

AUGUSTUS HOUSE

VIRGINIA WATER



McCARTHY STONE

Life, well lived

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Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Welcome

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**ONE OF THE MOST DESIRABLE
AREAS TO LIVE IN ENGLAND.**

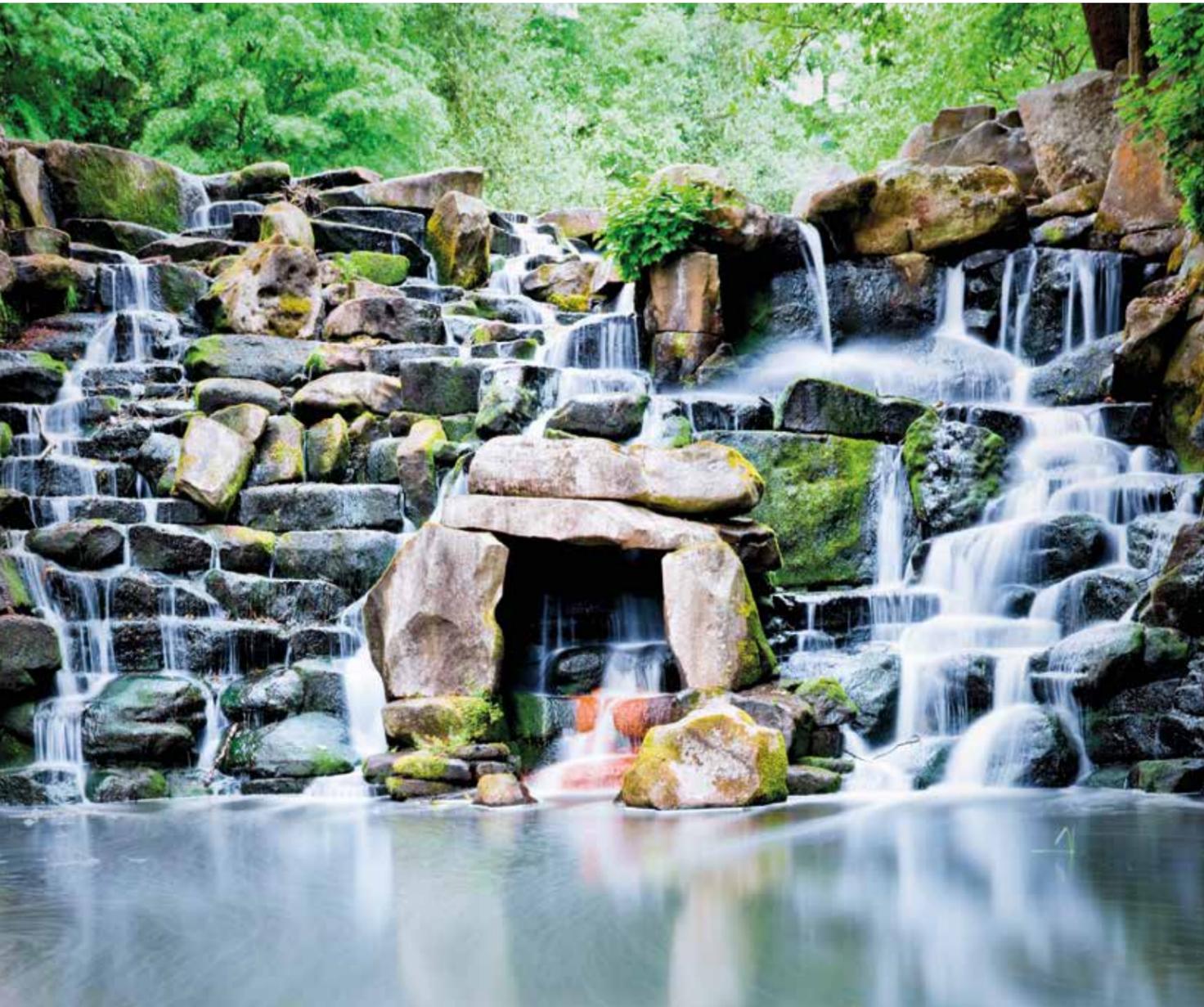
When you consider what Virginia Water has to offer, it's easy to understand why. Delightful countryside, village atmosphere, direct rail service to London and the M3 and M25 in easy reach. No wonder so many celebrities have made this picturesque Surrey town their home. It's now one of the most affluent areas outside of the capital.

**FIND YOUR HAPPY PLACE
IN VIRGINIA WATER.**

Nestled between a conservation area and the town's train station, you'll find one of our most impressive developments. Augustus House has been designed with the over 70s in mind and is built to the highest standards. It's an ideal place to live life well.



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LIVE LIFE YOUR WAY.

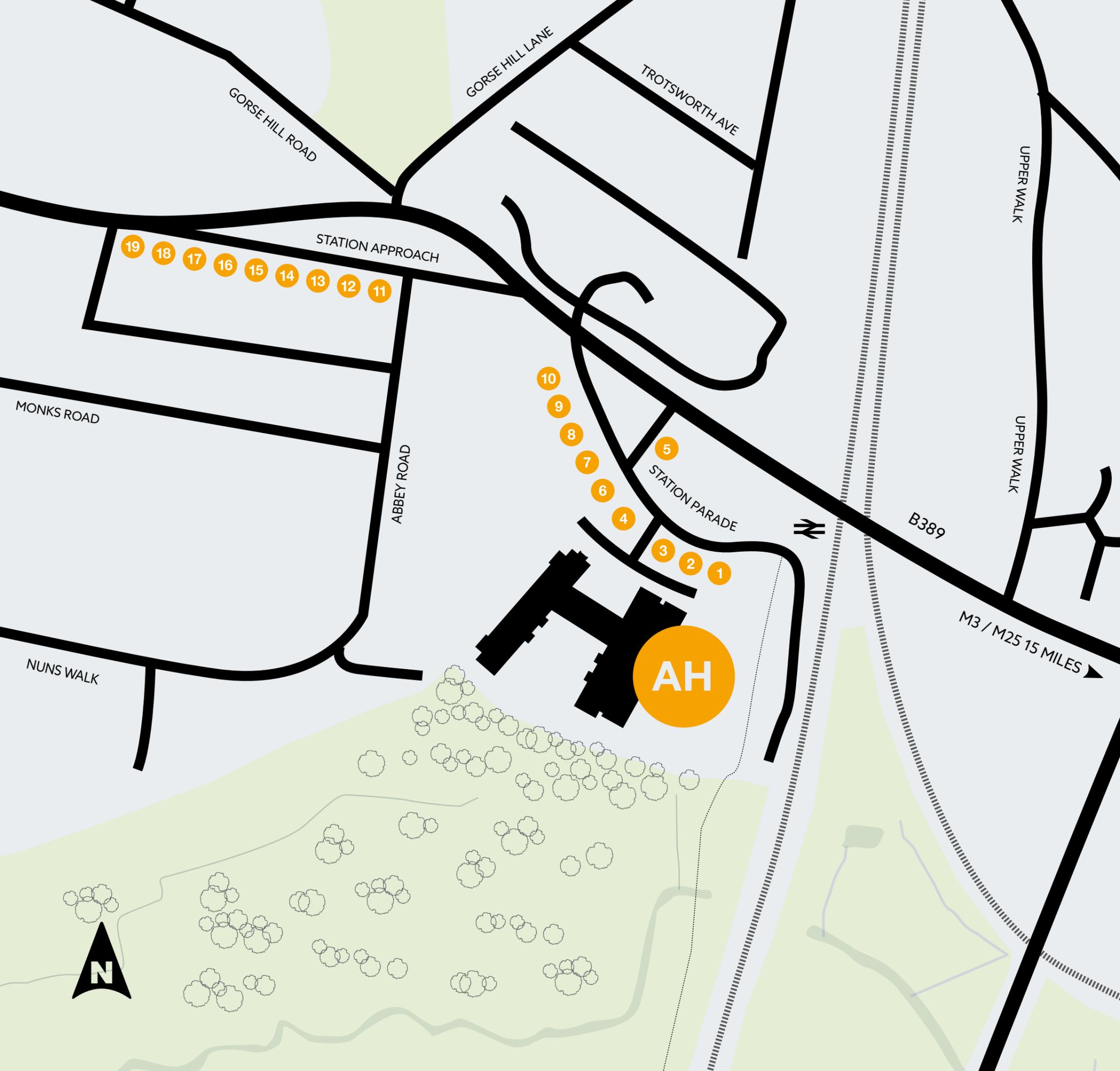
Whatever you love doing in life, Virginia Water and the surrounding area has everything you could want. And Augustus House is perfectly located. Directly outside the development is the local library which also houses the town's Community Centre. The Arts Society meets here every month. The Royal British Legion Club is on the doorstep too.

A short stroll takes you to the heart of the town. Here you'll find a parade of independent shops, boutiques, hairdressers, gift shops, convenience stores, wine shops, eateries and cafés including local favourite and award-winning Wentworth Patisserie. There's a regular farmers' market too, offering regional and seasonal produce. And

each summer the town holds a fete, bristling with stalls and fun things to do.

Not far from the development, you'll find even more to enjoy. Windsor Great Park is just a mile away. This popular destination offers an array of leisurely options for visitors to enjoy, from the beautiful stretch of gardens and trails to the Virginia Water Lake, once a favourite of Queen Victoria.

Ascot Racecourse, Wentworth Golf Club and the exclusive Foxhills Country Club and Resort are all within five miles. If you like country walks, you won't be disappointed. This part of north Surrey has many green spaces where you can get out and roam.



AUGUSTUS HOUSE.

AH Station Parade,
Virginia Water,
Surrey, GU25 4BB

MAP KEY.

- 1 Costa coffee shop
 - 2 Library
 - 3 Beauty Salon
 - 4 Dry cleaners
 - 5 Bus stop
 - 6 Wine Circle
 - 7 Post Office/Convenience Store
 - 8 Hairdresser
 - 9 Boutique
 - 10 Restaurant
 - 11 Wentworth Patisserie
 - 12 Restaurant
 - 13 Hairdresser
 - 14 Maloney's Budgens Supermarket
 - 15 Dry cleaners
 - 16 Restaurant
 - 17 Dentist
 - 18 Optician
 - 19 Pharmacy
- Railway Station*
- - Richmond 26 min
- London Waterloo 45 min

*Train times taken from Google Maps and correct at time of print



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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YOUR GARDEN FOR ALL SEASONS.

As you approach Augustus House, you'll notice it is set away from the road for added privacy. What's less obvious is the development's horseshoe-shaped design. This shields the garden beyond, creating a protected space for the mature shrubs and flowers to flourish. Secluded and bursting with seasonal colours, the garden's open side offers wonderful views of the adjacent Bourne Woodlands.

Inside, the entrance lobby is light and airy courtesy of the double height ceiling and mezzanine floor.

From here, you enter the shared lounge. This is where this vibrant community comes together. It's always filled with fun, friendship and laughter (the weekly movie nights are legendary). On the mezzanine, you can simply sit and relax, test your bridge skills perhaps or take on a puzzle.

Beyond the exterior door in the lounge is the garden's patio area. Feel free to take a seat. It's a favourite spot to soak up some sun or begin a stroll around the landscaped garden.





MORE FEATURES.

BISTRO RESTAURANT*

Ideal when you don't feel like cooking or want to catch up with friends. The bistro style restaurant also offers a variety of light bites and snacks.

GUEST SUITE*

Having friends or relatives over and would like them to stay the night? Instead of the hassle of making up a spare bed you can book them into the development's Guest Suite, which has en-suite facilities*.



WELLNESS SUITE*

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.



PARKING

Spaces are available for purchase, above or below ground. The spaces in the basement can be accessed by a lift inside the development.

*Additional charges apply. Subject to availability.

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MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, lively community. They are also built to the highest standards. Augustus House is no exception.

The majority of the apartments available have two bedrooms. And every property has its own balcony or terrace. Many are East facing too. So, as you look out to the woods, the morning sunshine will flood in. The one bedroom apartments overlook the garden and most have spacious balconies.

YOUR CHOICE OF PURCHASE OPTIONS.

All of the available properties in Augustus House come with a range of purchase options. You can choose to buy outright, rent or part buy, part rent. To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.







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YOUR NEW HOME IN DETAIL.

GENERAL

- Double glazing to all windows
- Balcony or patio to selected properties
- Walk-in or fitted wardrobes to selected properties
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*

KITCHEN

- Fitted kitchen with integrated NEFF appliances – microwave and ceramic hob
- Stainless steel NEFF cooker hood and glass splashback
- Stainless steel sink
- Lever mixer taps

SHOWER ROOM

- Fitted shower room with slip resistant floor tiling
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Illuminated mirror with integrated shaver socket
- Heated towel rail

HEATING AND FINISHES

- Electric underfloor heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

“WE STILL FEEL LIKE TEENAGERS.”

Peter and Sheila,
McCarthy Stone homeowners.

Peter and Shelia have no intention of slowing down and are delighted that many of their neighbours feel the same. They believe retirement should be exciting.

Ready to start the next exciting chapter in your life? Find out how you could make the move to Augustus House, Virginia Water.

CALL 0800 201 4106
**VISIT [MCCARTHYSTONE.CO.UK/
AUGUSTUSHOUSE](http://MCCARTHYSTONE.CO.UK/AUGUSTUSHOUSE)**



A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

February 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/augustushouse

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