

# PADDOCK LODGE

COMMERCIAL ROAD | PADDOCK WOOD



Churchill  
Retirement Living 

OUR HERITAGE • YOUR FUTURE

BUILT ON INTEGRITY AND TRUST





## A WARM WELCOME

If you are looking to spend your future feeling safe and secure, surrounded by like-minded people, leaving behind maintenance and upkeep of your current property, then look no further than Churchill Retirement Living.



Computer generated illustration of Paddock Wood

Our developments are always well located, meaning Owners enjoy easy access to transport links, local shops and amenities, and Paddock Lodge is no exception.





## OUR HERITAGE YOUR FUTURE

### BUILT ON INTEGRITY AND TRUST

At Churchill we are proud to say we have a trusted, quality product so you can be sure you're in safe hands. Churchill is a family run, independent company so family values are embedded throughout the business, meaning passion, pride and quality underpin everything we do.



We have a strong, established, trusted relationship with our Customers that is supported by our experience, knowledge and our award-winning management company, Churchill Estates Management.

What's more, Churchill advocates an independent lifestyle. We believe retirement is all about having time to enjoy the things you love the most. We offer quality facilities to enhance and support your new, low maintenance lifestyle. Above all we offer a safe and secure retirement providing peace of mind for you and your loved ones.

“

We've been changing retirement living for the better for 20 years and we continually strive to be the retirement housebuilder of choice. We hope that you will be able to visit Paddock Lodge soon and see for yourself how good retirement living is with Churchill.”

Spencer J. McCarthy  
Chairman and Chief  
Executive Officer

Clinton J. McCarthy  
Managing Director



# DISCOVER YOUR NEW LIFESTYLE WITH CHURCHILL...

## SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden could soon be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those irritating, time-consuming jobs like window cleaning are now someone else's problem. Your new, low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

## OFFERING PEACE OF MIND

Owners enjoy the benefit of a 'lock up and leave' lifestyle enabling them to simply lock up and leave their apartment in safe hands for weekends away and holidays.

Your Lodge Manager will be on hand, and your safety is of paramount importance to us. Living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe. What's more, Owners often find they are closer to friends and family, who can also benefit from the peace of mind that comes with a Churchill apartment.

## RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer service and the way we operate, so it's fair to say we put our Customers at the heart of everything we do. With over 90% of Customers saying they would recommend us to a family member or friend (*Home Builders Federation (HBF) Customer Satisfaction Survey*) it's no wonder we are seeing more happy Owners enjoy their new Churchill lifestyle.



Typical Owners' Lounge

## BY MOVING TO A CHURCHILL APARTMENT YOU COULD...



### Keep moving

All Churchill developments are close to the town centre or local amenities so Owners find it's easier to get out and about and stay active in their retirement.



### Stay social

Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.



### Be happy

An average person aged 80 feels as good as someone 10 years younger\* after moving into a retirement development.

\*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019





## FEEL SAFE & SECURE

### **SIMPLY SIT BACK, RELAX AND ENJOY YOUR RETIREMENT**

We take the time to consider the little details; the ones that often make the biggest difference.

We fit all of our apartments with a careline support system. This is connected to a 24-hour support service, so in the event of an emergency, you have direct contact with either the Lodge Manager, or a member of the call-centre team, 24 hours a day, 365 days a year.

The system can be used for calls to keep in touch with your neighbours, but it also provides video door entry, allowing you to view any visitors on a display screen before you choose to let them into the main entrance. An intruder alarm is fitted protecting the front door of your apartment, while ground floor apartments have additional sensors fitted, giving you that extra peace of mind. Fire and smoke detectors are fitted in communal areas and within your apartment, so you feel really safe and secure.

The welcoming Owners' Lounge is home to a variety of events, and is a popular spot for a catch up with your neighbours and friends, or for settling in a quiet corner to enjoy a good book. We have a programme of events which include an array of social activities. From cheese and wine evenings to keep fit classes, there is something for everyone.

Each Lodge has a Guest Suite which Owners can book for friends and family who wish to stay overnight, meaning no worries about making up the spare room.

When surveyed  
85% of Customers  
gave Churchill 8  
out of 10 or higher  
for their "overall  
moving experience"





Independent research has shown that moving to a Churchill apartment can make the average 80 year old feel 10 years younger.

**So what better time is there than now to sell your old home and choose Churchill?**

\*Information based on Homes For Later Living's "Happier & Healthier" report, published September 2019



Typical Living room

## INTRODUCING YOUR NEW APARTMENT

### WELCOME TO YOUR NEW LIFESTYLE

All of our developments are designed with you in mind. Your own front door gives you privacy when you want it, but a communal Owners' Lounge opens up a whole new social life with like-minded neighbours when you wish.

### FEATURES

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room, giving you flexibility with furnishings.

Two bedroom apartments feature a bathroom and en-suite, while the second bedroom can also serve as a dining room, home office or a guest room – the choice is yours. Both one and two bedroom apartments include space for storage which is specific to each apartment.

The heating system in your apartment consists of contemporary electric panel radiators. The slim, wall mounted panel radiators include an easy to use programmer and thermostat so that you can set each room differently. The electricity at this development is supplemented by photo voltaic (PV) solar panels. This helps to reduce your electricity bills and ultimately reduces our carbon emissions to help the environment.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to manage the Lodge and ensure everything is running smoothly.

“

From the Lodge Manager, to friendly neighbours, life at Churchill is more than just a retirement apartment.





# LOCATION IS EVERYTHING

## EVERYTHING YOU NEED ON YOUR DOORSTEP

Paddock Wood is a town in the Borough of Royal Tunbridge Wells in Kent and is the centre for hop growing in the county.

Our development is perfectly located in the heart of the town, close to the selection of eateries, coffee shops, banks and a pharmacy, along with the longstanding feature of Paddock Wood, C.W. Barsley. The department store in the town started life more than 100 years ago as a family tailors and has over time developed into what is locally claimed to be, West Kent's best shopping secret. The towns annual Carnival and Fete is just one of the many attractions of the town along with the annual Paddock Wood half marathon.

Paddock Wood offers a variety of leisure amenities, which includes Putlands Sports and Leisure Centre, which has a wide range of facilities including group exercise studios plus Paddock Wood Bowls Club is a thriving club playing the game of bowls all year round on an artificial green. The club is located at the rear of Putlands Sports Centre with ample parking available. For those who enjoy the outdoor life, Paddock Wood is a great location to explore the surrounding countryside with leafy winding lanes that lead to other rural Kent villages.

Paddock Wood offers excellent transport links with buses servicing the surrounding area and Paddock Wood railway station servicing London Charing Cross.



Paddock Wood Local Area



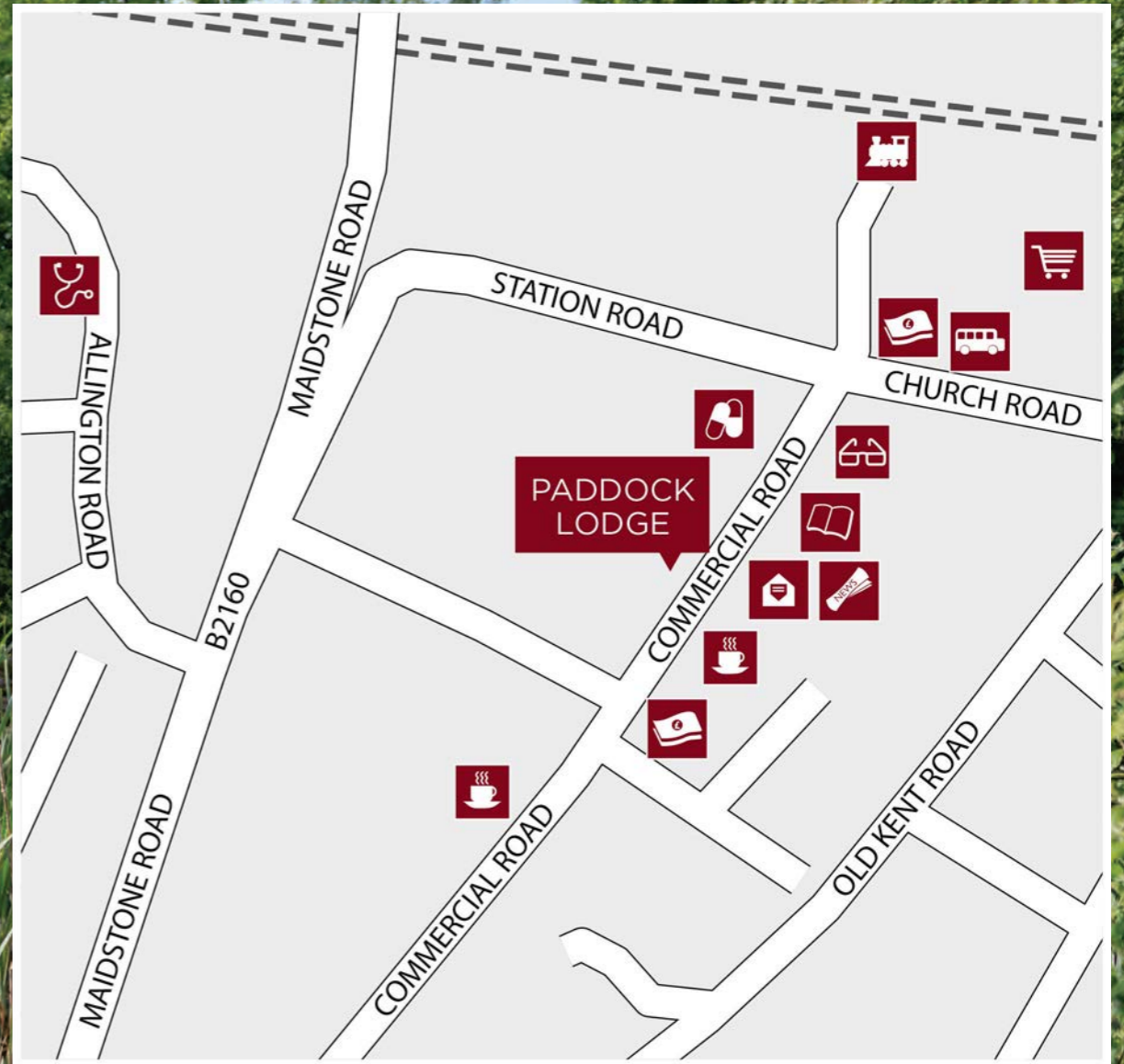













Foal Hurst Wood



## LOCAL AMENITIES

What is close to Paddock Lodge?

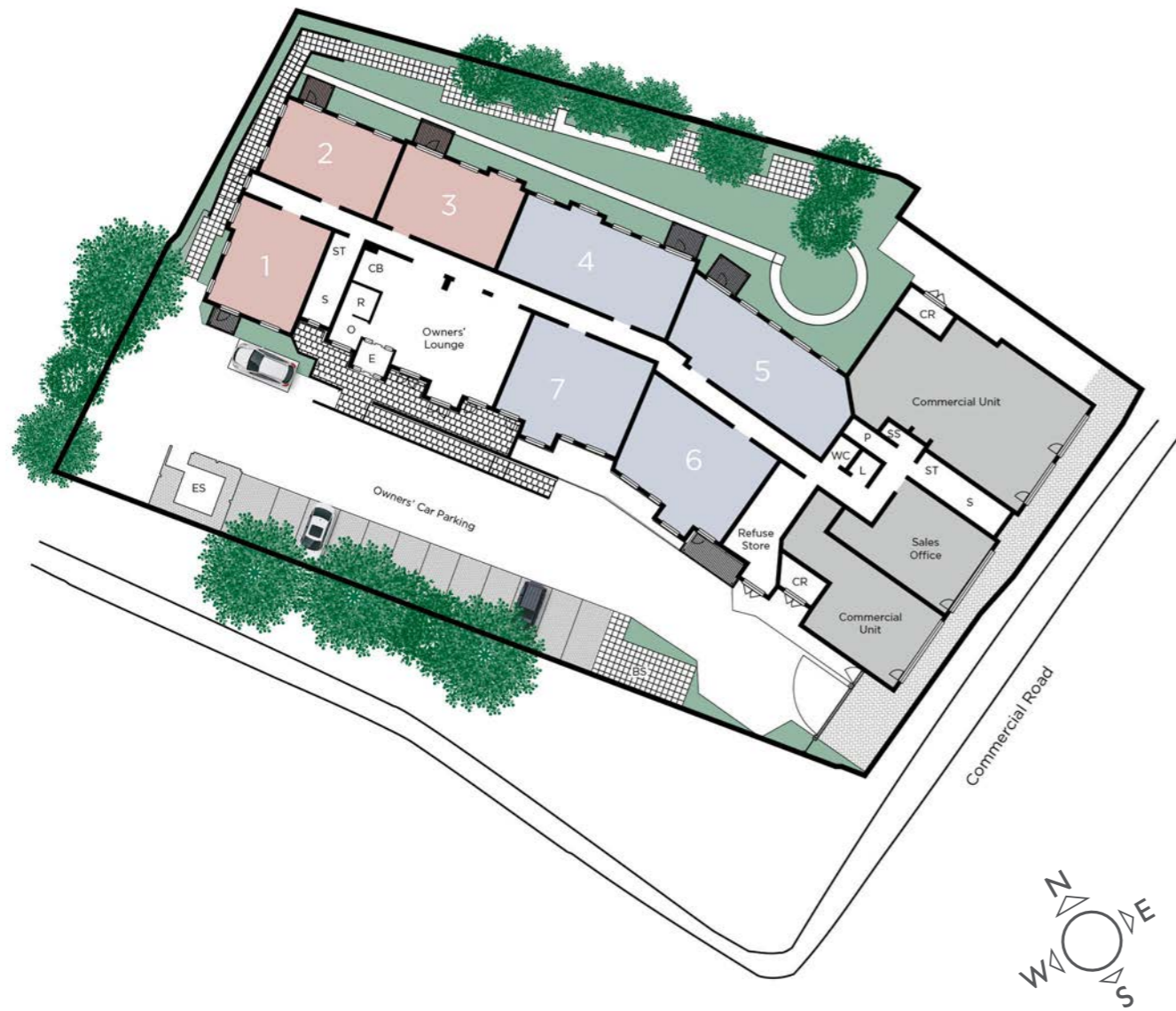


- |   |   |  |
|---|---|--|
|  Bank<br>0.1 miles     |  Library<br>0.1 miles    |  Post Office<br>0.1 miles     |
|  Bus Stop<br>0.1 miles |  Newsagents<br>0.1 miles |  Railway Station<br>0.1 miles |
|  Café<br>0.1 miles     |  Opticians<br>0.1 miles  |  Supermarket<br>0.1 miles     |
|  Doctors<br>0.2 miles  |  Pharmacy<br>0.1 miles   |  |



# PADDOCK LODGE

A stunning development of 33 retirement apartments



First Floor



Second Floor



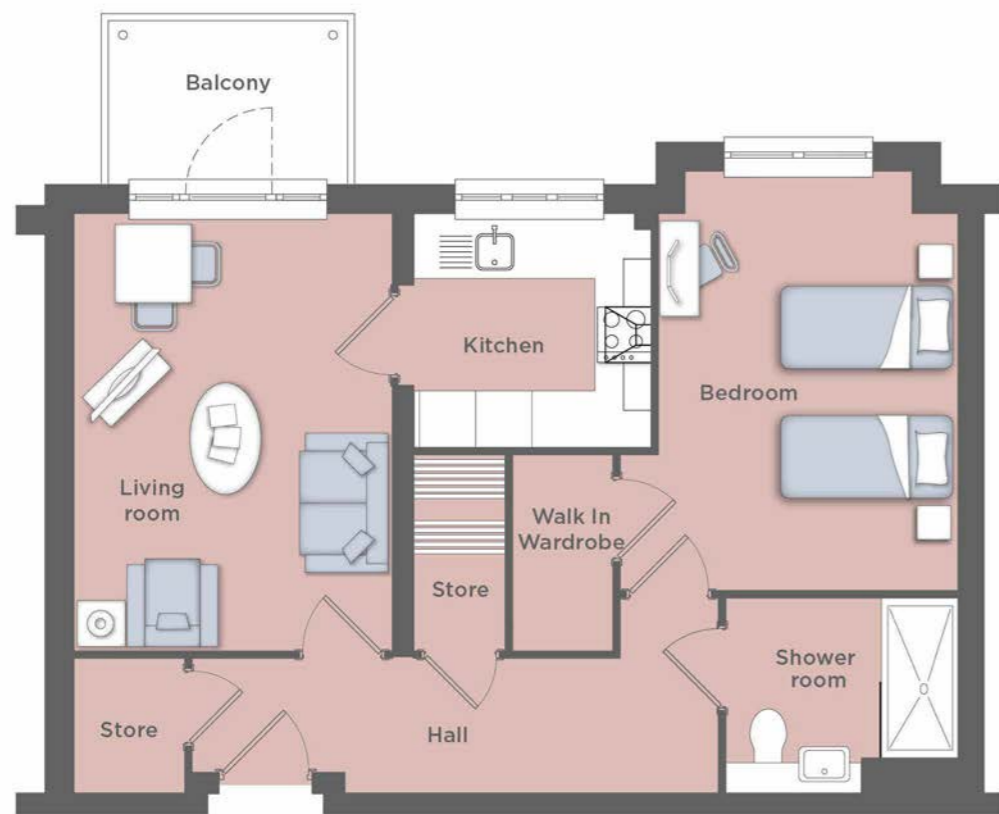
Site Plan and Ground Floor

- |  |                           |                |
|--|---------------------------|----------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:#c8513d; border:1px solid black;"></span> One bedroom apartment | BS Buggy Store            | O Office       |
| <span style="display:inline-block; width:15px; height:15px; background-color:#5b789c; border:1px solid black;"></span> Two bedroom apartment | CB Coffee Bar             | P Plant        |
| <span style="display:inline-block; width:15px; height:15px; background-color:#e0e0e0; border:1px solid black;"></span> Communal areas        | CR Commercial Refuse      | R Reception    |
| <span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span> Commercial units      | E Entrance                | S Stairs       |
| Balconies on selected apartments   | ES Electrical Sub Station | SS Smoke Shaft |
|  | GS Guest Suite            | ST Store       |
|  | L Lift                    | U Utility      |



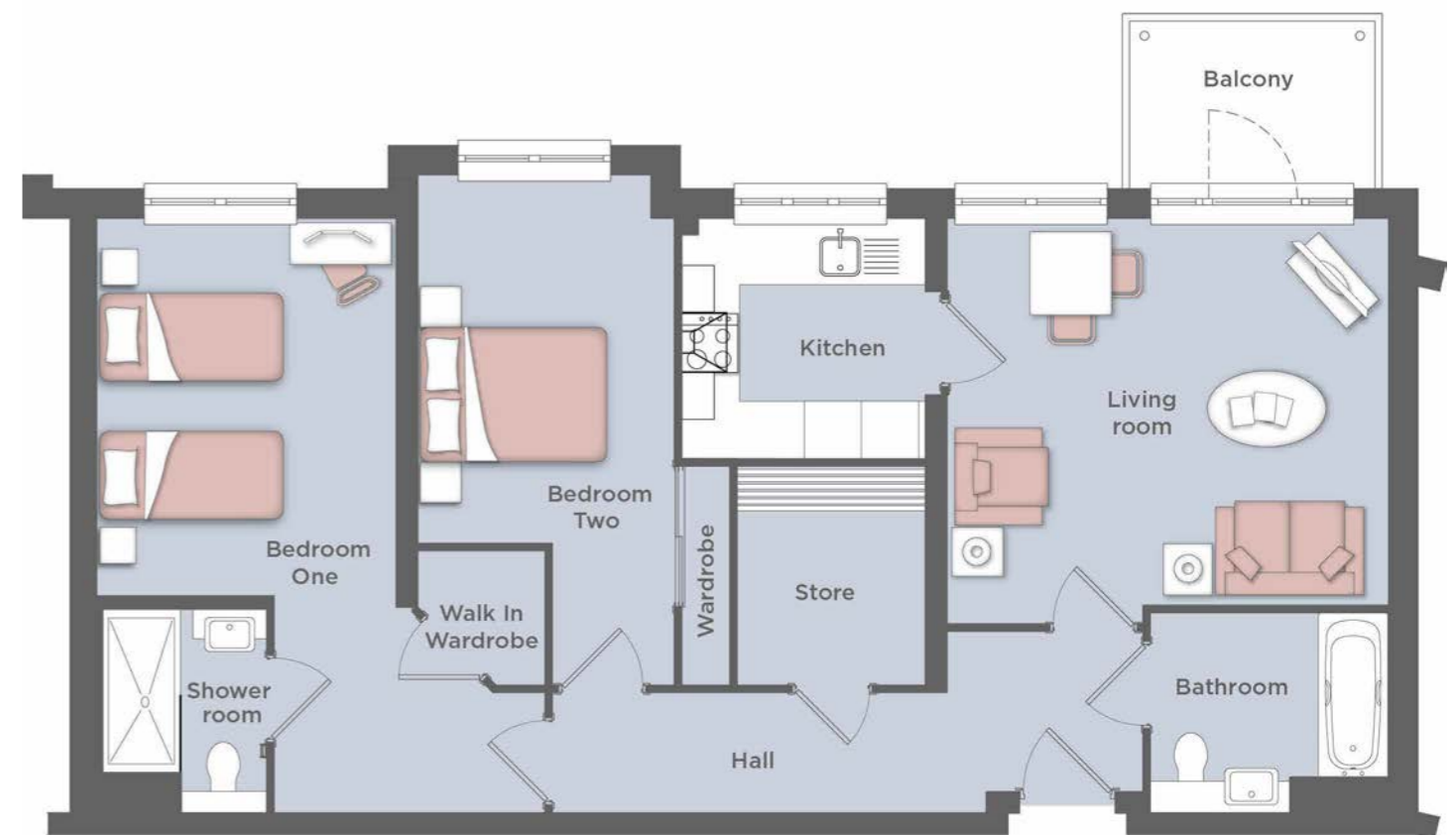
## TYPICAL ONE BEDROOM APARTMENT LAYOUT

Kitchen	8'3" x 8'0"	2515mm x 2450mm
Living room	11'0" x 15'2"	3360mm x 4620mm
Shower room	8'1" x 6'9"	2455mm x 2065mm
Bedroom	10'5" x 14'6"	3170mm x 4425mm



## TYPICAL TWO BEDROOM APARTMENT LAYOUT

Kitchen	8'3" x 8'0"	2515mm x 2450mm
Living room	14'10" x 13'0"	4525mm x 3975mm
Shower room	5'9" x 6'11"	1745mm x 2100mm
Bathroom	8'1" x 6'9"	2455mm x 2065mm
Bedroom one	10'1" x 12'9"	3070mm x 3875mm
Bedroom two	8'7" x 17'3"	2620mm x 5255mm





# WHAT'S INCLUDED AS STANDARD?

## APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Owners' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving. These are just some of the elements we include on our developments each informed by our Customers and our experience.



## SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detector
- 24-hour support system provided by a digital call system
- Multi-point locking system to front door of apartment

## KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Space for a free standing washer/dryer
- Integral upright fridge and frost-free freezer
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Ceramic wall tiling
- Provision for a dishwasher

## INTERIOR

- Double glazed windows
- Walk-in wardrobes to main bedroom\*
- Fitted mirror wardrobes to second bedroom
- Illuminated light switches
- Safety locks on windows
- SkyQ enabled
- TV and telephone points in living room and main bedroom
- Energy-efficient, low-carbon, economical heating system
- Connecting glass-panelled door to kitchen and living area
- Hallway storage cupboard

## SHOWER ROOM

- Contemporary white sanitary ware with chrome finishes
- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring
- Ceramic wall tiling

## EXTERNAL & COMMUNAL AREAS

- Gated development with free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager
- Refuse room
- Secure door entry system to the main entrance
- Buggy storage
- Fully maintained external areas



\*Selected apartments, please ask the Sales Executive for more details.





## AWARD WINNING PROPERTY MANAGEMENT

### SERVICE YOU CAN TRUST

All Churchill Retirement Living developments are looked after by Churchill Estates, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.



The Lodge Manager is fundamental to ensuring our Owners enjoy an active social lifestyle. They are responsible for helping to facilitate a variety of events and activities so there is always something for the Owners to get involved with.



### A TRANSPARENT APPROACH

We are completely transparent when it comes to costs with no hidden charges, so you don't have to worry about unexpected bills. Our Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs.

Your service charge includes many things that you would ordinarily pay extra for, such as the 24-hour support system, the furnishings, heating and cleaning of the Owners' Lounge and the services of the Lodge Manager.

Churchill does not charge a transfer or exit fee if you sell or sublet your property. On resale 1% of the gross sale price or 1% of the open market value if subletting is payable by way of contribution to the Contingency Fund, which is held on behalf of Owners towards longer term repair and replacement costs.



# Paddock Lodge

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Any and all pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. (This includes but is not limited to: furniture, fixtures and fittings, landscaping and gardens). Dimensions quoted are maximum room sizes, for general guidance and are subject to final measurement on completion of the actual apartment and development. Please ensure you check full details of these items at the development you are interested in. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter the specification without notice.



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**Churchill**  
Retirement Living 