

CAMPBELL HOUSE

WEYBRIDGE



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.

Weycome

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ENJOY THE BEST OF BOTH.

If you want to live in a thriving town close to the capital city, Weybridge is a great choice. Lively community atmosphere. Leafy, Edwardian terraces. Beautiful surrounding countryside. The delightful River Wey, Walton-on Thames, Cobham and Guildford in easy reach. A train service that whisks you to London Waterloo in less than 30 minutes. The M25 and M3 nearby. Perfectly placed for Heathrow and Gatwick airports. This Surrey town ticks all the boxes.

FIND YOUR HAPPY PLACE IN WEYBRIDGE.

Just under a mile from the centre of town is Campbell House, named after World Land Speed Record holder Malcolm Campbell who had a workshop at nearby Brooklands. Perfectly designed for retirement living, its built to high standards and is an ideal place to live life well.



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LIVE LIFE YOUR WAY.

Whatever you love doing in life, Campbell House will let you to take full advantage of everything the town and the surrounding area has to offer.

You'll immediately notice the development is close to all the things you need daily. Opposite is a parade of shops which includes restaurants, cafes, boutiques, a hairdresser and a pharmacy. Further along is a Tesco Express. In the centre of town, you'll find familiar high street names, independent shops, a Waitrose and a Morrisons. Nearby Brooklands has both Tesco and Marks & Spencer superstores.

The town has a public library, above is a museum which includes artefacts from Henry VIII's Oatlands Palace which once stood nearby. There's plenty to tempt your tastebuds too. Alongside traditional pubs serving tasty dishes, there's an excellent array of restaurant cuisines, cafes and coffee shops to enjoy too.

Three large parks are all within one mile of the development. Churchfield Recreation Ground

has tennis courts, a bowling green and open space for picnics. If you enjoy sport, the town has a cricket club and nearby are three golf clubs.

To the north of the town runs the River Thames. Here you can catch a cruise which lets you glide past landmarks and buildings including Kew Gardens, Hampton Court and Westminster.

Just down the road is Brooklands Museum, the site of the world's first purpose-built motor racing circuit and one of Britain's first airfields. The site played a key role in developing Concorde and one of these iconic aircraft is on permanent display.

Beyond the town, Kingston upon Thames is easily accessible and is an excellent shopping hub. Kingston is also home to Bushy Park, one of the capital's eight Royal Parks. It boasts a mix of waterways, grasslands and roaming herds of deer. Regular visits to nearby RHS Wisley are a must if you adore beautiful gardens.



CAMPBELL HOUSE

McS 24 Queens Road,
Weybridge
KT13 9UX

MAP KEY.

- 1 Tesco Express
- 2 Chemist
- 3 Restaurant
- 4 Sainsburys Local
- 5 Cricket Green & Club
- 6 Train Station
- 7 Bank
- 8 Waitrose & Partners
- 9 Marks & Spencer
- 10 Dentist
- 11 Morrisons
- 12 St George's Hill Lawn Tennis Club
- 13 St George's Hill Golf Club
- 14 David Lloyd Health Club
- 15 Oatlands Park Hotel
- 16 Doctors Surgery
- 17 Bus Stop (515)
- 18 Library

By train: 28 minutes to London Waterloo,
12 minutes to Virginia Water.



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone resident.

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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CONTEMPORARY STYLE, INSIDE AND OUT.

What first strikes you about Campbell House is its bold, stylish design. It's the epitome of modern living. This eye for style continues as you walk through the entrance into the foyer. Such simple elegance immediately makes you feel welcome whether you're a resident, friend or family member. Take a few steps further and you'll enter the light and airy communal lounge.

Designed to be the social hub of Campbell House, it's where the community of friends and neighbours can socialise together. It's ideal for a quick catch up, leisurely chat or enjoying pastimes. If you prefer to relax over a newspaper or spend time with a good book, there are quiet areas too. The lounge is home to a fully licenced bistro restaurant offering drinks, light snacks and a seasonally

inspired lunch menu every day. There's also a self-serve wine fridge.

Step through the exterior door in the lounge and you'll discover the landscaped garden at the rear of the development. From the seated patio area, you'll notice the contemporary edge of Campbell House extends to this wonderfully tranquil, outside space. The planting of the immaculately prepared beds and border are truly modern in style.

It's a beautiful place to socialise and soak up the sun. The garden is not only a pleasure to look at but it's also effortless to enjoy. We look after all the outside spaces for you. However, if you're the green fingered sort, a potting shed is available so you can prepare and care for your own cherished plant life.





MORE FEATURES.

BISTRO RESTAURANT

Ideal when you don't feel like cooking or want to catch up with friends. The fully licensed bistro style restaurant offers a seasonally inspired lunch menu, drinks, light snacks and a self-serve wine fridge.

PARKING*

An annual permit scheme allocates spaces on a first come, first served basis. Please ask about availability.

*Additional charges apply. Subject to availability.

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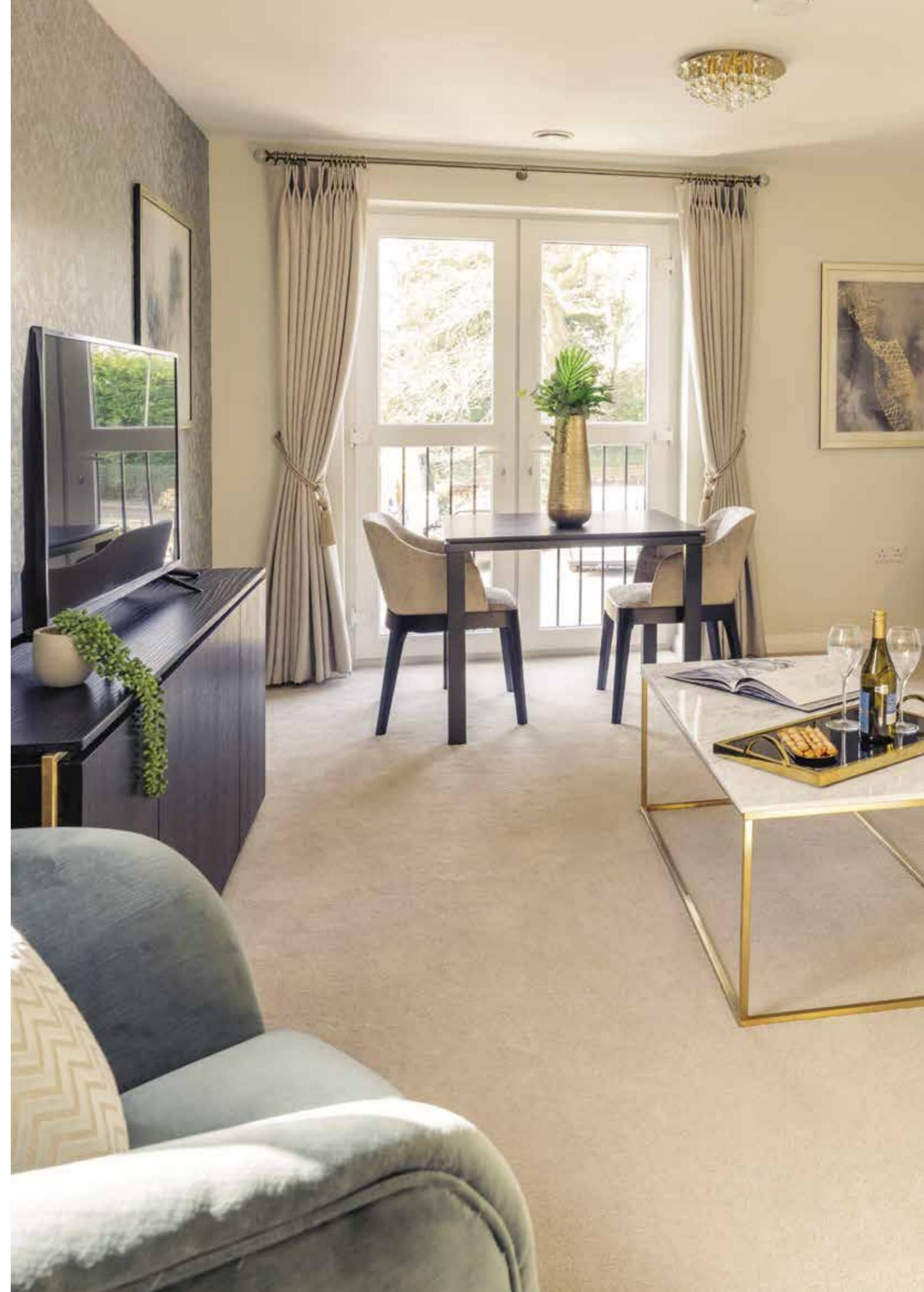
MADE FOR LIVING WELL.

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, active community. They are also built to the highest standards. Campbell House is no exception.

Comprising of 43 one and two bedroom rental properties, each apartment is exquisitely finished and comes fitted with carpets and flooring. All properties have either a patio or balcony and parking spaces are available for rent via an annual permit scheme.

A FLEXIBLE CHOICE TO SUIT YOU.

With our assured, flexible tenancies you can rent for as long as you like in Campbell House. It means you can move in quickly, settle in easily and relax knowing there's long-term security. Plus your monthly rent includes the property maintenance and development upkeep. Just ask our friendly Sales Consultants for more information.





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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- All properties have either balconies, Juliet balconies or patios
- Walk-in or fitted wardrobes to selected property
- Telephone and television point in living room and bedrooms
- Guaranteed security with assured tenancies
- Sky/Sky+ connection point in living room*



KITCHEN

- Fitted kitchen with integrated NEFF appliances - microwave and ceramic hob
- Stainless steel NEFF cooker hood and glass splashback
- Stainless steel sink with lever mixer taps
- BEKO Fridge/Freezer
- NEFF dishwasher
- NEFF washer/dryer



SHOWER ROOM

- Fitted wet room with tiled flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom properties
- Illuminated mirror with integrated shaver socket
- Heated towel rail



HEATING AND FINISHES

- Granite worktops
- Wall mounted radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- 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 Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“WE STILL FEEL LIKE TEENAGERS.”

Peter and Sheila,
McCarthy Stone residents.

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 Campbell House, Weybridge.

CALL 0800 201 4106
**VISIT [McCARTHYSTONE.CO.UK/
CAMPBELL-HOUSE](https://www.mccarthystone.co.uk/campbell-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.

May 2021



More than 90% of our customers say they would recommend us. It's meant we've been awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 16 years. No other UK house builder has ever achieved this.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/campbell-house

McCARTHY STONE
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