



Discover retirement living to the full  
at Highclere House, Hatfield

  
McCarthy & Stone





Computer generated image of Highclere House. Image is indicative only.

# Welcome to Highclere House

Highclere House is a Retirement Living development, brought to you by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5 star award for fourteen years running.

Designed exclusively for the over 60s, this development comprises 24 one and two bedroom apartments with a range of communal facilities such as a Club Lounge, Guest Suite<sup>#</sup> and beautiful landscaped courtyard style garden to enjoy with family and friends.



“ I’m so pleased we decided to make the move to our new McCarthy & Stone apartment. Everyone here is so friendly and it’s great having the option to socialise or just spend time on our own. ”

Homeowner, Poets Place, Loughton

<sup>#</sup>Additional charge applies. <sup>#</sup>Subject to availability.





## Picture yourself here

Picture yourself in a spacious and stunning new apartment. Designed to the Lifetime Homes Standard\*, our high quality Retirement Living apartments are carefully built with pride and attention to detail. There is a fully fitted kitchen, spacious level access shower room, walk-in wardrobes and large picture windows to selected plots. Chrome door furniture and walls painted in a neutral colour emulsion combine to make these truly desirable apartments.

### Designed with you in mind

All Retirement Living developments are wheelchair friendly and there is a secure mobility scooter room to store and charge your vehicle\*\*.

If bending and lifting is a concern, you will notice that the ovens and plug sockets are a convenient height. There is also slip resistant tiling in the shower room, a walk-in shower and lever taps for ease of use.

The safety features extend into the development where you will find a lift and secure parking on-site\*\*^.

### Peace of mind guaranteed

Knowing that help is at hand creates a sense of well-being. There is a 24 hour emergency call system provided by a personal pendant and optional call points in your bedroom and bathroom, as well as an on-site House Manager during office hours.

You will be able to see who is 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

Highclere House has been built with energy efficiency in mind, including features such as double glazed windows, heat recovery ventilation units and insulated cavity walls. All of which will help to improve the sustainability of Highclere House and can help you save on those energy bills.



“

I've always been a sociable person, so it's lovely that there are always other people around and lots of activities to get involved in.

”

Homeowner, Bowes Lyon Court, Poundbury

\*Lifetime Homes Standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.  
\*\*Spaces subject to availability. ^Additional charge applies.





# Stylish facilities for you to enjoy

Outside your apartment, there are extra facilities to enjoy. At the heart of the development is our Club Lounge. It is a lovely place to meet up with friends old and new and is convenient for when family come to visit.

### Enjoy the development

The stunning Club Lounge is designed for you to relax in beautiful, comfortable surroundings. Enjoy a book or just catch up with family and friends old and new.

We also have Guest Suite accommodation<sup>#</sup> with TV and tea and coffee making facilities available for your friends and family to stay, making it easier for you to host your loved ones.

### Socialising with new friends

Socialise as much or as little as you like; your House Manager is not only there to take care of the day to day running of the development but is on hand to facilitate events and activities that you can choose to be part of.

Typically, you will find there are book clubs, film nights and day trips<sup>^</sup> which can be booked. You can invite your friends and family to participate in events and celebrate all the major occasions throughout the year.

### Relax in the landscaped garden

You can sit back and relax in the courtyard style garden that is thoughtfully designed to delight you throughout the seasons.



“

My apartment is perfect. It is just the right size for me. I have plenty of space and I don't have to do half as much housework anymore.

”

Homeowner, Parkland Place, Biggleswade

<sup>^</sup>Additional charge applies. <sup>#</sup>Subject to availability.



# Your new apartment in detail

## Apartment Features

### General

- Double glazing
- Washer/dryer provided to all apartments
- Walk-in wardrobe to selected apartments
- Telephone and television point in living room and main bedroom
- Large picture windows to selected apartments
- Sky Q connection point in living room

### Shower Room

- Fitted and tiled shower room with level access shower
- Slip resistant floor tiling
- Fitted mirror
- Electric shaver socket
- Heated towel rail
- Extractor ventilation

### Kitchen

- Fitted kitchen with integrated fridge, freezer, microwave and ceramic hob
- Ivory gloss units
- Mid-height oven
- Cooker hood
- Anthracite granite composite sink with lever taps
- Under cabinet lighting

### Heating and finishes

- Central heating
- Walls painted in a 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
- Intruder alarm
- Mains connected smoke detector
- Illuminated light switches for bathroom and main bedroom
- Fire detection equipment

## Development Features

- Club Lounge
- House Manager
- Wheelchair friendly
- Guest Suite<sup>^#</sup>
- Lift to all floors
- Landscaped garden
- Mobility scooter store<sup>#</sup>
- Car parking available on-site<sup>^#</sup> (please ask a Sales Consultant for more details)



Typical kitchen



Typical living room



Typical bedroom



Typical shower room

**10 Year Warranty**  
Your apartment comes with a 10 Year NHBC warranty

<sup>^</sup>Extra charge applies. <sup>#</sup>Subject to availability.





“

The fact that we can shut the front door and be safe in the knowledge that there are friendly staff always on-site is a huge benefit and an important aspect for us.

”

Homeowner, Landmark Place, Denham Green



# Highclere House

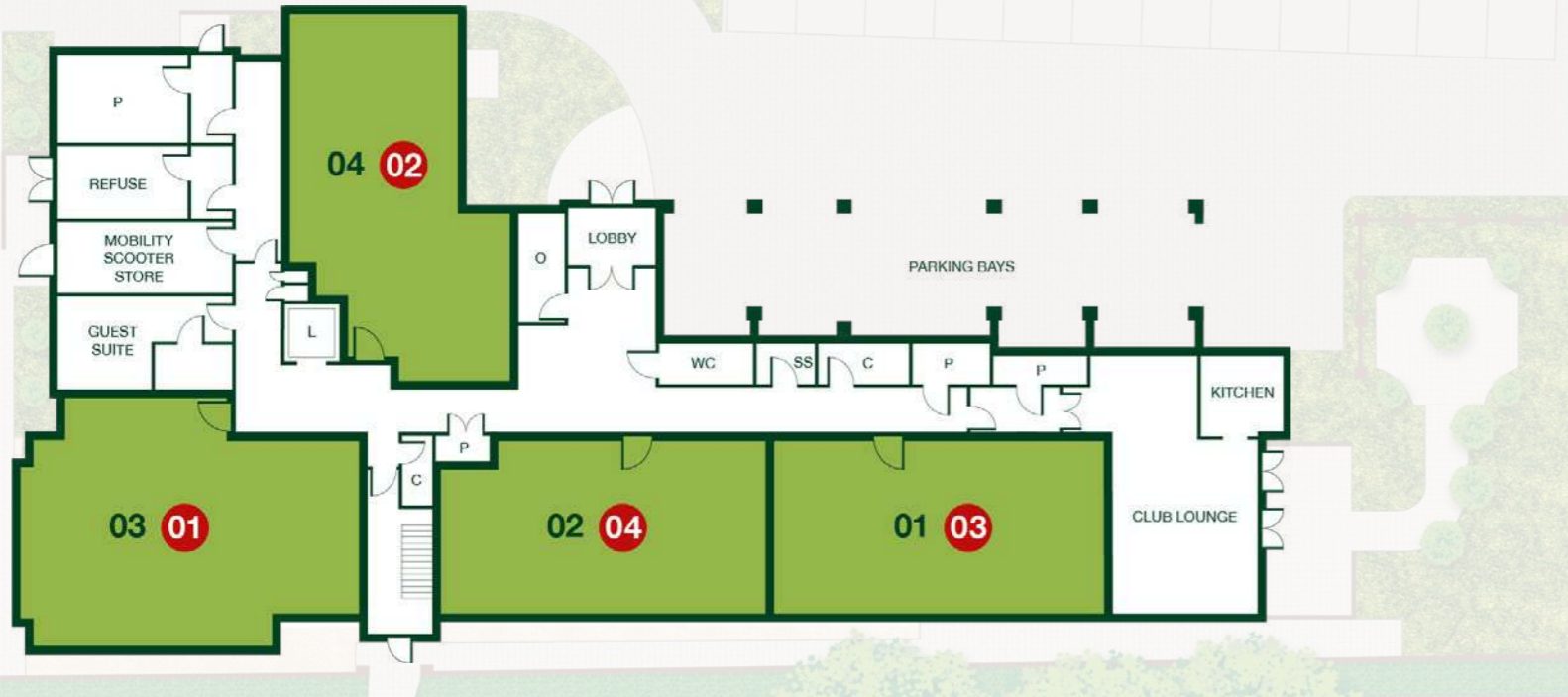
Development Layout





# Highclere House

Ground Floor

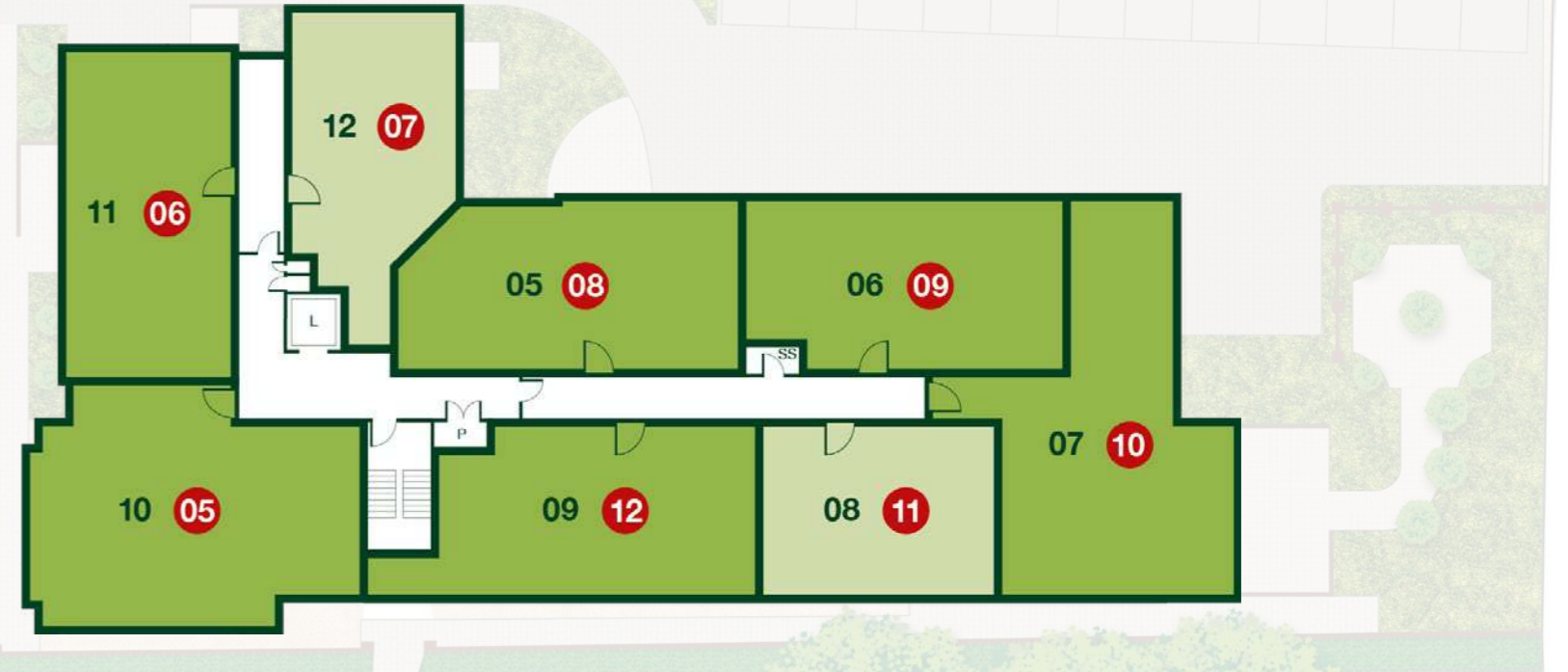


- 1 bedroom apartment
- 2 bedroom apartment
- Communal/staff areas
- Postal numbers

- L Lift
- O Office
- C Cupboard
- P Plant room
- SS Smoke shaft
- WC Communal toilet

# Highclere House

First Floor

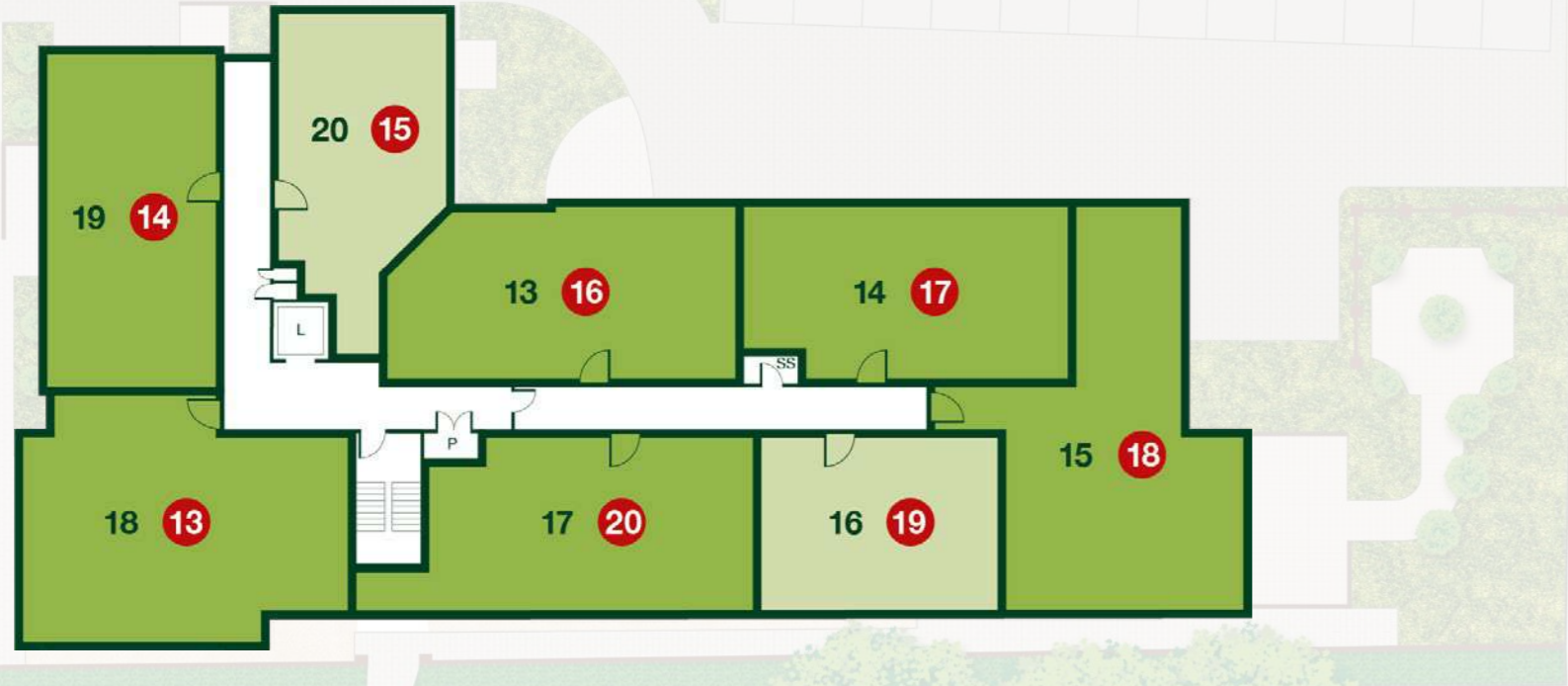


- 1 bedroom apartment
- 2 bedroom apartment
- Communal/staff areas
- Postal numbers

- L Lift
- P Plant room
- SS Smoke shaft

# Highclere House

Second Floor

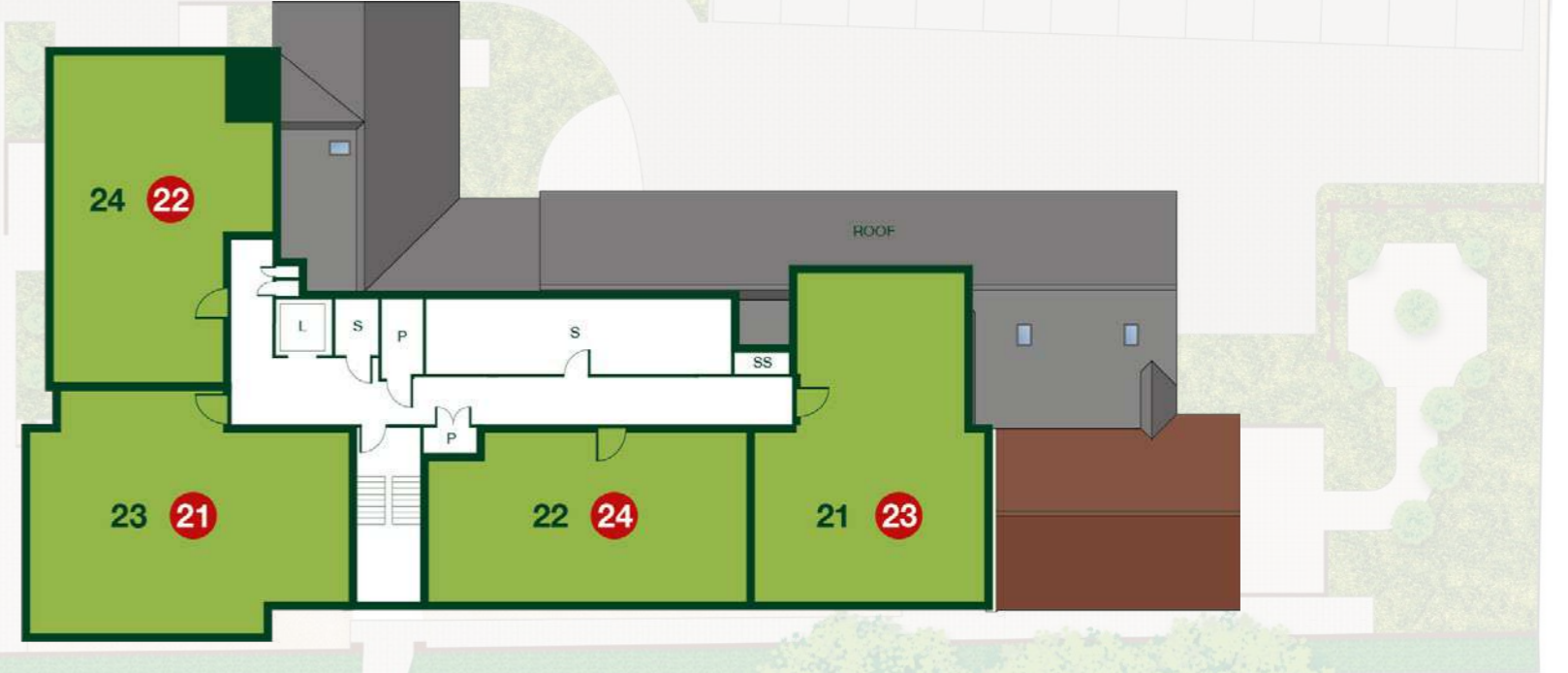


- 1 bedroom apartment
- 2 bedroom apartment
- Communal/staff areas
- 01 Postal numbers

- L Lift
- P Plant room
- SS Smoke shaft

# Highclere House

Third Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal/staff areas
- 01 Postal numbers

- L Lift
- S Store
- P Plant room
- SS Smoke shaft

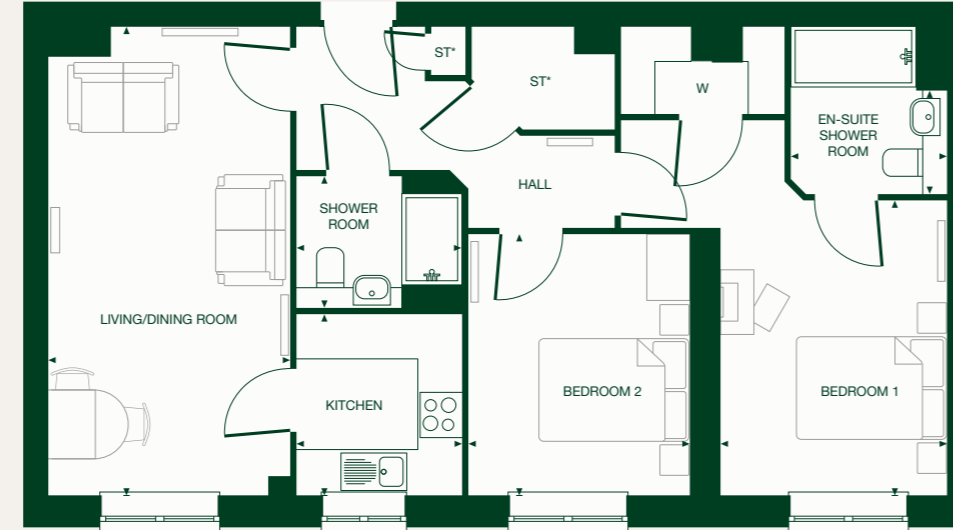


# The Blackburn

Apartment:

Ground Floor | 01 |

Living room	20' 3" x 10' 6"	(6184mm x 3199mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	12' 10" x 9' 9"	(3907mm x 2974mm)
Bedroom 2	11' 4" x 9' 7"	(3453mm x 2930mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 5' 9"	(2200mm x 1760mm)



W Wardrobe  
ST Storage cupboard

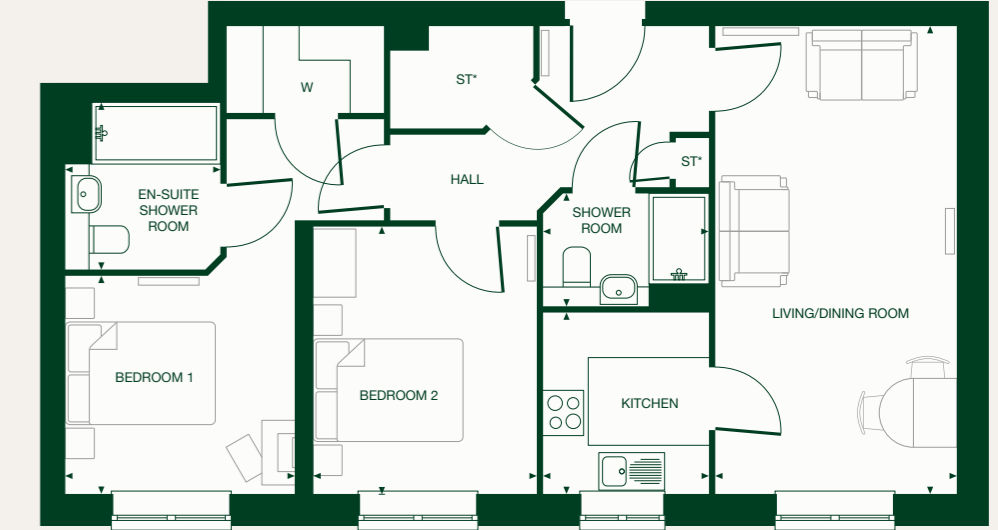
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# The Boulton

Apartment:

Ground Floor | 02 |

Living room	20' 3" x 10' 6"	(6184mm x 3199mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	9' 11" x 9' 6"	(3029mm x 2886mm)
Bedroom 2	11' 7" x 9' 9"	(3537mm x 2960mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 4' 11"	(2200mm x 1500mm)



W Wardrobe  
ST Storage cupboard

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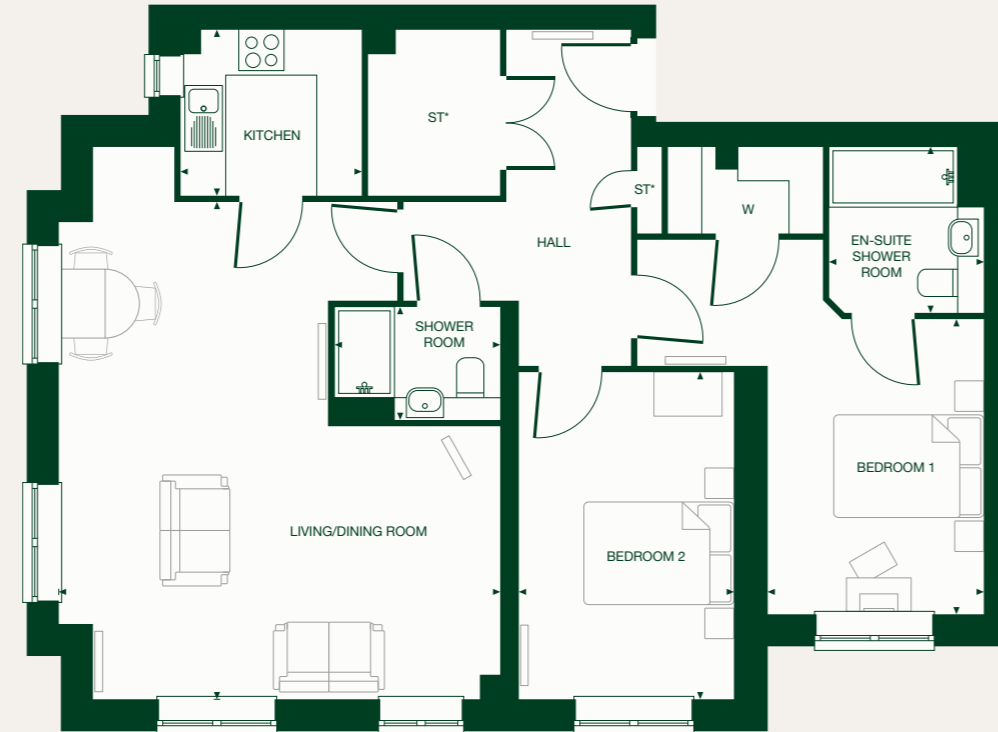


# The Brewster

Apartments:

<b>Ground Floor</b>	03
<b>First Floor</b>	10
<b>Second Floor</b>	18

Living room Apartments 03, 10	24' 0" x 19' 2"	(7309mm x 5840mm)
Living room Apartment 18	21' 7" x 17' 8"	(6582mm x 5387mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	12' 10" x 9' 5"	(3907mm x 2861mm)
Bedroom 2	14' 3" x 9' 4"	(4332mm x 2848mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 4' 11"	(2200mm x 1500mm)



W Wardrobe  
ST Storage cupboard

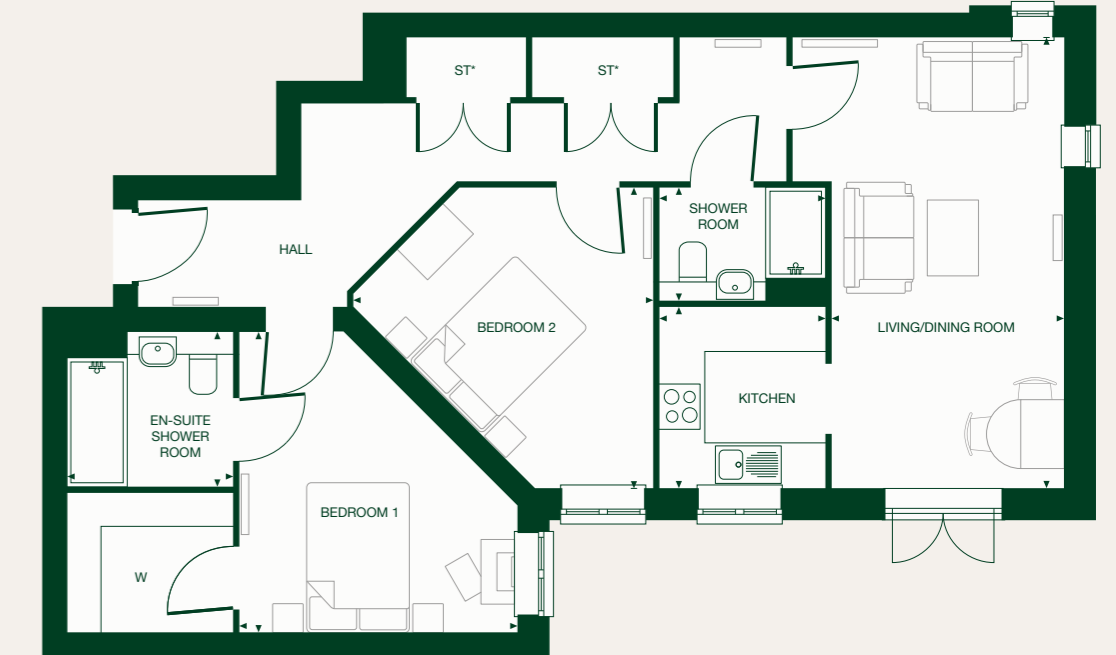
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# The Curtiss

Apartment:

<b>Ground Floor</b>	04
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Living room	19' 7" x 10' 1"	(5961mm x 3078mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	13' 0" x 12' 1"	(3970mm x 3682mm)
Bedroom 2	13' 1" x 13' 0"	(3977mm x 3970mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 4' 11"	(2200mm x 1500mm)



W Wardrobe  
ST Storage cupboard

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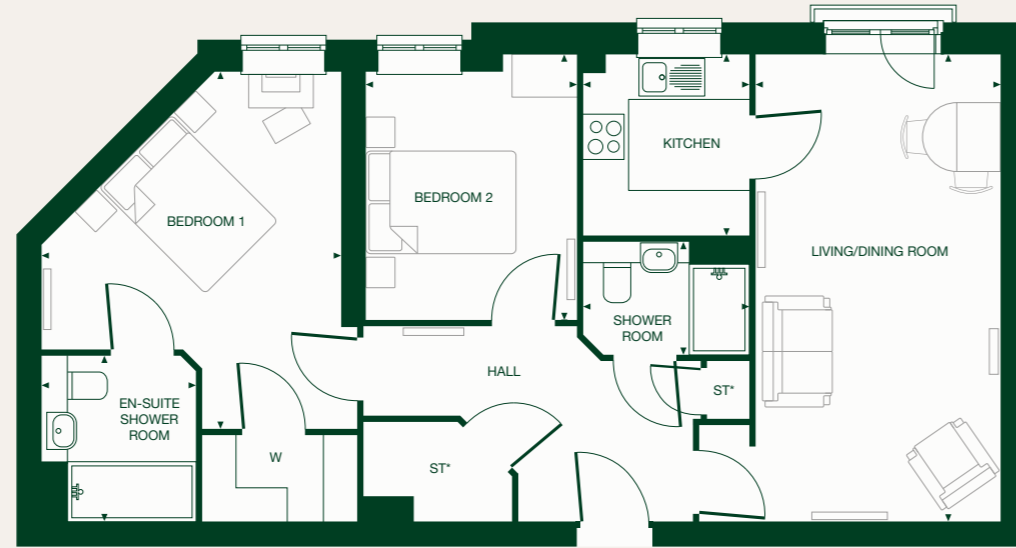


# The Douglas

Apartments:

<b>First Floor</b>	05
<b>Second Floor</b>	13

Living room	20' 3" x 10' 8"	(6184mm x 3245mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	15' 6" x 13' 0"	(4732mm x 3970mm)
Bedroom 2	10' 10" x 9' 2"	(3291mm x 2972mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 5' 0"	(2200mm x 1514mm)



W Wardrobe  
ST Storage cupboard

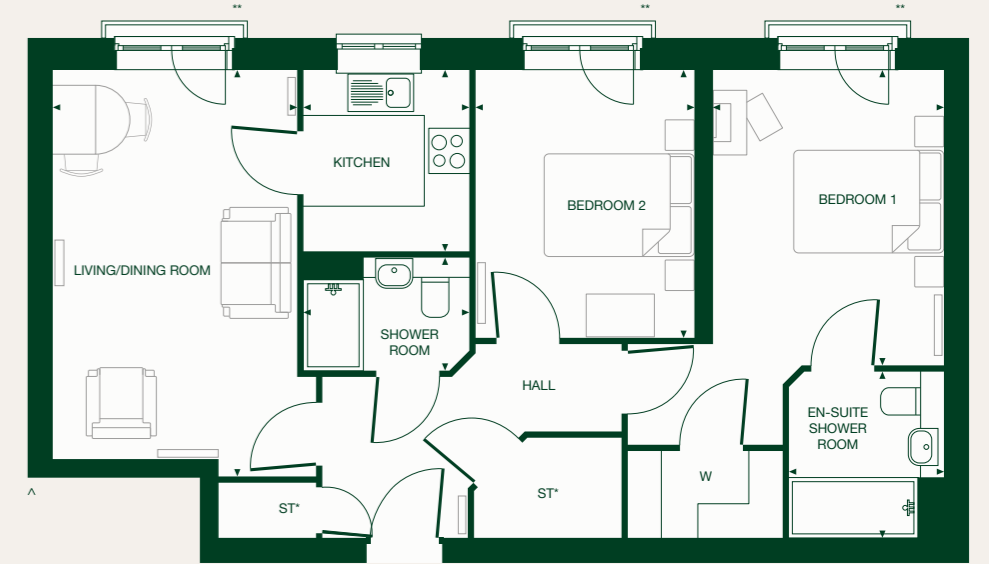
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# The Fairey

Apartments:

<b>First Floor</b>	06   11^
<b>Second Floor</b>	14   19^

Living room Apartments 06, 14	16' 11" x 10' 7"	(5144mm x 3234mm)
Living room Apartments 11, 19	20' 3" x 11' 4"	(6184mm x 3458mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	12' 10" x 10' 0"	(3907mm x 3056mm)
Bedroom 2	11' 8" x 9' 6"	(3544mm x 2895mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 4' 11"	(2200mm x 1500mm)



W Wardrobe  
ST Storage cupboard

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^Plots 11 and 19 are handed and have full-length living/dining rooms

\*\*Juliet balconies replaced with windows to plots 11 & 19



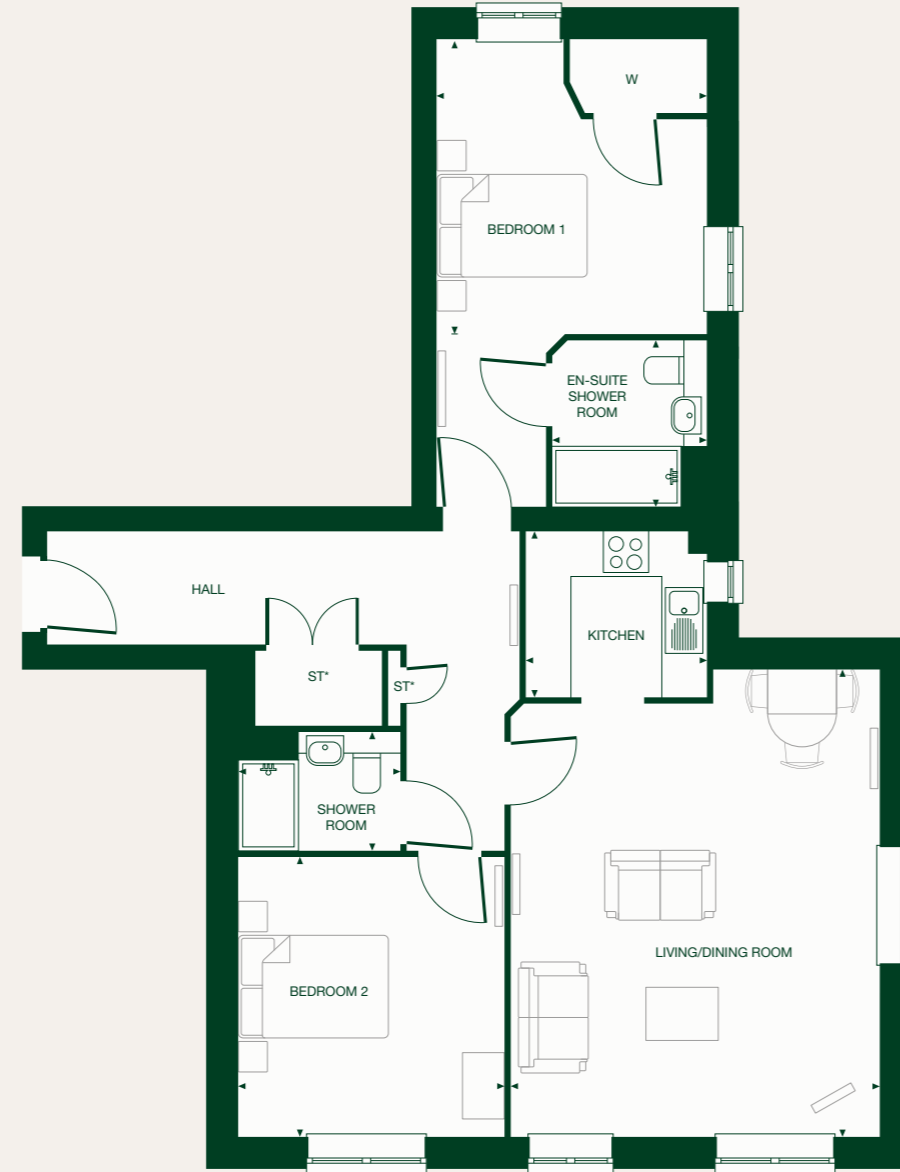
# The Gloster

Apartments:

<b>First Floor</b>	07
<b>Second Floor</b>	15

Living room	20' 3" x 16' 0"	(6184mm x 4883mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	12' 10" x 11' 9"	(3907mm x 3580mm)
Bedroom 2	12' 2" x 11' 7"	(3703mm x 3524mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 1" x 5' 2"	(2147mm x 1575mm)

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W Wardrobe  
ST Storage cupboard

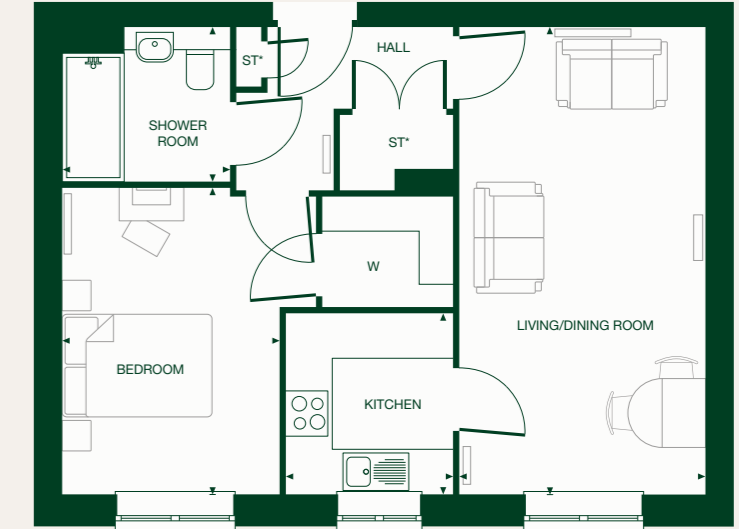
# The Grumman

Apartments:

<b>First Floor</b>	08
<b>Second Floor</b>	16

Living room	20' 3" x 10' 8"	(6184mm x 3259mm)
Kitchen	7' 10" x 7' 3"	(2385mm x 2200mm)
Bedroom	13' 4" x 9' 5"	(4057mm x 2872mm)
Shower room	7' 3" x 6' 9"	(2220mm x 2048mm)

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W Wardrobe  
ST Storage cupboard

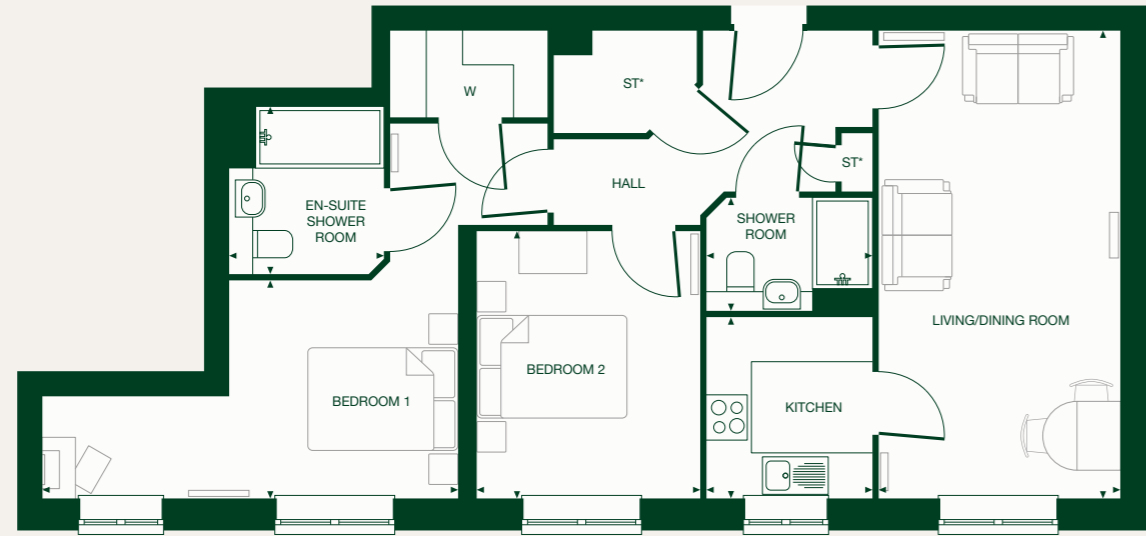


# The Hawker

Apartments:

**First Floor** | 09 |  
**Second Floor** | 17 |

Living room	20' 3" x 10' 6"	(6184mm x 3199mm)	Bedroom 2	11' 7" x 9' 9"	(3537mm x 2960mm)
Kitchen	7' 10" x 7' 3"	(2385mm x 2200mm)	En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Bedroom 1	18' 1" x 9' 6"	(5504mm x 2886mm)	Shower room	7' 3" x 4' 11"	(2200mm x 1500mm)



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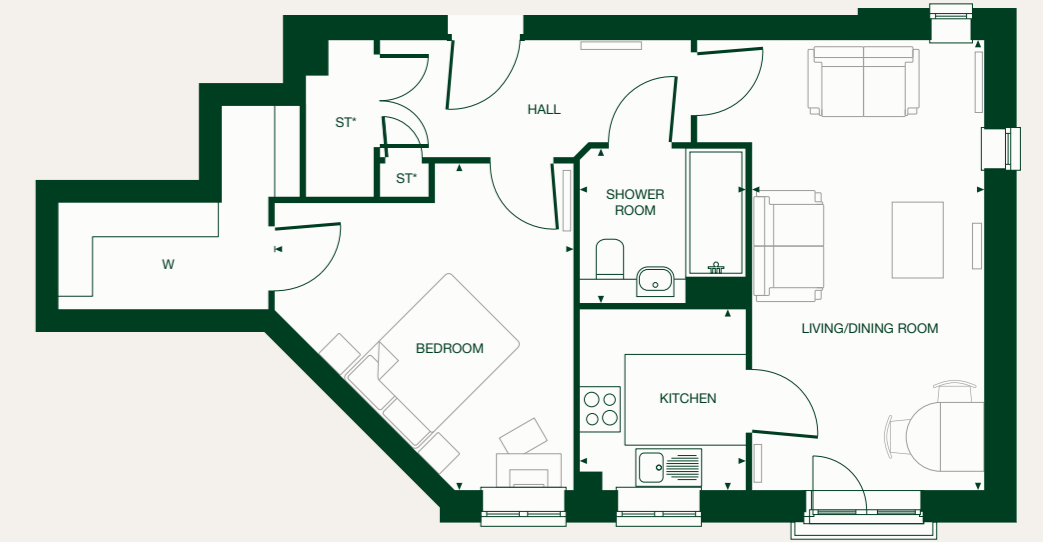
W Wardrobe  
 ST Storage cupboard

# The Lexington

Apartments:

**First Floor** | 12 |  
**Second Floor** | 20 |

Living room	19' 7" x 10' 1"	(5960mm x 3078mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom	13' 4" x 11' 8"	(4071mm x 3557mm)
Shower room	7' 3" x 6' 9"	(2200mm x 2050mm)



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W Wardrobe  
 ST Storage cupboard

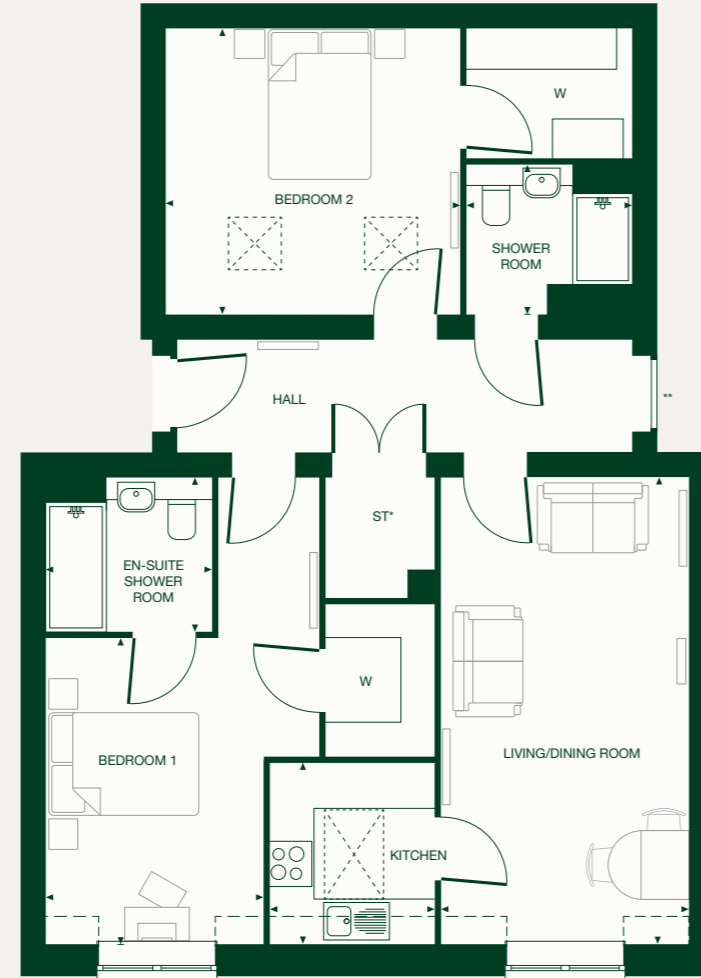


# The Lockheed

Apartment:

Third Floor | 21 |

Living room	20' 3" x 10' 8"	(6184mm x 3258mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	13' 4" x 9' 5"	(4057mm x 2872mm)
Bedroom 2	12' 10" x 12' 3"	(3899mm x 3732mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 2" x 6' 6"	(2186mm x 1975mm)



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\*\*Door to access roof for management company only  
Dashed lines denote sloping ceiling height



Skylight

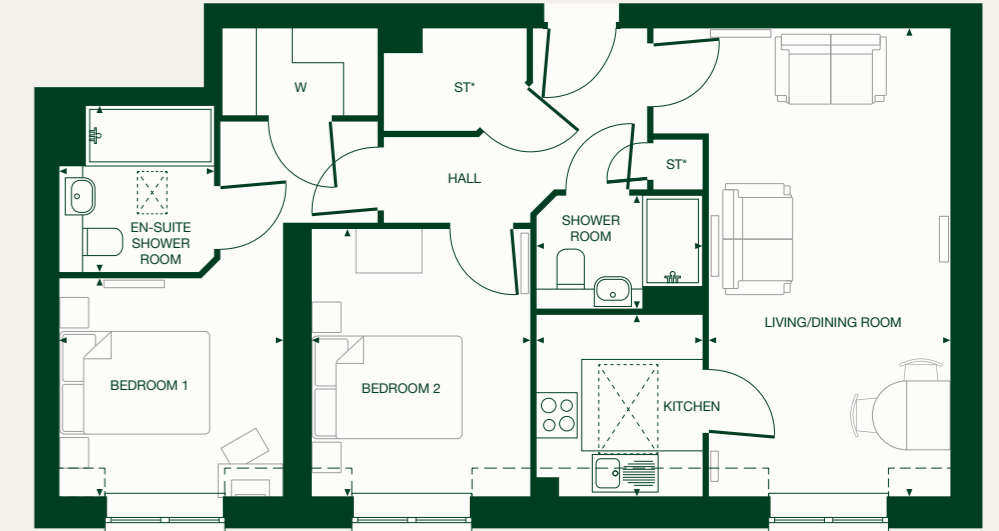
W Wardrobe  
ST Storage cupboard

# The Lodestar

Apartment:

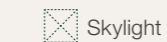
Third Floor | 22 |

Living room	20' 4" x 10' 6"	(6185mm x 3198mm)
Kitchen	7' 10" x 7' 3"	(2400mm x 2200mm)
Bedroom 1	9' 8" x 9' 6"	(2959mm x 2886mm)
Bedroom 2	11' 7" x 9' 6"	(3537mm x 2890mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 4' 11"	(2200mm x 1500mm)



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Dashed lines denote sloping ceiling height



Skylight

W Wardrobe  
ST Storage cupboard

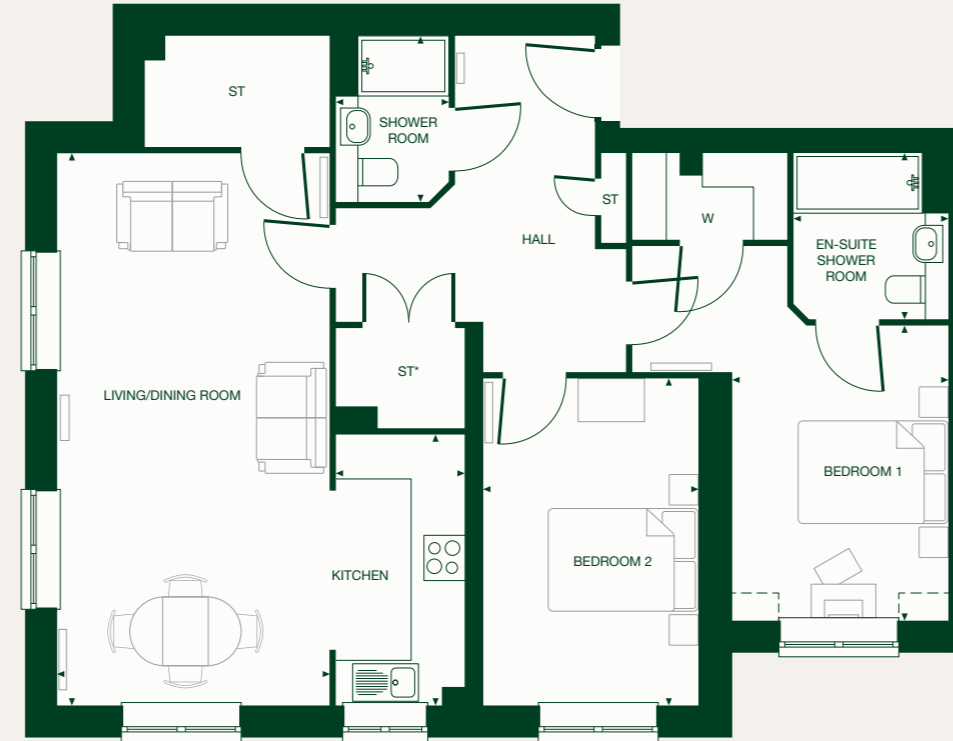


# The Vought

Apartment:

Third Floor | 23 |

Living room	24' 1" x 11' 10"	(7335mm x 3604mm)
Kitchen	11' 9" x 5' 10"	(3576mm x 1787mm)
Bedroom 1	12' 10" x 9' 5"	(3907mm x 2861mm)
Bedroom 2	14' 3" x 9' 4"	(4332mm x 2847mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	7' 3" x 4' 11"	(2200mm x 1498mm)



Dashed lines denote sloping ceiling height

W Wardrobe  
ST Storage cupboard

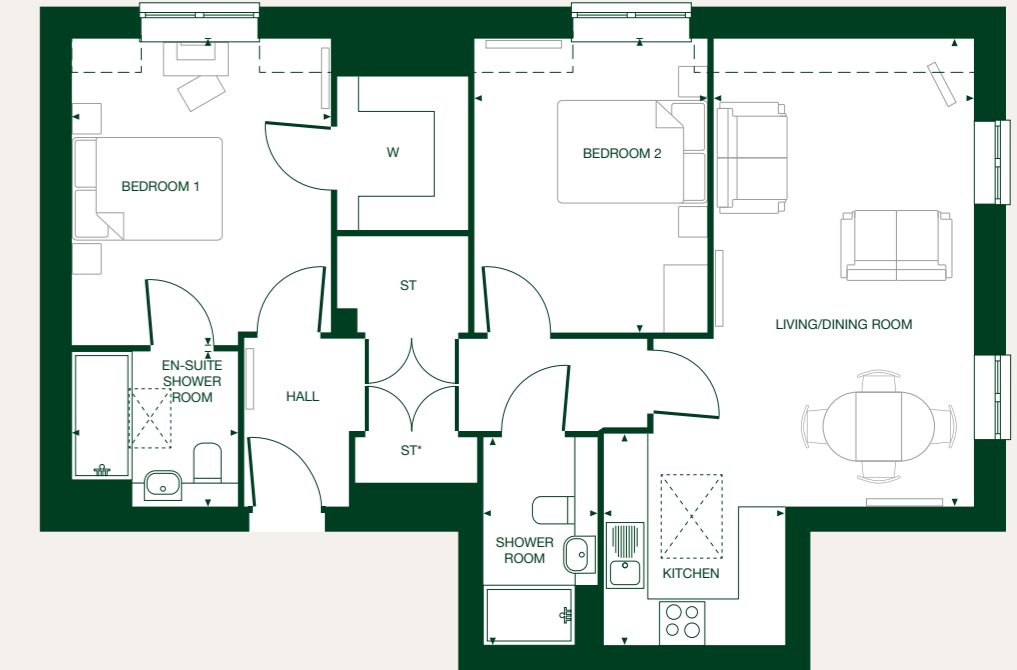
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# The Westland

Apartment:

Third Floor | 24 |

Living room	20' 3" x 11' 4"	(6184mm x 3447mm)
Kitchen	9' 2" x 7' 11"	(2791mm x 2400mm)
Bedroom 1	13' 4" x 11' 3"	(4056mm x 3430mm)
Bedroom 2	12' 9" x 10' 2"	(3887mm x 3089mm)
En-suite shower room	7' 3" x 6' 9"	(2200mm x 2050mm)
Shower room	9' 0" x 5' 0"	(2741mm x 1513mm)



Dashed lines denote sloping ceiling height

Skylight

W Wardrobe  
ST Storage cupboard

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# Map



## Supermarkets

- 1 Asda

## Doctors/Dentists

- 2 Queensway Health Clinic
- 3 Hatfield Dental Centre

## Pharmacies

- 4 Jade Pharmacy
- 5 Boots Pharmacy

## Banks/Building Societies

- 6 Santander
- 7 HSBC
- 8 Barclays

## Cafés/Pubs/Restaurants

- 9 Red Lion
- 10 Simmons Bakers
- 11 The Horse & Groom

## L Library

## P Post Office



# Hatfield provides the perfect marriage of old and new

With a quaint old town and a thriving town centre, Hatfield has something for everyone.

The new town provides a selection of retail experiences from well known supermarkets to independent shops and high street retailers. The doctors' surgery, dental practice, post office and banks are all situated in the heart of the town, plus plenty of pubs, cafés and restaurants with the Red Lion pub and restaurant just a short stroll away.

If you'd rather enjoy some retail therapy, The Galleria Designer Outlet is only 1.7 miles away and has an impressive variety of big name brands and independent stores as well as a cinema and a selection of restaurants and cafés. Welwyn Garden City also offers a good choice of high street brands including John Lewis and is just 3.5 miles away.

Old Hatfield dates back to the 11th century, mentioned as Hetfelle in the Domesday Book, and remains full of old-world charm and character.

The present church of St Lawrence began during the 12th century and Hatfield House was built in 1611 by Robert Cecil, the 1st Earl of Salisbury. The magnificent Jacobean mansion is surrounded by beautiful gardens and a deer park which includes the Old Palace that had been the childhood home of Queen Elizabeth the 1st. You can enjoy extensive tours of the house and gardens, which has many year-round attractions including a farm, restaurant and regular annual community events.

Luton airport is only a mere 14 miles away, and Stansted airport is just under 30 miles, making trips abroad easy. Hatfield Train Station is only a few minutes walk from the development and provides direct services to central London, reaching King's Cross in approximately 23 minutes. There are also regular trains to Welwyn Garden City, Stevenage and Cambridge.



Red Lion pub and restaurant



St Etheldreda's church, Hatfield



River Cottage Kitchen & Deli, Hatfield House





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