



WINTERTON HOUSE

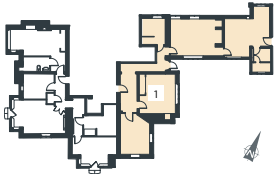
AT RIDGEWAY PLACE, WENDOVER

CAREFULLY REFURBISHED APARTMENTS SET
WITHIN ARTS & CRAFTS STYLE GRADE II
LISTED VICTORIAN FORMER VICARAGE

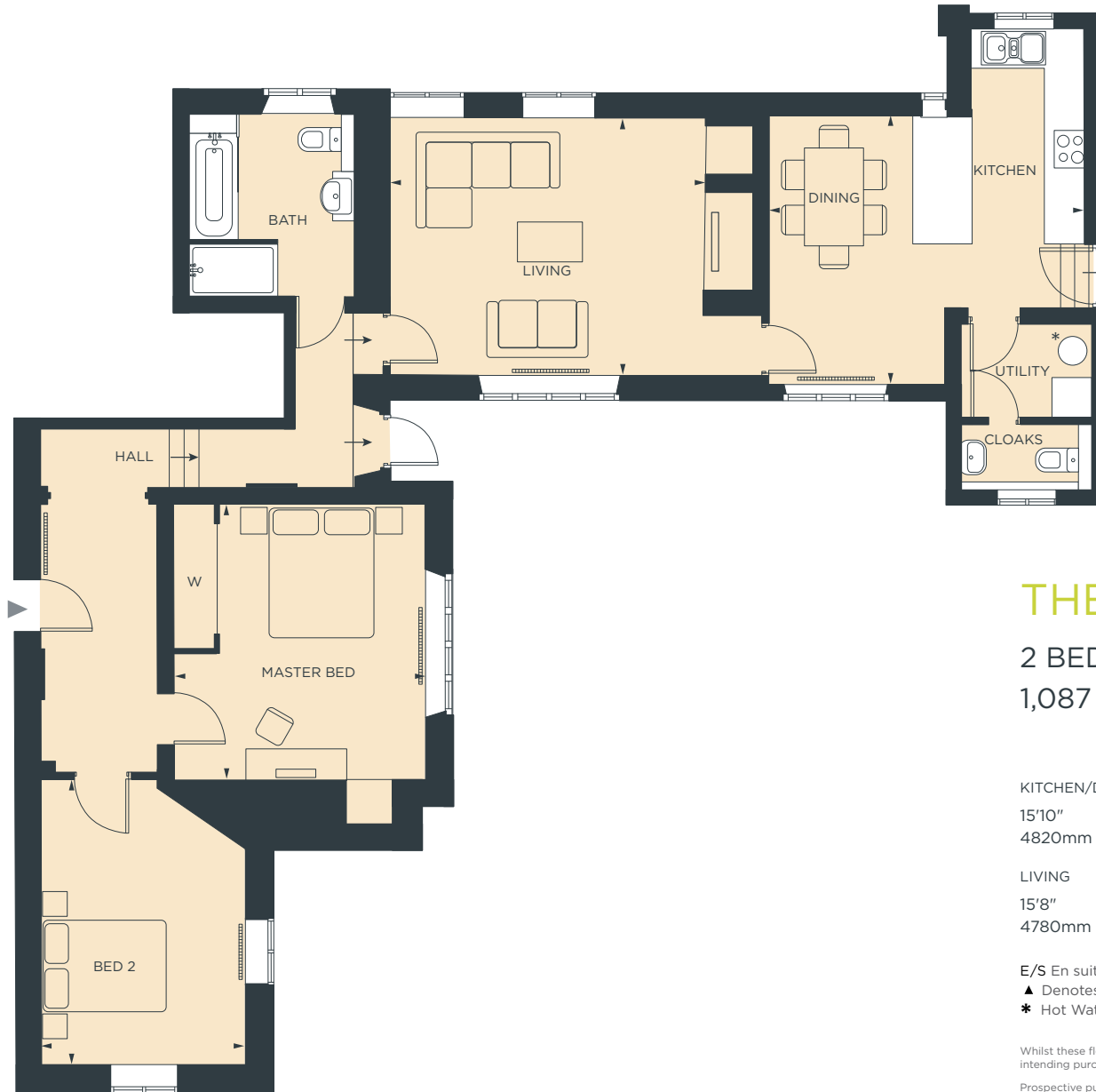
ORTUS
HOMES



CGI INDICATIVE ONLY



GROUND FLOOR



THE MORRIS

2 BEDROOM APARTMENT
1,087 SQ FT (101 SQ M)

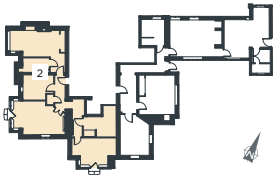
KITCHEN/DINING	MASTER BEDROOM
15'10" x 13'5"	13'9" x 12'6"
4820mm x 4100mm	4200mm x 3810mm
LIVING	BEDROOM 2
15'8" x 12'10"	14'5" x 10'5"
4780mm x 3920mm	4395mm x 3170mm



- E/S En suite S Storage W Wardrobe
- ▲ Denotes points between measurements
- * Hot Water Cylinder

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

Prospective purchasers should be aware that the Grade II listed nature of this building requires that many of the original and existing features which make up the fabric of the building have either been renovated, restored or faithfully replicated and replaced and as such will perform as they did when they were originally installed. Whilst mechanical, electrical and other items have all been replaced to modern standards, improvements to the fabric and internal structure of the building have only been made as far as the constraints of the Grade II listing allows; any plot specific enquiries should be raised upon reservation.



GROUND FLOOR



THE VOYSEY

2 BEDROOM APARTMENT 893 SQ FT (83 SQ M)



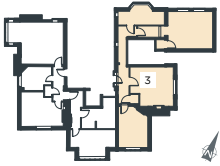
LIVING/DINING	MASTER BEDROOM
18'1" x 11'10"	19'5" x 14'10"
5500mm x 3600mm	5920mm x 4520mm
KITCHEN	BEDROOM 2
10'10" x 8'8"	15'7" x 9'5"
3300mm x 2650mm	4760mm x 2870mm

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FIRST FLOOR



THE LETHABY

1 BEDROOM APARTMENT
807 SQ FT (75 SQ M)

LIVING	BEDROOM 1
15'3" x 13'10"	15'7" x 13'1"
4640mm x 4210mm	4760mm x 3980mm

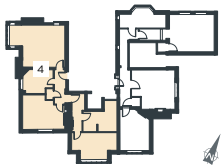
KITCHEN
14'5" x 10'4"
4390mm x 3160mm

- E/S En suite S Storage W Wardrobe
▲ Denotes points between measurements
* Hot Water Cylinder

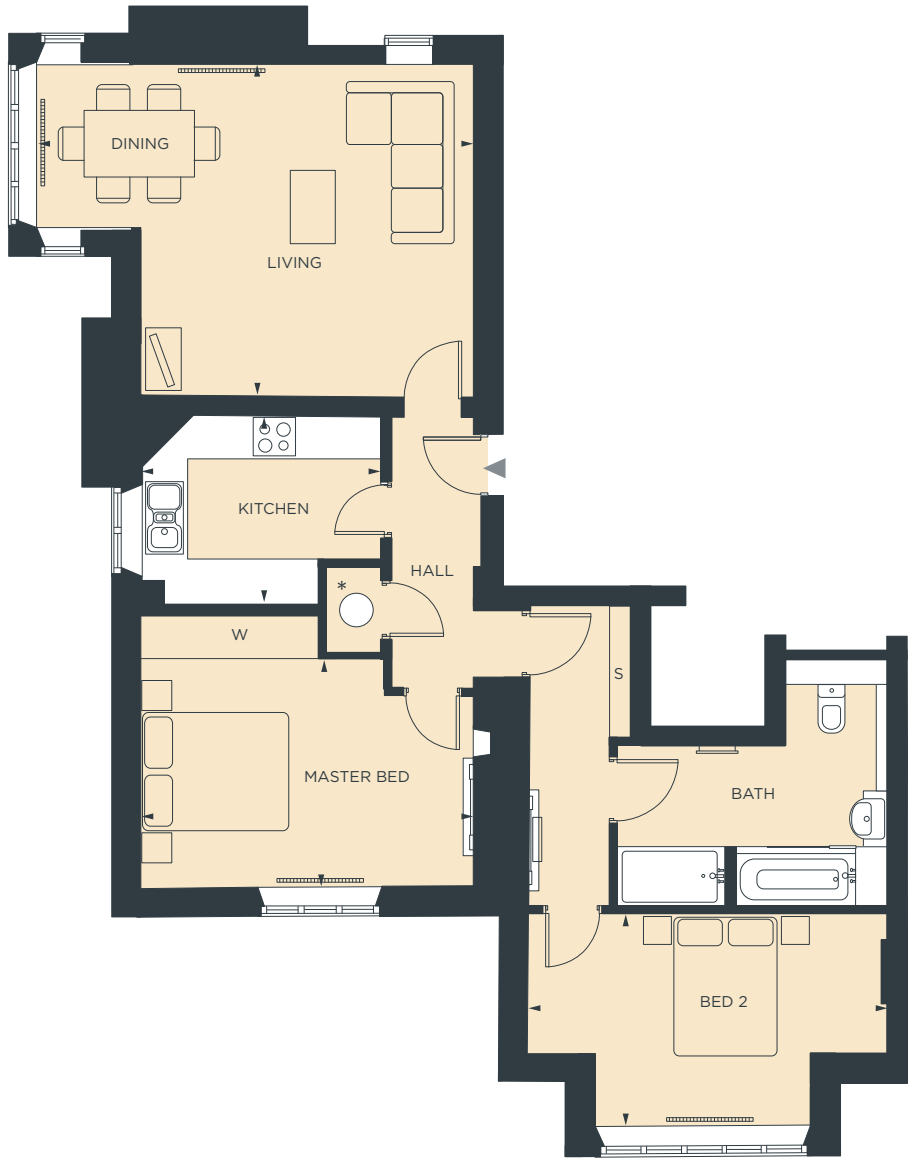


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FIRST FLOOR



THE SCOTT

2 BEDROOM APARTMENT
872 SQ FT (81 SQ M)

LIVING/DINING	MASTER BEDROOM
19'5" x 14'10"	14'10" x 10'4"
5920mm x 4510mm	4520mm x 3160mm
KITCHEN	BEDROOM 2
10'8" x 8'2"	16'1" x 9'5"
3260mm x 2490mm	4900mm x 2870mm

- E/S En suite S Storage W Wardrobe
- ▲ Denotes points between measurements
- * Hot Water Cylinder



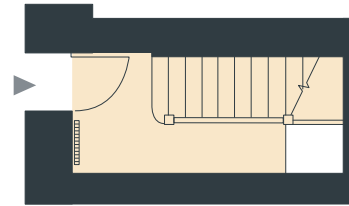
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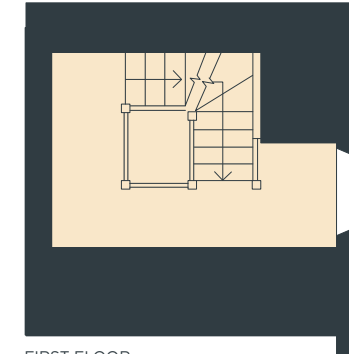




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

CEILING HEIGHTS

- 1 - 2140mm
- 2 - 2120mm
- 3 - 1980mm
- 4 - 2130mm
- 5 - 1940mm
- 6 - 2280mm
- 7 - 2120mm
- 8 - 2320mm



THE MAYBECK

2 BEDROOM APARTMENT 1302 SQ FT (107 SQ M)

LIVING	13'7" x 10'8"	4150mm x 3260mm	MASTER BEDROOM	12'10" x 12'4"	3910mm x 3760mm
SNUG	13'8" x 10'2"	4170mm x 3090mm	BEDROOM 2	15'1" x 9'11"	4600mm x 3020mm
KITCHEN/DINING	12'8" x 9'10"	3860mm x 3000mm			



E/S En suite S Storage W Wardrobe CH Ceiling height
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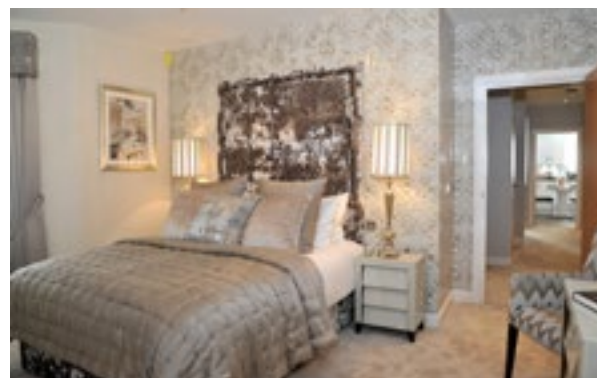
HERITAGE AND CONTEMPORARY COMBINED

Each of the five conversion apartments at Ridgeway Place have been imaginatively configured within Winterton House, the development's beautiful Victorian Arts & Crafts style former vicarage. Where possible, original features have been carefully restored or sensitively reproduced to create a series of interior spaces with lots of individuality and character.

Several of the apartments feature fabulous, original Victorian or casement windows, which have been restored and reinstated by specialists. Other heritage features of note include several small 'secret' alcoves, which were discovered when the house was being restored, as well as Victorian-style interior doors and skirting boards throughout each apartment.

The jewel in the crown, however, must be the original central staircase which leads off the communal entrance hall. This is truly a magnificent example of its type, which has been fully restored to showcase its decorative, sweeping wooden balustrade in all its former glory.

Every apartment also offers the finest in contemporary fixtures, which include a contemporary kitchen and bathroom, bespoke-fitted to each apartment, thus creating in each a unique combination of character and comfort.



KITCHEN

- Fitted kitchen
- Stainless steel Neff appliances including an electric oven and hob with extractor and integrated fridge freezer, washer dryer and dishwasher
- Stone composite work surface
- Under-mounted stainless steel 1½ bowl Blanco sink
- Under-unit halogen lighting
- Splash-back behind hob
- Down-lighters – white finish
- Moduleo vinyl flooring

BATHROOM / EN SUITE

- Contemporary white sanitaryware with chrome fittings by Roca
- European wall tiling to selected areas
- Moduleo vinyl flooring
- Fitted mirror
- Shaver point
- Down-lighters – white finish

HEATING

- Wet heating system with wall mounted radiators

WINDOWS

- Restored timber & metal windows

FINISHES

- Chalk lime plastered walls and ceilings
- New timber skirting to match original design
- Painted finish to internal doors
- Pewter finish to internal door furniture
- Fitted wardrobes to master bedroom - where specified

SECURITY

- Mains-operated smoke detector
- Video security entry-system

COMMUNICATIONS

- Telephone outlet points to reception room and bedrooms
- Television outlet points to reception room and bedrooms
- Provision for satellite television (Sky+) (purchaser's own decoder required)
- Communal digital terrestrial television aerial

GENERAL

- Passenger lift to all floors
- Fitted carpet to communal hallway and staircase
- Communal gardens
- On-site parking

WARRANTY

- NHBC provide a 10 year Buildmark Warranty



Photographs depict previous developments by Ortus Homes. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification as necessary and without prior notice. Please check with the sales executive for further details. Sky/Sky+ subject to a Sky subscription.



View over the Vale of Aylesbury from the Chiltern Hills



WINTERTON HOUSE

AT RIDGEWAY PLACE, WENDOVER

Winterton House, Hale Road, Wendover, Aylesbury, Buckinghamshire HP22 6BJ



Part of the McCarthy & Stone Group



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, April 2017. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, Prospect Place, 85 Great North Road, Hatfield, Hertfordshire AL9 5DA.

0800 201 4363 or email us at: comments@mccarthyandstone.co.uk

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