



# Ufford Chase

Great Bentley



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# Stylish homes in an award-winning setting

At Ufford Chase, you'll find an attractive choice of 3, 4 and 5 bedroom detached and semi-detached homes and 2 bedroom detached and semi-detached bungalows in a semi-rural setting on the edge of Great Bentley, winner of multiple Essex 'Village of the Year' awards.

There are handy local shops and services, a friendly community spirit and a station with direct services to London and Colchester just down the road. For all these reasons and so much more, Ufford Chase could be the ideal place to call home.



# Everything you're looking for

Whether you're looking for a relaxing village retreat, a first-time move or more space, flexibility and freedom for your growing family, there's a home at Ufford Chase to suit you perfectly. Thoughtfully designed and laid-out interiors with light and spacious rooms and quality specifications throughout combine with characterful exteriors to create the perfect environment for you, your lifestyle and your life stage.



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# Abundant green spaces

Ufford Chase offers panoramic views out across the countryside of the Tendring Hundreds and there are open fields and allotments alongside the site. With a 43-acre village green, said to be the second largest in England, right in the heart of the village – as well as a lovely little nature reserve – there are plenty of green spaces to enjoy at Great Bentley. You're only a few miles from popular beaches and coastal walks too, Ufford Chase really is a breath of fresh air.



# Vibrant village life

Great Bentley is a welcoming and thriving community. Village life is centred around the green – part of an extensive conservation area – which hosts sports and family events all year round, including the much-loved annual Carnival & Fete, and the Village Hall is home to the Community Resource Centre. St Mary the Virgin and Great Bentley Methodist Church also play an important role in the community.

Add a sprinkling of independent shops, Tesco Express, café, restaurants, pubs, post office and pharmacy, it's easy to see why Great Bentley wins so many awards.



# A healthy, balanced lifestyle

From cricket and football to indoor bowls, karate to knitting, drama to disco dancing and flower arrangement to fitness classes, there's a huge choice of clubs and activities to get involved in for all ages and interests - and local cycling tracks and walking trails to explore too. When it's time to relax, refresh and recharge your batteries you're spoilt for choice!



# Outstanding for education

Schooling starts in the village with Great Bentley Primary School, rated as 'Outstanding' by Ofsted, and for older children there are excellent options in Colchester – including two highly rated Grammar Schools – then also at Clacton, Manningtree and Brightlingsea, with Colne Community School and College under five miles away.





# Great for days out

Open air swimming at Brightlingsea Lido or a jaunt on the ferry to Mersea Island. Paddling in the sea and exploring quaint streets and shops at Frinton-on-Sea or Walton-on-the-Naze. Exploring Constable Country, Colchester Zoo or Colne Valley Railway and Museum with the kids. Visiting Colchester and taking in some history, or relaxing at the cinema, theatre or leisure centre. There's a great choice of things to do – you don't have to go far for family fun!

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



# Places to go



**Eating out** in the village includes The Plough pub, The Barn Café and the highly recommended Restaurant 43 on the green. You'll find some great eateries in the surrounding area too.



**Family days out** at Clacton and Brightlingsea along the coast, High Woods Country Park, delightful old villages like Dedham... whether it's seaside or countryside there's lots to see and do.



**Sports and leisure** at the village's many clubs, Colchester Leisure Centre with its fitness, fun pools and gym, Brightlingsea Community Lido, and a great choice of golf clubs.





Local photography



Local photography



Local photography



**Parks and nature**, with the nature reserve in the village and the zoo at Colchester, country and coastal trails, bird sanctuaries, Fingringhoe Wick Nature Reserve and Cudmore Grove Country Park.



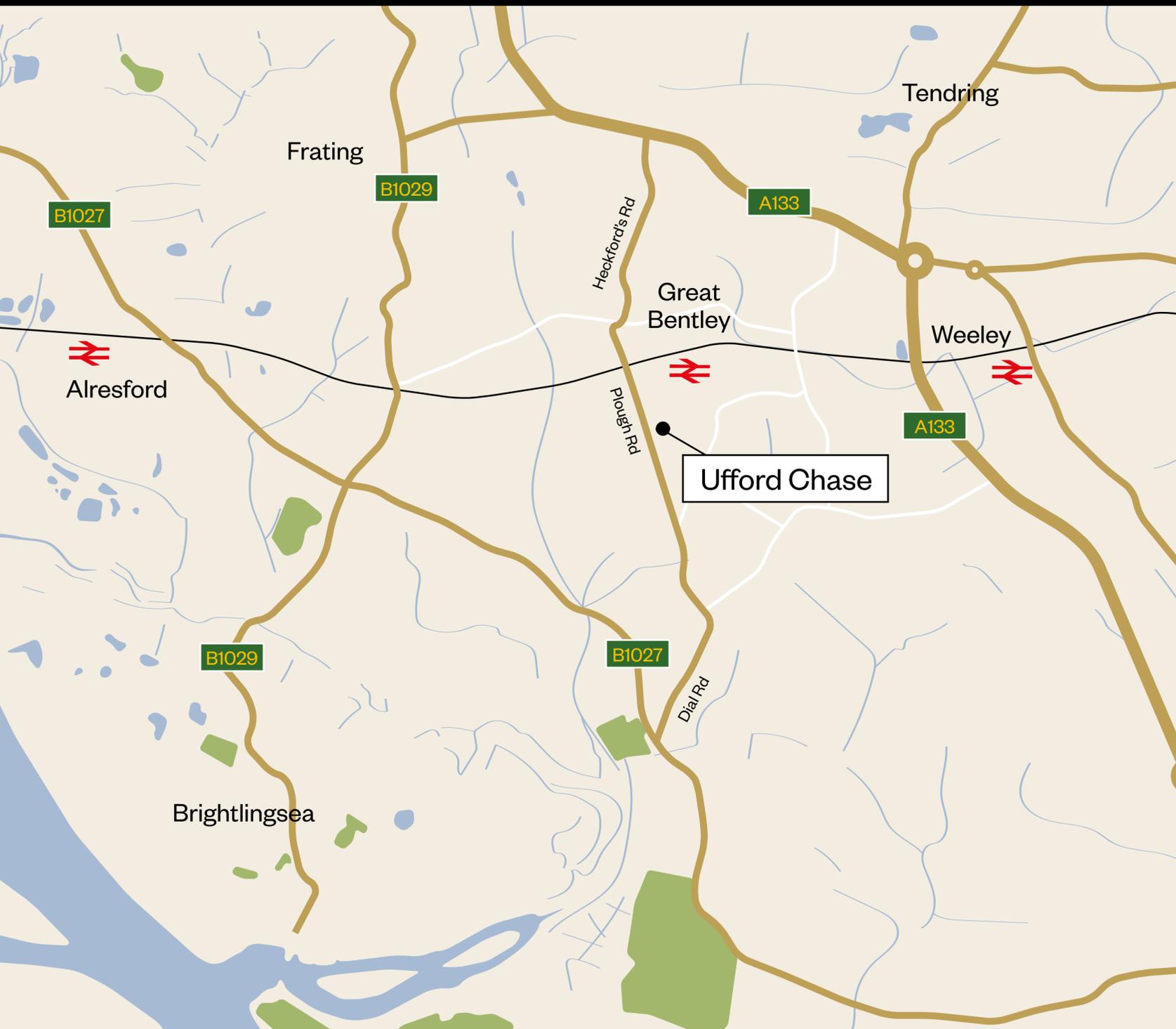
**History and heritage** at Roman Colchester with its castle and museums, Bourne Mill, timeless locations that inspired Constable and Gainsborough and the defences along the coastline.



**Shopping and entertainment** – pop into Colchester for its shopping centre and retail parks, independent stores and big supermarkets, cinema, theatre, galleries and a lively nightlife

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





# Getting around



By foot: Tesco Express, Great Bentley station and the local primary school are all less than half a mile from Ufford Chase



By car: Colchester is less than 10 miles away via the A120 and A12, and it's 22 miles to Ipswich, 27 miles to Braintree, 35 miles to Chelmsford and 45 miles to Stansted Airport



By train: Trains from Great Bentley run on the Sunshine Coast Line, direct to London Liverpool Street in 1 hour 22 minutes and Colchester or Clacton in 20 minutes.



By bus: Bus services connect the village to Colchester, Clacton and Brightlingsea.

See a detailed view of the area and get directions



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

# Superbly connected



## On foot

- Tesco Express – 0.4 miles
- Great Bentley station – 0.4 miles
- Great Bentley Primary School – 0.4 miles



## By car

- Alresford Primary School – 4.2 miles
- Colne Community School and College – 4.5 miles
- Market field school – 5 miles
- Brightlingsea Beach and Open Air Pool – 5.7 miles
- Clacton-on-sea – 7.2 miles
- Colchester Castle Museum – 8.7 miles
- Frinton-on-Sea – 10 miles
- Colchester town centre – 10.2 miles
- High Woods Country Park – 12.2 miles



## By rail

- To Clacton-on-sea train station – 16 mins
- To Colchester train station – 18 mins
- To London Liverpool street train station – 1hr 22mins

See a detailed view of the area and get directions



# Ufford Chase

## The development – Phase 2

- 
**The Notley**  
 5 bedroom detached home with garage
- 
**The Kinfield**  
 4 bedroom detached home with garage
- 
**The Lanmead**  
 4 bedroom detached home with integral garage
- 
**The Larfield**  
 4 bedroom detached home with garage
- 
**The Lenham**  
 4 bedroom detached home with garage
- 
**The Nenhurst**  
 4 bedroom detached home with garage
- 
**The Nessfield**  
 4 bedroom detached home with garage
- 
**The Nessvale**  
 4 bedroom detached home with garage
- 
**The Oatvale**  
 4 bedroom detached home with study & garage
- 
**The Gosfield**  
 3 bedroom semi-detached home
- 
**The Himscot**  
 3 bedroom detached & semi-detached home with garage\*
- 
**The Hornford**  
 3 bedroom detached & semi-detached home with garage
- 
**The Kiswick**  
 3 bedroom detached home with garage
- 
**The Hurwick**  
 3 bedroom detached home with garage
- 
**The Tendring**  
 2 bedroom detached & semi-detached bungalow with 3rd bedroom/study
- 
**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. Landscaping is indicative only. Please confirm the most up-to-date details with our sales consultants prior to reservation. \*Plot specific detail. No garage to plots 41-44, 99, 100, 109, 110, 128, 129. V: Visitor parking space. SS: Sub Station.

# Choose the home that's right for you



**The Notley**  
5 bedroom  
detached home  
with garage



**The Lanmead**  
4 bedroom  
detached home  
with integral garage



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



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



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



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



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



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



**The Kiswick**  
3 bedroom  
detached home  
with garage



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



**The Himscot**  
3 bedroom  
detached &  
semi-detached  
home with garage



**The Hurwick**  
3 bedroom  
detached home  
with garage



**The Oatvale**  
4 bedroom  
detached home  
with study  
& garage



**The Hornford**  
3 bedroom  
detached &  
semi-detached  
home with garage



**The Tendring**  
2 bedroom  
detached &  
semi-detached  
bungalow  
with 3rd bedroom/  
study



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 full specification](#)





This image includes upgrades at an additional cost



Photography of Ufford Chase

# What our customers say

“ When our family home was emptied of kids and pets, we began looking around for a place to relocate to. Great Bentley just had a lovely feel to it and stood out as somewhere we could really see ourselves living.

We were keen to leave Clacton for an area with a more countryside feel, which was still accessible for when family wanted to visit and stay with us. There’s a welcoming community feel in the area and the development is sympathetic to the village, offering high

quality, gorgeous homes which are spacious and thoughtfully set out.

Although we didn’t initially go down the Part Exchange route, when our move was delayed due to a lease at the bottom of the chain, Cala kindly offered us the option of stepping into the chain in our place, leaving us free to buy our home directly from Cala without any further delays.”

The Browns,  
Ufford Chase, Great Bentley

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



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[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 >





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# Welcome to your new home

Ufford Chase,  
Cinderpath Way (off Plough Road),  
Great Bentley, Essex, CO7 8NQ

[Click here to arrange your viewing](#) >

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