

STOUR GATE

BLANDFORD ST MARY



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.

Home

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MODERN LIVING IN A GEORGIAN MARKET TOWN.

Located on the banks of the River Stour, this charming Dorset town has much to offer. Georgian elegance. Lively markets. Beautiful countryside. The south coast within easy reach. Blandford St Mary would be a great place to call home.

FIND YOUR HAPPY PLACE IN BLANDFORD ST MARY.

Within easy reach of the town centre, Stour Gate is built on the site of an old brewery and named after the river whose banks run adjacent to it. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



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LIVE LIFE YOUR WAY.

Stour Gate offers the perfect location for convenient living and wider exploration.

A short walk from your front door takes you across the river into the heart of Blandford Forum, where you'll find a range of familiar stores and independent retailers.

For everyday essentials there's a Morrisons and an M&S Foodhall, but wander off the beaten track and you'll discover quaint shops in the town's side streets and alleys. On Thursdays there's an indoor market where you can browse collectibles and there's also a twice-weekly farmer's market.

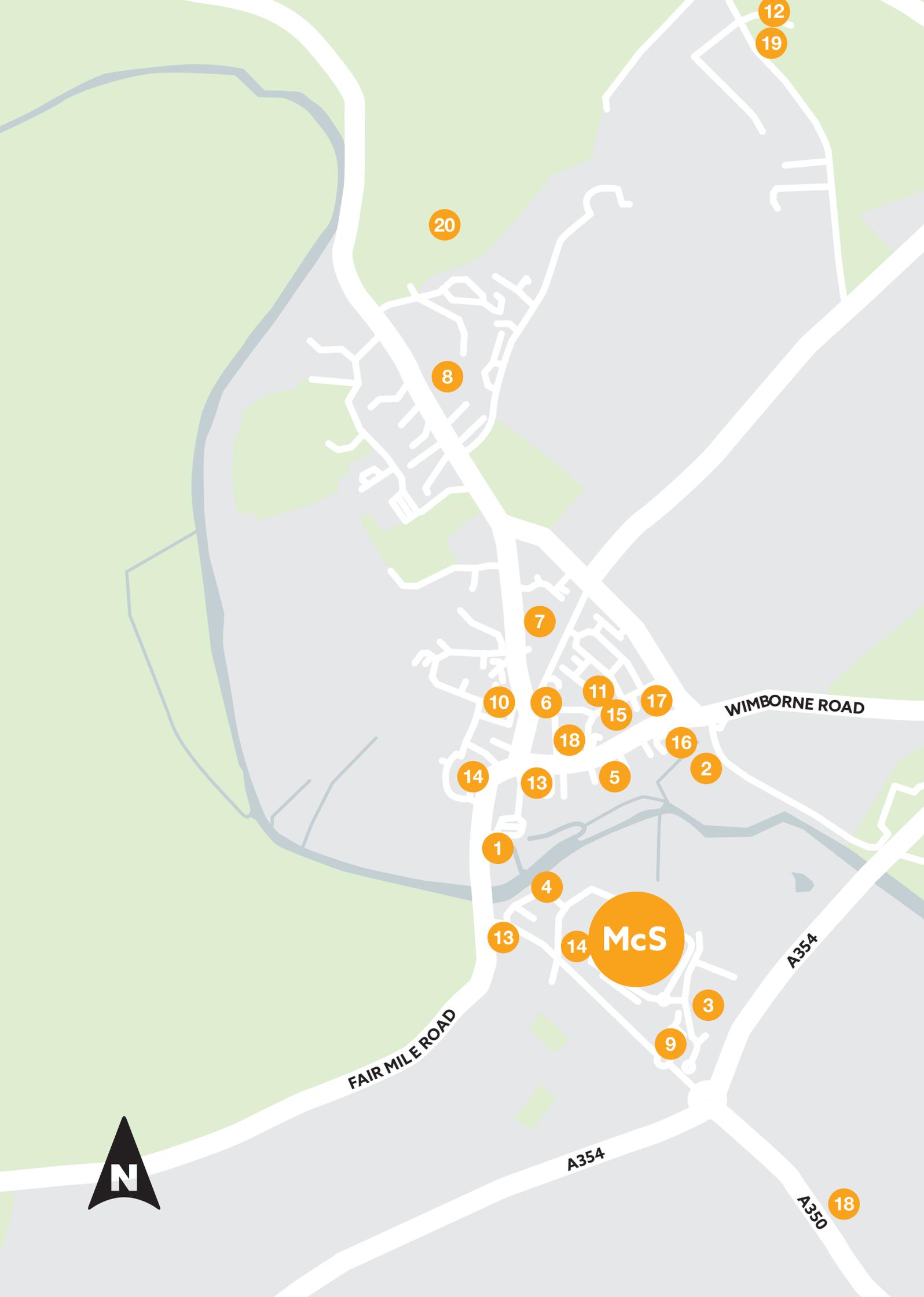
The wide range of cafes, bistros and pubs will delight foodies. The Georgian Tea Rooms are a popular choice, and you can sample local award-winning beers at the Brewery Tap.

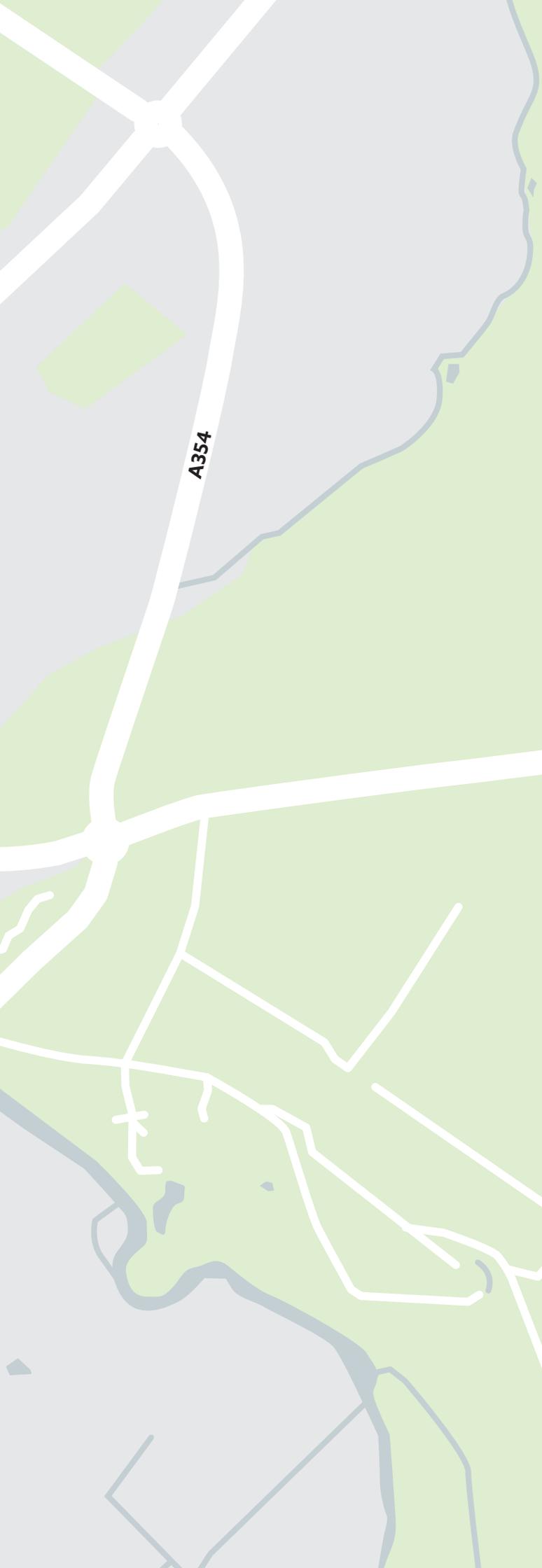
The town boasts stunning architecture and an interesting history, since it was completely rebuilt in the 18th century following a devastating fire. You can learn more at Blandford Museum. There's also a fashion museum, with a clothing collection dating

from the early 18th century. And every year the town hosts the Great Dorset Steam Fair, which showcases Great Britain's industrial, agricultural and leisure history.

There are plenty of options for lovely walks and outside enjoyment. You can follow the river for a scenic stroll along the Stour Valley Way to Crown Meadows and Deer Park. A 15-minute walk from town will take you to Milldown Nature Reserve; or you can walk or cycle along the North Dorset trailway that runs to Stalbridge and Spetisbury.

Kingston Lacey is a top local attraction. The 8,500-acre estate, built to resemble an Italian palace, offers house tours and scenic walks down to the Eye Bridge or Pamphill Green. For more adventures you can head to the New Forest or the stunning Jurassic coast – both about a 35-minute drive. Poole train station is a 14-mile trip and Bournemouth Airport is just 18 miles away. A bus service also connects you to Poole and Salisbury.





STOUR GATE

McS Barley Place, Blandford St Mary,
Blandford Forum, DT11 9GN

MAP KEY.

- 1 Morrisons
- 2 M&S food hall
- 3 Tesco
- 4 Bus stop
- 5 Pharmacy
- 6 Boots
- 7 Health Centre
- 8 Hospital
- 9 Homebase
- 10 Costa Coffee
- 11 Post office
- 12 Lidl
- 13 Public House
- 14 The Crown Hotel Bar and Restaurant,
Brewery Tap Bar and Restaurant
- 15 Library
- 16 Dentist
- 17 Florist
- 18 Church
- 19 Screwfix
- 20 Milldown Nature Reserve



“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.

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STYLISH DESIGN, INSIDE AND OUT.

As you approach Stour Gate, you'll immediately appreciate the thoughtful design of the exterior. The red coloured brickwork and grey, pitched roofs are a complement to the traditional character of the town. The perfectly tended beds and borders that flank the entrance complete the picture.

As you walk inside, you'll discover the light and airy reception lobby. It offers a warm welcome to homeowners, friends and family alike. The high ceiling creates a real 'wow' factor too. From here you'll enter the social hub of Stour Gate, the stylish homeowner's lounge.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering 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.

Exit the lounge through large patio doors to find a spacious paved terrace with an eye-catching pergola and plenty of seating. It's the ideal spot for soaking up the sun during the warmer months and admiring the garden – every plant, shrub and tree carefully selected to provide a garden for all seasons.

From here you can choose to explore further as the gardens wrap around the building via wide pathways, created to accommodate walking and mobility scooters alike.

You can take a moment to 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. However, if you're the green fingered sort, a potting shed is available so you can prepare and care for your own cherished pots and planters.











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.

PARKING*

Spaces are available for purchase.

*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 and is built to high standards. Stour Gate is no exception.

Comprising 45 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

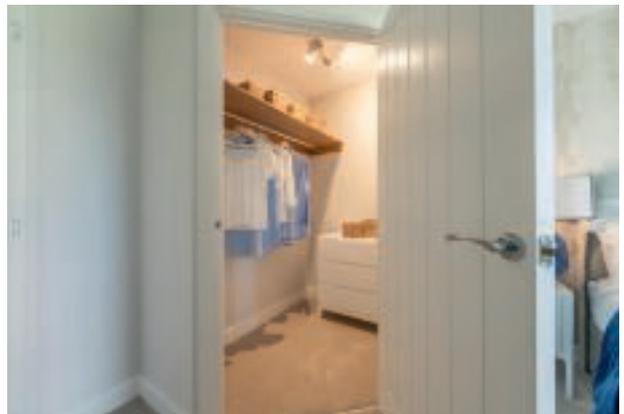
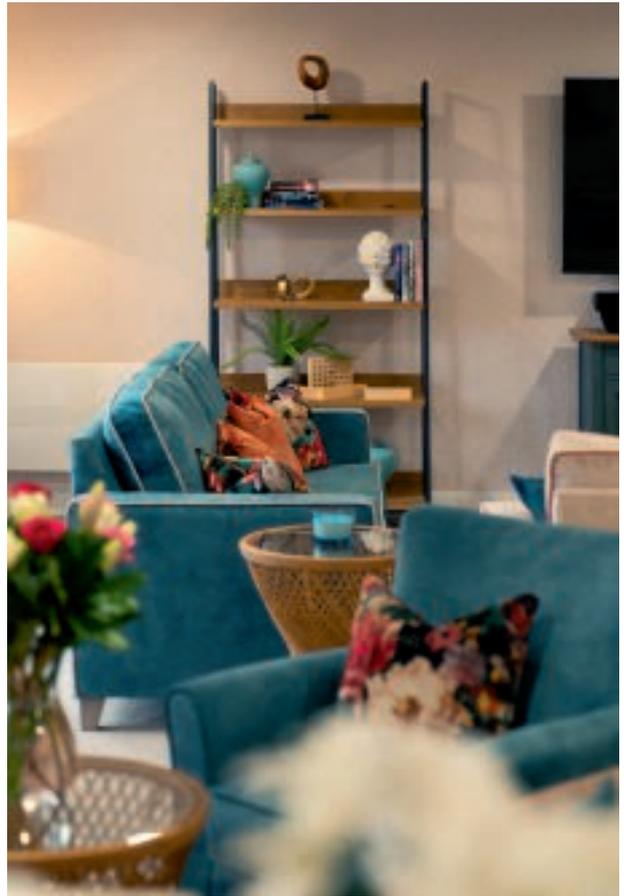
Whether you are purchasing or renting your apartment at Stour Gate, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail







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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*
- Combined washer/dryer



KITCHEN

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



SHOWER ROOM

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



HEATING AND FINISHES

- Electric panel heaters
- Neutral décor
- White five-panel 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 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 Q subject to Sky subscription.



**“NEW ADDRESS,
NEW ADVENTURE.
THERE’S NOTHING
OLD ABOUT ME.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art 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
Stour Gate, Blandford St Mary.

**CALL 0800 201 4106
VISIT McCARTHYSTONE.CO.UK/
STOUR-GATE**

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.

January 2024



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/stour-gate

McCARTHY STONE
Life, well lived