



Cala at Warlingham

Specification

Surrey



Photography from a previous Cala development



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Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with high-end technology built-in, for showing off your proudest recipes. Impressive family bathrooms and en suites with desirable sanitaryware, for enjoying 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 the highest standards; because when you look for quality, it's the little things that make all the difference. If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.



Specification for The Bungalow 1, The Bungalow 2, The Alder, The Bayberry, The Blackthorn, The Chestnut, The Fir 1 & The Fir 2

Kitchen

- Contemporary kitchen from collections 1-5
- Sink: Carron Phoenix Onda 651, Reversible 1.5 bowl inset stainless steel with single drain
- Chrome Vado Sky kitchen mixer tap with swivel spout and flow restrictor
- 20mm thick premium laminate worktop with square edge profile. Upstand to match
- Glass splashback to rear of hob
- Lighting under units

Appliances

- Indesit – built in single oven
- Indesit – 4 zone 600 ceramic hob
- Indesit – 600 chimney hood (to match hob)
- Indesit – built-in 70/30 fridge freezer
- Indesit – integrated 600 dishwasher

Bathroom, Shower Rooms & En-Suite(s)

- White sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en suite(s)
- Under-basin double door vanity unit to bathroom (and primary en suite to 3 beds and above)
- Pisa white flat towel rail plumbed to heat with central heating and hot water to all bath and shower rooms

Ceramic Tiling

- Cloakroom: Half height to rear of W/C & Basin and full depth on window sill
- Bath & Shower Rooms: Full height to shower, full height around bath if folding shower screen fitted or half height around bath if not, half height to rear of WC & basin and full depth on window sill
- Tile Trim: Chrome
- Skirting: 200mm tiled upstand to walls without tiling

Heating, Lighting & Electrical

- DAIKIN Air Source Heat Pump & associated Stat.
- DAIKIN cylinder
- Recessed LED downlights to kitchen, utility, cloakroom and all bath and shower room
- Pendant light fittings to all other rooms, hallways, and landings
- Outside lighting to external doors with dusk-to-dawn sensor to front door

Internal Finishes

- White PVCu double glazed windows with flat PVCu glazing bars within the unit. White handles
- All walls finished in white paint
- All woodwork and timber stair spindles finished in white paint
- Stair handrail finished in white paint
- Amtico flooring to hallway, kitchen, utility room (if applicable), cloakroom, bathroom, shower room and en suite(s)
- Carpet to all other areas

Media Communications

- Power point for TV
- Telephone socket

External Features

- EV Wall pod car charging system
- 600mm x 600mm buff riven slabs for patios
- Rear garden tap
- Front garden planting
- Turf to rear garden

Efficiency Details

- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- High levels of insulation within roof spaces and external wall cavities
- Low energy lighting to all homes

Environmental Features

- Bird boxes located throughout site – on properties and in trees
- Bat boxes located throughout site – on properties and in trees
- Bee bricks located throughout site
- Hedgehog highways located throughout fencing – allowing free movement for hedgehogs across site

Specification for The Larch, The Rowan, The Walnut, The Whitebeam & The Willow

Kitchen

- Contemporary kitchen from collections 1-5
- Sink: Carron Phoenix Onda 651, Reversible 1.5 bowl inset stainless steel with single drain
- Chrome Vado Origins kitchen mixer tap with swivel spout and flow restrictor
- 20mm thick composite worktops with flat front edge profile. Upstand to match
- Glass splashback to rear of hob
- Lighting under units

Appliances

- Bosch – built in or built under double oven
- Bosch – 4 ring 800 electric hob
- Bosch – 750 chimney hood
- Bosch – built-in 70/30 fridge freezer
- Bosch – integrated 600 dishwasher

Bathroom, Shower Rooms & En-Suite(s)

- White sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en suite(s)
- Under-basin double door vanity unit to bathroom (and primary en suite to 3 beds and above)
- White Pisa flat towel rail plumbed to heat with central heating and hot water to all bath and shower rooms

Ceramic Tiling

- Cloakroom: Half height to rear of W/C & basin and full depth on window sill
- Bath & Shower Rooms: Full height to shower, full height around bath if folding shower screen fitted or half height around bath if not, half height to rear of WC & basin and full depth on window sill
- Tile Trim: Chrome
- Skirting: 200mm tiled upstand to walls without tiling

Heating, Lighting & Electrical

- DAIKIN Air Source Heat Pump & associated Stat.
- DAIKIN cylinder
- Recessed LED downlights to kitchen, utility, cloakroom and all bath and shower rooms. Pendant light fittings to all other rooms, hallways, and landings
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Fit 1 or 2 recessed downlights to porch soffit depending on porch size

Internal Finishes

- White PVCu double glazed windows with flat PVCu glazing bars within the unit. Chrome handles
- All walls finished in white paint
- Hardwood handrail stained dark
- Oak Handrail and Oak Newel capping
- Amtico flooring to hallway, kitchen, utility room (if applicable), cloakroom, bathroom, shower room and en suite(s)
- Carpet to all other areas

Media Communications

- Power point for TV
- Telephone socket

Utility

- Units to match Kitchen
- Sink: Carron Phoenix Onda 105, Reversible single bowl inset stainless steel with single drainer
- Taps: Vado Sky Mono Kitchen Mixer with Swivel Spout in Chrome
- Worktops: 20mm thick composite worktop. Upstand to match

External Features

- EV Wall pod car charging system
- 600mm x 600mm Buff Riven slabs for patios
- Rear garden tap
- Front garden planting
- Turf to rear garden

Efficiency Details

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- Low energy lighting to all homes

Environmental Features

- Bird boxes located throughout site – on properties and in trees
- Bat boxes located throughout site – on properties and in trees
- Bee bricks located throughout site
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Limpsfield Road,
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For more information



[CALA.CO.UK](https://www.cala.co.uk)



Stock photography

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