



Campbell House

Weybridge

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy. Plus a little more help and support, from the on-site team if and when you need it.

Contents

Live life your way, with Retirement Living Plus	4
Welcome to Weybridge	10
Campbell House	12
Development overview	18
Property details	20
Our service charge explained	22

Live life your way

with Retirement Living Plus

Campbell House is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required[^].

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run, subsidised, bistro restaurant[^].

There's also a hotel-style Guest Suite[^]. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship[^].



Help and support

from our own, dedicated team

In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that all our support and personal care services are regulated by the Care Quality Commission in England.

Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.



Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

Domestic assistance

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

Staff on-site 24/7

There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.

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.

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.

Laundry service[^]

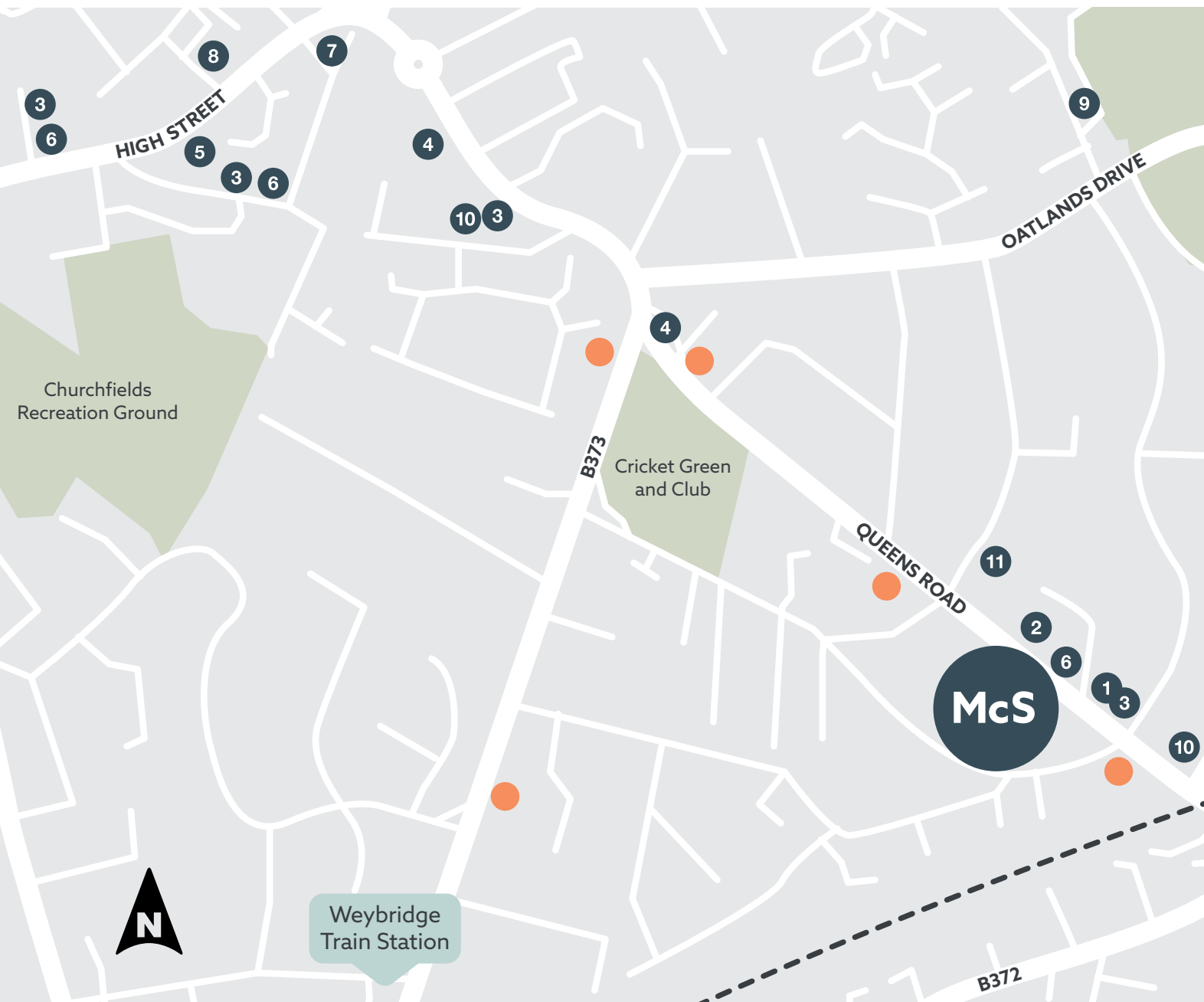
If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



[^]Extra charges apply.

Weybridge

Relaxed living close to the capital



- | | | |
|-----------------|-----------------------|---------------------------|
| 1 Tesco Express | 5 Bank | 9 Oatlands Park and Hotel |
| 2 Pharmacy | 6 Café | 10 Dentist |
| 3 Restaurant | 7 Doctors Surgery | 11 Vets |
| 4 Supermarket | 8 Waitrose & Partners | ● Bus stop |



Campbell House is ideally located in Weybridge, a thriving town close to London with a lively community atmosphere. You'll immediately notice the development is close to all your daily needs. Opposite is a parade of shops which includes restaurants, cafés, boutiques, a hairdresser, a pharmacy, and a Tesco Express. In the centre of town, you'll find familiar high street names, independent shops, a Waitrose and a Morrisons. Nearby Brooklands has both Tesco and Marks & Spencer superstores.

Live life your way

The town has a museum which includes artefacts from Henry VIII's Oatlands Palace which once stood nearby. There's plenty to tempt your tastebuds too. Alongside traditional pubs there's an excellent array of restaurants, cafés and coffee shops.

Three large parks are all within one mile of the development. Churchfield Recreation Ground has tennis courts, a bowling green and open space for picnics. If you enjoy



sport, the town has a cricket club. St George's Hill Lawn Tennis Club and St George's Hill Golf Club are south of Campbell House.

River Thames is north of the town. Here you can cruise past landmarks including Kew Gardens, Hampton Court and Westminster.

Brooklands Museum, two miles away, is home to the world's first purpose-built motor racing circuit and one of Britain's first airfields. Playing a key role in developing the iconic Concorde, one is on permanent display.

Beyond the town, a train service whisks you to London Waterloo in less than 30 minutes. Kingston upon Thames is an excellent shopping hub. Nearby RHS Wisley is a must if you adore beautiful gardens.

You'll be well looked after in Weybridge

Designed with the over 70s in mind, Campbell House is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

What first strikes you about Campbell House is its bold, stylish design. It's the epitome of modern living. This eye for style continues as you walk through the entrance into the foyer. Such simple elegance immediately makes you feel welcome whether you're a resident, friend or family member. Take a few steps further and you'll enter the light and airy communal lounge.

Designed to be the social hub of Campbell House, it's where the community of friends and neighbours can socialise together. It's ideal for a quick catch up, leisurely chat or enjoying pastimes. If you prefer to relax over a newspaper or spend time with a good book, there are quiet areas too.

The lounge is home to a fully licenced bistro restaurant[^] offering drinks, light snacks and a seasonally inspired lunch menu every day.

Step through the exterior door in the lounge and you'll discover the landscaped garden at the rear of the development. From the seated patio area, you'll notice the contemporary edge of Campbell House extends to this wonderfully tranquil, outside space. The planting of the immaculately prepared beds and borders are truly modern in style.

It's a beautiful place to socialise and soak up the sun. The garden is not only a pleasure to look at, but it's also effortless to enjoy. We look after all the outside spaces for you. However, if you're the green fingered sort, a potting shed is available so you can prepare and care for your own flora and fauna.





More for you

Estate Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Bistro on-site

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

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

Wellness Suite[^]

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

Guest Suite^{^#}

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

Parking[#]

Spaces are available for purchase.



Made for living *your way*

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. Campbell House is no exception.

Comprising 43 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

Whether you are purchasing or renting your apartment at Campbell 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 Agents 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 Consultant will explain each in greater detail.



Campbell House

Ground Floor

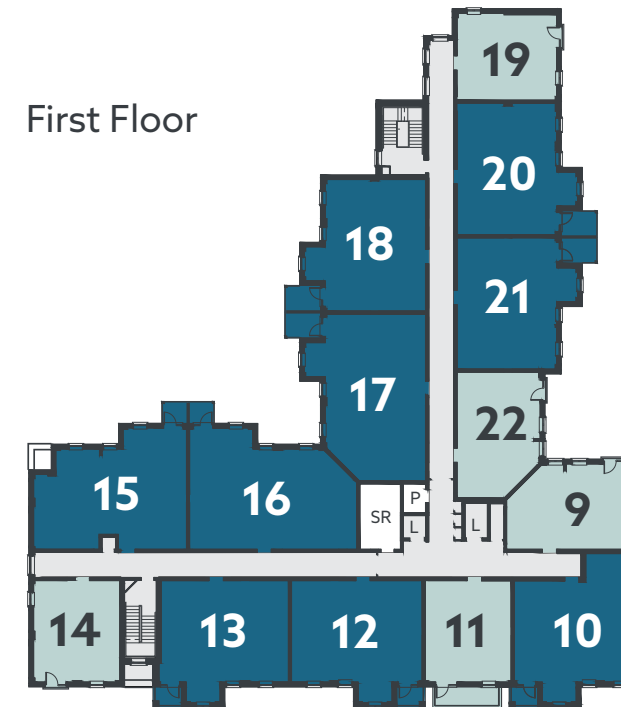


- 1 bedroom apartment
- 2 bedroom apartment

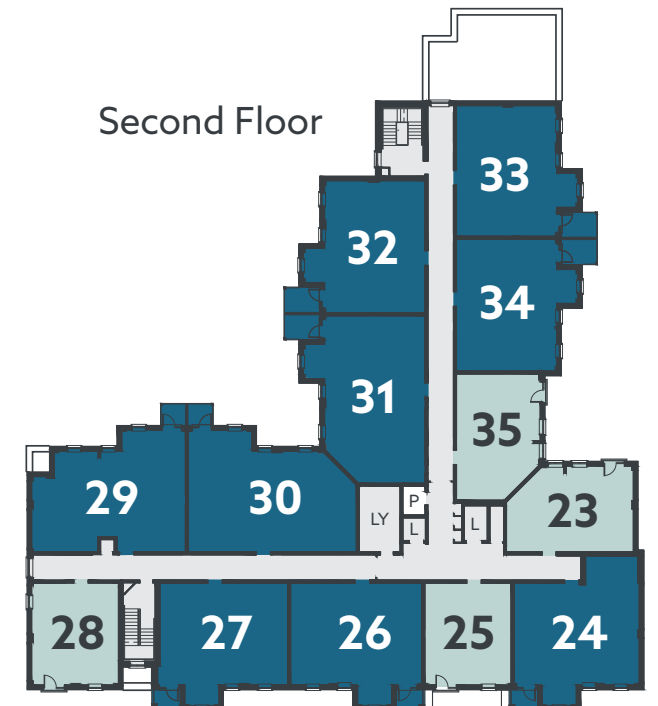
CL - Communal Lounge and Bistro
 EN - Entrance
 GS - Guest Suite
 KIT - Kitchen

L - Lift
 LY - Laundry
 MS - Mobility Scooter Charging
 O - Office
 R - Refuse and Recycling
 SR - Staff Night Room
 WS - Wellness Suite

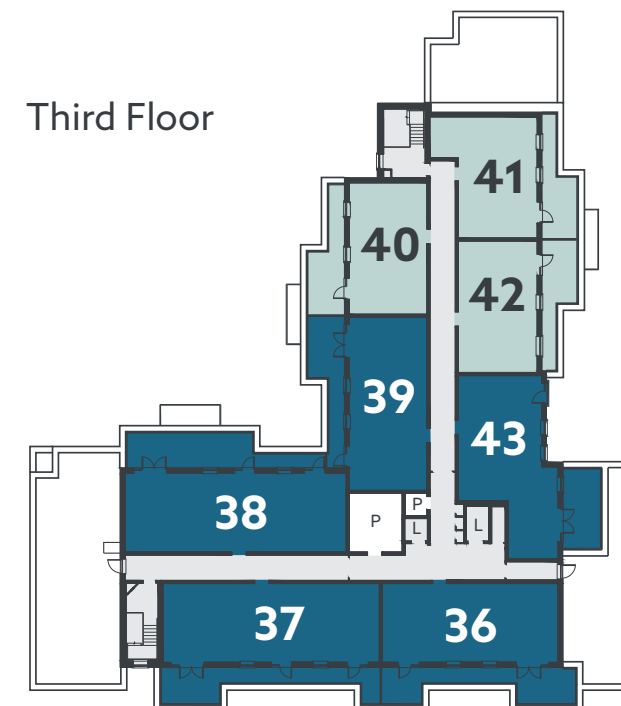
First Floor



Second Floor



Third Floor



Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/campbell-house

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ All properties have either balconies, Juliet balconies or patios
- ▶ Walk-in or fitted wardrobes to selected properties
- ▶ Telephone and television point in living room and bedrooms
- ▶ 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 with lever mixer taps
- ▶ BEKO Fridge/Freezer
- ▶ NEFF dishwasher
- ▶ NEFF washer/dryer

Shower room

- ▶ Fitted wet room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom properties
- ▶ Illuminated mirror with integrated shaver socket
- ▶ Heated towel rail

Heating and finishes

- ▶ Granite worktops
- ▶ Wall mounted radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

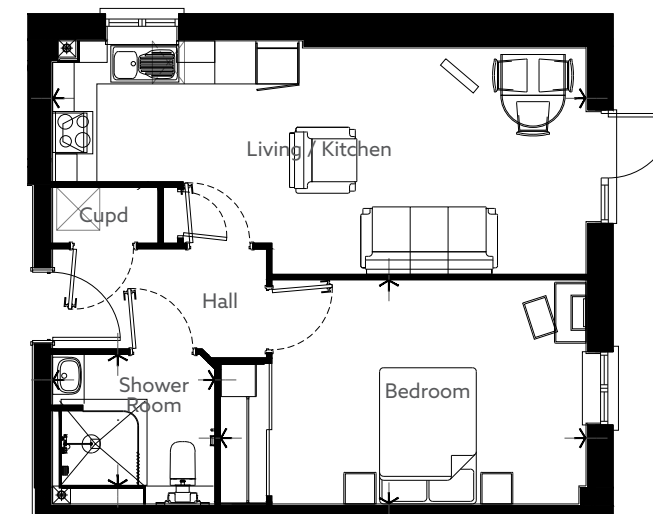
Safety and security

- ▶ 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

Typical apartment layouts

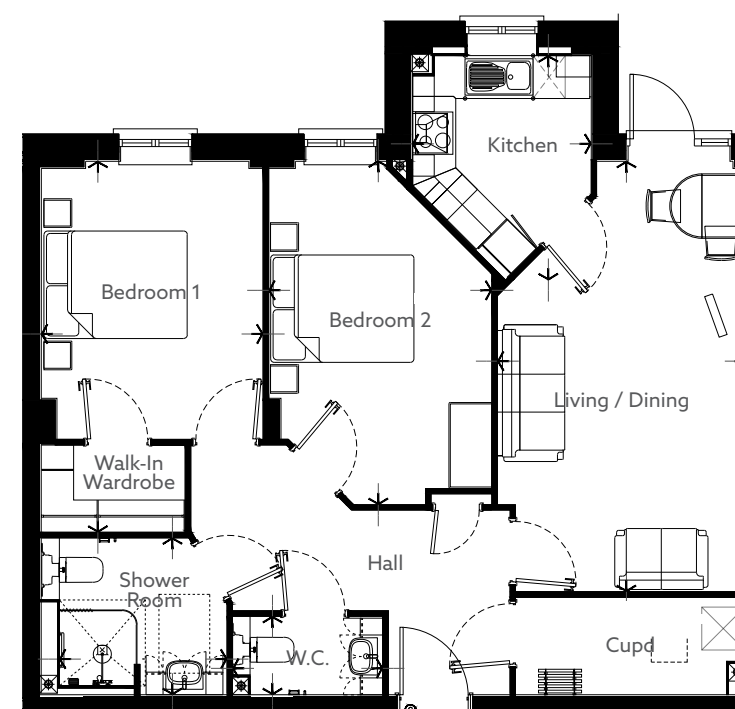
Approximate room sizes

One Bedroom



Living Room/Kitchen
24'-5" x 10'-8" / 7445mm x 3255mm
Bedroom 1
16'-9" x 10'-3" / 5105mm x 3130mm
Shower Room
7'-5" x 6'-0" / 2265mm x 1830mm

Two Bedroom



Living/Dining Room
19'-7" x 11'-4" / 6010mm x 3475mm
Kitchen
10'-4" x 8'-2" / 3155mm x 2495mm
Bedroom 1
17'-1" x 10'-3" / 5180mm x 3125mm
Shower Room
7'-7" x 7'-2" / 2340mm x 2190mm
W.C.
6'-9" x 3'-6" / 2100mm x 1095mm
Bedroom 2
15'-9" x 10'-2" / 4805mm x 3090mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable when you purchase an apartment. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Campbell House and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

At Campbell House, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on Campbell House's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/campbell-house to find out more about buying or renting at Campbell House.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

McCarthy Stone Homeowner

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.

April 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, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/campbell-house

Campbell House, 24 Queens Road,
Weybridge, Surrey KT13 9UX

McCarthy Stone
Retirement living *your way*