



Cala at Fernleigh Park

Long Marston



Stock photography



Beautiful homes in an inspirational setting

Set in a brand new village community just a 10 minute drive from Stratford-upon-Avon, with abundant green spaces, cycle paths and countryside walks on your doorstep, Cala at Fernleigh Park is a wonderful place to call home.



A home to suit you

Our final selection of 3, 4 and 5 bedroom homes offers superb sustainability features and premium specification. Whether you're looking for more space for a growing family, upsizing or downsizing or escaping from the city, you'll find what you're looking for at Fernleigh Park.

Flexible floorplans enable you to tailor your choice to your lifestyle, whether it be a home office, a playroom or den. The charming, characterful exteriors features in brick, timber or stone to give each home a personality of it's own.



Photography of the showhome at Fernleigh Park

Reimagine life at Fernleigh Park

Nestled in the countryside, Fernleigh Park is a thriving community that provides excellent connectivity to Stratford Upon Avon, whether by car, bus, or via the pedestrian/cycleway Greenway route. With Broadway and Chipping Campden just a 15 minute drive away, you'll have the Cotswolds right on your doorstep. Enjoy the best of both worlds with green and restful surroundings and easy access to a wealth of amenities. It's the perfect place to call home.



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Stratford
Greenway

Sports
pitches

Wildlife
pond

Multi-use
games area

Play
area

Community
orchard

Allotments

Community
hub

Greenway
link

Reimagine a greener environment

Set in a carefully thought out and landscaped environment created on the site of a former RAF airfield, the development integrates seamlessly with the existing green corridors which run alongside and around it. Fernleigh Park looks back to a semi-rural way of life, with allotments and a community orchard, wildlife ponds and parklands – and forwards to the modern desire for a healthier lifestyle than the bustling town or city.



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Reimagine a healthier lifestyle

Community spaces and cycle paths, play parks and sports pitches, tree lined streets and public meeting places abound, with a remarkable 48% of Fernleigh Park dedicated to outdoor amenities. Extensive new planting reflects Cala's commitment to sustainability, bio-diversity and providing a habitat where wildlife will prosper, as well as people.



Reimagine a new community

As Fernleigh Park evolves, the community will be growing too. Plans for a proposed community centre, convenience store and lots more puts the needs of its new residents first and foremost so you can enjoy life here to the full.



Reimagine sustainable connectivity

Cala at Fernleigh Park is handily placed for country living and commuting alike with the facilities you need and the networks to get to where you want to be. Also, an integrated public transport system means you can make greener choices in how you travel with viable alternatives to just hopping in the car.



Stock photography

Places to go



Eating out – Poppin Village Shop and Masons Arms pub.



Sports and leisure – Pedestrian route linking to shops at Meon Vale and its leisure centre with sports hall, gym, all weather pitches and community centre.



History and heritage – Historic Stratford world-famous theatres, heritage trails and riverside walks aswell as northern Cotswolds on your doorstep.



Parks and nature – Surrounded by green open space, paths and trails for walking and cycling including a traffic free route to Stratford Upon Avon Town via the Greenway.



Shopping – Shopping in Stratford including independents, high street retailers, restaurants and bars, plus out of town park with Waitrose and larger stores.



Local photography



Local photography



Local photography

See a detailed view of the area and get directions 

- Royal Shakespeare Theatre
- Stratford-Upon-Avon College
- Stratford Girls Grammer School
- Stratford Garden Centre
- Riverside Caravan Park
- Welford-Upon-Avon Primary School
- Welford-Upon-Avon Golf Course
- Long Marston Post Office
- The Poppin village store
- Londis
- Meon Vale Employment centre
- Pebworth First School
- Blackminster Middle School
- Local store
- Meon Medical Centre
- Mickleton Primary School

Stratford-Upon-Avon

- Lloyds Pharmacy
- Stratford Primary School And Preparatory School
- Bridgetown Primary School
- Rosebird Pharmacy
- Waitrose
- Freshfields Nursery
- Maypole Stores
- Meon Vale Leisure Centre
- Tudor Grange Primary Academy
- Quinton Primary School
- Quinton Post Office
- Ilmington Sports Centre

- Fernleigh Park
Lancaster Way, Shackleton Village,
Long Marston, CV37 5AA
- Schools
- Medical Centres/
Pharmacies
- Local Shops
- Post Offices
- Local Activities
- Employment

5 KM CATCHMENT
10 KM CATCHMENT



Getting around



By cycle: The greenway link taking you straight from the village of Long Marston to Stratford town centre.



By car: The M40, M42 and M5 are within easy reach.



By rail: Travelling by train from Stratford station to Birmingham Moor Street in 48 minutes, direct to Warwick and Leamington and London Marylebone just over 2 hours away. From Honeybourne station connecting to Worcester and Oxford. London Paddington is around an hour and a half.



By bus: Regular bus routes to local towns and villages.

See a detailed view of the area and get directions



Journey times are approximate. Train journey times are accurate as of March 2025 and are sourced from thetrainline.com

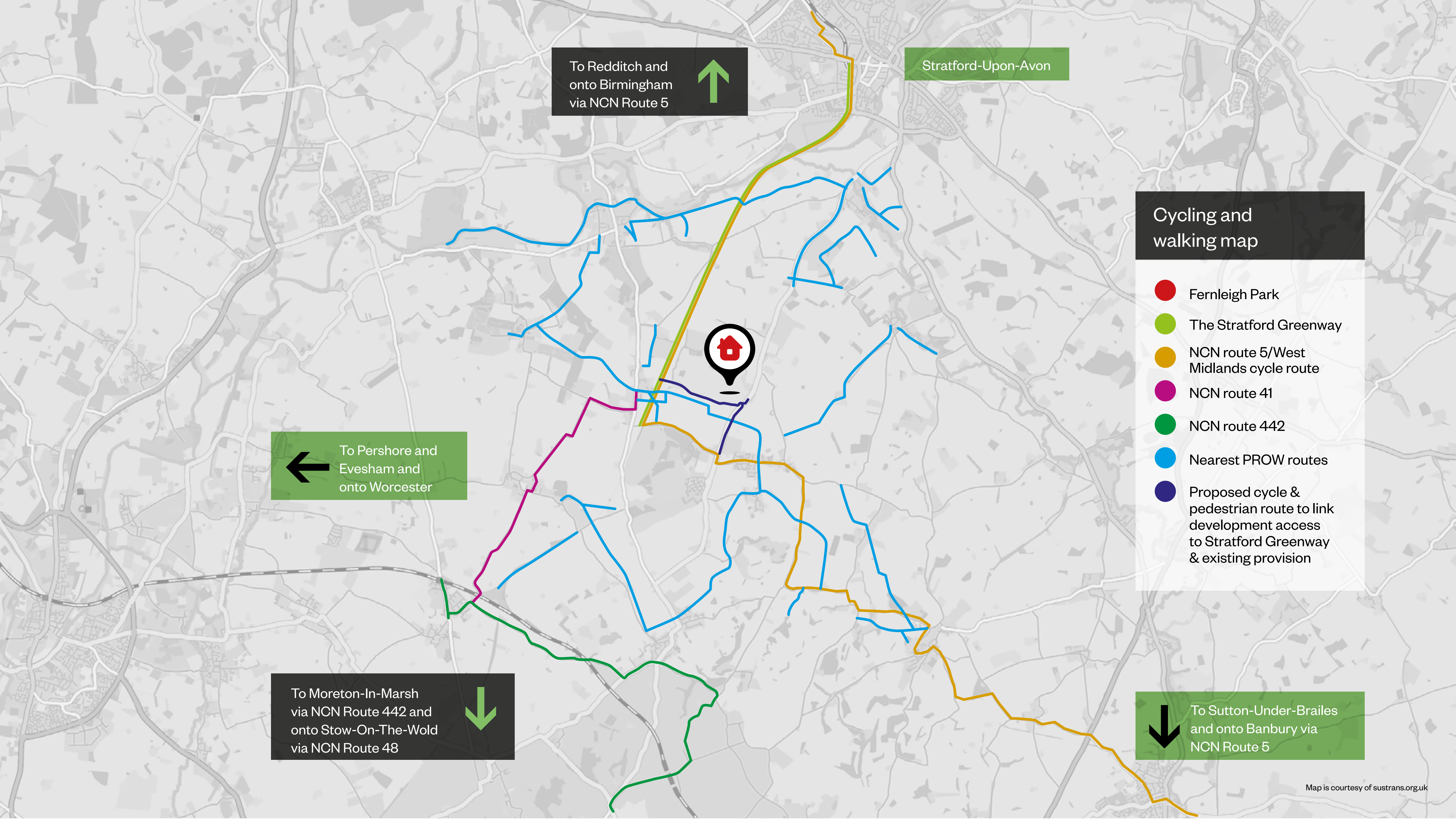



Cycling and walking

Living at Fernleigh Park means you have real choices of a healthier, more responsible way in which to get around. Whether it's for leisure, exercise or commuting there are numerous official routes to cycle or walk to where you want to get to, and what's more, you can take in some beautiful scenery, landscape, nature and heritage along the way.

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














To Redditch and onto Birmingham via NCN Route 5 


Stratford-Upon-Avon

Cycling and walking map

-  Fernleigh Park
-  The Stratford Greenway
-  NCN route 5/West Midlands cycle route
-  NCN route 41
-  NCN route 442
-  Nearest PROW routes
-  Proposed cycle & pedestrian route to link development access to Stratford Greenway & existing provision

 To Pershore and Evesham and onto Worcester

To Moreton-In-Marsh via NCN Route 442 and onto Stow-On-The-Wold via NCN Route 48 


 To Sutton-Under-Brailles and onto Banbury via NCN Route 5

Stratford Greenway Link

5.3 miles, 8.5 kilometres

100% traffic-free, 3.3% asphalt

 27 minutes cycling

 1 hour 46 minutes walking*

Following the course of an old railway line this traffic free route will take you through the peaceful countryside of Long Marston crossing the River Avon using Stannals Bridge and into Stratford centre.




Local photography

NCN Route 442

53 miles, 85.2 kilometres

8.5% traffic-free, 96.4% asphalt

 4 hours 25 minutes cycling

 17 hours 46 minutes walking*

A scenic route passing through picturesque Cotswold sites and villages. In two parts; the first follows part of the Cotswold Line railway from Worcester to Evesham via Pershore; the second links Honeybourne, Moreton-in-Marsh and Hanborough in Oxfordshire.




Local photography

NCN Route 5/ West Midlands Cycle Route

366.7 miles, 590.1 kilometres

42.4% traffic-free, 88.2% asphalt

 30 hours 30 minutes cycling

 122 hours 15 minutes walking*


A long-distance route passing through both the beautiful British countryside and some of its historic towns and cities. It travels in sections from Reading to North Wales taking you through the northern half of the Thames Valley cycle route crossing the Chiltern Hills and Oxford. Route 5 forms much of the West Midlands cycle route to Long Marston following Stratford Greenway.

*All quoted times are non-stop and are estimated guide only. Times will vary dependent on an individual's pace and breaks during the journey. Travel times taken from www.sustrans.org.uk

NCN Route 41

120.7 miles, 194.2 kilometres
40.0% traffic-free, 82.1% asphalt

 10 hours cycling

 40 hours 25 minutes walking*

A charming long-distance cycle ride offering you the opportunity to visit lovely towns such as Bristol and Gloucester seeing woods rich with wildlife, impressive architecture such as the medieval cathedral in Gloucester and Clifton Suspension Bridge outside of Bristol.

Public rights of way


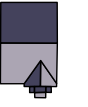

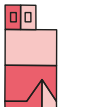
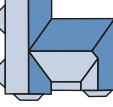
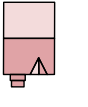

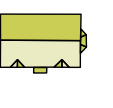

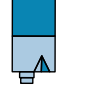

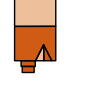


Monarch's Way is based on the 615 mile route taken by King Charles II during his escape after defeat by Cromwell in the final battle of the Civil Wars at Worcester in 1651. It takes in Boscobel (the Royal Oak Tree), Stratford upon Avon, the Cotswolds, Mendips and the South Coast from Charmouth to Shoreham and connects to numerous other long distance routes.



*All quoted times are non-stop and are estimated guide only. Times will vary dependent on an individual's pace and breaks during the journey. Travel times taken from www.sustrans.org.uk

Fernleigh Park

Availability

- | | |
|--|---|
|  The Marston
5 bedroom detached home |  The Kinfield
4 bedroom semi-detached home |
|  The Solville
5 bedroom detached home |  The Hunsley
4 bedroom semi-detached home |
|  The Tilhurst
5 bedroom detached home |  The Himscot
3 bedroom semi-detached home |
|  The Jayfield
4 bedroom detached home |  The Hurwick
3 bedroom detached home |
|  The Nenhurst
4 bedroom detached home |  The Gosfield
3 bedroom semi-detached home |
|  The Oatvale
4 bedroom detached home |  The Dinfield
2 bedroom semi-detached home |
|  The Osmore
4 bedroom detached home |  Affordable Housing |



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. BCP: Bin Collection Point. CS: Cycle Store.

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[View our interactive siteplan for our latest availability](#)

Choose the home that's right for you



The Marston
5 bedroom
detached home



The Tilhurst
5 bedroom
detached home



The Oatvale
4 bedroom
detached home



The Solville
5 bedroom
detached home



The Nenhurst
4 bedroom
detached home



The Osmore
4 bedroom
detached home

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

[See our Virtual Tours](#) >

Choose the home that's right for you



The Kinfield

4 bedroom semi-detached home



The Hurwick

3 bedroom detached home



The Himscot

3 bedroom semi-detached home

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



[See our Virtual Tours](#)





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.



Photography from a previous Cala development

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





Photography of the showhome at Fernleigh Park

What our customers say



Photography of the showhome at Fernleigh Park



Photography of Fernleigh Park

“ I was aware of Cala’s reputation for quality so whilst visiting Long Marston from London on a recce of areas to relocate to, I booked an appointment to visit the Cala sales office and was immediately met with professionalism and impeccable service, which remained throughout my whole Cala experience. Two weeks after speaking with Cala, I put our two-bed London flat on the market and received an offer within three days.

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.

I was looking for a new build in and around Cheltenham or Stratford upon Avon, where I could be close to family, accessible to London and enjoy green spaces in a familial community. Long Marston is just twenty minutes from my parents, transport links to London are good and it just seemed the perfect option for our growing family.”

Scimeca Family,
Fernleigh Park, Long Marston

See more customer stories, reviews and ratings





Photography from a previous Cala development



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 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

Cala at Fernleigh Park,
Lancaster Way, Shackleton Village,
Long Marston, CV37 5AA



[Click here to arrange your viewing](#)



Stock photography

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