

STANE HOUSE

GREAT DUNMOW



McCARTHY STONE
Life, well lived

CONTENTS

Great Dunmow
Stane House
Development features
Property details

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

Great Dunmow

Stane House

Development features

Property details



MODERN LIVING IN A HISTORIC TOWN.

Great Dunmow has a character all of its own. Friendly town atmosphere. Buzzing high street. Delightful architecture. Steeped in history. Ancient Hatfield Forest on its doorstep. Bustling Chelmsford nearby. No wonder this small market town in the Uttlesford district of Essex is such a lovely place to call home.

FIND YOUR HAPPY PLACE IN GREAT DUNMOW.

In the heart of the town, you'll find Stane House. The development is designed with the over 60s in mind and is built to high standards. It's the ideal place to live life well.



Great Dunmow
Stane House
Development features
Property details



LIVE LIFE YOUR WAY.

Whatever you love doing in life, Stane House is ideally situated to help you take full advantage of this delightful town and the surrounding area.

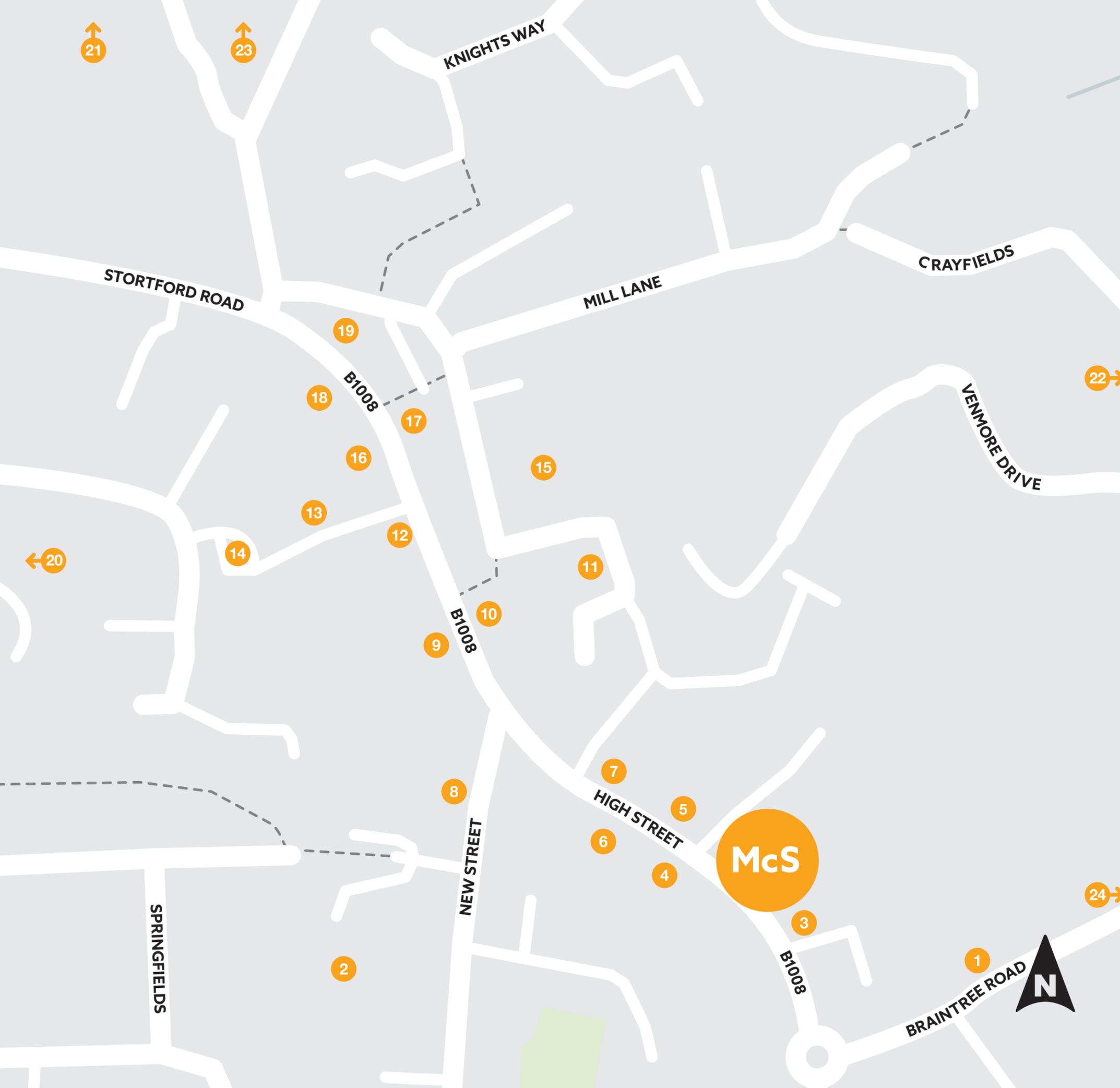
A short stroll takes you to the main shopping area. It boasts one of the few remaining UK high streets to only have independent retailers. For the weekly groceries, choose the nearby Co-op or the Tesco supermarket on the edge of town. Great Dunmow has lots of eateries to tempt the tastebuds – from contemporary British cuisine to tapas, Indian to Thai. There are pubs and cafés too.

The town is known for the Flich Trials which are held every 4 years. Mentioned in Chaucer's *The Canterbury Tales*, couples must satisfy the judge and jury of locals they've been happily married for a year and a day. If successful, the couple receive a flich of bacon. You can find out more about this tradition at the town's museum. Great Dunmow also hosts an annual rural carnival, one of the country's largest.

There are plenty of green spaces to enjoy. You can take a leisurely walk to the picturesque Doctors' Pond. Alternatively, meander along the banks of the River Chelmer or follow Flich Way into the wonderful Essex countryside. If you enjoy keeping fit, the town has a leisure centre with a gym and a pool.

Close by is Talliston House & Gardens. This ex-council house has been transformed into an extraordinary labyrinth of rooms. For period beauty, the partially restored Forgotten Gardens of Easton Lodge are idyllic. The local town of Thaxted is delightful with its Guildhall, magnificent church, restored windmill and medieval houses. The ancient Hatfield Forest is ideal for walks and cycling.

The town's travel links are excellent. The bus stop almost outside the development offers regular services to Braintree, Stansted, Saffron Walden, Great Easton, and Chelmsford. The M11 is within easy reach and Stansted Airport is just a 15-minute drive away.



STANE HOUSE

McS 77 High Street, Great Dunmow,
Dunmow CM6 1AE

MAP KEY.

- 1 Bus Stop
- 2 Dunmow GP Surgery
- 3 BUPA Dentist
- 4 One Stop Convenience Store
- 5 Steeles Butchers
- 6 Turkish Restaurant
- 7 Barber Shop
- 8 Paradise Café
- 9 Dunmow Social Club
- 10 The Boars Head Pub
- 11 Great Dunmow Library
- 12 Bank
- 13 Naturals Health and Beauty Salon
- 14 Great Dunmow Tuesday Market
- 15 Co-op
- 16 De La Terre Wine Bar
- 17 Post Office
- 18 Saracens Head Hotel
- 19 Ropers The Chemist
- 20 Stanstead Airport
- 21 Talliston House & Gardens
- 22 Braintree
- 23 Doctors Pond
- 24 Dunmow Park



“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.

Great Dunmow
Stane House
Development features
Property details

THE BEST OF BOTH.

With pretty period cottages, a lovely riverside church and beautifully restored maltings, Great Dunmow is rightly proud of its architectural gems. To complement the character of the town, the exterior design of Stane House brings together period style and modern design.

With wood-style panelling, brickwork and several pitched roofs, the development is a pleasing nod to the past. But inside, modern living touches every detail. The light and airy lobby offers a warm welcome to homeowners, friends, and family members alike. The lower ground level can be accessed by stairs or lift and there you'll find the social hub of Stane house, the communal lounge.

From catching up over a morning coffee to an evening social event, this is where our community can spend time together. It's a

special place designed to be filled with fun and laughter. You'll find plenty of quiet spots too if you just want to settle down with a good book or a newspaper.

From the lounge you can step out onto the large patio area. With an abundance of comfy seating, it's an ideal spot for soaking up the sun come the warmer months. From here you can admire the many shrubs and plants that have been carefully selected for their vibrant colours or subtle hues. The garden is an oasis of tranquillity, and the lush green lawn completes the picture.

Not only is the garden a pleasure to look at throughout the seasons, it's also effortless to enjoy. You don't need to pick up a fork or wrestle with a lawnmower as we maintain all the outside spaces for you.

McCARTHY STONE







MORE FEATURES.

GUEST SUITE**

Having friends or relatives over and would like them all to stay the night? You can book them into the development's 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

Easily accessible space available where mobility scooters can be charged safely and securely.

PARKING#

Spaces are available for purchase.

*Additional charges apply. **Subject to availability.



Great Dunmow
Stane House
Development features
Property details

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 and is built to high standards. Stane House is no exception.

Comprising 29 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Stane House, we will 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 Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail





Great Dunmow
Stane House
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Juliette balcony or patio to selected apartments
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- 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 composite sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with vinyl flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Mirror with integrated shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- White veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

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

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.



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Stane House, Great Dunmow.

CALL 0800 201 4106
**VISIT [MCCARTHYSTONE.CO.UK/
STANE-HOUSE](https://www.mccarthystone.co.uk/stane-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. Images are indicative and facilities vary by location. 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.

September 2022



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/stane-house

McCARTHY STONE
Life, well lived

McCarthy & Stone Retirement Lifestyles Limited, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ.

2545_STN_GRT_SB_09-22