

PRIORY HOUSE

BANSTEAD



McCARTHY STONE
Life, well lived

CONTENTS

Banstead
Priory House
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

Banstead

Priory House
Development features
Property details



A BUSTLING TOWN
THAT HAS IT ALL.

Banstead really does tick all the boxes. Great shopping. Tempting range of eateries. Thriving community atmosphere. Beautiful countryside. Excellent travel links. Close to London. No wonder this picturesque east Surrey town is such a popular place to call home.

FIND YOUR HAPPY PLACE
IN BANSTEAD.

In the centre of town, you'll find Priory House. Named after the town's old preparatory school, the development is designed with the over 60s in mind and is built to the highest standards. It's the ideal place to live life well.



Banstead
Priory House
Development features
Property details



LIVE LIFE YOUR WAY.

Whatever you love doing in life, Priory House is ideally located to help you take full advantage of Banstead and the surrounding area. Thanks to its position in the heart of the town, everything you need is right on your doorstep.

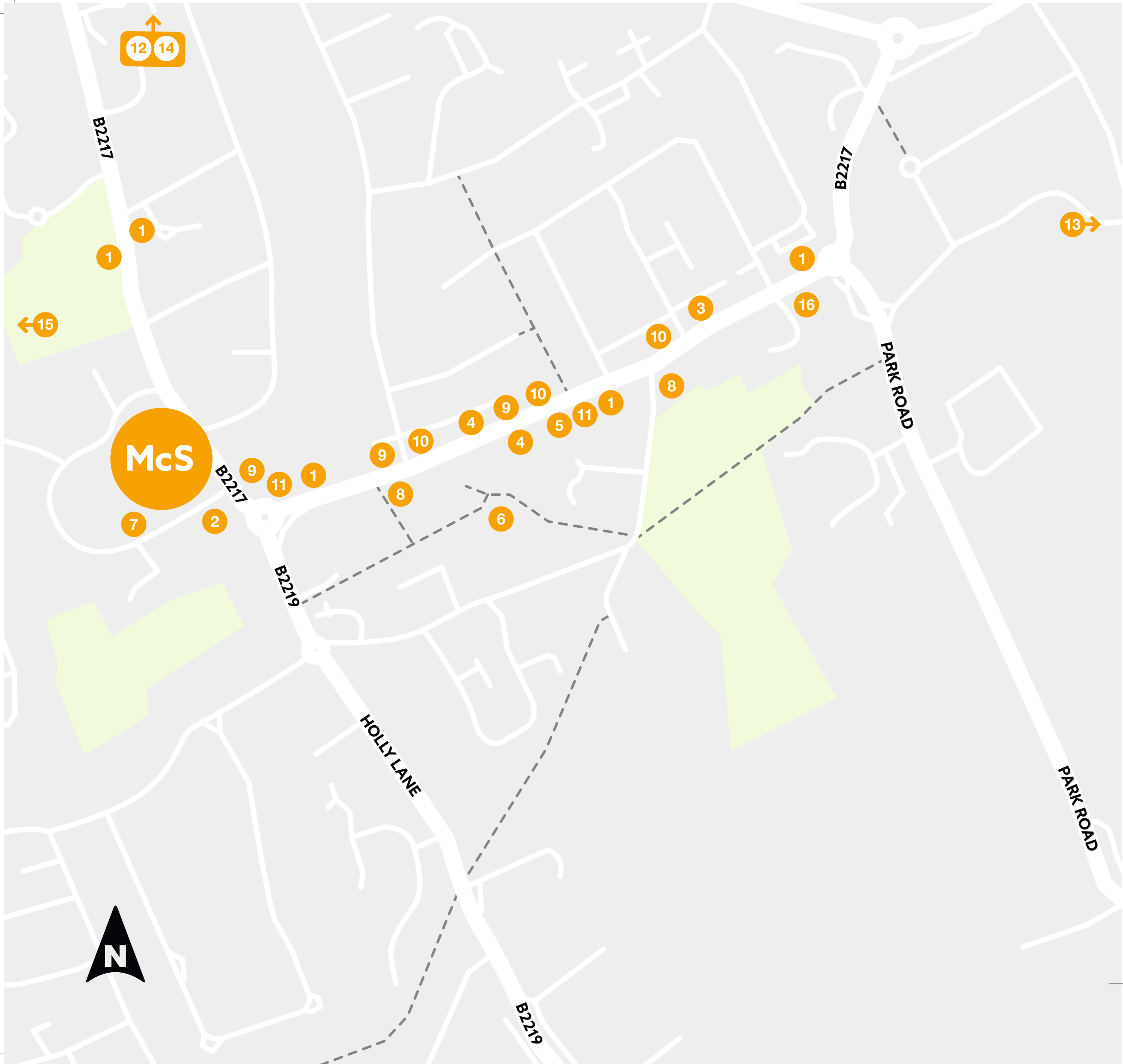
Banstead has retained a quaint village feel and the leafy high street is home to an array of independent shops, boutiques and national retailers. Waitrose, M&S, Costa Coffee and Boots are all here. There are tempting eateries too including Italian, Indian and Thai restaurants plus excellent gastro pubs. The Woolpack is the community's local, hosting a popular weekly quiz and a live jazz event each month.

You'll find Banstead has retained several architectural gems, the finest being the 12th Century parish church. The town's old well still features its elaborate 18th Century winding gear. There's also a lively social and cultural scene. The Banstead Centre is a hub for the over 50s, offering

activities such as art classes, bridge, tai chi and table tennis. Each year, The Banstead Arts Festival Society celebrates outstanding local talent alongside artists of national and international standing.

If you enjoy sport, there's a golf course close by and the iconic Epsom Downs Racecourse is less than three miles away. Anyone who enjoys country walks will find the beautiful surrounding countryside a delight. Colley Hill boasts magnificent views over Surrey and across the North Downs. It's a lovely place to stop and relax. The Mayfield Lavender Farm is always worth a visit offering 25-acres of fragrant fields, a café and shop.

Banstead also has superb travel links. The development is a stone's throw from a bus stop, so exploring the local area is a breeze. The train station is less than a half a mile away, offering services that can whisk you to London in less than an hour. The M25 and M23 are both within easy reach.



PRIORY PLACE

McS Bolters Lane, Banstead
SM7 2AG

MAP KEY.

- 1 Bus Stop
- 2 Library
- 3 Hairdressers
- 4 Pharmacy
- 5 Bakery
- 6 All Saints Church
- 7 The Banstead Centre
- 8 Bank
- 9 Restaurant
- 10 Coffee Shop
- 11 Supermarket
- 12 Banstead Railway Station
- 13 Banstead Downs Golf Club
- 14 Mayfield Lavender Farm
- 15 Epsom Downs Racecourse
- 16 The Woolpack Pub

 **London Bridge 46 min***

 **London Victoria 57 min***

*Train times taken from National Rail and correct at time of print



“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.

Banstead
Priory House
Development features
Property details

STYLISH, MODERN DESIGN.

Banstead is proud of its historic buildings and the old Priory Preparatory School is no exception. The school may have closed, but Priory House has been designed to link beautifully into this locally listed building to create a unique development that complements the character of the area.

While the exterior of Priory House retains a period feel, inside, every aspect of the interior design is all about modern living. The stylish entrance area offers a warm welcome to homeowners, friends and family members alike. From here you will discover the social heart of the development, the communal lounge.

This light and airy space is where our community can spend time together, from catching up over a morning coffee to a social evening event. There are lots of quiet spaces too if you just want to relax with a good

book or a newspaper. From the lounge you can walk out into the secluded garden to the rear of Priory House.

With its large patio, comfy seating, raised beds and elegant pergola the garden is the ideal spot for soaking up some sun during the warmer months or relaxing with a drink as the sun sets. From here you can admire the carefully considered planting.

Each shrub and plant has been meticulously selected for its vibrant colour or subtle hues. This means the garden offers something to please the eye throughout the seasons. It's also an oasis of tranquillity. What's more, you don't need to pick up a fork or trowel to keep it looking immaculate. We maintain all the outside spaces for you.

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MORE FEATURES.

GUEST SUITE*

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

HOUSE MANAGER

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

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

MOBILITY SCOOTER STORE

An easily accessible storage space is available to keep mobility scooters safe and secure.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.



Banstead
Priory 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. Priory House is no exception.

Comprising 44 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Priory 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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Banstead

Priory House

Development features

Property details



YOUR NEW HOME IN DETAIL.



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



- KITCHEN
- Fitted kitchen with integrated ceramic hob
 - Stainless steel cooker hood
 - High gloss units
 - Stainless steel sink and taps



- SHOWER ROOM
- Level access fitted shower room with non-slip resistant tiling
 - White sanitary ware with high quality fittings
 - Illuminated mirror with integrated shaver socket
 - Heated towel rail



- HEATING AND FINISHES
- Electric digitally controlled panel radiators
 - Mechanical ventilation with heat recovery system
 - Neutral décor
 - Oak veneered doors
 - Chrome door furniture



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

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.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running 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
Priory House, Banstead.

CALL 0800 201 4106
VISIT [MCCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/priory-house)
PRIORY-HOUSE

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April 2022



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/priory-house

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