GLADWELL LODGE

Didcot

Exclusively for the over 60s



Churchill Living

Your lifestyle • **Your choice**

Welcome to Gladwell Lodge

Gladwell Lodge is a beautiful collection of 33 one and two bedroom retirement apartments exclusively for the over 60s. The Lodge benefits from a Communal Lounge with a coffee bar, and a Guest Suite for visiting friends and family to stay. The attractive communal gardens provide you with outside space to enjoy with your neighbours.

At Gladwell Lodge, you can say goodbye to maintenance. The communal upkeep and maintenance of the development including the gardens are all taken care of for you. You can forget about all those irritating, time-consuming jobs when you move into your new apartment.

Your Lodge Manager will be on hand, and activities are organised to take part in if you choose, giving you a ready made social life when you want it, and the option of peace and quiet whenever you like. The choice is yours. We understand that safety and security is of paramount importance to our customers, living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe.

If you're seeking a comfortable and safe environment where you can maintain your independence, Churchill Living is the perfect choice.



Communal gardens





Our heritage • **Your future**

“We are proud to say we have a trusted, quality product so you can be sure you’re in safe hands. Churchill is a family run, independent company so family values are embedded throughout the business, meaning passion, pride and quality underpin everything we do.

We have achieved a number of prestigious industry awards for our product, our people and our exceptional levels of customer service. Our consistent awards success reflects the confidence our Residents have in the business.

To understand the concept of independent living for the over 60s, we encourage you to visit Gladwell Lodge to see for yourself our product and the lifestyle you could be enjoying.”

Spencer J. McCarthy
Chairman and
Chief Executive Officer

Clinton J. McCarthy
Managing Director

Introducing your new apartment

Gladwell Lodge is designed with you in mind. Your own apartment gives you privacy, when you want it, but a Communal Lounge opens up a whole new social life with like-minded neighbours when you wish.

To give you more time to enjoy life, maintenance and upkeep of the development is taken care of for you. The safety and security features in your apartment, along with the running costs of the Lodge are covered by your service charge, so you can budget with confidence.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly.

Quality comes as standard with every detail carefully considered with our customers in mind. Shower rooms feature low-level shower trays, kitchens are fitted with a waist height oven and a lift provides access to all floors.

The electricity at this development is supplemented by photo voltaic (PV) solar panels. This helps to reduce electricity bills and ultimately reduces our carbon emissions to help the environment.



Typical living room

From the Lodge Manager, to friendly neighbours, life at Churchill is more than just an apartment.



Didcot Railway Museum

Diamond Jubilee Garden, Didcot

Everything you need on your doorstep

Gladwell Lodge is a beautiful development of 33 one and two bedroom apartments, ideally located on Foxhall Road in the popular town of Didcot. Located between the cities of Oxford and Reading, Didcot has excellent travel connections that can get you to Oxford in less than 20-minutes by train. Gladwell Lodge is within close proximity of a Co-op supermarket, and several cafés as well as the library and Didcot Health Centre.

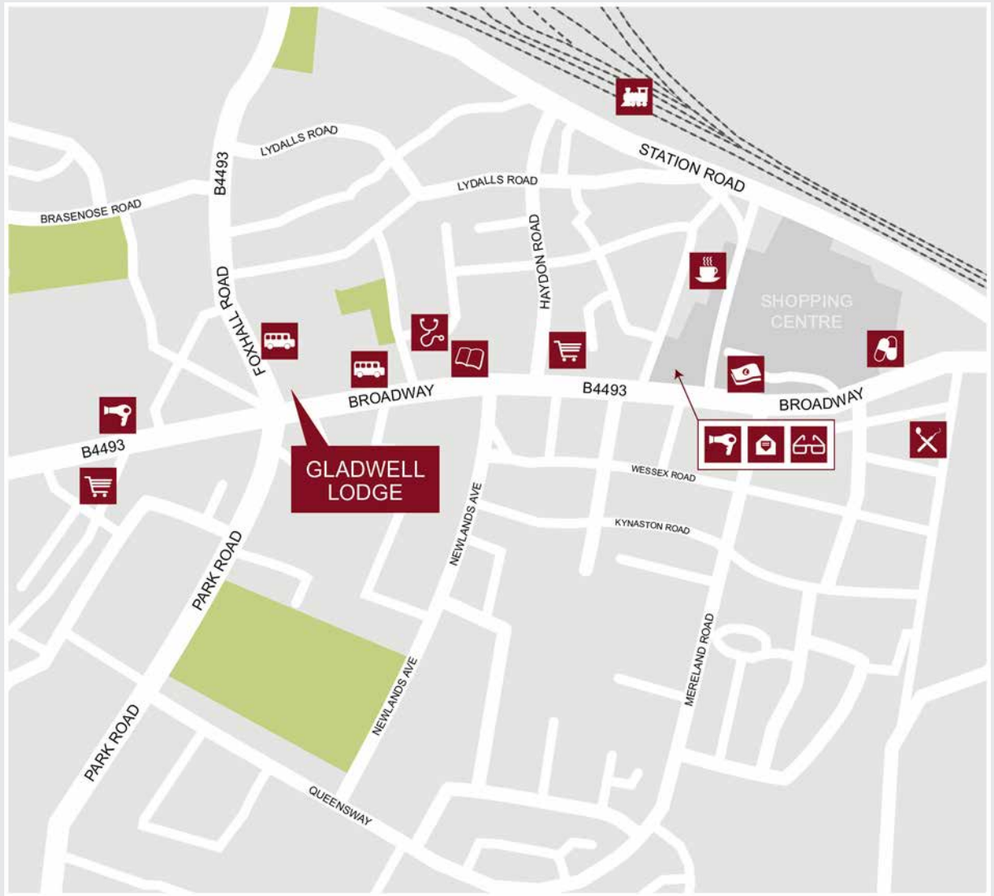
Didcot is famous for its railway heritage. Didcot Railway Centre is a living history museum of the Great Western Railway and is home to a unique collection of steam locomotives, carriages, wagons, buildings and artefacts set around the original 1932 Engine Shed.

The nearby Orchard Centre is home to a wide selection of High Street stores, cafés and restaurants and hosts the Thames Valley Farmers' Market on the second Saturday of the month. Didcot Leisure Centre offers a diverse fitness class programme including aerobics and yoga alongside squash, badminton and football. The nearby Didcot Wave Leisure Centre boasts a 25m pool with beach area and modern gym.

In the heart of Didot is Cornerstone, a purpose-built, arts, culture and entertainment venue with a regular programme of live performance, activities and exhibitions.

There are several beautiful parks and open spaces in Didcot providing the perfect spot for a leisurely walk, an outdoor activity or simply to sit and relax, including The Diamond Jubilee Garden and Ladygrove Lakes.

Local amenities



WHAT IS CLOSE TO GLADWELL LODGE?

- Bank *0.5 miles*
- Bus Stop *0.1 miles*
- Café *0.6 miles*
- Dentist *0.9 miles*
- Doctor *0.2 miles*
- Hairdresser *0.4 miles*
- Library *0.2 miles*
- Opticians *0.4 miles*
- Pharmacy *0.7 miles*
- Post Office *0.4 miles*
- Railway Station *0.6 miles*
- Supermarket *0.4 miles*



Orchard Centre, Dideot

Development floor plans



Site Plan and Ground Floor

- One bedroom apartment
- Two bedroom apartment
- Communal areas

Balconies on selected apartments

BS	Buggy Store	P	Plant room
CB	Coffee Bar	R	Reception
E	Entrance	ST	Store
L	Lift	WC	Communal WC
O	Office		

First Floor





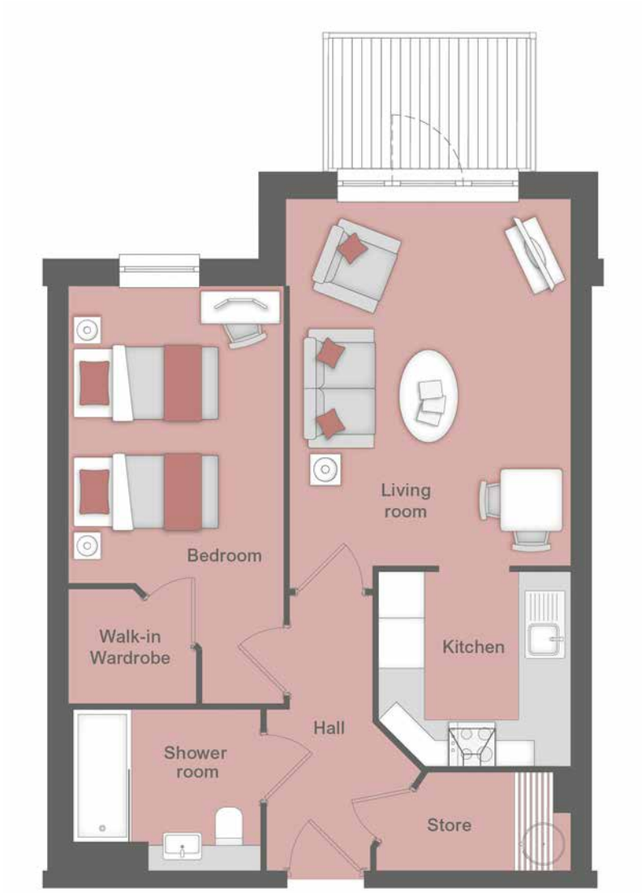
Second Floor

Third Floor



Typical one bedroom apartment layout

Kitchen	8'1" x 8'3"	*2450mm x 2515mm*
Living room	11'9" x 15'4"	*3580mm x 4685mm*
Shower room	6'9" x 8'0"	*2065mm x 2450mm*
Bedroom	17'6" x 9'0"	*5340mm x 2750mm*



Typical two bedroom apartment layout

Kitchen	7'11" x 9'4"	*2425mm x 2850mm*
Living room	11'9" x 17'6"	*3580mm x 5330mm*
Bathroom	6'11" x 5'6"	*2100mm x 1670mm*
En suite	6'9" x 8'1"	*2065mm x 2455mm*
Bedroom one	9'4" x 20'0"	*2830mm x 6100mm*
Bedroom two	8'11" x 13'9"	*2720mm x 4205mm*



What's included as standard?

APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Residents' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving. These are just some of the elements we include on our developments each informed by our Customers and our experience.



SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detectors
- 24-hour support system
- Multi-point locking system to front door of apartment

KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Provisions for a washer/dryer and dishwasher

INTERIOR

- Walk-in wardrobes to main bedroom*
- Fitted mirror wardrobes#
- Illuminated light switches
- Safety locks on windows
- Energy-efficient, low-carbon, economical heating system
- Hallway storage cupboard
- Wide doorways for full accessibility

BATHROOM / SHOWER ROOM

- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit with integrated shaver point
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring

#Where a walk-in wardrobe is not provided.

*Selected apartments, please ask the Sales Executive for more details.



EXTERNAL & COMMUNAL AREAS

- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Communal Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite for visitors
- Online shopping service for groceries available through the Lodge Manager, if required
- Refuse store
- Secure door entry system
- Buggy storage
- Fully maintained external areas

OUR COMMITMENT TO YOU

We are delighted to be the only major housebuilder to offer a **3 year warranty period** as standard on apartments. The decision to extend our warranty from 2 years to 3 years underlines our confidence and commitment to our Residents. Every new Churchill apartment also comes with a New Home Warranty Guarantee.

Safety and security is our number one priority

At Churchill we know the importance of feeling safe in your home.

We fit all of our apartments with a Careline system. In the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

The system can also be used for calls to keep in touch with your neighbours, and even provides video door entry, allowing you to view any visitors before you choose to let them into the main entrance.

An intruder alarm is fitted to the front door of your apartment, while ground floor apartments have additional sensors fitted, alongside fire and smoke detectors in communal areas and within your apartment so you really can enjoy a safe and secure lifestyle with Churchill.



Your apartment will always be safe and secure providing you with complete peace of mind.

Award winning property management

SERVICE YOU CAN TRUST

All Churchill Living developments are looked after by Churchill Estates Management, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Residents see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.

A TRANSPARENT APPROACH

We are completely open and transparent when it comes to costs, with no hidden charges, so you don't have to worry about unexpected bills. Our Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs and when it is payable.

At Churchill, we do not charge Event or Exit Fees if you decide to sell or sublet your apartment. Unlike many other retirement housing providers, we don't add these extra costs - giving you peace of mind and one less thing to worry about.

The Lodge Manager organises social events to create a welcoming community but the choice to join in is yours!

Enhance your lifestyle with Churchill

SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden will be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those time-consuming jobs like window cleaning are now someone else's problem. You will still be as independent as you are now and your new, low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer service and the way we operate, and we are proud to say we put our Customers at the heart of everything we do. With over 90%† of Customers saying they would recommend us to a family member or friend (*Home Builders Federation (HBF) Customer Satisfaction Survey*) it's no wonder we are seeing more happy Residents enjoy their freedom to do more of what they love to do.

CUT YOUR LIVING COSTS

Make worrying about bills a thing of the past, with your brand-new energy efficient apartment you'll no longer have the hassle of fixing the boiler or unwanted draughts in an old house.

A Churchill apartment benefits from an energy efficient heating system, excellent insulation, modern appliances, no unexpected bills with our easy to budget service charge, a central location which reduces the need to use a car and lower council tax bills from downsizing.

MAKING YOUR MOVE HASSLE FREE

Our Move With Ease service is designed to take the stress out of moving, with an experienced team on hand to help you every step on the way. The service includes Home Exchange, Selling Made Easy, help with legal fees, free removals service, a downsizing service and interior design service. Speak to our team to discuss which services are suitable for you.



BY MOVING TO A CHURCHILL APARTMENT YOU COULD...

Keep moving
All Churchill developments are close to the town centre or local amenities so Residents find it's easier to get out and about and stay active.

Stay social
Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.

Be happy
An average person aged 80 feels as good as someone 10 years younger* after moving into one of our developments.

*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019.
†Figure correct as of February 2025.

Gladwell Lodge

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Any and all pictures used throughout this brochure are a selection of typical internal and external images of Churchill Living developments. (This includes but is not limited to: furniture, fixtures and fittings, landscaping and gardens). Dimensions quoted are maximum room sizes, for general guidance and are subject to final measurement on completion of the actual apartment and development. Please ensure you check full details of these items at the development you are interested in. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter the specification without notice.



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