



Corn Mill Place

Dunton Green

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property, situated alongside River Darent – a Kentish tributary of the River Thames – to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Your McCarthy Stone team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

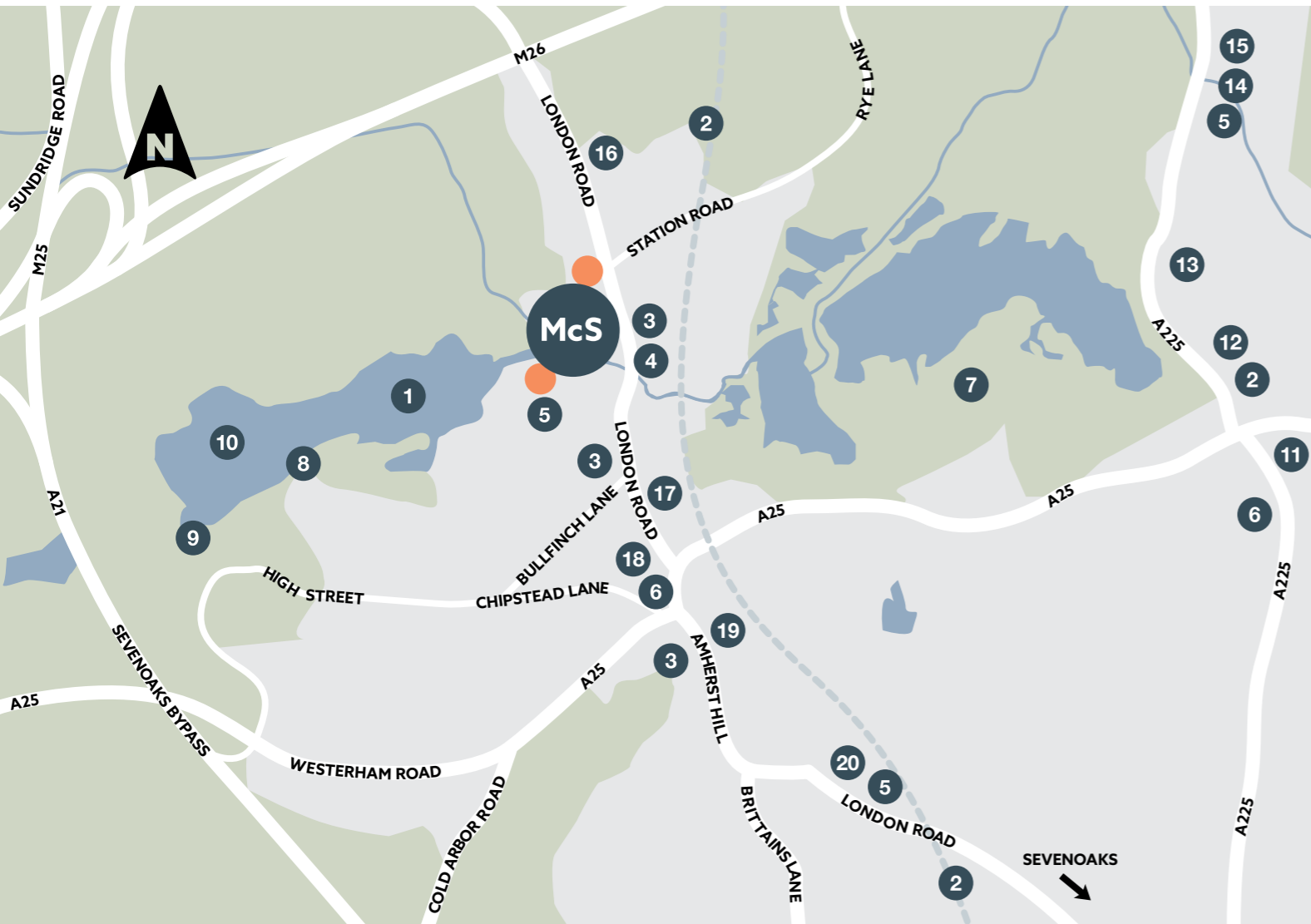
An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



[^]Extra charges apply. Subject to availability. *Part-time hours which vary by location.

Dunton Green

Relaxed living alongside a river's edge



- | | | |
|------------------------------|---------------------|--------------------------|
| 1 River Darent | 8 Sailing Club | 15 Garden Centre |
| 2 Railway Station | 9 Recreation Ground | 16 Dunton Green Pavilion |
| 3 Pub/Restaurant | 10 Chipstead Lake | 17 Newsagent |
| 4 Barbers | 11 Hospital | 18 Riverhead Library |
| 5 Supermarket | 12 Community centre | 19 St Marys Riverhead |
| 6 Pharmacy | 13 Gym | 20 Medical Centre |
| 7 Sevenoaks Wildlife Reserve | 14 Dry Cleaners | ● Bus Stop |



Corn Mill Place, situated on Mill Road, is wonderfully located with views over the River Darent, in a leafy residential area of Dunton Green. The beautiful surrounding countryside, partly within the Kent Downs 'area of outstanding natural beauty', makes it popular for walkers, with plenty of trails including the Darent Valley Path. The village is scattered with appealing architecture, including St John's Church, built in 1890 using local bricks, the 1851 village hall and the grand, white brick Broughton House.

There's a traditional village pub – The Miner's Arms – on the doorstep, a Tesco superstore and variety of shops on nearby London Road.

Sevenoaks Wildlife reserve is just a five minute drive away. Perfect for immersing yourself in nature, with a lake, woodland trails, plus bird-spotting, and an exhibition centre.

Live life your way

Close to the town centre and railway station, it's a two mile drive to central Sevenoaks, or three minutes

by train, for a fabulous selection of shops, restaurants and cafés.

The Stag Sevenoaks is a community arts centre with a cinema and hosts large scale touring and musical productions.

Nearby National Trust property, Knole House, is a magnificent country estate with a host of architectural styles, lavish interiors and a 26-acre walled garden.

Hever Castle is just over 9 miles away, where you can enjoy a calendar of historical and cultural events or simply stroll around the quintessential rose garden.

For travel further afield, Dunton Green railway station, is just 1/2 mile away with a mainline service to London (40 minutes journey time). For the jet-setters, Dunton Green is 23 miles from Gatwick Airport, ideal for holidays.

You'll be well looked after in Dunton Green

Designed with the over 60s in mind, Corn Mill Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Corn Mill Place with its views of the river, you won't fail to be impressed.

The building's blend of traditional red brickwork, dormer windows and balconies, adds a clean and modern finish to this new community. Neat landscaped gardening completes the stylish design.

The entrance lobby offers a warm welcome to homeowners, friends and family alike.

From here you will discover the social hub of the development, a stylish communal lounge, and south-facing gardens overlooking the River Darent.

You'll find an abundance of wildlife, including birds and butterflies and the occasional blue flash of a kingfisher on the river.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Perfect for soaking up the sun, the L-shaped design of the property creates a protected space for the shrubs and flowers in the south-facing garden.

Every shrub and plant has been carefully selected for their vibrant colour or subtle hues, offering something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to.





More for you

Guest Suite

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities[^].

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Parking

Spaces are available for purchase. EV chargers will also be provided for your use[^].

Made for living

your way

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. Corn Mill Place is no exception.

Comprising 37 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Corn Mill Place, we can 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 Agent, to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

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



Corn Mill Place

Ground Floor

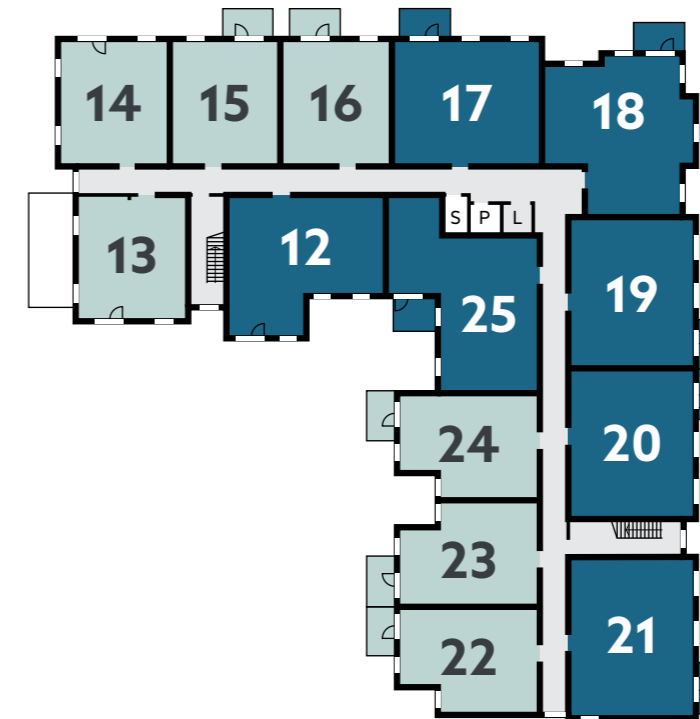


- 1 bedroom apartment
- 2 bedroom apartment

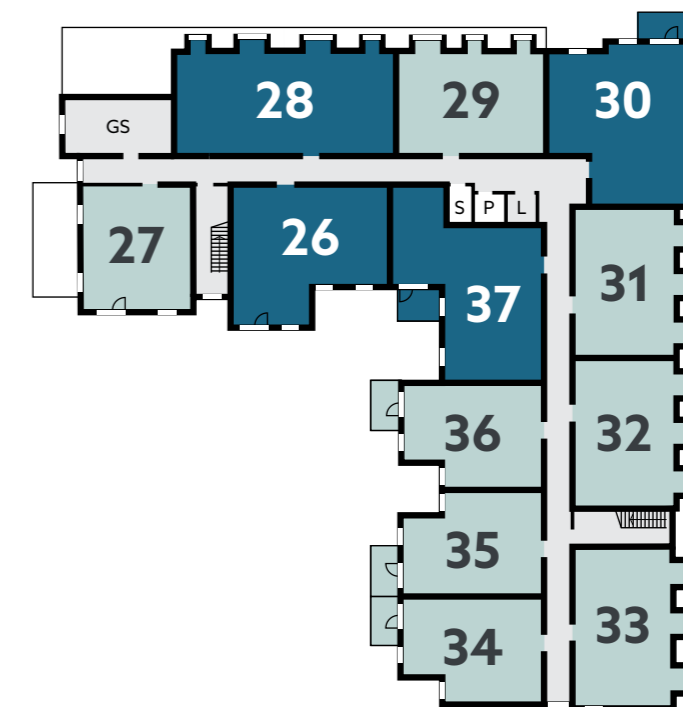
- E - Entrance Lobby
- GS - Guest Suite
- L - Lift

- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RR - Refuse & Recycling
- S - Store

First Floor



Second Floor



Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Either balcony, Juliette balcony or patio to all apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ BT wifi hub for telephone and television connections
- ▶ Washer/Dryer to Hallway cupboard
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room*

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Waist-height oven
- ▶ Integrated fridge-freezer
- ▶ Stainless steel cooker hood and splashback
- ▶ Composite sink
- ▶ Lever mixer taps

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer
- ▶ Additional shower room to selected two bedroom apartments

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White internal doors
- ▶ Chrome door furniture and fittings

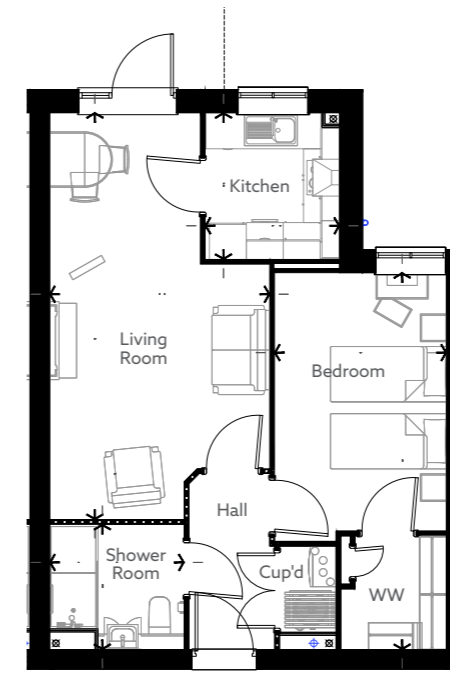
Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), and additional shower rooms

Typical apartment layouts

Approximate room sizes

One Bedroom



Living/Dining Room
3580mm x 6618mm / 11'4" x 21'9"

Kitchen
2387mm x 2188mm / 7'10" x 7'2"

Bedroom
2798mm x 6130mm / 9'2" x 20'1"

Two Bedroom



Living/Dining Room
4456mm x 3200mm / 14'7" x 10'6"

Kitchen
2448mm x 3263mm / 8'0" x 10'8"

Bedroom 1
5604mm x 2902mm / 18'5" x 9'6"

Bedroom 2
2794mm x 4289mm / 9'2" x 14'1"

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before, you may have questions about how this works.

When you consider the services available at Corn Mill Place and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Corn Mill Place's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for benefit of everyone.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To find out more, call **0800 201 4106** or visit mccarthy-stone.co.uk/corn-mill-place

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

March 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.



Homes
England

Protection for new-build home buyers



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/corn-mill-place

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