



# Castle Mews

Watlington  
Oxfordshire

Beechcroft  
FEEL PERFECTLY AT HOME





Enjoying a beautifully landscaped setting,  
less than ½ mile from Watlington High Street, Castle Mews  
is a collection of 25 elegant, new, one and two-bedroom apartments,  
designed exclusively for the over 55s.

Forming part of the popular Castle Gardens development,  
each spacious, light-filled apartment features high-quality fixtures and  
fittings, a terrace, balcony or private garden and allocated parking.

At Castle Mews, you'll discover a friendly, established community,  
a delightful residents' pavilion located within the communal gardens,  
an elegant residents' lounge, luxurious guest suite for visiting  
family and friends and an estate management service.

The Estate Manager handles the maintenance of the development  
and is responsible for the upkeep of both the landscaped setting and  
private gardens, allowing you to relax into life at Castle Mews.





# Live life to the full

**For more than four decades, Beechcroft has been creating award-winning communities in some of the most desirable locations across the southern counties.**

From newly built to meticulously restored properties, each beautifully proportioned Beechcroft home is crafted to the highest quality standards, featuring the finest fixtures and fittings. These homes are as smart as they are stylish, with built-in energy efficiency features delivering significant savings on running costs.

Each home has a private terrace, garden or balcony, surrounded by exquisitely landscaped grounds. You can also look forward to like-minded neighbours and low-maintenance living – freeing you up to do more of the things you love.







## Oxfordshire – so much to enjoy

**Watlington is a small town with an impressive range of independent retailers including a traditional butcher, farm shop and outlets selling everything from specialist cheeses and freshly baked breads to fine wines.**

With a post office and supermarket on hand and larger supermarkets in Thame, Wallingford and Henley-on-Thames, you won't need to travel far to meet your daily needs.

If you're meeting friends for coffee or dining out, there's an enticing array of cafes, pubs and restaurants including Le Manoir Aux Quat'Saisons, less than 10 miles away. To work off the calories, Watlington's sports and social club hosts dance and fitness classes, tennis, squash and bowls.

Surrounded by miles of open countryside, with access to Watlington Hill and the Ridgeway National Trail, this area is ideal for walkers and cyclists. If you enjoy arts and culture, Oxford's theatres, museums and galleries are within easy reach and when you're ready to indulge in retail therapy, you'll discover designer bargains at Bicester Village Outlet Shopping.







# Well connected

Watlington is easily accessible from the M4, the M40 and the A34, whilst the A4074 provides road links to Reading and Oxford. Bus services run from Watlington to Oxford, Reading, Thame and Wallingford and The Oxford Tube, connecting Oxford City Centre with London Victoria Coach station, calls at nearby Lewknor. For those travelling further afield, Heathrow airport is just 32 miles away.



- |  |   |                               |  |                                    |  |
|--|---|-------------------------------|--|------------------------------------|--|
| 1 The Fat Fox Inn<br>0.4 miles             | 4 Watlington Pharmacy<br>0.4 miles              | 6 Butchers<br>0.4 miles       | 8 Watlington Club<br>0.5 miles             | 10 Watlington Library<br>0.5 miles | 12 The Parish Church of Saint Leonard<br>0.9 miles |
| 2 Watlington Dental Care<br>0.4 miles      | 5 Co-op supermarket & Post Office<br>0.4 miles  | 7 Delicatessen<br>0.5 miles   | 9 Chocolatier<br>0.5 miles                 | 11 Wine Merchant<br>0.8 miles      | 13 The Chiltern Doctors Surgery<br>0.9 miles       |
| 3 Watlington Methodist Church<br>0.4 miles | M40 & Lewknor Oxford Tube Bus Stop<br>2.5 miles | Oxford City Centre<br>60 mins | London Marble Arch from Lewknor<br>73 mins | Heathrow Airport<br>32 miles       | Nearest bus stops                                  |

All times and distances are approximate only. Local distances are from the development entrance on Shirburn Road and taken from Google. Driving distances are taken from Google from the development entrance.



# Castle Mews



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Forming part of the popular Castle Gardens development, each spacious, light-filled apartment features high-quality fixtures and fittings, a terrace, balcony or private garden and allocated parking.

At Castle Mews, you'll discover a friendly, established community, a delightful residents' pavilion located within the communal gardens, an elegant residents' lounge, luxurious guest suite for visiting family and friends and an estate management service.

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# Castle Mews development plan

47 52 **One-bedroom apartment**  
57 63 ground floor with terrace/garden

42 43 44 46 **Two-bedroom apartment**  
53 58 62 64 ground floor with terrace/garden

49 54 **One-bedroom apartment**  
60 66 First floor with balcony

48 50 51 55 **Two-bedroom apartment**  
56 59 61 65 First floor with balcony

45 **Two-bedroom apartment**  
First floor with balcony and study area



Drawing is not to scale.  
Landscaping is indicative only.











# Overall development plan



## The benefits at a glance

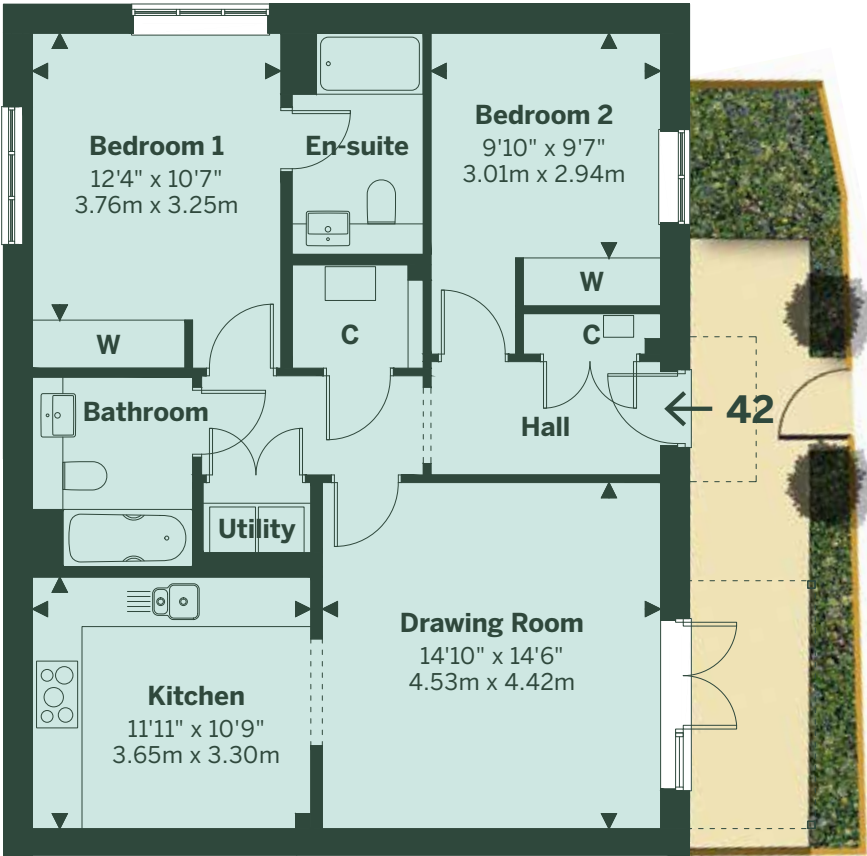
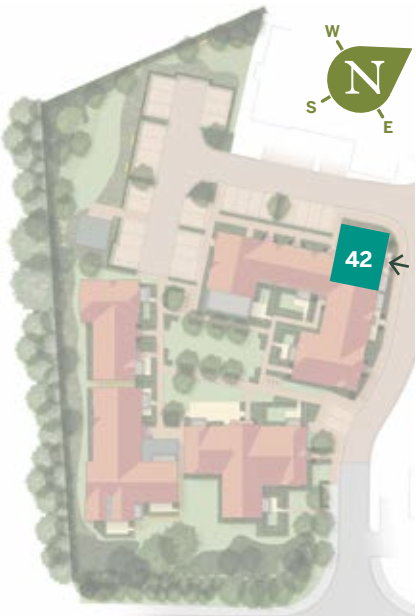
From energy efficiency to exquisite landscaping, each carefully crafted Beechcroft home comes with a range of features designed to free you up to enjoy life.

- |   |  |   |   |
|---|--|---|---|
|  Close to local shops & services            |  Landscaped gardens                     |  Allocated parking             |  Estate Manager  |
|  Easy access to local transport links       |  Pet-friendly                           |  Electric car charging points* | <p>Employed by the Beechcroft Foundation, the friendly Estate Manager at Castle Mews takes care of everyday maintenance, keeps a neighbourly eye on homes when owners are away and is on hand to offer help and advice, if and when needed.</p> |
|  Warranty                                   |  Communal terraces/gardens              |  High-quality specification    |   |
|  High energy efficiency                     |  Residents' lounge and pavillion        |  Security alarms to all homes  |   |
|  Audio door entry system to most apartments |  Guest suite                            |  Healthihouse™ features        |   |
|  Lift access for most apartments            |  Private terraces, balconies or gardens |   |   |

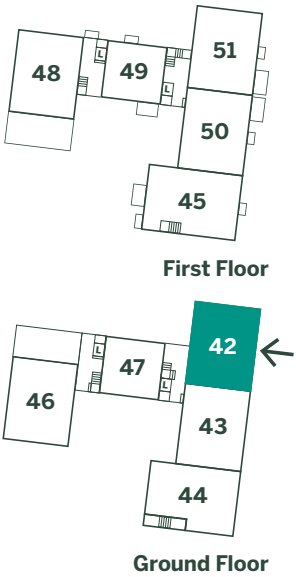
\* Speak to sales advisor for more information

# 42 Castle Mews

Two-bedroom ground floor apartment with terrace



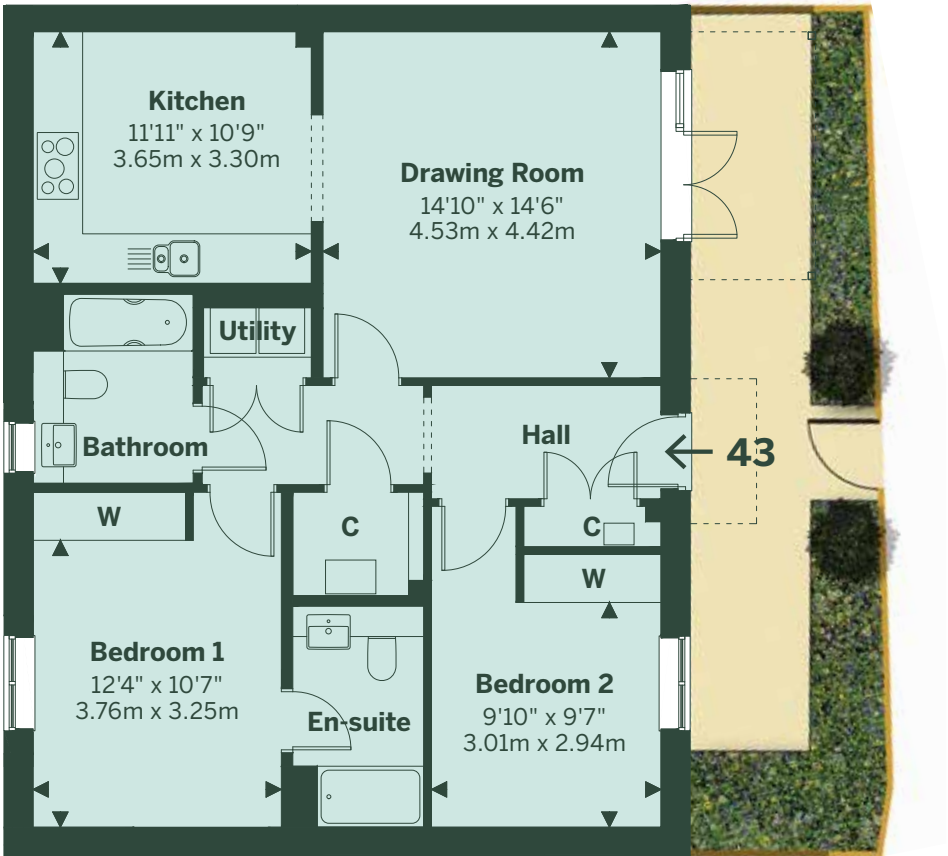
Ground Floor



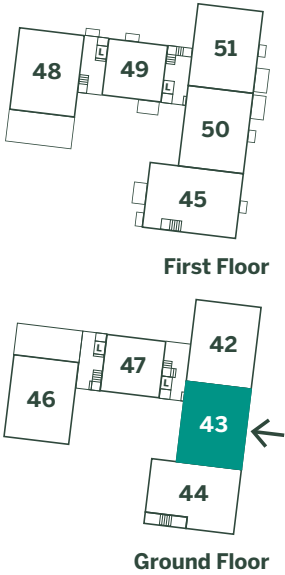


# 43 Castle Mews

Two-bedroom ground floor apartment with terrace

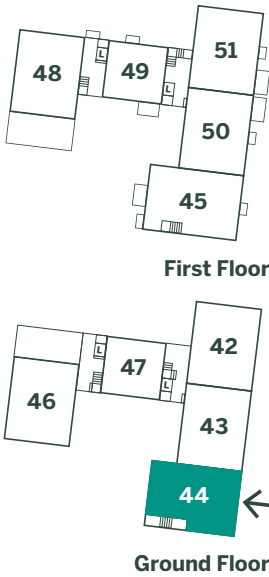
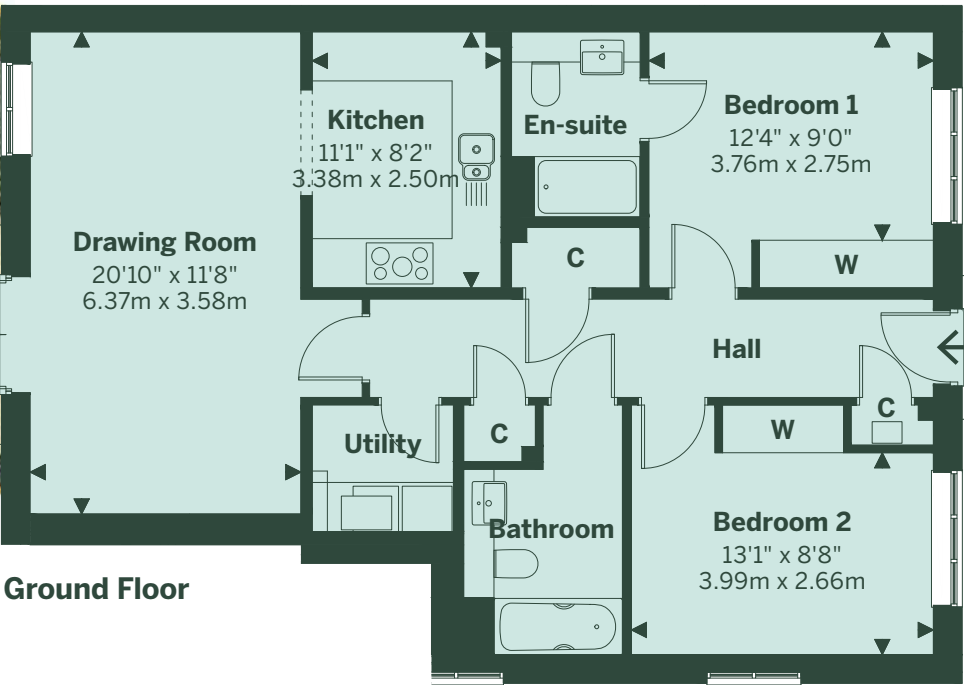
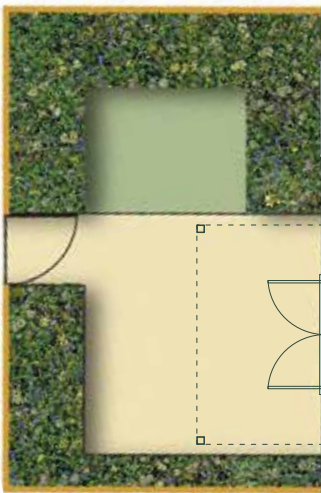
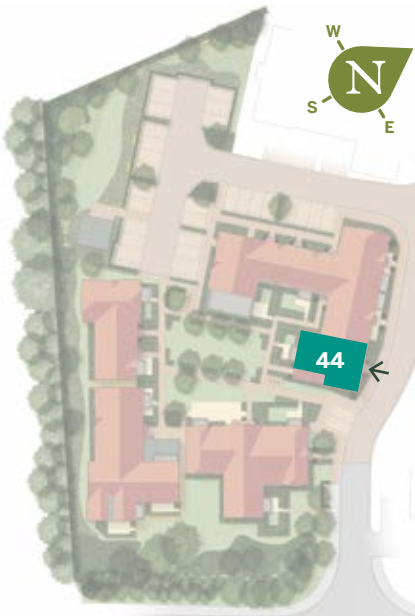


Ground Floor



# 44 Castle Mews

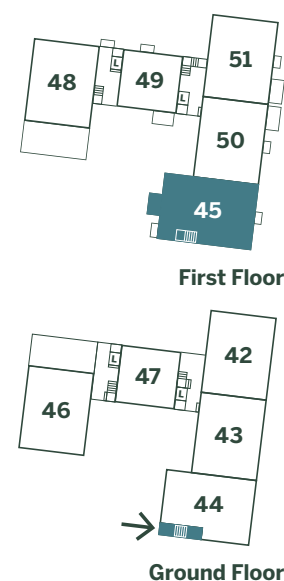
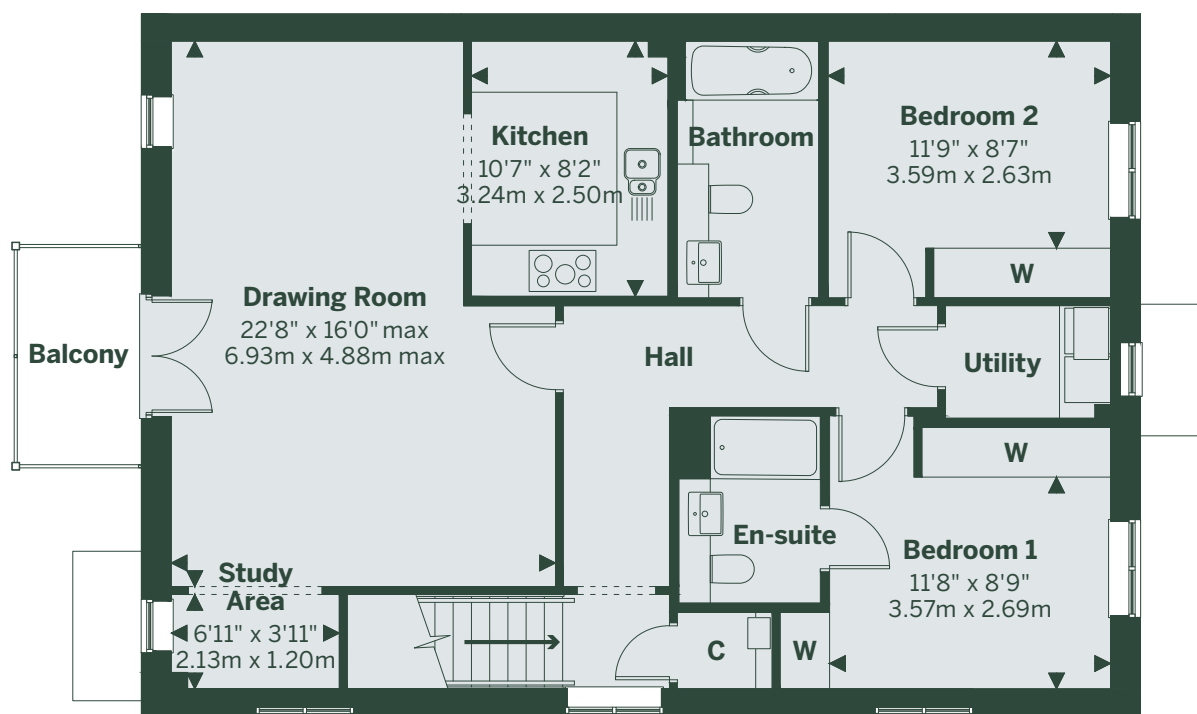
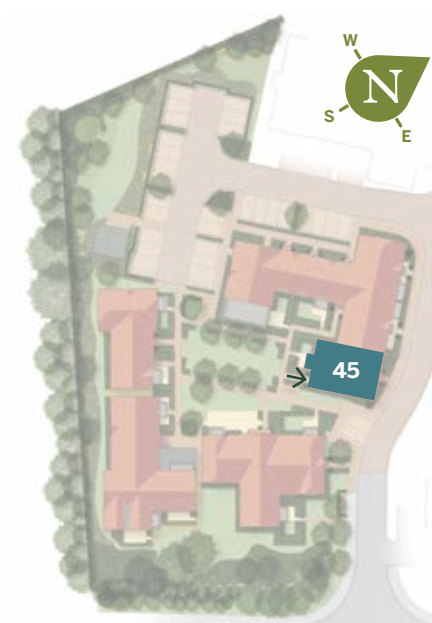
Two-bedroom ground floor apartment with terrace and garden





# 45 Castle Mews

Two-bedroom first floor apartment with balcony and study area

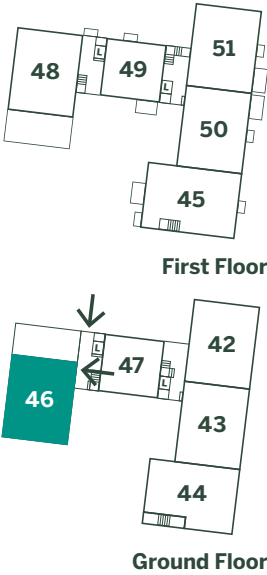
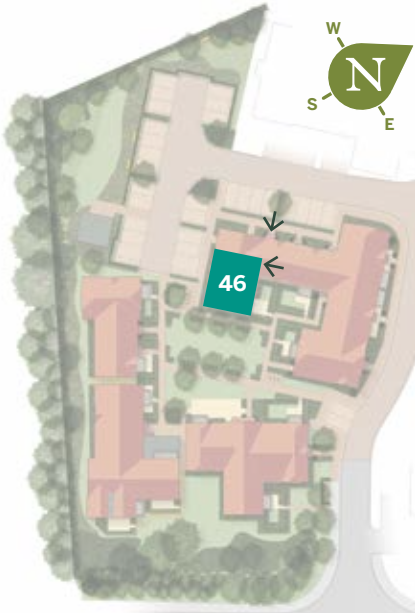


# 46 Castle Mews

Two-bedroom ground floor apartment with terrace and garden



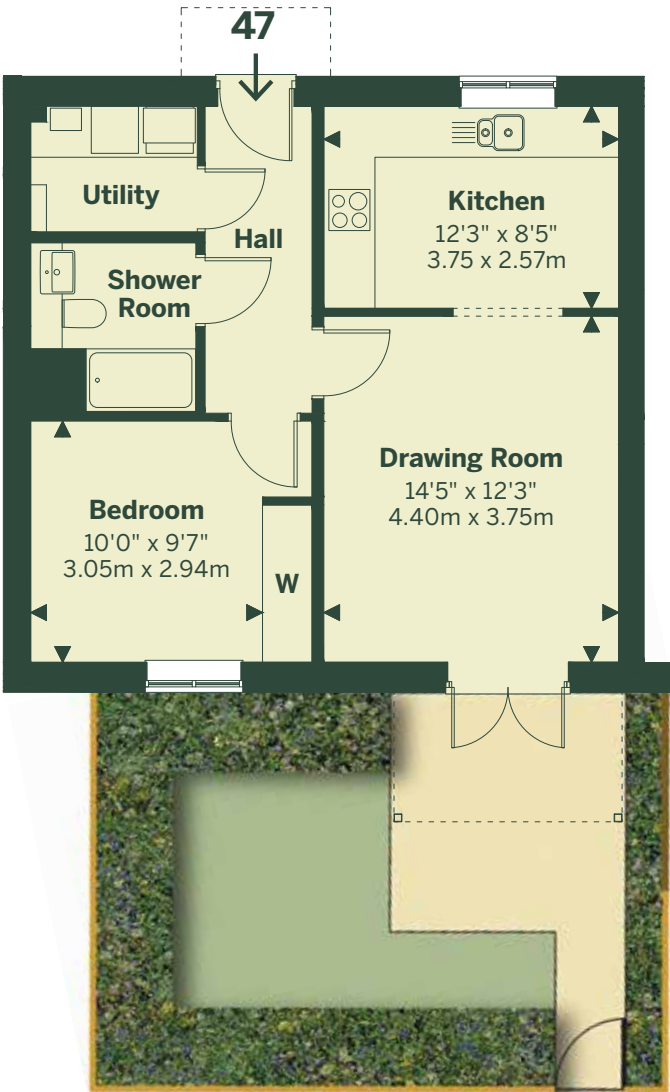
Ground Floor



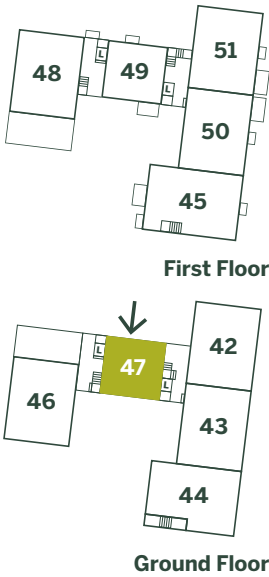


# 47 Castle Mews

One-bedroom ground floor apartment with terrace and garden



Ground Floor

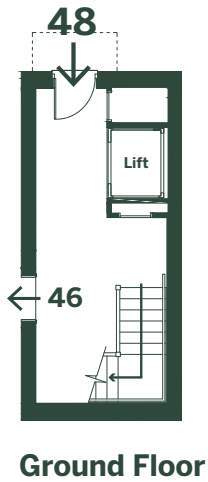


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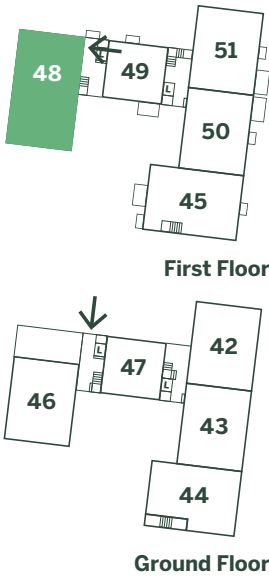
Two-bedroom first floor apartment with balcony



First Floor



Ground Floor



First Floor

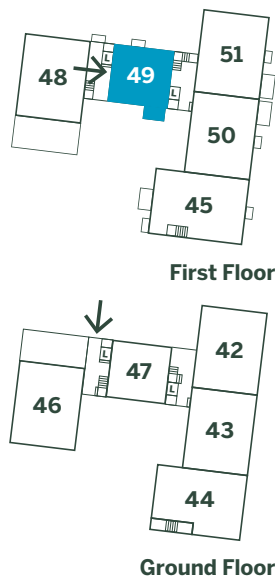
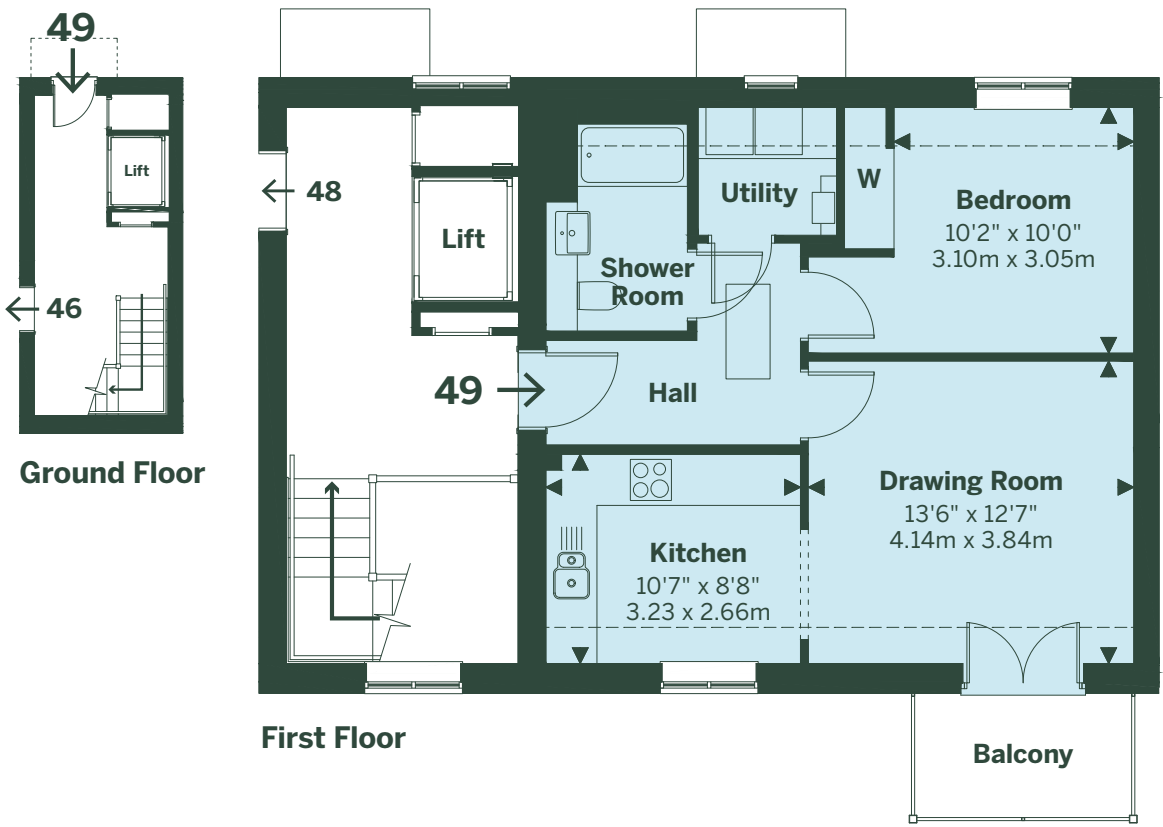
Ground Floor





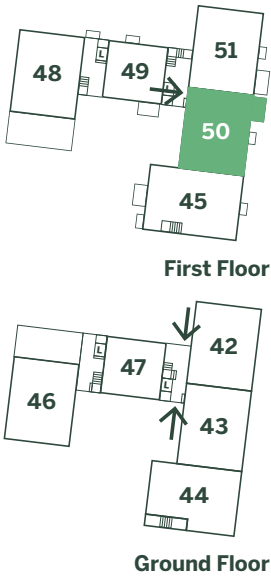
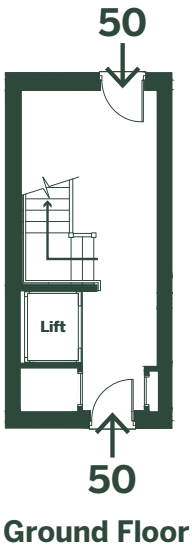
# 49 Castle Mews

One-bedroom first floor apartment with balcony



# 50 Castle Mews

Two-bedroom first floor apartment with balcony





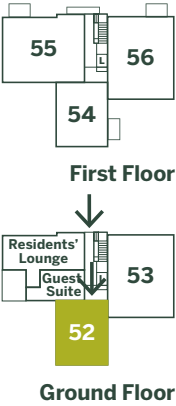
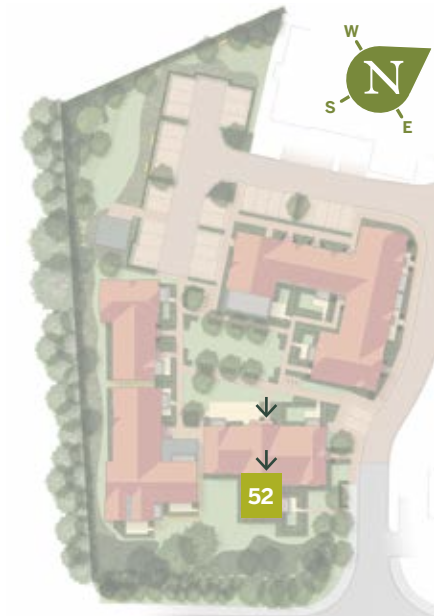
# 51 Castle Mews

Two-bedroom first floor apartment with balcony



# 52 Castle Mews

One-bedroom ground floor apartment with terrace and garden

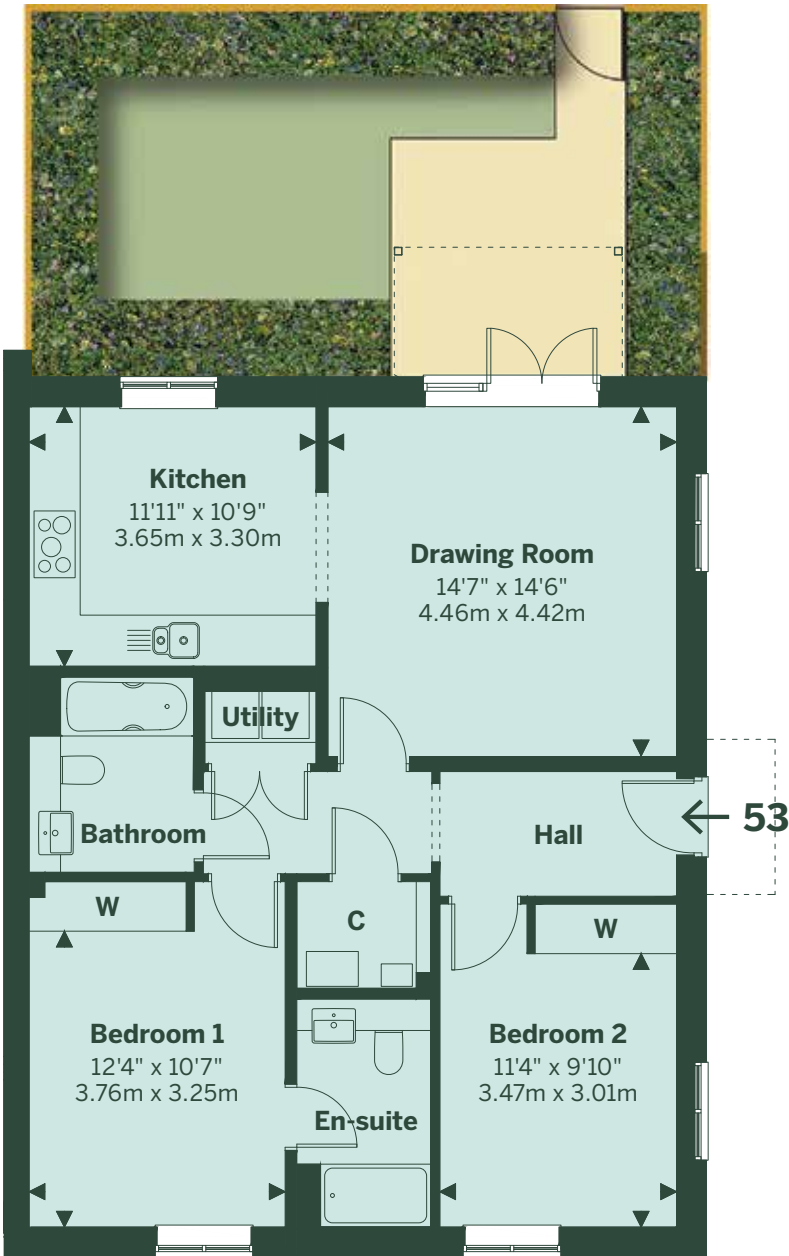


Ground Floor

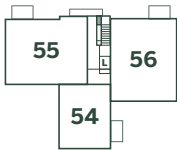
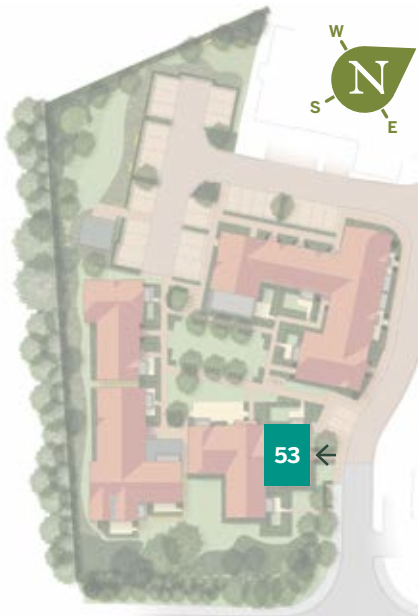


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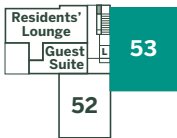
Two-bedroom ground floor apartment with terrace and garden



Ground Floor



First Floor

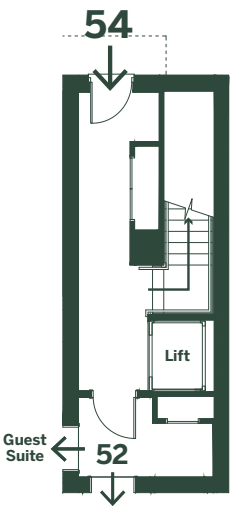


Ground Floor

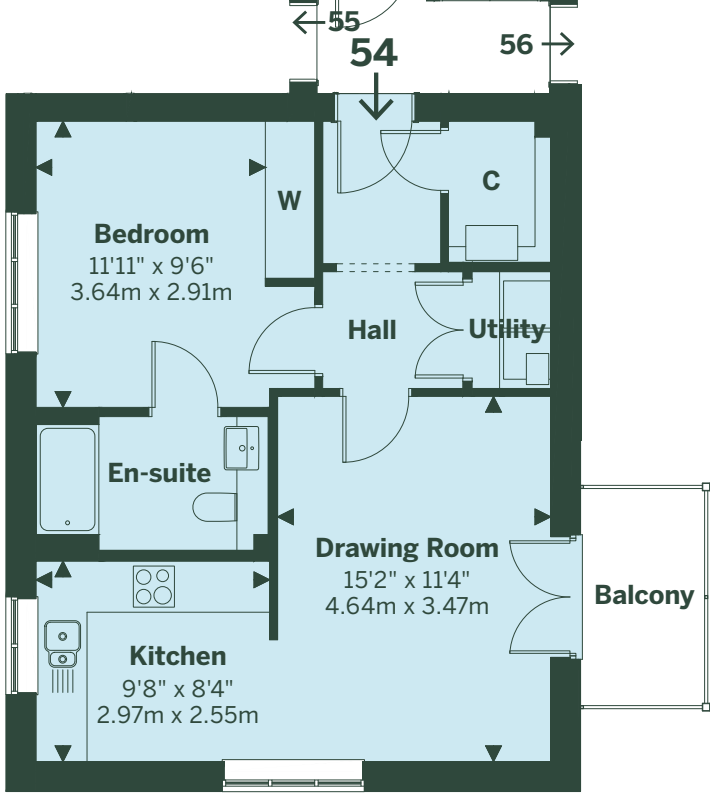
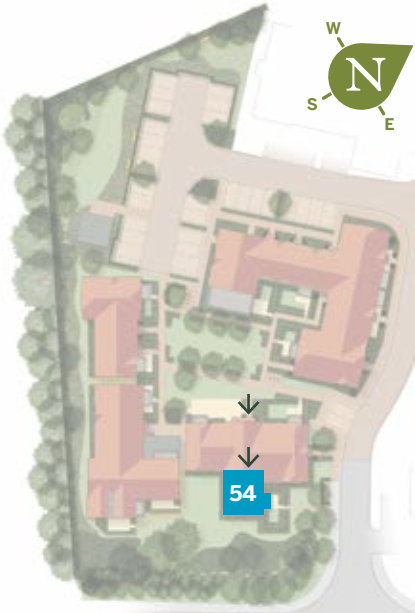


# 54 Castle Mews

One-bedroom first floor apartment with balcony



Ground Floor



First Floor



First Floor



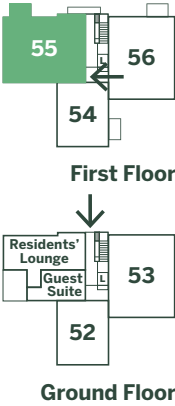
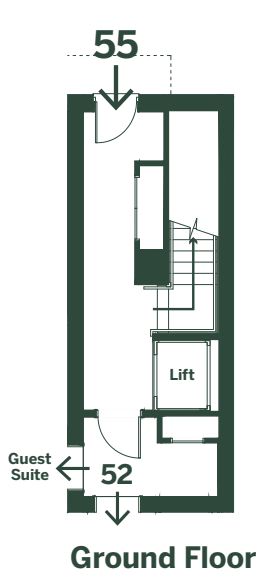
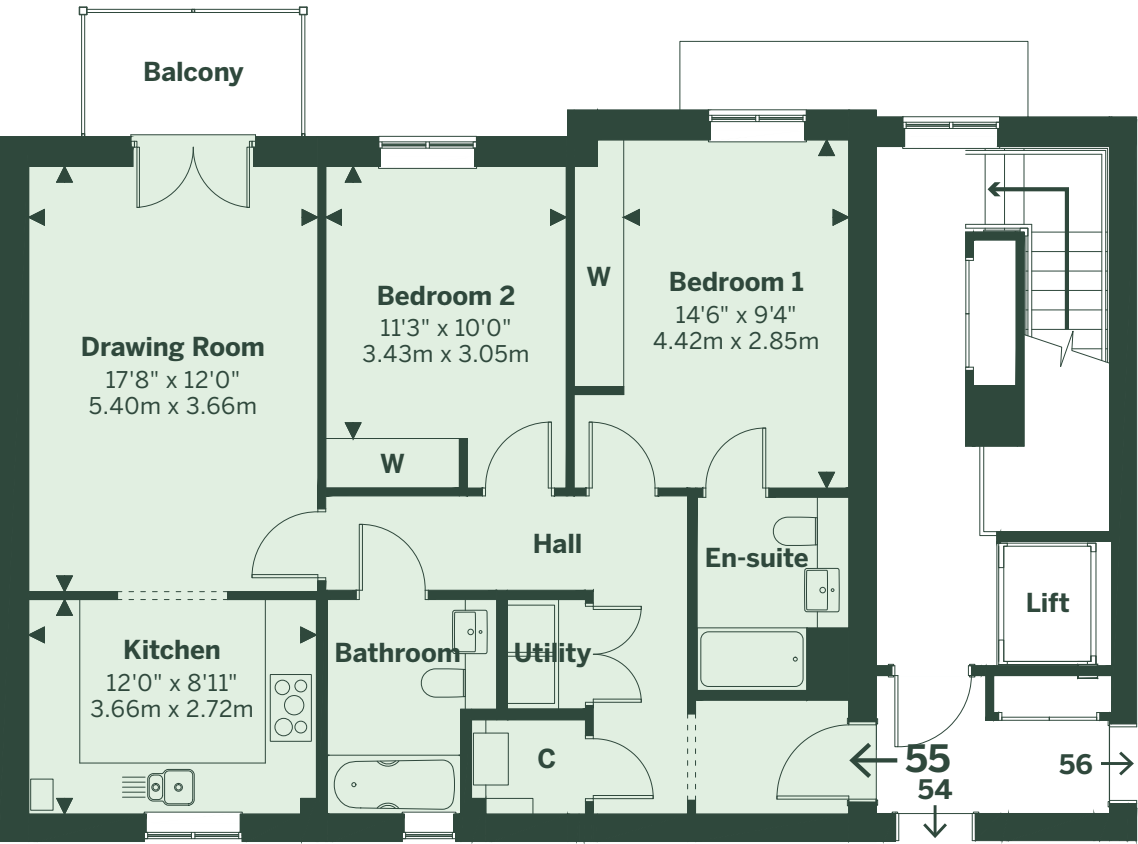
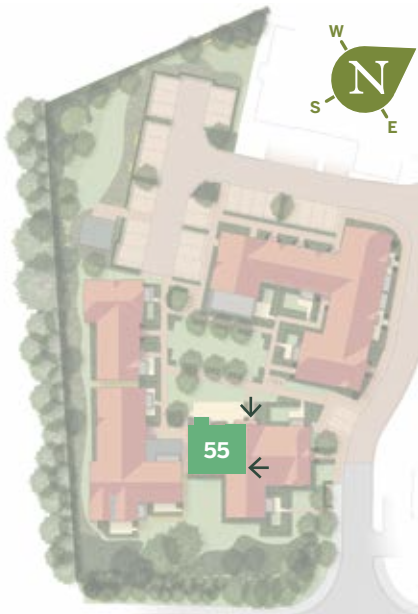
Ground Floor





# 55 Castle Mews

Two-bedroom first floor apartment with balcony

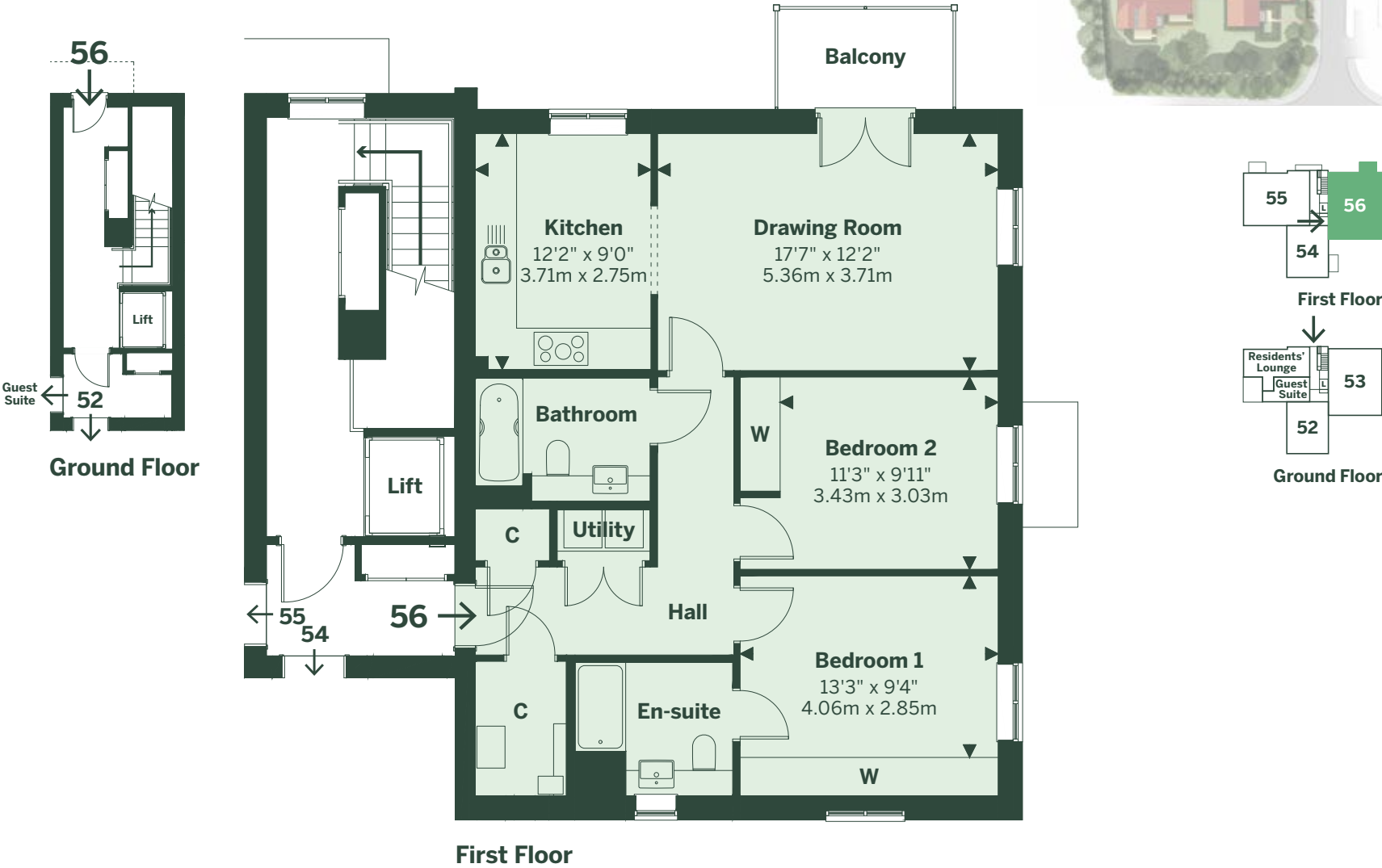
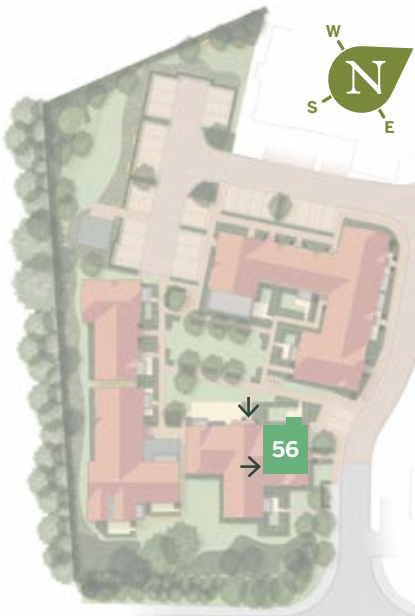


First Floor



# 56 Castle Mews

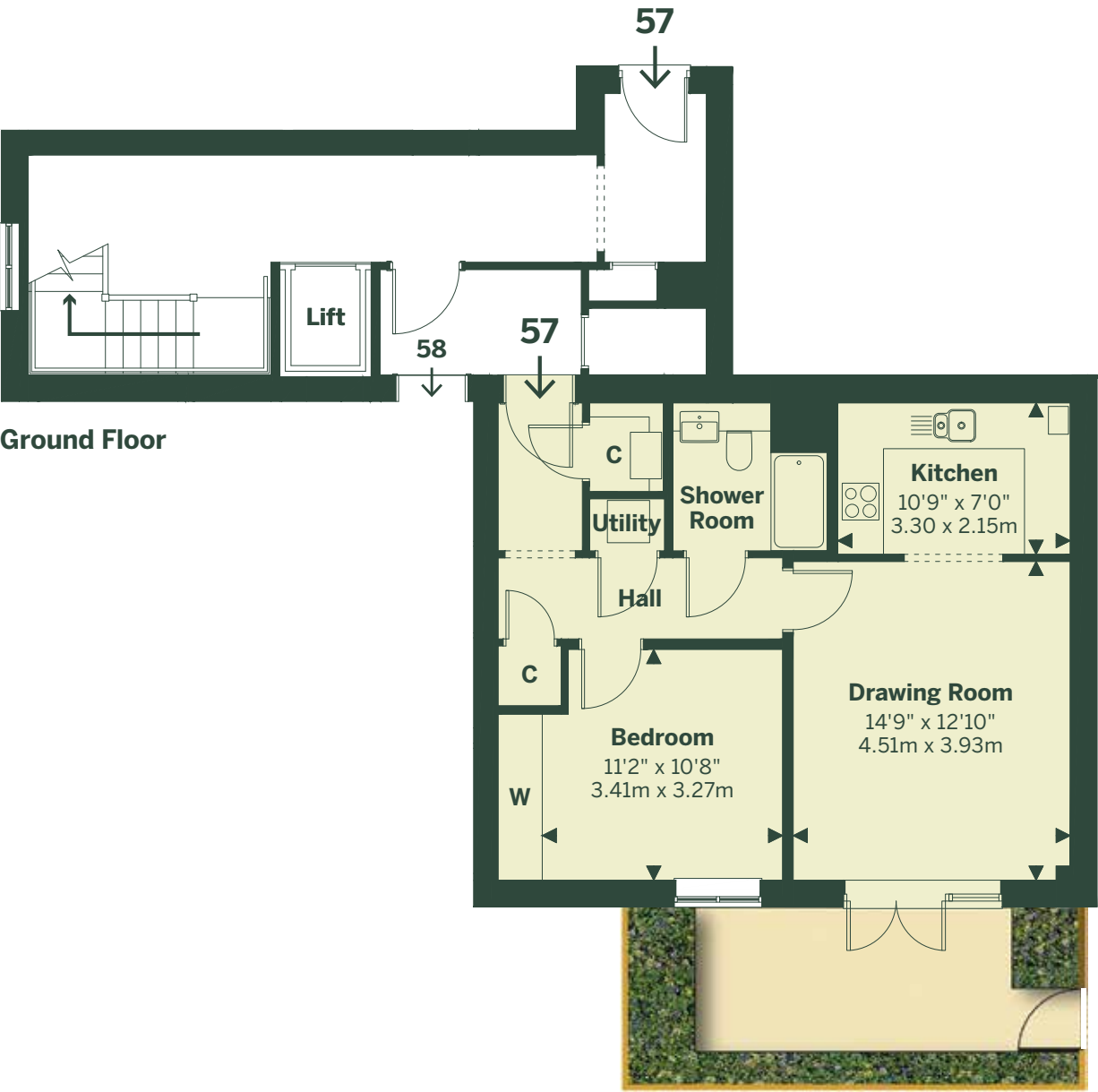
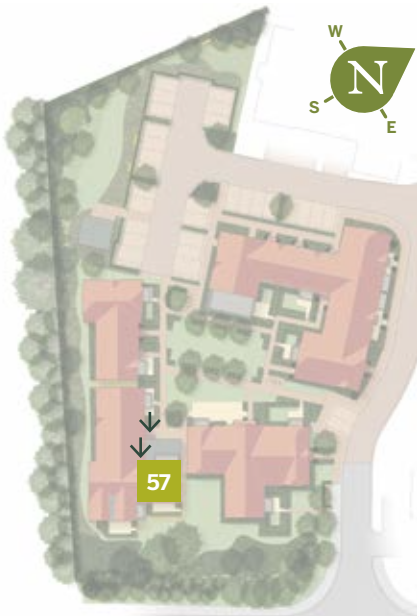
Two-bedroom first floor apartment with balcony





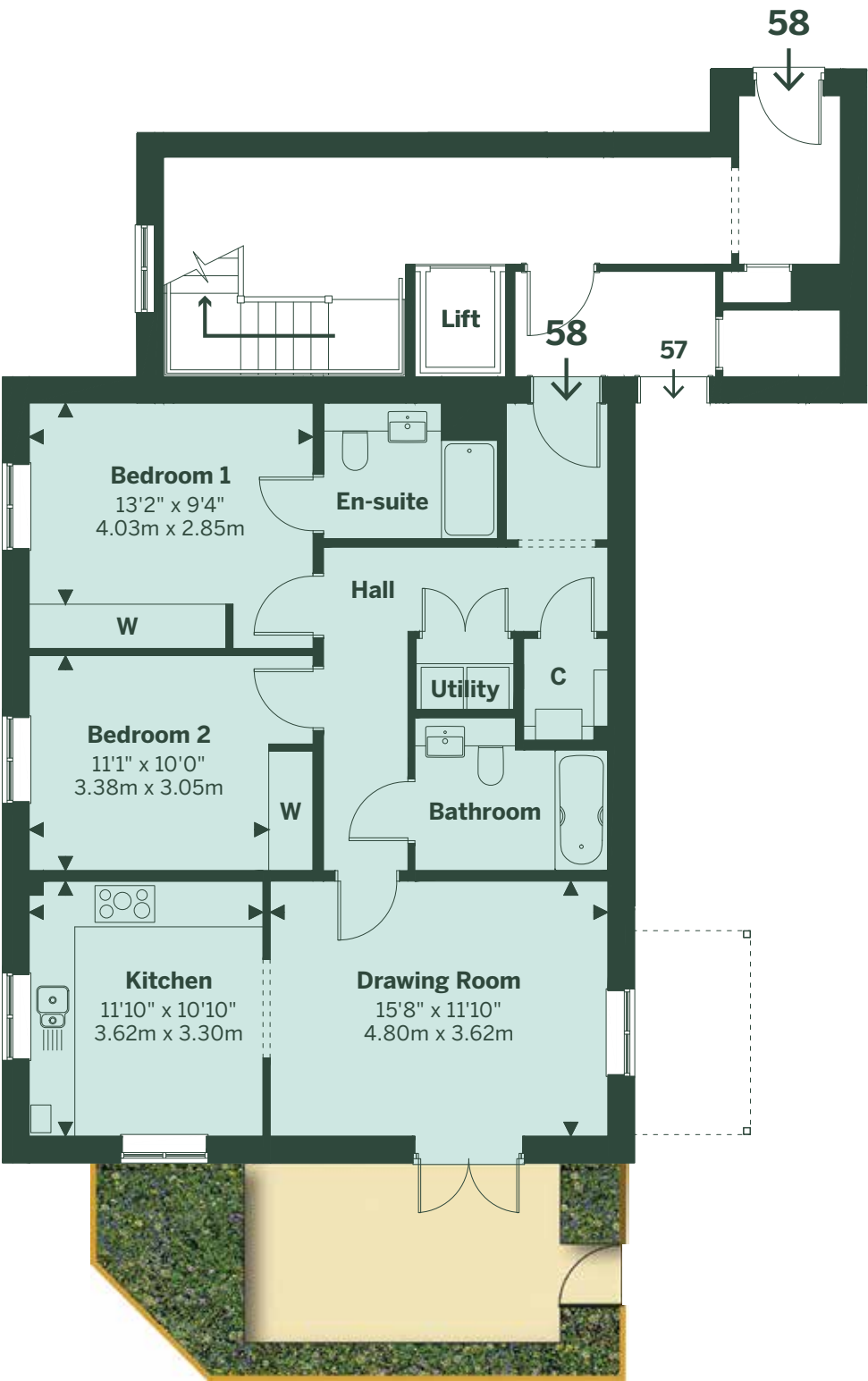
# 57 Castle Mews

One-bedroom ground floor apartment with terrace

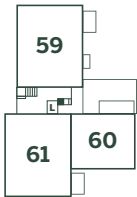


# 58 Castle Mews

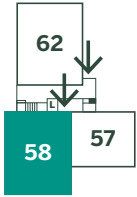
Two-bedroom ground floor apartment with terrace



Ground Floor



First Floor

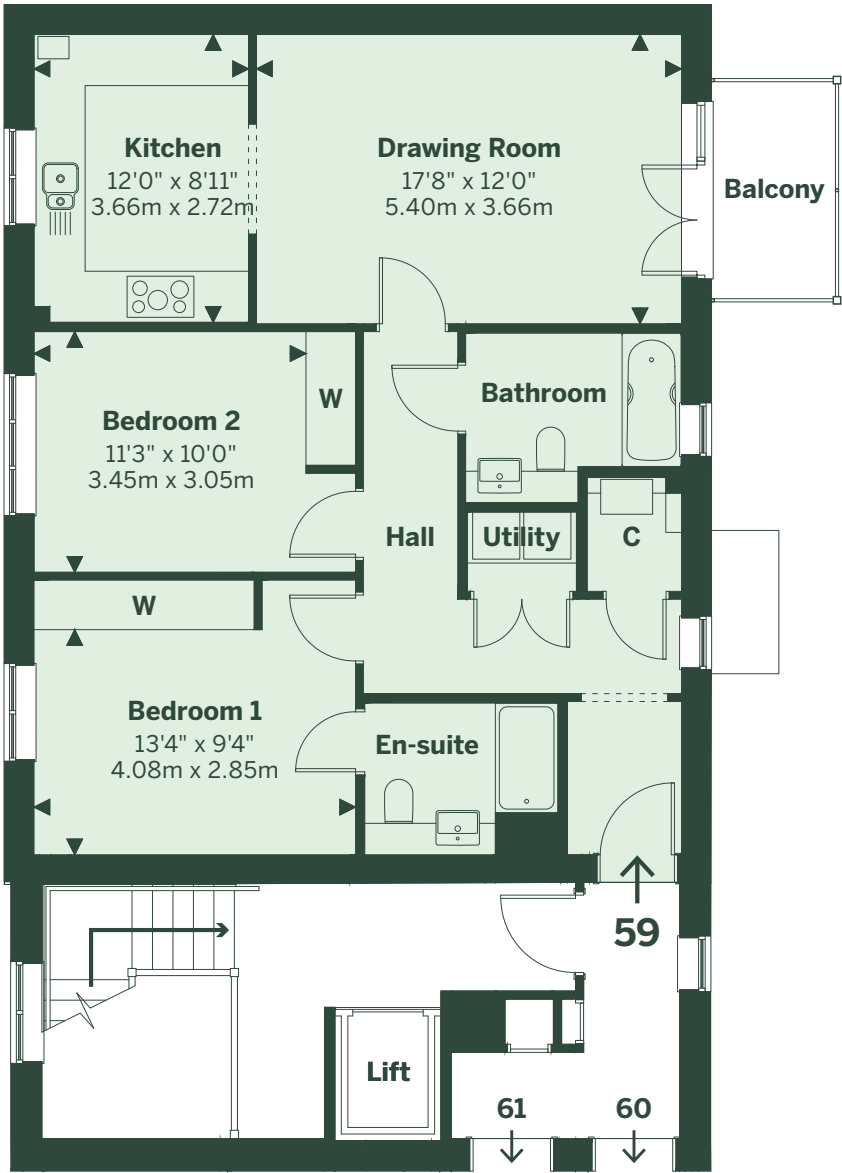
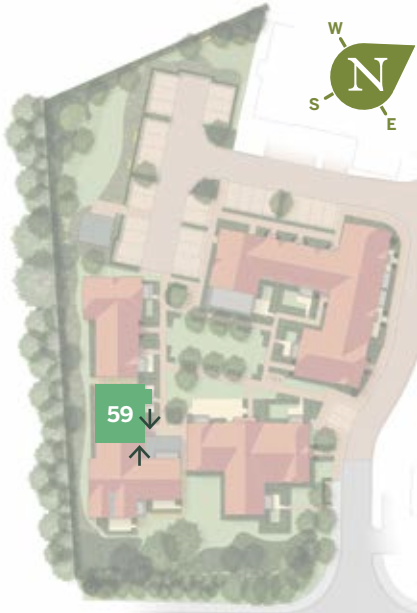


Ground Floor

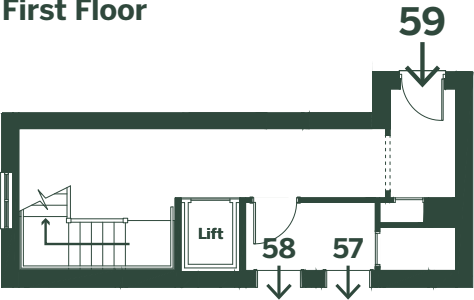


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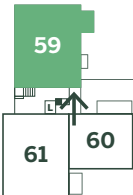
Two-bedroom first floor apartment with balcony



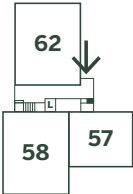
First Floor



Ground Floor



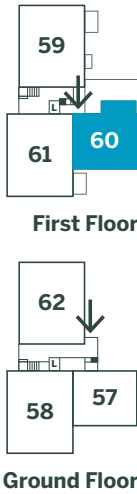
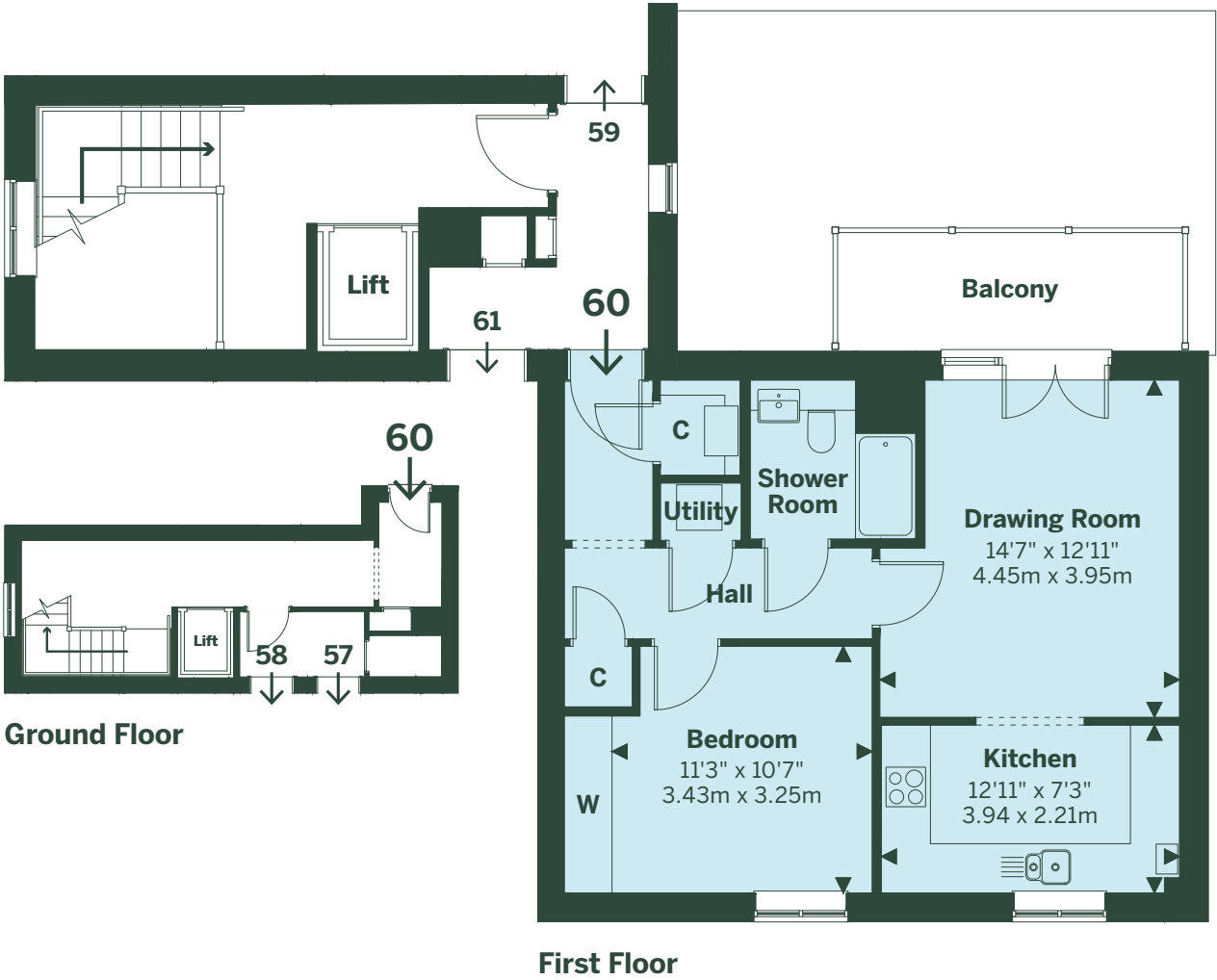
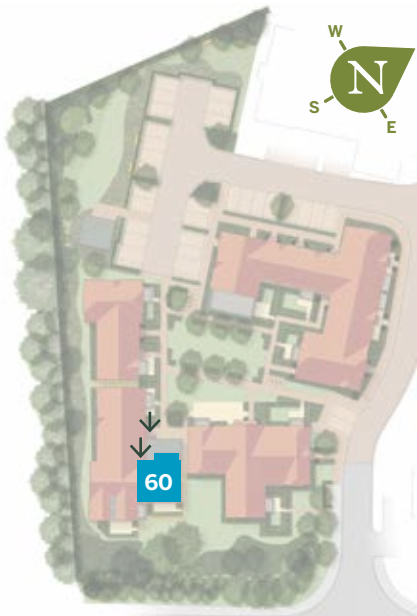
First Floor



Ground Floor

# 60 Castle Mews

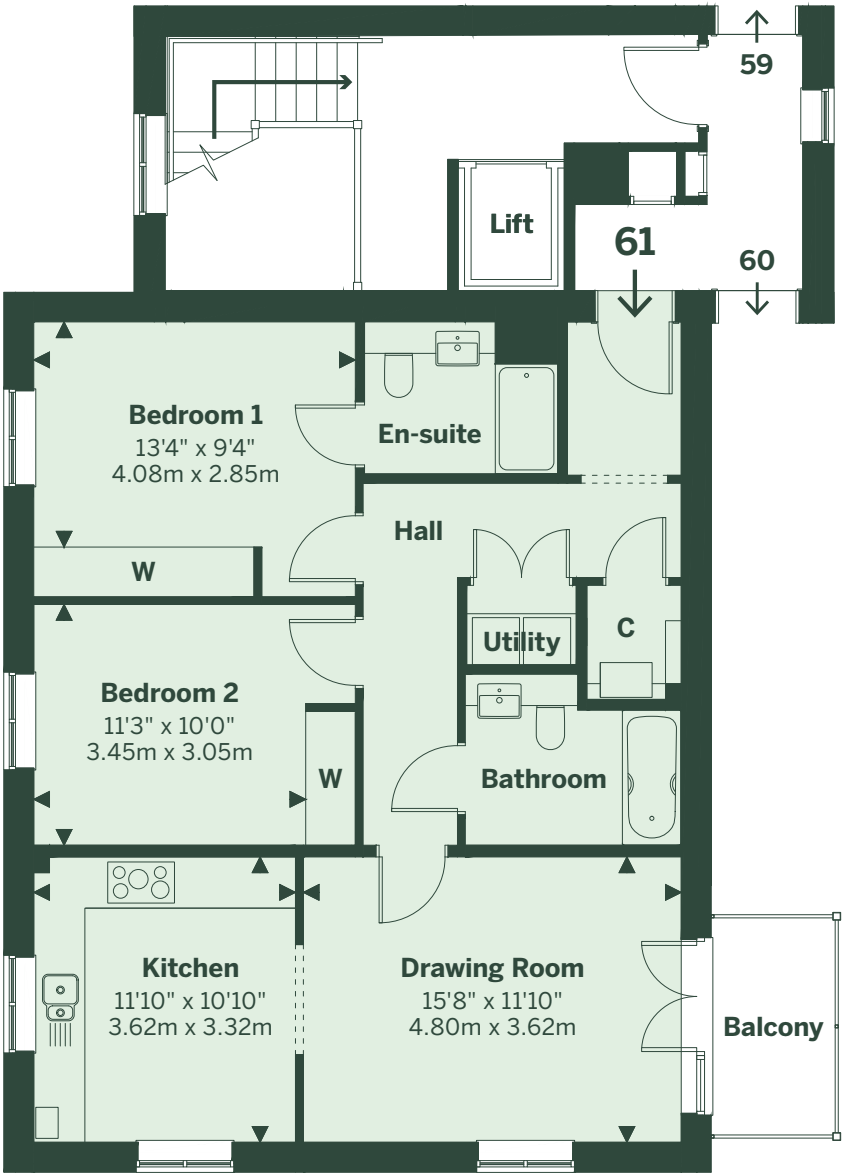
One-bedroom first floor apartment with balcony



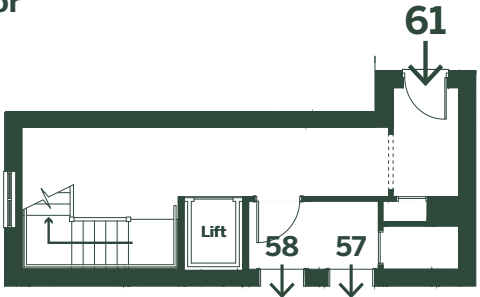


# 61 Castle Mews

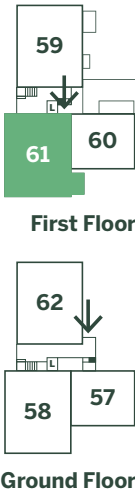
Two-bedroom first floor apartment with balcony



First Floor

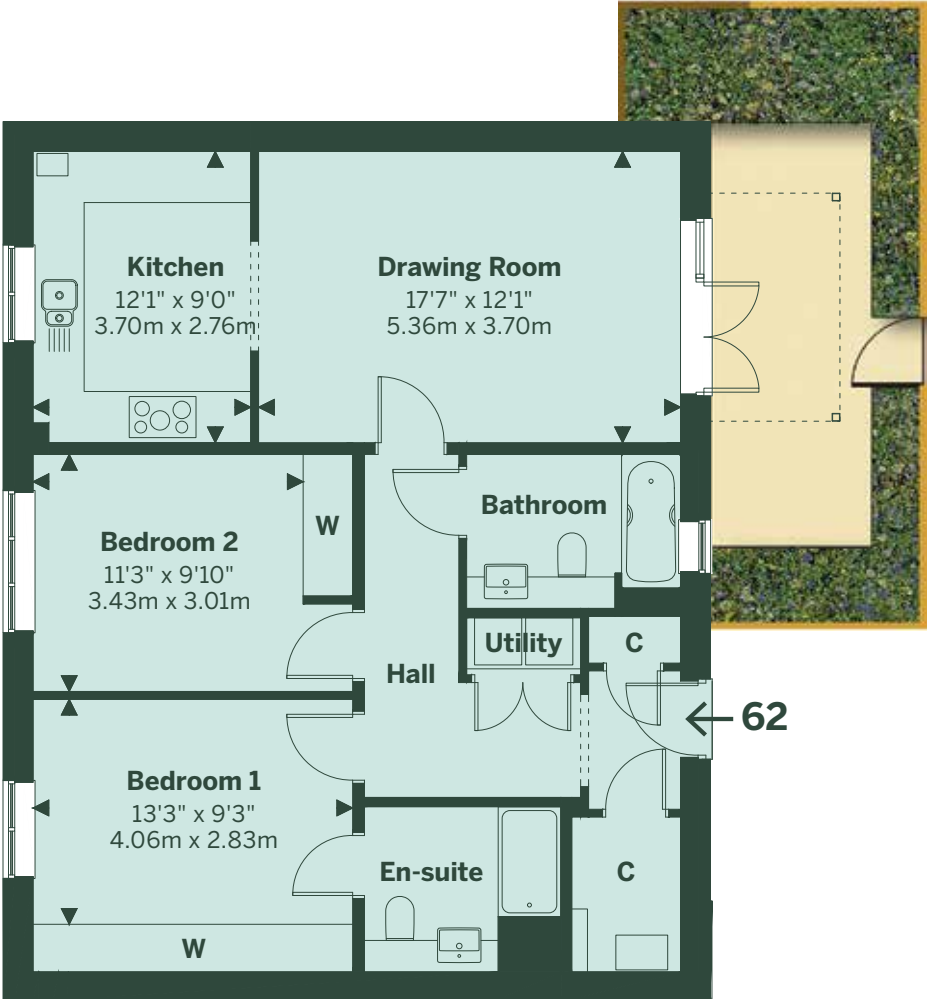
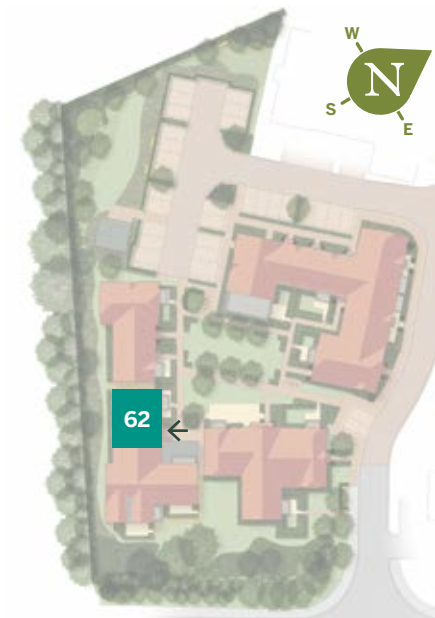


Ground Floor

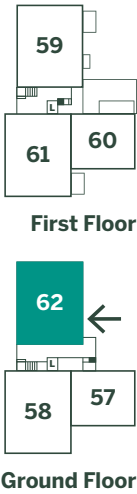


# 62 Castle Mews

Two-bedroom ground floor apartment with terrace



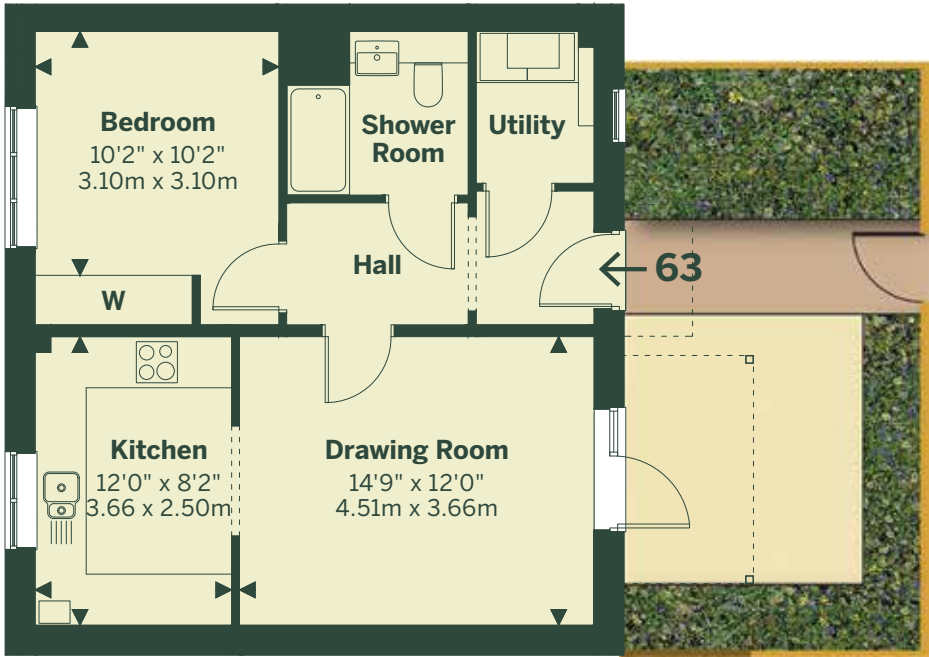
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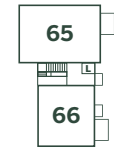


# 63 Castle Mews

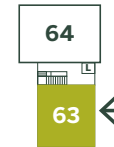
One-bedroom ground floor apartment with terrace



Ground Floor



First Floor

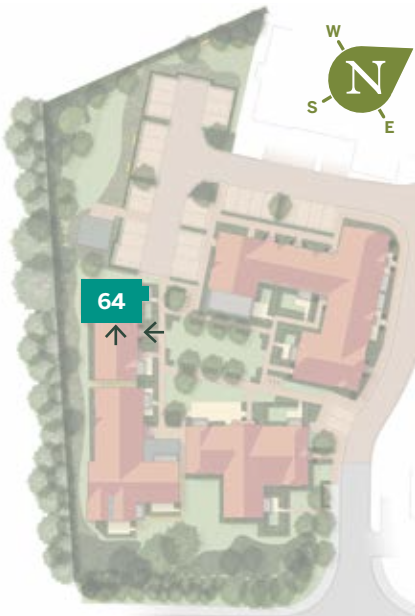


Ground Floor

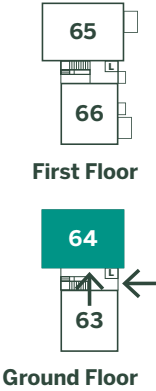


# 64 Castle Mews

Two-bedroom ground floor apartment with terrace and garden



Ground Floor



First Floor

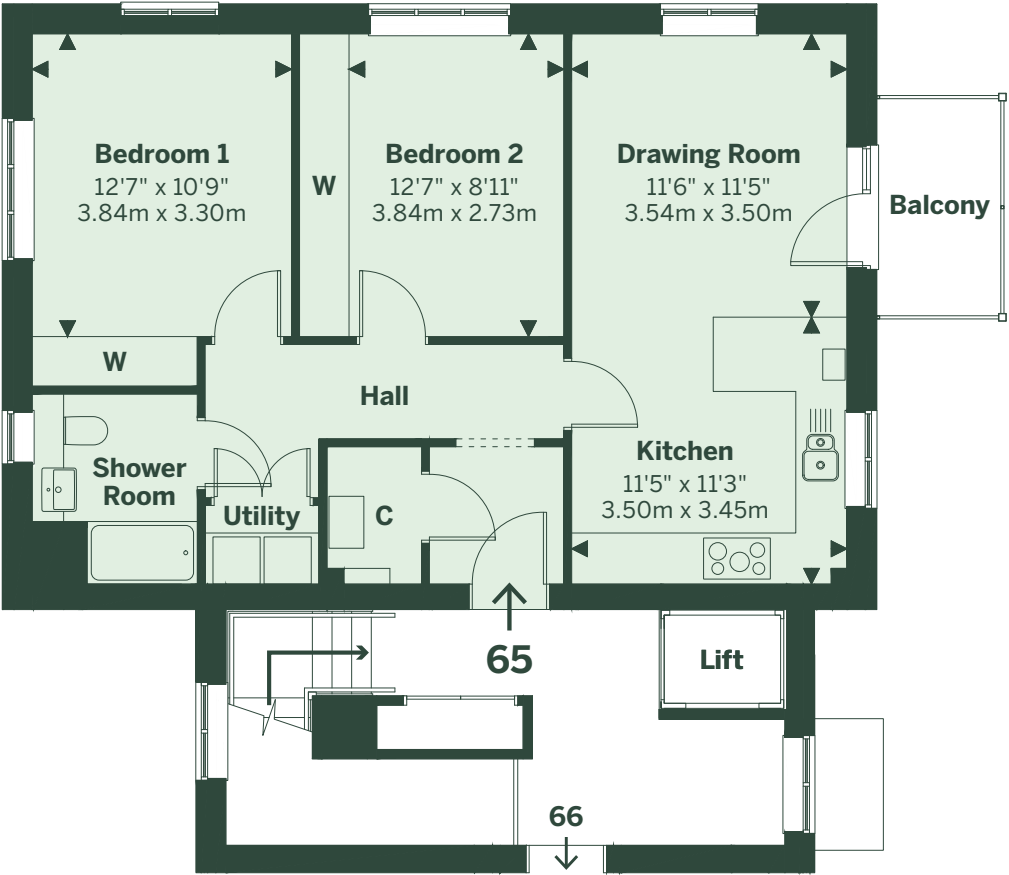
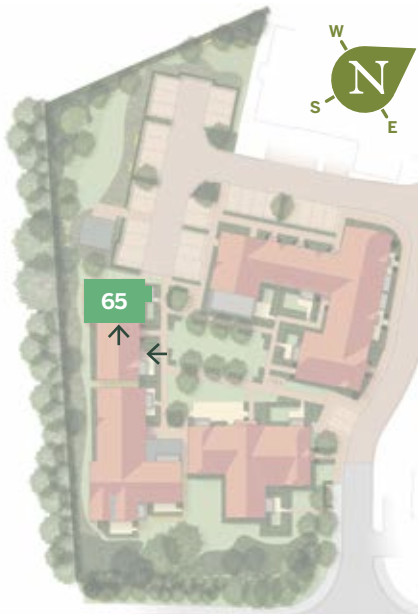
Ground Floor



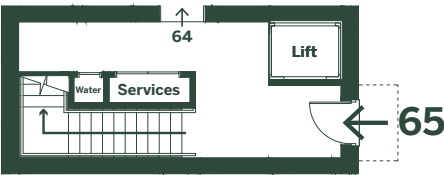


# 65 Castle Mews

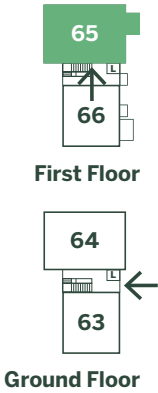
Two-bedroom first floor apartment with balcony



First Floor

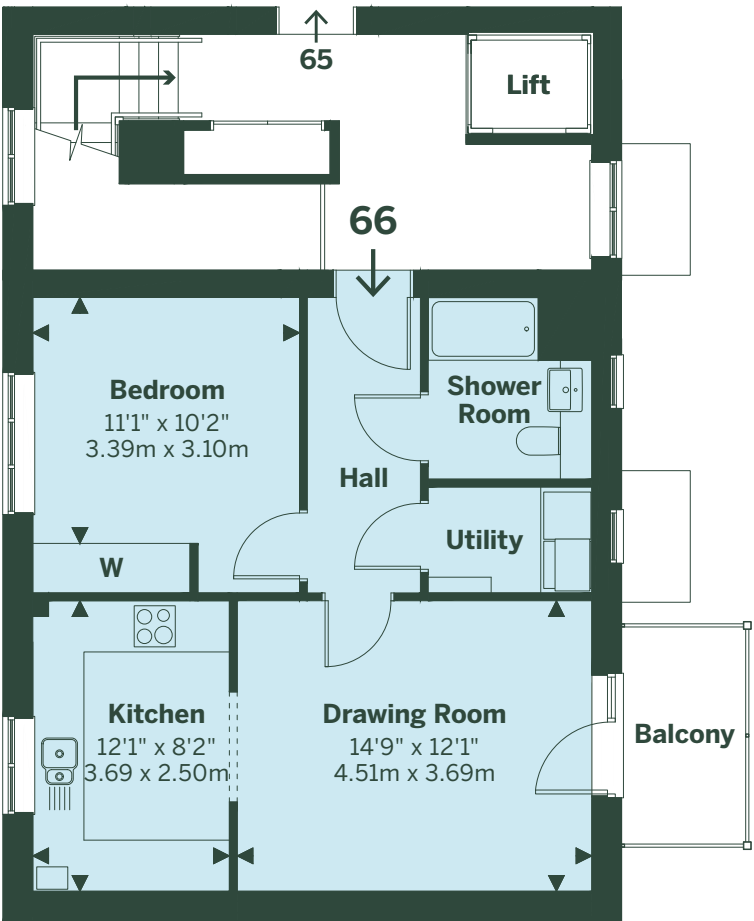


Ground Floor

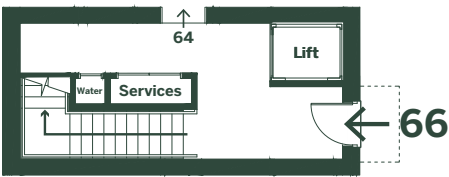


# 66 Castle Mews

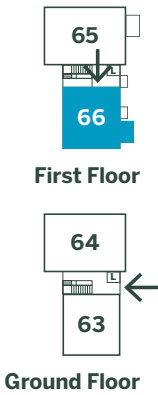
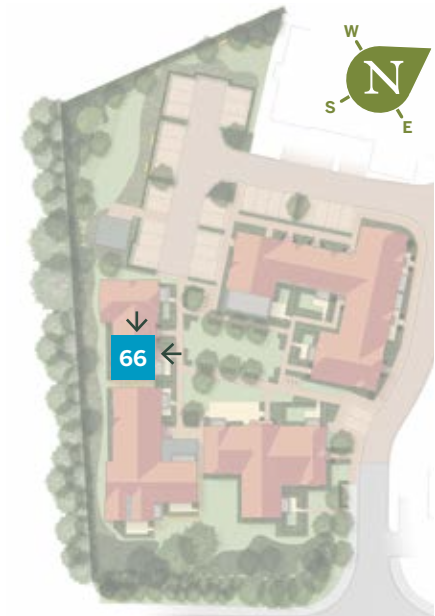
One-bedroom first floor apartment with balcony



First Floor



Ground Floor

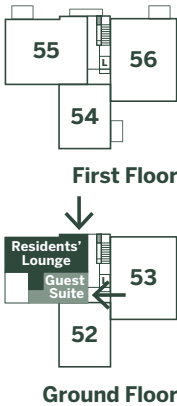
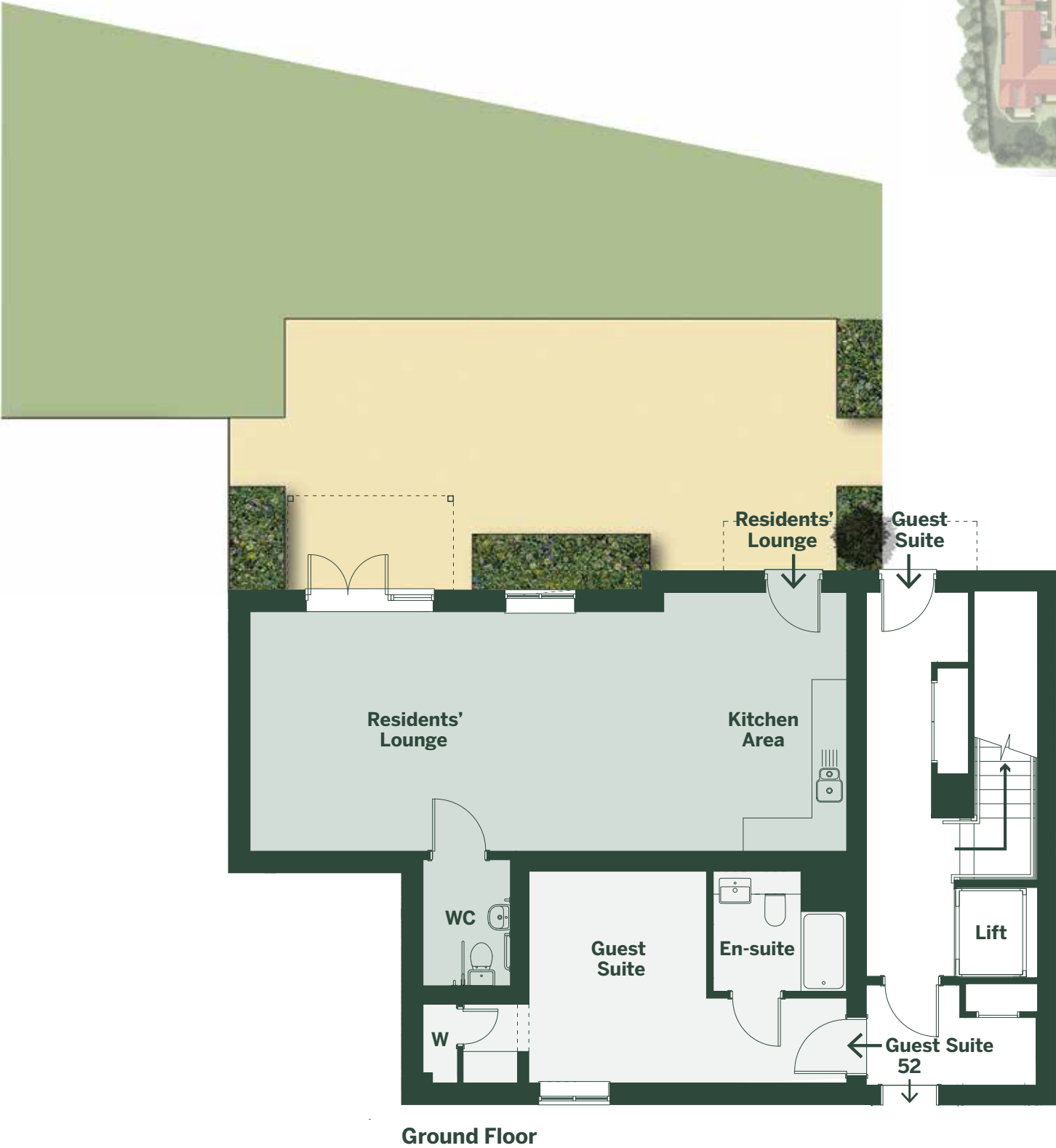




# Residents' lounge and guest suite

Homeowners at Castle Mews will be able to relax and socialise in the elegant residents' lounge which has its own kitchen area for the preparation of drinks and snacks.

There's also a luxurious guest suite, which may be booked for visiting family and friends.



# The specifications

While each Beechcroft development is unique, they all share the same uncompromising commitment to quality.

You can look forward to beautiful spaces that function like a dream, thanks to our meticulous attention to detail and our investment in the best materials, fixtures and fittings.



Quartz stone surfaces complement the interior designed kitchens



Easy-to-clean bathroom wall panelling provides a hygienic alternative to tiling and grout



Micro marble surround with wood burning effect electric fire

## Kitchens

- Quartz stone surfaces, matching upstands and stainless steel splash backs complement the interior designed kitchens. Quartz stone is a non-porous surface providing easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Laminate surfaces in utility rooms where appropriate
- A full range of integrated appliances by Bosch including a single oven, induction hob, combination microwave/oven, fully integrated dishwasher, fridge/freezer and a washing machine and tumble dryer in utility area
- Stainless steel sink
- Abode Globe Aquifier water tap to reduce limescale, organic impurities, chlorine and metals
- Choice of Amtico flooring to kitchens\* and utility rooms where appropriate

## Bathrooms & shower rooms

- Contemporary white Roca sanitary ware
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Hygienic, easy-to-clean wall panelling which provides an alternative to tiling and without the need for grout
- Fitted vanity units to bathrooms and en-suites
- Stone surfaces in bathrooms and en-suites
- 'Vado' taps and fittings in chrome
- Curved chrome heated towel rails to bathrooms and en-suites
- Shaver sockets to bedroom 1 en-suites
- Choice of Amtico flooring to bathrooms and en-suites\*
- Full width mirrors fitted in bathrooms and en-suites

## Heating & ventilation

- Wet underfloor heating system served by a gas combi-boiler
- Zoned heating with thermostatic control
- Energy saving Waste Water Heat Recovery Unit in two-bedroom apartments. Recovers wastewater from the bath or shower to heat the new cold water before entering the shower mixer tap and/or water heater
- Whole house ventilation system providing filtered air to all principle living rooms, removing odours, aiding respiration and keeping temperatures consistent resulting in savings on energy bills
- Micro marble surround with electric wood burning effect fire
- Double glazed UPVC windows



\*\* Castle Mews is registered with ICW and offers a 10-year structural warranty with each new home. ICW are a leading UK provider of building warranties for new homes, which ensures that your home has been built to the highest standards. [www.i-c-w.co.uk](http://www.i-c-w.co.uk)

\* Subject to stage of construction

† Except those windows deemed as means of escape  
Images are indicative only



**Low energy pendant lights and LED downlights**



**Audio door entry systems to most apartments**



**Panelled painted internal doors with chrome handles**

#### Lighting, TV & telephone

- Low energy fitment pendant lights
- LED downlights to kitchens, bathrooms, shower rooms, en-suites and halls where applicable
- Master digital BT box located in hall cupboard
- High level TV point in drawing room and master bedroom
- Communal digital TV aerial system and communal Sky Q satellite system outlets to drawing room and bedroom 1

#### Electric car charging

- Access to electric car charging points (please speak to sales advisor for more information)

#### Security & safety

- Audio door entry system to most apartments
- Window locks to all windows†
- Security alarm
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- Castle Mews is registered with ICW and offers a 10-year structural warranty with each new home\*\*

#### Internal fittings

- Panelled painted internal doors with chrome handles
- Fitted wardrobes to bedroom 1 and bedroom 2 where appropriate
- Cornice to drawing room and hallway
- Coving to all remaining rooms with the exception of kitchens, bathrooms and rooms with sloping ceilings
- Moulded skirtings and architraves
- Choice of carpet colours to drawing room, study area, bedrooms and stairs where applicable\*
- Choice of Amtico flooring to hall\*



Healthihouse™

These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Show home images are from other Beechcroft developments and are indicative only. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. April 2025.



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*“Living here, it’s nice to be able to chat to people over the fence. The regular coffee mornings make it possible to get to know people who live here – and it’s nice to mix with them. Getting hold of people to help when you live alone can be difficult but, here, the Estate Manager is a great help. Coming to a place like this, you don’t have to worry about external work and private gardens as well as the communal gardens are maintained.”*

.....  
Beechcroft Owner



*“My children are pleased because they know that I am somewhere I want to be. I’m able to walk into Watlington and do my shopping. The Estate Manager has been as helpful as can be and I’ve been to the residents’ pavilion for a drink and also helped with the art exhibition we held there. I’ve met some very nice people here and a few of the residents have joined the bowls club.”*

.....  
Beechcroft Owner



*“I chose a very spacious, two-bedroom Beechcroft apartment. It’s very well designed with masses of vital storage space. It has everything I need. The kitchen is wonderfully well-equipped and the bathrooms are gorgeous and the envy of my friends. Pets are welcome and my black and white cat has moved in happily – and loves the underfloor heating!”*

.....  
Beechcroft Owner



*“I looked at three apartments and was completely surprised at how spacious they were. In the end, I chose the two-bedroom show apartment on the first floor. Honestly, I am still surprised at the amount of space and my friends are amazed at the size of the rooms. I am really happy with my apartment – it’s so well planned and I never expected to walk into a kitchen with all the appliances included.”*

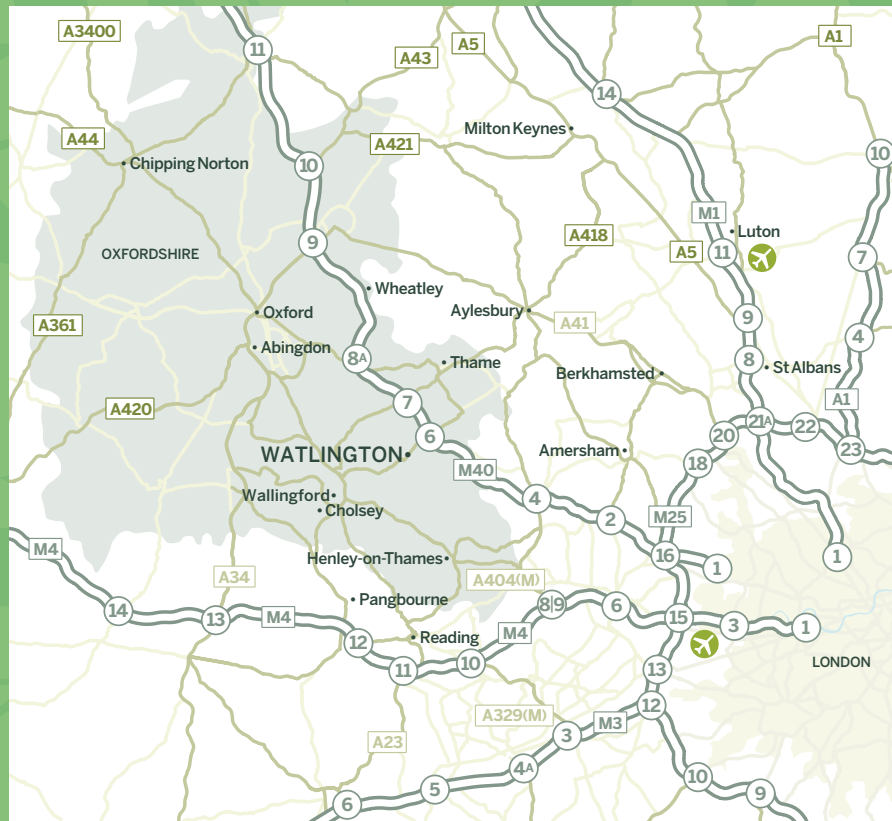
.....  
Beechcroft Owner



*“My longer-term goal was to move to a retirement village in my mid-60s – but I have moved earlier than planned. I had just turned 60 when I started my search. I thought I would be better moving sooner because it might be more stressful at a later stage. I was pleased to discover Beechcroft welcomes pets as so many retirement developments don’t allow dogs. Several of the neighbours have dogs and I have been out for walks with them.”*

.....  
Beechcroft Owner





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**Beechcroft**  
FEEL PERFECTLY AT HOME

