



# Ingatestone Grove



Stock photography







# A place you'll be proud to call home

Ingatestone Grove is a modern collection of 1 & 2 bedroom apartments and 2, 3, and 4 bedroom houses nestled in the charming village of Ingatestone in the heart of rural Essex.

Each beautifully-designed, energy-efficient home is full of light and space and flexible interiors. Complete with stylish fittings and quality specifications.

Attractive exteriors, and thoughtful nature-friendly features ensure buyers can effortlessly discover the perfect place to call home.





# Enjoy the best of all worlds

Located within easy reach of vibrant Brentwood and Chelmsford, yet with open countryside all around and excellent transport links by road and rail, Ingatestone Grove is a development that truly offers the best of all worlds.

The bustling village of Ingatestone is home to amenities of all kinds, with a thriving social scene available too.





# Country and coast await

With rolling fields stretching as far as the eye can see, you'll never have to go far to enjoy everything that the great outdoors has to offer here. For a day out in the country, Queen's Park Country Park and Norsey Wood Local Nature Reserve in nearby Billericay are both perfect for relaxing walks, bike rides and picnics.

Or if you're in the mood for a day beside the seaside, the beaches of Leigh-on-Sea and Southend-on-Sea are just 40 minutes away in the car.





# Have everything on your doorstep

Stroll down Ingatestone High Street and you'll find a rich variety of amenities, from convenience stores, a local post office, pharmacy, deli and bakery to boutiques selling clothes, gifts and toys. Or why not enjoy a drink at one of the cosy pubs or wine bar, or a bite to eat at one of the restaurants?

Looking to make new friends? The village has over 40 clubs and societies, covering a diverse range of activities including fundraising, arts and crafts, and various sports.



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# Enjoy rural Essex at your leisure

With so much to see and do, you'll quickly find the local area has a great deal to offer. Ingatestone Hall is a great place to start, an elegant 16th Century manor house that's just waiting to be explored, with ornate rooms and ten acres of enclosed gardens to enjoy.

Mountnessing Post Mill, dating back to 1807 and located in neighbouring Mountnessing, is also well worth a visit.



Local photography



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# Top of the class for education

Selecting the right school for your children is a high priority and Ingatestone has a wide selection of top class schools close by, both state and independent. Ingatestone Infant School is located on the edge of the village, while Mountnessing and Margaretting primary schools are also nearby, with all three being highly sought after.

For older students, Brentwood County High School and Becket Keys CofE Secondary School are just down the road in Brentwood, as well as the town's highly-rated independent, Brentwood School. Ingatestone's Anglo European School also comes highly recommended, a well-rated and much sought-after secondary school that attracts students from as far as London and internationally.





# Fun for all the family

For fun and leisure, families will be well catered for, with a variety of leisure attractions located within easy reach of home. Brentwood's Old MacDonald's Farm & Fun Park is a popular choice, with an array of animals to meet, adventure rides, soft play, shows and special events.

Lake Meadows Park and Playground is also a good place for a sunny day, a scenic open green space with a lake that's definitely worth a visit.



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# Places to go



**Eating out** – For wining and dining there is plenty of choice in Ingatestone, from a cosy pint at The Viper Mill Green, or gastro cuisine at The Star, to sumptuous Italian fare at Pastasciutta and mouthwatering curries at The Coriander Lounge.



**Sports and leisure** – For fun, activity and leisure, Studio 360 Fitness in Billericay is the perfect choice. With a gym, in-house masseuse, café, and indoor cycling studio, you'll find plenty to enjoy, whatever the weather.



**History and heritage** – For a fascinating glimpse at the area's past, Hylands House in Chelmsford is a must. This elegant, neo-classical villa is open to the public on selected days, with 574 acres of historical parkland to explore, including Victorian gardens and ancient woodlands. There are also numerous events hosted throughout the year, from classical to pop concerts.



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# Things to do



**Parks and nature** – With so much open countryside on your doorstep, you'll be spoilt for choice when it comes to walks. Hutton Country Park is less than 5 minutes away by road and has 36 acres of grassland, ancient woodlands, ponds, and wetland.



**Entertainment** – Film fans will be in for a treat at the Everyman Cinema in Chelmsford. Catch the latest blockbusters, plus arthouse films from around the world, and all in distinctive Art Deco surroundings. Meanwhile, Chelmsford Theatre runs a varied programme of drama, comedy, dance and music.



**Shopping** – You'll find a good mix of shops in Ingatestone High Street, including two small supermarkets, a bakery, deli, chemist, and post office. Chelmsford is resplendent with retailers, including on Bond Street, home to names like John Lewis, Goldsmiths, and The Cotswold Company. For more serious bouts of retail therapy, London's endless shopping possibilities are less than half-an-hour away by train.



**Family days out** – There are plenty of places to go for fun days out nearby. Skreens Park Activity Centre in Chelmsford is a great choice, with a wide array of attractions, including high ropes courses, a zip line and even human table football.





# Getting around



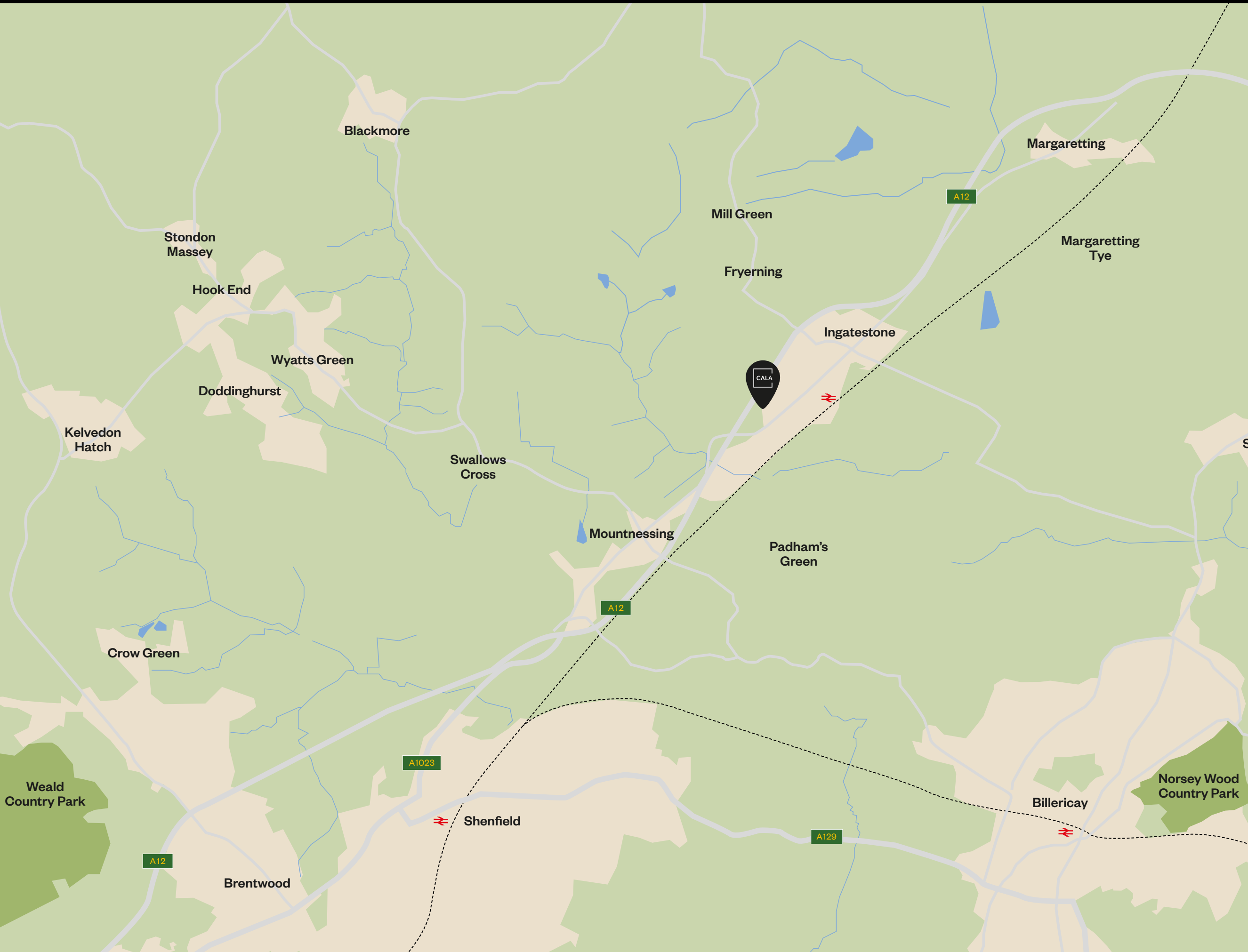
By foot: You can easily reach Ingatestone High Street's shops, pubs and restaurants on foot, while Ingatestone train station is also within walking distance of home.



By car: Ingatestone Grove is moments from the A12 trunk road, for straightforward journeys to Brentwood (13 minutes), and into Central London, via the M25 and A13, in around 1 hour and 10 minutes.



By rail: Ingatestone station offers regular services to London Liverpool Street in 29 minutes and Chelmsford in just 6 minutes.



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



# Superbly connected



## On foot

- Ingatestone & Fryerning CofE Infant and Junior School – 0.7 miles
- Ingatestone Train Station – 0.7 miles
- Ingatestone High Street – 1.1 miles
- Ingatestone Anglo European School – 1.1 miles
- Ingatestone Hall – 1.1 miles



## By car

- A12 Junction 7 – 0.7 miles
- Brentwood High Street – 4.4 miles
- Brentwood School – 4.4 miles
- Stock Brook Country Club – 4.6 miles
- Little Waitrose (Brentwood) – 5.4 miles
- Crondon Park Golf & Country Club – 5.4 miles
- Waitrose (Billericay) – 6.0 miles
- M25 J28 – 6.2 miles
- Weald Country Park – 7.7 miles
- Old Macdonald's Farm – 8.9 miles
- Chelmsford Racecourse – 15.1 miles



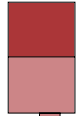

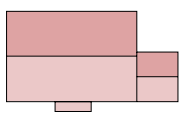
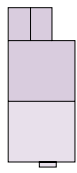
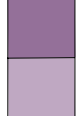

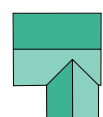
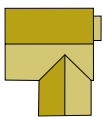
## By rail from Ingatestone Train Station

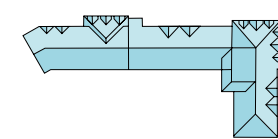
- Chelmsford – 6 minutes
- Colchester – 28 minutes
- London Liverpool Street – 29 minutes

Journey times are approximate. Train journey times are accurate as of June 2025 and are sourced from National Rail

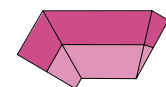


# Ingatestone Grove

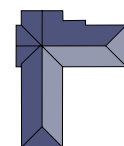
- 
**The Bayberry**  
 2 bedroom end and mid terrace home
- 
**The Erica**  
 2 bedroom semi-detached home
- 
**The Everglade**  
 3 bedroom end terrace home
- 
**The Foxglove**  
 3 bedroom end and mid terrace home with upstairs study and garage
- 
**The Hawthorn**  
 3 bedroom semi-detached and terrace home with upstairs study and garage\*
- 
**The Mulberry**  
 4 bedroom semi-detached home with garage
- 
**The Tulipwood**  
 4 bedroom detached home with upstairs study and garage
- 
**The Twinberry**  
 4 bedroom detached home with upstairs study and garage



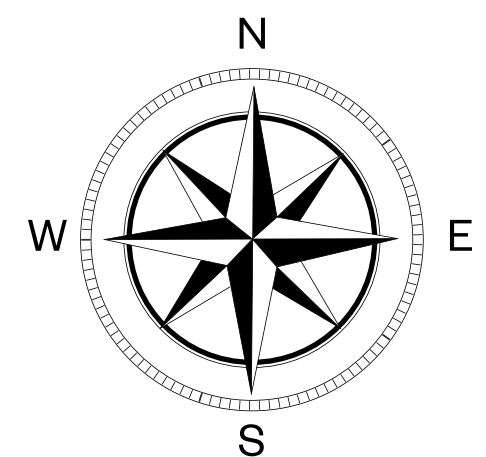
**Guelder Apartments**  
1 & 2 bedroom apartments



**Aster Apartments**  
2 bedroom apartments



**Yearsley Apartments**  
1 & 2 bedroom apartments



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. \*Plot specific detail. Please confirm the most up-to-date details with our sales consultants prior to reservation. B: Bin collection point. CS: Cycle store. SS: Sub station.

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# Choose the home that's right for you



**The Tulipwood**  
4 bedroom detached home with upstairs study and garage



**The Twinberry**  
4 bedroom detached home with upstairs study and garage



**The Mulberry**  
4 bedroom semi-detached home with upstairs study and garage



**The Hawthorn**  
3 bedroom end and mid terrace home with upstairs study



**The Foxglove**  
3 bedroom semi-detached, terrace home with upstairs study and garage



**The Everglade**  
3 bedroom end of terrace home



# Choose the home that's right for you



## **The Bayberry**

2 bedroom end and mid terrace home



## **The Aster Apartments**

2 bedroom apartment



## **Gelder Apartments**

1 & 2 bedroom apartment





# 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.







External photograph of Aylett's Green, Kelvedon

# What our customers say



Photography of the Webb family, Aylett's Green, Kelvedon

*“I grew up in a village, and this is exactly what I wanted for our family. Andy, having lived in Chelmsford, initially had reservations, but we both quickly realised that Kelvedon offered the best of both worlds, which is pleasant surroundings and excellent transport links.*

*There's such a friendly atmosphere here. Everyone we've met takes great care of the area and loves living here. It's been wonderful to see*

*the community take shape and feels like the perfect place to raise our children.*

*Cala's aftercare has been phenomenal and so much better than our previous experience. They've even fixed things we didn't ask for. The whole site team went above and beyond for us, and we couldn't be happier.”*

**The Webbs,  
Purchasers at Aylett's Green, Kelvedon**



Internal photograph of the Showhome at Aylett's Green, Kelvedon





Internal 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





# 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 >



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 to Cala.

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.

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.





# 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.



**CALA** Community Pledge





# Welcome to your new home

Ingatestone Grove  
Roman Road, Ingatestone,  
CM4 0QD



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