

SANDERSON LODGE

Selsdon

Exclusively for the over 60s




Churchill
Living
Your lifestyle • Your choice



Welcome to Sanderson Lodge

Sanderson Lodge is a beautiful collection of 37 one and two bedroom apartments exclusively for the over 60s. The Lodge benefits from a communal Owners' 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 Sanderson 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.





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 Owners have in the business.

To understand the concept of independent living for the over 60s, we encourage you to visit Sanderson 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

Sanderson Lodge is designed with you in mind. Your own apartment gives you privacy, when you want it, but a communal Owners' 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.

The development is heated via a communal ground source heat pump system, which harnesses the ambient energy within the underlying ground and converts it in a very efficient way. These systems are able to produce more energy than they consume and provide lower running costs of heating and hot water.

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom* and open space in the living room.

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

Typical living room



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



The Selsdon Clock



Selsdon Woods Nature Reserve

Everything you need on your doorstep

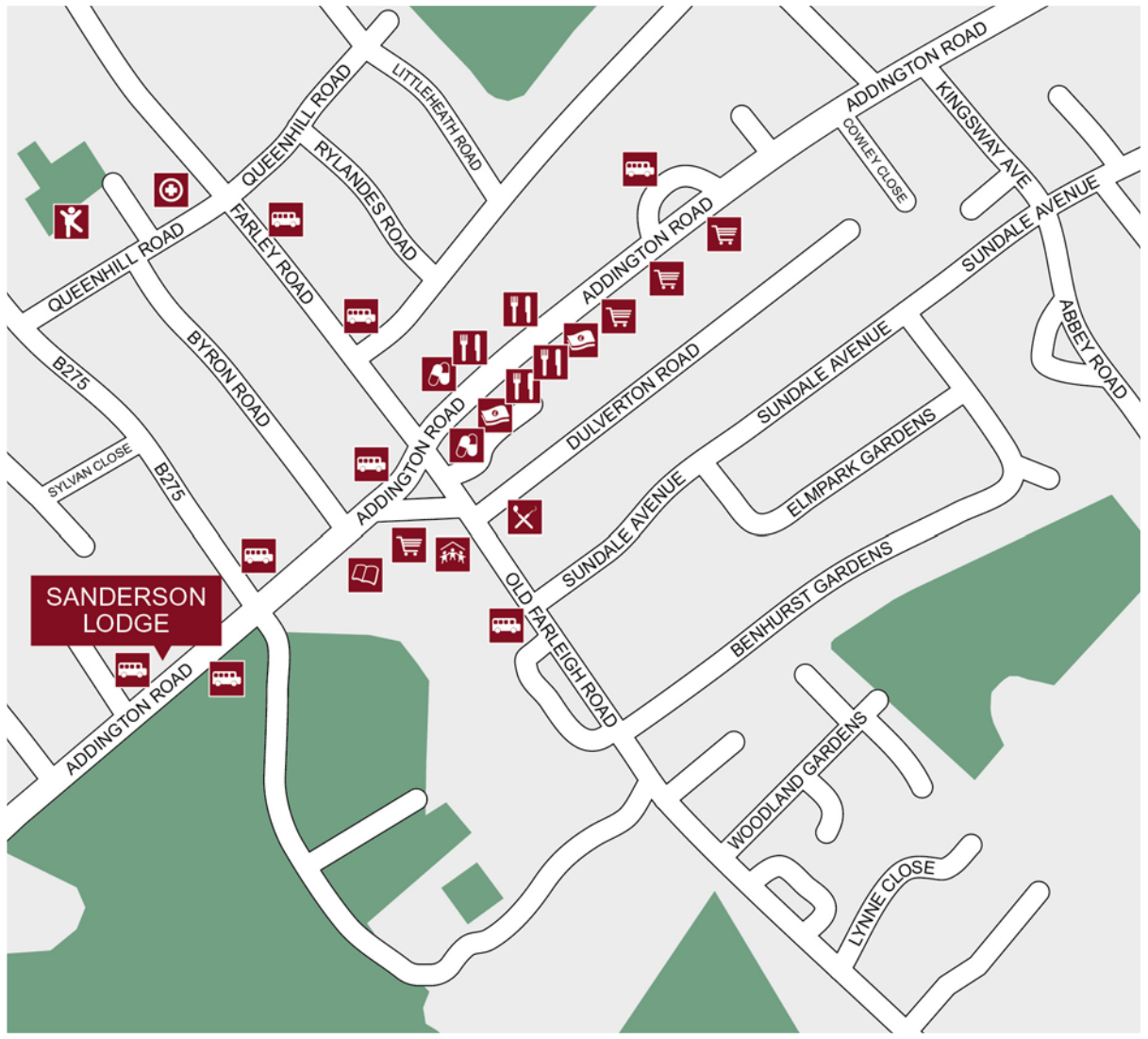
Sanderson Lodge is a collection of one and two bedroom apartments with a beautiful secluded garden, located in the heart of Selsdon. The development is located close to the bustling high street which has a wide range of retailers, a variety of restaurants and coffee shops, a large supermarket, a library and Selsdon Hall, which is a hub for the local community.

Selsdon is a vibrant, leafy suburb located in Surrey and was developed during the 1920s and 1930s, this can be seen in the many Art Deco houses that remain in the town. It is also well known for the Selsdon Park Hotel. What is now De Vere Selsdon Estate, Alan Doble Sanderson bought the mansion back in 1924 and transformed it into a luxury country house hotel with a spa and swimming pool. The Estate however dates back hundreds of years to the Anglo Saxons and many former lives of this magnificent building are still evident in its design today.

Close by you will find the beautiful Selsdon Wood Nature Reserve. Open to the public, this National Trust site is fondly known as "The Bird Sanctuary" due to its many varieties of bird inhabitants and is a popular place for a gentle morning stroll or afternoon picnic.

Regular buses service Selsdon and the surrounding areas with the Freedom Pass allowing free travel to explore all that London has to offer, while the train from Sanderstead main railway station provides direct trains to London Victoria.

Local amenities



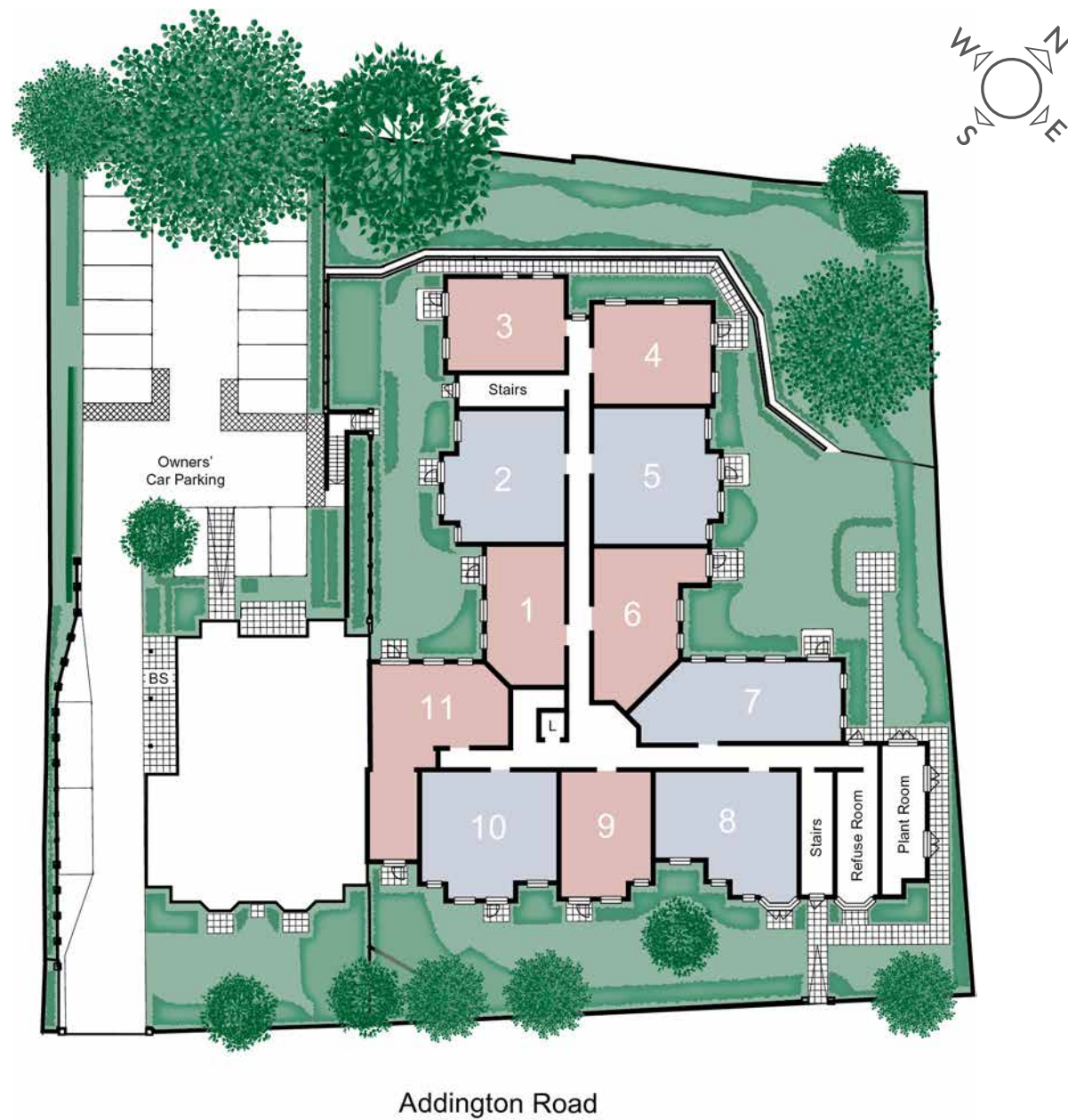
WHAT IS CLOSE TO SANDERSON LODGE?

- | | | |
|--|---|---|
|  Bank
0.2 miles |  Medical Centre
0.4 miles |  Tennis Club
0.3 miles |
|  Bus Stop
0.02 miles |  Pharmacy
0.2 miles |  The Selsdon
Community Clubhouse
0.2 miles |
|  Dentist
0.2 miles |  Restaurant
0.2 miles | |
|  Library
0.1 miles |  Supermarket
0.1 miles | |



St John the Divine Selsdon

Development floor plans



Site Plan and Lower Ground Floor

One bedroom apartment	BS	Buggy Store	O	Office
Two bedroom apartment	CB	Coffee Bar	P	Plant room
Communal areas	E	Entrance	R	Reception
Balconies on selected apartments	GS	Guest Suite	U	Utility
	L	Lift	WC	Communal WC

Ground Floor

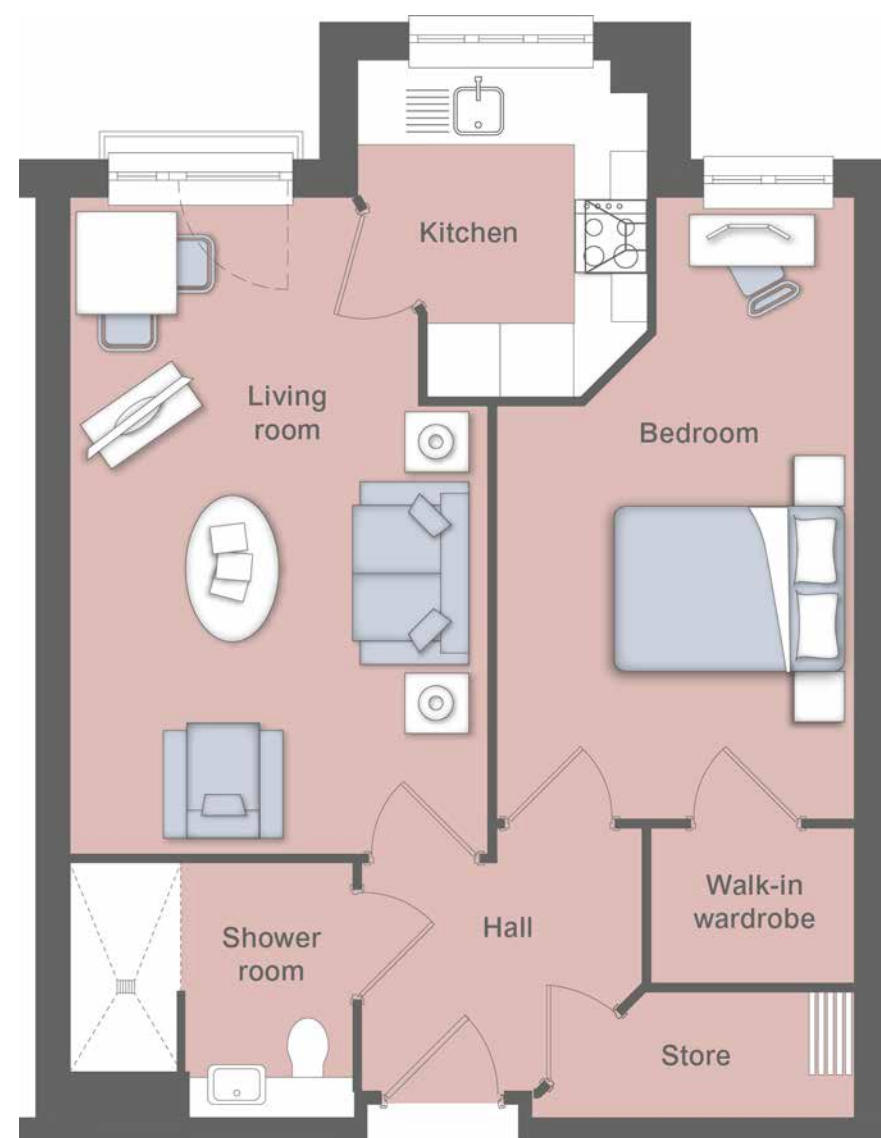


First Floor



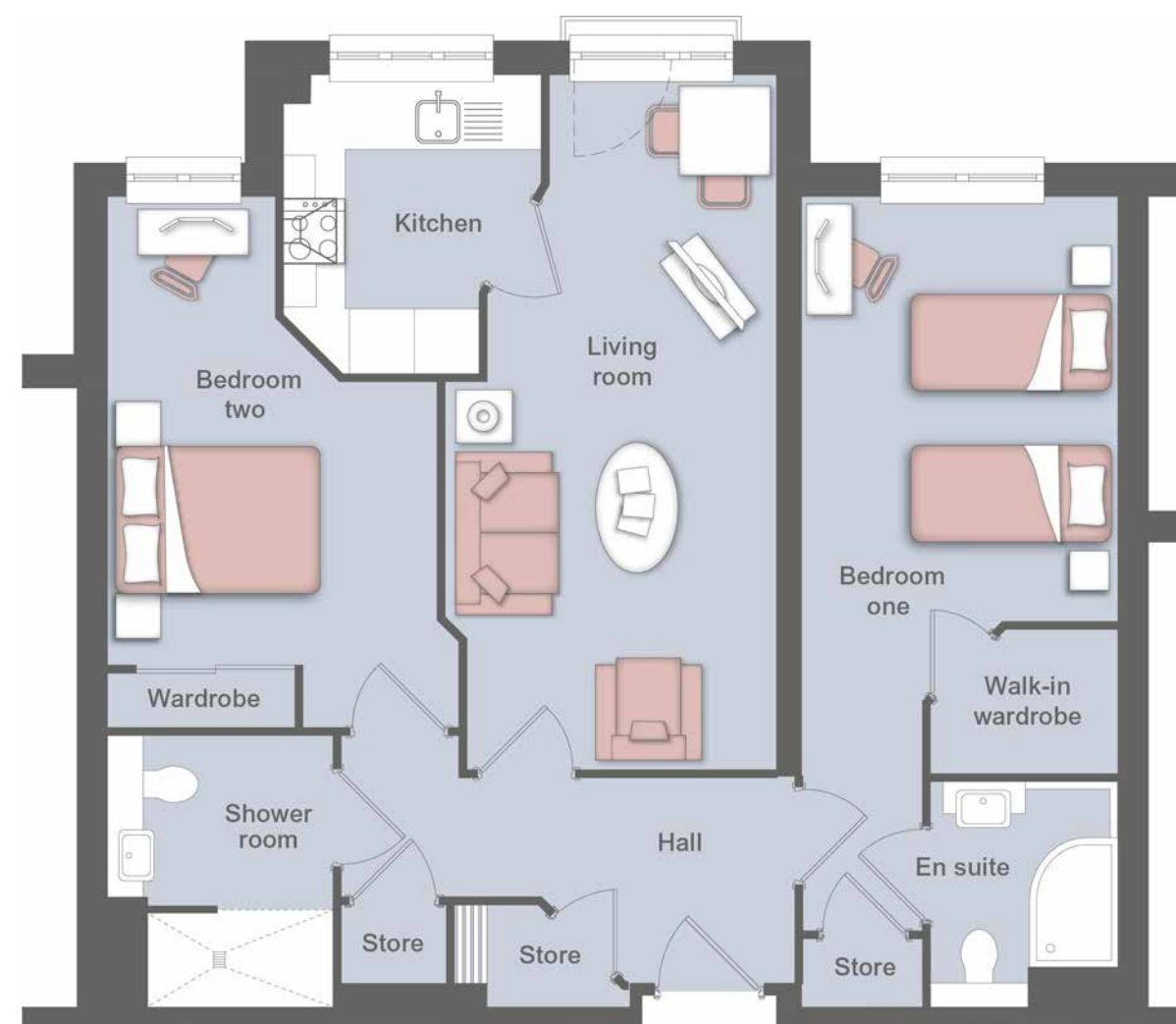
Typical one bedroom apartment layout

Kitchen	7'8" x 8'11"	2325mm x 2715mm
Living room	11'2" x 17'6"	3395mm x 5335mm
Shower room	7'6" x 6'10"	2290mm x 2070mm
Bedroom	9'5" x 16'7"	1640mm x 1270mm



Typical two bedroom apartment layout

Kitchen	7'10" x 8'11"	2375mm x 2715mm
Living room	9'10" x 20'10"	3010mm x 6360mm
Shower room	6'9" x 8'2"	2055mm x 2490mm
En suite	5'7" x 6'9"	1705mm x 2065mm
Bedroom one	9'6" x 12'8"	2885mm x 3865mm
Bedroom two	9'10" x 14'0"	2995mm x 4270mm



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 Owners' 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
- Owners' 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. The decision to extend our warranty from 2 years to 3 years underlines our confidence and commitment to our Owners. Every new Churchill apartment also comes with a 10 year NHBC warranty.

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 Owners 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.

Some properties may have a ground rent, specific details of which will be provided by your Sales Executive.

If you sell or sublet your property 1% of the gross sale price or 1% of the open market value if subletting is payable by way of contribution to the Contingency Fund, which is held on behalf of Owners towards longer term repair and replacement costs.

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 Owners 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.

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



BY MOVING TO A CHURCHILL APARTMENT YOU COULD...



Keep moving

All Churchill developments are close to the town centre or local amenities so Owners 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.

Sanderson 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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