McCarthy & Stone

The UK's leading retirement housebuilder

Artist impression

# Retirement Living Plus

## at Williams Place, Harwell, Didcot

Local area

# Welcome to Williams Place

Williams Place is a stunning one and two bedroom development, brought to you by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5-star award every year since the awards began.

Designed exclusively for the over 70s, Williams Place allows you to carry on living independently in a home you own. With the help of on-site flexible care and support, a restaurant^ serving freshly prepared food and management on-site 24 hours a day, Williams Place has everything you need to relax and enjoy your retirement.

5 STAR HOME BUILDER
CUSTOMER SATISFACTION
HBF 2017
HOME BUILDERS FEDERATION

^Extra charge applies.

"The move was so easy and stress free. The movers came and packed up everything for us, and even helped us to settle in the other end! It was nice knowing we had the extra help and we could move in swiftly and more quickly than we would have done otherwise."

**Homeowner, Hillier Court**

# Leave those worries behind and just enjoy wonderful days...

**McCarthy & Stone is proud to introduce Williams Place, a stunning new development of spacious one and two bedroom apartments, specifically designed to offer the very best in retirement living.**

This beautiful development offers a choice of apartment designs, some of which benefit from a patio or walk out balcony.

Invite your guests to relax in the exclusive club lounge fully equipped with coffee station and should they wish to stay over, we have a convenient guest suite^# which can be booked ahead with the Estates Manager.

Sit and relax in our beautiful landscaped gardens surrounding the development, which will be maintained and always look their best.

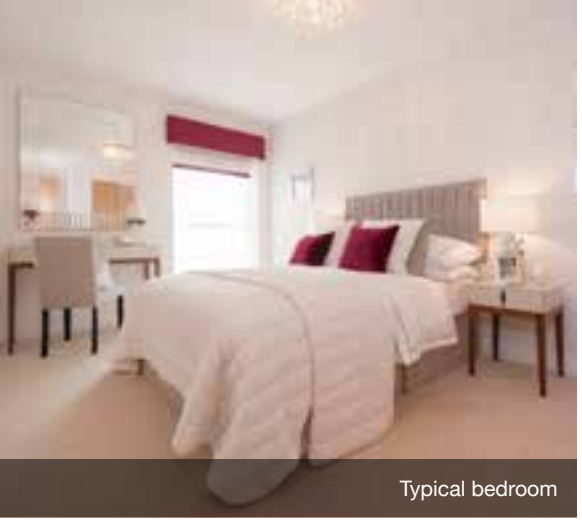
If you feel in need of a pamper make use of the salon, with a range of beauty treatments available whenever is convenient to you.

Williams Place is situated within a unique location in Great Western Park with a wealth of local amenities close by. It is not surprising that our developments are high on the list when customers first consider moving from an existing family home.

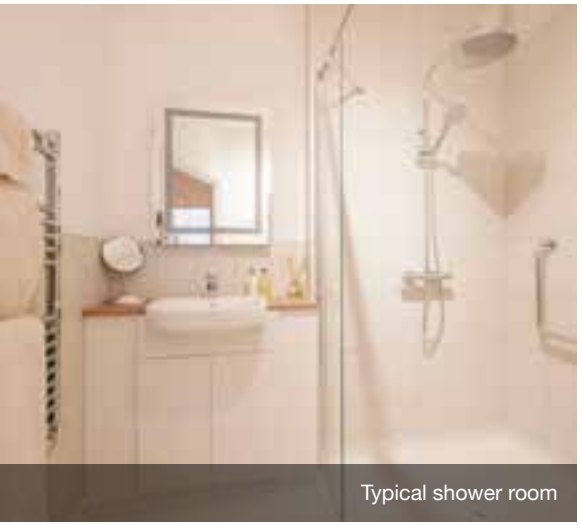
McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike. Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor made moving package that will enable you to move into your new apartment at your pace when you're ready.

^Extra charge applies. #Subject to availability.



Typical bedroom



Typical shower room

Typical living room

# Your new apartment with all the latest comforts...

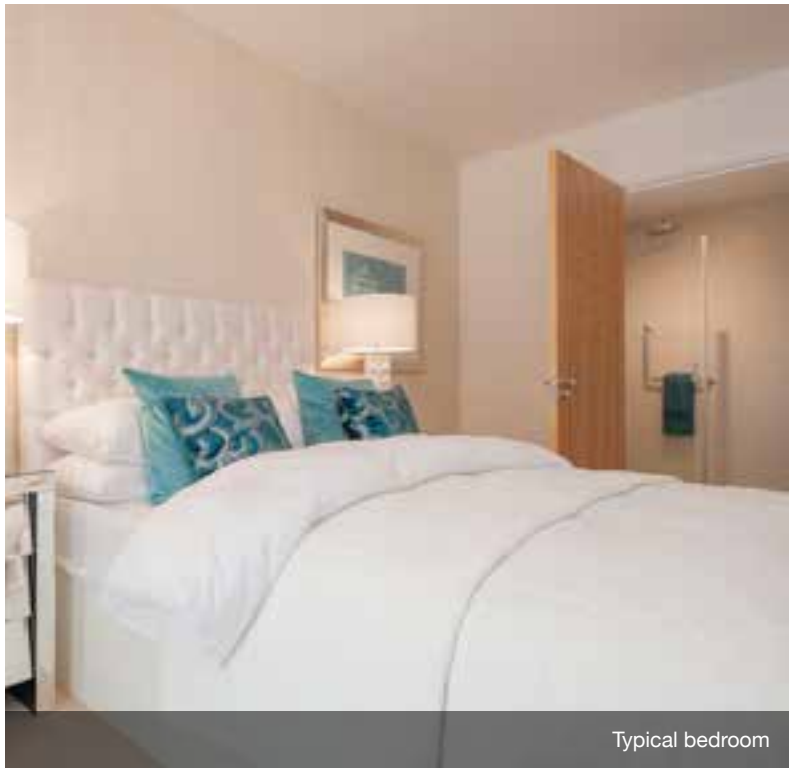
Our developments feature the latest in stylish designs for modern living and have been created to a high specification with your convenience and enjoyment in mind. There is something rather lovely about a new kitchen; ready and waiting to be used but also for your personal touches to be added which will make you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a mid-height Bosch oven for easy access, there is an integrated ceramic hob, as well as a fridge freezer, with plenty of storage space.

Each apartment features underfloor heating throughout and carpets are included, creating a warm and cosy environment without radiators taking up wall space unnecessarily. Shower rooms are stylish and spacious with the additional benefit of slip resistant flooring. There is a 24 hour emergency call system with a personal pendant so you can get assistance day or night.

Typical living room

Typical kitchen



Typical bedroom

# Your new apartment in detail

## General

- Double glazing to all windows
- Balcony or private patio to selected apartments, letting you enjoy your own outside space
- Walk-in wardrobe in all apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*
- Large club lounge and table service restaurant#^
- On-site parking#
- NHBC 10 year warranty

## Kitchen

- Fitted kitchen with integrated fridge/ freezer, Bosch mid-height oven and Bosch ceramic hob
- Stainless steel Bosch cooker hood and pewter coloured glass splashback
- Stainless steel sink
- Lever mixer taps

## Shower rooms

- Fitted level access shower with vinyl floor
- Illuminated mirror
- Integrated shaver socket
- Heated towel rail
- Extractor ventilation
- White sanitary ware with high quality fittings
- Grab rail in shower

## Safety and security

- Video door entry
- 24 hour emergency call system with a personal pendant and call point in the bathroom
- Smoke detector and intruder alarm
- Illuminated light switches to bathroom and main bedroom
- On-site estates team 24 hours a day

## Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

Typical shower room

This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription. #Subject to availability. ^Additional charges apply.

Typical bedroom

"I really enjoy being part of the active community here, and everyone has been so friendly and welcoming. I've always been sociable, so it's lovely having other people around and lots of activities to get involved in, such as coffee mornings, film nights, games evenings, and of course, the art classes."

**Homeowner, Bowes Lyon Court**

Typical salon

Typical landscaped gardens

# Everything on your doorstep

**Our developments are designed to maintain independence and peace of mind. Many of our homeowners say they wish they made the move to a McCarthy & Stone development years before they did and the on-site facilities are often part of the benefits they recommend to friends.**

## Dining Experience

Our table service restaurant is a lovely place to meet up with homeowners and convenient when you don't want to cook for yourself. Serving a hot dish of the day as well as various light snacks and specialist teas and coffees^.

## Salon

The salon at Williams Place provides the perfect sanctuary in which to retreat and relax. You can book an appointment in advance and enjoy pampering in the comfort of your development^.

## Socialising with new friends

Socialise as much or as little as you like in the stunning communal areas. If you fancy a cup of tea or coffee, you can join your neighbours in the club lounge. When you want a change of scenery you can sit back and relax in the landscaped gardens that are thoughtfully designed to delight you throughout the seasons and maintained for you.

The Estates Management team are also on hand to facilitate social events. It's up to our homeowners to decide what events and activities happen and the Estate Management team is on hand to help organise them. There's everything from book clubs, film nights and day trips. But the great thing is, you choose how much or how little you get involved.

^Extra charge applies.

"The staff are always very willing to help, very patient and very, very caring. Plus it's a beautiful environment for my father to live in. I find it very reassuring that Dad has got staff 24 hours a day if he has got a problem - it has taken a weight off my mind."

Relative of homeowner, Southport

YourLife
Care and Management

# Flexible care and support

**With McCarthy & Stone, everything is designed to help you get the most out of life. You can relax in the knowledge that with Retirement Living Plus, there's someone there day and night, should you need assistance in an emergency. That's the real benefit; you can carry on living independently. But should you need a bit of support, now or in the future, there's a qualified and reliable team right on your doorstep.**

- 24 hour on-site management to give you around the clock help and support in an emergency
- Estate Manager and YourLife team to ensure you get all the care and support you need
- Domestic Assistance to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge)
- Personal care packages from 15 minute increments, which are totally flexible and can be organised with the YourLife team^

## YourLife Management Services

Care and support at our developments is delivered by YourLife Management Services which was created in 2010 as a joint venture between McCarthy & Stone and the highly regarded care provider, Somerset Care. You can be confident you are in good hands knowing it is regulated by the Care Quality Commission in England (in Scotland, the care regulator is the Care Inspectorate and in Wales the care regulator is the Care and Social Services Inspectorate).

Everyone who works for YourLife is totally dedicated to what they do, and they go that extra mile to provide exceptional levels of care and support.

For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service) and we invest in their training to ensure they have all the skills they need to provide you with a fantastic service. If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

^Extra charge applies.

## A completely flexible service tailored to suit your needs

With Retirement Living Plus, the care and support you receive is every bit as important as the beautiful apartment you'll move into. Our wonderful care and management team is very much an integral part of day-to-day life and you'll come to know them well.

## Personal care

Our team is on hand around the clock to make life easier for you. There's a whole range of services on offer like helping you get dressed, making sure you take your medication on time or giving more support if you've recently come out of hospital.

Your service charge includes one hour's domestic assistance every week. You can use the time to get help with everyday tasks, leaving you more time to do the things you enjoy.

If you would like more than your one hour of assistance, you can book any of these services from as little as a 15 minute session for an extra charge. This flexibility means you only pay for the care and support you need, when you need it.

If you need more help with personal care or other domestic chores, you can choose to 'top up' more support from the following services:

## Domestic assistance

You can add in extra time to help with things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters.

## Laundry service

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

## Lifestyle support

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

**"Once my parents saw the beautiful apartments and amenities, and met the residents and staff, they had no hesitation in deciding to buy."**

**Julia Cramm, Relative of homeowner, Bembridge**

Local area

Didcot railway centre

Orchard shopping centre

# Discover Didcot

Situated in Great Western Park in Didcot, Williams Place provides the perfect location for an enjoyable and independent retirement. The town itself is renowned for its railway heritage, having been a station on Brunel's Great Western main line from London Paddington, which opened in 1856.

Our beautiful development will have a range of local amenities right on its door step including a large Asda supermarket (expected to be completed in 2017), plus a range of retail shops. Also in close proximity to Williams Place will be a pub, a convenience store and a community and health centre. Boundary Park houses the sports pavilion and is home to a number of sports clubs including Didcot Cricket Club and features a large park open to the public. A bus stop outside our development will take homeowners into Didcot and the surrounding area.

The town itself has plenty to offer, including the Orchard shopping centre which has a range of high street shops including Next, Argos and Clarks, plus a Sainsbury's supermarket and plenty of cafés and eateries. There is the Cineworld movie complex, plus the Cornerstone Arts Centre which often puts on seasonal events, exhibitions and community classes.

History enthusiasts can visit the Didcot Railway Centre where you can view an impressive collection of Great Western Railway steam engines, coaches, wagons, buildings and small relics. Didcot enjoys lots of green parks and large, open spaces. There are over 10 parks and gardens, as well as a nature reserve where you can find special types of wild orchids.

Williams Place is in an excellent location to reach surrounding areas including Oxford, just 10 miles north of Didcot and Newbury, Reading and Swindon. The Didcot Parkway railway station has fast and frequent services to the surrounding suburbs, as well as London and Birmingham.

Mowbray Fields Nature Reserve

All Saints Church

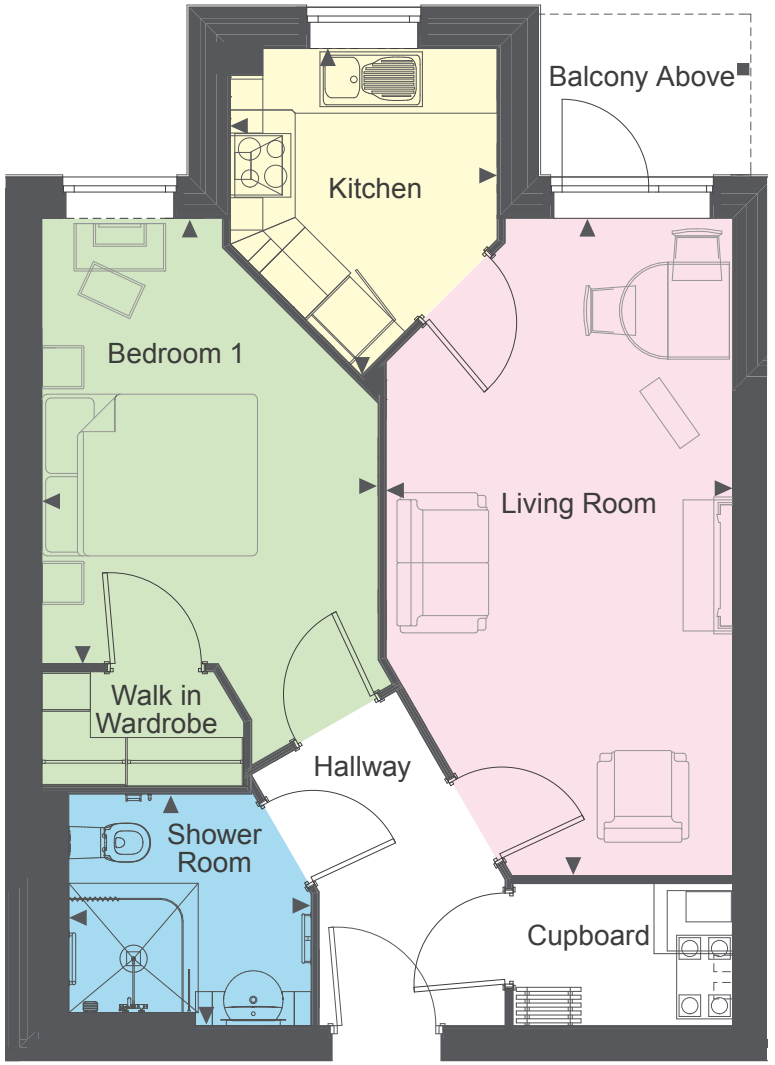
Didcot Bowls Club

Cornerstone Arts Centre

# Living at Williams Place you can do as much or as little as you want to...

# Typical one bedroom apartment

**Living (Max.)**
20’ 0” x 10’ 7”
6096mm x 3214mm
**Kitchen (Max.)**
8’ 1” x 10’ 0”
2473mm x 3030mm
**Bedroom 1 (Max.)**
17’ 3” x 10’ 3”
5267mm x 3119mm
**Shower Room (Max.)**
7’ 1” x 7’ 4”
2147mm x 2247mm



# Typical two bedroom apartment

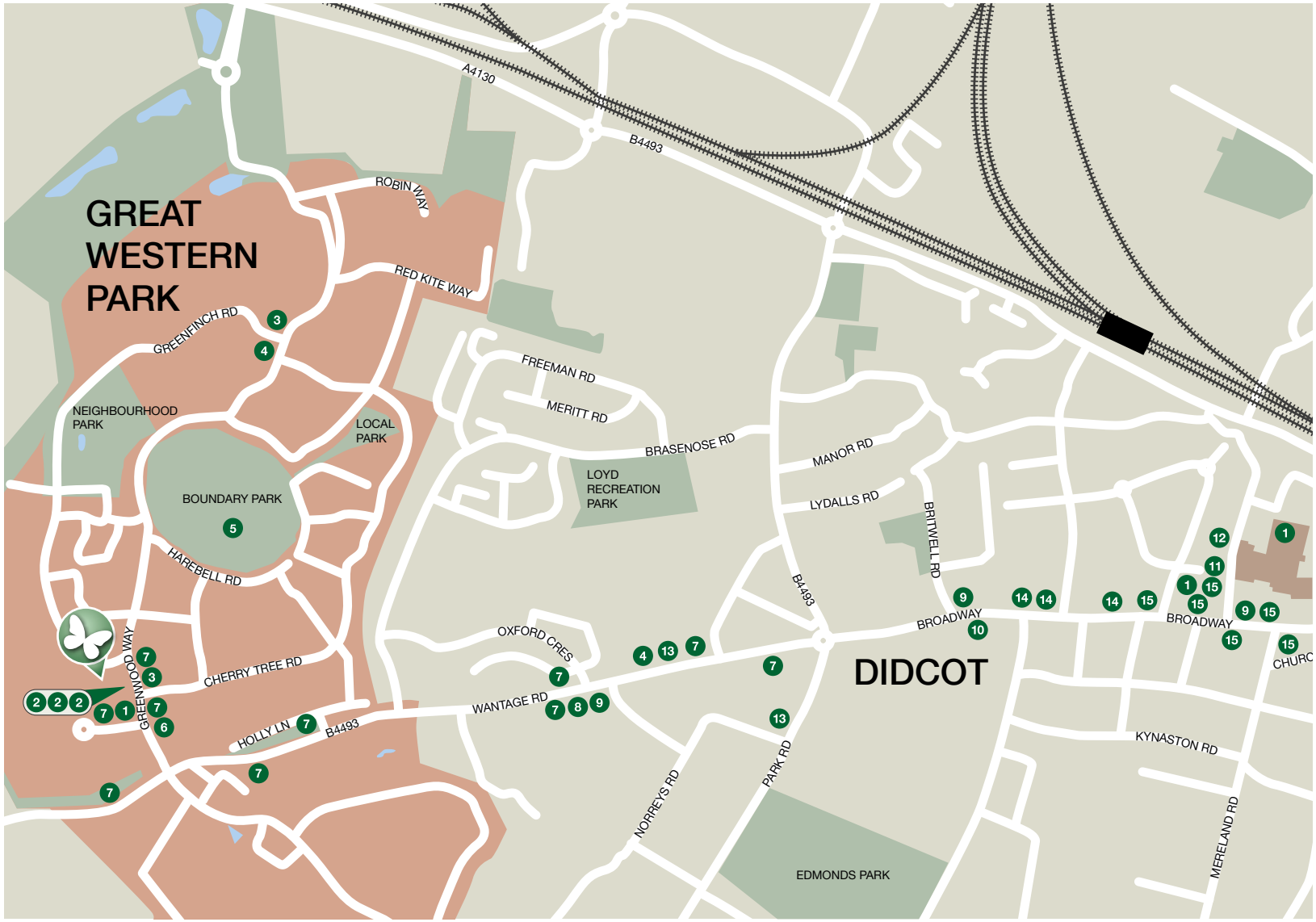
**Living (Max.)**
20’ 0” x 10’ 10”
6096mm x 3294mm
**Kitchen (Max.)**
8’ 1” x 9’ 11”
2473mm x 3030mm
**Bedroom 1 (Max.)**
17’ 3” x 10’ 2”
5267mm x 3107mm
**Bedroom 2 (Max.)**
16’ 1” x 10’ 2”
4895mm x 3092mm
**Shower Room (Max.)**
7’ 4” x 7’ 1”
2247mm x 2147mm
**WC (Max.)**
3’ 5” x 6’ 11”
1050mm x 2100mm

# Getting out and about couldn't be easier

**You are in a great location in Didcot with so many amenities and local transport close by. You can leave those everyday worries behind and simply enjoy life in this convenient location.**

## Site location and local amenities

1 Supermarket
2 Retail Shops
3 Community Centre
4 Convenience Store
5 Sports Pavilion
6 Public House
7 Bus Stop
8 Hospital, Dentist and Doctors
9 Pharmacy
10 Library
11 Arts Centre
12 Cinema
13 Hairdressers
14 Take Away
15 Banks



# Williams Place
# 170 Greenwood Way, Harwell, Didcot, Oxfordshire, OX11 6GY

## From Newbury (North)

Follow the A339 to A34
Follow A34 to A4185 in Oxfordshire
Take the A4185 exit towards A417/ Wantage
At the roundabout, take the 1st exit onto A4185
At the roundabout, take the 2nd exit onto Newbury Road/ A4185
At the roundabout, take the 3rd exit onto Reading Road/ A417
Turn left onto Wantage Rd/B4493
Continue to follow B4493
Turn right onto Burr Street/ B4493
Continue to follow B4493
Turn left onto Greenwood Way
Turn immediately left after the UTC
Williams Place will be on the right hand side at the end of the road

## From Oxford (South)

Follow A34 to A4130
Turn left onto Southern By-Pass Road/ A34
Continue to follow A34
Take the A4130 exit towards A417/ Chilton/ Milton/ Didcot/ Wantage
At the roundabout, take the 2nd exit onto A4130
Turn right onto Sir Frank Williams Avenue (Great Western Park)
At the roundabout, take the 1st exit and stay on Sir Frank Williams Avenue
Continue onto Greenwood Way
Turn right before the UTC
Williams Place will be on the right hand side at the end of the road

McCarthy & Stone

The UK's leading retirement housebuilder

**Please call us free on 0800 201 4106 and we'll help you find your perfect apartment or visit mccarthyandstone.co.uk/williamsplace**

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2017 HOME BUILDERS FEDERATION

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 brochure, 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. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk.

CONSUMER CODE FOR HOME BUILDERS

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