

LODDON HOUSE

TWYFORD



McCARTHY STONE

Life, well lived

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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

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THE IDEAL MIX OF COUNTRY CHARM COMBINED WITH MODERN LIVING.

Located in the Thames Valley, the pretty village of Twyford really does offer the best of both. Charming village atmosphere, gorgeous countryside, direct rail service to London and easy access to Reading and Maidenhead. No wonder it's now one of the most affluent areas outside of the capital.

FIND YOUR HAPPY PLACE IN TWYFORD.

Located between Twyford and the leafy village of Ruscombe to the east, you'll find one of our most delightful developments. Loddon House has been designed with the over 60s in mind and is built to the highest standards. It's an ideal place to live life well.



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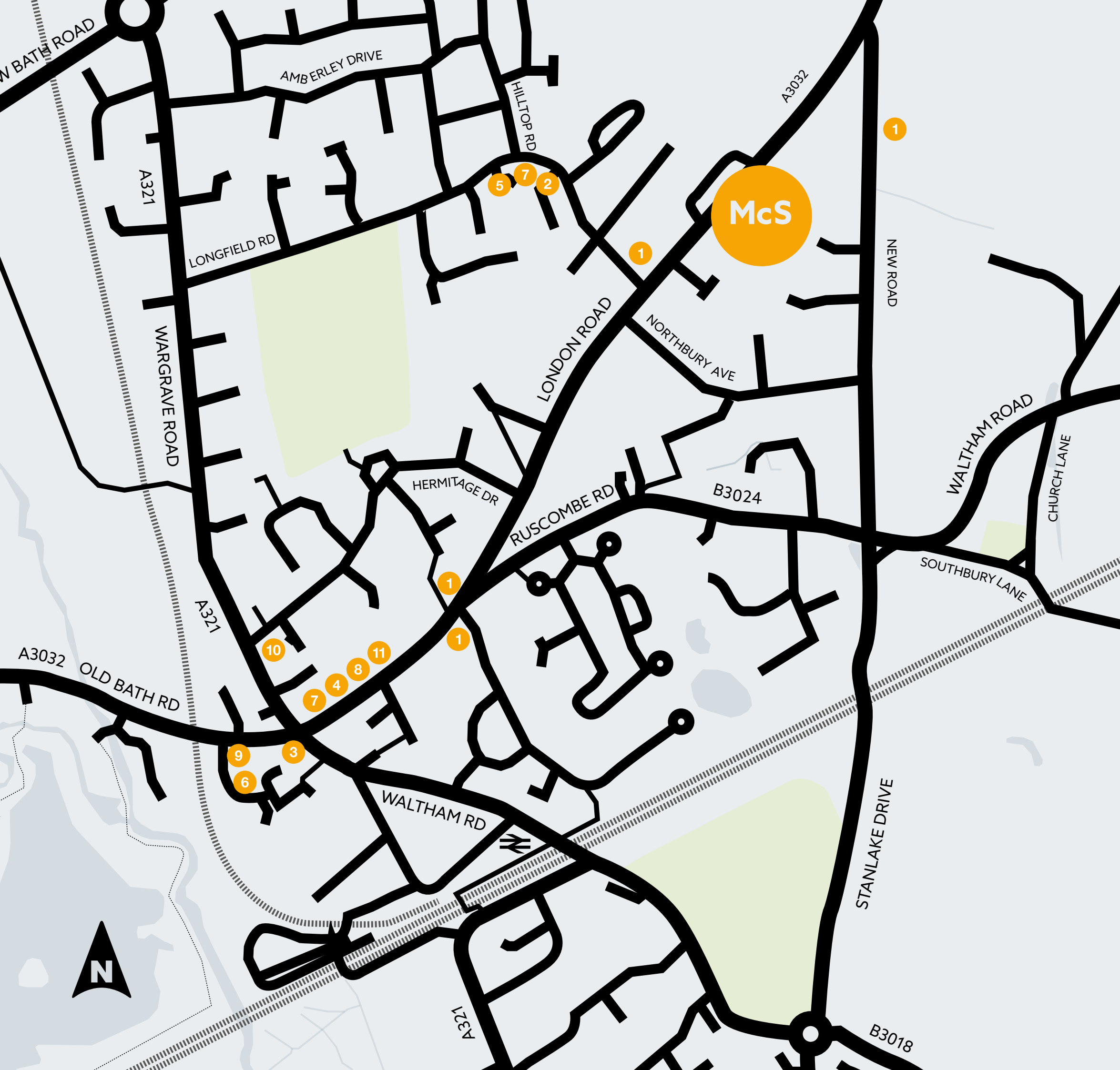
LIVE LIFE YOUR WAY.

Twyford and the surrounding area have so much to offer. And you'll find Loddon House is superbly located, whatever you love doing in life. A short stroll will take you to the nearest shops which include a hairdressers, pharmacy and grocery store. Keep walking, or hop on one of the buses that pick you up outside the development, and you'll arrive in the heart of the village.

Twyford is home to a Waitrose, Post Office, Tesco Express, Costa Coffee, a dentist, restaurants, pubs, opticians and independent shops. The village also has two recreation

grounds, one of which has a children's playground. Ideal for those with young grandchildren to entertain. There are also local tennis, badminton and bowls clubs.

You'll find even more to enjoy when you head away from the development. There are a variety of walks or cycle rides you can take through the idyllic Berkshire countryside. The National Trust routes along the nearby River Loddon are always a delight. Of course, if you ever want more shopping options and other great places to eat, Reading and Maidenhead are only a short bus ride away.



LODDON HOUSE.

McS London Road,
Twyford,
Berkshire
RG10 9BW

MAP KEY.

- 1** Bus Stop
- 2** Convenience Store
- 3** Costa Coffee
- 4** Florist
- 5** Hairdresser
- 6** Library
- 7** Pharmacy
- 8** Post Office
- 9** Public House
- 10** Restaurant & Wine Bar
- 11** Waitrose Supermarket



“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.

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YOUR GARDEN FOR ALL SEASONS.

When you first set eyes on Loddon House, you'll notice it is set away from the road for added privacy. What's less obvious is the development's clever layout. Its horseshoe-shaped design shields the garden behind, allowing mature shrubs and flowers to thrive in Berkshire's temperate climate.

This thoughtful design continues into the entrance space. The simple elegance always offers a warm welcome to homeowners, families and friends. Moving away from the entrance space, you walk along a corridor before entering the stylish homeowners' lounge.

This is the social hub of Loddon House. Bright and airy, it's where homeowners meet to share their news, plans for the day or simply have a friendly chat. There's even

a compact kitchen area for making hot and cold drinks. This relaxed atmosphere is also ideal for pouring over your newspaper or immersing yourself in a good book.

The recently redesigned garden is equally delightful. The expanded patio is a lovely spot to breathe in the fresh country air while enjoying a mug of fresh coffee. The seasonal colours are always beautiful, especially during the summer months. And the open side of the garden offers a delightful view of the mature trees beyond. Better still, you don't need to lift a trowel or fork to keep this outside space looking beautiful as it's fully maintained for you. Of course, if you have green fingers, potting sheds are now available if you want to plant a container or two.





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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. Loddon House is no exception.

The development has 30 two bedroom properties, each with their own balcony or patio.

YOUR CHOICE OF PURCHASE OPTIONS.

All of the available properties in Loddon House 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 Consultant will explain each in greater detail.



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YOUR NEW HOME IN DETAIL.

GENERAL

- Double glazing to all windows
- Balcony or patio for all apartments
- Walk-in or fitted wardrobes in both bedrooms
- 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, ceramic hob and full size dishwasher
- Stainless steel NEFF cooker hood and glass splashback
- Stainless steel sink
- Lever mixer taps

SHOWER ROOM

- Tiled with a fitted shower
- En-suite shower rooms to all master bedrooms
- White sanitary ware with high quality fittings
- Additional WC in select apartments
- Illuminated mirror with integrated shaver socket
- Heated towel rail

HEATING AND FINISHES

- Electric panel heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

SAFETY AND SECURITY

- CCTV system and electric gates (new for 2021)
- 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 your Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

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This stylish development comprises 30 two bedroom properties with delightful communal spaces.

To view full plans and availability, visit mccarthystone.co.uk/loddon-house

Ground Floor

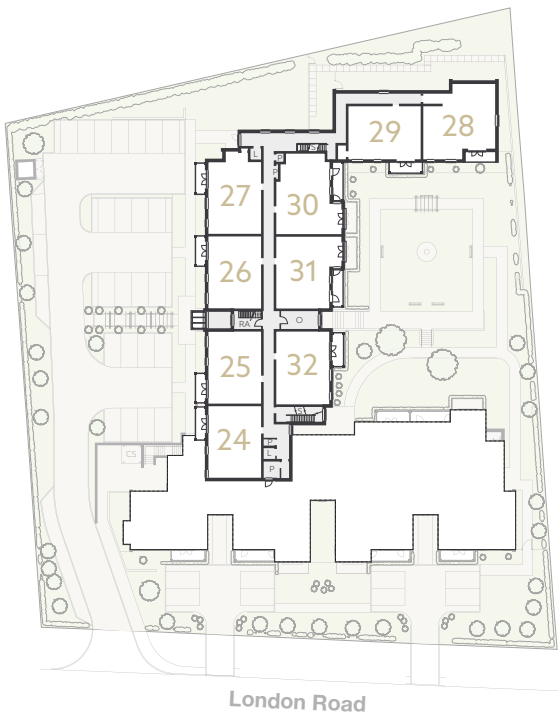


- 2 bedroom property
 - 3 bedroom property (sold)
- | | |
|--------------------------------|-------------------------|
| CS - Cycle Stands | P - Plant Room |
| EN - Entrance | RA - Roof Access |
| L - Lift | RR - Refuse & Recycling |
| HL - Homeowners' Lounge | S - Stairs |
| MS - Mobility Scooter Charging | SS - Sub-Station |
| O - House Manager's Office | ST - Store |

Upper Ground Floor



First Floor





“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 Loddon House, Twyford.

**CALL 0800 201 4106
VISIT [MCCARTHYSTONE.CO.UK/
LODDON-HOUSE](https://mccarthystone.co.uk/loddon-house)**

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/loddon-house

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