

enjoy independence, style and security

FOR SALE
20 Luxury Apartments
& **2** Beautiful Cottages

near **Romsey**



**Dunwood
Court**

The New Concept in
Retirement Living



Dunwood Court

The New Concept in Retirement Living

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Close Care - it means freedom and security

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freedom...



...retirement apartments and cottages at **Dunwood Court**



What is **Close Care**...?



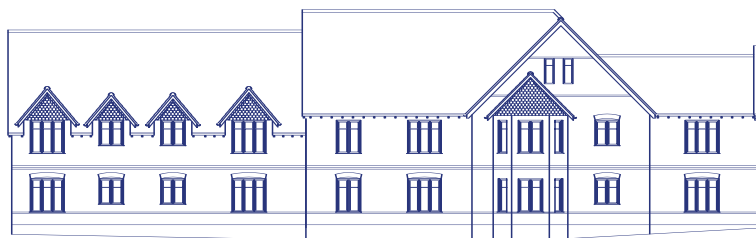
The Concept

Home Owner's in Dunwood Court can enjoy the tranquillity of a rural environment and the comfort of a generously proportioned luxury home – whilst remaining confident and secure that the highest levels of nursing care and support are available if and when needed.

Close Care as the concept is termed supports long term independent living, by removing the worry or upheaval that failing health or mobility can bring with age.

Privately approached and situated within the 25 acres of grounds that also house Dunwood Manor Nursing Home, residents have access to immediate or future health care support, within their own home or the Nursing Home itself.

It is the proximity of this support that enables home owners at Dunwood Court to maintain an independent lifestyle even if they suffer from deteriorating health in the future.



The Environment

Dunwood Court comprises 22 apartments and cottages built around a landscaped courtyard, which overlooks paddocks and fields and is surrounded on three sides by woodland.

It has separate access to the adjoining Nursing Home and is only 5 minutes away from the bustling and attractive market town of Romsey or the beautiful surroundings of the New Forest.



...it's **INDEPENDENCE** and Security



The Facilities

The development features well appointed communal facilities that include a residents lounge, a physiotherapy centre and two guest suites for visitors.

All 1st floor apartments have lift access with one having its' own private lift.

Owners also have access to the recently refurbished hydrotherapy centre within the grounds and are eligible for special rates at the adjoining Dunwood Manor golf club.



Support

- A Care Manager or Carer will be available 24 hours a day.



- A care package will be agreed with residents dependant upon what level of support they may require .

- Maintenance staff will be available to help with moving, internal repairs and general 'handyman' work.

- All properties have a 24 hour nurse call system in case of emergencies.

- A minibus will be available for trips to Romsey.

- Meals can be organised from the Dunwood Home's kitchen.

- Dunwood Properties Ltd. will maintain all common areas, the buildings and grounds.

Dunwood Court



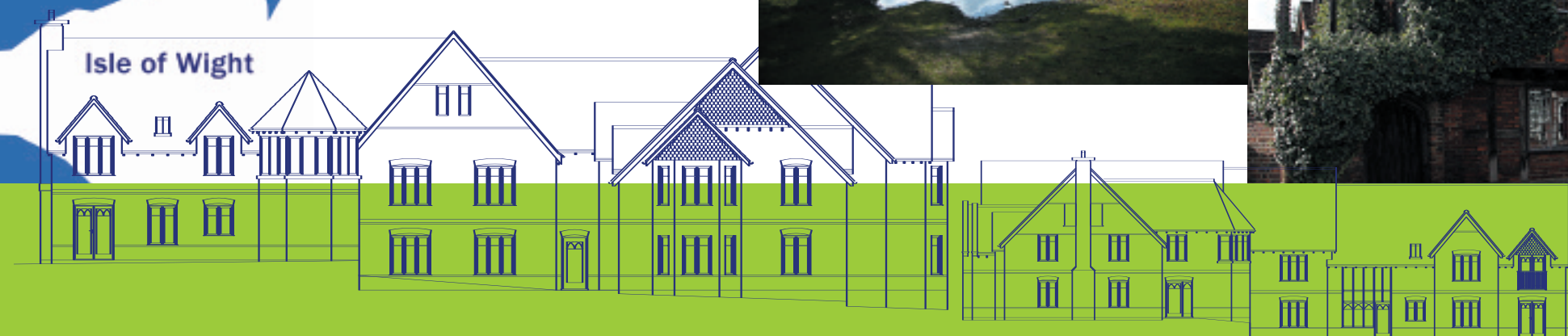
Country Gardens

Situated in 25 Acres of landscaped gardens and paddocks, surrounded by woods and adjoining the local golf club, Dunwood Court offers an idyllic rural location to live.

However, its' proximity to local towns, cities, forest and coast mean home owners in Dunwood Court can enjoy peace, quiet, fun, sports or entertainment depending upon their mood.

A Perfect Location

Dunwood Court sits just 4 miles outside the attractive market town of Romsey, which in turn has excellent rail, bus and road connections with the surrounding cities of Winchester, Salisbury and Southampton.



A Perfect Retirement

Royal Heritage

Romsey was granted a royal charter in 1607; 400 years ago this year and the medieval street pattern is still evident in the town.

The town still holds a twice-weekly street market and occasional farmers' and continental markets'.

The magnificent Romanesque Abbey built in the 12th and 13th centuries is the nucleus of the town, which is also famous for 'Broadlands' the home of the late Lord Mountbatten of Burma.



On the Forest's Edge

Just a few minutes by car from Dunwood Court and you enter into the northern end the New Forest, with its wild ponies, cattle and herds of deer all roaming free.

The forest has an incredibly varied landscape from open heaths to dense woods and is a walkers and cyclists paradise with miles of open and safe trails to explore.



Coastal Fun

At the southern end of the forest is the nautical playground of the south coast. From the quaint sailing towns of Lymington and The Hamble, to the lively and fun seaside towns of Bournemouth and Poole all within a short drive of Dunwood Court..



Designed with Care...

Spacious Design

Built around a garden courtyard the 20 apartments and two cottages have all been carefully designed to provide light, airy and very spacious accommodation.

The open plan kitchen and dining areas create sociable, friendly and comfortable environments, able to accommodate any style or taste.

Extra - wide hallways and spacious bedrooms and bathrooms complete the feeling of space, freedom and quality of life.

Extra Space

A comfortable well appointed residents lounge is available for social activities and meetings or for individual use to simply relax in or hold birthday parties or similar celebrations.

If more space is needed to accommodate visitors then there are 2 guest suites for use by residents.

High Specification

- Energy efficient double-glazed windows with stained natural wood on the inside and PVC exteriors for minimum maintenance
- Comfort zone under floor heating throughout
- Low illumination (see in the dark) light switches
- Extra-wide hallways
- Fully tiled bathrooms with white Sottini Italian suites
- Walk in 'wet rooms' to en-suite bathroom

- Lift access to all 1st floor apartments
- Luxury fitted Paula Rosa kitchens with solid granite worktops, solid oak cabinet doors and Bosch dishwashers, cookers, hobs and microwave.
- Light Oak doors throughout with inlaid marquetry trim and chrome ergonomically designed door handles
- Emergency call and entry phone systems in all units
- Terrestrial, digital and satellite television wiring to living room and master bedroom
- 10-year NHBC certificates



...Outside and In



Internal Style

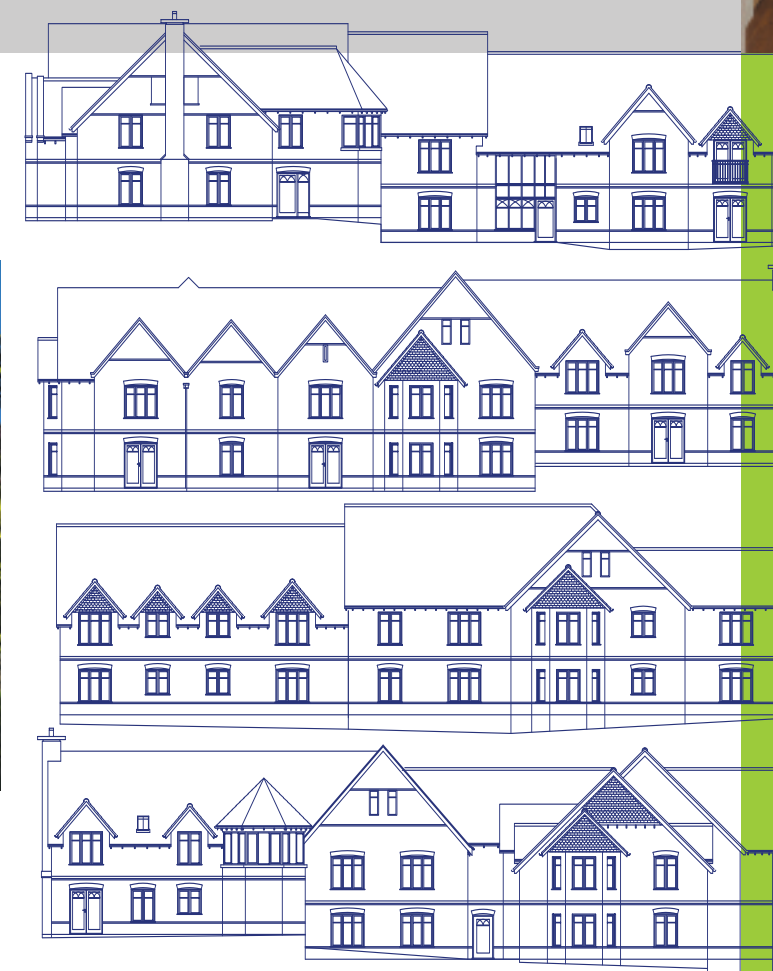
Quality and attention to detail were pre-requisites when selecting the internal finish and fittings for Dunwood Court.

Natural wood internal doors with marquetry inlays and stained wood window frames create a classic look throughout each property.

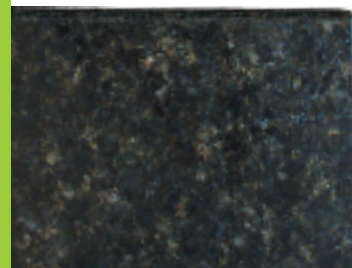
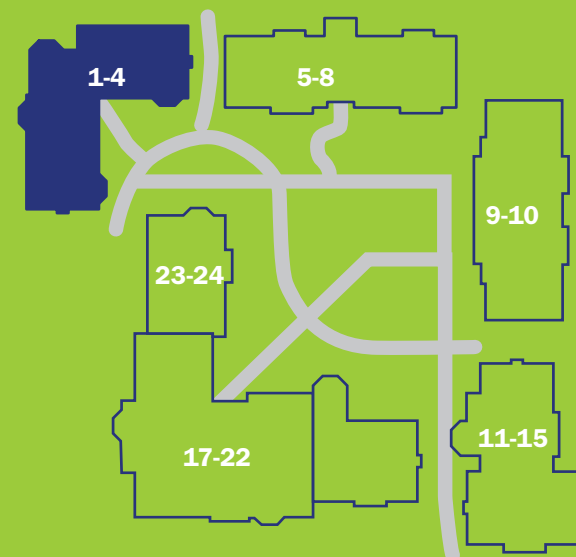
Granite worktops, solid oak doors and Bosch fittings make the

kitchen a delight to work in, while Italian styled bathrooms and en-suite wet-rooms let you start and end each day in luxury.

Finally, 45 cm high electrical sockets illuminated light switches, and ergonomically designed door and window handles make living in Dunwood Court as comfortable and relaxing as possible.



Apartments 1 to 4



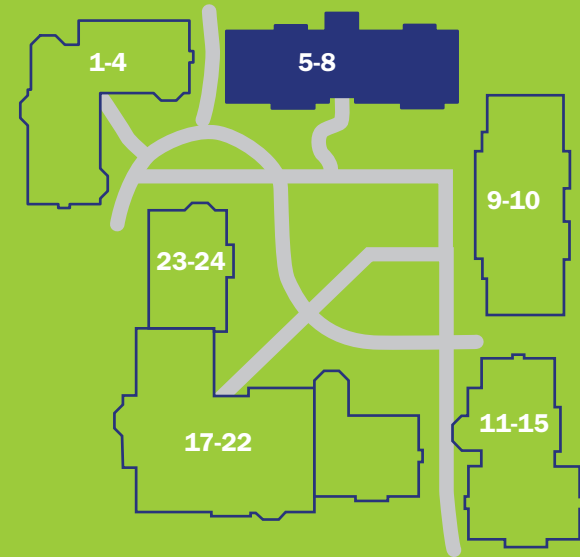
| Apartment 1 | | Total floor area: 102.5 sq m / 1,103 sq ft | |
|---|---------------|--|--|
| Living/Dining Room | 8.83m x 4.42m | 28'11" x 14'6" | |
| Kitchen | 2.47m x 3.36m | 8'1" x 11'0" | |
| Bedroom 1 | 4.71m x 4.23m | 15'4" x 13'10" | |
| Bedroom 2 | 4.58m x 3.04m | 15'2" x 9'11" | |
| Apartment 2 | | Total floor area: 96.79 sq m / 1,042 sq ft | |
| Living/Dining Room | 8.83m x 4.09m | 28'11" x 13'5" | |
| Kitchen | 2.47m x 3.36m | 8'1" x 11'0" | |
| Bedroom 1 | 4.70m x 3.36m | 15'4" x 11'2" | |
| Bedroom 2 | 4.59m x 3.04m | 15'2" x 9'11" | |
| Apartment 3 | | Total floor area: 102.5 sq m / 1,103 sq ft | |
| Living/Dining Room | 8.83m x 4.42m | 28'11" x 14'6" | |
| Kitchen | 2.47m x 3.36m | 8'1" x 11'0" | |
| Bedroom 1 | 4.71m x 4.23m | 15'4" x 13'10" | |
| Bedroom 2 | 4.58m x 3.04m | 15'2" x 9'11" | |
| Apartment 4 | | Total floor area: 96.79 sq m / 1,042 sq ft | |
| Living/Dining Room | 8.83m x 4.09m | 28'11" x 13'5" | |
| Kitchen | 2.47m x 3.36m | 8'1" x 11'0" | |
| Bedroom 1 | 4.70m x 3.36m | 15'4" x 11'2" | |
| Bedroom 2 | 4.59m x 3.04m | 15'2" x 9'11" | |
| Note: all dimensions represent maximum measurements | | | |



Apartments 1 to 4



Apartments
5 to 8



Apartment 5 Total floor area: 94.5 sq m / 1017 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 7.84m x 3.66m | 25'8" x 12'0" |
| Kitchen | 3.10m x 2.32m | 10'2" x 7'7" |
| Bedroom 1 | 4.35m x 3.81m | 14'3" x 12'6" |
| Bedroom 2 | 3.78m x 3.11m | 12'5" x 10'2" |

Apartment 6 Total floor area: 94.78 sq m / 1,020 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 7.84m x 3.66m | 25'8" x 12'0" |
| Kitchen | 3.10m x 2.32m | 10'2" x 7'7" |
| Bedroom 1 | 4.35m x 3.81m | 14'3" x 12'6" |
| Bedroom 2 | 3.78m x 3.11m | 12'5" x 10'2" |

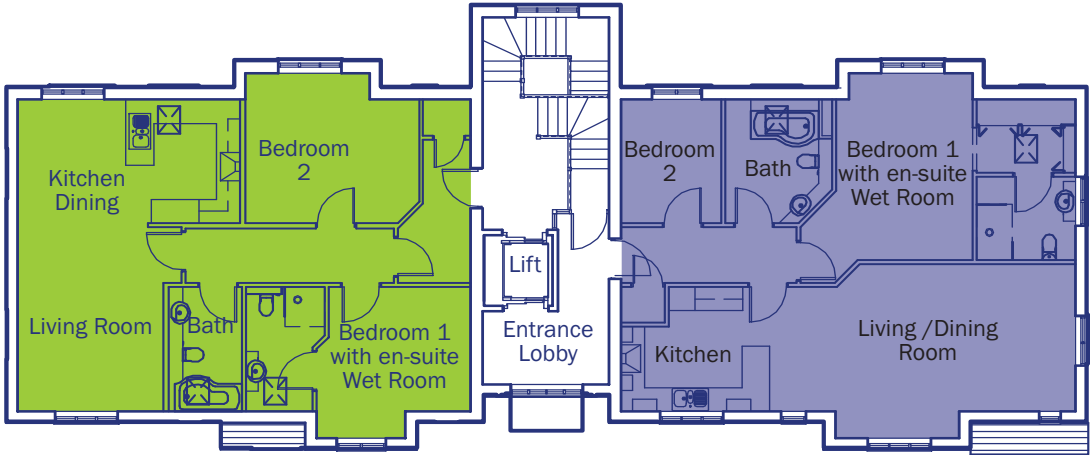
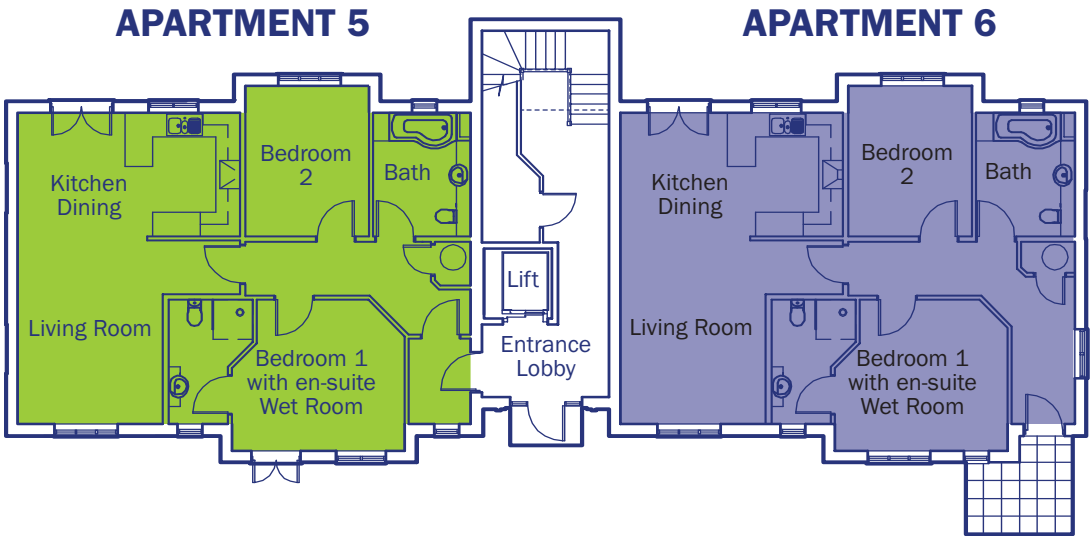
Apartment 7 Total floor area: 93.10 sq m / 1,002 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 7.84m x 3.66m | 25'8" x 12'0" |
| Kitchen | 3.10m x 2.32m | 10'2" x 7'7" |
| Bedroom 1 | 3.88m x 3.81m | 12'8" x 12'6" |
| Bedroom 2 | 4.37m x 3.78m | 14'4" x 12'5" |

Apartment 8 Total floor area: 93.94 sq m / 1,011 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 7.69m x 4.38m | 25'2" x 14'4" |
| Kitchen | 3.75m x 3.13m | 12'4" x 10'3" |
| Bedroom 1 | 4.33m x 4.71m | 14'2" x 15'5" |
| Bedroom 2 | 3.10m x 2.52m | 10'2" x 8'3" |

Note: all dimensions represent maximum measurements



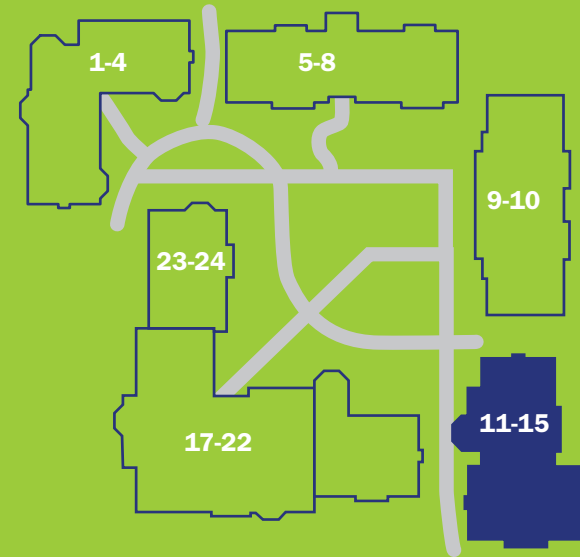
Ground Floor

First Floor
☒ Roof Light

Apartments
5 to 8



Apartments
11 to 15



Apartment 11 Total floor area: 87.69 sq m / 944 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 7.95m x 3.04m | 26'1" x 10'0" |
| Kitchen | 2.97m x 2.28m | 9'9" x 7'6" |
| Bedroom 1 | 4.58m x 4.47m | 15'0" x 14'8" |
| Bedroom 2 | 3.8m x 2.45m | 12'5" x 8'0" |

Apartment 12 Total floor area: 102.9 sq m / 1,107.5 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 8.62m x 4.98m | 28'3" x 16'4" |
| Kitchen | 3.39m x 2.40m | 11'1" x 7'10" |
| Bedroom 1 | 5.22m x 3.69m | 17'1" x 12'1" |
| Bedroom 2 | 3.39m x 2.86m | 11'1" x 9'4" |

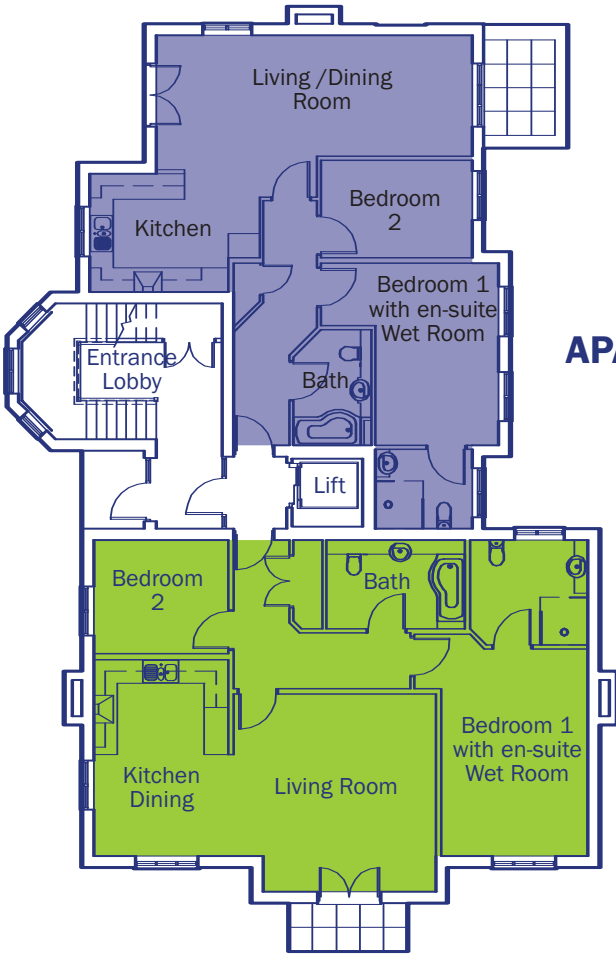
Apartment 14 Total floor area: 87.69 sq m / 944 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 8.62m x 4.98m | 28'3" x 16'4" |
| Kitchen | 2.97m x 2.59m | 9'9" x 8'6" |
| Bedroom 1 | 4.58m x 4.47m | 15'0" x 14'8" |
| Bedroom 2 | 3.8m x 2.45m | 12'5" x 8'0" |

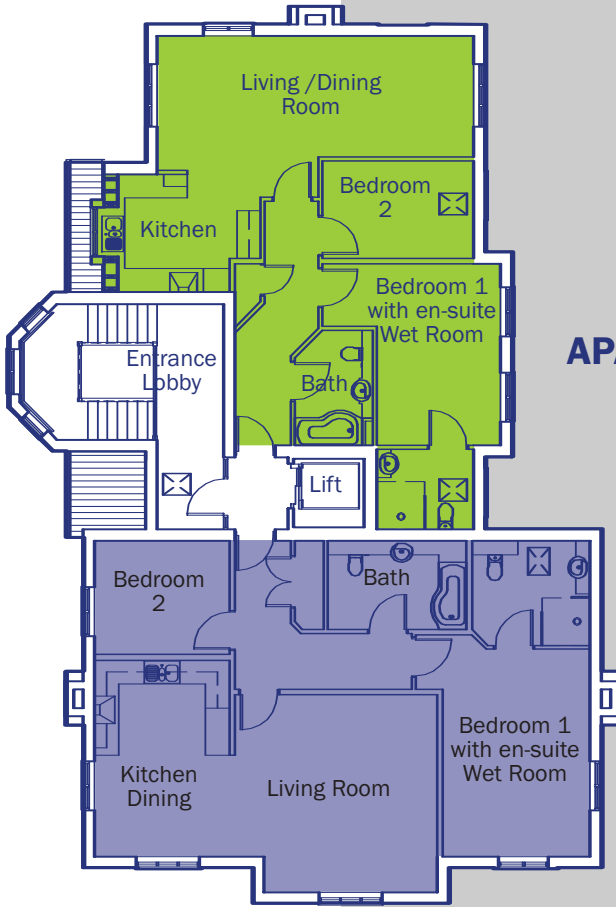
Apartment 15 Total floor area: 102.9 sq m / 1,107.5 sq ft

| | | |
|--------------------|---------------|---------------|
| Living/Dining Room | 8.62m x 4.98m | 28'3" x 16'4" |
| Kitchen | 3.39m x 2.40m | 11'1" x 7'10" |
| Bedroom 1 | 5.22m x 3.69m | 17'1" x 12'1" |
| Bedroom 2 | 3.39m x 2.86m | 11'1" x 9'4" |

Note: all dimensions represent maximum measurements



Ground Floor



☒ Roof Light

First Floor

Apartments
11 to 15

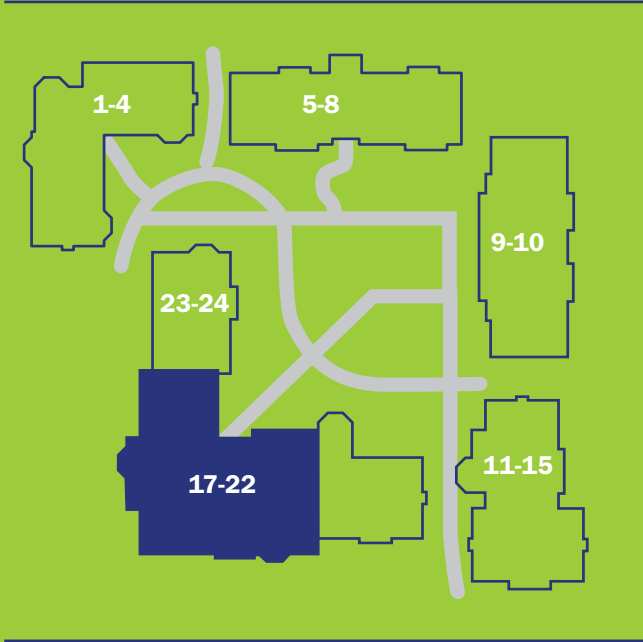
APARTMENT 11

APARTMENT 12

APARTMENT 14

APARTMENT 15

Apartments
17 to 22



| | | |
|--|---------------|----------------|
| Apartment 17 Total floor area: 109.6 sq m / 1,130 sq ft | | |
| Living Room | 6.21m x 4.16m | 20'4" x 13'8" |
| Dining Room | 3.29m x 3.34m | 10'9" x 10'11" |
| Kitchen | 3.29m x 3.10m | 10'9" x 10'3" |
| Bedroom 1 | 5.89m x 3.53m | 19'4" x 11'7" |
| Bedroom 2 | 3.99m x 3.92m | 13'1" x 12'10" |

| | | |
|--|---------------|----------------|
| Apartment 18 Total floor area: 114.1 sq m / 1,228 sq ft | | |
| Living Room | 6.21m x 4.16m | 20'4" x 13'8" |
| Dining Room | 3.29m x 3.34m | 10'9" x 10'11" |
| Kitchen | 3.29m x 3.10m | 10'9" x 10'3" |
| Bedroom 1 | 5.89m x 3.53m | 19'4" x 11'7" |
| Bedroom 2 | 3.99m x 3.92m | 13'1" x 12'10" |

| | | |
|--|---------------|----------------|
| Apartment 19 Total floor area: 112.1 sq m / 1,206.5 sq ft | | |
| Living Room | 5.78m x 4.13m | 18'11" x 13'6" |
| Dining Room | 3.33m x 3.07m | 10'11" x 10'1" |
| Kitchen | 3.33m x 2.13m | 10'11" x 7'0" |
| Bedroom 1 | 5.19m x 4.31m | 17'0" x 14'2" |
| Bedroom 2 | 3.61m x 3.59m | 11'10" x 11'9" |

| | | |
|--|---------------|----------------|
| Apartment 20 Total floor area: 109.6 sq m / 1,130 sq ft | | |
| Living Room | 6.21m x 4.16m | 20'4" x 13'8" |
| Dining Room | 3.29m x 3.34m | 10'9" x 10'11" |
| Kitchen | 3.29m x 3.10m | 10'9" x 10'3" |
| Bedroom 1 | 5.89m x 3.53m | 19'4" x 11'7" |
| Bedroom 2 | 3.99m x 3.92m | 13'1" x 12'10" |

| | | |
|--|---------------|----------------|
| Apartment 21 Total floor area: 114.1 sq m / 1,228 sq ft | | |
| Living/Dining Room | 8.71m x 5.30m | 28'7" x 17'4" |
| Kitchen | 3.43m x 2.82m | 11'3" x 9'3" |
| Bedroom 1 | 5.71m x 4.01m | 18'9" x 13'2" |
| Bedroom 2 | 5.14m x 3.38m | 16'10" x 11'1" |

| | | |
|--|---------------|----------------|
| Apartment 22 Total floor area: 112.1 sq m / 1,206.5 sq ft | | |
| Living Room | 5.78m x 4.13m | 18'11" x 13'6" |
| Dining Room | 3.33m x 3.07m | 10'11" x 10'1" |
| Kitchen | 3.33m x 2.13m | 10'11" x 7'0" |
| Bedroom 1 | 5.19m x 4.31m | 17'0" x 14'2" |
| Bedroom 2 | 3.61m x 3.59m | 11'10" x 11'9" |

Note: all dimensions represent maximum measurements

Apartments
17 to 22



Ground Floor



First Floor

Apartments
23 to 24



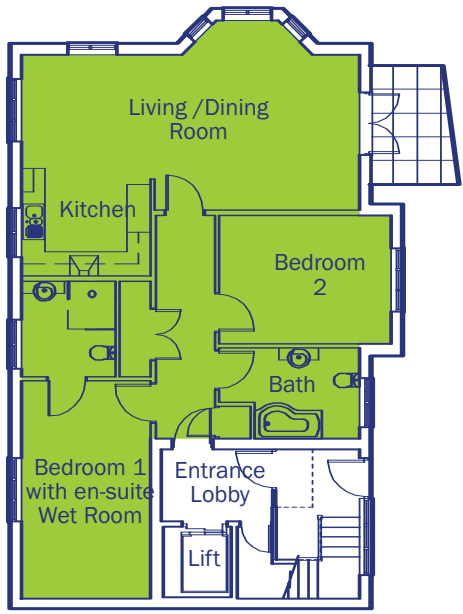
Apartment 23 Total floor area: 100 sq m / 1,076 sq ft

| | | |
|--------------------|----------------|----------------|
| Living/Dining Room | 8.51m x 4.78m | 27'11" x 15'8" |
| Kitchen | 3.25mx x 2.70m | 10'8" x 8'10" |
| Bedroom 1 | 5.45m x 3.25m | 17'5" x 10'8" |
| Bedroom 2 | 3.23m x 4.33m | 10'7" x 14'2" |

Apartment 24 Total floor area: 103 sq m / 1,109 sq ft

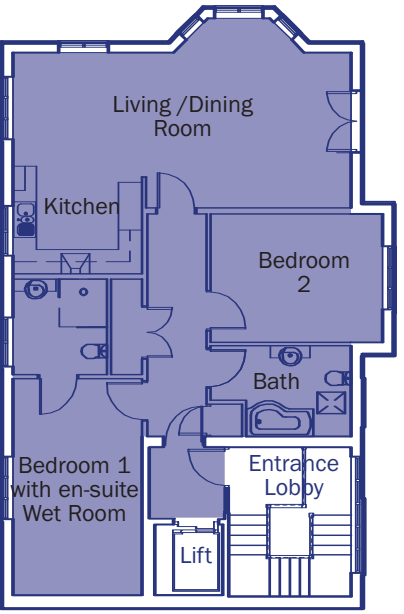
| | | |
|--------------------|----------------|----------------|
| Living/Dining Room | 8.51m x 4.78m | 27'11" x 15'8" |
| Kitchen | 3.25mx x 2.70m | 10'8" x 8'10" |
| Bedroom 1 | 5.45m x 3.25m | 17'5" x 10'8" |
| Bedroom 2 | 3.23m x 4.33m | 10'7" x 14'2" |

***Note:** all dimensions represent maximum measurements*



APARTMENT 23

Ground Floor



APARTMENT 24

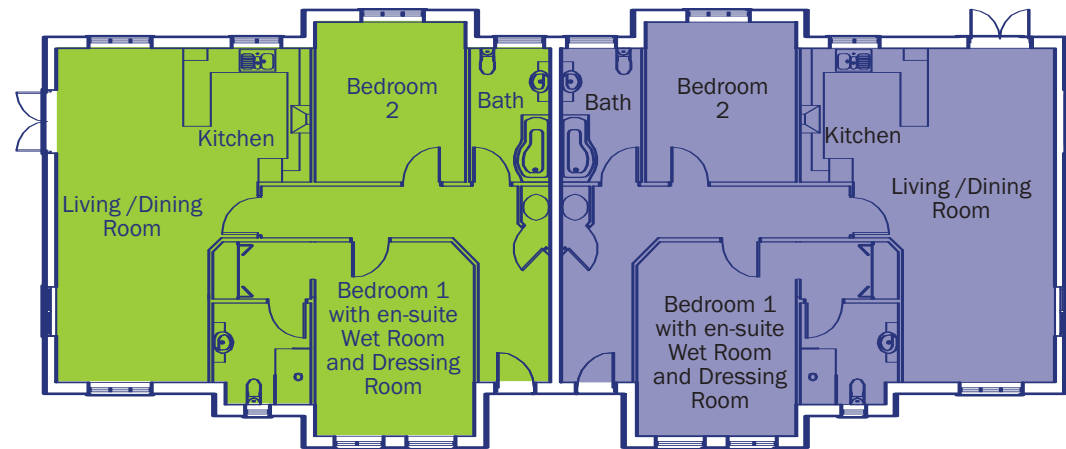
☒ Roof Light

First Floor

Apartments
23 to 24



Cottages
9 & 10



COTTAGE 9

COTTAGE 10

| Cottage 9 | Total floor area: 113.5 sq m / 1,222 sq ft | | |
|--------------------|--|---------------|--|
| Living/Dining Room | 8.40m x 3.85m | 27'6" x 12'7" | |
| Kitchen | 3.37m x 3.22m | 11'0" x 10'6" | |
| Bedroom 1 | 4.88m x 4.01m | 16'0" x 13'2" | |
| Bedroom 2 | 4.04m x 3.79m | 13'3" x 12'5" | |

| Cottage 10 | Total floor area: 113.5 sq m / 1,222 sq ft | | |
|--------------------|--|---------------|--|
| Living/Dining Room | 8.40m x 3.85m | 27'6" x 12'7" | |
| Kitchen | 3.37m x 3.22m | 11'0" x 10'6" | |
| Bedroom 1 | 4.88m x 4.01m | 16'0" x 13'2" | |
| Bedroom 2 | 4.04m x 3.79m | 13'3" x 12'5" | |

Note: all dimensions represent maximum measurements

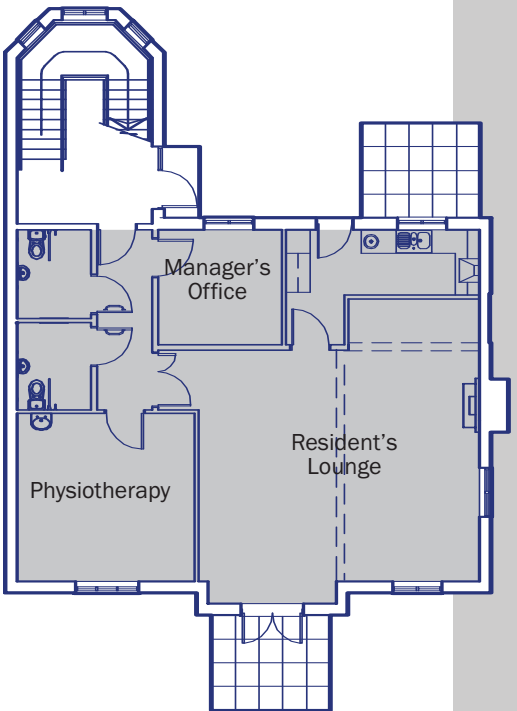


Communal Facilities & Guest Suites

The Community Centre houses a comfortable residents lounge with kitchen facilities, a cosy fireplace and TV. It is available for individual use, group meetings, social events or parties.

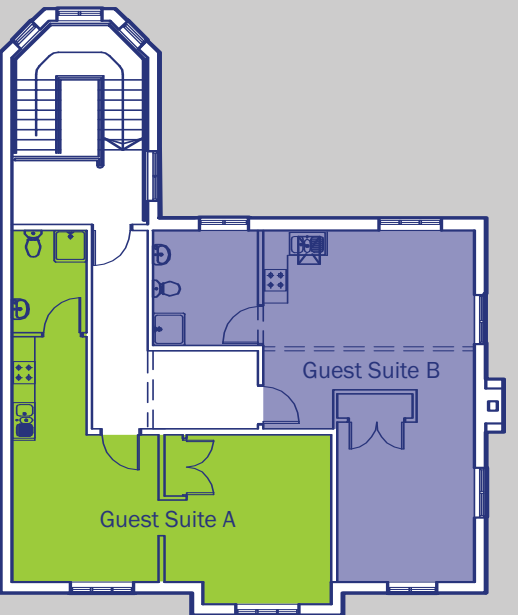
A large and well equipped physiotherapy centre is situated next door and treatments can be booked via the Care Manager..

On the first floor there are two guest suites, which can be booked in advance for use by friends or relatives.



Communal Facilities

Ground Floor



Guest Suites

First Floor

Communal Facilities
& Guest Suites

Take a Closer Look

Show Home

Dunwood Court's show apartment is open for viewing from 10am - 4pm 7 days a week and getting there couldn't be easier.

By Road

If coming from the Bournemouth or the South East take the M27, leave at Jct.2 and take the first exit A326 to Salisbury/Romsey/Fawley.

At the next roundabout take the 4th exit onto the A390 and after 2.6 miles turn left onto the A27. Follow this road for a further 2.5 miles and Dunwood Court will be seen on the right.

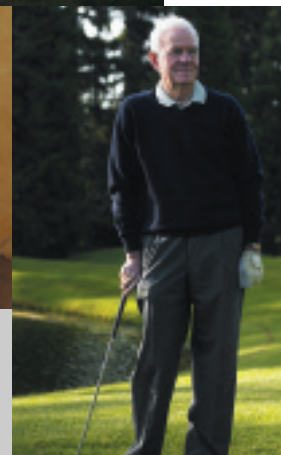
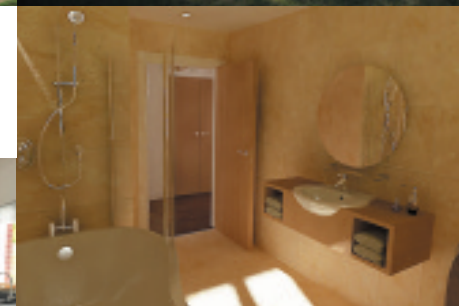
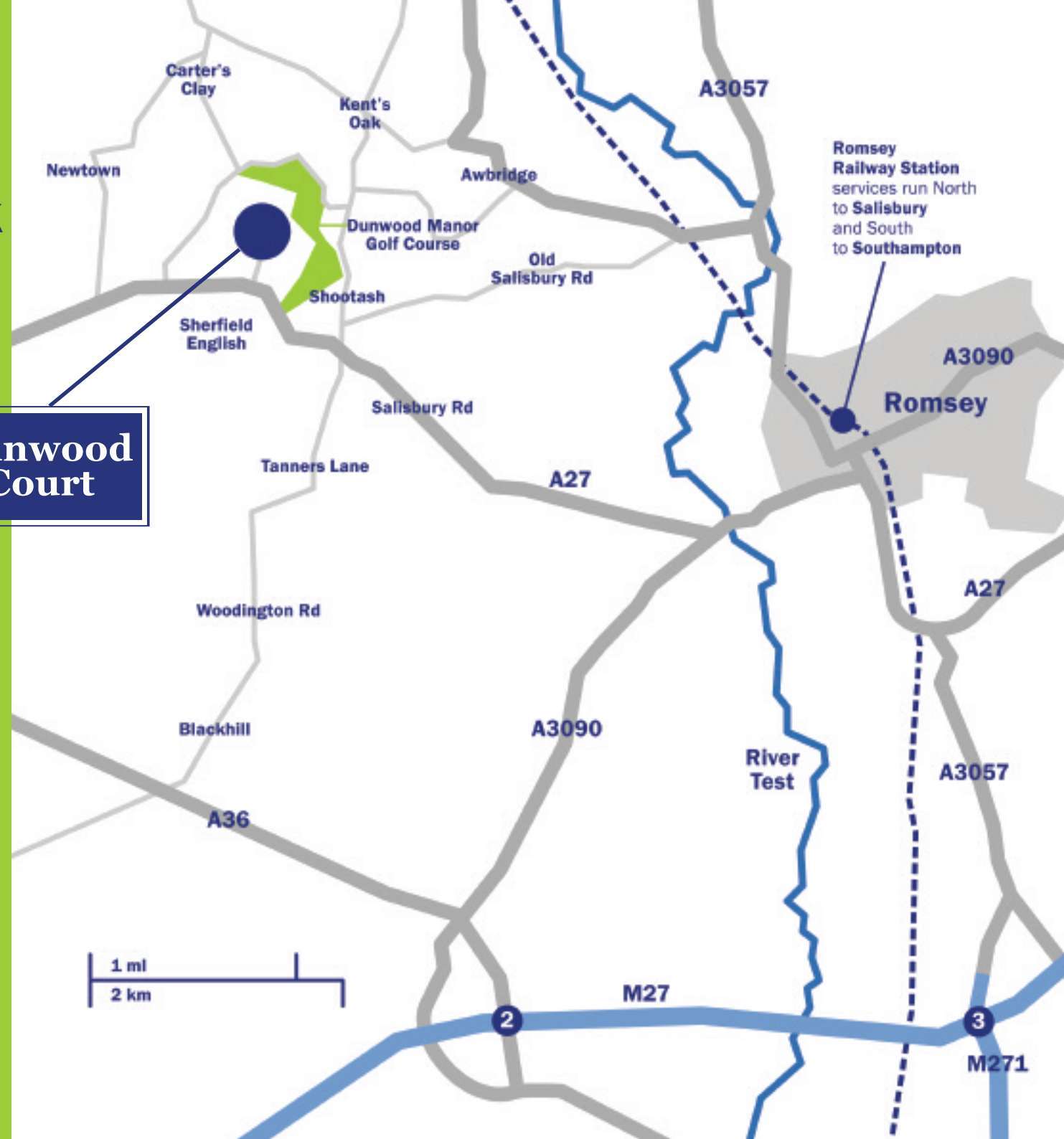
From the North and West leave the M27 at Jct3 and take the 3rd exit towards Romsey. At the next roundabout take the 2nd exit on the A3057 to Romsey and at the next roundabout, take the first exit onto the A27.

Turn right 1 mile further on to stay on the A27 and Dunwood Court will be seen on the right after 2.5 miles.

By Train

Take the train to Romsey Station and during weekdays call us on 01794 517064 to come and collect you.

Dunwood Court



Dunwood Court

The New Concept in Retirement Living

Further Information

For further information please speak to our sales team on:

01794 517064

or email:

info@dunwoodcourt.com

or visit:

www.dunwoodcourt.com

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The New Concept in Retirement Living

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