



McCarthy & Stone

The UK's leading retirement housebuilder

Artist Impression



Retirement Living

Platinum Range

Premium retirement apartments
in the most desirable locations

at Wykeham Court, Wickham





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Premium Retirement apartments in the most desirable locations

Welcome to the Platinum Range by McCarthy & Stone, apartments built to the highest standards featuring some of the most sought-after postcodes in the UK.

From the beautifully landscaped gardens to the elegant homeowners lounge, our Platinum Range provides the perfect spaces for socialising. For luxury, comfort and privacy, retreat to stunning apartments designed around your needs.

Featuring underfloor heating, oak veneered doors, chrome door furniture and high-spec kitchens, the apartments reflect all the attention to detail that has seen McCarthy & Stone awarded a 5 star rating for customer satisfaction 10 years in a row.

With a dedicated House Manager on hand, the Platinum Range is a collection of retirement apartments that allow homeowners to live life surrounded by the luxury they deserve.





Put yourself in the picture

As the UK's leading retirement builder, we're delighted to offer you a beautiful new apartment you'll love to call home. Wykeham Court is a contemporary development of 22 one and 9 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like having underfloor heating and a walk in wardrobe, as well as the clever room design that makes the most of the natural light.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. Covered in the service charge is the upkeep of all communal facilities and the development maintenance, such as gardening and window cleaning. These are all taken care of by a House Manager. It really is life made easier.



Designed around you

“There is a sense of belonging here and a feeling of being a part of the ‘family’. I never feel lonely and love the sense of security and support from my new friends. There is lots to do if you want to join in but its lovely to have your own place to go to if you need to be private.”

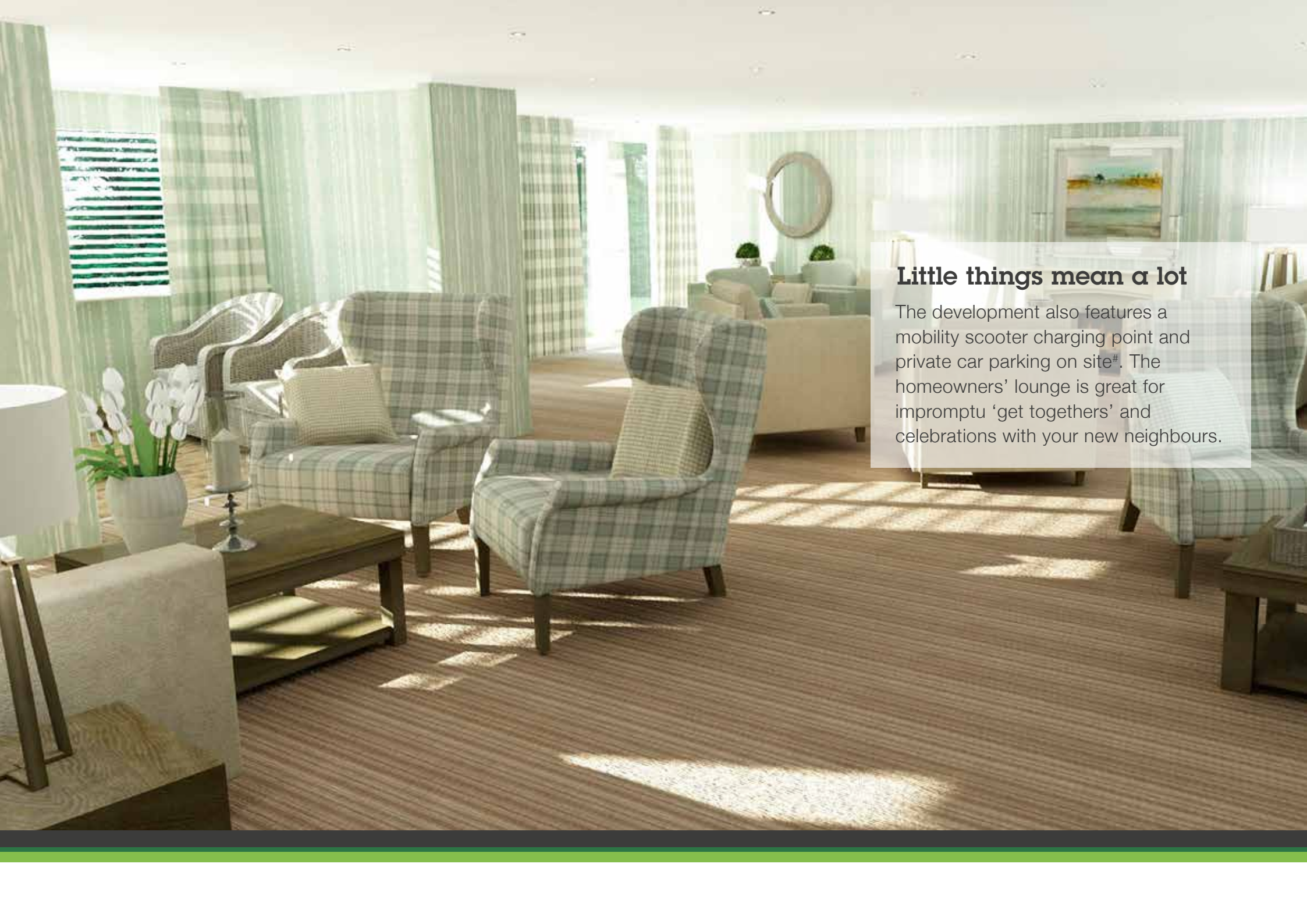
*Dorothy Ross,
Homeowner – Edenbridge*

With a track record that’s second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. The design of Wykeham Court compliments the architecture of the local area.

Our developments are all designed to be energy efficient, with underfloor heating keeping your apartment at a consistent temperature and features like double glazing and insulation, giving you some respite from soaring energy costs.

Sometimes it’s the little extras that make all the difference. Like having en-suite guest accommodation available at a modest charge*, with TV and tea and coffee making facilities, for your friends and family to stay in so you don’t have the hassle of tidying up and changing sheets when they leave. Your well behaved pet is welcome to join you in your apartment too.





Little things mean a lot

The development also features a mobility scooter charging point and private car parking on site[#]. The homeowners' lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.

Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.



"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."

*Barbara Smith,
Homeowner - Hyde*





"I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone."

*John Henley,
Homeowner – Pitlochry*



Life in Wickham



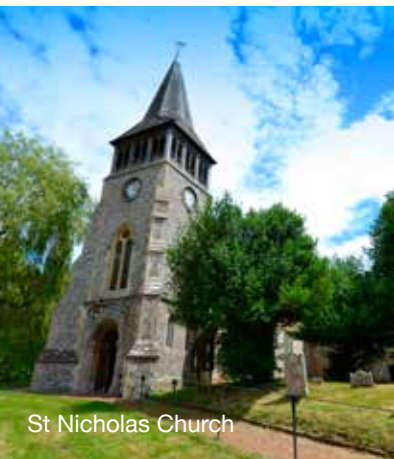
The Chesapeake Mill

Wickham is a historic market town situated in the beautiful rolling countryside of the Meon Valley, yet within easy reach of Winchester, Waterlooville, Portsmouth, Portchester and Port Solent. The village was a Roman military post and Saxon settlement, mentioned in the Royal Charter of 826. The village's most famous resident, William of Wykeham, went on to be Bishop of Winchester, twice Lord Chancellor, and founder of Winchester College and New College Oxford.

The second largest medieval market square in England forms the heart of this bustling village, with 15th century cottages and beautifully preserved Georgian houses. There are a number of independent shops selling unique gifts, chocolates, crafts and antiques as well as tea rooms and restaurants.

Situated near The Square are naturally formed Water Meadows, perfect for a walk, picnic or simply to spend some time by the water's edge. Wickham also marks the start of the Meon Valley Trail, a nine mile path on the old Meon Valley Railway Line stretching north towards the village of West Meon. There are several points along the trail to stop off at villages, local pubs or for a stroll alongside the River Meon.

The Chesapeake Mill is a Grade II listed building that has a unique history. Once an important flour mill for the village, the building is historically important as the timbers used in its construction were sourced from United States frigate Chesapeake, captured by the Royal Navy during the War of 1812. Today the mill offers a shopping experience, offering a mix of antiques, home furnishings, gifts and jewellery.



St Nicholas Church



Meon Valley Trail



Upper Fareham Lake

Features at Wykeham Court



General

- Double glazing
- Walk in wardrobe to main bedroom
- Telephone and television point in living room and bedrooms
- Raised height electrical sockets
- Sky/Sky+ connection point in living room*

Shower room

- One bedroom apartments include:
 - Fitted and tiled level access shower
- Two bedroom apartments include:
 - Fitted and tiled level access shower to en-suite
 - Fitted and tiled with shower tray to shower room
- Fitted mirror with electric shaver socket
- Heated towel rail
- Extractor ventilation
- Vanity unit

Kitchen

- Fitted kitchen with NEFF appliances including:
 - Integrated microwave
 - Single oven
 - Ceramic hob
 - Integrated 50/50 low frost fridge/freezer
 - Integrated dishwasher
- Stainless steel sink with mixer tap

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 via a personal pendant alarm and call point in bathroom
- Intruder alarm
- Illuminated light switches for bathroom and main bedroom
- Mains connected smoke detector
- Fire detection equipment



Wykeham Court, Wickham

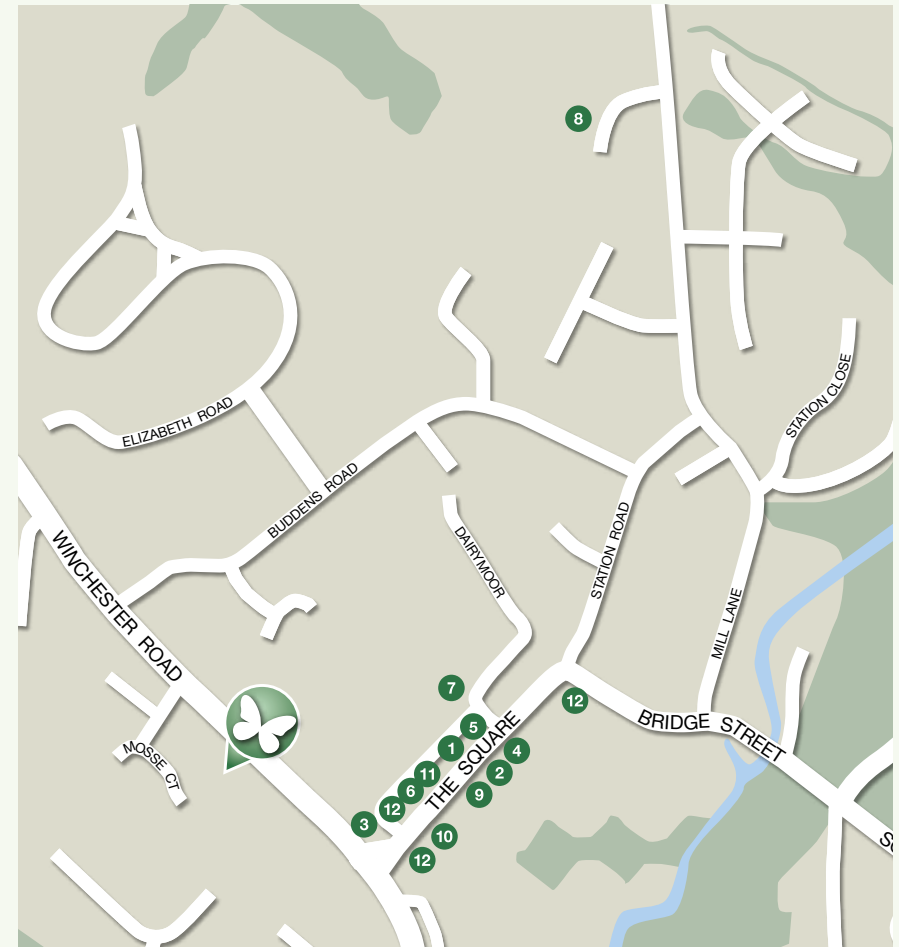
Development features

- Homeowners' lounge
- House Manager
- Guest suite^{0#}
- Laundry
- Lift to all floors
- Landscaped garden
- Mobility scooter store[#]
- Car parking available on site to resident permit holders^{0#} (Please ask the Sales Executive for more details).



Site location and local amenities

- 1 Bakery
- 2 Bank
- 3 Bus Stop
- 4 Butcher
- 5 Café
- 6 Convenience Store
- 7 Dentist
- 8 Doctors
- 9 Mini Supermarket
- 10 Pharmacy
- 11 Post Office
- 12 Restaurant



Map not to scale. Contains Ordnance Survey data ©Crown copyright and database right 2015.



Enjoy peace of mind

Living at a Platinum Range Retirement Living development by McCarthy & Stone gives you more than just a beautiful new home.

You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance, and a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs for the homeowners' and other communal areas.

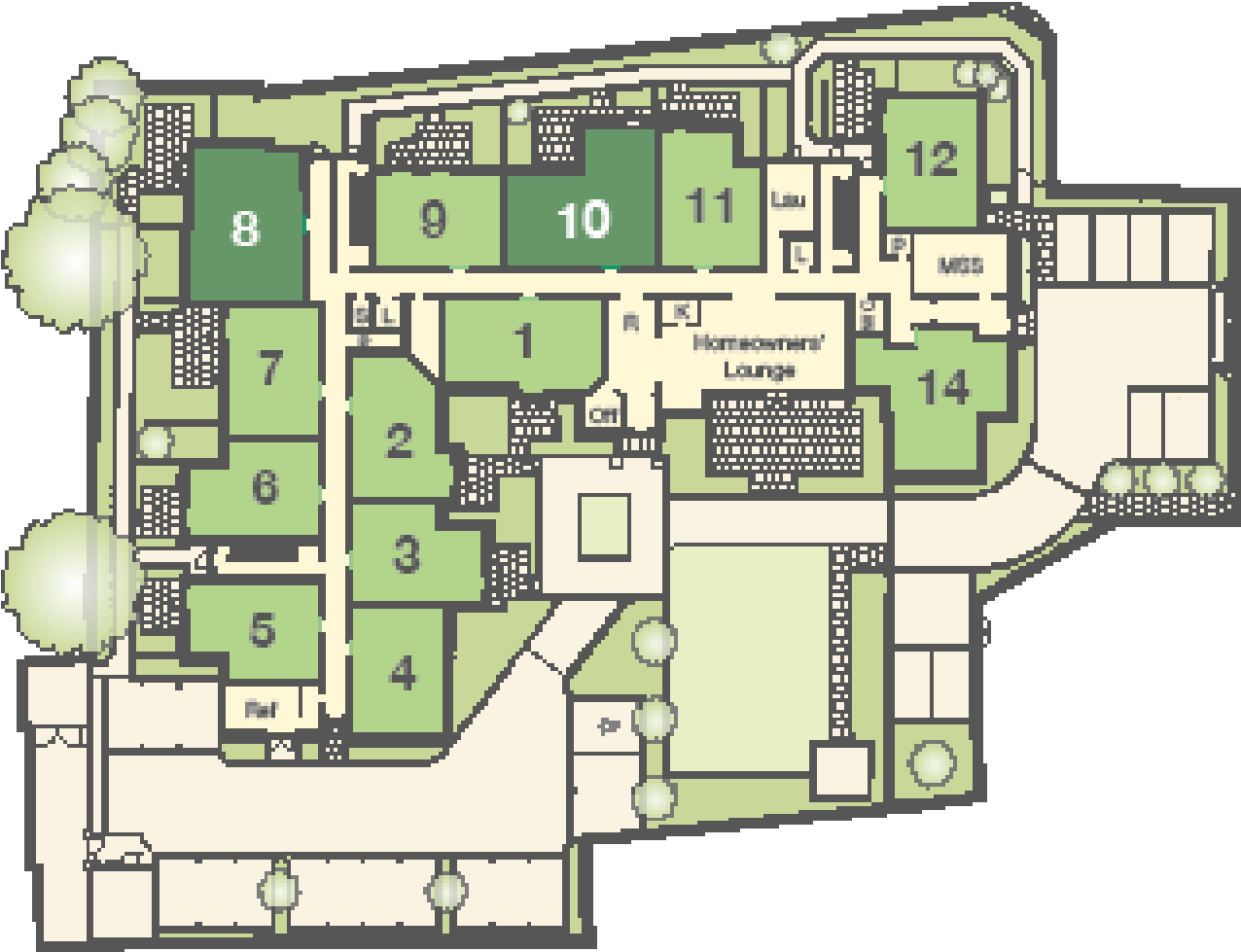
When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.

Next steps...

To register your interest or to find out the latest on Wykeham Court call us on 0800 919 132

Development Overview

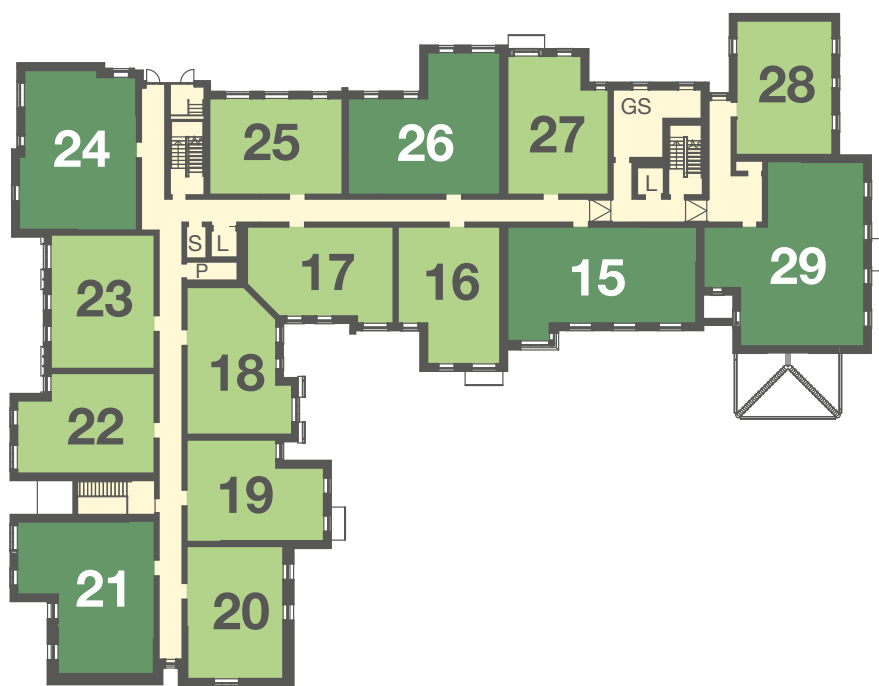
Site & Ground Floor



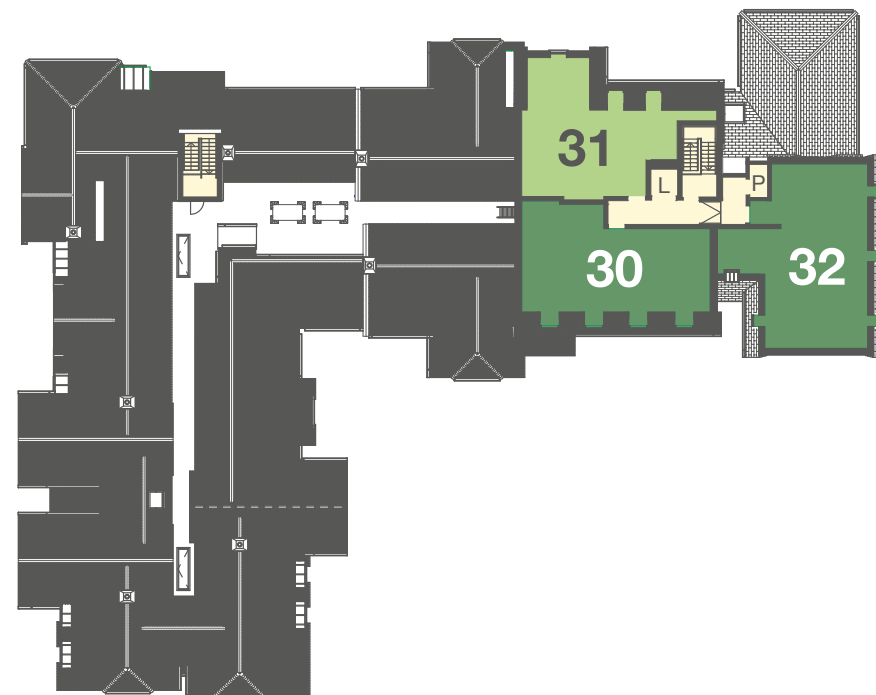
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- GS - Guest Suite
- L - Lift
- Lau - Laundry
- MSS - Mobility Scooter Store
- Off - Office
- P - Plant Room
- S - Store

First Floor



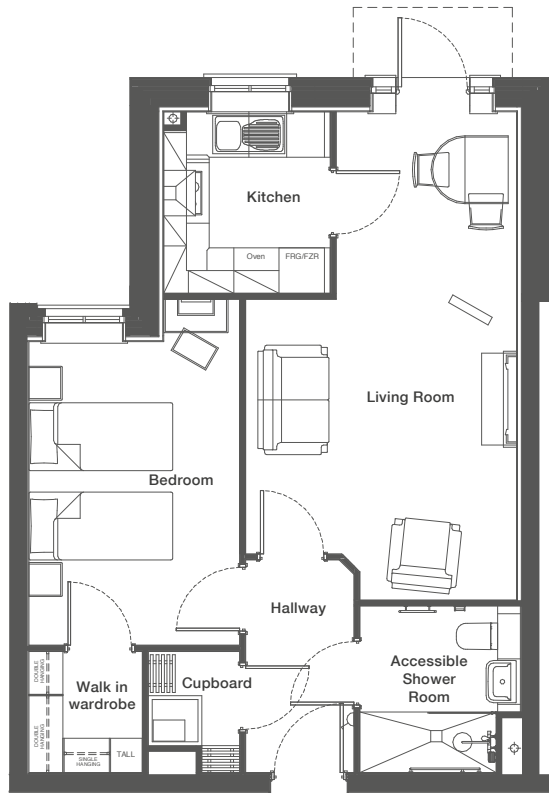
Second Floor



Wykeham Court

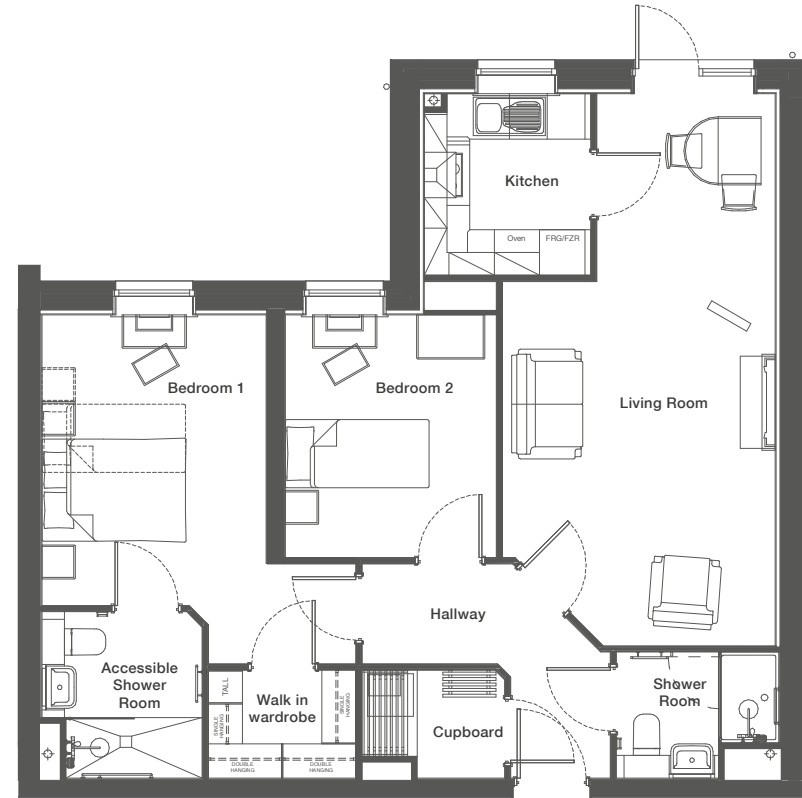
Winchester Road, Wickham, Hampshire PO17 5EU
Tel: 0800 919 132 • www.mccarthyandstone.co.uk

Typical one bedroom apartment



Living Room (Max.)	21'2" x 11'9"	(6454mm x 3580mm)
Kitchen (Max.)	7'10" x 7'3"	(2400mm x 2200mm)
Bedroom (Max.)	15'0" x 9'2"	(4572mm x 2787mm)
Shower Room (Max.)	7'3" x 6'11"	(2200mm x 2100mm)

Typical two bedroom apartment



Living Room (Max.)	23'11" x 11'10"	(7302mm x 3607mm)
Kitchen (Max.)	7'10" x 7'3"	(2400mm x 2200mm)
Bedroom 1 (Max.)	12'7" x 9'9"	(3842mm x 2964mm)
En-Suite (Max.)	7'3" x 6'11"	(2200mm x 2120mm)
Bedroom 2 (Max.)	10'6" x 9'2"	(3210mm x 2788mm)
Shower Room (Max.)	7'1" x 5'6"	(2150mm x 1665mm)

See individual apartment plans for specific details.

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 Executive before travelling to view.



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How to find Wykeham Court

**Wykeham Court
Winchester Road
Wickham
Hampshire
PO17 5EU**

From Fareham

- Start out on New Road
- Turn left onto Gordon Road
- Turn left onto Trinity Street
- Continue forward onto Park Lane
- At traffic signals continue forward onto North Hill
- At roundabout take the 1st exit onto the A32 signposted Wickham, Alton
- At roundabout take the 2nd exit onto the A32 signposted Alton
- At roundabout take the 1st exit onto the A334 signposted Botley
- Arrive on Winchester Road

From Eastleigh

- Starting at Stoneham Lanetake the roundabout take the 2nd exit, then join the M27 motorway signposted Fareham, Portsmouth
- Leave the M27 at junction 7, then at roundabout take the 1st exit onto the A334 Signposted Botley
- At roundabout take the 2nd exit onto the A334
- At roundabout take the 2nd exit onto the A334 signposted Botley
- At Maypole roundabout take the 2nd exit onto the A334 signposted Botley
- Arrive on Winchester Road

From Bishops Waltham

- From the High Street
- Turn left onto Saint Georges's Square
- Turn right onto Botley Road
- At roundabout take the 1st exit onto Coppice Hill - B2177
- Signposted Wickham
- Continue forward onto the A334
- Arrive on Winchester Road



Please call us free[^] on **0800 919 132** and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/wykehamcourt



Retirement Living
Platinum Range

Computer generated images - 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 Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, South West House, 1 Embankment Way, Ringwood, Hampshire BH24 1EU • Tel: 01425 322000

[^]Charges may apply for mobiles users.