



# Knights Grove

Newbury

Upper Stone Rise, Ashmore Green,  
Newbury, RG18 9AH.



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# Beautiful homes in a highly sought after location

Set on the edge of the historic market town of Newbury, as the road leads into open countryside, Knights Grove offers you a peaceful semi-rural lifestyle in a highly sought-after area of Berkshire. It's the ideal location to settle into and enjoy family life, with Newbury's shops, schools and all the essentials within easy reach and excellent connectivity by road and rail. Welcome to Knights Grove – where you will find everything you've been looking for.



# Settle into your ideal family lifestyle

Knights Grove offers you a choice of superbly designed 3, 4 and 5 bedroom homes. They're homes for now and for the future, with quality specifications and energy-efficient features, set in a family friendly environment, with plenty of open spaces for exploring and socialising, nature is all around you.



# A breath of fresh air

A healthy lifestyle awaits you, with paths into the surrounding countryside and delightful walks and nature trails along the waterways that run through the town. Green spaces abound, from the nearby Shaw Park to award winning Victoria Park in the town centre and sports and leisure at Northcroft and Goldwell Parks. Walk, play, cycle, jog or horse ride – get out there and enjoy the Great Outdoors.



# Newbury, a historic market town.

Newbury is a vibrant and welcoming town, steeped in history and surrounded by some of the UK's most outstanding countryside.

With lively independent shopping, arts, cultural and entertainment scenes. It's the perfect blend of old and new, from the ancient charter market to modern malls a wide choice of supermarkets, including Waitrose. There's a splendid choice of places to meet, eat and socialise, too. Newbury is well connected: you can be in London by train in under an hour, yet you're always just minutes away from glorious countryside



# First class for education

Newbury is well served for schools, both state and independent: at every level, your children can get off to a good start in life. Fir Tree Primary School, nearest to home at Knights Grove, is rated good by Ofsted as is Trinity School at secondary and sixth form level. St Finians Catholic Primary school and Downe House are both excellent local independent schools. St Bartholomews (St Barts) Senior and Sixth Form is Outstanding, and Newbury College offers excellent further education opportunities.



\*Subject to entrance requirements



# Out and about with the family

Whatever your age and interests, there's always plenty to enjoy. A visit to the fascinating Nature Discovery Centre at Thatcham with its interactive displays, exploring Welford Park Estate – where snowdrop season is sensational – the ruins of Donnington Castle or the fascinating West Berkshire Museum. Get close to nature at The Living Rainforest or 4 Kingdoms Farm Adventure Park... or enjoy a relaxing canal boat trip or walk along the Kennet and Avon Canal.

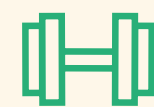
Local photography



# Places to go



**Eating out** – Enjoy brunch with friends at gastropub The Newbury, have supper at Henry and Joe’s and try the delicious seven course tasting menu. Japanese restaurant Arigato, provides a house special of tempura sushi roll and also has a ‘music room’ for karaoke enthusiasts. John Campbell’s Michelin starred restaurant and culinary school, The Woodspeen is a must with views over the Berkshire countryside. There is something in Newbury to suit everyone’s taste.



**Sports and leisure** – Enjoy a day at Newbury Races, a round of golf at Donnington Valley golf club, paddleboarding on the canal – or gym, swim and a range of sports at Nuffield fitness and wellbeing gym.

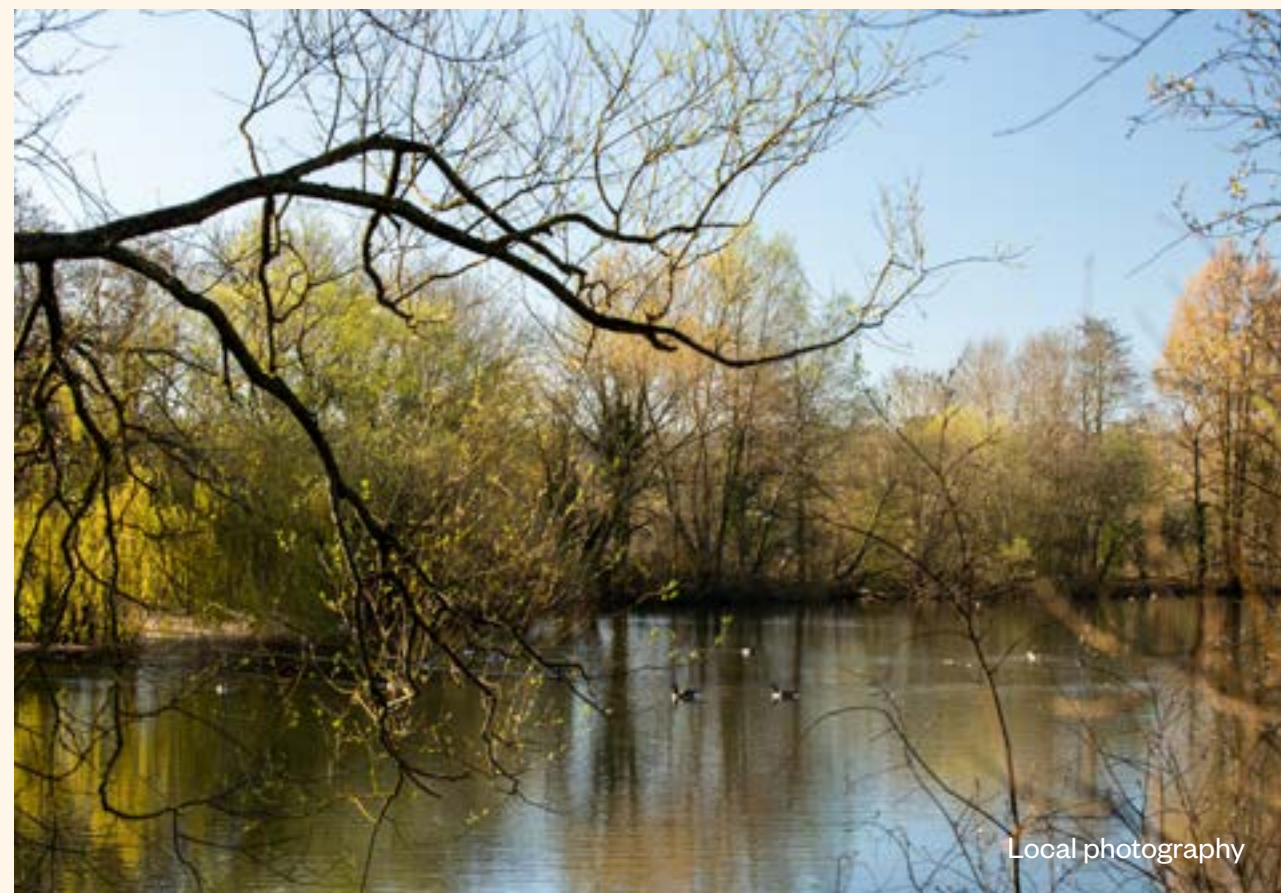


**History and heritage** – Close to home, you will find Shaw House, one of the best preserved Elizabethan Mansions in England, home to events and seasonal entertainments.





Local photography



Local photography



Local photography



**Parks and nature** – Newbury sits nestled between the North Wessex Downs and Berkshire Downs in an Area of Outstanding Natural Beauty.



**Entertainment and culture** – The Watermill Theatre & Restaurant is a delightful riverside setting for a meal and a show, while the historic Corn Exchange in the Market Square is home to theatre, dance, music, film, comedy and visual arts. The Spring Music Festival is a must for your diary.



**Shopping** – Newbury offers a blend of old and new. Big brand names sit side by side with small independent shops. Boutiques offering hidden gems meaning you never need to venture far. With a bi-weekly market and monthly farmers and artisan market locally sourced goods are a must for any foodie.



**Family days out** – Bucklebury Farm and Deer Park Safari offers a host of activities as does the National Trust's Basildon Park, with its Georgian Mansion and parklands. Great for all ages.

# Getting around



By foot: there's a playground and community centre within walking distance and your local primary school is just a mile away as is Shaw Park.



By bus: Regular buses run from stops within a 5 minute walk.

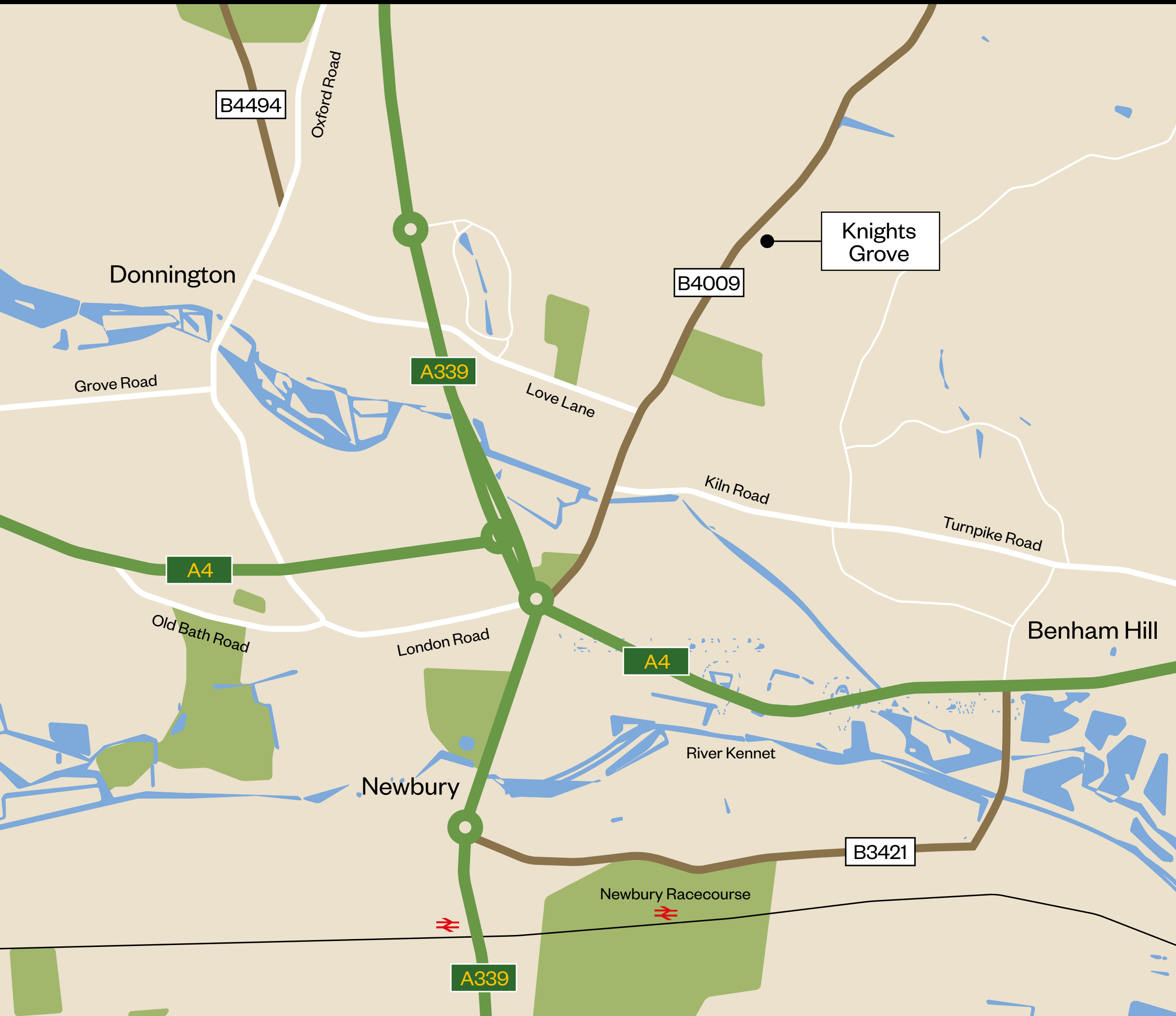


By car: Knights Grove is less than a mile from the A339, which connects to the A34 for Oxford and Winchester. The M4, 2.7 miles from home, takes you west to Swindon and Bristol, and east to Reading and London. Heathrow is under an hour's drive away.



By rail: Newbury Station offers fast and regular services to London Paddington – taking less than an hour – and to Reading and Oxford.

[See a detailed view of the area and get directions](#)



Journey times are approximate. Train journey times are accurate as of September 2022 and are sourced from thetrainline.com

# Superbly connected



## On foot

- Playground/Community Centre – 0.7 miles
- Kiln Road bus stop – 0.8 miles
- Fir Tree Primary School – 1 mile
- Shaw Park – 1 mile



## By car

- Trinity School – 1.5 miles
- Tesco Superstore – 1.7 miles
- Victoria Park – 1.7 miles
- Waitrose – 1.9 miles
- Corn exchange – 2.1 miles
- Newbury Station – 2.1 miles
- Nature Discovery Centre – 2.1 miles
- Newbury Racecourse – 2.1 miles
- St Bartholomews Senior & Sixth Form – 2.7 miles
- The Woodspeen – 3.2 miles
- Watermill Theatre – 3.6 miles



## By rail from Newbury

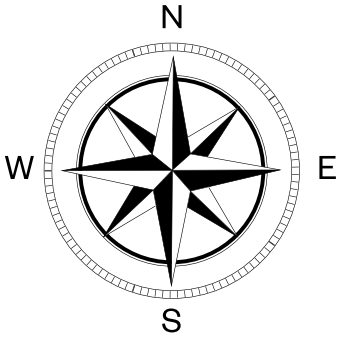
- London Paddington – 48 mins to 1 hour approx
- Reading – 21 to 30 mins approx
- Oxford – 1 hour approx

See a detailed view of the area and get directions



# Knights Grove

## The development



 **The Yew**  
5 bedroom detached home

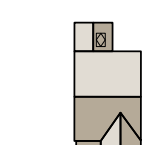
 **The Willow**  
5 bedroom detached home

 **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**



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. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. As part of Cala's wildlife strategy, every home will be fitted with a bird and bat box.

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View our interactive siteplan for our latest availability 

# Choose the home that's right for you



**The Yew**  
5 bedroom detached home



**The Walnut**  
4 bedroom detached home



**The Poplar**  
4 bedroom detached home



**The Willow**  
5 bedroom detached home



**The Rowan**  
4 bedroom detached home



**The Laurel**  
4 bedroom detached home

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





**The Fir**  
3 bedroom  
detached/  
semi-detached  
home



**The Everglade**  
3 bedroom  
detached  
home



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



# 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.

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



Photography from a previous Cala development







Photography from a previous Cala development

# 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.

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. ”

I can’t speak highly enough of the Cala team. The end-to-end management has been

Beau Steele,  
Purchaser at Audley Chase



Photography of Audley Chase

See more customer stories, reviews and ratings





Photography from a previous Cala development

# 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



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



Environment



Customers



Design



People



Land



Community consultation





# Welcome to your new home

Upper Stone Rise, Ashmore Green,  
Newbury, RG18 9AH.

[Click here to arrange your viewing](#)



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