

Rutherford House

Chalfont-St-Peter



McCarthy Stone

Chalfont-St-Peter

Rutherford House

Development features

Property details

Welcome

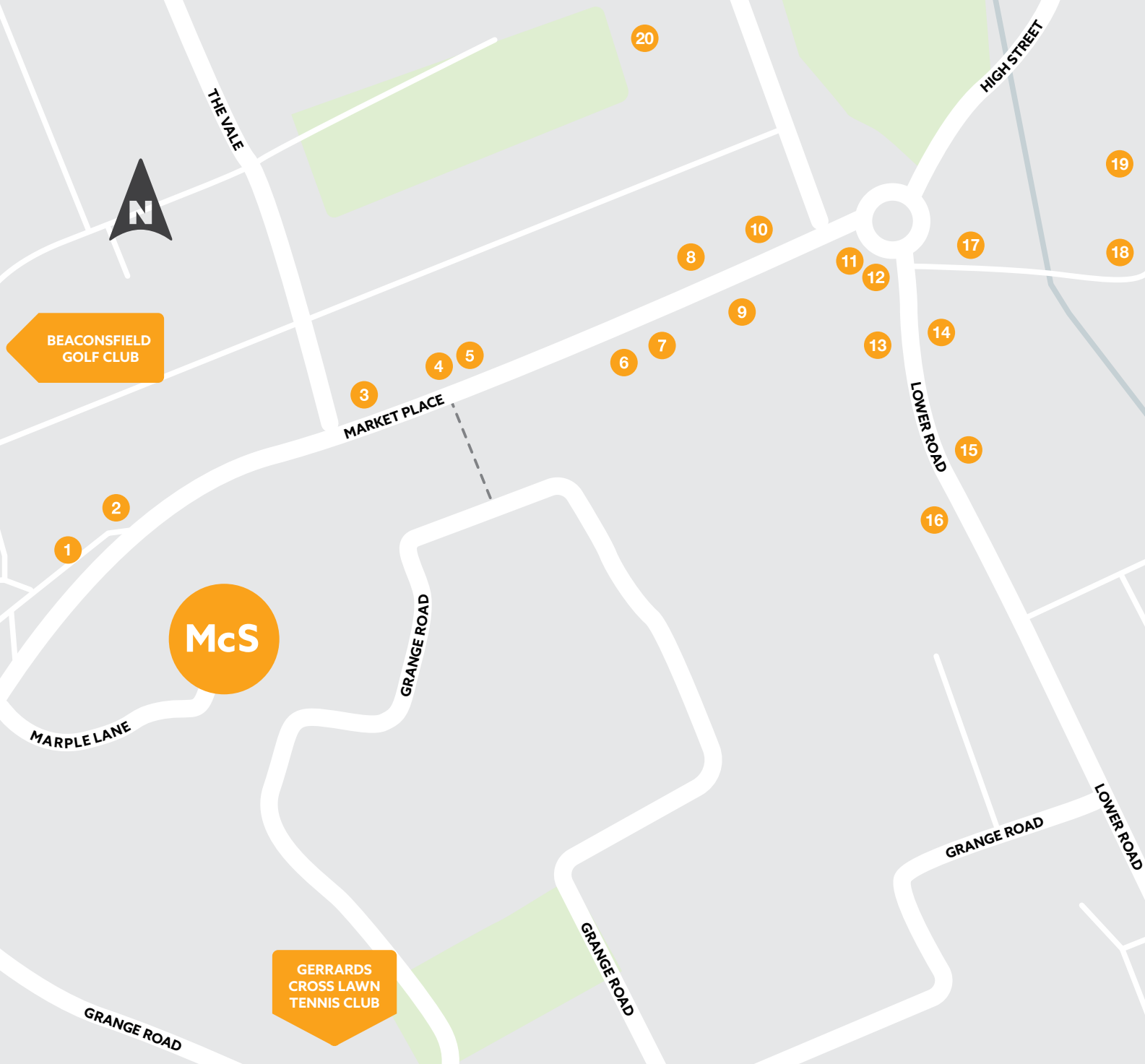
A delightful village that has it all.

Historic Chalfont St. Peter is simply charming. Vibrant community atmosphere. Convenient shopping. Lovely pubs and restaurants. Surrounded by beautiful countryside. Superb rail, bus and road connections. This Buckinghamshire village really does tick all the boxes.

Find your happy place in Chalfont-St-Peter.

You'll find Rutherford House just a short stroll from the centre of the village. It has been designed with the over 70s in mind and is built to high standards. It's an ideal place to live life your way.





- | | | |
|---|---------------------------------|--|
| 1 Bus Stop | 7 Pharmacy | 14 Judds Butchers |
| 2 Sunrise Fish & Chips | 8 Birring Greengrocers | 15 Madeira Portuguese Restaurant |
| 3 St Peter News Convenience Store | 9 Delhi Spice Indian Restaurant | 16 Chalfont St Peter Community Library |
| 4 Adele Kelly Clothing Boutique | 10 Café | 17 Opticians |
| 5 Spoilt Rotten Dog Groomer & Accessories | 11 Bank | 18 M&S Food Hall |
| 6 The Co-Op | 12 The White Hart Pub | 19 Costa Coffee |
| | 13 Hairdressers | 20 Doctors Surgery |



Live life your way.

Chalfont St. Peter is known as the 'Gateway to the Chiltern Hills'. This Area of Outstanding Natural Beauty is stunning with rolling hills, woodlands and lots of historic character. Thanks to its central location, Rutherford House is ideally placed to help you take full advantage of the village and beyond.

Take a short stroll and you'll find everything you need daily. The high street has a mix of independent shops and familiar brand names. There's a Marks & Spencer Foodhall, hairdresser, grocer, several banks, and a selection of boutiques. There's plenty to tempt the tastebuds too with a choice of excellent pubs, restaurants and cafés. The Jolly Farmer and the Three Oaks gastro pub are both perennial favourites. For mouth-watering Indian cuisine, try the ever-popular Spice restaurant.

The village has several architectural gems. The Greyhound Inn is a former courthouse, once infamous for hangings. You'll also discover charming manor houses and the listed parish church.

Chalfont St. Peter has a lively social scene. The community centre hosts activities including bridge, yoga, table tennis and the WI. There are plenty of sporting clubs in the village, such as tennis, cricket, dance, a walking group and even Tae Kwon Do. The nearest golf course is just over a mile away.

If you enjoy leisurely walks, there are endless footpaths to explore in the beautiful Chiltern Hills. Head to Black Park to discover 500 acres of woodland, heathland and open space in south Buckinghamshire. For a fascinating day out, the Chiltern Open Air Museum has over 30 rescued and reconstructed historic buildings from around the area.

The village has excellent travel links. A bus stop just outside the development offers services to High Wycombe, Chesham and Uxbridge. The M40 and M25 are within easy reach. Trains from Gerrard Cross will whisk you to London Marylebone in less than 30 minutes.

Chalfont-St-Peter Rutherford House Development features Property details

A mix of classic and modern design.

Chalfont St. Peter has retained a mix of building styles which gives it a unique character. The elegant façade of Rutherford House complements this well-maintained village. As you approach, the well-tended beds and borders will instantly catch the eye too.

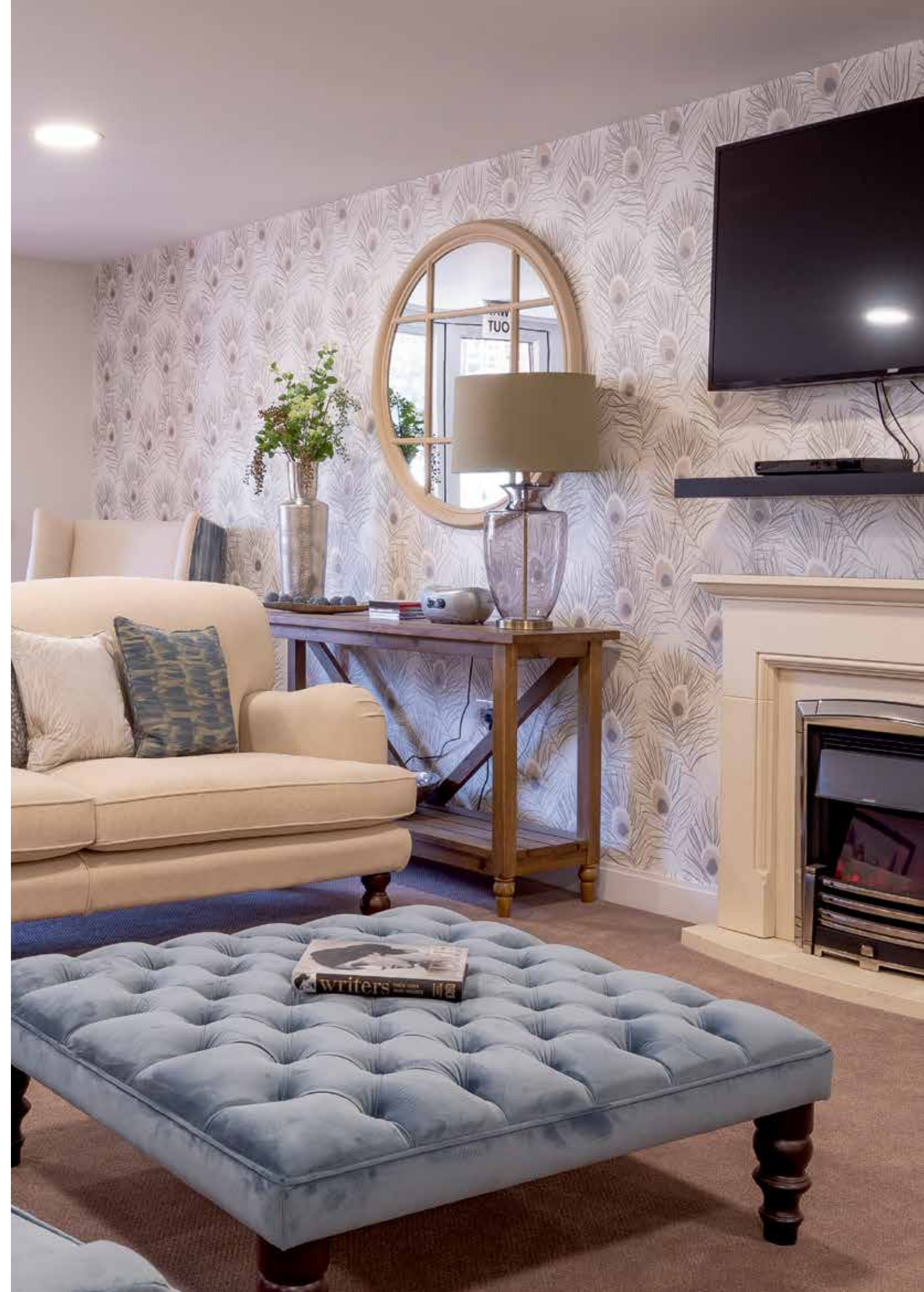
This thoughtful design continues as you walk into the entrance lobby. It always offers a warm welcome to homeowners, friends and family alike. The high ceiling gives it a real wow-factor too. Directly ahead is the social hub of Rutherford House, the communal lounge.

Whether it's a catch-up over coffee, a leisurely lunch or evening event filled with sparkly banter, the lounge is the perfect place for spending time together. This area is also home to the bistro restaurant, serving drinks, light snacks, and a delicious seasonally inspired menu every day. If you

want to relax with a newspaper or a good book, there are lots of quiet spots too.

From either end of the lounge, you can access the immaculate garden that wraps itself around the development. At the front is a patio with seats, ideal for catching some sun come the warmer months. At the rear, a larger patio is great for socialising. From here you can follow a path that gently meanders around the building.

As you walk you can admire the plants and shrubs which have been carefully chosen to make this a garden for all seasons. The development is also lined with numerous trees and occasional benches that invite you to stop and enjoy the fresh air. You don't even need to wrestle with a lawnmower or pick up a fork to keep this space looking picture perfect. We take care of all the outside spaces for you



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The support you want, when you need it.

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

Domestic assistance.

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters*.

Personal support*.

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

Lifestyle support*.

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

Laundry service*.

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.





More features.

Bistro on-site

If you don't feel like cooking, the bistro at Rutherford House provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tipple.

The extra cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.



Guest Suite[^]

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.



Parking[#]

Spaces are available for purchase.

[^]Additional charges apply. [#]Subject to availability.

Chalfont-St-Peter Rutherford House Development features Property details

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, active community and is built to high standards. Rutherford House is no exception.

Comprising 39 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

Your choice of purchase options.

Whether you are purchasing or renting your apartment at Rutherford House, we will help you every step of the way.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals.

And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail



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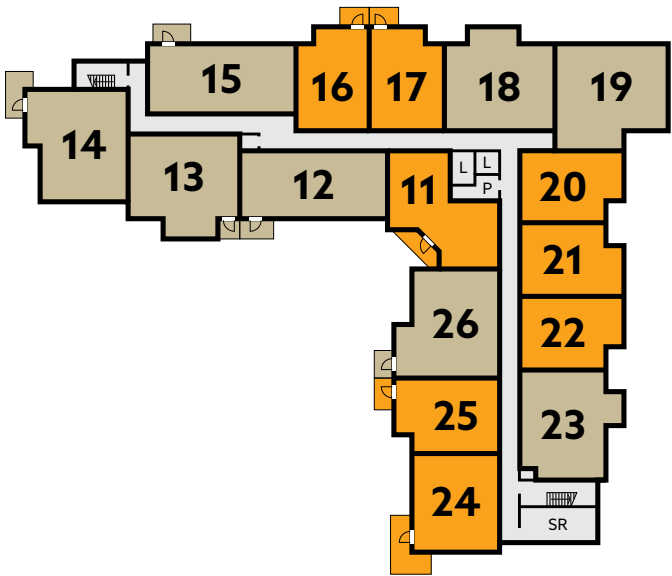
Property details

Ground Floor

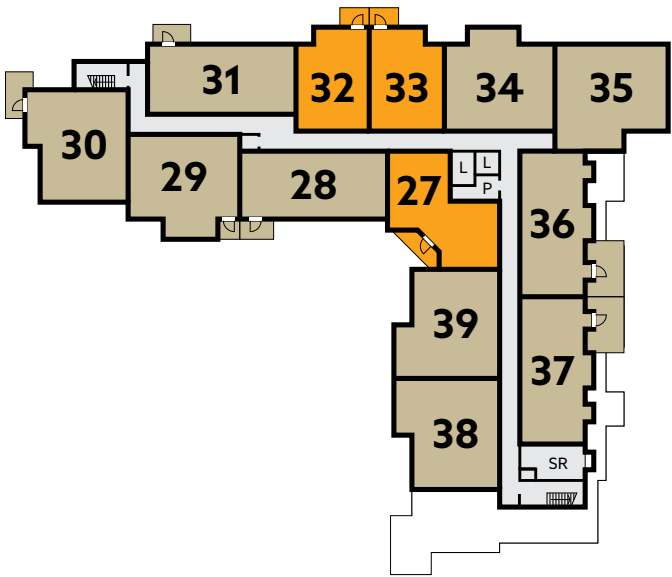


- 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - Communal Areas
 - Staff Areas
- | | |
|---------------------------------|-------------------------|
| E - Entrance Lobby | O - Office |
| GS - Guest Suite | P - Plant Room |
| K - Kitchen | R - Reception |
| L - Lift | RR - Refuse & Recycling |
| LA - Laundry Room | SR - Staff Room |
| MSC - Mobility Scooter Charging | WS - Wellness Suite |

First Floor



Second Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/rutherford-house

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Your new home in detail.

General

- Double glazing to all windows
- Balcony or patio to all apartments
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- Sky/Sky+ connection point in living room*
- NHBC 10-year warranty

Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps

Shower room

- Fitted shower room with vinyl flooring
- 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 panel radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

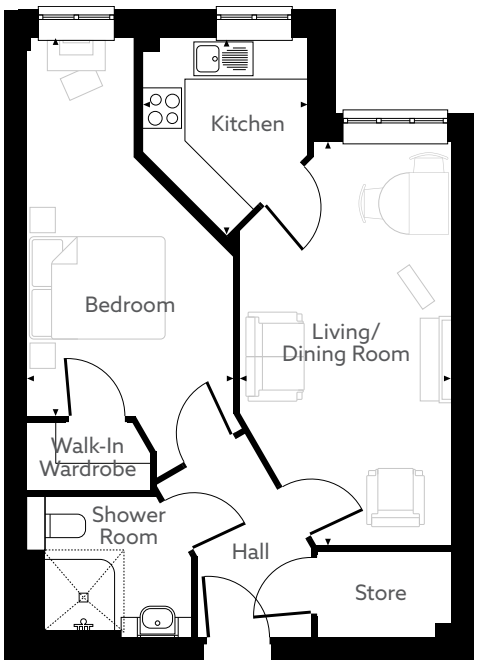
Safety and security

- Door camera entry system which is linked to your TV
- 24-hour emergency call system with personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layout

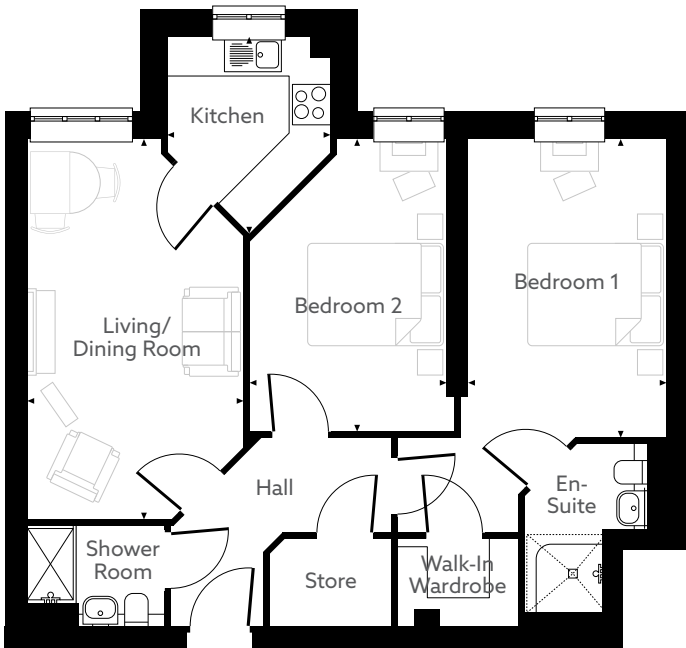
Approximate room sizes

One Bedroom



- 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)

Two Bedroom



- Living/Dining Room
19'2" x 11'0" (5880mm x 3370mm)
- Kitchen
9'9" x 8'2" (3030mm x 2528mm)
- Bedroom 1
15'1" x 10'0" (4620mm x 3065mm)
- Bedroom 2
14'8" x 10'0" (4525mm x 3050mm)

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



**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Rutherford House, Chalfont-St-Peter.

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
rutherford-house](https://mccarthystone.co.uk/rutherford-house)**

A large print version of this brochure is available on request.

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May 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



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/rutherford-house

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