

# HOTCHKIN GARDENS

WOODHALL SPA



**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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## LUXURIOUS LIVING IN A PRETTY VILLAGE.

Small enough to still be considered a village, yet large enough to have all amenities nearby, this Lincolnshire village set in beautiful surroundings has great appeal. Historical elegance. Proudly independent. Friendly community. Woodhall Spa really is a delightful place to call home.

### **FIND YOUR HAPPY PLACE IN WOODHALL SPA.**

Just six minutes' walk from the village centre, Hotchkin Gardens is named after Lord Thomas Hotchkin who founded a hotel and spa at Woodhall in the 19th century. Designed with the over 55s in mind, the luxury development is built to high standards and is an ideal place to live life well.

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## LIVE LIFE YOUR WAY.

Hotchkin Gardens is ideally placed to help you get the most out of this pretty former spa resort and surrounding area.

Everything you need is close by – Sainsbury's is just a short stroll from your front door and the neighbouring tree-lined high street boasts lots of independent shops – indeed locals are proud to support the village's fairtrade status. A GP surgery, dentist, pharmacy, post office and library are all within walking distance too.

Foodies can delight in an array of eateries. Tea House In The Woods offers freshly made meals with locally sourced ingredients; Lorenzo's is highly recommended; and The Inn at Woodhall Spa, has a popular Sunday carvery. There's also a fortnightly farmers' market.

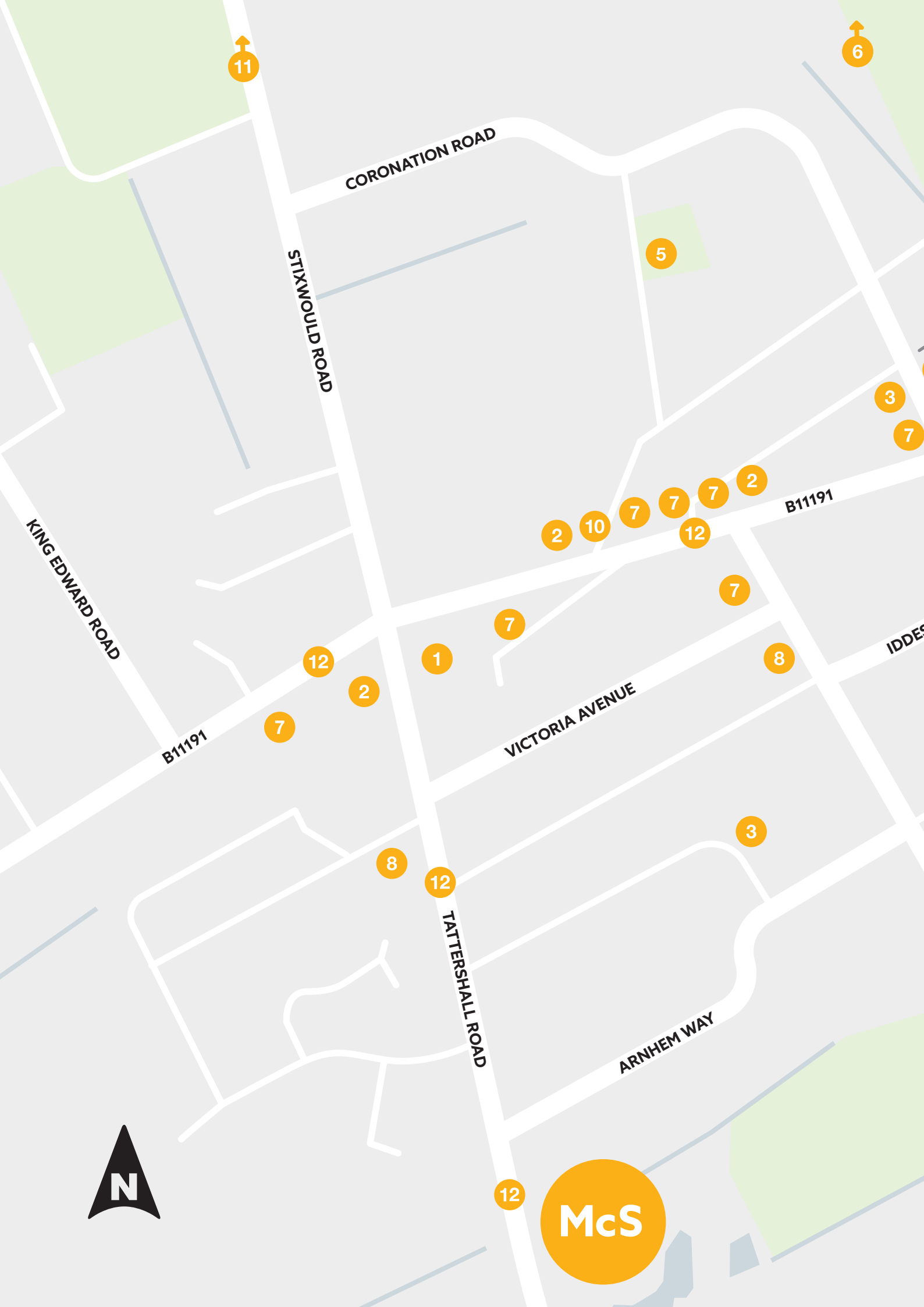
As you explore, you'll discover a village full of charm and history, spanning mediaeval times to WW2. There's a thriving cultural scene too with a programme of annual events, including a country show, 1940's festival and Christmas fair. The village is set

amongst a mature woodland and here you'll find Kinema in the Woods, which invites you to enjoy an old-fashioned cinema experience.

There are good sport and recreational facilities too. The National Golf Centre offers award winning courses plus world-class training. Jubilee Park has tennis courts, a bowling green, and an open-air heated pool. You can also walk or cycle a 3-mile trail for traffic-free exercise.

The area offers day trips aplenty. The Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is just 7 miles away and a Battle of Britain centre, offering an opportunity to see wartime aircraft, is also close by. Lincoln, with its historic cathedral and castle, is just a 30-minute drive.

Getting out and about is easy. The nearest bus stop is meters from the development. A train station at Metheringham is 8 miles away. The A15 and A16 are both within easy reach.



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6

CORONATION ROAD

STIXMOULD ROAD

5

3

7

2

B11191

2

10

7

7

7

12

KING EDWARD ROAD

B11191

12

2

1

7

7

8

IDDES

VICTORIA AVENUE

7

8

12

TATTERSHALL ROAD

3

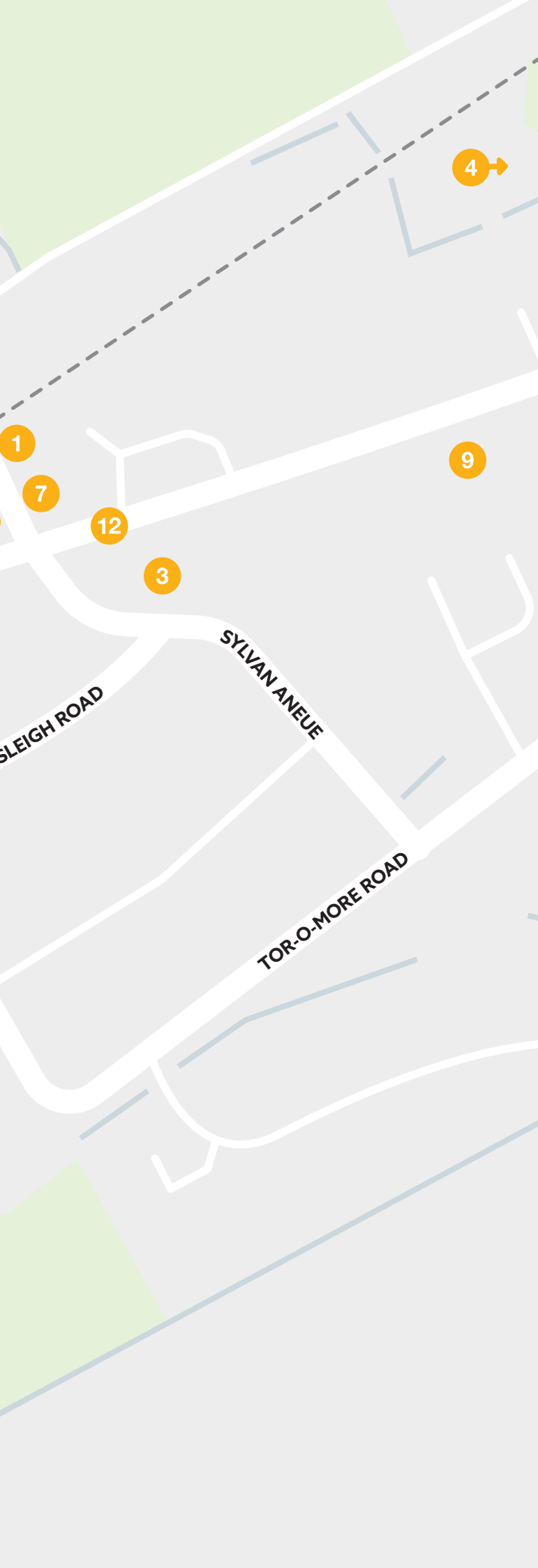
ARNHEM WAY



12







## HOTCHKIN GARDENS

**McS** Tattershall Road,  
Woodhall Spa  
LN10 6TL

### MAP KEY.

- 1 Memorial/Museum
- 2 Supermarket
- 3 Church
- 4 Golf Club
- 5 Bowls Club
- 6 Cinema
- 7 Restaurant/Pub/Tea Room
- 8 Doctors
- 9 Dentist
- 10 Dry Cleaners
- 11 Petwood Hotel
- 12 Bus Stop



# **“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.

# Woodhall Spa

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## MADE FOR MODERN LIVING, INSIDE AND OUT.

As you make your way through the elegant entrance of Hotchkin Gardens, you'll feel both relaxed and excited to explore.

You'll immediately appreciate the development's thoughtful design and the attractive but individual style of these luxury bungalows and cottages.

Generously spaced apart and with a landscaped front garden, each one cleverly blends traditional with modern design.

The red or lightly coloured brickwork and grey, pitched roofs are not only a complement to the traditional character of the village but they bring community feel to these standalone properties.

Make your way further to discover a stylish pavilion, ideal for meeting up with friends and family for coffee or a glass of wine. Fitted out with Wi-Fi, it is designed to be the community hub, a space for socialising and relaxing.

At the heart of the development, you'll also find a shared garden space to provide

homeowners with an inviting area to relax and unwind – an ideal space to meet neighbours or just to sit peacefully with an ice-cold drink on a warm summer's day. This is a sensory garden, so all plants have been carefully chosen to delight the senses. What's more you can relax knowing that all the garden is maintained for you.

Open the door to any one of the properties, and you'll notice the spacious, light, and contemporary feel. All McCarthy Stone properties are designed to be a pleasure to live in, with intelligent high specification, high quality fixtures and fittings and modern flourishes.

At the back, there's a private garden to style and make your own, while each property's front garden has been planned and is maintained for your enjoyment throughout the seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues.













## **MORE FEATURES.**

### **PAVILLION**

A stylish shared space, ideal for meeting up with friends and family.

### **SENSORY GARDEN**

A beautiful, shared space in which to socialise or quietly pass the time. All plants have been selected for their smell, texture or soothing sounds as they move in the breeze.

### **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**

Parking space or spaces included with every property, plus some properties benefit from a garage. Guest parking is also available.





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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. Hotchkin Gardens is no exception.

Comprising 40 one, two or three bedroom luxury bungalows and cottages, each one is exquisitely finished and comes fitted with carpets and flooring.

### **HOW TO BUY.**

When you purchase your property at Hotchkin Gardens 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 Consultant will explain each in greater detail.







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# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and glass splashback
- Anthracite composite sink
- Lever mixer taps



## SHOWER ROOM

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Mirror with a separate shaver socket
- Heated towel rail



## HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- White panelled doors
- Chrome door furniture and fittings



## SAFETY AND SECURITY

- Smoke detector
- Illuminated light switches to cupboards and bedroom(s)

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. \*Sky services 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  
Hotchkin Gardens, Woodhall Spa.

**CALL 0800 201 4106  
VISIT [McCARTHYSTONE.CO.UK/  
HOTCHKIN-GARDENS](https://www.mccarthystone.co.uk/hotchkin-gardens)**

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

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March 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/hotchkin-gardens](https://mccarthystone.co.uk/hotchkin-gardens)

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