



# Knights Grove

Newbury

Kennet Apartments – First Homes



Stock photography



# Make your dream a reality with First Homes

## What are First Homes?

The First Homes at Knights Grove are built to the same standard as the other quality, well-designed, brand-new homes here. They are just sold with 30% off the market value to help people onto the property ladder\*. You fully own the home, the 30% discount you received is simply passed on to whoever you sell the home to. Helping even more people buy their first home.



Backed by HM Government

\*Terms and conditions apply. See website for full details.

## Who can buy a First Home?

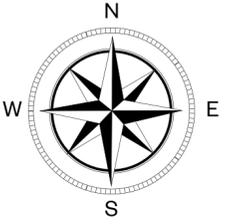
This Government scheme is exclusively for first time buyers that meet certain criteria. After the 30% discount, the home must cost £250,000 or less (£420,000 or less in Greater London). Your household income must be £80,000 or less (£90,000 or less in Greater London). Your mortgage must cover at least 50% of the cost of the home. Most lenders will require a minimum of 5% deposit of the discounted purchase price. West Berkshire Council give priority to local people and key workers including military personnel, so get in touch with us to find out if you meet the criteria.

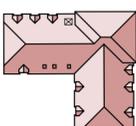


Stock Photography

# Knights Grove

## The development



- 
**The Yew**  
 5 bedroom detached home
- 
**The Willow**  
 5 bedroom detached home
- 
**The Walnut**  
 4 bedroom detached home
- 
**The Rowan**  
 4 bedroom detached home
- 
**The Poplar**  
 4 bedroom detached home
- 
**The Laurel**  
 4 bedroom detached home
- 
**The Fir**  
 3 bedroom detached/  
 semi detached home
- 
**The Everglade**  
 3 bedroom detached home
- 
**The Aspen**  
 2 bedroom semi detached home
- 
**Kennet Apartments  
 (First Homes)**  
 1 & 2 bedroom apartments
- 
**Affordable Housing/  
 Shared Ownership**



Please speak to your Sales Consultant about the 'First Homes' scheme. 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. Please confirm the most up-to-date details with our sales consultants prior to reservation.

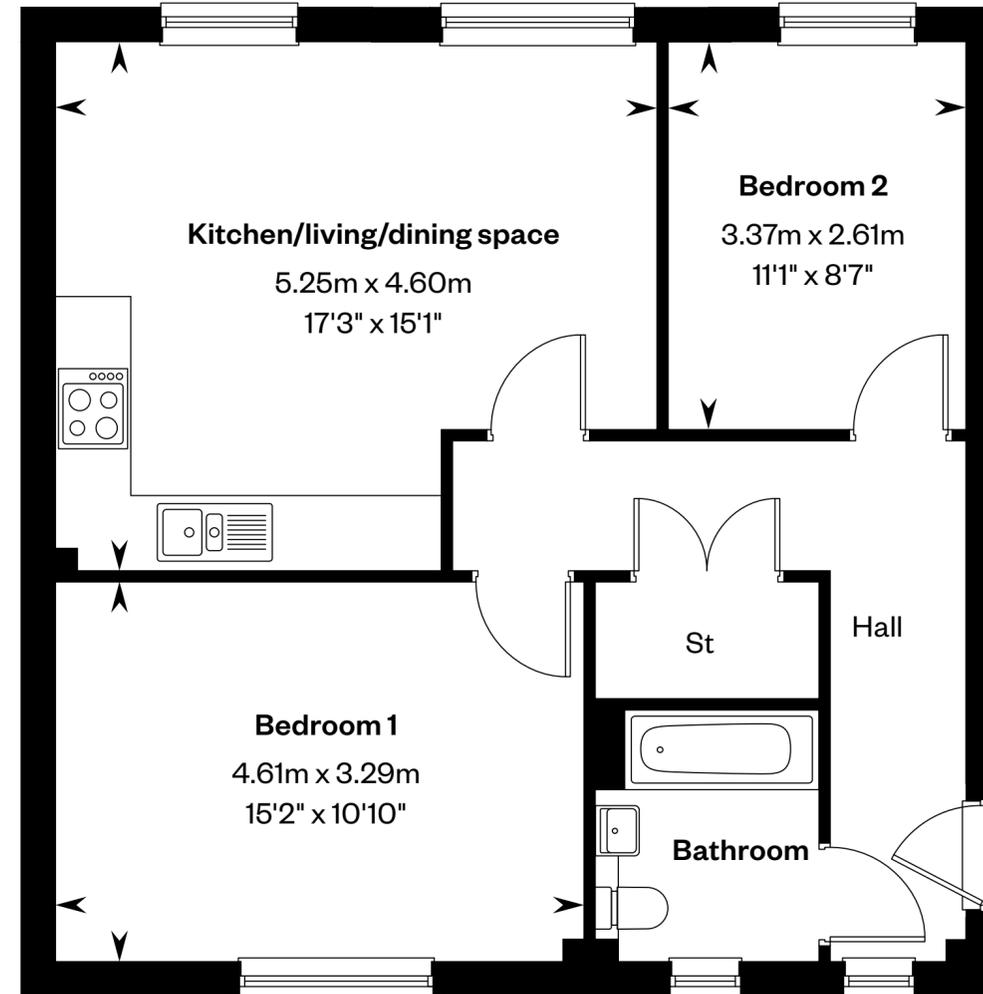
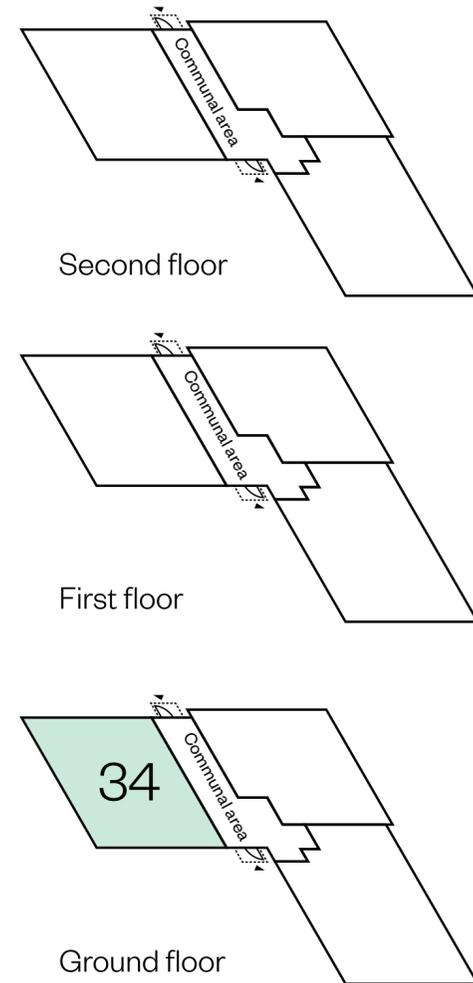
IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (Chiltern) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

View our interactive siteplan for our latest availability 

# Kennet Apartments

## 2 bedroom apartment

Plot 34 – as shown



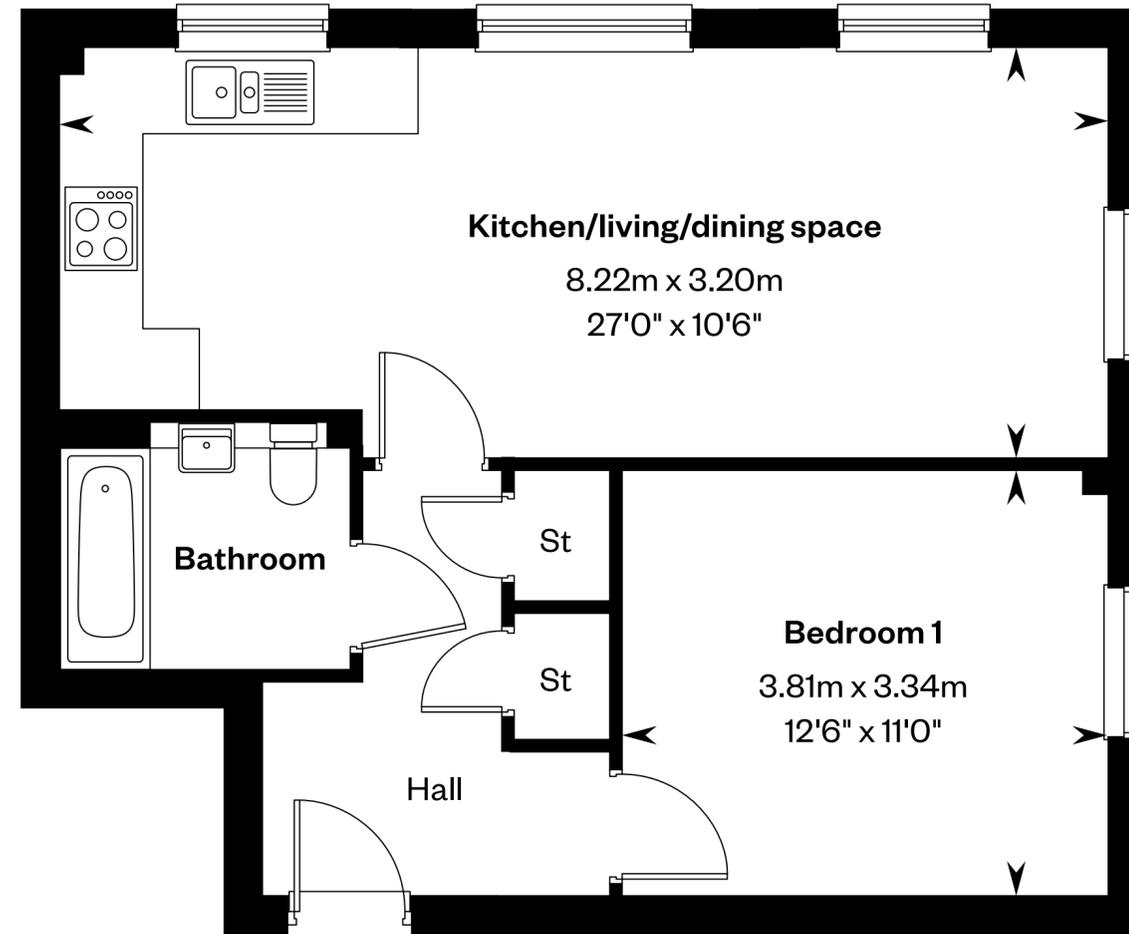
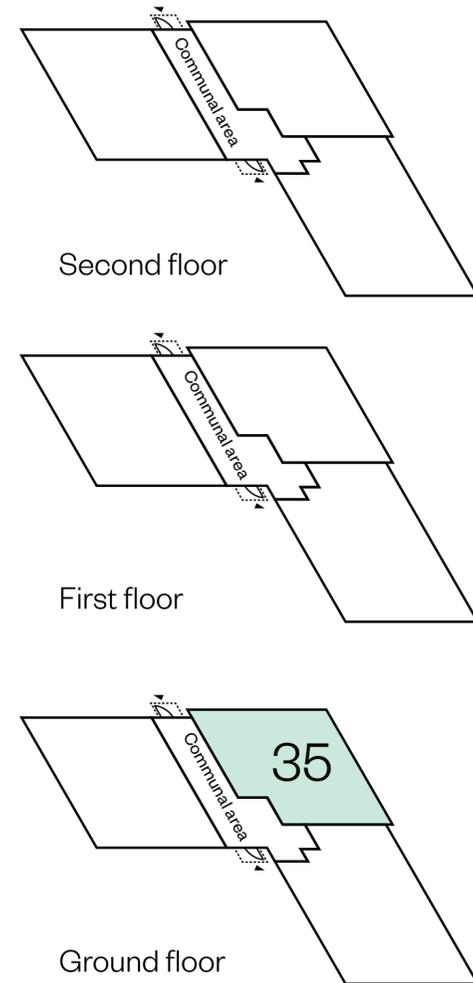
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 1 bedroom apartment

Plot 35 – as shown



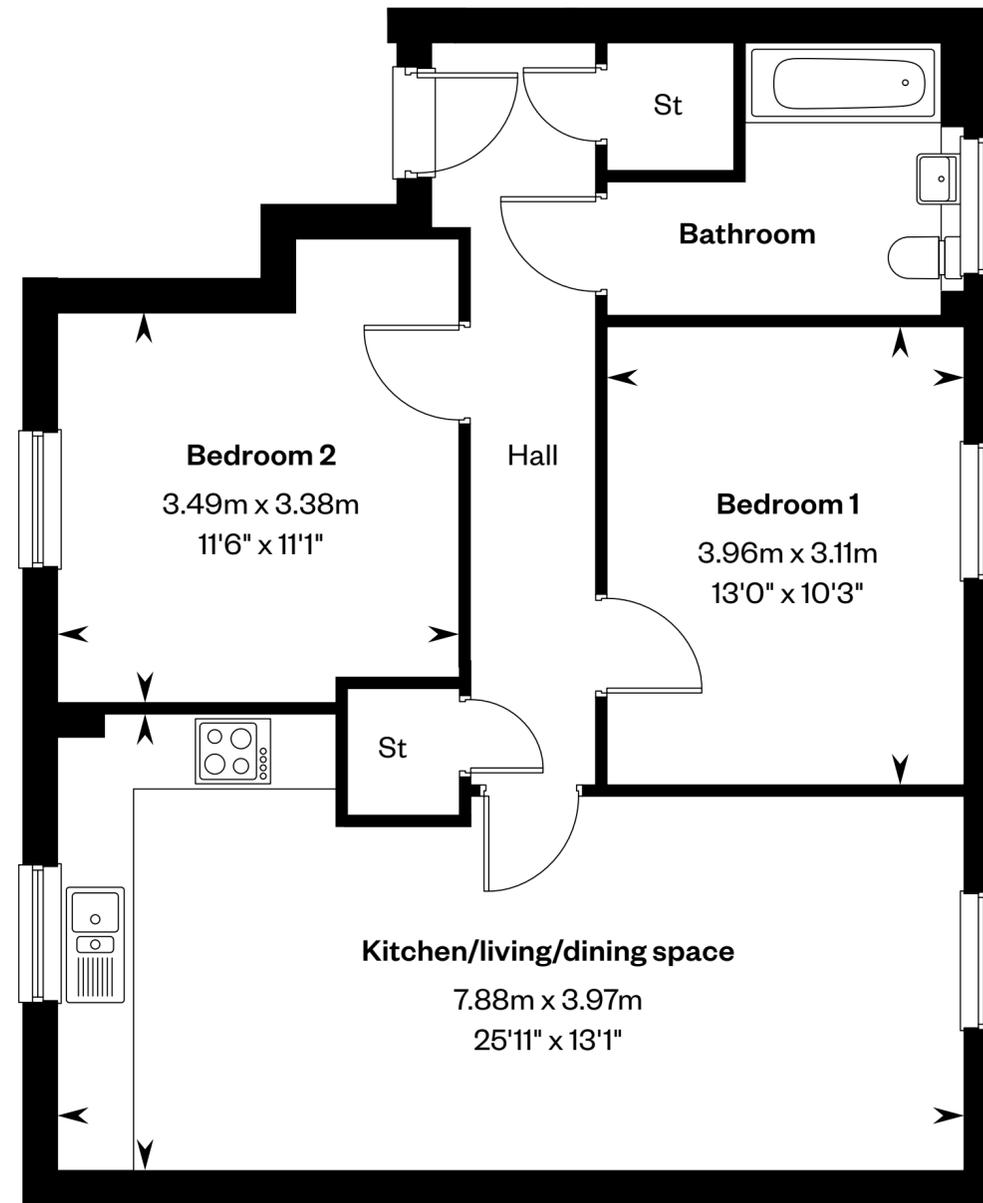
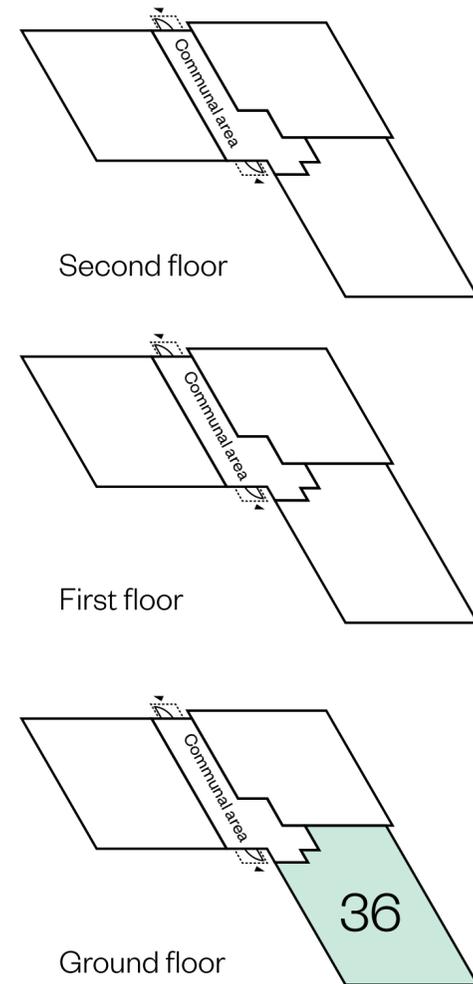
Please ask your Sales Consultant for further details. St: Store cupboard.

**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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 2 bedroom apartment

Plot 36 – as shown



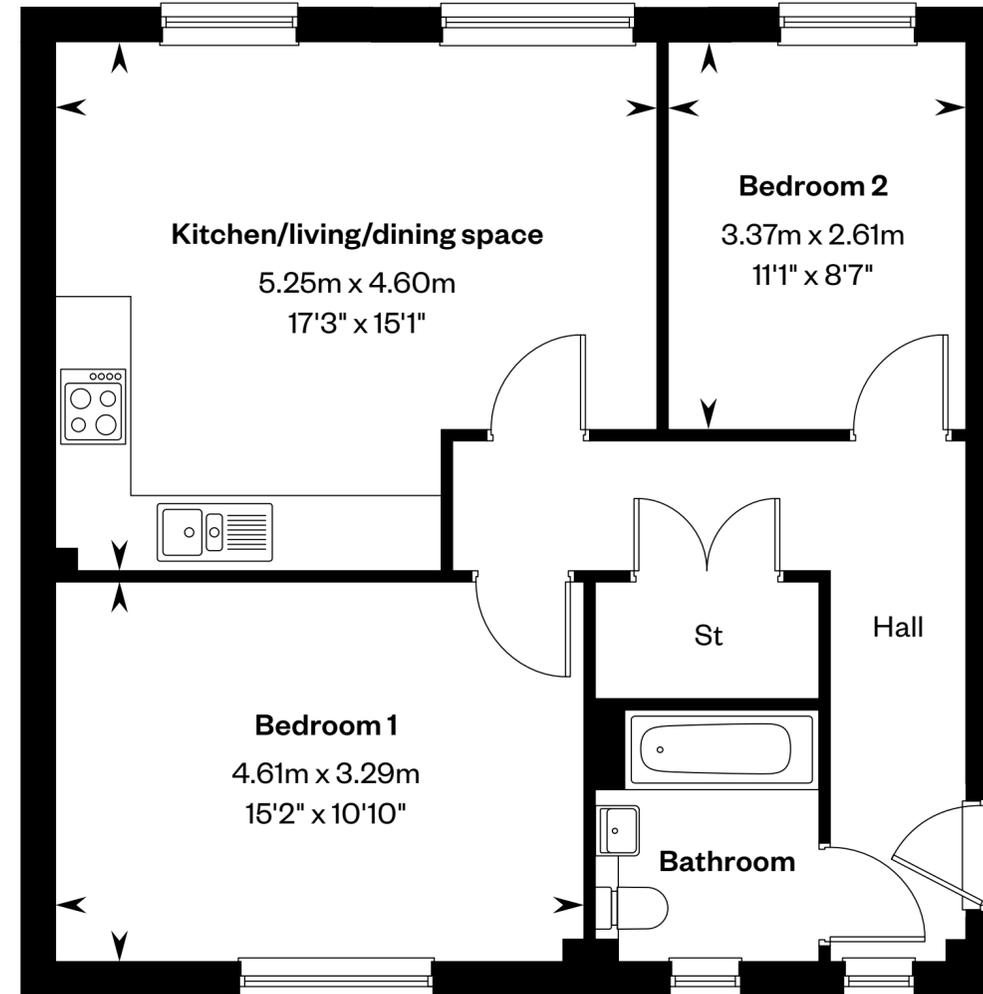
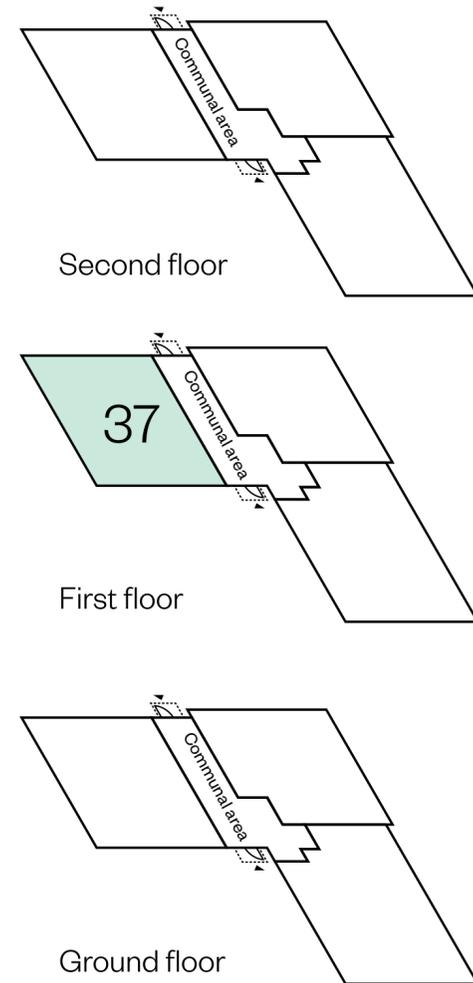
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 2 bedroom apartment

Plot 37 – as shown



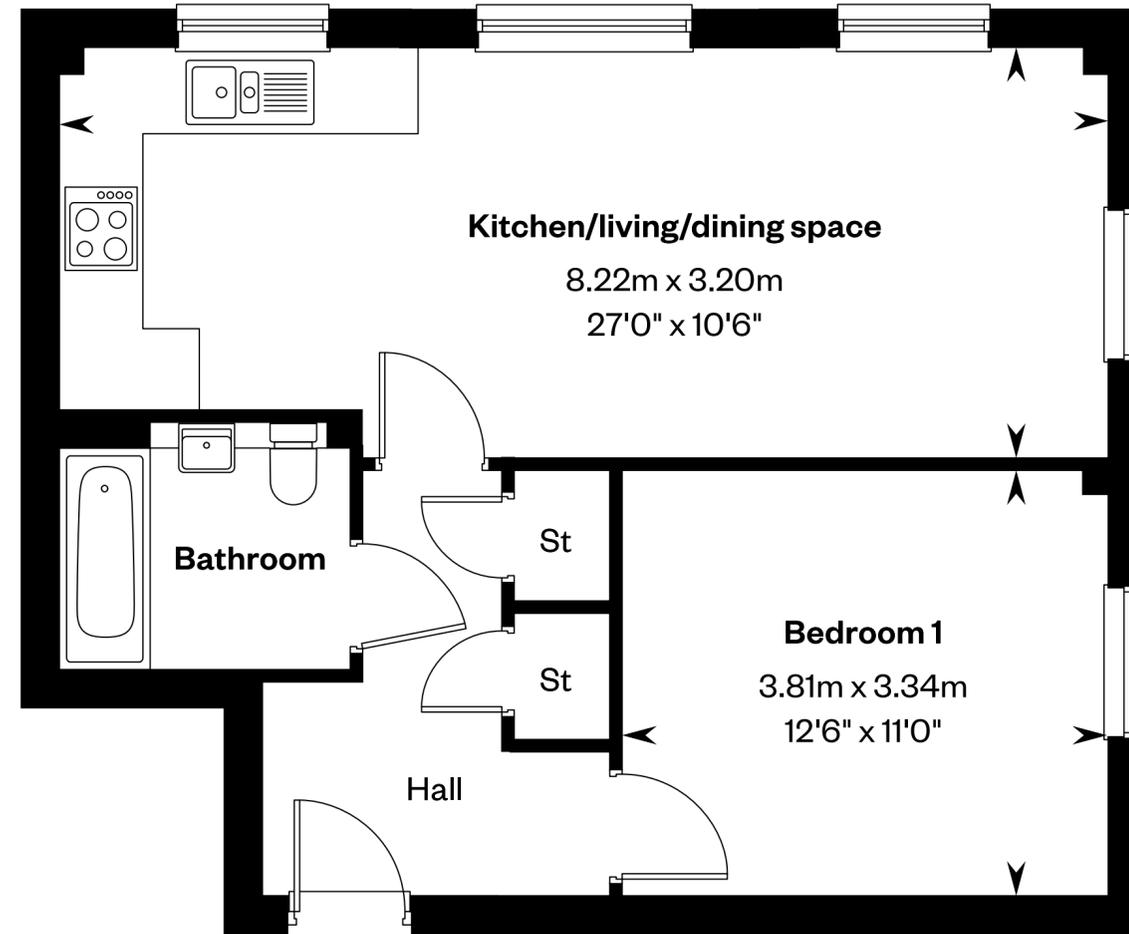
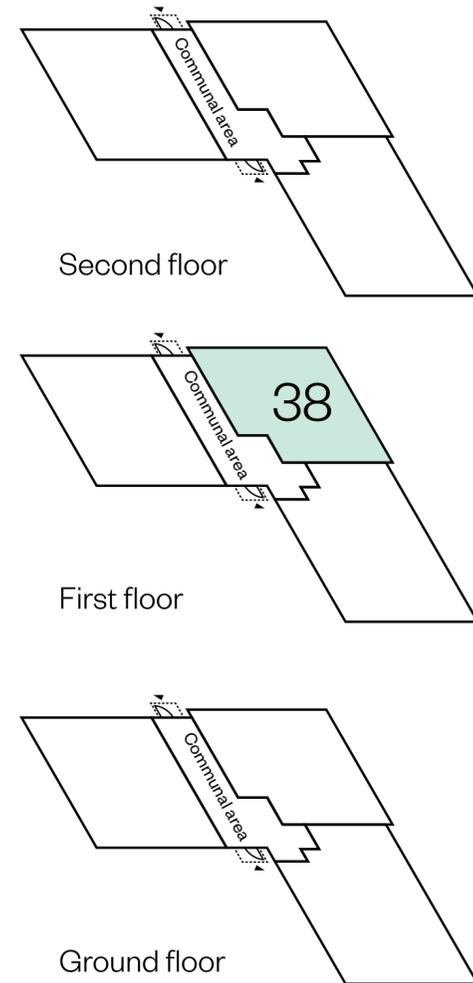
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 1 bedroom apartment

Plot 38 – as shown



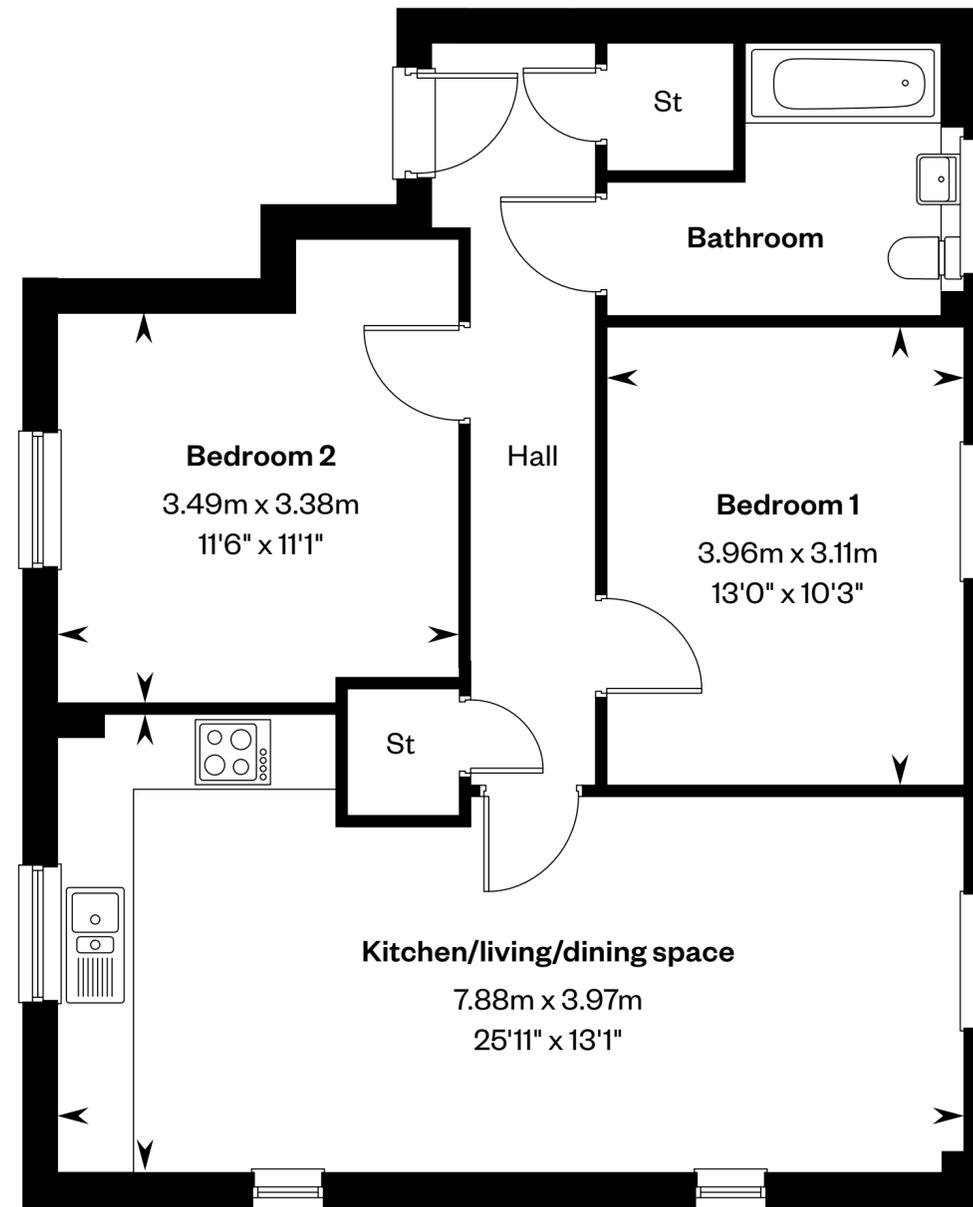
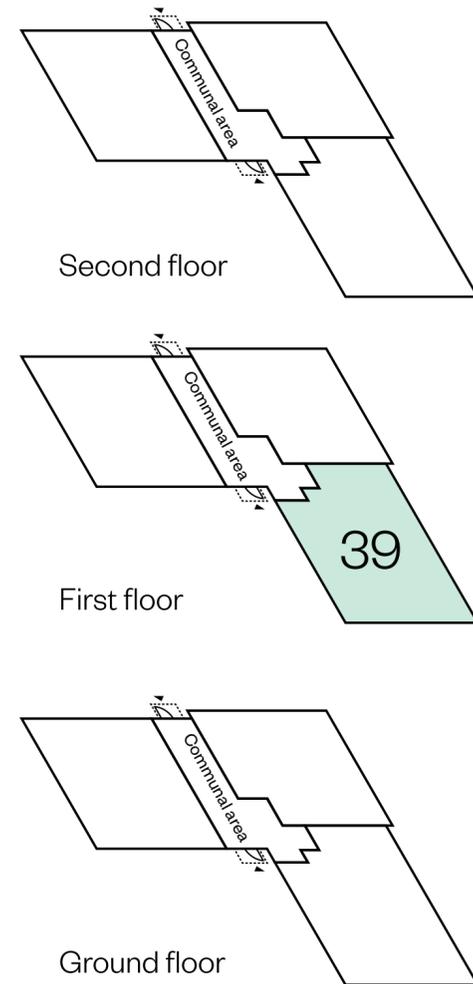
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 2 bedroom apartment

Plot 39 – as shown



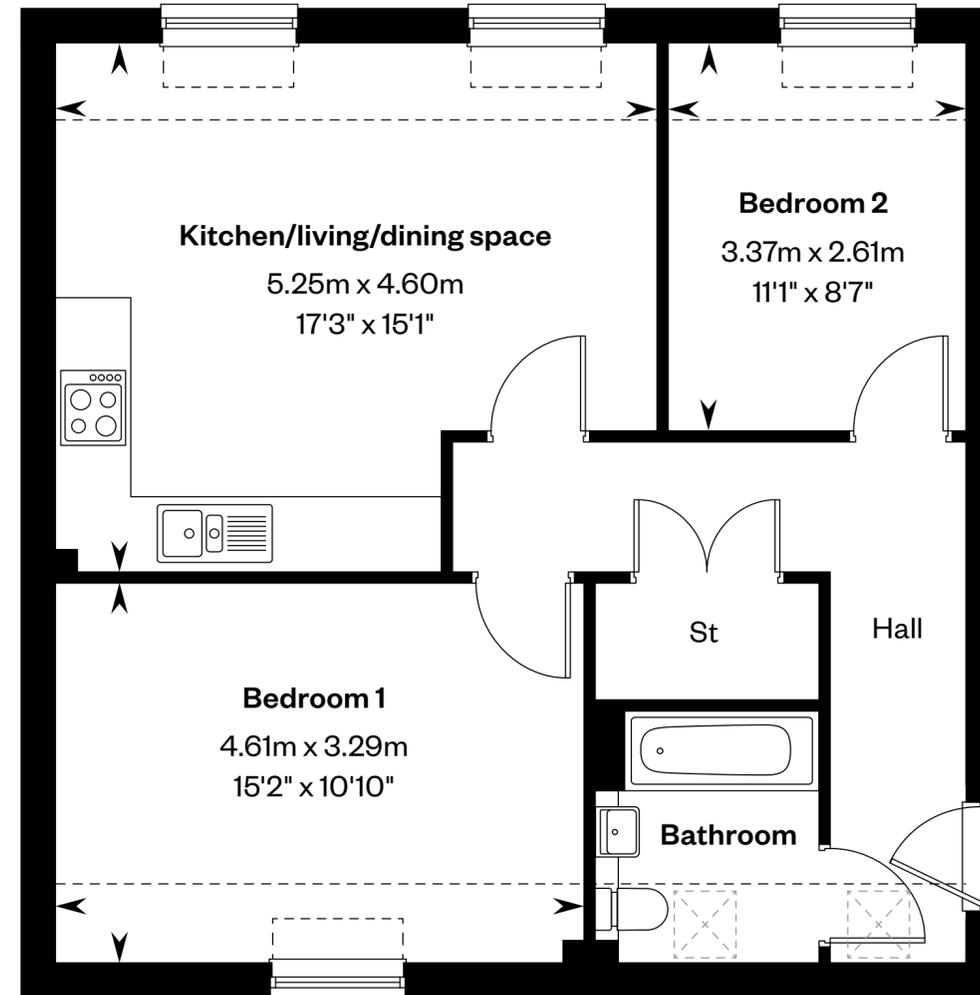
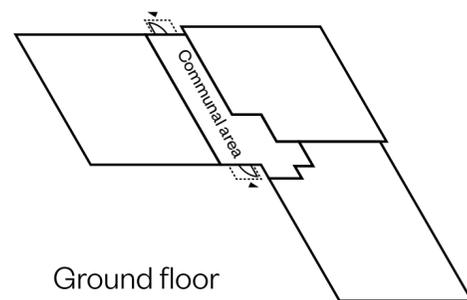
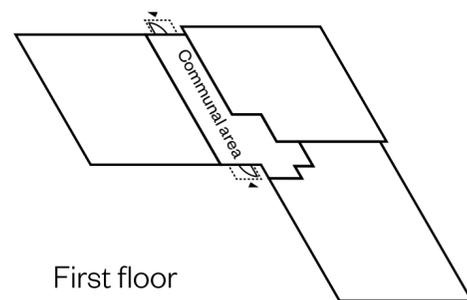
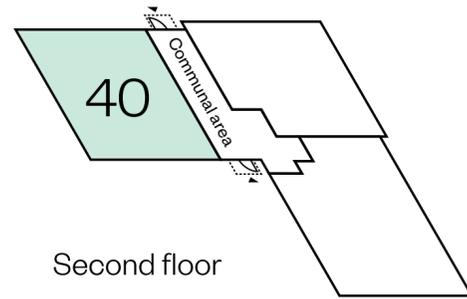
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 2 bedroom apartment

Plot 40 – as shown



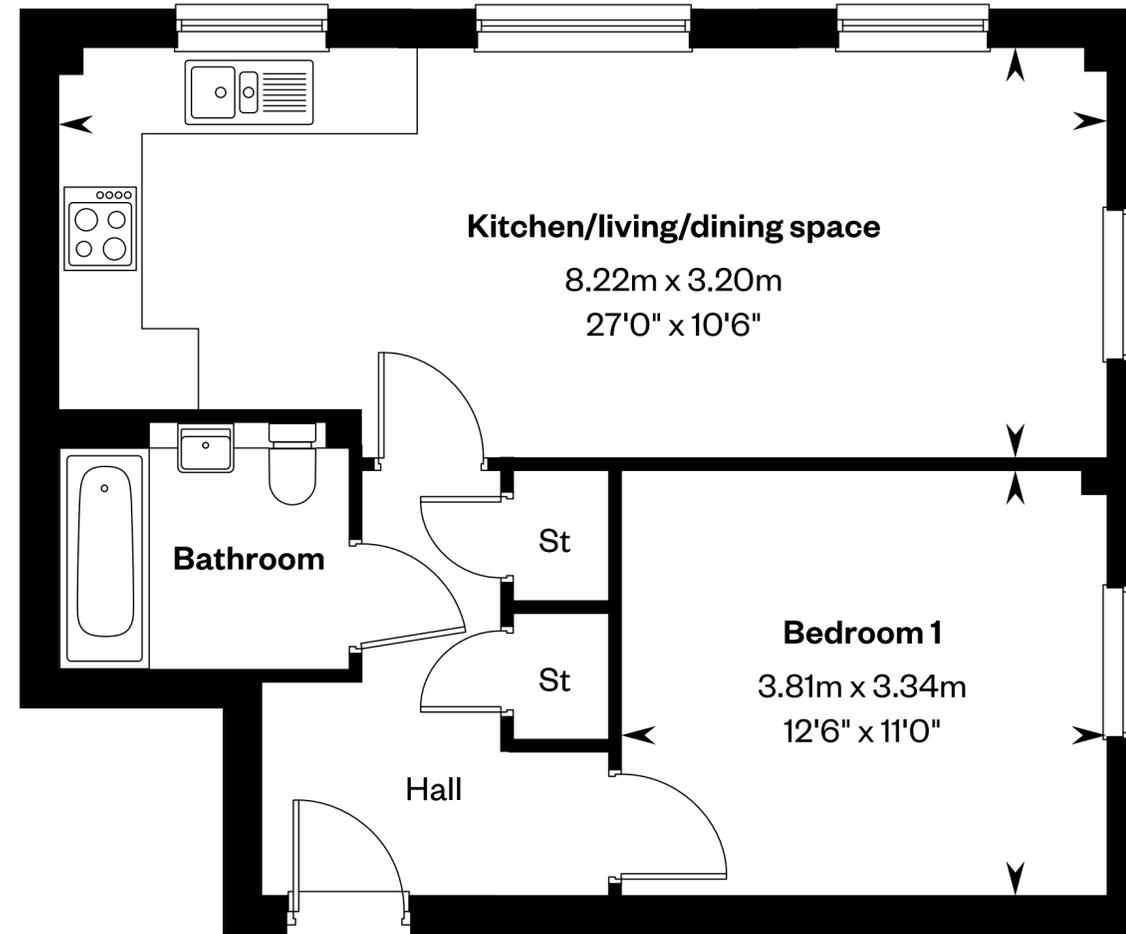
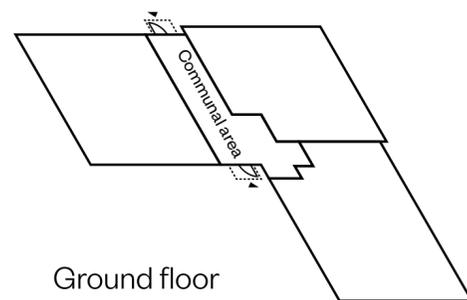
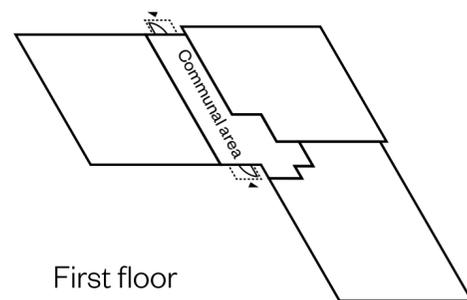
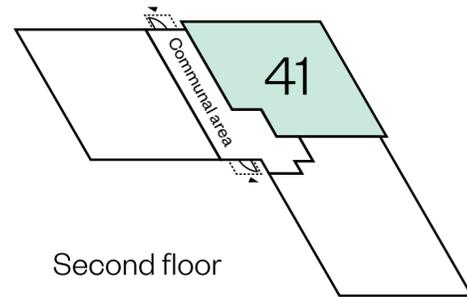
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 1 bedroom apartment

Plot 41 – as shown



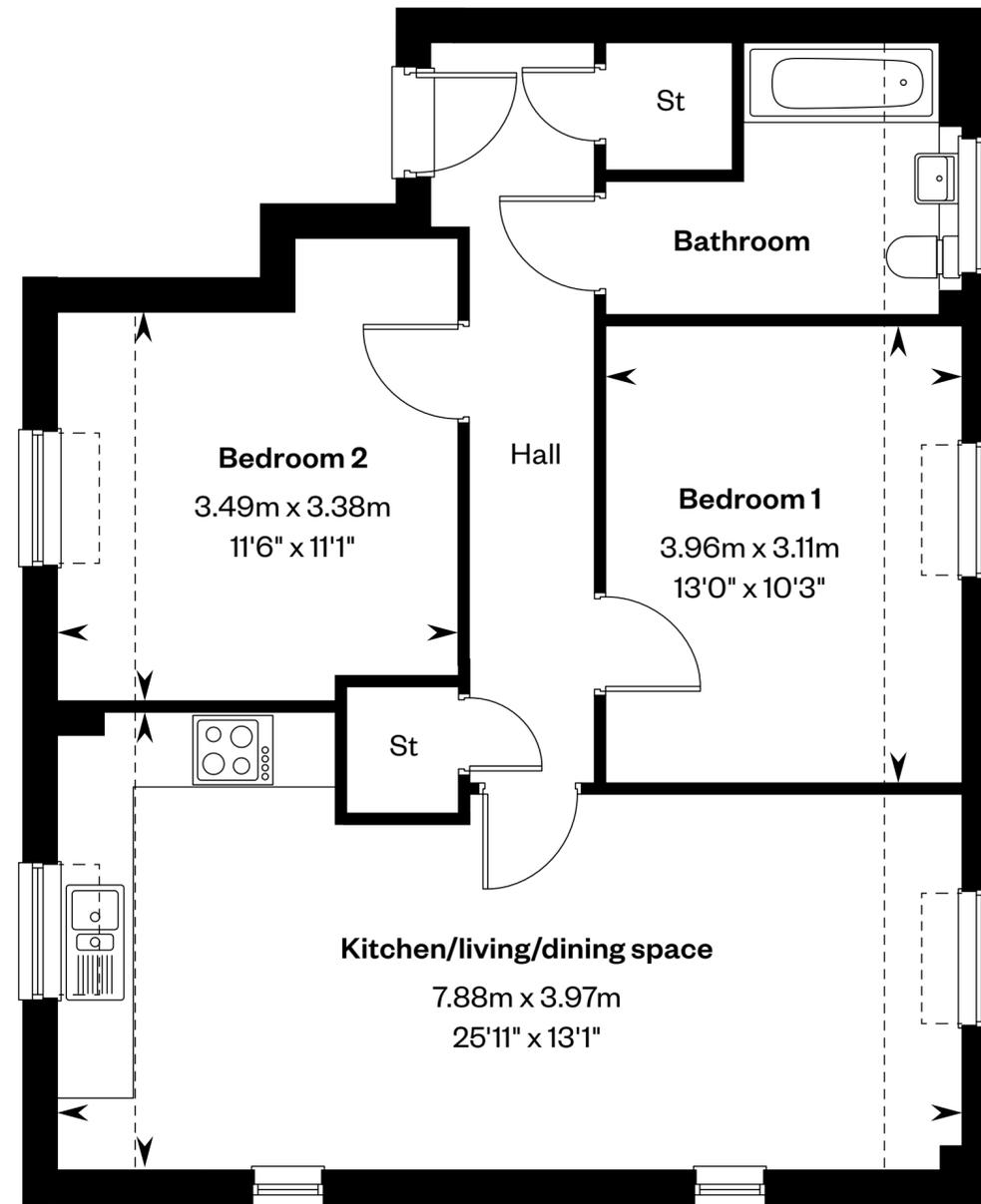
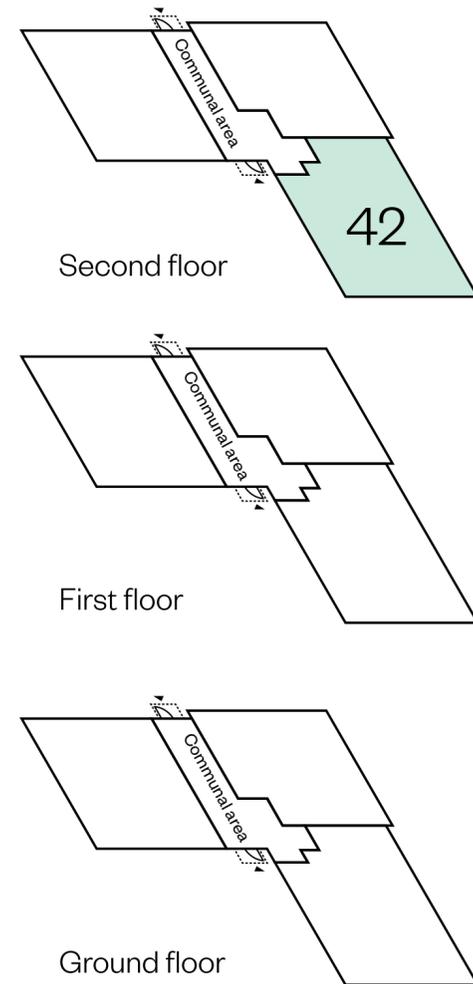
Please ask your Sales Consultant for further details. St: Store cupboard.

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.

# Kennet Apartments

## 2 bedroom apartment

Plot 42 – as shown



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

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. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 21.02.25. See the main brochure for the full Consumer Protection statement.



# Knights Grove

Specification

Kennet Apartments – First Homes



Stock photography



Photography from a previous Cala development



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 a quality 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 premium quality, it's the little things that make all the difference.



Photography from a previous Cala development

# Specification

## Kitchens\*

- Professionally designed kitchen with quality units and laminate work surfaces
- 1.5 bowl inset stainless steel sink with single drainer and chrome swivel spout tap
- Indesit built-in single oven
- Indesit 600mm frameless ceramic hob
- Indesit built-in fridge freezer
- Indesit integrated dishwasher
- Indesit built-in washer/dryer

## Bathroom

- Full height tiles around bath. Tiled splashback to basin or splashback panel
- Thermostatic shower
- Chrome towel radiator
- Shaver socket

## Media and communications\*

- Coaxial cable wired from the attic space and communal riser to a TV/ FM socket in family room and bedroom 1. All cables labelled in the attic space and/or communal riser to show which rooms they run to.
- Primary telecom sockets position – master socket to be located in hall cupboard for connection by BT
- Secondary phone sockets to be positioned in sitting room
- Openreach with infrastructure for BT Fibre (and other providers on the network)

## Heating, lighting and internal finishes\*

- Air Source Heat Pumps with radiators
- Hive (thermostats can be controlled via WIFI and phone app)

## Security and external details\*

- Audio entry system for apartments
- Communal electric car charging points (please check with Sales team for further information)

## Environmental details\*

- Air Source Heat Pumps that provide energy efficient, thermostatically controlled heating with high Seasonal Coefficient of Performance (SCOP) throughout the year and a low carbon footprint
- Gas-free development
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- B rated kitchen appliances to reduce water and energy use†
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external cavity walls to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting to all homes\*\*
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development
- This development will contain ecology nesting features, including birds, bats and bees

\*Design is subject to change. Please consult your Sales Consultant for more information. †To selected plots only, please see floor plans for details. ‡Proportions may vary, please refer to Sales Consultant for more information. †Not all domestic appliances have an EU energy label. Please refer to Sales Consultant. Specifications are correct at time of publication. 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.



# Welcome to your new home

Knights Grove,  
Upper Stone Rise, off Stoney Lane,  
Ashmore Green, Newbury, RG18 9HG

[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. Floor plans, dimensions and specifications are correct at the time of publication. 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 21.02.25. 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