



# Cala at Wintringham

St Neots

**WINTRINGHAM**  
ST NEOTS



Stock photography



# A welcoming new community

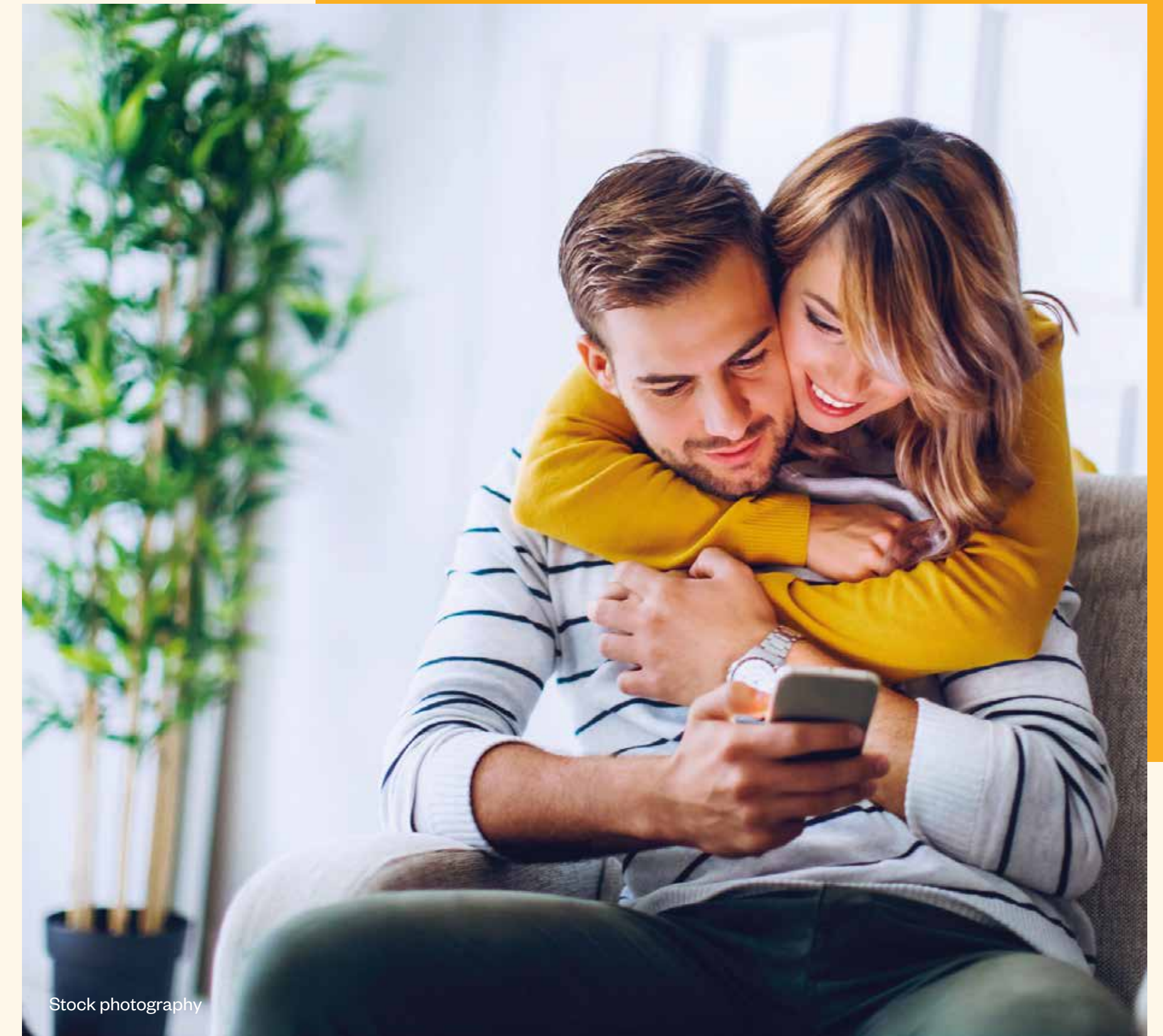
Wintringham is a blossoming new community, taking shape around a vibrant civic square with library, health centre, café, gym, shops and a brand new primary school.

Set amidst an impressive array of formal parks and natural landscapes, allotments, recreation and play areas - and with a 9km network of network of walking and cycling paths forming a corridor to the historic and well-connected Cambridgeshire town of St Neots – Wintringham is a haven of peace you'll love to call home.

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Local photography



Stock photography



Photography from a previous Cala development

# Everything you're looking for in a new home

Whether you're buying your first home or looking for more space for a growing family, you'll find everything you're looking for at Wintringham. Choose from a wide range of 1 and 2 bedroom apartments and 3 and 4 bedroom family houses, all with light and spacious interiors and flexible floor plans to suit your lifestyle.

Specifications are first class throughout, as you would expect from Cala, and attractive exteriors are complemented by plentiful green and open spaces for relaxation and play.



Stock photography

# Surrounded by open green spaces

Wintringham is designed to create a green and sustainable environment for a healthy and active way of life – whether that's walking or cycling on the network of parks, enjoying the skate park or simply relaxing in lovely green spaces.

Wildlife habitats are being nurtured, orchards planted and woods and greenery abound. All around, there is countryside to enjoy too - with delightful lakes, parks and nature reserves to explore.



# St Neots: a historic market town

Wintringham lies just to the east of St Neots, with regular bus services into the town and beyond – to Cambridge, Bedford and Milton Keynes. St Neots station is half a mile away, with fast services into London, and in the charming town centre you'll find plentiful shops, bars and restaurants along with a busy market square and places to walk and picnic along the banks of the Great Ouse.

There's a new and superbly landscaped business park at Wintringham too, bringing new jobs and prosperity to this much loved township.



# Enjoying life to the full

Wintringham has been carefully planned and laid out to create a warm and welcoming community, with the civic square at the heart of its social scene and meeting places and playing spaces for all ages to encourage a healthy, balanced lifestyle.

St Neots has a strong community spirit too, reflected in its theatre and performance groups and venues, sports teams and clubs and bustling social scene. It's a focal point for the area, as it has been for centuries, with its strategic positioning on the old stagecoach route.



# Perfectly placed for school

The new Wintringham Primary Academy is on your doorstep. It has wonderful facilities and incorporates spaces devoted to nature and wildlife along with its sports fields and playgrounds.

The ethos is very much of creating a safe and nurturing environment for learning, and there are breakfast and after school clubs too, organised in conjunction with its nearby sister school.

You'll find a choice of other options at primary level in the area, too, along with secondary schools in St Neots.







# Fun for all the family

St Neots is superbly located for days out... whether it's a trip down the road to Cambridge, with its history, museums and galleries, an expedition to London by train for a show or sports, or shopping and entertainment at Bedford and Milton Keynes.

Closer to home, the Riverside Miniature Railway, Southlake Aqua Park and Paxton Pits Nature Reserve are popular family favourites.

[Click here to find out more about the local area](#)



# Places to go



**Eating out** – the River Mill Marina, in a superb riverside location, is one of many good restaurants and pubs in St Neots, and the Bohemia café and Poppy’s Vintage Tea Room attract rave reviews.



**Sports and leisure** – there are lots of outdoor pursuits to enjoy, from golf, horse riding, cricket and football to rowing and angling or adventurous and fun water sports at Wyboston Lakes.



**History and heritage** – St Neots Museum is an excellent starting point for local history and organises talks and walks to explore the town’s heritage, while historic Cambridge is less than 20 miles away.



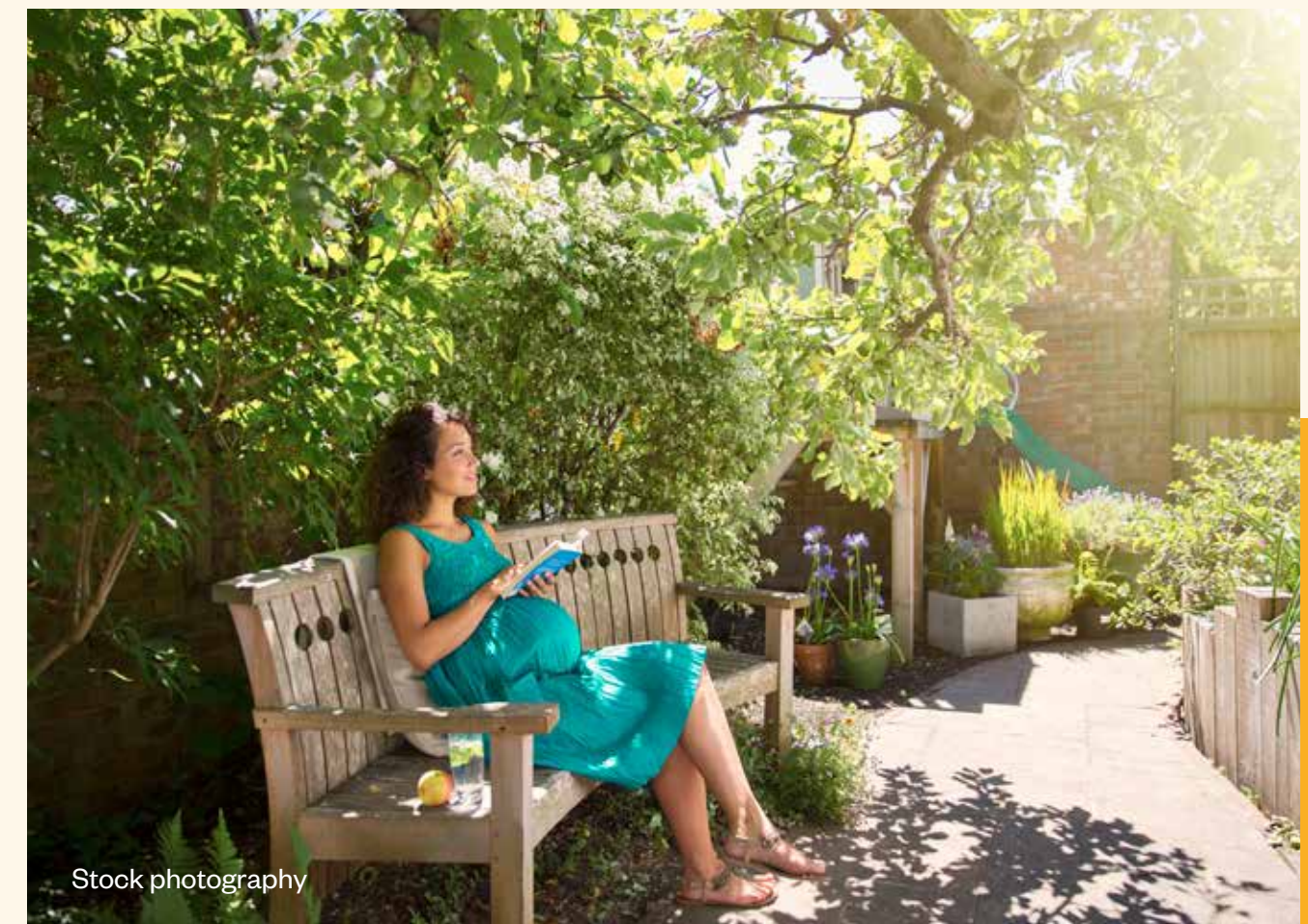
**Parks and nature** – Paxton Pits Nature Reserve is home to an amazing mosaic of wildlife habitats and has an excellent visitor centre, and there are wonderful walking routes along the Great Ouse.



Local photography



Local photography



Stock photography



**Entertainment & culture** – St Neots is home to the Rowley Arts Centre with its six screen cinema and there are several theatre groups in the town, along with a lively nightlife.



**Shopping** – you'll find convenient local shops within walking distance at Love's Farm, and a wide selection of supermarkets and independent shops in the town.



**Family days out** – watersports at Wyboston and Grafham Water, wildlife at ZSL Whipsnade Zoo, laser tag at Rumble Live Action, the RSPB's Lodge at Sandy... there's a huge range of fun for all.

[Click here to find out more about the local area](#) 

# Getting around



By foot: Wintringham Primary Academy is just 100 yards away, St Neots station is within half a mile, and it's just a little further into the town centre.



By bus: There's a bus stop on your doorstep for local services and connections to Cambridge and Bedford.



By car: The A428 is moments away, connecting to Cambridge, and it's just a couple of miles to the A1 for destinations north and south, and connections to the M1.



By train: St Neots is on the East Coast Main Line, with regular services to London King's Cross taking less than an hour and Peterborough just 23 minutes.



Journey times are approximate. Train journey times are accurate as of October 2019 and are sourced from thetrainline.com

See a detailed view of the area and get directions



# Superbly connected



## On foot

- Wintringham Primary Academy – 100 yards
- St Neots Train Station – 0.5 miles
- Love's Farm Local Shops – 0.7 miles
- St Mary's CofE VA Primary School – 0.8 miles
- St Neots Town Centre – 1 mile
- St Neots Museum – 1 mile
- Cineworld – 1 mile



## By car

- Riverside Park – 1.4 miles
- Riverside Miniature Railway – 1.4 miles
- Eynesbury Church of England School – 1.5 miles
- Tesco Superstore – 1.7 miles
- Paxton Pits Nature Reserve – 3 miles
- Southlake Aqua Park – 3.2 miles
- A1(M) Wyboston – 3.8 miles
- Wyboston Lakes – 4 miles
- Bedford Town Centre – 13.7 miles
- Cambridge City Centre – 17.7 miles
- London Luton Airport – 37 miles



## By rail

### From St Neots station

- Peterborough – 23 minutes
- London King's Cross – 45 minutes
- Gatwick Airport – 1hr 46 minutes

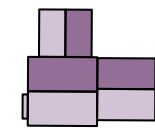
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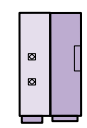


# Cala at Wintringham

## The development



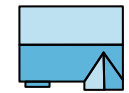
**The Abbotsley**  
4 bedroom detached home with study and garage



**The Attenborough**  
4 bedroom detached and semi-detached home with garage



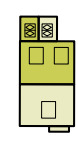
**The Buckden**  
4 bedroom detached home with garage



**The D'arcy**  
4 bedroom detached home with garage



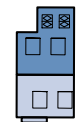
**The Duloe**  
4 bedroom detached home with garage



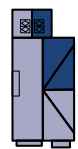
**The Diddington**  
4 bedroom semi-detached and terraced home with garage



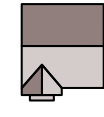
**The Eltisley**  
4 bedroom detached home with garage



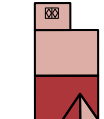
**The Holme**  
4 bedroom detached home with garage



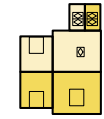
**The Stonely**  
4 bedroom semi-detached home with garage\*



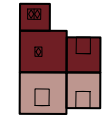
**The Waresley**  
4 bedroom detached home with garage



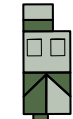
**The Wilden**  
4 bedroom semi-detached home with garage



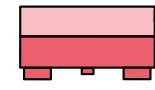
**The Cople**  
4 bedroom end terraced home with carport



**The Harston**  
4 bedroom mid-terrace home with carport



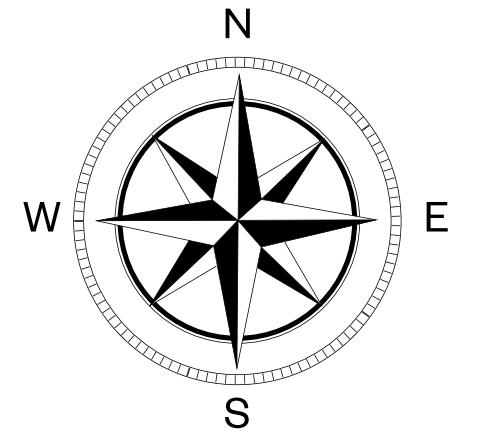
**The Tetworth**  
3 bedroom townhome with study



**Lenska Apartments**  
1 bedroom apartments



**Housing association**



\*Plot specific detail. Please speak to a sales consultant for information. 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. V: Visitor Parking.

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View our interactive siteplan for our latest availability

# Choose the home that's right for you



**The Abbotsley**  
4 bedroom detached house with study and garage



**The Buckden**  
4 bedroom detached house with garage



**The Duloe**  
4 bedroom detached house with garage



**The Attenborough**  
4 bedroom detached and semi-detached house with garage



**The D'arcy**  
4 bedroom detached house with garage



**The Diddington**  
4 bedroom semi-detached and terraced house with garage

[Click here for current availability and prices](#)



[See our Virtual Tours](#)





**The Eltisley**  
4 bedroom detached house with garage



**The Waresley**  
4 bedroom detached house with garage



**The Harston**  
4 bedroom mid-terrace house with carport



**The Holme**  
4 bedroom detached house with garage



**The Wilden**  
4 bedroom semi-detached house with garage



**The Tetworth**  
3 bedroom townhouse with study



**The Stonely**  
4 bedroom semi-detached house with garage\*

\*Plot specific detail. Please speak to a sales consultant for information.



**The Cople**  
4 bedroom end terraced house with carport



**Lenska Apartments**  
1 bedroom apartments

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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 quality, it's the little things that make all the difference.

[Click here to view the specification](#)





Local photography

# What our customers say



**“** *We were living in a three-bed house at nearby Love’s Farm, but when we found out I was pregnant, we decided that we needed more space as a growing family.*

*We came to the Cala development the day after our exciting news and had a valuer back at our house within the same week, as we wanted to explore part exchange. So, within days of finding out we were going to have Isla, we secured our new home!” Josh continued: “Typically, you’d expect a delay on completion*

*when buying a new build –and people often need to move in with parents or in-laws for a few months. But with Cala, the process was smooth, and it all went through really quickly - all we had to do was worry about packing our furniture.” Lucy continued Although Isla is one of the first new babies to be born at the Cala development, there’s certainly a buzz about the community at Wintringham.* **”**

Lucy and Josh Matthews,  
Purchasers at Cala at Wintringham



Photography of Cala at Wintringham

See more customer stories, reviews and ratings [➤](#)



Local photography



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# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



[Click here to find out more about the top reasons to buy new](#)



# 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.

Click on the icons below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 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.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

Cala at Wintringham  
Gedney Way (Off Cambridge Road),  
St Neots, Cambridgeshire, PE19 0AN

[Click here to arrange your viewing](#)



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