



# Oakwood Park, Wimborne

Your future starts here









# Superb homes for everyone

Oakwood Park offers a collection of brand new 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses in a semi-rural location to the south of Wimborne.

Situated on the outskirts of Oakley and with Canford Magna just to the east, you have plentiful amenities, including shops, cafes, pubs and a wide range of schools nearby. Plus, riverside walks just moments from your home alongside the River Stour, and there's easy access to the A31, too.

With superb build quality and characterful designs which complement the distinctive Lady Wimborne-style cottages in nearby Canford, you will easily find the home you want here.





# Just right for you and your lifestyle

At Oakwood Park, you'll find a range of beautifully-designed homes, full of light and space, and with layouts to suit everyone's lifestyle. The stylish fittings and high-quality specifications, with an emphasis on sustainability, are complemented by the thoughtful, attractive exteriors that are sympathetic to the area's rich history.



Photography of a Cala showhome



# Countryside, coast and green open spaces

Enjoy being close to the picturesque River Stour, with its green open spaces, woods, walks and cycle ways to explore. If you don't mind travelling a bit further, there's also the New Forest National Park or the Cranborne Chase Area of Outstanding Natural Beauty that covers 380 square miles.

Like to be beside the seaside? Head to Poole Harbour and enjoy a boat trip to the National Trust's Brownsea Island or simply unwind on Bournemouth's golden sands.





# Everything you need nearby

While nearby Canford Magna offers open space, select amenities and the Grade I listed Parish Church, Oakwood Park is just a mile from the historic market town of Wimborne. Here you'll find familiar high-street brands, alongside fabulous independent eateries, boutiques and bespoke shops.

Food shopping is easy too with a choice of bakeries and butchers, a delicious delicatessen and a fantastic fishmonger, as well as greengrocers and a Waitrose. There are also several farm shops in the area, Pamphill Dairy Farm shop and Aunt Fannys Farm shop as well as plenty of pubs and bars for when you need some liquid refreshment.





# Enjoy Wimborne at your leisure

Staying active is simple when you have Cobham Sports & Social Club with its 9-hole golf course, 2 miniature bowling alleys, 2 squash courts and more to enjoy. Or the nearby Hamworthy Club with its sport, leisure and function rooms on hand.

There are numerous private and municipal Golf Courses in the area, and acres of cycle ways to enjoy including the Castleman Trailway; 16.5 miles of way-marked walking, cycling and horse riding routes. Plus, plenty of sports clubs to join, or just to spectate at, including football, athletics, cricket and boxing.





# Top of the class for education

Have children? There are plenty of schools within three miles of Oakwood Park, including Queen Elizabeth secondary, and the 'Outstanding' Ofsted-rated Merley First School and St. John's Church of England First School.

You'll also have one of the UK's top independent boarding schools on your doorstep – Canford School – founded in 1923 and in beautiful buildings dating back to before the Norman Conquest. There is also the Beaucroft Foundation School, catering for children and young people with learning difficulties.

For older students, they can drive or catch the bus to Bournemouth & Poole College, Bournemouth University or Arts University Bournemouth.







# Fun days out, for all the family

There are plenty of attractions, big and small – literally. Starting with Wimborne Model Town and Gardens, a chance to walk around 1950s Wimborne in 1/10th scale.

For live entertainment lovers, the town's Tivoli Theatre regularly hosts music nights and recent cinema releases, while the Allendale Centre has a calendar full of family-friendly events.

Want something more active? Swing from the tree tops at Go Ape! Moors Valley. Just a 20-minute drive, it's part of the Moors Valley Country Park and Forest, with its outdoor play trails and cycle paths – and home to life-sized sculptures of The Gruffalo and Gruffalo's Child.

Local photography



# Places to go



**Eating out** – a good mix of eateries include the Kings Head Hotel for tasty roasts, Renoufs Cheese & Wine Bar, and The Olive Branch pub. There's also the characterful gastro pub The Willett Arms, or fine dining at the award-winning The Wimborne Pig.



**Sports and leisure** – Canford School Leisure Centre is nearby for gym workouts and swimming, Cobham Sports & Social Club is geared up for golfers, bowlers and squash fans, as is the Hamworthy Club which also offers a wide range of sports and social events.



**History and heritage** – The impressive Wimborne Minster has stood in the town for over 1,300 years, and was once a monastery and Benedictine nunnery. An interesting fact is that this is one of the few remaining places of worship in the world to have a chained library. (Books are attached to the shelves by chains; long enough to read in the library, but not removed.)







**Parks and nature** – The vast expanse of the New Forest National Park is perfect if you want to enjoy the beauty of the natural world. You can also explore Kingston Lacy, a National Trust country house and estate from the 17th century, set in beautiful gardens and parkland.



**Entertainment** – Head to the Tivoli Theatre in Wimborne for stage shows and film screenings in its Art Deco style building. A larger cinema complex can be found at Tower Park in Poole, along with a great number of restaurants, while the Lighthouse theatre, in the centre of Poole, has a calendar full of films, plays, art shows and workshops.



**Shopping** – You'll find a good range of retailers in Wimborne, or you can enjoy a wider range of stores at Castlepoint Shopping Centre, just 8 miles away. Want to mix the coast with retail therapy? Bournemouth is a great option, as is Poole's Dolphin Centre, 9 and 6 miles away respectively.



**Family days out** – Go Ape! Moors Valley Country Park is great fun if you want to be active outdoors. A little further away is the New Forest Water Park, great for kayaking, wakeboarding and the inflatable aqua park.





Local photography

# Getting around



**By foot:** it's a short stroll to Canford, with its attractive conservation area and riverside SANG walks, and the Grade I listed Parish Church. You'll find local shops in nearby Merley, and Wimborne Minster is just a mile away.



**By bus:** services run to Wimborne town centre, Poole, Bournemouth and Ferndown.



**By car:** you can reach Wimborne in just 6 minutes; for heading further afield the A31 takes you towards Southampton (32 miles), while the A349 heads to Poole (6 miles) where you can pick up the A35 into Bournemouth (8 miles).



**By rail:** Poole station, 5.4 miles away, offers services to Bournemouth (14 minutes), Weymouth (44 minutes) and Southampton (75 minutes).



**By air:** Bournemouth Airport is just over 7 miles from the site.

Journey times and distances are approximate. Train journey times are accurate as of May 2024 and are sourced from national rail.

See a detailed view of the area and get directions





# Superbly connected



## On foot

- Canford Magna Parish Church – 5 minutes
- Canford suspension bridge – 6 minutes
- Canford School – 8 minutes
- Canford School Sports Centre – 10 minutes
- Merley First School – 13 minutes
- Oakley Shopping Centre – 17 minutes
- Willett Arms Country Gastropub – 17 minutes
- Castlemain Trailway – 20 minutes
- Canford Magna Garden Centre – 31 minutes
- Wimborne Minster – 39 minutes



## By car

- The Hamworthy Club – 3 minutes
- Cobham Sports & Social Club – 5 minutes
- Waitrose – 10 minutes
- Aunt Fanny's Farm Shop and Cafe – 12 minutes
- Wimborne Model Town and Gardens – 12 minutes
- Walford Mill Crafts Centre and Cafe – 14 minutes
- Kingston Lacy – 16 minutes
- Pamphill Dairy Farm shop – 16 minutes
- Poole – 18 minutes
- Bournemouth International Airport – 19 minutes
- Bournemouth – 22 minutes
- New Forest National Park – 37 minutes
- Southampton – 50 minutes



## By rail from Poole Station

- Bournemouth – 13 minutes
- Weymouth – 46 minutes

## By rail from Bournemouth Station

- Southampton Central – 29 minutes
- Southampton Airport Parkway – 38 minutes
- Winchester – 48 minutes
- Basingstoke – 1 hour and 24 minutes
- Woking – 1 hour and 21 minutes
- London Waterloo – 1 hour and 50 minutes

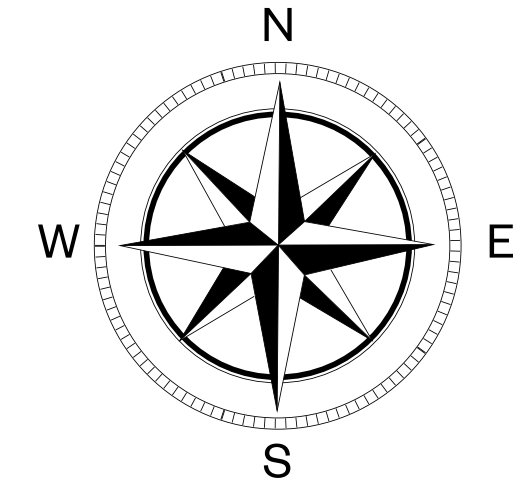
See a detailed view of the area and get directions



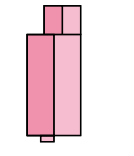




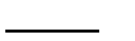




# Oakwood Park

## The development



-  **The Wisteria**  
5 bedroom detached home
-  **The Laurel**  
4 bedroom detached home
-  **The Magnolia**  
4 bedroom detached home
-  **The Mulberry**  
4 bedroom semi-detached home
-  **The Rowan**  
4 bedroom detached home
-  **The Walnut**  
4 bedroom detached home
-  **The Horton**  
3 bedroom end-terrace/mid-terrace home
-  **The Cedar**  
3 bedroom detached/semi-detached home
-  **The Chestnut**  
3 bedroom detached/semi-detached home
-  **The Everglade**  
3 bedroom detached home/end-terrace home
-  **The Fir**  
3 bedroom detached/semi-detached home

-  **The Foxglove**  
3 bedroom semi-detached home
-  **The Kingston**  
3 bedroom semi-detached home
-  **The Badbury**  
3 bedroom semi-detached home
-  **The Alder**  
2 bedroom semi-detached home
-  **Custom build homes**
-  **Affordable Homes**

-  Block paving
-  Monoblock paving
-  Timber fences
-  Feature walls
-  B Bin collection point
-  SS Sub station
-  LAP Local area of play



Visit our interactive siteplan for our latest availability 

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (Thames) 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 06.09.24. See the main brochure for the full Consumer Protection statement.



# Choose the home that's right for you



**The Wisteria**  
5 bedroom  
detached home



**The Laurel**  
4 bedroom  
detached home



**The Magnolia**  
4 bedroom  
detached home



**The Mulberry**  
4 bedroom  
semi-detached  
home



**The Rowan**  
4 bedroom  
detached home



**The Walnut**  
4 bedroom  
detached home

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





**The Horton**  
3 bedroom  
end-terrace/  
mid-terrace home



**The Cedar**  
3 bedroom  
detached/  
semi-detached  
home



**The Chestnut**  
3 bedroom  
detached/  
semi-detached  
home



**The Everglade**  
3 bedroom  
detached home/  
end-terrace home



**The Fir**  
3 bedroom  
detached/  
semi-detached  
home



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



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



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



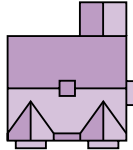
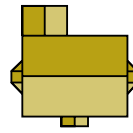
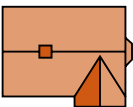
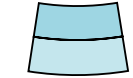
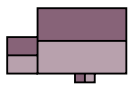

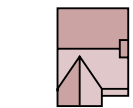


**The Alder**  
2 bedroom  
semi-detached  
home

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



# Canford Vista

The development

-  **The Wisteria**  
5 bedroom detached home
  -  **The Magnolia**  
4 bedroom detached home
  -  **The Walnut**  
4 bedroom detached home
  -  **The Horton**  
3 bedroom end-terrace/mid-terrace home
  -  **The Everglade**  
3 bedroom detached home
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# Choose the home that's right for you



**The Wisteria**  
5 bedroom  
detached home



**The Magnolia**  
4 bedroom  
detached home



**The Walnut**  
4 bedroom  
detached home



**The Horton**  
3 bedroom  
end-terrace/  
mid-terrace home



**The Everglade**  
3 bedroom  
detached home/  
end-terrace home

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







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



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

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



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Photography from a previous Cala development

# Desirable in every way

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 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.

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) or the product.

[Click here to find out more about our Accessibility Features](#)



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



Photography from a previous Cala development





Photography from a previous Cala development

# What our customers say



Photography from a previous Cala development

“ We wanted a new build. Our previous house needed substantial work doing over the time we were living there and always felt like an ongoing process, so we wanted to leave that behind and find somewhere new, homely and ready.

to start living. Being able to choose finishes in areas like the bathroom and kitchen from the outset meant that we felt like we were moving into a new build with our own style.”

The Staceyfounds  
Purchasers at St Peter’s Quarter

Our Cala Home was perfect. We lifted and shifted our furniture in and we were ready



Photography from a previous Cala development

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. 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.



Stock photography

-  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 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 arrows below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >







# Welcome to your new home

Oakwood Park,  
Oakley Lane,  
Wimborne  
BH21 1UD

[Click here to arrange your viewing](#)



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