



Artist impression

CANNING PLACE

— MARLBOROUGH —



Welcome to Canning Place

Canning Place is a stunning development offering 27 two bedroom apartments, designed specifically for the over 60s. Situated in Marlborough in the heart of the Wessex Downs and just 0.2 miles from the beautiful high street, Canning Place is the perfect setting for your retirement.

This Retirement Living development is designed to allow you to live independently in your own home, with the comfort and security of a House Manager to offer a helping hand, should you need it.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Moving to my McCarthy & Stone apartment is probably the best thing I have done in my 86 years. I now have companionship, comfort and security in a well-appointed apartment with a friendly House Manager to sort out any day to day problems.

Doris Jelfs, Homeowner,
Dibden Purlieu



Leave those worries behind and just enjoy wonderful days...

McCarthy & Stone is proud to introduce Canning Place, a stunning new development of spacious two bedroom apartments, specifically designed to offer low maintenance living for a better retirement.

This beautiful development offers a selection of apartment designs, many of which benefit from a patio or walk out balcony.

Invite family and friends over or socialise with like-minded neighbours in the Club lounge, fully equipped with kitchenette. If your guests wish to stay over they can take advantage of our convenient Guest suite^{^#}, which can be booked in advance with the House Manager, for a small charge.

Sit and relax in our beautiful landscaped gardens surrounding the development. There's no need to worry about exterior maintenance, your House Manager will organise this for you, so the garden will always look its best.

Canning Place is situated in Marlborough with a wealth of local amenities close by. It is not surprising that the location of our

developments are high on the list when customers first consider moving from an existing family home.

McCarthy & Stone is renowned not only for its coveted 5 Star Customer Service rating, but also for developments set in carefully selected locations and of course, our range of well planned apartments, which are sure to be the envy of friends and family alike.

Because we understand that making the decision to move can sometimes be difficult, we have a team of professional staff on hand to guide you every step of the way.

We are able to assist our customers by creating a tailor made moving package that will help you move into your new apartment at your pace, when you're ready.



[^]Extra charge applies. [#]Subject to availability.





Typical bedroom



Typical shower room



Typical living room

Your new apartment with all the latest comforts...

Canning Place features the latest in stylish designs for modern living and has been created to a high specification with your convenience and enjoyment in mind.

Thoughtful features include mid-height plug sockets and hand rails in the shower room, all integrated in a stylish and subtle way.

There is something rather lovely about a new kitchen ready and waiting to be used, but also for your personal touches to be added - making you feel right at home.

For your comfort and convenience, each kitchen has been carefully planned with a mid-height NEFF slide and hide oven for easy access. There is an integrated NEFF

microwave and ceramic hob, as well as a NEFF fridge/freezer with plenty of storage space, plus an integrated NEFF dishwasher.

Each apartment features underfloor heating throughout and carpets are included, creating a warm and cosy environment without radiators taking up wall space unnecessarily.

The bathroom and ensuite are spacious, with a half tiled finish to all dry areas and level access showers.

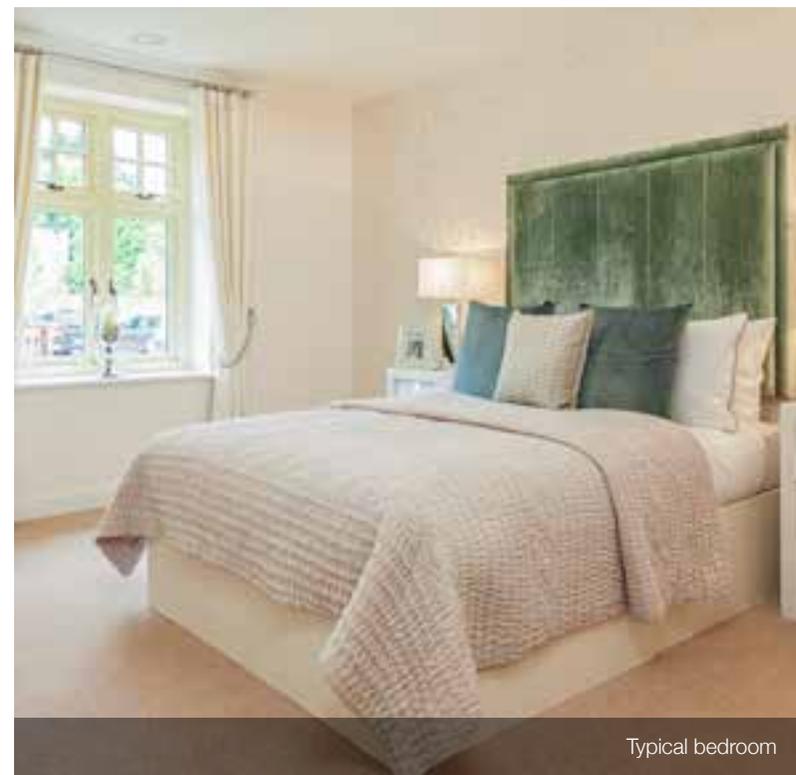
Apartments are fitted with a security alarm system for your peace of mind, which also provides a video entry system and a 24 hour emergency call link.



Typical living room



Typical kitchen CGI



Typical bedroom

Your new apartment in detail

General

- Double glazing to all windows
- Balcony or private patio to selected apartments, letting you enjoy your own outside space
- Walk-in fitted wardrobe
- Television point in living room and both bedrooms
- Telephone point in living room and master bedroom
- Sky/SkyQ connection point in living room*
- Club lounge
- On-site parking with one parking space per apartment^{#^} and visitor parking
- NHBC 10 year warranty
- Freestanding NEFF washer/dryer
- Extractor ventilation (MVHR)

Kitchen

- Fitted kitchen with NEFF appliances including integrated fridge/freezer, microwave, ceramic hob, dishwasher and slide and hide oven.
- Silostone worktops and matt ivory kitchen cupboards
- Stainless steel NEFF cooker hood and pewter coloured glass splashback
- Stainless steel sink
- Lever mixer tap

Shower rooms

- Master ensuite with level access shower and shower screen
- Shower room fitted with shower tray and tiled
- Illuminated mirror cabinet with integrated shaver socket
- Heated towel warmer
- Stainless steel grab rail
- White sanitary ware with high quality fittings and natural walnut counter top

Safety and security

- Video door entry
- 24 hour emergency call system
- Smoke detector and intruder alarm
- Illuminated light switches to bathroom and main bedroom
- On-site House Manager

Heating and finishes

- Underfloor heating
- Walls painted in neutral colour emulsion
- Oak veneered doors
- Chrome door furniture



This specification is for guidance only, some items may vary. Please check with Sales Executive for further details. Images are indicative only. *Sky/SkyQ subject to Sky subscription. #Subject to availability. ^Additional charges apply.



Typical living room



Marlborough Town Hall

Enjoy life in this stunning market town

Situated in a thriving market town with a buzzing atmosphere and strong local heritage, Canning Place provides the perfect location for an enjoyable and independent retirement. Marlborough is located in the heart of the beautiful Wessex Downs, providing homeowners with the peace and tranquillity of the countryside, whilst being just 0.2 miles from the convenience of the high street.

Residents will be spoilt for choice in Marlborough, the market town is renowned for its shopping and has one of the longest and widest high streets in the country. The high street features an array of independent retailers, chain stores, beautiful cafés, tearooms and restaurants, plus a Waitrose supermarket, all just a short walk from Canning Place.

For history enthusiasts, Marlborough has plenty to offer. The town's history dates back to 2,400 BC and is said to be the burial place of Merlin at nearby Silbury Hill. Other places

of interest include Marlborough College, featuring a prehistoric mound in its grounds and the 17th century Merchant House, with an impressive collection of artefacts and paintings.

Marlborough enjoys a wide variety of outdoor pursuits including Savernake Forest. Founded by William the Conqueror, this 2,750 acre forest features a multitude of winding trails, beautiful scenery and mature oak trees. Just 6 miles west of Marlborough is the world heritage site of Avebury, featuring the largest megalithic stone circle in the world.

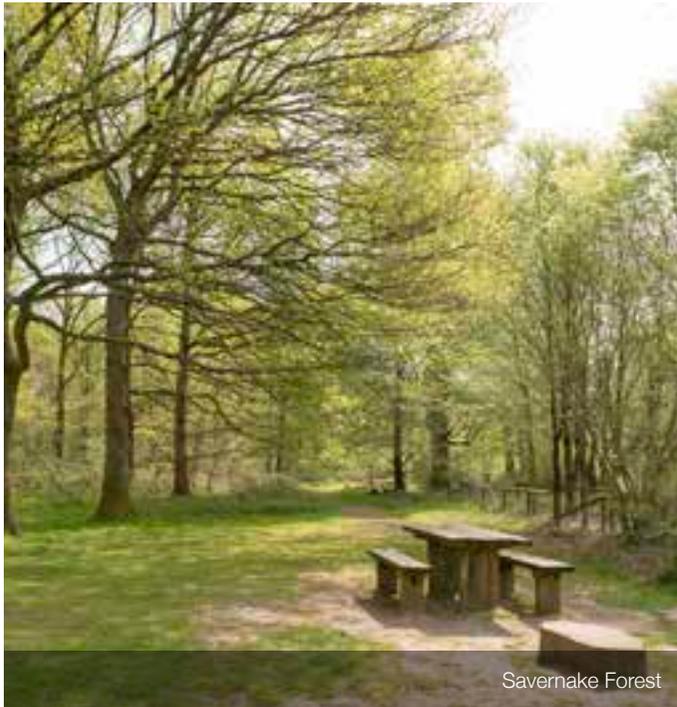
Canning Place is in an excellent position to reach surrounding areas easily, with the closest train stations being Pewsey and Bedwyn. There are also regular buses to neighbouring towns and cities including Salisbury and Swindon. Drivers will benefit from well-connected roads, including the A4 to Chippenham and Newbury, and the A346 connecting residents to the M4 motorway.



Marlborough High Street



Local area



Savernake Forest



The Cherhill White Horse



St Peter's Church



Avebury

Living at Canning Place you can do as much or as little as you want to...

Typical two bedroom apartment

Living Room (Max.)

15' 3" x 26' 3"

4649mm x 8017mm

Kitchen (Max.)

7' 2" x 9' 1"

2200mm x 2772mm

Bedroom 1 (Max.)

9' 7" x 15' 0"

2925mm x 4579mm

Bedroom 2 (Max.)

10' 4" x 11' 11"

3167mm x 3637mm

Shower Room (Max.)

5' 10" x 9' 4"

1800mm x 2848mm

Ensuite (Max.)

7' 2" x 7' 3"

2200mm x 2220mm



Typical two bedroom apartment

Living Room (Max.)

22' 2" x 13' 1"

6761mm x 4009mm

Kitchen (Max.)

11' 9" x 7' 4"

3595mm x 2260mm

Bedroom 1 (Max.)

14' 8" x 10' 2"

4479mm x 3109mm

Bedroom 2 (Max.)

15' 4" x 8' 11"

4696mm x 2731mm

Shower Room (Max.)

5' 10" x 7' 5"

1800mm x 2260mm

Ensuite (Max.)

7' 2" x 7' 3"

2200mm x 2222mm





Greater freedom to do the things you want...

At McCarthy & Stone we pride ourselves on ensuring that each development is built to the highest standards and blends harmoniously with the local architecture. The location provides all the right connections either on foot, by bus, car or rail and is close to local amenities.

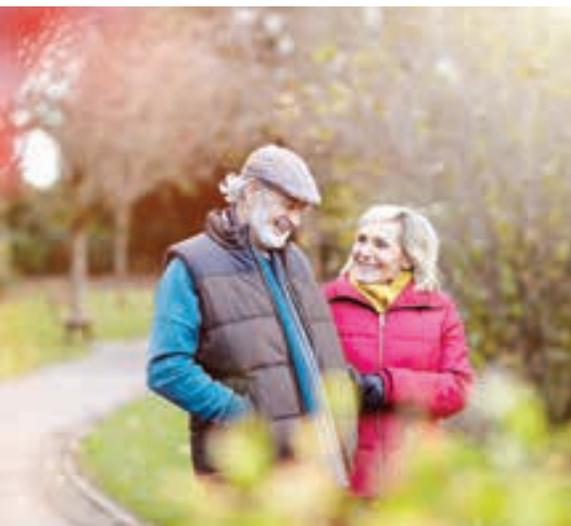
Canning Place like all our developments is designed to be low maintenance, so you can maintain your independence for longer. We take great care to provide a community feel, yet privacy when you want it and assistance when it's needed.

Our House Managers, often viewed as a friendly neighbour, ensure that the important day to day management of the development runs smoothly inside and out. Without the maintenance worries of a larger family home, you are free to do the things you really enjoy.



McCarthy & Stone leading the way...

Renowned for our 5 star customer service, we are proud to be the largest provider of privately owned specialist retirement properties in the UK. In the past 40 years we have built over 51,000 apartments nationwide. We pride ourselves in offering high quality properties for a better retirement. Over the years we have listened to the needs of our homeowners and are continually making enhancements from thoughtful features to property management services, we strive to help people maintain their independence for longer in their own home.



McCarthy & Stone

— Retirement living to the full —



Typical Club lounge



Enjoy living in this beautiful market town with so much to see and do...



Getting out and about couldn't be easier

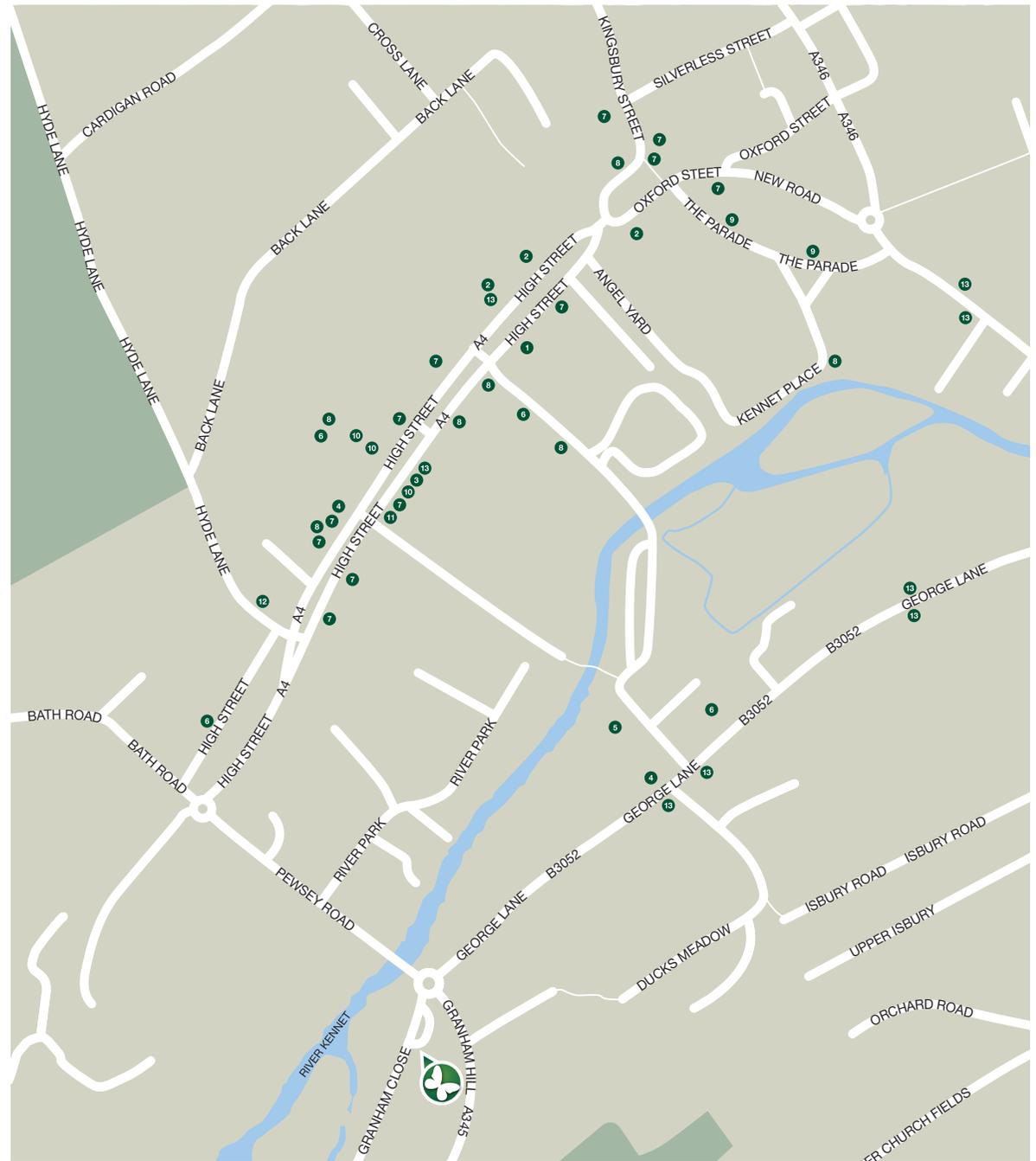
You are in a great location in Marlborough with so many amenities and local transport close by. You can leave those everyday worries behind and simply enjoy life in this convenient location.

Site location and local amenities



Canning Place

- 1 Supermarket
- 2 Banks
- 3 Post Office
- 4 Pharmacy
- 5 Doctors
- 6 Dentist
- 7 Restaurant / Pub
- 8 Cafe / Tea Room
- 9 Takeaway
- 10 Hairdressers
- 11 Barbers
- 12 Library
- 13 Bus Stop



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any misstatement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk.

How to find Canning Place

Granham Close, Marlborough, Wiltshire, SN8 4FJ*

From Swindon

From the B4289 follow signs for Marlborough Road/ A419
At Pipers, take the 2nd exit onto Marlborough Road/ B4006
Go through 2 roundabouts
At the roundabout, take the 4th exit onto Marlborough Road/ A4259
At Commonhead, take the 4th exit onto the M4/ A419/ Marlborough/ Chiseldon slip road to A346
Follow A346 to George Lane/ B3052 in Marlborough
Continue on George Lane/ B3052. Drive to Granham Hill/ A345
At the roundabout, take the 2nd exit onto George Lane/ B3052
At the roundabout, take the 2nd exit onto Granham Close
Canning Place will be on the left hand side

From Salisbury A338

Follow the A345 to Amesbury Bypass/ A303 in Amesbury
At Countess roundabout, take the 3rd exit onto Amesbury Bypass/ A303
Use the left lane to take the A338 slip road to Hungerford/ Salisbury/ Marlborough/ A346
Turn left onto Salisbury Road/ A338
Continue to follow A338
At the roundabout, take the 1st exit onto Pennings Road/ A338
At the roundabout, take the 1st exit onto High Street/ A338
At the roundabout, take the 1st exit and stay on A338
At the roundabout, take the 2nd exit onto A346
At the roundabout, take the 1st exit onto Salisbury Road
At the roundabout, take the 1st exit onto George Lane/ B3052
At the roundabout, take the 2nd exit onto Granham Close
Canning Place will be on the left hand side



Canning Place



Chippenham

20 minutes/35 miles

Swindon

26 minutes/12.5 miles

Newbury

32 minutes/19.3 miles

*If you are using a Sat Nav system you may need the full address of this development. The postcode is newly created by Royal Mail and may not be accurate for some months.



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For further information call 0800 201 4106
mccarthyandstone.co.uk/canningplace



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