

The Dairy

ROYAL TUNBRIDGE WELLS



McCarthy & Stone

The UK's leading retirement housebuilder





Artist impression



McCarthy & Stone

The UK's leading retirement housebuilder

A warm welcome to The Dairy

Exclusively designed for the over 70s, The Dairy is a stunning development of privately-owned one and two bedroom retirement apartments, ideally situated on St John's Road in Tunbridge Wells.

Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5-star award for customer service every year since the awards began in 2005.



Discover Royal Tunbridge Wells

Royal Tunbridge Wells offers an array of amenities to delight local residents; from the beautiful countryside to the bustling town centre, there is something for everyone.

Royal Tunbridge Wells is one of the most popular towns in Kent, retaining much of its original charm and character. Recognised in 1909 by King Edward VII, thanks to its rich history and connections with the Royal family, it is one of only three towns in England with the 'Royal' prefix.

Benefiting from a bustling town centre offering a range of amenities and activities to enjoy as well as plenty of green space provided by the many local parks in the area, Royal Tunbridge Wells provides an excellent location and for an active and independent retirement. The town centre offers an exclusive range of boutique shops and high street stores, as well as a variety of eateries and entertainment. Visit the museum and art gallery, watch a show at the Assembly Hall theatre or enjoy the stunning landscapes of the Calverley Grounds, winner of the silver award in the South and South Eastern 'in bloom' competition.

Royal Tunbridge Wells also benefits from excellent transport links to surrounding towns and cities via rail and road. The bus stop outside the development offers regular transport to the town centre whilst the railway station has trains running directly to Charing Cross, taking approximately one hour.

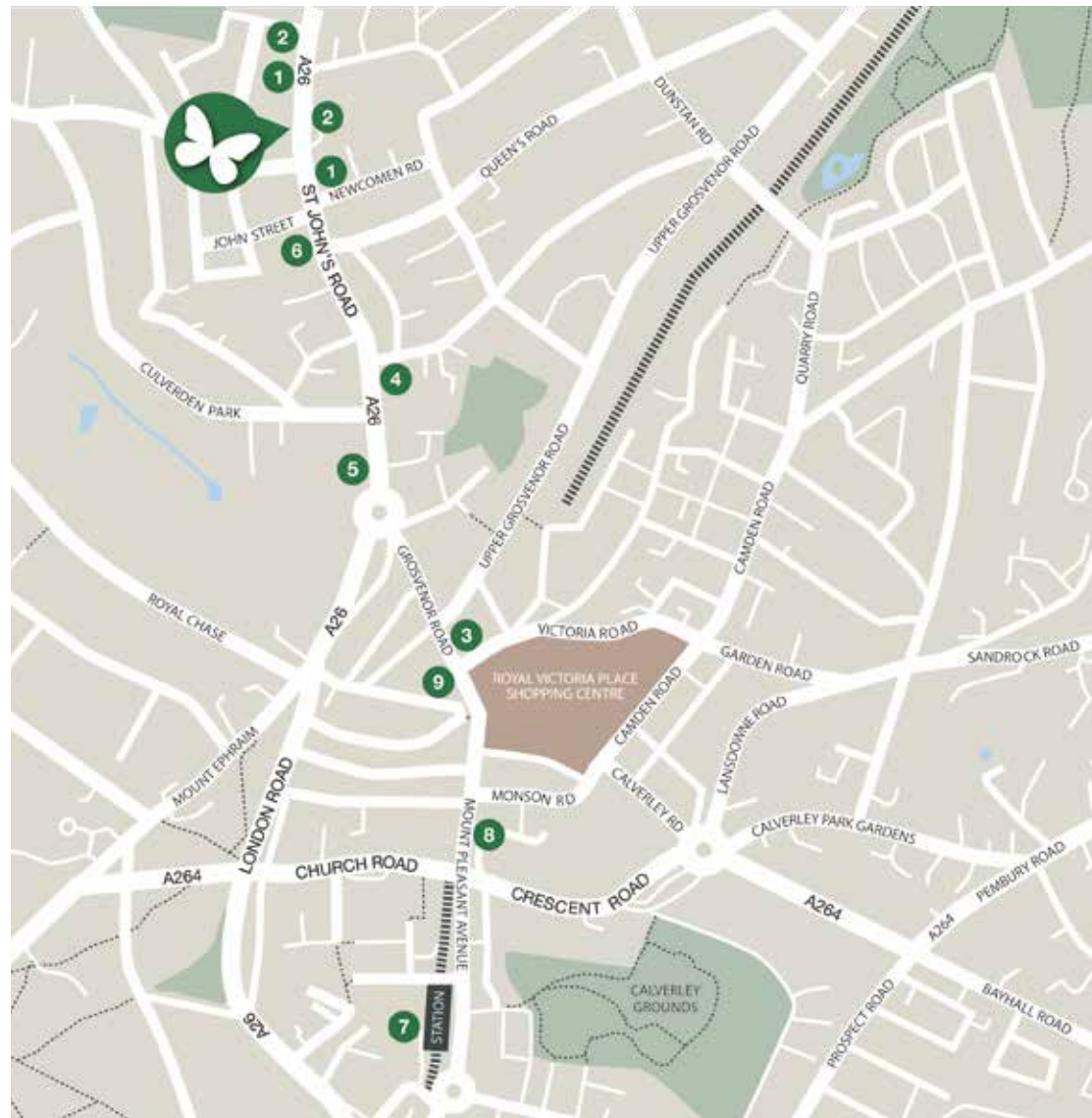
The Dairy is situated on St John's Road, less than half a mile from the town centre. Here you'll find a selection of shops, cafés and restaurants as well as the St John's recreation ground offering a bowls green, tennis courts and an area of open space for leisurely walks.

With its varied attractions and local facilities, The Dairy in Royal Tunbridge Wells offers an ideal retirement solution.





Dunorlan Park



- | | | |
|---------------------|-----------|-------------------|
| 1 Convenience store | 4 Dentist | 7 Railway station |
| 2 Bus stop | 5 Doctor | 8 Library |
| 3 Post Office | 6 Café | 9 Bank |





Introducing Retirement Living PLUS

Retirement Living PLUS is all about making your life easier and allowing you to live independently, with support on hand should you need it. If you require additional support, now or in the future, there's a qualified and reliable team right on your doorstep. Exclusively designed for the over 70s, The Dairy has a range of services available for you.

- Your own privately-owned apartment, to retain your independence
- A range of stunning communal areas to socialise as much or as little as you wish
- Estates Management team on-site 24 hours day, so there is always someone around should you need support or assistance
- Two hours domestic assistance each week is included in the service charge. You can use this for help with domestic chores, leaving you more time to do the things you enjoy
- Additional support and personal care packages are available and can be tailored to suit your needs. We can offer flexible, personal, domestic and social care and support. You decide what level of support is right for you and pay as and when you need it – from as little as 15 minutes per session
- Our team can take care of all your laundry requirements and return your clothes dried and ironed in 24 hours*
- 24 hour emergency call system allows you to call for assistance in an emergency day or night.



I really value the support of the flexible support packages, whilst the added security puts my children's minds at rest.

Homeowner, McCarthy & Stone

*Extra charge applies.

“

As part of our planning for the future, we decided that Retirement Living PLUS would be the best fit for us. Although we don't need it at the moment, we have the option to take advantage of the support packages available if we need to. There are also the added extras, which have been very welcome. We thought we would only use the restaurant for the first couple of weeks, but the food is so good we visit most days!

Homeowner, McCarthy & Stone





Bistro

Menu

BreakFast

Granola & Yogurt 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, home made 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

Typical bistro-style restaurant

Explore The Dairy

The Dairy has been designed to allow you to enjoy your retirement whilst offering additional peace of mind for homeowners and their families. The excellent range of on-site facilities contribute to the many lifestyle benefits of downsizing to a McCarthy and Stone apartment, with many of our homeowners wishing they had made the move years before they did.

Club lounge & bistro[^]

A welcoming space to enjoy meeting new friends, socialising with neighbours or entertaining your guests. Relax in the lounge with a coffee or enjoy the delights of the food in the bistro, freshly prepared by the on-site chef. An ideal choice when you don't want to cook for yourself, serving a range of menu options from light snacks to a hot meal of the day, as well as specialist teas and coffees.

Estates Management team

Your dedicated team are on-site 24 hours a day, 365 days a year, allowing you to live independently safe in the knowledge that support is available should you need it. The Estates Management team are also on-hand to facilitate social events. It's up to the homeowners to decide what events and activities happen and the Estates Management team is on-hand to help organise them. There's everything from book clubs and film nights to exciting day trips. The great thing is, you choose how much or how little you get involved.

Wellbeing suite[^]

The wellbeing suite at The Dairy provides the perfect sanctuary in which to retreat and relax. Book your treatment in advance and enjoy pampering in the comfort of your development.

Beautiful landscaped gardens

Enjoy the professionally maintained landscaped gardens without the hard work. We will make sure they look their best all year round, for you to relax and unwind without having to lift a finger.

Laundry room

Our washing machines and tumble dryers are at a raised height to save bending. We maintain and service them too.

Guest suite^{^#}

When friends and family come to visit you can book the on-site guest suite. For a small fee, your guests can stay in the twin room accommodation with an en-suite shower room, TV and tea and coffee making facilities. We will make your guests feel very welcome during their stay, allowing you to enjoy your time together without the added chore of making beds or washing sheets.

Car parking^{^#}

Allocated car parking spaces are available on a first come first served basis, please ask your Sales Executive for further details.

Mobility scooter store[#]

Spaces are available on a first come first served basis.



Typical landscaped gardens



Typical wellbeing suite

[^]Extra charge applies. [#]Subject to availability.

Enjoy your new apartment

Our apartments are designed with you in mind, so you can continue to live independently with minimum effort and maximum comfort. You will feel instantly at home with a range of modern appliances and quality as standard. Throughout the apartment, the décor is light and neutral, so whatever your taste in furniture and furnishings, everything is sure to coordinate beautifully.

Apartment Features

General

- Double glazing to keep you warm and help reduce your bills
- Walk-in wardrobe
- Telephone and television point in living room and master bedroom
- Balcony or patio to selected apartments
- Sky/Sky+ connection point in living room

Shower Room

- Fitted and tiled shower room with an easy access, walk-in shower and lever taps for ease of use
- Slip resistant floor tiling
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

Heating and finishes

- Underfloor heating to keep a consistent temperature throughout, whilst being clean and economical
- Neutral decor to coordinate with your furnishings
- Oak veneered doors
- Chrome door furniture

Kitchen

- Fitted kitchen with integrated NEFF fridge, freezer, microwave and ceramic hob
- Ivory gloss units
- Mid-height oven to reduce lifting and bending
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

Safety and security

- Camera entry system for use with a standard TV
- Emergency call points answered 24 hours a day
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for master bedroom
- Fire detection equipment



As a registered builder with the NHBC, all new McCarthy & Stone apartments come with a 10 year NHBC warranty.





Typical interiors

“

The staff are picked for their kindness as well as their qualifications. We don't intrude on your privacy, but we do look out for you as friends as well as neighbours.

Registered Estates Manager, YLMS





Experience peace of mind

The real benefit of Retirement Living PLUS at The Dairy is the wonderful support and management team at the heart of the development. You will get to know and trust the team who are on-site 24 hours a day, offering additional peace of mind in order to relax and enjoy your retirement.

Introducing YourLife

All care and support at The Dairy is delivered by YourLife, a joint venture between McCarthy & Stone and the high regarded care provider, Somerset Care.

YourLife is regulated by the Care Quality Commission (CQC); each Estates 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: 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. For your additional peace of mind, all of our staff are subject to an enhanced certificate from the Disclosure and Barring Service (DBS) before they commence work.

A team you can trust

You can trust in the provision of your own personal care and management from YourLife, enabling you to live an independent life in the comfort of your apartment. Staffed by care professionals and regulated by the CQC, YourLife brings you quality personal care and support in your own home, tailored to your individual preferences and needs. A private, confidential wellbeing assessment can be arranged with your Estates Manager, so you can be sure you have all the care and support you need from the moment you move in.

YourLife
Care and Management

[†]If you don't have internet access, we can print your reports on request.

Imagine yourself here

Picture yourself in a spacious and stunning new apartment at The Dairy, with more time to do the things you love.

Life's little luxuries are waiting for you

In the kitchen, you'll see that we've incorporated a range of high quality appliances, with everything designed to make cooking and cleaning as effortless as possible.

Our luxurious bathrooms are designed to offer both functionality and safety. They all have level access showers so you can get in and out easily, lever taps which turn on and off effortlessly and slip resistant flooring.

Safe and secure

Knowing that help is at hand creates a sense of wellbeing. There's 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'll be able to see who's calling for you at the development with the camera entry system linked to your TV screen. What's more if you spend a lot of time travelling or visiting family, an apartment at The Dairy lets you 'lock up and leave' so you can go away in the knowledge that everything is safe and secure.

All in place

With double glazing, insulation and underfloor heating throughout, your apartment is designed to be incredibly energy efficient, allowing you to keep warm whilst helping to keep your heating bills low. We also ensure that telephone, TV and Sky connection points are fitted ready for you from the day you move in.

Designed with you in mind

All of our developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle[#]. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are a convenient height. There is also slip resistant tiling in the shower room, a walk-in shower and lever taps for ease of use.

[#]Subject to availability





Typical interiors

It's a wonderful life with McCarthy & Stone

You will be amazed by the array of lifestyle benefits that are on offer at a McCarthy & Stone development. Spend more time doing the things you love and with the privacy of your own apartment, you can socialise as much or as little as you like.

Typical social calendar*

Monday
Scrabble afternoon

Tuesday
Coffee morning

Wednesday
Film night

Thursday
Bridge club

Friday
Fish & chip supper

Saturday
Day trip

*Activities vary per development





“ Since moving to Springhill House, I’ve more time to enjoy doing the things I love most. McCarthy & Stone has really opened up a new way of life for me. There’s so many opportunities to get involved and make new friends. It’s great to meet new people and continue building friendships – we’re very lucky!

Homeowner, McCarthy & Stone



Development layout

Ground Floor

Key

- 1 bedroom apartment
- 2 bedroom apartment
- Other areas
- 00 - Postal numbers

- EN - Entrance
- GS - Guest suite
- L - Lift
- MSS - Mobility scooter store
- OFF - Office
- P - Plant
- RR - Refuse & Recycling
- S - Stairs
- SS - Staff suite
- ST - Store
- WC - Communal toilet
- WS - Wellbeing suite



Development layout

First Floor

Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Other areas
-  - Postal numbers

- EN - Entrance
- GS - Guest suite
- L - Lift
- MSS - Mobility scooter store
- OFF - Office
- P - Plant
- RR - Refuse & Recycling
- S - Stairs
- SS - Staff suite
- ST - Store
- WC - Communal toilet
- WS - Wellbeing suite



Development layout

Second Floor

Key

- 1 bedroom apartment
- 2 bedroom apartment
- Other areas
- Postal numbers

- EN - Entrance
- GS - Guest suite
- L - Lift
- MSS - Mobility scooter store
- OFF - Office
- P - Plant
- RR - Refuse & Recycling
- S - Stairs
- SS - Staff suite
- ST - Store
- WC - Communal toilet
- WS - Wellbeing suite



Development layout

Third Floor

Key

- 1 bedroom apartment
- 2 bedroom apartment
- Other areas
- Postal numbers

- EN - Entrance
- GS - Guest suite
- L - Lift
- MSS - Mobility scooter store
- OFF - Office
- P - Plant
- RR - Refuse & Recycling
- S - Stairs
- SS - Staff suite
- ST - Store
- WC - Communal toilet
- WS - Wellbeing suite



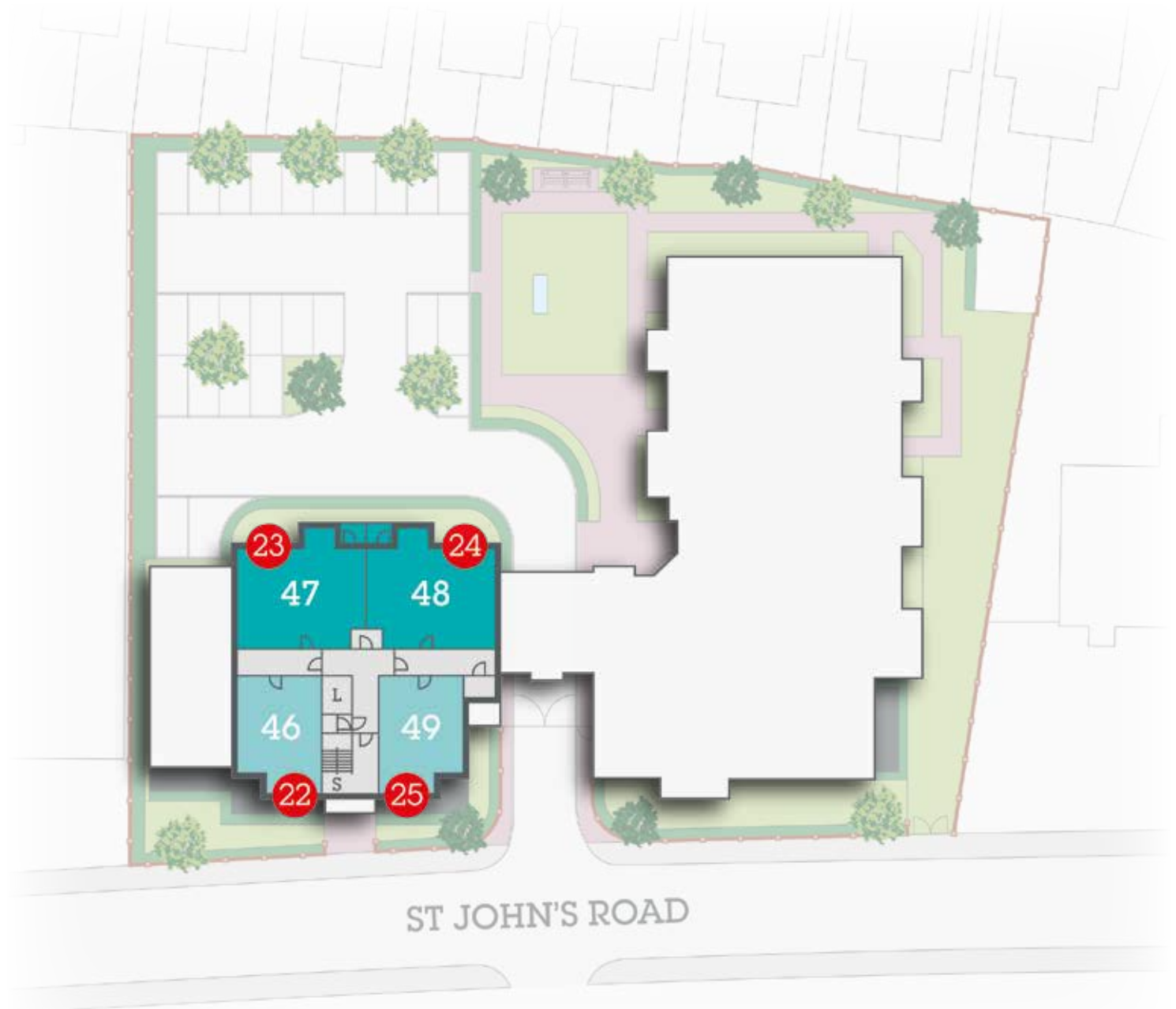
Development layout

Fourth Floor

Key

-  - 1 bedroom apartment
-  - 2 bedroom apartment
-  - Other areas
-  - Postal numbers

- EN - Entrance
- GS - Guest suite
- L - Lift
- MSS - Mobility scooter store
- OFF - Office
- P - Plant
- RR - Refuse & Recycling
- S - Stairs
- SS - Staff suite
- ST - Store
- WC - Communal toilet
- WS - Wellbeing suite

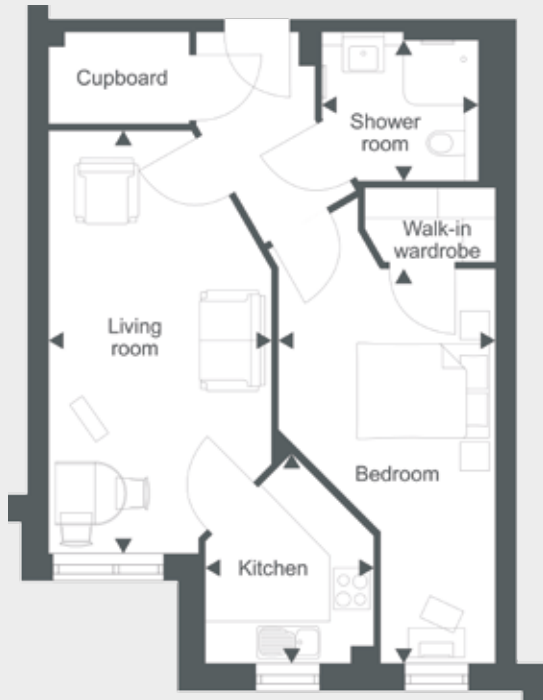


1 | 5 | 8 | 12 | 22 | 26 | 35 | 39 | 46 | 49

2 | 9 | 23 | 36

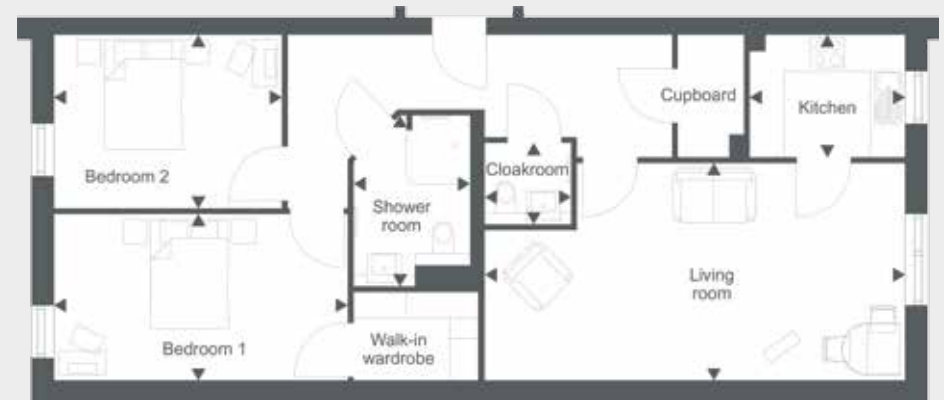
Approximate room sizes:

Living room 10'5" x 19'11" / 3169mm x 6061mm	Bedroom 10'1" x 22'4" / 3086mm x 6816mm
Kitchen 7'10" x 9'9" / 2390mm x 2972mm	Shower room 7'4" x 7'0" / 2231mm x 2134mm



Approximate room sizes:

Living room 23'11" x 12'0" / 7275mm x 3672mm	Bedroom 2 13'0" x 9'11" / 3962mm x 3005mm
Kitchen 8'10" x 6'10" / 2700mm x 2093mm	Shower room 7'0" x 9'9" / 2120mm x 2965mm
Bedroom 1 16'9" x 9'3" / 5076mm x 2819mm	Cloakroom 4'9" x 4'6" / 1440mm x 1381mm



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 Executive for individual apartment plans.

3 | 4 | 10 | 11 | 24 | 25 | 37 | 38 | 47 | 48

Approximate room sizes:

Living room
10'8" x 20'3" / 3241mm x 6172mm

Kitchen
8'0" x 10'0" / 2439mm x 3041mm

Bedroom 1
10'6" x 17'5" / 3202mm x 5303mm

Bedroom 2
10'1" x 16'2" / 3082mm x 4928mm

Shower room
7'5" x 7'5" / 2253mm x 2265mm

Cloakroom
6'10" x 4'0" / 2077mm x 1216mm

Balcony
4'8" x 6'4" / 1428mm x 1938mm



6 | 15 | 28

Approximate room sizes:

Living room
13'6" x 17'3" / 4127mm x 5259mm

Kitchen
11'10" x 7'0" / 3595mm x 2126mm

Bedroom 1
11'0" x 17'5" / 3344mm x 5306mm

Bedroom 2
10'3" x 12'9" / 3129mm x 3876mm

Shower room
7'5" x 7'0" / 2262mm x 2139mm

Cloakroom
3'6" x 7'0" / 1065mm x 2126mm



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7 | 14 | 16 | 27 | 29 | 40 | 42

Approximate room sizes:

Living room
10'9" x 25'1" / 3281mm x 7649mm

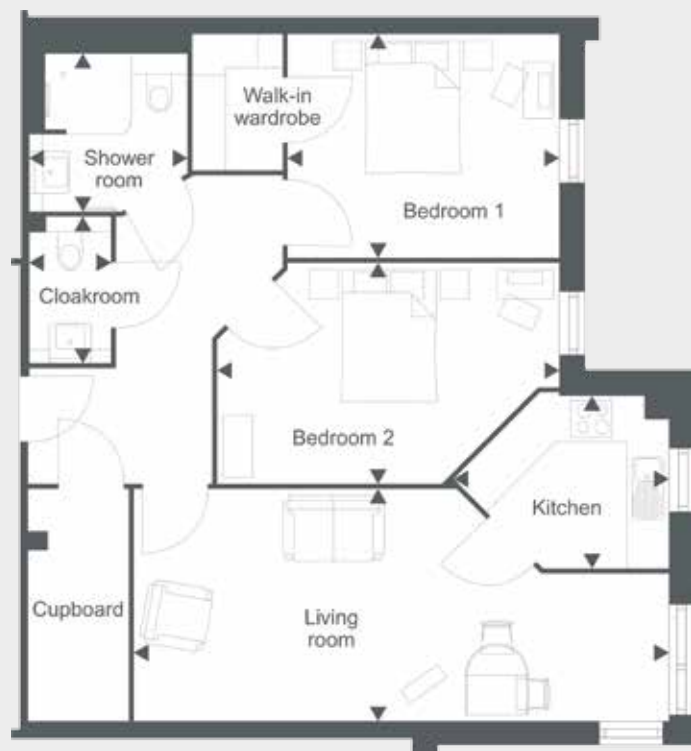
Kitchen
8'0" x 9'11" / 2439mm x 3028mm

Bedroom 1
10'4" x 17'2" / 3140mm x 5235mm

Bedroom 2
10'1" x 16'0" / 3082mm x 4878mm

Shower room
7'5" x 7'4" / 2262mm x 2229mm

Cloakroom
6'9" x 3'9" / 2062mm x 1132mm



17 | 30 | 43

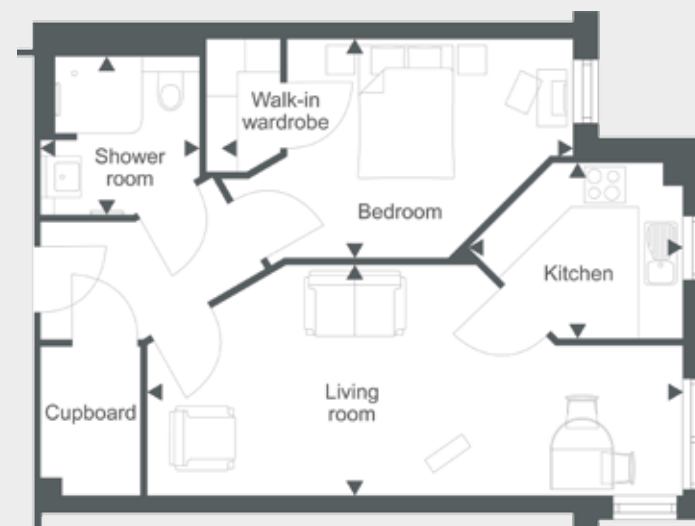
Approximate room sizes:

Living room
10'8" x 25'1" / 3258mm x 7657mm

Kitchen
8'2" x 10'0" / 2489mm x 3038mm

Bedroom
10'1" x 17'2" / 3081mm x 5234mm

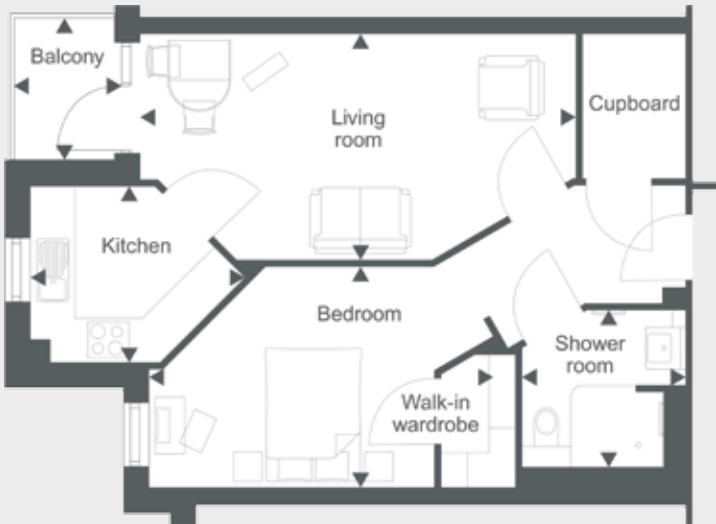
Shower room
7'4" x 7'4" / 2246mm x 2229mm



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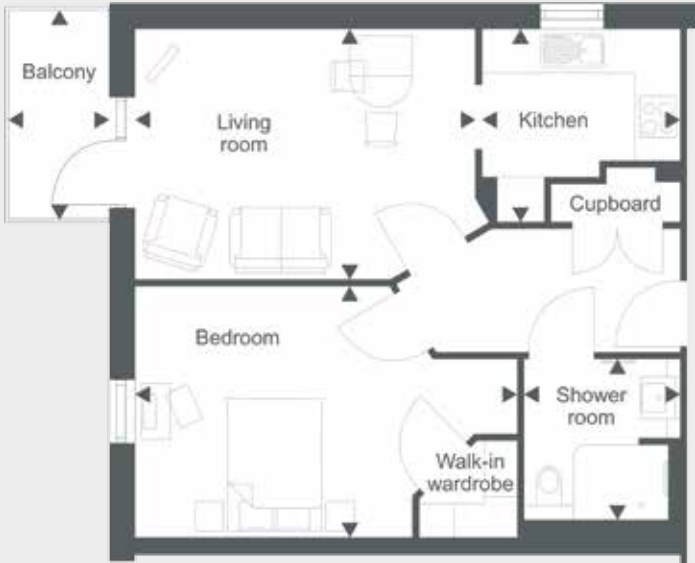
Living room	Shower room
10'5" x 20'5" / 3179mm x 6211mm	7'4" x 7'7" / 2231mm x 2299mm
Kitchen	Balcony
8'1" x 10'0" / 2474mm x 3039mm	6'8" x 4'9" / 2030mm x 1452mm
Bedroom	
10'2" x 17'2" / 3109mm x 5231mm	



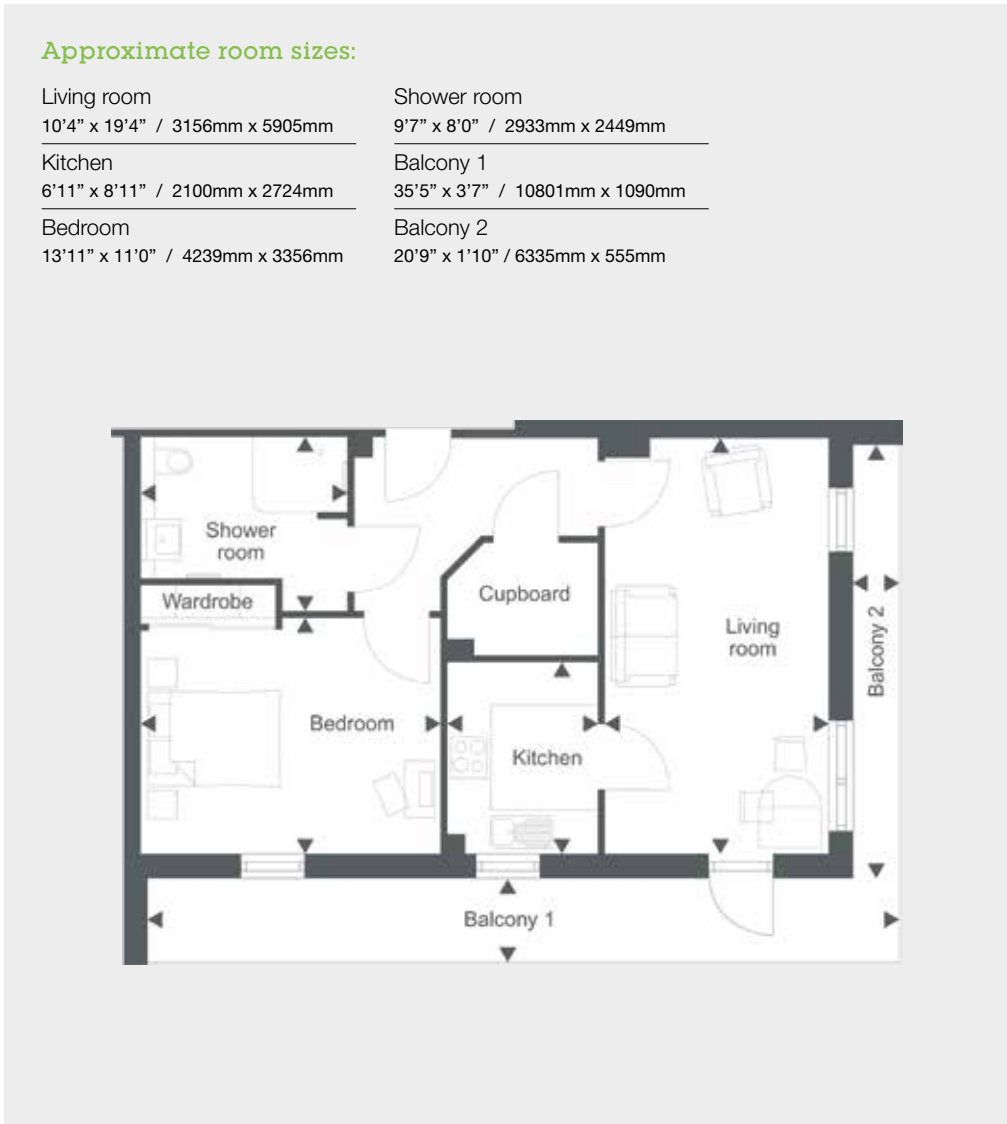
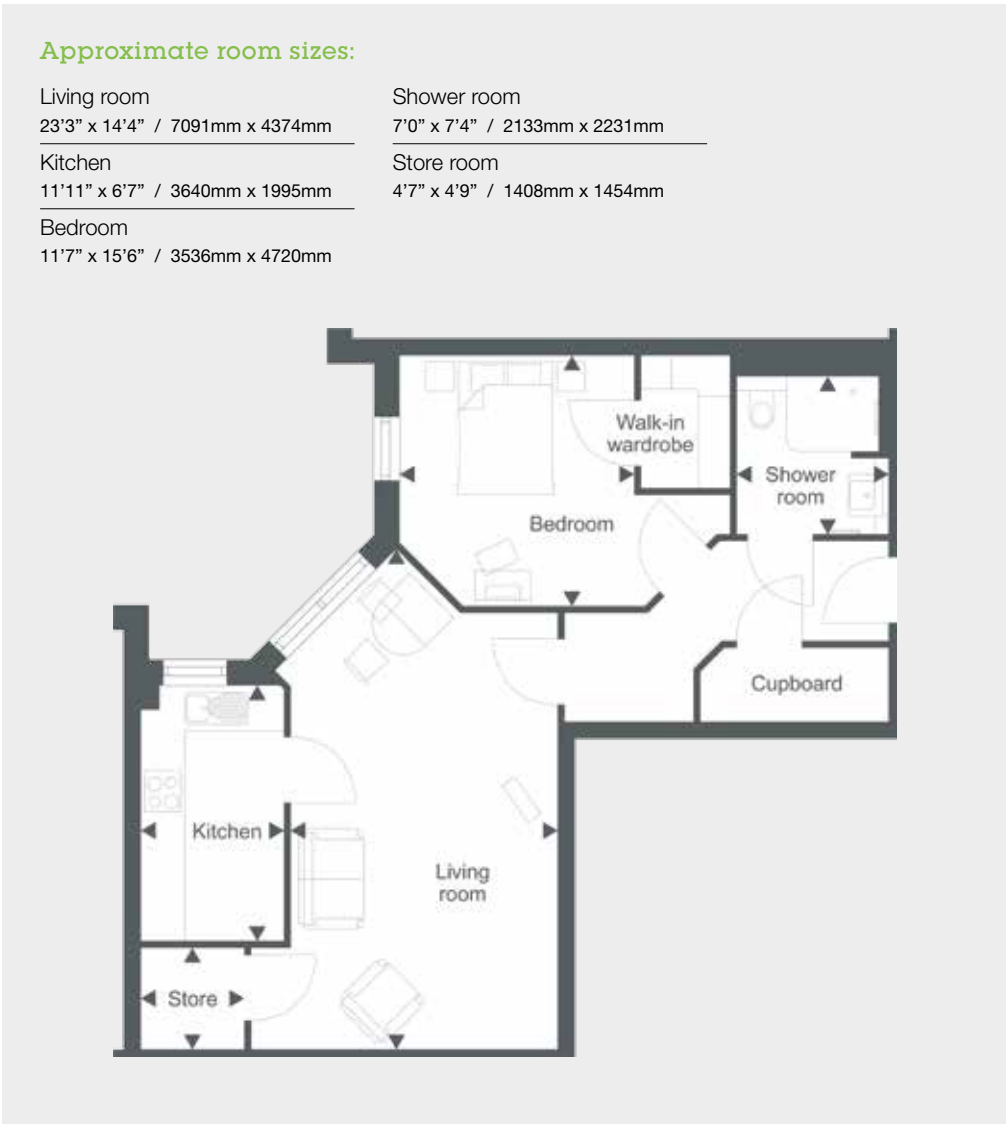
No balcony to apartments 18, 31

Approximate room sizes:

Living room	Shower room
11'7" x 15'11" / 3534mm x 4858mm	8'2" x 7'2" / 2495mm x 2195mm
Kitchen	Balcony
6'11" x 9'2" / 2097mm x 2797mm	9'10" x 4'9" / 2988mm x 1452mm
Bedroom	
11'7" x 17'11" / 3538mm x 5461mm	



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We would be delighted to show you around The Dairy

Call us and we'll arrange a date to suit you

St John's Road, Tunbridge Wells, Kent, TN4 9FJ

0800 201 4106

We'll help you make the move

Once you've reserved your apartment, you can sit back and relax. We will assist you every step of the way, from de-cluttering and packing to working closely with your estate agent. After all, we have years of experience in helping people move.

To register your interest or find out more about
buying a McCarthy & Stone Retirement Living PLUS
apartment at The Dairy, call us on

0800 201 4106 or visit mccarthyandstone.co.uk/thedairy



The Dairy, St John's Road, Tunbridge Wells, Kent, TN4 9FJ

0800 201 4106

mccarthyandstone.co.uk

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All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, 2 Genesis Business Park, Albert Drive, Woking, Surrey, GU21 5RW.

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