



# Burford Grange

Ickleford

Bedford Road, Ickleford  
Hertfordshire, SG5 3XG



Stock photography



# The best of town, village and county life

Nestled on the edge of Ickleford, just to the north of the traditional market town of Hitchin, Burford Grange offers you the charms of rural life combined with the convenience of a thriving town centre. It's a prestigious development of beautiful 4 and 5 bedroom homes with local schools, a convenience store and green open spaces close by in the village. Located just a stone's throw from the centre of Hitchin, you'll find excellent connectivity for commuting and a lively social and entertainment scene: the ideal choice for a well-balanced and relaxing lifestyle.



# Find your perfect future home

If you're looking for room to spread out – for a growing family or for working from home, for instance – Burford Grange could be perfect for you. Our exclusive collection of bespoke designs offers you flexible floorplans to suit your lifestyle, flooded with natural light and with a wonderful sense of space and freedom. Specifications are good quality throughout and all these homes are built with timber frames, saving around 25% on their carbon footprint compared to block build – just one of many eco-friendly features.



Stock photography

# A breath of fresh air in a great green setting

Set alongside extensive farmlands and country walks, Burford Grange is delightfully landscaped to complement its natural surroundings. Whether it's games or play at the well-equipped and welcoming Ickleford Sports and Recreation Club. Enjoy cycling, horse riding or walking along the ancient Icknield Way as it passes through the village, this is a place to breathe in the fresh air, relax and live life to the full.



# Settle into semi-rural village life

Ickleford is a prosperous village with a lively community spirit, from a wide range of sports like cricket, football and equestrianism, to clubs and events at the village hall – and plenty of activities and play facilities for children of all ages. There's a wonderful old church and choice of family friendly traditional pubs too. For all those everyday essentials, pop into the village store or jump on a short bus ride or cycle into Hitchin.



# Hitchin: a town with a great heart

Hitchin has been named as one of the top ten happiest places to live by Rightmove and voted runner-up in Muddy Stilettos 'Best Places to Live 2022' in England – and no wonder, with its charming medieval and Georgian architecture, its bustling Market Square, traditional high street and elegant gardens and parks. It's home to a lively social, arts and entertainments scene, to great independent shops and artisan boutiques, a wealth of bars, bistros and restaurants and a programme of festivals and events throughout the year: a small town with a big heart.



# Perfectly located for education at all levels

Burford Grange is outstandingly well positioned for education at all levels, with Smartys Day Nursery, Ickleford Primary and The Priory School for co-educational secondary and sixth form all within easy walking distance – and all rated Good by Ofsted. Also rated Good and around a mile away, you have further options including Strathmore and Oughton Infants' and Nursery School and Our Lady Primary, and just a little further are Hitchin Boys' and Girls' Schools and North Herts College.







Stock photography

# Out and about for family fun

Explore elegant Wrest Park Estate, Woburn with its Abbey and Safari Park or the wonders of Whipsnade Zoo. Closer to home in Hitchin enjoy fun days and events for all ages from town centre 'beaches' to themed markets and festivals including the popular Rhythms of the World. There's music, art and theatre to suit all tastes, and food to match. In the summer, Hitchin Lavender is a sensational display of colour and aroma.

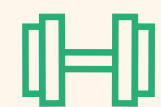
[Click here to find out more about the local area](#)



# Places to go



**Eating out** – The Plume of Feathers and Old George in the village are family-friendly favourites, while Hitchin offers a host of options from worldwide cuisines, at the ever-popular Lussmanns.



**Sports and leisure** – Close to home are Ickleford Sports and Recreation Ground, hosting cricket, football, squash and petanque, and Hitchin Rugby Football Club. There's indoor and outdoor swimming and a new leisure centre in Hitchin, and plenty of golf courses in the surrounding areas.



**History and heritage** – Woburn Abbey, Wrest Park and Knebworth House are stately homes with wonderful gardens and a range of events and attractions for all. In the village, St Katherine's Church has a 12th Cave.





Local photography



Local photography



Local photography



**Parks and nature** – Follow the path of the River Hiz along the Hicca Way and explore Ickleford Common and Oughtonhead Common nature reserves.



**Entertainment and culture** – Hitchin is home to a range of theatre and performing arts spaces along with galleries and museums. There's lots of entertainment for little ones too, from soft play to exploration trails.



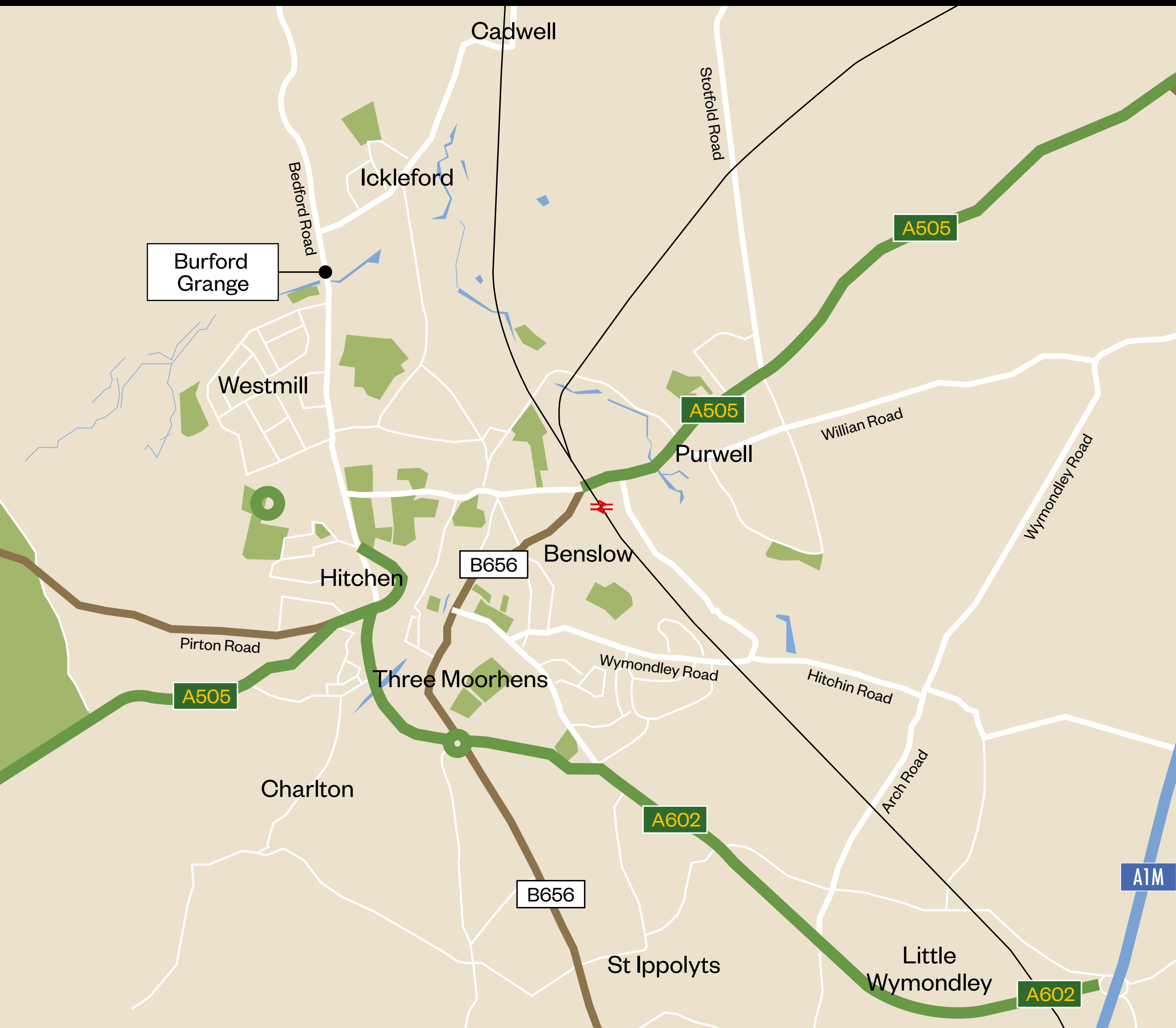
**Shopping** – with a village store, Waitrose just over a mile away and a wealth of independent, big brand stores, superstores and markets in Hitchin, everything you need is close at hand.



**Family days out** – create your own pottery masterpieces at the Pots of Art Ceramics Centre, get close to nature at Standalone Farm or pick your own at Gravelly Fruit Farm. Great fun for all ages.

[Click here to find out more about the local area](#)





# Getting around



By foot: Local schools at all levels are within walking distance, as are the village store, hall, sports and recreation club and pubs.



By bus: There's a regular service into Hitchin every 15 minutes, with a new stop for planned towards the North along Bedford Road.



By car: Burford Grange is under 2 miles from the centre of Hitchin on the Bedford Road, and just 5 miles from Junction 8 of the A1(M) for London, the North and connections to the M25 and Cambridge. Luton London Airport is 10 miles away.



By rail: Hitchin station offers regular fast and direct services into London, Cambridge and Peterborough. You can be at King's Cross in less than half an hour, for connections to Paris and other European destinations from neighbouring St Pancras.

See a detailed view of the area and get directions



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

# Superbly connected



## On foot

- Smartys Day Nursery – 0.3 miles
- The Priory School – 0.3 miles
- Village Store – 0.6 miles
- Village Hall – 0.6 miles
- Ickleford Primary School – 0.7 miles
- Ickleford Sports & Recreation Club – 0.7 miles
- Oughton Primary and Nursery School – 1.0 mile
- Our Lady Primary School – 1.0 miles



## By car

- Strathmore Infant and Nursery School – 1.1 miles
- Waitrose – 1.1 miles
- Little Rascals Indoor Play  
Party Centre – 1.3 miles
- Hitchin Lavender – 1.4 miles
- Hitchin Boys' School 1.4 miles
- Hitchin Town Centre – 1.6 miles
- Hitchin Train Station – 1.8 miles
- Hitchin Girls' School – 2 miles
- North Herts College – 2 miles
- Junction 8 (A1M) – 5.2 miles
- London Luton Airport – 10.7 miles



## By rail from Hitchin Station

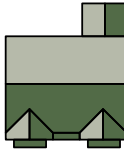
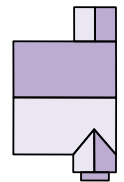
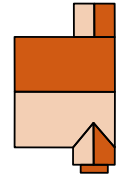
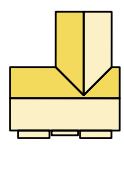
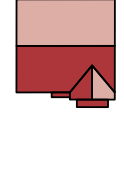
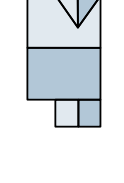
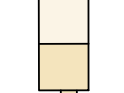
- London King's Cross – 27 minutes
- Cambridge – 32 minutes
- Peterborough – 39 minutes

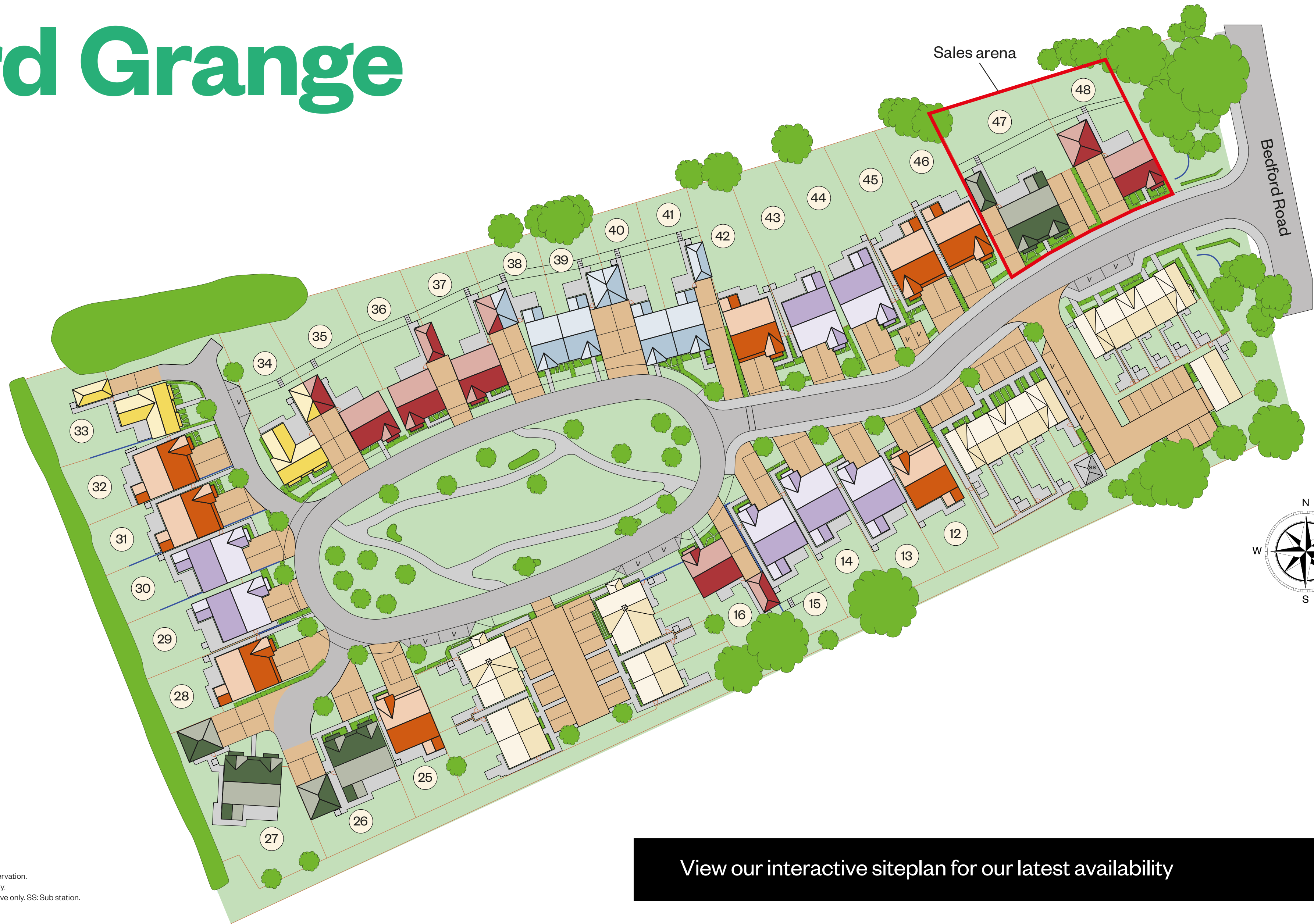
[Click here to find out more about the local area](#)




# Burford Grange

## The development

-  **The Willow**  
5 bedroom detached home
-  **The Whitebeam**  
5 bedroom detached home
-  **The Wayfaring**  
4 bedroom detached home
-  **The Rowan**  
4 bedroom detached home
-  **The Poplar**  
4 bedroom detached home
-  **The Laurel**  
4 bedroom semi-detached home
-  **Affordable Housing**



Please confirm the most up-to-date details with our Sales Consultants prior to reservation.  
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. SS: Sub station.

View our interactive siteplan for our latest availability 

# Choose the home that's right for you



**The Willow**  
5 bedroom  
detached home



**The Wayfaring**  
4 bedroom  
detached home



**The Poplar**  
4 bedroom  
detached home



**The Whitebeam**  
5 bedroom  
detached home



**The Rowan**  
4 bedroom  
detached home



**The Laurel**  
4 bedroom  
semi-detached  
home

[Click here for current availability and prices](#) >



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.

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.

[Click here to find out more about our Accessibility Features](#)



[Click here to view the full specification](#)







Photography from previous Cala development

# What our customers say



Photography of Hampton Lakes

“ We absolutely love the community ties we’ve got in the local area, with friends and family living nearby, but we really wanted our own space to settle down in. We took advantage of the Government’s Help To Buy 20% equity loan on the property, which was around £40,000; meaning we could own a bigger chunk of the house up-front, and repay the loan interest free in years to come. We received a great deal of support from the site team and our mortgage advisor.

With home working an option for Dean and I, we really wanted to convert our third bedroom into a flexible working space. Cala Homes provide all

buyers with hyper-fast connectivity for residents when they move in. Rather than having the stress of waiting for internet providers to set up after we got the keys, it was all there and ready to go. You can immediately tell that Cala’s homes are really well built but we looked at a lot of online customer reviews of people who also bought through them, who all had similar positive experiences to us, as there were literally zero snags on our property.”

Natasha Fallowfield and Dean Newcombe  
Purchasers at Hampton Lakes

See more customer stories, reviews and ratings >



Photography of Hampton Lakes



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



[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 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



Local photography



Stock photography

# 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 icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >



Stock photography

# Welcome to your new home

Burford Grange,  
Bedford Road, Ickleford  
Hertfordshire, SG5 3XG

[Click here to arrange your viewing](#)



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 publication on 21.03.24. 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.