

WATSON PLACE

CHIPPING NORTON



McCARTHY STONE

Life, well lived

CONTENTS

Chipping Norton
Watson Place
Development features
Property details

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

Chipping Norton

Watson Place

Development features

Property details



AN AREA THAT COMBINES TRADITIONAL CHARM WITH MODERN LIVING.

The pretty market town of Chipping Norton really does offer the best of both. The delightful Cotswold countryside is on the doorstep, the dreaming spires of Oxford are just a 40-minute drive away and the train sprints to London in less than two hours.

FIND YOUR HAPPY PLACE IN CHIPPING NORTON.

Located not far from the centre of the town, you'll find one of our most impressive developments. Watson Place 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.



Chipping Norton
Watson Place
Development features
Property details



LIVE LIFE YOUR WAY.

Whatever you love doing in life, Chipping Norton in the beautiful Cotswold Hills will easily satisfy your needs. And Watson Place is perfectly located. On the doorstep, there's an M&S Foodhall and a Costa coffee. A short stroll will take you to the nearest shops, medical centre and pharmacy. Walk on further (or hop on one of the regular buses) and you'll arrive in the heart of the town.

Thanks to its elegant high street, medieval Guildhall and long market square, Chipping Norton has retained a delightful charm. As you explore the narrow shopping streets, you'll find lots of independent retailers, gift shops, a delicatessen, a fishmonger, two butcher's shops plus numerous supermarkets. A farmers' market is held regularly offering regional and seasonal produce. If you're a foodie, there's a tempting

selection of restaurants and tea rooms, alongside traditional pubs, Chinese and Thai restaurants. The town is also home to an award-winning theatre. For those with young grandchildren, there is a large children's playground at the lower end of town to keep them entertained.

Head away from the development and you'll find even more to enjoy. There's sleepy Bampton that served as the fictional village of Downton in the filming of the award-winning TV series Downton Abbey. A 20-minute drive takes you to the opulence of Blenheim Palace, one of the nation's finest stately homes. If you like country walks, you won't be disappointed either. The Cotswolds offers an abundance of beautiful spaces where you can get out and roam.



CHIPPING NORTON



WATSON PLACE.

 Trinity Rd,
Chipping Norton
OX7 5AJ

MAP KEY.

-  Aldi Supermarket
-  Community Hospital
-  Co-op Supermarket
-  Costa Coffee
-  Holy Trinity Church
-  Marks & Spencer Foodhall
-  Pharmacy
-  Sainsbury's
-  Theatre
-  Town Hall



“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.

Chipping Norton
Watson Place
Development features
Property details

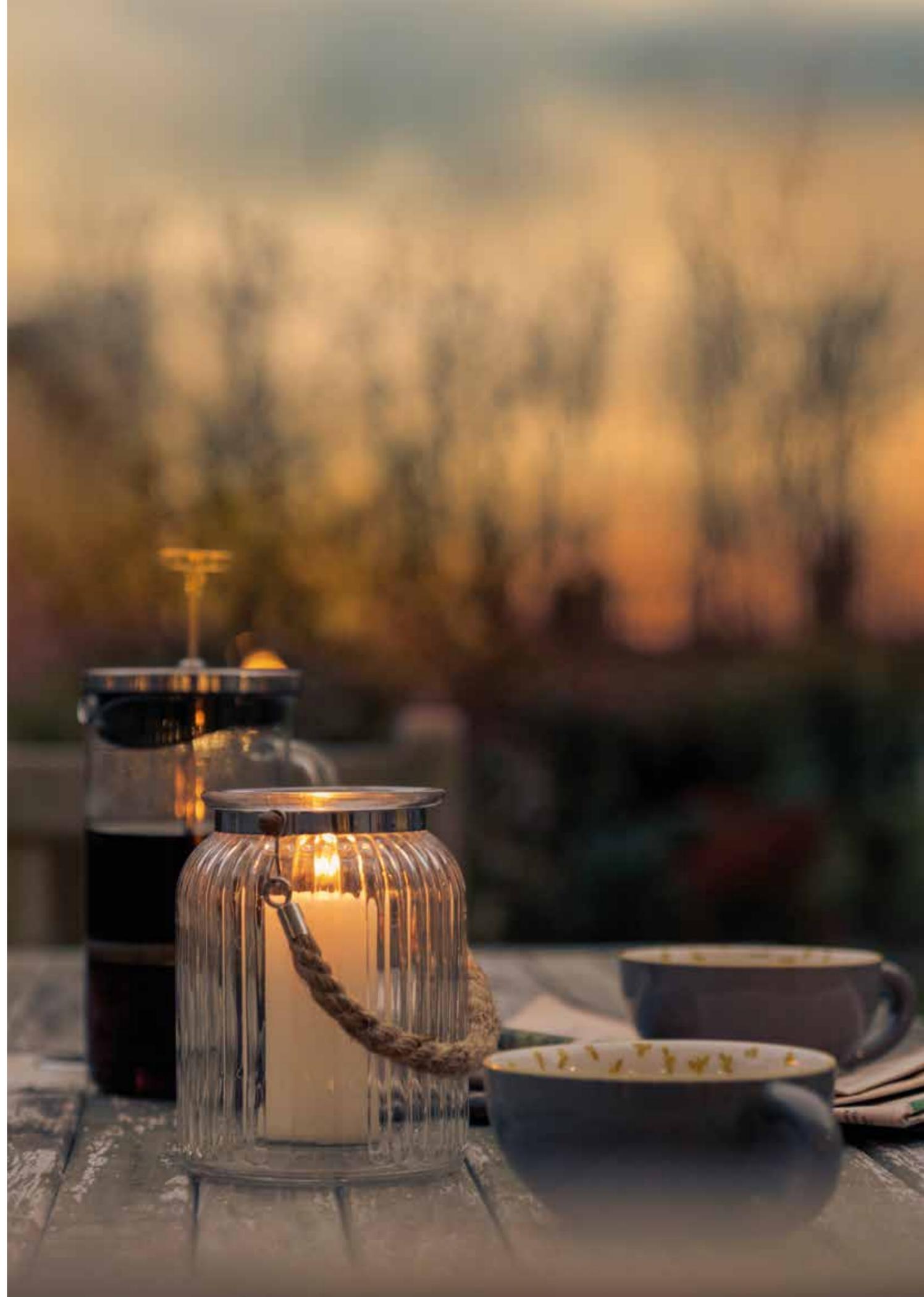
ELEGANT, SPACIOUS DESIGN.

As you come through the gates, you'll immediately notice the development has an open, spacious feel and this continues when you walk into Watson Place itself. Inside, the entrance lobby delivers a real 'wow' factor. Its light and airy design makes you feel immediately welcome.

Moving from the lobby, you'll enter the bistro restaurant and stylish communal lounge. This light, airy space is where the vibrant community enjoys meeting. It's always

filled with fun, friendship and laughter (the weekly movie nights are legendary).

With the lounge's bi-fold doors rolled back, you can walk through to the garden terrace. Here you can sit, enjoy a coffee and soak up some sun. It also offers a lovely view across the landscaped garden, bursting with seasonal colours, and particularly beautiful during the summer months. What's more, you can enjoy the garden without having to lift a finger as it's fully maintained for you.





MORE FEATURES.

BISTRO RESTAURANT*

Ideal when you don't feel like cooking or want to catch up with friends. The bistro style restaurant 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 room.



LAUNDRY SERVICE*

The team can take care of all your laundry requirements and return your items washed, dried and ironed within 24 hours.

PARKING

Spaces are available by purchasing a permit.



*Additional charges apply. Subject to availability.

Chipping Norton
Watson Place
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, lively community. They are also built to the highest standards. Watson Place is no exception.

You can choose between one or two-bedroom apartments which come fully fitted with carpets and flooring. Many have balconies and every ground-floor property has its own patio.

YOUR CHOICE OF PURCHASE OPTIONS.

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



Chipping Norton
Watson Place
Development features
Property details



YOUR NEW HOME IN DETAIL.

GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Walk-in or fitted wardrobes to selected apartments
- 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 wet 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

- Dimplex wall heaters
- 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 Sheila 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 Watson Place, Chipping Norton.

CALL 0800 201 4106
**VISIT [MCCARTHYSTONE.CO.UK/
WATSONPLACE](https://www.mccarthystone.co.uk/watsonplace)**



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/watsonplace

McCARTHY STONE
Life, well lived