

CALA AT WHITEHOUSE

MILTON KEYNES



CALA AT WHITEHOUSE

REDEFINE YOUR LIFESTYLE

Enjoying a desirable setting that combines the best of urban life with easy access to the beautiful Buckinghamshire countryside, the landmark development of CALA at Whitehouse is the perfect place for commuting professionals and growing families to call home.

From stylish 3 and 4 bedroom semi-detached homes and townhouses, to impressive 4 bedroom detached family properties, our contemporary homes boast light and spacious interiors featuring a high specification throughout. Together with sought-after amenities, schools and commuter links, it's the aspirational new community you've been dreaming of.



Local area photography



Image includes upgrades at an additional cost



Photography of streetscene at CALA at Whitehouse



CALA AT WHITEHOUSE - THE DEVELOPMENT



PRIMARY SCHOOL

ALLOTMENTS

LOCAL PARK & PUBLIC OPEN SPACE

SPORTS PITCHES

PRIMARY SCHOOL

LOCAL PARK & GAMES AREA

WHITEHOUSE PRIMARY SCHOOL

SECONDARY SCHOOL

HIGH STREET & SUPERSTORE

H4 DANSTEED WAY

V4 WATLING STREET

BALANCING FEATURES

EMPLOYMENT AREA

LADY MARGERY'S GORSE

STONY STRATFORD

BLETCHLEY

MILTON KEYNES CENTRAL & CITY CENTRE 3 MILES

LOCAL PARK & PUBLIC OPEN SPACE

A VIBRANT NEW COMMUNITY IS BORN

CALA at Whitehouse is part of a sustainable community of some 4,400 homes being created on former farmland on the western edge of Milton Keynes, also providing a convenient gateway to the picturesque delights of the Buckinghamshire countryside.

Extending the feel of 'a city in the country', its ambitious plans include a high street with shops, a library, health and community centres, sports and leisure facilities, as well as a purpose-built secondary school and three primary schools. All complemented by green open spaces and safe play areas.

With every convenience in easy walking distance, an extensive choice of amenities in the centre of Milton Keynes and direct access to London, you can benefit from a perfect work/life balance here.

MILTON KEYNES

THE LIVELIEST OF HUBS AND LEAFIEST OF SURROUNDINGS

From its humble origins as a coaching station, this ground-breaking new town set the standard for innovative planning when it came to life in 1967 and today its thriving population tops the national index for job growth.

Situated halfway between Birmingham and London, Milton Keynes is a haven for modern families and country loving commuters alike. At its heart, you'll find some 400 different shops, restaurants and bars, including the fashion quarter where The Centre:MK and intu Milton Keynes have created one of the largest retail complexes in Europe.

If that's not enough to spoil you for choice, The Hub and The Kingston Centre are also nearby. While surrounding rural towns like Stony Stratford offer a more characterful selection of boutiques, antique shops and farmers' markets.

Plenty of sports, leisure and cultural activities are readily available. Xscape centre presents an indoor snowdome, sky-diving experience and multiplex cinema. The Casino MK is the largest outside London, or discover the majestic Woburn Estate, where its historic abbey is joined by a golf club, safari park and hotel.

Known as the 'forest city', there are more than 5,000 acres of parkland, lakes and woodlands to enjoy. There are also 125 miles of Redways, the purpose-built network of cycle and pedestrian paths offering safe transit through the city, together with the Grand Union Canal and River Great Ouse to explore. Venturing beyond Milton Keynes, you can visit the National Trust's Stowe Gardens and Blechley Park, the codebreaking headquarters of WW2.

Home of The Open University, Milton Keynes boasts good schools and colleges too, reflecting the growing employment opportunities available. Our development is within the catchment area of several well-regarded schools at infant, junior and secondary school level including the Ofsted 'Outstanding' Ashbrook Primary School. Once complete, the Whitehouse community will have three primary schools, as well as its own secondary schools.



Local area photography





Local area photography

CLOSE CONNECTIONS IN EVERY DIRECTION

With such superb transport links, it's little surprise that Milton Keynes is a highly desirable destination for commuters, as well as a commercial hub for many UK head offices.

Milton Keynes station is about 2.4 miles from CALA at Whitehouse, providing direct trains to London Euston in approximately 35 minutes and Birmingham New Street in just under an hour.

By car, you're within easy reach of the M1 which is located just a few miles away. Or if you wish to jet off across the world, you can choose between a half hour car journey to Luton Airport or London Heathrow, which is about 56 miles away.

Journey times taken from www.thetrainline.com



Local area photography

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting, while the finish and specification contain many unexpected touches that will make your life just that little bit easier.

Whether you're bringing everyone together or prefer a more peaceful way of life, CALA homes have all the quality specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography taken from a previous CALA showhome





Photography taken from a previous CALA showhome





Photography taken from a previous CALA showhome





Photography of streetscene at CALA at Whitehouse



Photography of a previous development



CALA AT WHITEHOUSE - THE DEVELOPMENT



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

CALA AT WHITEHOUSE

SPECIFICATION



SPECIFICATION

KITCHEN

- High quality kitchen units and work surfaces
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (Hampton and Kineton only)
- Bosch built-in double oven
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer (Kearfield, Madeley, Oatvale, Hampton and Kineton)
- Bosch 4-ring gas hob with stainless steel splashback and extractor to Hampton and Kineton only
- Bosch 5-ring gas hob wok burner with stainless steel splashback and extractor

UTILITY ROOM

- Space for one or two appliances (speak with your Development Sales Consultant for details)
- High quality laminate work surfaces
- Stainless steel single bowl sink with drainer and chrome mixer tap with swivel sprout

FAMILY BATHROOM, EN SUITE(S) AND CLOAKROOM

- Roca sanitaryware
- Vanity unit to family bathroom and master en suite
- Thermostatic shower to shower unit and shower handset with riser rail over baths
- Heated chrome towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to family bathroom and en suite(s)

MEDIA AND COMMUNICATIONS

- TV/FM/DAB and TV sockets to kitchen/family room, sitting room, dining room, study and all bedrooms
- Pre-wiring and fittings (high and low level positions) for TV/FM DAB and satellite (compatible with Sky Multiscreen)
- Telephone sockets to kitchen/family room, sitting room and master bedroom
- USB charging port sockets to kitchen/family room and master bedroom

EXTERNAL DETAILS

- Outside electrical point to the rear patio
- Outside water tap
- Landscaped front garden, turf to rear garden
- Paved patio area



Photography taken from previous CALA showhomes



*Selection dependent upon build stage

^ Not applicable to Bampton, Hampton and Thornton in Bedroom 2



HEATING, LIGHTING AND INTERNAL FINISHES

- Fitted wardrobes to master bedroom and bedroom 2^
- Dressing room to master bedroom in Madeley, Thornton and Parthorpe
- Amtico* to kitchen, family bathroom, en suite(s) and cloakroom
- Full height wall tiling to shower and bath if there is no separate shower unit*
- Half height ceramic wall tiling to appliance walls in bathrooms and en suite(s)*
- Traditional gas radiator central heating
- Downlights to kitchen/family room, cloakroom, family bathroom and en suite(s)
- Pendant light fittings to all other rooms
- Staircase and handrail to be painted in white satin with stained dark oak handrail
- Internal doors and wardrobe doors to be painted white
- Internal walls and ceilings to be painted white
- Double sockets throughout
- Engineered timber floor joists to first floor

SECURITY

- Outside lights to front, rear and side doors (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door

ENVIRONMENTAL DETAILS

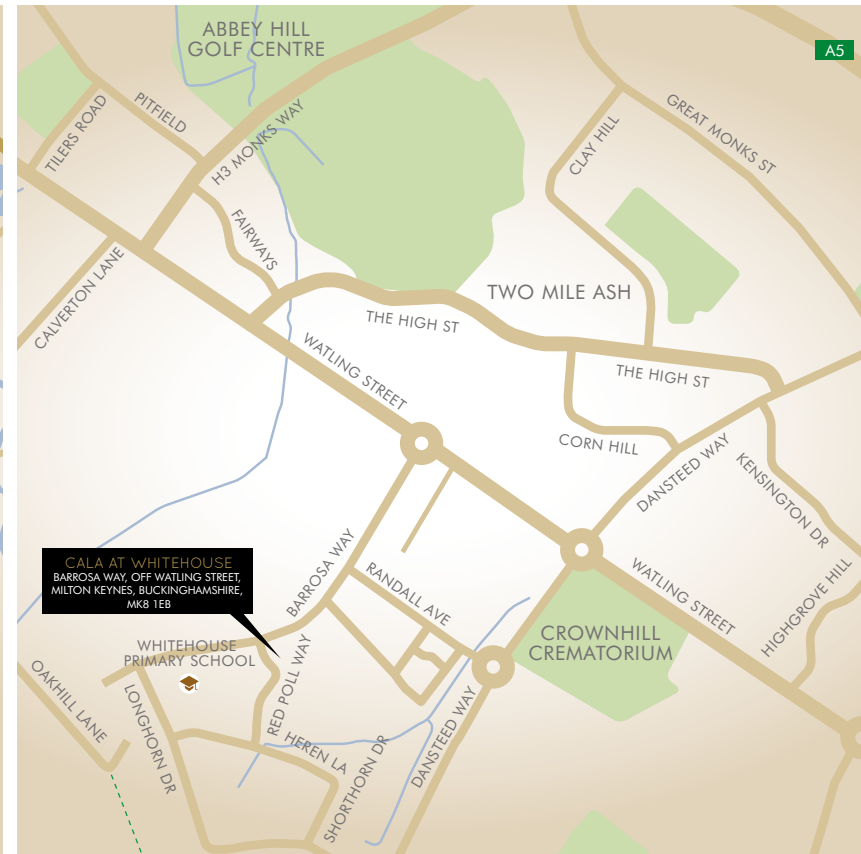
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage (or air source heat pump – surveyor to confirm)
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- 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

PERFECTLY LOCATED

CALA at Whitehouse, Barrosa Way, Off Watling Street, Milton Keynes, Buckinghamshire, MK8 1EB



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Whitehouse Primary School – 1 minute
- Convenience store – 13 minutes
- The Kensington pub – 15 minutes



BY CAR

- Sainsbury's supermarket – 1.2 miles
- Ashbrook Primary school – 1.5 miles
- The Denbigh Secondary School – 1.5 miles
- The Hazeley Academy Secondary School – 2.2 miles
- Milton Keynes Central Train Station – 2.8 miles
- The Hub restaurants & bars – 2.9 miles
- M1 – 3 miles
- intu Milton Keynes shopping centre & The Centre:MK – 3.1 miles
- Xscape – 3.5 miles
- Campbell Park – 4.4 miles
- Milton Keynes Theatre – 4.5 miles
- Bletchley Park – 5.1 miles
- National Bowl live music and entertainment – 8 miles
- Woburn Estate & Safari Park – 9.3 miles
- Luton Airport – 27 miles
- Heathrow Airport – 56 miles
- London – 58 miles



BY RAIL (FROM MILTON KEYNES CENTRAL STATION)

- London Euston – 35 minutes
- Birmingham New Street – 55 minutes

Distances have been sourced via Google Maps and nationalrail.com

CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England we build premium homes with sensitivity and consideration, in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community, and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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