



Bluebell House

Westcroft, Milton Keynes

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.

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Live life your way

with Retirement Living Plus

Bluebell 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[^].

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[^].



[^]Extra charges apply.

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[^]

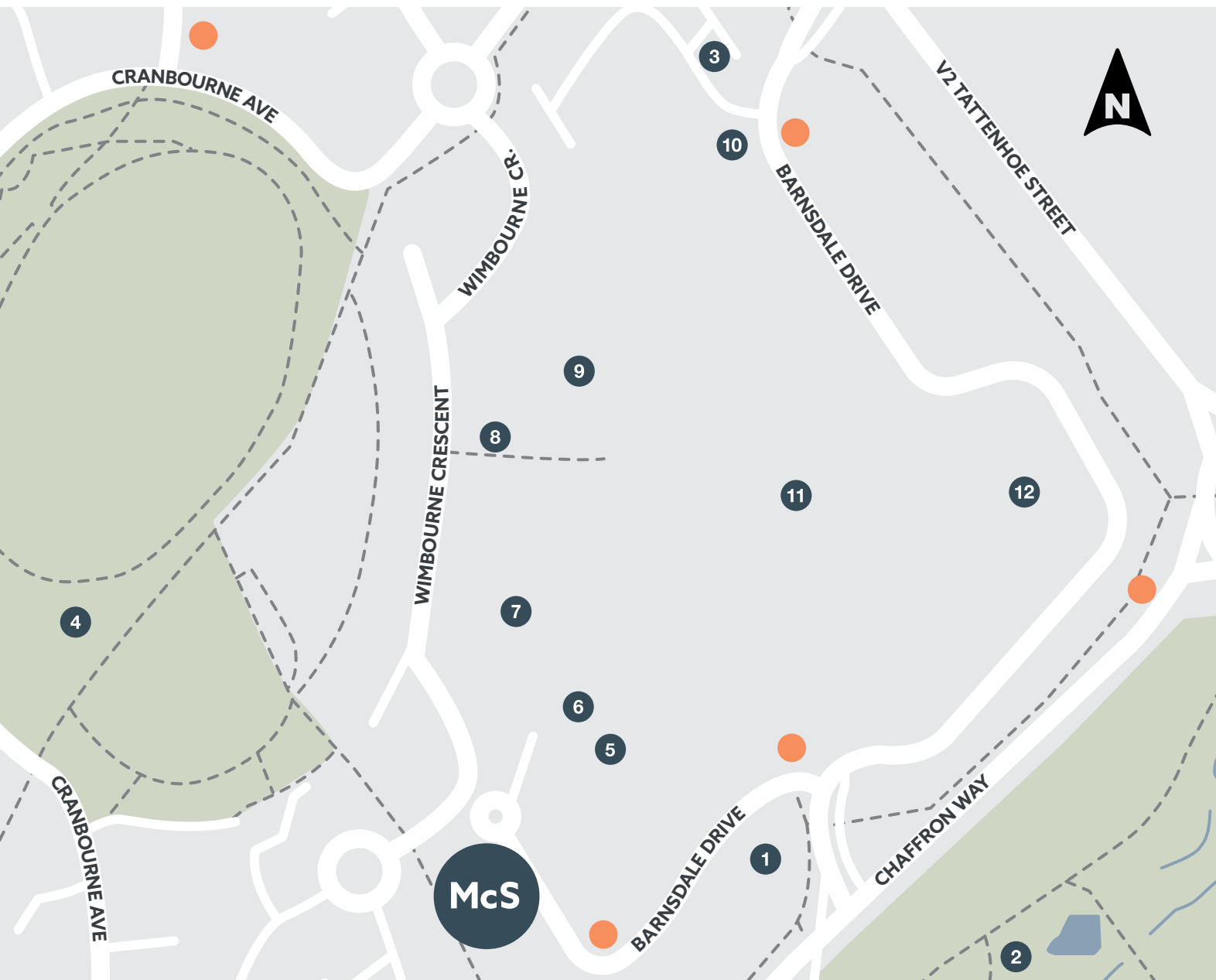
If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



[^]Extra charges apply.

Westcroft

Modern living surrounded by countryside



- | | | |
|--|---------------------|---------------------------------------|
| 1 Pub | 5 Morrisons | 10 Aldi Supermarket |
| 2 Howe Park Wood | 6 Costa Coffee | 11 Westcroft District Shopping Centre |
| 3 Westcroft Medical Centre | 7 Hairdressers | 12 Petrol Station |
| 4 Westcroft Pavilion and Sports Ground | 8 Westcroft Library | Orange dot Bus stop |
| | 9 Boots Pharmacy | |



Whatever you love doing in life, Westcroft will not disappoint. And thanks to its superb location, Bluebell House is ideally placed to help you take full advantage of this modern district, as well as Milton Keynes and the surrounding area. A short stroll takes you to the retail centre that is home to numerous shops and amenities. There's also a Morrisons and Aldi supermarket, so picking up the weekly groceries or everyday essentials couldn't be easier. Close to the development is The Nut and Squirrel pub, serving light bites, lunches, and pub classics. It has a lovely garden too.

For more extensive shopping, regular buses can whisk you to Milton Keynes city centre in less than 10 minutes. Here you'll find lots of cultural attractions, cinemas, and theatres, plus familiar high street retailers and tempting eateries.

Live life your way

If you enjoy exercise, the local leisure and sports centre has superb facilities and hosts several social



clubs. For afternoon strolls, the development is a stone's throw from Howe Park Wood. This site of scientific interest is home to ancient woodland and an annual display of bluebells. Located nearby, Fuzton Lake, Coldecotte Lake and Emberton Country Park offer acres of parkland for walking and cycling. Fans of golf will find an 18-hole course just nine miles from the town. There's more to discover beyond the town. Just four miles away is historic Bletchley Park, the home of British code-breaking during World War II. Westcroft also has great travel links. Catch a train from Milton Keynes rail station and you'll be in London in just over 30 minutes. The M1 and A509 are easily accessible, putting Northampton, Bedford, and Wellingborough in easy reach.

You'll be well looked after in Westcroft

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

Designed

with you in mind

As befitting such a modern town, the exterior of Bluebell House complements the architectural character of Westcroft. Its contemporary design is instantly pleasing on the eye.

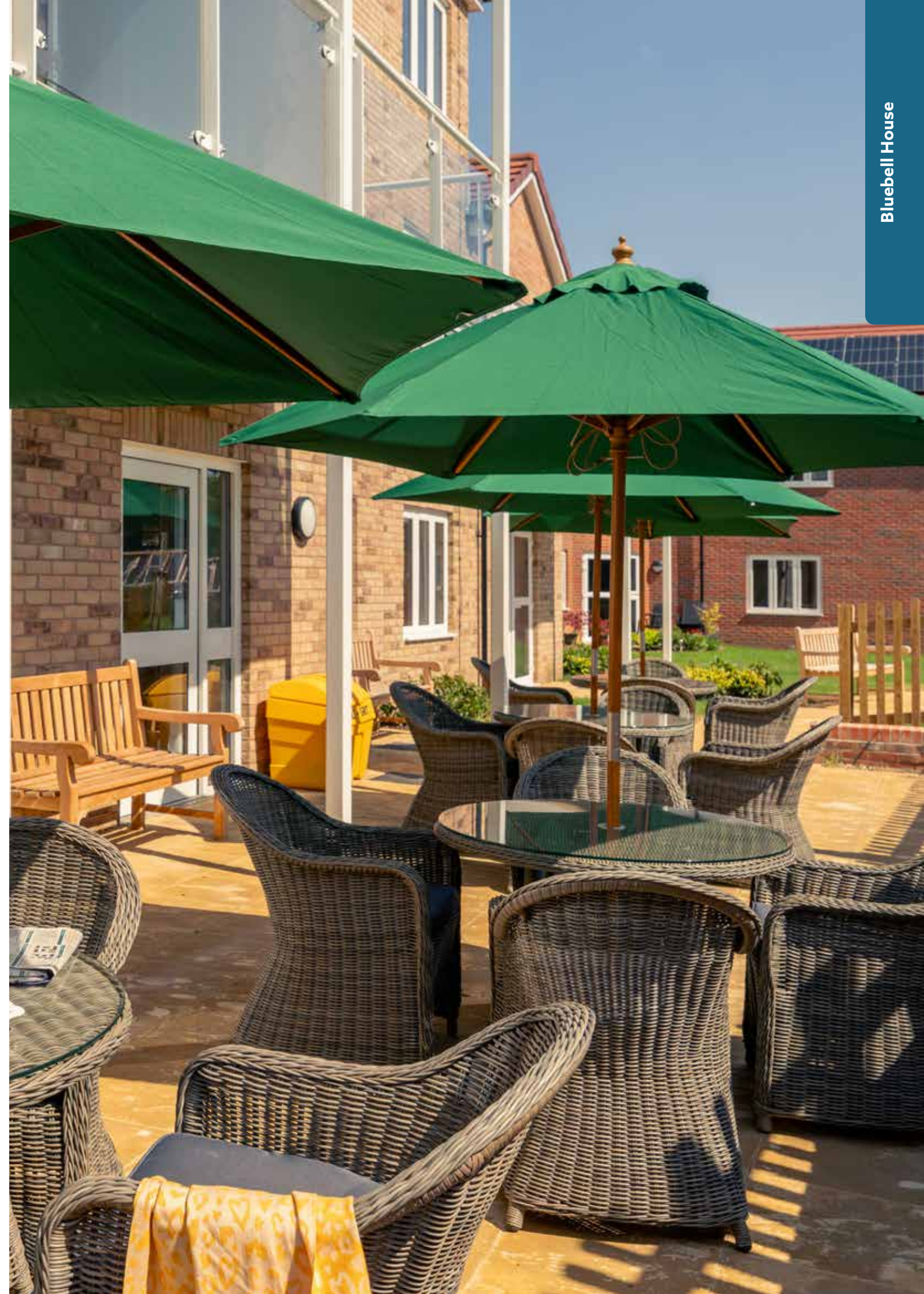
The high ceiling in the reception delivers a real 'wow' factor. This area always gives a warm welcome to homeowners, friends, and family members alike. Walk further into Bluebell House and you'll soon arrive in the vibrant heart of the development, the communal lounge.

This is where our community can spend time together. It's ideal for catching up over a morning coffee or enjoying an evening event. Of course, if you just want to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

The development also has a stylish bistro restaurant which serves drinks, light snacks, and a delicious seasonally inspired menu every day.

Beyond the lounge's bi-fold doors you'll find the stunning patio area. With lots of comfy seating, it's the ideal spot for soaking up some sun come the warmer months. From here you can admire the wonderful garden, which has been carefully designed to allow the mature shrubs and flowers to flourish. Each variety has been carefully chosen for their vibrant colours or subtle hues.

Follow the garden path that meanders through lush lawns, and you'll arrive at the pretty pergola. It's an eye-catching feature that completes this oasis of tranquillity. What's more, you don't even need to pick up a trowel or hedge trimmer to keep the garden looking its best throughout the seasons. We look after all the outside spaces for you.





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 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. Bluebell House is no exception.

Comprising 46 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing or renting your apartment at Bluebell House, we can 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.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



Bluebell House

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

Ground Floor



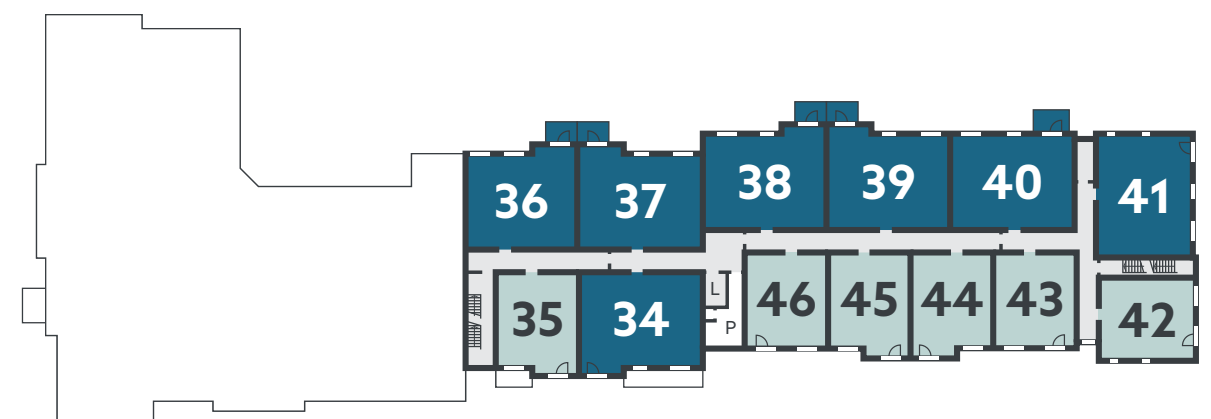
- 1 bedroom apartment
- 2 bedroom apartment

- BS - Bicycle Storage
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- LA - Laundry Room
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- PS - Potting Shed
- R - Reception
- RR - Refuse & Recycling
- S - Store
- SR - Staff Room
- WS - Wellness Suite

First Floor



Second Floor



Your new home

in detail

General

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

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Anthracite sink
- ▶ Lever mixer taps

Shower room

- ▶ Level access fitted shower room with slip resistant tiling
- ▶ Mirror with integrated shaver socket
- ▶ Heated towel rail
- ▶ Extraction ventilation

Heating and finishes

- ▶ Digitally controlled electric panel radiators
- ▶ Mechanical ventilation with heat recovery system
- ▶ Neutral décor
- ▶ Chrome door furniture and fittings

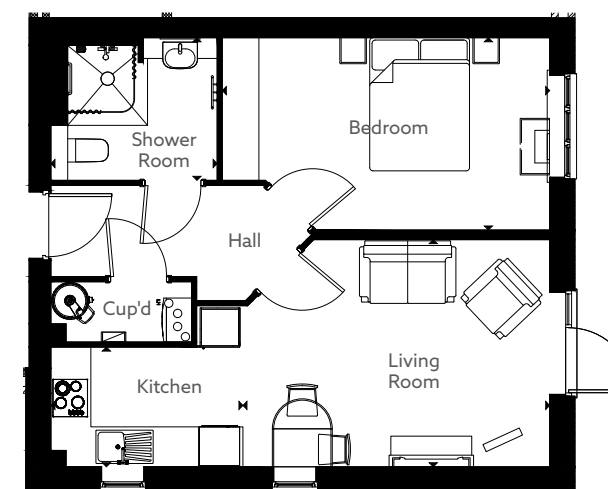
Safety and security

- ▶ Door camera entry system which is linked to your TV
- ▶ 24-hour emergency call system
- ▶ Smoke and heat detectors
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

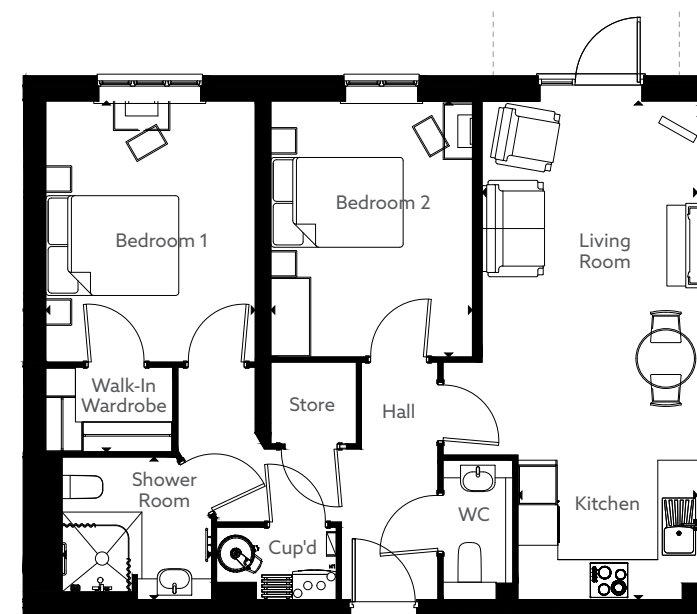
Approximate room sizes

One Bedroom



Living/Dining Room	15' 2" x 11' 2" / 4611mm x 3414mm
Kitchen	9' 6" x 5' 11" / 2887mm x 1799mm
Bedroom	16' 2" x 9' 6" / 4922mm x 2889mm
Shower Room	8' 2" x 7' 0" / 2499mm x 2143mm

Two Bedroom



Living/Dining Room	10' 8" x 17' 9" / 3244mm x 5402mm
Kitchen	8' 11" x 6' 11" / 2704mm x 2096mm
Bedroom One	10' 4" x 17' 4" / 3151mm x 5278mm
Bedroom Two	7' 1" x 8' 2" / 2149mm x 2499mm
Bathroom	7' 5" x 7' 0" / 2247mm x 2143mm

The service charge explained

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

When you consider the services available at Bluebell 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.

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 Bluebell 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 the Bluebell House 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/bluebell-house to find out more.

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.

August 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/bluebell-house

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