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**PLATINUM  
SKIES**

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V4 110523



SHERBORNE

**PLATINUM  
SKIES**



# Find Your New Beginning In Historic Sherborne

Welcome to Platinum Skies Sherborne, a purpose-built community of exclusive houses, apartments and a boutique hotel.

Inspired and built from local hamstone, the 37 houses combine traditionally designed exteriors with up-to-the-minute interior features.

Within the community itself, the focus is on providing a welcoming social environment that includes an Owners' Lounge, a bar, bistro and beautiful landscaped grounds with a courtyard garden.

As well as the on-site facilities, you'll find Sherborne's restaurants, boutique shops, abbey and churches just a pleasant stroll away.

Everything you need in fact, for a brand new beginning.



Now selling at Sherborne - Call 01935 678 491 or email [getintouch@platinumskies.co.uk](mailto:getintouch@platinumskies.co.uk)



# Feel At Home With Your New Beginning

We don't just build homes for the over 55s. We design and create exclusive purpose-built communities, where people can thrive and live life on their own terms.

People choose Platinum Skies properties for all kinds of reasons. Some decide they've had enough of rural life and are keen to be part of a more bustling town environment.

Others are looking to downsize or hand over the upkeep to someone else, while some move to be closer to their families.

Whatever your reasons, one of the great things about moving to our homes is a feeling of starting over.

## Making a fresh start

Everything is brand new – and not just the surroundings. From the communal areas and the houses themselves, to the thoughtfully designed interiors and high-spec fittings.

And there's something reassuring, knowing that everything is taken care of. No more concerns about fixing an ageing roof or seeing to that wonky fence – the upkeep of the properties and the grounds are overseen by a dedicated team of maintenance staff.

It all adds up to a great sense of independence. Freedom to come and go as you please – freedom to get involved in as much or as little as you choose – freedom to live life to the full.



## "It's everything I wanted"

"I grew up in this area and I wanted to move back to reconnect with my friends. Being so close to the local amenities means that I have easy access to everything I need, not to mention the beautiful lounge area on site where I can meet up with them all."

**Chapters homeowner, Salisbury**



# Shared Ownership, A Welcome Home

You might have heard of Shared Ownership and thought it was simply for first-time buyers. But as part of the government-backed initiative, Older Persons Shared Ownership is available exclusively to people aged 55 or over.

## So how does it work?

Well, with a Platinum Skies property, you purchase a share – typically 50% of the property – then pay a low rent on the remaining share.

As you only pay 50% of the full market value, you can use the freed-up money for things that matter most. Maybe that's a long overdue holiday, a new car or simply helping out your family – how you use it is entirely up to you.

More importantly, you retain property ownership, so you'll still benefit from a secure asset that could appreciate over time.

Of course, it may be that Shared Ownership doesn't suit your particular circumstances. In which case we also offer the option to purchase a property outright.

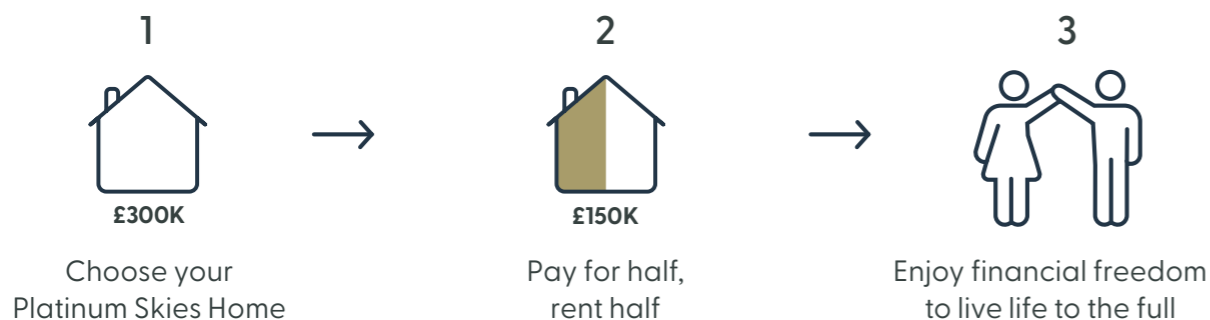
## So where's the catch?

As unlikely as it sounds, there really isn't one. Along with a small service charge for upkeep and maintenance, the rent can be paid from your pension, or by investing any spare capital from the sale of your current home.

You can rest assured knowing the rental charges and fees are set in accordance with government guidance. And maintenance services are delivered on a not-for-profit basis so charges are kept as low as possible.

If you're moving from a large home, you'll probably make a saving on Council Tax. Fuel bills are likely to be cheaper too, thanks to the energy-efficient quality of our homes. And, with Platinum Skies as your long-term partner, you can count on us to keep everything in tip-top condition.

## How does Shared Ownership work?



## "I couldn't be happier"

"My new Platinum Skies apartment is wonderfully modern, and just the right size for me. It was hugely beneficial moving to somewhere brand new, guaranteed to be low maintenance"

**Chapters homeowner, Salisbury**

# What Shall We Do, Or Not Do, Today?

We pride ourselves on creating communities where like-minded people can live and laugh together.

But one of the pleasures of life here, is being able to choose just how much, or how little you want to be involved. Whether you prefer time to yourself or a more active lifestyle, there's always plenty going on. You might decide to meet up with neighbours and friends for a coffee - 'Shall we say 10 O'clock in the Owners' Lounge?' Or

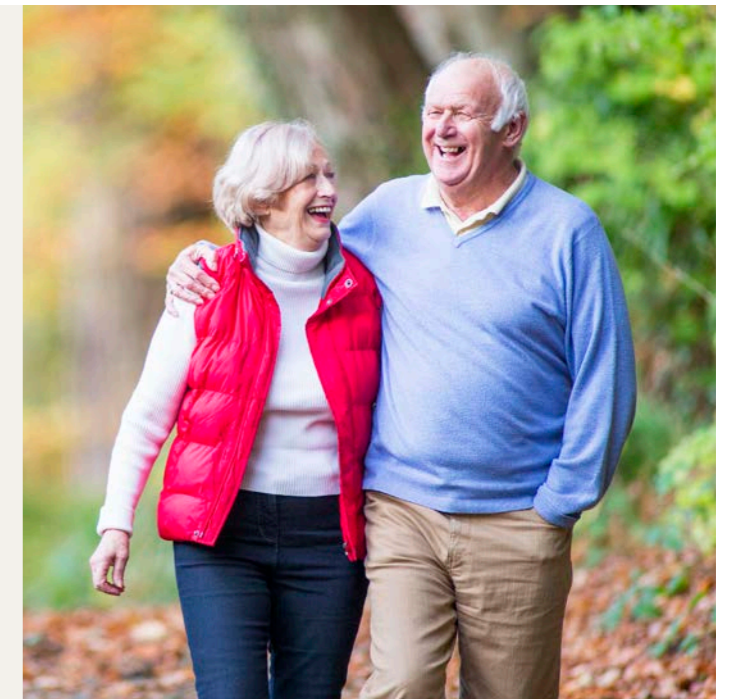
maybe a light lunch in the Bistro.

What makes our Sherborne village truly unique is the on-site boutique hotel, complete with its own spa, treatment rooms, and restaurant that homeowners are able to enjoy. The perfect rendezvous for visiting family and friends.



You can also look forward to a varied programme of pay-as-you-go activities throughout the year, from keeping mind and body on the go, to other pursuits further afield. If you're up for it we'll make it happen.

But maybe you just fancy curling up in a corner somewhere with a good book. Whatever you choose to do, we're here to help smooth the way.

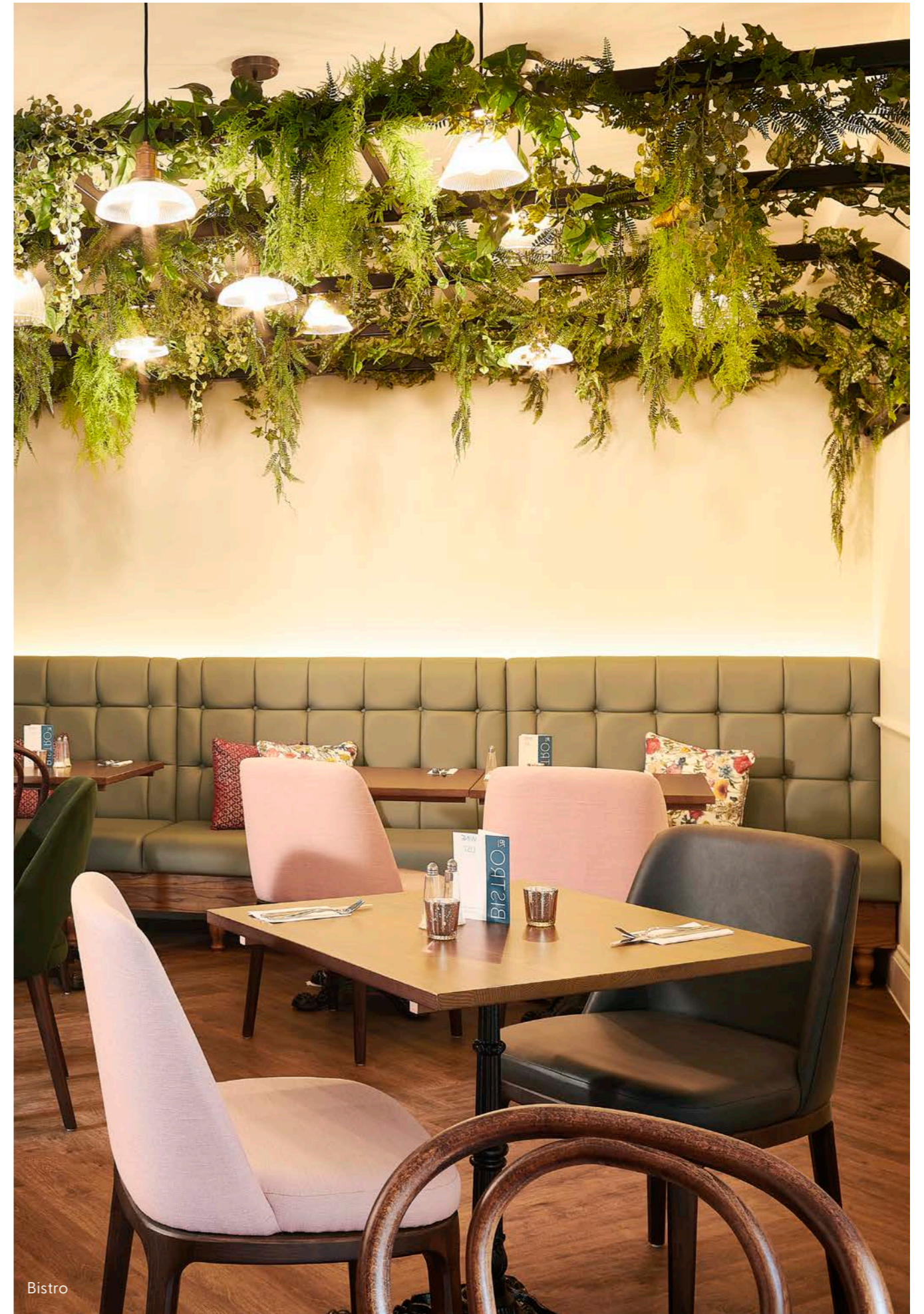




Owner's lounge



Treatment room



Bistro



# A Market Town Unlike Any Other

The ancient Dorset market town of Sherborne is famous for its abbey, castles, medieval architecture and a bustling town centre.

Welcome to Sherborne in north-west Dorset, a delightful market town full of Georgian grandeur. Combining a wealth of history with a lively community, you'll find shops offering antiques, all manner of local produce, fashion, cosy tearooms and coffee shops, pubs and restaurants.

The town has a unique beauty which has attracted visitors throughout the centuries. Whether you're discovering the majesty of the abbey, the castles or the local architecture, you're sure to be charmed by the character

of the famous ochre-coloured hamstone.

And you'll find plenty of activities to keep you occupied, from weekly markets to sporting events, arts lectures and wine tastings. Or maybe a walk in the beautiful rolling countryside - it's all here on your doorstep.

For more information about Sherborne's local attractions visit [sherbornedorset.co.uk](http://sherbornedorset.co.uk)





Houses

Mulberry House

Hotel

A30 / Yeovil Road

Horsecastles Lane

## Discover The Sherborne Village

Mulberry House apartments, the boutique hotel and a variety of houses all come together to create the Sherborne community.





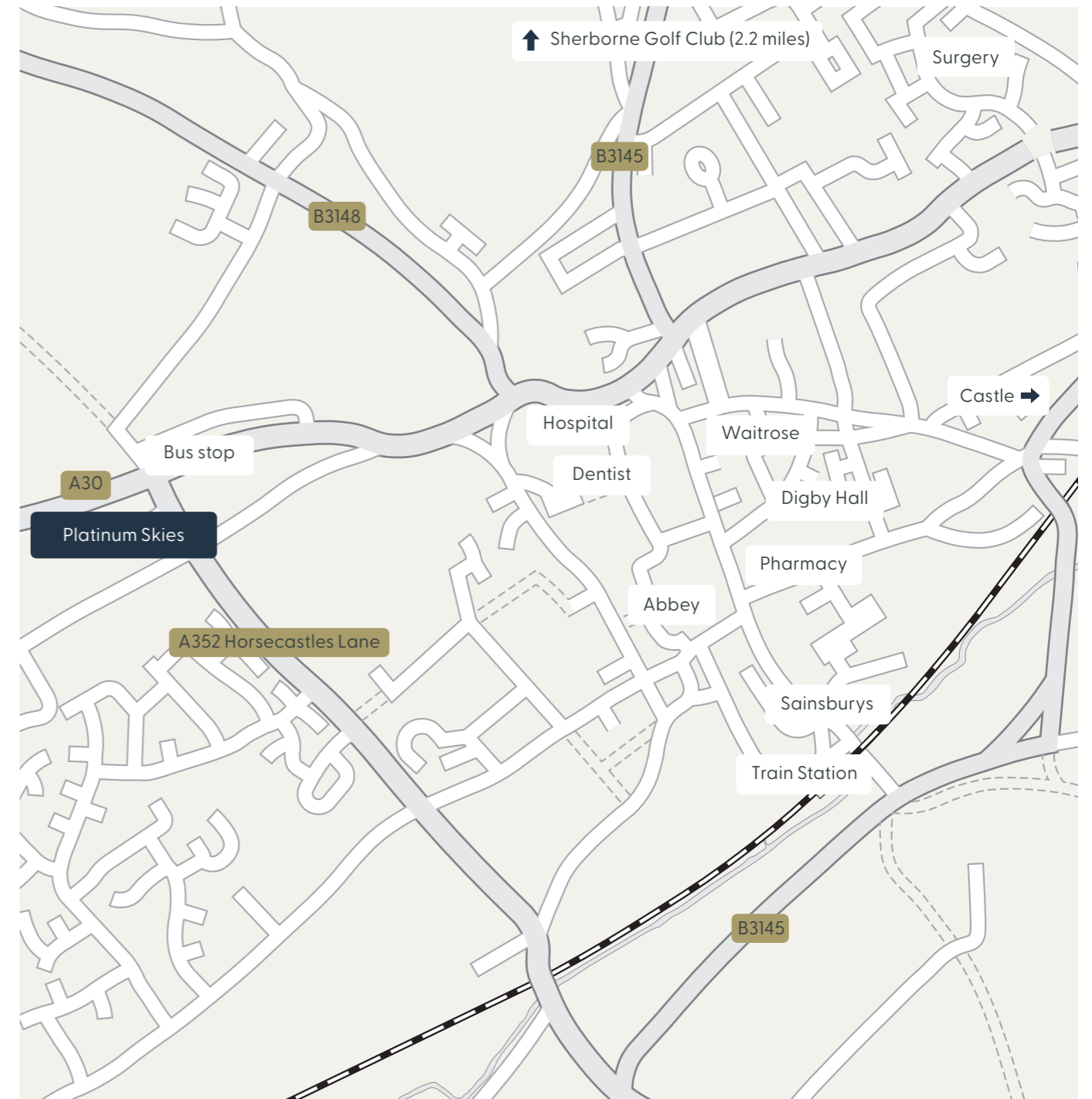
## Getting Around

A vibrant community situated on the edge of Sherborne.

Located at the top of Horsecastles Lane and the A30, the village is close to local amenities and transport. Its location means that everything you need is nearby, whether you're planning a visit to the Abbey, the shops or venturing further afield by bus or train.

Sherborne has good public transport systems that connect to several towns in the surrounding

area. The nearby train station has a direct line to London which takes around 2 hours, and it's roughly an hour's journey to get to Exeter. There are also plenty of local bus routes visiting Dorchester, Sturminster Newton, Yeovil, and Wincanton.



<b>Train Station</b> 🚶 24 mins 🚌 16 mins	<b>Sherborne Abbey</b> 🚶 19 mins	<b>Yeatman hospital</b> 🚶 15 mins 🚌 7 mins
<b>Sainsburys</b> 🚶 24 mins 🚌 15 mins	<b>Medical Centre</b> 🚶 21 mins 🚌 11 mins	<b>Castle &amp; Gardens</b> 🚶 36 mins 🚌 27 mins
<b>Waitrose</b> 🚶 20 mins 🚌 10 mins	<b>Bus stop</b> 🚶 4 mins	<b>Barclays Bank</b> 🚶 19 mins 🚌 10 mins



# Sherborne Houses

A choice of 37 unique detached, semi detached and terraced houses.

All our Sherborne houses feature classic architecture with modern, light-filled interiors. And each has been considered to work around your needs and priorities, not just for today but for the years ahead.





## 2 & 3 Bedroom Exclusive Houses

A Platinum Skies home means that intelligent interior design and an abundance of thoughtful touches come as standard.

Open-plan designs allow maximum space and flexibility for entertaining. Underfloor heating throughout your home means you will always be able to find that perfect temperature. Your kitchen is a dream to work in and keep clean, with polished stone worktops and energy-efficient appliances featuring a host of integrated appliances from Bosch and Neff.

Fully tiled bathrooms featuring Villeroy & Boch and Hansgrohe fittings continue the perfect blend of luxury and convenience. Larger than average bedrooms are designed to fill with natural light, all with easy-open fitted wardrobes and a number of our homes featuring ground floor bedrooms for added comfort. Wide

hallways, soft touch fittings, and anti-slip walk-in showers are designed for now and for the future, whilst utility cupboards offer convenient storage.

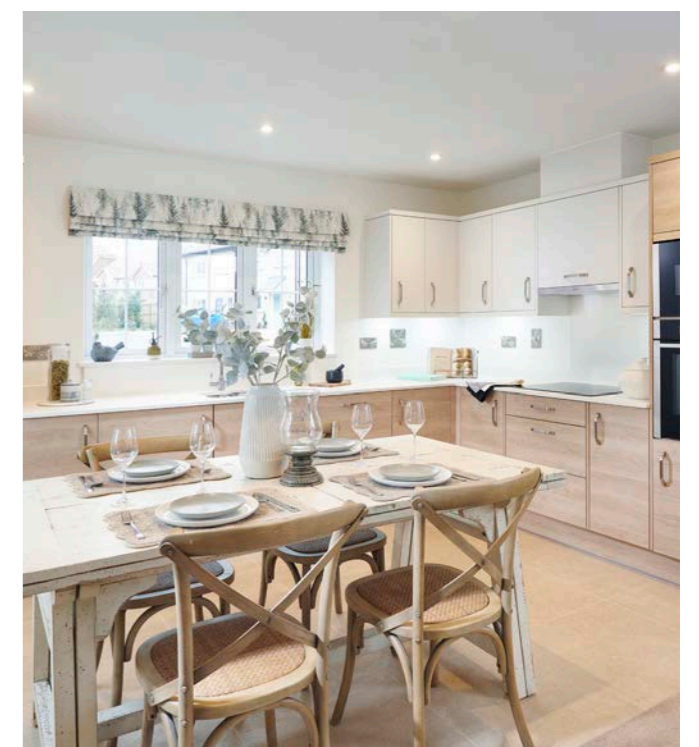
Outside, you will find that our houses feature a stone patio and garden complete with an outdoor tap and power unit, and all are surrounded by a landscape that blends long-established trees with the natural contours of the land.

Dedicated parking spaces for all homes with the addition of some properties featuring a garage or carport all add to ensuring your Platinum Skies life is as stress-free as possible.



### Key features

- Underfloor heating throughout
- Bathrooms with walk-in showers
- Easy to use kitchens with Neff and Bosch energy-efficient appliances
- Bedrooms with generous storage space
- Adaptable to your future needs
- Garden with patio



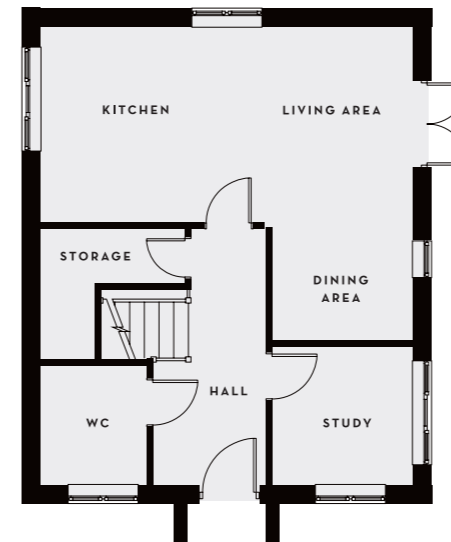
# Houses With Your Future In Mind

Elegant and spacious 2 and 3 bedroom homes.

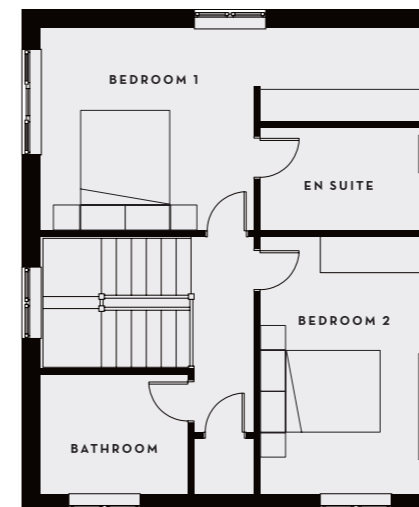


## 2 bedroom house layouts

Ground



First



### Detached 2 bedroom house

32, Canon Woods Close

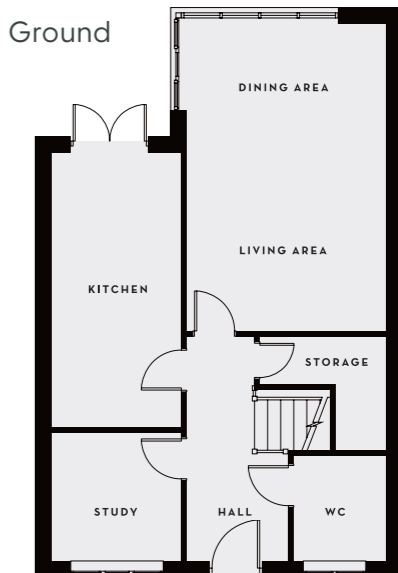
#### FEATURES

- 2 bedrooms
- 2 Storeys

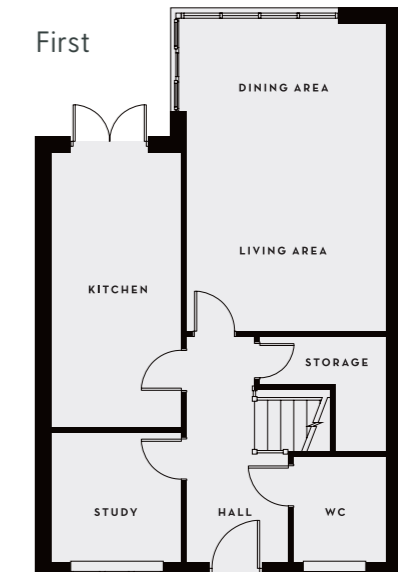
#### TOTAL SIZE

96.8 sq.m. 1042 sq.ft.

Ground



First



### Semi-detached 2 bedroom house

22, Canon Woods Close

#### FEATURES

- 2 bedrooms
- 2 Storeys

#### TOTAL SIZE

96.8 sq.m. 1153 sq.ft.

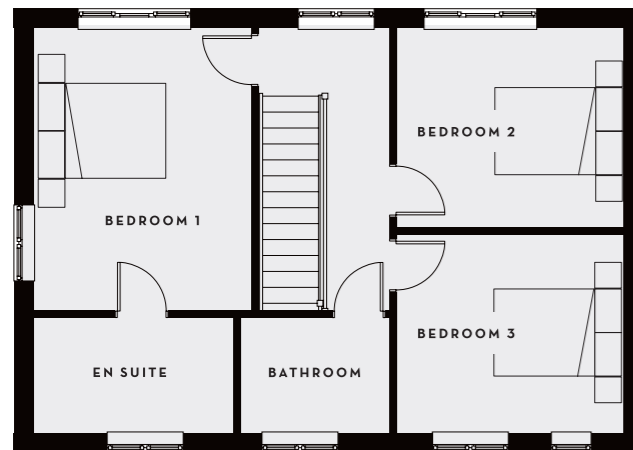


## 3 bedroom house layouts

Ground



First



### Semi-detached 3 bedroom house

14, Canon Woods Close

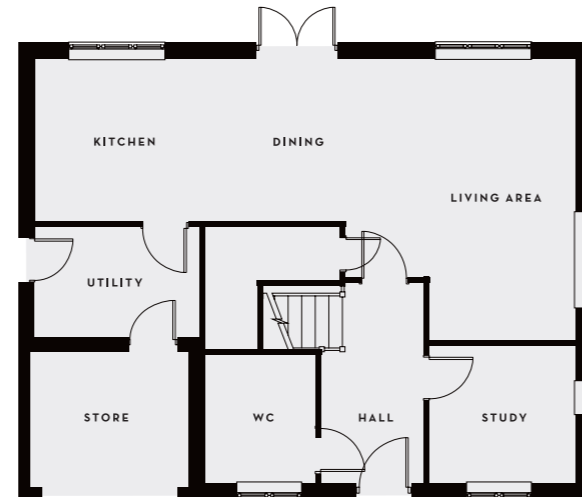
#### FEATURES

- 3 bedrooms
- 2 Storeys

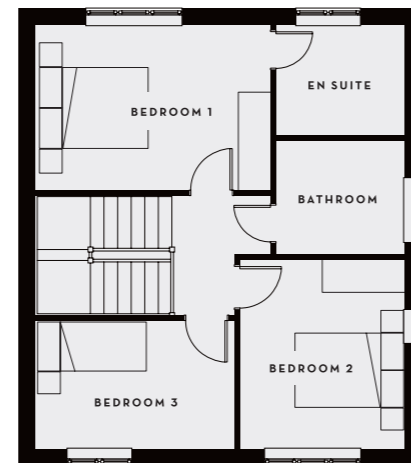
#### TOTAL SIZE

106.1 sq.m 1142 sq.ft.

Ground



First



### Detached 3 bedroom house

9, Canon Woods Close

#### FEATURES

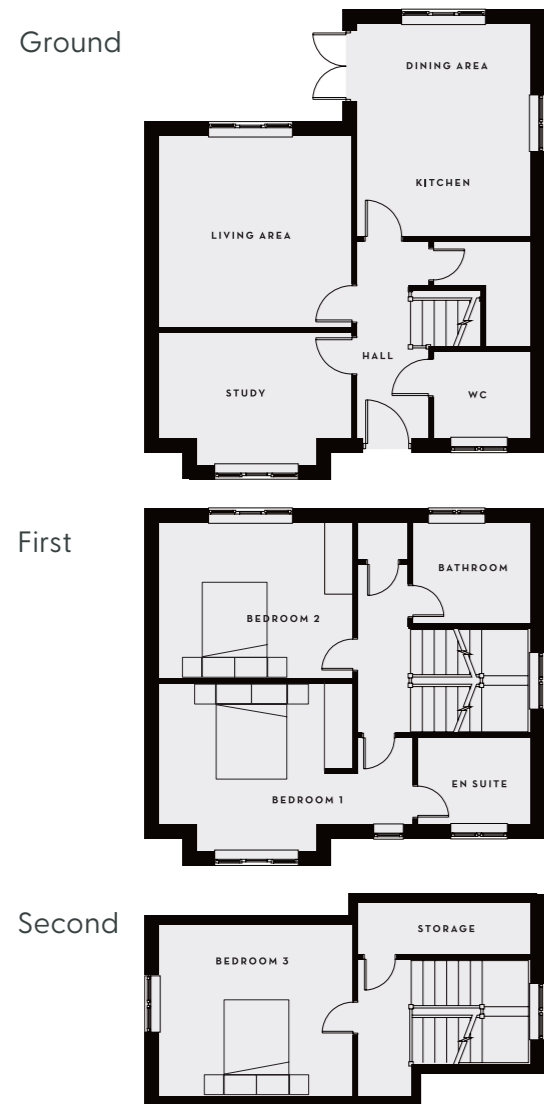
- 3 bedrooms
- 2 Bathroom
- Store

#### TOTAL SIZE

109.5 sq.m. 1179 sq.ft.



3 bedroom, 3 storey house layouts



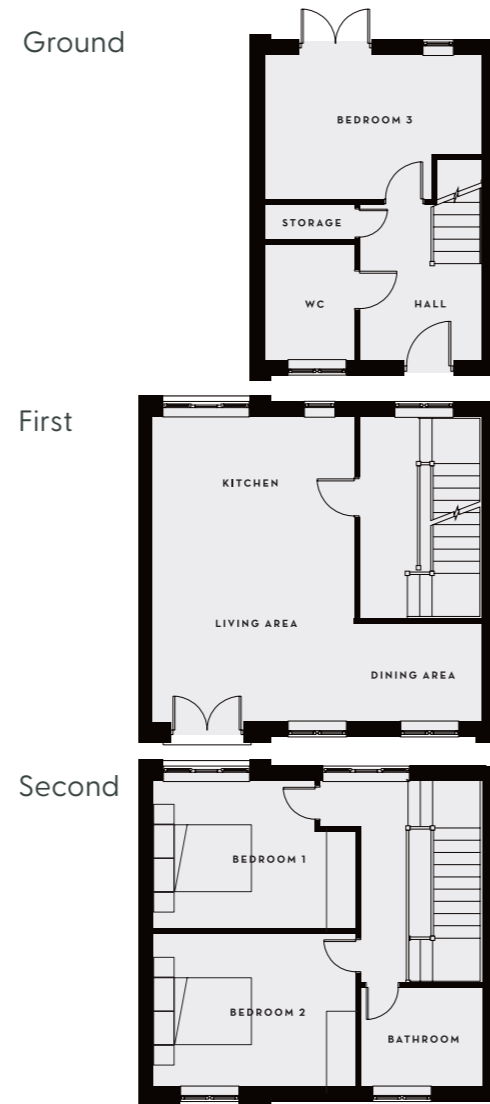
**Detached 3 bedroom town house**  
39, Canon Woods Close

**FEATURES**

– 3 bedrooms – 3 Storeys

**TOTAL SIZE**

108 sq.m. 1163 sq.ft.



**Semi-detached 3 bedroom town house**  
3, Canon Woods Close

3, Canon Woods Close

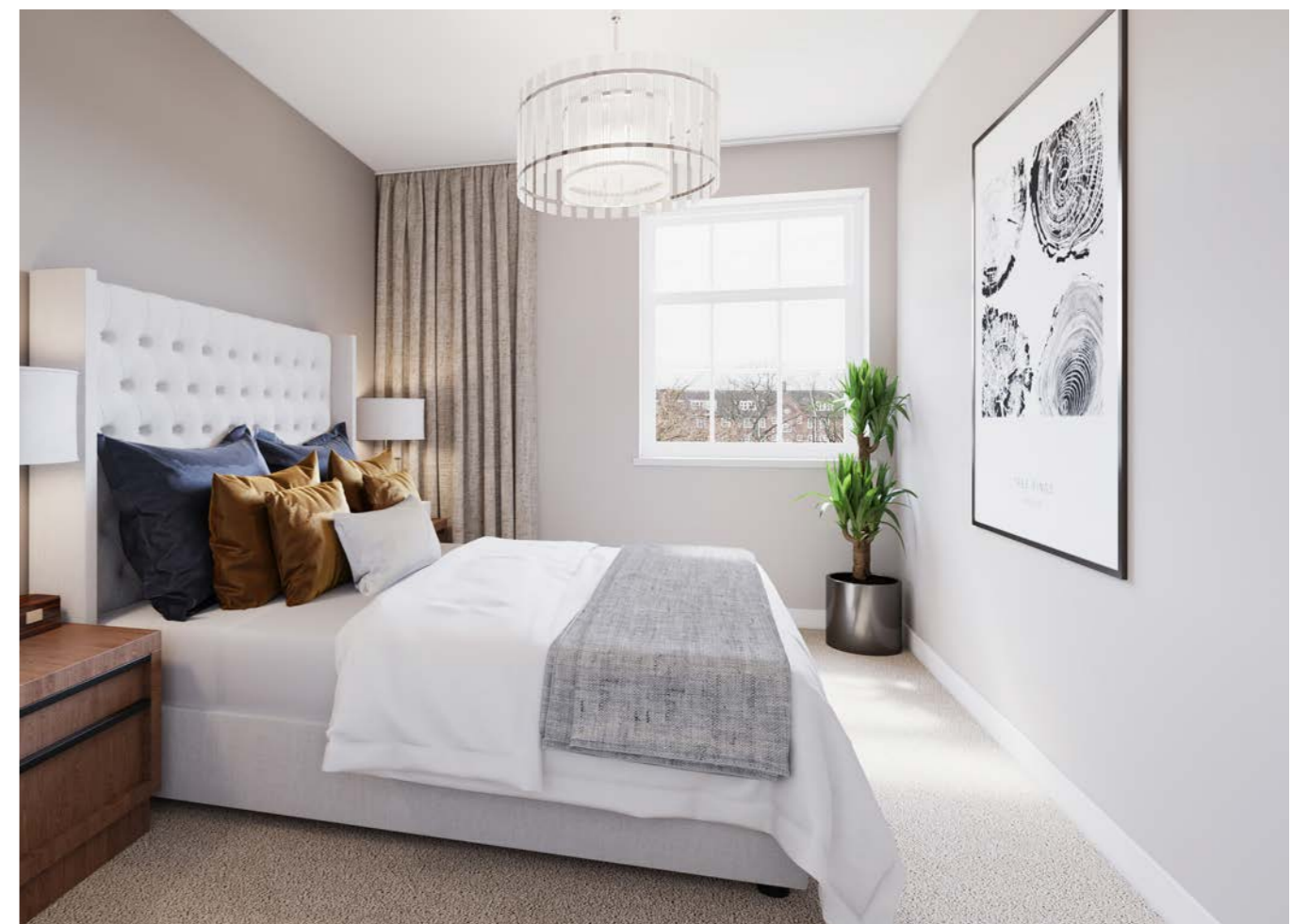
**FEATURES**

– 3 bedrooms

– 3 Storeys

**TOTAL SIZE**

112.8 sq.m. 1214 sq.ft.





# House Specifications

## Entrance hall

- Solid core entrance door
- Telephone point

## Kitchen

- Contemporary fitted kitchens with clean lines finished in gloss cashmere or a combination of oak base units and matt white wall cabinet doors
- Polished stone composite kitchen worktop
- NEFF and Bosch integrated appliances: Fan assisted single oven, convection microwave, ceramic hob, fridge freezer, dishwasher, freestanding washer dryer
- Single lever stainless steel kitchen mixer tap
- Stainless steel under-mounted bowl and a half sink
- Under cupboard LED lighting
- Biscuit coloured porcelain tile flooring
- Recessed LED down lighters

## Living Area

- Open plan living
- Neutral tufted carpet flooring

- Recessed LED down lighters
- Decorative glass & chrome ceiling pendant light with dimmer switch
- Underfloor heating throughout with thermostatic control

## Bathrooms

- Wall tiles are a combination of porcelain and ceramic tile
- Recessed LED down lights and low level LED courtesy light with motion sensor
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Shower trays vary in size depending on the number of bathrooms
- Wall mounted vanity units with white ceramic basin. A section of wall above the vanity unit will be clad in silver mirror
- Electric heated towel rail with thermostatic control
- Underfloor heating with thermostatic control

## Bedrooms

- Fitted carpets
- Recessed LED down lighters with dimmer switch

- Master bedrooms with built-in wardrobes
- Decorative glass and chrome ceiling pendant light with dimmer switch
- Lighting 2-way switched from side of bed in master bedroom
- Underfloor heating with thermostatic control

## Communications

- Telephone points in hall and living area
- Television point in bedrooms and living area (Sky TV enabled\*)

## Utilities

- Satin stainless steel faceplates and sockets
- Mains supply smoke and heat detectors
- USB charging points provided to kitchen and all bedrooms
- 13 amp power circuits

## Security

- Entrance door fitted with a spy hole, security guard and Euro profile sashlock complete with thumb turn
- External light to all external doors with daytime control sensor to house frontage

- PIR controlled external light to bin store where applicable
- Facility for future wireless alarm system
- Bolt lock to garden side gates

## Notes

Variations occur between houses, please refer to the sales team for individual kitchen and bathroom schedules.

\*\* Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner

+ Where applicable

## Proud to work in partnership with



# A Weight Off Your Mind, The Wait Out Of Moving

Our Platinum Exchange Plan makes the process of moving home as smooth and stress-free as possible. Whatever the age, condition or location\* of your old property, your home will be considered for our Exchange Plan, offering a guaranteed sale. You'll receive full market value and save on agent's fees and legal fees.

You could secure the Platinum Skies home of your choice right away and move in while your old property is being sold. No delays, no worries about finding a buyer. We'll take care of the packing and removals, so just leave it all to us and start looking forward to enjoying your new lifestyle.

\* Your existing property must be in England or Wales only



- We're only happy if you're happy
- Think of us as your new life partners
- We can manage your move for you

