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# Oakwood Park

OAKLEY LANE | WIMBORNE | BH21 1SF

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# Stour Place

AT OAKWOOD PARK

*Discover an attractive collection of 2 and 3 bedroom homes at Stour Place, forming part of this thoughtfully designed development in the heart of Dorset. Perfectly located near the thriving market town of Wimborne Minster, as well as the desirable villages of Oakley and Canford Magna, residents can enjoy easy access to everyday amenities, excellent schooling and miles of beautiful countryside.*

*The homes at Stour Place are traditionally built, offering timeless architectural appeal with a refined, classic character. Designed for modern living, each property seamlessly blends traditional aesthetics with contemporary comfort and energy efficiency, creating homes that are both elegant and practical for everyday life.*

*Overlooking attractive green open space and offering a variety of thoughtfully designed house types, Stour Place provides a welcoming setting with something to suit a range of lifestyles.*

*Carefully finished to a high specification, every home benefits from well-proportioned interiors and quality fittings throughout. Contemporary kitchens with integrated appliances come as standard, flooring is included, and each property offers either private parking or a garage - ensuring a complete, move-in ready home within a beautifully landscaped setting.*



 <b>The Wisteria</b> 5 bedroom detached home
 <b>The Laurel</b> 4 bedroom detached home
 <b>The Magnolia</b> 4 bedroom detached home
 <b>The Mulberry</b> 4 bedroom semi-detached home
 <b>The Rowan</b> 4 bedroom detached home
 <b>The Walnut</b> 4 bedroom detached home
 <b>The Cedar</b> 3 bedroom detached home
 <b>The Chestnut</b> 3 bedroom semi-detached home
 <b>The Everglade</b> 3 bedroom detached /semi-detached home

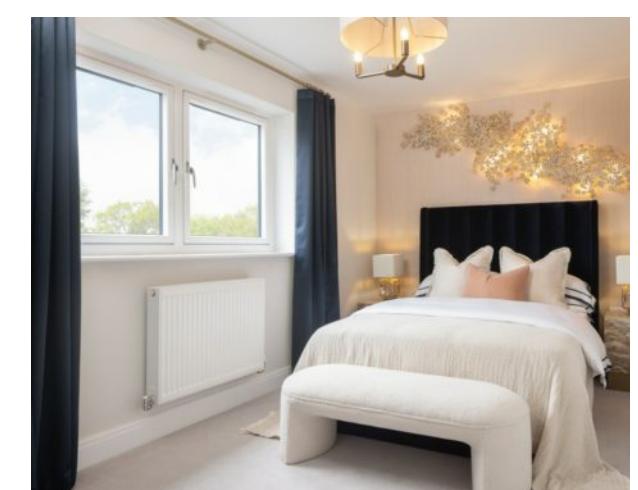
 <b>The Fir</b> 3 bedroom detached/ semi-detached home
 <b>The Alder</b> 2 bedroom semi-detached home
 <b>Affordable Rent</b>
 <b>Shared Ownership</b>



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. Shaded 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, B: Bin Collection point, SS: Substation.

**IMPORTANT NOTICE TO CUSTOMERS:** The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Southern) 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 time of publication on 21.01.26. See the main brochure for the full Consumer Protection statement.



## The Alder

### 2-bedroom semi-detached house

The Alder is a smartly designed contemporary home, offering a well-balanced layout ideal for modern living. Thoughtfully arranged to maximise space and natural light, this stylish two-bedroom property combines comfort with practicality throughout.

A welcoming entrance hall provides access to a convenient cloakroom and useful understairs storage, before leading through to the principal rooms. Positioned to the right, the kitchen/dining room overlooks the front of the property and features integrated Indesit appliances and sleek Amtico flooring, creating a bright and functional space for everyday living. To the rear, the generously proportioned sitting room spans the full width

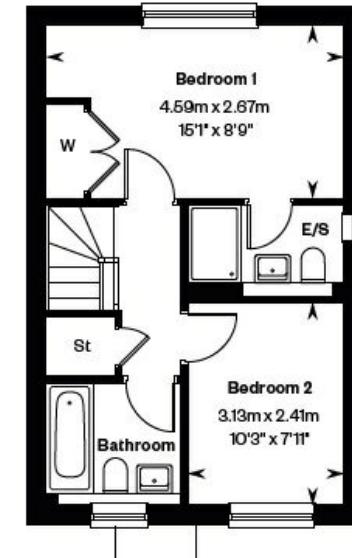
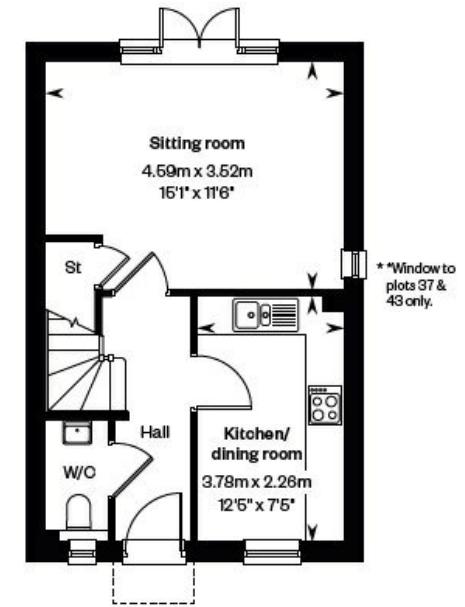
of the house, is fully carpeted for added comfort, and benefits from French doors opening directly onto the lawned garden - perfect for relaxing or entertaining.

Upstairs, Bedroom 1 stretches across the rear of the property and enjoys the luxury of a fitted wardrobe and a contemporary en-suite complete with a VADO shower and glass enclosure. Bedroom 2, positioned to the front, is served by a separate family bathroom, while an additional storage cupboard sits off the landing. Completing this home's high specification, PV panels, an EV charging point and two allocated parking spaces are included as standard, ensuring efficiency and convenience sit seamlessly alongside style.

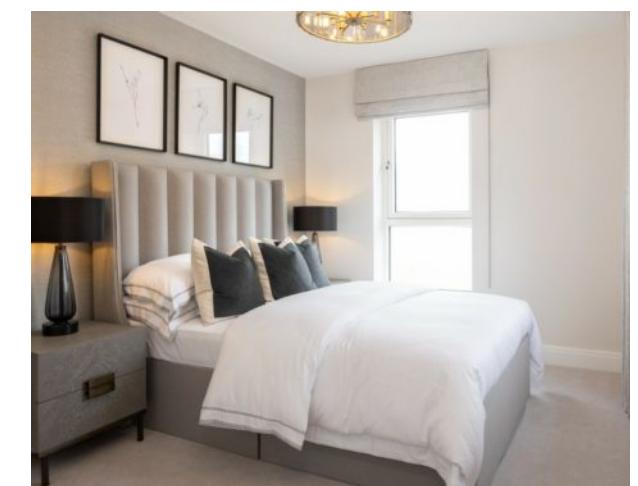
All specifications are subject to change at the developer's discretion during the construction process.



### Ground Floor



### First Floor



# The Everglade

## 3-bedroom detached house

This impressive contemporary home offers a generous and well-balanced layout, perfectly suited to modern family living. With spacious ground floor accommodation and thoughtfully arranged bedrooms upstairs, it combines practicality with style throughout.

On entering, a welcoming hallway leads to a large sitting room positioned at the front of the property - a beautifully proportioned, fully carpeted space ideal for relaxing evenings. To the rear, the heart of the home is the expansive kitchen/dining room, complete with integrated Indesit appliances and sleek Amtico flooring. Flowing seamlessly from here is a separate family room, creating a versatile open-plan feel across the back of the house,

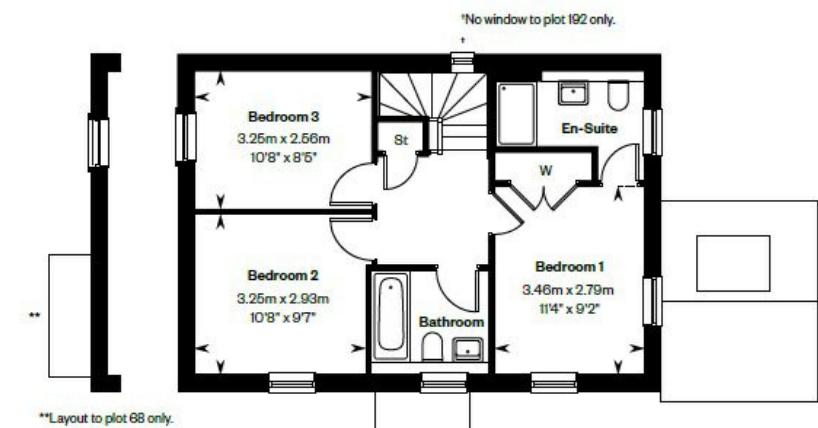
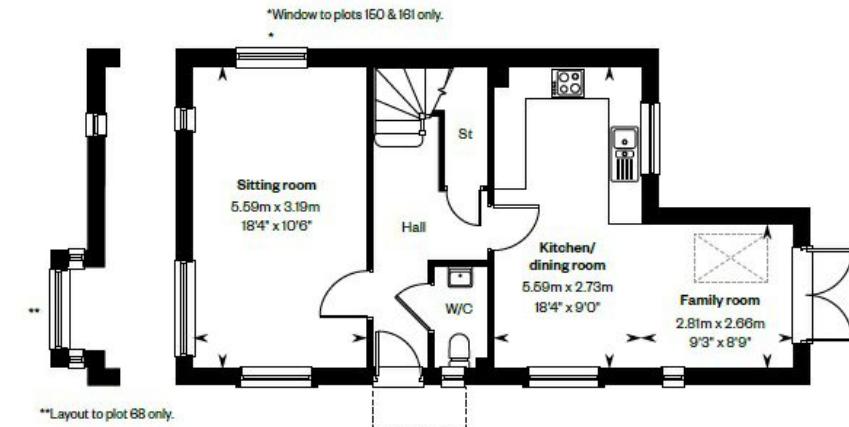
with doors opening onto the garden - perfect for entertaining or everyday life. A convenient cloakroom and useful storage complete the ground floor.

Upstairs, Bedroom 1 benefits from its own en-suite featuring a VADO shower with glass enclosure, while Bedrooms 2 and 3 are served by the contemporary family bathroom. Additional storage is located off the landing, enhancing everyday practicality. Finished to a high specification, this home also includes PV panels, an EV charging point and two allocated parking spaces, ensuring energy efficiency and convenience come as standard.

All specifications are subject to change at the developer's discretion during the construction process.



## Ground Floor



## First Floor



# Specification

## Kitchen

- Individually designed kitchen
- Laminate work surfaces with matching upstand
- Integrated single oven, 4-burner ceramic hob, extractor hood, dishwasher and fridge/freezer
- Amtico flooring in the open plan kitchen area

## Cloakroom, Bathroom & Ensuites

- White Roca sanitaryware
- Porcelanosa tiling to walls\*
- Amtico flooring

## Electrical

- Phone and data point in the home office location

- Fibre to the home for superfast wireless broadband
- Power and lighting in the garage\*
- Electric vehicle charging point

## Internal Finishes

- Wardrobe in bedroom 1
- Carpet in the living room, dining room, study, stairs, landing and all of the bedrooms

## Environmental Details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Low energy lighting throughout
- Photovoltaic panels to all homes

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



# Canford Vista

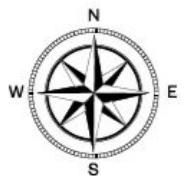
AT OAKWOOD PARK

*A premium selection of 4 and 5 bedroom homes set in the heart of Dorset. These elegant new properties enjoy a superb position close to the lively market town of Wimborne Minster and the charming villages of Oakley and Canford Magna, offering convenient access to a wide range of local amenities, excellent schooling and beautiful surrounding countryside.*

*The Canford Vista phase is inspired by the distinctive architecture associated with the Lady Wimborne style homes, showcasing ornate detailing and elegant brickwork that evoke a true sense of heritage and grandeur. Thoughtfully designed to reflect this timeless character, each home combines classic architectural charm with the comfort and efficiency of contemporary living.*

*With an all-inclusive specification and traditional brick construction, the homes at Oakwood Park provide a highly desirable standard of living. Spacious, high-quality interiors include luxury kitchens with integrated appliances as standard, included flooring throughout, and either private garages or dedicated parking - creating an exceptional, move-in ready home in a truly distinguished setting.*





 **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

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

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

 Block paving

 Monoblock paving

 Timber fences

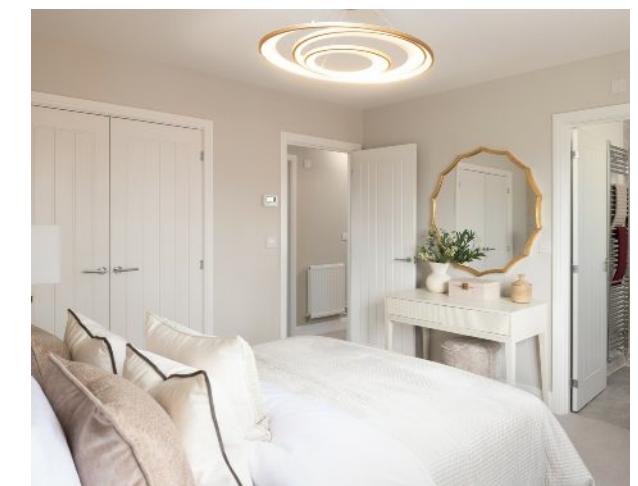
 Feature walls

 Bin collection point

 Sub station

 LAP Local area of play





# The Magnolia

## 4-bedroom detached house

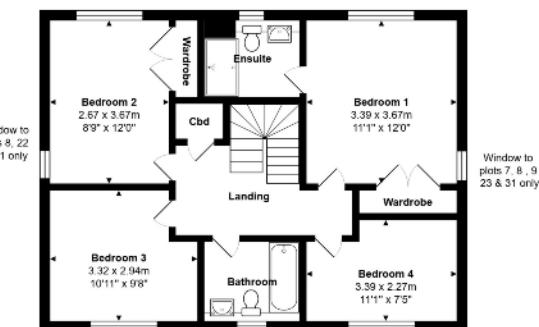
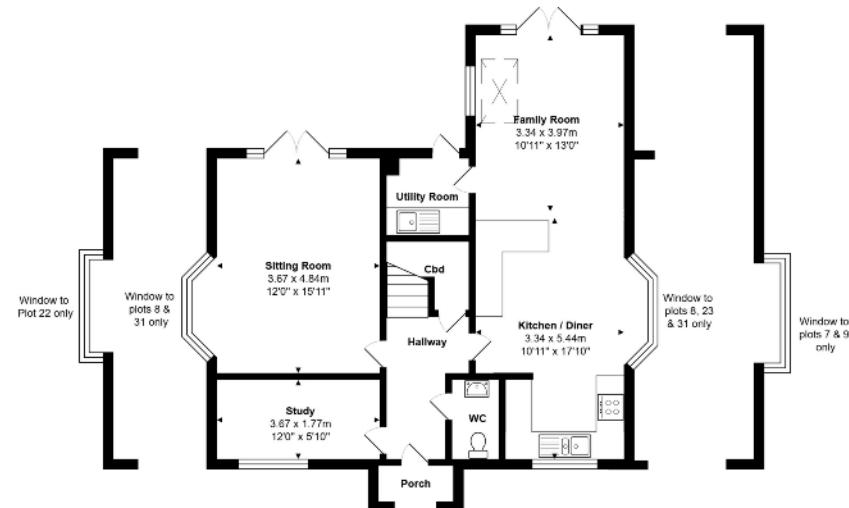
This charming Lady Wimborne-inspired home features a striking central arched porch, intricate brickwork and distinctive eave detailing. Tiled cladding across the entire first floor adds further character and elegance to this stylish four-bedroom family residence, perfectly positioned to make the most of its tranquil waterside surroundings.

Inside, the home is just as impressive. A spacious open-plan family/kitchen/dining area spans the length of the house and comes complete with integrated Bosch appliances as standard. The generous sitting room opens onto the garden through French doors, complemented by a private study and a convenient utility room.

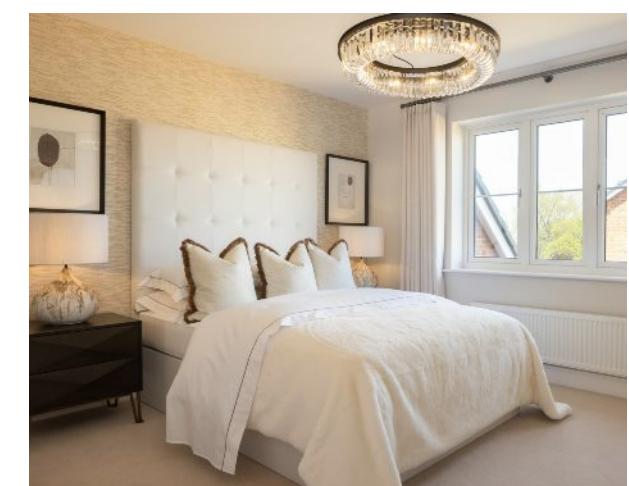
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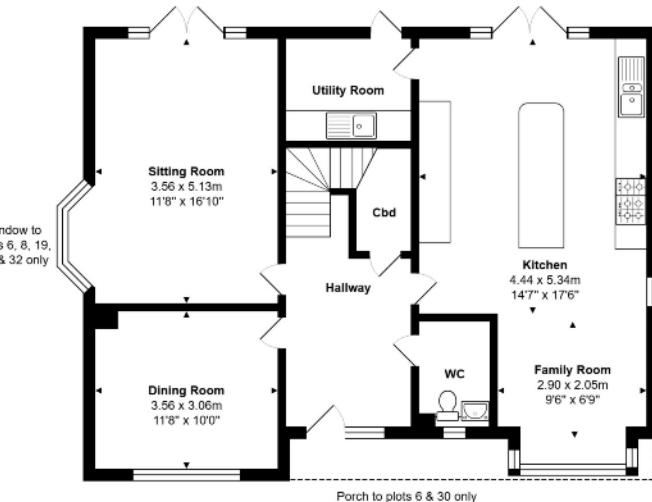
## Ground Floor



## First Floor



## Ground Floor

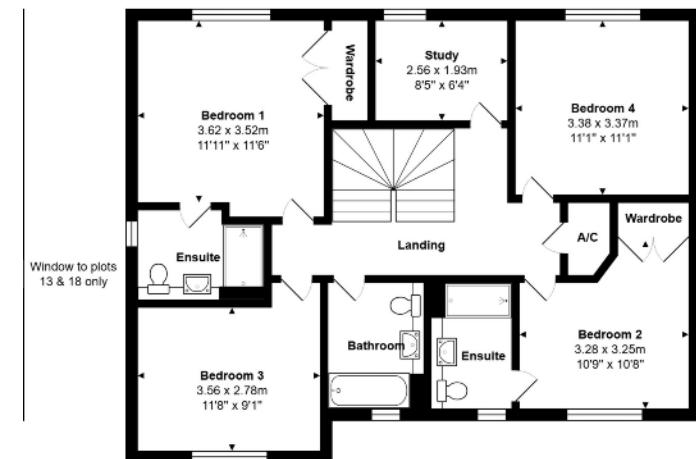


Featuring an appealing gabled roof, classic brick exterior and symmetrically arranged windows, the four-bedroom Walnut reflects the timeless charm of the Lady Wimborne Cottage. Set within Oakwood Park's tranquil riverside surroundings, this characterful home offers a peaceful setting with a strong connection to nature.

Inside, the elegance continues with a stylish kitchen/family room, complete with a front-facing bay window and French doors that open onto the rear garden, alongside a convenient adjoining utility room. Additionally, there is a separate dining room and a sitting room, which also benefits from French doors leading out to the garden.

Upstairs, a sense of balance is evident, with each of the four bedrooms occupying its own corner of the layout. Bedrooms 1 and 2 include the luxury of en-suite bathrooms with VADO showers and fitted wardrobes for extra storage. Bedrooms 3 and 4 share a family bathroom conveniently located opposite the stairs. A private study provides an ideal space for working from home. Completing this home's high specification, it also features an EV charging point and PV panels.

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## First Floor



## The Wisteria

### 5-bedroom detached house

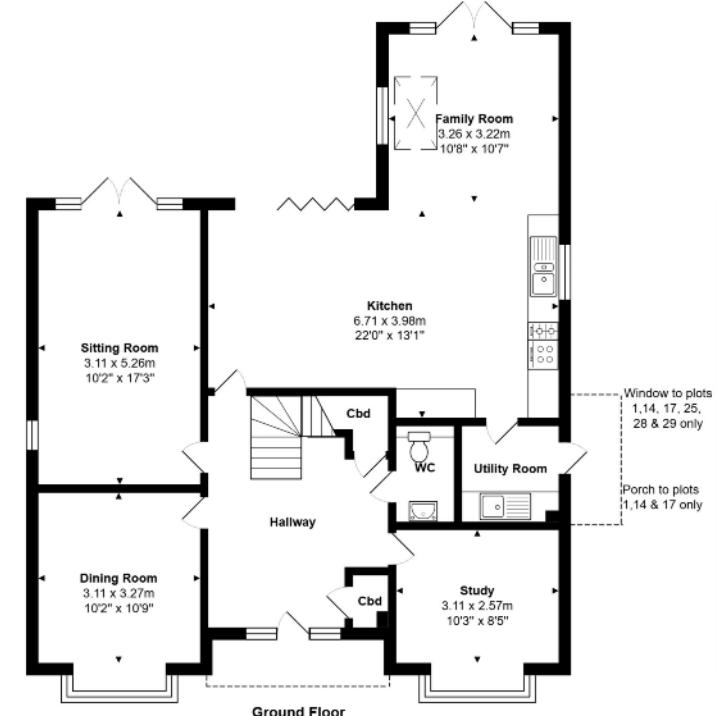
The five-bedroom Wisteria boasts a beautifully balanced exterior, featuring elegant matching roof gables, a chimney with decorative brickwork and charming arched windows, all reflecting the iconic Lady Wimborne style. Designed to complement its tranquil waterside surroundings, this impressive home offers timeless character in an exceptional setting.

At the front, a separate dining room and a private study are both enhanced by bay windows that fill the rooms with natural light. The spacious dual-aspect sitting room connects seamlessly to the garden via French doors, while the kitchen/family room also opens onto the garden through bi-fold doors and an additional set of French doors, with an adjoining utility room adding practical convenience.

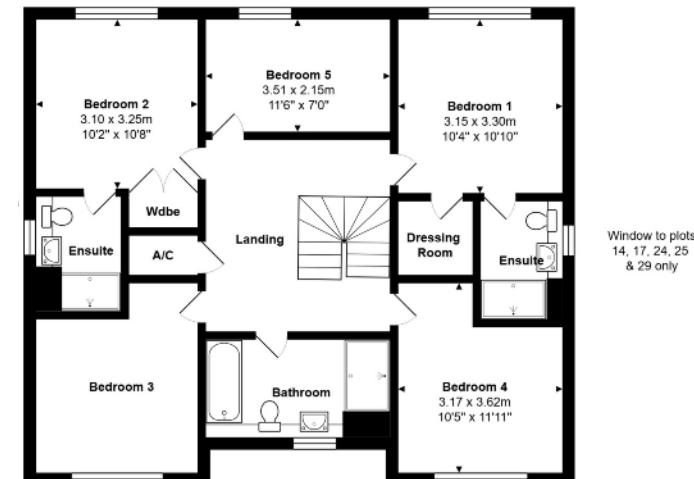
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### Ground Floor



### First Floor





# Specification

## Kitchen

- Individually designed kitchen
- Stone work surfaces with matching upstand
- Bosch appliances to four and five bedroom homes
- Amtico flooring in the open plan kitchen area

## Electrical

- Phone and data point in the home office location
- Fibre to the home for superfast wireless broadband
- Power and lighting in the garage\*
- Electric vehicle charging point

## Internal Finishes

- Wardrobe in bedroom 1 & 2
- Carpet in the living room, dining room, study, stairs, landing and all of the bedrooms

## Cloakroom, Bathroom & Ensuites

- White Roca sanitaryware
- Porcelanosa tiling to walls\*
- Amtico flooring

## Environmental Details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Low energy lighting throughout
- Photovoltaic panels to all homes

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Historic Town Centre



Natural Surroundings



Independent Shops & Cafes

## The Situation

Wimborne Minster is one of Dorset's most attractive and historic market towns, blending centuries of heritage with a vibrant, modern community. Set at the confluence of the Rivers Stour and Allen, the town is renowned for its magnificent Minster church, charming Georgian and timber-fronted buildings, and a characterful town centre filled with independent boutiques, cafés, traditional pubs and artisan food shops. Regular markets and seasonal events add to its lively yet welcoming atmosphere, creating a strong sense of community throughout the year.

Surrounded by beautiful countryside, Wimborne offers an exceptional lifestyle for those who enjoy the outdoors. Scenic riverside walks, nearby woodland trails and open heathland provide

endless opportunities for walking, cycling and exploring, while popular attractions such as Kingston Lacy, Badbury Rings and Moors Valley Country Park are just a short drive away. The stunning beaches of Poole and Bournemouth are also within easy reach, offering the best of Dorset's celebrated coastline.

Despite its historic charm and rural setting, Wimborne is exceptionally well connected. The town lies just north of Poole and within convenient reach of Bournemouth, providing access to a wide range of amenities, employment opportunities and mainline rail links to London. With highly regarded schools, excellent local services and a relaxed pace of life, Wimborne Minster remains one of Dorset's most desirable places to call home.

## Points of Interest

Willett Arms Country Gastropub  
Canford Suspension Bridge  
Canford School  
Waitrose & Partners  
Wimborne Minster  
Kingston Lacy  
Castleman Trailway  
Bournemouth Town Centre

0.3 miles  
0.8 miles  
0.9 miles  
1.2 miles  
1.3 miles  
4.2 miles  
6.5 miles  
8.8 miles





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