



# Weavers House

Hawkhurst

**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.

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# Live life your way

## with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite<sup>^</sup>, which has en-suite facilities.

### Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week\*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.





# Hawkhurst

Relaxed,  
village living



- |                            |                 |                     |                      |
|----------------------------|-----------------|---------------------|----------------------|
| 1 The Royal British Legion | 4 Coffee Shop   | 8 Bakery            | 12 Opticians         |
| 2 Waitrose                 | 5 The Royal Oak | 9 Florist           | 13 Petrol Station    |
| 3 Restaurant               | 6 Pharmacy      | 10 Doctor's Surgery | 14 Hawkhurst Library |
|                            | 7 Butchers      | 11 Kino Cinema      | ● Bus Stop           |



Weavers House is ideally situated in the idyllic village of Hawkhurst. A half-mile stroll will bring you to the high street which has a mix of retailers, a Post Office, and a medical centre. For the weekly grocery shop, there's a Waitrose and Tesco.

The village hall hosts a popular monthly market with stalls selling local produce, gifts and crafts. When you fancy eating out there's The Hawkhurst Café, and The Royal Oak pub and Queen's Inn.

The village boasts four conservation areas with over 200 listed buildings, several beautiful churches and the 200-year-old Colonnade. Film lovers will also be delighted to find Hawkhurst has a state-of-the-art boutique cinema.

## Live life your way

There's plenty to enjoy beyond the village. Anyone who appreciates art will adore the regular exhibitions of ceramics, sculpture, painting, and jewellery. The abundance of public footpaths makes the local woodlands and rolling pastures easily accessible. The High Weald Area of Outstanding

Natural Beauty and Bedgebury Forest are less than four miles away. Bodiam, the quintessential English castle, is close by. Batemans, the former home of Rudyard Kipling, with its tranquil grounds and working water mill is a delight. If fishing is a passion, head to Darwell Reservoir or Bewl Water, the largest stretch of inland water in the south east of England.

Hawkhurst has excellent travel connections. You'll find a bus stop just outside the development and the A229 offers access to the M20 and the A21 links the village to Hastings. Royal Tunbridge Wells is a short drive away and the towns of Battle and Rye are both within easy reach. From Wadhurst train station you can reach the coastal towns of Hastings and Eastbourne. London is just over an hour away.

## You'll be well looked after in Hawkhurst

Designed with the over 60s in mind, Weavers House is built to high standards and is an ideal place to live life your way.



# Designed

with you in mind

The thoughtful design of Weavers House is a complement to a village that takes such pride in its past. The pitched roofs, traditional panelling and red brickwork are pleasing to the eye. The carefully tended bed that flanks the entrance completes this delightful façade.

The contemporary style of the reception and lobby area offers a warm welcome to homeowners, friends, and family members alike. From here you head down to the social heart of the development, the communal lounge.

From catching up over a morning coffee to an evening social event, it's designed to be filled with fun and laughter. Of course, if you just want to settle down with a good book or a newspaper, you'll find plenty of quiet spots too.

From the lounge you can step out into the beautiful south-facing garden that lies just beyond the patio doors. With lots of comfy seating, tables and a large eye-catching wooden pergola, it's the ideal spot for soaking up the sun come the warmer months. From here you can follow the garden path that leads you to the far end of Weavers House.

Selected for their vibrant colours or subtle hues, each plant and shrub makes this a garden for all. The development is edged with trees, adding to the feeling of tranquillity.

If you're green fingered, there's a potting shed where you can prepare and care for your own cherished pots and planters. You're also welcome to tend any of the raised planters dotted around the development.







# More for you

## Guest Suite<sup>^#</sup>

Having friends or relatives over and would like them all to stay the night? You can book them into the 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 charging point<sup>#</sup>

An accessible space available where mobility scooters can be charged.

## Parking<sup>#</sup>

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. Weavers House is no exception.

Comprising 43 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 your apartment at Weavers 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, you'll have a cash buyer for your current home.

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.



# Weavers House

Ground Floor

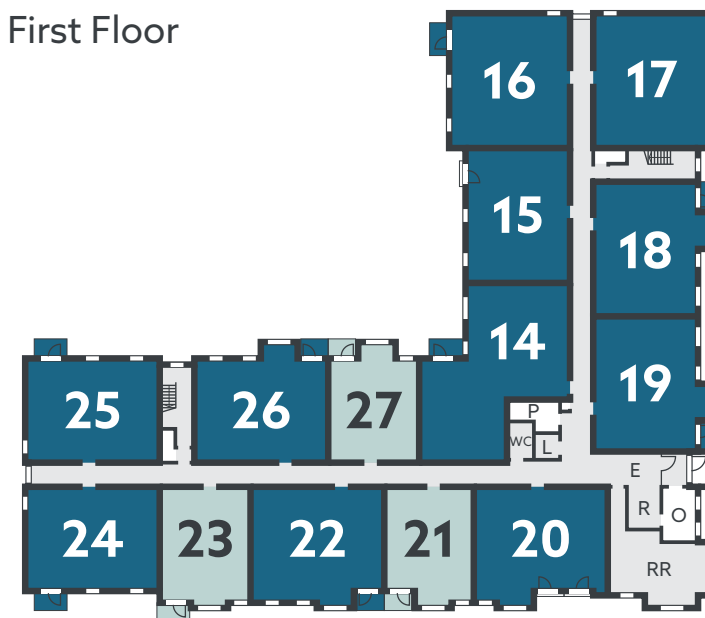


- 1 bedroom apartment
- 2 bedroom apartment

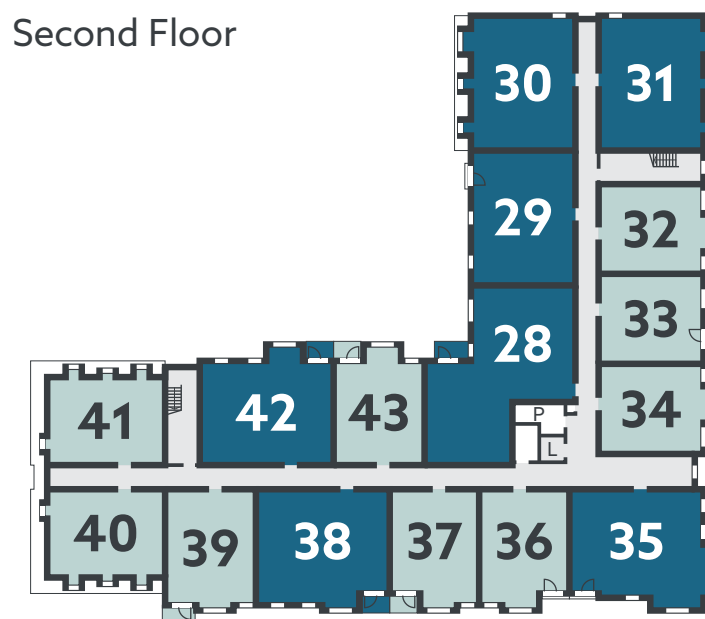
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging

- O - Office
- P - Plant Room
- PS - Potting Shed
- R - Reception
- RR - Refuse & Recycling

First Floor



Second Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/weavers-house](http://mccarthystone.co.uk/weavers-house)



# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Walk-in 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
- ▶ Integrated microwave and fridge freezer
- ▶ Matt units
- ▶ Composite sink and taps

### Safety and security

- ▶ Door camera entry system which is linked to your TV
- ▶ 24-hour emergency call system
- ▶ Intruder alarm and smoke detector

### Heating and finishes

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

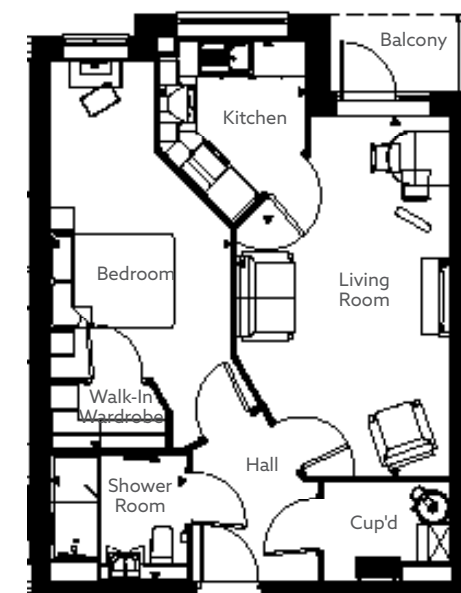
### Shower room

- ▶ Level access fitted shower room featuring slip resistant tiling
- ▶ White sanitary ware with high quality fittings
- ▶ Mirror with integrated shaver socket
- ▶ Heated towel rail

## Typical apartment layouts

Approximate room sizes

### One Bedroom



Living room

5805mm x 3455mm / 19'1" x 11'4"

Kitchen

2971mm x 2373mm / 9'9" x 7'9"

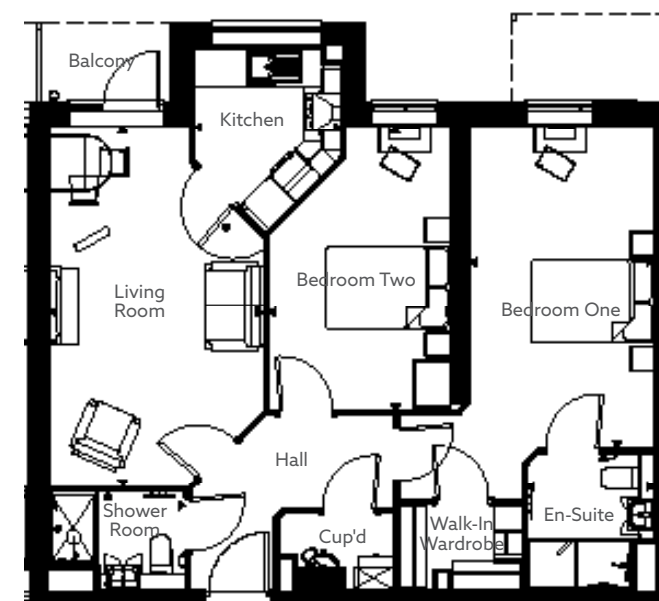
Bedroom

6260mm x 2920mm / 20'6" x 9'7"

Shower

2195mm x 2045mm / 7'2" x 6'9"

### Two Bedroom



Living room

5835mm x 3457mm / 19'2" x 11'4"

Kitchen

2970mm x 2375mm / 9'9" x 7'10"

Shower

2201mm x 1580mm / 7'3" x 5'2"

En-Suite

2200mm x 2055mm / 7'3" x 6'9"

Bedroom One

5210mm x 2980mm / 17'1" x 9'9"

Bedroom Two

4605mm x 2945mm / 15'1" x 9'8"



# 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 Weavers 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

More information on this can be found in the service charge section on the Weavers 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/weavers-house](https://mccarthystone.co.uk/weavers-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.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

*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.

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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/weavers-house](https://mccarthystone.co.uk/weavers-house)

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