlers Wood, offering ample parking and frequent services every 15 minutes.

If you're planning on travelling across the globe, both Gatwick and Heathrow Airports lie less than 50 miles away.

Distances and journey times are approximate and are taken from Google Maps and [www.thetrainline.com](http://www.thetrainline.com)



# ANDLERS WOOD - THE DEVELOPMENT

- 
**THE WEALD**  
 5 BEDROOM DETACHED HOME  
 PLOTS 1, 11, 12, 23, 24, 33-35, 76 & 77
- 
**THE WILMINGTON**  
 4 BEDROOM DETACHED HOME  
 PLOTS 13 & 25
- 
**THE MARDEN**  
 4 BEDROOM DETACHED HOME  
 PLOTS 16, 26 & 48
- 
**THE PETWORTH**  
 4 BEDROOM DETACHED HOME  
 PLOTS 10, 17-19, 21, 22, 27-32 & 73-75
- 
**THE AMBERLEY**  
 3 BEDROOM SEMI-DETACHED HOME  
 PLOTS 2, 3, 14, 15, 37, 40, 42-44 & 46
- 
**THE ARUNDEL**  
 3 BEDROOM SEMI-DETACHED HOME  
 PLOTS 20, 36, 41, 45, 47 & 72
- 
**HOUSING ASSOCIATION**



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Please confirm the most up-to-date details with our Sales Consultant prior to reservation.



Computer generated image of The Amberley

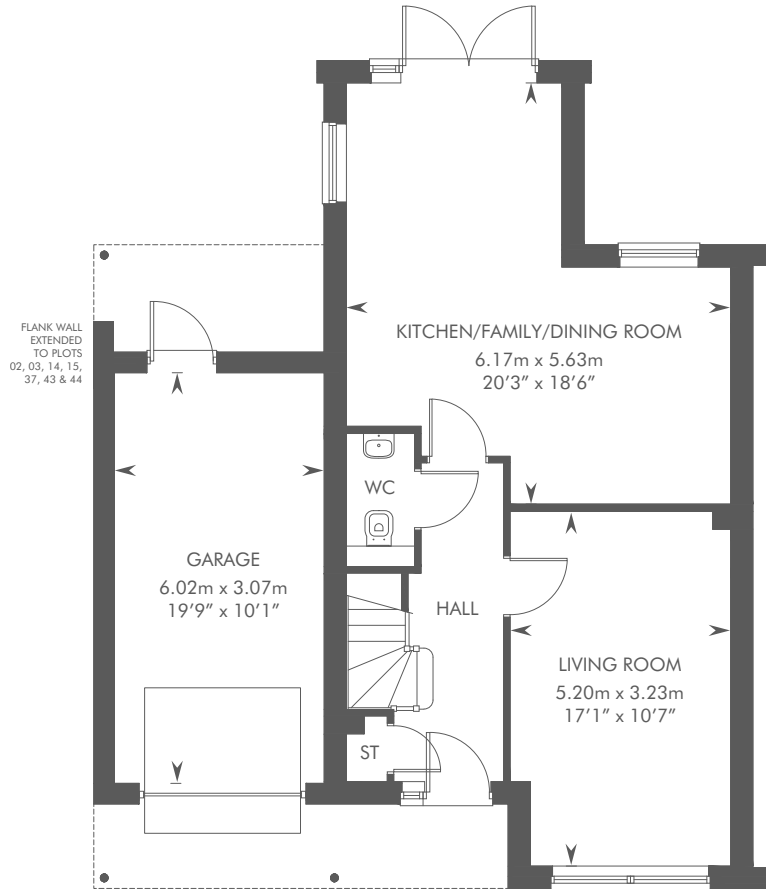
# THE AMBERLEY

3 BEDROOM SEMI-DETACHED HOME

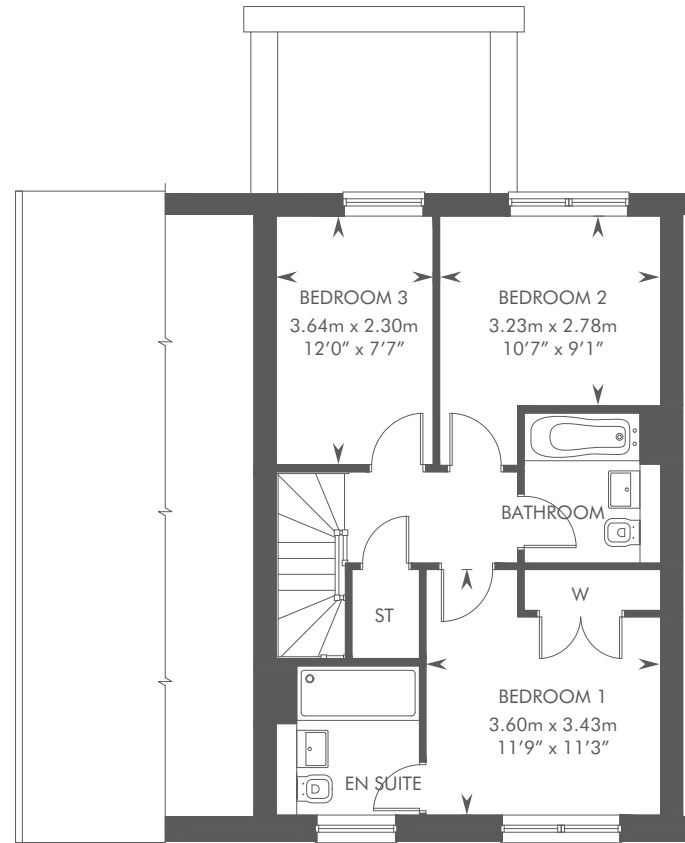




THE AMBERLEY  
 PLOTS 3, 15, 40, 42, 44 & 46 – AS SHOWN  
 PLOTS 2, 14, 37 & 43 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe. ☒: Velux window.

The consumer protection from unfair trading regulations 2008. CALA Homes (Thames) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. CALA reserves the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. Floor plans, dimensions and specifications are correct at the time of print.





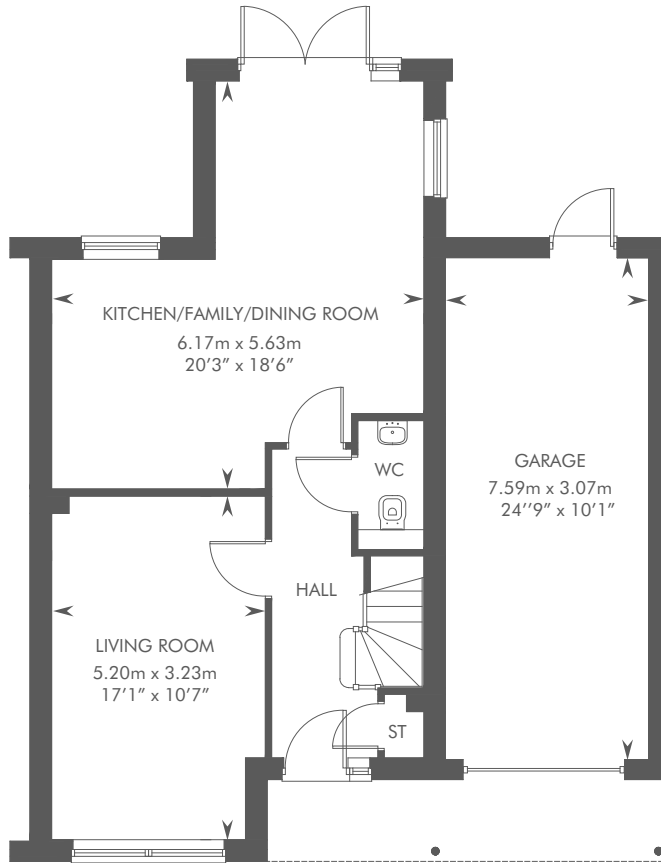
Computer generated image of The Arundel

# THE ARUNDEL

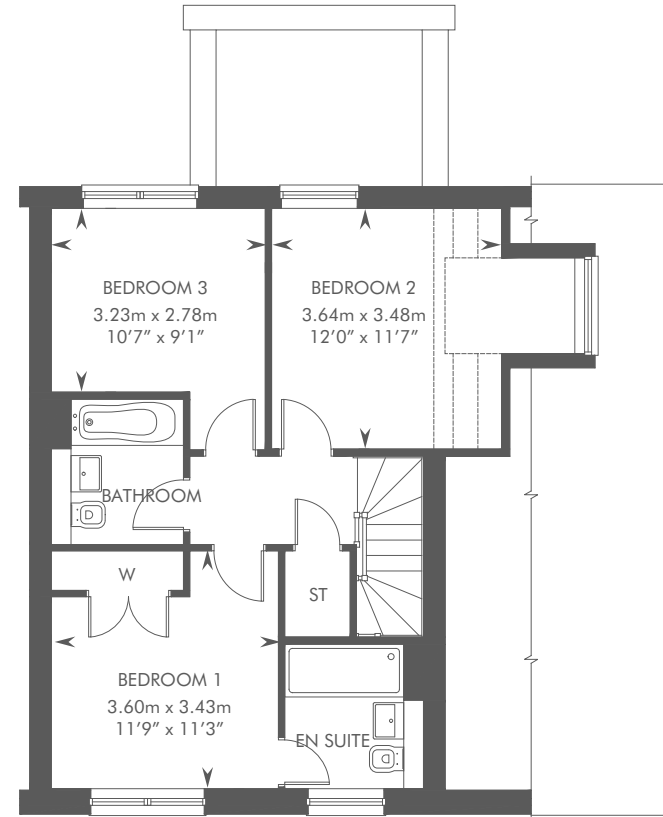
3 BEDROOM DETACHED & SEMI-DETACHED HOME



THE ARUNDEL  
 PLOTS 41, 45 & 47 – AS SHOWN  
 PLOTS 20, 36 & 72 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted line denotes structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

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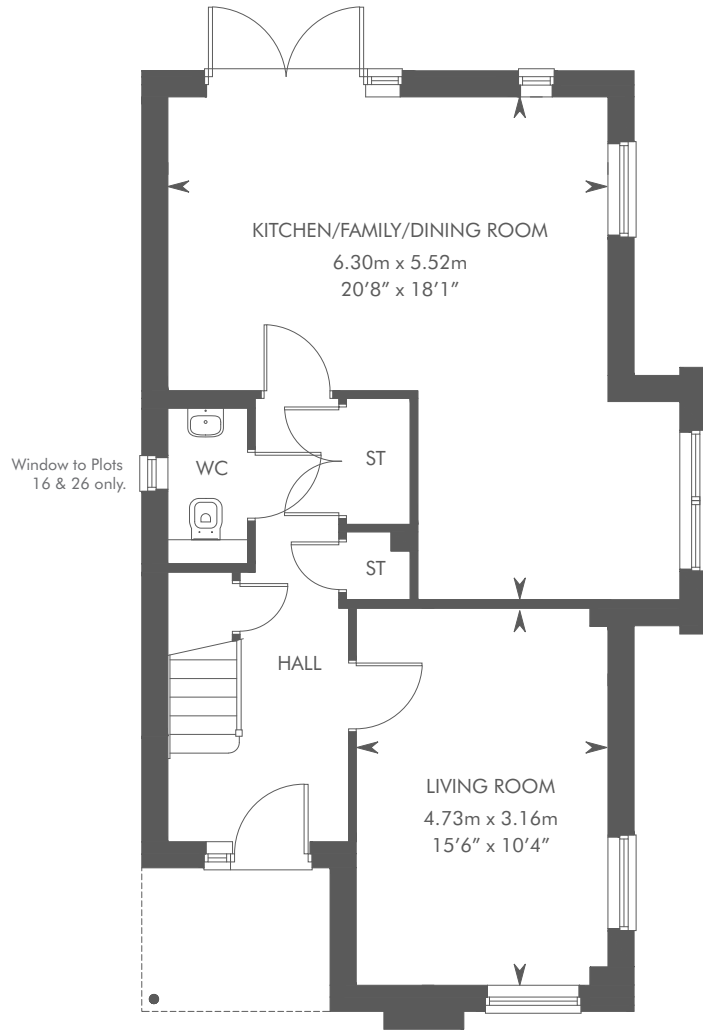
Computer generated image of The Marden

# THE MARDEN

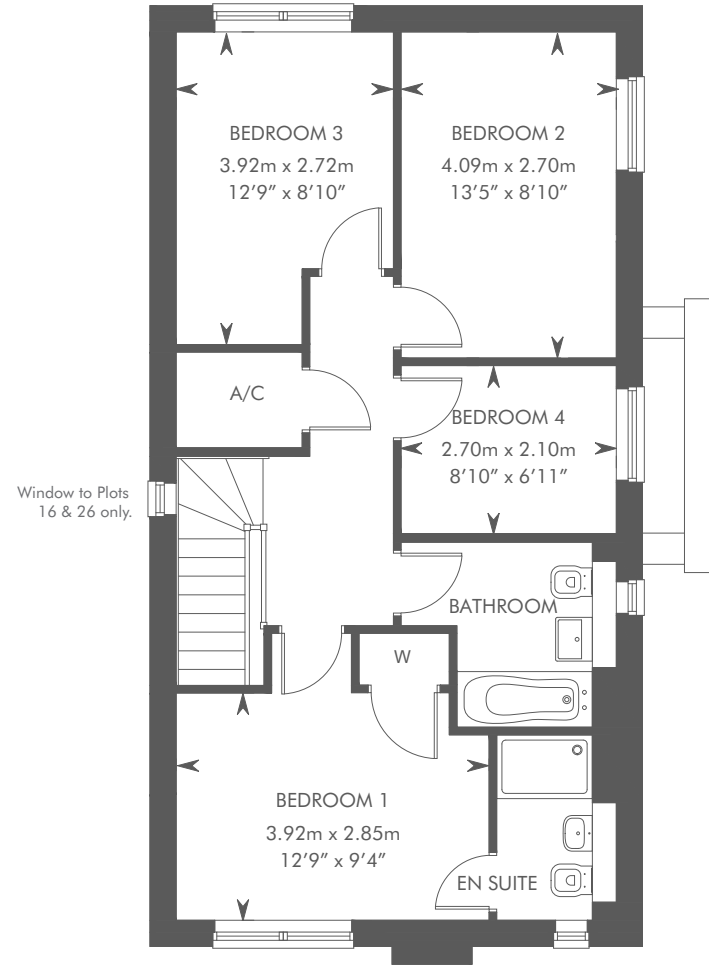
4 BEDROOM DETACHED HOME



THE MARDEN  
PLOTS 16, 26 & 48 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

Attached garage and carport on Plot 48.  
Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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# THE PETWORTH

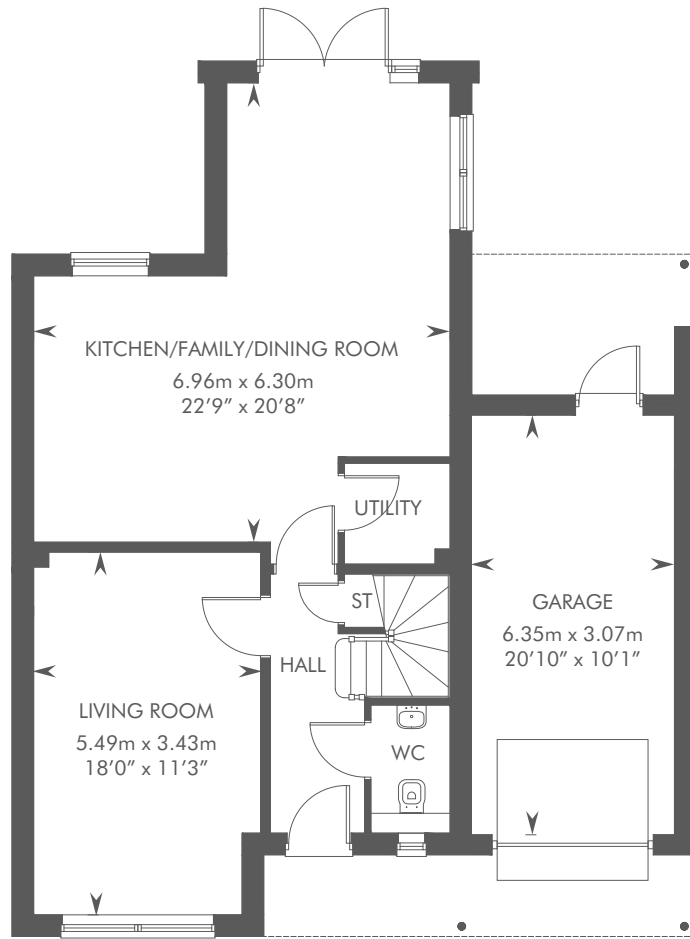
4 BEDROOM DETACHED HOME



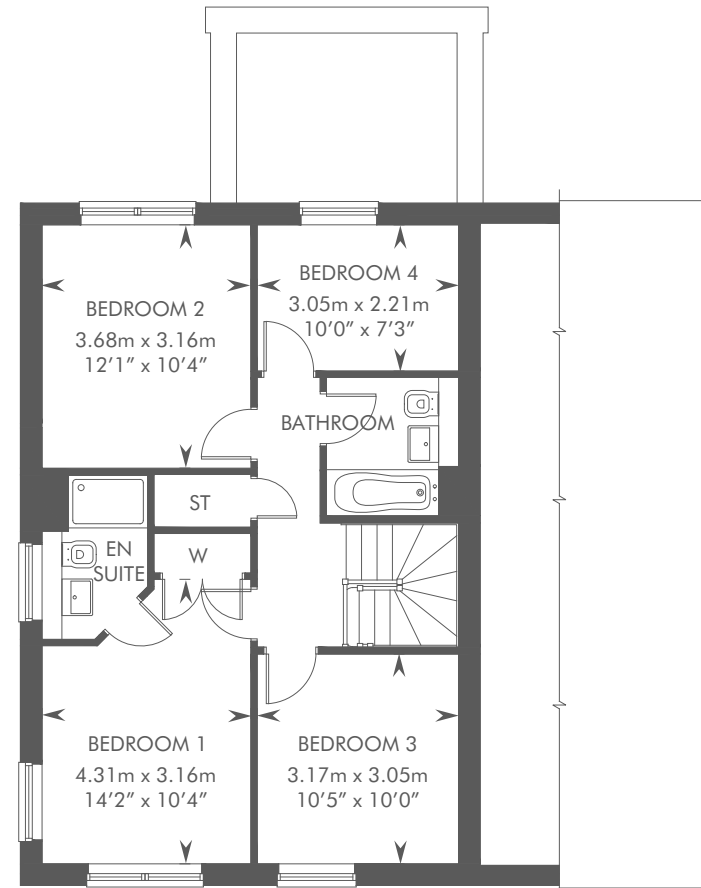
THE PETWORTH

PLOTS 17, 18, 19, 27, 28, 29, 30, 31 & 32 – AS SHOWN

PLOTS 10, 21, 22, 73, 74 & 75 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted line denotes structure above. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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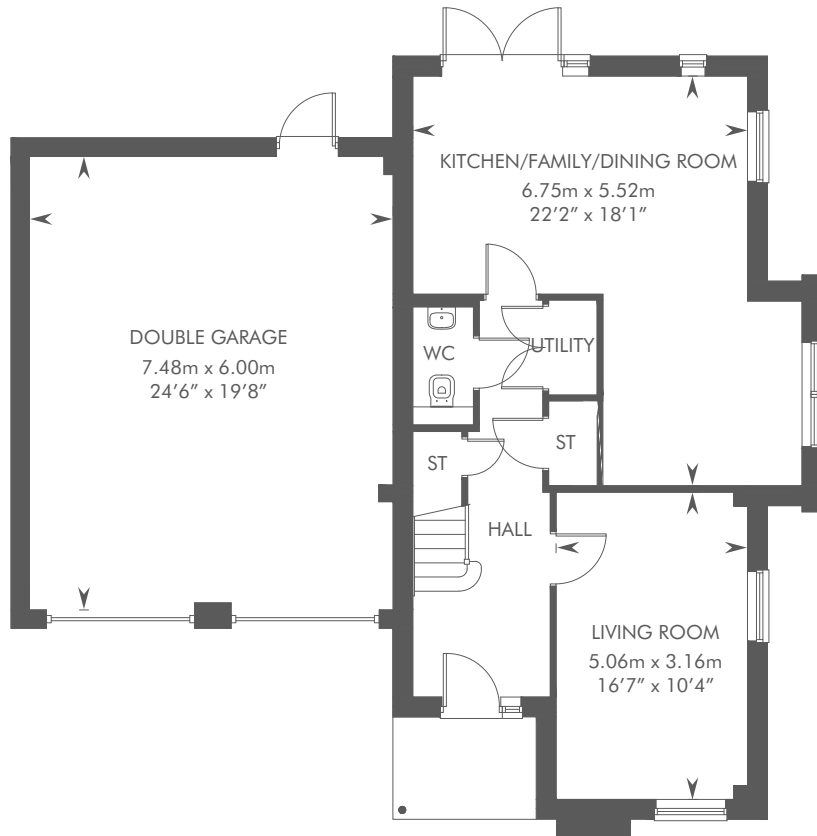
# THE WEALD

5 BEDROOM DETACHED HOME

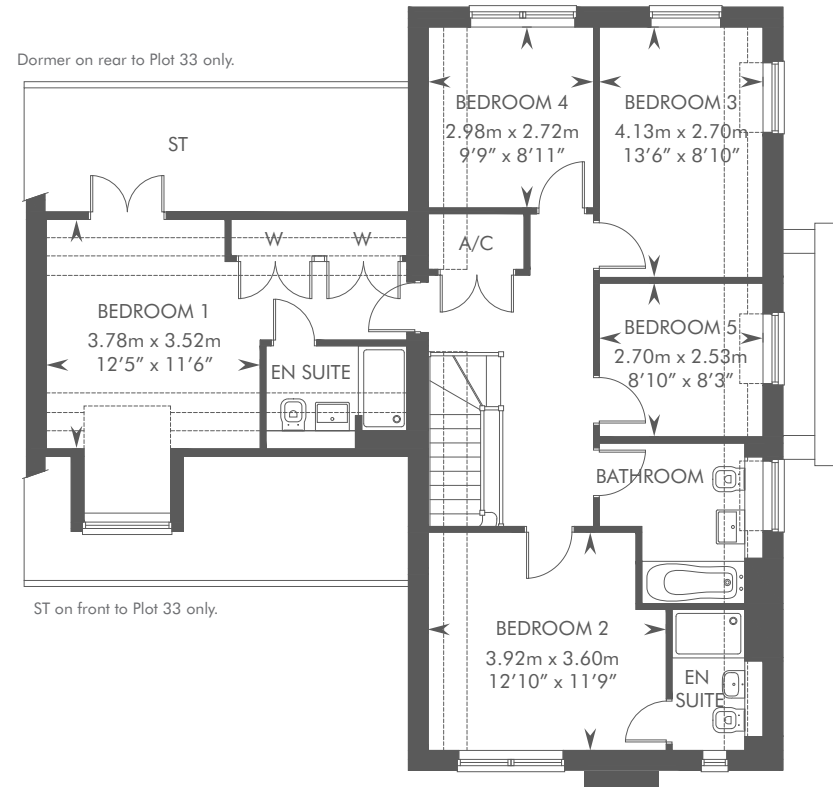




THE WEALD  
 PLOTS 1, 12, 24, 35 & 77 – AS SHOWN  
 PLOTS 11, 23, 33, 34 & 76 – HANDED



GROUND FLOOR



FIRST FLOOR

Dotted line denotes structure above. Note Plot 33 master bedroom dormer and ST position differs. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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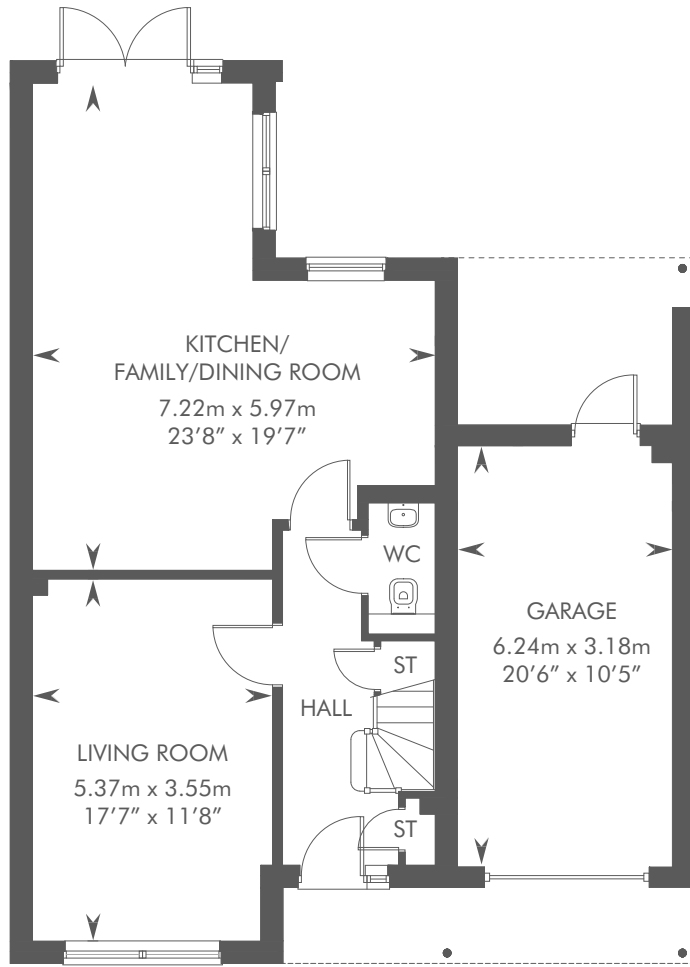


# THE WILMINGTON

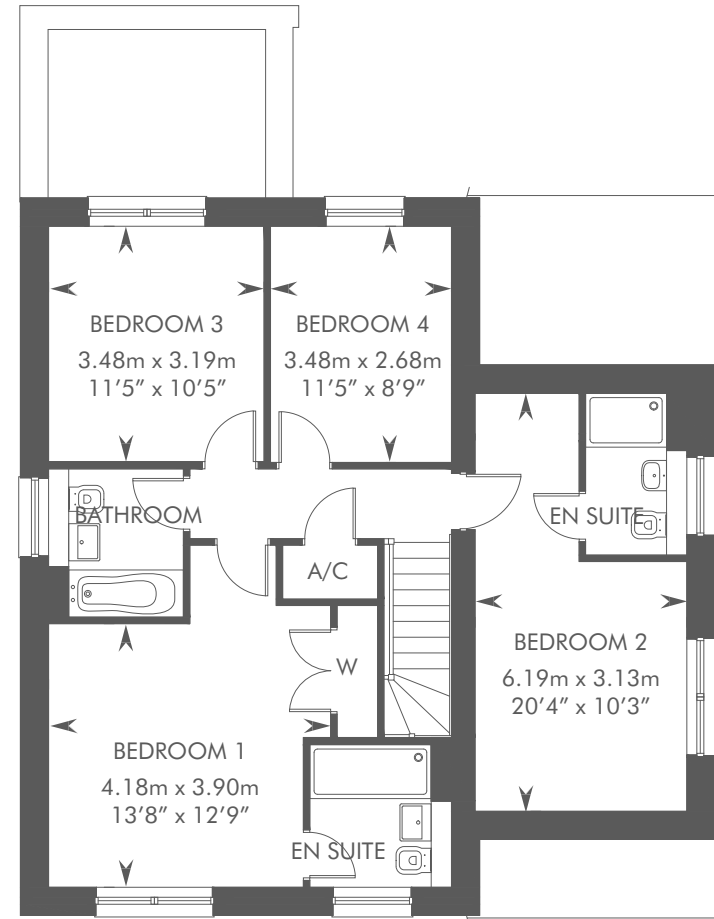
4 BEDROOM DETACHED HOME



THE WILMINGTON  
PLOTS 13 & 25 – AS SHOWN



GROUND FLOOR



FIRST FLOOR

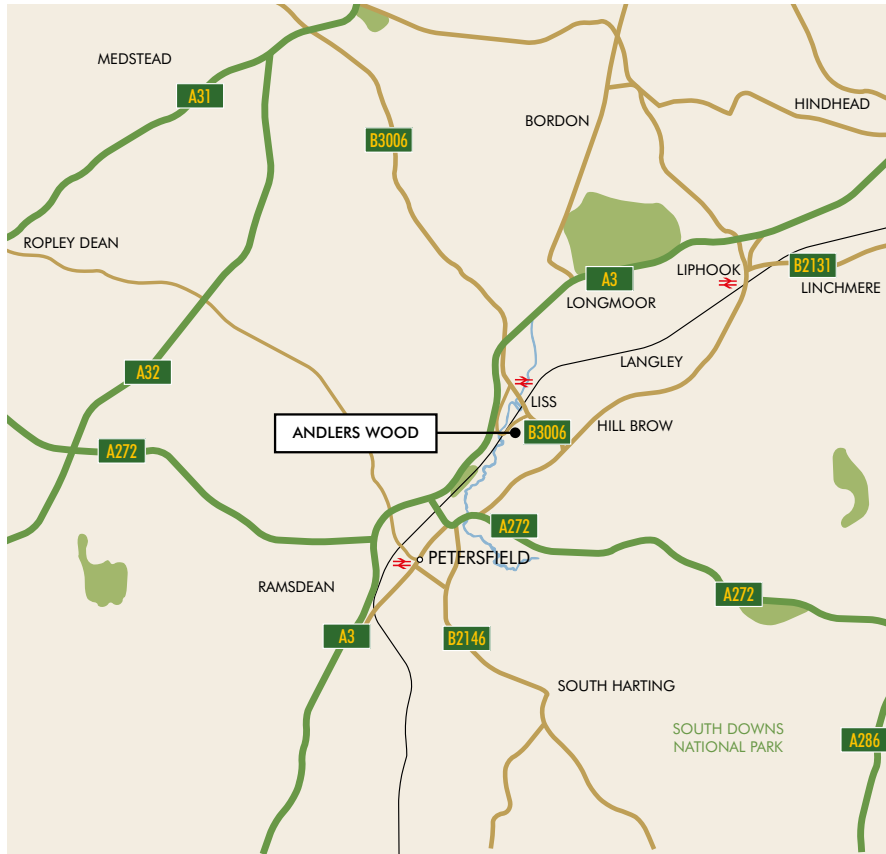
Dotted line denotes structure above. Please ask your Sales Consultant for further details. A/C: Airing cupboard. ST: Store cupboard. W: Wardrobe.

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# PERFECTLY LOCATED

ANDLERS WOOD, ANDLERS ASH ROAD, LISS, GU33 7LS



REGIONAL MAP



LOCAL AREA MAP



ANDLERS WOOD  
LISS

HOUSE SPECIFICATION



Photography from a previous CALA development



## DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.



# SPECIFICATION

## KITCHEN\*

- Premium German designer kitchens by Nobillia
- Laminate work surfaces with matching up stand (to The Marden, The Petworth The Amberley and The Arundel)
- Stone work surfaces with matching up stand (to The Wilmington & The Weald)
- 1 ½ bowl stainless steel sink with drainer and mixer tap
- Glass splash back to the hob (to The Marden, The Petworth The Amberley and The Arundel)
- Stone splash back to the hob (to The Wilmington & The Weald)
- Under cupboard lighting
- Bosch single oven (to The Amberley and The Arundel)
- Bosch double oven (to The Marden, The Petworth, The Wilmington and The Weald)
- Bosch 4 burner gas hob with wok burner (to The Amberley and The Arundel)
- Bosch 5 burner gas hob with wok burner (to The Marden, The Petworth, The Wilmington and The Weald)
- Bosch stainless steel extractor hood
- Bosch integrated dishwasher to The Petworth, The Wilmington & The Weald
- Indesit integrated dishwasher to The Marden, The Amberley & The Arundel
- Bosch integrated fridge freezer to The Petworth, The Wilmington & The Weald
- Indesit integrated fridge freezer to The Marden, The Amberley & The Arundel
- Bosch integrated washer dryer to The Wilmington

- Indesit integrated washer dryer to The Amberley and The Arundel
- Amtico flooring in the open plan kitchen area

## UTILITY ROOM

### THE PETWORTH

- Individually designed utility room
- Laminate work surfaces with matching up stand
- Space for free standing washing machine
- Space for free standing tumble dryer
- Amtico flooring

## LAUNDRY ROOM

- Laminate work surfaces with matching up stand
- Space for free standing washing machine
- Amtico flooring

## CLOAKROOM, BATHROOM & EN SUITES

- White Roca sanitaryware
- White wall hung vanity unit to the basin in the bathroom and bedroom one en suite
- VADO mixer taps
- VADO showers
- Glass shower doors
- Porcelanosa tiling to walls\*\*
- Amtico flooring
- Shaving point in the bathroom and the en suites

## ELECTRICAL

- White LED downlights in the open plan kitchen area, utility, cloakroom, bathroom and en suites
- Pendant lighting in all of the other rooms
- External lights to the front & rear of the house
- External light outside of the utility door
- White electrical fittings in all rooms
- External power point to the rear of the house
- TV points (high & low level position) in the living room
- TV point (high level position) in the open plan kitchen area, study, separate dining room and all of the bedrooms
- Phone point in the kitchen & bedroom one
- Phone and data point in the study or the smallest bedroom
- USB charging points above the kitchen worktop (to The Weald, The Marden, The Petworth, The Amberley and The Arundel)
- S-Box power box pop up with USB charger to the kitchen island (to The Wilmington only)
- USB charging points either side of the bedroom one bed position
- Alarm system in the house only (to The Wilmington & The Weald)
- Power and lighting in the garage or car barn (where applicable)
- Fused spur in the garage (not car barn) for the future installation of an electric garage door opener (where applicable)

\*Design subject to change, please ask your Sales Consultant for further information. \*\*Speak to sales consultant for wall tiling specification detail. \*\*\*Speak to sales consultant for garage types and locations. ^ Selected plots only. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant for further details. ††Proportions may vary, please refer to Sales Consultant for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and CALA reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.

# SPECIFICATION

## PLUMBING & HEATING

- Gas fired boiler heating system with radiators
- Chrome ladder style radiators in the cloakroom, bathroom and en suites

## INTERNAL FINISHES

- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a stained handrail
- Wardrobe in bedroom one
- Amtico flooring in the entrance hall
- Carpet in the living room, stairs, landing and all of the bedrooms

## EXTERNAL DETAILS

- Driveway or parking spaces
- Single or double garage or car barn to each home\*\*\*
- Canopy style garage doors (not applicable to the car barns)
- Landscaping to the front garden
- Turf to the rear garden
- External garden tap
- External lighting to the development
- Stone patio paths and slabs
- Electric car charging points

## DOORS & WINDOWS

- Anthracite Grey PVCu windows
- Anthracite Grey PVCu French doors leading out to the garden
- Internal doors with 4 horizontal grooves finished in white paint (satinwood)

## ENVIRONMENTAL DETAILS

- Thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Photovoltaic panels to some of the houses\*
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## MANAGEMENT SERVICES

- CALA Homes will appoint a professional managing agent who will provide on going management services. Please refer to your Sales Consultant for further details



Photography from a previous CALA development





# SUPERBLY CONNECTED



## ON FOOT

- Liss Village Hall – 0.5 miles
- Local shops – 0.6 miles
- Little Treasures Nursery – 0.5 miles
- Liss Infant and Junior School – 0.6 miles
- The Whistle Stop pub – 0.6 miles
- Liss Railway Station – 0.7 miles
- Liss Triangle centre – 0.7 miles
- Riverside Kelsey Doctors Surgery – 0.7 miles



## BY CAR

- Nathan Marshall Plestor House restaurant – 1.3 miles
- The Spread Eagle – 1.3 miles
- The Jolly Drover – 1.5 miles
- Liss Forest – 1.7 miles
- Rake C.E Primary School – 2.8 miles
- Churchers College Independent School – 2.9 miles
- Greatham Primary School – 3 miles
- Hawkey Inn pub – 3 miles
- Waitrose Pertersfield – 3.8 miles
- Petersfield – 3.8 miles
- Bedales Independent School – 3.9 miles
- Petersfield Station – 3.9 miles
- Queen Elizabeth Country Park – 8.3 miles
- Butser Ancient Farm – 8.5 miles
- Haslemere – 11.2 miles
- West Whittering Beach – 27.8 miles
- New Forest National Park – 42.2 miles
- Heathrow Airport – 44.9 miles
- Gatwick Airport – 48.9 miles



## BY RAIL FROM LISS

- Petersfield – 5 minutes
- Guildford – 31 minutes
- Southsea – 37 minutes
- Woking – 42 minutes
- London Waterloo – 1 hour 10 minutes



## BY RAIL FROM PETERSFIELD

- London Waterloo – 1 hour 3 minutes





Photography from a previous CALA development



## CALA HOMES

CALA Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

CALA is built on the foundation values of passion, quality, delivery and respect.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



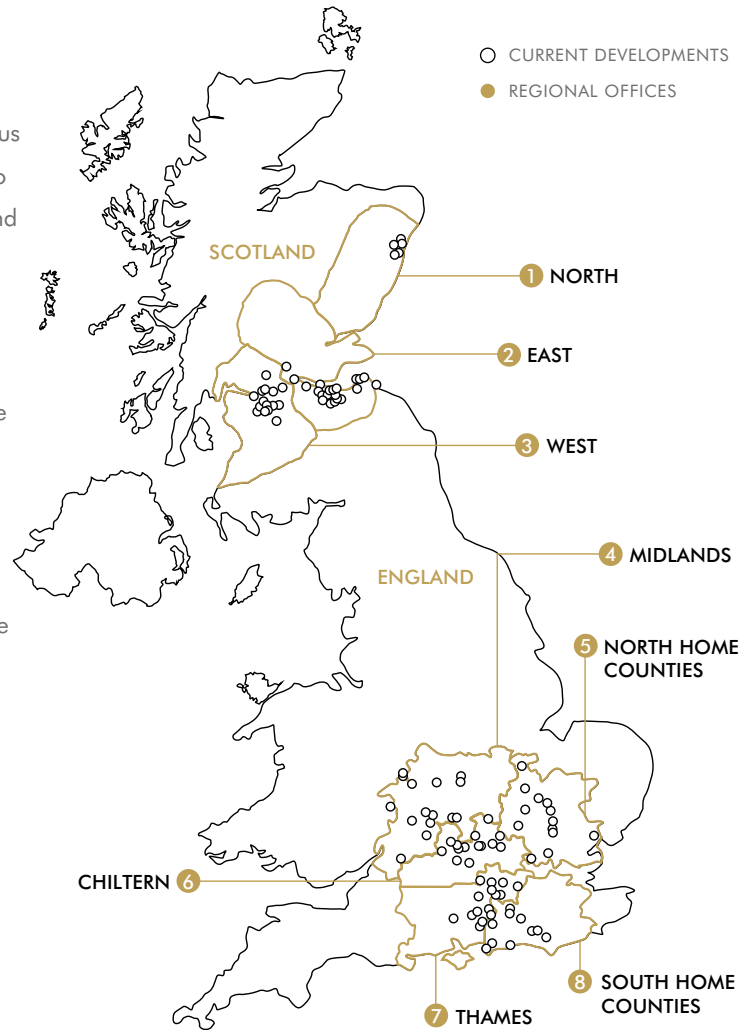
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to CALA.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the well-being of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)

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