



Ockford Park

Godalming





A lifestyle made for you

If you are looking for an escape from the hustle and bustle, and freedom to live life the way you want in a vibrant community with great connections, Ockford Park is made for you.

Just a mile from the thriving town of Godalming, in the heart of Surrey, Cala are creating a highly desirable neighbourhood with a new community centre, parks, play areas, green open spaces and allotments. Ockford Park. It's a place you'll feel happily at home.



Something for everyone

With a wide range of 2, 3, 4 & 5 bedroom family homes to choose from, Ockford Park is the perfect location for first time buyers, growing families or those looking to downsize in search of a more relaxed yet well-connected semi-rural lifestyle.

You'll find a ready-made lifestyle right well-connected semi-rural lifestyle. You'll find a ready-made lifestyle right on your doorstep - with all the local amenities within easy reach, as well as excellent local schooling and great transport links.



Stock photography

Enjoy the great outdoors

Nestled between the South Downs National Park and the Surrey Hills, Godalming is the ideal location for exploring the great outdoors - the award-winning Phillips Memorial Park is an oasis of calm just a few steps from the high street.

Follow the course of the River Wey along its towpath, stroll through unspoiled countryside at Loseley Park House & Gardens, cycle along hillside paths, climb up to The Devil's Punch Bowl – there are endless green spaces to enjoy.



Local photography



Stock photography

Historic Godalming

The historic market town of Godalming lies just over 5 miles south west of Guildford, and is home to some characterful architecture like The Pepperpot, a lively High Street with a superb mix of familiar brands and independent stores and Wharf Retail park with supermarkets.

Along with traditional weekly market, there's a monthly Farmer's Market - a family- friendly foodies paradise. With fast connections by rail and road it's easy to get around the local towns and into London too.



Activities for all

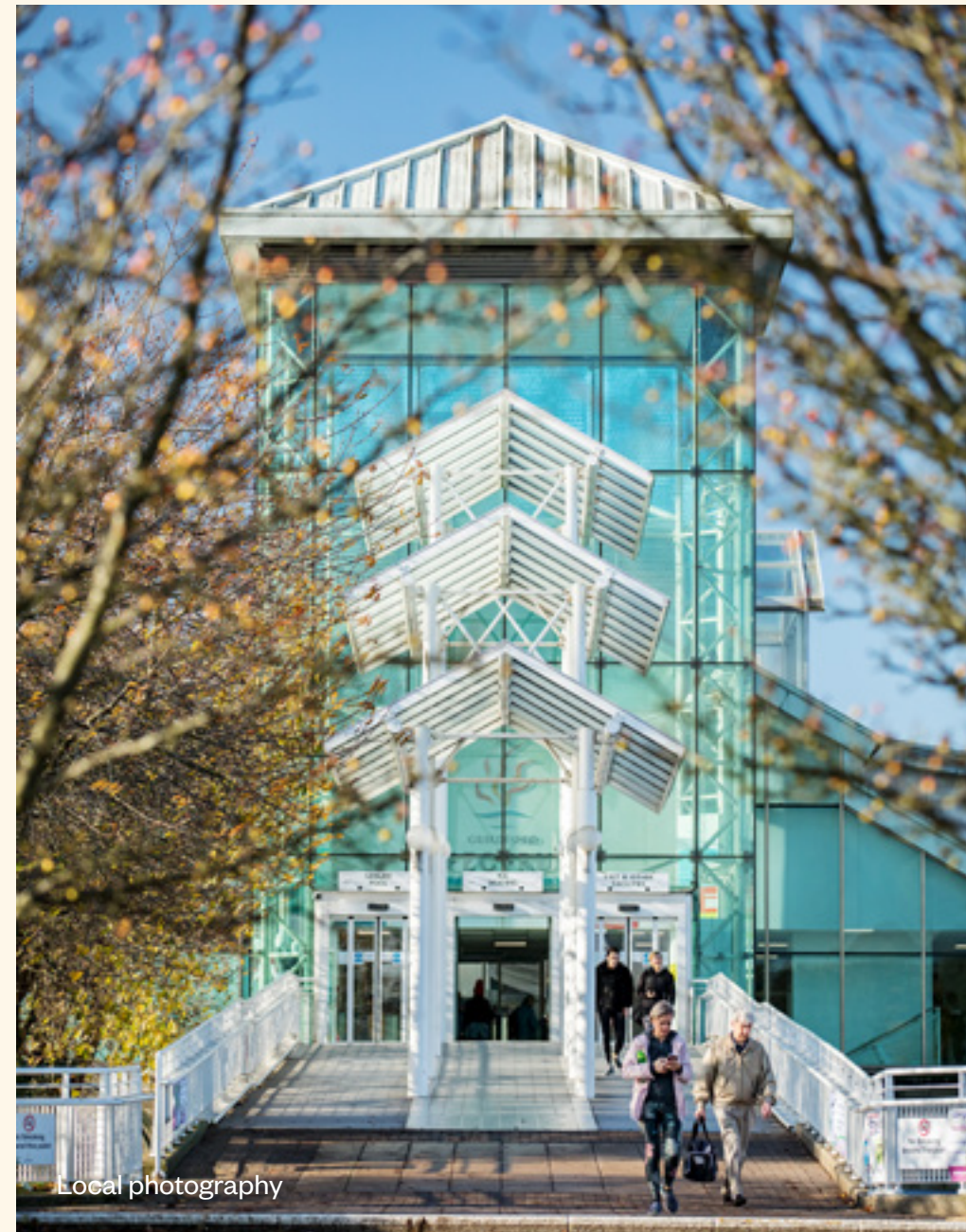
From swimming to ice-skating, gym classes to ten-pin-bowling, between them Guildford Spectrum and Godalming Leisure Centre tick almost every fitness box - offering a wide range of active and fun options for all ages.

There's a great variety of sports, leisure and social options, including Milford Golf Club, and a wonderful choice of restaurants, relaxing walks, family activities and events in the park.



A great start in life

Godalming offers an excellent choice of schools, including St Hilary's Preparatory School, St Edmunds Catholic Primary School and St Mark Preparatory School, St Edmunds Catholic Primary School and St Mark and All Saints Primary School which is just a stones throw away from Ockford Park. Godalming College, one of the highest performing 6th form colleges in the country, is just one mile away - while private education can be found at Charterhouse, one of the UK's leading independent boarding schools.





Lots of family fun

From picnicking in the National Trust's beautiful Winkworth Arboretum and exploring the fabulous surrounding countryside on your bikes to a trip down the canal with the charming Godalming Packet Boat, a fun time on the Godalming Spy Mission Treasure Trail, JC's Play Café, the Airhop Trampoline Park and the award-winning Dapdune Wharf in Guildford, there's always plenty to keep the family happy and entertained.

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



Places to go



Eating out – The Inn on the Lake gastro pubs, seasonal treats at The Stag on the River, tapas at Acorn, cocktails and real ales at The Rose & Crown, cakes and bakes at Thyme for Tea: tuck in!



Sports and leisure for all ages – Goldalming Leisure Centre for gym and swim or bowling, racquet sports, cricket, football, cycling and horse rides..there's a host of clubs, societies and activities for all.



History and heritage – Loseley Park's enchanting Tudor manor house and grounds are open to the public, and Godalming Museum is a great place to start exploring the town's long history.





Parks and nature – glorious countryside surrounds you, and the town has great green spaces including Philips Memorial Park and riverside walks along the River Wey towpath.



Entertainment and culture – Godalming hosts many lively events, and the Watts Gallery Arts Village is an absolute must for all culture lovers. For cinema, just pop down the road to Guildford.



Shopping – you're well served for local and independent shops as well as superstores and supermarkets including Sainsbury's and Waitrose, regular and special markets and Squires Garden Centre.



Family Days Out – as well as all the local attractions, Thorpe Park and Chessington World of Adventures are within easy reach. It's not far down to the South Coast either, for sailing, beaches and fun.

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



Getting around



By foot: Godalming High Street, rail station and college are within a mile's walk of Ockford Park, and St Michaels and All Saints Primary School is just minutes away.



By car: It's just 1.7 miles to the A3 for London, Guildford and Portsmouth, and the M3 and M25 – both around 16 miles – give you motorway connections to all points.



By rail: Godalming provides regular services to Guildford (6 minutes travel time), Woking and other local towns, and there are direct services to London Waterloo in just 42 minutes.

See a detailed view of the area and get directions



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

Superbly connected



On foot

- St Mark and All Saints School – 0.1 miles
- The Inn on the Lake – 0.5 miles
- Godalming High street – 0.9 miles
- Rose & Crown Bar – 0.9 miles
- The Stag on the River – 1 mile
- Godalming College – 1 mile
- St Hilary's School – 1.1 miles
- Godalming Station – 1.1 miles
- River Wey Towpath – 1.2 miles



By car

- Squires Garden Centre – 1.2 miles
- Acorn Restaurant – 1.2 miles
- Snap fitness – 1.3 miles
- St Edmunds Catholic Primary School – 1.4 miles
- Moss Lane School – 1.5 miles
- Waitrose – 1.5 miles
- Phillips Memorial Park – 1.5 miles
- Milford Golf Club – 1.6 miles
- Sainsbury's – 1.6 miles
- Milford School – 1.6 miles
- Busbridge Infant School – 1.7 miles
- Godalming Junior School – 1.8 miles
- Charterhouse School – 2.2 miles
- Godalming Leisure Centre – 2.6 miles
- National Trust, Winkworth Arboretum – 2.9 miles
- Surrey Hills – 3 miles
- Priors Field School – 3.1 miles



By car

- Loseley Park – 4.6 miles
- Guildford High Street – 5.8 miles
- Guildford Spectrum – 9.4 miles
- A3 – 1.7 miles
- A31 – 6 miles
- M3 – 16 miles
- M25 – 16 miles
- Heathrow – 29.5 miles
- Gatwick – 33.4 miles



By rail from Godalming

- Farncombe – 2 mins
- Milford – 4 mins
- Guildford – 6 mins
- Witley – 8 mins
- Farnham – 35 mins
- London Waterloo – 46 mins

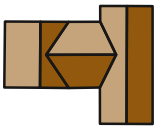

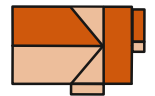




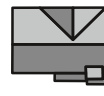
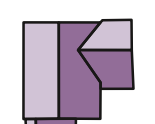
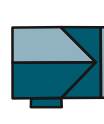
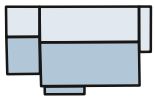

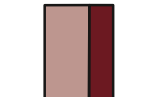

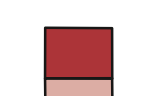



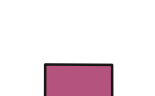

See a detailed view of the area and get directions



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Ockford Park

The development

- | | | | |
|---|---|---|--|
|  | The Ockford
5 bedroom detached home |  | The Westbrook
3 bedroom semi-detached / detached home |
|  | The Broadwater
4 bedroom detached home |  | The Witley
3 bedroom semi-detached / detached home |
|  | The Clandon
4 bedroom detached home |  | The Busbridge
3 bedroom semi-detached home |
|  | The Ramster
4 bedroom detached home |  | The Munstead
3 bedroom semi-detached home |
|  | The Loseley
4 bedroom semi-detached / detached home |  | The Silkmill
3 bedroom semi-detached home |
|  | The Winkworth
4 bedroom semi-detached / detached home |  | The Wey
2 bedroom terraced / semi-detached / detached home |
|  | The Hankley
3 bedroom detached home |  | The Enton
2 bedroom semi-detached home |
|  | The Abbot
3 bedroom semi-detached / detached home |  | Southern Housing Group
shared ownership |
|  | The Thursley
3 bedroom semi-detached home |  | Southern Housing Group
housing association |
|  | The Tunsgate
3 bedroom semi-detached / detached home |  | Community Centre |



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, chimneys and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. SS: Sub Station, L.A.P: Local Area of Play, L.E.A.P: Local Equipped Area of Play.

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



Choose the home that's right for you



The Ockford
5 bedroom
detached house



The Clandon
4 bedroom
detached house



The Loseley
4 bedroom
semi-detached /
detached house



The Broadwater
4 bedroom
detached house



The Ramster
4 bedroom
detached house



The Winkworth
4 bedroom
semi-detached /
detached house

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



[See our Virtual Tours](#)





The Hankley
3 bedroom
detached house



The Thursley
3 bedroom
semi-detached
house



The Westbrook
3 bedroom
semi-detached /
detached house



The Abbot
3 bedroom
semi-detached or
detached home



The Tunsgate
3 bedroom
semi-detached /
detached house



The Witley
3 bedroom
semi-detached /
detached house

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



[See our Virtual Tours](#)





The Busbridge
3 bedroom
semi-detached /
detached house



The Silkmill
3 bedroom
semi-detached
house



The Enton
2 bedroom
semi-detached
house



The Munstead
3 bedroom
semi-detached
house



The Wey
2 bedroom
semi-detached /
detached house

[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.

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





This image includes upgrades at an additional cost

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



Stock photography



[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

Ockford Park,
Aarons Hill, Godalming,
Surrey, GU7 2LG

[Click here to arrange your viewing](#)



Stock photography

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