



Arabella Park

Great Kimble

Kimblewick Road,
Great Kimble, HP17 8TE

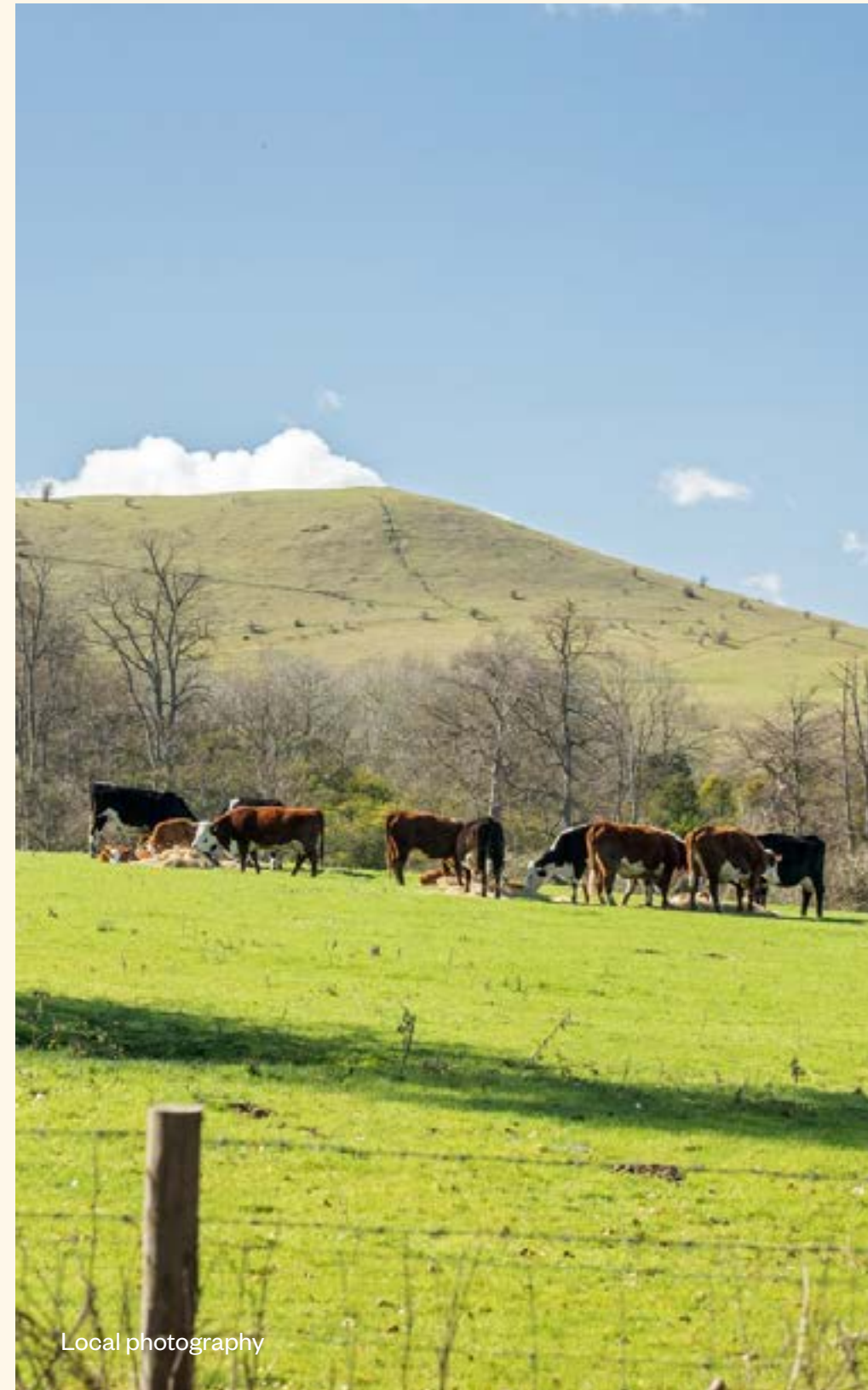




Family homes. Beautifully made

Set against the rolling Chiltern Hills, Arabella Park is a thoughtfully-designed collection of 45 private, energy-efficient new homes in the scenic village of Great Kimble. Just six miles from Aylesbury and a short walk to Little Kimble station, this development offers the perfect blend of countryside calm and urban connectivity.

Arabella Park's superbly-designed collection of 4 and 5 bedroom homes offers all the style, size, convenience and comfort of the ideal family home. The freedom to grow and adapt, with flexible floorplans to suit your changing needs. All in a beautifully-landscaped location with open green spaces and its own play areas.

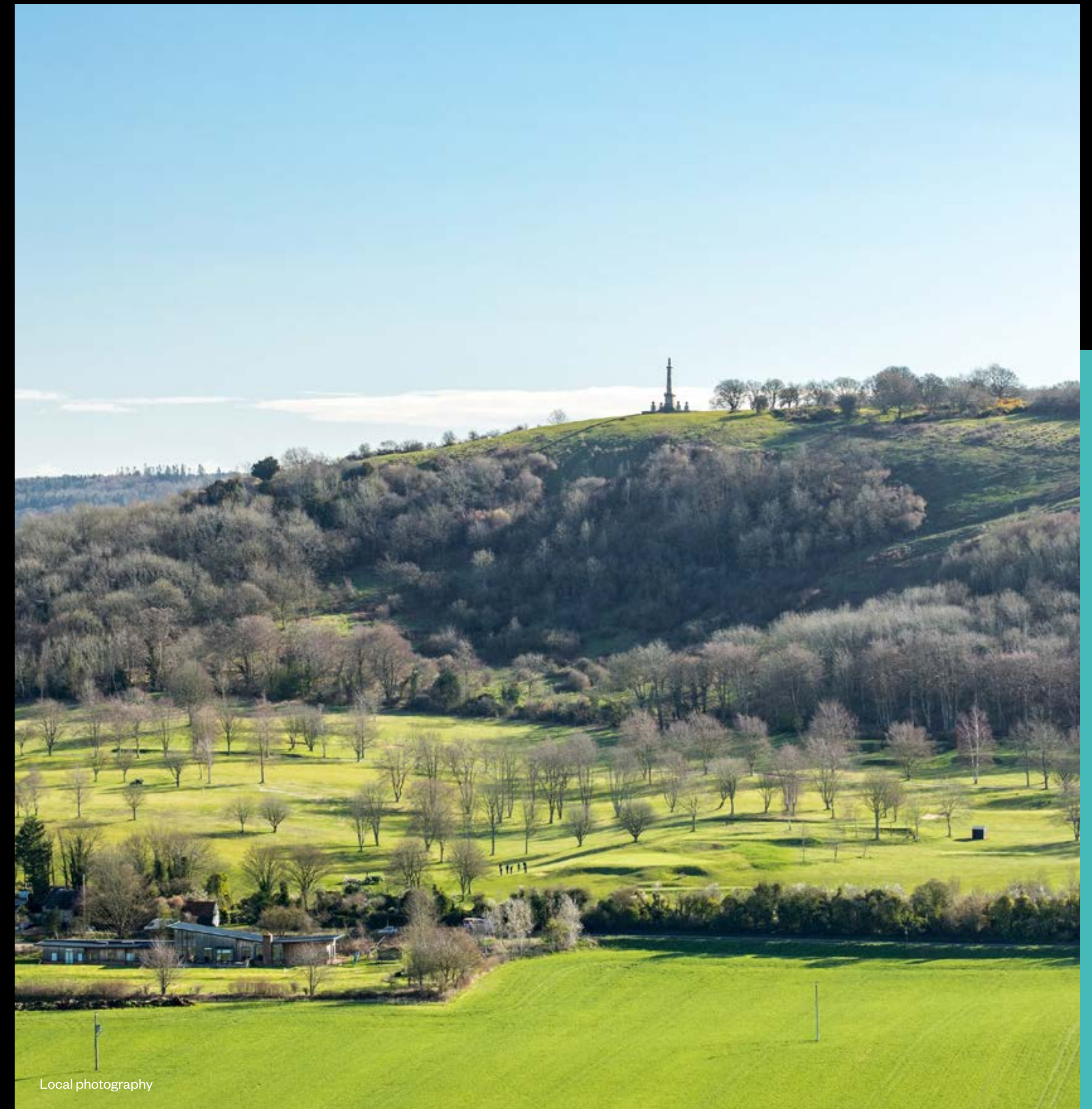


Luxury living in the heart of Buckinghamshire

Great Kimble is a charming village nestled at the foot of the Chiltern Hills, offering a peaceful, leafy setting with stunning countryside views. Life here moves at a gentler pace, yet everything you need is within easy reach – from well-regarded schools, a cosy pub to scenic walking trails and a village hall hosting community events.

Aylesbury adds a vibrant layer of convenience, with its bustling town centre, high street shopping and weekly markets. There's also Princes Risborough and High Wycombe, a short drive or train ride away, that offer you even more choice.

Families benefit from excellent schools and leisure facilities. Plus, with direct rail links to London and easy access to the M40, Arabella Park sits at the heart of this well-connected and welcoming community – where semi-rural tranquillity meets everyday convenience, and family life flourishes in every way.



Local photography

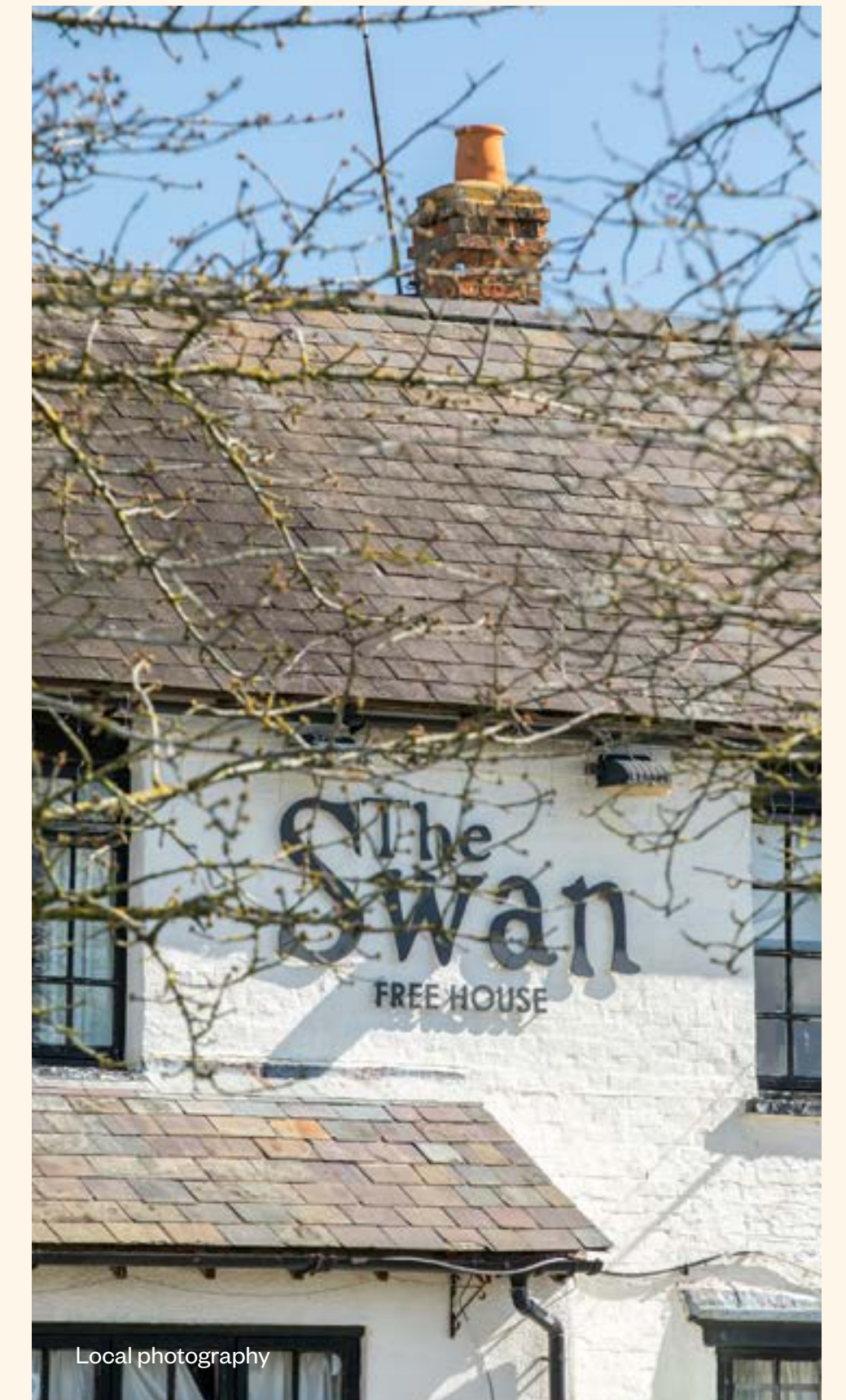
A breath of fresh air

The surrounding landscapes invite exploration; and a network of walking and cycling paths guide the way. Some lead directly to the scenic Aylesbury Ring, a trail that loops through fields and woodlands; others connect to the captivating views of Coombe Hill. Panoramic views unfold in every direction, framing vistas that are as serene as they are dramatic – perfect for weekend adventures or peaceful daily escapes.



Rooted in place

Great Kimble's story extends far beyond Roman times; evidence of which can be found inside All Saints Church, where medieval wall paintings remain intact. Its character has been shaped by the centuries and today its heritage coexists seamlessly with modern life. Good rated schools, play areas, a convenience store and the popular Swan pub are within walking distance of Arabella Park; and the village hall, cricket ground and a vibrant calendar of events form the heart of community life, ready for you to enjoy whenever you wish.



Countryside and culture

Just a few miles away, Princes Risborough and Monks Risborough offer a diverse mix of independent and well-known retailers, complemented by a Tesco Superstore and regular farmers' markets that celebrate local produce and craftsmanship. Six miles to the north is Aylesbury, a busy market town centred around its historic square, and enriched by an eclectic range of cultural venues, bars, and restaurants.



Local photography

First class for education

Families moving to Great Kimble will find a choice of well-regarded primary and secondary schools close by, including Great Kimble Church of England Primary, the independent Griffin House School, and Princes Risborough Secondary School. Just beyond in Aylesbury, are several highly-rated institutions; most notably Aylesbury High School, renowned for its outstanding academic standards and strong community reputation.





Local adventures

The Chilterns offers exceptional and exciting day experiences at every turn. From exotic encounters at Whipsnade Zoo, to the magic of storytelling at Great Missenden's Roald Dahl Museum and the collection of mounted specimens at the Natural History Museum in Tring. There are gentler days out to be found too, including Aylesbury Vale's stately homes, the majestic Waddesdon Manor, and the calm, tranquil waters of the Grand Union Canal.

Stock photography

Places to go



Eating out – Look no further than The Swan or The Three Crowns for pub favourites, Coco Tamarind for excellent Indian cuisine, or pop over to The Chequers in Weston Turville for outstanding fine dining.



Sports and leisure – Keep active at Risborough Springs Swim and Fitness Centre, join Kimble Cricket Club, play a round at Ellesborough Golf Club, go riding at Widmer Equestrian Centre – or relax and be pampered at Champneys Spa in Tring.



History and heritage – Visit Chequers Estate, the country seat of Prime Ministers, and The Plough their favourite pub. Or, explore ‘Rothschild Country’ including Waddesdon Manor and Ascott – and walk the ancient Ridgeway, running directly past your new home.



Local photography



Local photography



Stock photography



Things to do



Parks and nature – Nature and green spaces are all around you in the Chiltern countryside. Walk through history at Cymbeline’s Castle and Beacon Hill, explore wonderful Wendover Woods, or College Lake nature reserve and the stunning Ashridge Estate.



Shopping – Stay local for the Orchard View Farm Shop, Tesco, M&S Food, independent stores and the market in Princes Risborough. Or enjoy a huge range of shops, supermarkets and big brands in Aylesbury – you could even take a trip to Bicester Village for 160+ designer-brand outlets.



Entertainment and culture – Aylesbury Waterfront Theatre hosts West End shows, and the town boasts a great independent Arts Centre along with cinema, clubs and bars – plus a legendary live music scene. Look out for the David Bowie statue.



Getting around



By foot: The development's park is on your doorstep, and The Swan and its neighbouring play area 2 minutes away. Little Kimble station is within an easy 17-minute walk.



By bus: The bus stop at Arabella Park provides a morning service to Aylesbury, and a 10-minute walk takes you to a further stop on Grove Lane for services every 5 minutes to Aylesbury and Wycombe.



By car: Little Kimble is well connected: the A4010 takes you south to Princes Risborough and onwards to High Wycombe and the M40. To the north it connects with the A413 for Aylesbury and further connections on the A41 to Bicester and across to the M1.



By train: Little Kimble station offers direct links to London Marylebone taking under an hour. Monks Risborough, 2 miles from the village, offers similar services.



By air: Heathrow and London Luton are both approximately 32 miles away.

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

Superbly connected



On foot

- Play area – 0.1 miles
- The Swan – 0.2 miles
- Great Kimble CoE Primary – 0.6 miles
- Budgens Convenience Store – 0.8 miles
- Little Kimble station – 0.9 miles



By car

- Kimble Cricket Club – 1.1 miles
- Griffin House School – 1.2 miles
- Coombe Hill – 1.5 miles
- Orchard View Farm Shop – 2.4 miles
- Ellesborough Golf Club – 2.6 miles
- Chequers Estate – 3 miles
- Tesco – 3.2 miles
- Princes Risborough Secondary – 3.8 miles
- Aylesbury High School – 5.7 miles
- M&S Food – 6.1 miles
- Aylesbury – 7 miles
- Wendover Woods – 7.7 miles
- Roald Dahl Museum – 8.6 miles
- Natural History Museum Tring – 8.9 miles
- College Lake nature reserve – 10.4 miles
- Waddesdon Manor – 13.2 miles



By rail from Little Kimble station

- London Marylebone – 1 hour approx
- Bicester – 45 minutes to 1 hour approx
- Oxford – 1 hour 20 mins approx

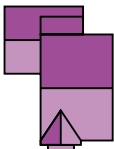
By rail from Monks Risborough station

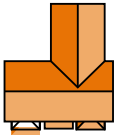
- London Marylebone – 56 mins approx
- Bicester – 41 minutes to 1 hour approx

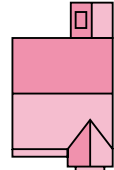
Journey times are approximate. Train journey times are accurate as of July 2024 and are sourced from thetrainline.com

Arabella Park

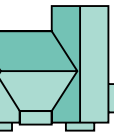
The development

 **The Oaken**
4 bedroom detached home

 **The Ruben**
4 bedroom detached home

 **The Whiterose**
5 bedroom detached home

 **The Wilstone**
5 bedroom detached home

 **The York**
5 bedroom detached home

 **Housing Association/
Shared Ownership**

-  Block paving
-  Timber fences
-  Feature walls
-  B Bin collection point
-  SS Sub station
-  PS Pumping station

*Subject to planning approval

The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping and play area detail is indicative only. Shed positions are indicative and subject to change. Please confirm the most up-to-date details with our sales consultants prior to reservation. V: Visitor Parking. B: Bin Collection point. SS: Substation. CS: Cycle store

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Choose the home that's right for you



The Oaken
4 bedroom
detached home



The Ruben
4 bedroom
detached home



The Whiterose
5 bedroom
detached home



The Wilstone
5 bedroom
detached



The York
5 bedroom
detached house

Desirable in every detail

Desirability and practicality go hand in hand at Arabella Park. Behind each refined detail lies intelligent features designed to simplify modern living. Kitchens are equipped with integrated smart appliances for foolproof cooking, low-waste and easy cleaning. Bathrooms and en suites are fitted with premium sanitaryware that combines function with understated luxury.

Discreet design meets innovation at every turn. From low-energy technology that minimises utility costs to intuitive layouts that enrich family living. Tailored upgrades and enhanced accessibility options are also offered with no mark-up or installation charge, subject to the stage of construction. Because at Cala, we believe a well-designed home should enrich the way you live. Simply. And beautifully.





This image includes upgrades at an additional cost



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



Computer Generated Image of view towards Community Centre



Stock photography

Why buy new

A brand new home by Cala offers more than pristine finishes: it delivers thoughtful design where form meets function. Carefully appointed kitchens and bathrooms create additional layers of elegance, and advanced eco-smart technology ensures energy efficiency and lasting peace of mind. Plus, it presents you with a blank canvas for you to style and adapt as your next chapter takes shape.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Cala Homes

Cala Homes' primary goal is 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 >



External photography from a previous Cala development



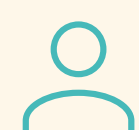
Sustainability the Cala way

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.

Sustainability is integral to our approach – from carefully selecting sites to designing safe, healthy, and inspiring workspaces. We take a considered, respectful approach to development, crafting communities that thoughtfully respond to local needs and stand the test of time.

As part of our sustainability journey, we aim to reduce our paper use by 90%, which is why we produce 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 >



Stock photography



Welcome to your new home

Arabella Park
Kimblewick Road, Great Kimble,
Buckinghamshire, HP17 8TE

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