



Samuel Gardens, Arlesey

Custom Build 3 & 4 bedroom homes



Stock photography

Your home, your way

Cala presents a stylish selection of fifteen Orpine custom build three and four bedroom, detached and semi-detached homes with garages*. With careful design and flexible, light-filled living spaces – these homes have versatile interiors, that can be adapted to your needs and include luxurious fixtures and fittings, a high-quality specification and an emphasis on sustainability too, you can also expect attractive exteriors, with nature-friendly features.

Close-knit Arlesey has a village-like feel, with a growing social scene and good local amenities of all kinds lining its charming high street.

With open green spaces and countryside all around, there are also plenty of options for rest and relaxation, while commuters will enjoy excellent transport links by road and rail.



Samuel Gardens

The development

**Bayberry**
2 bedroom semi-detached home

**Brook**
2 bedroom detached home with garage

**Dandelion**
3 bedroom detached and semi-detached home with garage*

**Fir**
3 bedroom detached and semi-detached home

**Foxglove**
3 bedroom semi-detached home with garage*


**Opal**
3 bedroom detached home

**Orpine - Custom Build**
3 & 4 bedroom semi-detached and detached home with garage*

**Orpine**
4 bedroom detached home

**Rowan**
4 bedroom detached home with garage

**Silvergrass**
4 bedroom detached home with carport and garage

**Twinberry**
4 bedroom detached home with garage

**Wayfaring**
4 bedroom detached home with integral garage

**Whitebeam**
5 bedroom detached home with integral garage

**Orchid Apartments**
1 & 2 bedroom apartments

**Affordable Rent**

**Shared Ownership**



B: Bin collection point. SS: Sub station CS: Cycle store *Plot specific detail. Please ask your sales consultant for further details.

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Introducing The Orpine – Custom build



Computer generated image – The Orpine – Custom build



Internal photography of a previous Cala development



Internal photography of a previous Cala development



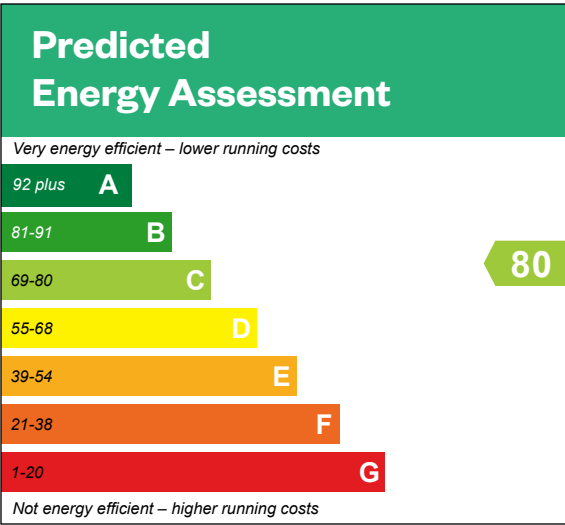
Internal photography of a previous Cala development

The Orpine – Custom build 1

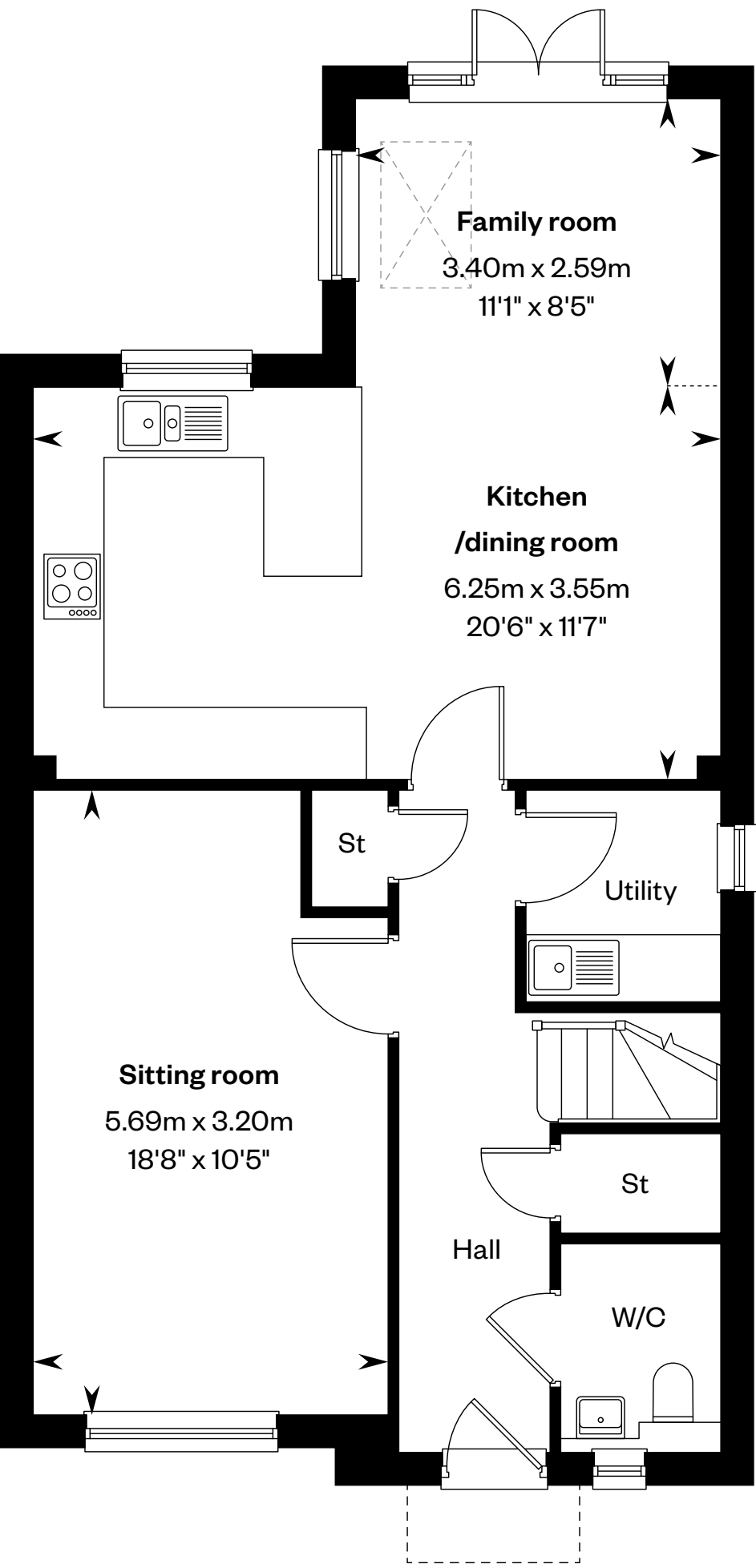
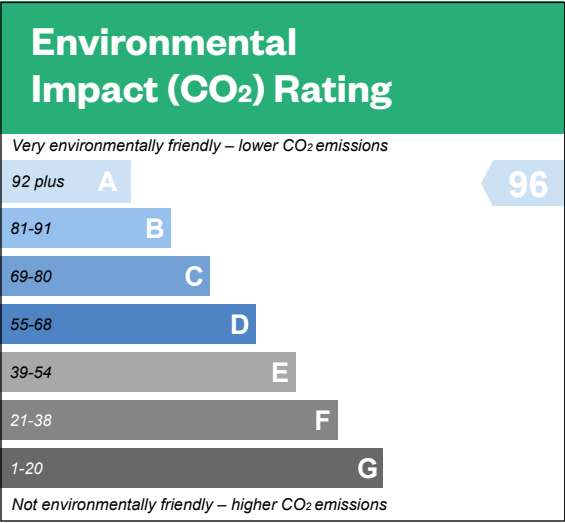
4 bedroom semi-detached and detached home with garage*

Plots 56, 58, 60, 63, 65, 77, 136 & 143 – as shown

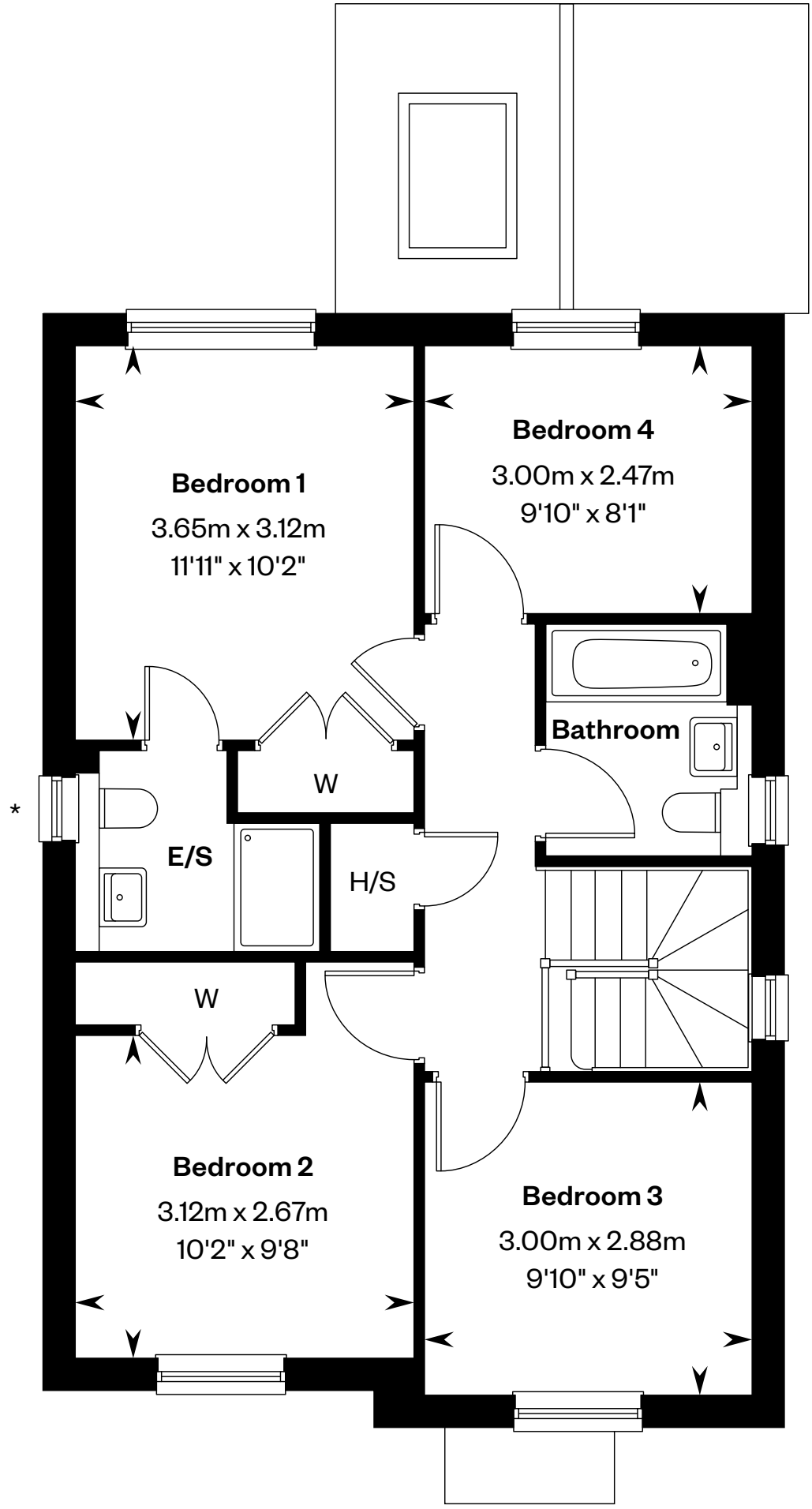
Plots 29, 55, 57, 62, 64, 76 & 137 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance certificate will be created for the property.



Ground floor



First floor

*Window to plots 29, 60, 136, 137 & 143 only. Garage to plots 55-58, 60, 62-65, 76, 77, 136 & 137. Please ask your Sales Consultant for further details.

E/S: En-Suite. H/S: Heating source cupboard. St: Store cupboard. W: Wardrobe. ☒: Roof light.

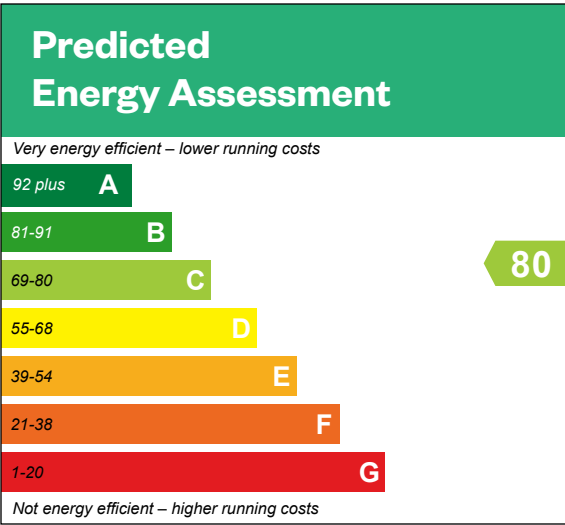
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The Orpine – Custom build 2

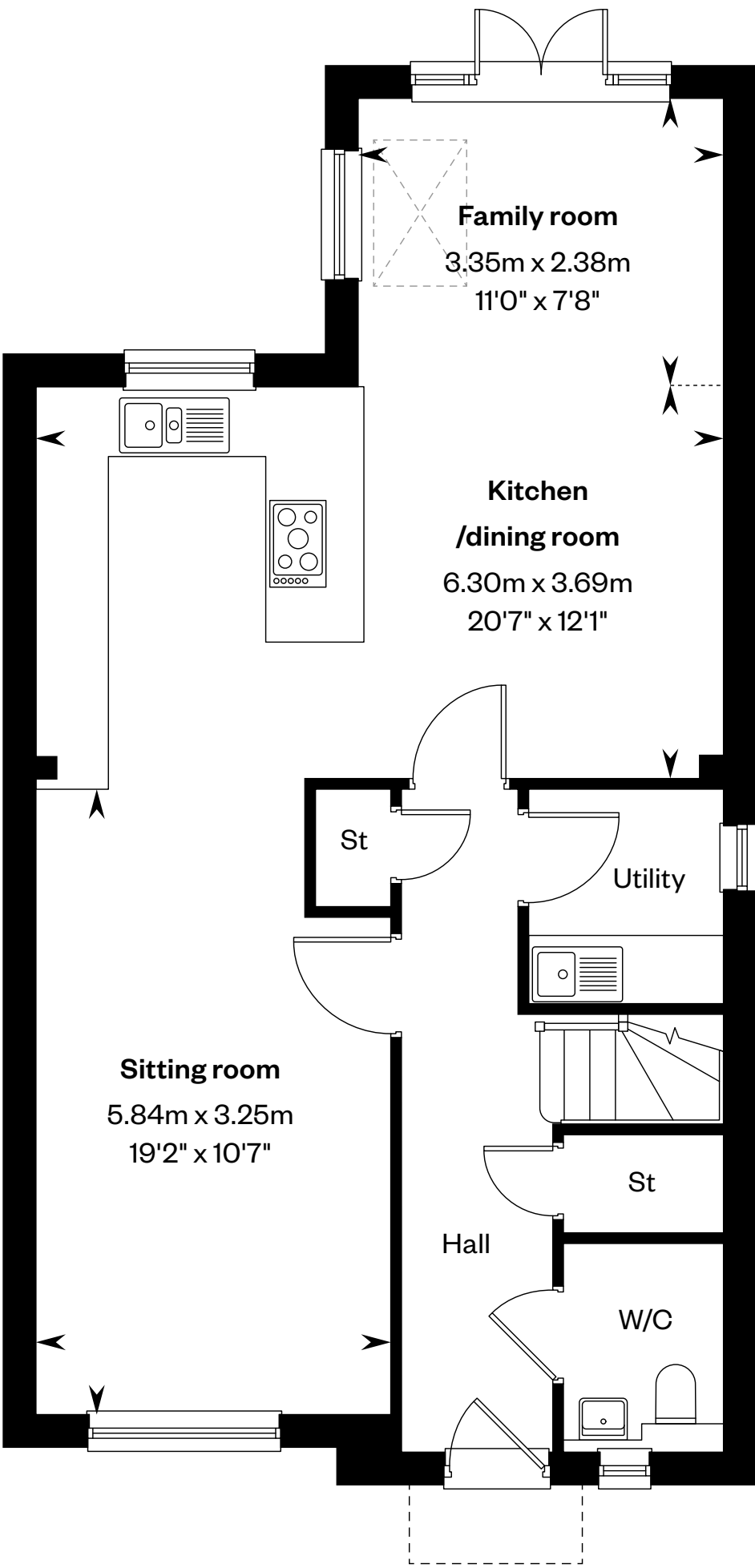
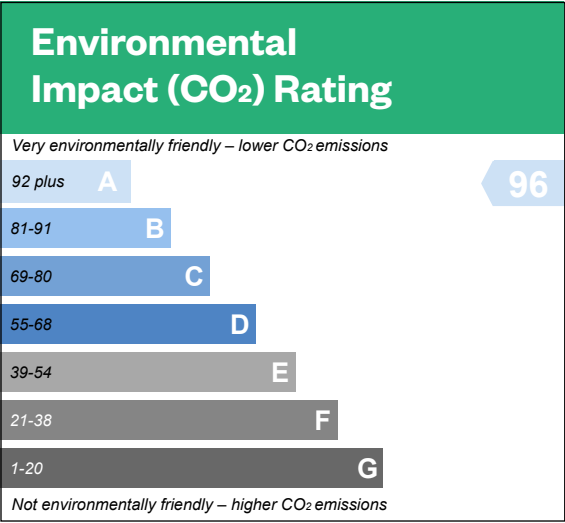
3 bedroom semi-detached and detached home with garage*

Plots 56, 58, 60, 63, 65, 77, 136 & 143 – as shown

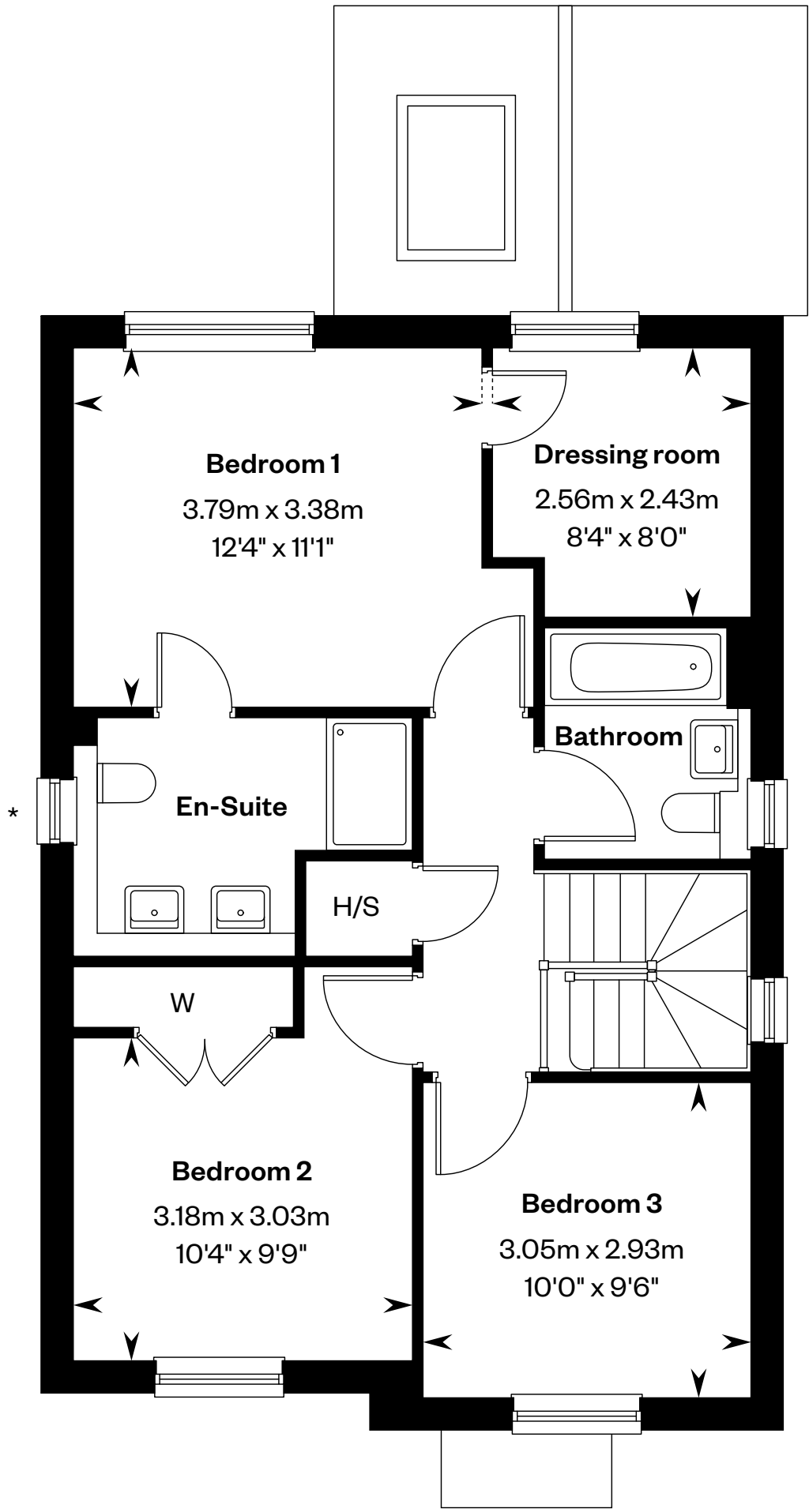
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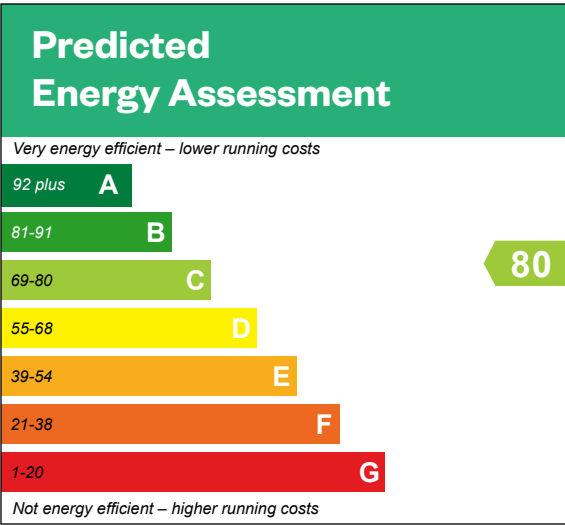
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The Orpine – Custom build 3

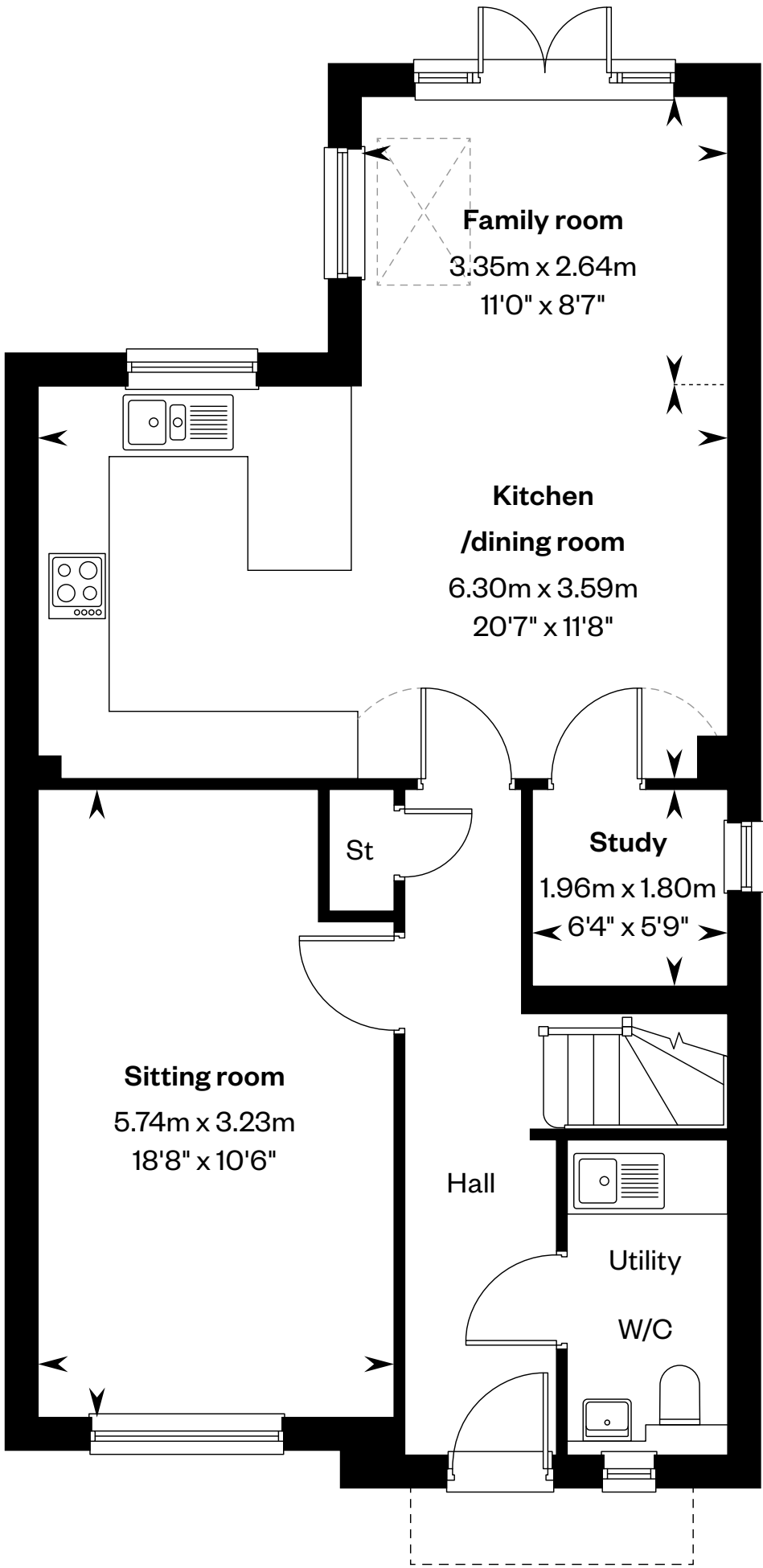
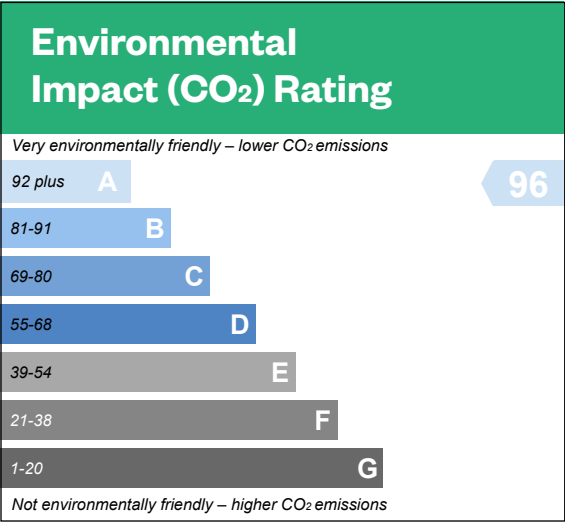
4 bedroom semi-detached and detached home with garage*

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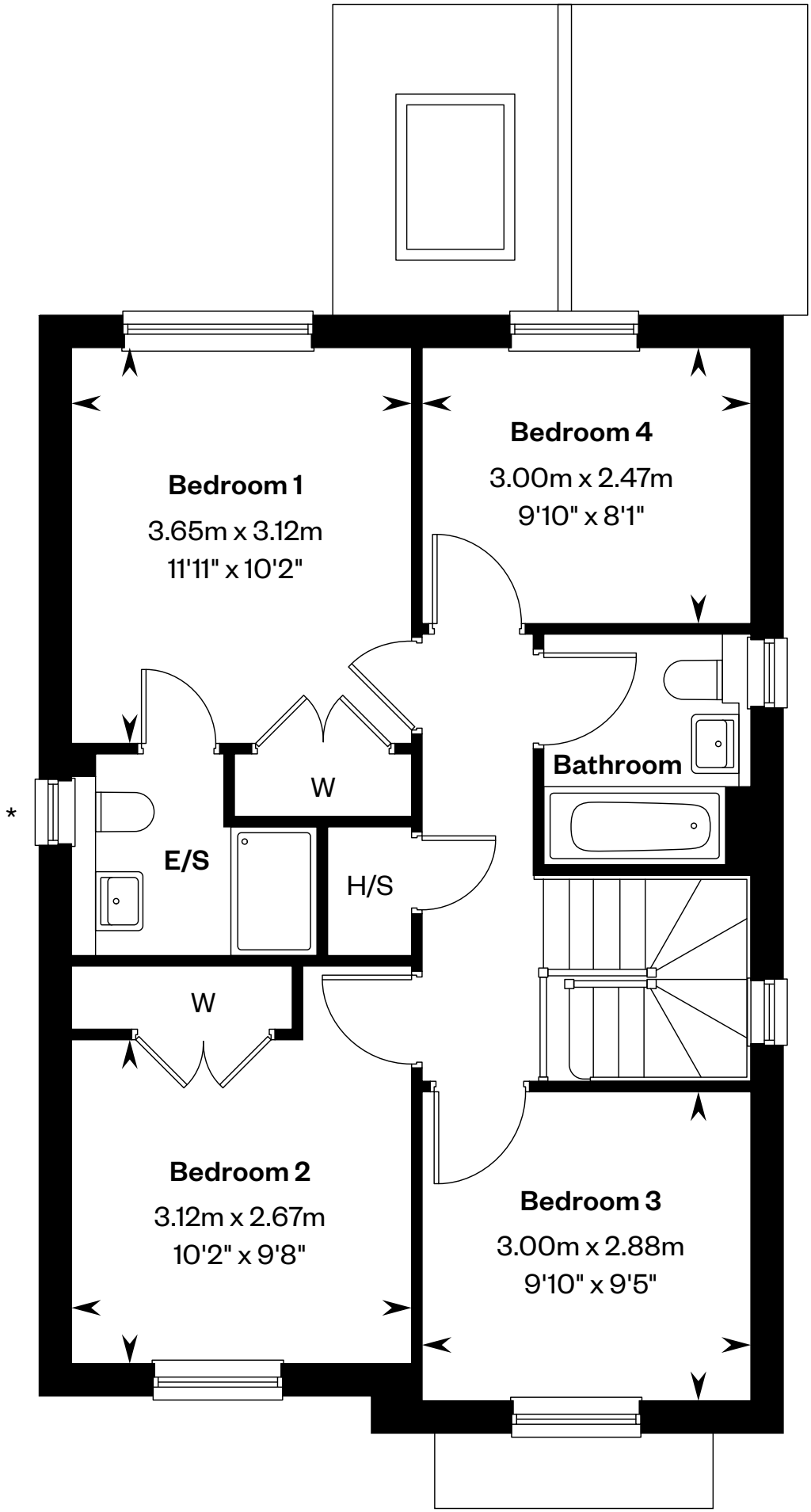
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Specification

Kitchens

- Contemporary kitchen thoughtfully designed with Quartz work surfaces (4 beds)
- Contemporary kitchen thoughtfully designed with laminate work surfaces (3 beds)
- 1.5 bowl inset undermount sink with single drainer (4 beds)
- 1.5 bowl inset composite sink with single drainer (3 beds)
- Inksinator 3-in-1 instant boiling, hot, and cold water tap
- Bosch built-in single oven
- Bosch built-in combination microwave oven
- Bosch 5-zone induction hob (4 beds)
- Bosch 4-zone induction hob (3 beds)
- Full height fridge and full height freezer (4 beds)
- Bosch built-in fridge freezer (3 beds)
- Bosch integrated dishwasher
- Wine cooler (4 beds)*

Utility^

- Laminate work surfaces
- Space for customers own washing machine and tumbler dryer
- Single bowl inset stainless steel sink with single drainer and chrome swivel spout

Family bathroom, en suites and cloakroom

- Pure White elegant European modern Roca sanitaryware
- Vanity unit to family bathroom and en-suite one
- 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)
- Wet ladder-style chrome finish towel radiator to family bathroom and en suites
- Fitted mirror to bathrooms**
- Shaver socket to en-suites
- Porcelanosa wall tiles

Heating, lighting and internal finishes

- Air Source Heat Pump wet traditional system and underfloor heating to ground floor
- Thermostatically controlled radiators to all other rooms
- Heatmiser neoHub Neo System thermostat controlled via Wifi and phone app
- PVCu windows and French doors**
- Built-in wardrobes to selected bedrooms*
- Separate dressing room to bedroom one (Custom build 2)
- LED downlights to kitchen/breakfast/family room^, utility room^, family bathroom, cloakroom and en-suites. Pendant lighting to other rooms. (3 & 4 beds)
- Luxury Amtico Spacia flooring to hall, kitchen/breakfast/family room, utility room^, family bathroom, en-suites and cloakroom. Carpets to all other rooms

Media and communications

- TV/FM DAB sockets in sitting room, kitchen/family room and bedroom one
- Sky and Freeview television distribution system with a TV socket following purchase and installation of suitable equipment
- Pre-wiring for Hyper-fast Fibre Optic Broadband
- Telephone sockets to hall cupboard and sitting room

Security and external details

- Cultivated turf and planting to front gardens
- Paved Patio area and cultivated turf to rear garden
- Hard wired security alarm system
- Electric vehicle charger**
- Electric garage door opener**
- Outside lights to front, rear^ and side^ doors. Recessed downlights to porch where applicable
- Multi-point locking system to front door
- Outside electrical point to rear garden
- Outside water tap to rear garden

Environmental details

- Air Source Heat Pumps that provide energy efficient, thermostatically controlled heating with high Seasonal Coefficient of Performances (SCOP) throughout the year and a low carbon footprint
- Smart meters installed to record your energy use and automatically send out meter readings
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- 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 throughout**
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- To support the conservation of bats, bees, birds and hedgehogs which contribute significantly to urban biodiversity, bat and bird boxes will be located to the eaves or gables on houses, as well as bee bricks and hedgehog runs in fencing*

*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. Specifications are correct at time of publication. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. 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.

Build options and reservation information

1. What are the choices available to the purchaser?

There are 5 detached and 10 semi-detached custom build homes, with three different layout options available in the Orpine home style. Within the marketing period, the purchaser can choose between one of the different internal layouts.

2. Can I have a mixture of the different interior layouts?

No, these layouts have been approved at planning stage so there is no deviation from the three internal layout options on offer.

3. Is there a cut off point for making design or layout changes?

At point of reservation you will confirm your preferred internal layout option with our sales consultant. No changes can be made to the layout following your reservation. However, you may be able to make internal upgrades to the home subject to build stage.

4. Will customisation affect the purchase price?

No, the sale price is the advertised price for the property regardless of which internal layout is selected.

5. Can I visit site to view progress of checked finishes?

Our team will endeavour to keep you regularly updated with video footage of your new home. However, closer to completion we will be able to arrange for you to view your new home.

6. How can I reserve a custom build home?

When reserving a Custom Build home, you will need to bring the relevant paperwork which will be provided to you by your sales consultant. You will also be required to pay a £1,000 reservation holding fee. Should your situation change, this is refundable. Custom build options will be marketed for 12 months and can be reserved at any point during that 12 month period.

Build options and reservation information

7. When can the units be reserved?

The houses can be reserved any time during the marketing period.

8. When will exchange be?

Contracts are required to be exchanged no later than 42 days following reservation. If, for any reason, you do not proceed to exchange of contracts committing you to purchase following the 42 day period, Cala will be entitled to re-offer the property on the open market. The deposit will be returned in full.

9. When will completion occur?

An anticipated completion date will be provided on exchange of contracts and this may change where we have unforeseen utility hold points. Once we have received NHBC Buildmark sign off, a 10 day notice period will also be served. This approach is usual with all house purchases.

10. What if units are not reserved within the marketing period?

CALA will decide the final internal layout of the property, which will be offered to the market in the traditional way.



Welcome to your new home

Samuel Gardens
Graves Paddock,
Off Bates Avenue,
Arlesey, SG15 6SZ



Stock photography

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