

CALA

Samuel Gardens

Arlesey



Stock photography



Enjoy the best of all worlds

Welcome to Samuel Gardens in Arlesey, a collection of stylish 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses set in the leafy and highly desirable area of Bedfordshire.

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.



Homes to suit you – and your lifestyle

A range of stylish new homes await at Samuel Gardens, with careful design and flexible, light-filled living spaces. You can also expect attractive exteriors, with nature-friendly features.

With their versatile interiors, these are homes that will adapt to your needs as they change, with luxurious fixtures and fittings, a high quality specification and an emphasis on sustainability too.



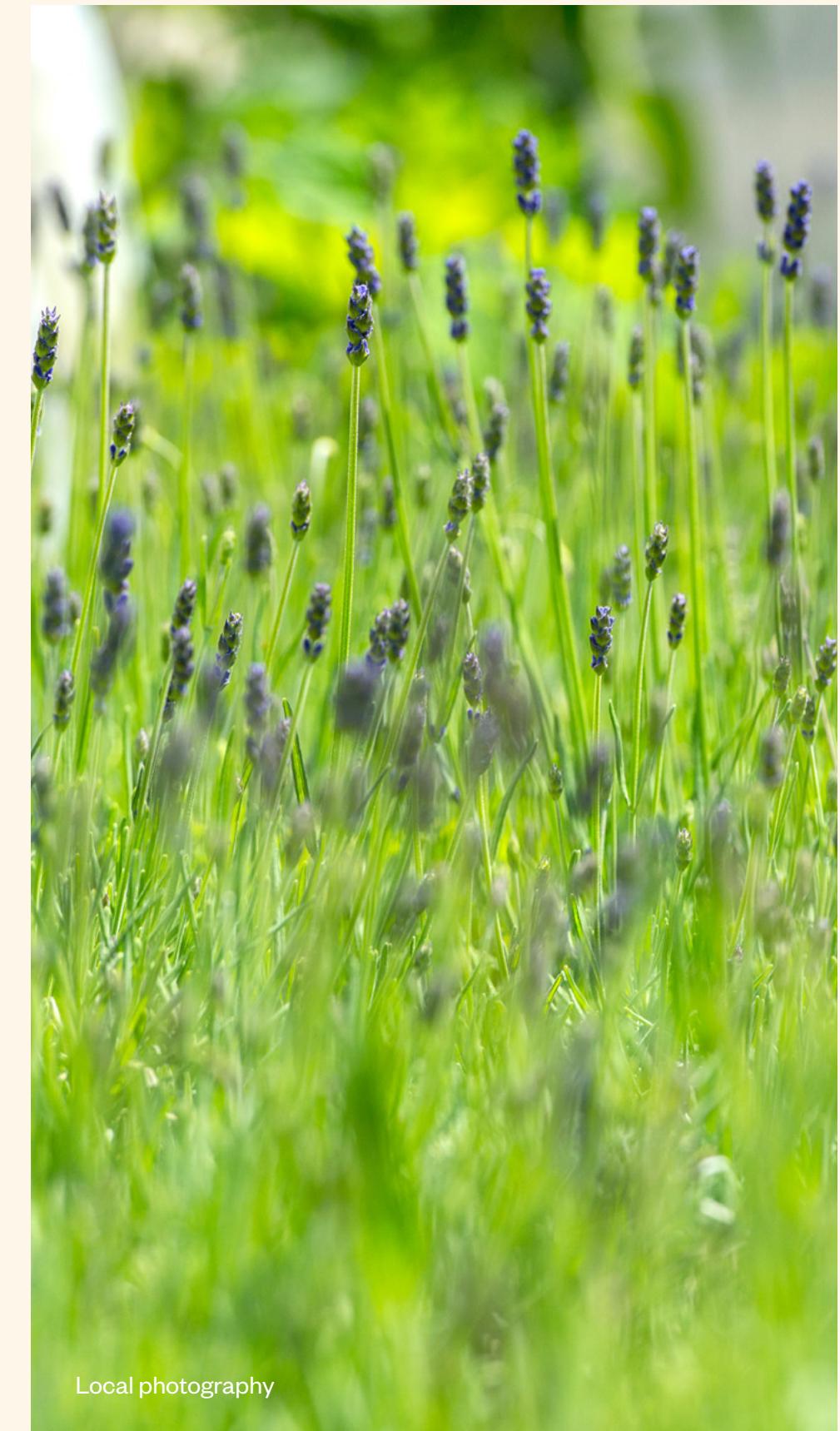
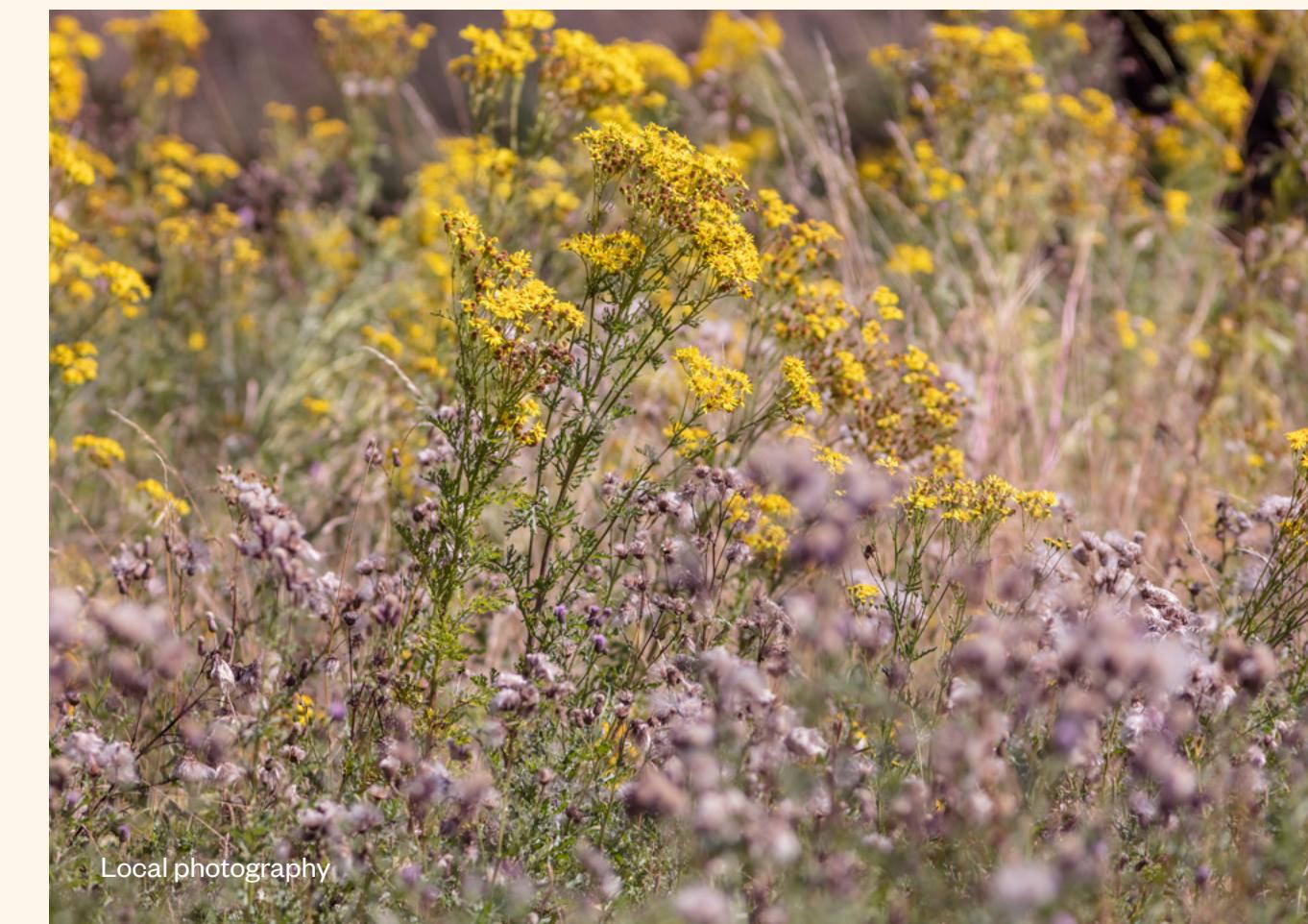
CGI of a street scene at Samuel Gardens



Internal photography at a previous Cala development

Enjoy the great outdoors

With so much picturesque countryside on your doorstep, you'll never have to go far to enjoy the great outdoors here. Arlesey's Buttercup Meadow and Old Moat and Glebe Meadows nature reserves are on your doorstep and are ideal for enjoying the fresh air. Just 15 minutes from Samuel Gardens is Hitchin's beautiful lavender field, open to the public in the summer and ideal for a relaxing stroll, and some spectacular photo opportunities too.



Enjoy all you need, all at your fingertips

Arlesey is home to a variety of shops for your everyday essentials, including a selection of convenience stores, plus a pharmacy and post office. For more comprehensive retail therapy, the Medieval market town of Hitchin is just 15 minutes away and is well-stocked with stores.



Local photography

Country calm meets city buzz

With rolling fields in all directions, Samuel Gardens offers all of the serenity that country living provides, with the added bonus of superb transport links. The A1(M) trunk road provides straightforward travel to Stevenage (20 minutes), Hatfield (27 minutes) and Central London (1 hour and 10 minutes). Bustling Bedford, meanwhile, is around 32 minutes on the A600, while vibrant Milton Keynes is approximately 42 minutes via the A507.



First class for education

Parents will be pleased to find a good range of schools for all ages in the surrounding area. For younger pupils, Gothic Mede Academy, Derwent Lower School and St Mary's CofE Academy School are all located within two miles of Samuel Gardens. Alternatively, Pix Brook Academy and Henlow CofE Academy School cater for 9-16 year-olds and are a similar distance from the development. Etonbury Academy, for youngsters aged from 9 to 18, is also within easy reach.



Local photography



Stock photography

Fun days out, for all the family

Samuel Gardens is perfectly located for days out, with plenty of options for all weathers. Whipsnade Zoo and Woburn Safari Park offer exciting introductions to the animal kingdom for your little ones. For family walks, the ancient woodland at Sharpenhoe and Sundon Hills offers spectacular views. Arlesey's Blue Lagoon is a freshwater lake that's perfect for water sports enthusiasts, whether you like diving, sailing or fishing. For rainy days, the independent, Art Deco Broadway Cinema & Theatre in Letchworth shows mainstream and independent films, with special event screenings and live performances too.



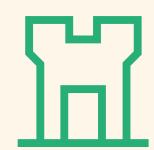
Places to go



Eating out – The White Horse in Arlesey and The Old George in Ickleford are perfect for a quiet pint and a hearty meal. For diverse, globally-influenced fare, Cultivo Lounge in Letchworth is also well worth a visit.



Sports and leisure – Pendleton Sports Centre, named after the famous Olympian track cyclist, Letchworth's North Herts Leisure Centre will have the whole family covered, with options for swimming, gym sessions, fitness classes and indoor and outdoor sport. Hitchin Swimming & Fitness Centre also has two indoor pools and a 50m heated lido. If you fancy a relaxing morning, Henlow and Mount Pleasant golf clubs are also less than 5 miles away.



History and heritage – For a unique insight into the area's past, North Hertfordshire Museum in Hitchin is the ideal place to start, with its mixture of permanent and changing exhibitions. The magnificent 18th century mansion at Wrest Park, standing in 90 acres of gardens, is also a delightful local attraction.





Local photography



Local photography

Things to do



Parks and nature – Immerse yourself in nature at Arlesey Old Moat and Glebe Meadows or Buttercup Meadow nature reserves, all located moments away.



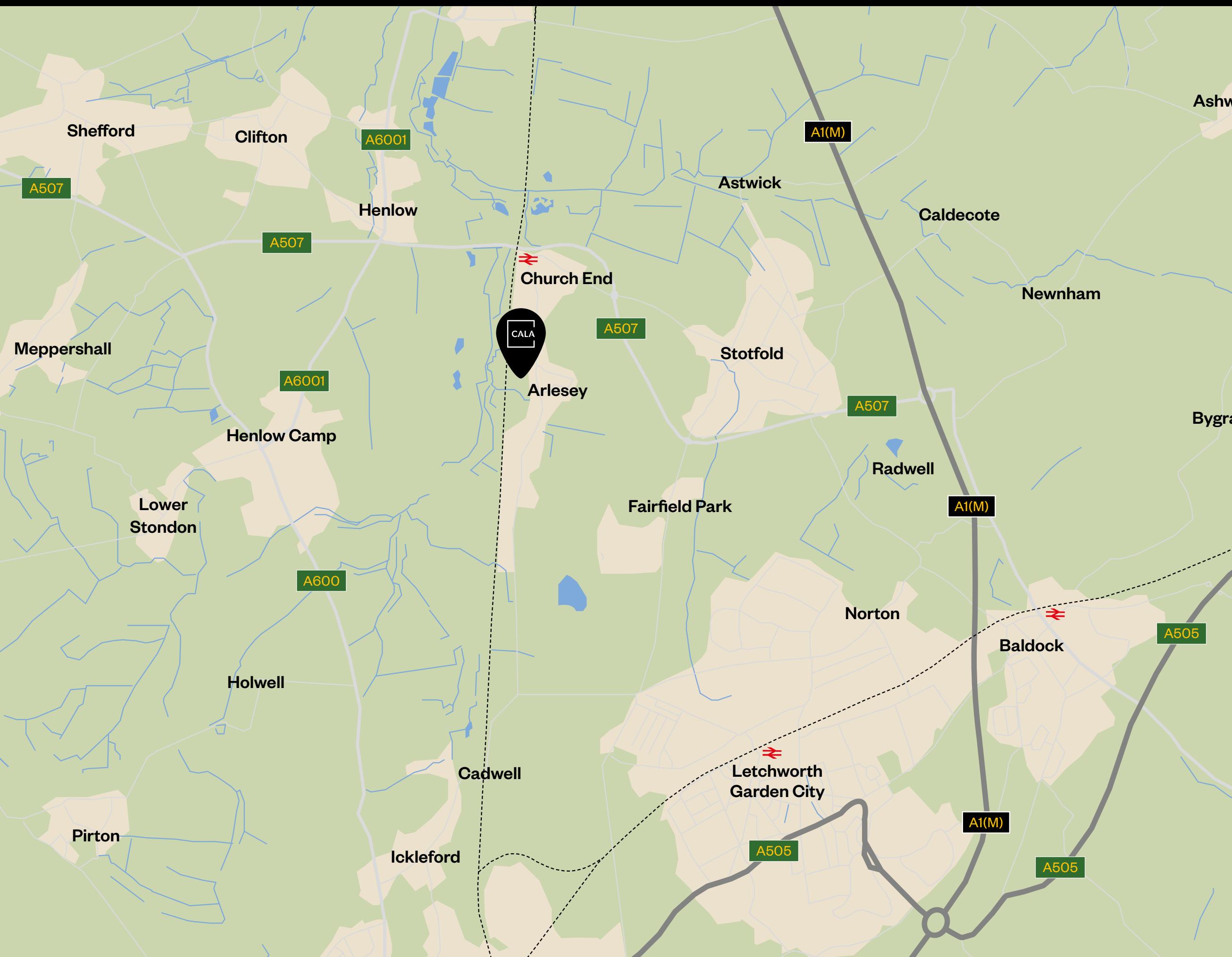
Entertainment – Looking for some live entertainment? You'll be in just the right place, with Hitchin's Factory Playhouse, the Queen Mother and Market theatres all just a short car journey away. Neighbouring Baldock also has a lively events calendar, including the free Balstock music festival and the Baldock Independent Beer Festival, which both take place each summer.



Shopping – Want to shop till you drop? Ease those spending cravings at the A1(M) retail complex in Biggleswade, just six miles away and offering a variety of retail outlets, or in Hitchin's thriving town centre, with its range of high street names and independent boutiques.



Family days out – Stotfold Watermill & Nature Reserve is a short drive from home and offers history, heritage and a chance to be amongst nature. Hitchin's Space2Play, an indoor soft play and party centre, is just the place for little ones to burn off some energy.



Getting around



By foot: The White Horse pub, the convenient shops on Arlesey high street and Arlesey station are all minutes from Samuel Gardens.



By car: Pendleton Sports Centre (5 minutes) and the A1(M) (10 minutes) are both a straightforward drive from Samuel Gardens.



By rail: Arlesey station offers services to London St Pancras International (39 minutes), Cambridge (48 minutes) and London Gatwick Airport (90 minutes).

Journey times are approximate. Train journey times are accurate as of July 2025 and are sourced from [thetrainline.com](https://www.thetrainline.com)

Superbly connected



On foot

- Gothic Mede Academy - 0.2 miles
- Arlesey high street shops – 0.2 miles
- St Peter's Church – 0.8 miles
- Arlesey train station – 0.9 miles
- Arlesey library – 1 mile



By car

- The Blue Lagoon freshwater lake – 1.5 miles
- Pendleton Sports Centre – 1.5 miles
- Pix Brook Academy – 2.1 miles
- Hitchin Lavender – 2.6 miles
- Stotfold Watermill & Nature Reserve – 3 miles
- Raynsford Church of England Academy – 3.3 miles
- Champneys Henlow spa – 3.6 miles
- Henlow Church of England Academy School – 3.7 miles
- Broadway Cinema & Theatre, Letchworth – 4 miles
- The A1(M) – 4.5 miles
- Tesco Extra – 5.3 miles
- Waitrose – 5.5 miles
- Hitchin Town Centre – 5.8 miles
- London Luton Airport – 14 miles



By rail

- Arlesey train station to London St Pancras International – 39 mins
- Arlesey train station to London King's Cross – 45 mins
- Arlesey train station to Cambridge – 48 mins
- Arlesey train station to Gatwick Airport – 90 mins

Journey times are approximate. Train journey times are accurate as of July 2025 and are sourced from national 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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View our interactive siteplan for our latest availability

Choose the home that's right for you



Foxglove

3 bedroom semi-detached and terraced home with upstairs study and garage*



Bayberry

2 bedroom semi-detached and terraced home



Dandelion

3 bedroom detached and semi-detached home with garage*



Brook

2 bedroom detached home with garage



Fir

3 bedroom detached and semi-detached home with garage*

Choose the home that's right for you



Opal
3 bedroom
detached chalet
bungalow



Orpine
4 bedroom
detached home*



Orpine (Custom build 1, 2, 3)
3 & 4 bedroom
detached and
semi-detached
home with garage*



Rowan
4 bedroom
detached home
with garage*



Silvergrass
4 bedroom
detached home
with carport
and garage



Twinberry
4 bedroom
detached home
with garage

Choose the home that's right for you



Wayfaring
4 bedroom
detached home
with integral
garage



Whitebeam
5 bedroom
detached home
with integral
garage



**Orchid
Apartments**
1 & 2 bedroom
apartments



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 a high-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 premium quality, it's the little things that make all the difference.



External photography of Wintringham, St. Neots



Interior photography of Cala at Wintringham, St. Neots



Aoife and Lee, Purchasers from Cala at Wintringham, St. Neots

What our customers say

“ The house is so spacious; Cala's ceilings are so much higher than in other new-build properties we've seen, and it just gives such a sense of space. I cannot believe the amount of storage space in our home! We have never been so organised. Moving to such a spacious 4 bed has been amazing. We can have family over to stay comfortably and there's room to have

a home office. We had our first electric bill through yesterday, and we breathed a huge sigh of relief because even though our new home is almost double the size of our old one in square footage, our energy bill is roughly the same **”**

Aoife and Lee,
Purchasers at Cala at Wintringham



External photography from a previous Cala development



Stock photography

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. Your new home is covered by an NHBC or similar industry-regulated insurance scheme covering the structural integrity of your new home from years three to 10. The first two years of the warranty is provided by us.

This means we take responsibility for fixing any quality issues during this period after you move in. We also provide you a 24-hour response service for emergency calls. We take personal pride in our customer service.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



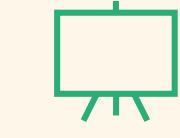
Less maintenance



Energy efficient



A chain free move



A blank canvas



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 >



External 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 arrows below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >

Our commitment to wildlife

We've made a commitment to deliver 10% Biodiversity Net Gain on every Cala Homes (North Home Counties) 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 ACD Environmental 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 at 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



Stock photography



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Home is more than a house

Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.



CALA Community Pledge



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Welcome to your new home

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

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