

Hotchkin Gardens

Woodhall Spa



McCarthy Stone

Woodhall Spa

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Development features

Property details

Welcome

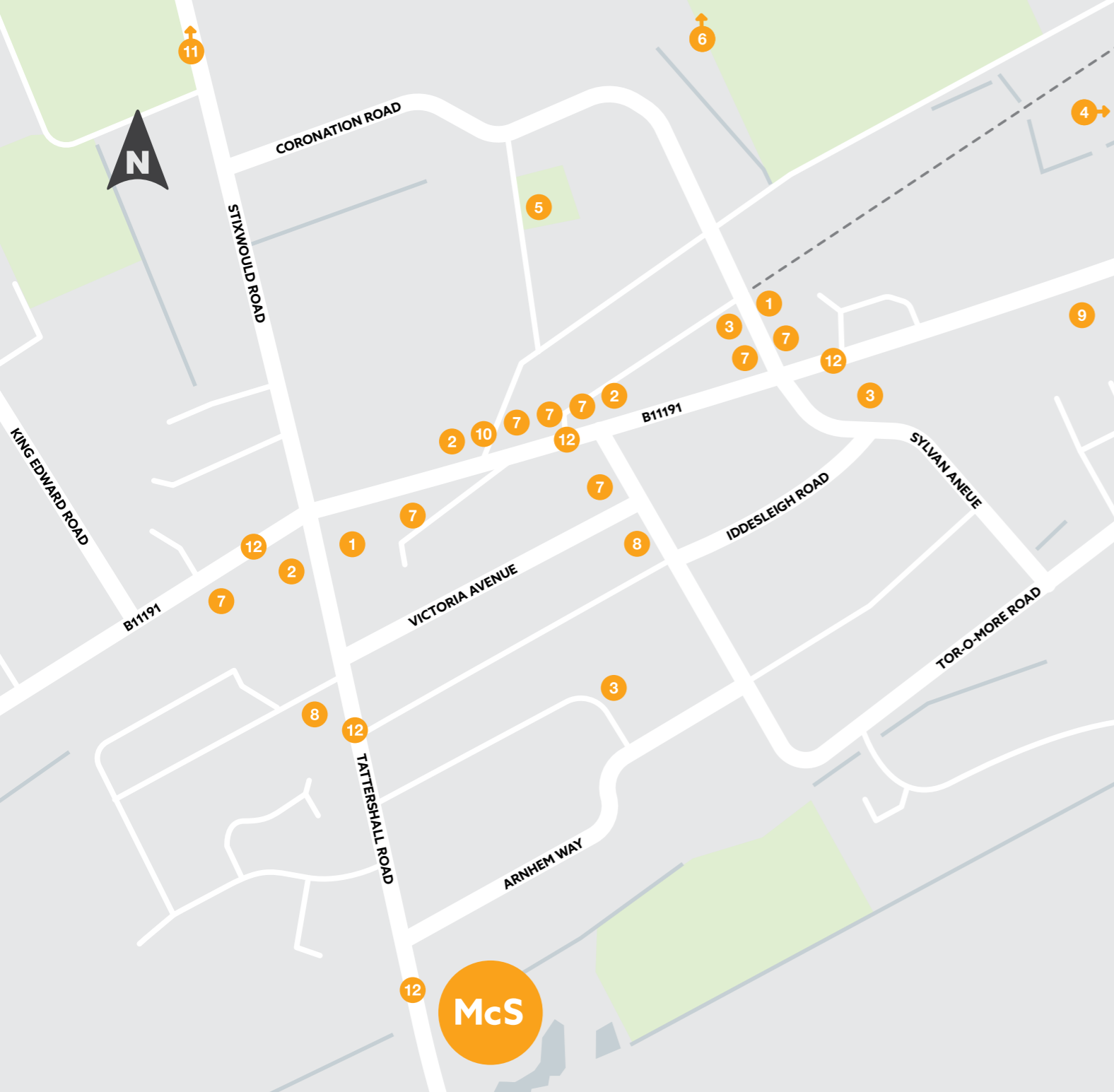
Luxurious living in a pretty village.

Small enough to still be considered a village, yet large enough to have all amenities nearby, this Lincolnshire village set in beautiful surroundings has great appeal. Historical elegance. Proudly independent. Friendly community. Woodhall Spa really is a delightful place to call home.

Find your happy place in woodhall spa.

Just six minutes' walk from the village centre, Hotchkin Gardens is named after Lord Thomas Hotchkin who founded a hotel and spa at Woodhall in the 19th century. Designed with the over 55s in mind, the luxury development is built to high standards and is an ideal place to live life your way.





- | | |
|-------------------|---------------------------|
| 1 Memorial/Museum | 7 Restaurant/Pub/Tea Room |
| 2 Supermarket | 8 Doctors |
| 3 Church | 9 Dentist |
| 4 Golf Club | 10 Dry Cleaners |
| 5 Bowls Club | 11 Petwood Hotel |
| 6 Cinema | 12 Bus Stop |



Live life your way.

Hotchkiss Gardens is ideally placed to help you get the most out of this pretty former spa resort and surrounding area.

Everything you need is close by – Sainsbury’s is just a short stroll from your front door and the neighbouring tree-lined high street boasts lots of independent shops – indeed locals are proud to support the village’s fairtrade status. A GP surgery, dentist, pharmacy, post office and library are all within walking distance too.

Foodies can delight in an array of eateries. Tea House In The Woods offers freshly made meals with locally sourced ingredients; Lorenzo’s is highly recommended; and The Inn at Woodhall Spa, has a popular Sunday carvery. There’s also a fortnightly farmers’ market.

As you explore, you’ll discover a village full of charm and history, spanning mediaeval times to WW2. There’s a thriving cultural scene too with a programme of annual events, including a country show, 1940’s festival and Christmas fair. The village is set

amongst a mature woodland and here you’ll find Kinema in the Woods, which invites you to enjoy an old-fashioned cinema experience.

There are good sport and recreational facilities too. The National Golf Centre offers award winning courses plus world-class training. Jubilee Park has tennis courts, a bowling green, and an open-air heated pool. You can also walk or cycle a 3-mile trail for traffic-free exercise.

The area offers day trips aplenty. The Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is just 7 miles away and a Battle of Britain centre, offering an opportunity to see wartime aircraft, is also close by. Lincoln, with its historic cathedral and castle, is just a 30-minute drive.

Getting out and about is easy. The nearest bus stop is meters from the development. A train station at Metheringham is 8 miles away. The A15 and A16 are both within easy reach.

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Made for modern living, inside and out.

As you make your way through the elegant entrance of Hotchkin Gardens, you'll feel both relaxed and excited to explore.

You'll immediately appreciate the development's thoughtful design and the attractive but individual style of these luxury bungalows and cottages.

Generously spaced apart and with a landscaped front garden, each one cleverly blends traditional with modern design.

The red or lightly coloured brickwork and grey, pitched roofs are not only a complement to the traditional character of the village but they bring community feel to these standalone properties.

Make your way further to discover a stylish pavilion, ideal for meeting up with friends and family for coffee or a glass of wine. Fitted out with Wi-Fi, it is designed to be the community hub, a space for socialising and relaxing.

At the heart of the development, you'll also find a shared garden space to provide

homeowners with an inviting area to relax and unwind – an ideal space to meet neighbours or just to sit peacefully with an ice-cold drink on a warm summer's day. This is a sensory garden, so all plants have been carefully chosen to delight the senses. What's more you can relax knowing that all the garden is maintained for you.

Open the door to any one of the properties, and you'll notice the spacious, light, and contemporary feel. All McCarthy Stone properties are designed to be a pleasure to live in, with intelligent high specification, high quality fixtures and fittings and modern flourishes.

At the back, there's a private garden to style and make your own, while each property's front garden has been planned and is maintained for your enjoyment throughout the seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues.





More features.

Pavilion

A stylish shared space, ideal for meeting up with friends and family.

Sensory garden

A beautiful, shared space in which to socialise or quietly pass the time. All plants have been selected for their smell, texture or soothing sounds as they move in the breeze.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking

Parking space or spaces are included with every property, and many properties benefit from a garage. Guest parking is also available.

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Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Hotchkin Gardens is no exception.

Comprising 49 one, two or three bedroom luxury bungalows and cottages, each one is exquisitely finished and comes fitted with carpets and flooring.

How to buy.

When you purchase your property at Hotchkin Gardens we will help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the service that's right for you, our friendly Sales Consultant will explain each in greater detail.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.

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- 1 Bedroom bungalow
- 2 Bedroom bungalow
- 3 Bedroom cottage

- P** - Pavilion
- SG** - Sensory Garden
- C** - The Cherry
- E** - The Elm
- H** - The Hazel
- M** - The Mulberry
- R** - The Rowan
- S** - The Sycamore



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/hotchkin-gardens

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Your new home in detail.

General

- Double glazing to all windows
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and glass splashback
- Anthracite composite sink
- Lever mixer taps

Shower room

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Mirror with a separate shaver socket
- Heated towel rail

Heating and finishes

- Electric panel radiators
- Neutral décor
- White panelled doors
- Chrome door furniture and fittings

Safety and security

- Smoke detector
- Illuminated light switches to cupboards and bedroom(s)

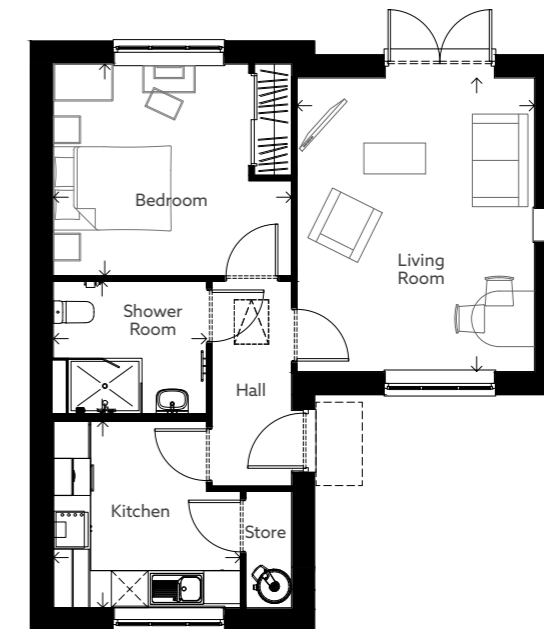
Typical bungalow layout

The Mulberry

Area: 566FT² (52.65M²)

Maximum room sizes

Living/Dining Room 3849mm x 4754mm / 12'8" x 15'7"	Bedroom 3877mm x 3429mm / 12'9" x 11'3"
Kitchen 3028mm x 3018mm / 9'11" x 9'11"	Shower Room 2481mm x 2147mm / 8'2" x 7'1"



This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

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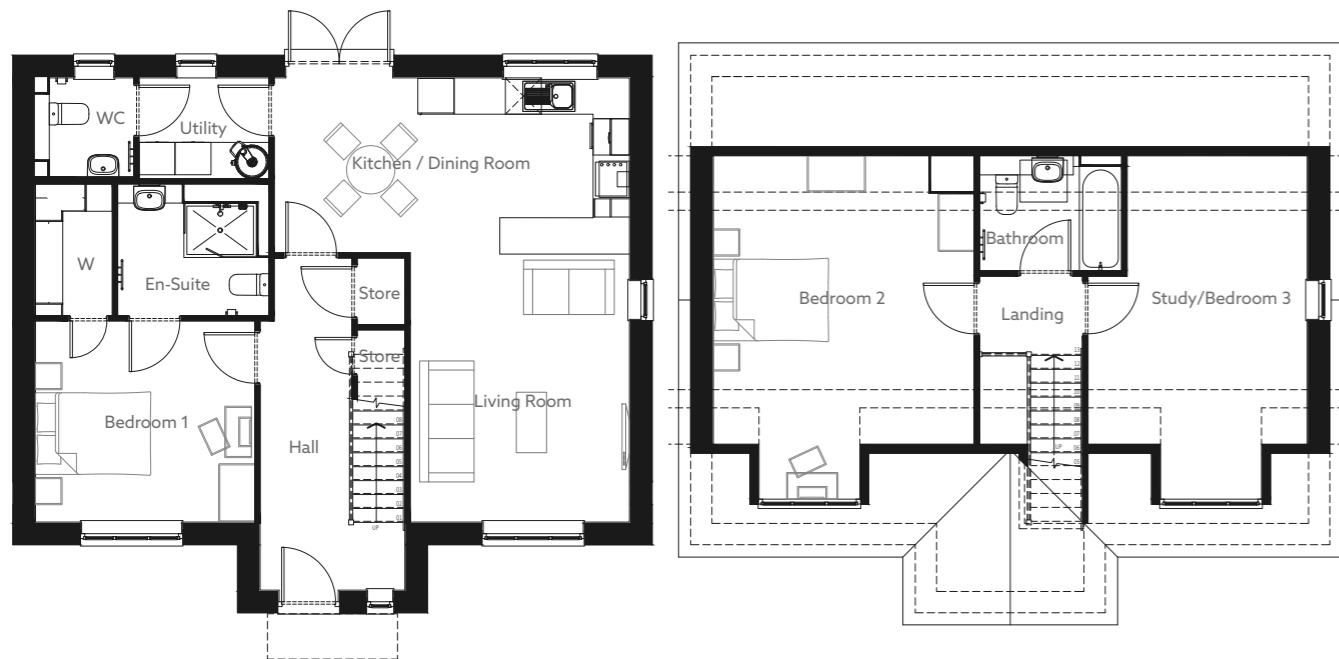
Typical bungalow layout

The Sycamore

Area: 1341FT² (124.59M²)

Maximum room sizes

Living 3624mm x 4452mm / 11'11" x 14'7"	En-Suite 2500mm x 2175mm / 8'3" x 7'2"
Kitchen/Dining Room 5871mm x 2890mm / 19'3" x 9'6"	Bedroom 2 4313mm x 5675mm / 14'2" x 18'8"
Utility 2147mm x 1666mm / 7'1" x 5'6"	Bathroom 2530mm x 1900mm / 7'9" x 6'3"
Bedroom 1 3625mm x 3325mm / 11'11" x 10'11"	Study/Bedroom 3 3624mm x 5675mm / 11'11" x 18'8"



Typical bungalow layout

The Hazel

Area: 1006FT² (93.43M²)

Maximum room sizes

Living 5542mm x 3714mm / 18'2" x 12'2"	En-Suite 2250mm x 2595mm / 7'5" x 8'6"
Kitchen/Dining Room 3349mm x 5542mm / 11'0" x 18'2"	Bedroom 2 4867mm x 2698mm / 16'0" x 8'10"
Bedroom 1 3204mm x 5153mm / 10'6" x 16'11"	Bathroom 2065mm x 2175mm / 6'9" x 7'2"





“New address, new adventure. There’s nothing old about me.”

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Hotchkin Gardens, Woodhall Spa.

**Call 0800 201 4106 or
visit [mccarthy-stone.co.uk/
hotchkin-gardens](https://mccarthy-stone.co.uk/hotchkin-gardens)**

A large print version of this brochure is available on request.

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April 2025

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/hotchkin-gardens

Hotchkin Gardens, Woodhall Spa, Lincolnshire LN10 6AQ

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