

# PENNY HOUSE

OLNEY



**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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**A HIGHLY DESIRABLE  
MARKET TOWN.**

This beautiful market town in Buckinghamshire has been voted one of the top 15 places to live in the South East and it's easy to understand why. Vibrant atmosphere. Great shopping. Mouth-watering eateries. Historic architecture. Nestled on the River Great Ouse. Stunning countryside. Great travel links. It really does tick all the boxes.

**FIND YOUR HAPPY PLACE  
IN OLNEY.**

Close to the centre of town is Penny House, named after a local school, that once taught lace making. Designed with the over 70s 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.**

Whatever you love doing in life, Olney will spoil you for choice and Penny House is ideally located to take full advantage of this charming town and the surrounding area.

For everyday essentials, there's a Sainsbury's supermarket on your doorstep. Hop on the bus that stops just outside the development, or take a pleasant stroll, and you'll soon be amongst the quaint streets of Olney. The town is a shopper's delight with high street names alongside independent retailers. Within a mile of Penny House, there's a Post Office, town library, barber, hairdresser and a church.

Foodies won't be disappointed, Olney has a great selection of restaurants, pubs and cafés. The town hosts a weekly market, and a monthly Farmer's market selling local and seasonal produce.

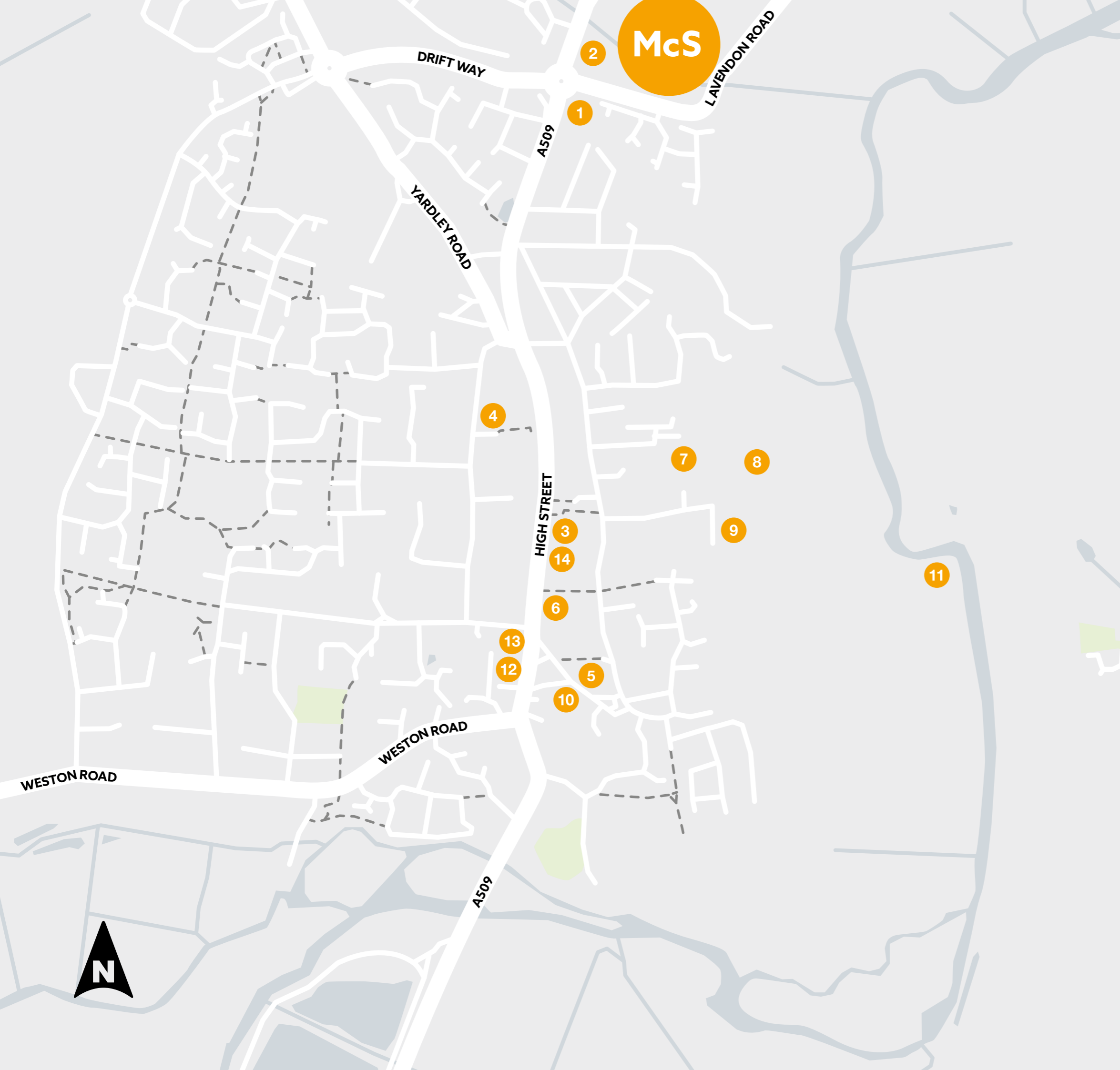
Olney retains architectural gems from across the centuries and the Cowper and Newton Museum is fascinating. It celebrates the extraordinary lives of William Cowper

and John Newton, authors of the popular hymn Amazing Grace.


The town hosts numerous events and festivals throughout the year. There's the Pancake Race, which dates to 1445, and the Big Olney Food Festival. The Victorian Christmas Fair is a festive treat.

If you enjoy sport, the town is home to rugby, tennis and bowling clubs. For exercise classes, head to The Olney Fitness Hub. Golf players will be delighted to discover nearby Bedford has an excellent course. Anyone who loves the great outdoors will adore walking in stunning Salcey Forest. Emberton Country Park, with acres of mature unspoilt parkland and numerous lakes, is less than two miles from Penny House.






Olney has excellent travel links too. The M1 and A509 are easily accessible and Northampton, Bedford and Wellingborough are within a ten-mile radius. Catch a train from Milton Keynes and you'll be in London in just over 30 minutes.



**PENNY HOUSE**

 Lavendon Road,  
Olney, Buckinghamshire,  
MK46 2HH

**MAP KEY.**

-  Bus Stop
-  Sainsbury's
-  Olney Town
-  Cobbs Garden Surgery (DRS)
-  Olney Post Office
-  Bank
-  Olney Rugby Club
-  Olney Cricket Club
-  Olney Tennis Club
-  Cowper & Newton Museum
-  River Great Ouse
-  The Bull Hotel
-  The Cherry Tree
-  The Two Brewers

**12 miles to Milton Keynes Train Station**  
where trains whisk you off to Central  
London in just over 30 minutes\*.

**Easy access to the M1 and A509.**

\*Train time taken from Google



# **“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 befitting a development named after a school that once taught the intricate art of lacemaking, every detail of Penny House is beautifully considered. The exterior blends traditional design with a modern style and is a complement to this picturesque town.

As you walk inside, you'll discover the light and airy reception lobby. It offers a warm welcome to homeowners, friends and family alike. The high ceiling creates a real 'wow' factor too. From here you'll enter the social hub of Penny House, the stylish homeowner's lounge.

This elegant space is where our community can spend time together. From a catch up over coffee in the morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book. This area of the development is also home to the wonderful bistro restaurant which

serves drinks, light snacks, and a delicious seasonally inspired menu every day.

Thanks to large patio doors, the lounge offers easy access to the delightful garden and a spacious patio area with seating. It's the ideal spot for soaking up the sun during the warmer months. From here you can admire the immaculate beds and borders.

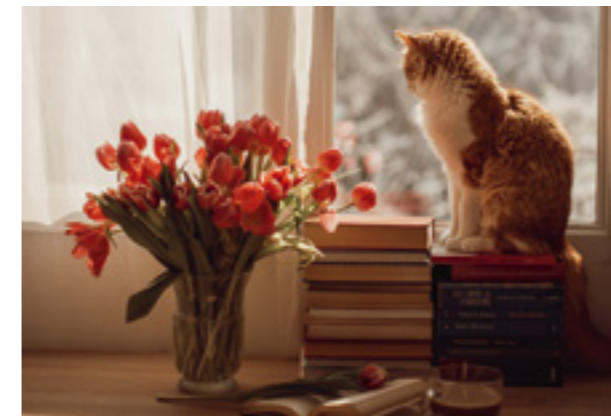
As you explore the garden, you'll find a garden for all seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. The addition of a wood pergola completes this oasis of tranquillity.

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, a potting shed is available so you can prepare and care for your own cherished pots and planters.









## MORE FEATURES.

### **BISTRO RESTAURANT\***

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks.

### **WELLNESS SUITE\***

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment area.

### **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. Staff are also on-site 24 hours a day.

### **DOMESTIC SUPPORT & ASSISTANCE\***

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.

### **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.

\*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. Penny House is no exception.

Comprising 48 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 Penny 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. 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 properties
- Walk-in or fitted wardrobes to selected properties
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky Q connection point in living room\*



**KITCHEN**

- Fitted kitchen with integrated appliances, microwave, ceramic hob and fridge freezer
- Granite composite sink, anthracite coloured
- Lever mixer taps



**SHOWER ROOM**

- Fitted wet room with floor tiles
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Wall mirror with adjacent shaver socket
- Heated towel rail



**HEATING AND FINISHES**

- Electric panel radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



**SAFETY AND SECURITY**

- Door camera entry system which is linked to your TV
- 24-hour emergency call system with 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 Q subject to Sky subscription.



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running 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  
Penny House, Olney.

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

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

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March 2022



More than 90% of our customers say they would recommend us. It's meant we've been awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 16 years. No other UK house builder has ever achieved this.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/penny-house](https://mccarthystone.co.uk/penny-house)

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