

TEEDON GARDENS

OLNEY



McCARTHY STONE

Life, well lived

CONTENTS

Olney
Teedon Gardens
Development features
Property details

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

Olney
Teedon Gardens
Development features
Property details

**A HIGHLY DESIRABLE
MARKET TOWN.**

This beautiful market town in Bucks 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 Teedon Gardens, named after a local teacher that helped educate the sons of local tradesmen in the 18th Century. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



Olney
Teedon Gardens
Development features
Property details



LIVE LIFE YOUR WAY.

Whatever you love doing in life, Olney will spoil you for choice, and Teedon Gardens 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 Teedon Gardens, 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.

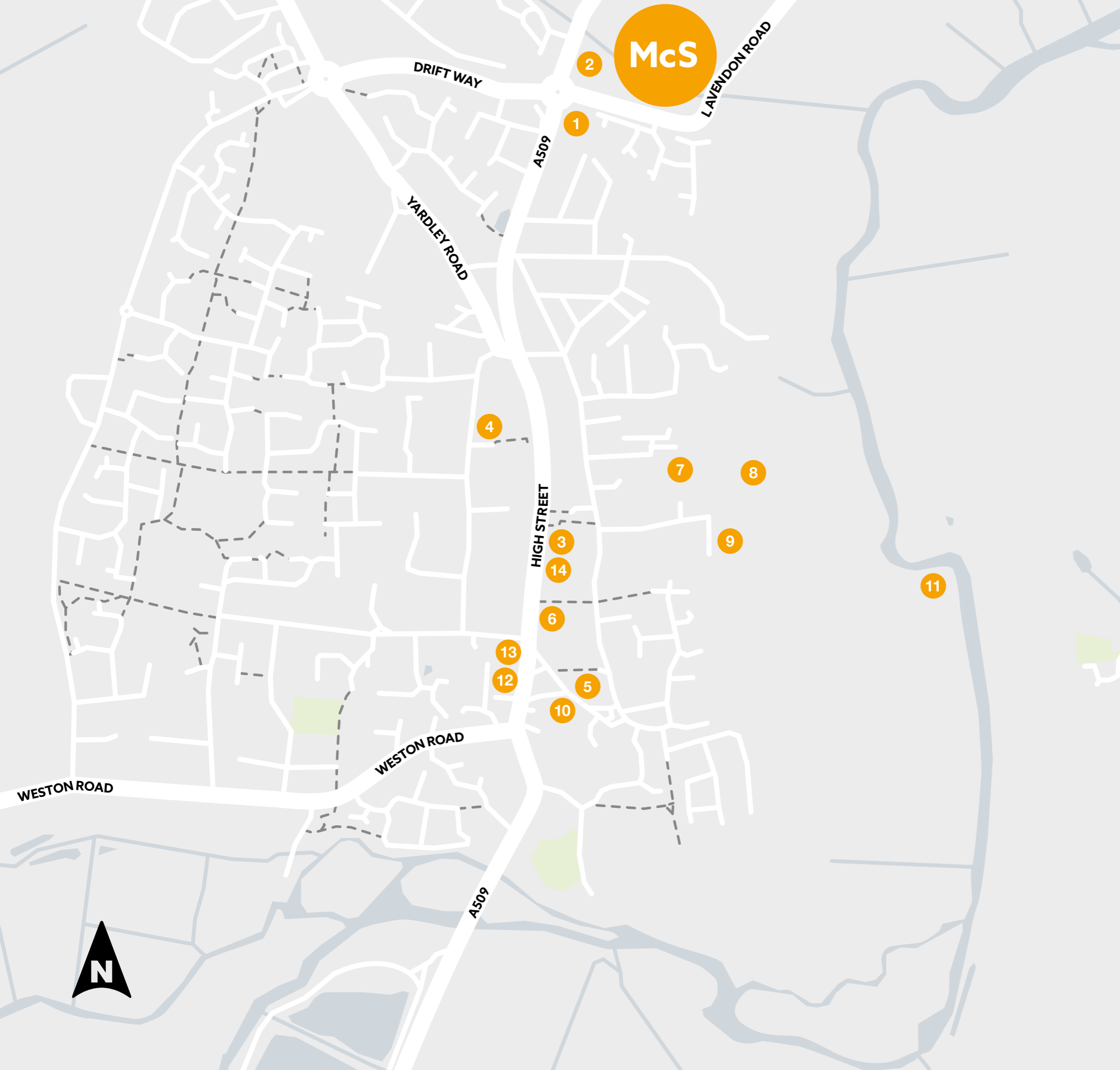
Olney retains architectural gems from across the centuries and the Cowper and Newton Museum is fascinating. It celebrates the extraordinary lives of William Cowper and

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 Teedon Gardens.

Olney has excellent travel links too. The M1 and A509 are easily accessible. 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.



McS

TEEDON GARDENS

McS Lavendon Road
Olney
Buckinghamshire
MK46 4HH

MAP KEY.

- 1 Bus Stop
- 2 Sainsbury's
- 3 Olney Town
- 4 Cobbs Garden Surgery (DRS)
- 5 Olney Post Office
- 6 Bank
- 7 Olney Rugby Club
- 8 Olney Cricket Club
- 9 Olney Tennis Club
- 10 Cowper & Newton Museum
- 11 River Great Ouse
- 12 The Bull Hotel
- 13 The Cherry Tree
- 14 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.

Olney
Teedon Gardens
Development features
Property details

**MADE FOR MODERN LIVING,
INSIDE AND OUT**

The thoughtful, considered style of the 10 detached bungalows in Teedon Gardens is a complement to this picturesque town. Each bungalow has 2 car parking spaces, is stylish to live in and is designed to be hassle-free. It makes them an ideal choice if you want to free yourself from the burdens of maintaining a large family home.

Thanks to their smart design, each property maximises space and light beautifully. The main living space is bright and welcoming. As you would expect, every detail speaks of quality. From the sleek and contemporary

bathrooms to the high-spec kitchens and integrated appliances. Most importantly, it's a property that allows you to add your own personal touches. The outside space is a perfect example.

Step into the rear garden and you'll find it turfed and fenced. It's a blank canvas on which you can paint your own vision of calm and tranquillity, whether you're a keen gardener or just an occasional one. While you create your ideal garden at the rear, we'll maintain the open plan garden at the front for you.







MORE FEATURES.

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

2 parking spaces for each bungalow.

Olney
Teedon Gardens
Development features
Property details

BUILT BY US, MADE A HOME BY YOU.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each bungalow is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Teedon Gardens is no exception.

Comprising 10 two bedroom bungalows, each one is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

If you decide to purchase a bungalow at Teedon 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.



Olney
Teedon Gardens
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Telephone and television points in living room and bedrooms
- Off road parking for two cars
- Front and rear garden with patio area to rear
- Sky Q connection point in living room*
- NHBC 10-year warranty



KITCHEN

- Fitted kitchen with integrated appliances, microwave, ceramic hob and fridge freezer
- Stainless steel cooker hood and glass splashback
- Cutlery tray and space enhancing trays to suitable cupboards
- Lever mixer taps



BATH AND SHOWER ROOM

- Shower room to master bedroom with floor tiles and level access
- Main bathroom with fitted bath tub
- White sanitary ware with high quality fittings
- Wall mirror with adjacent shaver socket
- Heated towel rail



HEATING AND FINISHES

- Gas central heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs
- External lighting

This specification is for guidance only, items may vary. Please check with your 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
Teedon Gardens, Olney.

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

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March 2021



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/teedon-gardens

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