

Platinum Range



McCarthy & Stone

The UK's leading retirement housebuilder

Blyton House

Exclusive retirement apartments in sought after Bourne End

Blyton House

Exclusive retirement living nestled in the Chilterns



Leave those worries behind and just enjoy wonderful days...

McCarthy & Stone is proud to introduce Blyton House, a stunning new development of spacious 1 and 2 bedroom apartments, specifically designed to offer the very best in retirement living.

At Blyton House: there is a choice of apartment designs, some of which benefit from a patio, walk-out balcony or Juliet balcony. There will be an attractive courtyard style garden located to the rear of the development which will be maintained for you.

We are certain that your visitors will enjoy having a coffee in the elegant club lounge and should they wish to stay over, we have a convenient guest suite which can be booked ahead with the House Manager.

If you prefer your coffee al fresco, you will be delighted with the convenience of the shops and cafés on The Parade, all within easy walking distance. The development will also provide the added benefit of a Sainsbury's Local Store; long shopping lists really can become a thing of the past.

It is not surprising that our developments are high on the list when customers first consider moving from an existing family home. McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor-made moving package that will enable you to move into your new apartment at your pace, when you're ready.



Guest Suite - extra charges apply.




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Your apartment with all the latest comforts...

Our developments feature the latest in stylish designs for modern living and have been created to a high specification with your convenience and enjoyment in mind.

There is something rather lovely about a new kitchen; ready and waiting to be used but also for your personal touches to be added which will make you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a mid-height oven for easy access, there is an integrated microwave, fridge freezer, ceramic hob and a washer dryer. Blyton House apartments feature elegant kitchens in a gloss ivory finish with co-ordinated work surfaces and upstands.

Typical kitchen layout shown.

Each apartment features underfloor heating throughout and carpets are included, creating a warm and cosy environment without radiators taking up wall space unnecessarily.

Shower rooms are spacious with a half tiled finish to all dry areas and fully tiled level access showers.

There is a security alarm system for your peace of mind which also provides a video entry system and a 24 hour emergency call link to the House Manager or out of hours service.



Your new apartment in detail

General

- ✦ Double glazing to all windows
- ✦ Balcony or patio with selected apartments
- ✦ Walk-in wardrobe to apartments, except The Windsor plot 5 which features a fitted wardrobe
- ✦ Washer dryer
- ✦ Telephone and television point in living room and bedrooms
- ✦ Sky/Sky+ connection point in living room*
- ✦ Communal and maintained landscaped gardens
- ✦ On site parking subject to availability
- ✦ NHBC 10 year warranty

Kitchen

- ✦ Fitted kitchen with integrated fridge/freezer, mid-height oven, ceramic hob, slimline dishwasher and integrated microwave oven
- ✦ Stainless steel sink, cooker hood and splashback
- ✦ Cutlery tray and space enhancing trays to suitable cupboards
- ✦ Lever mixer taps

Shower rooms

- ✦ Shower room in one bedroom apartments and en-suite in two bedroom apartments to be tiled and fitted with level access
- ✦ White sanitary ware with high quality fittings

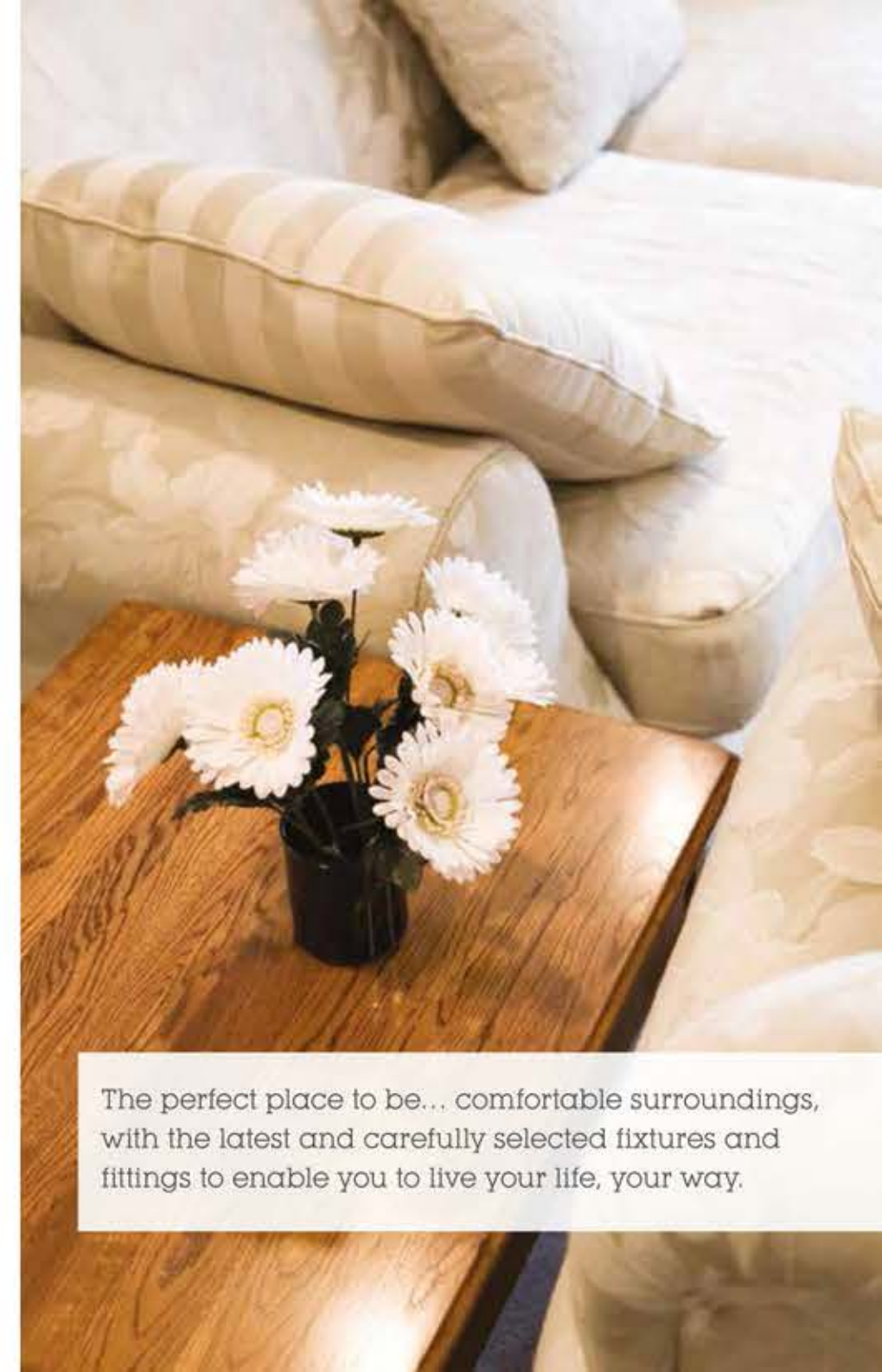
Heating and finishes

- ✦ Underfloor heating
- ✦ Neutral décor
- ✦ Oak veneered doors
- ✦ Chrome door furniture and fittings

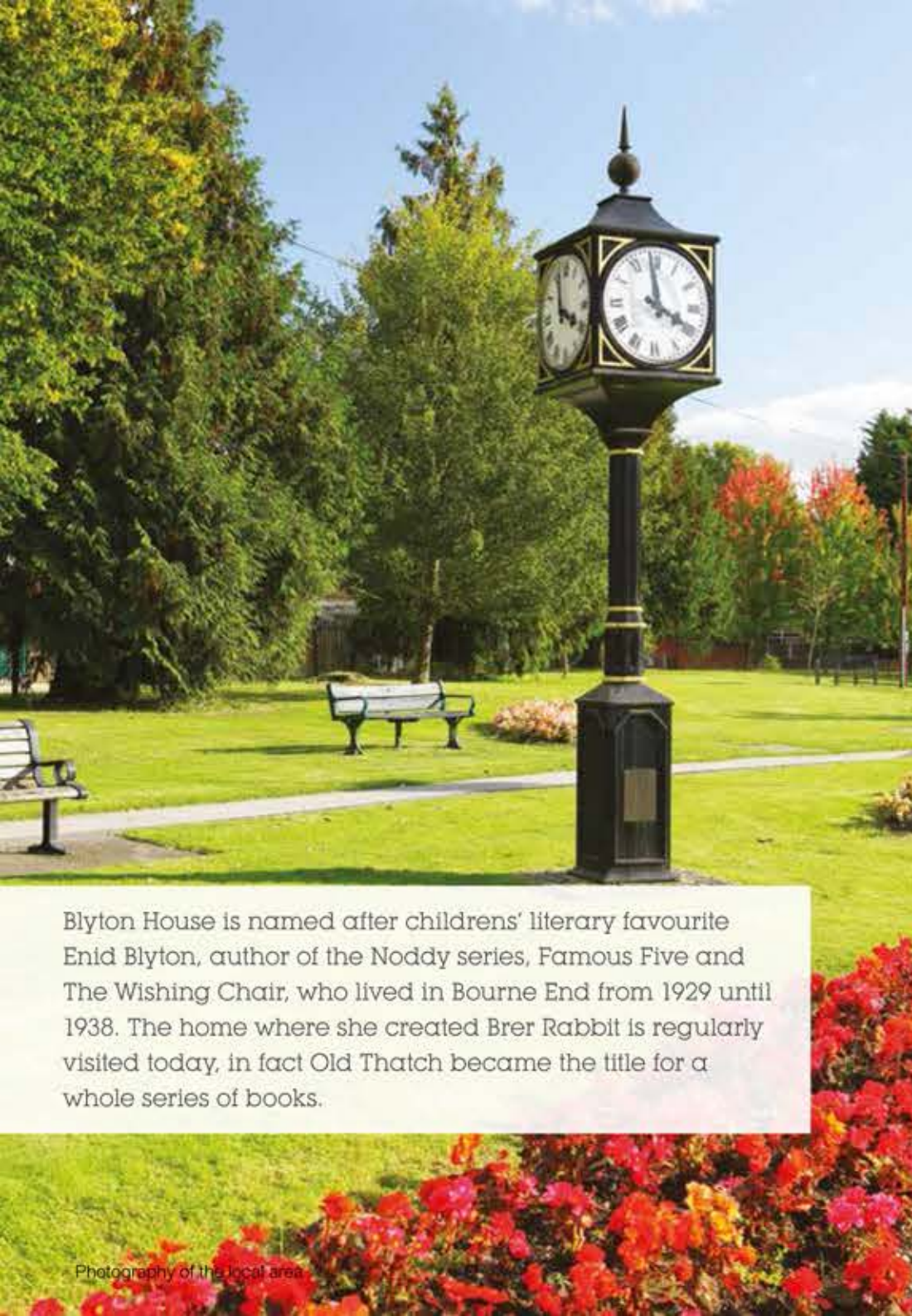
Safety and security

- ✦ Video door entry
- ✦ 24 hour emergency call system
- ✦ Smoke detector and intruder alarm
- ✦ Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



The perfect place to be... comfortable surroundings, with the latest and carefully selected fixtures and fittings to enable you to live your life, your way.



Blyton House is named after childrens' literary favourite Enid Blyton, author of the Noddy series, Famous Five and The Wishing Chair, who lived in Bourne End from 1929 until 1938. The home where she created Brer Rabbit is regularly visited today, in fact Old Thatch became the title for a whole series of books.

Photography of the local area

Enjoy life in a picturesque setting

Bourne End is a charming village nestled in the Chilterns, close to the River Thames, making it a wonderful spot for nature lovers. The picturesque marina, home to a whole host of popular boating and waterside activities, is one of many tranquil places to spend an afternoon.

If you love the outdoors then take a walk on the Thames Path National Trail, visit Higginson Park in Marlow, Woburn Common, Boulters Lock or the impressive Cliveden Gardens and maze – one of a number of stunning National Trust properties close by.

Neighbouring Marlow, also offers waterside activities, from sailing to the annual river festival and regatta. The High Street is renowned for its boutique shopping and wide range of elegant cafés and restaurants. There is also a Waitrose store and Marks and Spencer.

Leisure centres in Marlow and High Wycombe offer swimming and classes, while Bourne End has thriving sports clubs including swimming, angling, bowls and cricket.

Bourne End offers great facilities combined with traditional charm and a variety of shops and a sub Post Office. The community centre is a hub of activity with daily clubs including bowls, chess and an operatic society. Blyton House will have a convenient Sainsbury's Local on site offering a choice of everyday items. There's a Costa coffee close to home when you want to treat yourself or read the papers over a freshly brewed drink.

For a choice of international cuisine, visit picturesque Cookham, a mile away, and take in its rich history. High Wycombe is six miles away boasting a packed programme at the Swan Theatre, plus popular shops including a John Lewis department store.

All distances are approximate.



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Living at Blyton House, you can do as much or as little as you want to...



Photography of the local area



Getting out and about couldn't be easier

You are in a great location in Bourne End with everything to hand. You can leave those everyday worries behind and do the things you want to do.

- | | |
|-----------------------|---------------|
| 1 Sainsbury's Local | On site |
| 2 Bus stop | Opposite site |
| 3 Post Office | 0.1 mile |
| 4 Butcher | 0.1 mile |
| 5 Library | 0.2 miles |
| 6 Bank | 0.2 miles |
| 7 Community Centre | 0.2 miles |
| 8 Optician | 0.2 miles |
| 9 Pharmacy | 0.2 miles |
| 10 Hairdresser | 0.3 miles |
| 11 Dentist | 0.3 miles |
| 12 Doctor | 0.3 miles |
| 13 Bourne End Station | 0.3 miles |
| 14 Church | 0.4 miles |



Distances are for guidance only and sourced from Google Maps. Photography of the local area.



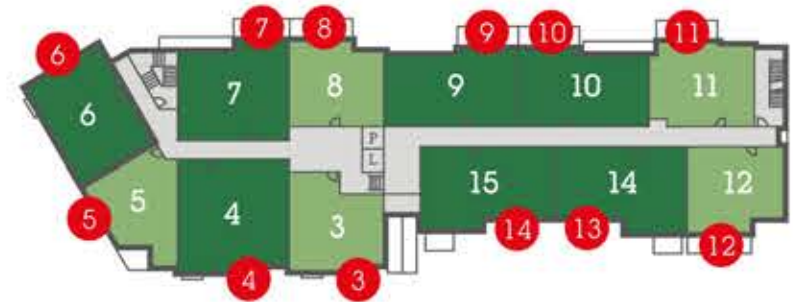
Blyton House  (Bourne End Station)	Windsor 10.4 miles/ 39 minutes	Reading 17.1 miles/ 34 minutes	Heathrow Airport 19 miles/ 1 hour 18 minutes	London (Paddington) 27.9 miles/59 minutes
	Blyton House 	Marlow 3.3 miles/ 9 minutes	High Wycombe 6 miles/ 15 minutes	Heathrow Airport 19 miles/ 28 minutes

Times are for guidance only and sourced from Google Maps and National Rail.

Development layout and apartment locations



Second floor



First floor



Ground floor

- GS - Guest Suite
- L - Lift
- MS - Mobility Scooter Store & Charging Point
- OFF - Office
- ESA - External Services Area
- P - Plant Room
- BS - Bin Store
- WC - Communal Toilet
- KIT - Kitchen
- 1 bedroom apartment
- 2 bedroom apartment
- 1 - Postal Number

Development layout not to scale and for guidance only, refer to Sales Executive for more details.



Computer generated image indicative only, materials and colours may vary.

The Cookham



Apartment 1

Living/Dining Room	6126mm x 2965mm	20'1" x 9'9"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom	5249mm x 3599mm	17'3" x 11'10"

The Shepperton



*Window only to apartment 25

Apartment 2, 15 & 26

Living/Dining Room	7227mm x 3156mm	23'9" x 10'4"
Kitchen	3350mm x 2150mm	11'0" x 7'1"
Bedroom 1	3849mm x 3049mm	12'8" x 10'0"
Bedroom 2	3474mm x 2901mm	11'5" x 9'6"

Apartment 14 & 25 Handed

Living/Dining Room	7519mm x 3203mm	24'8" x 10'6"
Kitchen	3750mm x 2150mm	12'4" x 7'1"
Bedroom 1	3852mm x 3049mm	12'8" x 10'0"
Bedroom 2	3471mm x 2901mm	11'5" x 9'6"

The Hurley



Apartments 3 & 16

Living/Dining Room	6887mm x 3201mm	22'7" x 10'6"
Kitchen	2750mm x 2150mm	9'0" x 7'1"
Bedroom	4099mm x 3222mm	13'5" x 10'7"

The Henley



Apartments 4 & 17

Living/Dining Room	7982mm x 3449mm	26'2" x 11'4"
Kitchen	3511mm x 2273mm	11'6" x 7'5"
Bedroom 1	6857mm x 3022mm	22'6" x 9'11"
Bedroom 2	6258mm x 2986mm	20'6" x 9'10"

- 1 bedroom apartment
- 2 bedroom apartment



Ground floor



First floor



Second floor

: Built in fridge/freezer : Built in washer dryer* : Built in oven/microwave St : Storage : Heated towel rail w : Wardrobe Hws : Hot water store

► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. Depicted furniture is indicative only. * Washer dryer located in store cupboard to types Hurley, Windsor and Eton.

The Windsor



*Walk in wardrobe only to apartment 18, apartment 5 has a fitted wardrobe.

Apartments 5 & 18

Living/Dining Room	6118mm x 5405mm	20'1" x 17'9"
Kitchen	2700mm x 2275mm	8'10" x 7'6"
Bedroom	3931mm x 2820mm	12'11" x 9'3"

The Eton



Apartment 6

Living/Dining Room	5051mm x 3600mm	16'7" x 11'10"
Kitchen	2400mm x 2275mm	7'10" x 7'6"
Bedroom 1	5125mm x 3183mm	16'10" x 10'5"
Bedroom 2	3792mm x 2855mm	12'5" x 9'4"

The Marlow



*Juliet balcony and inward facing door to apartment 19.

Apartment 7 & 19

Living/Dining Room	7185mm x 3463mm	23'7" x 11'4"
Kitchen	3512mm x 2273mm	11'6" x 7'5"
Bedroom 1	5553mm x 3102mm	18'3" x 10'2"
Bedroom 2	4951mm x 2864mm	16'3" x 9'5"

The Aston



*Outward facing door to apartment 8 with no balcony, window only to apartment 24, Juliet balcony and inward facing door to apartment 20.

Apartments 8 & 20

Living/Dining Room	7532mm x 3164mm	24'9" x 10'5"
Kitchen	3350mm x 2150mm	11'0" x 7'1"
Bedroom	4327mm x 3308mm	14'2" x 10'10"

Apartment 12 & 24 Handed

Living/Dining Room	7519mm x 3202mm	24'8" x 10'6"
Kitchen	3350mm x 2150mm	11'0" x 7'1"
Bedroom	3882mm x 3364mm	12'9" x 11'0"

- 1 bedroom apartment
- 2 bedroom apartment



Ground floor



First floor



Second floor

: Built in fridge/freezer : Built in washer/dryer* : Built in oven/microwave : Storage : Heated towel rail : Wardrobe : Hot water store

► Denotes measurement points. The dimensions given on plans are for general guidance only and a tolerance of +/- 5% is allowed. They should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. Depicted furniture is indicative only. * Washer dryer located in store cupboard to types Hurley, Windsor and Eton.

The Purley



*Juliet balcony to apartments 21 & 22, outward facing door to apartment 9.

Apartments 9 & 21 (10 & 22 handed)

Living/Dining Room	6663mm x 3038mm	21'10" x 10'0"
Kitchen	2800mm x 2150mm	9'2" x 7'1"
Bedroom 1	3852mm x 3015mm	12'8" x 9'11"
Bedroom 2	3474mm x 2841mm	11'5" x 9'4"

The Abingdon



*Juliet balcony and inward facing door to apartment 23.

Apartments 11 & 23

Living/Dining Room	7263mm x 3663mm	23'10" x 12'0"
Kitchen	3350mm x 2150mm	11'0" x 7'1"
Bedroom	4806mm x 3520mm	15'9" x 11'7"

- 1 bedroom apartment
- 2 bedroom apartment



Ground floor



First floor



Second floor



McCarthy & Stone... Bringing it all together

Greater freedom to do the things you want...

At McCarthy & Stone we pride ourselves on ensuring that each development is unique and is designed to blend harmoniously with the local architecture. The location is also high on the list of requirements and provides all the right connections either on foot, by bus, car or rail.

Knowing that our customers are also very individual, we take great care to provide privacy when you want it and assistance when you need it.

Our House Managers are carefully selected to ensure that they fully appreciate this important concept. They are often viewed as a friendly neighbour but they are there to ensure that the day to day management of the development runs smoothly inside and out. Without the maintenance worries of a larger family home, you can concentrate on doing the things you really enjoy.



McCarthy & Stone leading the way...

Renowned for our 5 star customer service, we are proud to be the largest provider of privately owned specialist retirement properties in the UK. In the past 38 years we have built almost 50,000 apartments nationwide. We take great care to ensure our designs and specifications continue to move forward and in turn, our retirement solutions meet the needs of today's customers.




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Life. The only way to live it... is your way



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How to find Blyton House

The Parade, Oakfield Road, Bourne End, Buckinghamshire SL8 5SE

From the M25

- Leave the M25 at junction 16, take the M40 (W) exit to Birmingham/Oxford M40, merge on to M40
- Continue forward on the M40
- At junction 4, take the A404 exit to Marlow
- Leave A404 at 1st exit towards Marlow Road/A4155
- At the roundabout take the 1st exit onto Marlow Road/A4155
- Arrive on The Parade, Blyton House is on the right

From the M4

- Leave the M4 at junction 8, take the A404 (M) exit to Maidenhead
- Continue onto A404 to Marlow
- At the roundabout continue straight on A404
- Leave A404 at 1st exit towards Marlow Road/A4155
- At the roundabout take the 3rd exit onto Marlow Road/A4155
- Arrive on The Parade, Blyton House is on the right



Map not to scale



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Please call us free on 0800 201 4106 and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/blytonhouse



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk.