



Cala at Nobel Park

Didcot

Burton Agnes Avenue,
Didcot,
OX11 9BS





choices suite

This is what's included in your Cala home...

CALA
★
★
★
★
★
5 star service

CALA

Visitors Centre



Nobel Park

CALA
Welcome to
Cala at Nobel Park
Your journey starts here

Need help with your deposit?

Welcome to Nobel Park, the perfect place to call home

Nobel Park is a unique concept combining town and country living. A vibrant and growing community, where classic and contemporary designs work in harmony, and where beautiful new homes integrate seamlessly with their natural surroundings.

250 acres of green spaces, woodlands, watercourses and open public places, with planned schools, shops, and community facilities right on your doorstep - all woven together by a network of paths and cycleways as part of a healthy, sustainable way of life. And all in a location with outstanding connectivity and convenience. Nobel Park - your ideal new home.



Homes full of light and space

With a range of 2, 3 & 4 bedroom homes, all with light and spacious living spaces, high quality specifications throughout and superb features inside and out, there's so much choice with Cala at Nobel Park.

Designs that are perfect for everyone, whether you are looking for more space or to downsize, in search of a private garden or simply want a home that's better suited to you. Our homes are flexible for those working from home too and all our four beds offer a separate private study. This could be everything you're looking for in your new home.



Photography of showhome at Nobel Park

A breath of fresh air, with green spaces all around

With its leafy green corridors, play areas and neighbourhood park, every home is easily linked to green open spaces. Nobel Park is part of Didcot's Garden Town vision, with a commitment to creating great places to live and connect with nature.

With plans for allotments and a community orchard, playing fields and sports grounds, walking trails and cycle paths, a haven for flora and fauna and hedgehog runs – a breath of fresh air for you, your family and your natural neighbours.



Photography of Nobel Park

Connecting people and places

Cala are all about creating communities and making connections. The masterplan for Nobel Park brings together new schools and a neighbourhood centre, with a family-friendly gastro pub, restaurants and lots more planned too.

You're well connected for commuting too, as Didcot Parkway station is just a 15 minute walk away and Nobel Park sits within the 'Golden Triangle' of the A34, M40 and M4 for easy road travel.

A frequent bus service stopping at Nobel Park will also take you to the station, Orchard shopping centre and local towns and villages.



Didcot, Abingdon and Oxford – all yours to enjoy

Didcot's Orchard Centre nearby is home to a wealth of brands and stores, along with Cornerstone, a lively arts, culture and entertainment venue with live shows all year round. There's an M&S Foodhall and a monthly farmer's market too, along with pubs, restaurants and independent shops at Broadway.

Abingdon-on-Thames is a delightful historic market town and is perfect to browse, shop and relax – and you're just a short drive from Oxford too, with its history, heritage and excellent shopping and leisure options.



Outstanding options for education

Sires Hill Primary Academy is right on your doorstep at Nobel Park and there's plans for a further primary and a new secondary school too. There's an excellent range of local educational options at all levels, with Lydalls Nursery School and Didcot Primary Academy both rated Outstanding by Ofsted*, as are Didcot Girls' School at secondary level.

The girls' school shares a Sixth Form with St Birinus secondary for boys. For university, look no further than Oxford and Reading.

*Ofsted ratings correct at time of print.





Local photography

Out and about for family fun

There's a huge choice of days out for all the family to enjoy in and around Didcot. Something for everyone, from The Wave Leisure Centre and Didcot Railway Centre to exploring the wonders of nature at Earth Trust or learning about falconry in Abingdon.

Close by you have the Pendon Museum miniature villages or walks at Day Lock or along the Rideway. How about wandering amongst the 'dreamy spires' of Oxford? Which has many indoor and outdoor attractions.

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



Places to go



Eating out – sample a wide range of world cuisines in Didcot, or get out and about to charming country pubs like The Hart of Harwell or The Swan at Sutton Courtenay.



Sports and leisure – Willowbrook Leisure Centre offers a gym and classes, as does Didcot Leisure Centre, and for swimming there's Didcot Wave and Gym. Take in a round of golf at Hadden Hill, or enjoy cricket, rugby and football at the local Didcot clubs.



History and heritage – explore the railway heritage of Didcot, take in world class colleges, museums and architecture in Oxford and discover wonderful stately homes and estates throughout Oxfordshire.



Parks and nature – visit Wittenham Clumps for wonderful views, discover new favourite walks in Mowbray Fields Local Nature Reserve and Millennium Woods, marvel at the rare trees in the 130-acre Harcourt Arboretum, or enjoy a riverside walk and picnic at Wallingford Castle.



Local photography



Local photography



Local photography



Local photography



Entertainment & culture – Didcot Cineworld features all the latest blockbusters and nearby Cornerstone is excellent for live shows and visual arts. Oxford is superb for entertainment, theatre and cultural attractions too.



Shopping – Orchard Shopping Centre in Didcot is home to big brands and fresh local produce at the regular farmers market with independent shops and supermarkets are all handily located nearby.



Family days out – with Oxford, Reading and London within easy reach, you're spoilt for choice – and there's some wonderful countryside to explore, too, including the North Wessex Downs.



Local photography



Local photography



Getting around



By foot: local nursery, primary school and planned secondary school are within easy walking distance, as are the neighbourhood amenities. There are extensive cycle paths too, and Didcot Parkway station is a 15 minute walk, with the town centre just a mile away.



By bus: the X36 bus, which goes via Nobel Park, runs to Didcot centre, Milton Park, Orchard Shopping Centre and Wantage while the Connector X32 runs from Oxford's John Radcliffe Hospital through Oxford city centre, Milton Park, Didcot Parkway and the town centre.



By car: Didcot is superbly connected by road: close to the M40 with direct access to London and the M25, while the A34 takes you to Abingdon and Oxford and links to M4 Junction 13 with easy access to Reading.



By rail: Didcot Parkway, with 2800 Park and Ride spaces, offers regular services to London Paddington, taking just 40 minutes, and to Oxford and Reading – both 12 minutes. Reading is on the new Elizabeth line, making travel to Heathrow, London and the City even faster. Services also run to Bristol Temple Meads and Swindon.

Journey times are approximate. Train journey times are accurate as of September 2022 and are sourced from thetrainline.com

Superbly connected



On foot

- Sires Hill Primary Academy – 0.2 miles
- Ladygrove primary school – 0.7 miles
- Lydalls Nursery School – 0.7 miles
- Didcot Parkway Railway Station – 0.8 miles



By car

- Cineworld – 0.9 miles
- Orchard Centre – 1 mile
- Co-op Food Ladygrove – 1.1 miles
- Tesco superstore – 1.4 miles
- Didcot Girls School – 1.5 miles
- Willowbrook Leisure Centre – 1.8 miles
- St Birinus School – 1.9 miles
- Cornerstone Arts Centre – 1.9 miles
- ASDA superstore – 3.1 miles
- Didcot Primary Academy – 3.1 miles
- A34 – 4.4. miles
- Abingdon – 6 miles
- Oxford – 11.2 miles



By rail from Didcot Parkway

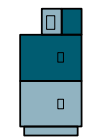
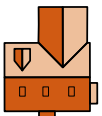
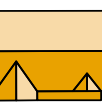
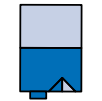
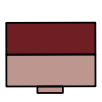
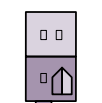
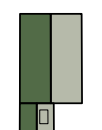
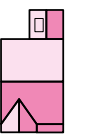

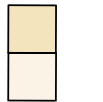
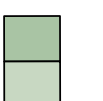
- Oxford – 12 minutes
- Reading – 12 minutes
- London Paddington – 40 minutes
- Bristol Temple Meads – 55 minutes

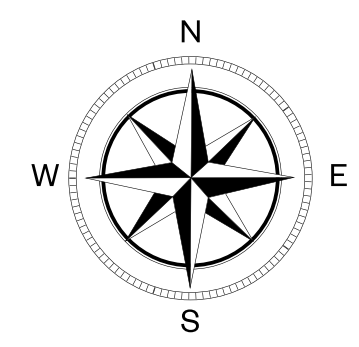
See a detailed view of the area and get directions >

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Cala at Nobel Park

The development

- 
The Mulberry
 4 bedroom detached home with study
- 
The Twinberry
 4 bedroom detached home with study
- 
The Walnut
 4 bedroom detached home with study
- 
The Blackthorn
 3 bedroom detached and semi-detached home
- 
The Cedar
 3 bedroom detached home
- 
The Elder
 3 bedroom semi-detached home
- 
The Everglade
 3 bedroom detached home
- 
The Fir
 3 bedroom detached home
- 
The Bayberry
 2 bedroom semi-detached and terraced home
- 
Affordable Housing
 Enquire via Sovereign Housing Association
- 
Further selection of homes
 By Legal & General Homes*



*CALA Management Ltd. currently uses the brands Cala Homes and Legal & General Homes.
 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, BS: Bin Store, SS: Sub Station, CS: Cycle Store
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 Information contained is accurate at time of publication on 24.08.23. See the main brochure for the full Consumer Protection statement.

View our interactive siteplan for our latest availability 

Choose the home that's right for you



The Mulberry
4 bedroom
detached home
with study



The Twinberry
4 bedroom
detached home
with study



The Walnut
4 bedroom
detached home
with study



The Blackthorn
3 bedroom
detached and semi-
detached home



The Cedar
3 bedroom
detached home



The Elder
3 bedroom semi-
detached home

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



Computer generated images are for illustration purposes only, plot specific elevations and finishes may vary.

Choose the home that's right for you



The Everglade
3 bedroom
detached home



The Fir
3 bedroom
detached home



The Bayberry
2 bedroom semi-
detached and
terraced home

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

Computer generated images are for illustration purposes only, plot specific elevations and finishes may vary



Photography of 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 of previous Cala development

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



Photography of previous Cala development



Photography of Nobel Park

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 ten.

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



Fibre to the home (FTTP) enabling access to ultrafast broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Electric vehicle charging point



Photography of showhome at Nobel Park



[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 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.

[Find out more about our sustainability journey here >](#)



Welcome to your new home

Cala at Nobel Park
Burton Agnes Avenue,
Didcot, OX11 9BS

[Click here to arrange your viewing](#)



Stook photography

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