



Cala at Warlingham

Surrey



Stock photography



Enjoy the best of all worlds

Welcome to Cala at Warlingham, an exclusive collection of 1, 2, 3, 4 & 5 bedroom homes brought to you by award-winning Cala Homes.

The charming village of Warlingham offers the best of all worlds. Its semi-rural location on the edge of leafy Surrey means it's surrounded by picturesque countryside, yet it's well connected and within easy commuting distance of Central London and further afield via the M25.

With an excellent mix of local shops, pubs, restaurants, leisure options and a good selection of schools nearby too, Cala at Warlingham offers a truly desirable quality of life for all.



Homes to suit you - and your lifestyle

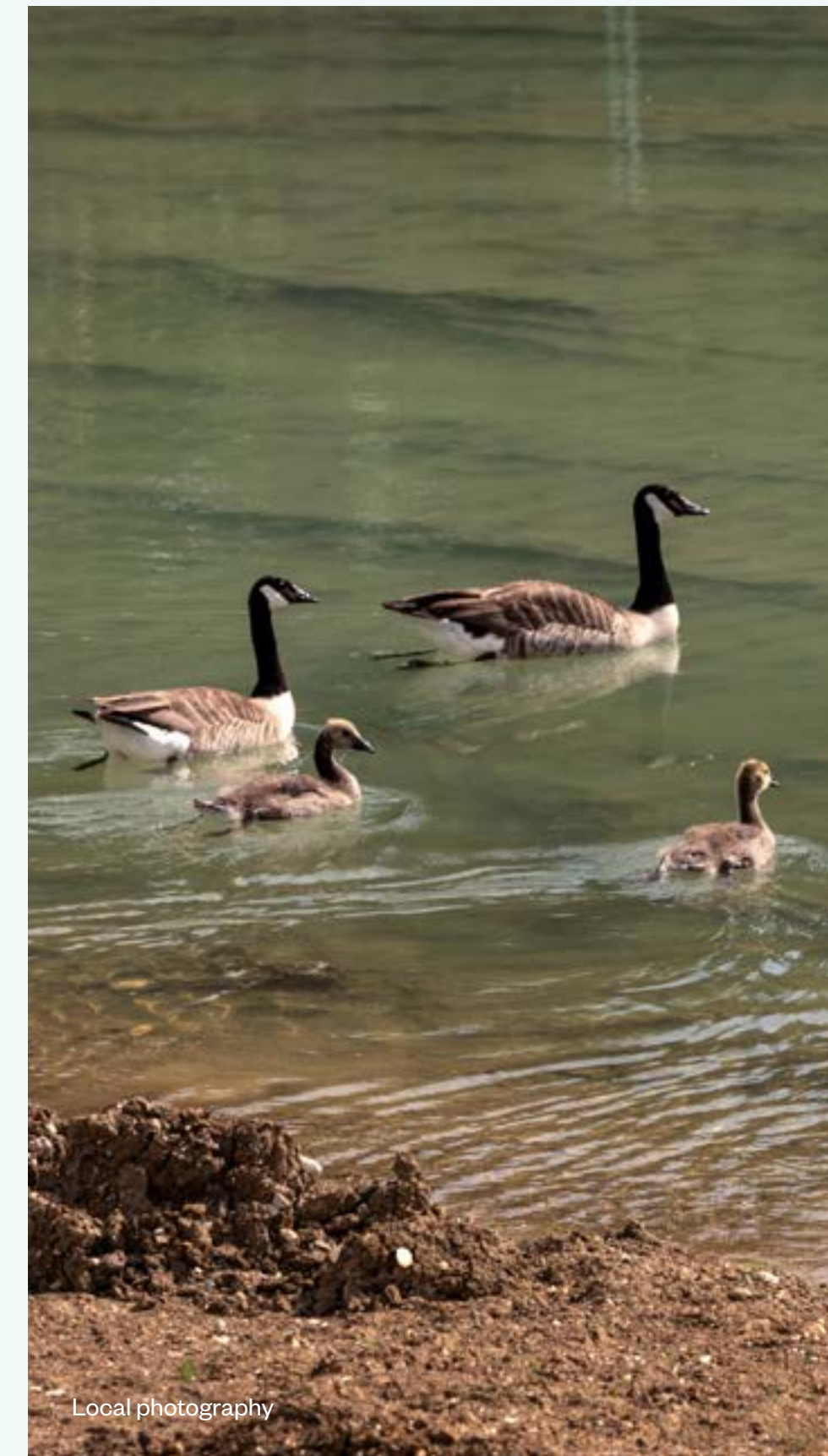
A range of stylish new homes await at Cala at Warlingham, with carefully designed, spacious, light-filled living spaces. You can also expect attractive exteriors, with nature-friendly features, and on the inside, a high-quality specification throughout.

With their versatile interiors, these are homes that will adapt to your needs as they change, with excellent fixtures and fittings and an emphasis on sustainability too.



The great outdoors – on your doorstep

With so much picturesque countryside on your doorstep, you'll never have far to go to enjoy the great outdoors here. Whyteleafe Recreation Ground, Hamsey Green Playing Ground and the local nature reserves at Blanchman's Farm and Kings Wood are all within a short distance of home, and are perfect for relaxing walks, bike rides and leisurely picnics. Slightly further afield, Titsey Place, Marden Park, Riddlesdown and Limpsfield Common are all well worth a visit.



Everything you need nearby

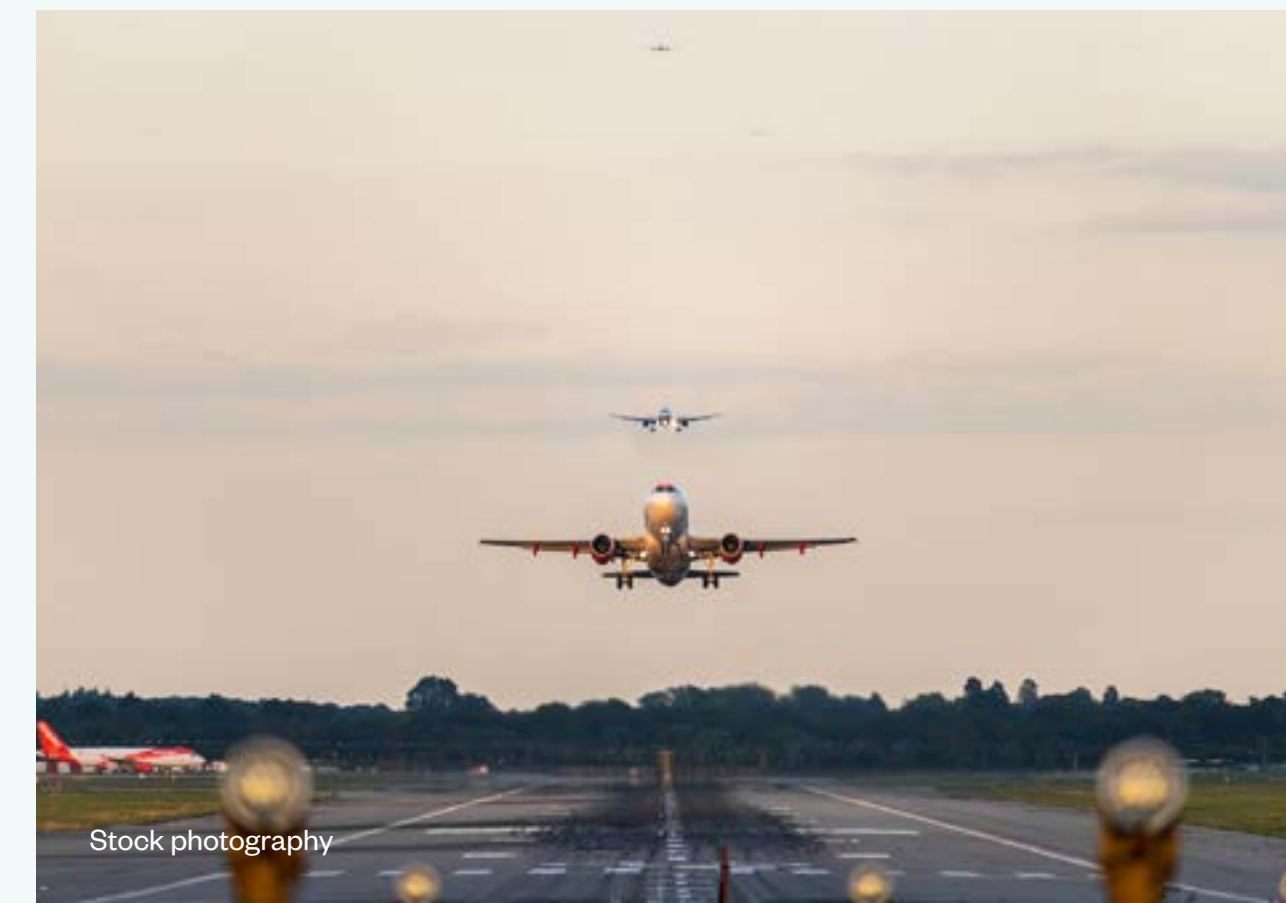
With Warlingham Village, Hamsey Green and nearby Whyteleafe, you'll have everything you need in easy reach. For your everyday essentials, there's an array of convenience stores, while the vibrant Limpsfield Road and Warlingham Green are home to independent boutiques selling fashion and jewellery. And if you're looking for a quiet pint or a bite to eat, you can choose from a wide selection of cosy cafés, local pubs, and restaurants serving styles and flavours from around the globe.



Stock photography

Country calm meets city buzz

While the serenity of the countryside may be on your doorstep here, this does not come at the expense of convenience nor connectivity. Junction 5 of the M25 motorway is little more than a 10 minute drive from the development, providing easy access to locations around London, Surrey and Kent. The M25 also connects to the M23, for onward travel to Brighton and Gatwick Airport, while the A22 trunk road will take you to Purley, Croydon and into London heading north.



Top of the class for education

Parents are spoilt for choice with a good range of schools for all ages in the surrounding area. For younger pupils, Marden Lodge Primary School & Nursery and Hamsey Green, Warlingham Village, Whyteleafe and Atwood primaries, plus the independent Warlingham Park School are all located within two miles of home. There is also an excellent choice at secondary level, with Warlingham School and Riddlesdown Collegiate situated close by, along with the private One School Global Kenley Campus and the girls-only independent Croydon High School.



Fun days out, for all the family

Cala at Warlingham's well connected location means there will always be plenty of options for fun family days out. Godstone Farm is just a 15 minute drive and is the perfect place to keep your little ones entertained, with indoor and outdoor play areas, walking trails and opportunities to meet a variety of animals. The award-winning GO Laser Tag London centre in neighbouring Whyteleafe, 2.5 miles from Warlingham, provides the ideal environment for youngsters to burn off some steam, competing in exciting laser shooting games.



Places to go



Eating out – Whatever your mood or tastes, there will always be a venue nearby to suit. From hearty pub grub at The Horseshoe to Italian favourites at La Verde, mouthwatering curries at Samsara or tempting Turkish treats at Smoque, there is something for everyone.



Sports and leisure – Sports fanatics have plenty to keep busy with in Warlingham. de Stafford Sports Centre in Caterham has a 25-metre swimming pool, sports hall, gym and fitness studio, while golfers are spoilt for choice, being able to enjoy a round or two at Farleigh, Woldingham or Surrey National golf clubs. There are also sports clubs nearby catering for everything from rugby and football to hockey and gymnastics. Even better, a new sports pavilion and pitches are also planned for the development itself.



History and heritage – Looking to soak up some local heritage? East Surrey Museum in neighbouring Caterham is the place to go, with a selection of exhibits, including Saxon, Iron Age, Roman and Medieval artefacts plus activities for children to enjoy.





Things to do



Parks and nature – You'll find parks and open green spaces in plentiful supply in the local area. Happy Valley is a popular choice with families, a wildlife reserve spanning some 250 acres, with a playground, dog-friendly trails and horse-riding circuits..



Entertainment – Enjoy a night at the movies, or an afternoon taking in a show? The Everyman Oxted cinema shows all the latest blockbusters, as well as classics and arthouse films. While Caterham's Miller Theatre is a must for the performing arts, with a community theatre showcasing several productions a year, plus regular film nights..



Shopping – Church Walk Shopping Centre in Caterham is home to household names such as WHSmith, Clarks and Boots. For an even greater choice, Centrale and Whitgift shopping centres offer a much wider array of stores. Meanwhile Croydon's Valley Retail Park is ideal for furnishing your new home, boasting the likes of Dunelm, John Lewis Partners at Home, Ikea and Next Home.



Family days out – Whether it's white-knuckle thrills or a more gentle kind of day out that takes your fancy, there will be options that will have the whole family covered. Chessington World of Adventures is just 30 minutes away by road and offers thrills and spills aplenty, while Hobbledown Adventure Farm Park and Zoo is a short 13-mile journey and is a perfect choice for keeping children entertained, whatever the weather.



Getting around



By foot: Hamsey Green Primary School, Greenacres Leisure Centre and the Smoque Warlingham restaurant are all within short walking distance of home.



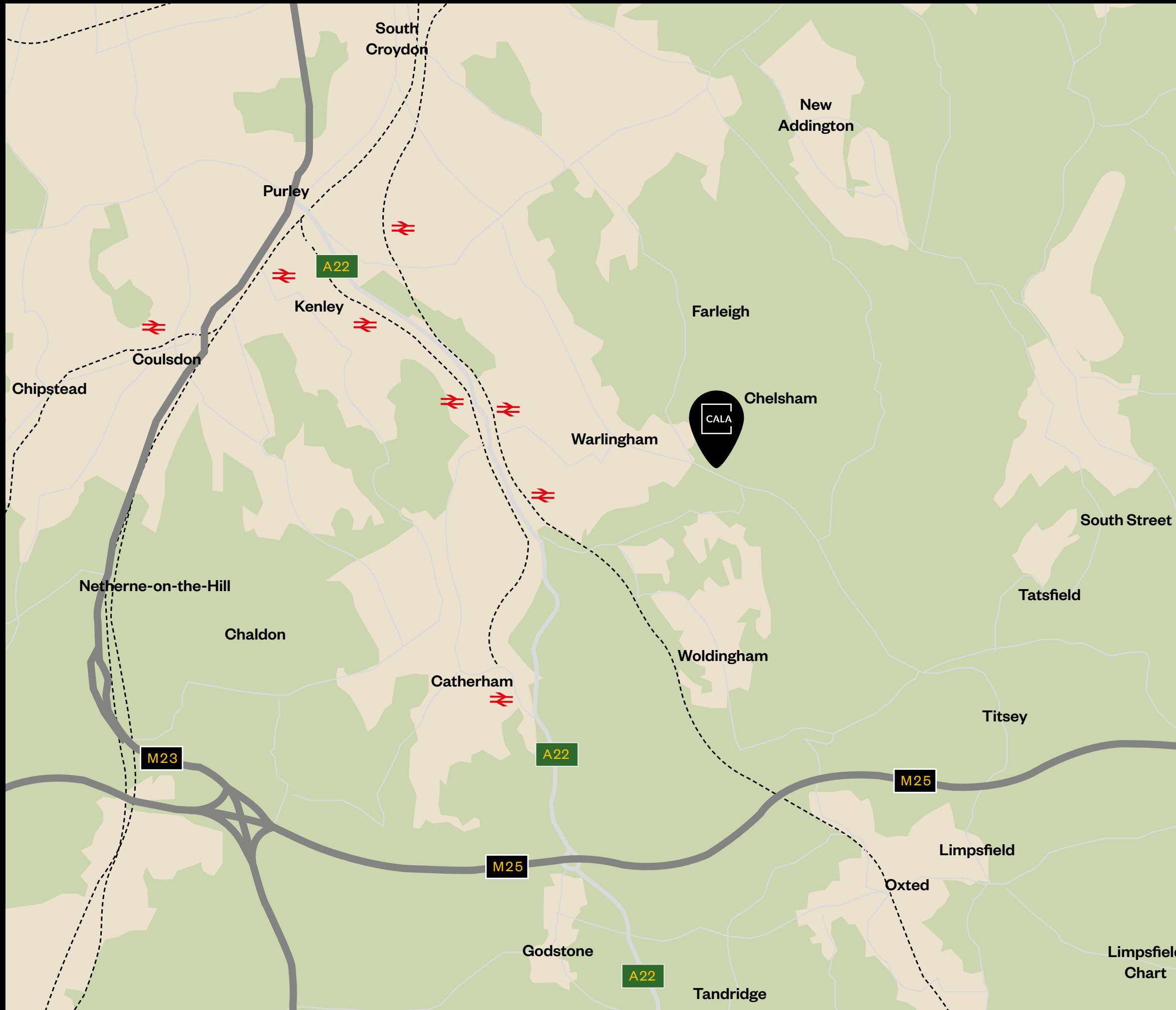
By car: Cala at Warlingham is well located for journeys to different areas of London via the M25, and for Purley, Croydon and routes into Central London via the A22.



By rail: From Upper Warlingham station there are regular services into London Bridge and London Victoria, taking under 30 minutes, and also to East Croydon, Clapham Junction, Sanderstead and Riddlesdon.



By air: With Gatwick Airport less than 20 miles away, Cala at Warlingham residents also benefit from convenient access to international travel. While Biggin Hill, London's only dedicated business airport, is just 3.4 miles away.



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

Superbly connected



By car:

- The A22 - 1.6 miles
- J6 of the M25 - 4.4 miles
- The A25 - 5.3 miles
- The M23 - 6.4 miles



By rail from Upper Warlingham station:

- Riddlesdon - 3 mins
- Sanderstead - 7 mins
- East Croydon - 12 mins
- Clapham Junction - 23 mins
- London Victoria - 29 mins



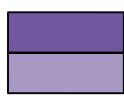
By air:

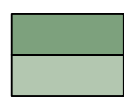
- London Biggin Hill Airport - 6.5 miles
- London Gatwick Aiport - 15.6 miles

Journey times are approximate taken Google Maps and trainline.com

Cala at Warlingham

The development

**The Bungalow 1**
1 bedroom detached home

**The Bungalow 2**
1 bedroom detached home

**The Alder**
2 bedroom mid-terrace/semi-detached home

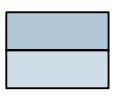
**The Bayberry**
2 bedroom mid-terrace/semi-detached home

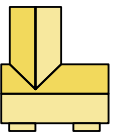
**The Fir 2**
2 bedroom detached home

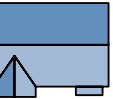
**The Blackthorn**
3 bedroom end-terrace/semi-detached/
detached home

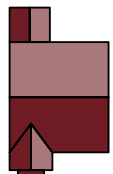
**The Chestnut**
3 bedroom detached home

**The Fir 1**
3 bedroom link detached/detached home

**The Larch**
4 bedroom link detached/detached home

**The Rowan**
4 bedroom detached home

**The Walnut**
4 bedroom detached home

**The Whitebeam**
5 bedroom detached home

**The Willow**
5 bedroom detached home

**Affordable Housing**

 Timber fences

 Feature walls

 Sub station

 Car club / customer care parking



View our interactive siteplan for our latest availability



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 consultants prior to reservation. FP: Feeder pillar. BCP: Bin collection point.

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Choose the home that's right for you



The Bungalow 1
1 bedroom
detached home



The Alder
2 bedroom
mid-terrace/
semi-detached
home



The Fir 1
3 bedroom
link detached/
detached home



The Bungalow 2
1 bedroom
detached home



The Bayberry
2 bedroom
mid-terrace/
semi-detached
home



The Fir 2
2 bedroom
detached home

Choose the home that's right for you



The Blackthorn
3 bedroom
end-terrace/
semi-detached/
detached home



The Chestnut
3 bedroom
detached home



The Larch
4 bedroom
link detached/
detached home



The Rowan
4 bedroom
detached home



Stock photography

Choose the home that's right for you



The Walnut

4 bedroom detached home



The Whitebeam

5 bedroom detached home



The Willow

5 bedroom detached home



Photography of the showhome at Cala at Warlingham

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.

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.

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 of the showhome at Cala at Warlingham



Showhome photography of Audley Chase



Stock photography



External photography of Audley Chase

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

Beau Steele,
Purchaser at Audley Chase

See more customer stories, reviews and ratings





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



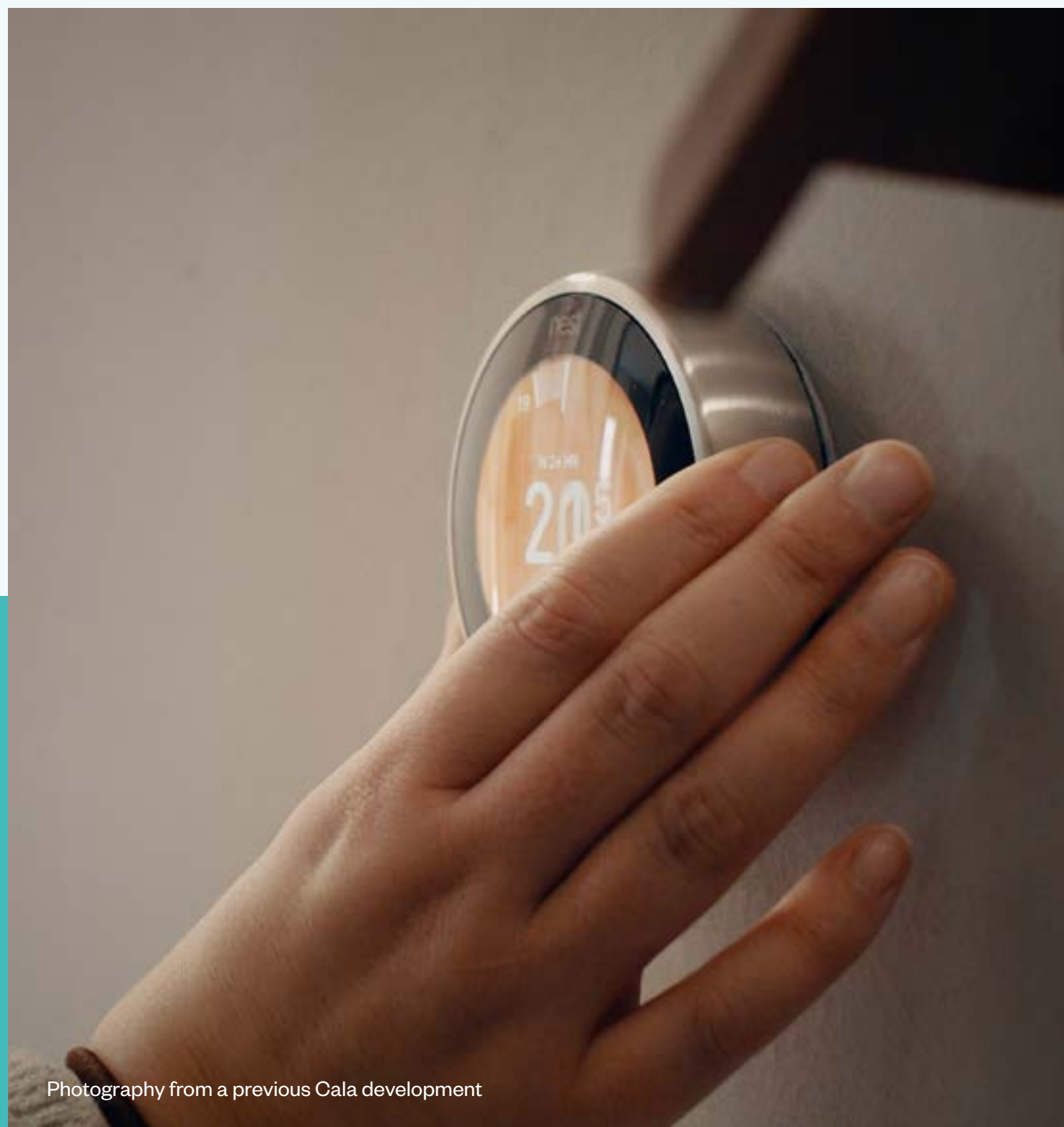
Energy efficient



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 arrows below to find out more about our sustainability journey:



Environment



Customers



Design



People



Land



Community consultation



Home is more than a house

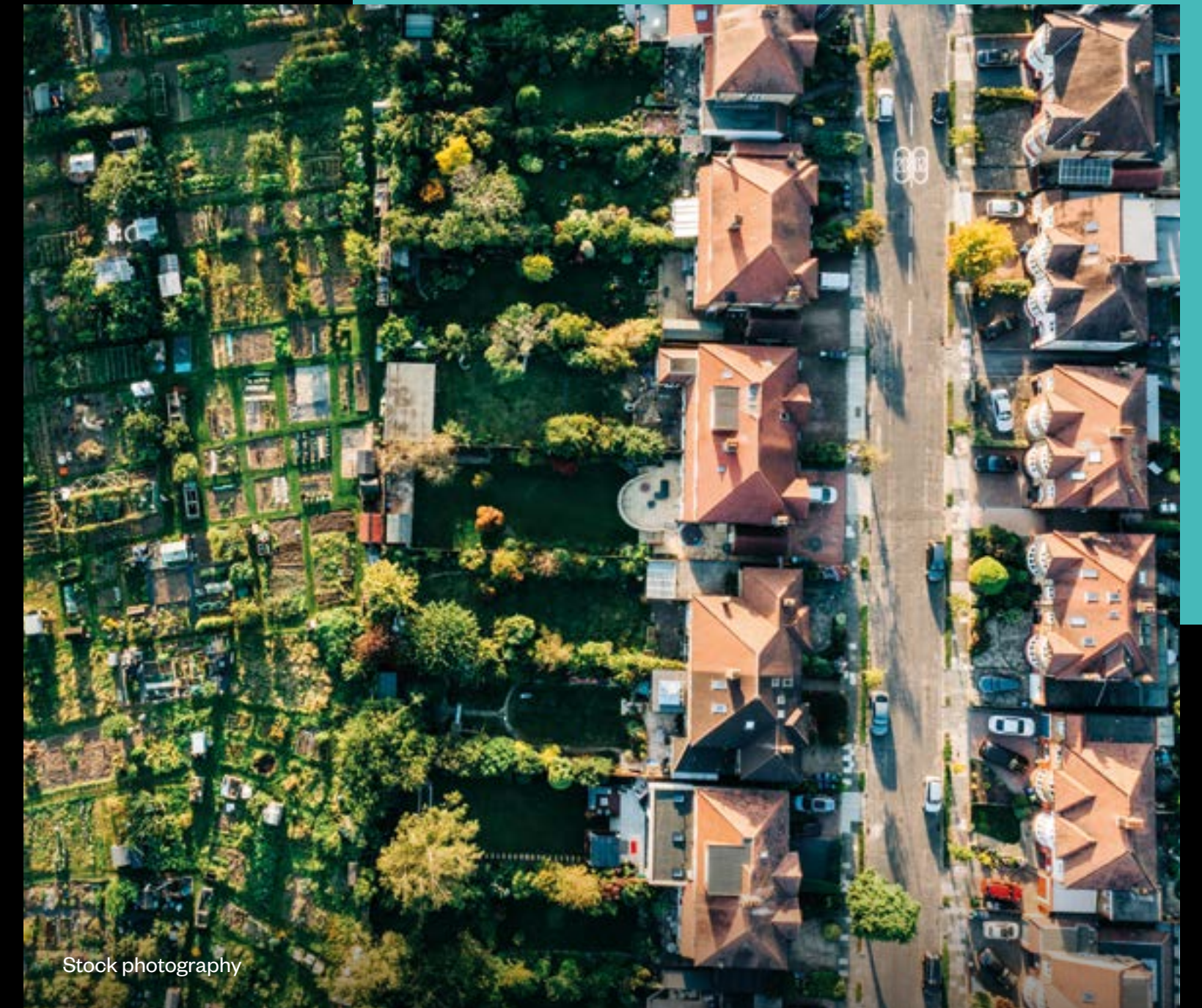
Our Community Pledges bring together a host of commitments to each community we build in. Our Pledge goes above and beyond our planning obligations, in fact it's an evolution of work we've been doing for many years, ensuring that we support local areas and people who live there.

From tree planting, to supporting local businesses in our showhomes, schools programmes and local charity donations. It's our Pledge to you, our local communities, and we can't wait to see the difference it will make.

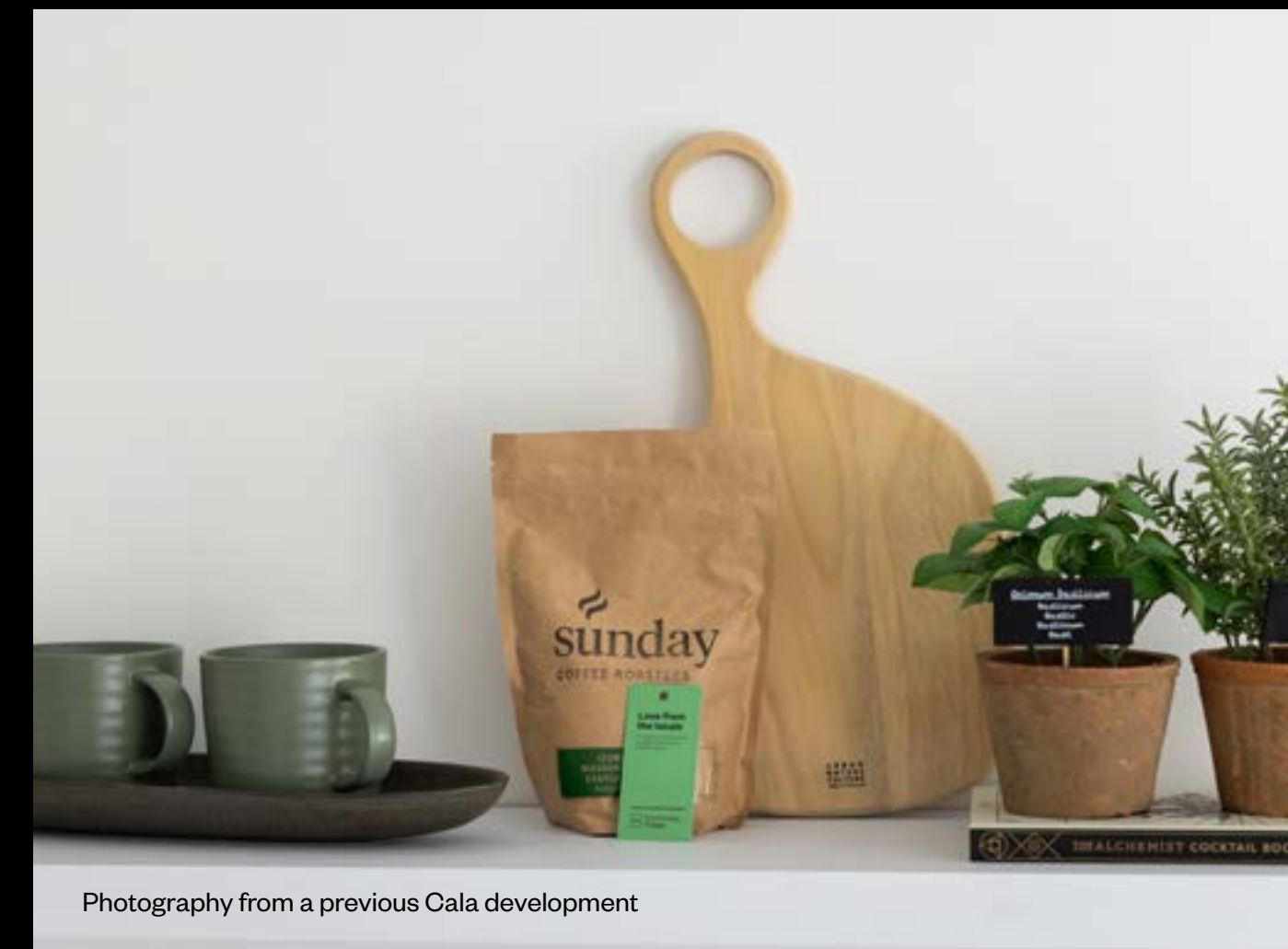


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[Click here to find out more](#)



Stock photography



Photography from a previous Cala development



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Welcome to your new home

Cala at Warlingham,
Limpsfield Road, Warlingham,
Surrey, CR6 9RD.

[Click here to arrange your viewing](#) 

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