



# Cala at Finchwood Park

Finchampstead





# Everything you're looking for

Everyone from young professionals to growing families are sure to find their dream home with Cala at Finchwood Park. Choose from a range of 2, 3, 4 and 5 bedroom homes full of light and space, with flexible layouts enhanced by smart and sustainable technology and superb specifications throughout. Along with distinctive, detailed exterior features, the natural materials complement the carefully and eco-conscious landscaping of this aspirational and inspirational garden village.



Stock photography

# A new garden village in a natural setting

Set within 140 acres of leafy green surrounds to the north of Finchampstead, Cala at Finchwood Park is built around outstanding quality, both the homes and the lifestyle on offer. Much of Finchwood Park is public open space, with paths and eco-friendly play and leisure areas promoting a sense of well-being. Just a short walk, cycle ride or drive away, you'll find further country parks and lakes, woods and meadows to explore. This could be the perfect place to put down roots and enjoy life to the full.



# One of the UK's best places to live

As Finchwood Park evolves, there will be a new neighbourhood centre, sports facilities and allotments, with potential plans for a primary school\*. Along Nine Mile Ride, you'll find a local supermarket, pharmacy and post office for all your essentials. There are friendly local pubs to relax and dine in, as well as a wide range of sports, leisure and social clubs in and around Finchampstead for all the family to enjoy. In 2017, the Sunday Times named it one of UK's best places to live, and you'll soon see why.

\*The local authority will decide if a new primary school is required and will be responsible for its delivery.



# The best of town and country

Finchwood Park offers you the best of both worlds: a relaxing rural setting, with all the convenience and connectivity of Wokingham just down the road. Wokingham is home to a range of supermarkets, historic markets, restaurants and entertainment. Cala at Finchwood Park has two mainline stations within four miles in Wokingham and Crowthorne, both with services into London. The nearby county town of Reading is a major retail and leisure destination, as is the Lexicon over in Bracknell.



# A great start in life

Finchwood Park is a first-class location for your children's education. With early learning at the Oak Tree Day Nursery – just a short walk away, and Farley Hill Primary (rated Good by Ofsted), then on to secondary and sixth form with Bohunt Wokingham in Arborfield. There are independent options at St Neots School or Wellington College and you're just a few miles from the well-respected University of Reading.



# Our commitment to wildlife

We've made a commitment to deliver 10% Biodiversity Net Gain on every Cala Homes (Thames) development. This means that once our work is complete, our developments will have a positive ecological impact.

We've worked with ecologists and wildlife champions including Hampshire Ornithological Society and Hampshire Swifts' to incorporate a number of features to help wildlife thrive on site.

To find out more about Cala Homes urban wildlife strategy please ask a Sales Consultant.

## The plan of action



An average of one swift nesting feature per house and apartment building



Each house and apartment block to have a least one bat roosting feature



Each house and apartment block which has a boundary wall will have at least one invertebrate brick



Hedgehog friendly fencing will be installed where rear garden fences adjoin other gardens or green space



Gardens with a depth of at least 10 meters will include one native sapling tree





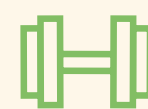
# Places to go



**Parks and nature** – you're surrounded by nature, with parks and woodlands within walking distance and a little further afield Colebrook North Lake and Wellington Country Park has fun activities for all ages.



**Entertainment and culture** – pop up to Reading for theatre and opera, concerts, cinema and the wonderful festival.



**Sports and leisure** - there are plenty of sport and leisure options on offer right on your doorstep with Finchampstead Sports Club, Arborfield Leisure Centre, golf clubs and the luxury Nirvana Spa health and fitness club.



**Family days out** – for something distinctly different go back in time at Wellington Dinosaur Park, ride the miniature railway at Pinewood or explore Roman Silchester.



# Getting around



By foot – Oak Tree Nursery and Bohunt Wokingham are both within walking distance.



By car – It's a short drive to the local shops or Wokingham. You're conveniently located for the M3 and M4, both around 8 miles away, providing easy access to London, the South and the West.



By rail – You have a choice of stations within four miles: travel into London Waterloo in 70 minutes from Wokingham or London Paddington from Crowthorne, via Reading, in 47 minutes. Or, take advantage of the new Elizabeth Line from Reading with direct access into London's main stations.

Journey times are approximate. Train journey times are accurate as of September 2022 and are sourced from thetrainline.com

See a detailed view of the area and get directions



## Regional map

## Local map



# Superbly connected



## On foot

- Oak Tree Day Nursery – 0.2 miles
- Bohunt Wokingham School – 0.5 miles
- Siren Craft Brewery – 0.6 miles



## By car

- California Country Park – 1.1 miles
- Hazebrouck Meadows – 1.2 miles
- Farley Hill Primary School – 1.5 miles
- The Greyhound pub – 1.9 miles
- The Tally Ho pub – 2 miles
- Arborfield Leisure Centre – 2.1 miles
- Sand Martins Golf Club – 2.6 miles
- Farley Hill Cricket Club – 2.7 miles
- Finchampstead Sports Club – 2.8 miles
- Crowthorne train station – 3.6 miles
- Colebrook North Lake – 3.6 miles
- Wokingham train station – 3.9 miles
- Finchampstead Ridges – 4.2 miles
- Nirvana Spa – 4.5 miles
- Waitrose Wokingham – 4.6 miles



## By rail

### From Wokingham Station

- Reading – 9 minutes
- Guildford – 28 minutes
- London Waterloo – 70 minutes
- Gatwick Airport – 75 minutes

### From Crowthorne Station

- Reading – 14 minutes
- London Paddington via Reading – 47 minutes

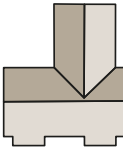
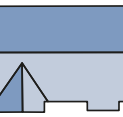
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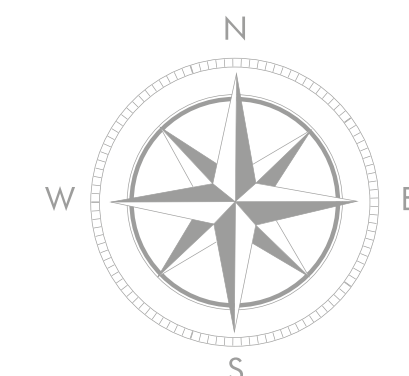


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# Cala at Finchwood Park

## Phase 1 - The development

- 
**The Larch**  
 4 bedroom detached home
- 
**The Rowan**  
 4 bedroom detached home
- 
**The Walnut**  
 4 bedroom detached home
- 
**The Everglade**  
 3 bedroom detached/semi-detached home
- 
**The Fir**  
 3 bedroom detached/semi-detached home
- 
**The Blackthorn**  
 3 bedroom semi-detached home
- 
**The Aspen**  
 2 bedroom semi-detached/terrace home
- 
**Housing Association**



View our interactive siteplan for our latest availability [➤](#)

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.

# Choose the home that's right for you



**The Larch**  
4 bedroom detached home



**The Walnut**  
4 bedroom detached home



**The Fir**  
3 bedroom detached/semi-detached home



**The Blackthorn**  
3 bedroom semi-detached home



**The Rowan**  
4 bedroom detached home



**The Everglade**  
3 bedroom detached/semi-detached home



**The Aspen**  
2 bedroom semi-detached/terrace home

Computer generated images are for illustration purposes only, plot specific elevations and finishes may vary.

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



# 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 quality 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 find out more](#)



Photography from a previous Cala development





This image includes upgrades at an additional cost

# What our customers say



“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

I can’t speak highly enough of the Cala team. The end-to-end management has been

Beau Steele,  
Purchaser at Audley Chase



Photography of Audley Chase

See more customer stories, reviews and ratings >



Photography from a previous Cala development

# 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



Stock photography



[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 arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



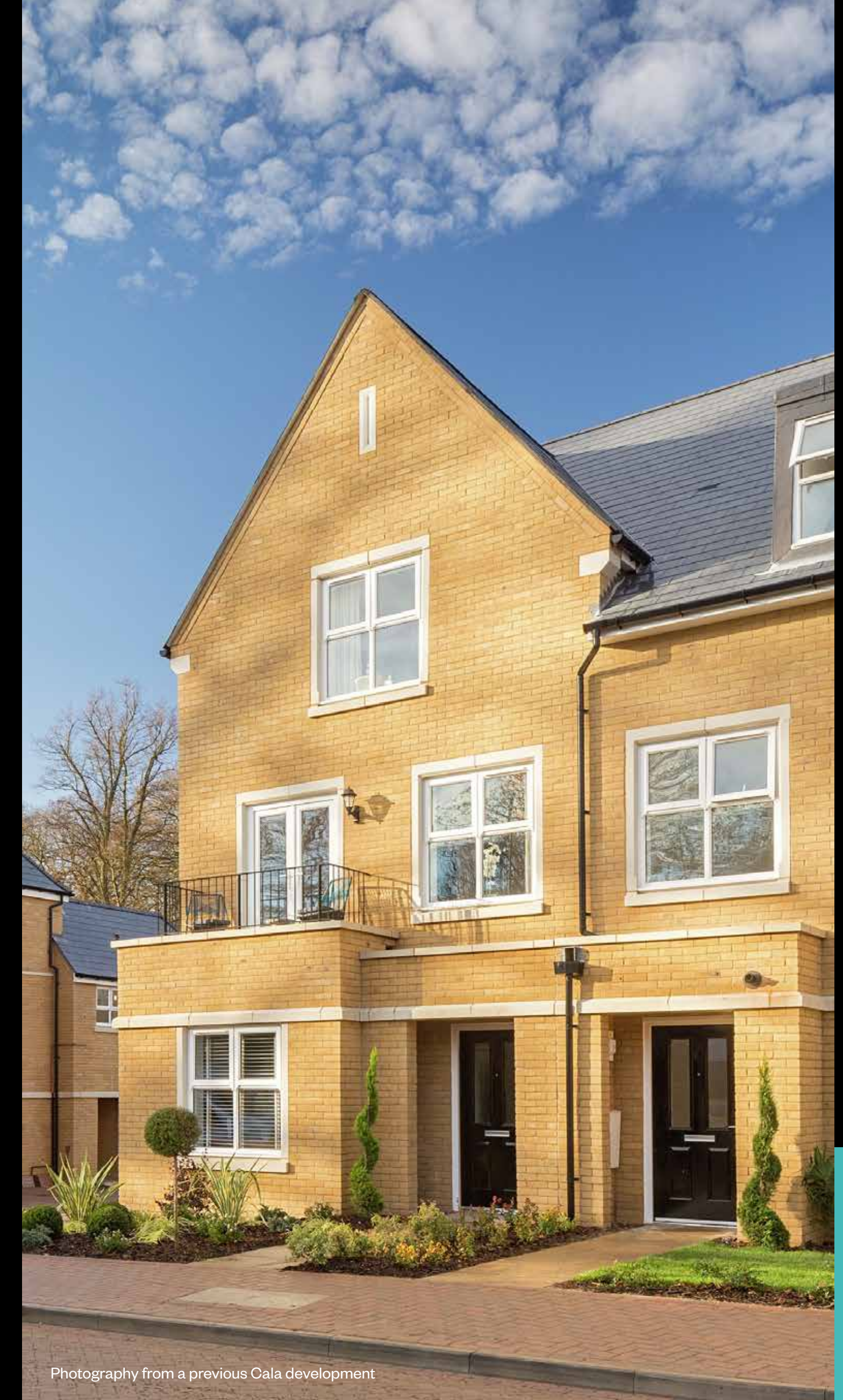
First class customer service >



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 Finchwood Park  
Nine Mile Ride Extension,  
Finchampstead, RG40 4QE

[Click here to arrange your viewing](#)



Stock photography

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