

MEDFORD HOUSE

PURLEY



McCARTHY STONE

Life, well lived

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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.

Welcome

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**STYLISH LIVING IN
A LEAFY SUBURB.**

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. Tree-lined avenues. Lots to do and see. A short hop to the city. Purley is a great place to call home.

**FIND YOUR HAPPY PLACE
IN PURLEY.**

Just an 8-minute walk from the town centre, Medford House is named after the Purley-based couple Terry and June Medford from the 1980s sitcom Terry and June. 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.

However you like to spend your time, 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. Every Saturday there's also a weekly market.

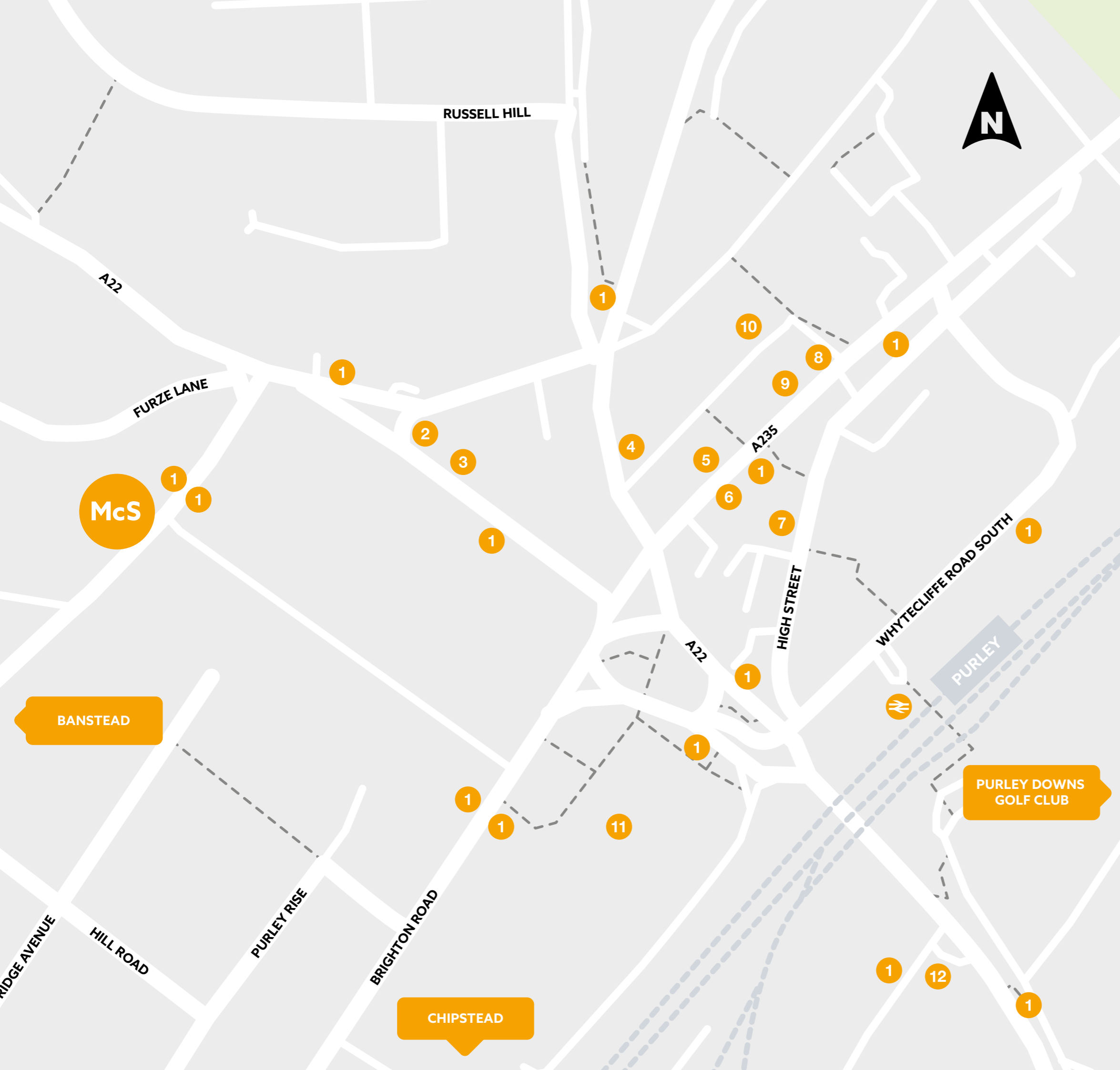
Foodies are well served by the town's mix of restaurants and cafes, offering a range of cuisines from European to Thai and Indian. The Locos Argentine steakhouse is a popular choice and O'Farol is well regarded for its Portuguese food. Lord Roberts on The Green, just over a mile away in Woodcote Village,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

For those who enjoy fitness, the area offers two leisure centres, one on the high street, where over 60s swim for free, or for those who play a sport, 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 is also close-by, boasting 139 acres of grassland and ancient woodland with great wildlife spotting opportunities.

Locally, there are many attractions, events and outdoor activities to keep you occupied. A library and cinema are also within easy reach.

Purley has excellent travel links. A choice of four train stations means central London is just 20 minutes away. With the M25 close by, you can be at Gatwick in half an hour or Heathrow within an hour. A day trip to Brighton or Worthing will also take an hour.



MEDFORD HOUSE

McS Woodcote Valley Road,
Purley, Surrey,
CR8 3AG

MAP KEY.

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

London Bridge 28 min*

London Victoria 25 min*

*Train Times taken from National Rail and correct at time of print



“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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**MADE FOR MODERN LIVING,
INSIDE AND OUT.**

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 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*.

ON-SITE ESTATE MANAGER

Ensures the development is safe, secure and 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 are available for purchase.

EV CHARGING*

Two charging points are available in the visitor space.

*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. Medford House is no exception.

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

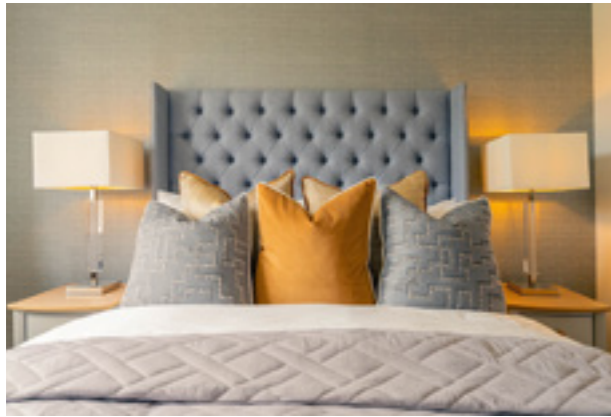
HOW TO BUY.

Whether you are purchasing or renting your apartment at Medford House, 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
- Sky/Sky+ connection point in living room*



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
- 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), shower room and additional WCs

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.



“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
Medford House, Purley.

CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/)
MEDFORD-HOUSE

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February 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/medford-house

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