

STANBRIDGE EARLS
VILLAGE

Stanbridge Earls





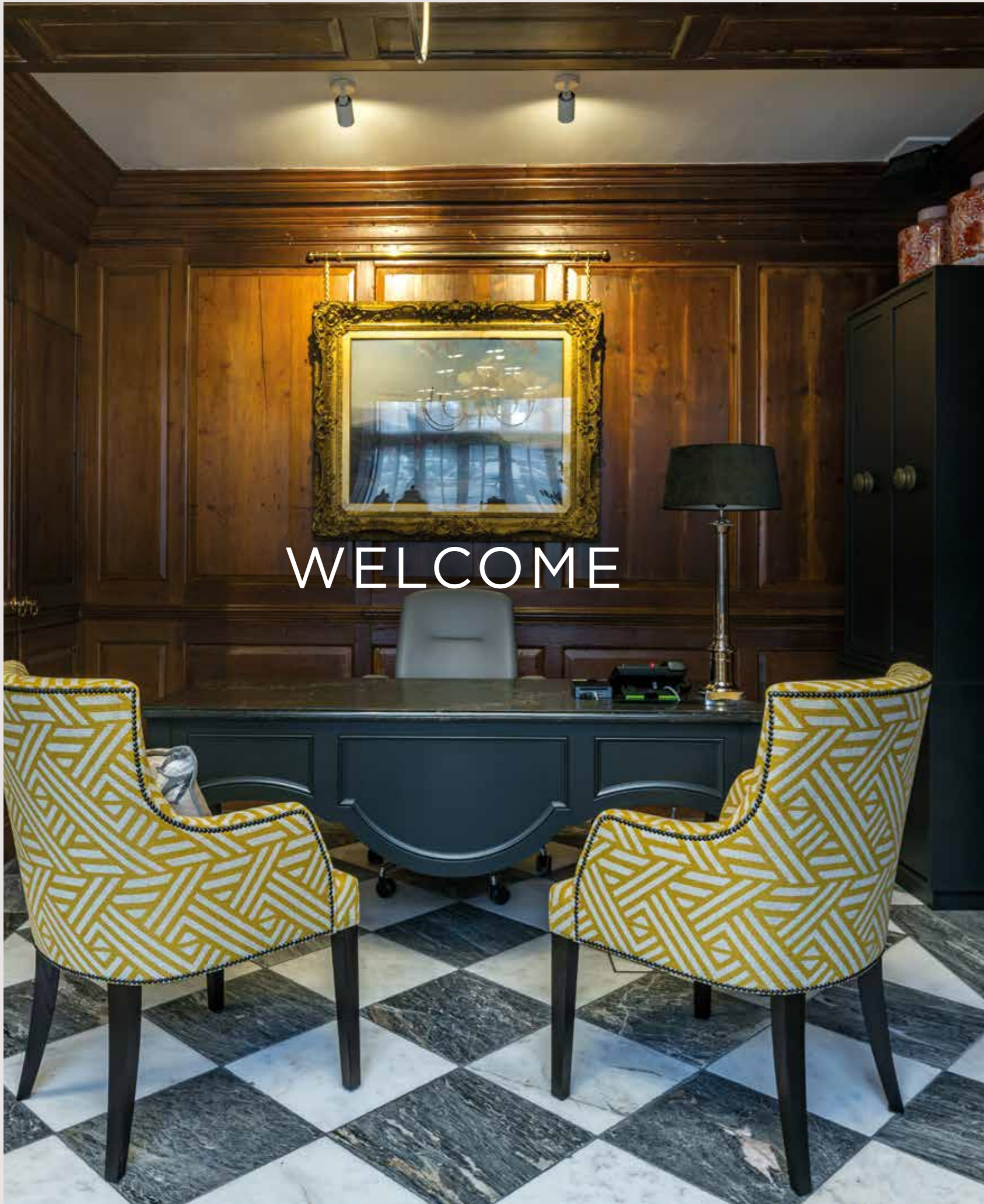
OWN YOUR RETIREMENT

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love, keep your highly valued independence and own your own property. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change your lifestyle when you retire.

We look after the maintenance and security of your property and the grounds, leaving you free to spend your time however you wish. You could explore the stunning landscaped gardens, enjoy fine dining in our restaurant, indulge in some pampering at the Audley Club or keep up your love of travel knowing your home is safe and sound. What's more, you could join one of our regular get-togethers, take part in an exercise class, de-stress at a mindfulness session or make use of our extensive Audley Care services - all of which are part of our health and wellbeing programme.

Owning a home at Stanbridge Earls gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.





STANBRIDGE EARLS LUXURY RETIREMENT VILLAGE

Set within 32 acres of beautiful woodland, just minutes from the market town of Romsey in Hampshire, lies Audley Stanbridge Earls. At its centre is a Grade II* listed Tudor manor house, which has been sympathetically restored to house an exceptional restaurant, bar and bistro. This, along with the nearby luxury health club and swimming pool, forms the Audley Club.



TRANQUILITY



Ocean Village Marina



Stanbridge Earls, 1943

THE BEST OF TOWN AND COUNTRYSIDE

Audley Stanbridge Earls is nestled within beautifully manicured gardens, with open meadows and ornamental lakes providing a stunning backdrop. The village is formed of luxury cottages and apartments carefully designed to complement the centrepiece, a magnificent Grade II* listed Tudor manor house.

Located near to the vibrant market town of Romsey, in the Test Valley area of Hampshire, the village is just 11 miles from the bustling port of Southampton and 15 miles from one of England's ancient capitals - Winchester. The nearby train station also provides regular services to Cardiff, Salisbury, Portsmouth, Brighton and London via Southampton.

STEEPED IN HISTORY

Formerly a private home, Audley Stanbridge Earls is rumoured to have once been occupied by Saxon Royalty with links to King Alfred the Great and Florence Nightingale. The site was held by a number of families until the nineteenth century when it fell into a ruinous state. It was rescued in the early twentieth century when it was restored and developed into a boarding school.



Winchester Cathedral



Winchester Cathedral

Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

MEDIEVAL SPLENDOUR

Audley Stanbridge Earls is located near the medieval market town of Romsey. Surrounding the magnificent Norman Abbey at the centre of the town, the charming streets are home to a wonderful array of quaint local shops and lively markets.

Just a stone's throw away, the medieval King John's House, Tudor Cottage and former Victorian gun shop form the new Heritage Centre, which offers a fascinating insight into the history of the area, as well as a series of period gardens which lead to a picturesque mill stream.

HISTORIC GRANDEUR AND BEAUTIFUL NATURE

Just outside Romsey is the eighteenth century mansion, Broadlands, the former home of Lord Palmerston and also Lord Louis Mountbatten. Set in extensive parklands, it hosts a range of craft shows, concerts and events throughout the year. Nearby Mottisfont Abbey is well known for its walled kitchen garden and stunning collection of roses.

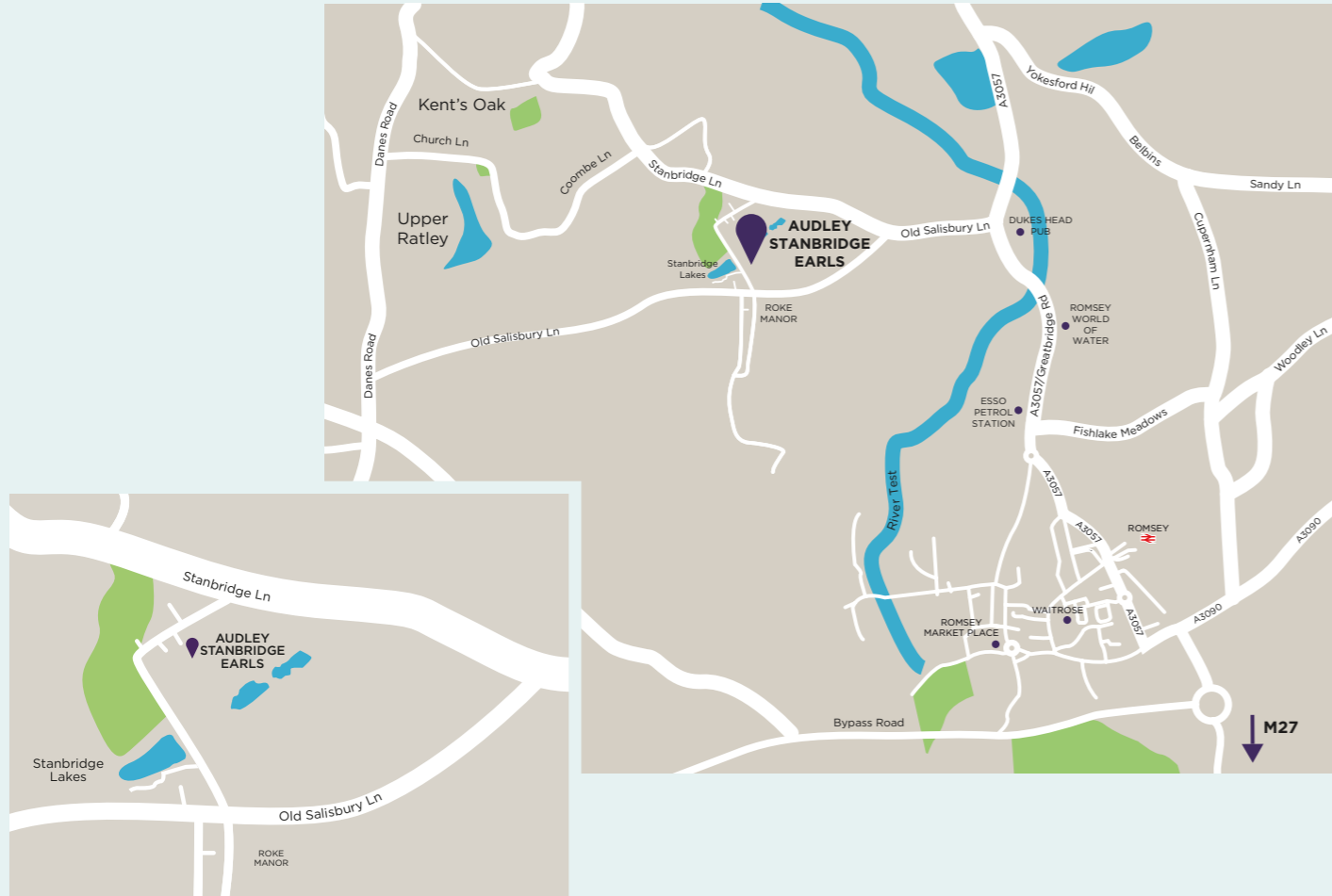
For nature-lovers, the Test Valley and New Forest offer beautiful countryside and stunning views. Walkers, cyclists and horse riders can enjoy parts of the 44-mile Test Way, which follows the course of the tranquil River Test. Famous for its trout and salmon, the river is also an ideal fishing spot.



S P A C E

New Forest National Park

WHERE YOU CAN FIND US



BY SATELLITE NAVIGATION

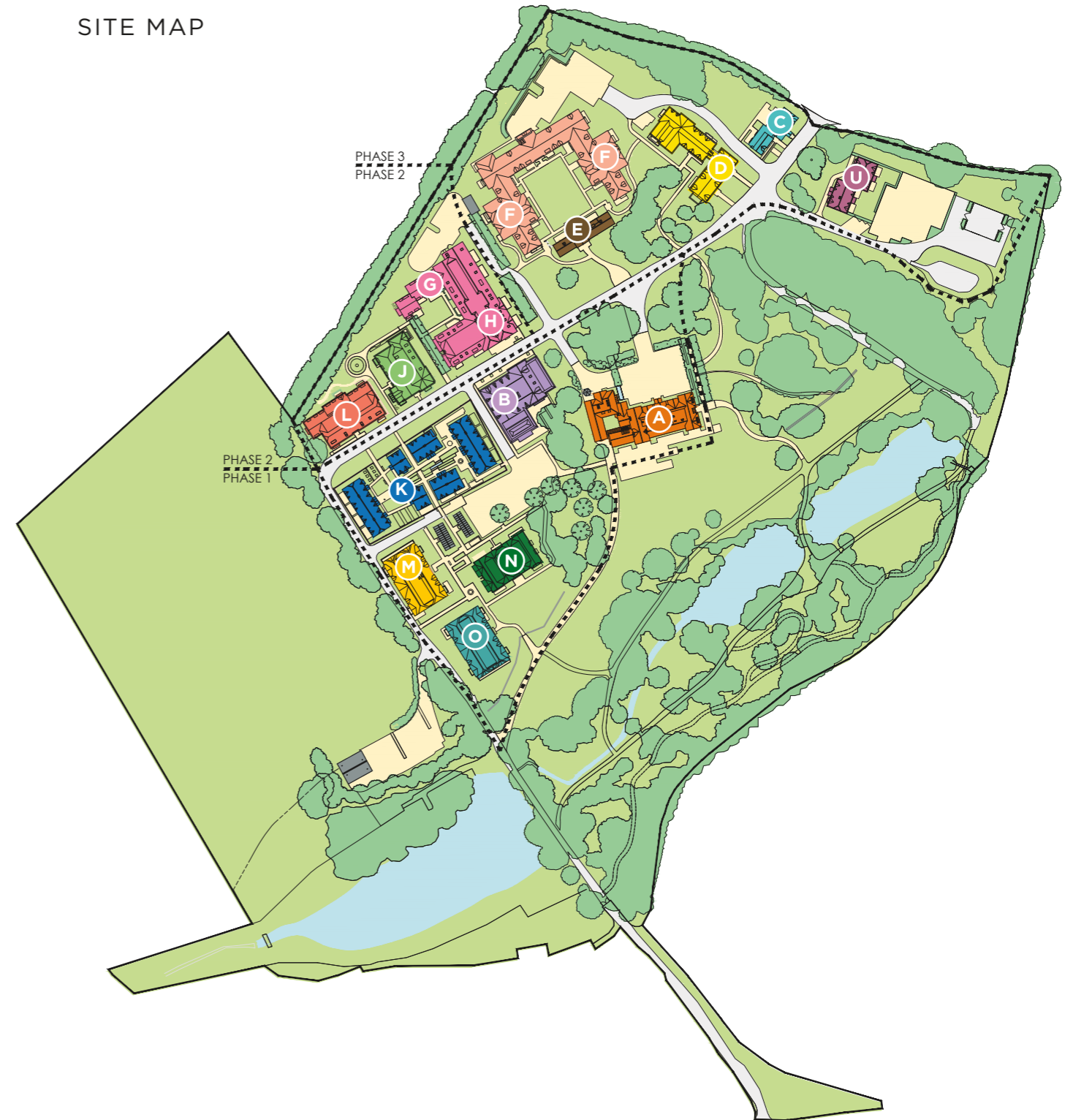
When visiting Audley Stanbridge Earls, for those using satellite navigation, please enter SO51 OGY.

FROM ROMSEY

From Romsey follow signs to Stockbridge heading north from the town centre. You will be on the A3057/Greatbridge Road. Points of interest have been identified on the map including Waitrose, Romsey Train Station and Romsey World of Water. Shortly after this you will see the Dukes Head pub on your right, turn immediately left onto Old Salisbury Lane.

When the road splits continue straight onto Stanbridge Lane. Within half a mile, you'll see Audley Stanbridge Earls on your left.

SITE MAP



- | Phase 1 | Phase 2 | Phase 3 |
|---------------------------|---------------------------|------------------------------|
| A Stanbridge Manor | G H Kirkeby Court | C Havering Cottages |
| B Fifield House | J Gallop Place | D Danvers Lodge |
| K Walled Garden | L Nightingale Hall | E Kenne House |
| M Montgomery Hall | | F Kenne Court |
| N Hansard Place | | U Hutchinson Cottages |
| O Beisley Place | | |



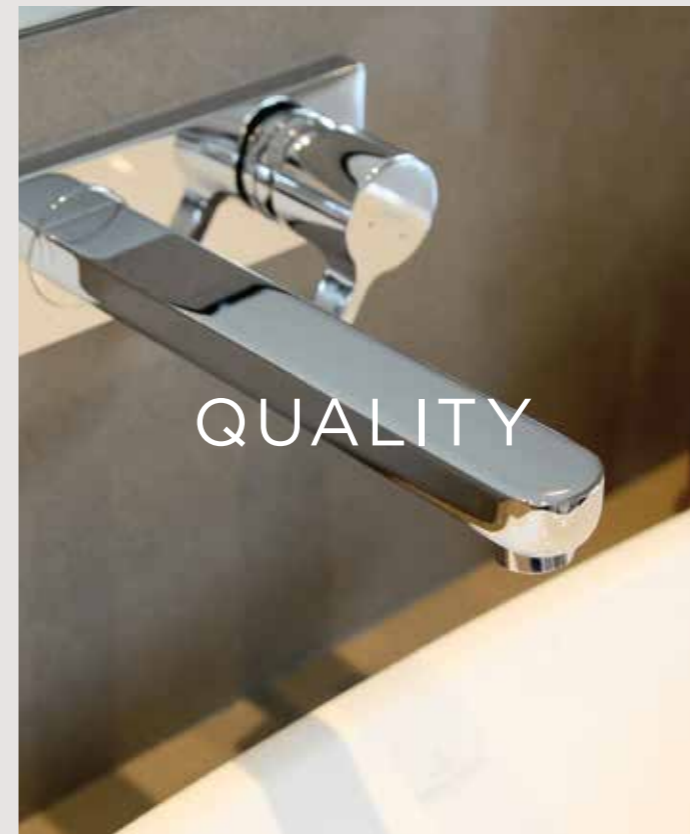
LUXURIOUS SURROUNDINGS



UNWIND



COMFORT



QUALITY



WELCOME
TO THE
AUDLEY CLUB





RELAX

THE AUDLEY CLUB - LIVE WELL, STAY WELL



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club. You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service - ensuring you get the most out of your Club membership.

This membership entitles you to exclusive access to our lounge and library, luxury health and wellbeing centre, and gives you priority booking at our restaurant, bar and bistro. We have also identified eight aspects of mental health and wellness, including emotional, social and intellectual, and have developed a comprehensive programme to support them.

These include:

- Nutritional advice
- Financial advice services
- Creative workshops

THE AUDLEY CLUB LUXURY FACILITIES

There's so much to enjoy
at Stanbridge Earls:

HEALTH & FITNESS

Indoor swimming pool and relaxation area
Take a dip without worrying about the weather,
or relax in our sauna or steam room.

Exercise in the fitness studio
Our qualified staff can advise on the right
programme or exercise class for you.

LIVING WELL

Time to yourself in the library and lounge
When you want some real peace and quiet,
you will find it in the library amongst our huge
range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

Spa therapies in our treatment rooms
Professional beauticians and therapists
will be available to offer manicures,
pedicures, massages and facials to
help you feel pampered and relaxed.

Hair salon
Your hair appointment will be just a few
short steps from your front door with
one of the area's top hairdressers.

**Exquisite dining in the restaurant,
bar and bistro**
Not only do our chefs use local ingredients
to create great menus, but while you dine
you can also enjoy stunning views.

Luxury guest suites
If your family and friends come to visit,
treat them to a stay in our luxury guest suite.
And, as an Audley owner, you can also take
advantage of a guest suite at any of our
UK villages.





AUDLEY CARE

As time moves on and some tasks become less easy, there is no reason why you shouldn't continue to live the life you know, in the home you have made. All you need is a visit from a trusted, friendly face; someone to listen or lend a helping hand when you would appreciate it.



CARE OF THE HIGHEST LEVEL

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). Which means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

SAFE AND SECURE

Not only do we take care of all the exterior maintenance of your home but we also have CCTV that covers the village. We have staff on call every minute of every day, so if you need anything you can just pick up the phone. This means you can go on holiday or visit relatives for as long as you please, knowing your home is looked after. Within each property there is an intruder, smoke and heat alarm connected to the central monitor alarm. There is also an emergency call system.

And don't forget that your neighbours are looking for the same stress-free life as you, so they fully understand and respect your wishes, as you do theirs.

HOW CAN WE HELP?

Everyone has their own tastes and needs, so our care is made to measure and you only pay for the services you use. Our discreet and friendly staff will help you with as little or as much as you want, including:

- A hand with domestic tasks like cooking, cleaning and ironing
- Assistance with getting up and going to bed, whatever the time
- Someone to go shopping with you or for you, or to collect prescriptions
- Help with personal care or eating
- Someone to walk the dog or feed the cat
- A little help and company if you are recovering from illness
- Live-in, sleep-in or night care, or simply holiday cover
- Long-term, short-term or emergency care
- Someone to accompany you to appointments or social activities



INTELLIGENT DESIGN

Cottage floor plan example

Ground floor plan example

First floor plan example

Apartment floor plan example

Apartment floor plan example

PROPERTIES DESIGNED WITH YOU IN MIND

Our properties are purposefully designed to fit your needs - for now and in the future. Every property has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. This is the thoughtful design you'll come to expect from an Audley Stanbridge Earls property.



THE PERFECT FIT



QUALITY CRAFTSMANSHIP

Every fixture and fitting in an Audley Stanbridge Earls property has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space. Our properties give you the highest quality of living, from the underfloor heating to the premium double glazing – and are built with your utmost security in mind.

KITCHENS

- Fully fitted SieMatic handleless kitchen units
- Corian worktops
- Integrated Bosch washer dryer
- Integrated cooking appliances including Neff fan assisted oven and ceramic hob, auto sense extractor fan, microwave and dishwasher
- Under unit kitchen lighting
- Integrated boiler in the kitchen wall cupboard
- Coloured glass splashback behind the hob
- Soft door and drawer closers
- Fully integrated fridge/freezer
- Stainless steel bowl and a half inset sink with a mixer tap spray head
- Minoli ceramic floor tiles



BATHROOMS & EN SUITE

- Elegant white Villeroy & Boch sanitaryware
- Chrome fittings
- Minoli ceramic tiles to full height behind sink, WC, bath and shower areas
- Walk-in shower with level access in en suite bathrooms
- Mirror with separate light and shaver socket
- Chrome heated towel rail
- Glass screens in shower areas with Hansgrohe shower controls



INTERNAL FINISHES

- Double glazed top or side hung casement windows throughout, and single glazed, historic windows in Stanbridge Manor
- Painted white internal doors with chrome ironmongery
- Some existing doors in Stanbridge Manor are stained timber
- Integral wardrobe in the master bedroom
- Carpet to the hall, living/dining areas and bedrooms
- Ceramic floor tiles in kitchen, bathroom and en suite

LIGHTING, HEATING & ELECTRICAL

- Recessed down-lighting in kitchen, bathroom and en suite
- Media panel in second bedrooms
- Data points in the third bedrooms and in studies
- Pendant lighting in living areas and bedrooms
- Chrome sockets and switches with black inserts in the kitchen
- White sockets in all other rooms
- Wiring for TV, FM and satellite signals to living/dining room and looped to master bedroom
- External lighting to terrace areas where applicable
- New buildings: continuous extract ventilation to kitchen and bathroom(s)
- Stanbridge Manor: intermittent extract ventilation to kitchen and bathroom(s)
- Telephone connection points in the living room and master bedroom
- New buildings: underfloor heating and hot water combination boilers
- Stanbridge Manor: Heat meter serving radiators and hot water cylinder connected to central heating system



SECURITY & SAFETY

- Emergency call system
- Full independent fire alarm system which is linked to village management
- Intruder alarm operated via a key pad in the hall with Passive Infrared sensors

SUSTAINABILITY FEATURES

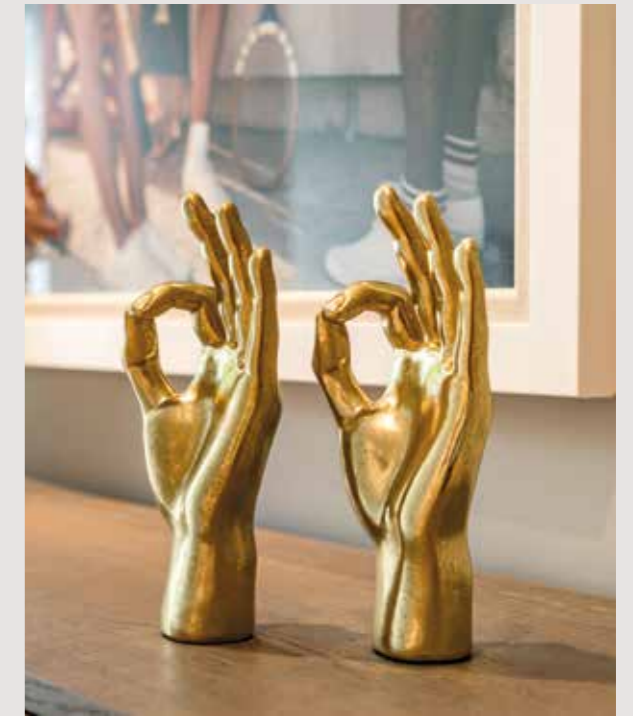
- Low energy lighting
- A & B rated appliances in kitchen
- Photovoltaic cells and heat recovery ventilation systems

STRUCTURAL GUARANTEE

All properties are covered either by a guarantee from Buildzone or Premier Guarantee Provider for 10 years from the date of the initial completion, which can be obtained from your sales consultant.



IT'S ALL IN
THE DETAIL



BEAUTIFULLY CRAFTED

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built-in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.



THE SIMPLE WAY TO SELL YOUR HOME

AUDLEY PART EXCHANGE SERVICE

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

GUARANTEED CASH BUYER FOR YOUR PROPERTY

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

SPEED

We will make an offer within 7 days and contracts are usually exchanged in 28 days.

NO CHAIN

Our Part Exchange service removes the risk of delays and fall-throughs often encountered with chains.

OPTION TO STAY IN YOUR CURRENT HOME AFTER COMPLETION

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

FLEXIBILITY

We will consider all types of properties - irrespective of the location or value.

NO ESTATE AGENT FEES

Not only will we handle all the legal paperwork you'll avoid paying estate agents' fees.

OUR PART EXCHANGE PARTNERS

The Audley Part Exchange service is managed by our market-leading home buying partners who offer the most competitive and attractive Part Exchange Schemes available.

HOW IT WORKS



STEP 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



STEP 2

We will then make an offer to purchase your home. If you accept the offer a survey will be arranged and we will then confirm our offer.



STEP 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



BRIDGING FINANCE

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between 1 day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services we provide to prospective customers.



ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time.

Audley can help ease the pain of moving, we can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, carpeting and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, IT and other suppliers

OUR DOWNSIZING PARTNER

We work with The Senior Move Partnership who has a team of trained specialists. Each specialist is committed to providing the highest standard of practical and emotional support.

RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1% of the greater of either the achieved market price or agreed valuation.

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 2% of the sales value achieved (VAT applicable).

MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

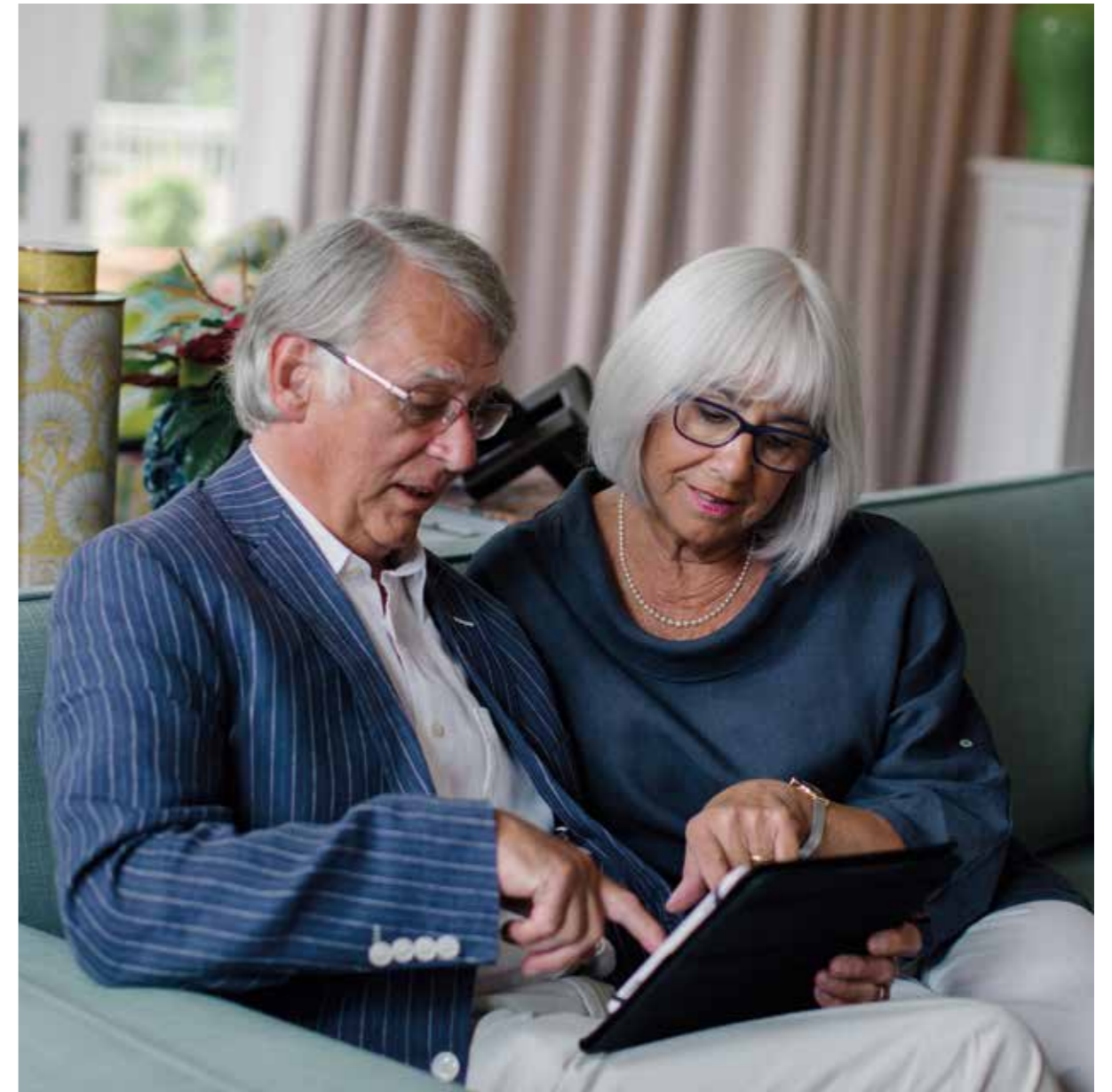
TWO TYPES OF PAYMENT TO MAKE LIFE EASIER

Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and a deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

ALL THESE SERVICES ARE COVERED BY YOUR FEES:

- Building insurance for your home
- External upkeep of your home, so you don't have to worry
- Professional garden and ground maintenance
- Regular clearing of roadways and footpaths
- Servicing of lifts
- Servicing of CCTV, emergency call system, intruder and smoke alarms
- Night Porter and security service
- Firstline home carers and call line services 24 hours a day, 7 days a week
- Nightly removal of your rubbish
- External window cleaning
- A range of luxury facilities with Audley Club membership
- Preferential rates for food and drinks at the restaurant, bar and bistro
- Full servicing of the guest suite, bookable at an advantageous price
- Free inter-property telephone calls
- Onsite General Manager and Head of Audley Care with supporting teams
- Minibus service for shopping trips and days out
- Favourable utility costs
- Social events and activities organised by the General Manager
- Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.



BUILDING BETTER FUTURES

We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont - which over time developed the conventional care home concept into something completely different - the UK's very first luxury retirement villages. Over thirty years on we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



GROWING COMMUNITIES

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.



Terrace
→

01794 278 303

stanbridgesales@audleyvillages.co.uk

Audley Stanbridge Earls, Romsey,
Hampshire SO51 OGY

Audley villages:

Binswood, Royal Leamington Spa,
Warwickshire.

Chalfont Dene, Chalfont St Peter,
Buckinghamshire.

Clevedon, Ilkley, Yorkshire.

Cooper's Hill, Englefield Green, Surrey.

Ellerslie, Malvern, Worcestershire.

Flete House, Ivybridge, Devon.

Inglewood, Kintbury, Berkshire.

Mote House, Bearsted, Kent.

Nightingale Place, Clapham, London.

Redwood, Failand, Bristol.

St Elphin's Park, Darley Dale, Derbyshire.

St George's Place, Edgbaston, Birmingham.

Willicombe Park, Royal Tunbridge Wells, Kent.

Opening soon:

Berkhamsted, Hertfordshire.

Chobham, Woking, Surrey.

Fairmile, Cobham, Surrey.

Scarcroft Park, Yorkshire.

Sunningdale Park, Ascot, Berkshire.

www.audleyvillages.co.uk

Images from a variety of Audley villages.
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