



Knights Grove

Newbury

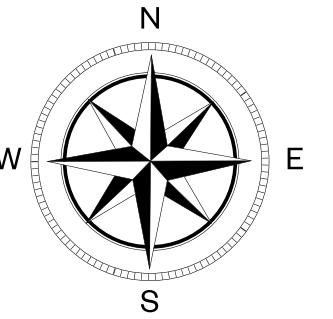
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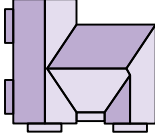
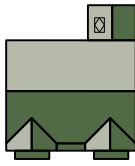
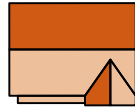
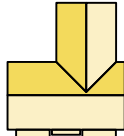
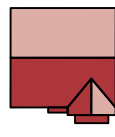
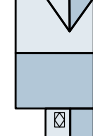


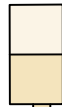


Stock photography

Knights Grove

The development



- 
The Yew
 5 bedroom detached home
- 
The Willow
 5 bedroom detached home
- 
The Walnut
 4 bedroom detached home
- 
The Rowan
 4 bedroom detached home
- 
The Poplar
 4 bedroom detached home
- 
The Laurel
 4 bedroom detached home
- 
The Fir
 3 bedroom detached/
 semi detached home
- 
The Everglade
 3 bedroom detached home
- 
Affordable Housing



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. As part of Cala's wildlife strategy, every home will be fitted with a bird and bat box.

View our interactive siteplan for our latest availability





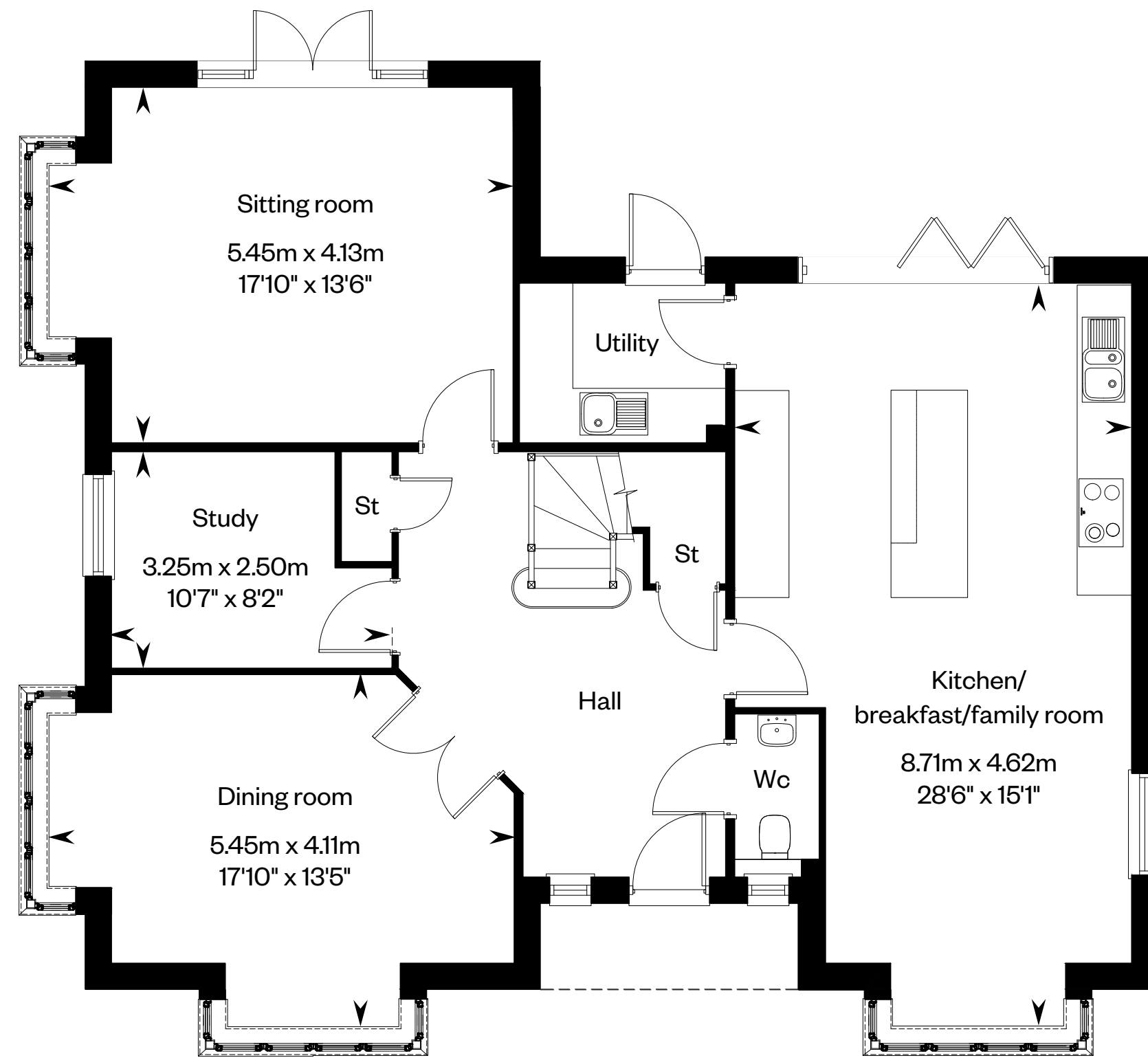
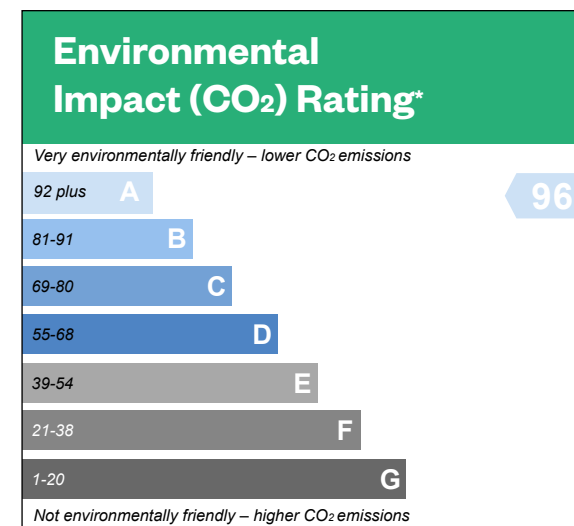
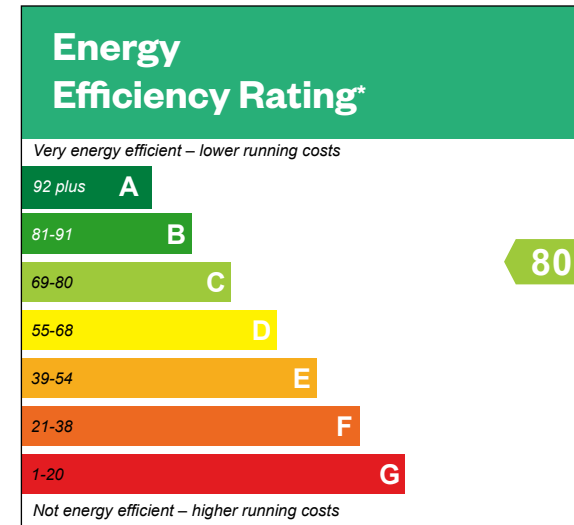
The Yew

5 bedroom detached home

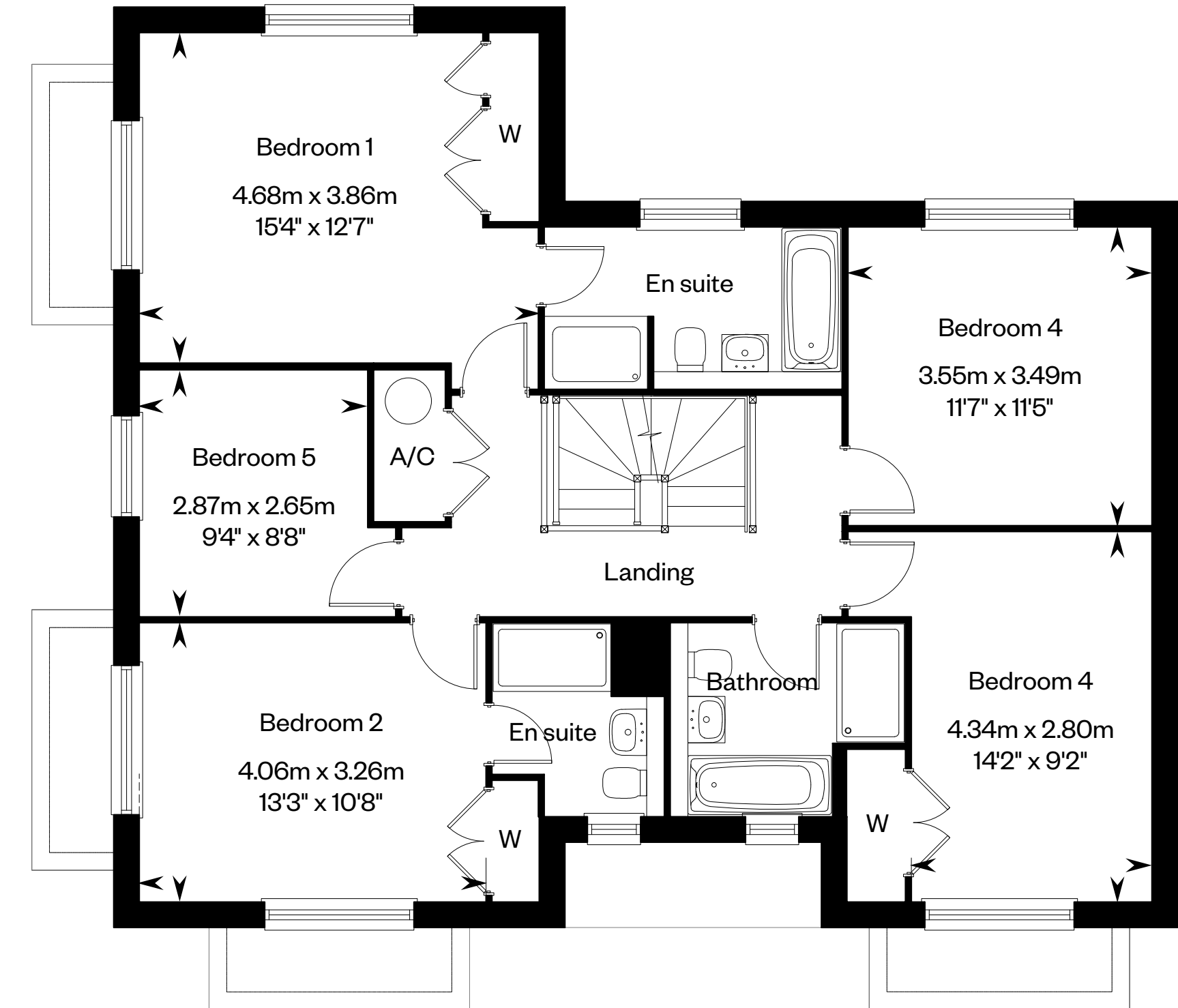


Computer generated image - The Yew

The Yew



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

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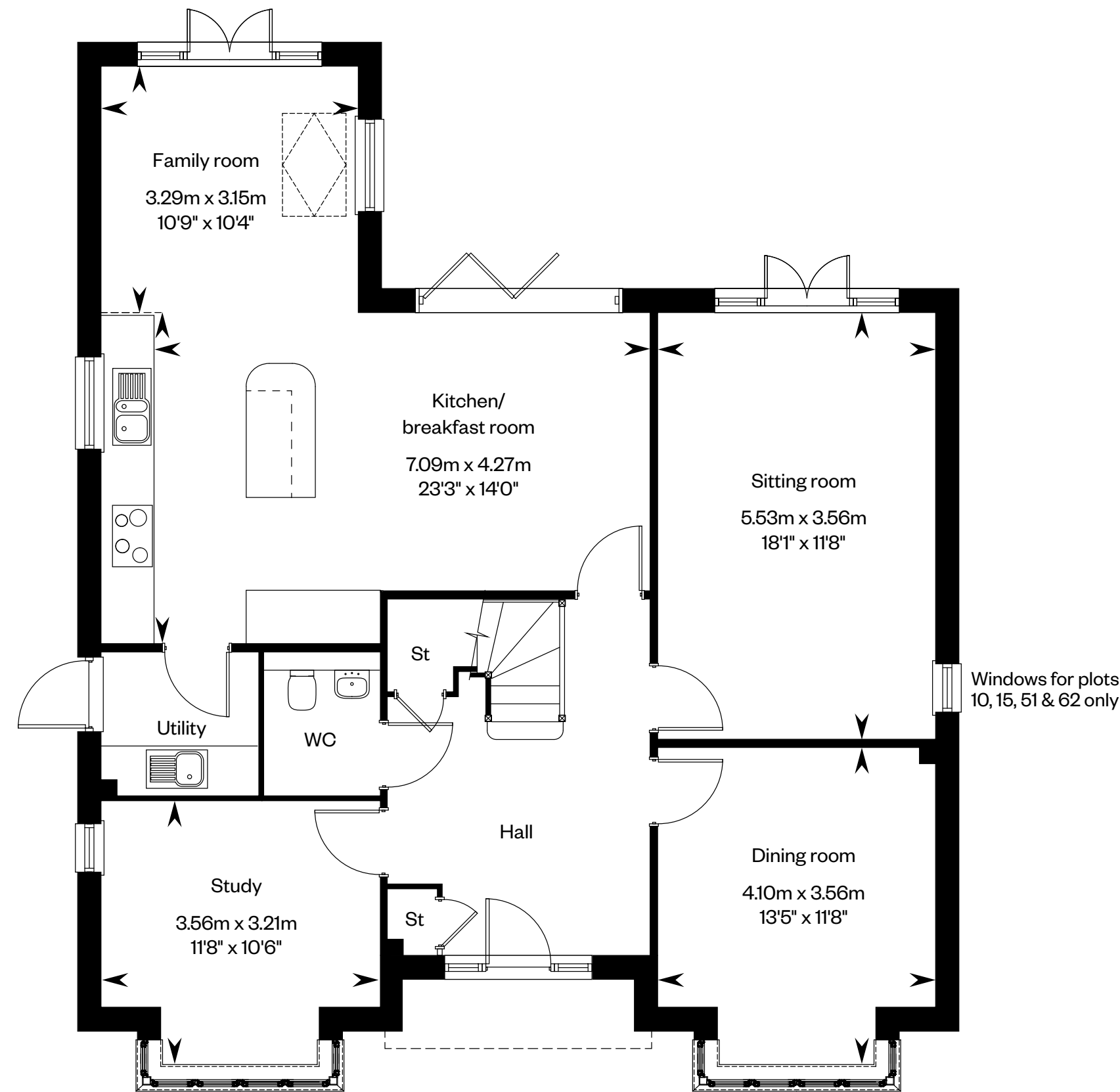
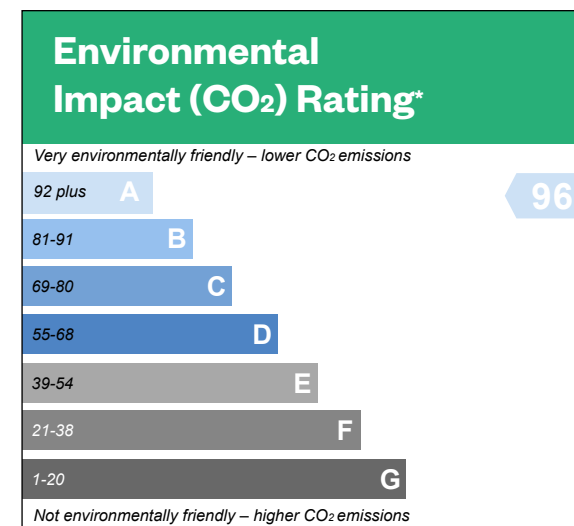
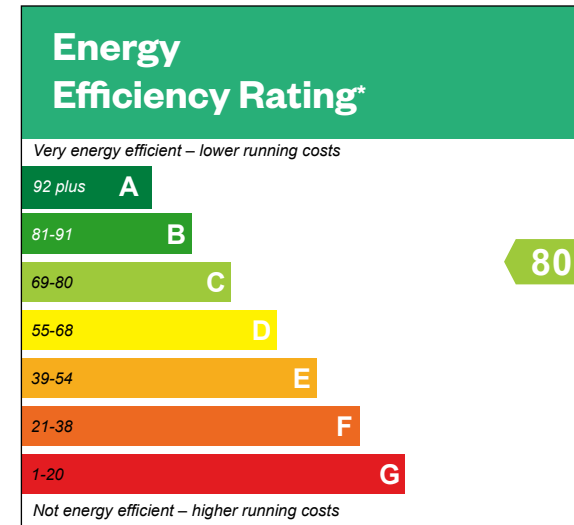
The Willow

5 bedroom detached home

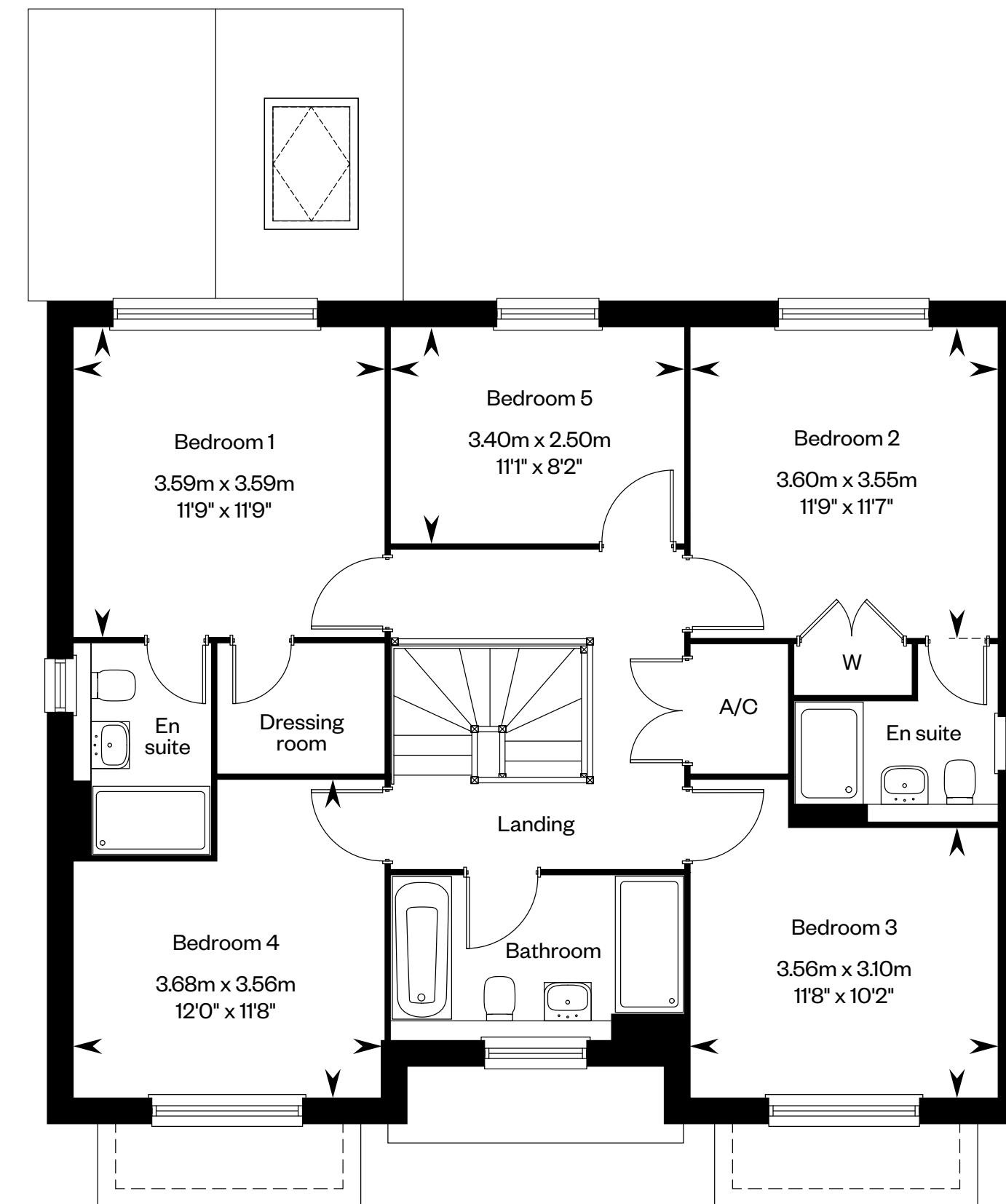


Computer generated image - The Willow

The Willow



Ground floor



First floor

Solid thin line denotes extent of full height ceiling. Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe. Fixed roof light.

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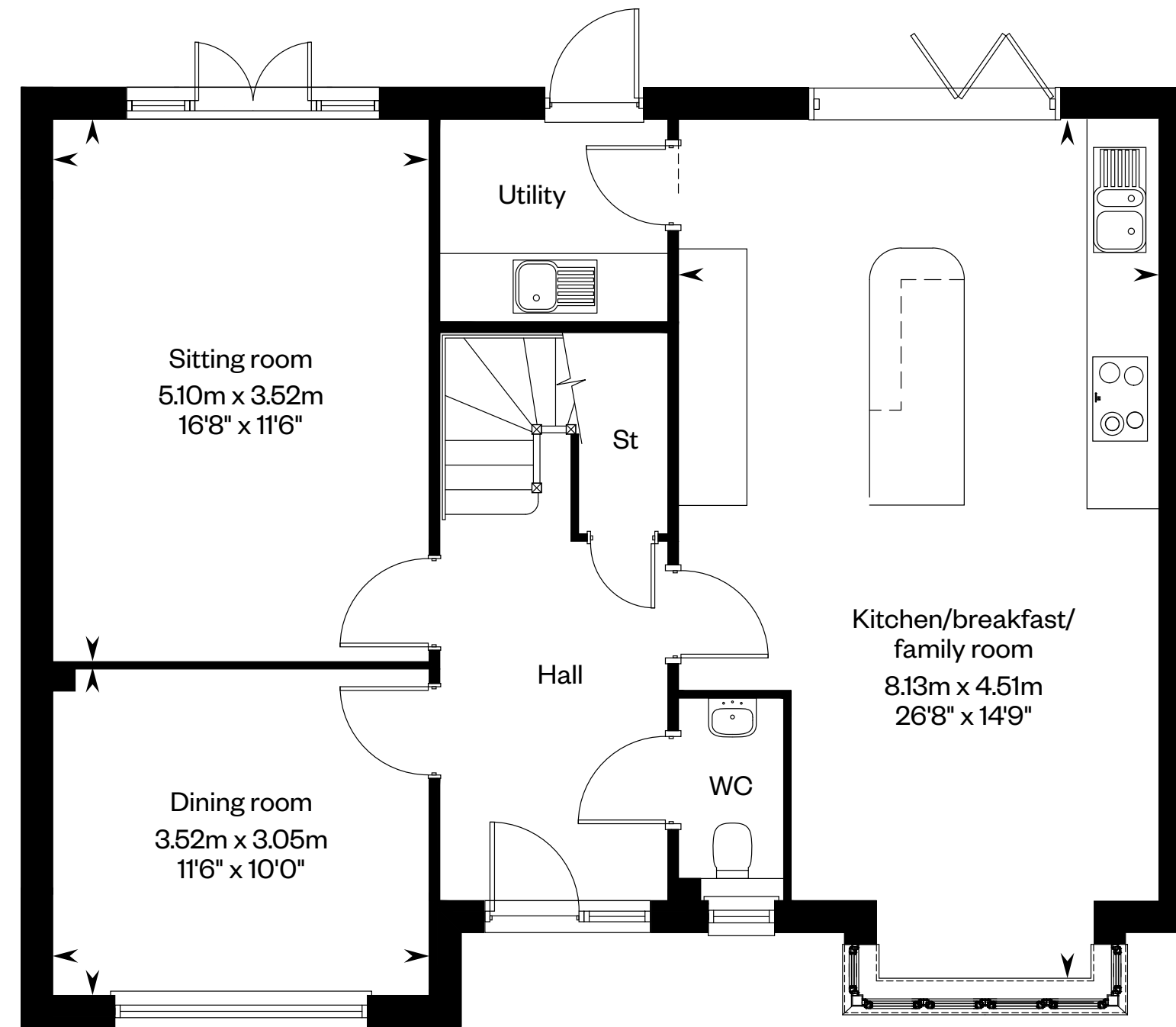
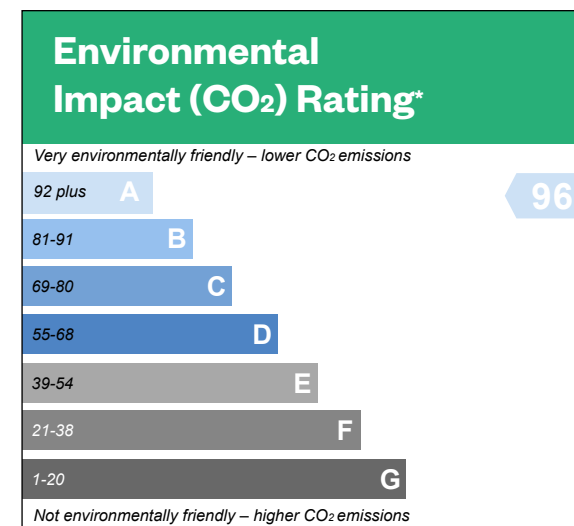
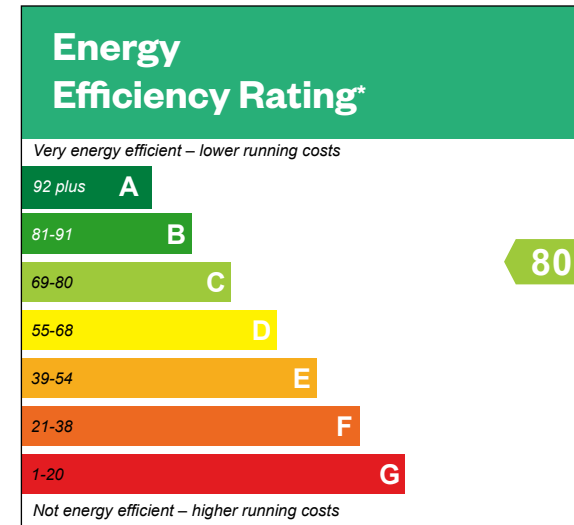
The Walnut

4 bedroom detached home

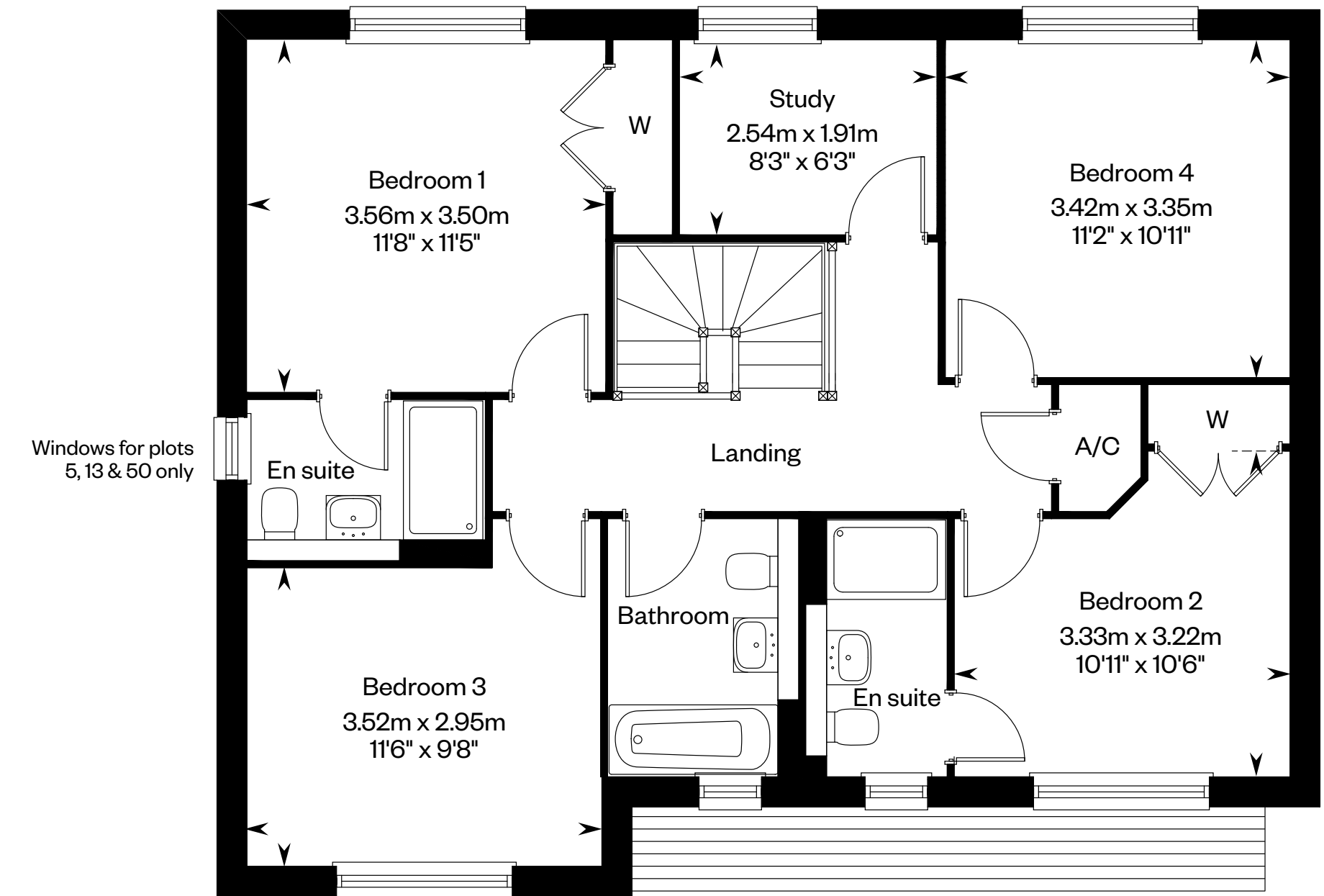


Computer generated image - The Walnut

The Walnut



Ground floor



First floor

Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

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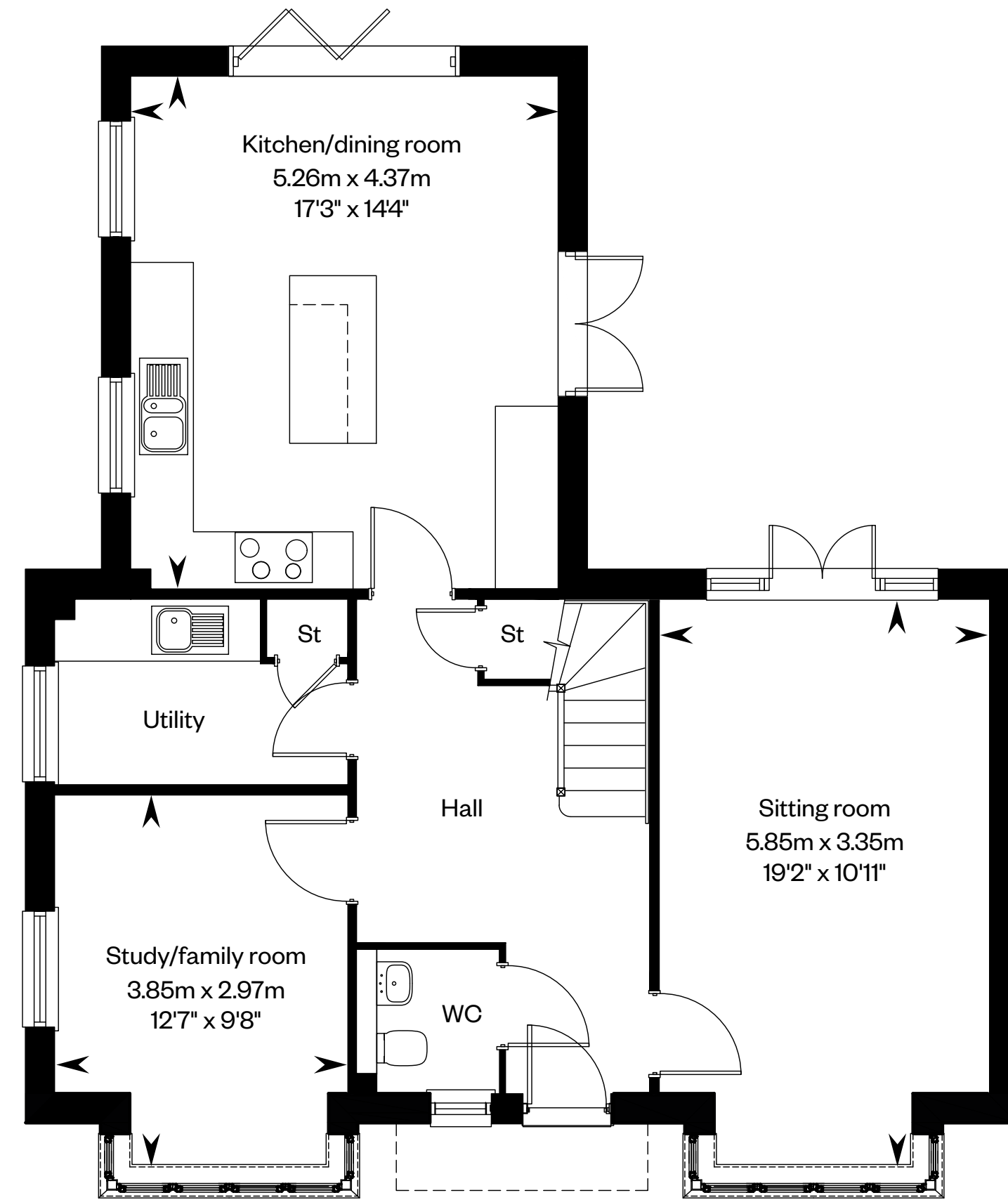
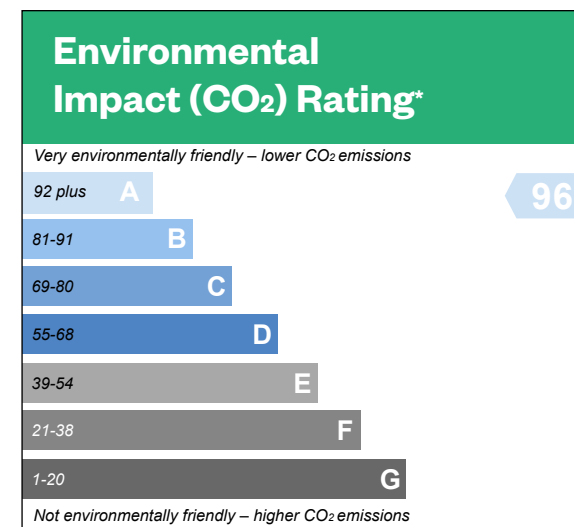
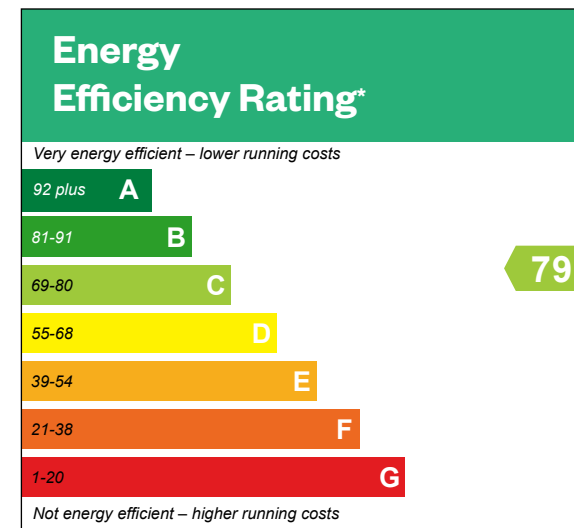


The Rowan

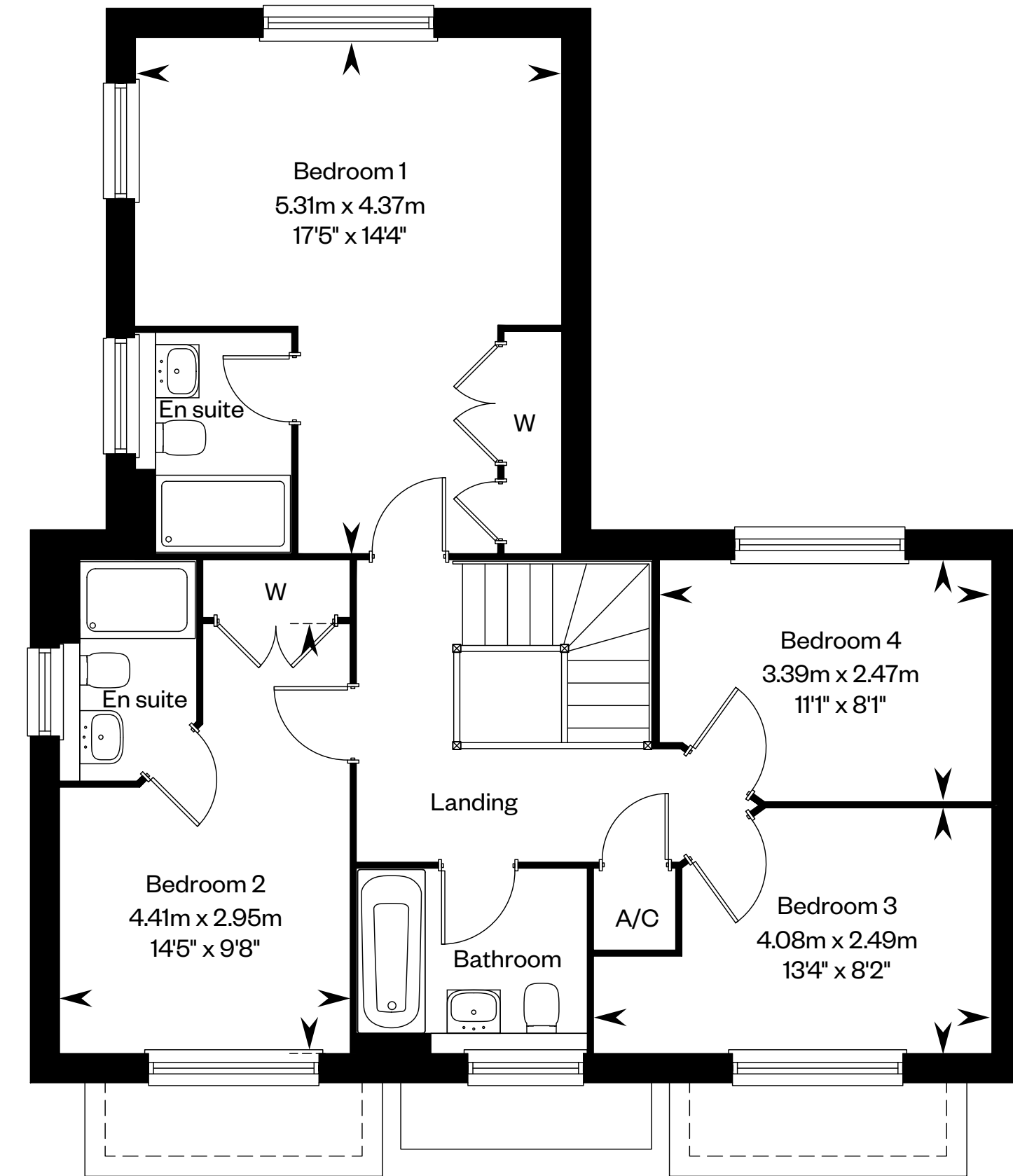
4 bedroom detached home



The Rowan



Ground floor



First floor

Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

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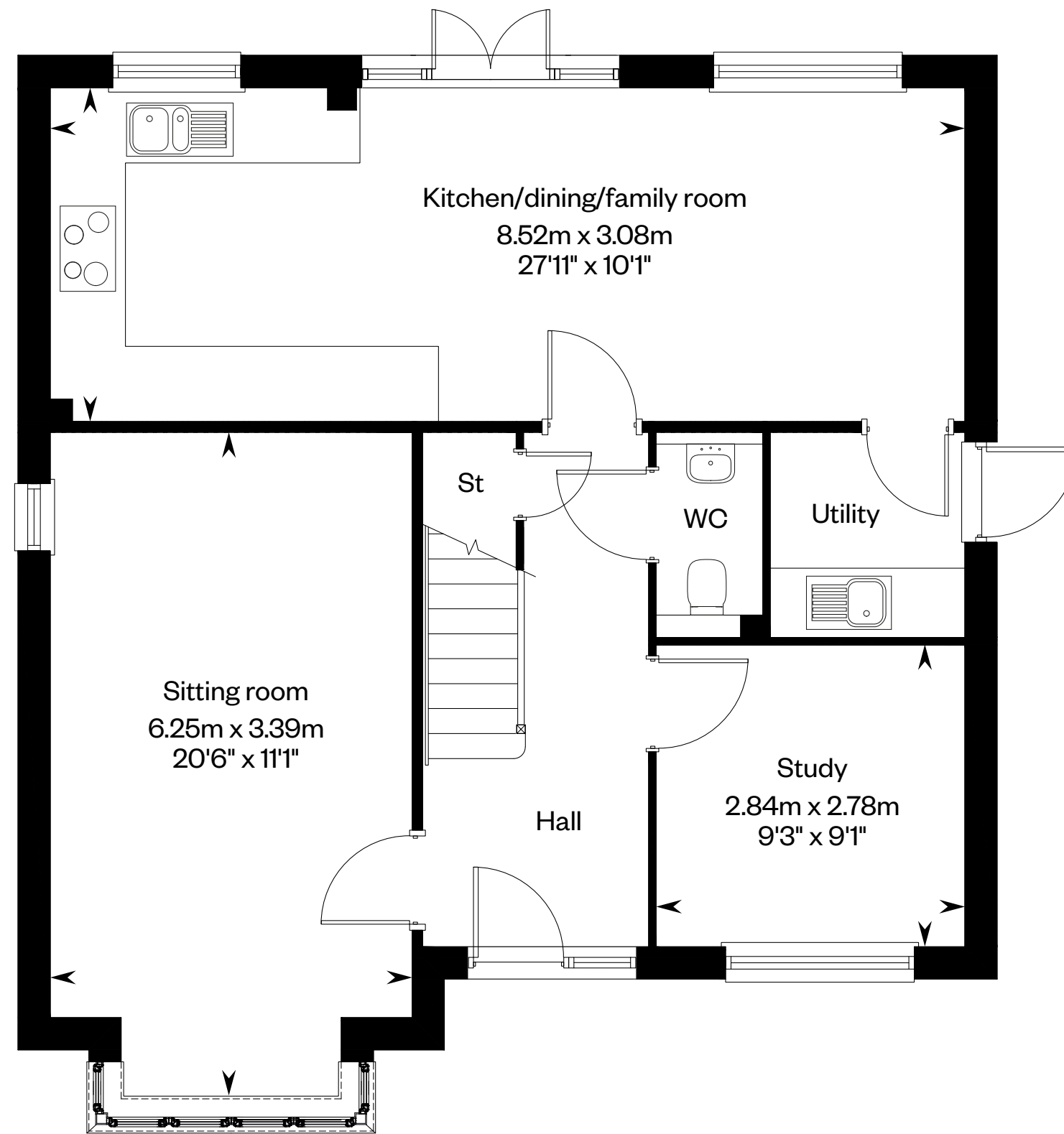
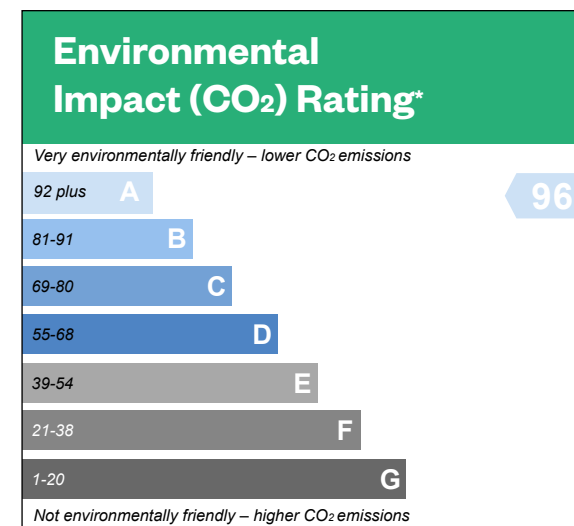
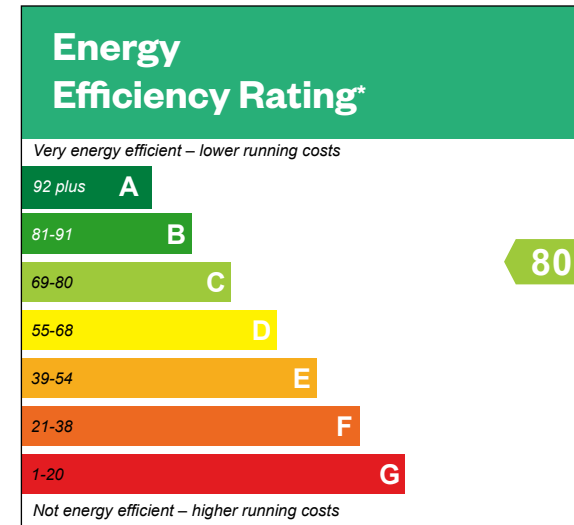
The Poplar

4 bedroom detached home

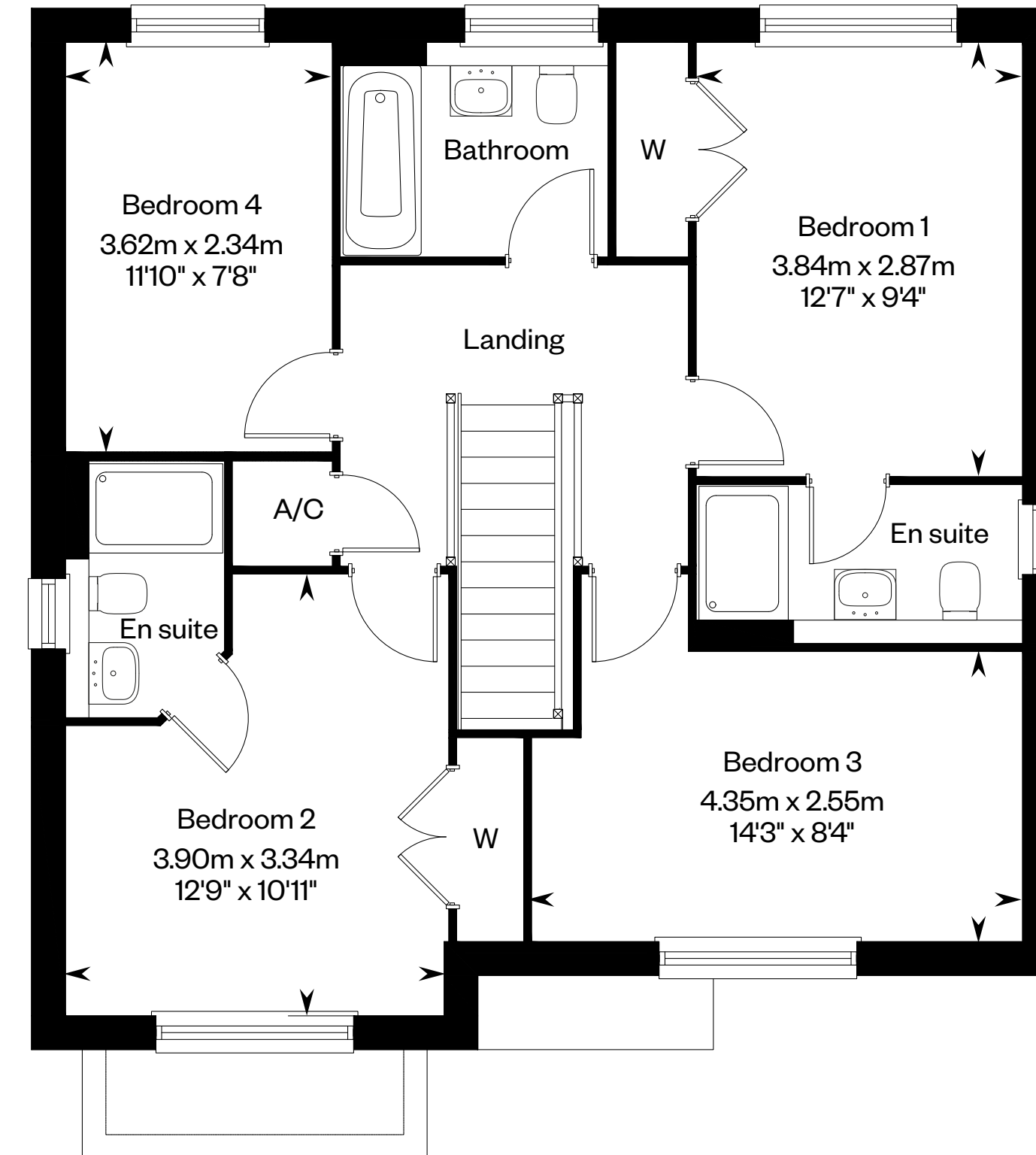


Computer generated image - The Poplar

The Poplar



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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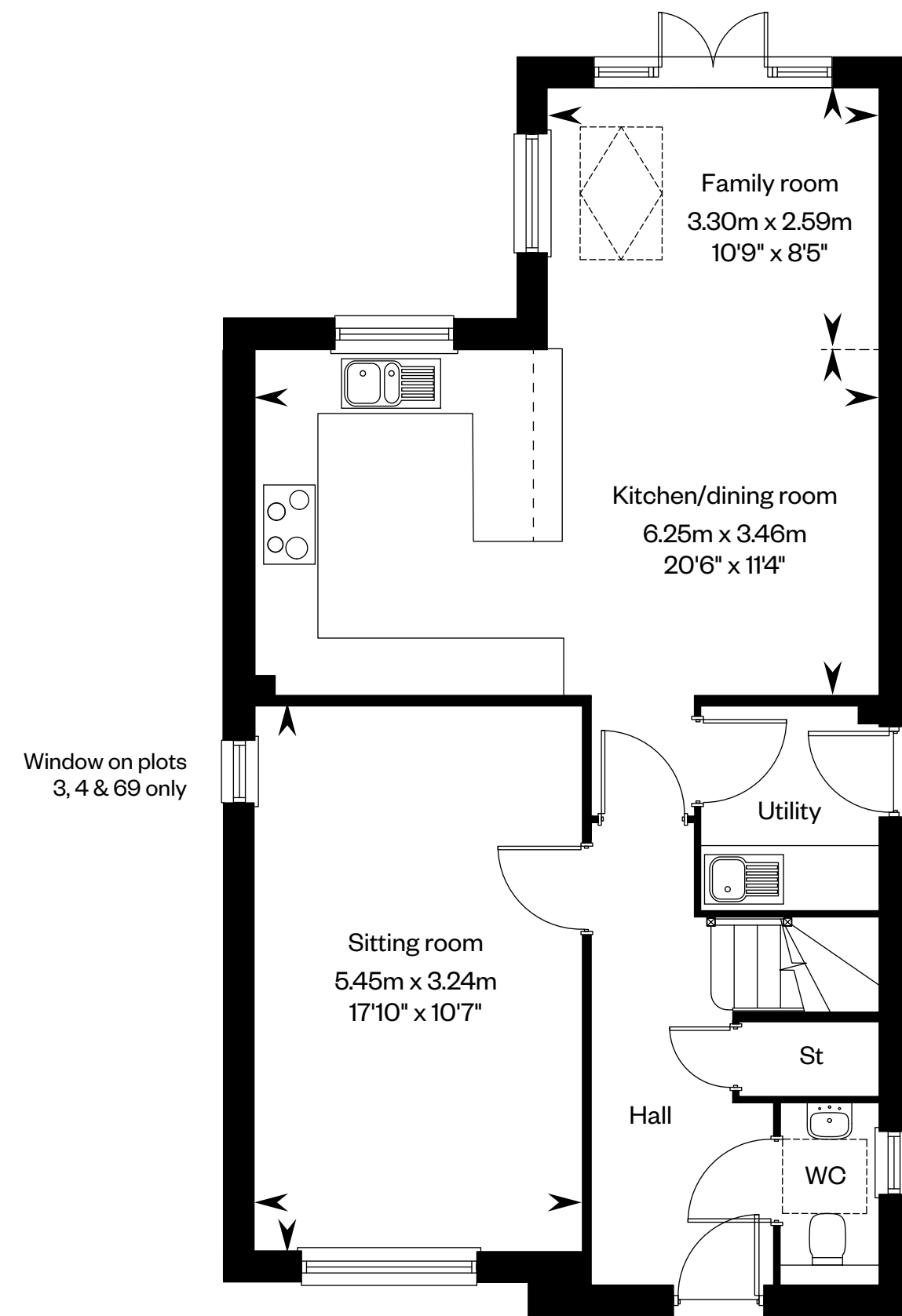
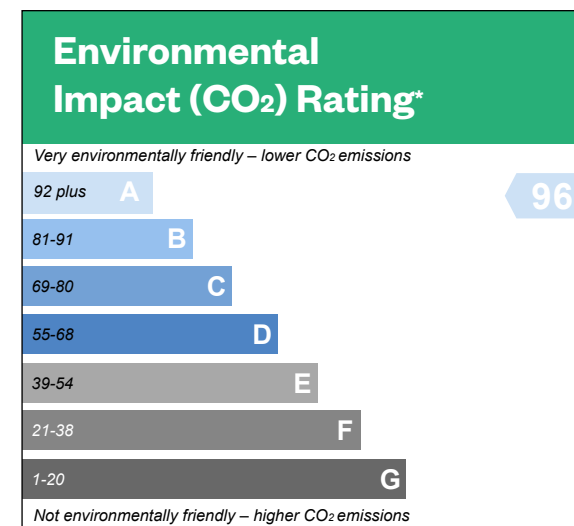
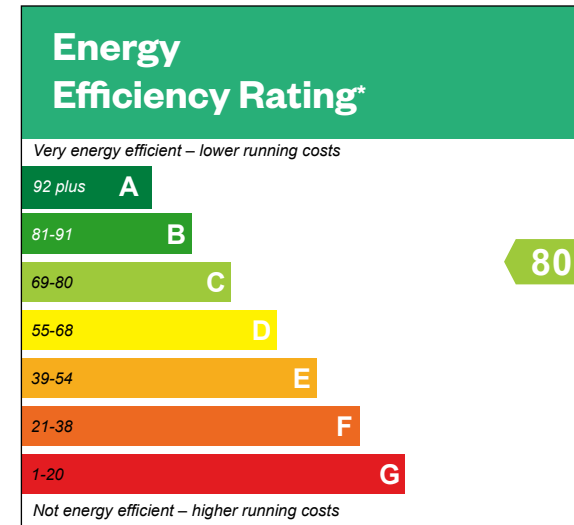
The Laurel

4 bedroom detached home

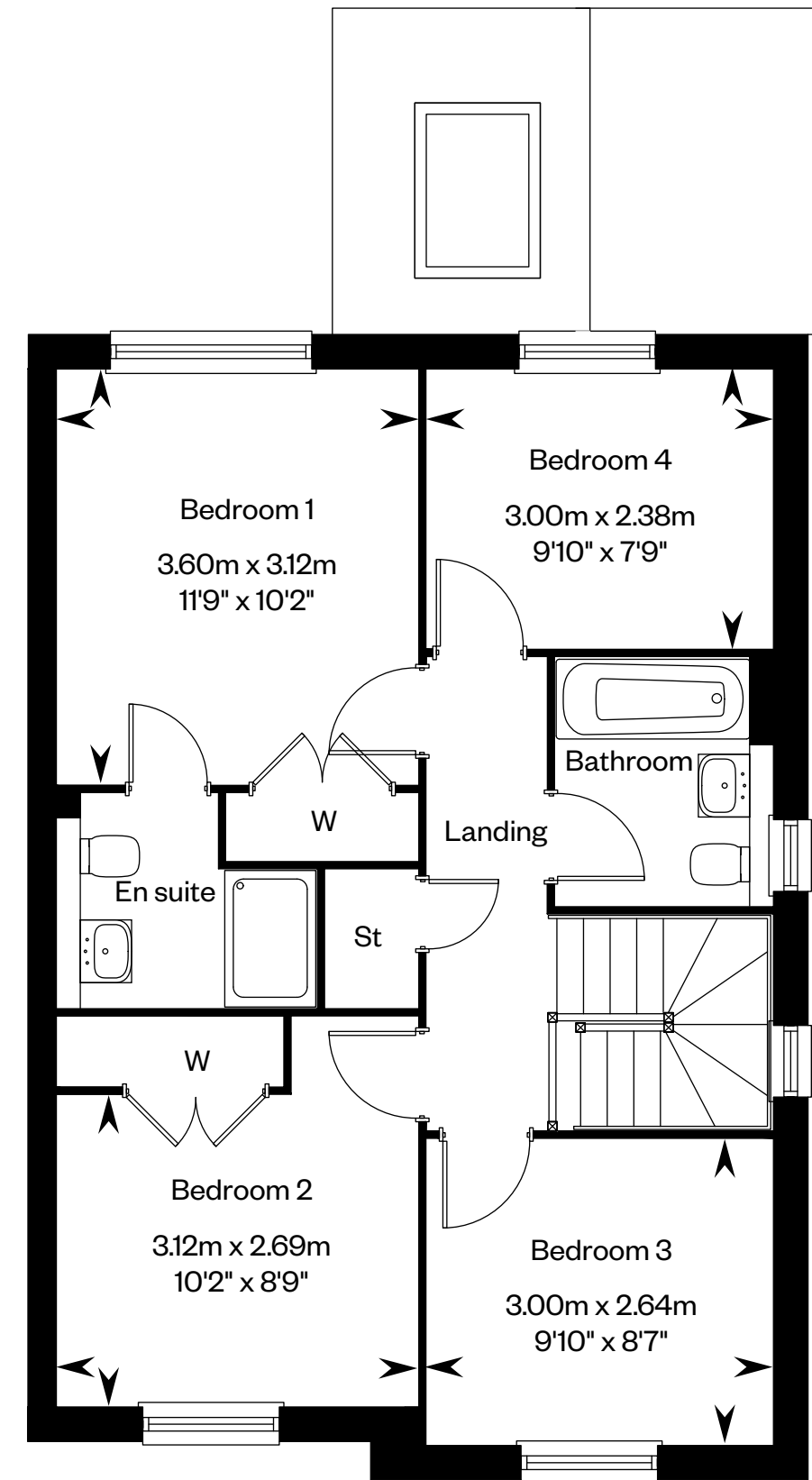


Computer generated image - The Laurel

The Laurel



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. Fixed roof light.

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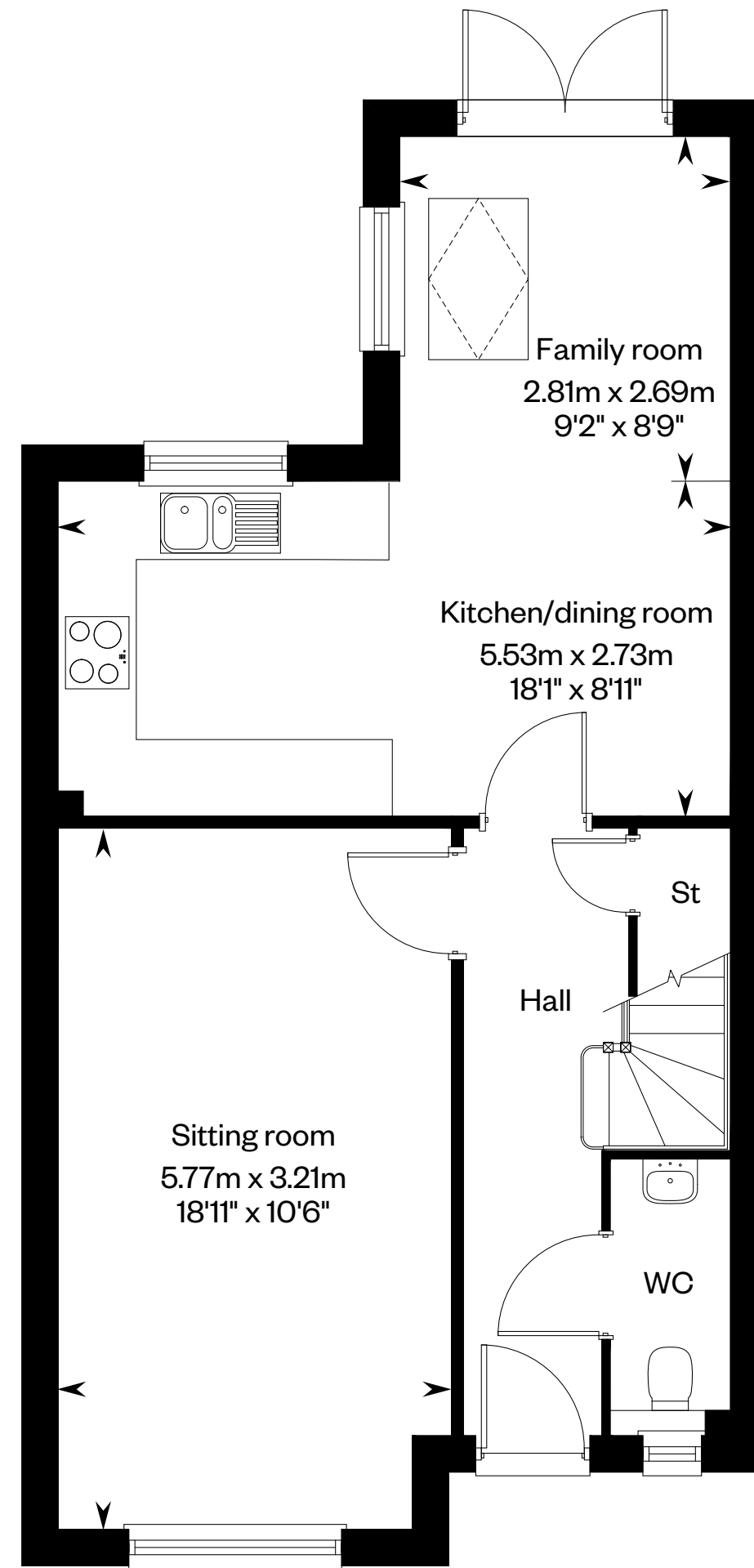
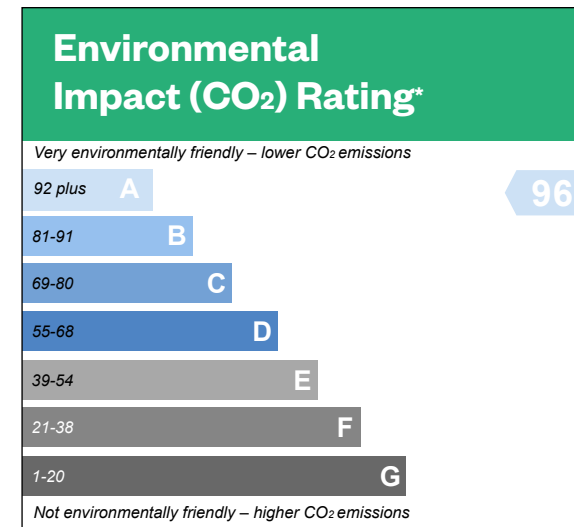
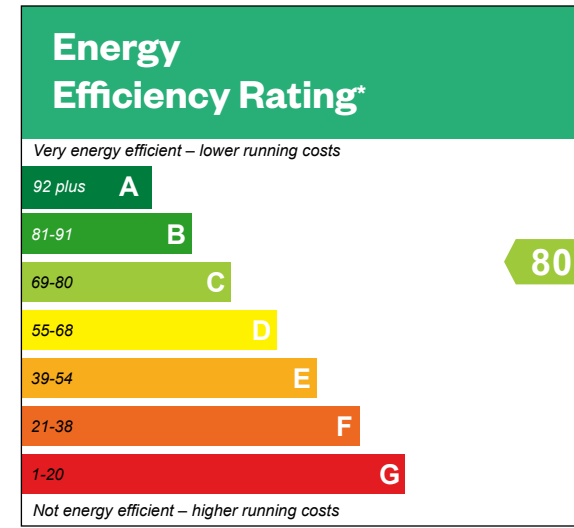


The Fir

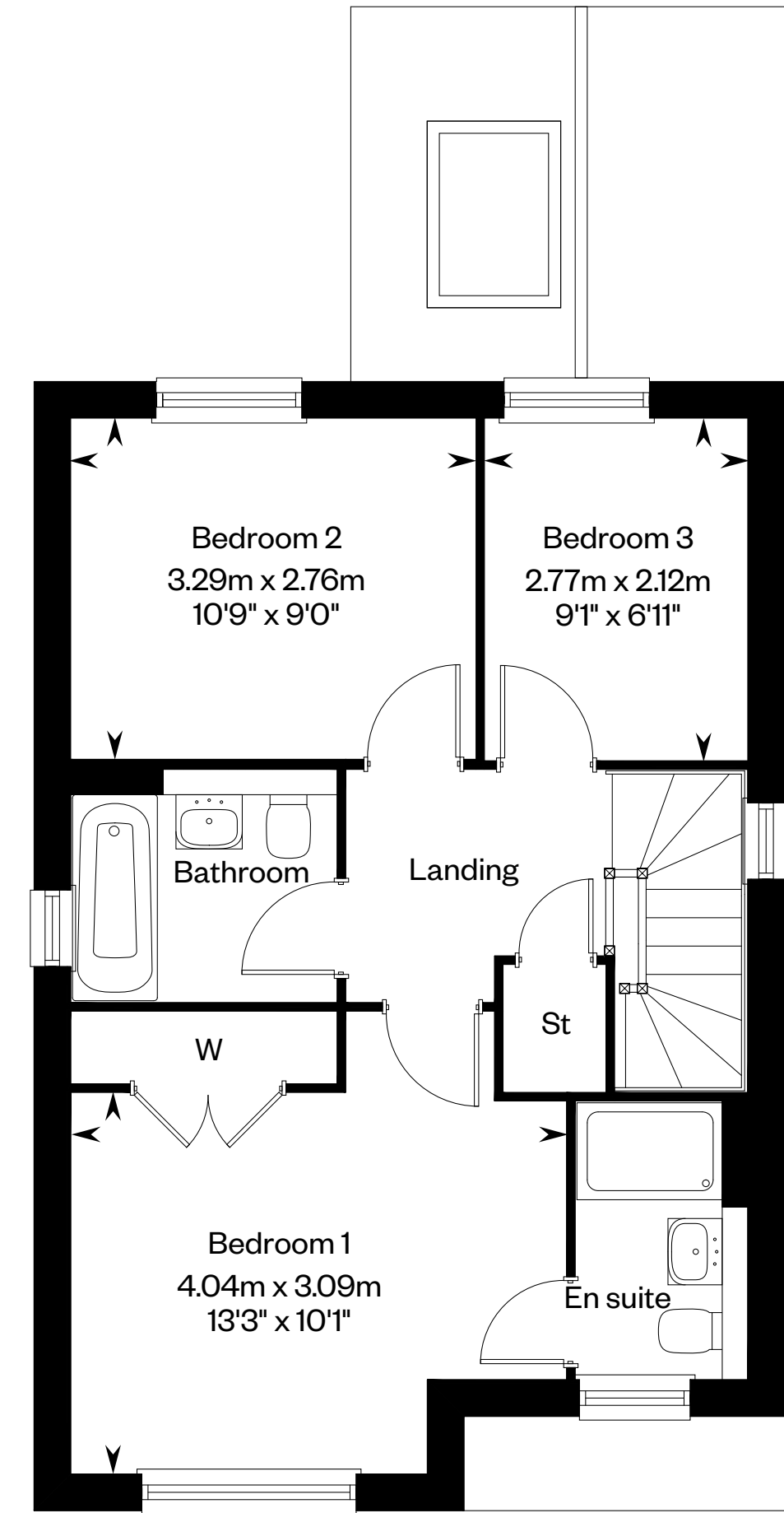
3 bedroom detached/semi-detached home



The Fir



Ground floor



First floor

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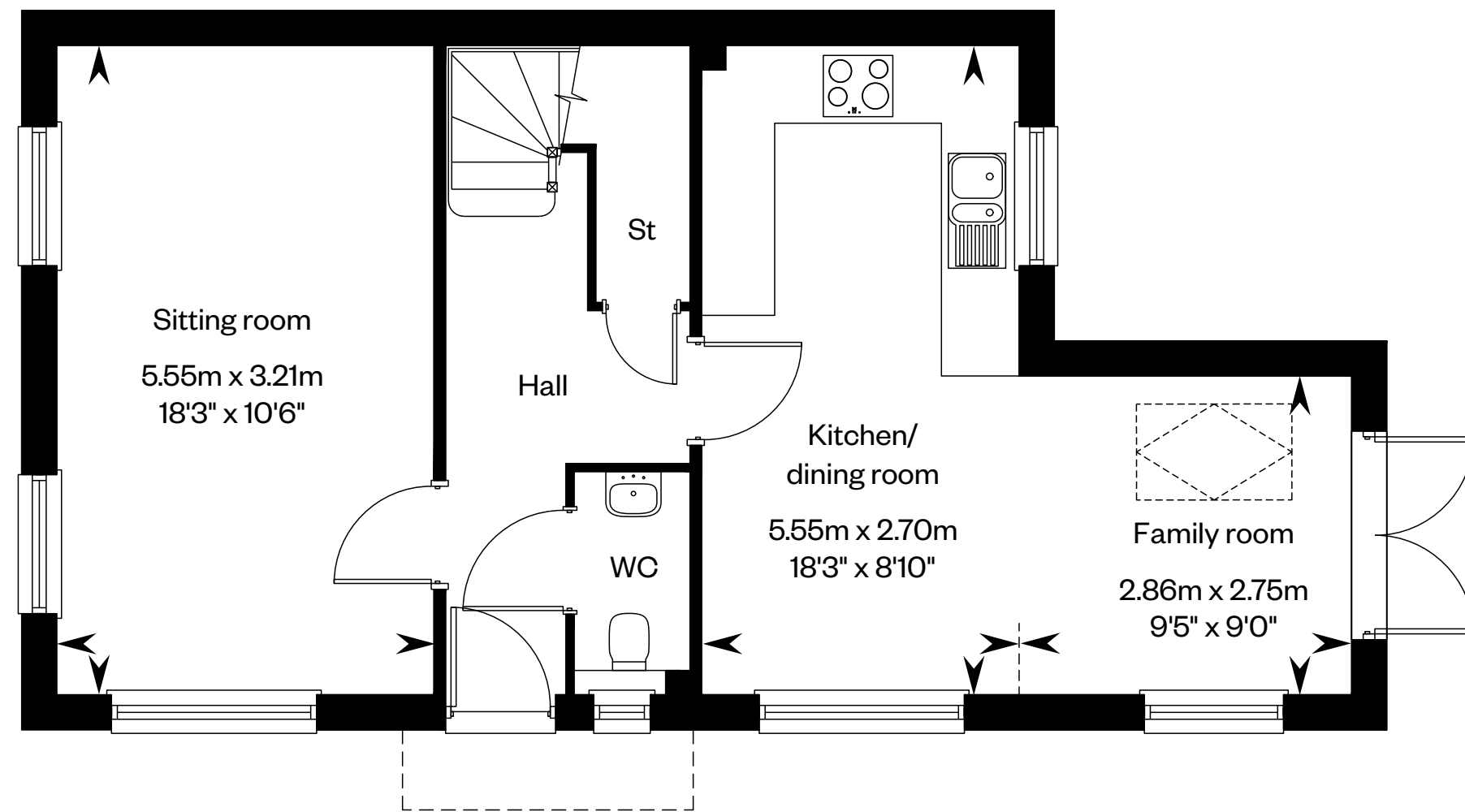
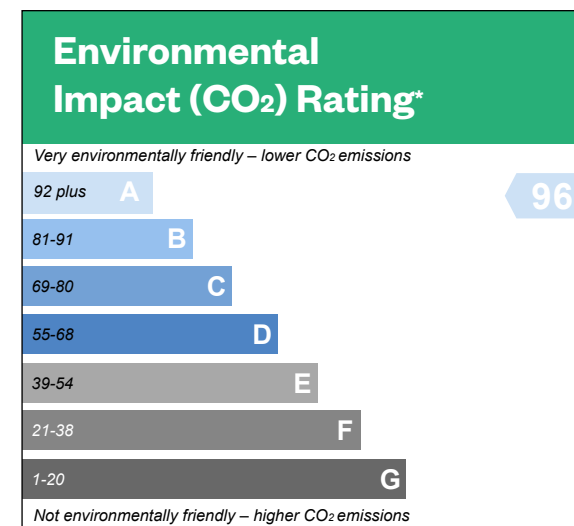
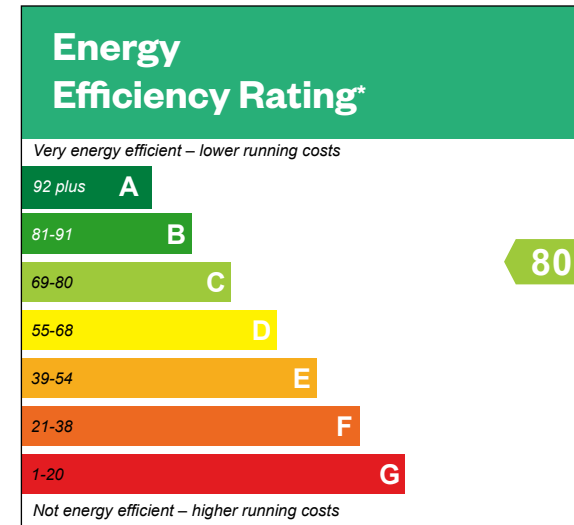
The Everglade

3 bedroom detached home

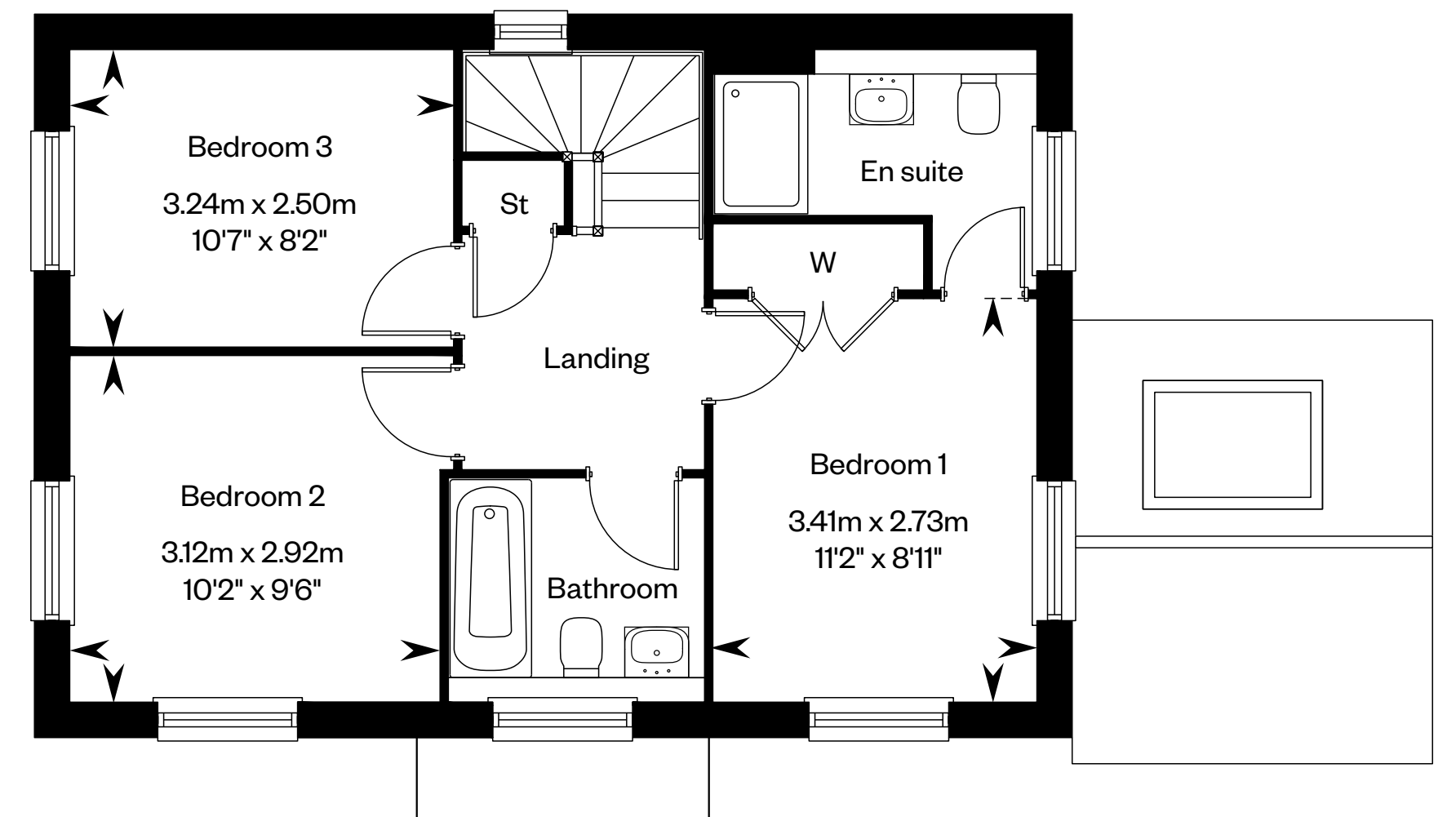


Computer generated image - The Everglade

The Everglade



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. Fixed roof light.

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Knights Grove

House specification

3, 4 & 5 bedroom homes



Stock photography

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 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.

3 bed homes	4 bed homes	5 bed homes	
✓	✓		Kitchen
✓	✓		Professionally designed kitchen with quality units and laminate work surfaces (Everglade, Fir, Laurel & Poplar)
	✓	✓	Professionally designed kitchen with quality units and Stone work surfaces (Rowan, Walnut, Willow & Yew)
✓	✓		Single bowl inset composite sink with single drainer and chrome swivel spout (Everglade, Fir, Laurel & Poplar)
	✓	✓	Single bowl undermount stainless steel sink with single drainer and chrome swivel spout (Rowan, Walnut, Willow & Yew)
✓	✓	✓	3 in 1 Hot tap – Boiling, hot and filtered cold water tap
✓	✓	✓	Bosch built-in single oven
✓	✓	✓	Bosch combination microwave oven
✓	✓	✓	Bosch touch control induction hob
	✓	✓	Bosch Full height fridge and full height freezer (Rowan, Walnut & Yew)
	✓	✓	Wine cooler
	✓	✓	Sockets to kitchen Islands (Rowan, Walnut, Willow & Yew)

Utility[^] (Laurel, Poplar, Rowan, Walnut, Willow & Yew)

	✓	✓	Stone work surfaces (excl. Laurel & Poplar)
	✓		Laminate work surfaces
	✓	✓	Single bowl inset stainless steel with single drainer and chrome swivel spout

3 bed homes	4 bed homes	5 bed homes	
			Family bathroom, en suites and cloakroom
✓	✓	✓	Roca sanitaryware
✓	✓	✓	Vanity unit to family bathroom and bedroom one en suite
✓	✓	✓	Thermostatic shower
✓	✓	✓	Vado life concealed two outlet shower to bedroom one en suite
✓	✓	✓	Full height tiling around bath with thermostatically controlled shower and glass shower door where applicable (except when there is a separate shower cubicle)
✓	✓	✓	Half height tiling around bath with low level handheld shower attachment where applicable
✓	✓	✓	Heated chrome towel rail
✓	✓	✓	Full height mirrors above sink to all other bathrooms
✓	✓	✓	Shaver socket to family bathroom and en suites

Media and communications

✓	✓	✓	TV/FM/DAB sockets to kitchen/breakfast/family room [^] , sitting room, bedrooms and other reception rooms
✓	✓	✓	Wiring for Sky and Freeview television distribution system with a TV socket
✓	✓	✓	Openreach with infrastructure for BT Fibre (and other providers on the network) throughout homes with additional Hyperoptic connection for immediate broadband
✓	✓	✓	CAT6 wiring
✓	✓	✓	Telephone sockets to hall cupboard and sitting room

[^]Design is subject to change. Please consult your Sales Consultant for more information. [~]To selected plots only, please see floor plans for details.

^{*}Proportions may vary, please refer to Sales Consultant for more information. [†]Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.

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3 bed homes	4 bed homes	5 bed homes	
	✓	✓	Bi-fold doors to rear garden (Rowan, Walnut, Willow & Yew)*
✓	✓	✓	Lights to wardrobes**
✓	✓	✓	Recessed downlights to kitchen/breakfast room [^] , family room [^] , utility room [^] , family bathroom, cloakroom and en suites. Pendant lighting to other rooms
✓	✓	✓	Antico flooring to hall, kitchen/breakfast room [^] , utility room [^] , family bathroom, en suites and cloakroom. Carpets to all other rooms
✓	✓	✓	Thermostats to control heating
✓	✓	✓	Underfloor heating to ground floor and radiators to first floor
✓	✓	✓	Air Source Heat Pumps
✓	✓	✓	Solid ground floor for a warmer, quieter home and engineered timber joists to upper floors
✓	✓	✓	Provision for electric fire only (in sitting room)

Heating, lighting and internal finishes

3 bed homes	4 bed homes	5 bed homes	
✓	✓	✓	Energy monitors
✓	✓	✓	Double glazed PVCu windows (Bi-fold & French doors) providing a high level of thermal insulation and reduced heat loss
✓	✓	✓	B 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 cavity walls to limit heat loss in the winter and reduce heat gain in the summer
✓	✓	✓	Dusk to dawn sensors to primary external lighting to reduce electricity usage
✓	✓	✓	Low energy lighting to all homes**
✓	✓	✓	Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
✓	✓	✓	Gas-free development
✓	✓	✓	This development will contain ecology nesting features, including birds, bats, bees and hedgehog runs

Environmental details

3 bed homes	4 bed homes	5 bed homes	
✓	✓	✓	Landscaped front garden and turf to rear garden
✓	✓	✓	Wireless alarm
✓	✓	✓	Electric car charging points* (please refer to sales consultant for details)
✓	✓	✓	Electric garage door [^]
✓	✓	✓	Retractable reel washing line
✓	✓	✓	Outside lights to front, rear [^] and side [^] doors
✓	✓	✓	Dusk-to-dawn sensor lights outside front door
✓	✓	✓	Multi-point locking system to front door
✓	✓	✓	Chrome doorbell
✓	✓	✓	Outside electrical point to rear patio
✓	✓	✓	Outside water tap

Security and external details

*Design is subject to change. Please consult your Sales Consultant for more information. [^]To selected plots only, please see floor plans for details.

**Proportions may vary, please refer to Sales Consultant for more information. [†]Not all domestic appliances have an EU energy label. Please refer to Sales Consultant.

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.



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