

FRIARY MEADOW

TITCHFIELD • HAMPSHIRE

Luxury living
in a landmark
retirement village



For high quality living and an enjoyable worry-free retirement, look no further than *Friary Meadow*.

YOUR NEW BEGINNING AT FRIARY MEADOW

High quality living with flexible services for an enjoyable, **worry-free retirement.**

Whether approaching retirement or already retired, you deserve to enjoy a fulfilling, worry-free life ahead. Downsizing to a smaller, traditional private residence maintains your independence, but can you really be sure it will serve your needs in years to come?

Friary Meadow will offer a better alternative: a choice of luxury two or three bedroom properties, set within a landmark retirement development, with access to flexible on-site services should you ever need support. Here you will be able to enjoy and relax in the beautiful landscaped gardens with your neighbours, friends and family.

For high quality living and an enjoyable, worry-free retirement, look no further than Friary Meadow.

A wide range of different property options will be available, including apartments, bungalows and townhouses.



Computer generated image of the 2-bedroom Sage Apartments.

Friary Meadow. Set in a quiet, secluded location with beautifully landscaped gardens on the edge of mature countryside and the site of a new Country Park.



Pictures shown are computer generated images drawn from plans and are indicative only of how the finished buildings will appear.

YOUR IDEAL RETIREMENT LOCATION

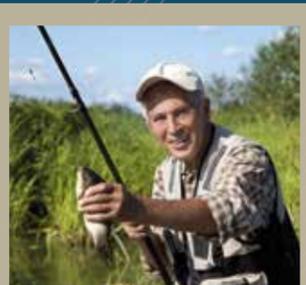
Independent living on the edge of the countryside just minutes from Titchfield village and 2 miles from the M27.

Titchfield village dates back to the 6th Century and is a charming local village with a range of amenities: a hotel, two pubs, several hairdressers, a range of independent shops plus a couple of small convenience stores and a doctors surgery. St Peter's Church (c.680AD), located in the village alongside the river Meon is one of the oldest churches in England. Other impressive places of interest nearby include Titchfield Abbey and The Great Barn.

The Abbey, first built in the 13th century, was once home to a community of canons who lived like monks, but also preached and served as priests in the local community. Henry VIII later gave the Abbey to the Earl of Southampton, who transformed it into a grand Tudor mansion called Place House with an impressive grand turreted gatehouse.

The Titchfield Mill dates back to 1779 and is now a country pub with rural charm and rustic character while The Fisherman's Rest is in an idyllic location right by the Abbey with the river meandering through the garden. Both pubs are less than a mile from Friary Meadow and will be easily reached from the eastern access point through country paths down to Mill Lane.

In addition, right on your doorstep, the Holiday Inn features a bar, restaurant, swimming pool and well-equipped health club and to the North of the site is the magnificent Great Barn, dating from the 13th Century and now home to the Titchfield Festival Theatre.



The walk to Mill Lane takes you past lakes offering quality fishing (mainly carp, bream, tench and perch) in picturesque and safe surroundings. For anglers buying at Friary Meadow we'll even include your first year's membership of the Portsmouth and District Angling Society.

The lakes are almost hidden at the bottom of the meadow and create a perfect spot for peaceful fishing.



Picture: Historic England

Local travel information:

Titchfield Village
0.8 miles

Locks Heath Shopping Centre
2.4 miles

Combination of High Street brands, including Waitrose, Iceland, Thomas Cook and Coffee Costa, alongside essential services such as a post office, library and bank.

Whiteley Shopping Centre
3.7 miles

This exciting shopping venue has over 50 popular high street retailers, a selection of restaurants and a nine-screen cinema.

M27 motorway (jct.9)
1.6 miles

Swanwick Station
2.3 miles

Portsmouth & Southsea 33 mins, Brighton 1hr 28min, London Victoria 2hrs 8min

Fareham Station
2.7 miles

Southampton 40 mins, Gatwick Airport 1hr 29mins, London Waterloo 1hr 40mins, Bristol 2hrs 28 mins,

Titchfield Haven Nature Reserve
3.6 miles

Southampton
11 miles

Southampton Airport
12.3 miles

Portsmouth
12.7 miles

Winchester
18.2 miles

New Forest National Park
19.2 miles

National Motor Museum, Beaulieu
22.3 miles

Train times shown depend on service chosen and are subject to change.



Picture: Eiona Roberts



Picture: Rory Llowarch



Picture: Rory Llowarch



FRIARY MEADOW SITE PLAN

Friary Meadow is designed to make your life as easy as possible, set in a truly beautiful location with a range of accommodation options.

There will be no high-rise apartments here, but a selection of 86 homes at lower ground, ground and first floor levels. Many will include private balconies or terraces and there will even be some townhouses with their own garages. All properties will be set in a quiet, secluded location with beautifully landscaped gardens but also on the edge of natural, mature countryside - not forgetting an impressive yet tranquil lake nearby.

APARTMENTS

Angelica
A selection of 2-bedroom apartments on lower ground, ground and first floor, some with terraces or balconies. These apartments will be spread over 3 blocks and all with a direct link to the main reception and communal areas.

Chamomile
A selection of 2-bedroom apartments on ground and first floors, plus 3-bedroom duplex apartments.

Sage
A selection of 2-bedroom apartments on ground and first floors, with either terrace or balcony.

BUNGALOWS

Lavender
2-bedroom bungalow with private terrace.

Rosemary
2-bedroom bungalow with private terrace and garage.

Marigold
2-bedroom bungalow with private terrace.

Parsley
2-bedroom bungalow with private terrace.

Meadowsweet
A choice of 2-bedroom bungalows with private terrace and garage.

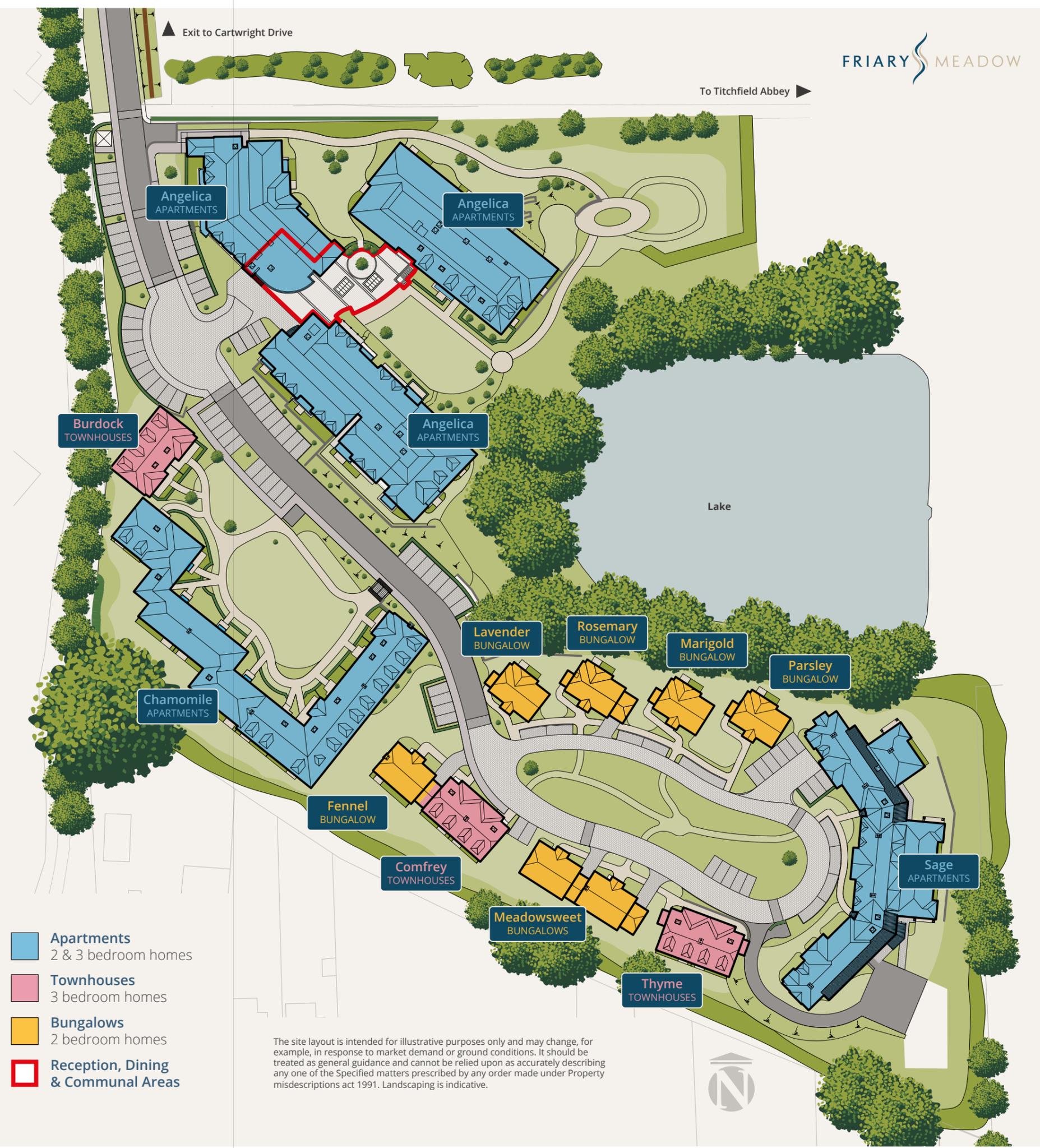
Fennel
2-bedroom bungalow with private terrace and garage.

TOWNHOUSES

Burdock
A selection of 3-bedroom townhouses.

Comfrey
A choice of 3-bedroom townhouses with their own terraces.

Thyme
A choice of 3-bedroom townhouses with their own terraces.



- Apartments
2 & 3 bedroom homes
- Townhouses
3 bedroom homes
- Bungalows
2 bedroom homes
- Reception, Dining & Communal Areas

The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the Specified matters prescribed by any order made under Property Misdescriptions Act 1991. Landscaping is indicative.





Cinema room

Think of our cosy movie theatre, on the lower ground floor, as your private screening room. Sit back and relax enjoying one of our regular screenings. Visiting family or guests are welcome to join you.



Gym and Pool

The Spirit health club in the neighbouring Holiday Inn offers great facilities including a fabulous heated pool. Personal Training is also available.



YOUR INDEPENDENT RETIREMENT

Be as active or relaxed as you want

– some days you'll want to be keeping fit using the Spirit Health Club on the doorstep of Friary Meadow and others you'll feel in a more relaxed mood.

We all know it's important to keep active but some days should be left for more relaxing pursuits such as watching a film or simply enjoying a coffee and a chat.

A relaxed, friendly community.

Whilst residents enjoy their own privacy and space, it will be easy to socialise at Friary Meadow. Our facilities will make for a relaxed, friendly community environment.

Restaurant – Friary Meadow will have its own, private residents' restaurant. Serving a three course hot luncheon menu, and using fresh produce wherever possible, the restaurant will be open every day.

Coffee Shop – There will be plenty of opportunities to catch up with friends, family and neighbours in the coffee shop. A chance for a change of scene but right on your doorstep.

Family and friends – Guests are welcome to stay with you or alternatively they can book into the neighbouring Holiday Inn.



Living life the way you choose...

YOUR FREEDOM TO ENJOY FLEXIBLE RETIREMENT

The lifestyle freedom to enjoy retirement exactly as you choose. **From routine housekeeping to Extra Care.**

Retiring to Friary Meadow will have many benefits. One of the most important will be the availability, if and when you ever need it, of 'Extra Care' on-site.

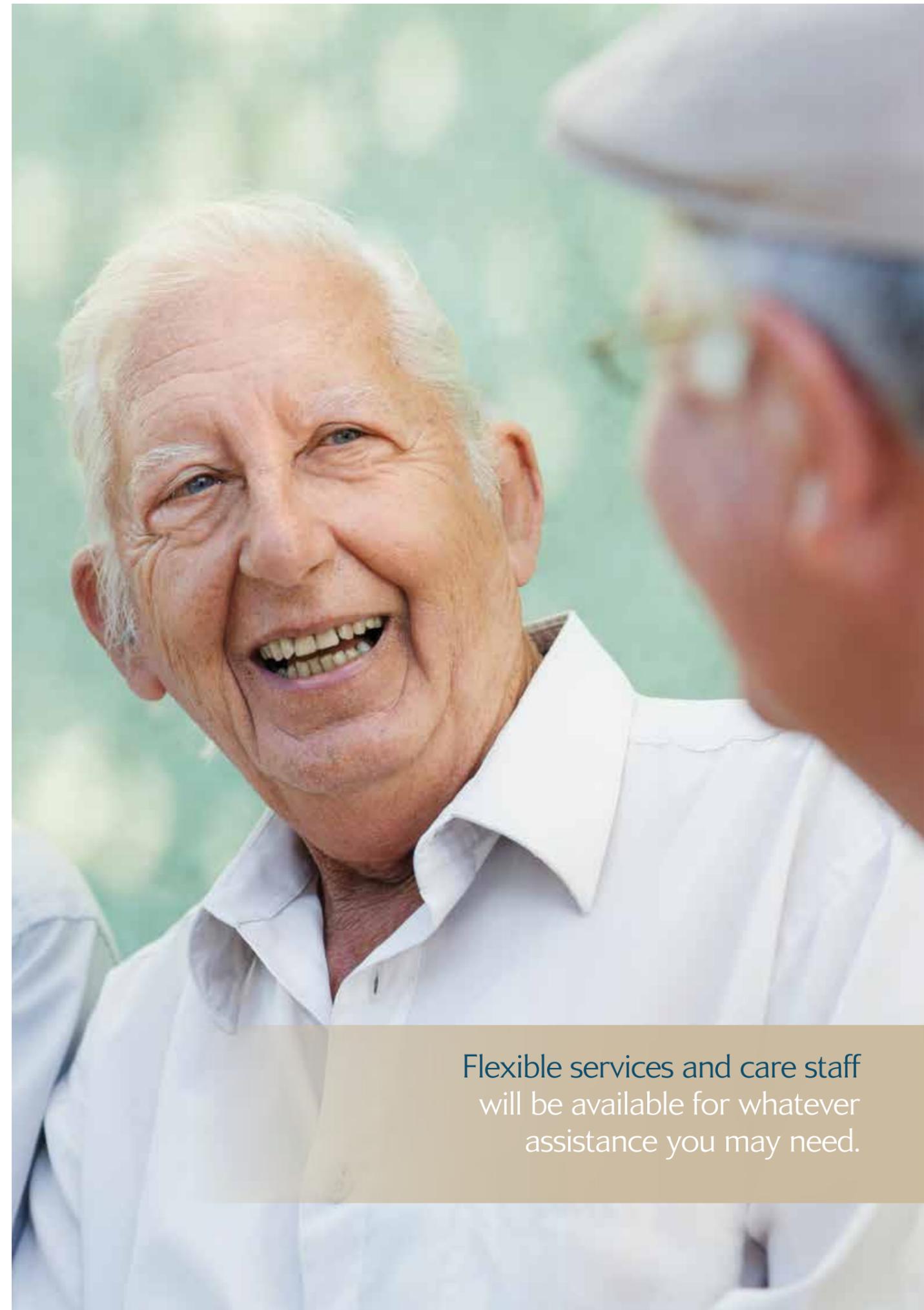
As a provider of personal care, Friary Meadow will satisfy stringent government guidelines. We will aim to provide our residents with a 'home for life' thanks to the availability of appropriate, professional assistance and support.

A standard annual service charge will fund the maintenance and staffing of facilities at the complex. It will also provide each apartment with a cleaner for 1.5 hours every week. Additional assistance or personal care will be available through tailored flexible service packages. Fully qualified, CQC registered carers will be on duty on-site 24/7.



Comprehensive range of services will include:

- On-site maintenance
- Shopping
- Laundry, washing & ironing
- Trips and excursions
- Domiciliary care
- Free carparking for you and your guests
- Wi-Fi in all communal areas



Flexible services and care staff will be available for whatever assistance you may need.

The very highest specification. Innovative features, high quality and attention to detail will come as standard at Friary Meadow.

A typical two bedroom specification will include:

- Fitted kitchen with quality appliances
- Lounge/living area
- Master bedroom with en suite level-access shower room
- Separate bathroom
- Central Heating throughout
- High quality wooden flooring and woollen carpets
- Storage cupboards
- Emergency call system
- Broadband/TV/satellite/radio/telephone points

YOUR HIGH SPECIFICATION IDEAL HOME

Designed, equipped and finished to the highest standards, Friary Meadow will offer luxury and practicality.

Style and sophistication blended with features to make life easier. That's the approach that will pervade the careful design and craftsmanship in every property at Friary Meadow. Finished to the very highest specification, every home will be designed to make life as comfortable and safe as possible, whatever a resident's mobility or needs may demand.

Fully integrated kitchens will include quality fitted units, oven & hob, refrigerator with freezer, washer dryer and dishwasher. All properties will offer an en-suite wet room, with level access shower, together with a separate bathroom with WC and washbasin. Spacious, elegant living rooms will feature comprehensive TV, broadband Internet and phone socket connections. In addition, many properties will include a balcony or terrace.

Images are illustrative only and final specification may vary from property to property.

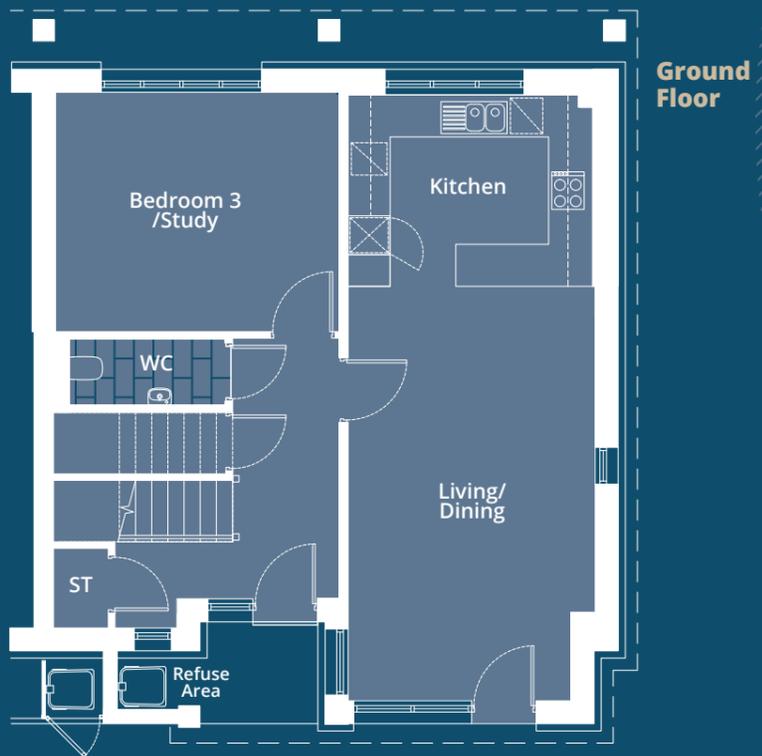


We will go the extra mile because we know the details matter.

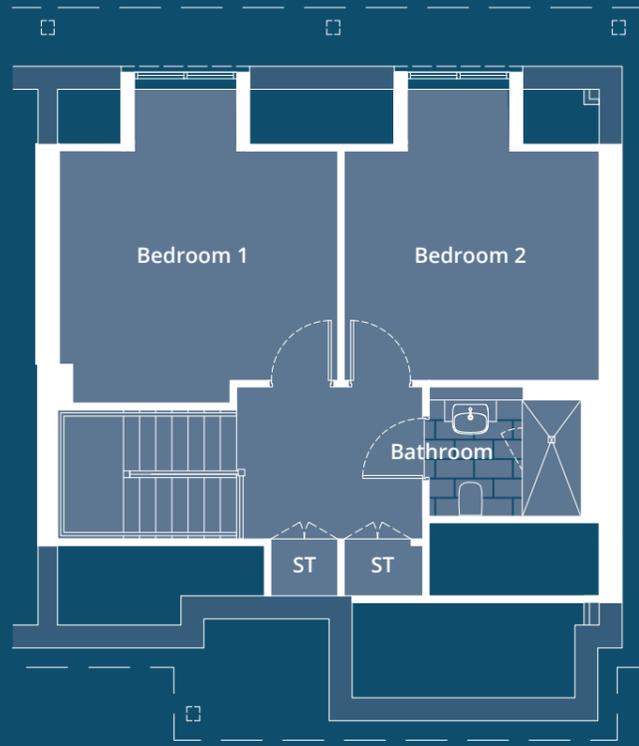


Typical three bedroom Townhouse

There will be 6 townhouses at Friary Meadow. Example shown is a 3 bedroom 'Burdock' townhouse. **Unit sizes from 116m² to 117m²**



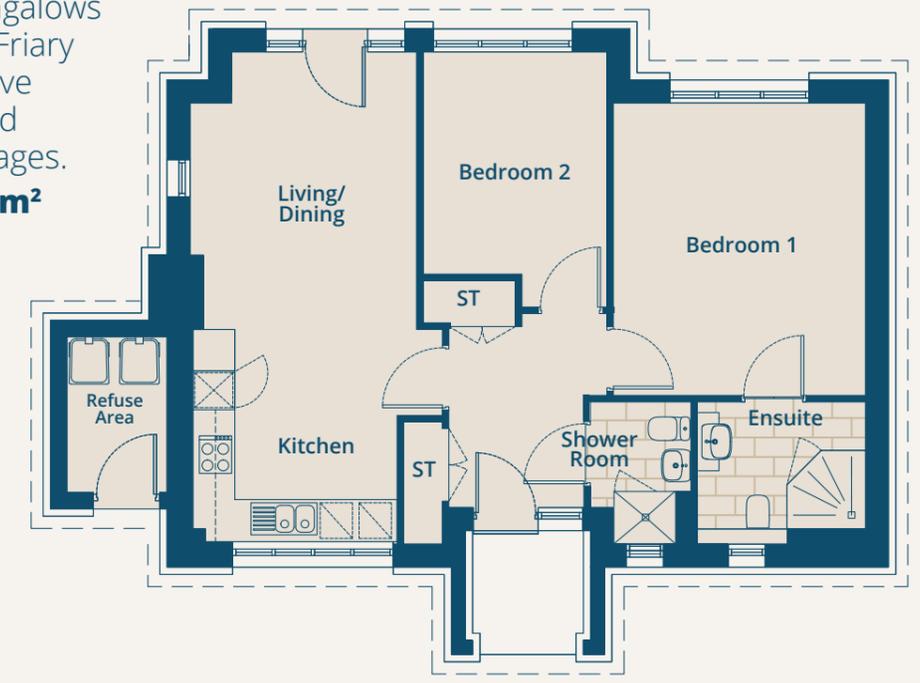
First Floor



NB. All layouts and configurations are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail.

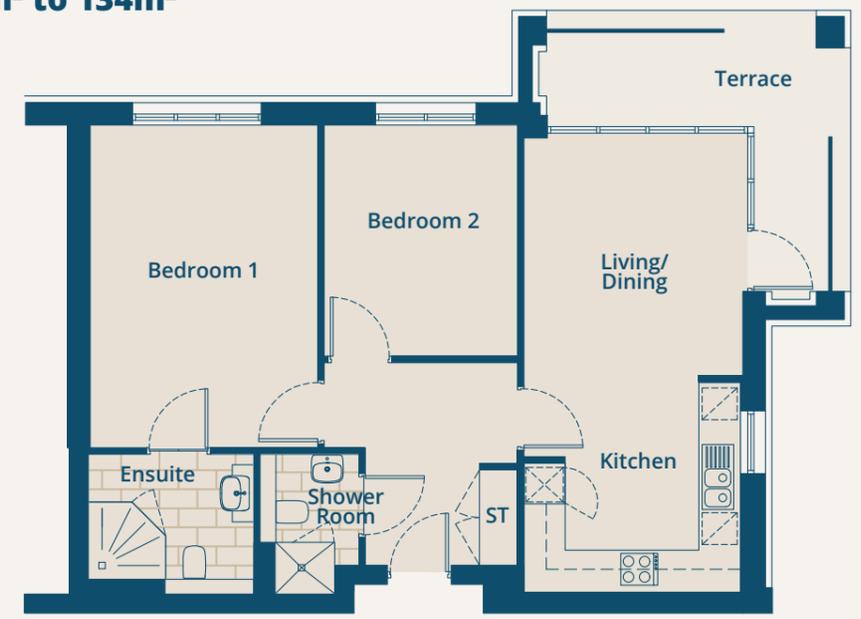
Typical two bedroom bungalow

There will be 7 bungalows to choose from at Friary Meadow. All will have private terraces and some will have garages. **Unit sizes are 71m²**



Typical two bedroom apartment

There will be a total of 73 two and three bedroom apartments to choose from at Friary Meadow. Example shown is a two bedroom ground floor 'Sage' apartment which will benefit from it's own private terrace. **Unit sizes from 81m² to 134m²**



YOUR CHOICE FOR INDEPENDENT LIVING

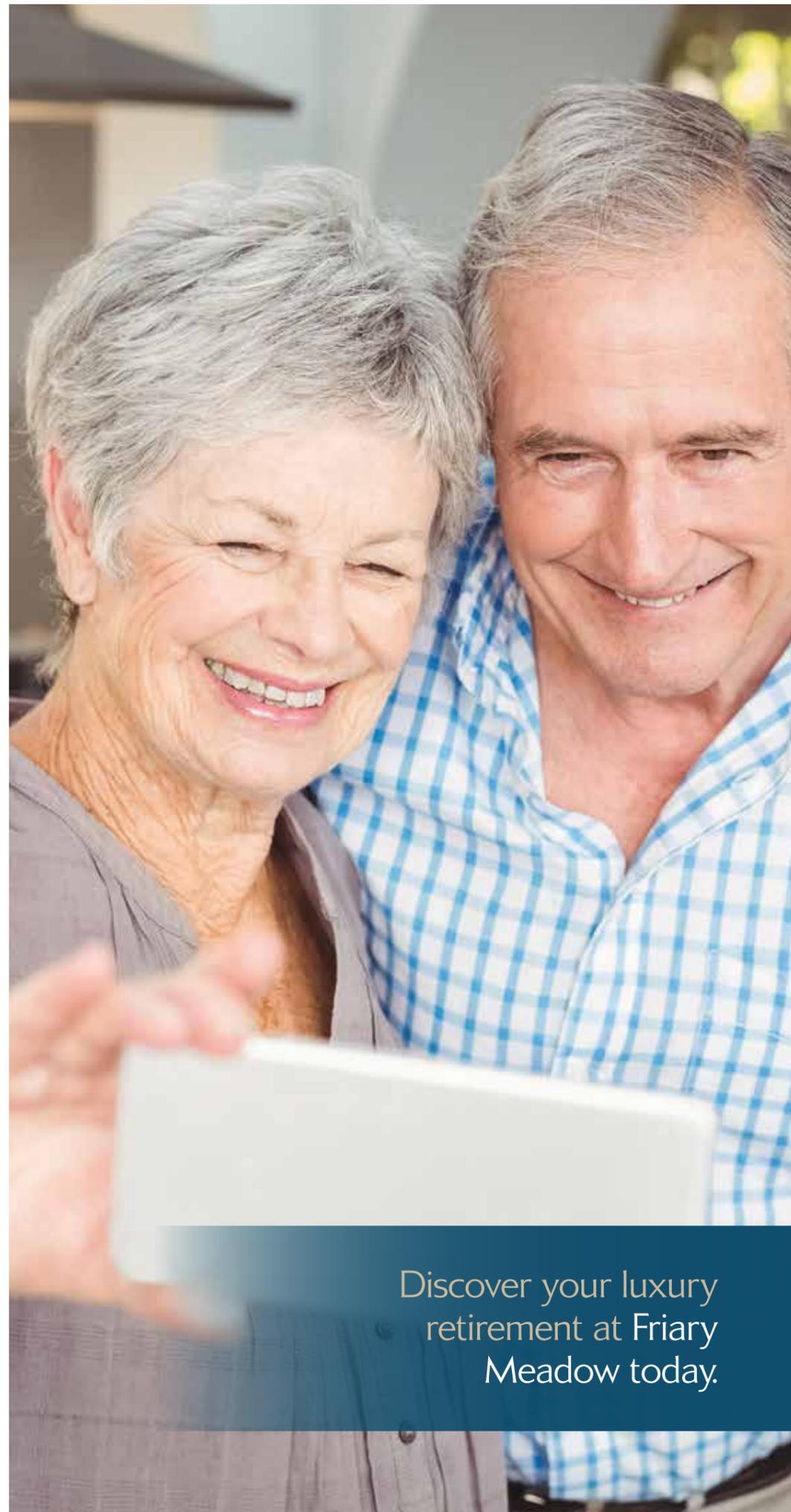


“Older people want to maintain their independence for as long as possible.

At Friary Meadow our offer of luxury apartments with flexible services that adapt to your needs will leave you in control to enjoy your retirement.”

Oak Retirement founder Dr Stephen Ladyman PhD
Former Minister for Health responsible for Social Care.

Oak Retirement Ltd is a company delivering high quality, leasehold, Extra Care property for older people. Led by the company's founder Dr Stephen Ladyman, the Extra Care housing offered by Oak Retirement combines purposebuilt and ergonomically designed housing for older people with onsite flexible care that adapts to each owner's changing needs. It allows residents to maintain their independence for longer and, because they own the property they live in, to protect their equity. Our properties seek to maximise and further develop the use of assistive technologies to support clients' independence and safety.



Discover your luxury retirement at Friary Meadow today.

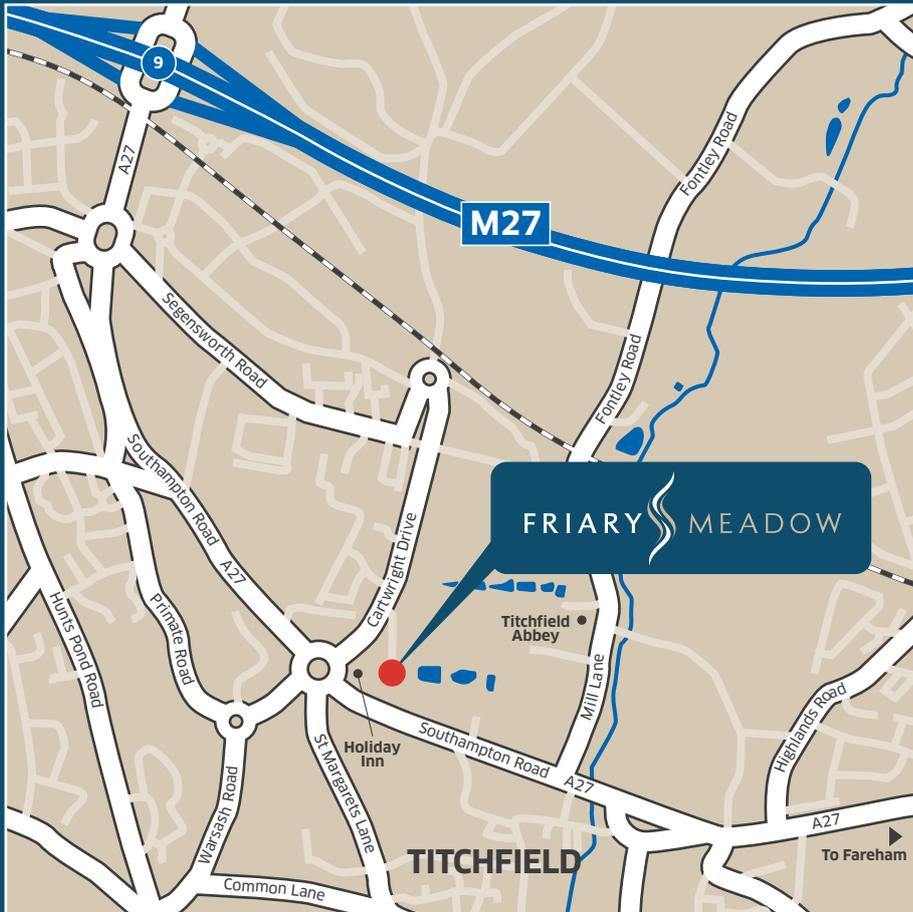
The details:

Apartments at Friary Meadow will be sold leasehold with 125yr leases. In addition to the cost of purchase there will be some recurring charges such as ground rent and a service charge and a 'transfer fee' of 5% of the price you sell for will be payable when the apartment is resold.

A separate price list showing the purchase price, service charge and ground rent for every apartment will be available. In addition, we will provide you with a worked example of the transfer fee showing how much it might be as this depends on how property prices change between your purchase and resale. The service charge will cover the cost of staff, repairs to communal areas, etc. The transfer fee covers the cost of renovating the apartment for a new owner, future building maintenance necessary to maintain the value of the apartments and the cost of selling your property so you don't need to employ an estate agent.

If you are downsizing, the cost of services provided through the service charge and by purchasing services from our on-site team will usually be significantly lower than you are paying currently. It is important that you assess these charges yourself and understand them. To help with this, all of these charges will be set out clearly, along with details of what services you can expect for these payments, before you decide to buy. Nevertheless we strongly advise that you discuss these charges with your solicitor during the purchase process and ensure you fully understand both your commitments and our responsibilities to you.

We will also set out the cost of those additional services, such as help in your apartment, that you might choose to purchase from the on-site team. It is our intention that these services will be offered at a discount to the cost of similar services available from local agencies.



Friary Meadow
 Cartwright Drive,
 Titchfield,
 Hampshire
 PO15 5RJ

Get full details of properties, facilities and flexible services at Friary Meadow. **Contact us now to arrange a 'no obligation' visit.**

Tel: 0800 689 1573
www.friarymeadow.co.uk

Disclaimer

This brochure is only a general outline for the guidance of intending purchasers and nothing stated in this brochure or anything we've said about the development or individual properties are part of an offer or contract. You should only use floor plans in this brochure as a general guide. The service charge, ground rent and transfer fee will be 'key terms' in the lease if you buy a property at Friary Meadow and we encourage you to discuss them with your solicitor. Reasonable endeavours have been made to ensure that the information given in this brochure and our marketing materials is materially correct but any intending purchasers or lessees should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.



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