



# Cala at Hampton Lakes

Peterborough





Street scene local area

# Relax in the heart of the Hamptons

Hampton Lakes is part of the vibrant new Hampton Heights community, at the heart of the Hamptons. Just to the south of the thriving and fast growing city of Peterborough, Hampton Lakes offers you a relaxed and easy going lifestyle in a tranquil environment, with plentiful green space and wonderful lakes and waterways. The carefully planned larger Hamptons community has become one of the most sought-after locations in East Anglia, with superb connectivity by road and rail.



# Ideal for you and your lifestyle

Distinctive in character and contemporary in design, Hampton Lakes offers you a wide choice of stylish, light and spacious apartments and detached, semi-detached and terraced houses with 2, 3, 4 or 5 bedrooms. Flexible interior layouts – including options for three-storey living, with its outstanding versatility – enable you to use your space however suits you and your lifestyle best. With a high quality specification throughout, attractive exteriors and beautifully landscaped surroundings, Hampton Lakes could be the perfect place to call home.



Stock photography

# Green and sustainable spaces

The Hamptons has been created with open space and environmental sustainability very much to the fore. 2,500 acres of space, in fact, including parks and woodlands along with extensive walks, trails and cycling paths around the expansive lakes, ponds and canals. Hampton Nature Reserve is a designated Site of Special Interest, and with country parks and the peaceful Cambridgeshire Fens to enjoy as well, life at the Lakes is a breath of fresh air.



# A vibrant community

Just 2 miles from Hampton Lakes, The Serpentine Green Shopping Centre features high street names like M&S Foodhall, Tesco, Boots and Next.

At neighbouring Hampton Vale the community centre brings people together for a variety of activities, as do its local shops and the Moorhen pub.

There's a welcoming social life around the Hamptons, and the Leisure Centre is popular with families as well as fitness fans.



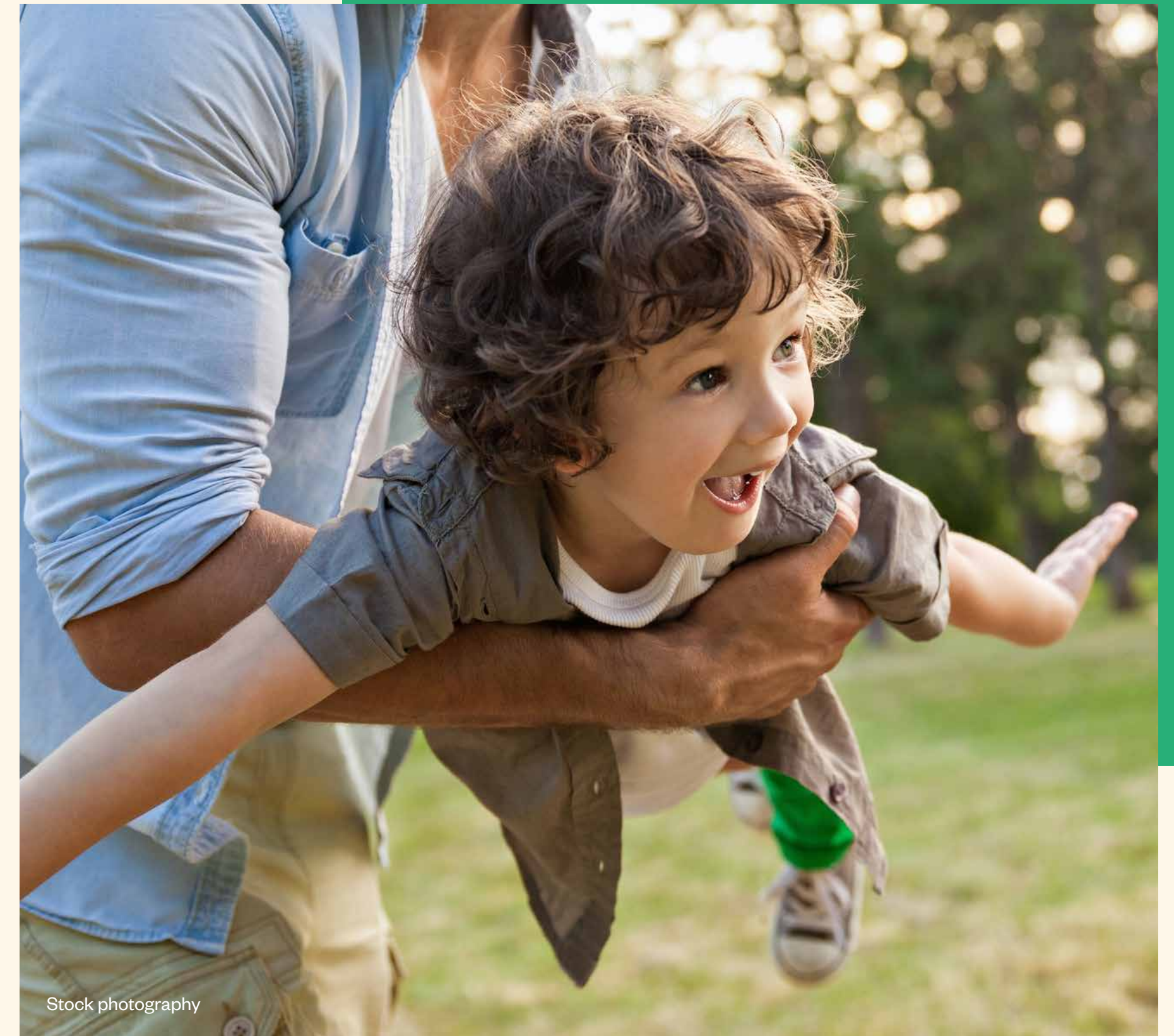
# Peterborough – it's buzzing

The cathedral city of Peterborough, just 5 miles away from Hampton Lakes, has a rich history and a forward looking focus. It's a major centre for environmental businesses, and extensive investment is seeing it growing rapidly. With excellent shopping and sports, theatre and cultural attractions, some great annual events and festivals and a lively social scene with restaurants, bars, clubs and entertainment, Peterborough is a regional centre that's buzzing with life.



# Top of the class for schools

Education at all levels is first class at the Hamptons. Children can start with pre-school at Hampton Vale Community Centre, then Hampton Vale Primary School or Hampton Hargate Primary. For secondary education there's the new Hampton Gardens Secondary School, with its state of the art facilities – and its sister school Hampton College that provide a 'through school' system, covering all ages from primary to sixth form. The Peterborough School, a highly rated independent, also welcomes all age groups.








# Great days out for all the family

From fascinating ancient history at Flag Fen to hi-tech virtual reality experiences at VR Happy, and from countryside rambles and fun on the lake at Ferry Meadows Country Park to Safari Adventure Play, there's a host of activities for all the family to enjoy, come rain or shine. It's always worth keeping an eye on what's happening at the East of England Arena, too, for a year-round programme of events.

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

Stock photography

# Places to go



**Eating out** – the local Moorhen pub and nearby Toby and Mulberry Farm carveries offer great value, and there's a wide range of restaurants throughout the Hamptons, with even more on the menu in Peterborough.



**Sports and leisure** – Hampton Library and Leisure Centre offers extensive activities including swimming – you can swim outdoors at the Lido in Peterborough City Centre too - and there are sports clubs of all sorts nearby.



**History and heritage** – Explore Peterborough's medieval history, starting at the Museum and Art Gallery. Longthorpe Tower and Burghley House and Flag Fen are well worth visiting too.





Local photography



Local photography



Local photography



**Parks and nature** – Hampton Community Park offers lots of activities for all the family and Crown Lakes Country Park is wonderful for walks and wildlife.




**Entertainment and culture** – Peterborough has a lively social and night life scene, along with the excellent Key, Cresset and New Theatres, galleries and cinema.



**Shopping** – shop til you drop with the Serpentine Centre in the Hamptons and the Queensgate Shopping Centre, superstores, retail parks and independent stores in Peterborough.



**Family days out** – Railworld Wildlife Haven, Nene Valley Railway, Sacrewell Farm, John Clare’s House, cycling on The Green Wheel: there’s so much to choose from!

Click here to find out more about the local area 



# Getting around



By foot: Hampton Vale community centre, and the local primary school, are all just over half a mile away.



By car: The Hamptons sit alongside the A1139, which takes you five miles into the city centre, while the A14 and A1(M) are close by too, linking directly to London and Edinburgh.



By rail: Peterborough is a principal stop on the East Coast Main Line, with frequent trains to London King's Cross St. Pancras in around 51 minutes and Cambridge in around 50 minutes, as well as providing local and cross-country services.

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

- Hampton Vale centre – 0.7 miles
- Hampton Vale Primary School – 0.7 miles
- Hampton Hargate Primary School – 1 mile
- Hampton College – 1.3 miles
- Hampton Library and Leisure Centre- 1.3 miles



## By car

- Hampton Gardens Secondary School – 2 miles
- Serpentine Green Shopping Centre – 2 miles
- Tesco Extra – 2 miles
- Vivacity Premier Fitness – 2.2 miles
- East of England Arena – 3.8 miles
- Orton Meadows Golf Course – 4 miles
- Railworld and Wildlife Haven – 4.3 miles
- The Peterborough School – 4.9 miles
- Peterborough Cathedral – 5 miles
- Peterborough Train Station – 5.5 miles



## By rail

- **By rail from Peterborough Station**
- Cambridge – 50 minutes
- London King's Cross St. Pancras – 51 minutes

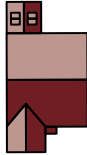
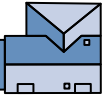









See a detailed view of the area and get directions

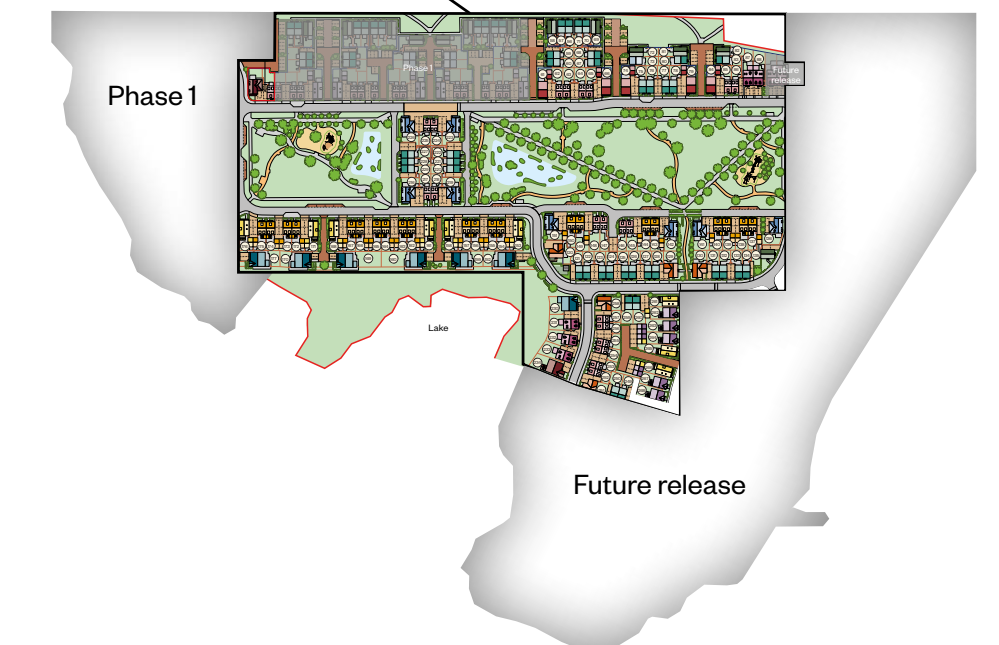


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# Cala at Hampton Lakes

## The development – Phase 2

-  **The Thorney**  
5 bedroom detached home with integral garage
-  **The Cottesmore**  
4 bedroom detached home with integral garage
-  **The Fotheringhay**  
4 bedroom detached home with integral garage
-  **The Holme**  
4 bedroom detached and semi-detached home with garage
-  **The Lutton**  
4 bedroom detached home with integral garage
-  **The Oundle**  
4 bedroom detached and semi-detached home with integral garage
-  **The Madeley**  
4 bedroom semi-detached home with garage
-  **The Witham**  
4 bedroom detached home with garage
-  **The Hulsfield**  
3 bedroom semi-detached home
-  **The Oakham**  
3 bedroom semi-detached & detached home
-  **The Gosfield**  
3 bedroom semi-detached & terraced home



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 Consultant prior to reservation.

# Choose the home that's right for you



**The Thorney**  
5 bedroom detached home with integral garage



**The Fotheringhay**  
4 bedroom detached home with integral garage



**The Lutton**  
4 bedroom detached home with integral garage



**The Cottesmore**  
4 bedroom detached home with integral garage



**The Holme**  
4 bedroom detached and semi-detached home with garage



**The Oundle**  
4 bedroom detached home with integral garage

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



[See our Virtual Tours](#)





**The Oundle**  
4 bedroom  
semi-detached  
home with integral  
garage



**The Witham**  
4 bedroom  
detached home  
with garage



**The Oakham**  
3 bedroom  
semi-detached &  
detached home



**The Madeley**  
4 bedroom  
semi-detached  
home with garage



**The Hulsfield**  
3 bedroom  
semi-detached  
home



**The Gosfield**  
3 bedroom  
semi-detached &  
terraced home

[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 quality 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 specification](#)





This image includes upgrades at an additional cost

# What our customers say



Photography of Hampton Lakes

“ We absolutely love the community ties we’ve got in the local area, with friends and family living nearby, but we really wanted our own space to settle down in. We took advantage of the Government’s Help To Buy 20% equity loan on the property, which was around £40,000; meaning we could own a bigger chunk of the house up-front, and repay the loan interest free in years to come. We received a great deal of support from the site team and our mortgage advisor.

With home working an option for Dean and I, we really wanted to convert our third bedroom into a flexible working space. Cala Homes provide all

buyers with hyper-fast connectivity for residents when they move in. Rather than having the stress of waiting for internet providers to set up after we got the keys, it was all there and ready to go. You can immediately tell that Cala’s homes are really well built but we looked at a lot of online customer reviews of people who also bought through them, who all had similar positive experiences to us, as there were literally zero snags on our property.”

Natasha Fallowfield and Dean Newcombe  
Purchasers at Hampton Lakes

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.



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 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 >



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.

Click on the icons below to find out more about our sustainability journey.

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.

-  Environment >
-  Customers >
-  Design >
-  People >
-  Land >
-  Community consultation >





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# Welcome to your new home

Cala at Hampton Lakes,  
Jones Hill, Hampton Vale,  
Peterborough, PE7 8PR

[Click here to arrange your viewing](#)

