

RUTHERFORD HOUSE

GOLD HILL EAST • CHALFONT ST PETER

Outstanding one and two bedroom apartments from McCarthy & Stone's Retirement Living PLUS collection



McCarthy & Stone

— Retirement living to the full —



Welcome to Rutherford House

Rutherford House is a Retirement Living PLUS development, brought to you by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5-star award for 13 years running.

Designed exclusively for the over 70s, this development comprises one and two bedroom apartments with numerous communal facilities such as a Club Lounge, a Well-being Suite* and a bistro-style restaurant* which serves freshly prepared food daily.

With flexible support packages* that can be tailored to suit your needs and management on site 24 hours a day, Rutherford House has everything you need to relax and enjoy your retirement.



Typical Club Lounge



Bistro-style restaurant

"I'm so pleased we decided to make the move to our new McCarthy & Stone apartment. Everyone here is so friendly and it's great having the option to socialise or just to spend quiet time on our own."

Homeowner, Poets Place, Loughton

*An extra charge applies.

Artist's impression. Image is indicative only

"The fact that we can shut the front door and be safe in the knowledge that there are friendly staff always on site is a huge benefit and an important aspect for us."

Homeowner, Landmark Place, Denham Green



Typical living room



Typical master bedroom



Typical kitchen

Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Standard*, our high quality Retirement Living PLUS apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious level access shower room and to selected apartments, walk-in wardrobes. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.

Designed with you in mind

All Retirement Living PLUS developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle**. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are a convenient height. There is also a slip resistant finish in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you'll find a lift and handrails along the hallways.

Energy efficiency comes as standard

Rutherford House has been built with energy efficiency in mind. The development has underfloor heating throughout, producing a consistent temperature within your apartment. Other features such as double glazing can help you save on those energy bills.

Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There's a 24 hour emergency call system provided by a personal pendant with optional call points available in your bedroom and bathroom, as well as on-site management 24 hours a day. You'll be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. **Spaces subject to availability.

Stylish facilities for you to enjoy

Outside your apartment, there are extra facilities to enjoy. At the heart of the development is our counter service bistro-style restaurant and the stylish Club Lounge. It's a lovely place to meet up with friends old and new and is convenient if you don't want to cook for yourself. The bistro serves breakfast, a hot dish of the day and various light snacks. It also serves an array of teas, coffees and pastries.

Enjoy the development

The stunning bistro^ and Club Lounge is designed for you to relax and dine with your new neighbours.

The Well-being Suite^ offers a sanctuary in which to retreat and relax. Comprising a hair salon and treatment station, the in-house suite gives you the opportunity to book an appointment in advance and enjoy pampering all in the comfort of your development^.

The fully equipped laundry room provides everything you require for all your washing, drying and ironing needs. The machines are helpfully raised, so there's no need to bend and lift.

We also have Guest Suite accommodation^ with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

Socialising with new friends

Socialise as much or as little as you like; your Estates Management team are on hand to facilitate events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to dine with you at the development, participate in the events and celebrate all the major occasions throughout the year.

Relax in the landscaped gardens

You can sit back and relax in the landscaped gardens that are thoughtfully designed to delight you throughout the seasons. Awaken your senses with the scents of a variety of blooms, and listen to the breeze rippling through the surrounding mature trees.

^Additional charge applies.

Bistro

Menu

Breakfast

Granola & Yogurt Fruit Board

Choose from the following items to build your own breakfast...

Farmhouse sausage, grilled bacon, mushrooms, tomato, hash brown, baked beans & eggs cooked to your liking

Lunch Bites

Baguettes & Sandwiches

Served on a choice of baguette or white/wholemeal bread with Kettle Chips® & a side salad

Jacket Potatoes

Freshly oven baked potatoes with a choice of fillings

Salads

A delicious selection of fresh and healthy salads

Main Meals

Burger & Chunky Chips

Roasted Ham, Free Range Egg & Chips

Fish, Chips & Garden Peas

Desserts

Indulge yourself with a Freshly Homemade Dessert

Afternoon Tea

A selection of freshly made finger sandwiches, home made cakes and scones served with fruit preserve and clotted cream, plus a hot beverage of your choice

Caffè Latte

Espresso with steamed milk and capped with foamed milk

Breakfast Tea

Three cup pot of freshly brewed leaf Suki Tea

Cold Beverages

Fruit Juices, Canned Drinks, Still & Sparkling Water

Two Courses:

£3.20

Three Courses:

£3.80

Example menu



A support and management team you can trust

Retirement Living PLUS gives you much more than just a beautiful new apartment. We have a wonderful support and management team at the heart of the development that you will get to know and trust.

Introducing YourLife

YourLife is regulated by the Care Quality Commission; each Estates Manager who leads the team at the development is personally registered with the Commission. To read the CQC's independent evaluation of our provision, please see: www.cqc.org.uk/search/yourlife**

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work alone at the development.

Domestic assistance is included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

You can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. You can book these on a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the support you need.

YourLife
Care and Management

**If you don't have internet access, we can print your reports on request.



"It's a real benefit having the restaurant on-site serving such tasty food. I don't have to worry about cooking and it's lovely to enjoy good food with good company."

Homeowner, Lysander House, Ickenham



Flexible assistance and support

Retirement Living PLUS is all about assisting you in living independently in your own home. If you require additional support today – or you think you might in the future – it's reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Personal assistance and support services can be provided at an extra charge; from as little as 15 minutes per session, which can be increased and decreased to suit your needs.

Domestic assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

Laundry service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

Lifestyle support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you to get out and about.

Personal assistance

If required, we can help you with services such as going to bed and getting up in the morning, help with medication prompting and convalescence care. There's a whole host of services on offer.

If you think you would like to take advantage of these services, your Sales Executive can arrange a private, confidential Well-being Assessment with the Estates Manager, so you can be sure you have all the assistance and support you need from the moment you move in.





Your new apartment in detail

Apartment Features

General

- Double glazing
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Sky/Sky+ connection point in living room
- Option to install a washer/dryer in the service cupboard

Shower Room

- Shower room fitted with wall tiles and level access shower
- Slip resistant floor tiles
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Kitchen

- Fitted kitchen with integrated fridge, freezer, microwave, ceramic hob and dishwasher
- Ivory gloss units
- Mid-height oven
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Heating and finishes

- Underfloor heating
- Walls painted in a neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by a personal pendant with optional pull points throughout your apartment if requested
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment

Development Features

- Club Lounge
- Bistro-style restaurant[^]
- 24 hour on-site management
- Estates Manager and YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered YourLife team[^]
- Full wheelchair accessibility
- Guest Suite^{^#}
- Laundry
- Well-being Suite[^]
- Lifts to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on-site^{^#} (please ask a Sales Executive for more details)

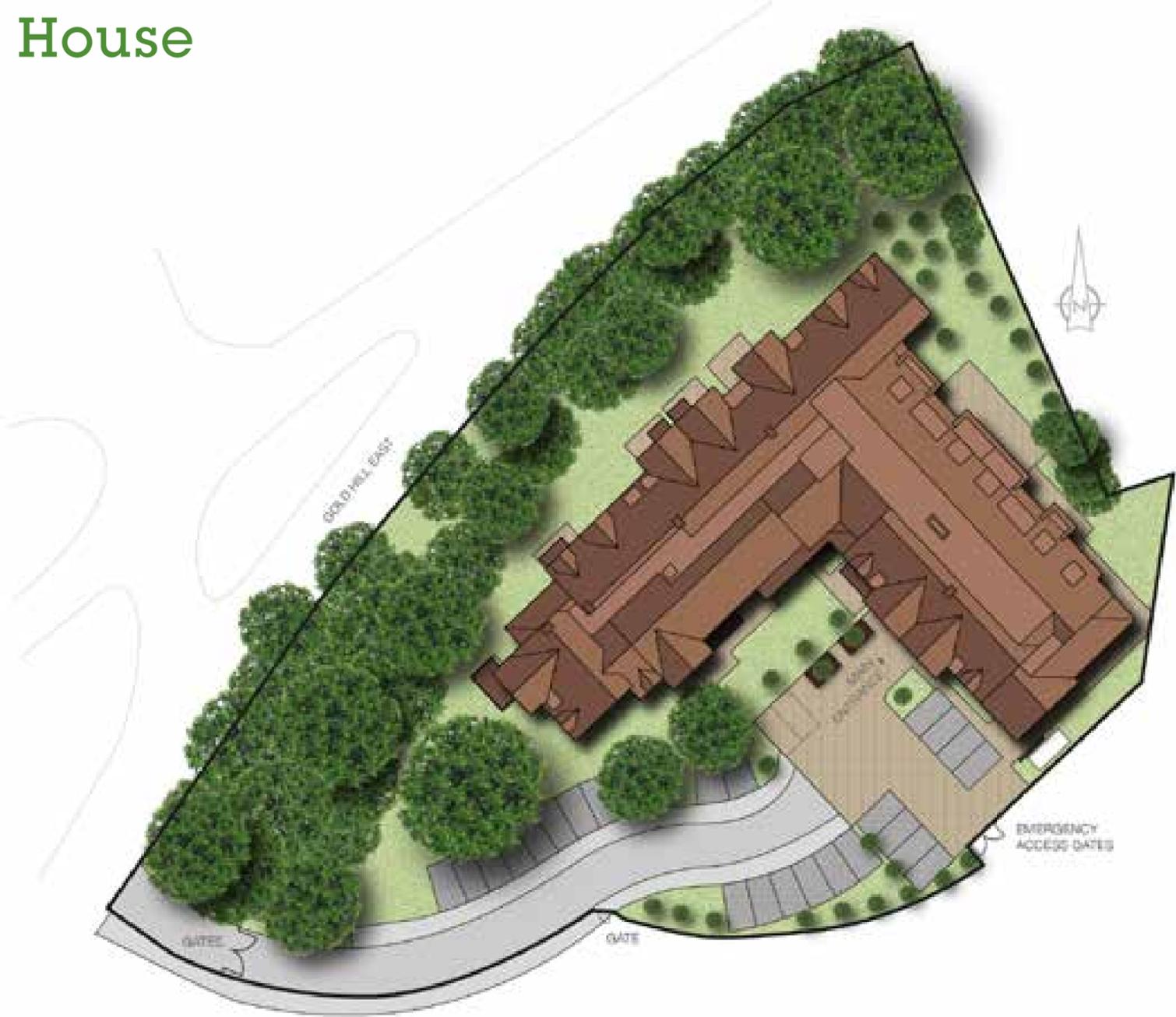


[^]Extra charge applies. [#]Subject to availability.



Rutherford House

Development Layout



Rutherford House

Ground Floor

- 1 bedroom apartment
 - 2 bedroom apartment
 - Communal / Staff areas
-
- CL - Club Lounge
 - B - Bistro
 - MO - Managers Office
 - WS - Well-being Suite
 - CK - Commercial Kitchen
 - GR - Guest Suite
 - L - Laundry
 - R - Refuse
 - BS - Buggy Store
 - SR - Staff Room
-
- L - Lifts
 - P - Plant



Rutherford House

First Floor

- 1 bedroom apartment
- 2 bedroom apartment
- Communal / Staff areas

- CL - Club Lounge
- B - Bistro
- MO - Managers Office
- WS - Well-being Suite
- CK - Commercial Kitchen
- GR - Guest Suite
- L - Laundry
- R - Refuse
- BS - Buggy Store
- SR - Staff Room

- L - Lifts
- P - Plant



Rutherford House

Second Floor

- 1 bedroom apartment
- 2 bedroom apartment
- Communal / Staff areas

- CL - Club Lounge
- B - Bistro
- MO - Managers Office
- WS - Well-being Suite
- CK - Commercial Kitchen
- GR - Guest Suite
- L - Laundry
- R - Refuse
- BS - Buggy Store
- SR - Staff Room

- L - Lifts
- P - Plant



The Ashcroft

01 | 11 | 27

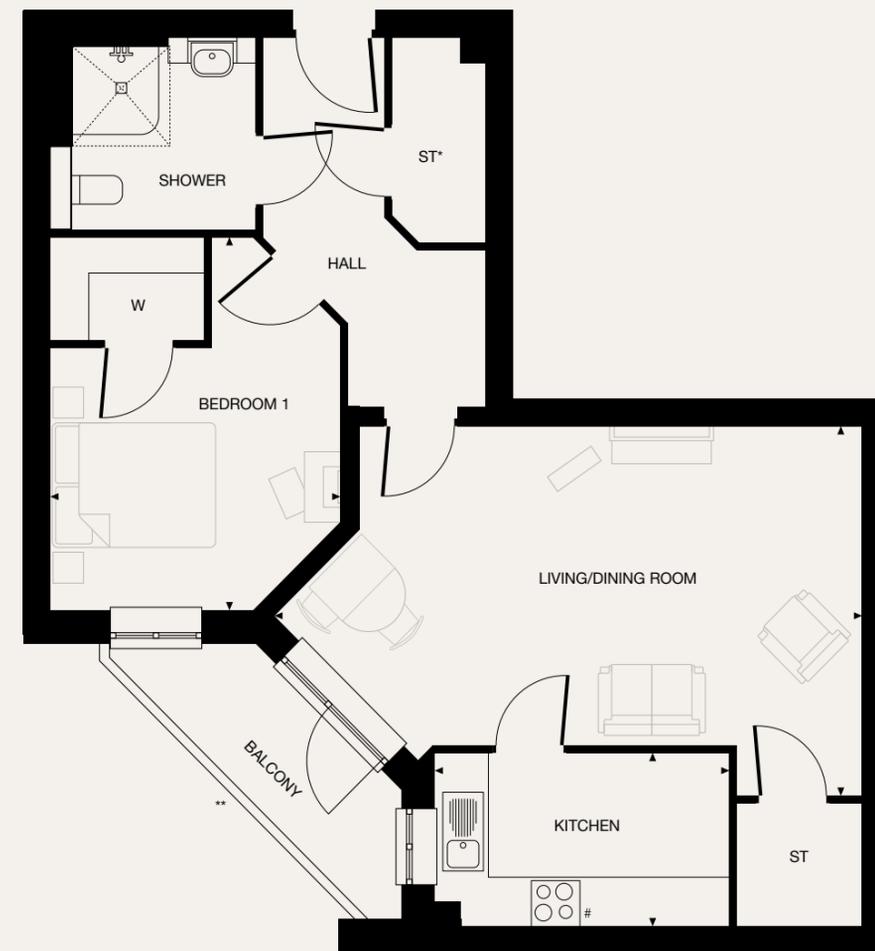
Approximate room sizes:

Living/Dining Room
23'4" x 14'6" / 7160mm x 4470mm

Kitchen
11'8" x 6'8" / 3600mm x 2100mm

Bedroom
14'7" x 11'5" / 4500mm x 3525mm

* MVHR, heating unit and consumer unit to storage cupboard
** Patio to plot 01
Plot 11 - stove varies



► Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Executive for individual apartment plans.

The Oberon

02 | 05(H) | 12 | 15(H) | 28 | 31(H)

Approximate room sizes:

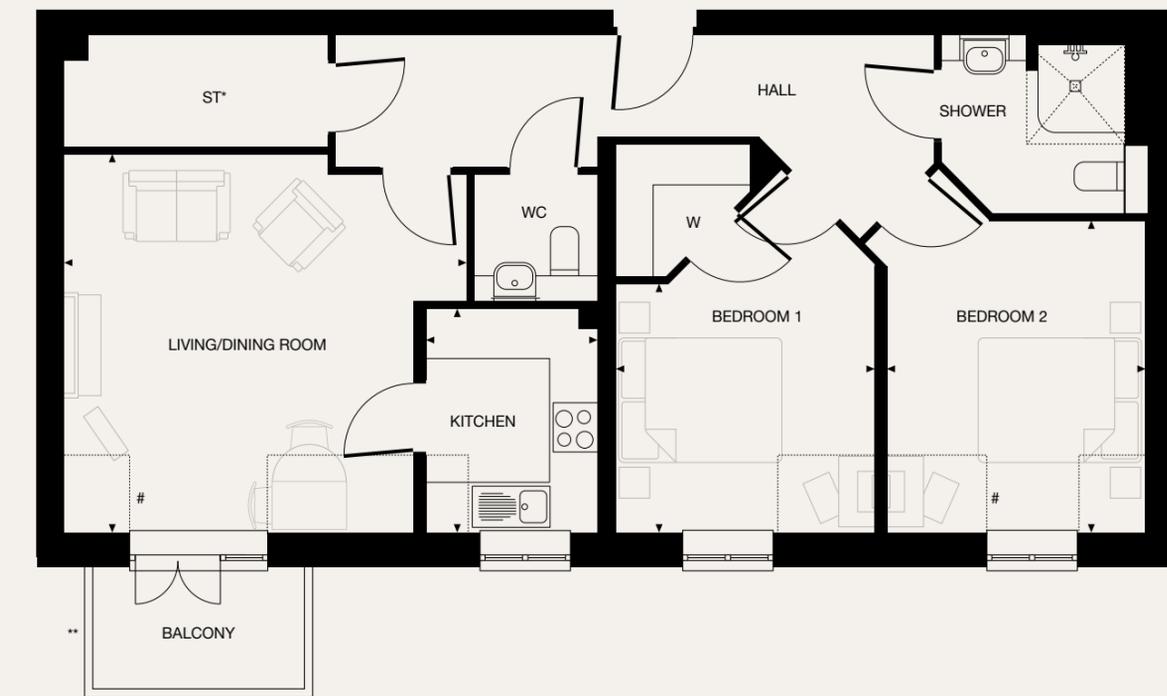
Living Room
16'2" x 14'7" / 4945mm x 4500mm

Kitchen
8'8" x 6'8" / 2705mm x 2090mm

Bedroom 1
10'3" x 9'8" / 3150mm x 3000mm

Bedroom 2
12'1" x 10'3" / 3710mm x 3150mm

* MVHR, heating unit and consumer unit to storage cupboard
** Patio to plots 02 and 05
Skelling line to plot 31



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The Mason

06 | 07(H) | 16 | 17(H) | 25 | 32 | 33(H)

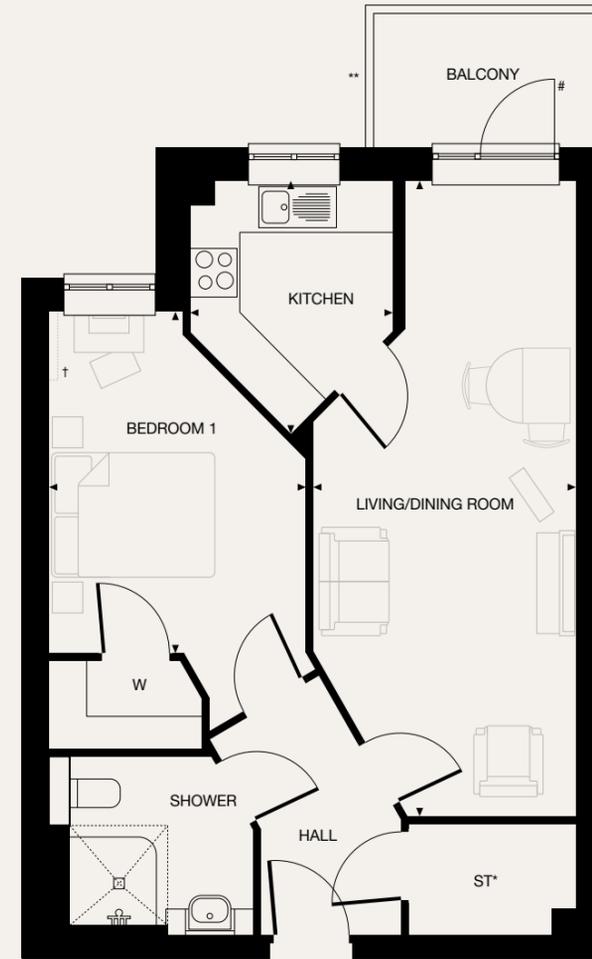
Approximate room sizes:

Living/Dining Room
25' x 10'5" / 7650mm x 3215mm

Kitchen
9'9" x 8'1" / 3030mm x 2475mm

Bedroom
13'5" x 10'3" / 4115mm x 3140mm

* MVHR, heating unit and consumer unit to storage cupboard
** Patio to apartments 06 and 07
Double door to plot 25
† Skelling line to plot 32 only



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The Bogarde

09 | 19 | 35

Approximate room sizes:

Living/Dining Room
17'1" x 10'4" / 5225mm x 3195mm

Kitchen
8'9" x 6'8" / 2730mm x 2100mm

Bedroom 1
12'7" x 10'2" / 3900mm x 3130mm

Bedroom 2
12'5" x 10'2" / 3815mm x 3130mm

* MVHR, heating unit and consumer unit to storage cupboard
** No door or Juliette to plot 9
† Skelling lines to plot 35



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The Gregson

36 | 37(H)

Approximate room sizes:

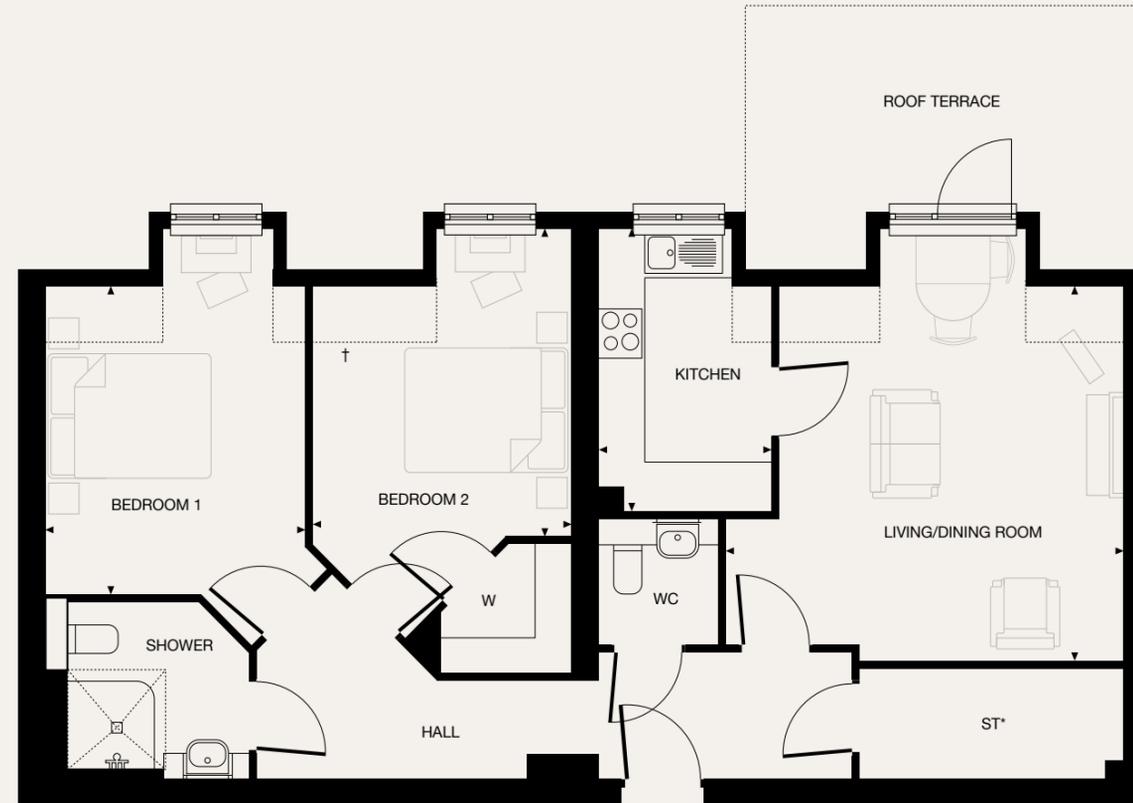
Living/Dining Room
15'9" x 14'6" / 4854mm x 4466mm

Kitchen
11'2" x 6'9" / 3425mm x 2120mm

Bedroom 1
11'3" x 10'4" / 3460mm x 3190mm

Bedroom 2
10'4" x 9' / 3170mm x 2760mm

* MVHR, heating unit and consumer unit to storage cupboard
† Skelling lines in all apartments.



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The Garson

03 | 08 | 13 | 18 | 29 | 34

Approximate room sizes:

Living/Dining Room
19'1" x 10'8" / 5830mm x 3300mm

Kitchen
9'9" x 8'1" / 3030mm x 2475mm

Bedroom 1
16' x 10'1" / 4900mm x 3090mm

Bedroom 2
19'8" x 10' / 6050mm x 3060mm

* MVHR, heating unit and consumer unit to storage cupboard
** Patio to plots 03 and 08
†† Handed door to plot 08 only
No balcony Plot 18 & 34 (Window)



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The Howard

04 | 14 | 26(H) | 30 | 38 | 39(H)

Approximate room sizes:

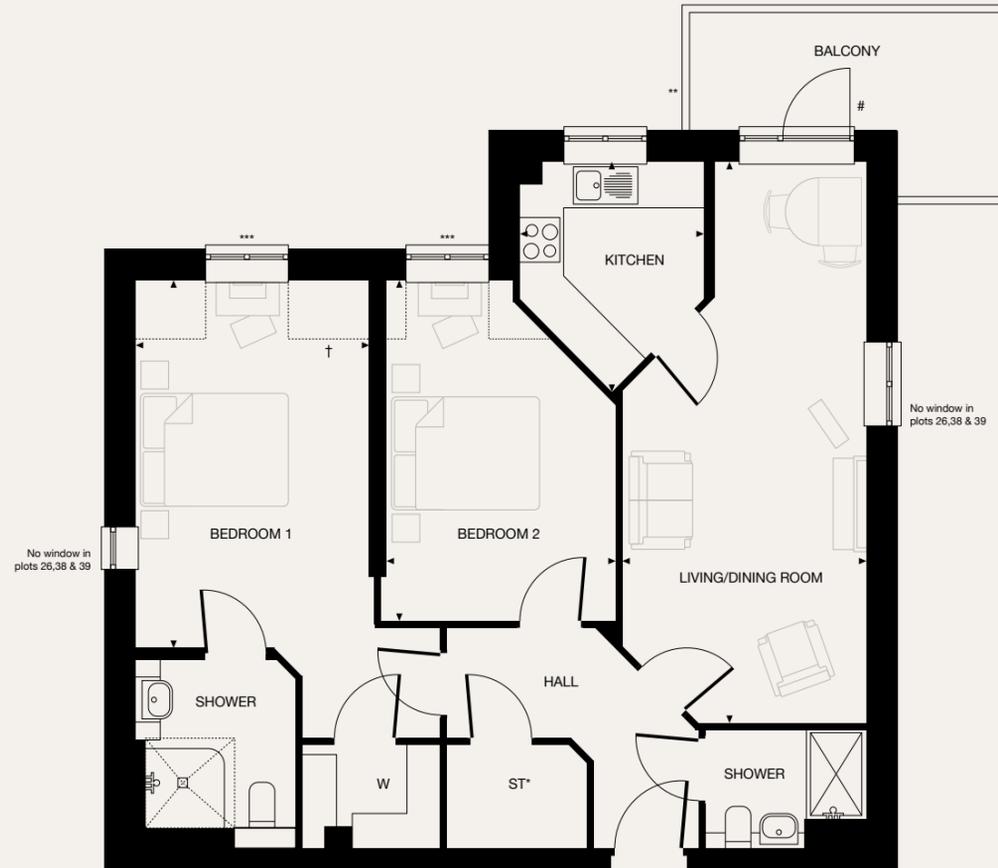
Living/Dining Room
24'4" x 10'5" / 7455mm x 3215mm

Kitchen
9'9" x 8'1" / 3030mm x 2475mm

Bedroom 1
16' x 10'1" / 4895mm x 3095mm

Bedroom 2
14'8" x 10'1" / 4525mm x 3090mm

* MVHR, heating unit and consumer unit to storage cupboard
** Patio to plots 04 and balconies to 14 and 30 are as drawn – only 26 is a different size. No balcony in plots 38 and 39(H)
***Variations to windows on plots 26, 30, 38 and 39
Double doors in plot 26
† Skelling line in plots 30, 38 and 39



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The Hobson

20 | 21(H) | 22

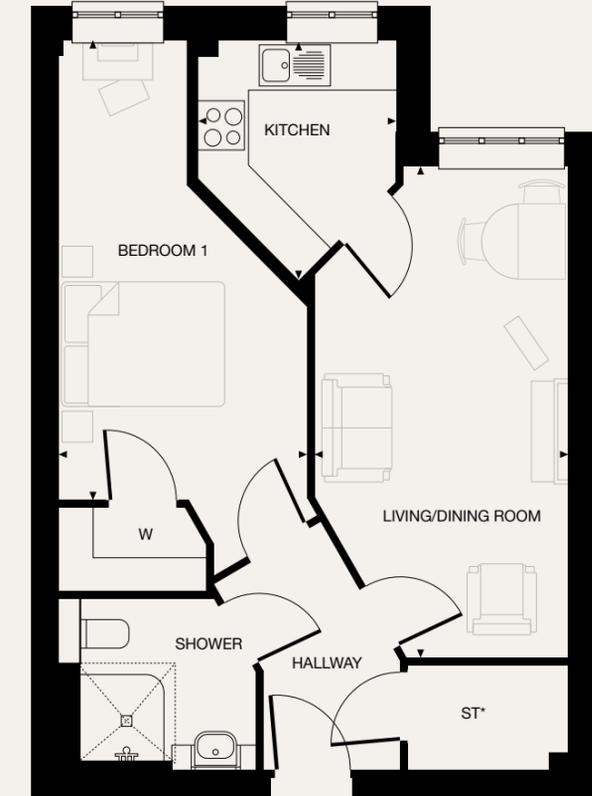
Approximate room sizes:

Living/Dining Room
20'2" x 10'7" / 6157mm x 3220mm

Kitchen
9'11" x 8'1" / 3303mm x 2473mm

Bedroom
18'10" x 10'4" / 5742mm x 3144mm

* MVHR, heating unit and consumer unit to storage cupboard



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The Lansbury

23

Approximate room sizes:

Living/Dining Room

19'2" x 11' / 5880mm x 3370mm

Kitchen

9'9" x 8'2" / 3030mm x 2528mm

Bedroom 1

15'1" x 10' / 4620mm x 3065mm

Bedroom 2

14'8" x 10' / 4525mm x 3050mm

* MVHR, heating unit and consumer unit to storage cupboard
° Not fully wheelchair accessible



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The Niven

24

Approximate room sizes:

Living/Dining Room

17'8" x 9'8" / 5450mm x 3000mm

Kitchen

8'9" x 6'9" / 2730mm x 2120mm

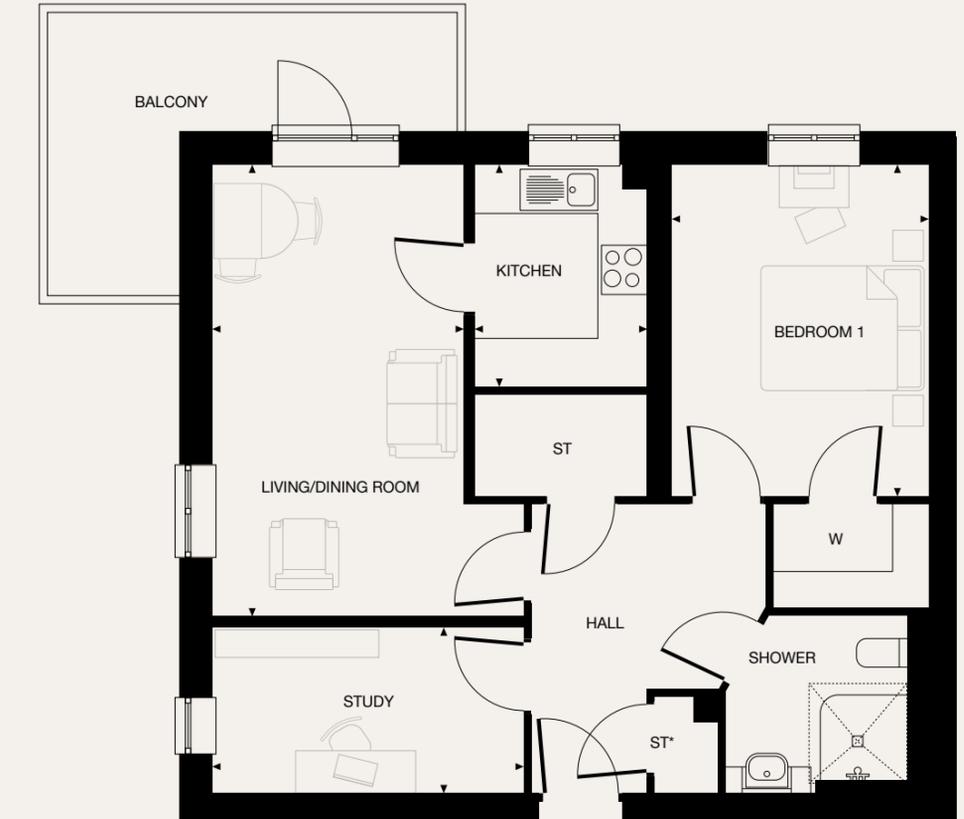
Bedroom 1

13'1" x 10'3" / 4020mm x 3150mm

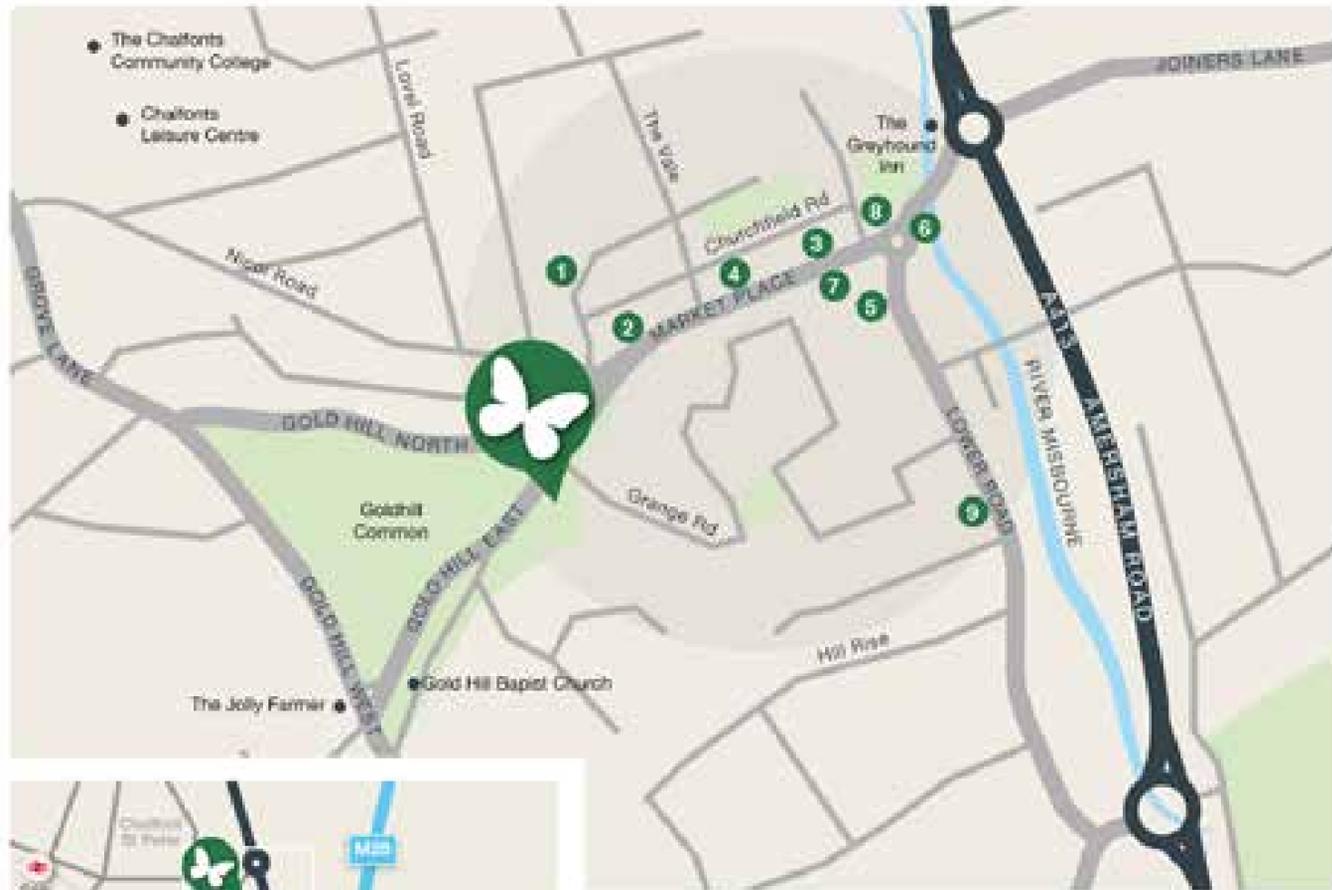
Study

12'4" x 6'5" / 3800mm x 1990mm

* MVHR, heating unit and consumer unit to storage cupboard



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1. Hospital
2. Local Newsagent
3. Optician
4. Hairdresser
5. Library
6. Bank
7. Co-op superstore
8. The Parish Church
9. Dentist



Life in Chalfont St Peter

One of Buckinghamshire's celebrated 'Chalfonts', Chalfont St Peter is a picturesque village with plenty to offer retirees both within the village and the surrounding area. Moreover, Rutherford House is conveniently located on Gold Hill East, close to the village centre, placing a variety of local amenities within easy walking distance.

Goldhill Common, a stunning area of open green space and trees of some 33 acres, is literally opposite the entrance to the development – ideal for an early evening stroll or a summer picnic with the grandchildren. Market Place which leads onto Gold Hill East, less than 200 metres from Rutherford House, forms the village's main 'High Street'.

Built in 1920, Market Place's parade of mock Elizabethan style independent shops offers everything from a newsagent and an artisan baker to a Chinese restaurant, an Indian restaurant, several boutiques, a jeweller and a hairdresser. Further down Gold Hill East, and less than 10 minutes' walk from Rutherford House, is a large Co-op superstore, perfect for everyday grocery shopping.

The village boasts a number of beautiful, historic buildings including the 14th Century Grade II-listed Greyhound Inn, whose past visitors have included Oliver Cromwell, Winston Churchill and the 17th Century Judge Jeffreys, 'The Hanging Judge,' who held his assizes at the inn, dispatching his victims on a gallows just outside.

Other notable buildings include the beautiful All Saints church, with its large hall to the rear which hosts a wide variety of community activities. Other community amenities include a popular local library and two council-run allotments, one of which is charmingly called 'Love's Delight'.

Chalfont St Peter is considered to be the gateway to the Chiltern Hills, and residents of Rutherford House will benefit from the close proximity of some of southern England's most beautiful countryside. Getting out and about is also easy, with Junction 2 of the M40 being just five miles* or 10 minutes' drive from the development, and nearby Gerrards Cross train station just 1.4 miles* or five minutes' drive away. From here regular services operate into London Marylebone of just 21 minutes* travelling time.

Next steps... To arrange your appointment for a home visit or for more information, please call **0800 201 4106**

* Distances and driving times provided by Google Maps. Rail travel times from www.nationalrail.co.uk



RUTHERFORD HOUSE
GOLD HILL EAST • CHALFONT ST PETER

Rutherford House Marple Lane, Chalfont St. Peter, Buckinghamshire, SL9 9FU
Please call us free on 0800 201 4106 and we'll help you find the perfect apartment
or visit mccarthyandstone.co.uk/rutherfordhouse



McCarthy & Stone
— Retirement living to the full —

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 property. 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. If you are using a Sat Nav system you may need the full address of this development. The postcode is newly created by Royal Mail and may not be accurate for some months. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone North London, Prospect Place, 85 Great North Road, Hatfield, Hertfordshire, AL9 5DA or email us at: comments@mccarthyandstone.co.uk