



# Cala at Buckler's Park

Crowthorne



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# A tranquil setting, a welcoming new community

Cala at Buckler's Park is nestled in the heart of the quiet village of Crowthorne and located within walking distance of a 100 acre country park, a new bar and restaurant, a community garden and community hub.

Our new homes at Cala at Buckler's Park are surrounded by picturesque countryside, yet just minutes from Crowthorne's charming centre, so you'll have everything you need at your fingertips.





# A green and sustainable environment

Cala at Buckler's Park sits on land which was once part of the Royal Hunting Forest of Windsor, now being lovingly 'regreened', with pathways, routes and tracks following ancient rides and integrating organically with 100 acres of woods, grasslands and heath through its 'woodland edge'. Its trailblazing SANG – Suitable Alternative Natural Greenspace – protects wildlife and biodiversity: sustainability is a key principle of life here.





# A new take on traditional village life

Creating communities is key to the Cala ethos, and against the backdrop of the Buckler's Park SANG a new multi-functional hub will include a sports hall and tennis club, café and meeting rooms to bring people together in the heart of their community. There are gardens and play areas, shops, and a Hall & Woodhouse restaurant and bar are planned too... this is a fresh and inviting take on traditional village life.





# A great place to live, in an ideal location

Crowthorne, with its wealth of independent shops and stores, cafés, restaurants and bars and its regular farmer's markets, offers all the essentials and more. There's a great community spirit, with a popular biennial carnival, concerts and events, highly acclaimed schools, a wide range of sports and social amenities. And all with easy connectivity by road and rail to surrounding towns and for commuting.





# First class for education at all levels

With a nursery and a choice of primary schools within walking distance, Cala at Buckler's Park is ideally placed for families with children. Hatch Ride Primary and Oaklands Primary are rated Good by Ofsted, as is Wildmoor Heath Primary, with Crowthorne CofE Primary awarded Outstanding status. There's a good choice of independents too, with historic Wellington College offering boarding and day schooling.







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# Enjoy family life to the full, all year round

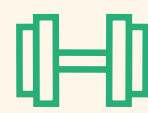
There's endless family fun to be enjoyed locally. Opt for treetop adventures at Go Ape in Swinley Forest near Bracknell, or water sports and activities at Horseshoe Lake and Coral Reef Waterworld. Want some thrills? Legoland and Thorpe Park just a few miles away. Or for something less active, there's historic Windsor to explore, with its wonderful Great Park hosting activities for all ages, or California County Park is a great choice for scenic walks and wildlife. All year round, you're spoilt for choice.



# Places to go



**Eating out** – The Golden Retriever, on the fringe of Swinley Forest so ideal for a weekend walk and brunch or dinner, is just one of a number of family-friendly local pubs. There's a wide choice of cuisines to sample in Crowthorne, and fine diners are sure to love the Latymer at Bagshot.



**Sports and leisure** – golf fans have a wide choice of clubs and courses to explore, and just a short stroll away from home. The Pinewood Centre offers a whole host of activities, from gym and judo to allotments, opera and miniature railway!



**History and heritage** – from Buckler's Park itself to Royal Windsor, the whole area is steeped in royal and military history and heritage. For aviation enthusiasts, Farnborough Air Sciences Trust museum is a must visit.



Local photography



Local photography



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**Parks and nature** – Wildmoor Heath, just south of Crowthorne, is a rare and rich lowland heath habitat for wildlife and birds. There are also extensive woodlands on your doorstep – Swinley Forest is a vast expanse of 2,600 acres of woods and hills – plus there are adventure playgrounds to peaceful walking trails nearby.



**Entertainment and culture** – Bracknell is great for entertainment, from multiplex cinemas to the South Hill Park creative arts hub, ice skating and bowls. Ascot is on your doorstep too, for a classic day out at the races.



**Shopping** – stay local for independents and everyday essentials in Crowthorne, with Waitrose, Tesco Express and Lidl nearby, or pop into Bracknell or Reading for outstanding retail options, from shopping centres to high street stores.



**Family days out** – for young children, Bracknell's Look Out Discovery Centre is a goldmine of hands-on activities, and there's great fun for all at the Puzzalogical Escape Rooms. Or walk, play, explore and relax at Windsor Great Park, with its huge variety of things to see, do and enjoy.





# Getting around



By foot: local schools including Hatch Ride and Crowthorne CofE primaries and Oaklands Juniors are all within walking distance, as is the Pinewood Centre and Crowthorne Village. The country park is on your doorstep too.



By bus: A network of handy bus services run through the village with connections to Bracknell, Sandhurst and Farnborough.



By car: The M4 and M3 corridor is accessed conveniently via the B3732, taking you to the M25 and M40, while Bracknell and Wokingham are 4 miles away and Reading 13 miles.



By rail: Crowthorne Station is 1.8 miles from Buckler's Park. Hop on a train to Reading, taking only 13 minutes, for connections to Paddington and you're there in just 50 minutes. Alternatively, services to Waterloo via Wokingham take 1 hour 45 minutes. If you're travelling further afield Heathrow Airport is reachable in 20 miles, or alternatively Gatwick Airport in 45 miles.

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



# Superbly connected



## On foot

- Buckler's Forest Country Park – 0.1 miles
- Hatch Ride Primary School – 0.4 miles
- Pinewood Activity Centre – 0.6 miles
- Golden Retriever Pub – 0.8 miles
- Oaklands Junior School – 0.9 miles
- Crowthorne Church of England Primary School – 1 mile
- Crowthorne Village – 1.2 miles
- Wildmoor Heath – 1.7 miles



## By car

- Crowthorne Station – 2.1 miles
- Wellington College – 2.2 miles
- Coral Reef Waterworld – 2.7 miles
- Swinley Forest – 3.0 miles
- Look Out Discovery Centre – 3.1 miles
- Horseshoe Lake Activity Centre – 3.8 miles
- California Country Park – 5 miles
- Ascot Racecourse – 6.3 miles
- Heathrow Airport – 20 miles
- Gatwick – 45 miles



## By rail

### From Crowthorne Station

- Reading – 13 mins
- London Paddington via Reading – 50 mins
- London Waterloo via Wokingham – 1 hr 45 mins

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





# Buckler's Park

- ① Care Home Facilities
- ② Community Orchard
- ③ Community Growing Area
- ④ Community Hub
- ⑤ Potential depot site - alternative land uses being considered
- ⑥ Retained TRL Buildings
- ⑦ Hall & Woodhouse restaurant
- ⑧ Neighbourhood centre - to include convenience store and neighbourhood shops
- ⑨ New primary school - the local authority will decide if a new primary school is required and will be responsible for its delivery



The above master plan is not drawn to scale and is for general guidance only and is subject to change.





Photography from a previous Cala development

# What our customers say



Photography from a previous Cala development

“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a new build with our own style. ”

The Staceyfounds,  
Purchasers at St Peter’s Quarter

Our Cala Home was perfect. We lifted and shifted our furniture in and we were ready to



Photography from a previous Cala development

See more customer stories, reviews and ratings >





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# 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



[Click here to find out more about the top reasons to buy new](#)










# 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 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

Cala at Buckler's Park,  
Crowthorne,  
Berkshire,  
RG40 3GA

[Click here to arrange your viewing](#)



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