

CALA

# Cala at Nobel Park

Phase 6, Didcot

Willington Down,  
Didcot, OX11 9BS



Stock photography



# 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.



Local photography



Photography of Nobel Park



Photography of showhome at Nobel Park

# Luxury and sustainable homes

Our latest phase at Nobel Park offers a selection of unique 3 and 4 bedroom housetyles for everyone to enjoy. Thoughtful designs with a premium specification as standard, light-filled, spacious living areas, plus the convenience of a garage. There is also ample space for working from home so you'll find all the flexibility you need. Plus, all our homes are equipped with superb sustainability features ensuring high EPC ratings for energy efficiency.

Ideal for all lifestyles, whether you're seeking more space, rightsizing, or desiring a private garden, we'll have the perfect home for you.



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 a typical street scene at 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 10 minute cycle ride 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.



Local photography



Local photography



Local photography

# 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 is 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.



Stock photography



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\*Ofsted ratings correct at time of print.



# 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 Millets Farm, 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 village or walks at Day lock or one of the several charming villages surrounding Dicot offering a mix of history and scenic beauty. 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](#)



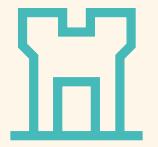
# Places to go



**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



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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 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



Journey times are approximate. Train journey times are accurate as of June 2025 and are sourced from [therailline.com](http://therailline.com)

# Getting around

-  By foot: the local nursery, primary school and planned secondary school are within easy walking distance, as are the neighbourhood amenities.
-  By bike: there are extensive cycle paths too, and Didcot Parkway station is a 10 minute bike ride, 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 2,800 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.

# Superbly connected



## By foot or cycle

- Sires Hill Primary Academy – 0.2 miles
- Ladygrove Park 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
- Cornerstone Arts Centre – 1.9 miles
- St Birinus School – 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

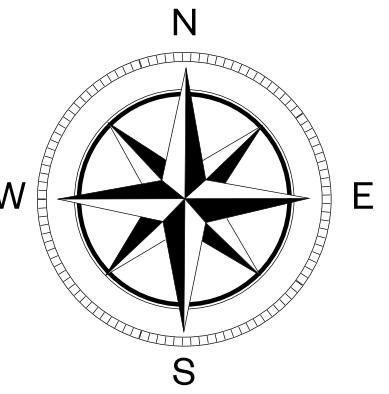
- Oxford – 12 minutes
- Reading – 12 minutes
- London Paddington – 40 minutes
- Bristol Temple Meads – 55 minutes

Journey times are approximate. Train journey times are accurate as of June 2025 and are sourced from [thetrainline.com](http://thetrainline.com)

See a detailed view of the area and get directions 

# Nobel Park

## Phase 6, The development



**Ashford**  
3 bedroom semi-detached home

**Farringdon**  
3 bedroom detached home

**Drayton**  
3 bedroom semi-detached and detached home

**Chadwell**  
3 bedroom detached home

**Warrington**  
4 bedroom detached home

**Gidea**  
4 bedroom detached home

**Sold Homes**

**Affordable Homes**

- Block paving
- Timber fences
- Feature walls
- ss Sub station
- B Bin collection point
- cs Cycle store



**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (Chiltern) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at date of publication on 26.06.25. 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 Gidea**  
4 bedroom  
detached home



**The Warrington**  
4 bedroom  
detached home



**The Chadwell**  
3 bedroom  
detached home



**The Farringdon**  
3 bedroom  
detached home



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



**The Drayton**  
3 bedroom  
semi-detached and  
detached home

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





Photography of previous Cala development



Photography of previous Cala development



Photography of Nobel Park development/showhomes

## 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](#)





# What our customers say



**“** We were living in a three-bed house but when we found out I was pregnant, we decided that we needed more space as a growing family. We came to the Cala development the day after our exciting news and had a valuer back at our house within the same week, as we wanted to explore part exchange. So, within days of finding out we were going to have Isla, we secured our new home! **”**



*Within four days of visiting the Cala development, we already had an offer for our old property, and we secured the deposit on our new place. It was a bit of a whirlwind week, but it was an incredibly efficient way of doing things! **”***

Lucy and Josh Matthews,  
Purchasers at St Neots

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.

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



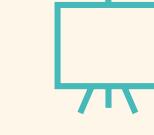
Less maintenance



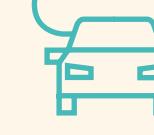
Energy efficient



A chain free move



A blank canvas



Electric vehicle charging point



[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.

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

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



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# Welcome to your new home

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Willington Down,  
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[Click here to arrange your viewing](#)



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