

YELLAND PLACE

TADLEY



McCARTHY STONE
Life, well lived

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Went

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.

Home

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MODERN, STYLISH LIVING IN A DESIRABLE TOWN.

Surrounded by beautiful, open countryside, this Hampshire town has much to offer. A thriving community. Country pubs. Pretty villages. Lots to do. Equidistant to Basingstoke, Reading and Newbury, Tadley really would be a delightful place to call your home.

FIND YOUR HAPPY PLACE IN TADLEY.

A short drive from the town centre is Yelland Place, named after the family who owned Reading Warehouses that once stood here. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



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LIVE LIFE YOUR WAY.

Yelland Place is ideally located to help you get the most out of this small, friendly town and surrounding area.

For everyday essentials, you can drive to Sainsbury's and Lidl, which are just a mile away. A nearby bus stop connects you to the high street with a range of shops, many independently owned.

You'll find a few pit stops here: Café Retreat serves breakfast and afternoon teas, and the Fox and Hounds serves family meals. With Indian cuisine particularly popular, locals love the Tadley Tandoori.

You don't have to drive far for lovely country pubs. The award-winning Wellington Arms in Baughurst is just three minutes away and prepares delicious home-grown produce. The Plough Inn is the main event in the nearby village of Little London and regarded as a 'proper pub'.

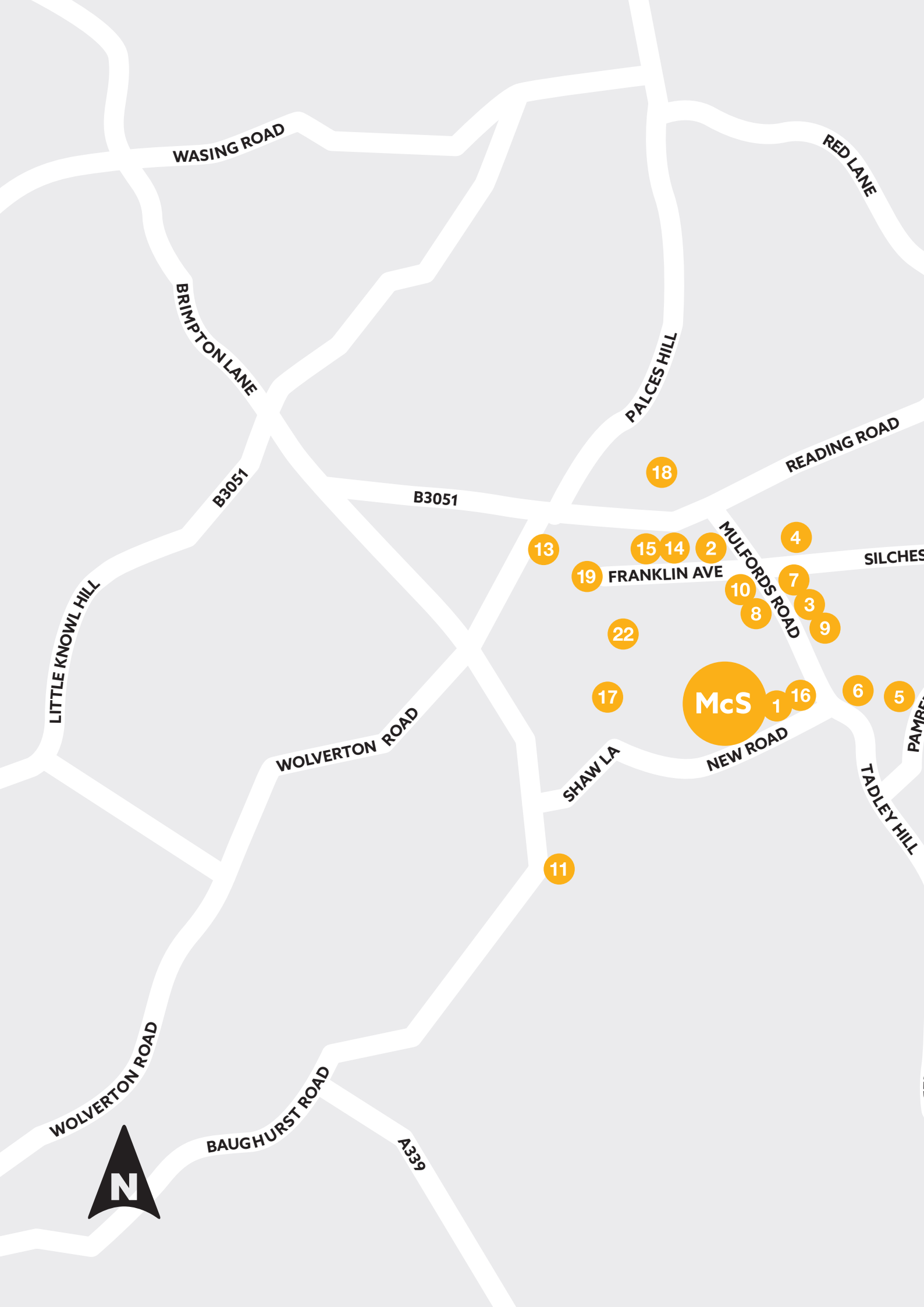
Access to health services is good. Just yards from the development are a GP surgery and chemist. An optician, audiologist and osteopath are just off the high street and the local hospital is just seven miles away.

You have easy access to leisure facilities too. You can walk to Tadley Health and leisure centre with a 25 metre pool, sauna, steam rooms and a jacuzzi. Bishopswood Golf Course with nine holes carved through natural woodland and a clubhouse open to all, is just up the road.

The community centre offers lots of classes, from bowls to wine tasting, and an in-house cinema club. The town also hosts an annual summer fair.

Walkers will appreciate the surrounding rolling countryside and pretty villages, all crisscrossed by footpaths. From Tadley Common you can walk to Pamber Heath and on to Silchester, the site of an old Roman town.

The nearest rail service at Bramley (11-minute drive) links you directly to Reading and Basingstoke, for onward travel to London. Badgers Wood bus stop connects you to local villages as well as Basingstoke and Thatcham.



WASING ROAD

RED LANE

BRIMPTON LANE

PALCES HILL

READING ROAD

B3051

B3051

18

LITTLE KNOWL HILL

SILCHES

15

14

2

4

19

FRANKLIN AVE

MULFORDS ROAD

7

3

9

22

10

8

McS

1

16

6

5

WOLVERTON ROAD

SHAW LA

NEW ROAD

TADLEY HILL

PAMRE

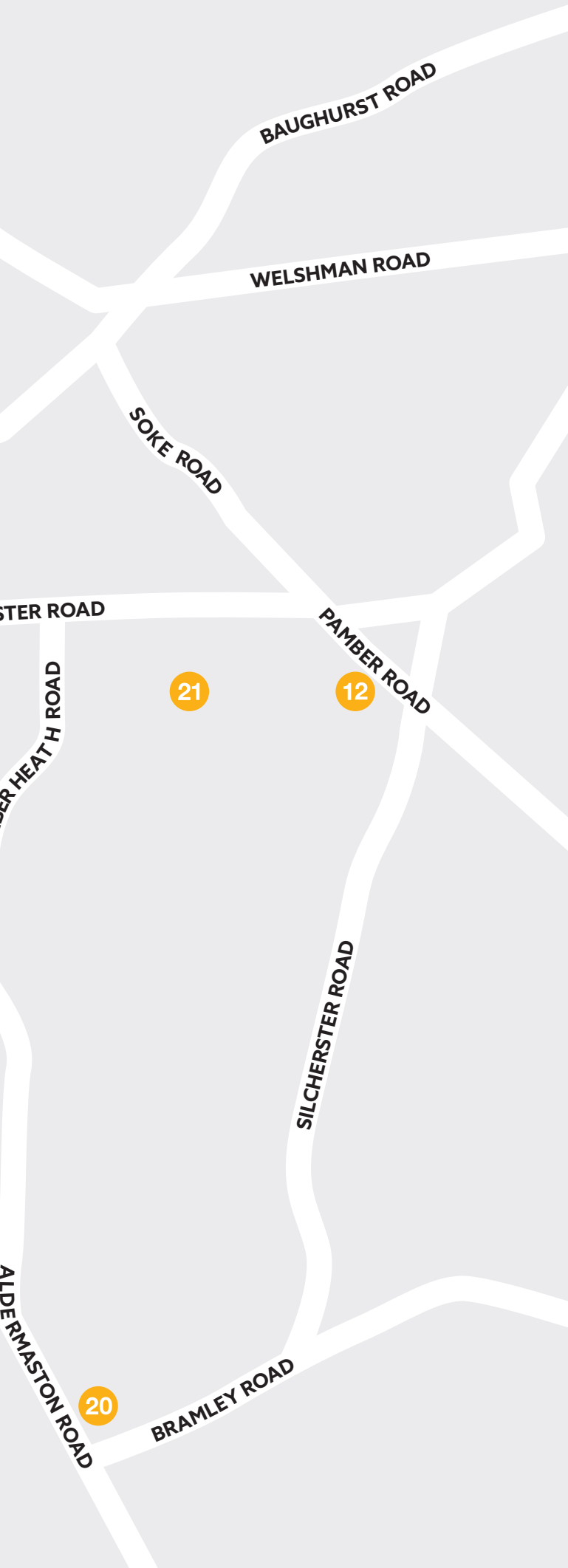
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WOLVERTON ROAD

BAUGHURST ROAD

A339





YELLAND PLACE

McS 46 New Road, Tadley,
Hampshire RG26 3AL

MAP KEY.

- 1 Moorlands surgery
- 2 Holmwood health centre & pharmacy
- 3 Sainsburys
- 4 Lidl
- 5 Morrisons Daily
- 6 Bus stop
- 7 Library
- 8 Cafe & coffee shop
- 9 Starbucks coffee shop
- 10 Fox & Hounds pub
- 11 The Wellington Arms pub
- 12 The Calleva Arms pub & eatery
- 13 Indian restaurant
- 14 Fish and chips takeaway
- 15 Chinese takeaway
- 16 Leisure centre
- 17 Bishopswood golf club
- 18 Bowls club
- 19 Church
- 20 Elm Park garden centre
- 21 Pamber Forest nature reserve
- 22 Tadley community centre



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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STYLISH DESIGN, INSIDE AND OUT.

As you approach Yelland Place, you'll immediately appreciate the thoughtful design of the exterior. The red coloured brickwork and pitched roofs are typical of the area. Dark balcony rails add to a clean and stylish look while the white casing around the entrance is an eye-catching addition.

As you approach the entrance, you'll notice a paved courtyard to your right, complete with tables and chairs and an attractive pergola. The trees and perfectly tended beds that surround it create a wonderful spot for socialising or soaking up some sun during the warmer months.

Inside, the stylish reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social hub of the community. From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can

spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

From here you can make your way to apartments or continue to exit at the back of the building to explore the landscaped gardens. These wrap around most of Yelland Place via wide pathways, created to accommodate walking and mobility scooters alike. Every plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues and to provide interest throughout the seasons.

What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you. However, if you're the green fingered sort, there's even a potting shed so you can prepare and care for your own cherished pots and planters.











MORE FEATURES.

GUEST SUITE*

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

HOUSE MANAGER

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

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*

Spaces available for purchase.

MOBILITY SCOOTER ROOM

An easily accessible space available where mobility scooters can be charged safely and securely.

*Additional charges apply. Subject to availability.





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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. Yelland Place is no exception.

Comprising 42 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

Whether you are purchasing or renting your apartment at Yelland Place, 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 Agent 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 Consultants will explain each in greater detail.







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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit 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



HEATING AND FINISHES

- Electric panel warmers
- Neutral décor
- White five-panel doors



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), shower room and additional WCs

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



**“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
Yelland Place, Tadley.

**CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/
YELLAND-PLACE](https://www.mccarthystone.co.uk/yelland-place)**

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

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May 2023



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.

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

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