



Violet Place

Bagshot

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

Violet Place 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[^]

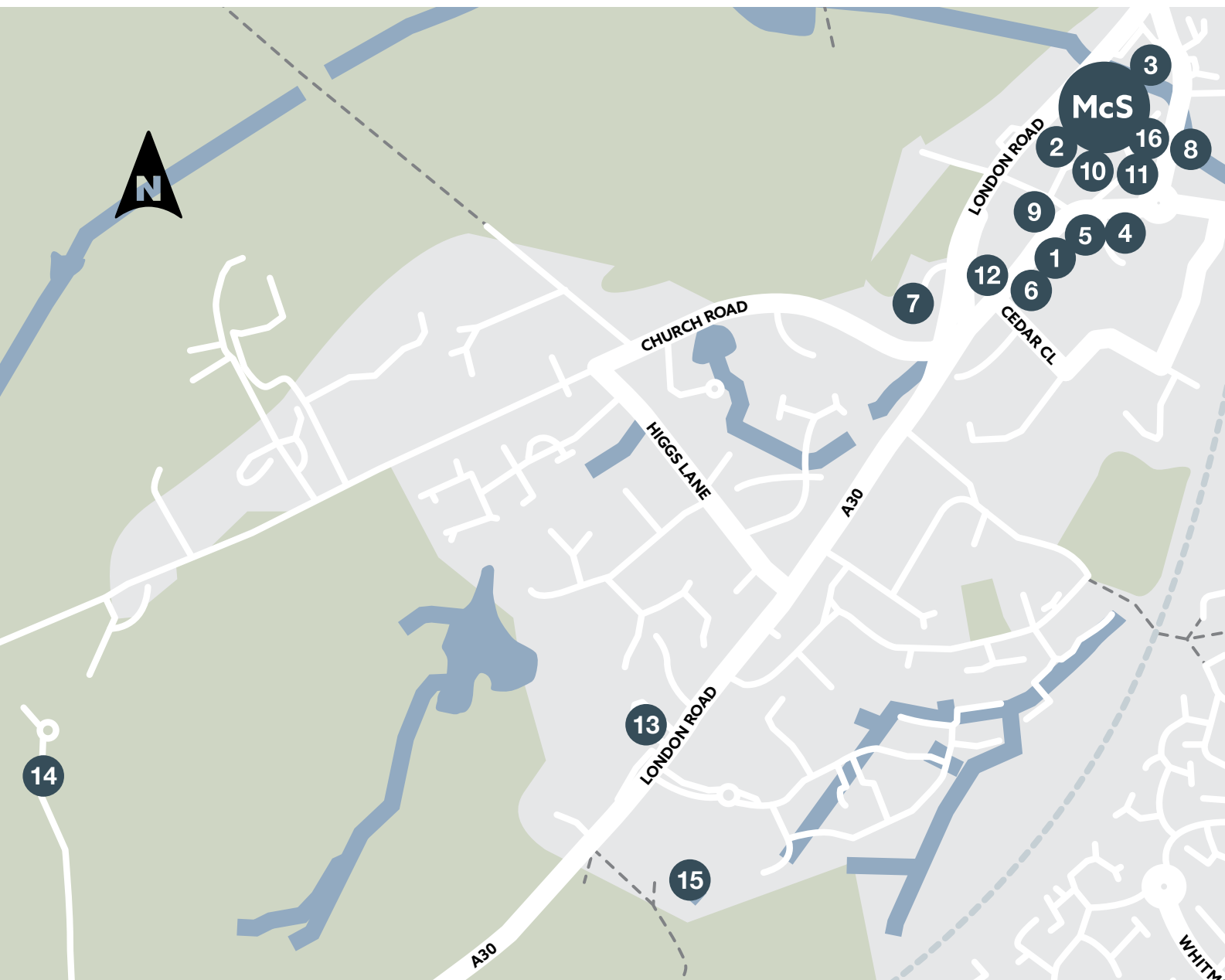
If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



[^]Extra charges apply.

Bagshot

Relaxed living in the heart of a friendly village



- | | | |
|----------------------|-----------------------|--------------------------|
| 1 Post Office | 7 Miller and Carter | 13 Costa Coffee |
| 2 Park House Surgery | 8 The Three Mariners | 14 Penny Hill Park |
| 3 M&S Simply Food | 9 Good Taste Bakery | 15 Waitrose and partners |
| 4 Co-op Food | 10 Roost Coffee Shop | 16 Community library |
| 5 Kings Head Pub | 11 Turkish restaurant | |
| 6 Pharmacy | 12 Italian restaurant | |



Violet Place is perfectly located in the leafy Surrey village of Bagshot. With convenient shopping, a close-knit community and royal parkland on your doorstep.

From the development's back door, you can access the high street to find a post office, library, pharmacy, dentist and GP surgery. Meadows shopping centre (11-minute drive) has a Tesco Extra and Next.

M&S Food is just around the corner, the Co-op is a short walk away from the development and Waitrose is less than a mile away. Longacres Garden Centre is half a mile up the road and Royal Ascot racecourse is less than 5 miles away.

There are plenty of nearby dining options and plenty to do too. Regular clubs operate from the village hall. An active community association organises quizzes plus a May Day celebration and Christmas carol service.

Live life your way

The village has cricket, tennis and



golf clubs There's a gym and exercise classes at Lightwater Leisure Centre (1.9 miles) and Bagshot Playing Fields runs Pilates and dance classes (3-minute drive). In nearby Camberley there's bowling, a cinema and entertainment.

Windsor Great Park (6.5 miles) offers a landscape of forests, lakes and gardens. A 5-minute drive takes you to Lightwater Country Park. Virginia Water is a wonderful destination for wildlife lovers (13-minute drive).

For onward travel, the train station is less than half a mile away, connecting you to London Waterloo in just over an hour. A bus service runs from the square to Camberley, Guildford, and Frimley Park Hospital. The M3 connects you to London and Winchester.

You'll be well looked after in Bagshot

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

Designed

with you in mind

As you approach Violet Place, you'll immediately appreciate its impressive design. The red brick building with red slate roofing and grey window frames throughout, spell stylish design. Its occasional grey render adds a clean and modern finish. Neat planting and iron metal gating add a touch of elegance.

As you walk inside the light and airy entrance lobby, you'll discover a welcoming reception. From here, take the corridor to discover the social hub of the development – a stylish communal lounge. This inviting space is adjacent to a wonderful bistro restaurant[^], which serves drinks, snacks, and a delicious seasonally inspired menu.

These comfortable spaces are where our community can spend time together. From a catch-up over coffee in the morning to evenings filled with fun and laughter.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

From the bistro, you can step through the patio doors to a large, paved terrace with plenty of seating and an eye-catching long pergola. It's a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can take paths to admire the tidy, well-maintained lawn and beautifully considered gardens at the rear of the development – every plant, shrub and tree carefully selected to provide a garden for all seasons.

As you admire the perfectly tended beds and borders, you can enjoy the extra satisfaction of knowing you don't need to lift a trowel or wrestle with a lawnmower to enjoy it – 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.



^Extra charges apply. #Subject to availability.

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. Violet Place 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 your apartment at Violet Place, 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.

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



Violet Place

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- LA - Laundry Room

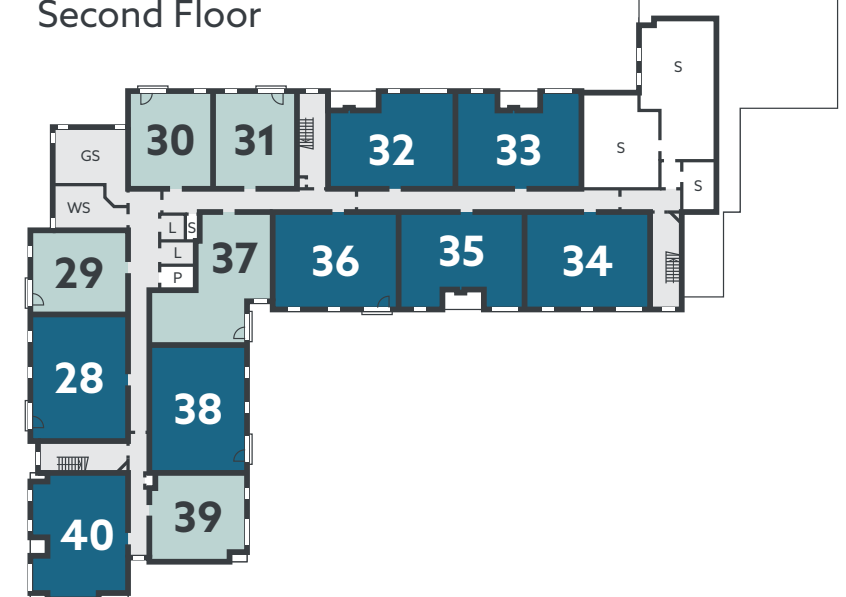
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RR - Refuse & Recycling
- S - Store
- SR - Staff Room
- WS - Wellness Suite

For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/violet-place

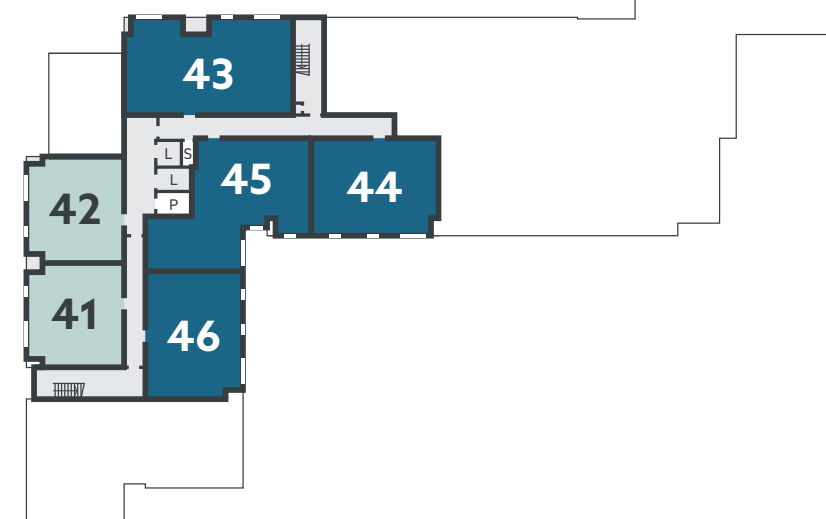
First Floor



Second Floor



Third Floor



Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Patio or Juliet balcony to some apartments
- ▶ Fitted hanging rail to wardrobe in master bedrooms or walk-in wardrobes in 2-bedroom master bedroom
- ▶ Telephone and television point in living room and bedroom(s)
- ▶ Combined washer/dryer
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room*

Kitchen

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

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

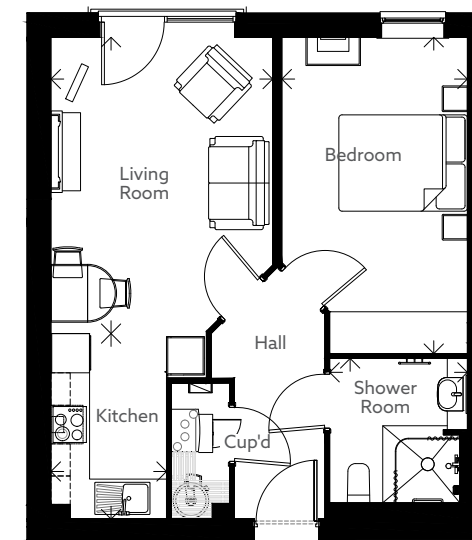
Safety and security

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

Typical apartment layouts

Approximate room sizes

One Bedroom



Living Room

15' 2" x 11' 4" / 4610mm x 3450mm

Kitchen

9' 6" x 5' 11" / 2890mm x 1800mm

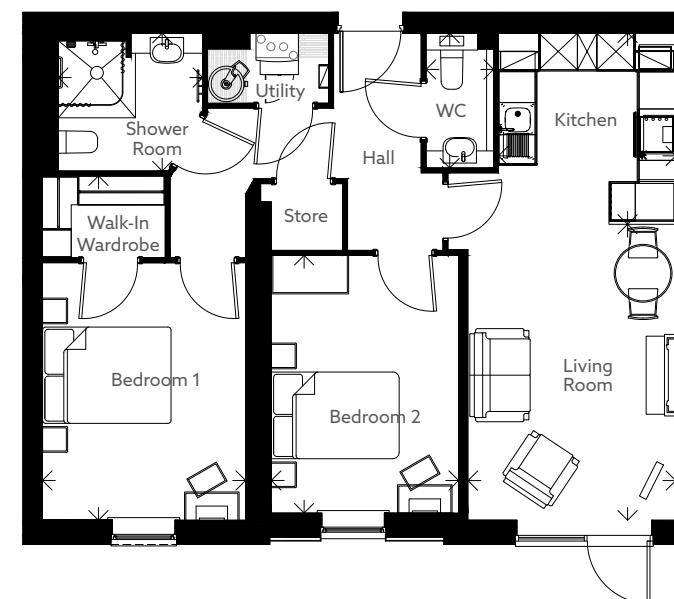
Shower

7' 5" x 7' 0" / 2250mm x 2140mm

Bedroom

16' 2" x 9' 6" / 4920mm x 2890mm

Two Bedroom



Living Room

15' 2" x 10' 7" / 4610mm x 3230mm

Kitchen

9' 1" x 9' 9" / 2760mm x 2980mm

Shower

7' 1" x 7' 5" / 2140mm x 2250mm

Bedroom One

17' 7" x 10' 5" / 5360mm x 3160mm

Bedroom Two

13' 2" x 9' 7" / 4010mm x 2910mm

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 Violet Place 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.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

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 Violet Place, 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 development's 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 benefit of everyone.

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/violet-place 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.

April 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/violet-place

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