



Medford House

Purley

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 in a sought-after seaside location, 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 Services 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.

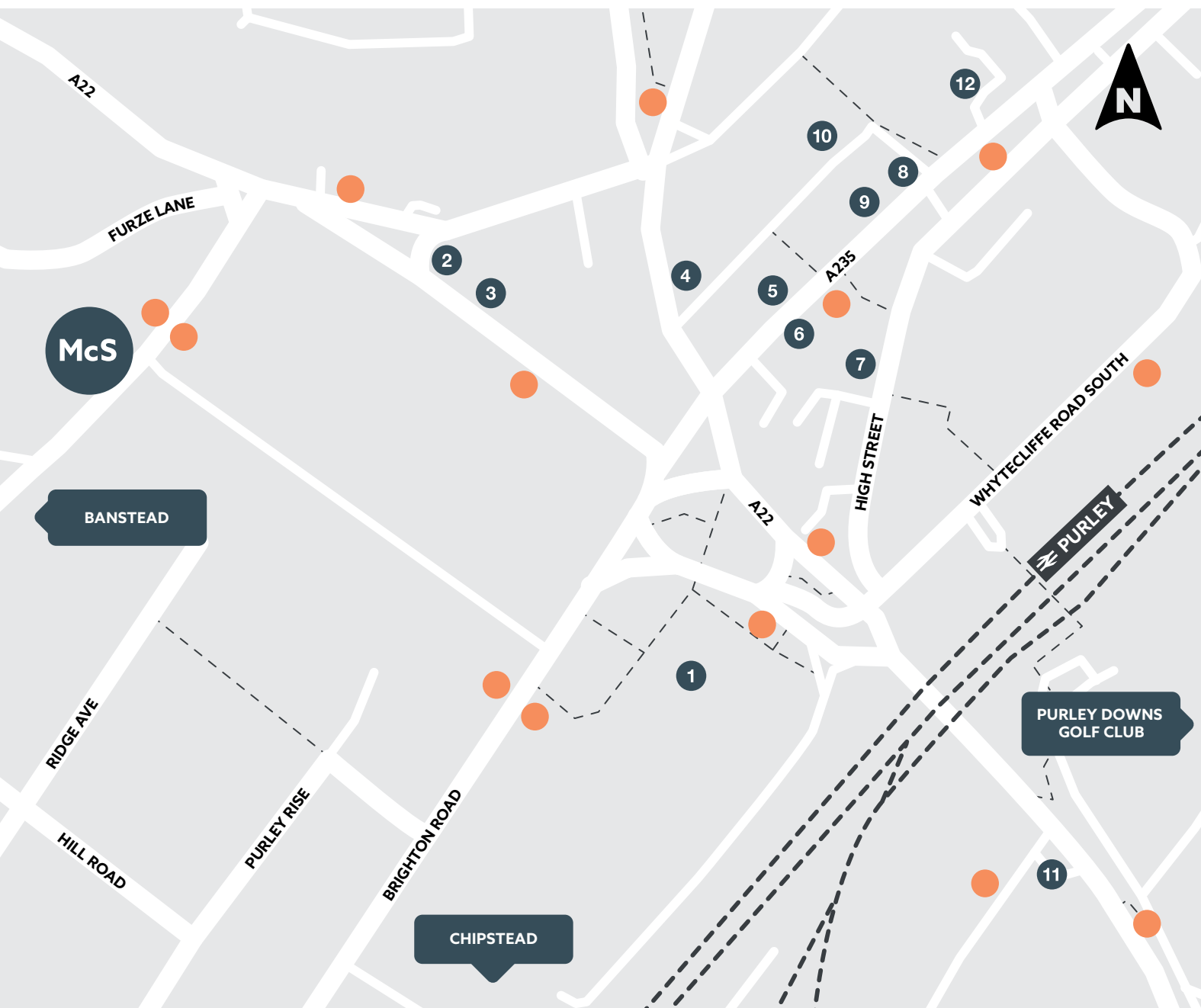
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

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.



Purley

Stylish living in a leafy suburb



- | | | |
|------------------------------|---------------------|----------------------|
| 1 Tesco Extra | 5 Post Office | 9 Bank |
| 2 Purley Fountain | 6 Hairdressers | 10 Costa Coffee Shop |
| 3 Purley Library | 7 Pharmacy | 11 Petrol Station |
| 4 Locos Argentine Steakhouse | 8 The Pear Tree Pub | 12 Medical Centre |
| | | ● Bus Stop |



Situated on the edge of the rolling North Downs, this well-connected town offers the opportunity to combine quiet and convenient living with town and city life. Medford House is ideally placed to help you make the most of Purley and its surrounding area.

Everything you need is close by. Tesco and Sainsbury's are a 10-minute walk away, or you can be in town in 3 minutes by catching a bus just 60 metres from the development. Here you'll find a pharmacy, optician, dentist, GP surgery and an urgent care centre, as well as a post office and an array of salons and boutiques. There's also a weekly market.

Foodies are well served by the town's mix of restaurants and cafés, offering a range of cuisines from European to Thai and Indian. The Locos Argentine steakhouse is a popular choice and O'Farol is well regarded for its Portuguese food. Lord Roberts on The Green, just over a mile away in Woodcote Village, serves afternoon tea.



Live life your way

For those who enjoy keeping fit, the area offers two leisure centres and Purley Sports Club is just a mile from the development. There are two excellent golf courses nearby. If it's fresh air and green spaces you're looking for, you won't need to go far. Purley Beeches is just a mile away and Kenley Common boasts 139 acres of grassland and ancient woodland with plenty of wildlife. Locally, there are many attractions, events and outdoor activities to keep you occupied.

Purley has excellent travel links, with central London just 20 minutes away by train. With the M25 close by, you can be at Gatwick in half an hour or Heathrow within an hour. Brighton or Worthing also take an hour to get to.

You'll be well looked after in Purley

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

Designed

with you in mind

As you approach Medford House, you'll immediately appreciate the thoughtful design of the exterior. The mix of red and pale brickwork and grey, pitched roofs are a complement to the traditional character of the town. The perfectly tended beds and borders that surround the building complete the picture.

This thoughtful approach continues through into the reception area. The stylish entrance offers a warm welcome to homeowners, friends and family members alike.

Make your way to the upper ground floor to discover a welcoming communal lounge, the social hub of the development. 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.

You can step through the patio doors at the rear of the development to find a stunning terrace with a beautifully landscaped garden and eye-catching pergolas. With lots of seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months. From here you can admire the immaculate raised beds and borders.

Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. It's made to be enjoyed throughout the seasons. What's more, you don't even need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you.





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. Two EV chargers are also 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. Medford House is no exception.

Comprising 29 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

All ground floor apartments have a patio garden or terrace and many first and second floor apartments have balconies.

We're here to help

When purchasing your apartment at Medford House, we can help you every step of the way*.

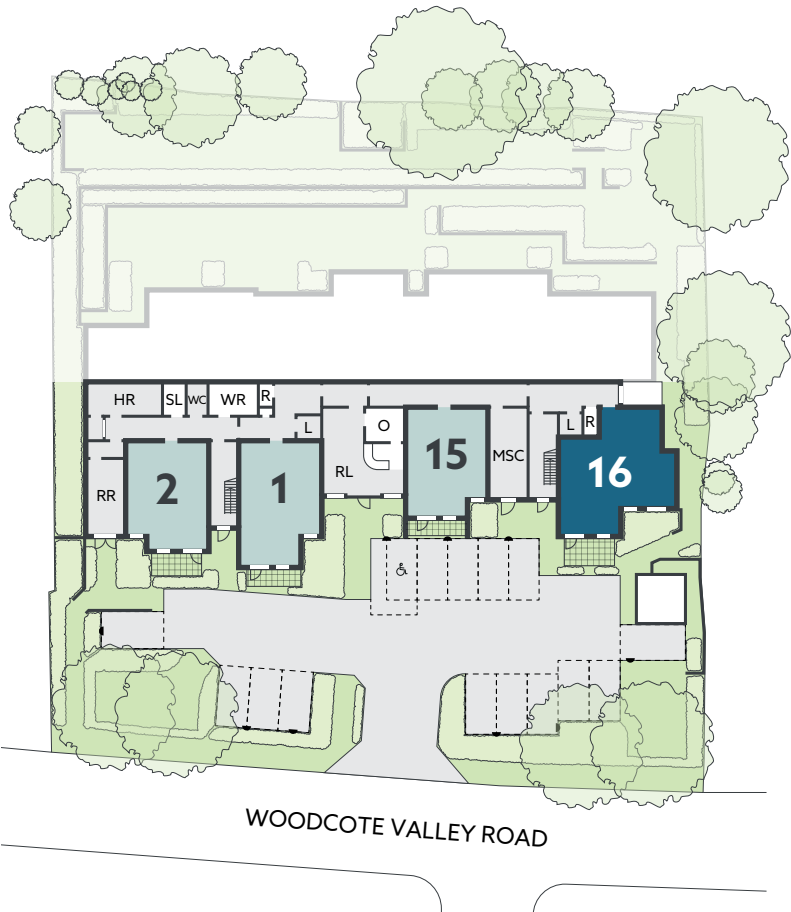
If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

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



Medford House

Lower Ground Floor



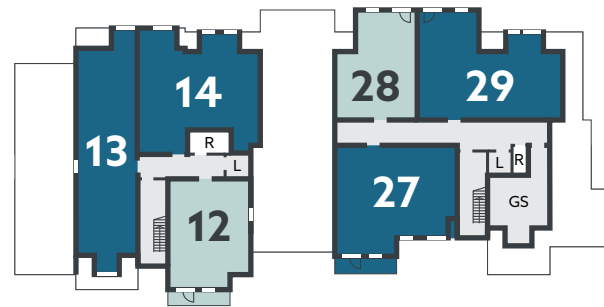
Upper Ground Floor



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment
- GS - Guest Suite
- HR - Hobbies Room
- K - Kitchen
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- R - Riser
- RL - Reception Lobby
- RR - Refuse & Recycling
- SL - Staff Laundry
- WR - Water Room
- ⬮ - Electric Vehicle Charging

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

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
- ▶ Sky/Sky+ connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Black Silgranit composite sink
- ▶ Lever mixer taps

Heating and finishes

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

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

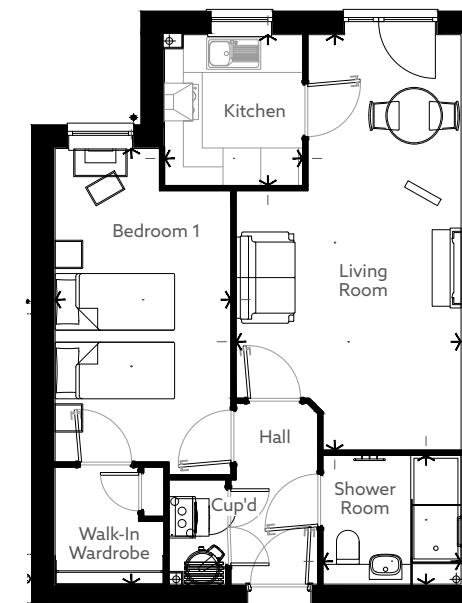
Safety and security

- ▶ 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

Typical apartment layouts

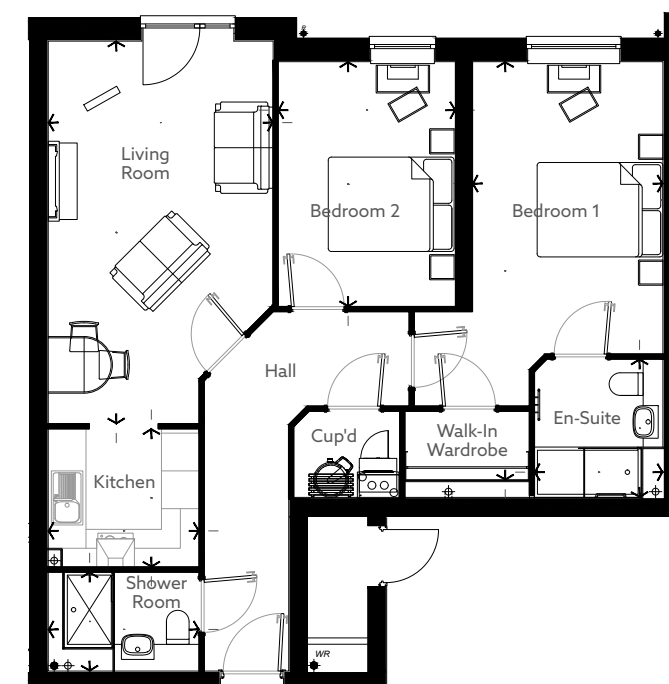
Approximate room sizes

One Bedroom



Living room
6605mm x 3579mm / 21'8" x 11'9"
Kitchen
2200mm x 2400mm / 7'3" x 7'10"
Bedroom
6924mm x 2797mm / 22'9" x 9'2"
Shower room
2200mm x 2050mm / 7'3" x 6'9"

Two Bedroom



Living room
6083mm x 3575mm / 19'11" x 11'9"
Kitchen
2400mm x 2200mm / 7'10" x 7'3"
Shower room
2045mm x 2200mm / 6'9" x 7'3"
En-Suite
2400mm x 1575mm / 7'10" x 5'2"
Bedroom One
6649mm x 3030mm / 21'10" x 9'11"
Bedroom Two
3893mm x 2824mm / 12'9" x 9'3"

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 Medford House 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.

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 the Medford House 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 the 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 mccarthystone.co.uk/medford-house

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.

July 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, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/medford-house

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