

# OAKHILL PLACE

BEDFORD



**McCarthy & Stone**  
— Retirement living to the full —





Computer generated image. Image is indicative only.

# Welcome to Oakhill Place

Oakhill Place is a Retirement Living PLUS development, brought to you by McCarthy & Stone – the only housebuilder of any size to win the Home Builders Federation 5-star award for fourteen years running.

Designed exclusively for the over 70s, this development comprises 56 one and two bedroom apartments with numerous communal facilities such as a Club Lounge, a Wellness 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, Oakhill Place has everything you need to relax and enjoy your retirement.



Typical bistro-style restaurant



“We have a nice community here and it's great to socialise with the other homeowners. There's always somebody to help if I ever need it.”

Homeowner,  
Randolph House, Harrow

\*An extra charge applies.





# 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 is 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 is a secure mobility scooter room to store and charge your vehicle\*\*.

If bending and lifting is a concern, you will 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 will find a lift and handrails along the hallways.

## Peace of mind guaranteed

Knowing that help is at hand creates a sense of well-being. There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as on-site management 24 hours a day.

You will be able to see who is 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.

## Energy efficiency comes as standard

Oakhill Place has been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units, insulated cavity walls and photovoltaic panels which help harness the sun’s solar energy. All of which will help to improve the sustainability of Oakhill Place and can help you save on those energy bills.

# 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 is 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 Wellness 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 is 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 Estate Manager is not only there to take care of the day to day running of the development but is on hand to facilitate events and activities that you can choose to be part of.

Typically, you will find there are book clubs, film nights and day trips^ which can be booked. You can invite your friends and family to participate in events and celebrate all the major occasions throughout the year in our function room.

## Relax in 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.

# Bistro Menu

**Breakfast**  
Granola & Yoghurt 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

**Desserts**  
Indulge yourself with a freshly homemade dessert

**Afternoon Tea**  
A selection of freshly made finger sandwiches, homemade 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. Prices are indicative.

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

^Additional charge applies. #Subject to availability.





# A 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 Estate 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](http://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.

“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

YourLife  
Care and Management

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

# 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 is 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 is a whole host of services on offer.

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



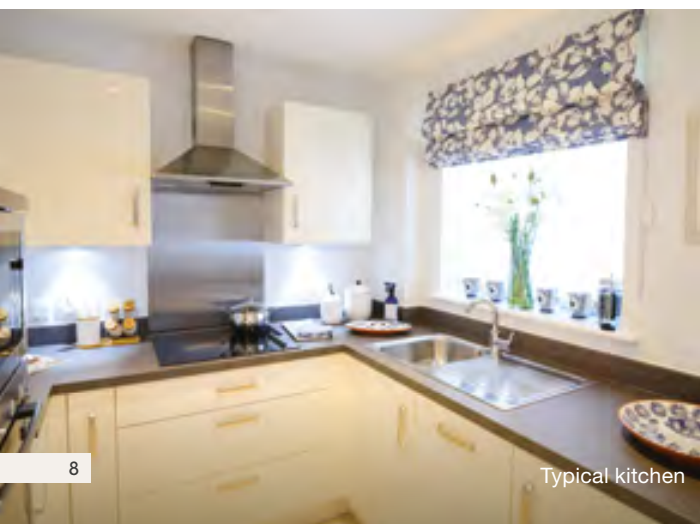




Typical living room



Typical bedroom



Typical kitchen

# 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 Q connection point in living room
- MVHR to all rooms

### Shower room

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

### Kitchen

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

### Heating and finishes

- Electric 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 and call points in your bedroom and bathroom
- 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
- Estate 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^
- Wheelchair friendly
- Guest Suite^#
- Communal laundry facilities
- Wellness suite^
- Lifts to all floors
- Landscaped garden
- Mobility scooter store#
- Car parking available on-site^# (please ask a Sales Consultant for more details)

# 10 Year Warranty

Your apartment comes with  
a 10 Year NHBC warranty

^Extra charge applies. #Subject to availability.





“

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



# Oakhill Place

Development Layout





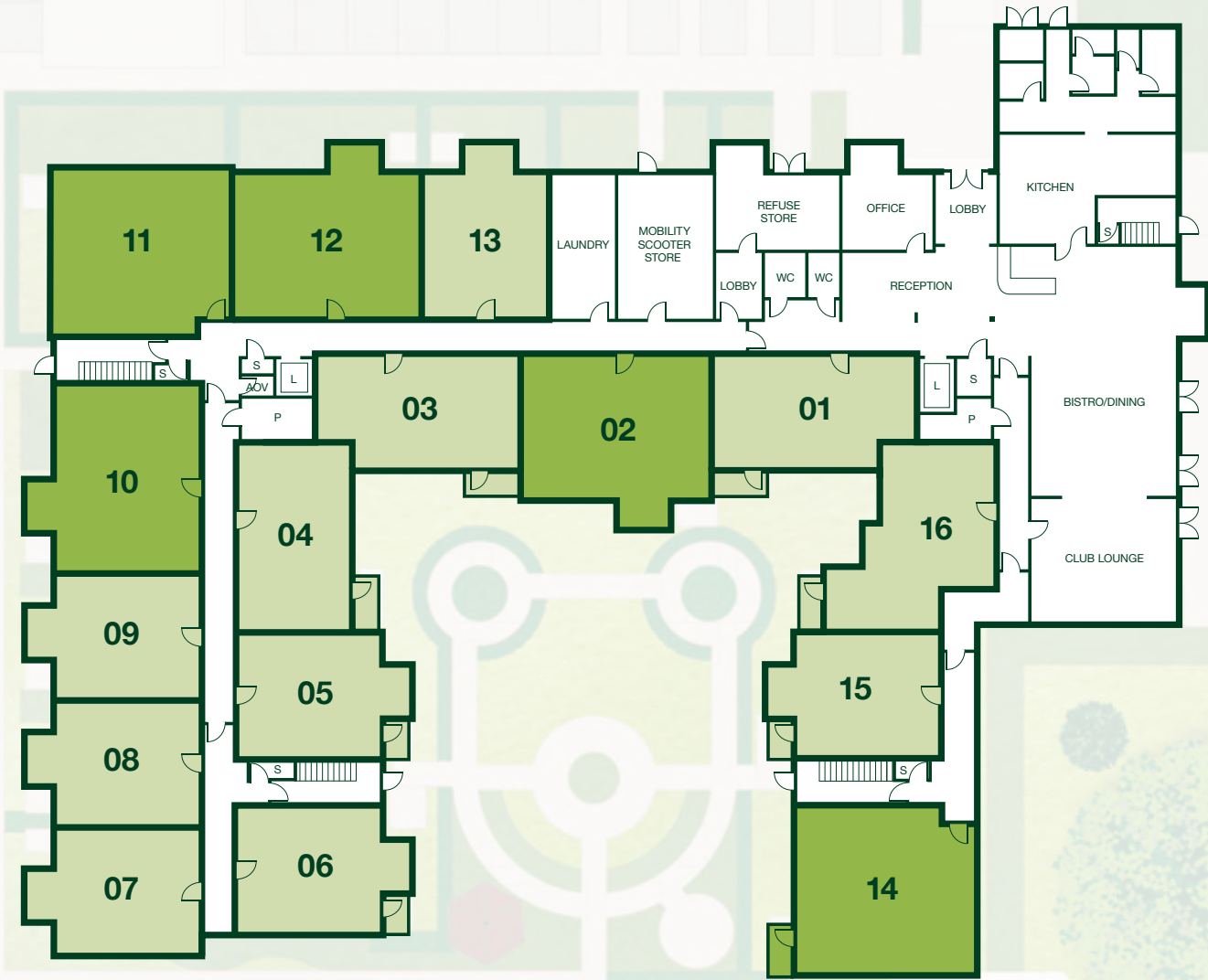
# Oakhill Place

Ground Floor



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

- L Lift
- P Plant room
- S Store
- WC Toilet
- AOV Automatic opening vent shaft



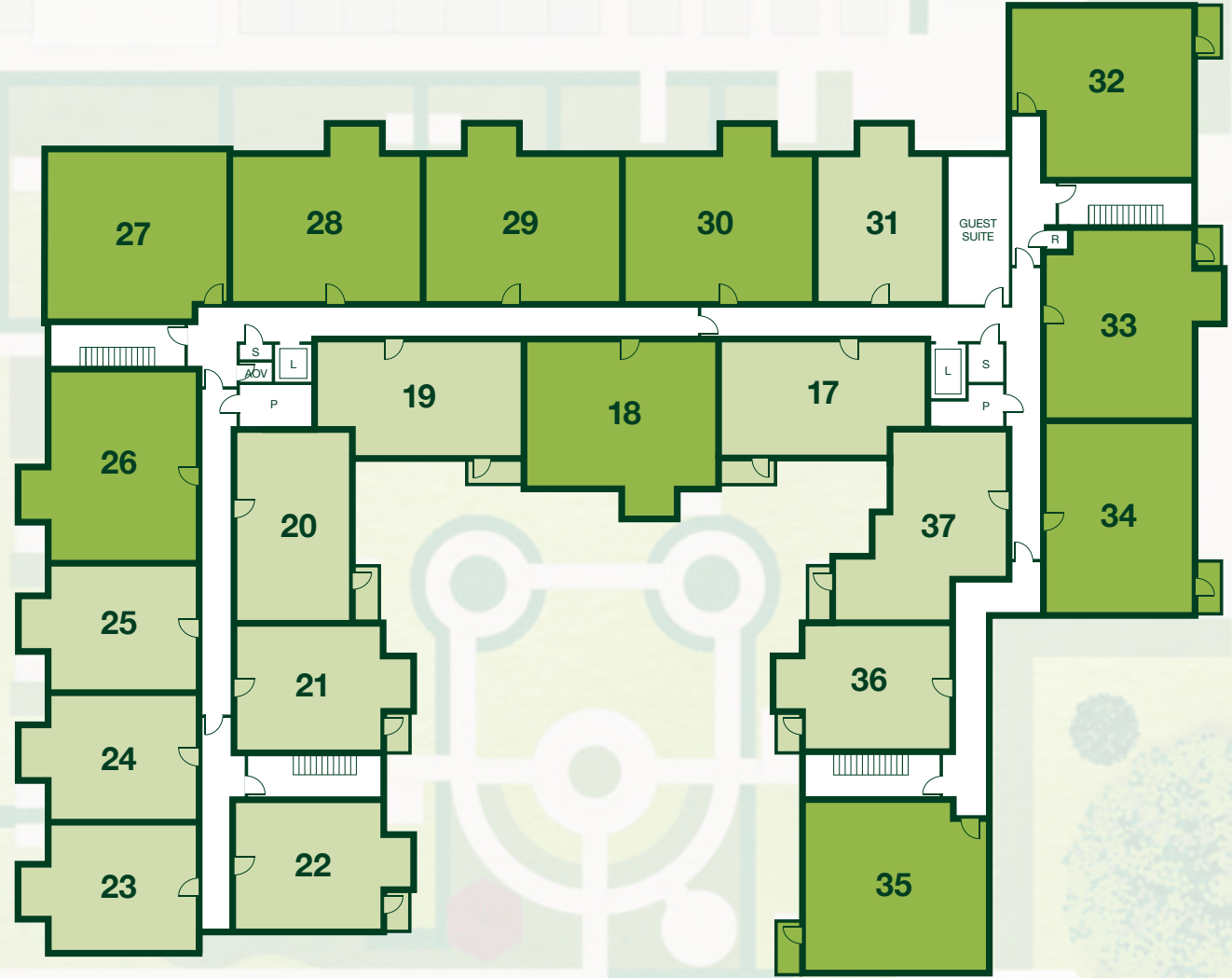
# Oakhill Place

First Floor



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

- L Lift
- P Plant room
- S Store
- AOV Automatic opening vent shaft



# Oakhill Place

Second Floor



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

- L Lift
- P Plant room
- S Store
- WS Wellness Suite
- AOV Automatic opening vent shaft



# The Baker

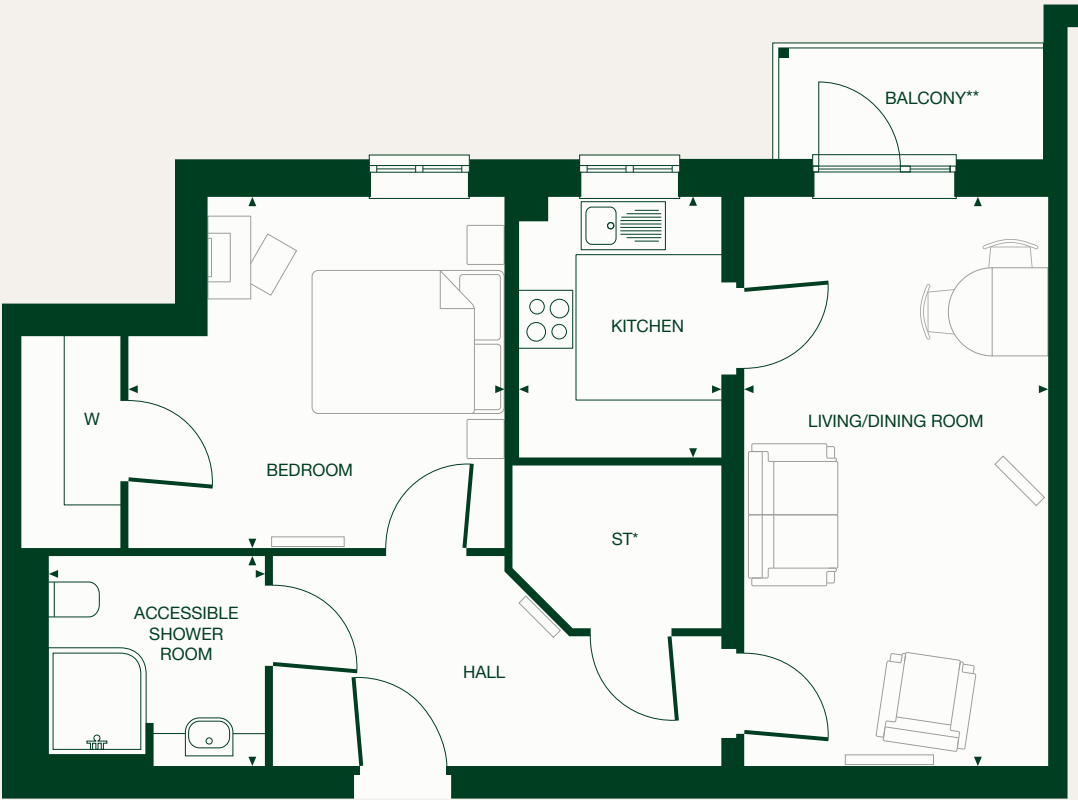
Apartments:

Ground Floor	01	03^
First Floor	17	19^
Second Floor	38	40^

^Plots 03, 19 and 40 are handed

Living room	19' 4" x 10' 4"	(5889mm x 3149mm)
Kitchen	6' 11" x 8' 10"	(2100mm x 2700mm)
Bedroom	11' 11" x 12' 9"	(3635mm x 3893mm)
Shower room	7' 2" x 8' 3"	(2178mm x 2525mm)

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 Consultant for individual apartment plans. ST\* store cupboards contain hot water cylinder, MVHR unit and electric meter.



\*\*Terrace to plots 01 and 03

Full balcony (as shown) to plots 17, 19, 38 and 40

W Wardrobe  
ST\* Storage cupboard



# The Frepurs

Apartments:

Ground Floor	02^	10^	12	
First Floor	18^	26^	28	29^
	30	33^		
Second Floor	39^	45^	47	50^
	52^			

^Plots 02, 10, 18, 26, 29, 33, 39, 45, 50 and 52 are handed

Living room	20' 0" x 10' 10"	(6096mm x 3294mm)
Kitchen	8' 1" x 9' 11"	(2473mm x 3030mm)
Bedroom 1	12' 10" x 10' 4"	(3921mm x 3149mm)
Bedroom 1 Apartment 29	12' 10" x 10' 7"	(3921mm x 3229mm)
Bedroom 1 Apartment 30	12' 10" x 9' 8"	(3921mm x 2949mm)
Bedroom 2	16' 1" x 10' 0"	(4894mm x 3050mm)
Shower room	7' 4" x 7' 1"	(2247mm x 2147mm)
WC	3' 5" x 6' 11"	(1050mm x 2100mm)

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\*\*Terrace to plots 02, 10 and 12  
Juliet balcony (as shown) to plots 18, 26, 28, 29, 30, 39, 45, 47 and 50  
Full balcony to plots 33 and 52

Note: Ground floor apartments and apartments with full balconies to have outward opening doors. Apartments with Juliet balconies to have inward opening doors. Dotted line denotes smaller storage to plots 33 and 52.

W Wardrobe  
ST\* Storage cupboard

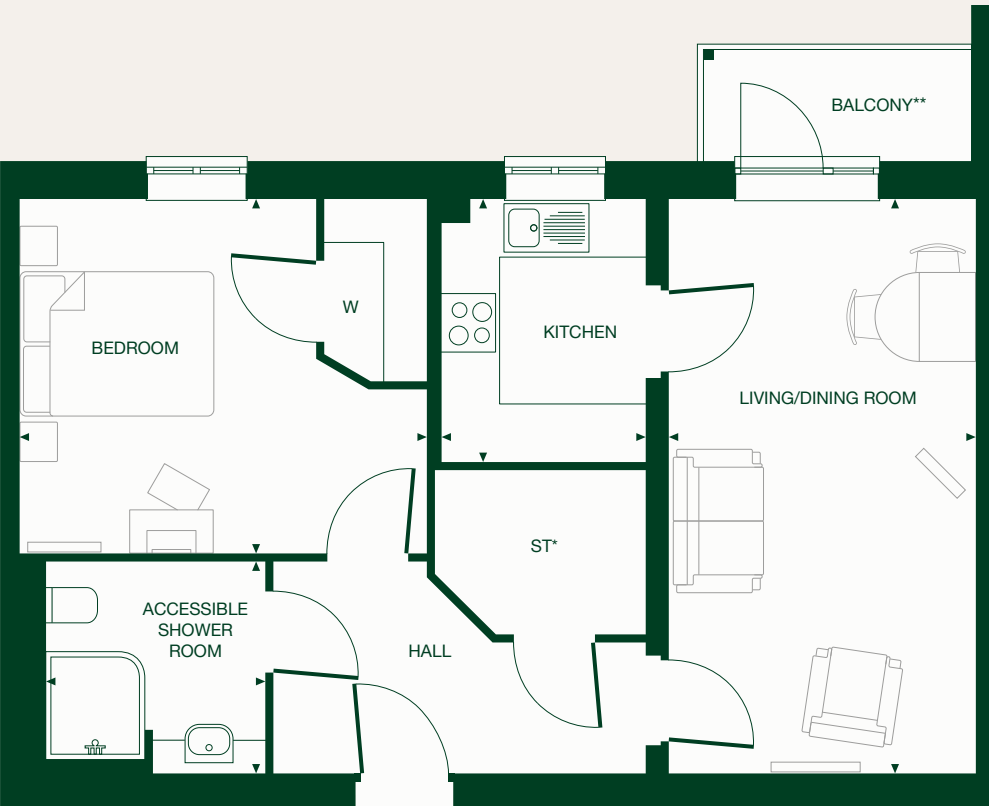
# The Howard

Apartments:

Ground Floor	04	
First Floor	20	
Second Floor	41	

Living room	19' 4" x 10' 4"	(5889mm x 3149mm)
Kitchen	6' 11" x 8' 11"	(2100mm x 2700mm)
Bedroom	11' 11" x 13' 9"	(3635mm x 4179mm)
Shower room	7' 2" x 8' 3"	(2178mm x 2525mm)

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\*\*Terrace to plot 04  
Full balcony (as shown) to plots 20 and 41

W Wardrobe  
ST\* Storage cupboard



# The Kilpin

Apartments:

Ground Floor	05	06	07	08^
	09^	13^	15^	
First Floor	21	22	23	24^
	25^	31^	36^	
Second Floor	42	43^	44^	48^
	49	55^		

^Plots 08, 09, 13, 15, 24, 25, 31, 36, 43, 44, 48 and 55 are handed

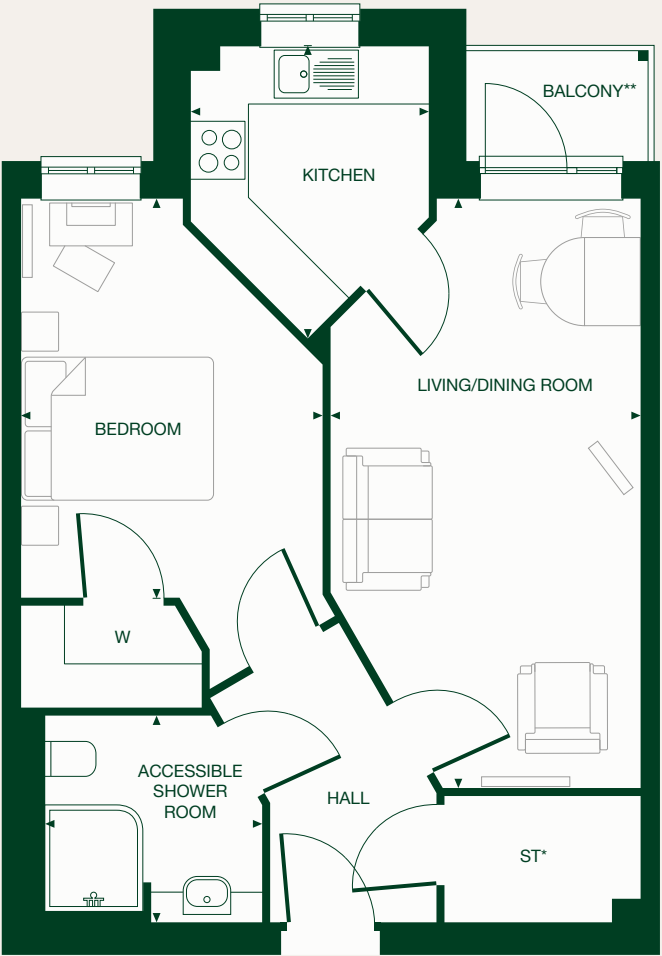
Living room	20' 0" x 10' 7"	(6096mm x 3214mm)
Kitchen	8' 1" x 10' 0"	(2473mm x 3030mm)
Bedroom	13' 7" x 10' 3"	(4131mm x 3119mm)
Shower room	7' 1" x 7' 4"	(2147mm x 2247mm)

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\*\*Terrace to plots 05, 06, 07, 08, 09, 13 and 15  
Juliet balcony to plots 23, 24, 25, 31, 43, 44, 48 and 49  
Full balcony (as shown) to plots 21, 22, 36, 42 and 55

Note: Ground floor apartments and apartments with full balconies to have outward opening doors. Apartments with Juliet balconies to have inward opening doors.

W   Wardrobe  
ST\*   Storage cupboard



# The Miller

Apartments:

Ground Floor	11	14^	
First Floor	27	32^	35^
Second Floor	46	51^	54^

^Plots 14, 32, 35, 51 and 54 are handed

Living room	18' 7" x 12' 5"	(5659mm x 3792mm)
Kitchen	8' 10" x 6' 11"	(2700mm x 2100mm)
Bedroom 1	12' 10" x 10' 1"	(3992mm x 3064mm)
Bedroom 2	12' 5" x 11' 6"	(3792mm x 3515mm)
Shower room	7' 4" x 7' 1"	(2247mm x 2147mm)
WC	6' 11" x 3' 5"	(2100mm x 1050mm)

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\*\*Terrace to plots 11 and 14  
Juliet balcony to plots 27 and 46  
Full balcony (as shown) to plots 32, 35, 51 and 54  
▪ Window to plots 14, 35 and 54 differs

Note: Ground floor apartments and apartments with full balconies to have outward opening doors. Apartments with Juliet balconies to have inward opening doors. Dotted line denotes apartment entrance to plots 32 and 51.

W   Wardrobe  
ST\*   Storage cupboard

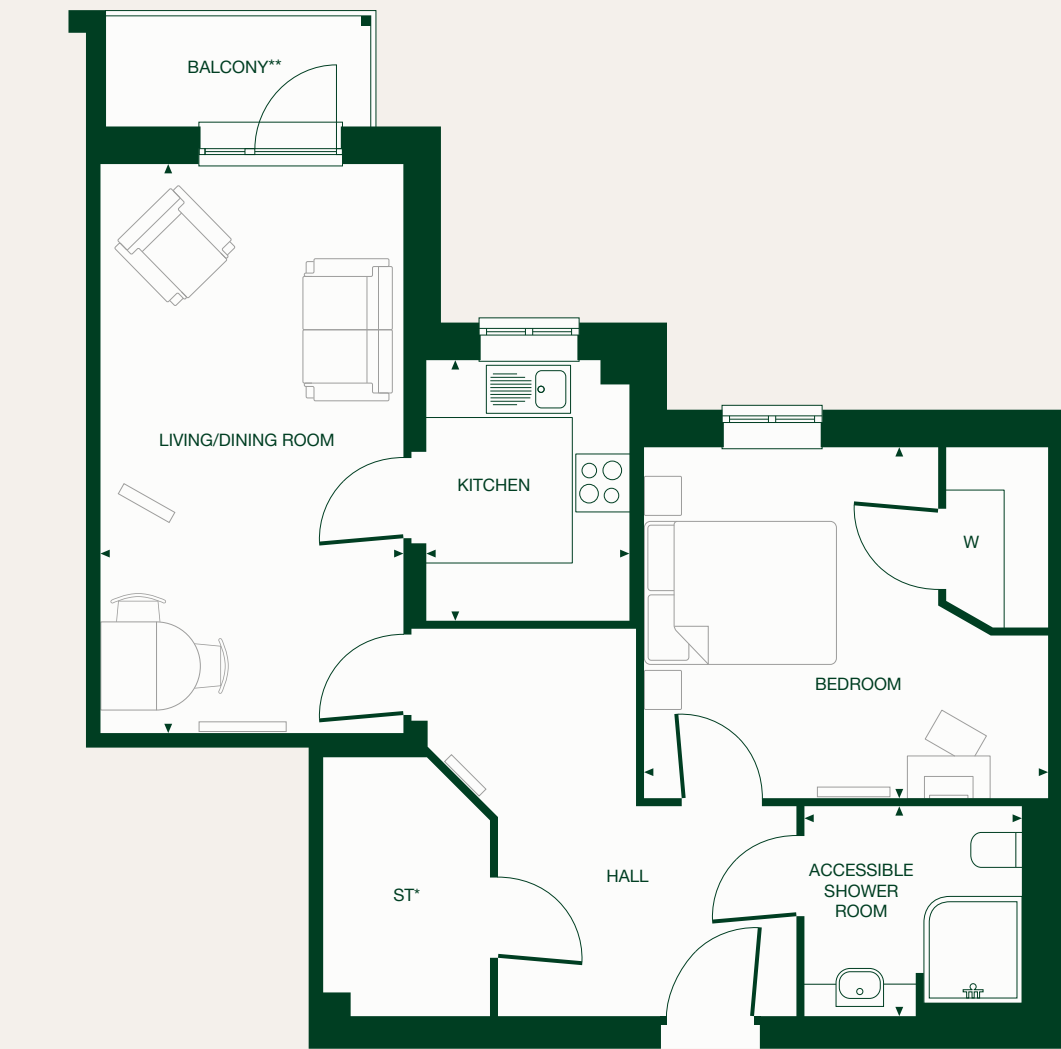


# The Nash

Apartments:

Ground Floor	16
First Floor	37
Second Floor	56

Living room	19' 4" x 10' 4"	(5889mm x 3138mm)
Kitchen	8' 10" x 6' 11"	(2524mm x 2100mm)
Bedroom	13' 9" x 11' 11"	(4179mm x 3635mm)
Shower room	8' 3" x 7' 2"	(2524mm x 2178mm)



\*\*Terrace to plot 16  
Full balcony (as shown) to plots 37 and 56

W Wardrobe  
ST\* Storage cupboard

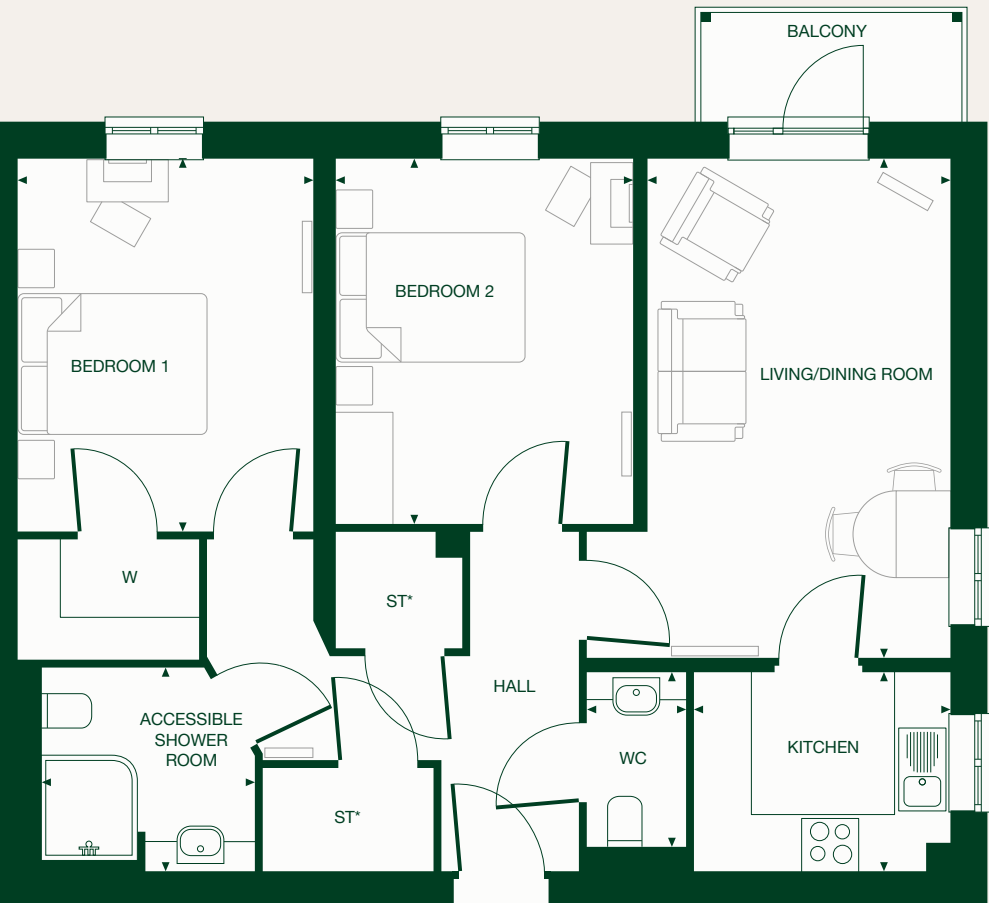
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# The Witt

Apartments:

First Floor	34
Second Floor	53

Living room	17' 3" x 10' 6"	(5249mm x 3189mm)
Kitchen	8' 10" x 6' 11"	(2700mm x 2100mm)
Bedroom 1	12' 10" x 10' 2"	(3921mm x 3109mm)
Bedroom 2	12' 7" x 10' 2"	(3842mm x 3090mm)
Shower room	7' 4" x 7' 1"	(2247mm x 2147mm)
WC	6' 11" x 3' 5"	(2100mm x 1050mm)



W Wardrobe  
ST\* Storage cupboard

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# Map



## Supermarkets

- 1 Co-op
- 2 Aldi
- 3 Londis
- 4 Tesco
- 5 Waitrose

## Doctors / Dentists

- 6 Putnoe Medical Centre
- 7 Chrysalis Dental Practice
- 8 Bedford Dental Practice

## Pharmacies

- 9 Well Pharmacy Putnoe
- 10 Fairleys Pharmacy
- 11 Tesco Pharmacy

## Restaurants / Pubs

- 12 The Bluebell
- 13 Anchor
- 14 The Orchard Harvester

## L Library

## H Bedford Hospital



# A traditional market town with modern amenities

Bedford is a delightful place to live, renowned for its beautiful countryside setting, views of the River Great Ouse, and the remains of the historical medieval castle at Bedford Castle Mound.

There are many restaurants, cafés and shops located in the pedestrianised town centre such as Boots, WH Smith, Argos, Primark, Fraser Hart and many others. The town boasts three theatres where you can see everything from exhibitions to live comedy shows. Bedford has plenty of things to do and local markets are held regularly in Harpur Square which attract both locals and tourists.

For those who like sports, there are several different clubs nearby including cricket, rowing and rugby.

There are also museums and churches to explore. Collections in The Higgins Bedford include a superb range of English water-colours and drawings.

Plus original prints by Dürer, Rembrandt, Goya and one of the best displays of 19th-century decorative art in Europe.

The John Bunyan Museum exhibits personal items of the renowned Baptist preacher and author of Pilgrims Progress. The ‘Bunyan Meeting’ hall founded in 1650, is where Bunyan was minister from 1671 to 1688.

There are four ancient churches in the town, including the 14th century St Mary’s and St John’s, and the 14/15th century St Paul’s and St Peter’s.

For live concerts, shows and comedy, The Bedford Corn Exchange is the place to go. Overlooking St Paul’s Church and the market place, this multi-purpose venue offers a variety of entertainment.

With Bedford’s close proximity to tourist hotspots such as Oxford, Cambridge and London you will be spoilt for choice of activities and entertainment.



Longholme boating lake by the River Great Ouse



The Embankment gastropub



Historic Bedford Castle Mound



# OAKHILL PLACE

BEDFORD

Oakhill Place, Overdale, Bedford, Bedfordshire MK41 8EN

Please call us free on **0800 201 4811** and we'll help you find the perfect apartment  
or visit [mccarthyandstone.co.uk/oakhill-place](https://mccarthyandstone.co.uk/oakhill-place)



**McCarthy & Stone**

— Retirement living to the full —

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