

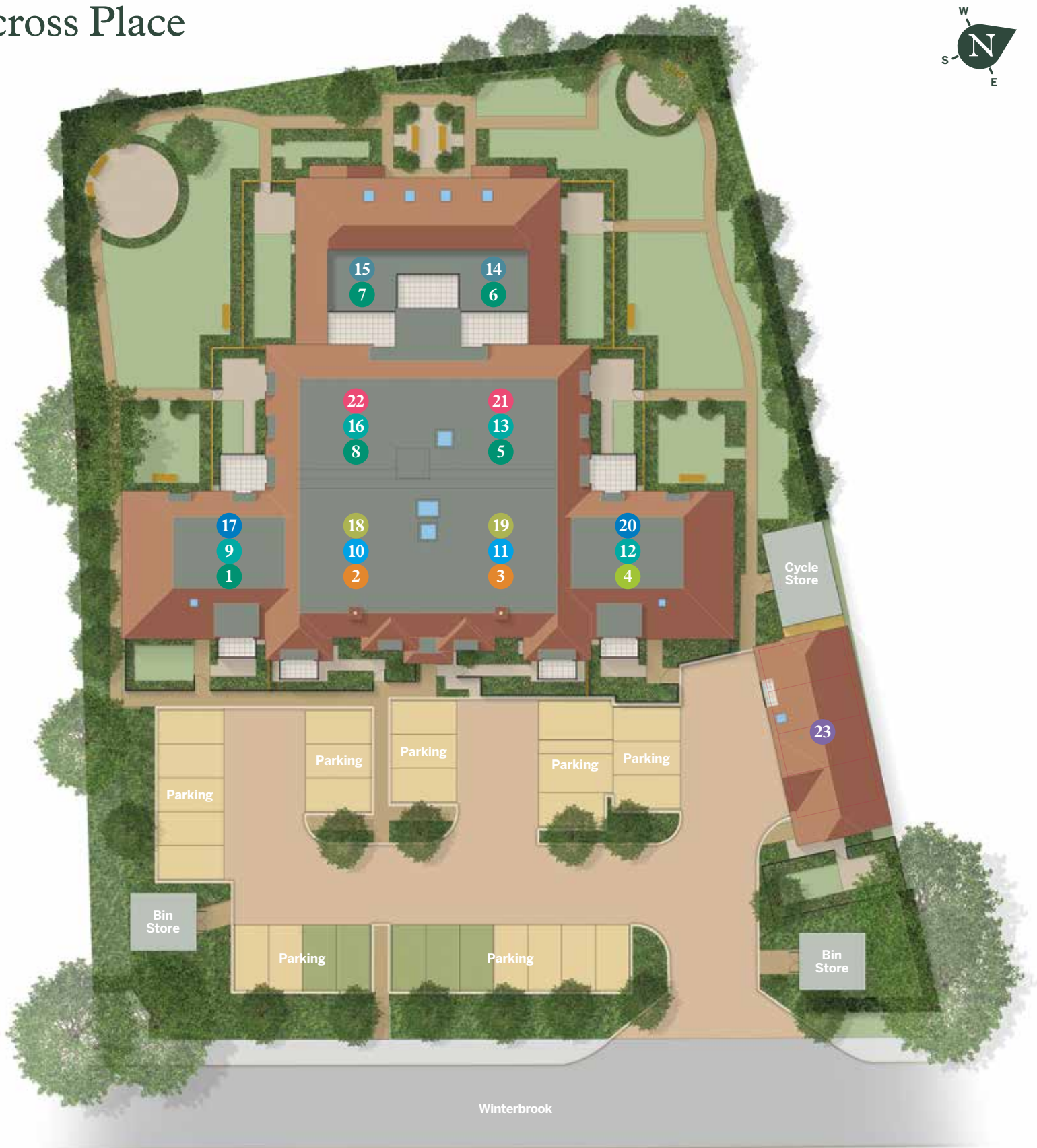


Longcross Place

WALLINGFORD

Beechcroft
FEEL PERFECTLY AT HOME

Longcross Place



- 1 5 6** **Two-bedroom apartment**
Ground floor with terrace and garden
- 7 8**
- 2 3** **Two-bedroom apartment**
Ground floor with sun room and terrace
- 4** **Two-bedroom apartment**
Ground floor with terrace

- 9 12** **Two-bedroom apartment**
First floor with balcony
- 13 16**
- 10 11** **Two-bedroom apartment**
First floor with sun room and balcony
- 14 15** **Two-bedroom apartment**
First floor with enclosed balcony
- 17 20** **One-bedroom apartment**
Second floor with balcony

- 18 19** **Two-bedroom apartment**
Second floor with sun room and balcony
- 21 22** **Two-bedroom apartment**
Second floor with balcony
- 23** **Two-bedroom apartment**
First floor with enclosed balcony, terrace and garden

Drawing is not to scale. Landscaping is indicative only.



Tucked away just off Winterbrook, approximately half-a-mile from the town centre, Longcross Place is an exclusive retirement development.

The 2 one-bedroom and 21 two-bedroom apartments are set in beautifully landscaped and fully maintained gardens.

Designed for the over 55s, these new apartments provide plenty of airy, light-filled living space, terraces, gardens or balconies and allocated parking.

There's a communal lounge with a kitchenette and a terrace, where residents will be able to relax and socialise.

Each new home meets Beechcroft's rigorous Healthihouse™ standards, featuring high-quality fixtures and fittings designed to promote a healthy and hygienic living environment.

An Estate Manager is on hand to maintain the communal areas and landscaped setting, so you can relax into retirement at the heart of this friendly community of independent, like-minded people.



Live life to the full

We are celebrating 40 years of creating award-winning communities in some of the most desirable locations in southern England.

From newly built to meticulously restored properties, each beautifully proportioned Beechcroft home is crafted to the highest quality standards, featuring the finest fixtures and fittings. These homes are as smart as they are stylish, with built-in energy efficiency features delivering significant savings on running costs.

Each home has a private terrace, garden or balcony, surrounded by exquisitely landscaped grounds. You can also look forward to a friendly community and low-maintenance living – freeing you up to do more of the things you love.





Heritage and culture in scenic Oxfordshire

Set on the River Thames, Wallingford and, indeed, the whole of South Oxfordshire, offers an abundance of heritage, culture and miles of natural countryside.

There are endless opportunities for ramblers and cyclists to explore the Chiltern Hills or to follow national trails such as The Thames Path, The Oxfordshire Cycle Way or The Ridgeway National Trail. For one of the best panoramic views of the county, head to the summit of the Wittenham Clumps near Dorchester.

The picturesque Oxfordshire countryside also provides the perfect backdrop for a wealth of historic houses. At Basildon Park, you'll be able to explore 400 acres of formal gardens and wooded parkland – and the four waymarked routes are popular with dog walkers. On a smaller scale, there's a charming four-acre Arts & Crafts garden at Nuffield Place, once home to William Morris, Lord Nuffield, the founder of Morris Motor Cars. Greys Court, near Henley-on-Thames, is a tranquil place to spend an afternoon, exploring the parkland and the series of walled gardens. Nearer home, there's nowhere nicer to relax on a sunny afternoon than strolling in Wallingford Castle Gardens.



INSPIRED TIME OUT

The River Thames

Basildon Park – Wittenham Clumps – Wallingford Castle Gardens

The Ridgeway National Trail – Nuffield Place – Greys Court





A charming market town with a strong sense of community

From arts and crafts to singing and amateur dramatics, you'll never be short of activities to fill your leisure time in Wallingford.

The town is home to a host of sociable clubs and societies including the Community Craft Squad and the Wallingford & District Art Society. Of course, in the best English tradition, there's a branch of both the Women's Institute and the U3A.

In the heart of Wallingford is The Corn Exchange, a cultural hub run by volunteers which offers a programme of drama, art, music and cinema, and is home to the Sinodun Players, Wallingford's Amateur Dramatic Society.

St Mary's Church in the Market Place is the venue used by the Benson Choral Society and Wallingford even has a 'Tuneless Choir' open to anyone who loves to sing, no matter how they sound. Local residents come together to enjoy events such as the annual Wallingford Carnival, the free Bunkfest Music Festival, Fireworks and Community Christmas Carols.

When younger family members come to visit in summer, the open-air swimming pool and splash park are popular – as are heritage diesel or steam train rides on the 'Bunk Line'. For days out, Oxford is less than 14 miles away and Reading is just under 15 miles away.



AT YOUR LEISURE

St Mary's Street

The Corn Exchange – Cholsey & Wallingford heritage train – St Mary's Church – Oxford
Opposite: Wallingford Carnival



Keeping fit and eating well

It's easy to keep fit and active in Wallingford. The local U3A organises walks for all abilities and the town has a popular cycling club.

For anyone who enjoys water sports, Wallingford Rowing Club and Dorchester Sailing Club are on hand – but, if you're more a spectator than a participant, there's Henley's Royal Regatta in July.

The Springs Golf Club, less than 3 miles from Wallingford, is reputedly one of the country's most scenic golf courses whilst Wallingford Sports Park, on the edge of town, offers a whole range of other sports including tennis, hockey, squash, skittles, archery, rugby, football and pétanque. The Body Training Studio in the High Street has a well-equipped gym and offers fitness classes including Pilates, Yoga, Body Balance and Zumba.

When you've worked up an appetite, Wallingford is a 'foodie's delight' particularly if you enjoy Chinese, Indian, Italian or Thai cuisine. Independent cafes include Bean & Brew, The Wallingford Tearoom – famed for its afternoon tea – and local favourites Jim Bean's and Mollie's Café, both on St Martin's Street.

There's always something new to try at the Shellfish Cow. If you're meeting friends, Le Clos is the perfect venue or there's the charming Five Little Pigs bar and restaurant. For an extra special occasion, Le Manoir Aux Quat'Saisons is just a short drive away. Dining at home? There's a Waitrose in the town centre and a choice of three markets selling fresh fish, dairy produce, artisan breads, fruit and vegetables – and more.



Be well connected

Wallingford is easily accessible from the M4, the M40 and the A34 whilst the A4074 provides road links with Reading and Oxford. Nearby Cholsey and Didcot Parkway mainline stations offer services to London Paddington, Reading and Oxford.



- | | | | | |
|--|---|-------------------------------------|---|------------------------------|
| 1 Wallingford Medical Practice
0.4 miles | 3 Boots The Chemist
0.7 miles | 5 Post Office
0.7 miles | 7 Boots The Optician
0.8 miles | 9 Library
1 mile |
| 2 Wallingford Community Hospital
0.4 miles | 4 The Corn Exchange
0.7 miles | 6 Waitrose
0.7 miles | 8 Wallingford House Dental Practice
0.8 miles | Nearest bus stops |
| Wallingford Market Place
0.7 miles | Cholsey Station
2.5 miles | Didcot Parkway Station
6.8 miles | London Paddington
40 mins* | Heathrow Airport
35 miles |

* From Didcot Parkway. All times and distances are approximate only. Local distances are from the development entrance on Winterbrook and taken from Google. Driving distances are taken from Google from the development entrance. Train times are approximate and taken from thetrainline.com.





The benefits at a glance

From energy efficiency to exquisite landscaping, each carefully crafted Beechcroft home comes with a range of features designed to free you up to enjoy life.



Close to local shops & services



Easy access to local transport links



Warranty



High energy efficiency



Audio door entry system to most apartments



Landscaped gardens



Pet-friendly



Communal gardens



Allocated parking



Electric car charging points*



High-quality specification



Security alarms to all homes



Estate Manager



Private terraces, balconies or gardens

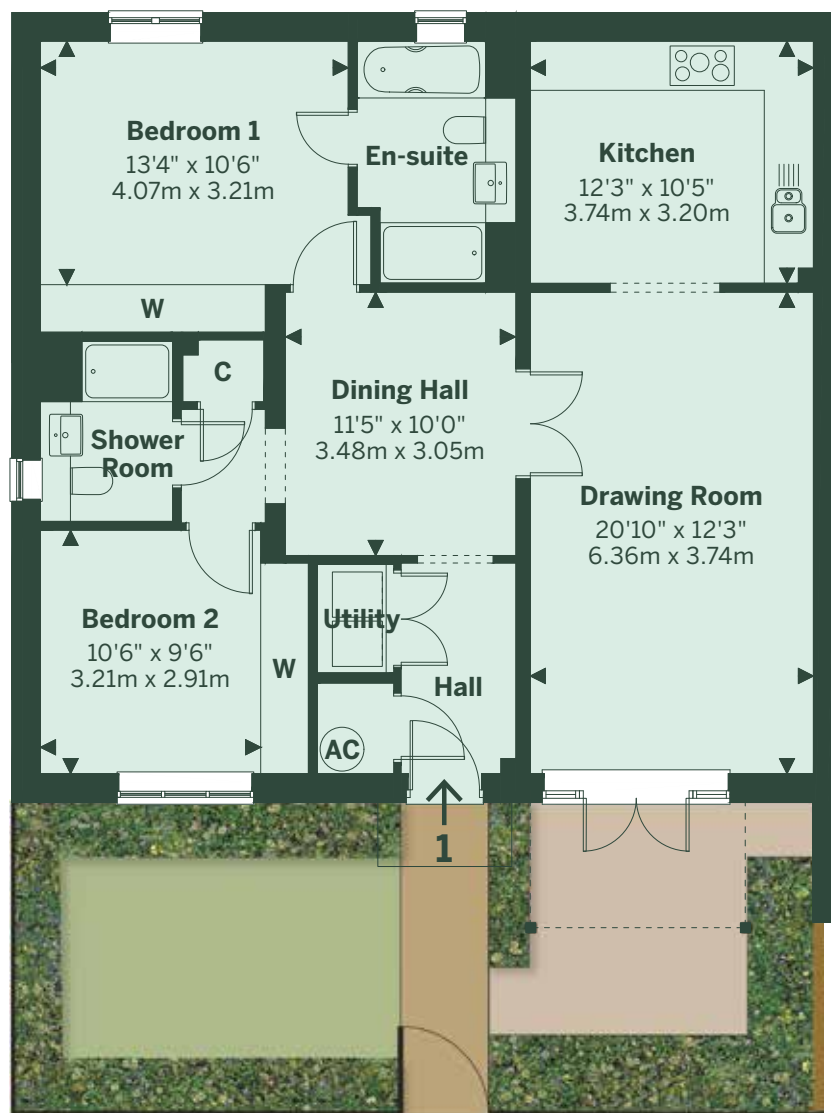


Healthihouse™

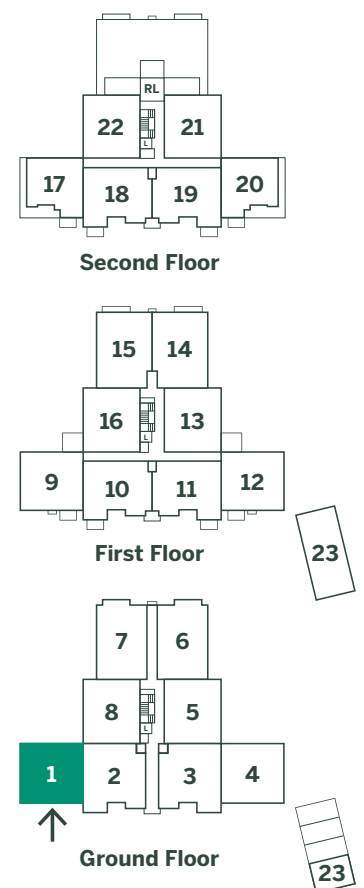
* To selected spaces

1 Longcross Place

Two-bedroom ground floor apartment with terrace and garden



Ground Floor



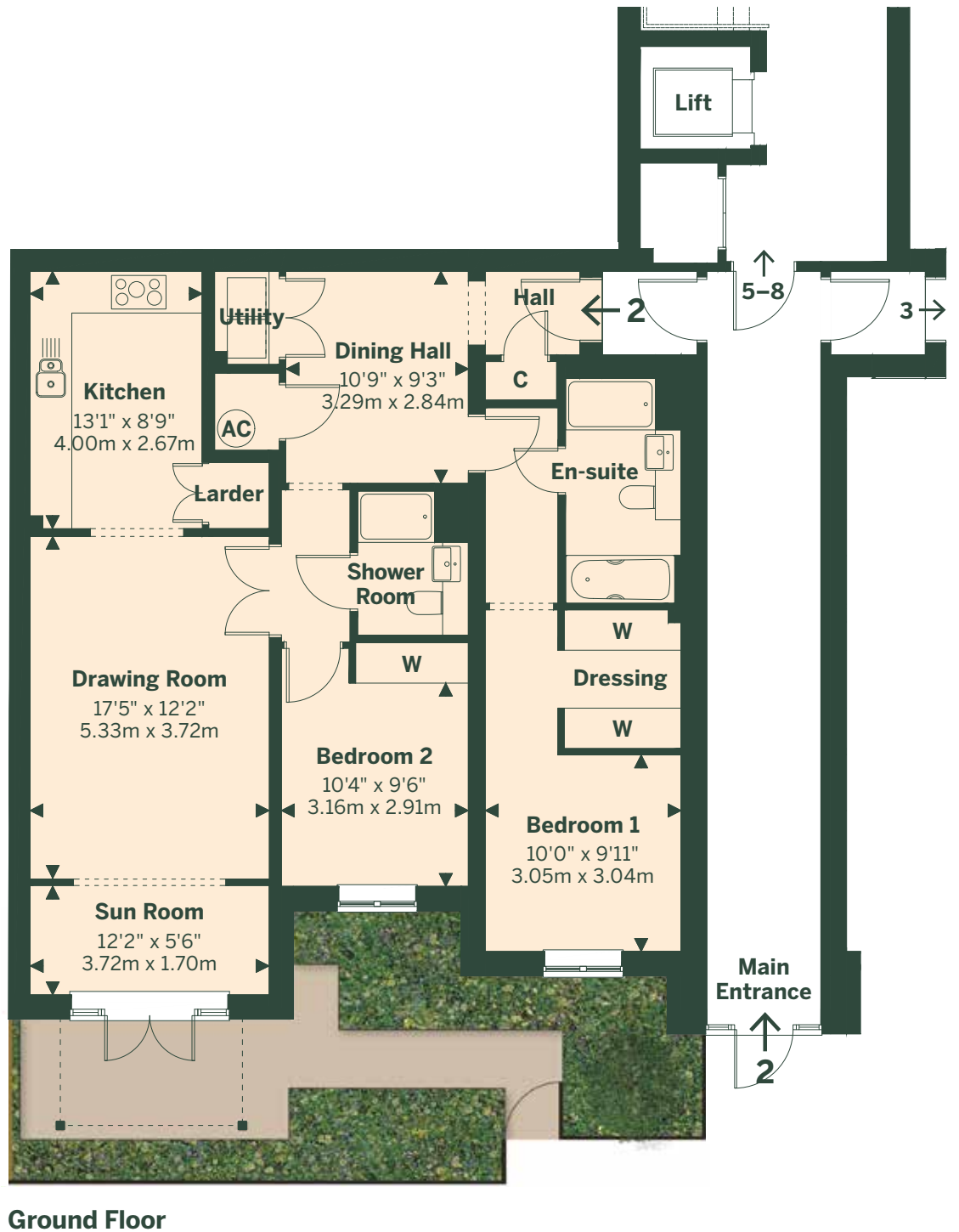
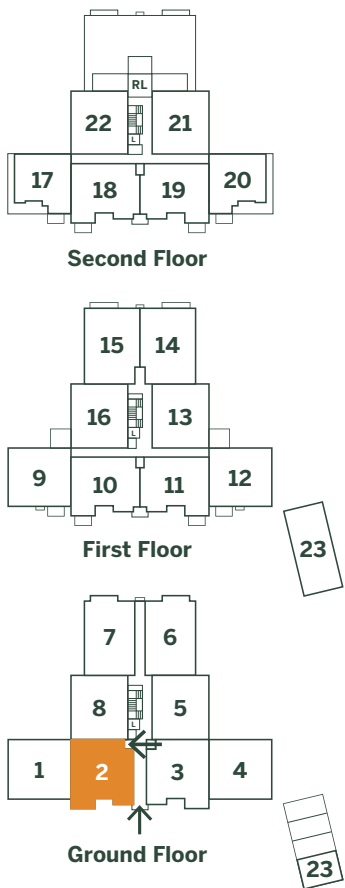
Second Floor

First Floor

Ground Floor

2 Longcross Place

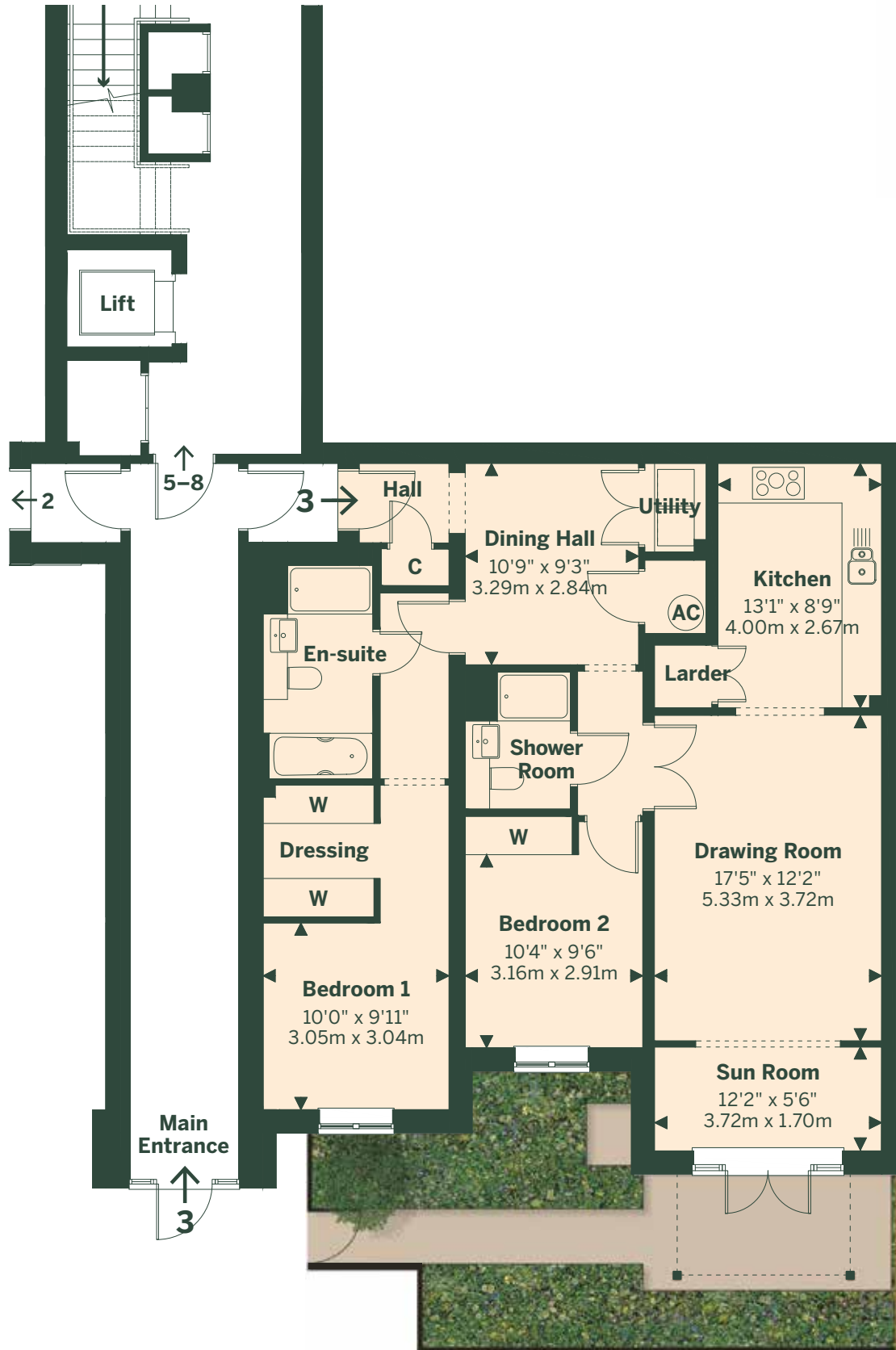
Two-bedroom ground floor apartment with sun room and terrace



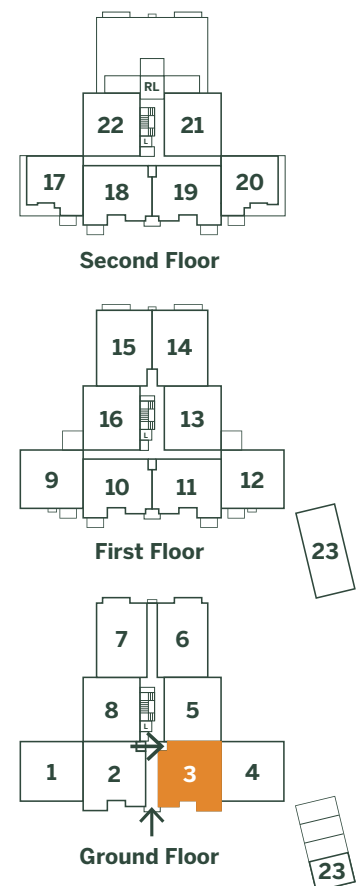
Ground Floor

3 Longcross Place

Two-bedroom ground floor apartment with sun room and terrace

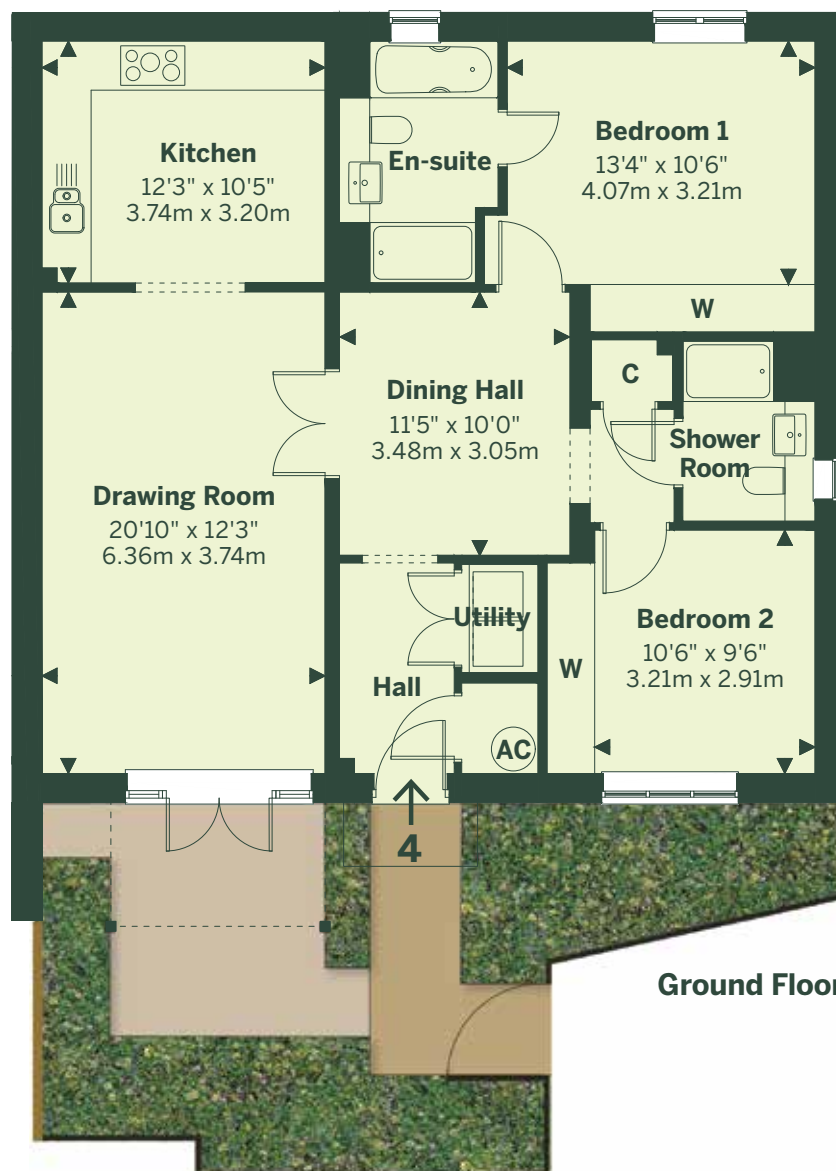
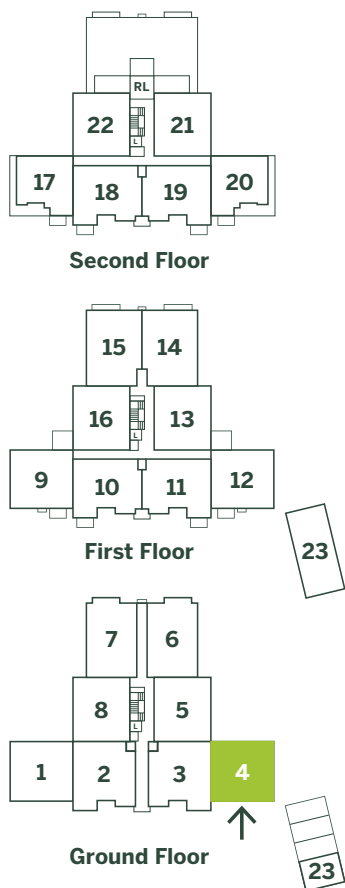


Ground Floor



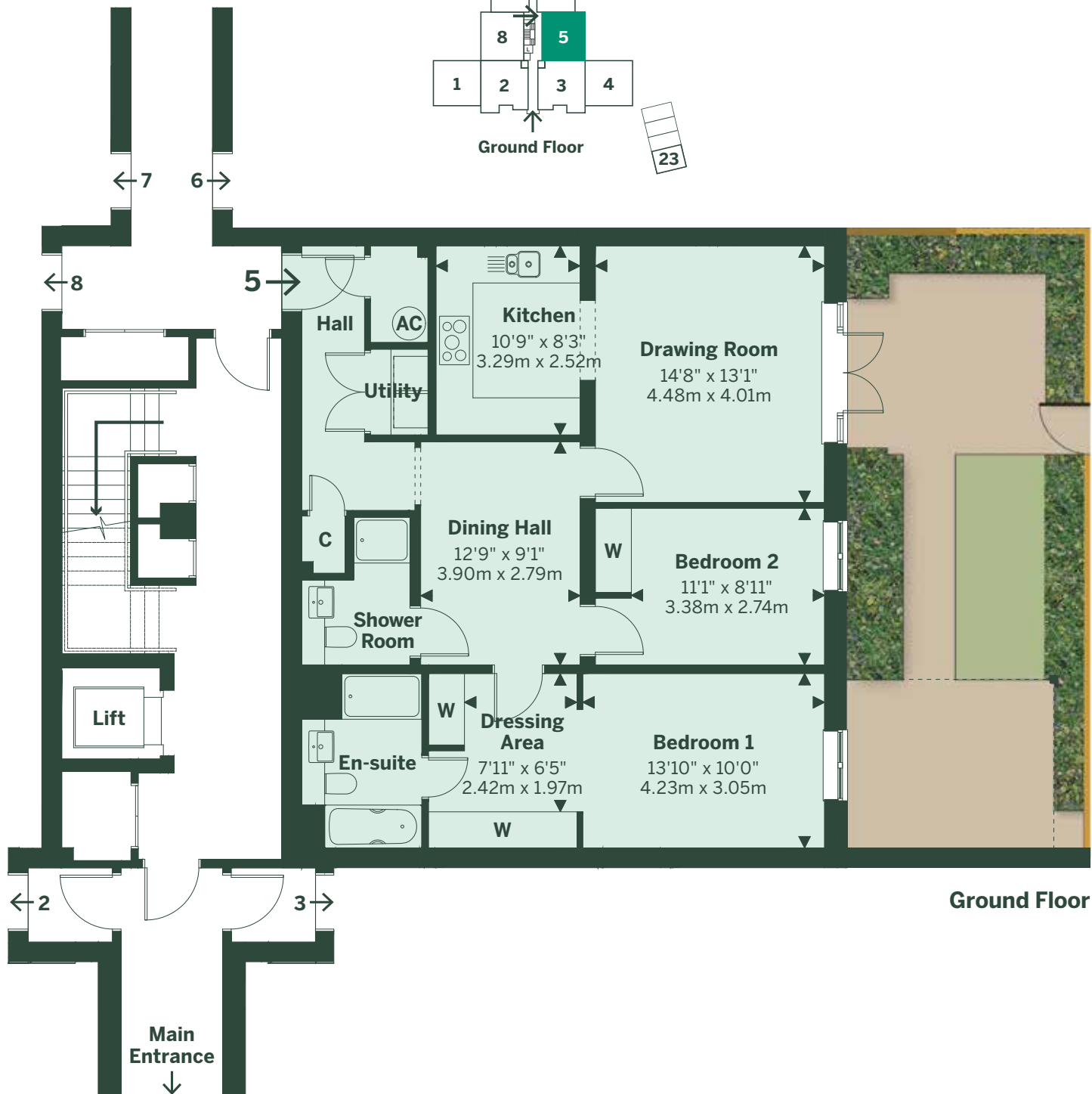
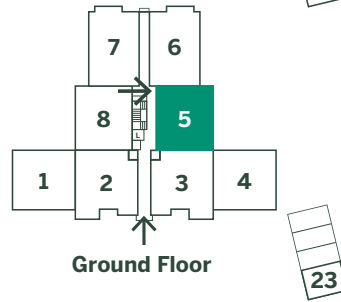
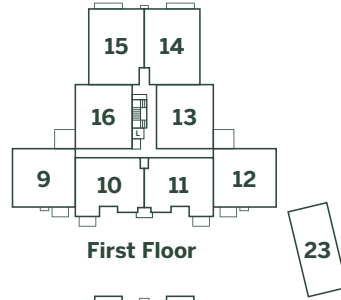
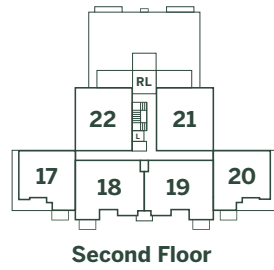
4 Longcross Place

Two-bedroom ground floor apartment with terrace



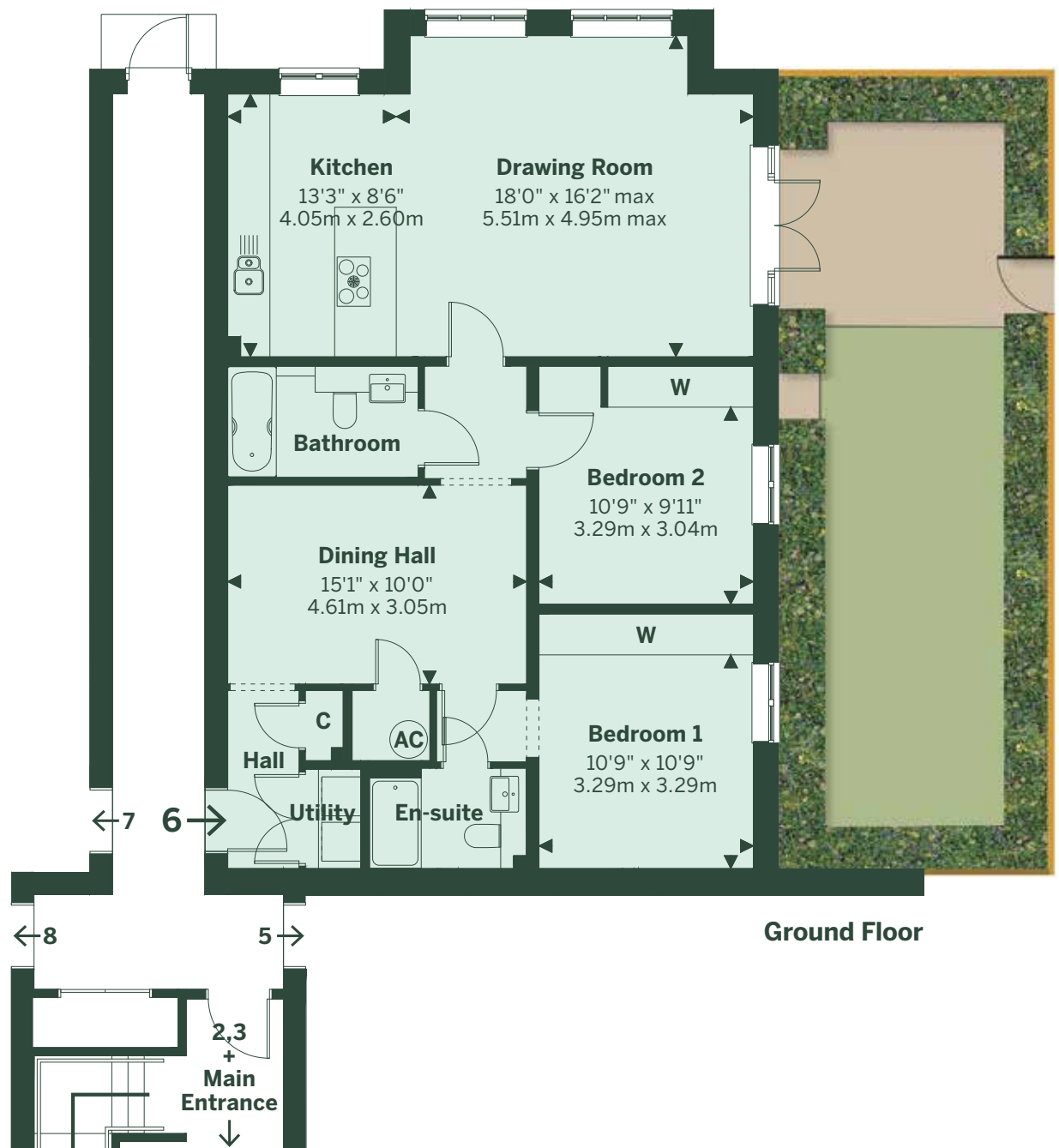
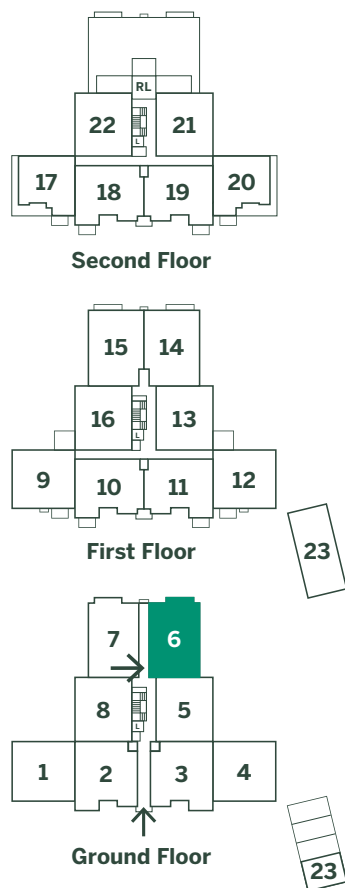
5 Longcross Place

Two-bedroom ground floor apartment with terrace and garden



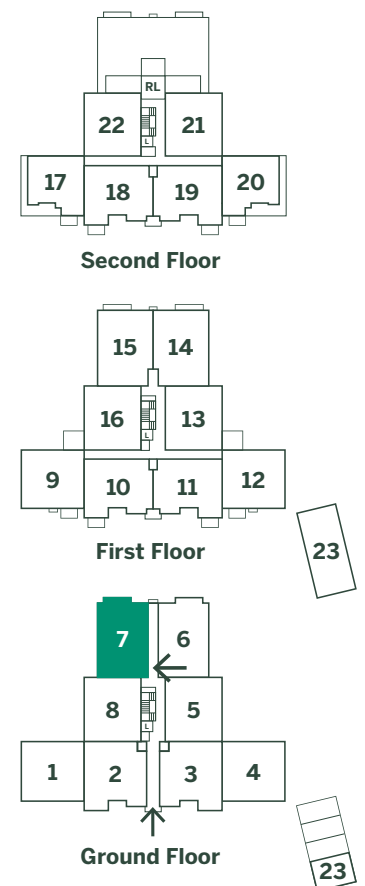
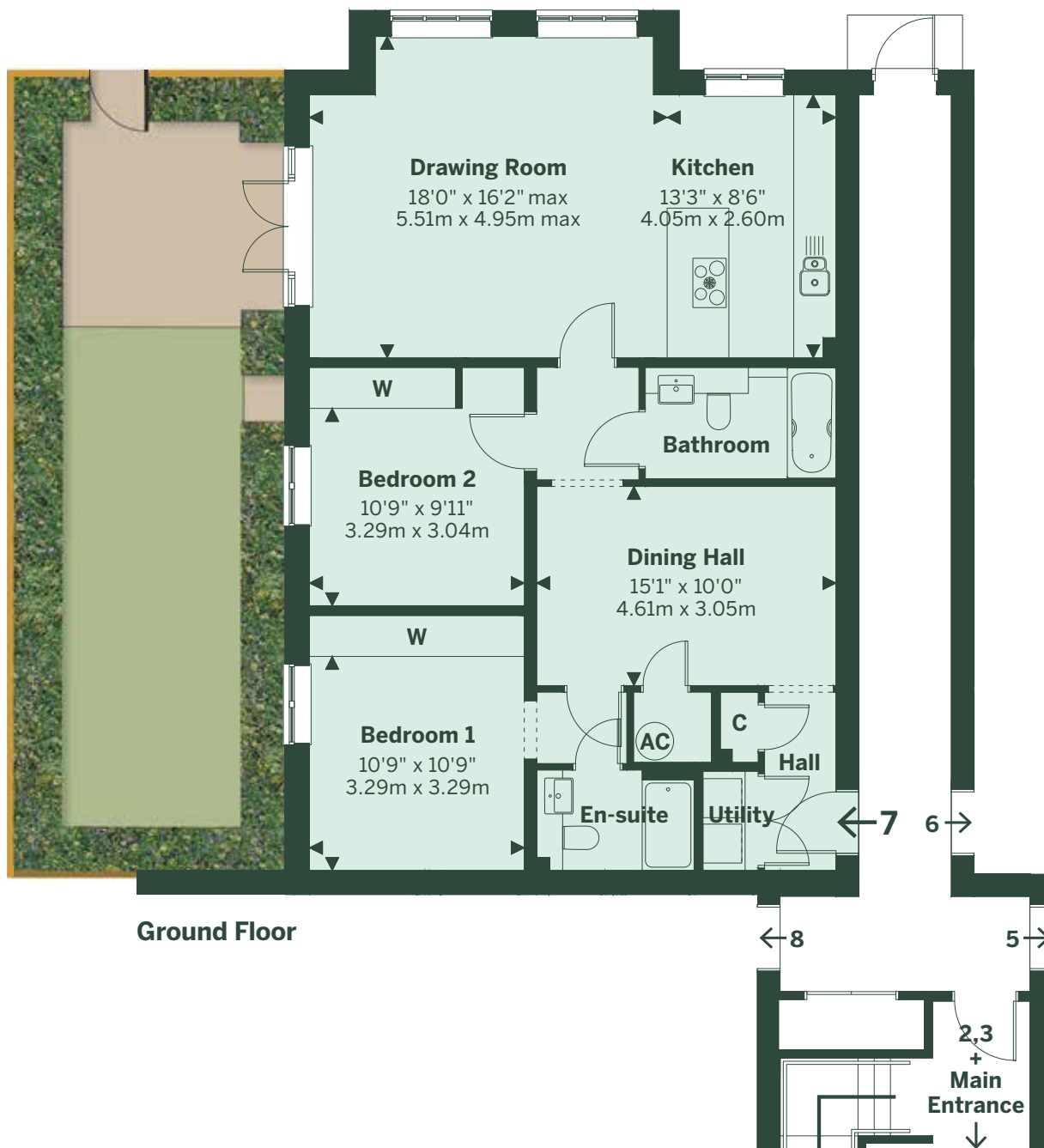
6 Longcross Place

Two-bedroom ground floor apartment with terrace and garden



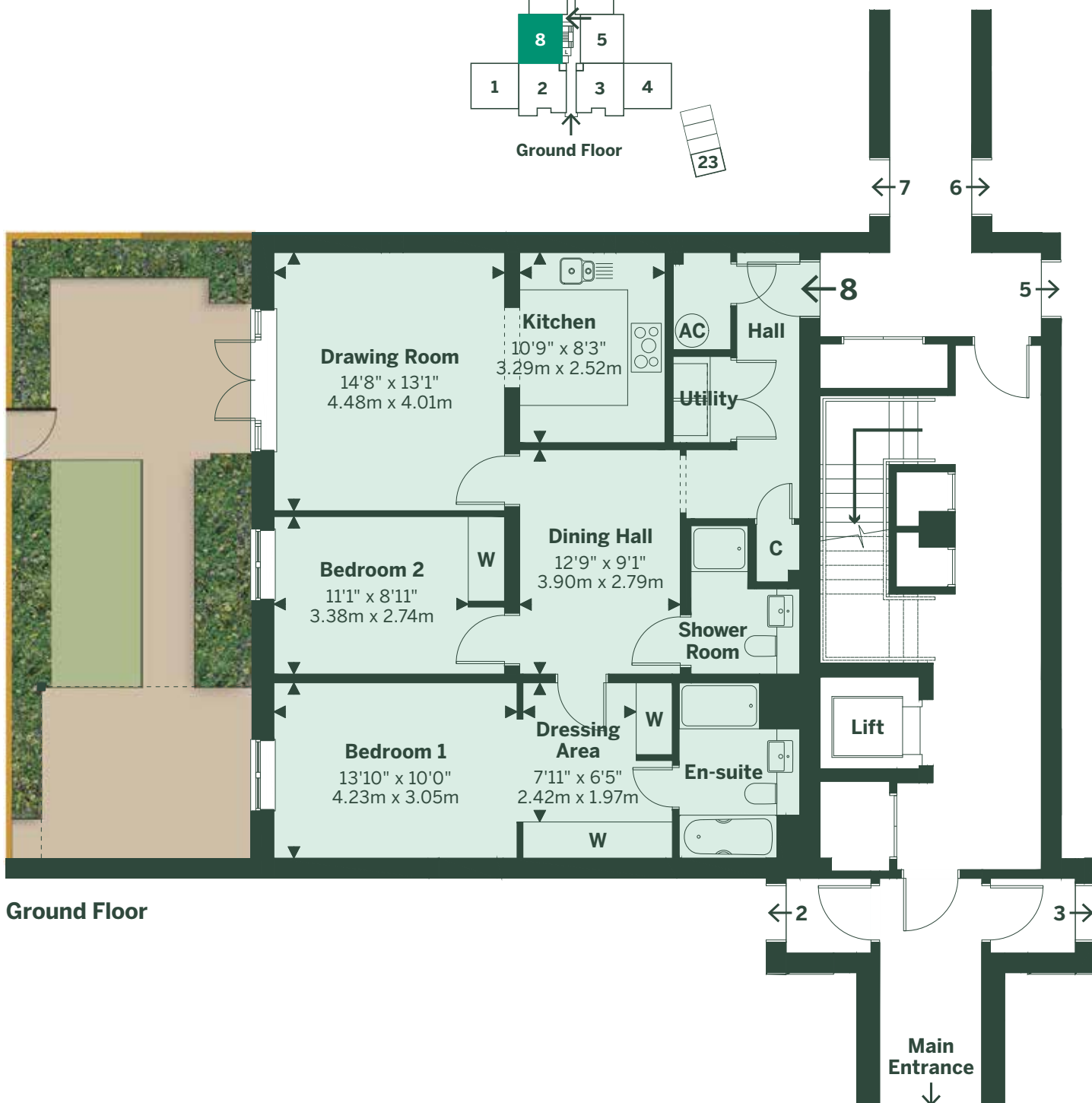
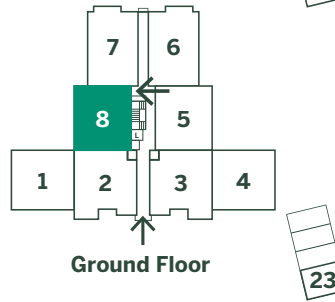
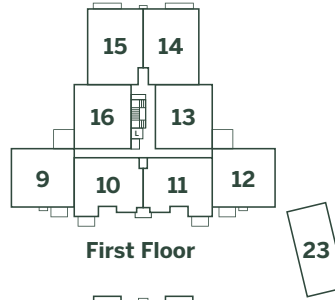
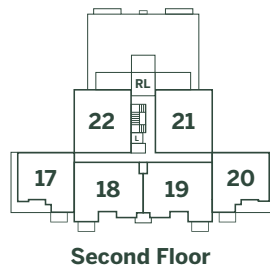
7 Longcross Place

Two-bedroom ground floor apartment with terrace and garden



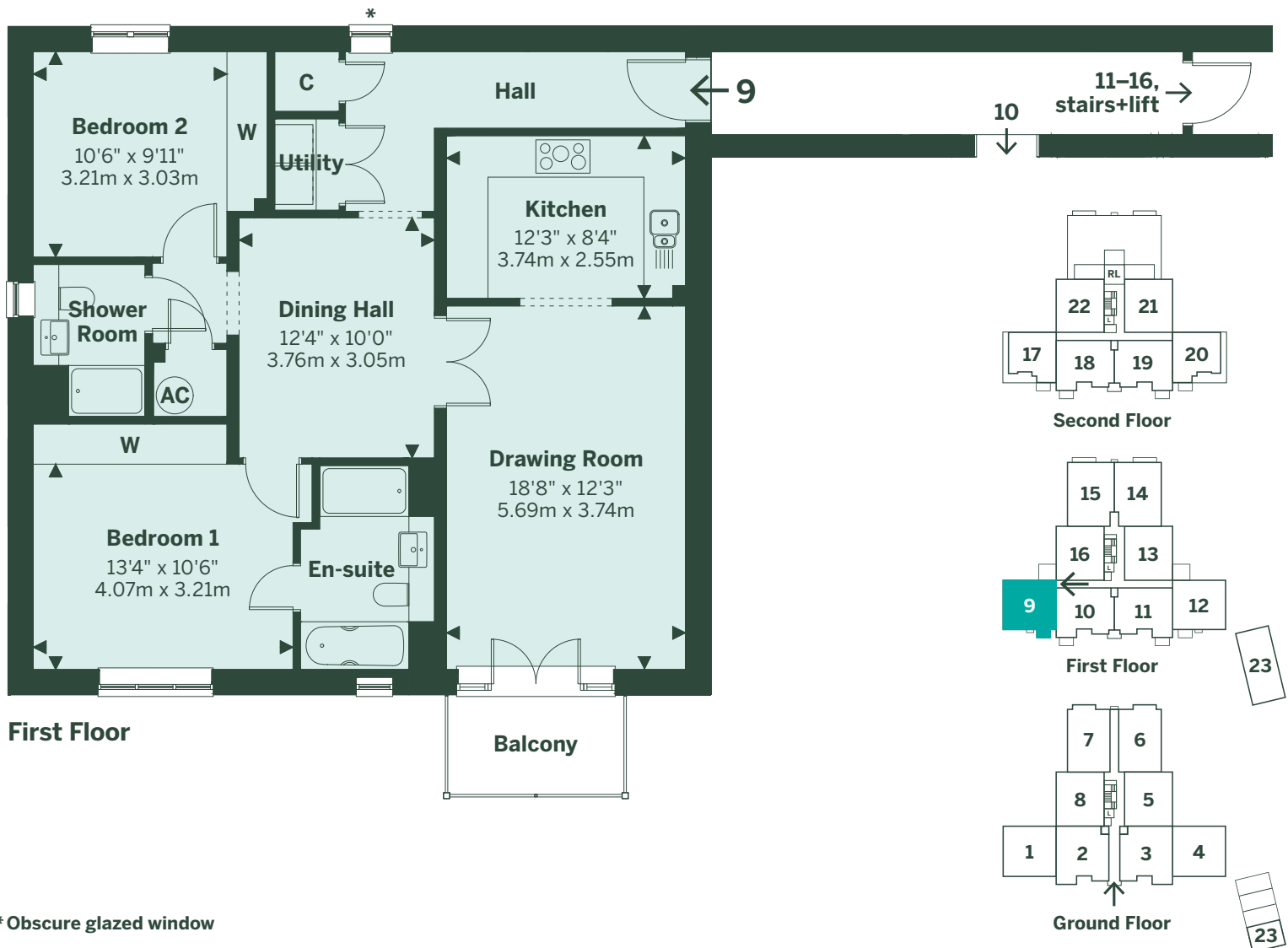
8 Longcross Place

Two-bedroom ground floor apartment with terrace and garden



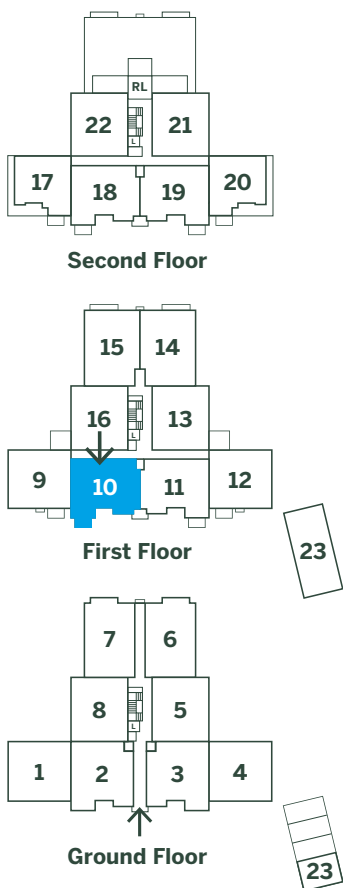
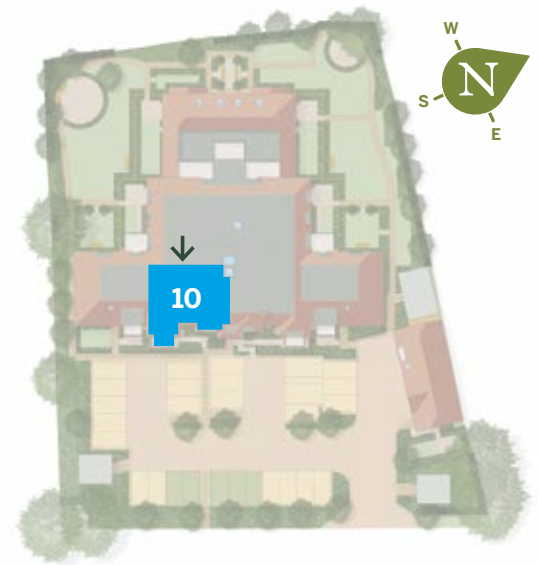
9 Longcross Place

Two-bedroom first floor apartment with balcony



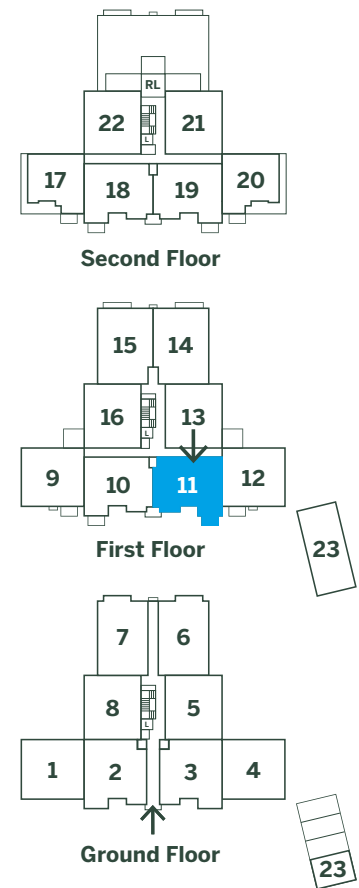
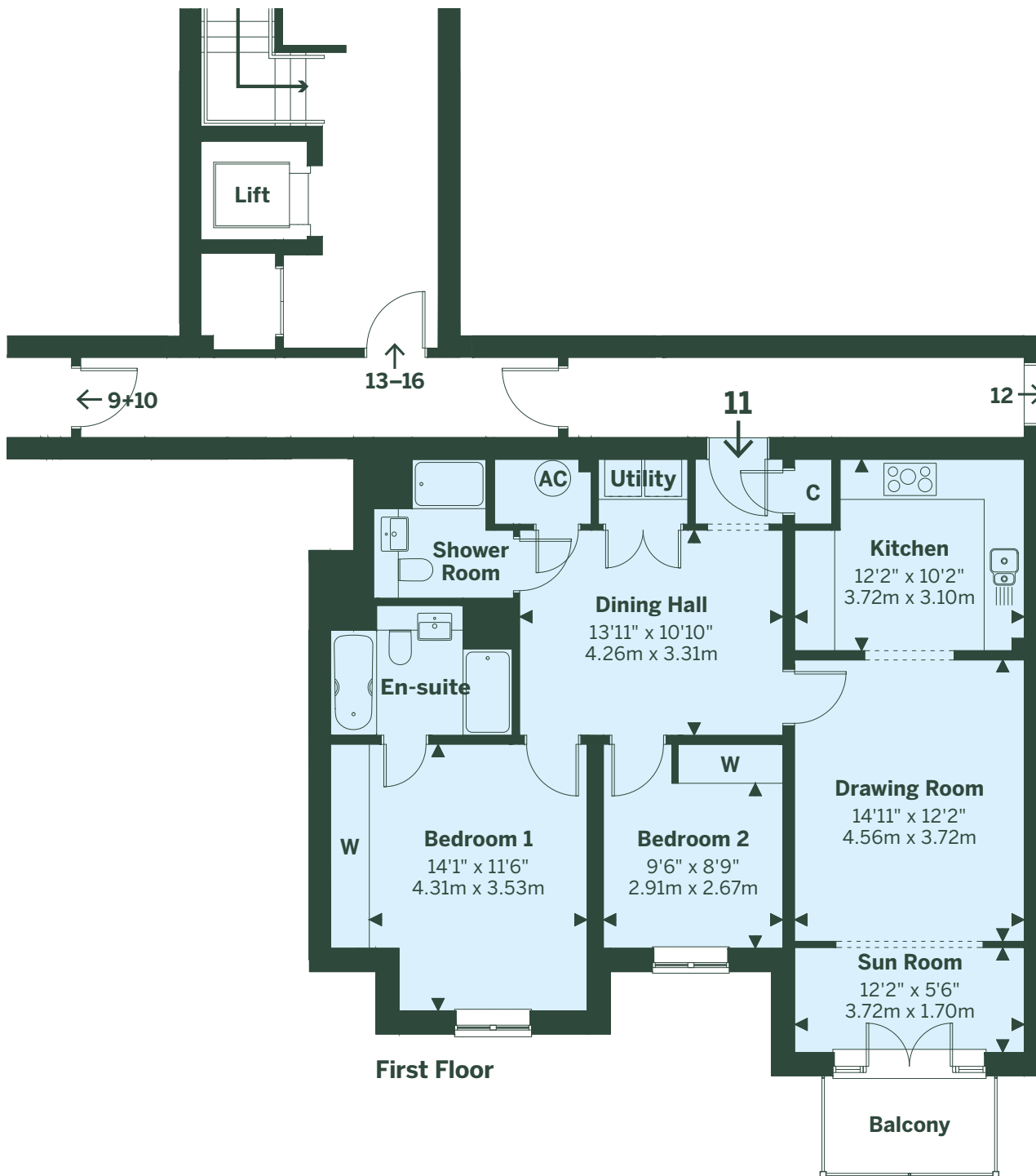
10 Longcross Place

Two-bedroom first floor apartment with sun room and balcony



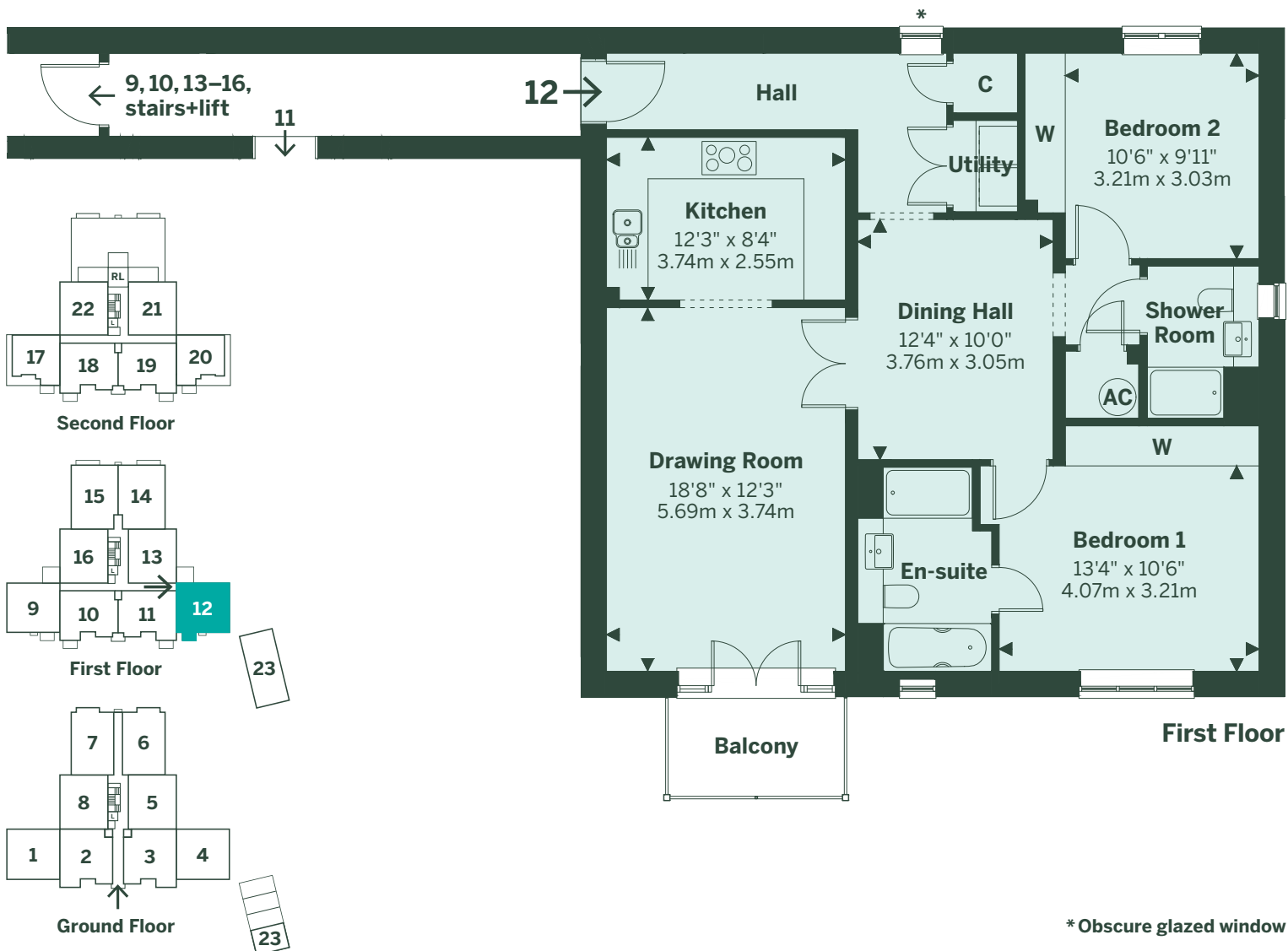
11 Longcross Place

Two-bedroom first floor apartment with sun room and balcony



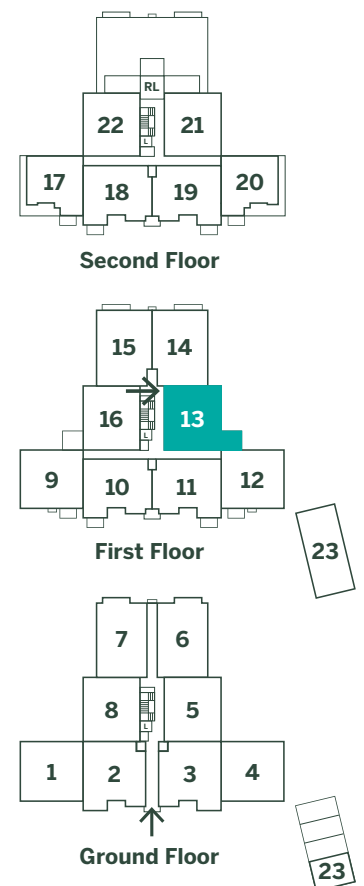
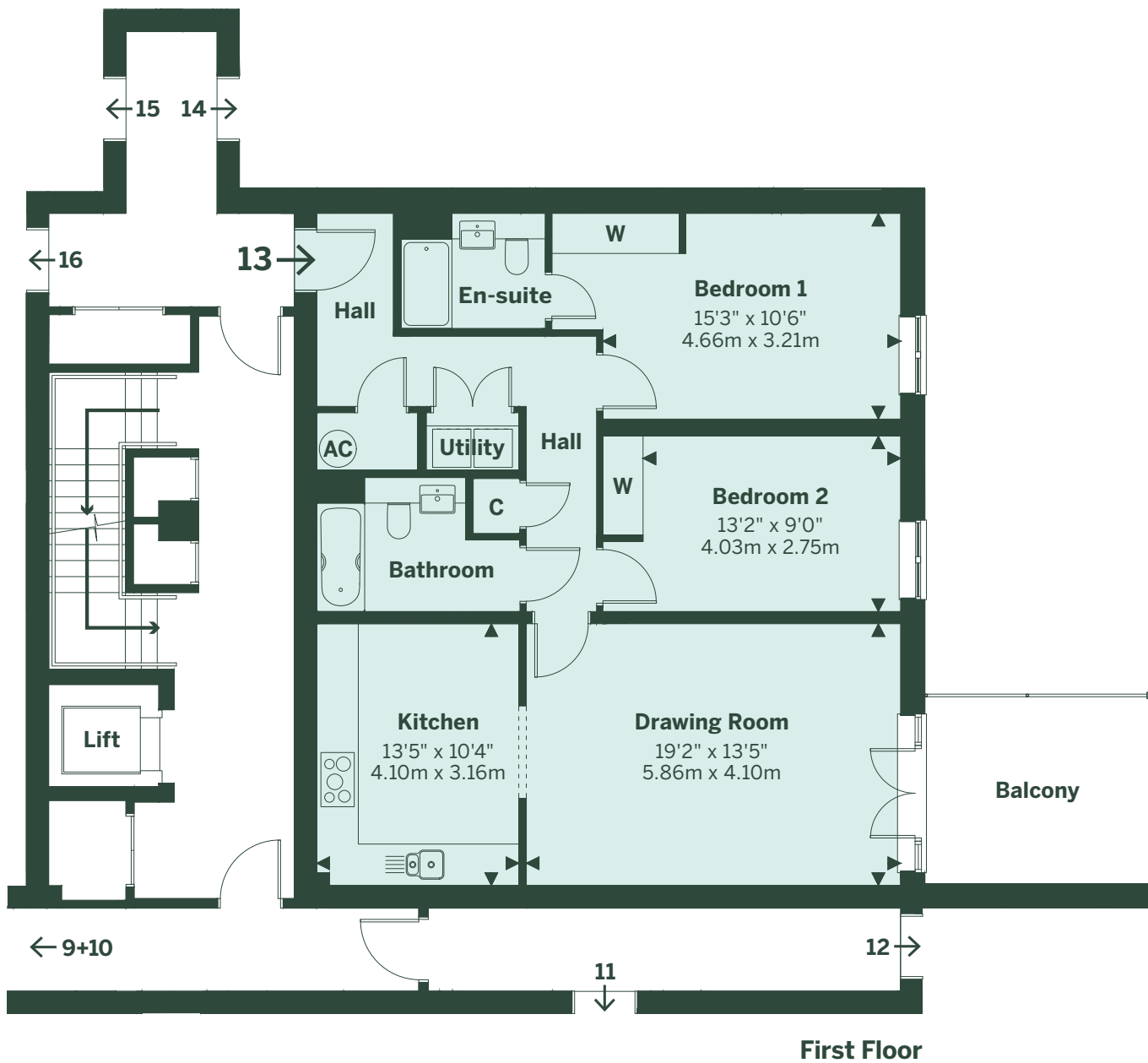
12 Longcross Place

Two-bedroom first floor apartment with balcony



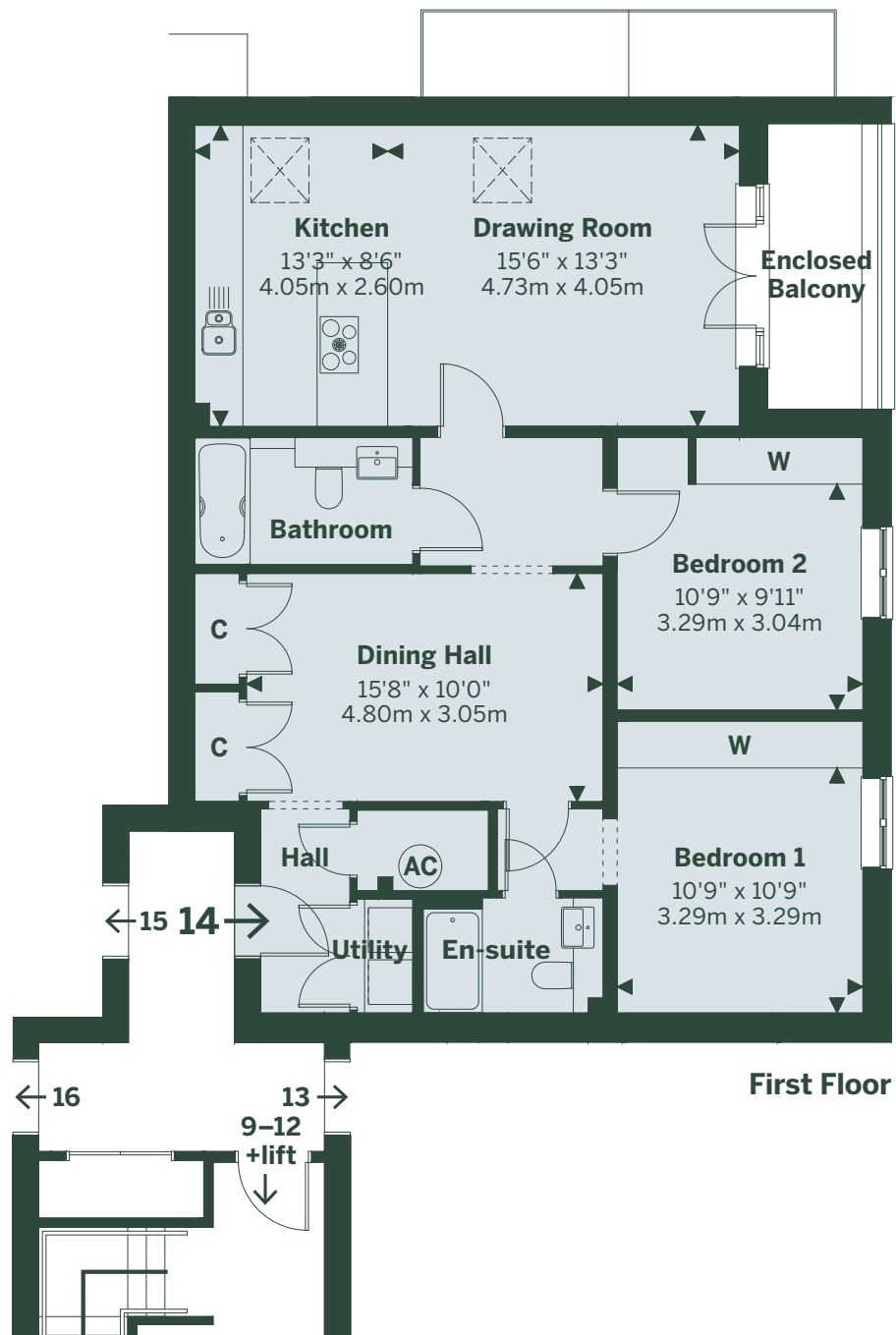
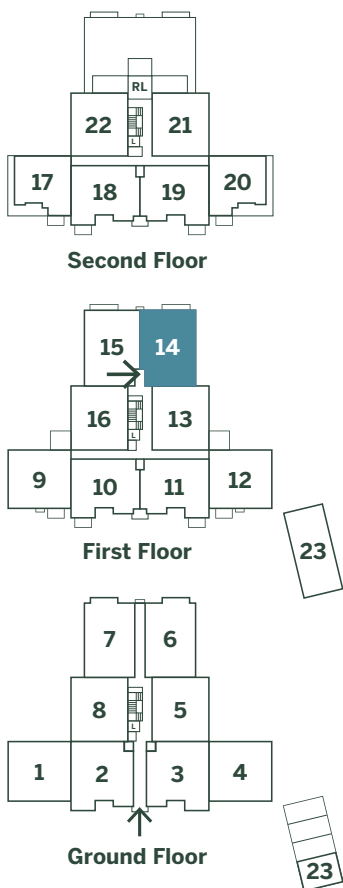
13 Longcross Place

Two-bedroom first floor apartment with balcony



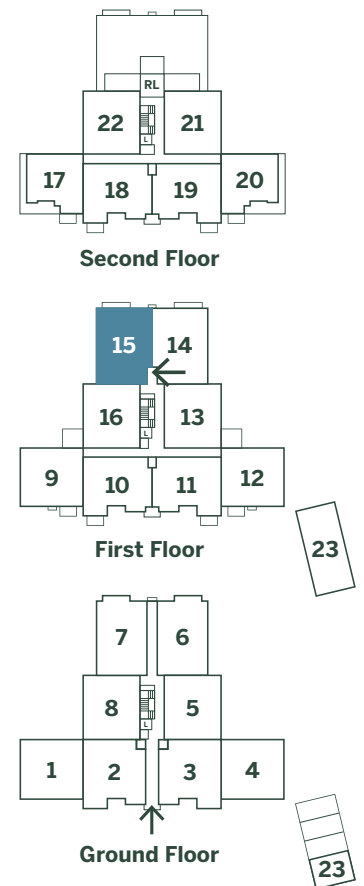
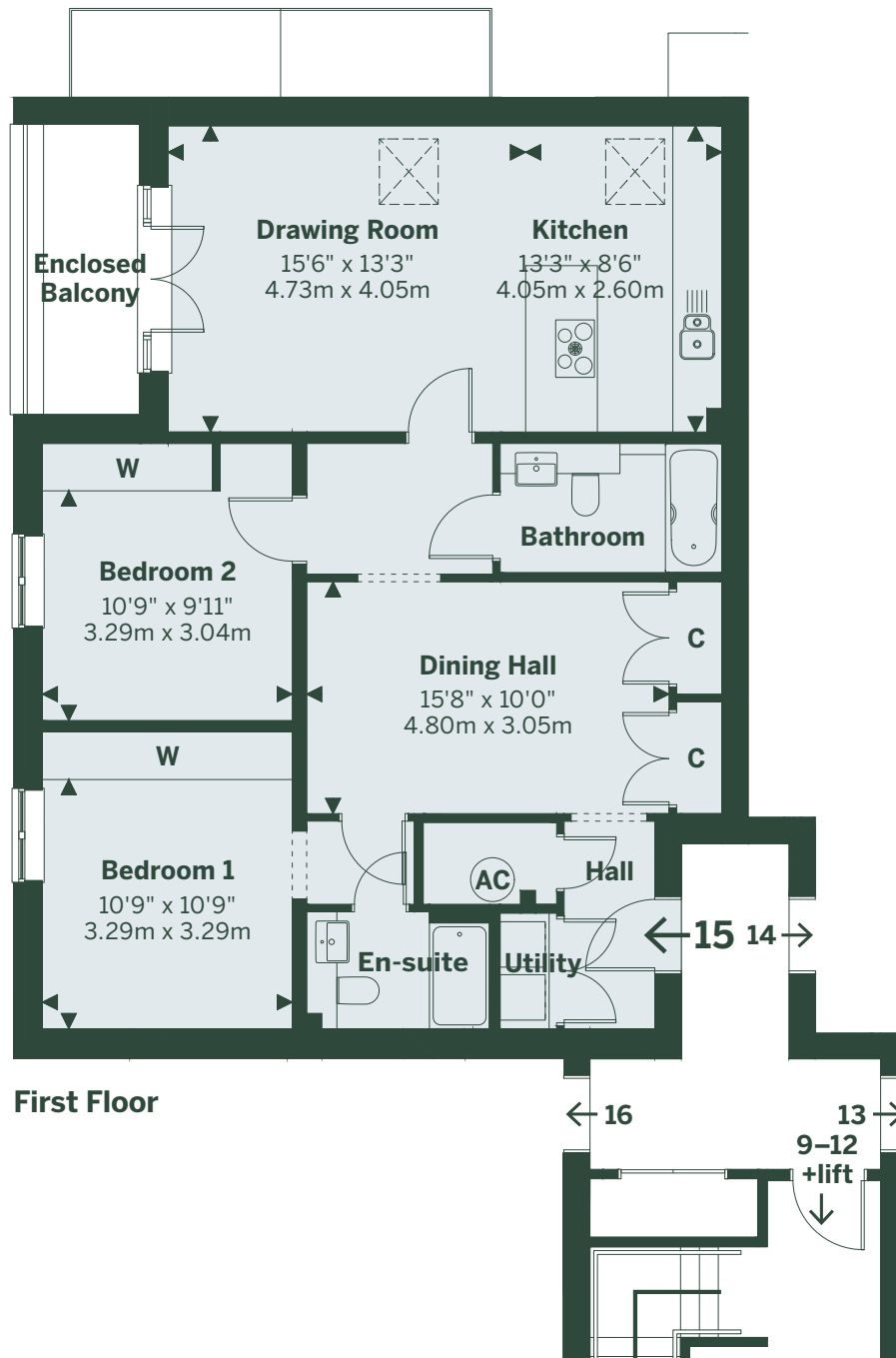
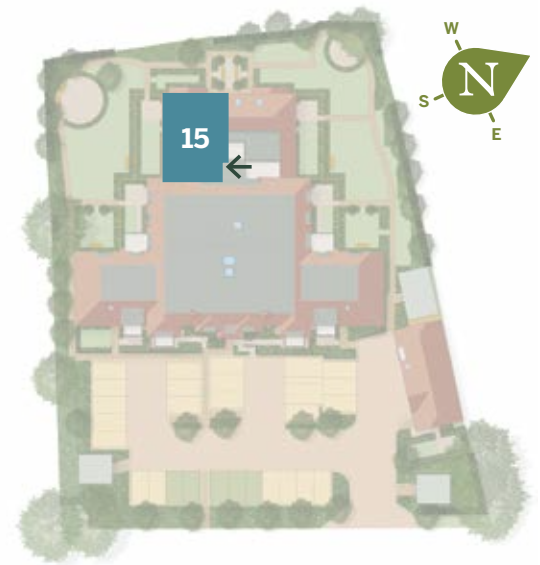
14 Longcross Place

Two-bedroom first floor apartment with enclosed balcony



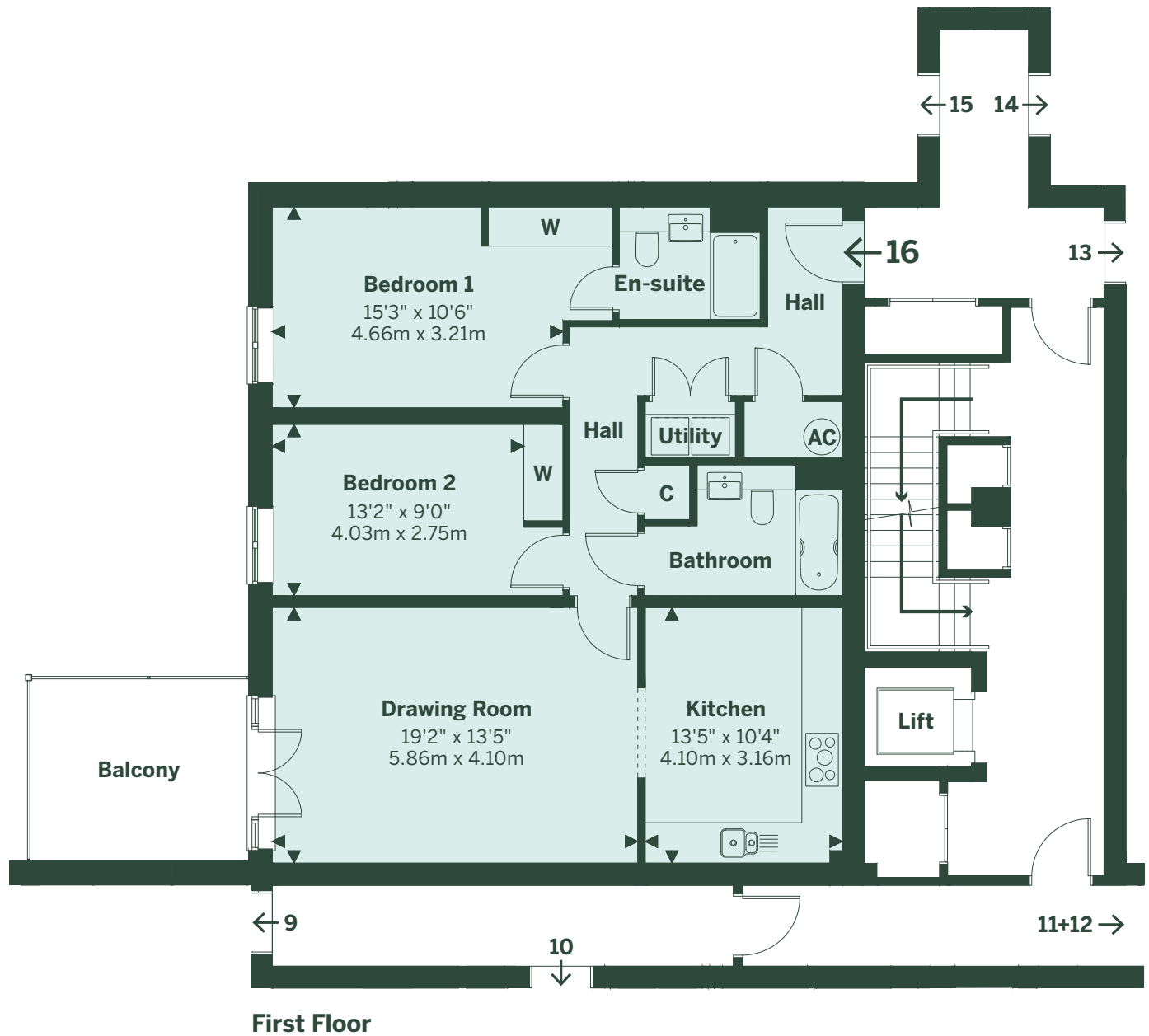
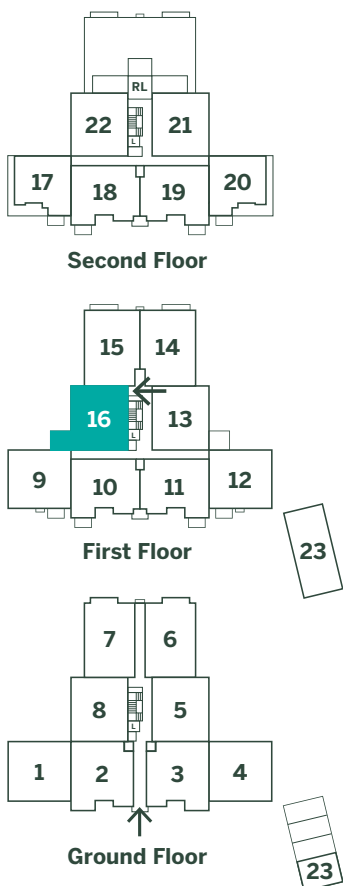
15 Longcross Place

Two-bedroom first floor apartment with enclosed balcony



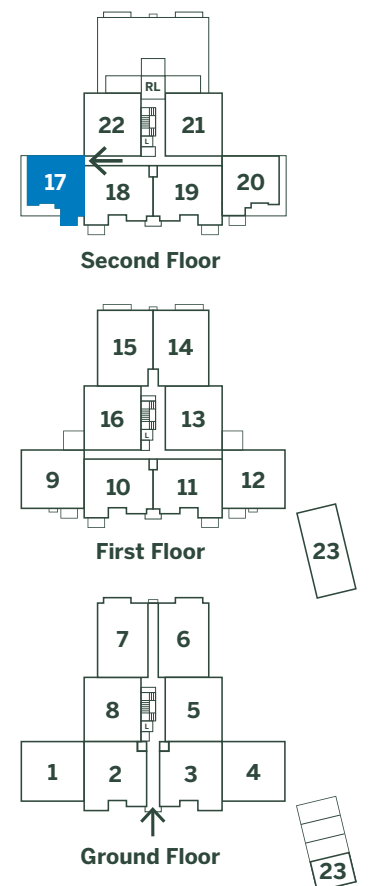
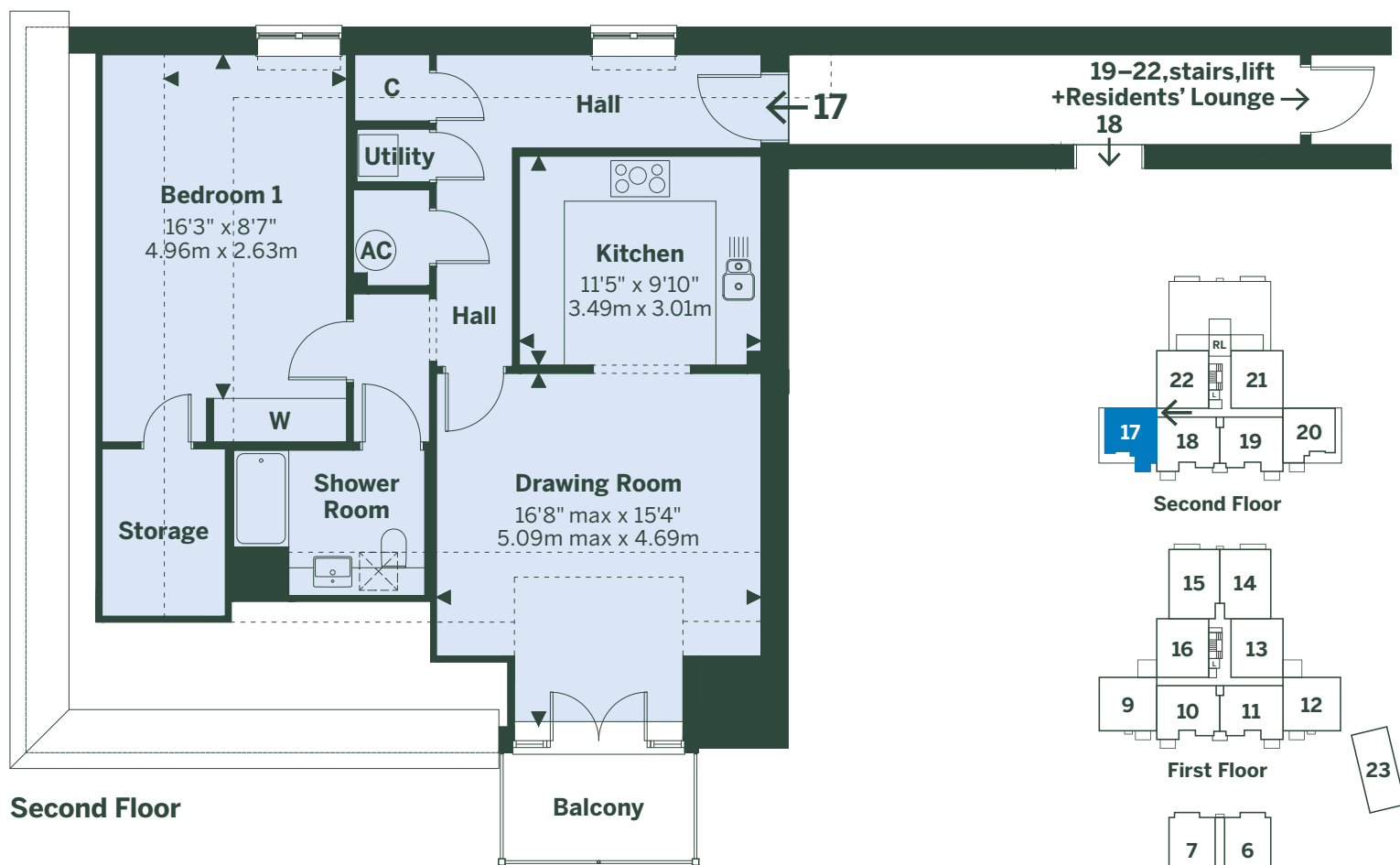
16 Longcross Place

Two-bedroom first floor apartment with balcony



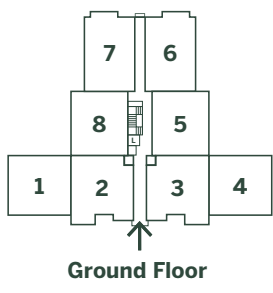
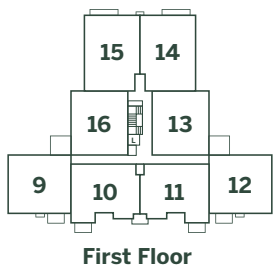
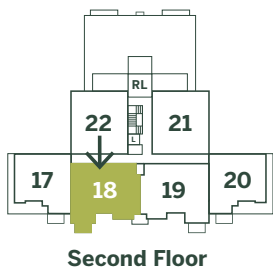
17 Longcross Place

One-bedroom second floor apartment with balcony



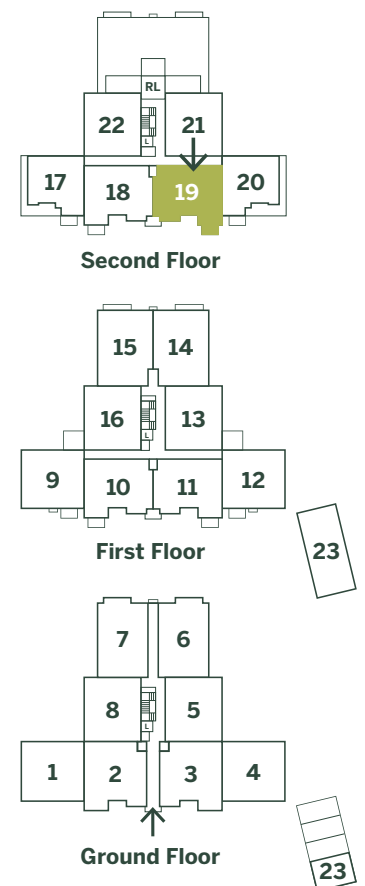
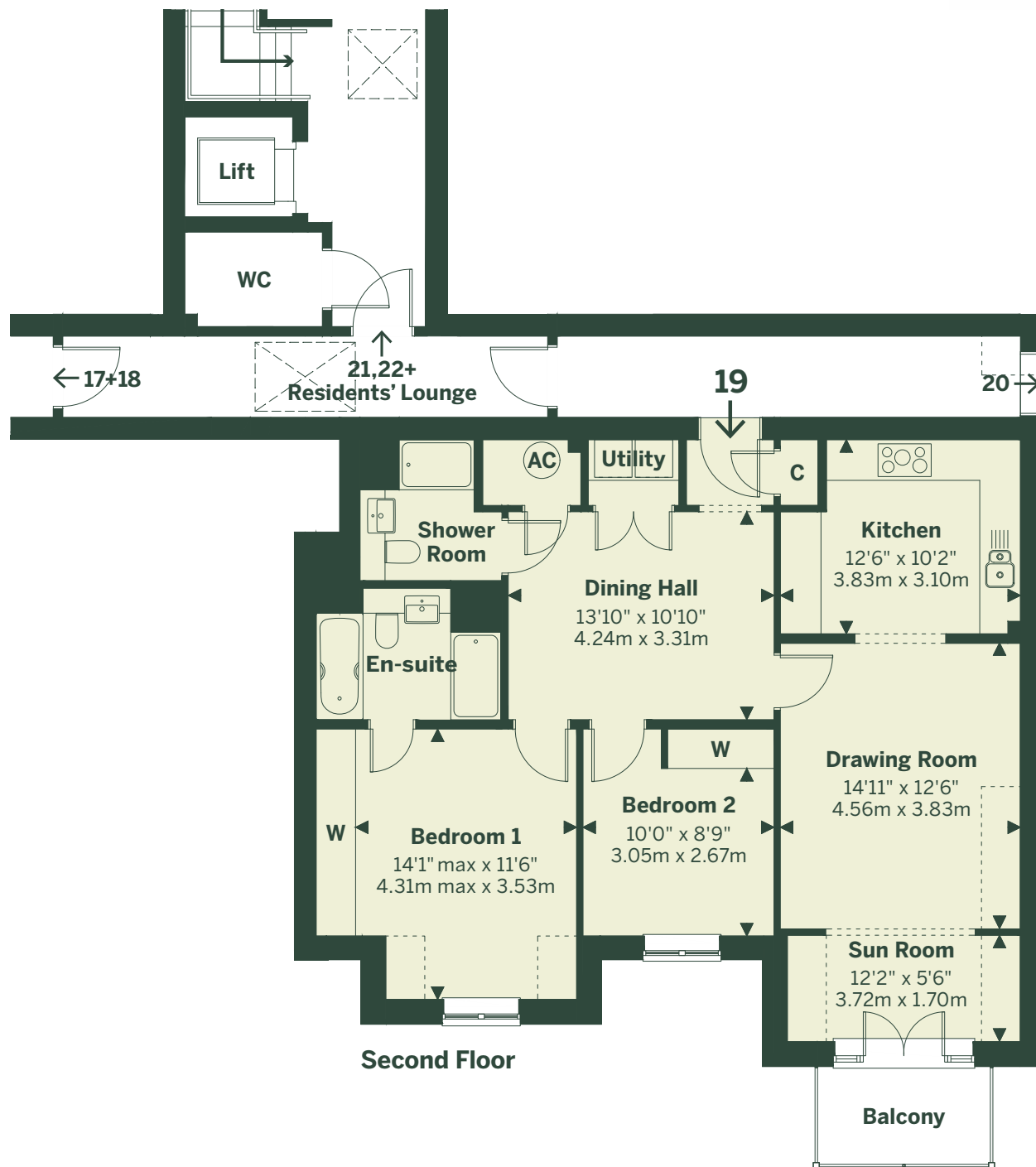
18 Longcross Place

Two-bedroom second floor apartment with sun room and balcony



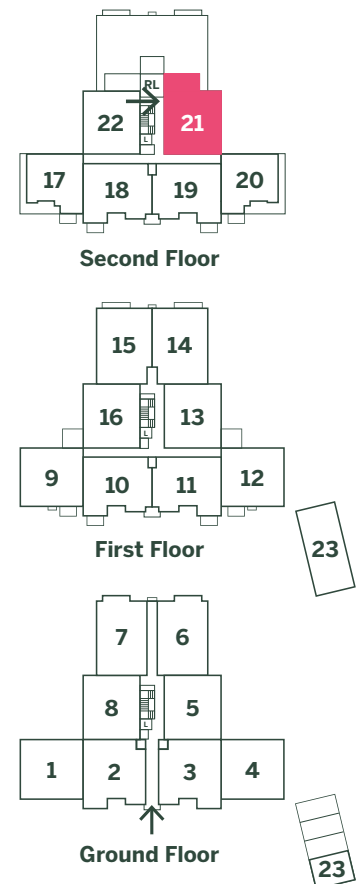
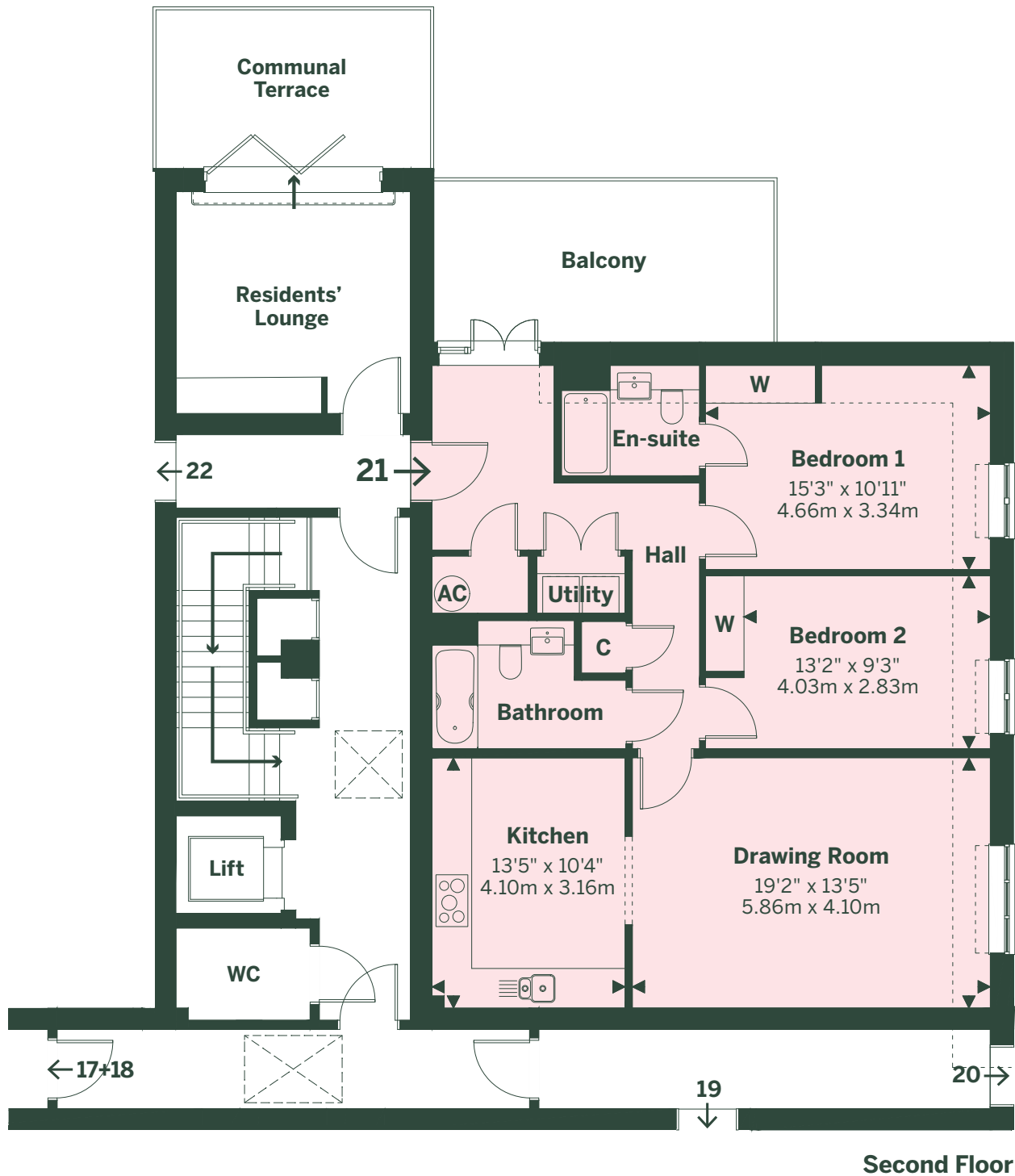
19 Longcross Place

Two-bedroom second floor apartment with sun room and balcony



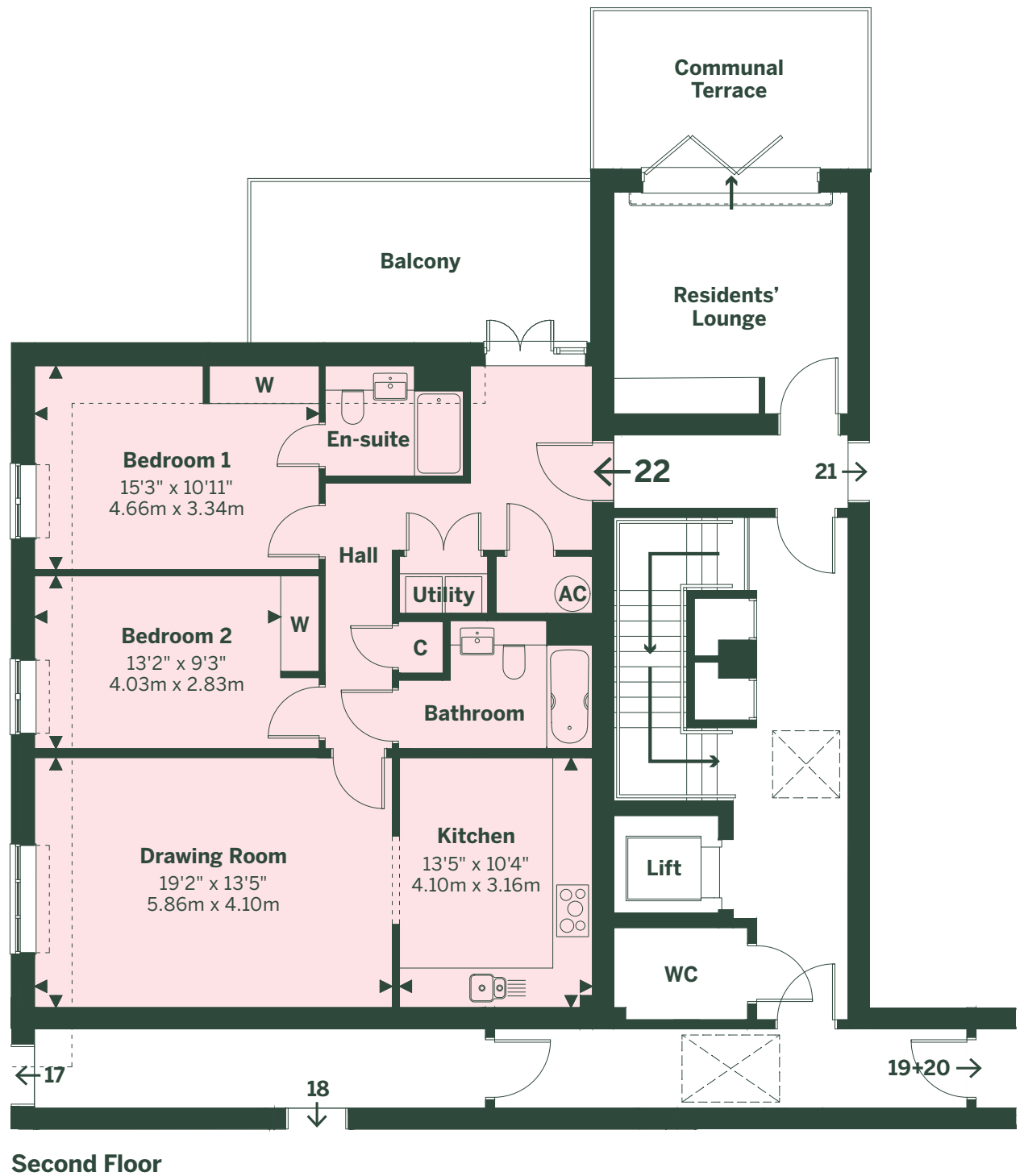
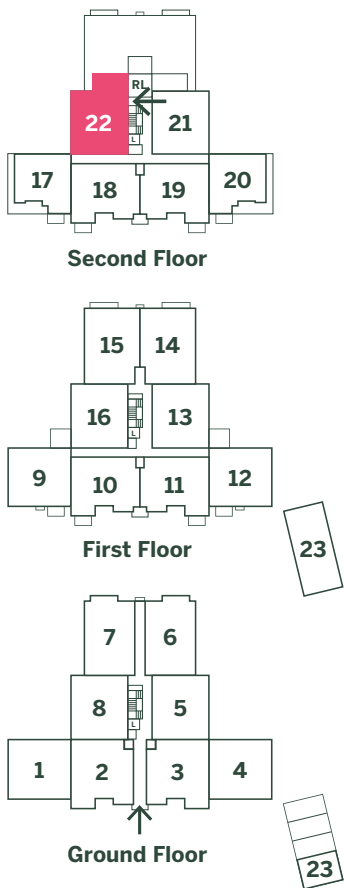
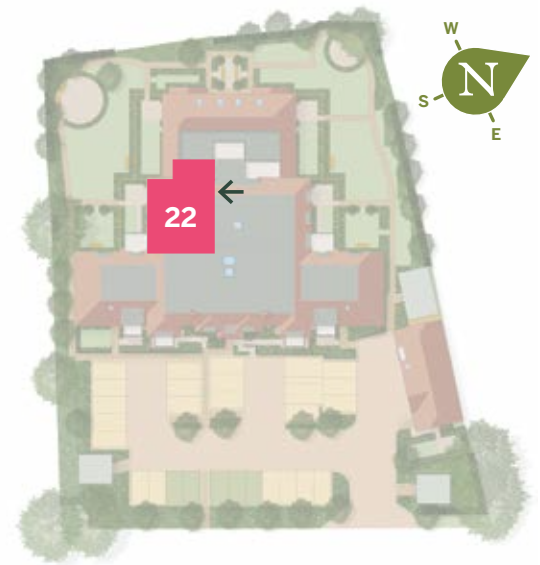
21 Longcross Place

Two-bedroom second floor apartment with balcony



22 Longcross Place

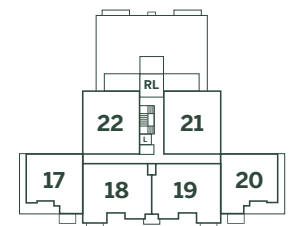
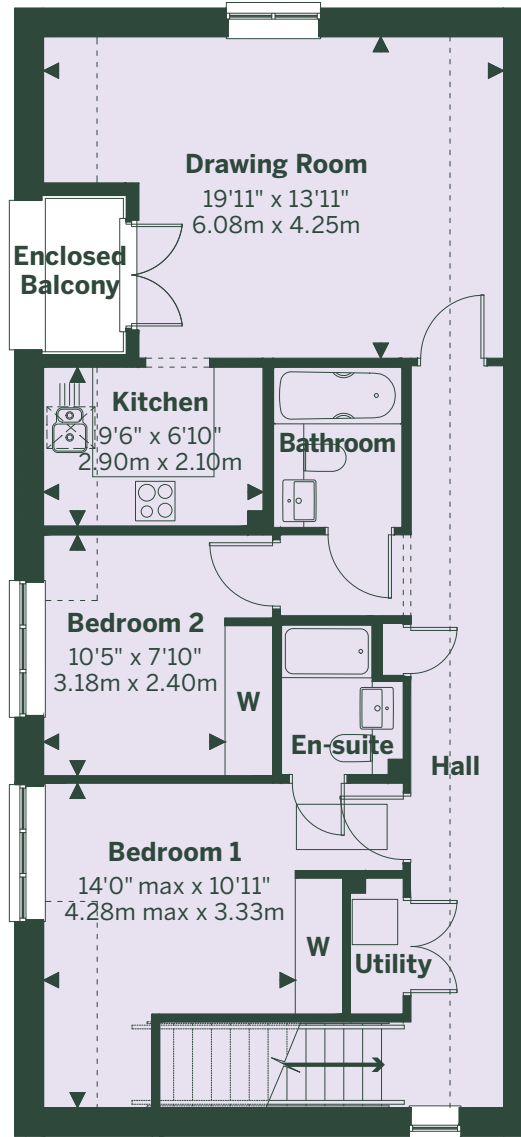
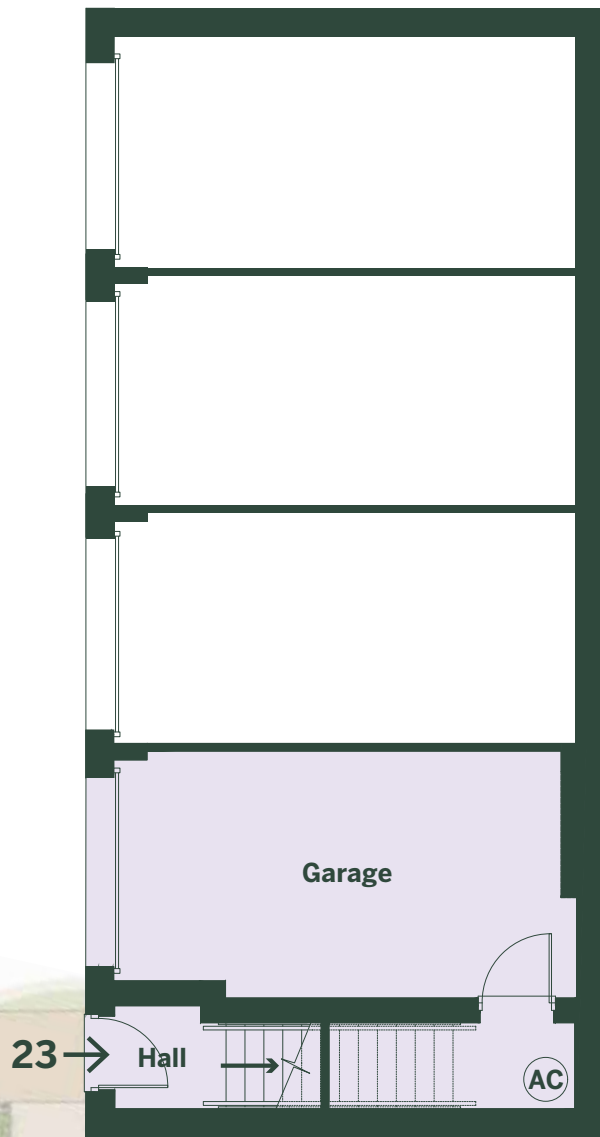
Two-bedroom second floor apartment with balcony



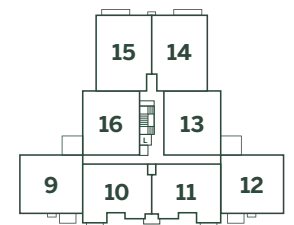
Second Floor

23 Longcross Place

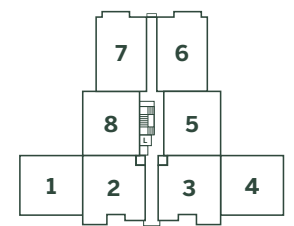
Two-bedroom first floor apartment with enclosed balcony, terrace and garden



Second Floor



First Floor



Ground Floor





Enjoy more

We build more into our homes in every way.
More space, more light, more luxury, more style –
from the fixtures and fittings to the finishing touches.



The specifications

While each Beechcroft development is unique, they all share the same uncompromising commitment to quality.

You can look forward to beautiful spaces that function like a dream, thanks to our meticulous attention to detail and our investment in the best materials, fixtures and fittings.



Stone surfaces complement the interior designed kitchens



Easy-to-clean bathroom wall panelling provides a hygienic alternative to tiling and grout



Stone surround with wood burning effect electric fire

Kitchens

- Stone surfaces, matching upstands and stainless steel splash backs complement the interior designed kitchens. Caesarstone is a non-porous surface providing easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Laminate surfaces to the utility rooms
- A full range of integrated appliances by Bosch including a single oven, induction hob, combination microwave/oven, fully integrated dishwasher, fridge/freezer and a washing machine and tumble dryer in utility area
- Stainless steel sink
- Sift filtered water mixer tap to reduce limescale, organic impurities, chlorine and metals
- Choice of Amtico flooring to kitchens*

Bathrooms & shower rooms

- Contemporary white sanitary ware from Villeroy & Boch with AntiBac toilet seats to reduce the growth of bacteria by more than 99.9%
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Hygienic, easy-to-clean wall panelling which provides an alternative to tiling and without the need for grout
- Fitted vanity units to bathrooms and en-suites
- Stone surfaces in bathrooms and en-suites
- 'Vado' taps and fittings in chrome
- Chrome electric heated towel rails to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Mirrors fitted in bathrooms, en-suites and cloakrooms
- Choice of Amtico flooring to bathrooms and en-suites*

Heating & ventilation

- Electric-fired wet underfloor heating system
- Internal air source heat pump providing heating, hot water and a whole house ventilation system
- Whole house ventilation system providing filtered air to all principle living rooms, removing odours, aiding respiration and keeping temperatures consistent resulting in savings on energy bills
- Stone surround with wood burning effect electric fire
- Double glazed UPVC windows



** Longcross Place is registered with ICW and offers a 10-year structural warranty with each new home. ICW are a leading UK provider of building warranties for new homes, which ensures that your home has been built to the highest standards. www.i-c-w.co.uk

* Subject to stage of construction
† Except those windows deemed as means of escape
Images are indicative only



Low energy pendant lights and LED downlights

Lighting, TV & telephone

- Low energy fitment pendant lights
- LED downlights to kitchens, sun rooms, dining halls, bathrooms, cloakrooms and en-suites where applicable
- Telephone points to the drawing room and bedroom 1
- High level TV point in drawing room and bedroom 1
- Communal digital TV aerial system and communal Sky Q satellite system outlets to drawing room, bedroom 1 and bedroom 2



Audio door entry systems to most apartments

Security & safety

- Audio door entry system to most apartments
- Window locks to all windows†
- Security alarm fitted with panic buttons in bedroom 1 and by the front door
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- 10 year warranty issued on build completion**



Panelled painted internal doors with polished chrome fittings

Internal fittings

- Panelled painted internal doors with polished chrome handles
- Light switches and door handles with Safetouch anti-bacterial coating to kill viruses and the spread of bacteria
- Fitted wardrobes to bedroom 1 and bedroom 2
- Cornice to drawing room and hallway
- Coving to all remaining rooms with the exception of kitchens, bathrooms, sun rooms and rooms with sloping ceilings
- Moulded skirtings and architraves
- Choice of carpet colours to drawing room, dining hall, bedrooms and hall*



Healthihouse™

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. January 2024.



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Built-in peace of mind

From saving you money on bills to lightening the maintenance load, we go the extra mile to build peace of mind into our homes and communities. Here's a bit more about some of the benefits you can look forward to.



A ready-made community

With your new Beechcroft home comes a vibrant new community full of like-minded people. From bridge nights to garden parties, a round of golf to a chat over coffee, you'll have lots of opportunities to enjoy the things you love with the new friends you'll make.



Safety & security

All Beechcroft homes are protected by a 10-year warranty which is issued when building is complete. Most apartments have an audio door entry system, and all windows have locks[†]. Mains-powered smoke and carbon monoxide detectors are fitted in every home, as are security alarms, with panic buttons in bedroom 1 and by front doors.



Estate management

Employed by the Beechcroft Foundation, our friendly Estate Managers take care of everyday maintenance and keep a neighbourly eye on homes when owners are away. Apartments are sold on a long lease, houses are freehold, and there is no ground rent payable. All properties can be bought and sold on the open market with no exit fees.



Pet-friendly

One of the questions we get asked most often is 'Can I bring my pet?' The answer is, of course – pets are beloved companions and part of the family. Many of our homes come with private gardens or terraces, and all our communities are located close to parks and open spaces where dogs can be walked.

[†] Except those windows deemed as means of escape

Longcross Place

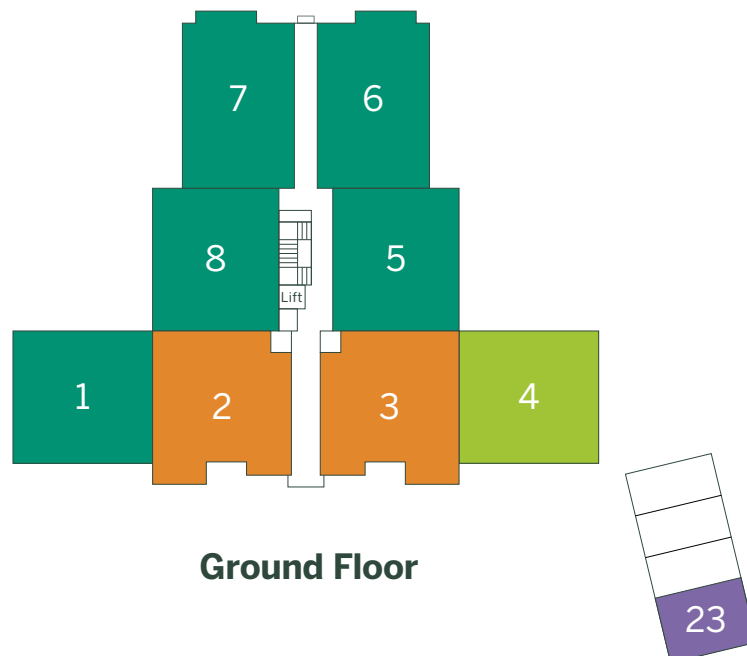
- ● 21 22 Two-bedroom second floor apartment with balcony
- ● 18 19 Two-bedroom second floor apartment with sun room and balcony
- ● 17 20 One-bedroom second floor apartment with balcony

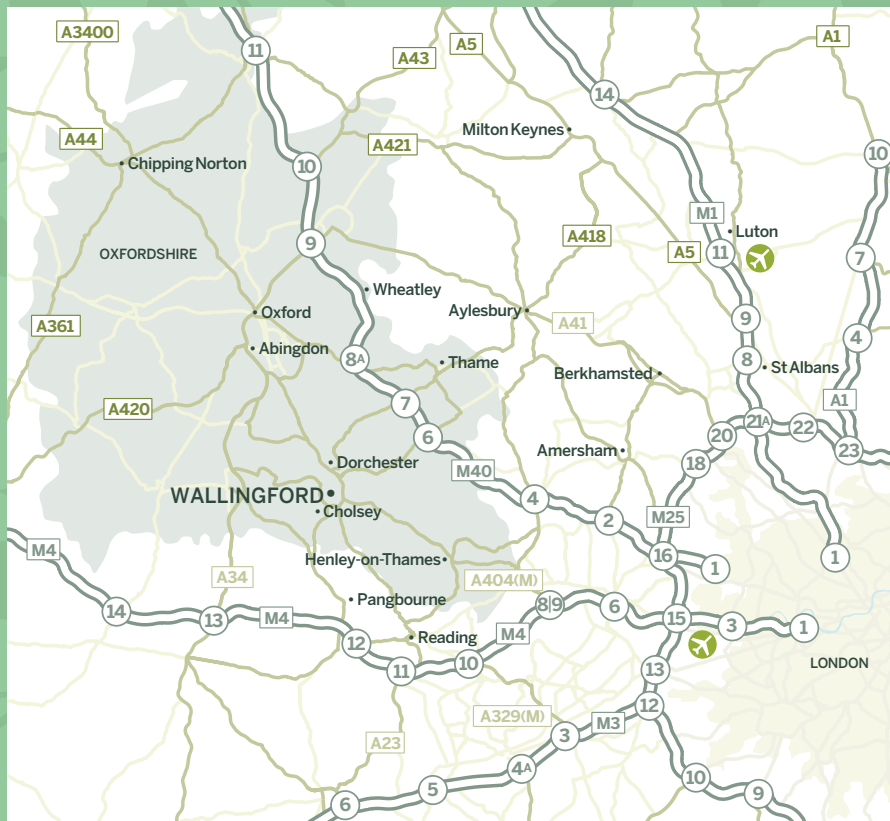


- 23 Two-bedroom first floor apartment with enclosed balcony, terrace and garden
- ● 14 15 Two-bedroom first floor apartment with enclosed balcony
- ● 10 11 Two-bedroom first floor apartment with sun room and balcony
- ● 13 16 Two-bedroom first floor apartment with balcony
- ● 9 12



- 4 Two-bedroom ground floor apartment with terrace
- ● 2 3 Two-bedroom ground floor apartment with sun room and terrace
- ● 7 8 Two-bedroom ground floor apartment with terrace and garden
- ● 5 6
- 1





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Beechcroft
FEEL PERFECTLY AT HOME

