



CALA AT WINTRINGHAM

ST NEOTS

PHASE 1

CALA HOMES  
BUILT FOR YOUR NEXT CHAPTER



# CALA AT WINTRINGHAM

## WELCOME TO THE GOOD LIFE

You're looking for more than just a new home. You're looking for a whole new way of life. In a characterful setting with green open space and public realm at its heart, connecting a thriving family community to the historic centre of St Neots and rural landscape beyond.

CALA's selection of 1 & 2 bedroom apartments and 3 & 4 bedroom family homes will form the first phase of Wintringham, all enjoying light and spacious interiors finished to a high standard. Just a short walk from your door, new purpose-built amenities will include a primary school, shops, health services and community/leisure facilities. From play parks to wildlife habitat areas, allotments and extensive cycleways, everything is designed to offer residents a much healthier, more active and sustainable lifestyle.



Local area photography



Stock photography



Photography from a previous CALA development

**WINTRINGHAM**  
ST NEOTS





Photography from previous CALA developments





## BUYING NEW IS BETTER WITH CALA



### CALA PEACE OF MIND

A 10-year NHBC Buildmark Warranty, 24-hour response service for emergency calls and after-sales service for two years following all purchases.



### MOVE CHAIN-FREE

Our 100% Part Exchange\* service frees you from being in a chain. For more information and to use our part exchange calculator to see what you could save, visit [cala.co.uk/part-exchange](https://cala.co.uk/part-exchange)



### MORE CHOICE

With a selection of kitchens and bathrooms, you can choose the cabinets, tiles and floorings to suit you. Choices are subject to build stage.



### A VIBRANT NEW COMMUNITY

Many residents of new developments find that they quickly become part of an inclusive community of like-minded people.



### LESS MAINTENANCE

A new build home requires lower maintenance compared to an old house, saving you time and money.



### THE BEST OF BOTH

CALA homes balance modern contemporary design with traditional architecture to enhance their characterful surroundings.



### ENERGY EFFICIENT

Enjoy reduced gas and electricity bills and a better insulated, more energy efficient home, compared to a Victorian home with some modern updates\*\*.



### SAFE AS HOUSES

Built with safety in mind, our homes comply with the latest Health and Safety standards, including modern consumer units and ample, well positioned sockets, multi-point locks and mains powered smoke alarms.



### ALL THE MOD CONS

New built-in kitchen appliances covered by manufacturers' warranties and the latest water efficient bathroom fittings. Also a boiler and heating system complete with at least a two year warranty.



### FREEDOM TO PERSONALISE

A brand new home is the golden opportunity to make it your own. Its blank canvas can bring out the interior designer in you and give you the freedom to stamp your personality on everything.



### MORE LIGHT AND SPACE

Our Light & Space Collection is thoughtfully designed to promote sustainability and wellbeing. Maximising natural light, some homes also feature three-zone kitchens to create open plan living and breakaway rooms for relaxation, such as formal lounges and private studies.



### CONSUMER CODE FOR HOMEBUILDERS

We comply with the Consumer Code for Homebuilders, giving you peace of mind during the purchase process.



\*CALA will obtain 2 independent valuations based on achieving a sale in a 4-6 week period, part exchange considered subject to CALA's purchasing criteria, terms and conditions. Up to 100% part exchange available on selected plots, subject to terms and conditions and not in conjunction with any other offer. Incentives are available at selected developments on selected homes. For terms and conditions on all CALA incentives, please visit [cala.co.uk/terms](http://cala.co.uk/terms). \*\*Source: The NHBC Foundation 2016.



Photography from a previous CALA development



Stock photography



## SERVICE WITH A WIDE RANGE OF SMILES

Quality homes deserve a customer service to match, and CALA is committed to making your journey to a whole new lifestyle as enjoyable as the destination itself. Supporting you every step of the way, we work hard to ensure a straightforward and smooth-running move. From initial enquiry through to handing over the keys and beyond, we'll help your dream home come true.

Here are just some of the many happy comments we've received from CALA homeowners:

### A WRONG TURN AND RIGHT MOVE

It's not every day a wrong turn leads to your dream home, but that was the reality for Femi and Esther Oladokun from north east Lancashire. On their way to Peterborough to look for a rental apartment one weekend, they ended up purchasing a brand new five-bedroom home at The Mallards in Hampton Vale.

Femi said: "We are completely new to the area and Esther's new job meant we needed to find accommodation straightaway, so we thought that looking for a place to rent would be our only option. We visited the sales centre at The Mallards and the sales team were extremely helpful.

CALA's 100% Part Exchange scheme gave us the opportunity to secure our home without the headache of selling our existing property."

Esther added: "We have settled into our new home really well, and we would recommend a CALA home to anyone, without a doubt. Who'd have thought that a wrong turn would lead us to a fantastic new home, but we're so glad that it did!"

**FEMI AND ESTHER OLADOKUN, PURCHASERS AT THE MALLARDS, HAMPTON VALE, PETERBOROUGH**



## PERFECT HOMES IN PERFECT PLACES

Matt Evans and Nikki Price, who lived in London for six years, made the decision to relocate out of the capital two years ago, focussing their move on the Haddenham area. Unable to find a property they liked at the time, the couple rented in the village, waiting for the right property to come along.

Matt, who works in technology, and Nikki, who works for a retailer, used the Government-backed Help to Buy scheme to purchase their dream home at Aspen Park.

Matt comments: "As first-time buyers, we'd done our research into schemes available to help us onto the property ladder and into our perfect home, and the Help to Buy scheme had always been an attractive option to us. The scheme helped us to budget and understand what we could afford, and it seemed like a no-brainer to take advantage of it. Thanks to the scheme, we've been able to purchase a four-bedroom semi-detached home, offering plenty of space for myself, Nikki and our Labrador, Monty, but also allowing us space to grow."

MATT EVANS AND NIKKI PRICE AT ASPEN PARK, HADDENHAM



"We were keen to find our new family home before our daughter was born. We had looked at other new build developments in the area but the homes at Imber Riverside were head and shoulders above the rest. The property is ideal for our needs as a family and gives us plenty of space to grow. We have already become good friends with another couple at Imber Riverside who have also recently had a child. It's been really nice to feel like part of a new community.

The sales team have been brilliant. They were really knowledgeable and after talking through the available options, we knew the ease and convenience of Part Exchange was perfect for us."

FRANCIS & LOUISE SCHUBERT, PURCHASERS AT IMBER RIVERSIDE, EAST MOLESEY, SURREY



# WINTRINGHAM

## BE AT THE HEART OF IT ALL

Wintringham's history can be dated as far back as the 5th century, with evidence of Iron Age roundhouses populating this site over 2,500 years ago. It lies on the south-east perimeter of St Neots, just 18 miles west of Cambridge and 60 miles north of central London.

Spaces to play and places to explore are essential for both the young and young at heart. The Wintringham of today will be centered around a vibrant civic square with residents enjoying an impressive array of formal parks and natural landscapes, allotments, orchards, recreation facilities and play areas. Facilities including café, gym and shops, along with a library, health centre and group meeting spaces, will encourage this community to flourish.

Almost 9km of paths will help to create a strong walking, running and cycling culture, providing the perfect opportunity to meet like-minded neighbours while opening up an exciting new gateway between Wintringham and St Neots. The town offers a further

choice of shops, bars, restaurants and superb transport options, facilitating easy travel to Northampton, Peterborough, Luton, Milton Keynes, the capital and beyond. For those who enjoy the great outdoors, plenty of further fresh air pursuits can be found nearby, from golfing, horse riding and angling, to rowing and rambling.

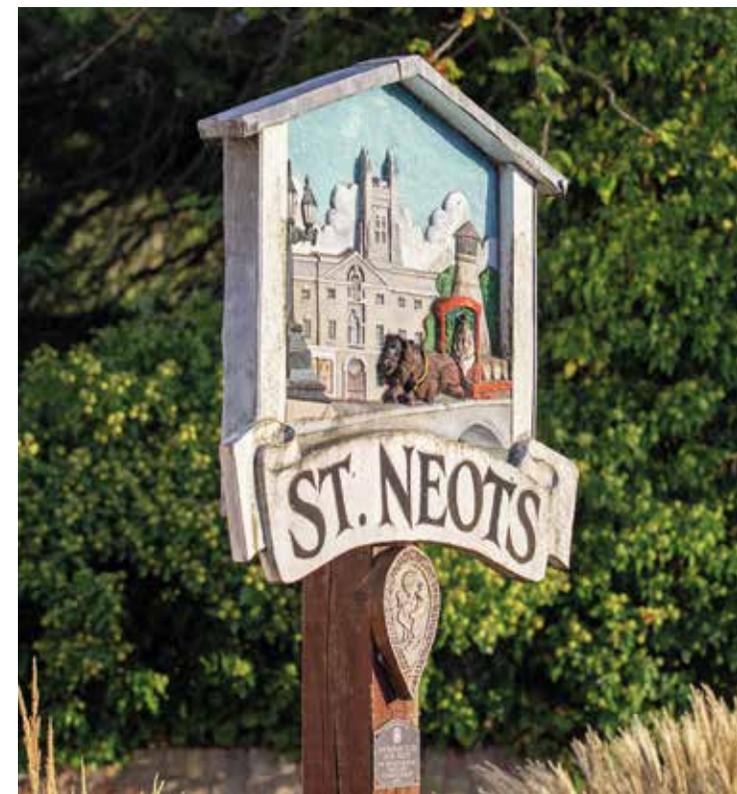
An attractive landscaped business park on the edge of Wintringham is set to boost the area's economic growth, providing contemporary spaces for offices, research & development, creative and light industrial enterprises in purpose built work spaces.

Children can look forward to a great education with Wintringham's brand new primary school creating a safe, nurturing environment within the community. Incorporating green space and wild gardens, the school's facilities and playing fields will provide additional valuable educational and play space.

Additional education options can be found at St Mary's and Eynesbury CofE Primary Schools, with Ernulf and Longsands Academy both providing secondary education.



Local area photography





## WELL-CONNECTED IN EVERY WAY

Situated to the east of St Neots, Wintringham is perfectly placed for living and working, thanks to significant investment in a cycle/pedestrian network and public transport.

The A428 is moments away, directly linking St Neots to Cambridge, while the A1M is just over a couple of miles from home connecting to the north and south. Better still, the A1M and A428 are also being upgraded to provide a prioritised Metro link to Cambridge, along with improvements on the A14 to Peterborough. Plus you don't have far to drive for flights from London Luton Airport, some 37 miles away.

There is a bus stop also within easy walking distance, from where you can take the X5 express to Cambridge, Milton Keynes and Oxford. While St Neots station is on the East Coast Main Line, with regular trains reaching London King's Cross in around 45 minutes and Peterborough in just 23 minutes, or for more exotic destinations there is a direct train to Gatwick Airport from St Neots.

Distances and journey times are approximate and are taken from Google Maps and theaa.com



# CALA AT WINTRINGHAM PHASE 1

- 
**THE ELTISLEY**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 1, 3, 152, 157, 158, 167, 171, 176 & 184
- 
**THE ATTENBOROUGH**  
 4 BEDROOM DETACHED AND SEMI-DETACHED HOME WITH GARAGE  
 PLOTS 2, 153-156
- 
**THE BUCKDEN**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 28, 31, 32 & 35
- 
**THE D'ARCY**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 4 & 169
- 
**THE DULOE**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 33, 34 & 181
- 
**THE HOLME**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 29 & 30
- 
**THE TILBROOK**  
 4 BEDROOM DETACHED AND SEMI-DETACHED HOME WITH GARAGE  
 PLOTS 177-180
- 
**THE WARESLEY**  
 4 BEDROOM DETACHED HOME WITH GARAGE  
 PLOTS 182 & 183
- 
**THE STONELY**  
 4 BEDROOM SEMI-DETACHED HOME WITH GARAGE  
 PLOTS 162 & 163
- 
**THE ELLINGTON**  
 3 BEDROOM SEMI-DETACHED HOME WITH STUDY  
 PLOTS 172-175
- 
**THE TETWORTH**  
 3 BEDROOM TOWNHOUSE WITH STUDY  
 PLOTS 159-161, 164-166
- 
**THE NEWTON**  
 2 BEDROOM DETACHED FLAT OVER GARAGE  
 PLOTS 168 & 170
- 
**LUTTON APARTMENTS**  
 1 & 2 BEDROOM APARTMENTS  
 PLOTS 5-15
- 
**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 Consultant prior to reservation. SS: Sub Station.



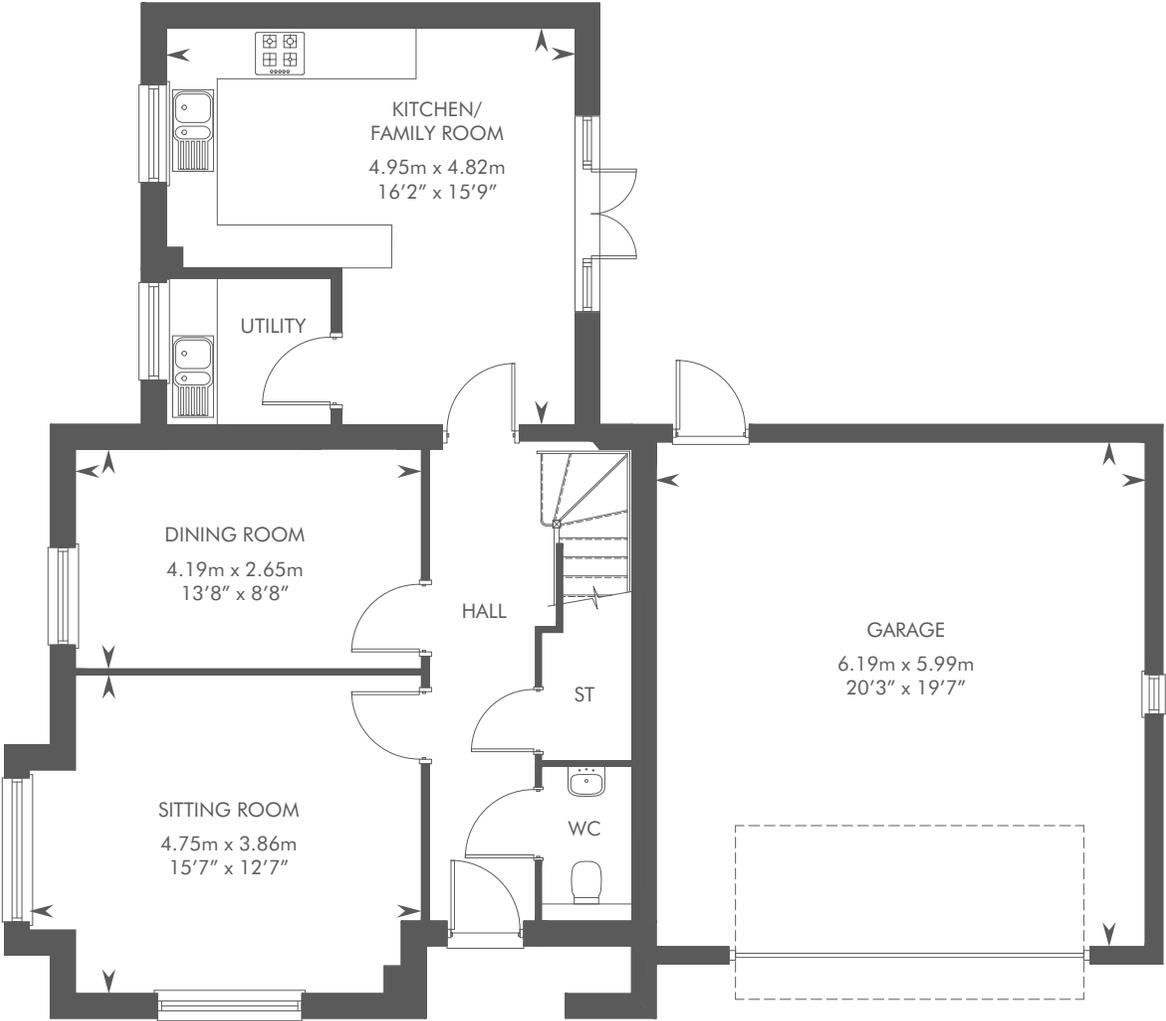
Computer generated image - The Abbotsley

# THE ABBOTSLEY

4 BEDROOM DETACHED HOME WITH STUDY AND GARAGE



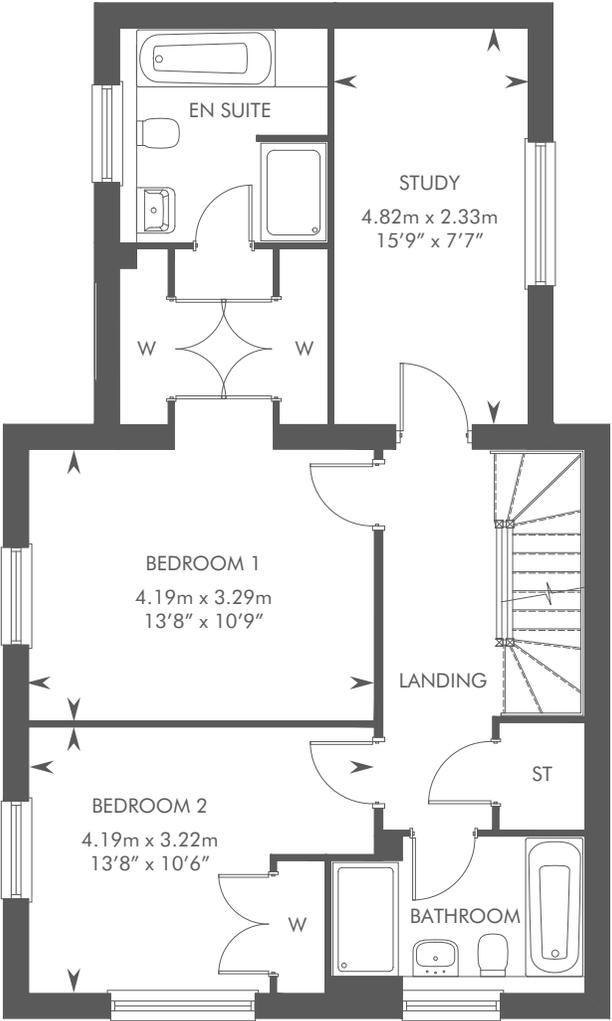
THE ABBOTSLEY  
PLOTS 104 & 142 – AS SHOWN  
PLOTS 113 & 151 – HANDED



GROUND FLOOR

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

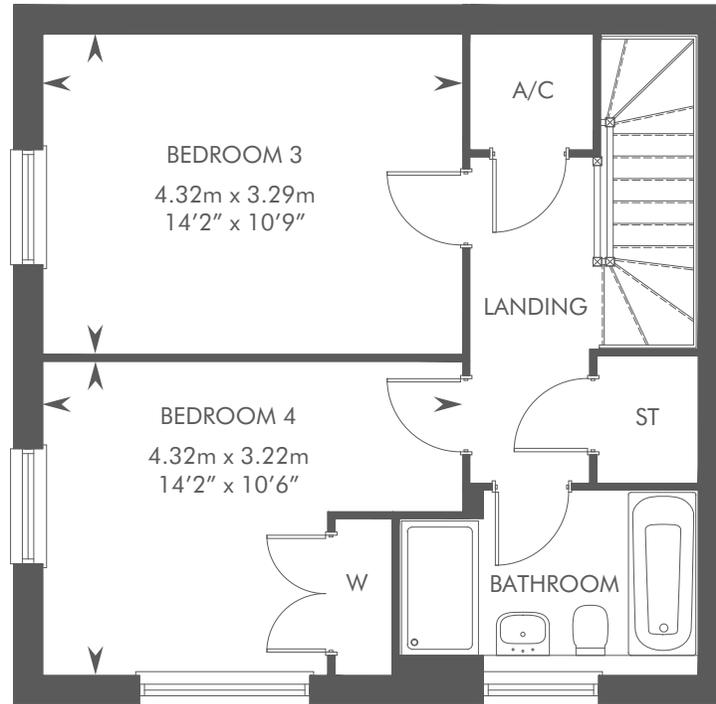
THE ABBOTSLEY  
PLOTS 104 & 142 – AS SHOWN  
PLOTS 113 & 151 – HANDED



FIRST FLOOR

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

THE ABBOTSLEY  
PLOTS 104 & 142 – AS SHOWN  
PLOTS 113 & 151 – HANDED



SECOND FLOOR

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

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Computer generated image - The Attenborough

# THE ATTENBOROUGH

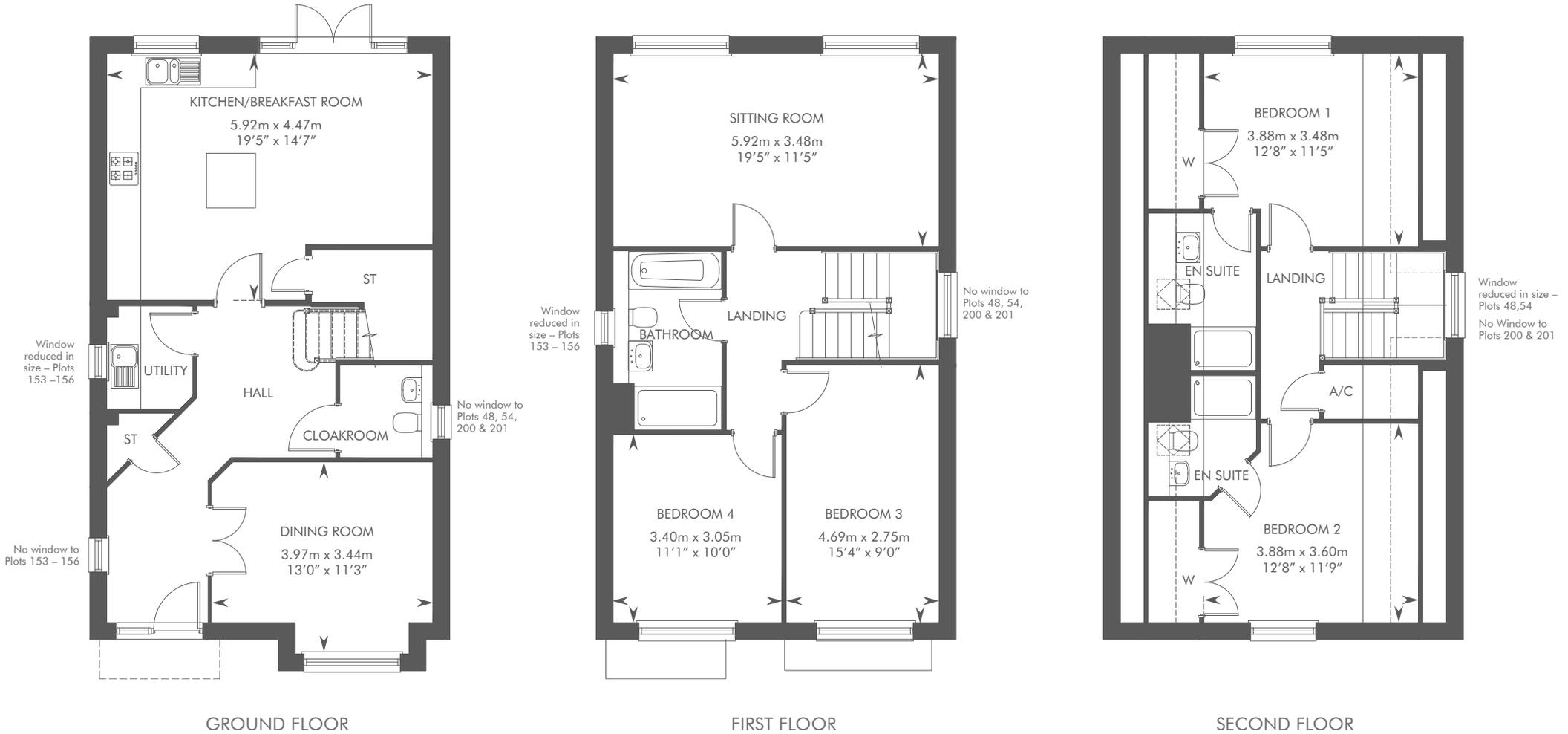
4 BEDROOM DETACHED AND SEMI-DETACHED HOME WITH GARAGE



THE ATTENBOROUGH

PLOTS 2, 54, & 201 – AS SHOWN

PLOTS 48, 153, 154, 155, 156 & 200 – HANDED



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

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# THE BUCKDEN

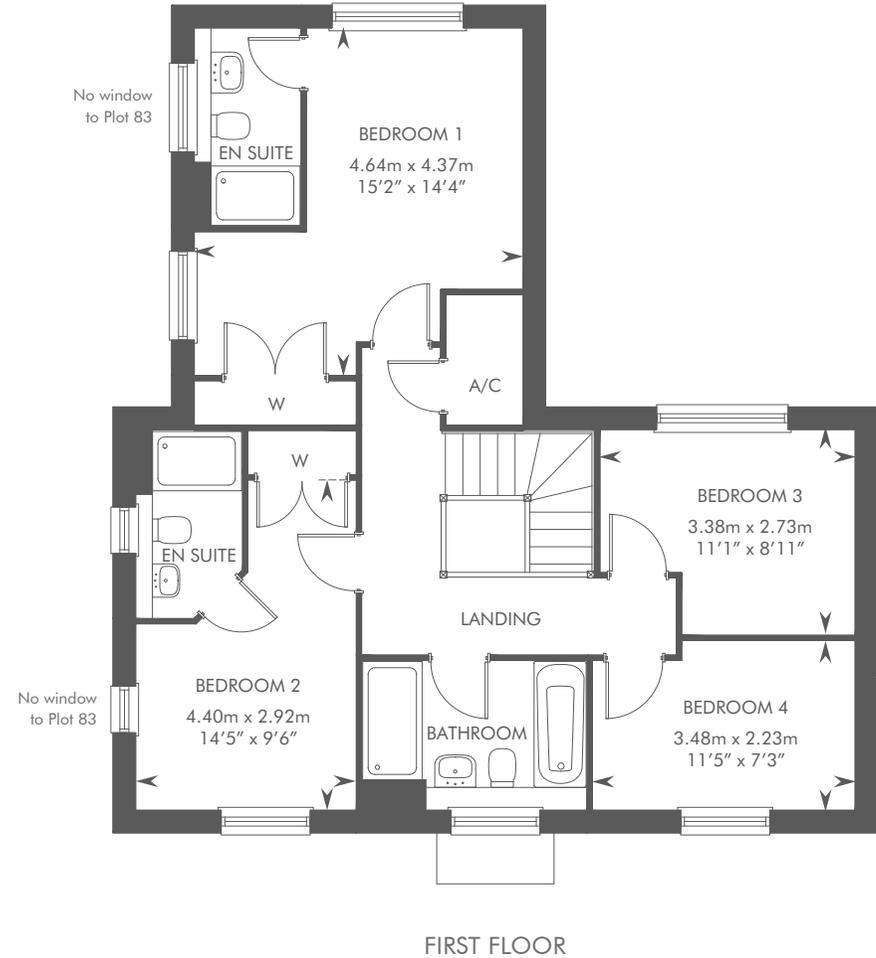
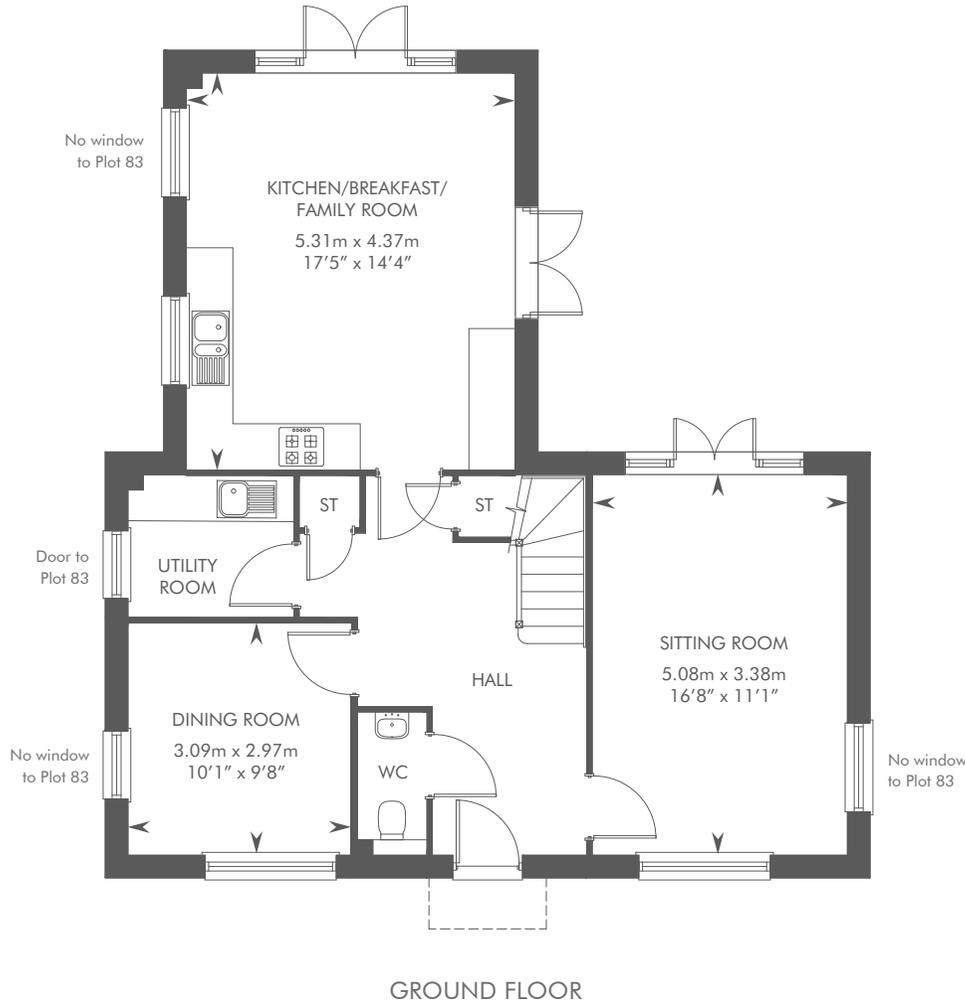
4 BEDROOM DETACHED HOME WITH GARAGE



THE BUCKDEN

PLOTS 28, 32, 45, 46, 57, 114 & 150 – AS SHOWN

PLOTS 31, 35, 36, 55, 105 & 141 – HANDED



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# THE COPLE AND HARSTON

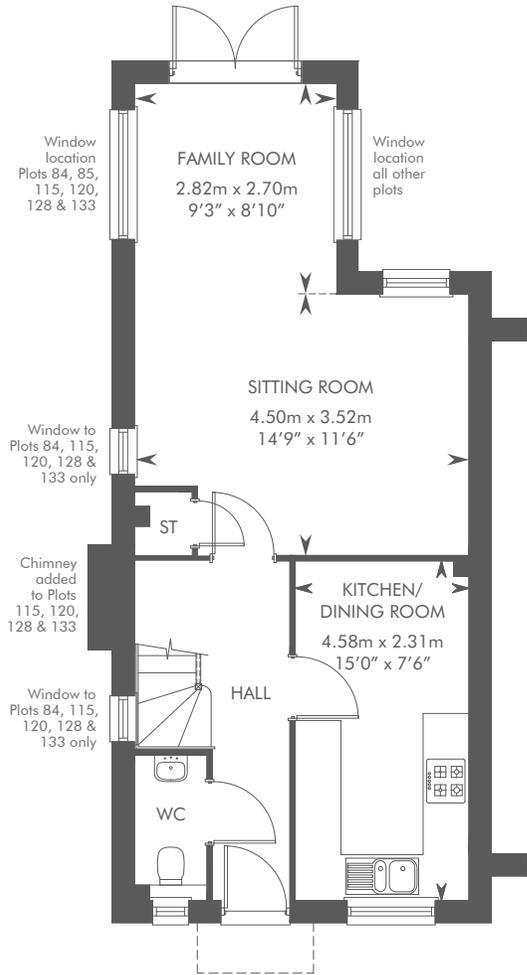
3 BEDROOM SEMI-DETACHED AND END-OF-TERRACE HOME WITH STUDY AND CARPORT



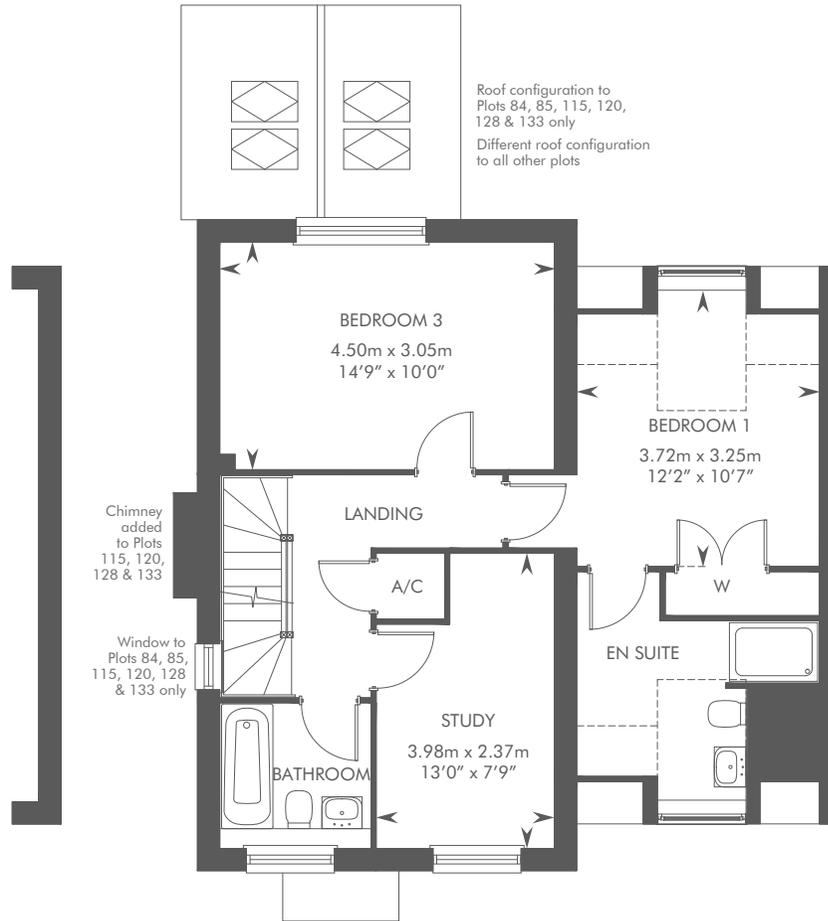
**THE COPLE AND HARSTON**

LOTS 37, 39, 41, 43, 85, 116, 118, 120, 128, 130 & 132 – AS SHOWN

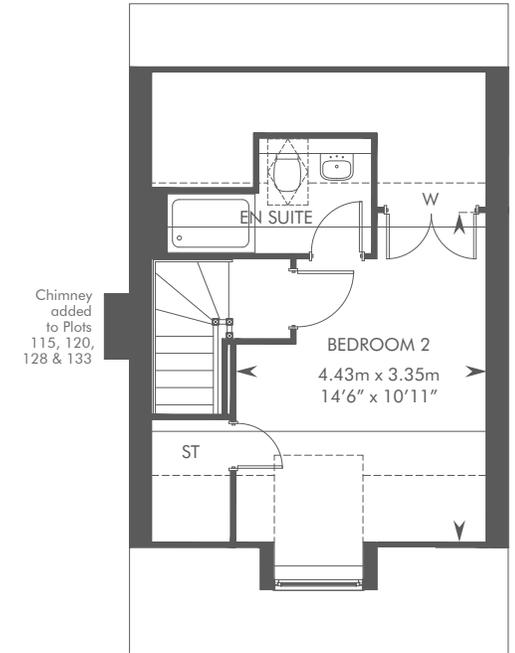
LOTS 38, 40, 42, 44, 84, 115, 117, 119, 129, 131 & 133 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 2100mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. ☒: Roof Lantern. ☒: Velux Window. A/C: Airing cupboard.

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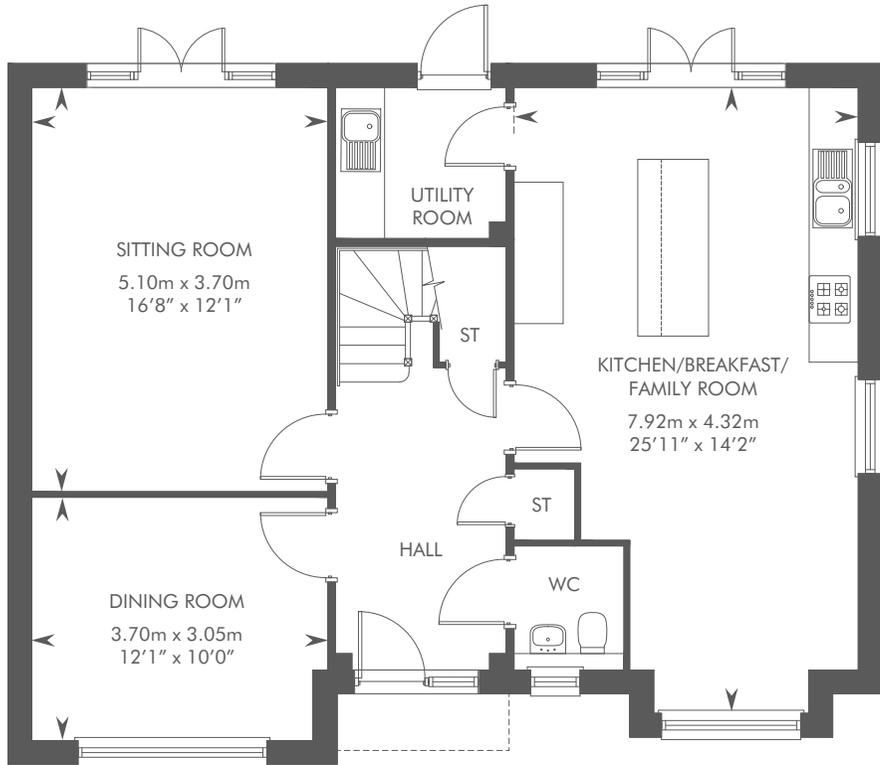
Computer generated image - The D'arcy

# THE D'ARCY

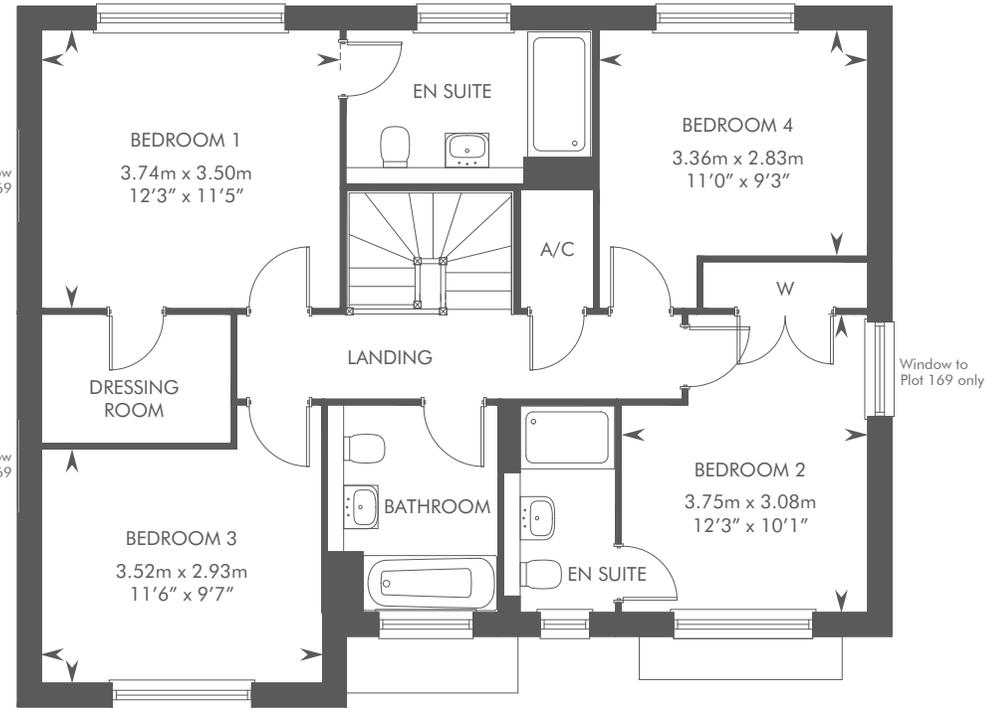
4 BEDROOM DETACHED HOME WITH GARAGE



THE D'ARCY  
 PLOTS 169, 192 & 215 – AS SHOWN  
 PLOTS 4, 187 & 214 – HANDED



GROUND FLOOR



FIRST FLOOR

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THE DIDDINGTON

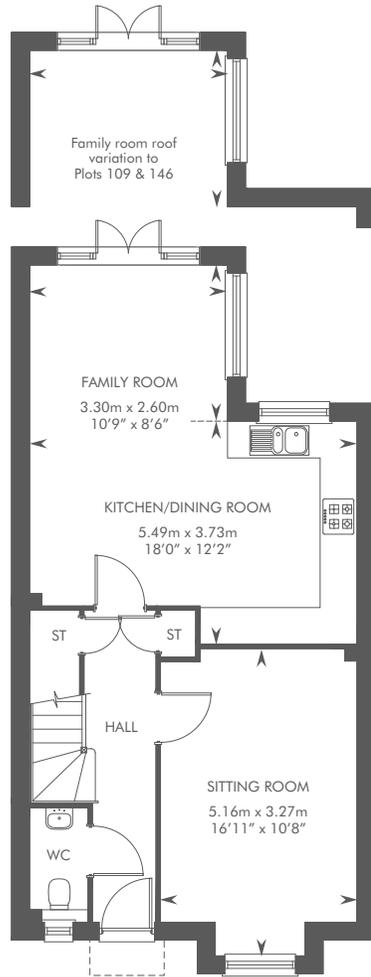
Computer generated image - The Diddington

# THE DIDDINGTON

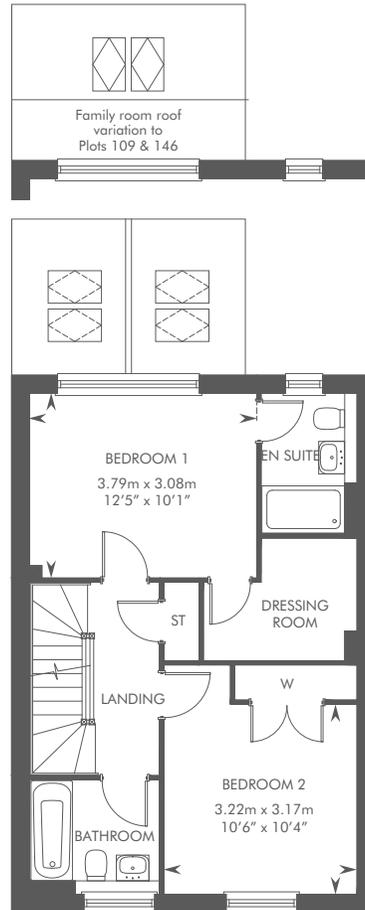
4 BEDROOM TERRACED AND SEMI-DETACHED HOME WITH GARAGE



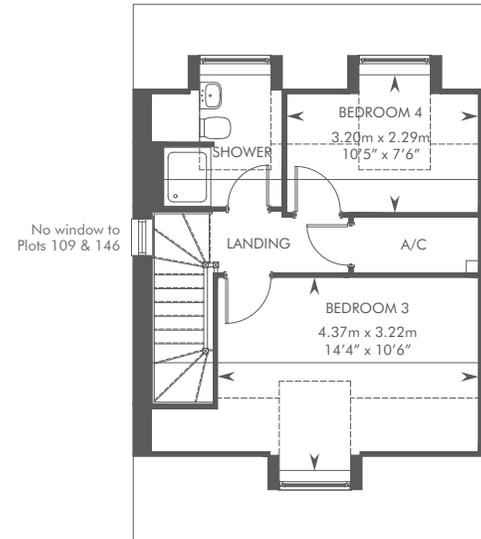
THE DIDDINGTON  
 PLOTS 107, 109, 144 & 146 – AS SHOWN  
 PLOTS 111 & 148 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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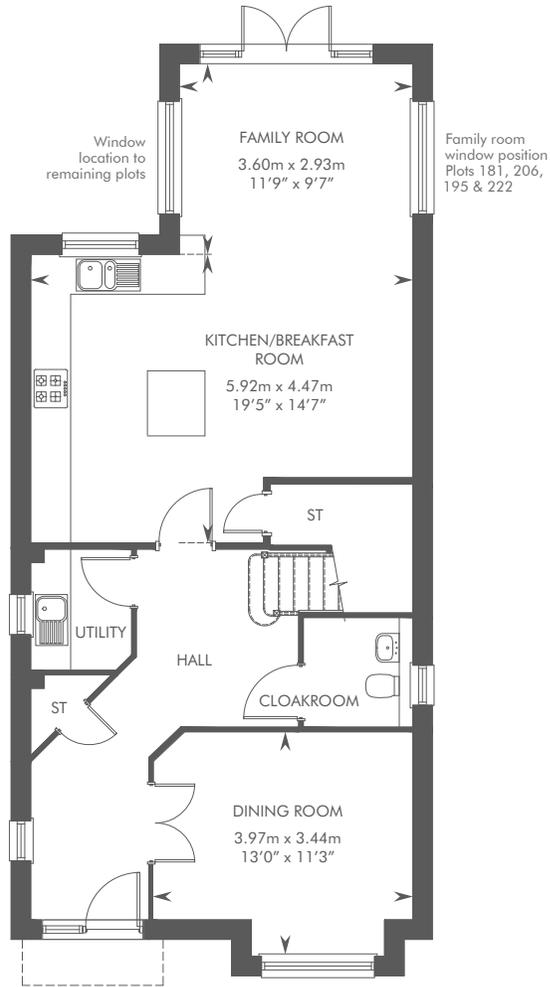


# THE DULOE

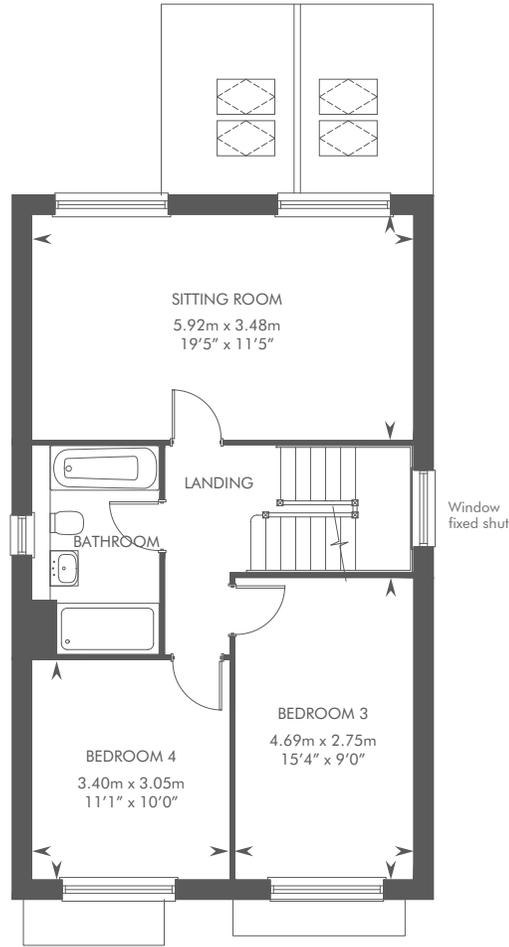
4 BEDROOM DETACHED HOME WITH GARAGE



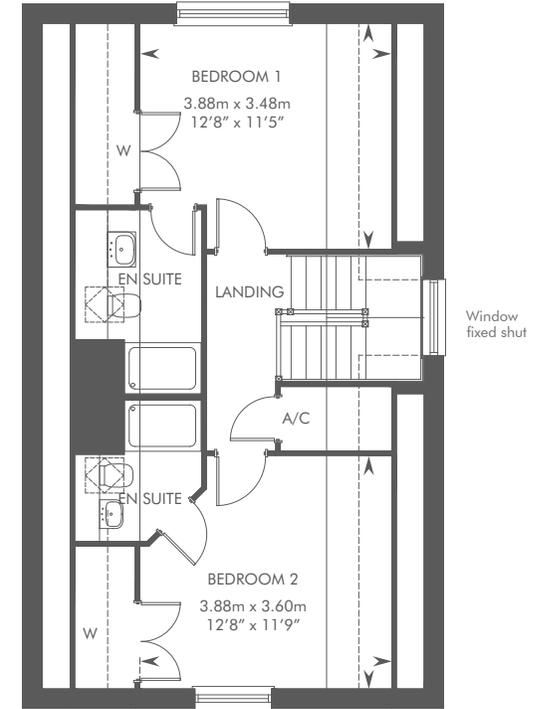
THE DULOE  
 PLOTS 33, 34, 181, 195 & 217 – AS SHOWN  
 PLOTS 206 & 222 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# THE ELLINGTON

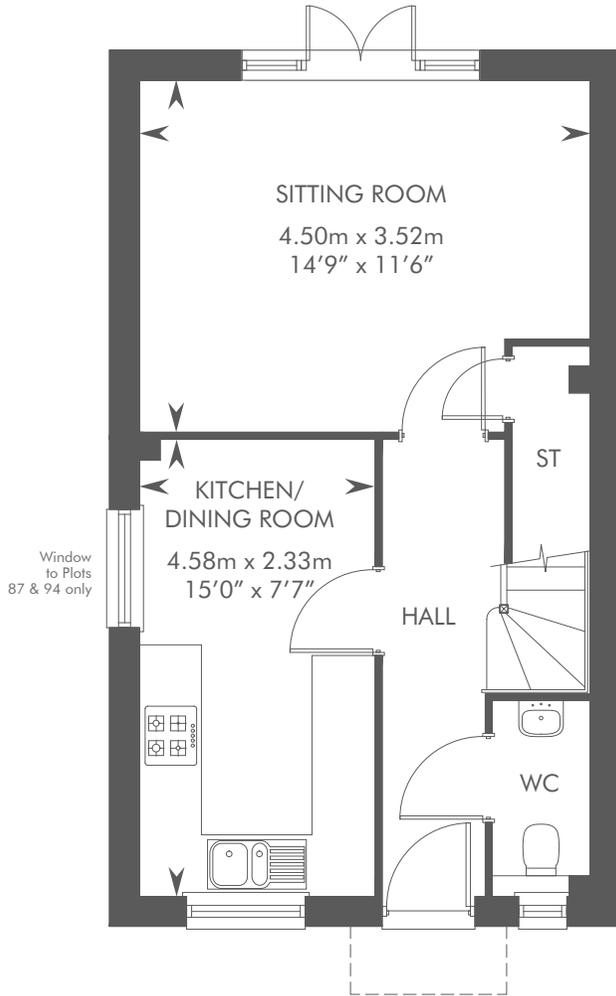
3 BEDROOM SEMI-DETACHED HOME WITH STUDY



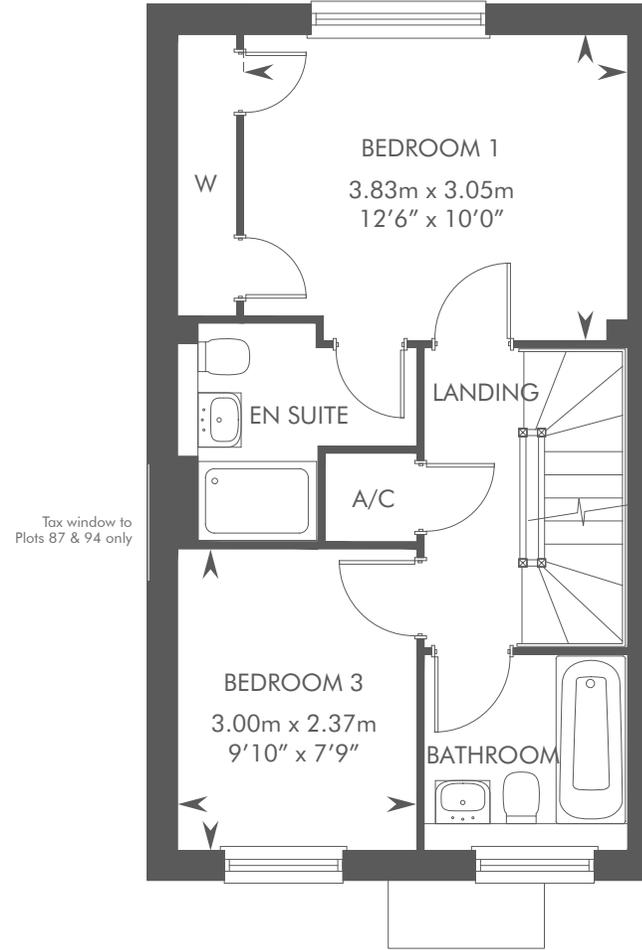
THE ELLINGTON

PLOTS 88, 90, 92, 94, 172 & 174 – AS SHOWN

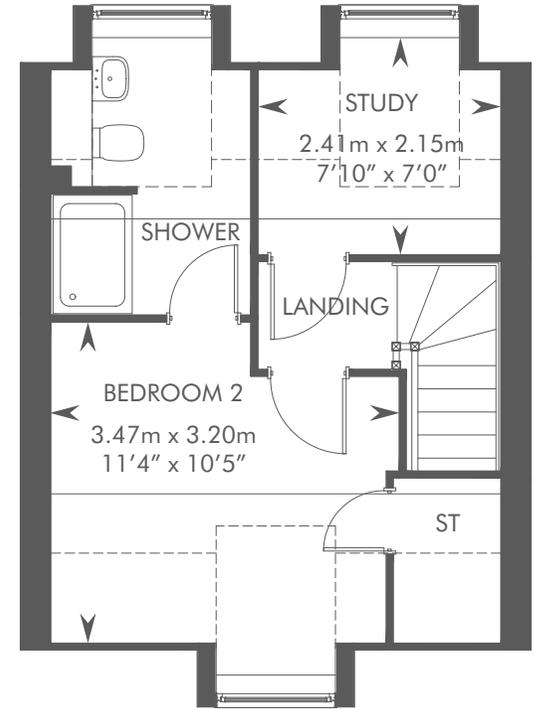
PLOTS 87, 89, 91, 93, 173 & 175 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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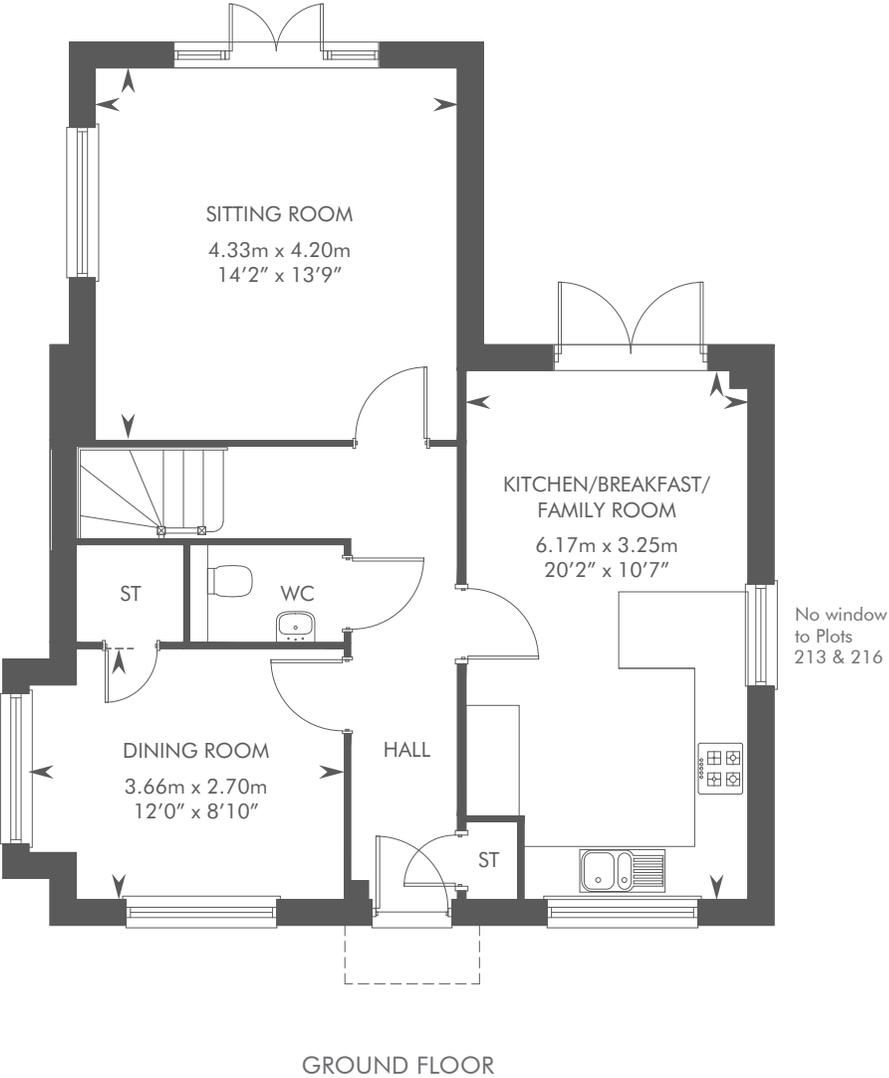


# THE ELTISLEY

4 BEDROOM DETACHED HOME WITH GARAGE



THE ELTISLEY  
PLOTS 95, 96, 152, 171, 176, 184, 194 & 216 – AS SHOWN  
PLOTS 1, 3, 82, 86, 103, 157, 158, 167, 185, 207 & 213 – HANDED

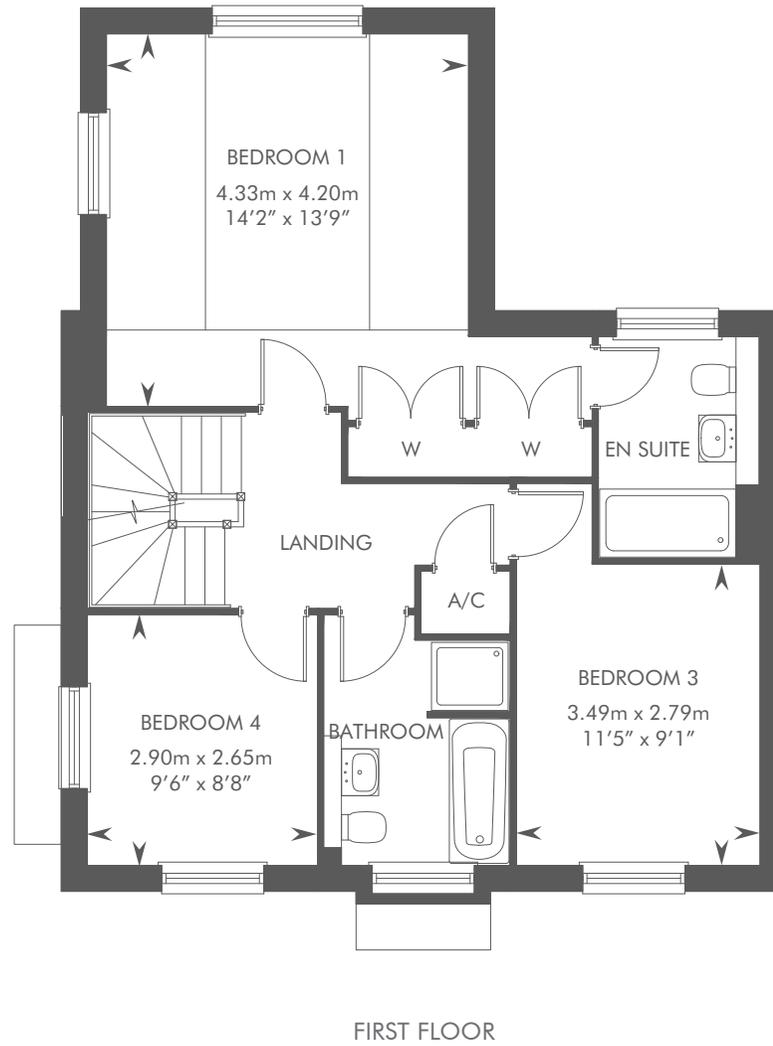


Please ask your Sales Consultant for further details. ST: Store cupboard.

THE ELTISLEY

PLOTS 95, 96, 152, 171, 176, 184, 194 & 216 – AS SHOWN

PLOTS 1, 3, 82, 86, 103, 157, 158, 167, 185, 207 & 213 – HANDED

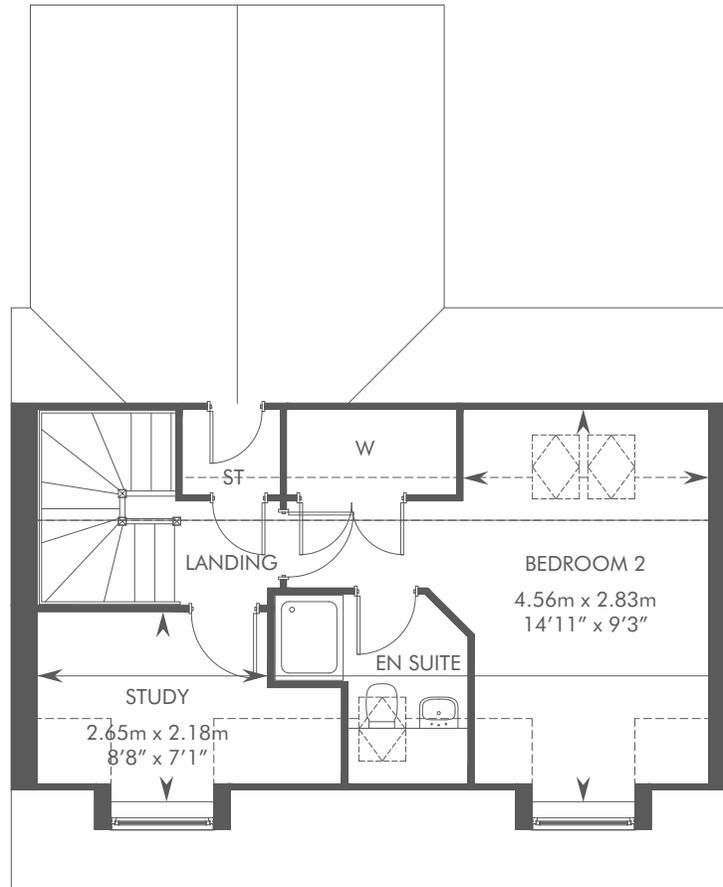


Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. W: Wardrobe. A/C: Airing cupboard.

THE ELTISLEY

PLOTS 95, 96, 152, 171, 176, 184, 194 & 216 – AS SHOWN

PLOTS 1, 3, 82, 86, 103, 157, 158, 167, 185, 207 & 213 – HANDED



SECOND FLOOR

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Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. ☒: Velux window.

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Computer generated image - The Holme

# THE HOLME

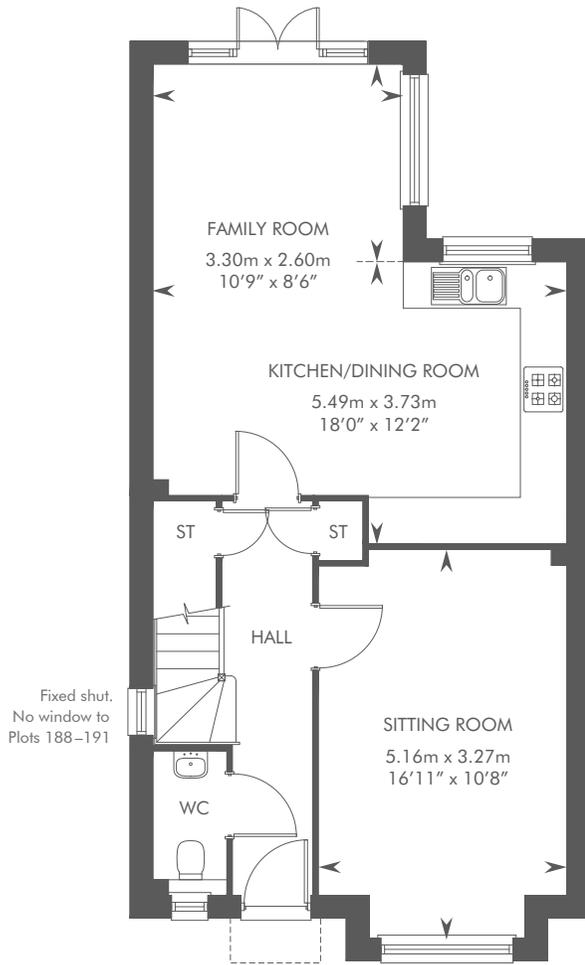
4 BEDROOM DETACHED HOME WITH GARAGE



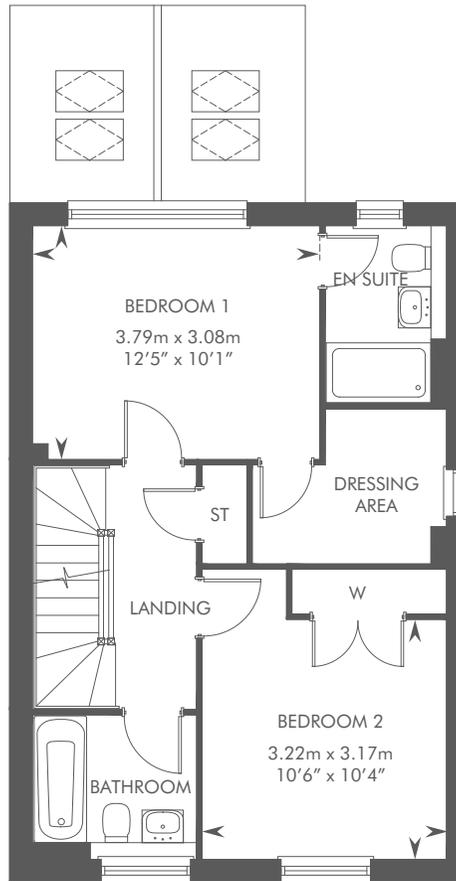
THE HOLME

PLOTS 51, 52, 53, 186, 188, 189, 190 & 191 – AS SHOWN

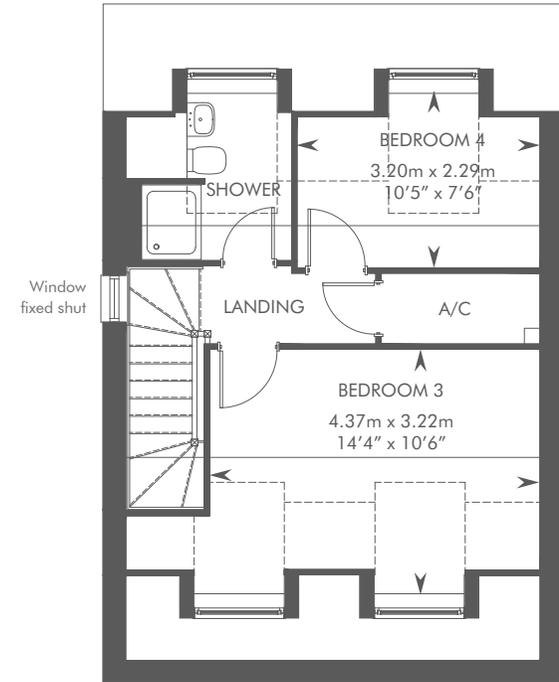
PLOTS 29, 30, 47, 49, 50 & 193 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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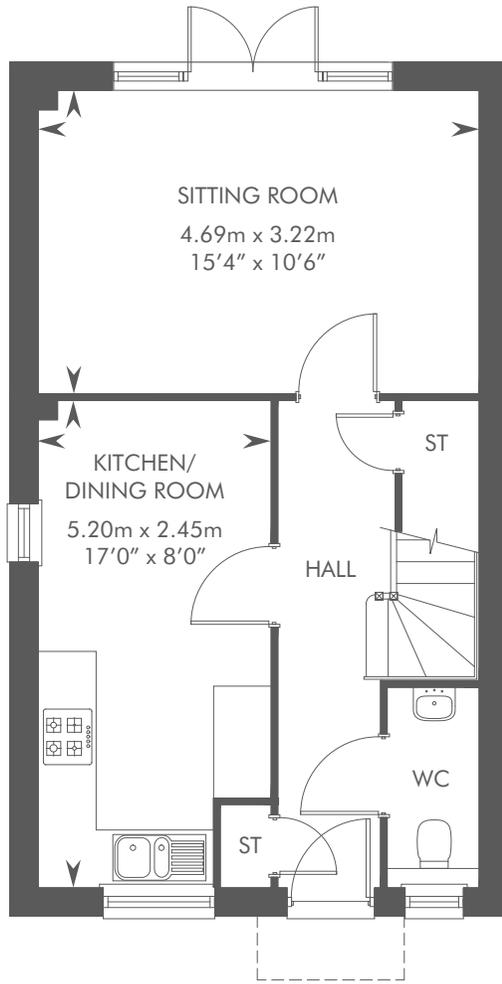
Computer generated image - The Renhold

# THE RENHOLD

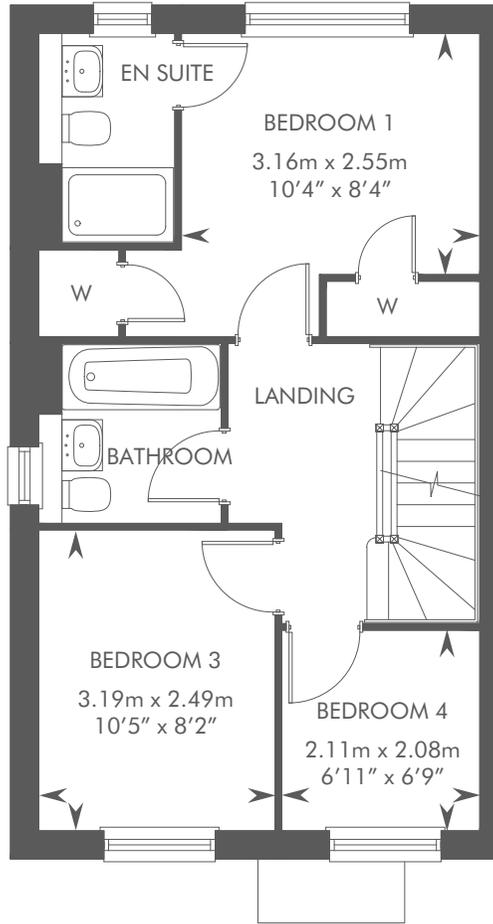
4 BEDROOM SEMI-DETACHED HOME WITH STUDY AND GARAGE



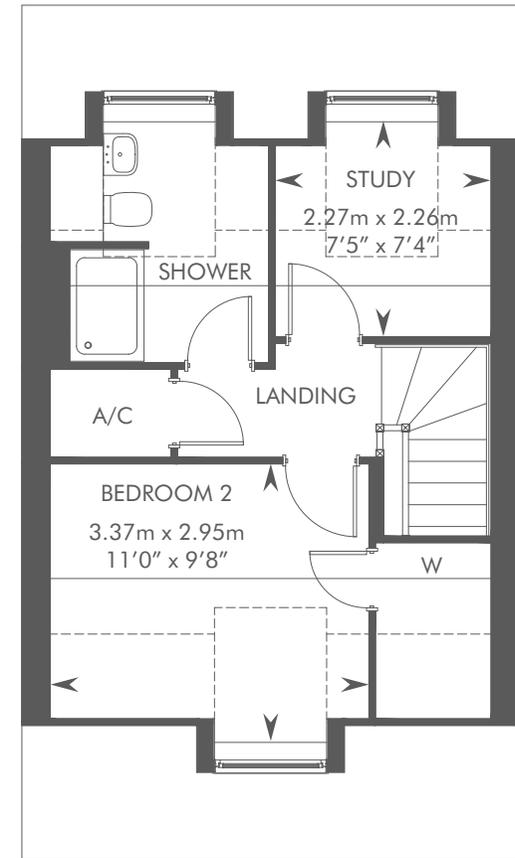
THE RENHOLD  
 PLOT 212 – AS SHOWN  
 PLOT 211 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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THE STONELY

Computer generated image - The Stonely

# THE STONELY

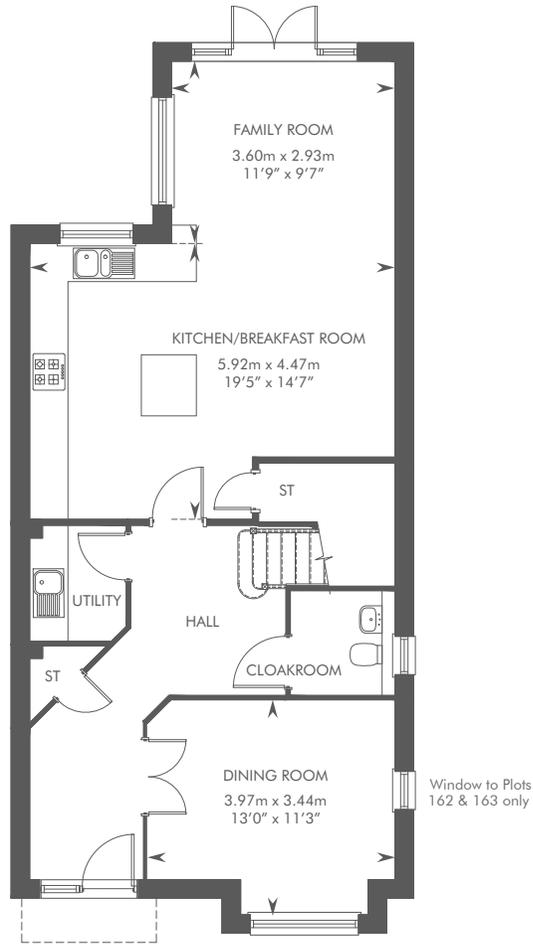
4 BEDROOM SEMI-DETACHED HOME WITH GARAGE



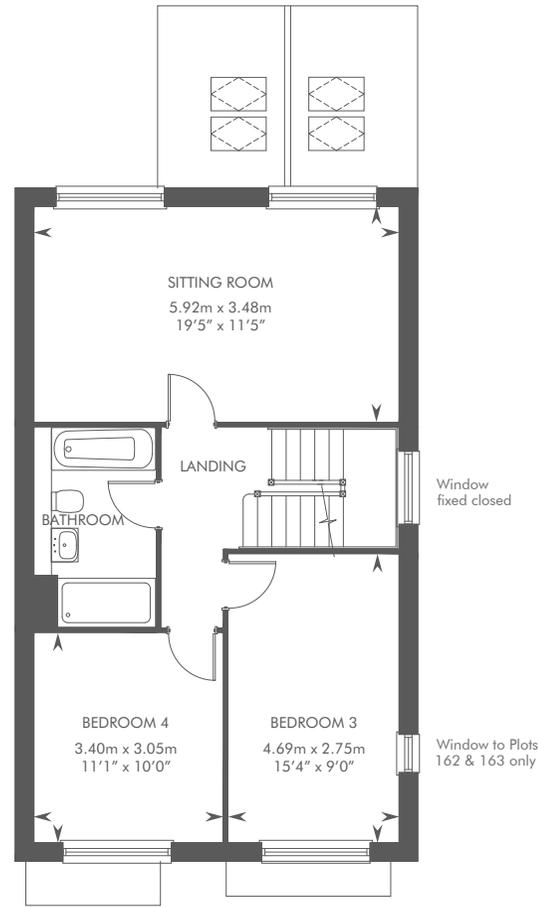
THE STONELY

PLOTS 106, 108, 143, 145 & 163 – AS SHOWN

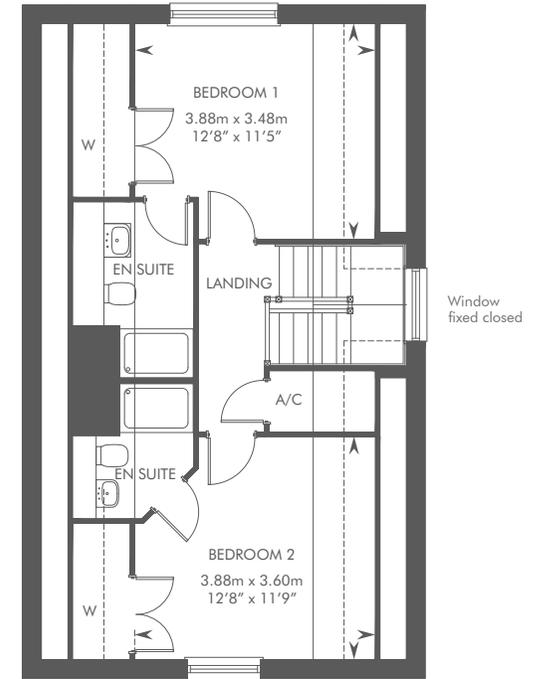
PLOTS 110, 112, 147, 149 & 162 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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Computer generated image - The Tetworth

# THE TETWORTH

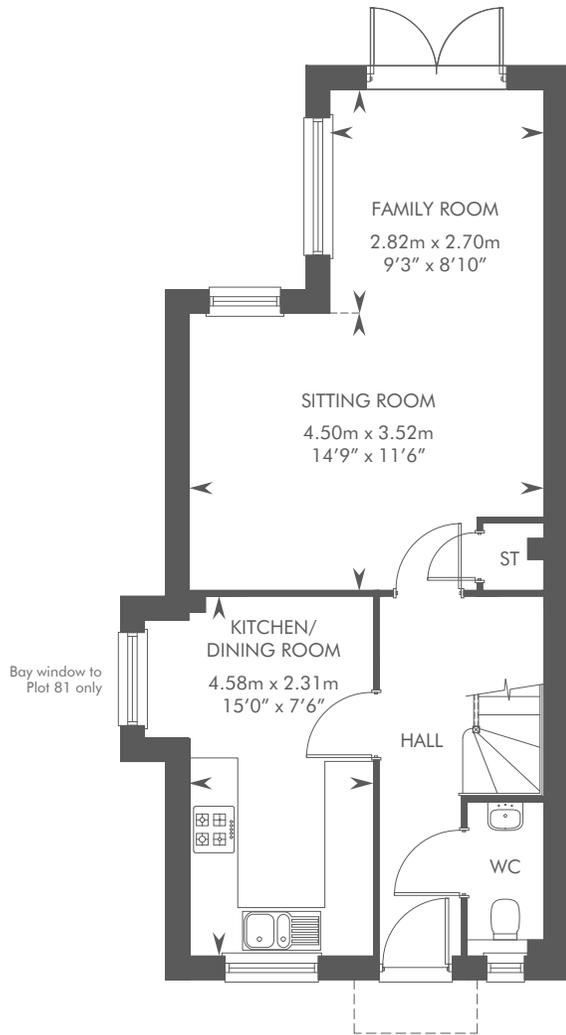
3 BEDROOM TOWNHOUSE WITH STUDY



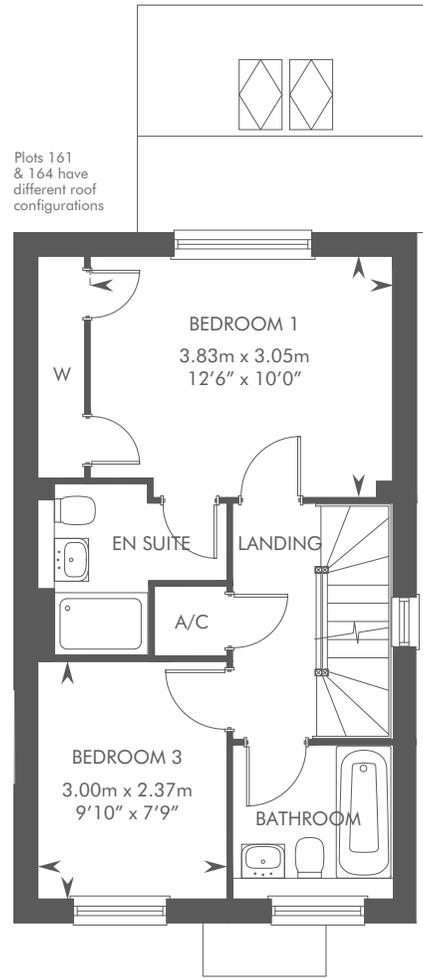
THE TETWORTH

PLOTS 81, 159, 161, 164 & 166 – AS SHOWN

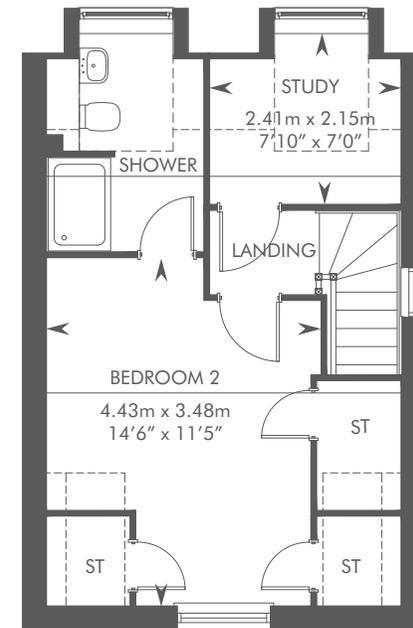
PLOTS 80, 160, & 165 – HANDED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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# THE TILBROOK

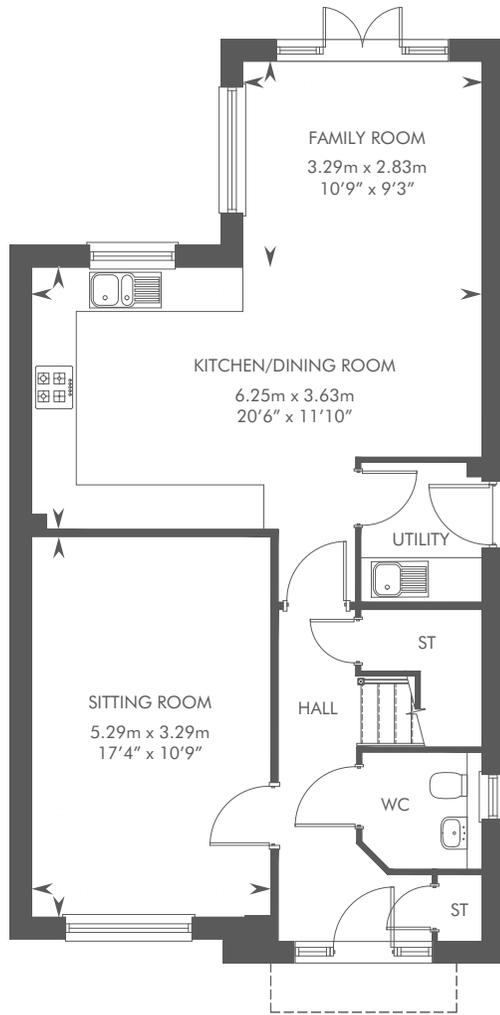
4 BEDROOM DETACHED AND SEMI-DETACHED HOME WITH GARAGE



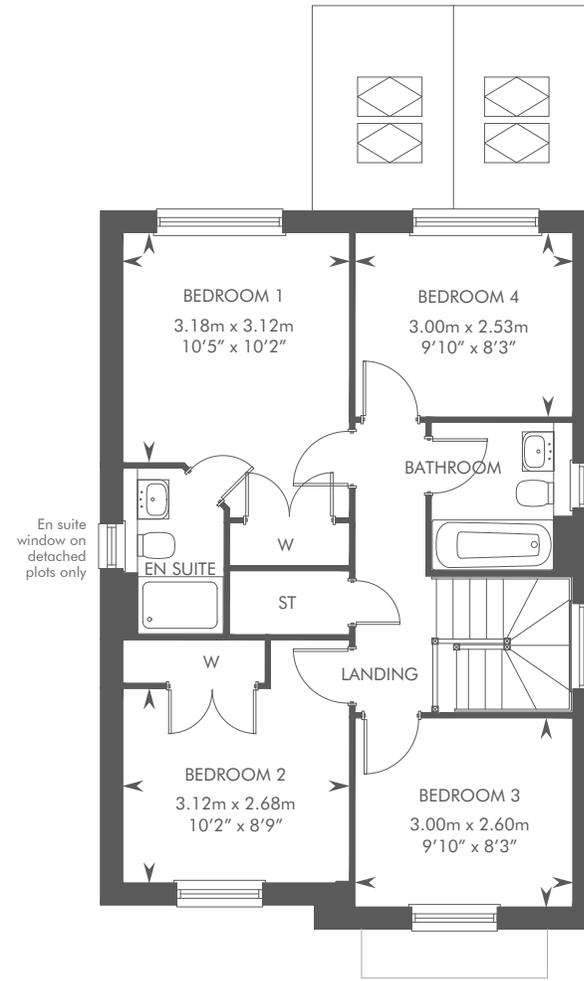
THE TILBROOK

PLOTS 178 & 180 – AS SHOWN

PLOTS 97, 98, 99, 100, 101, 102, 177 & 179 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. ☒: Roof lantern.

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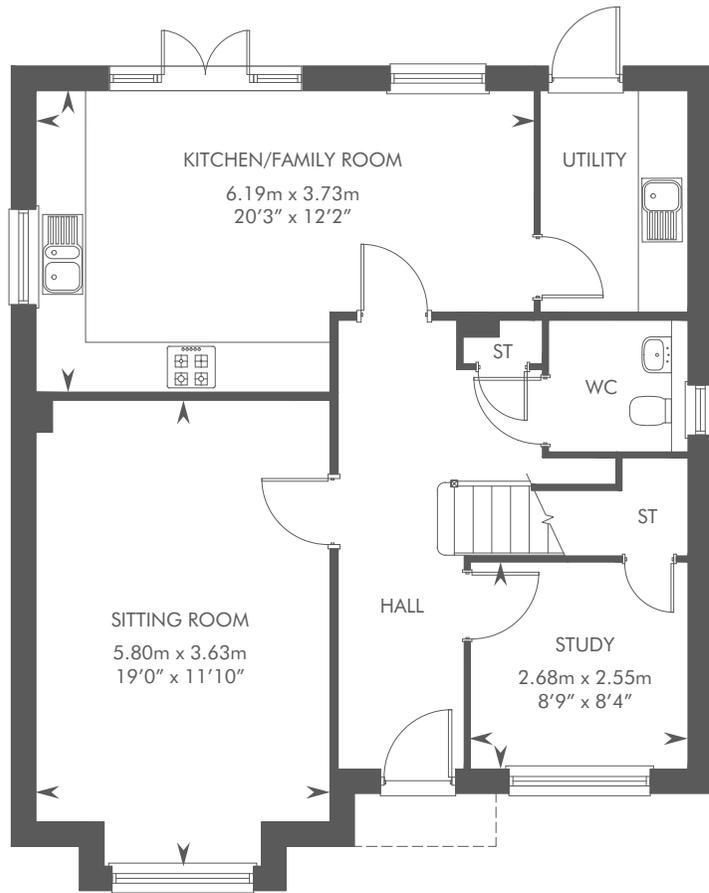
Computer generated image - The Waresley

# THE WARESLEY

4 BEDROOM DETACHED HOME WITH GARAGE

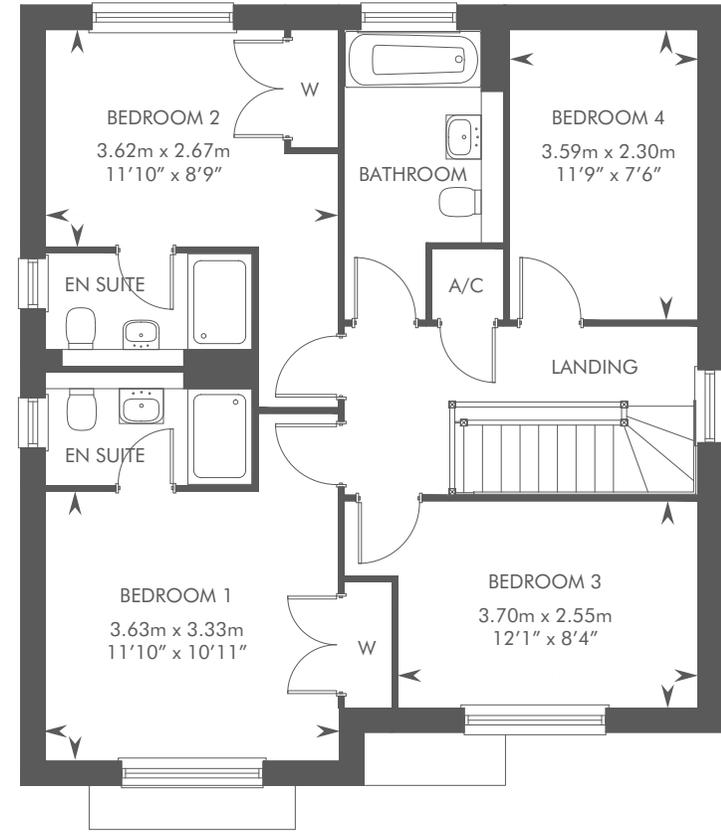


THE WARESLEY  
 PLOTS 56, 182, 183, 208, 209 & 210 – AS SHOWN



GROUND FLOOR

No window to  
 Plots 183, 208,  
 209, 210



FIRST FLOOR

Window  
 fixed shut

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

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Computer generated image - The Wilden

# THE WILDEN

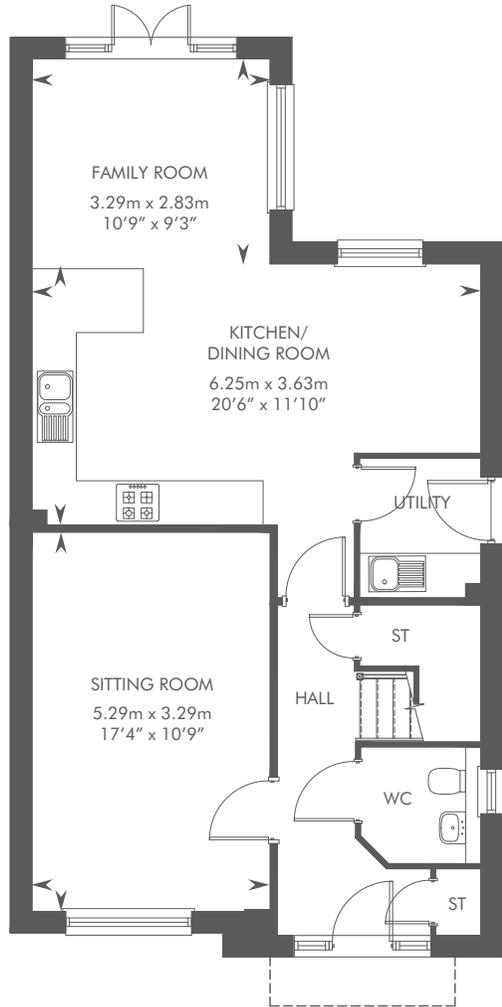
4 BEDROOM SEMI-DETACHED HOME WITH GARAGE



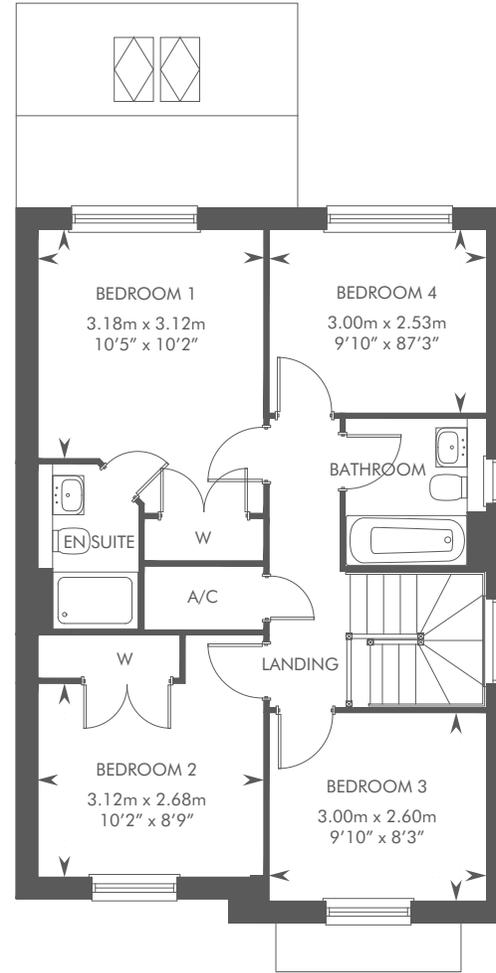
THE WILDEN

PLOTS 196, 198, 202, 204, 218 & 220 – AS SHOWN

PLOTS 197, 199, 203, 205, 219 & 221 – HANDED



GROUND FLOOR



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard, W: Wardrobe, A/C: Airing cupboard, ☒: Roof lantern.

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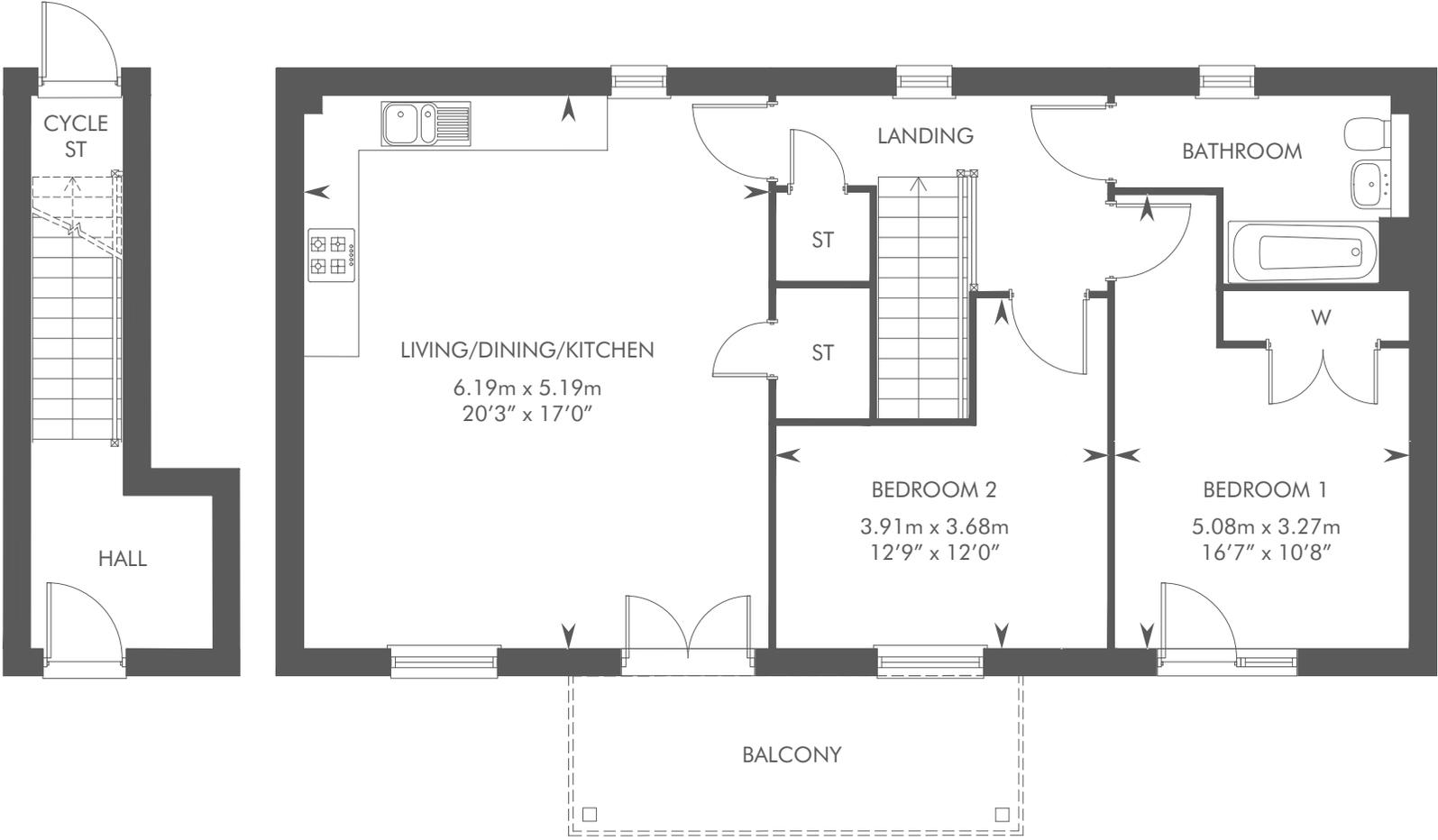
Computer generated image - The Newton

# THE NEWTON

2 BEDROOM DETACHED FLAT OVER GARAGE



THE NEWTON  
PLOT 168 – AS SHOWN  
PLOT 170 – HANDED



FIRST FLOOR

Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe.

## 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.



Photography from a previous CALA development



## KITCHENS

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Indesit 4-ring ceramic hob
- Indesit built-in single oven
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- Indesit built-in dishwasher
- Indesit built-in washer/dryer
- Quality Amtico Spacia flooring\*

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Full height tiling around bath with thermostatically controlled shower and folding glass shower screen in bathroom
- Vado mixer chrome taps
- Shaving point to bathroom
- Vado pillar mixer taps
- Gallo thermostatically controlled showers
- White wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets throughout
- Downlights to kitchen & bathroom
- Pendant lighting to all other rooms
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to living room
- Telephone and data sockets providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) to bedroom 1 and sitting room
- TV point to bedroom 1
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in sitting room for fireplace

## INTERNAL FINISHES

- Purpose-made softwood white doors to all rooms
- PVCu windows and French doors
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handle finishes

## EXTERNAL FINISHES

- Allocated off-street parking
- Retractable garage doors with batten light fitting installed
- Chrome doorbell to front door
- Access to private cycle store
- Ceiling mounted light fitting to hallway, stairwell and landing
- French doors to balcony from sitting room
- Street lighting with dusk to dawn sensors located in parking and footpath areas

## ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- A-rated kitchen appliances to reduce water and energy use\*
- †Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- 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

\*Plot specific detail. For more information please speak to a Sales Consultant.

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# LUTTON APARTMENTS

CALA AT WINTRINGHAM



## WELCOME TO THE GOOD LIFE

CALA at Wintringham offers an exciting opportunity to become part of a blossoming Cambridgeshire community. Situated just a few miles from the historic town of St Neots, and surrounded by parks, cycle paths and open green spaces, our selection of contemporary 1 and 2 bedroom apartments is perfectly placed to encourage an active, sociable and healthy way of life.

From the latest built-in kitchen appliances to stylish en suites, each property boasts light and spacious interiors with a high quality specification throughout. Enjoy the added advantage of allocated off-street parking and the peace of mind that comes with a secured entry system.

Our low maintenance apartments are ideal for those looking to take their first step onto the property ladder and, just minutes from St Neots station and main transport routes, you can find yourself within an easy commute of Cambridge or the capital.

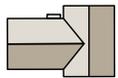
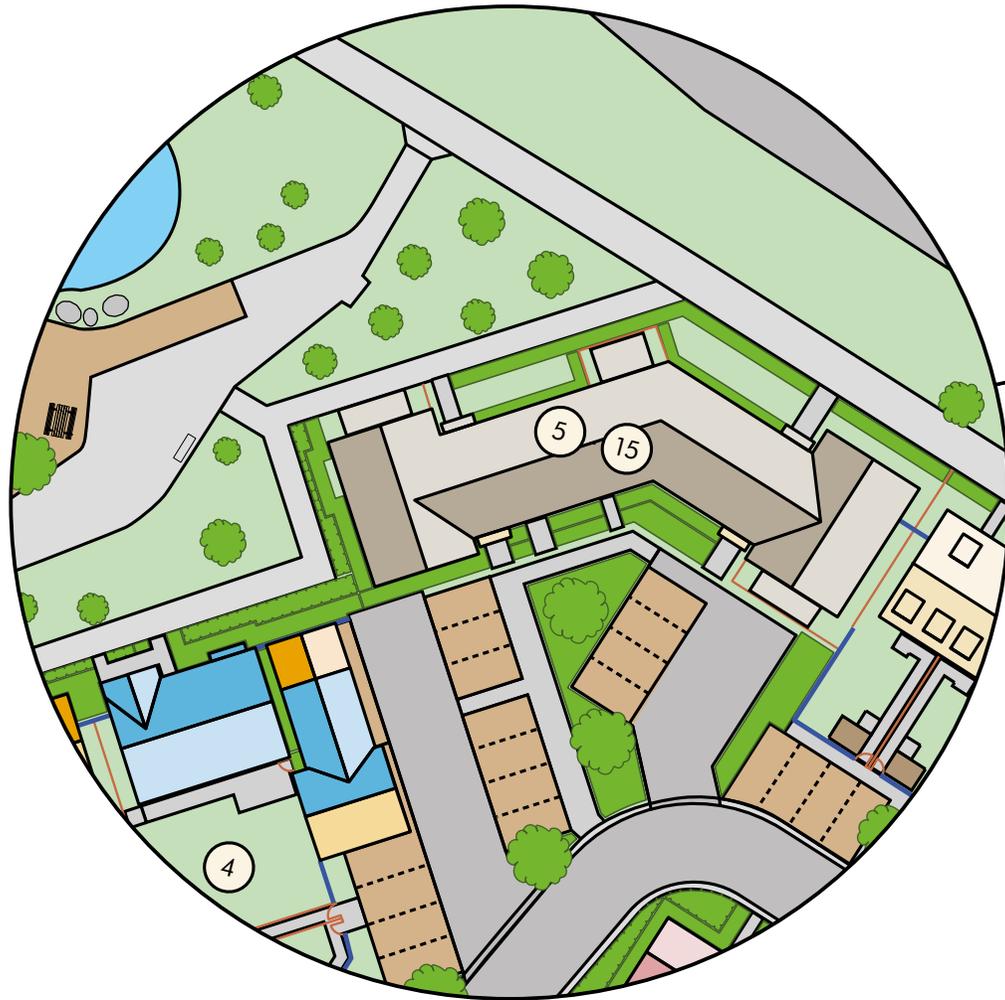
**WINTRINGHAM**  
ST NEOTS



Local area photography



# CALA AT WINTRINGHAM - THE DEVELOPMENT

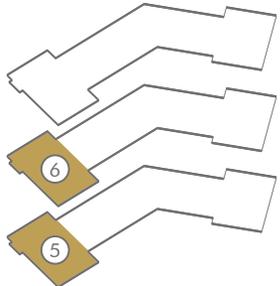
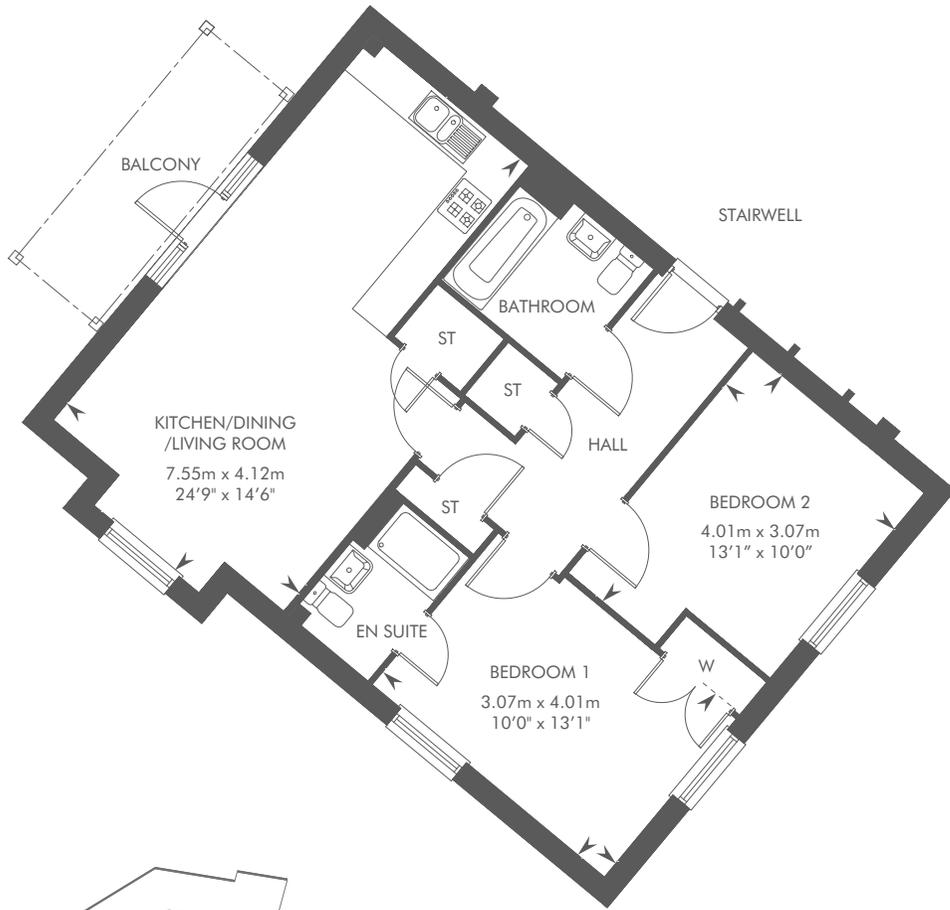


LUTTON APARTMENTS  
1 & 2 BEDROOM APARTMENTS  
PLOTS 5-15

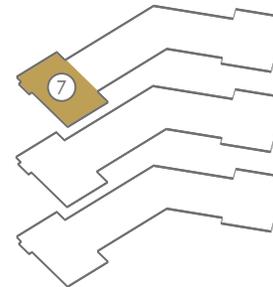
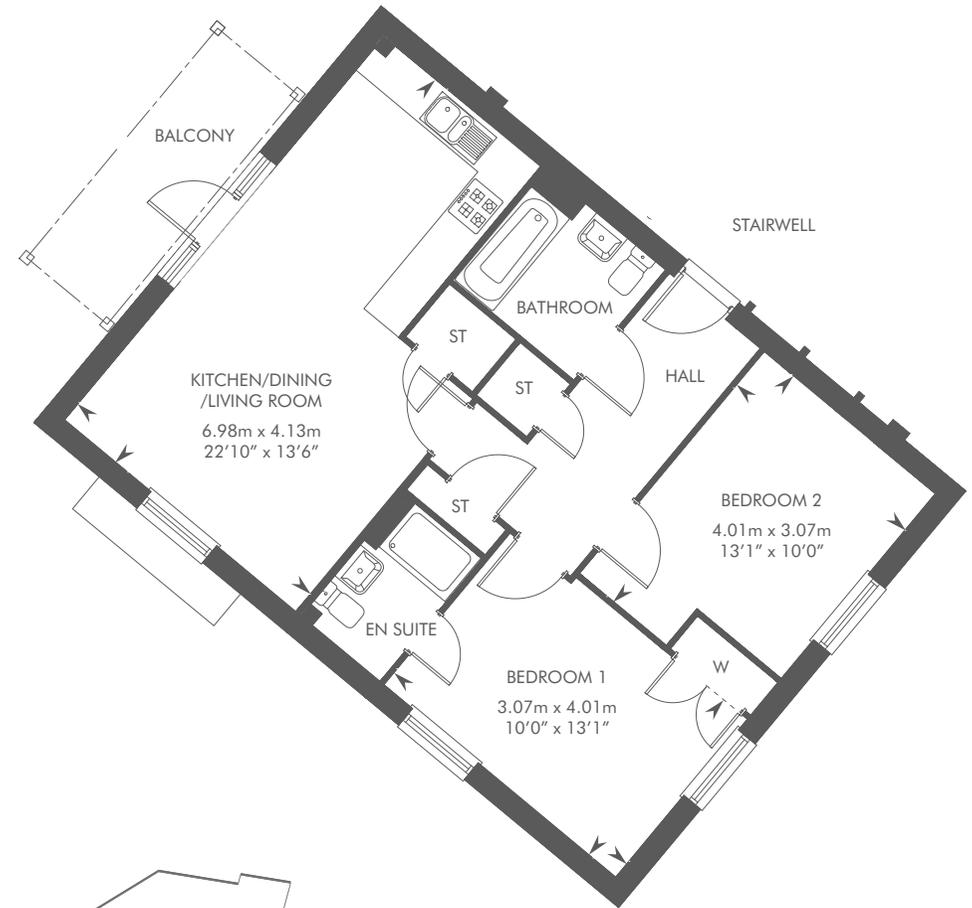
The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station.



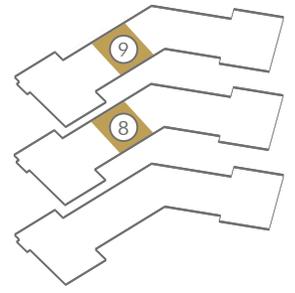
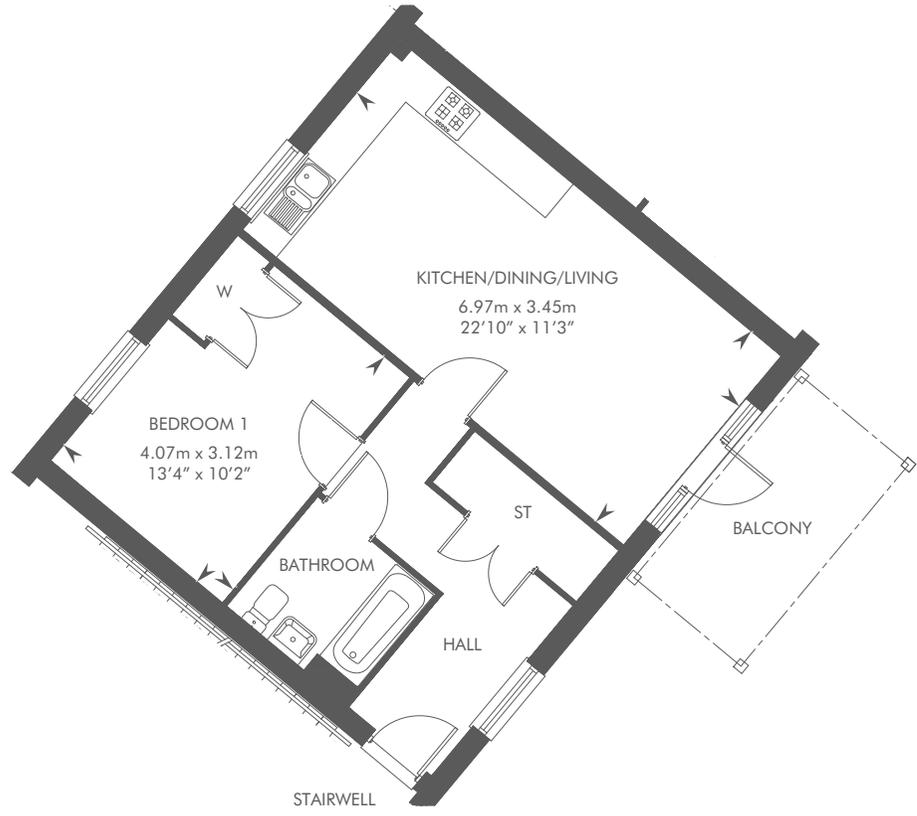
PLOT 5 – GROUND FLOOR  
PLOT 6 – FIRST FLOOR



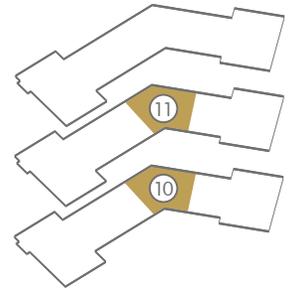
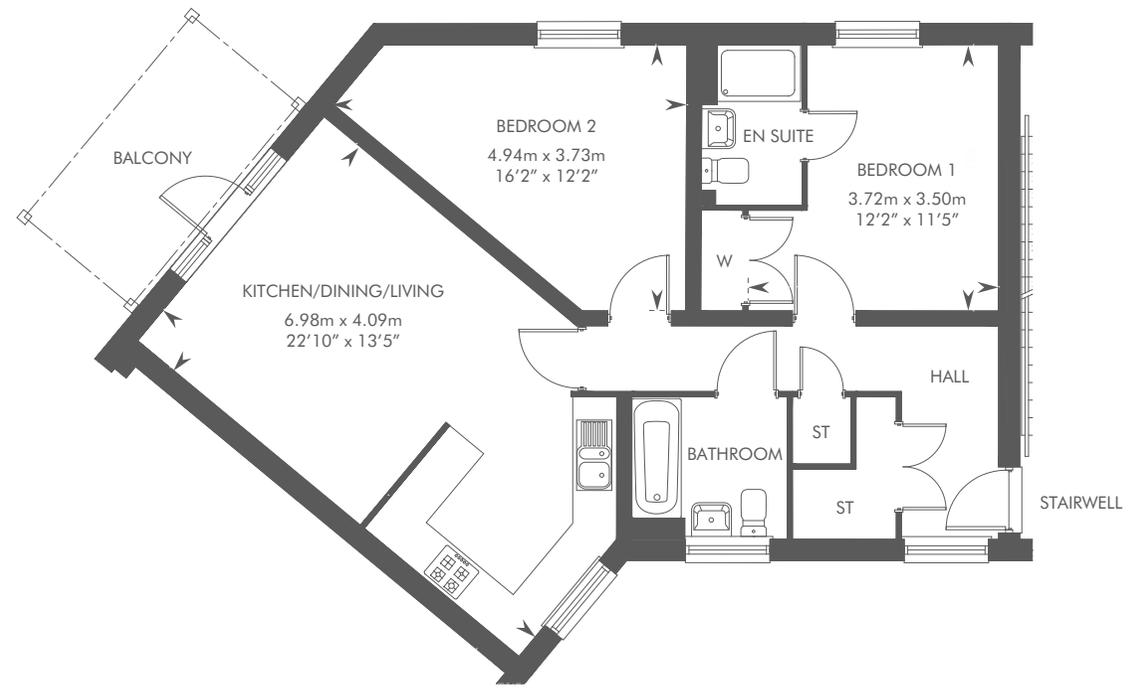
PLOT 7 – SECOND FLOOR



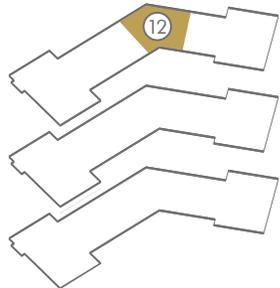
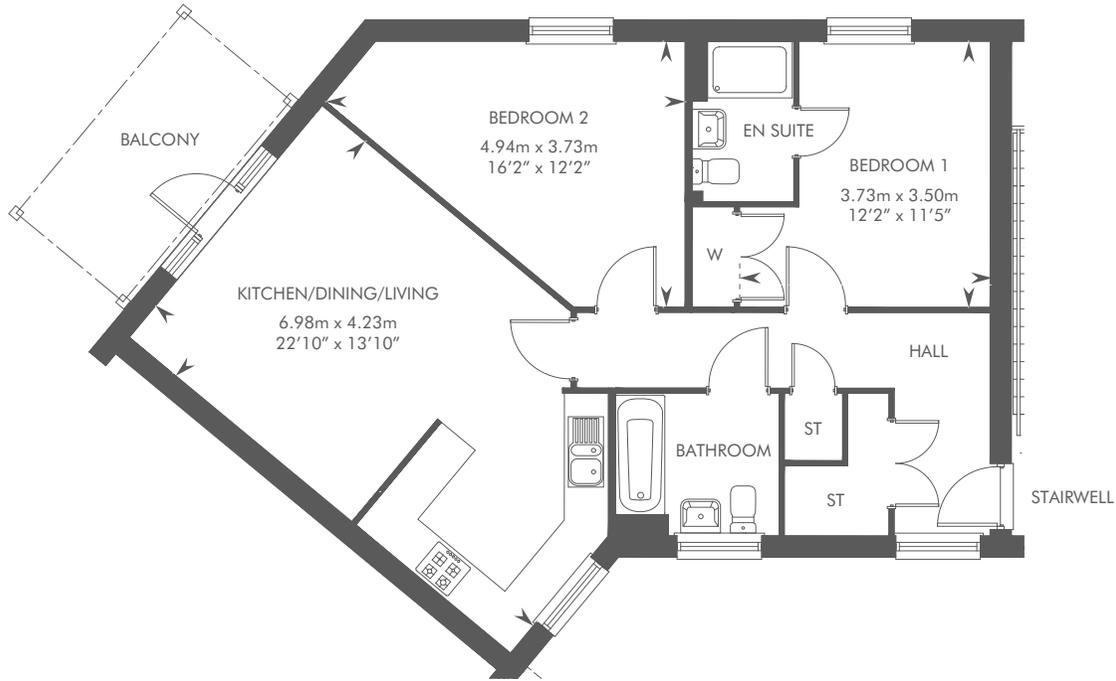
PLOT 8 – FIRST FLOOR  
 PLOT 9 – SECOND FLOOR



PLOT 10 – GROUND FLOOR  
 PLOT 11 – FIRST FLOOR



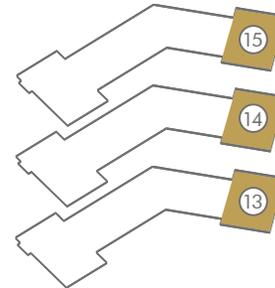
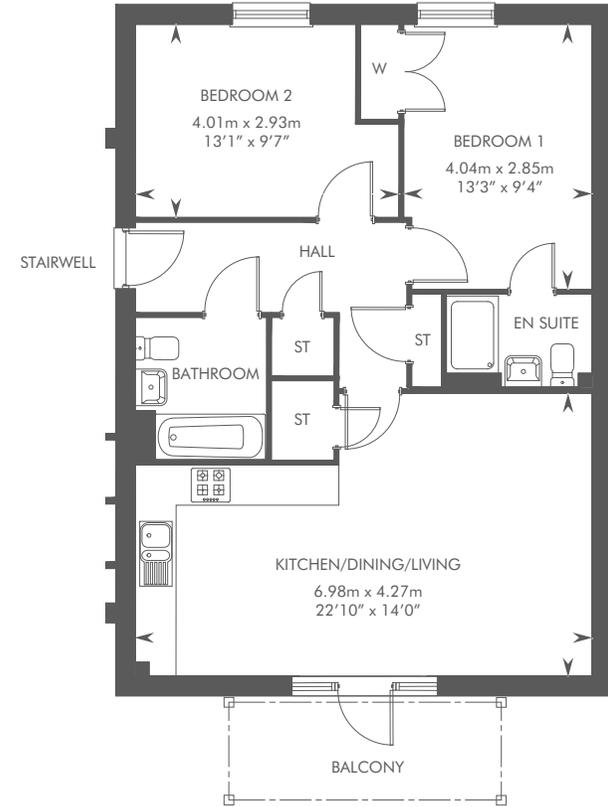
PLOT 12 – SECOND FLOOR



PLOT 13 – GROUND FLOOR

PLOT 14 – FIRST FLOOR

PLOT 15 – SECOND FLOOR





# SPECIFICATION

## KITCHEN\*

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Indesit 4-ring ceramic hob
- Indesit built-in single oven
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- Indesit built-in dishwasher
- Indesit built-in washer/dryer
- Quality Amtico Spacia flooring

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit when there is no separate shower cubicle (1 bed apartments)
- Full height tiling to separate shower cubicle within en suite and half height tiling around the bath with low level handheld shower attachment in main bathroom\*\* (2 bed apartments)
- Vado mixer chrome taps
- Vado Gallo thermostatically controlled showers
- Shaving point to bathroom and en suite

- Vado pillar mixer taps
- Gallo thermostatically controlled showers
- White wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets throughout
- Downlights to kitchen, bathroom & en suite\*
- Pendant lighting to all other rooms
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to living room
- Telephone and data sockets providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) to bedroom one and sitting room
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in sitting room for fireplace



Photography from a previous CALA development

\*Plot specific detail. For more information please speak to a Sales Consultant.

Specifications are correct at time of going to print. 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.



#### INTERNAL FINISHES

- Purpose-made softwood white doors to all rooms
- PVCu windows and French doors
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handle finishes

#### EXTERNAL AND COMMUNAL AREA FINISHES

- Allocated off-street parking
- Audio entry phone system with handset
- Ceiling mounted light fitting to hallway, stairwell and landing
- Individual postal boxes to inside of communal entrance
- Key fob access and digital entry keypad
- Steel balcony with composite decked floors
- PIR activated bulkhead lights in bin stores
- PIR activated lamp to all doors leading outside of apartment block
- Street lighting with dusk-to-dawn sensors located in parking and footpath areas

#### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- A-rated kitchen appliances to reduce water and energy use (where applicable)
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- 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



CALA.CO.UK

CALA HOMES (NORTH HOME COUNTIES), 1 FALCON GATE, SHIRE PARK, WELWYN GARDEN CITY, AL7 1TW | 01707 397 100

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# LENSKA APARTMENTS

CALA AT WINTRINGHAM



## WELCOME TO THE GOOD LIFE

CALA at Wintringham offers an exciting opportunity to become part of a blossoming Cambridgeshire community. Situated just a few miles from the historic town of St Neots, and surrounded by parks, cycle paths and open green spaces, our selection of only four contemporary one bedroom apartments is perfectly placed to encourage an active, sociable and healthy way of life.

From the latest built-in kitchen appliances to stylish en suites, each property boasts light and spacious interiors with a high quality specification throughout. Enjoy the added advantage of allocated off-street parking and the peace of mind that comes with a secured entry system.

Our low maintenance apartments are ideal for those looking to take their first step onto the property ladder and, just minutes from St Neots station and main transport routes, you can find yourself within an easy commute of Cambridge or the capital.

**WINTRINGHAM**  
ST NEOTS

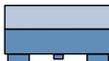


Local area photography



# CALA AT WINTRINGHAM - THE DEVELOPMENT

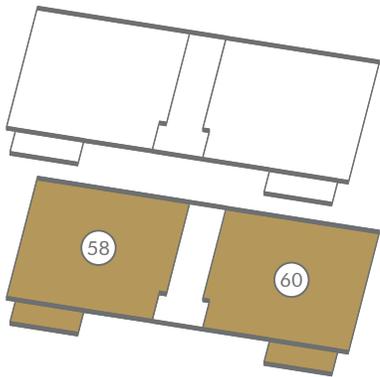
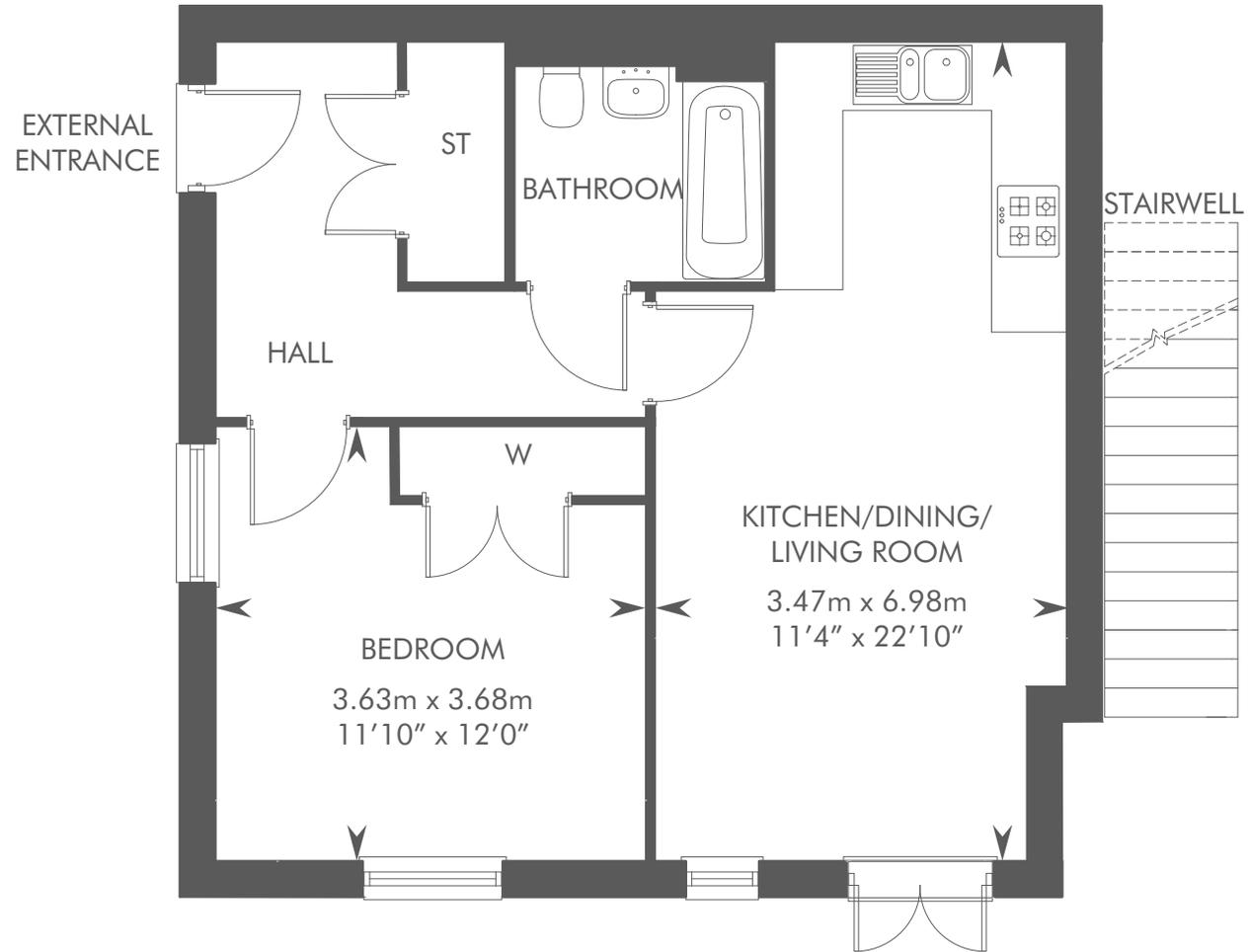


 LENSKA APARTMENTS  
1 BEDROOM APARTMENTS  
PLOTS 58 - 61

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. SS: Sub Station.



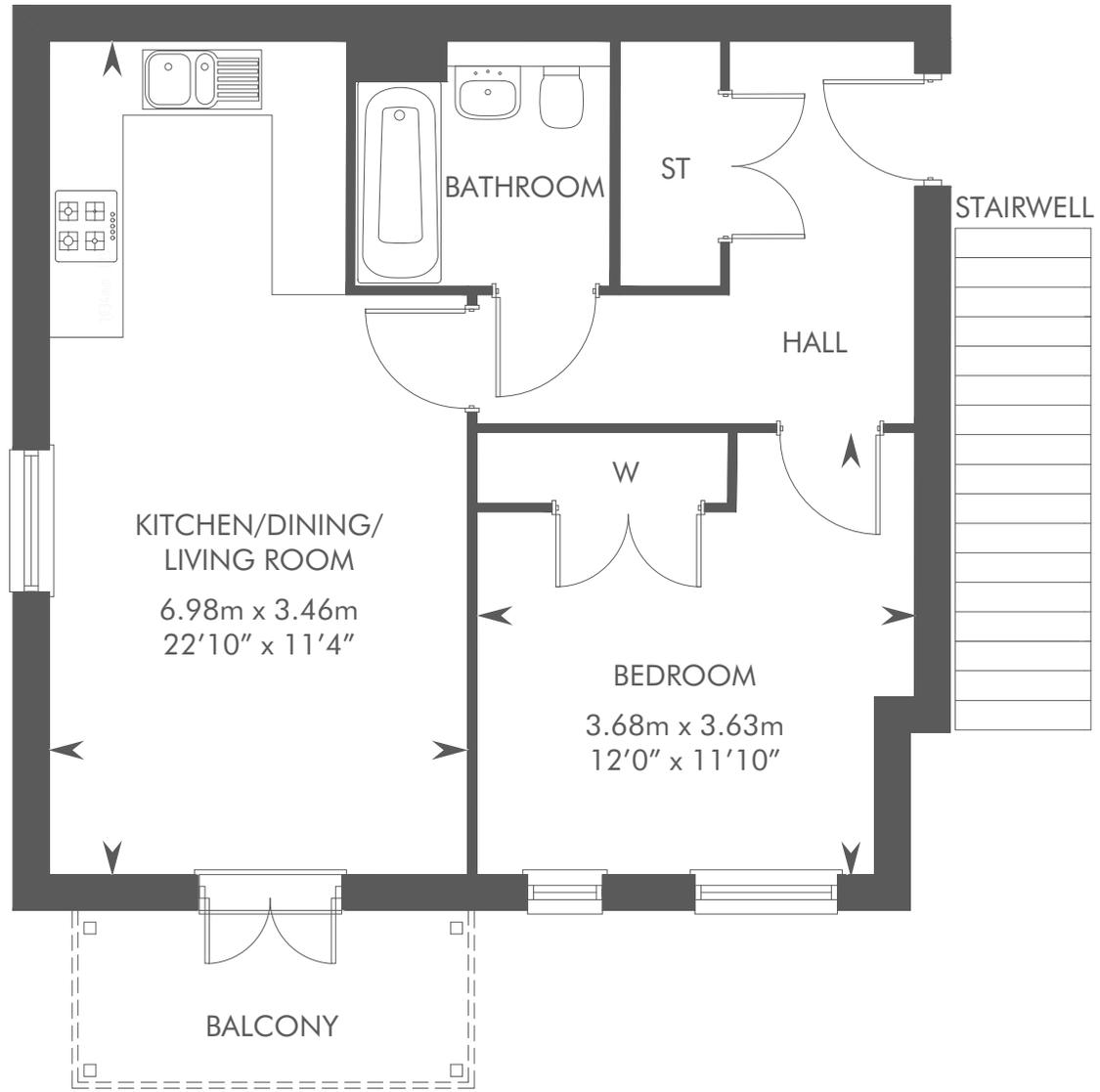
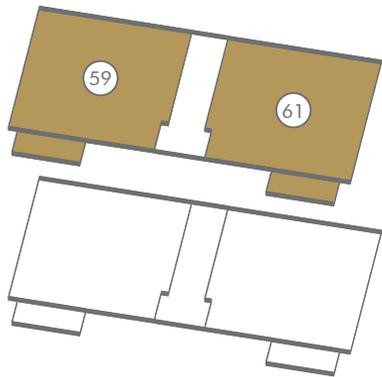
PLOT 58 – AS SHOWN  
PLOT 60 – HANDED



GROUND FLOOR

PLOT 59 – AS SHOWN

PLOT 61 – HANDED



FIRST FLOOR

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

# SPECIFICATION

## KITCHEN

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Indesit 4-ring ceramic hob
- Indesit built-in single oven
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- Indesit built-in dishwasher
- Indesit built-in washer/dryer
- Quality Amtico Spacia flooring to kitchen area

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit when there is no separate shower cubicle\*
- Vado mixer chrome taps
- Vado Gallo thermostatically controlled showers
- Shaving point to bathroom and en suite
- Vado pillar mixer taps
- Gallo thermostatically controlled showers

- White wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets throughout
- Downlights to kitchen/living room, bathroom & en suite\*
- Pendant lighting to bedroom\*
- Batten holder lights to cupboards
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to living room
- Telephone and data sockets providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) to bedroom one and sitting room
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in sitting room for fireplace



Photography from a previous CALA development

\*Plot specific detail. For more information please speak to a Sales Consultant.

Specifications are correct at time of going to print. 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.



#### INTERNAL FINISHES

- Purpose-made softwood white doors to all rooms
- PVCu windows and French doors
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork to be finished in white satin
- Polished chrome door handle finishes

#### EXTERNAL AND COMMUNAL AREA FINISHES

- Allocated off-street parking
- Audio entry phone system with handset\*
- Ceiling mounted light fitting to hallway, stairwell and landing
- Individual postal boxes located outside communal entrance\*
- Key fob access and digital entry keypad
- Steel balcony (where applicable)\*
- Open bin store
- PIR activated lamp to all doors leading outside of apartment block
- Street lighting with dusk-to-dawn sensors located in parking and footpath areas

#### ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- A-rated kitchen appliances to reduce water and energy use (where applicable)
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- 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







CALA AT WINTRINGHAM  
HOUSE SPECIFICATION



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.



# HOUSE SPECIFICATION

## KITCHENS

- Contemporary kitchen with laminate work surfaces, upstands and stainless steel splashback to hob
- Bosch 5-ring induction hob
- Bosch double oven
- Bosch stainless steel chimney extractor hood
- Indesit integrated fridge freezer
- Indesit integrated dishwasher
- Indesit built-in washer/dryer (except where there is a utility room, space will be provided for your own washing machine and dryer)
- Vado Sky mono chrome mixer tap
- 1½ bowl stainless steel sink and drainer
- Quality Amtico Spacia flooring to kitchen/breakfast area\*

## CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Half height tiling around bath with low level handheld shower attachment in family bathroom if there is a separate shower cubicle\*
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit when there is no separate shower cubicle\*
- Full height tiling to separate shower cubicle within en suite
- Vado mixer chrome taps
- Vado Gallo thermostatically controlled showers
- Shaving point to bathroom and en suite
- Chrome heated ladder towel rail to bathroom and en suites
- Quality wall tiles
- Quality Amtico Spacia flooring

## PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets to all rooms
- Downlights to kitchen, utility, bathroom, downstairs WC and en suites\*
- Pendant lighting to all other rooms
- Batten holder lights to ground floor cupboards
- Wall mounted bulkhead lighting fitted to coat and airing cupboards
- Thermostatically controlled radiators
- Pre-wiring for TV/Satellite (compatible with Sky Multiscreen) to living room
- TV/FM DAB points to kitchen/dining, bedroom one and sitting room
- Telephone sockets to sitting room, kitchen and bedrooms\*
- Ceiling mounted smoke and heat detectors
- Fuse spur to hallway cupboard for burglar alarm

## INTERNAL FINISHES

- White doors to all rooms
- PVCu windows and French doors
- Built-in wardrobes to bedroom one\*
- Built-in wardrobes to bedroom two\*
- Dressing room to bedroom one\*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork finished in white satin

## EXTERNAL FINISHES

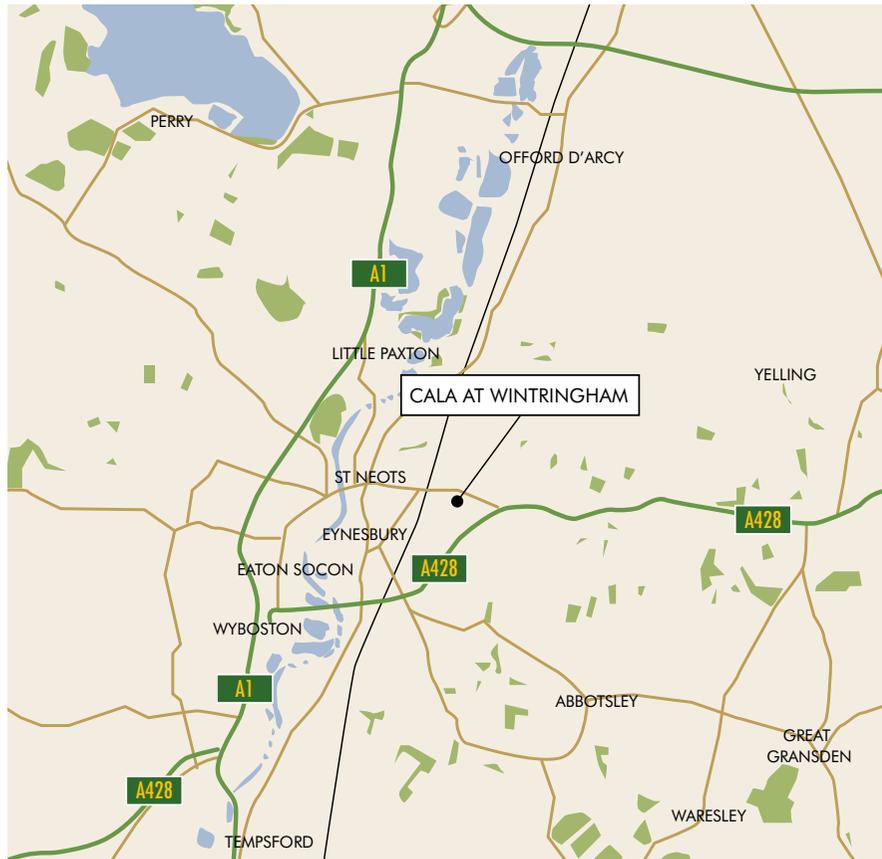
- Turf to front gardens\*
- Concrete slabs to paths and patio areas
- External tap to property
- Up-and-over garage door with batten holder lights\*
- Off-street parking
- Dusk-to-dawn lights with sensors to front of property
- Chrome doorbell to front door

## ENVIRONMENTAL DETAILS

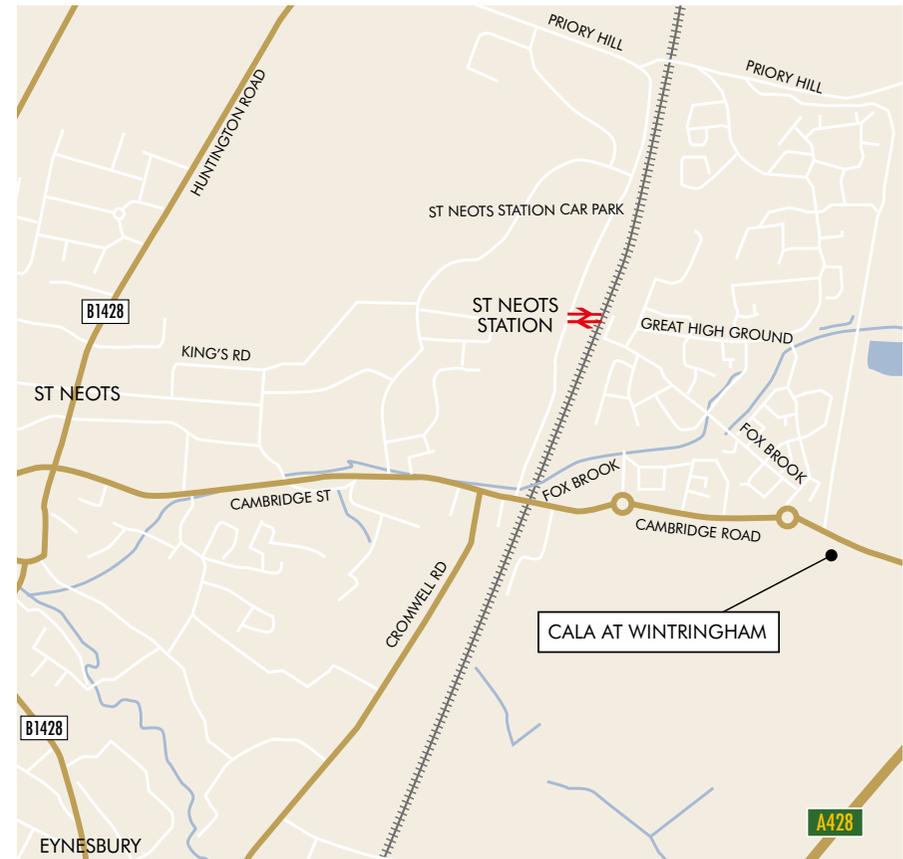
- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and heat loss
- A-rated kitchen appliances to reduce water and energy use\*
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- PIR sensors to front lighting
- 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

# PERFECTLY LOCATED

CALA AT WINTRINGHAM, CAMBRIDGE ROAD, ST NEOTS, CAMBRIDGESHIRE, PE19 6AJ



REGIONAL MAP



LOCAL AREA MAP

# SUPERBLY CONNECTED



## ON FOOT

- Wintringham Primary Academy – 100 yards
- St Neots Train Station – 0.5 miles
- Love's Farm Local Shops – 0.7 miles
- St Mary's CofE VA Primary School – 0.8 miles
- St Neots Town Centre – 1 mile
- St Neots Museum – 1 mile
- Cineworld – 1 mile



## BY CAR

- Riverside Park – 1.4 miles
- Riverside Miniature Railway – 1.4 miles
- Eynesbury Church of England School – 1.5 miles
- Tesco Superstore – 1.7 miles
- Paxton Pits Nature Reserve – 3 miles
- Southlake Aqua Park – 3.2 miles
- A1(M) Wyboston – 3.8 miles
- Wyboston Lakes – 4 miles
- Bedford Town Centre – 13.7 miles
- Cambridge City Centre – 17.7 miles
- London Luton Airport – 37 miles



## BY RAIL FROM ST NEOTS STATION

- Peterborough – 23 minutes
- London King's Cross – 45 minutes
- Gatwick Airport – 1hr 46 minutes





Stock photography



Photography from a previous CALA development



## 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.



ASPIRATIONAL  
HOMES



FIRST CLASS  
CUSTOMER  
SERVICE



QUALITY  
DESIGN AND  
BUILD



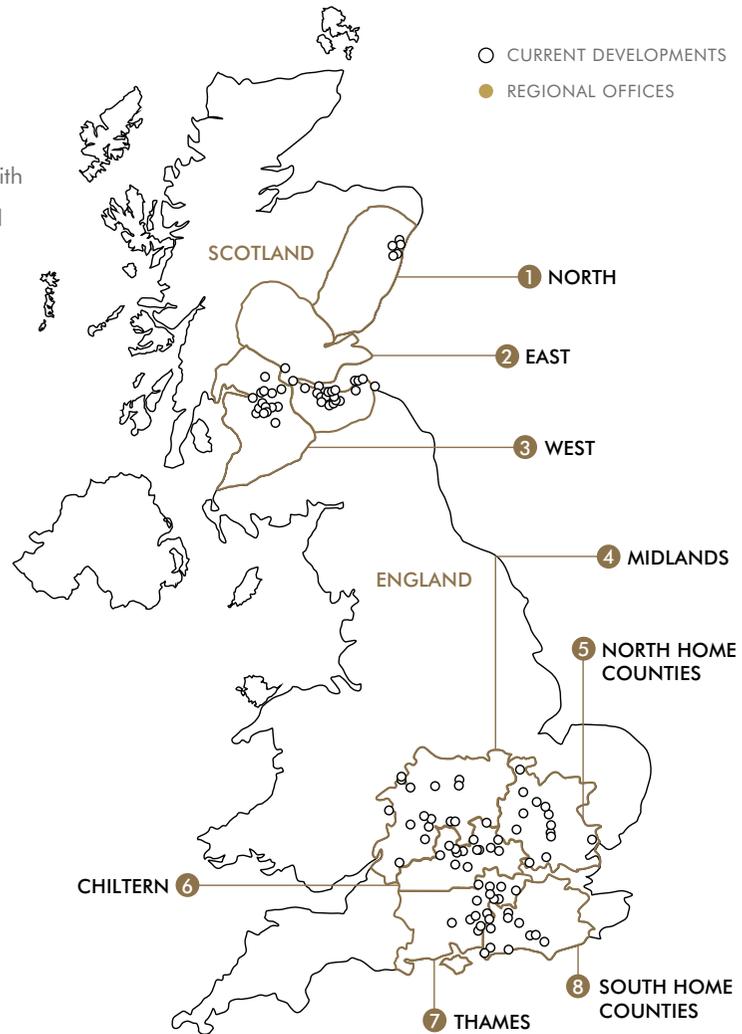
INVESTMENT IN  
OUR PEOPLE



POSITIVE  
LEGACY

CALA builds aspirational homes in desirable areas across the South East of England, the Midlands and Scotland. Properties range from starter homes to spacious family properties and we also work with local authorities and registered social landlords to provide much-needed affordable housing.

Building a strong, sustainable business that provides opportunities for our people and a positive legacy for future generations will remain at the heart of the CALA way.



# SUSTAINABILITY THE CALA WAY

CALA has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 40 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.



## LAND

Buying the right sites in sustainable locations that meet the needs of homeowners and are part of local communities.



## COMMUNITY CONSULTATION

A collaborative approach to ensure the right design solution for the local area and valuable investment in affordable housing, local facilities and infrastructure.



## ENVIRONMENT

A respectful approach to development, minimising the impact on natural resources and biodiversity and creating energy efficient homes.



## DESIGN

Homes that meet the needs of customers and future generations and take inspiration from the local vernacular to enhance the areas in which we build.



## PEOPLE

Creating an empowering and inclusive culture that puts the well-being of our people, partners, customers and local communities at the heart of our business.



## CUSTOMERS

Delivering a first class customer experience from the first enquiry through to after-sales support.

DISCOVER MORE AT [CALA.CO.UK/SUSTAINABILITY](https://www.cala.co.uk/sustainability)