



# Arabella Park

Great Kimble

Kimblewick Road,  
Great Kimble, HP17 8TE



Stock photography







# Your ideal family home

Arabella Park's superbly designed collection of 4 and 5 bedroom homes offers all the style, size, convenience and comfort of the ideal family home. The freedom to grow and adapt, with flexible floorplans to suit your changing needs. Rooms full of light and space, with high quality specifications throughout and energy saving, eco-friendly features. All in a beautifully landscaped location with open green spaces and its own park and play areas





# A tranquil location in beautiful Buckinghamshire

Great Kimble, with its rich history and timeless tranquillity, sits on the leafy fringes of glorious Chiltern countryside in one of the most sought after areas of beautiful Buckinghamshire – and as the lanes run out into open countryside, you'll find Arabella Park. Wonderfully located for a quiet semi-rural life and with excellent connectivity by road, and by rail from Little Kimble station, this could be the perfect place for you to settle and call home.



Local photography



# A breath of fresh air

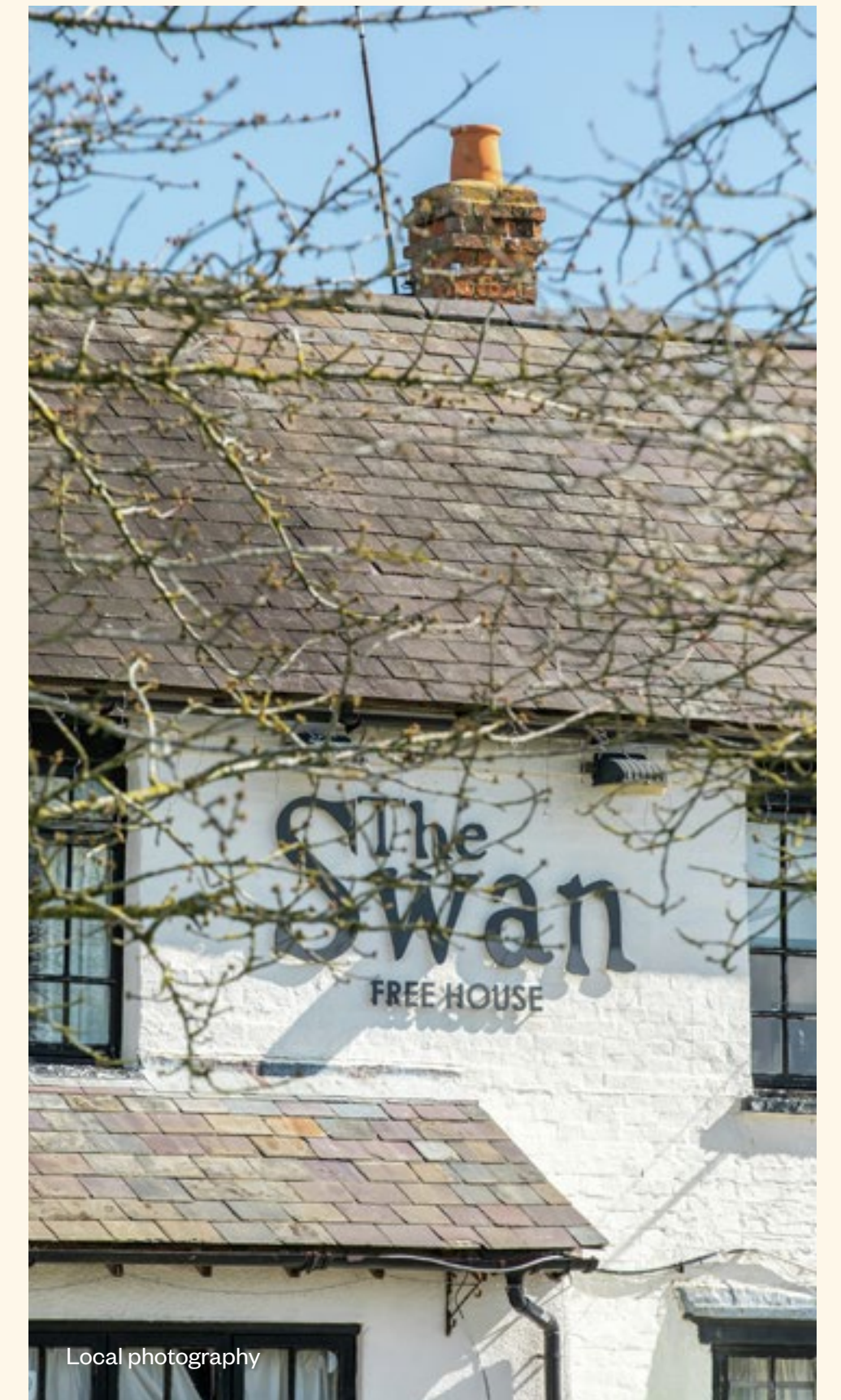
From home, the park flows seamlessly into its natural surroundings to offer you extensive opportunities for walking and cycling, connecting directly to the famous 'Aylesbury Ring' long distance rambling route, which winds through delightfully varied countryside. There are wonderful views too, with the beacon of Coombe Hill rising up in the near distance. And to the south, the National Trust's Chiltern Countryside rolls out for many miles.





# Welcome to Great Kimble

Great Kimble – and its neighbour Little Kimble – have a history going back to the Romans and before. The interior of All Saints Church still features fantastic medieval wall paintings, and today the villages are served by numerous schools, play areas and The Swan pub, a short stroll from Arabella Park. There are plenty of sports and social events, with a popular cricket club and village hall. You'll soon feel at home!





# All you need, close at hand

Just a few miles down the road, Princes Risborough and Monks Risborough offer a wide range of shops, with independents, popular brands and a Tesco Superstore, as well as regular farmers markets. Aylesbury is your nearest big town, just over 5 miles to the north – and it has everything you could want, from the traditional market square to modern shopping centres, theatre, cinema, clubs and pubs and great arts and live music scene.





# First class for education

Aylesbury has a number of highly rated schools, especially at secondary level with the Outstanding (Ofsted) Aylesbury High School. Closer to home you have a choice of primary and infants schools – starting with Great Kimble CoE primary, rated Good by Ofsted, as is Princes Risborough Secondary School. Also rated Good is the independent side Griffin House School in Great Kimble.







# Get out and about with the family

Within the Chilterns you have a wide range of days out to choose from, including fun days out at Whipsnade Zoo. Take a trip along the Grand Union canal, visit the stately homes of Aylesbury Vale including the majestic Waddesdon Manor. Kids of all ages will love the Roald Dahl Museum and Story Centre in Great Missenden, and The Natural History Museum at Tring, with its unique collection of mounted specimens, is a day out with a difference!

Local photography



# Places to go



**Eating out** – Look no further than your local The Swan or The Three Crowns for pub favourites, Coco Tamarind for excellent Indian cuisine, or pop over to The Chequers in Weston Turville for outstanding fine dining.



**Sports and leisure** – Keep active at Risborough Springs Swim and Fitness Centre, join Kimble cricket club, play a round at Ellesborough Golf Club, go riding at Widmer Equestrian Centre – or relax and be pampered at Champneys Spa in Tring.



**History and heritage** – Visit Chequers Estate, the country seat of Prime Ministers, and The Plough their favourite pub, explore ‘Rothschild Country’ including Waddesdon Manor and Ascott – and walk the ancient Ridgeway, running directly past your home.



Local photography



Local photography



Stock photography





**Parks and nature** – Nature and green spaces are all around you in the Chiltern Countryside: walk through history at Cymbeline’s Castle and Beacon Hill, explore wonderful Wendover Woods, College Lake nature reserve and the stunning Ashridge Estate.



**Shopping** – Stay local for Orchard View Farm Shop, Tesco, M&S Food, independent stores and the market in Princes Risborough, a huge range of shops, supermarkets and big brands in Aylesbury – or take a trip to Bicester Village for 160+ designer brand outlets.



**Entertainment and culture** – Aylesbury Waterfront Theatre hosts West End shows, and the town boasts a great independent Arts Centres along with cinema, clubs and bars – plus a legendary live music scene. Look out for the David Bowie statue!





# Getting around



By foot: the development's park is on your doorstep, and The Swan and its neighbouring play area 2 mins away. Little Kimble station is within an easy 17 mins walk.



By bus: the bus stop at Arabella Park provides a morning service to Aylesbury, and a 10 minute walk takes you to a further stop on Grove Lane for services every five mins to Aylesbury and Wycombe.



By car: Little Kimble is well connected: the A4010 takes you south to Princes Risborough and onwards to High Wycombe and the M40. To the north it connects with the A413 for Aylesbury and further connections on the A41 to Bicester and across to the M1.



By train: Little Kimble station offers direct links to London Marylebone taking under an hour. Monks Risborough, 2 miles from the village, offers similar services.



By air: Heathrow and London Luton are both approximately 32 miles away.

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



# Superbly connected



## On foot

- Play area – 0.1 miles
- The Swan – 0.2 miles
- Great Kimble CoE Primary – 0.6 miles
- Little Kimble station – 0.9 miles



## By car

- Kimble Cricket Club – 1.1 miles
- Griffin House School – 1.2 miles
- Coombe Hill – 1.5 miles
- Orchard View Farm Shop – 2.4 miles
- Ellesborough Golf Club – 2.6 miles
- Chequers Estate – 3 miles
- Tesco – 3.2 miles
- Princes Risborough Secondary – 3.8 miles
- Aylesbury High School – 5.7 miles
- M&S Food – 6.1 miles
- Aylesbury – 7 miles
- Wendover Woods – 7.7 miles
- Roald Dahl Museum – 8.6 miles
- Natural History Museum Tring – 8.9 miles
- College Lake nature reserve – 10.4 miles
- Waddesdon Manor – 13.2 miles



## By rail from Little Kimble station

- London Marylebone – 1 hour approx
- Bicester – 45 minute to 1 hour approx
- Oxford – 1 hour 20 min approx

### By rail from Monks Risborough station

- London Marylebone – 56 min approx
- Bicester – 41 minute to 1 hour approx

Journey times are approximate. Train journey times are accurate as of July 2024 and are sourced from thetrainline.com



# Arabella Park

## The development

 **The Oaken**  
4 bedroom detached home


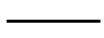




 **The Ruben**  
4 bedroom detached home

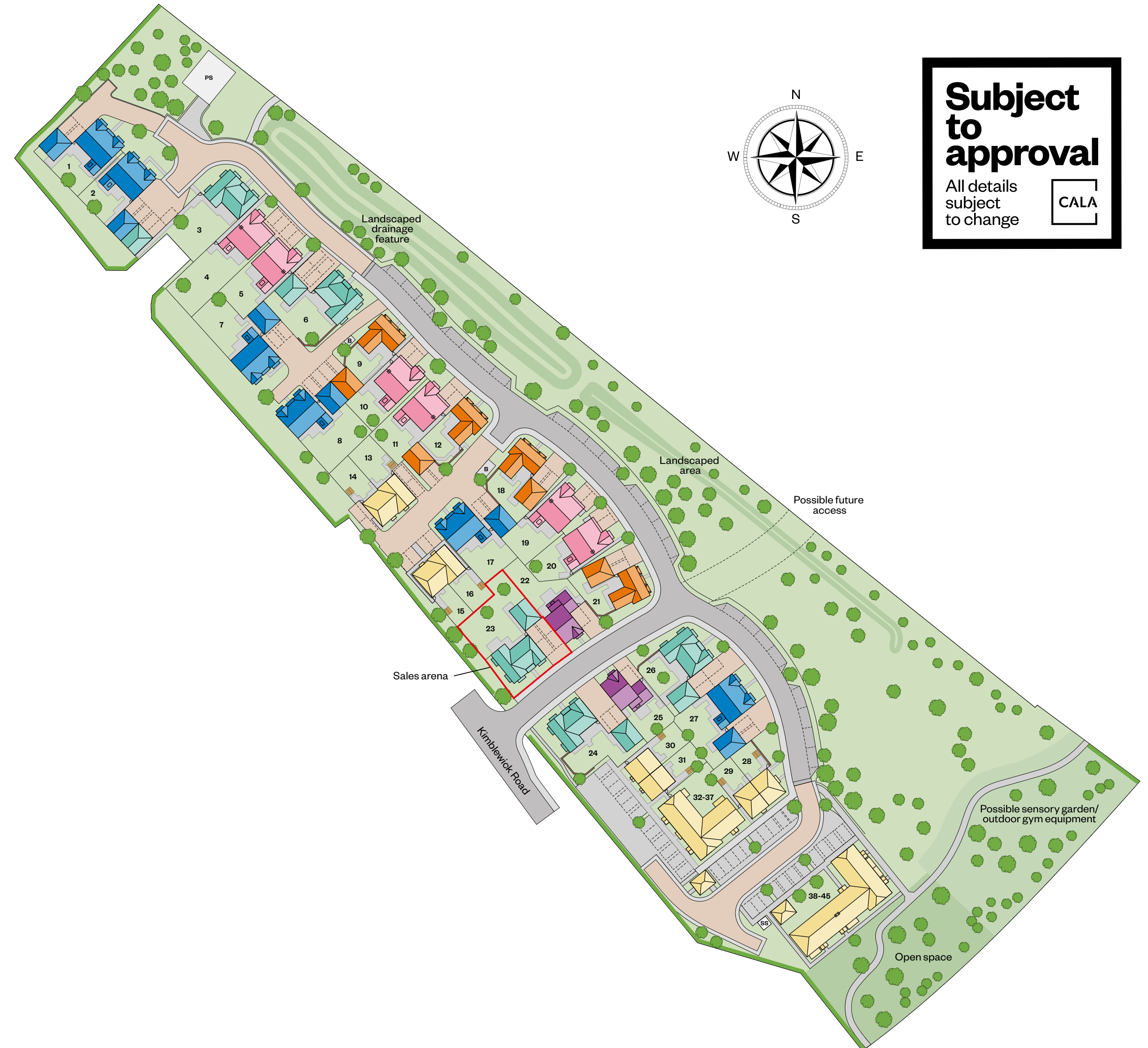
 **The Whiterose**  
5 bedroom detached home

 **The Wilstone**  
5 bedroom detached home

 **The York**  
5 bedroom detached home

 **Housing Association/  
Shared Ownership**

-  Block paving
-  Timber fences
-  Feature walls
-  B Bin collection point
-  SS Sub station
-  PS Pumping station



**Subject to approval**  
All details subject to change



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping and play area detail is indicative only. Shed positions are indicative and subject to change. Please confirm the most up-to-date details with our sales consultants prior to reservation. V: Visitor Parking, B: Bin Collection point, SS: Substation, CS: Cycle store

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Cotswolds) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of publication on 09.09.24. See the main brochure for the full Consumer Protection statement.



# Choose the home that's right for you



**The Oaken**  
4 bedroom  
detached home



**The Ruben**  
4 bedroom  
detached home



**The Whiterose**  
5 bedroom  
detached home



**The Wilestone**  
5 bedroom  
detached



**The York**  
5 bedroom  
detached house





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 quality 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.







This image includes upgrades at an additional cost



Photography of Audley Chase

# What our customers say

“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

I can’t speak highly enough of the Cala team. The end-to-end management has been exceptional. Looking back, having started the part exchange process quite anxious, I now

can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

Beau Steele,  
Purchaser at Audley Chase





# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas










# 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 icons below to find out more about Cala Homes.

-  Our values >
-  Aspirational homes >
-  First class customer service >
-  Quality design and build >
-  Investment in our people >



Photography from a previous Cala development





# Sustainability the Cala way

Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online-only brochures at our developments.

Click on the arrows below to find out more about our sustainability journey:

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >







# Welcome to your new home

Arabella Park  
Kimblewick Road, Great Kimble,  
Buckinghamshire, HP17 8TE

[Click here to arrange your viewing](#)



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Chiltern) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on July 2024. Cala (Chiltern) Limited, registered in Scotland company number SC222577. Registered office: Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH. Agent of Cala Management Limited.