

Artist Impression



## Barnhill Court

Retirement apartments in the heart of Chipping Sodbury



 **Assisted  
LIVING**  
from McCarthy & Stone









# Welcome to Barnhill Court

Set in the heart of the medieval town of Chipping Sodbury, Barnhill Court is a beautiful assisted living development of 60 one and two bedroom apartments with care and support on hand as and when you need it, designed for the over 70's. Situated close to the town centre, yet still enjoying a countryside feel with the River Frome close by, Barnhill Court is in a convenient location.

With management on-site 24 hours a day and a qualified care team on-site, a table service restaurant\* serving freshly prepared meals and a lounge with tea and coffee available all day, the development has everything you need to continue to live independently.



\*An extra charge applies.

*"The support I receive from the team at McCarthy & Stone makes life easier..."*

*Homeowner, Goodes Court, Royston*



## Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Standard\*, our high quality Assisted Living apartments are carefully designed and built with pride and attention to detail. There's a fully fitted kitchen, a spacious bathroom with a walk in shower and walk out balconies in some apartments.

### Designed with you in mind

All Assisted Living developments are wheelchair friendly and there's a secure mobility scooter room to store and charge your vehicle\*\*. If bending and lifting is a concern, you'll notice that the ovens and plug sockets are waist height. There's also slip resistant flooring in the bathroom, a walk in shower and lever taps for ease of use.

The features extend into the development where you'll find a lift and grab rails along the hallways.

### Peace of mind guaranteed

Knowing that help is at hand creates a sense of wellbeing. There's a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom, as well as on-site management 24 hours a day. You'll be able to see who's calling for you at the development front door with the camera entry system linked to your TV screen. Getting around at night is helped by having illuminated light switches. You can relax knowing that you are safe and secure.

### Energy efficiency comes as standard

Barnhill Court has been built with energy efficiency in mind. The development has underfloor heating throughout, producing a consistent temperature within your apartment. Other features such as double glazing can help you save on those energy bills.

\*Lifetime homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

\*\*Spaces subject to availability. †Ask your sales consultant for details.





*"I feel very safe and secure and any concerns are dealt with efficiently."*

*Homeowner, Royston, CQC Report*



## Living life at Barnhill Court

At the heart of the development is the table service restaurant where you can have a freshly cooked lunch at a modest cost, often made with locally sourced ingredients, every day of the year. Special dietary requirements are catered for and your friends and family are welcome to book.

For those special occasions, a function room is available and the resident chef can work with you to cater for the event.

### Enjoy the development

You can enjoy tea and coffee with your new neighbours in the lounge, taking in the views of the garden. There is a fully equipped laundry in the development for all your washing, drying and ironing needs. The machines are helpfully raised, so there's no need to bend and lift.

We also have guest ensuite accommodation with TV and tea and coffee making facilities available for your friends and family to stay at a small charge\*, making it easier for you to have your loved ones to stay.

### Socialising with new friends

We find that our homeowners in each location set the social tone of a development – but your Estates Management team are on hand to facilitate social events and activities that you can choose to be part of. Typically, you'll find there are book clubs, film nights and day trips which can be booked. You can invite your friends and family to dine with you at the development, participate in the events and celebrate all the major occasions throughout the year. There's always something going on that you can choose to be part of.

### Relax in the landscaped gardens

You can sit back and relax in the landscaped gardens situated within a courtyard setting, surrounded by the development.

\*£25 per night at time of going to press









# A care and management team you can trust

Assisted Living gives you much more than just a beautiful new apartment. We have a wonderful care and management team at the heart of the development that you will get to know and trust.



## Introducing YourLife

Our specialist company, YourLife is regulated by the Care Quality Commission\* – and each Estates Manager who leads the team at the development is personally registered with the Commission. To read the CQC's independent evaluation of our provision, please see: [www.cqc.org.uk/search/yourlife\\*\\*](http://www.cqc.org.uk/search/yourlife**)

We understand that to provide excellent customer service we need outstanding people. YourLife ensures that their staff have the skills to do a first rate job, invests in training and encourages career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work alone at the development.

## Domestic assistance is included

One hour of domestic assistance per week, per apartment is already included in your service charge, so many time consuming chores like bed changing and cleaning can be a thing of the past.

You can also book extra time charged from 15 minutes per session for the qualified staff to help you with other personal care and domestic assistance services. You can book these on a temporary basis, as a one-off or on a regular basis – the choice is yours. Unlike in a traditional care home environment, you will only pay for the care and support you need.



**YourLife**  
Care and Management

\*In Scotland, the care regulator is the Care Inspectorate. In Wales, the care regulator is the Care and Social Services Inspectorate. \*\*If you don't have internet access, we can print your reports on request.





*"I can live my life my way here  
in my own home - and the help  
and care I receive enables me  
to do that."*

*CQC Report, Farringford Court,  
Lymington February 2013*





# Flexible care and support

Assisted Living is all about assisting you in living independently in your own home. If you require additional care and support today – or you think you might in the future, it's reassuring to know that you have a qualified, reliable and friendly team on your doorstep. Here are the types of personal care and support services they can provide at an extra charge. This can be from as little as 15 minutes per session, which can be increased and decreased to suit your needs.



## Domestic assistance

If you want to add to the one hour of domestic assistance included in your weekly apartment service charge, you can add extra time to help with tasks such as changing the beds, shopping for groceries and posting letters.

## Personal care

We can help you with going to bed and getting up in the morning, help with medication prompting and convalescence care. There's a whole host of services on offer.

## Laundry service

The team can take care of all your laundry requirements, returning your clothes and other items washed, dried and ironed in 24 hours.

If you think you would like to take advantage of these services, then your Professional Advisor and Sales Consultant can arrange a private, confidential wellbeing Assessment with the Estates Manager, so you can be sure you have all the care and support you need from the moment you move in.

## Lifestyle support

If you fancy a theatre or shopping trip, our team can provide companionship and support, helping you to get out and about.











# Features at Barnhill Court

## Apartment Features



### General

- Triple glazing
- Walk out balconies to selected apartments
- Juliette balconies to selected apartments
- Walk in wardrobe to selected apartments
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

### Shower room

- Fitted and tiled with level access shower
- Ensuite shower room in selected apartments
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Kitchen

- Fitted kitchen with integrated fridge, freezer, ceramic hob
- Cooker hood
- Stainless steel sink with lever taps
- Under pelmet lighting

### Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture

### Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided by a personal pendant with call point in bathroom and bedrooms
- Intruder alarm
- Mains connected smoke detector
- Fire detection equipment



## Development Features

- Lounge - with audio visual equipment
- Table service restaurant^
- 24 hour on-site management
- Estates Manager and YourLife team
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)
- Personal care packages available from the on-site CQC registered YourLife team^
- Full wheelchair accessibility
- Guest suite^
- Function room
- Laundry
- Underfloor heating in communal areas
- Wi Fi in communal areas
- Lifts to all floors
- Landscaped garden
- Mobility scooter charging room#
- Car parking available on-site to permit holders# (please ask a sales consultant for more details)

^Extra charge applies #Subject to availability









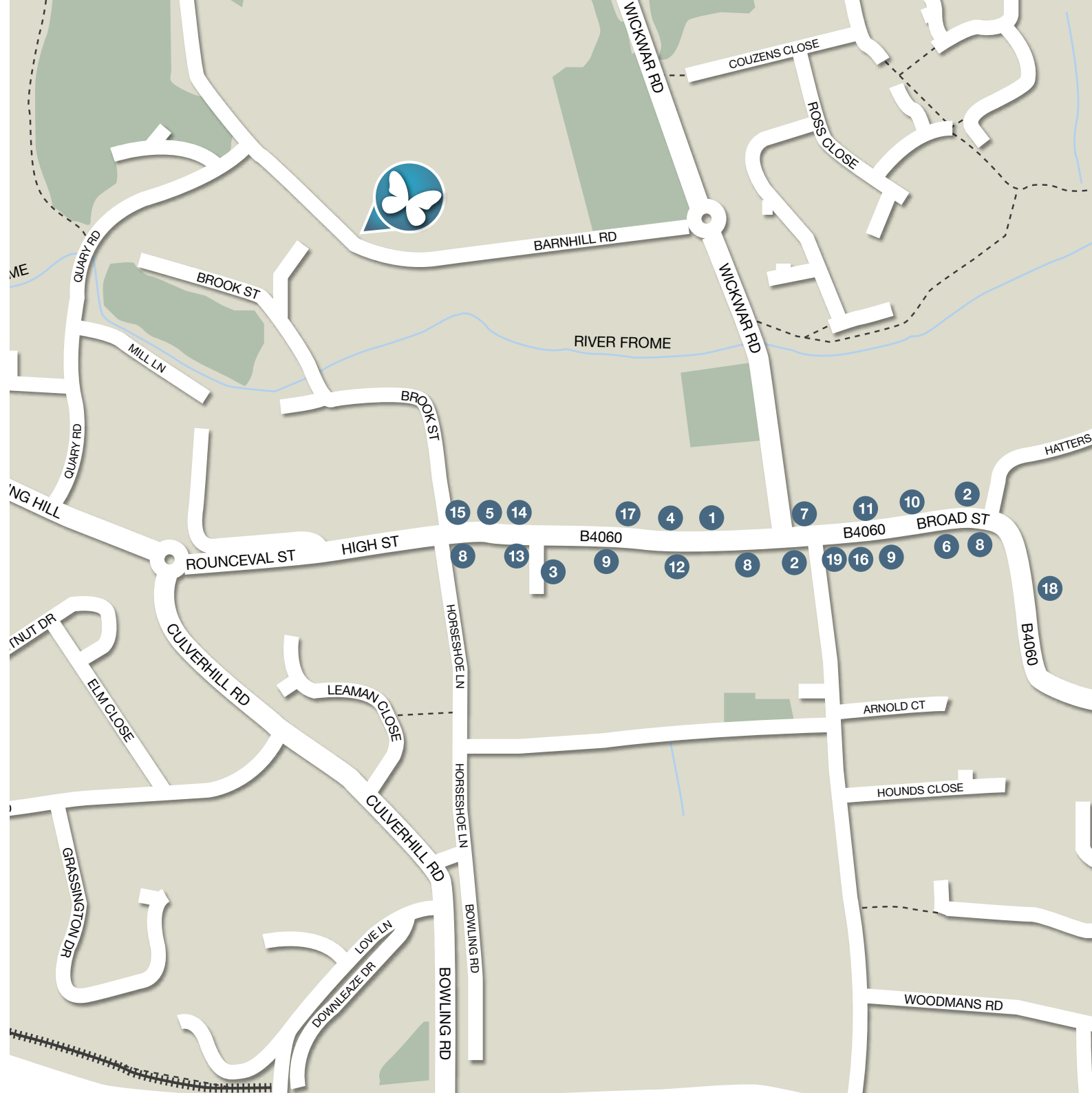
# Barnhill Court

- 1 Baker
- 2 Bank
- 3 Barber
- 4 Butcher
- 5 Cafe
- 6 Convenience store
- 7 Fish and chip shop
- 8 Florist
- 9 Green Grocer
- 10 Hairdresser
- 11 Hotel
- 12 Library
- 13 Newsagent
- 14 Off licence
- 15 Optician
- 16 Petshop
- 17 Pharmacy
- 18 Post Office
- 19 Tea rooms

## Key

	Shopping
	Amenity

Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2014.



# Life in Chipping Sodbury

Chipping Sodbury is a picturesque medieval market town, edging the southern end of the Cotswold Escarpment, just 5 miles from the M4, 11 miles from Bristol and 13 miles from Bath. The Cotswolds is the UK's largest Officially Designated Area of Outstanding Natural Beauty, famous for its honey coloured limestone villages in beautiful rural settings. The surrounding area is full of historical buildings including Iron Ages forts and 15th century manor houses.

There is a rich assortment of architectural style in the centre of Chipping Sodbury and the pretty high street is a great example of this. The high street is also home to a wide variety of shops, cafes, restaurants and traditional butchers, bakers and greengrocers, as well as public houses featuring locally brewed ales. The town is a popular destination for shoppers and visitors as it has a lively country flavour and retains the feel of a local village. A farmers market is held twice a month in the town centre, and the numerous fairs and festivals and diverse range of social societies and groups all play a part in making the town a successful and vibrant community.

Barnhill Court is located adjacent to the Waitrose supermarket, less than half a mile from the town centre. There is a footpath which links to the main town shopping area.

**Next steps... To register your interest in Barnhill Court at Chipping Sodbury, or to find out more, call us on 0800 919 132.**

Local area images: Broad Street, local countryside, War Memorial

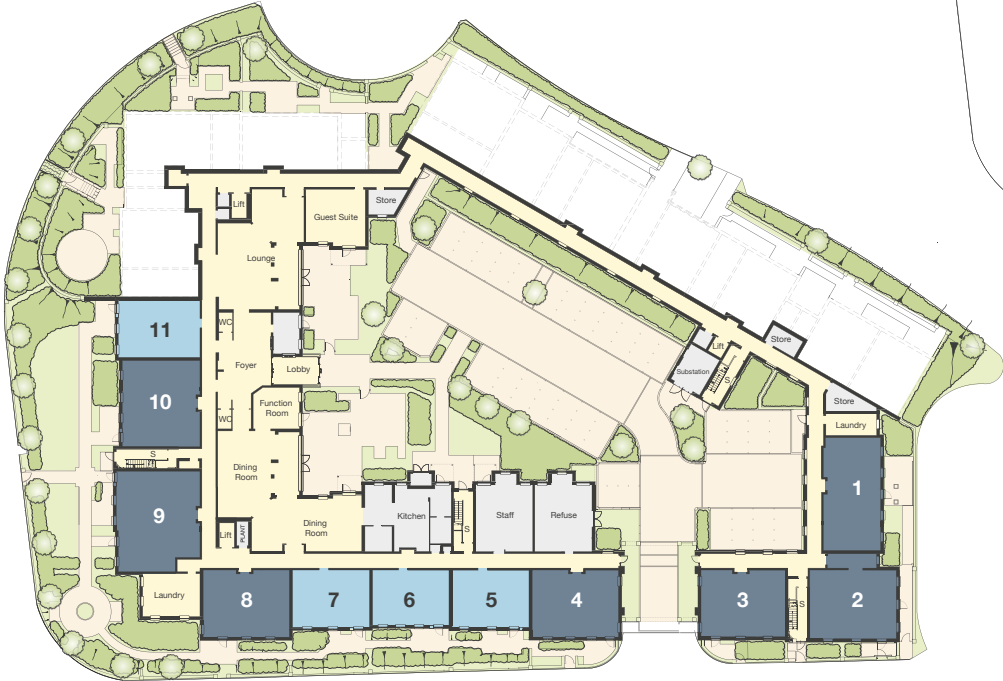




# Development Overview



Site & Lower Ground Floor



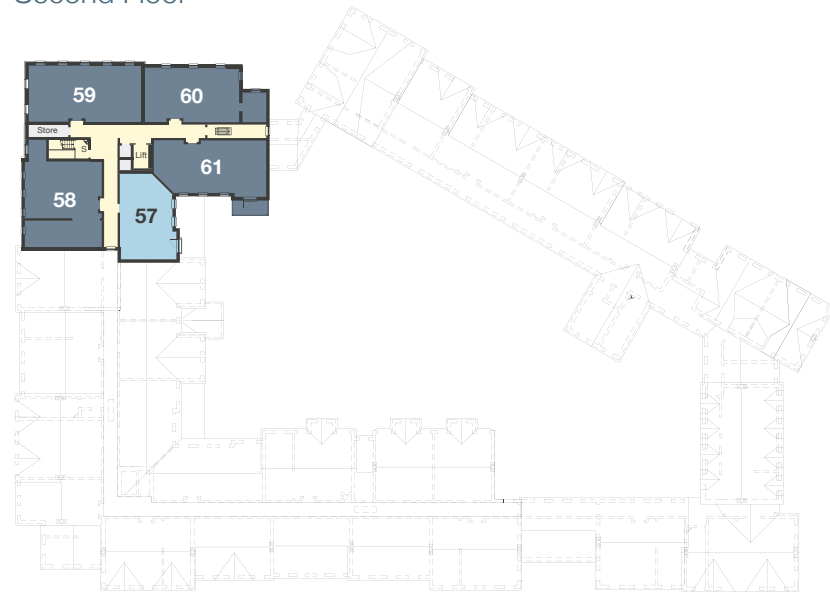
Site & Upper Ground Floor



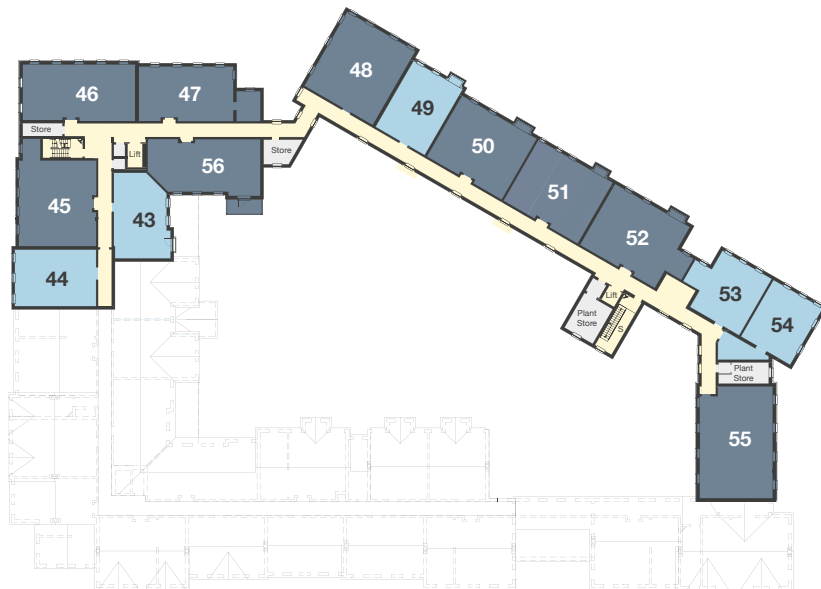
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas
- CI - Cleaners Store
- DS - Dry Store
- KR - Kitchen Refuse
- L - Lift
- Of - Office
- P - Plant room
- St - Stairs
- Sto - Store



## Second Floor



## First Floor

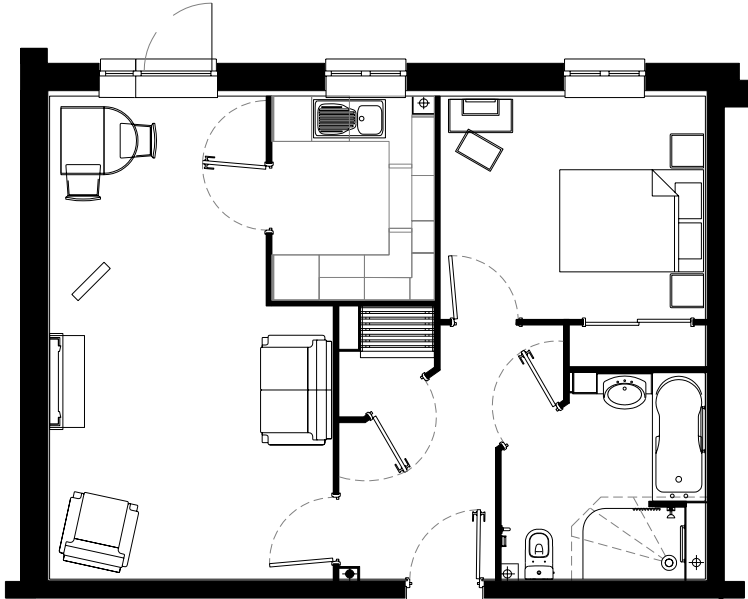


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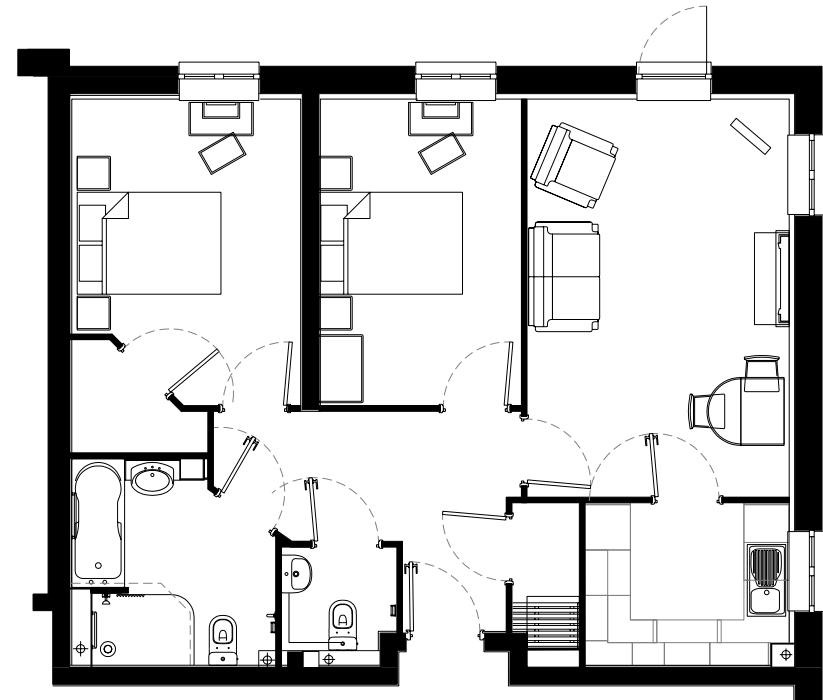


## Typical one bedroom apartment



Living Room (Max.)	21'0" x 12'4"	(6389mm x 3750mm)
Kitchen (Max.)	8'10" x 7'1"	(2700mm x 2150mm)
Bedroom (Max.)	11'6" x 9'8"	(3508mm x 2954mm)
Bathroom (Max.)	9'0" x 8'10"	(2735mm x 2700mm)

## Typical two bedroom apartment



Living Room (Max.)	17'3" x 11'4"	(5263mm x 3467mm)
Kitchen (Max.)	8'10" x 7'1"	(2700mm x 2150mm)
Bedroom 1 (Max.)	13'4" x 9'11"	(4054mm x 3029mm)
Bathroom (Max.)	9'0" x 8'4"	(2735mm x 2530mm)
Bedroom 2 (Max.)	13'4" x 8'9"	(4054mm x 2658mm)
Cloakroom (Max.)	5'0" x 4'6"	(1525mm x 1363mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

# Directions to Barnhill Court, Chipping Sodbury

## Barnhill Road, Chipping Sodbury, BS37 6FG

### Travelling from Bath:

- From the A46 turn left on to the A432, Badminton Road
- At roundabout take third exit on to B4060, Horse Street
- Keep left to stay on B4060, Broad Street
- Turn right to stay on B4060, Wickwar Road
- Turn left into Barnhill Road. Arrive at destination

### Travelling from Bristol:

- From M32, at Junction 1 take sliproad left towards Filton, Ring Road/Kingswood
- At roundabout take third exit on to A4174, keep left to stay on A4174
- At roundabout take first exit on to A432, Badminton Road signposted Yate/Chipping Sodbury
- Pass through two roundabouts remaining on A432 following signs for Chipping Sodbury
- Bear left on to B4060, Station Road
- At roundabout take second exit
- Turn left to stay on B4060, Wickwar Road
- Turn left into Barnhill Road. Arrive at destination

### Travelling from Tetbury:

- Leave Tetbury on A4135, Charlton Road towards Sherwood Road
- Turn left on to A46
- Turn right on to A432, Badminton Road
- At roundabout take third exit on to B4060, Horse Street
- Keep left to stay on B4060, Broad Street
- Turn right to stay on B4060, Wickwar Road
- Turn left into Barnhill Road. Arrive at destination

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### We welcome your comments

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Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated image - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print.

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YourLife  
Care and Management

  
McCarthy & Stone