

Beecham Lodge

Somerford Road | Cirencester



Home is at the heart of an enjoyable retirement

Churchill
Retirement Living 

Home is at the heart of an independent, safe, secure and fulfilling retirement



Churchill Retirement Living specialises exclusively in the development of purpose built apartments for those looking for an independent, active, safe and secure lifestyle in their retirement.

At Beecham Lodge, Cirencester we are creating a collection of beautiful apartments and facilities for perfect retirement living. **Come and see for yourself.**



“At Churchill Retirement Living, we continually strive to be your retirement housebuilder of choice for an independent, secure and fulfilling lifestyle.

We hope that you will be able to visit us at Beecham Lodge soon and see for yourself how good retirement living is with Churchill!”

Spencer J. McCarthy
Chairman and Group Managing Director

Clinton J. McCarthy
Managing Director

Home is at the heart of an independent lifestyle

We provide you with an independent lifestyle and all the time you need to enjoy your freedom to the full in your retirement years, with peace of mind, comfort and security.





Each apartment is completely self-contained with its own front door, providing you with privacy and peace and quiet when you want it. When you fancy some company you'll find the Owners' Lounge a popular and relaxed meeting place.

Our Lodges are conveniently located for the shops, services and local amenities you'll need to pursue your chosen lifestyle. You can enjoy outings, visits and holidays, knowing that your home is secure.

To ensure you have the time to enjoy your new lifestyle, all communal maintenance and upkeep of the development is taken care of. All those irritating, time consuming jobs like window cleaning – and even the gardening – are now someone else's problem. You can just relax.

The safety and security features in your apartment, along with all the maintenance, running costs and upkeep of the communal areas, including the lift, are covered by a single, monthly Management Charge, so you can budget with confidence.

Your free time is yours to enjoy and spend as you wish, with friends, neighbours, family or just by yourself.



“A month after moving in, I fulfilled a lifelong dream to visit the Taj Mahal in India. Free from the responsibilities of a large house and the worries of living alone, I have been able to embrace my retirement.”

Mrs Winter, Dean Lodge

An ideal location, close to all you need

This beautiful development of 35 one and two bedroom retirement apartments in Cirencester, a town perfectly situated on the southern border of The Cotswolds, is an ideal place to retire.

Cirencester is known as the 'Capital of The Cotswolds' and is famous for its Roman history, being the second largest Roman town outside London. Cirencester has an abundance of cultural attractions, including the Corinium Museum, Roman Amphitheatre and the Abbey Grounds.

Beautiful Cirencester Park is home to Cirencester Park Polo Club, where events are hosted every summer for all to attend. The polo club is one of the most historic clubs in the country, being inaugurated in 1894, and is a hub of the local social scene.

The town itself features one of the oldest Charter Markets in the country, a shopping experience not to be missed with plants, outdoor furniture, wicker baskets, food and household goods available. In addition, the Market Place within the town offers something for everyone, with a choice of high street stores, independent retailers, local boutiques, cafés and restaurants, as well as Bishops Walk undercover shopping centre.

Beecham Lodge is located on Somerford Road, a picturesque residential area just half a mile from the centre of Cirencester. Within walking distance you will find local amenities including a convenience store, pharmacy and local fish and chip shop for those Friday night suppers. With bus stops located just a few steps from the Lodge and regular services into the town centre, getting out and about is easy and convenient.

Just three miles from Beecham Lodge is Cirencester Golf Club, where golfers of all levels are welcome to turn up and play without booking.





For those venturing further afield Cirencester provides great links via motorway or rail to the cities of Oxford, Bristol and the south coast of Wales. Or stay close to home and take full advantage of the Cotswolds, enjoying leisurely days out exploring nearby Berkeley Castle, the Cotswold Wildlife Park or a family picnic at Sudeley Castle and gardens.





Local amenities within easy reach of Beecham Lodge















Medical

-  Hospital
-  Pharmacy
-  Opticians
-  Dentist

Leisure

-  Bus Stop
-  Fish & Chip Shop
-  Leisure Centre
-  Café
-  Museum
-  Restaurant

Shopping

-  Convenience Store
-  Hairdresser
-  Dry Cleaners
-  Post Office
-  Bakers
-  Florist
-  Supermarket
-  Barbers
-  Cobblers
-  Delicatessen
-  Bank
-  Newsagents
-  Greengrocers
-  Shopping Centre



The development and facilities at Beecham Lodge

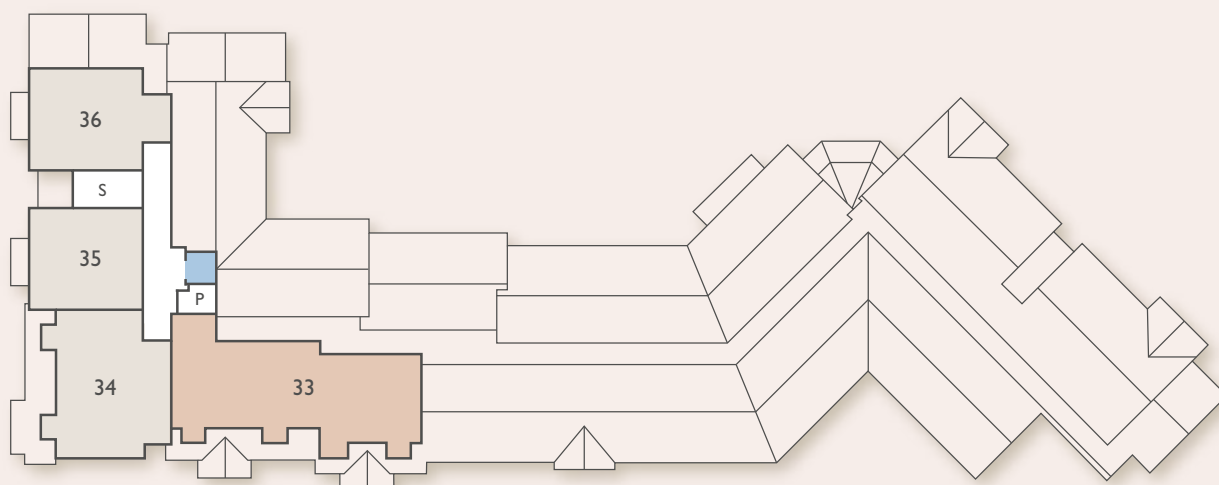
The plan below shows the position of Beecham Lodge and what's included within the development.



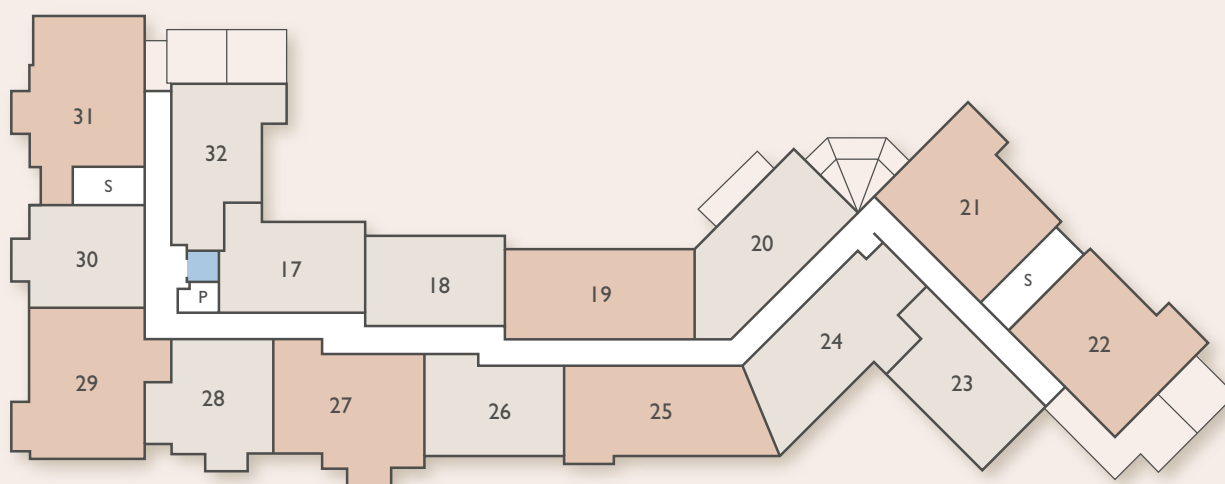
“The Owners’ Lounge is comfortable and there are wonderful fixtures and fittings everywhere. We’d seen other apartments, but the care and attention to detail was nothing like what we saw at Steeple Lodge. It’s like being in a five star hotel!”

Mr and Mrs Bott Steeple Lodge





Second Floor



First Floor

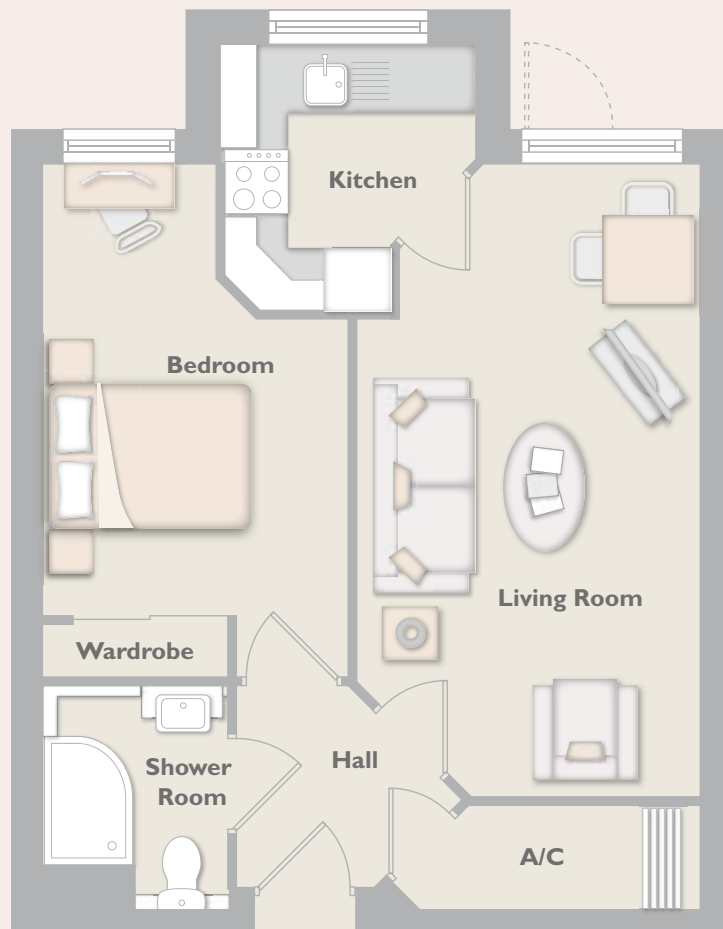
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|-----|------------------------|----|--------------|----------------|-----------------------|
| E | Entrance | ST | Store | Reception | One Bedroom Apartment |
| OFF | Lodge Manager's Office | RS | Refuse Store | Lift | Two Bedroom Apartment |
| TP | Tea Point | BS | Buggy Store | Owners' Lounge | Guest Suite |
| S | Stairs | P | Plant | Communal Areas | |
| WC | Communal WC | | | | |

Your perfect apartment

There is a choice of one and two bedroom apartments, and they may all vary slightly when it comes to dimensions and position of rooms. The plans below are examples of the typical layout of our apartments, showing how the living spaces are carefully designed for comfort, safety, maximum light and flexible space.

Typical one bedroom apartment layout

Kitchen	8'1" x 7'8"	2.46m x 2.32m	Bedroom	13'10" x 9'3"	4.21m x 2.83m
Living Room	19'5" x 10'6"	5.91m x 3.19m	Shower Room	6'11" x 5'7"	2.10m x 1.70m





Typical two bedroom apartment layout

Kitchen	7'10" x 7'10"	2.38m x 2.38m	Bedroom One	15'10" x 9'3"	4.83m x 2.81m
Living Room	19'5" x 11'5"	5.96m x 3.48m	Bedroom Two	15'10" x 9'3"	4.83m x 2.82m
			Shower Room	6'11" x 5'7"	2.10m x 1.71m



Home is at the heart of your retirement

From talking to our Customers, we know what we build is equally as important as where we build.



Computer generated image of Beecham Lodge.





We always make sure our developments are well located for the local shops or town centre and essential amenities, including local transport. In addition, each development is individually designed to blend comfortably with neighbouring properties, and be a home you'll be proud to live in.

We use the very latest construction materials, fixtures and fittings, for maximum energy efficiency and low utility bills. Communal areas are attractively decorated and furnished in a comfortable, contemporary style, and always kept immaculately clean.

Your own apartment can be furnished and decorated however you wish, although structural alterations may need approval.

A great deal of importance is placed on the communal gardens, providing a welcome retreat for you, your family and friends. Our developments also benefit from a Guest Suite for the comfort and convenience of your family and friends to stay over when visiting, and a lift to all floors so heavy shopping isn't a chore.

The beautifully furnished Owners' Lounge is another popular feature of our developments and provides the perfect venue for entertaining, participating in activities organised by your Lodge Manager or just relaxing with a book. Whether you want privacy or companionship, the choice is yours at a Churchill Retirement Living development.

“Chadwick Lodge has been built in the perfect location... It is close to local amenities which are accessible by bus and easy for family and friends to get to when they visit.”

Mr and Mrs Cannon, Chadwick Lodge



Home is at the heart of a safe and secure retirement

At all of our developments, we aim to provide you with complete peace of mind, so you can relax and enjoy your new lifestyle.

You will often meet up with your neighbours in a Churchill retirement development; there is a great sense of community which encourages friendships and social activity as well as being a huge reassurance at all times.

A 24 hour emergency Careline system is also provided via a discreet personal pendant alarm and shower room call point. In an emergency this system provides direct contact to either your Lodge Manager, when on duty, or a member of the Careline team, 24 hours a day, 365 days a year.

A camera entry system is installed and can be operated via a standard TV set from your apartment. This allows you to view a visitor before letting them in at the main entrance door simply by changing channels on your TV set.

An intruder alarm is fitted to the front door of every apartment and in ground floor apartments sensors are also fitted throughout.

Sophisticated fire and smoke detection systems are fitted in all apartments and throughout the communal areas. Both the intruder and fire alarm systems are connected to the Careline system.

And finally, but most importantly, there is the Lodge Manager, who is responsible for the effective and smooth running of the development. We hope you will come to see him or her as a neighbour you may call upon. You'll find them a great help, from answering day to day queries to keeping an eye on your apartment if you go away.

All the above security features are included in your monthly Management Charge, so they are always in place, providing you with peace of mind for a safe and secure retirement in your new apartment.



“My apartment is a lot easier to maintain than my previous home and of course you have the company of the other Owners.”

Mrs Wertheim, Abbots Lodge



Home is at the heart of your comfortable & convenient retirement

Our developments have been carefully designed to make life easier, leaving you free to enjoy your retirement.

There are two big differences between Churchill Retirement Living and the other retirement options. First of all, everything in your Churchill apartment is brand new – never been used with guarantees – and, secondly, because it is your own private apartment, it can be personalised to your taste – just how you like it. Just think of it as a brand new start!

We have taken care of the essential specifications. There's a winning combination of design and functionality in both the kitchen and shower room. Tiled and colour co-ordinated, they are specifically designed to be pleasing to the eye.

Kitchens are modern with colour co-ordinated worktops and built-in fridge and freezer. The oven is located at just the right height to save you bending down and there's a separate ceramic hob and extractor hood.

All apartments have a shower room with WC, with selected two bedroom apartments also having a separate cloakroom. The development is heated via communal ground source heat pumps which use the natural energy within the ground to heat and supply hot water to the development, including each individual apartment.

The system is very energy efficient and therefore reduces running costs as the pumps are able to produce more energy than they consume. This delivers a very efficient form of heating. Owners will benefit by having full control of their heating via thermostats and programmers whilst always having domestic hot water 'on-tap'. All this without having the worry of an individual boiler and its associated costs.

All apartments are inspected by our Customer Services Department to ensure they are handed over with a first class standard of finish and quality. Typically our developments have the following comprehensive specification.

Please check with the Sales Consultants for details of your chosen apartment.





Safety and Security

- Camera entry system for use with a standard TV
- 24-hour Careline support system provided via a personal pendant alarm
- Intruder alarms to all apartments
- Mains connected smoke detector

Shower Room

- Thermostatic shower
- Fitted mirrored wall unit with shaver socket
- Mixer taps
- Heated towel rail
- Extractor fan

Kitchen

- Fitted kitchen with integral fridge and freezer
- Brushed stainless steel, waist height oven
- Brushed stainless steel chimney hood
- Ceramic hob
- Stainless steel sink with mixer taps
- Zanussi Washer/Dryer

Heating and Finishes

- Energy efficient and economical heating
- Heating insulation to NHBC standards
- Walls painted in gardenia emulsion
- Ceramic wall tiling to kitchen and shower room

General

- Double glazing throughout
- Telephone and television points in living room and main bedroom
- Fitted mirrored wardrobes to main bedroom
- Illuminated light switches
- Lift to all floors
- Landscaped gardens
- Car park
- Proximity fob door entry system to the main entrance of the development
- Lodge Manager
- Fully furnished Owners' Lounge and tea point
- Fully furnished Guest Suite
- Refuse room
- Home internet shopping service
- Constructed to NHBC standards with 10 year home warranty

A well-managed community is at the heart of your retirement

It is our policy to be completely transparent when it comes to costs – nothing is hidden, there are no surprises, you will know exactly how much to budget for.

The actual monthly costs vary depending on the location and the type of apartment you choose, but at any time, our Sales Consultant will be able to give you an accurate figure for the specific home you are considering.

If you add up what it costs to live in your current home every month, that will give you a useful comparison when considering a move to Churchill Retirement Living. Your Sales Consultant will be happy to help you with this.

As with any other leasehold property, the Management Charge includes ground rent, plus a service charge, which includes all exterior maintenance and redecoration, and upkeep of communal areas (hallways, lifts, stairs, paths, driveways etc.).

The Millstream Management Services Charge also includes many things you would have to pay for anyway: hot water in your own apartment, general heating, water and sewerage charges, buildings insurance and extras like window cleaning and garden maintenance. And it includes many of the things you would expect to pay extra for: the services of the full-time Lodge Manager; 24 hour Careline Monitoring, the furnishing, heating and cleaning of the Owners' Lounge, and more.

The Millstream Management Charge is competitive and there should not be any unexpected bills. Churchill also does not charge a transfer (exit) fee if you sell or sublet your property.

Accurate figures for individual apartments are supplied on a separate sheet, together with details of how the money is spent. Please ask for details.

Millstream Management Services

Millstream Management Services Ltd is an independent company, owned by Churchill Retirement Living. They oversee the smooth and efficient running of our developments, ensuring the building, communal areas and landscaped gardens are maintained to a high standard for many years to come.

They collect the Management Charge six-monthly, carefully select the Lodge Managers and administer the Lodge outgoings. A full breakdown of these costs is available on request at any time.

You will find full details and further information about Millstream Management Ltd on a separate leaflet, or on their website: millstreammanagement.co.uk.



Beecham Lodge

Somerford Road, Cirencester, Gloucestershire GL7 1WR

Please contact us on

01285 601 044

churchillretirement.co.uk

**The Retirement Housebuilder of Choice
for an Independent, Secure and Fulfilling Lifestyle**

 Connect with us on Facebook & Twitter 

Head Office and South West Regional Office, Millstream House, Parkside, Ringwood, Hampshire BH24 3SG

Tel: **01425 462100** Email: **enquiries@churchillretirement.co.uk**

The specification covering fittings in apartments and communal areas may vary. Please ensure you check full details of these items at the development you are interested in. Purchasers are advised that all furniture, fixtures and fittings used in this brochure are for visual representation only and do not depict the actual finish of any individual apartment or development. Although every effort has been made to ensure accuracy, dimensions quoted are maximum room sizes, for general guidance only, and are subject to final measurement on completion of the actual apartment and development. They should not be used for estimating carpet sizes. Developments may be subject to variation in appearance. Gardens on the computer generated imagery may indicate several years' growth. Computer generated images are not to scale and are subject to change. The landscaping, trees, shrubs and gardens shown are illustrative only and may alter during construction. 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 specification without notice. Age restrictions apply on all our retirement developments. Pictures used throughout this brochure are a selection of typical internal and external images of Churchill Retirement Living developments. Local amenities shown are correct at the time of going to print. XCRL258/1015.

Churchill
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