



BLENHEIM
COURT

» LISS «

Begin the
next chapter
at Blenheim
Court





🌿 A new home and an age-exclusive lifestyle, in a beautiful rural location in the South Downs.



Independent living at its best

'A Luxury Age-Exclusive Lifestyle.'

Set on the outskirts of the Hampshire village of Liss, and surrounded by beautiful open countryside, Blenheim Court comprises fourteen 2 bedroom Close-Care apartments, designed to the highest specification. Each one offers an age-exclusive lifestyle in an idyllic and tranquil environment.

All of this comes with the added benefit of having a brand-new luxury carehome, offering excellent quality care and the very best facilities on the same site. It's reassuring to know it's there, regardless of how much you choose to take advantage of its close proximity.

Contemporary design, the highest specification, added security. And it's all yours.



A luxury age-exclusive lifestyle

All of the luxury apartments at Blenheim Court are age-exclusive to the over 55s. They offer a unique opportunity to live in your own home amidst the glorious South Downs National Park, and all it has to offer.

Each apartment is brand new, with the latest innovations for contemporary yet practical living, and each one offers the superior quality of living you're used to. Each one has two generously-sized bedrooms, the very latest in new home design, and contemporary fixtures and fittings.

Aside from the apartments, there are plenty of other benefits to living at Blenheim Court. The carehome adjacent to the development offers luxurious facilities, outstanding services and an excellent level of care, so residents and their loved ones have the reassurance that this is the perfect environment to enjoy their next steps in life.

'Vibrant social scene on offer just a short walk from your door.'





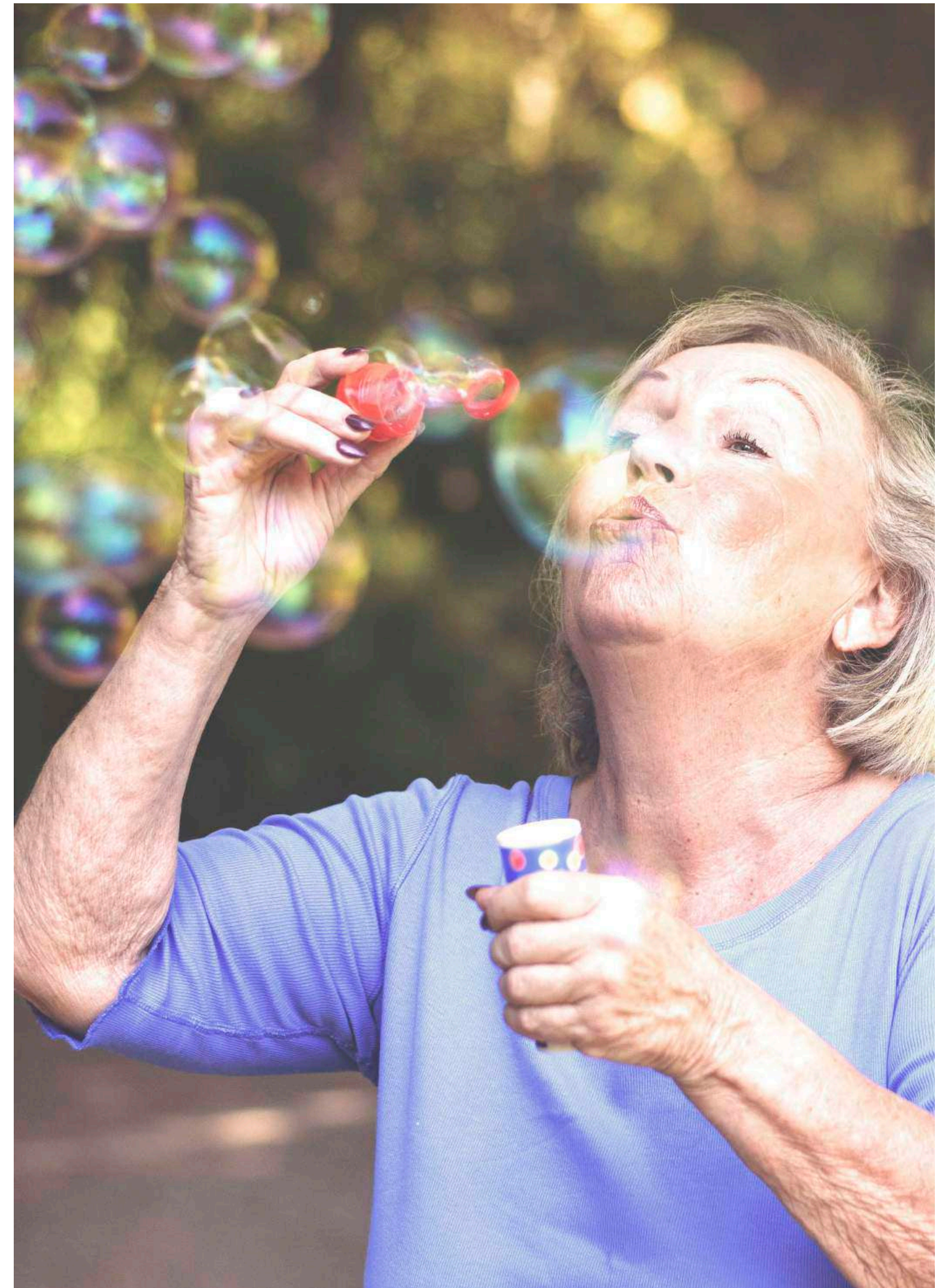
Stop for a minute and take it all in

The tranquil, manicured gardens are perfect for whiling away a few hours. All of our grounds are maintained by our landscape gardeners.

Our care, your needs

*'Help is on hand
should you ever
need it.'*

As time moves on and some tasks become less easy, there's no reason why you shouldn't continue to live the life you know, safe in the knowledge that help is on hand should you need it. Our care packages start from just half an hour a day, which could range from help with small daily tasks such as changing a light bulb, to assistance with medication. We'll leave it to you to decide how much or how little we can help. But rest assured we're nearby if there's anything that comes to mind. And you'll only ever pay for our services when you use them.



Peace of mind comes as standard

When you purchase an apartment at Blenheim Court, we don't want you to have any unexpected surprises. As part of your service charge we will include:

- 🌿 Buildings insurance
- 🌿 Rubbish collection
- 🌿 Communal area cleaning
- 🌿 Upkeep of gardens, lighting and heating to communal areas
- 🌿 Lift maintenance

You will be responsible for the other bills that come with owning your own home, including energy and water bills, home contents insurance, council tax and your television licence.



Getting out and about

Getting out and about from Blenheim Court is easy. Liss is well connected for local journeys and for travelling further afield.

Blenheim Court can be found on the B3006 Farnham Road, just a short distance from the A3.

This major route takes you directly to the coast in the south, and northbound to Farnham, Guildford and on to London.

Liss is also well served by public transport. Liss station is under a mile from Blenheim Court, and there are frequent direct services to London Waterloo in under 1hr 15mins, or Portsmouth in just 39 minutes.

A local bus service connects Liss to the nearby towns of Alton, Petersfield and Selbourne.



Journeys by car



15 miles

Farnham

20 miles

Portsmouth

22 miles

Winchester

25 miles

Guildford



Journeys by train



31 minutes

Guildford

39 minutes

Portsmouth

71 minutes

London Waterloo

Train times obtained from National Rail Enquiries.

Road journey distances obtained from AA Route planner.

The best of town and country living

Liss sits within the picturesque South Downs, a National Park renowned for its breathtaking natural beauty, picturesque views, and unspoilt tranquility. At over 1,600 km², the Park boasts some of England's most picture perfect villages, rolling farmland and natural treasures, including the yew trees of Kingley Vale, rumoured to have been planted to make longbows in the Middle Ages.

The Park offers leisure pursuits for all abilities. The famed South Downs Way offers a 160 km trail for off-road walking, stretching from England's ancient capital of Winchester in the west, to Beachy Head at Eastbourne in the east. It's a path that takes you past some of England's most splendid vistas, and a place where all of nature, from buzzards to butterflies, reside in perfect harmony.

The South Downs also offer some of the country's best cycling routes, while for a more relaxing day out there are plenty of local markets, and pubs in chocolate-box villages, to discover.

'Experience South Downs natural breathtaking beauty.'



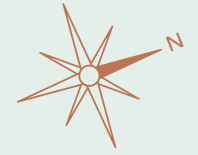
The site plan is indicative only.
Exact layout & sizes may vary.

Apartments 1-6



Apartments 1-6 / 2 Bed

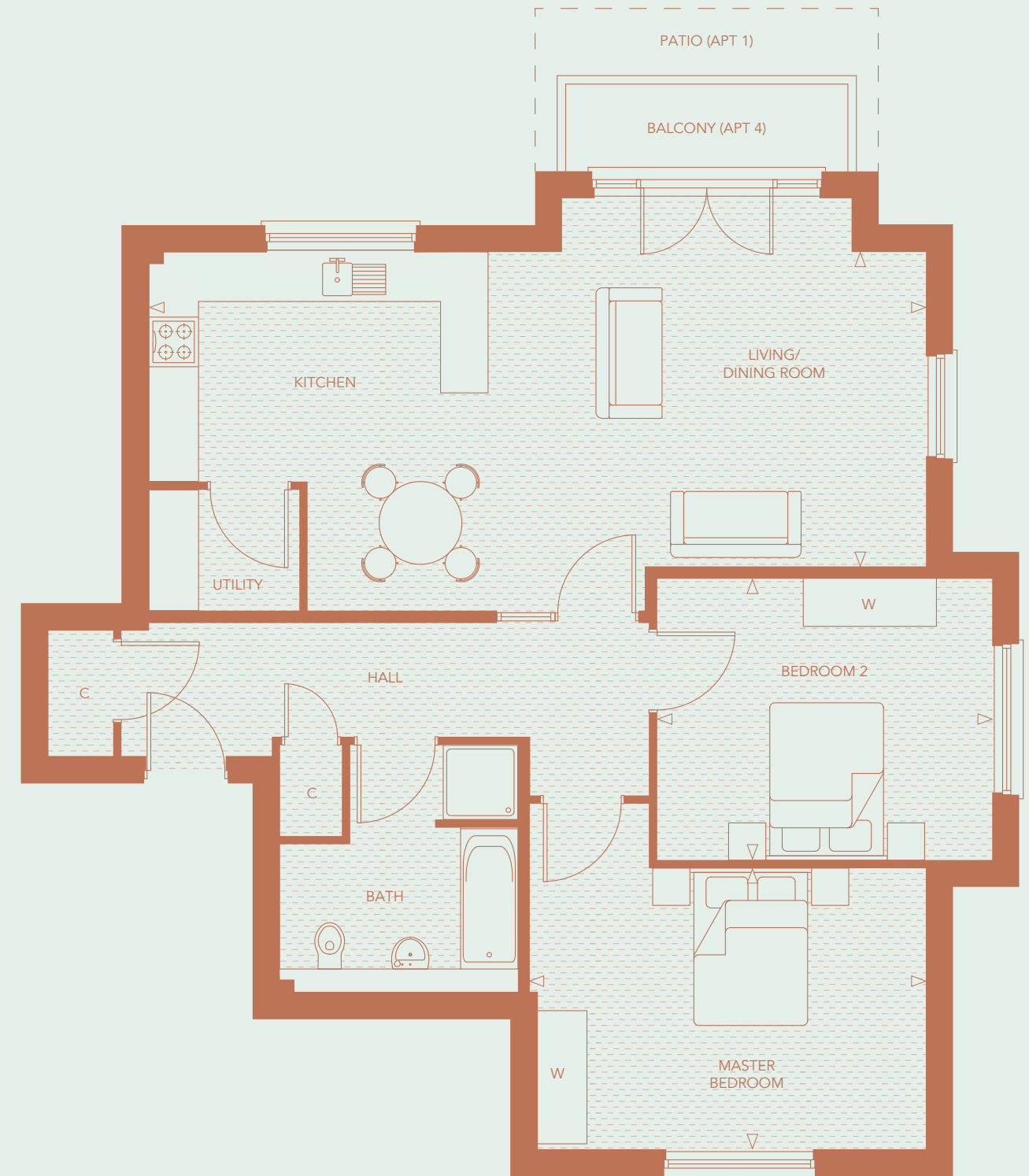
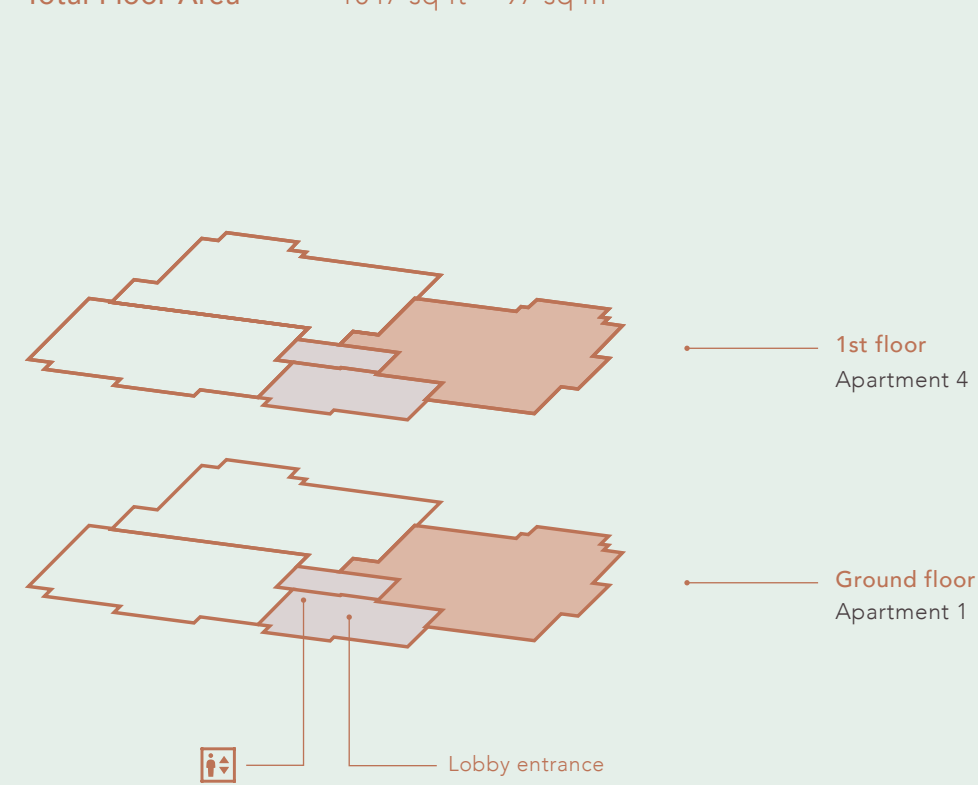
Apartments 1&4



Total Floor Area 1047 sq ft 97 sq m

BLENHEIM COURT, LISS

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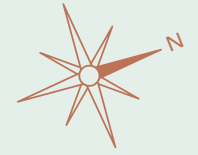
27

Kitchen/Living/Dining	34'3" x 12'8"	10435mm x 3850mm
Master Bedroom	15'10" x 11'3"	4835mm x 3425mm
Bedroom 2	13'5" x 11'4"	4100mm x 3456mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

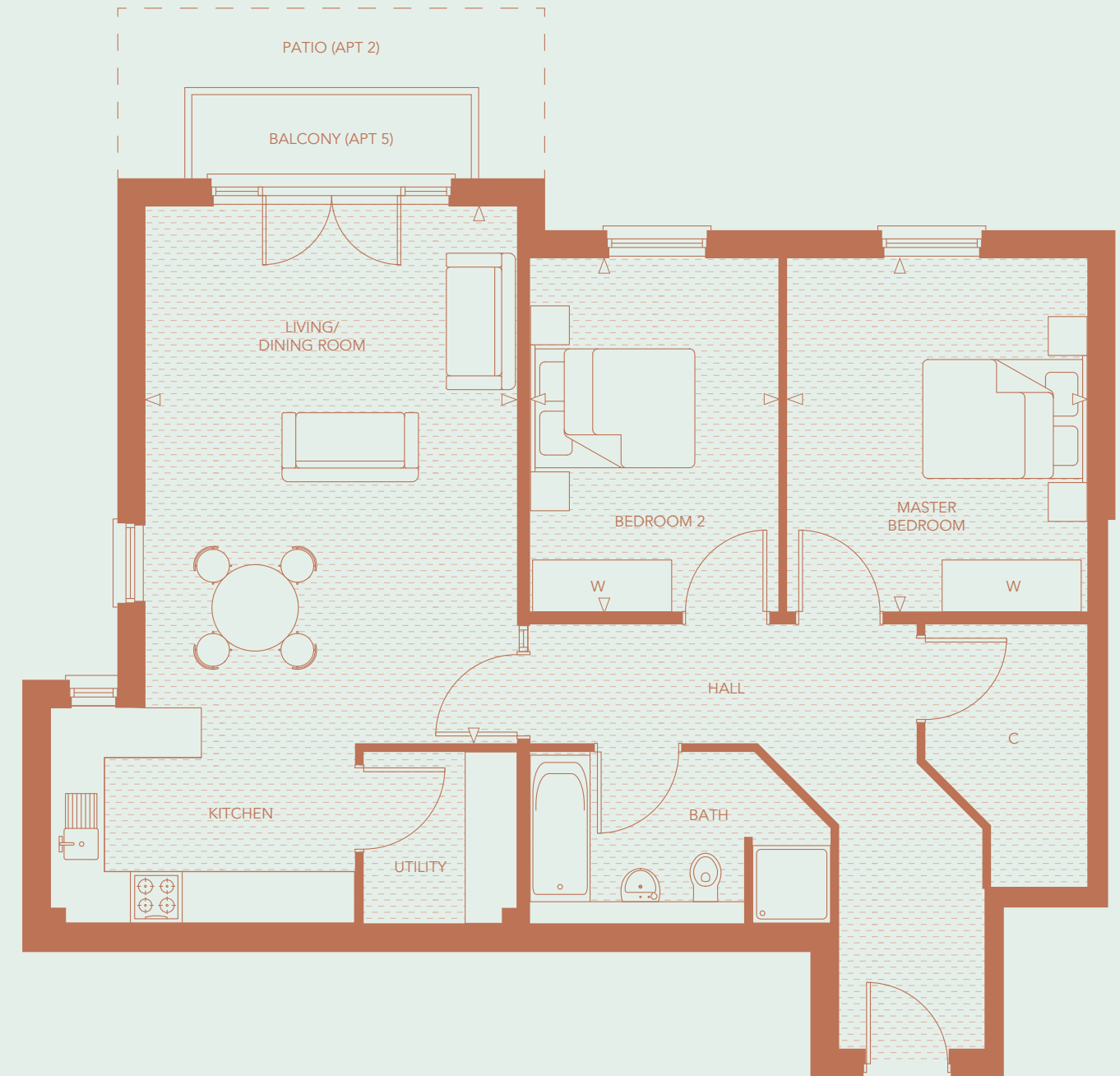
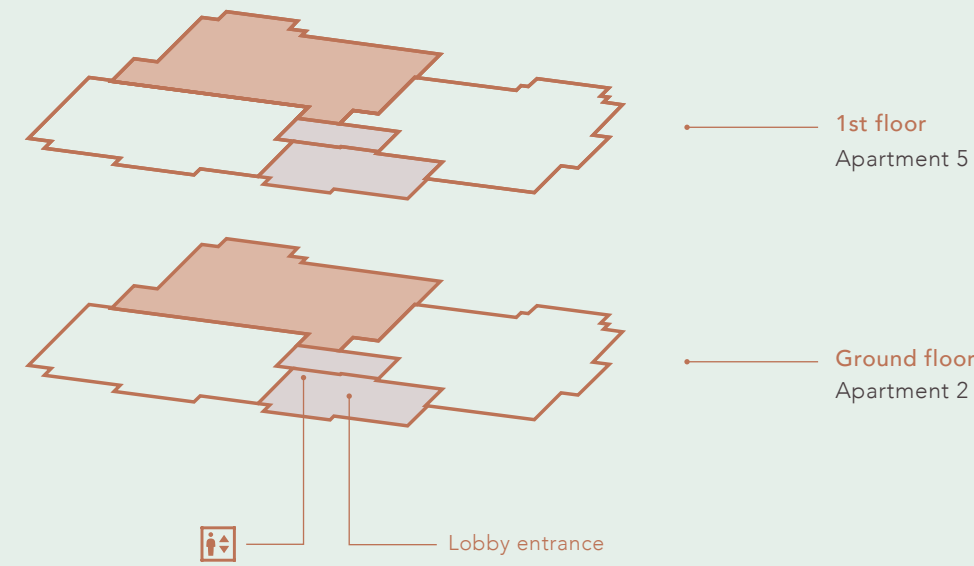
Apartments 2&5



Total Floor Area 993 sq ft 92 sq m

BLENHEIM COURT, LISS

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Kitchen/Living/Dining	20'5" x 14'3"	6235mm x 4350mm
Master Bedroom	13'7" x 11'6"	4135mm x 3500mm
Bedroom 2	13'7" x 9'6"	4135mm x 2900mm

W - Wardrobe C - Cupboard CLK - Cloakroom
Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

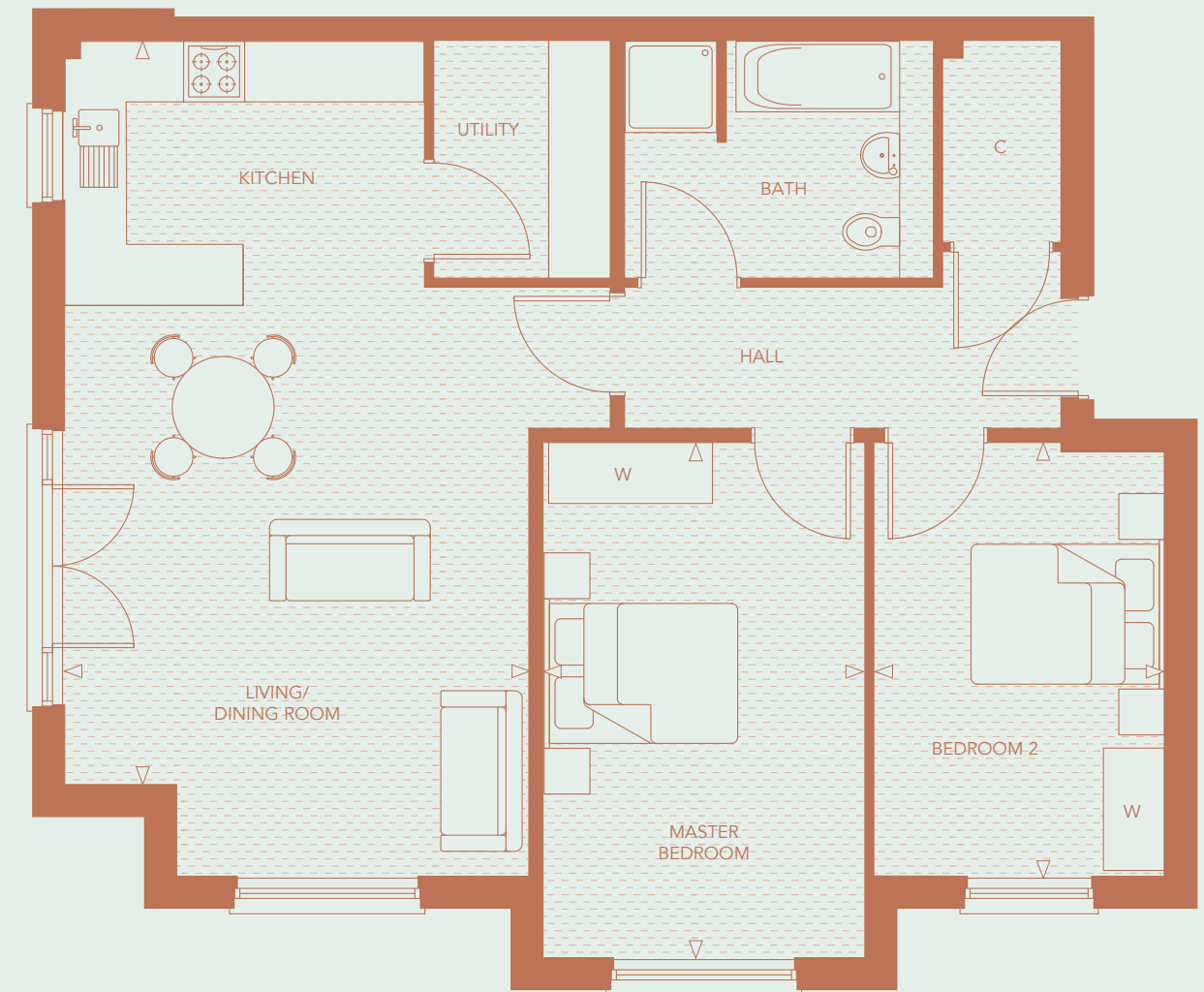
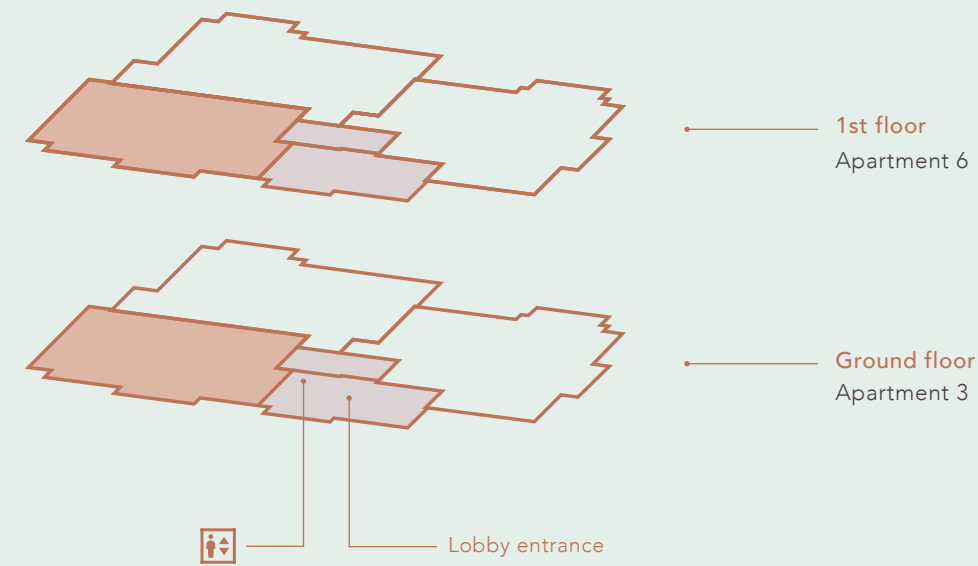
Apartments 3&6

Total Floor Area 945 sq ft 88 sq m



BLENHEIM COURT, LISS

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Kitchen/Living/Dining	24'1" x 15'1"	7350mm x 4600mm
Master Bedroom	16'9" x 10'5"	5100mm x 3175mm
Bedroom 2	14'1" x 9'9"	4300mm x 2975mm

W - Wardrobe C - Cupboard CLK - Cloakroom
Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15



BLENHEIM COURT, LISS

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33

Apartments 7-15 / 2 Bed

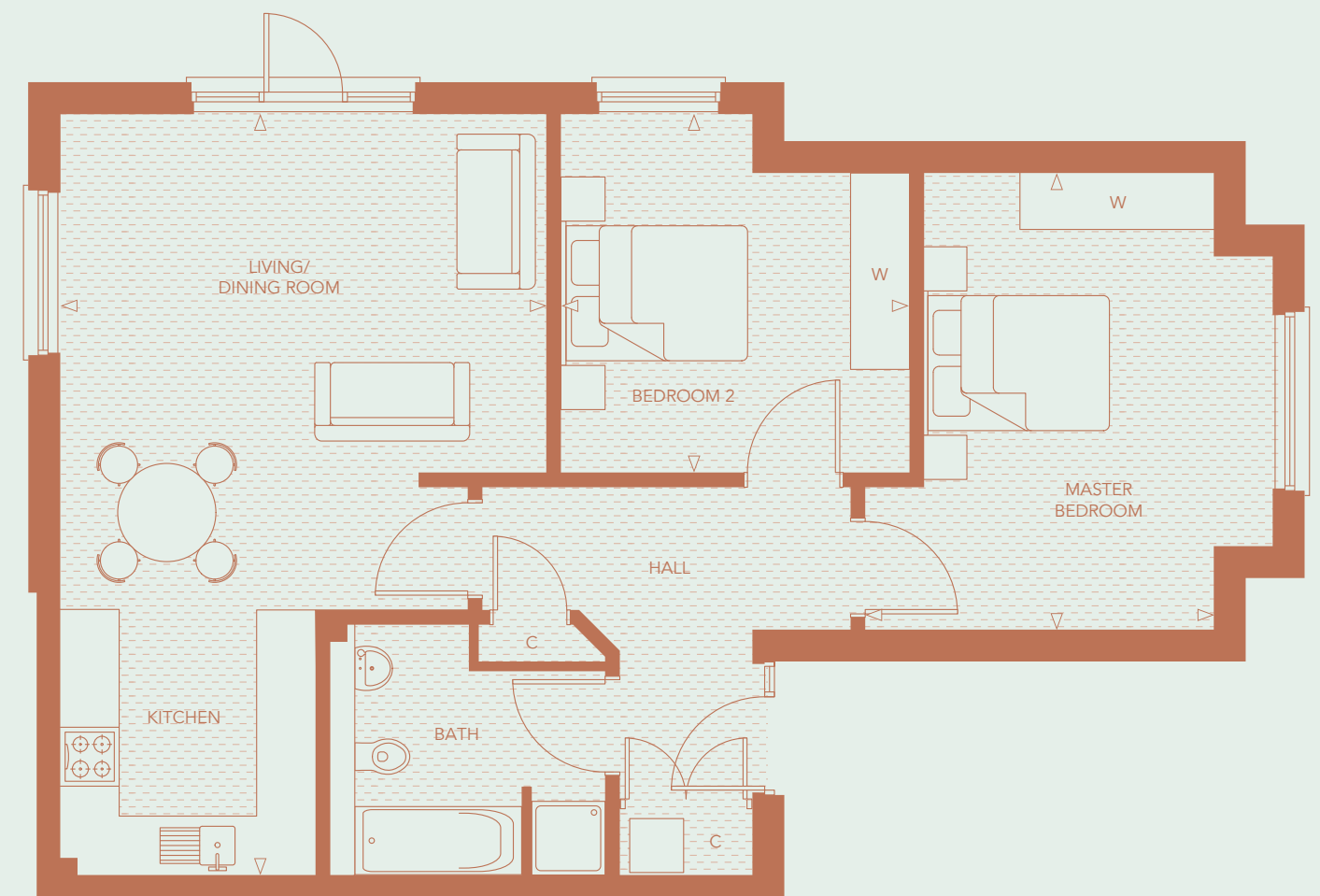
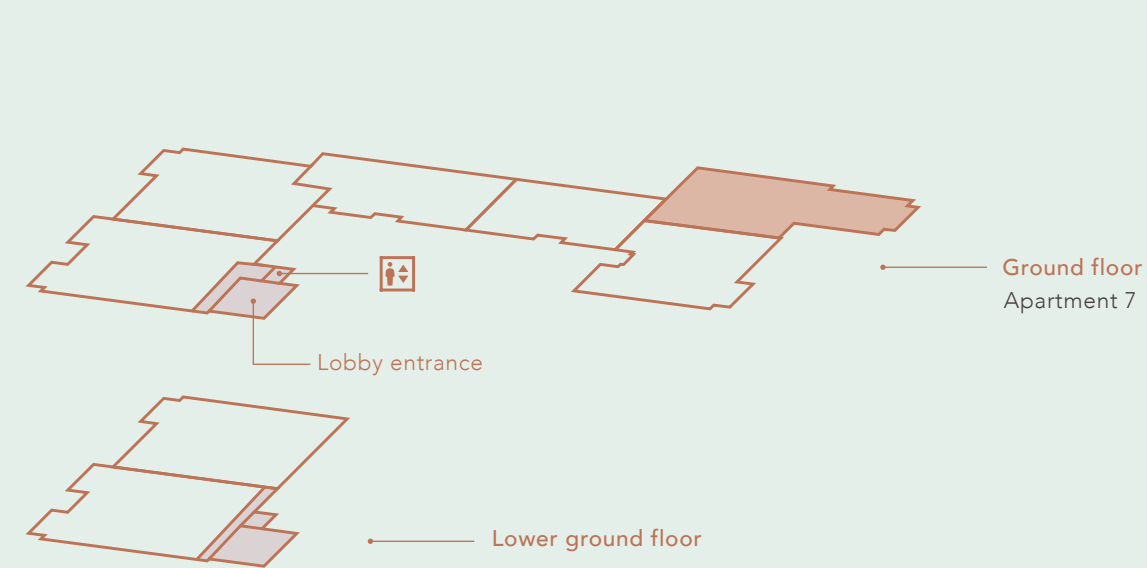
Apartment 7

Total Floor Area 854 sq ft 79 sq m



BLENHEIM COURT, LISS

34



35

Kitchen/Living/Dining	25'7" x 16'5"	7800mm x 5000mm
Master Bedroom	15'5" x 11'10"	4700mm x 3600mm
Bedroom 2	12'2" x 11'10"	3700mm x 3600mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

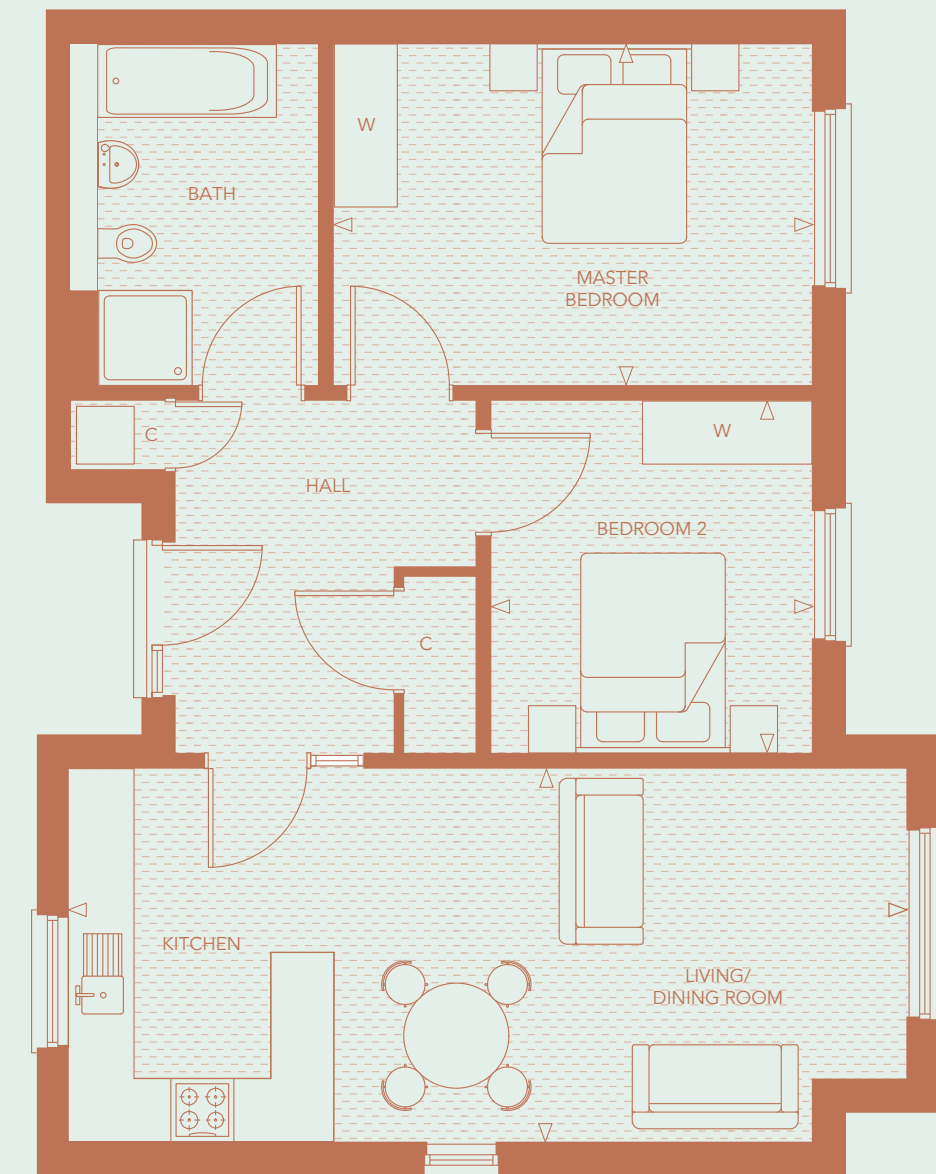
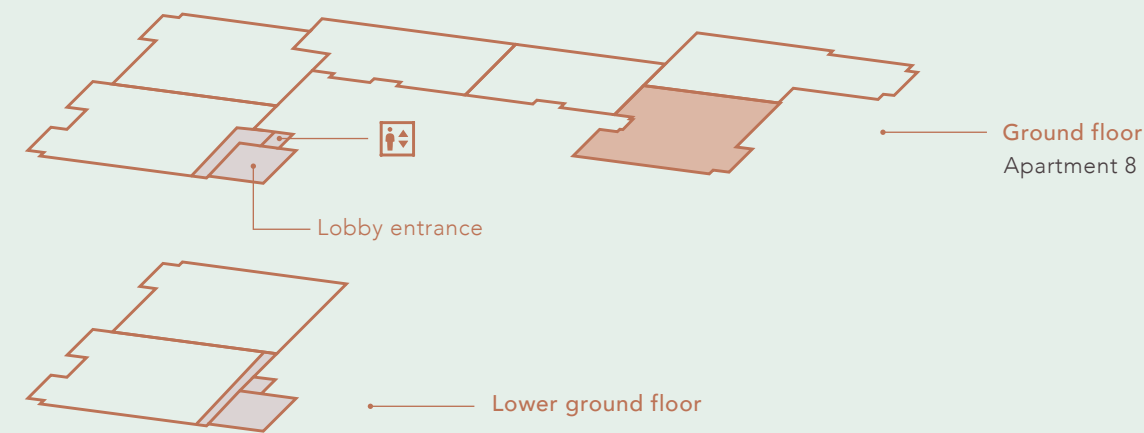
Apartment 8

Total Floor Area 800 sq ft 75 sq m



BLENHEIM COURT, LISS

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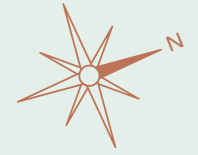
Kitchen/Living/Dining	26'3" x 11'10"	8000mm x 3600mm
Master Bedroom	15'1" x 11'1"	4600mm x 3385mm
Bedroom 2	11'2" x 10'2"	3400mm x 3100mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

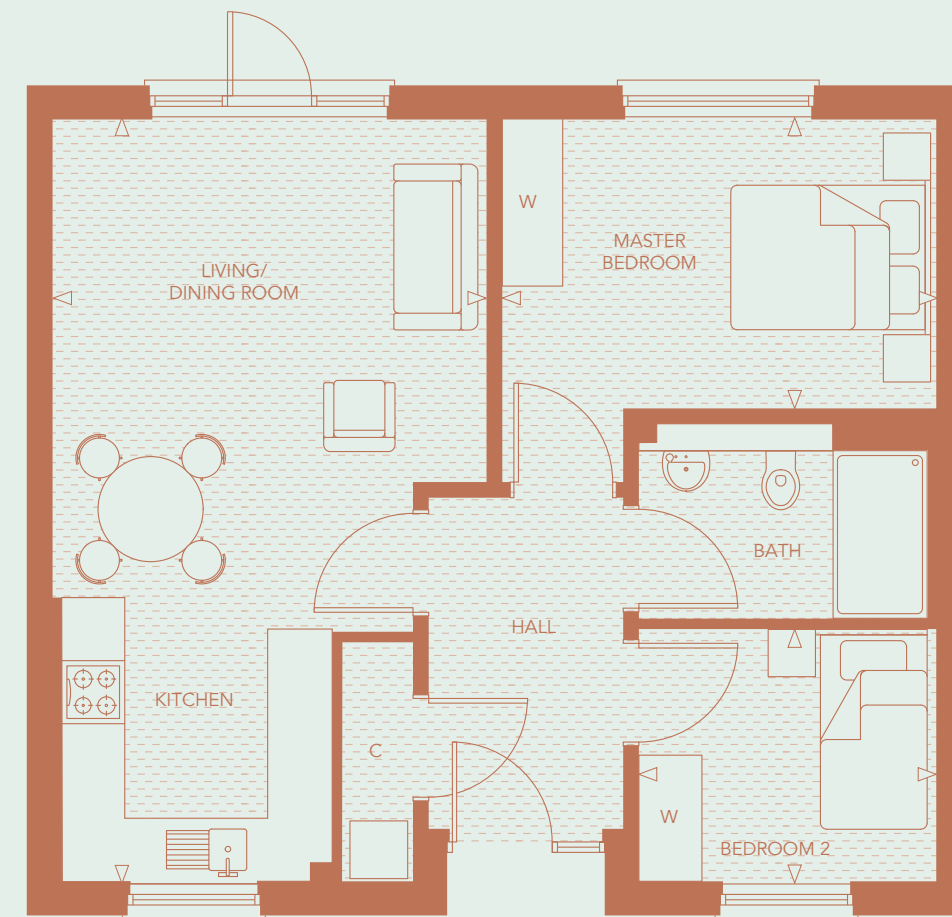
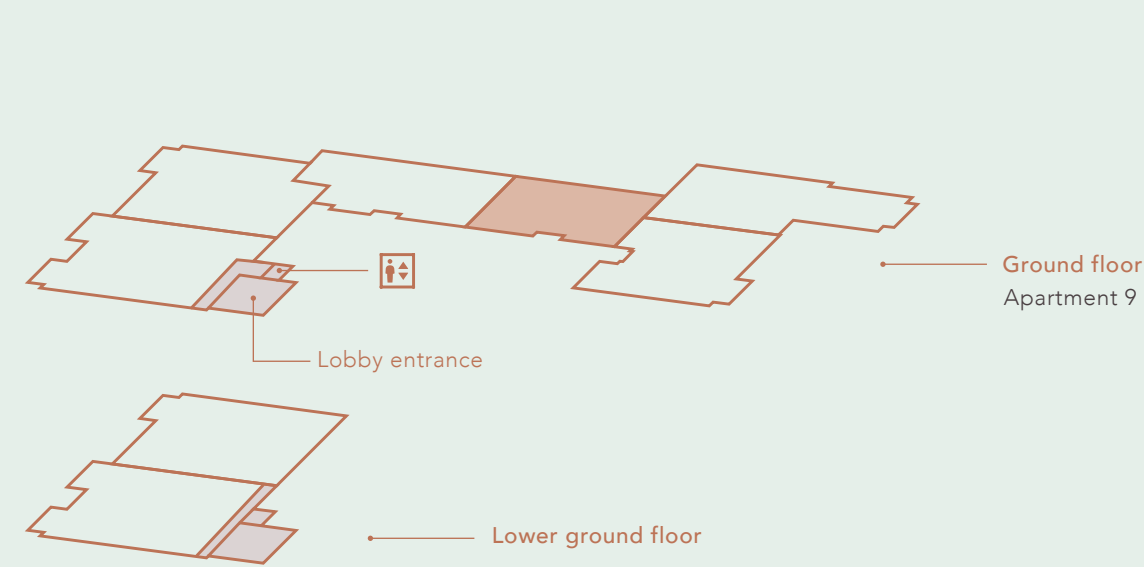
Apartment 9

Total Floor Area 640 sq ft 59 sq m



BLENHEIM COURT, LISS

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Kitchen/Living/Dining	23'11" x 13'9"	7300mm x 4185mm
Master Bedroom	13'9" x 9'2"	4185mm x 2800mm
Bedroom 2	9'6" x 7'11"	2885mm x 2425mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

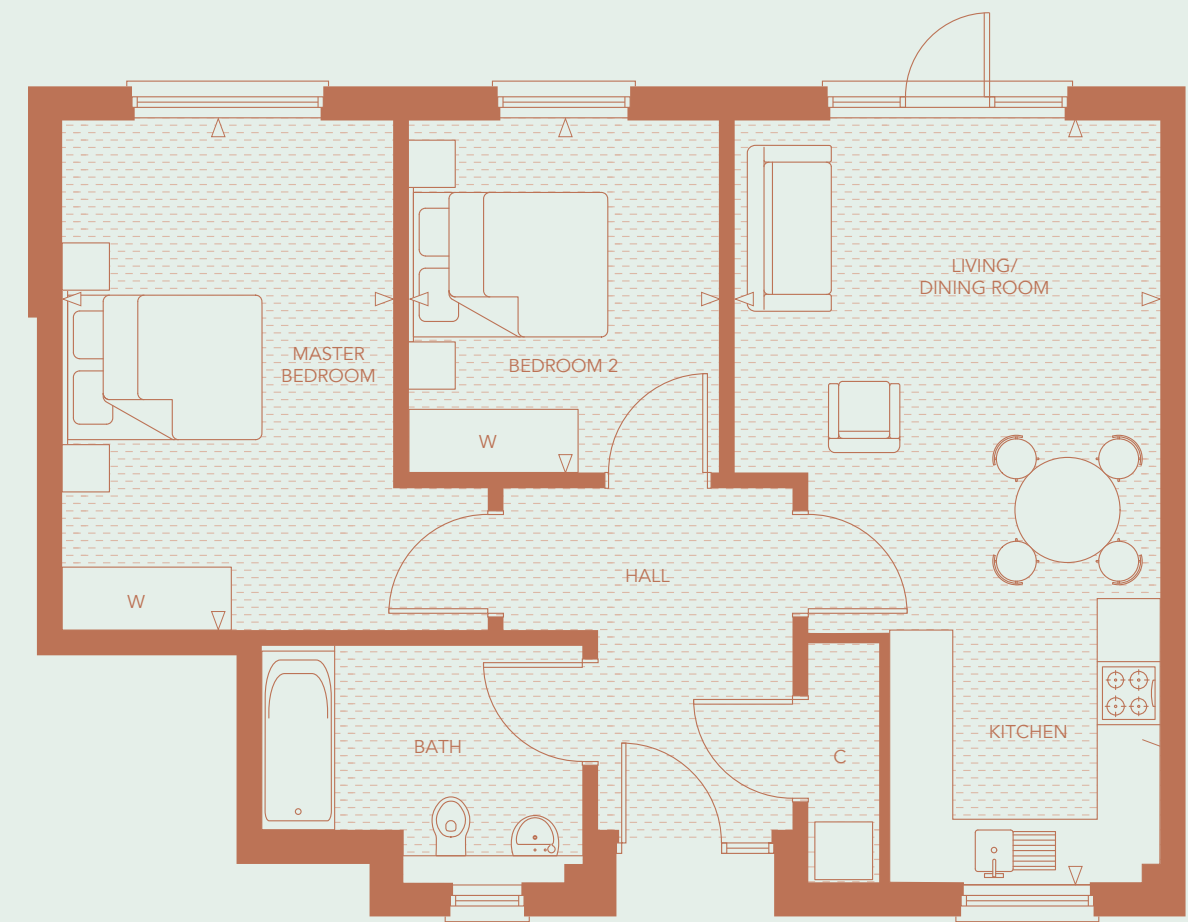
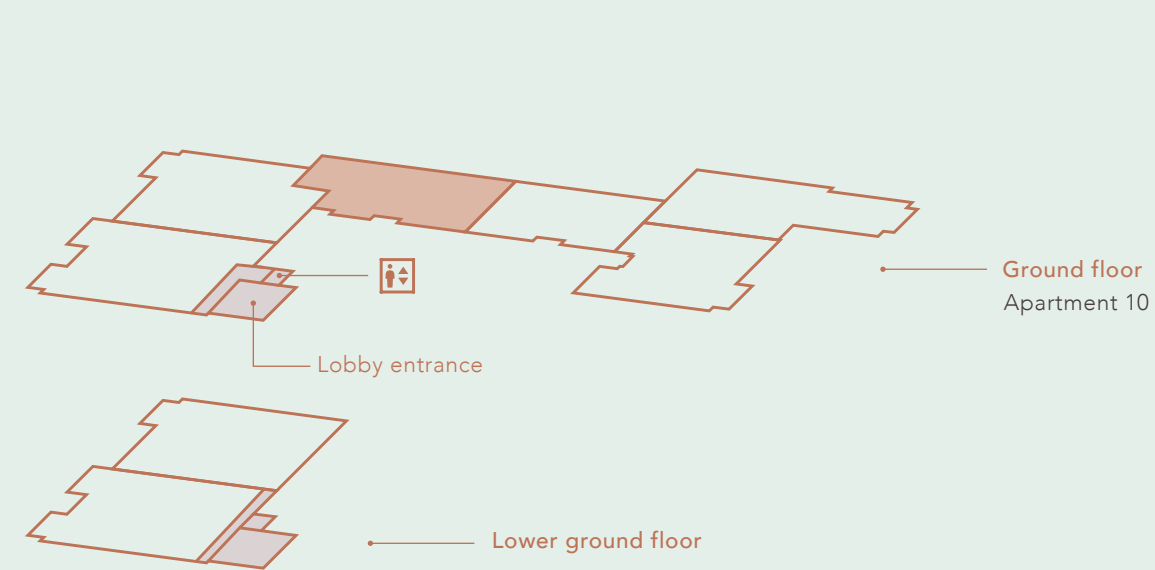
Apartment 10

Total Floor Area 756 sq ft 70 sq m



BLENHEIM COURT, LISS

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41

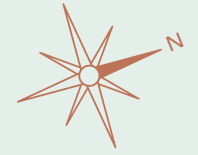
Kitchen/Living/Dining	23'11" x 13'5"	7300mm x 4100mm
Master Bedroom	16'1" x 10'6"	4900mm x 3200mm
Bedroom 2	11'2" x 9'10"	3400mm x 3000mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

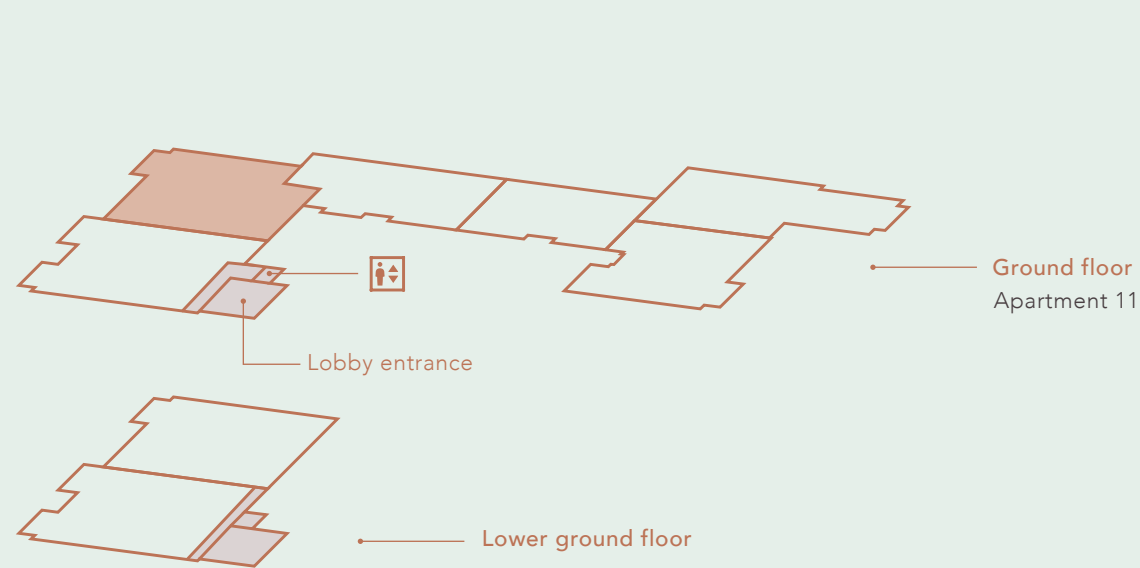
Apartment 11

Total Floor Area 965 sq ft 90 sq m



BLENHEIM COURT, LISS

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43

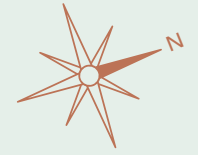
Kitchen/Living/Dining	22'11" x 13'1"	6985mm x 4000mm
Master Bedroom	18'8" x 11'1"	5700mm x 3385mm
Bedroom 2	13'5" x 10'2"	4100mm x 3100mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

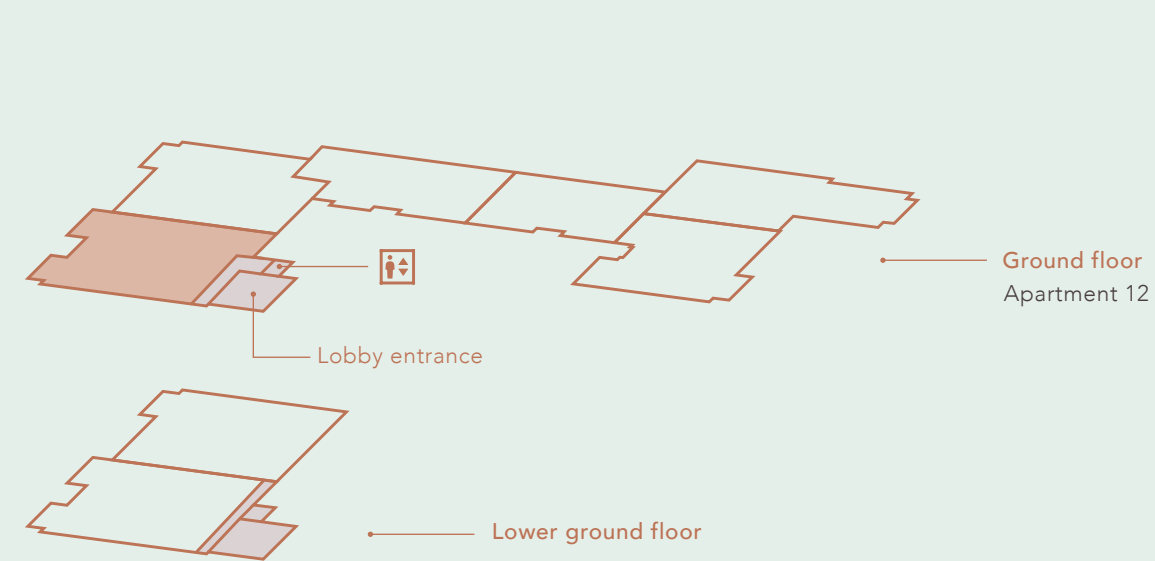
Apartment 12

Total Floor Area 938 sq ft 87 sq m



BLENHEIM COURT, LISS

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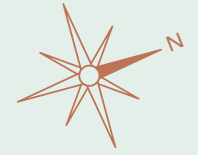
45

Kitchen/Living/Dining	28'10" x 11'2"	8800mm x 3400mm
Master Bedroom	16'5" x 13'1"	5000mm x 4000mm
Bedroom 2	13'5" x 9'10"	4100mm x 3000mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

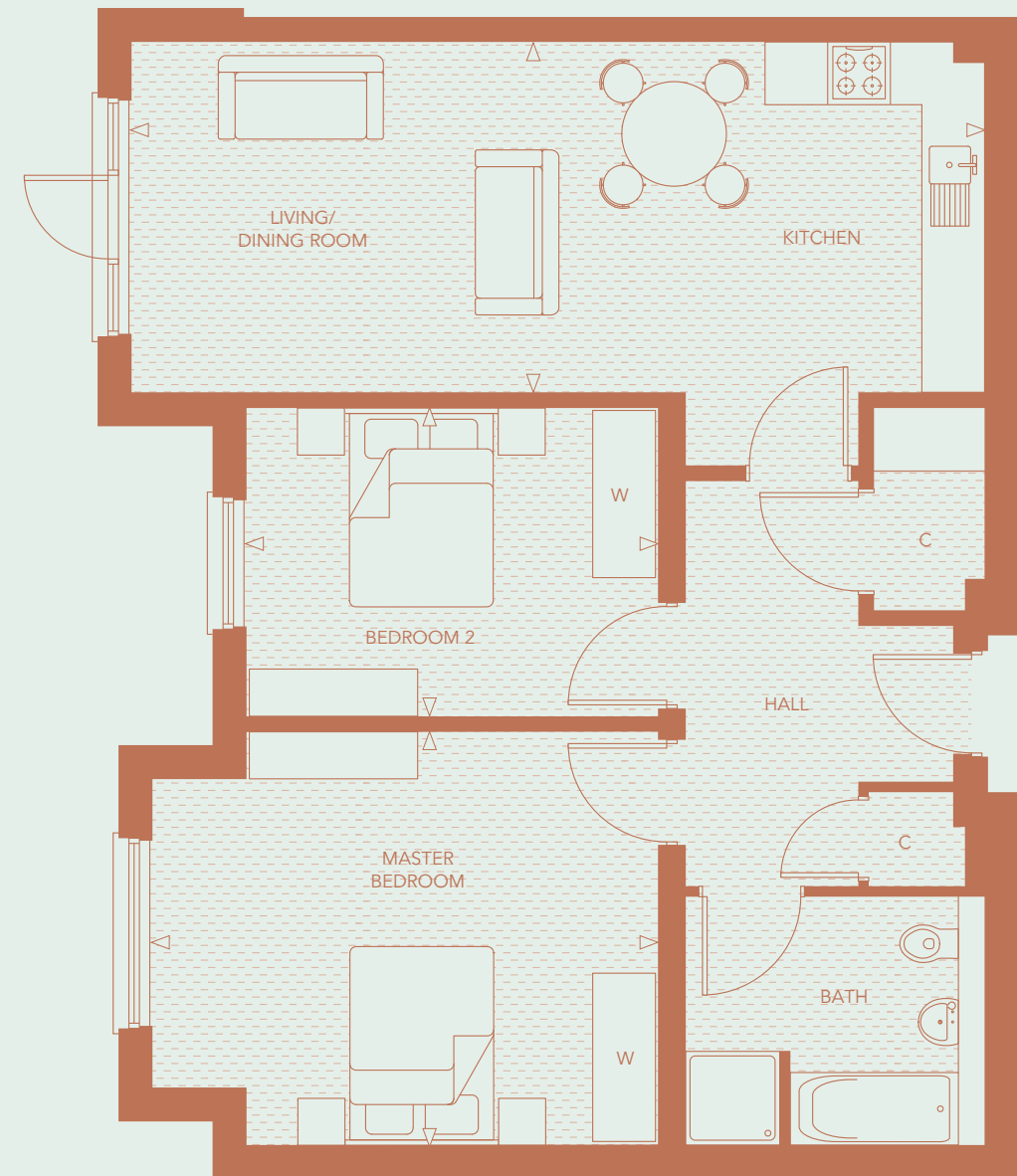
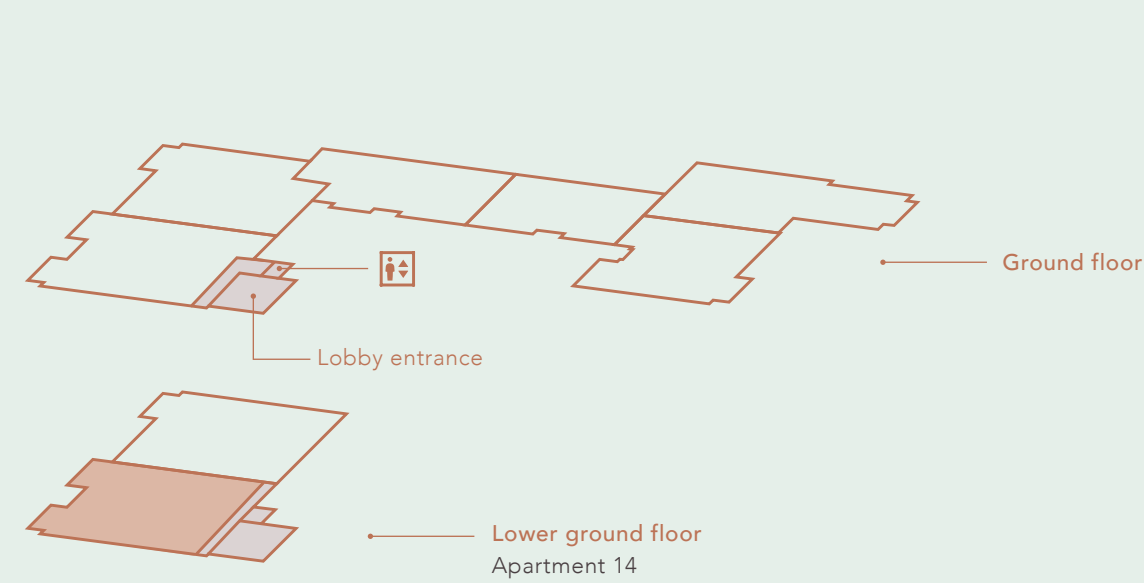
Apartment 14



Total Floor Area 883 sq ft 82 sq m

BLENHEIM COURT, LISS

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47

Kitchen/Living/Dining	27'3" x 11'2"	8300mm x 3400mm
Master Bedroom	16'0" x 13'1"	4885mm x 4000mm
Bedroom 2	13'1" x 9'10"	3985mm x 3000mm

W - Wardrobe C - Cupboard CLK - Cloakroom
 Floor plans show approximate measurements only. Exact layout & sizes may vary.

Apartments 7-15 / 2 Bed

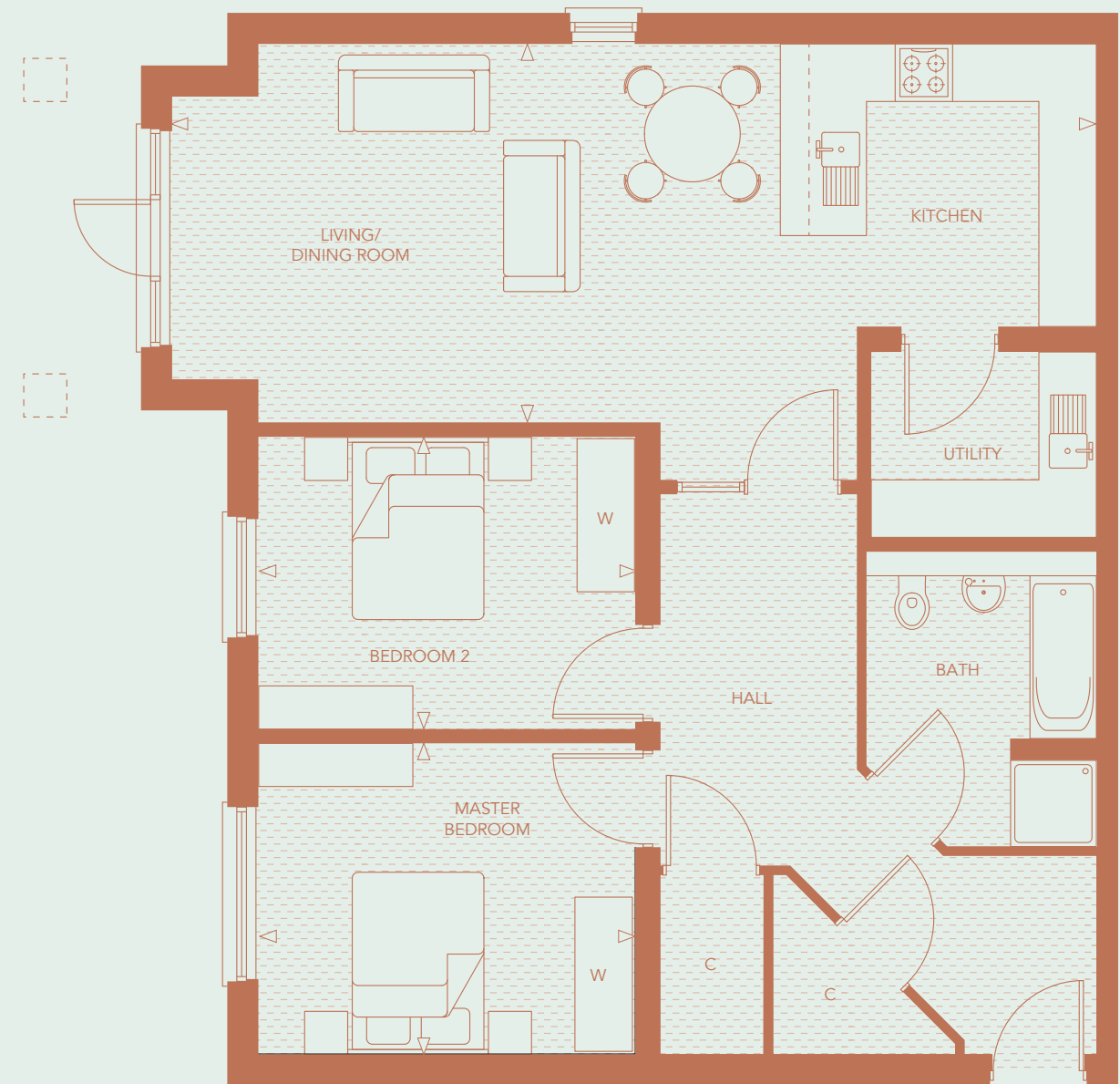
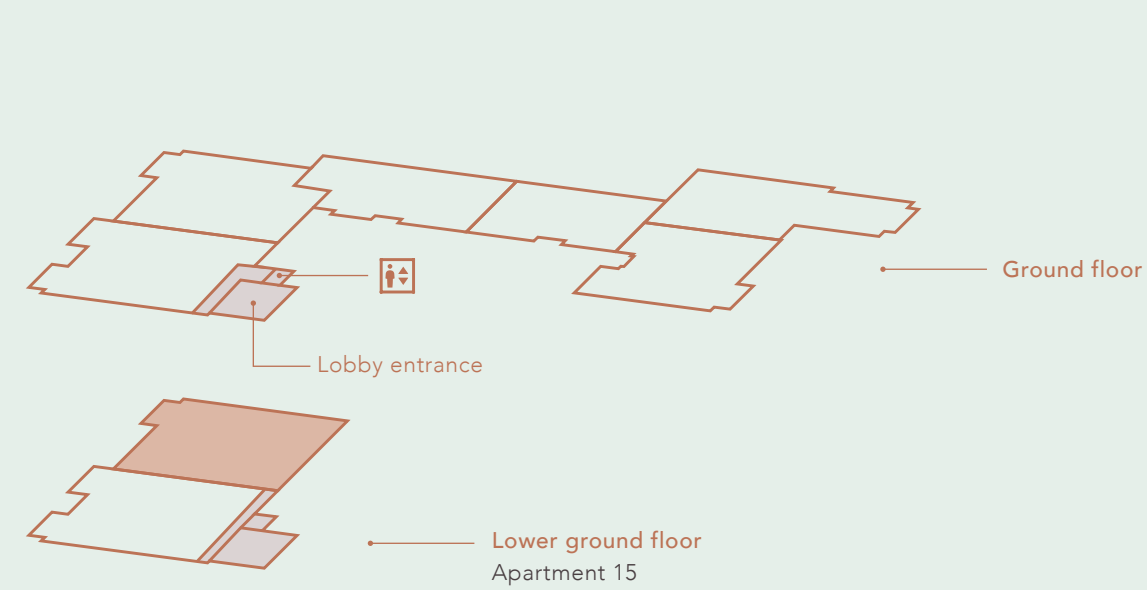
Apartment 15

Total Floor Area 1032 sq ft 96 sq m



BLENHEIM COURT, LISS

48



49

Kitchen/Living/Dining	28'10" x 13'1"	8800mm x 4000mm
Master Bedroom	13'1" x 11'1"	3985mm x 3385mm
Bedroom 2	13'1" x 10'2"	3985mm x 3100mm

W - Wardrobe C - Cupboard CLK - Cloakroom
Floor plans show approximate measurements only. Exact layout & sizes may vary.

Specification

General

- ✔ Use of modern levels of insulation and thermally efficient windows, floors, walls and roof
- ✔ Double glazing window system
- ✔ Patio / dedicated garden to selected apartments
- ✔ Balcony to selected apartments
- ✔ Serviced lift to first floor
- ✔ Car parking – one per apartment
- ✔ Landscaped gardens
- ✔ LED Lighting

Internal Features

- ✔ Telephone and television point in living room and main bedroom
- ✔ Sky connection point in living room
- ✔ Luxury vinyl wood effect flooring to hallway and kitchen areas and high specification carpet to lounge area and bedrooms
- ✔ Fitted wardrobe to master bedroom
- ✔ Large storage cupboard
- ✔ Under floor heating throughout
- ✔ Oak veneered internal doors with chrome door furniture
- ✔ Walls painted with neutral emulsion

Safety & Security

- ✔ Intercom entry system
- ✔ 24 hour emergency call system
- ✔ Mains connected smoke detector

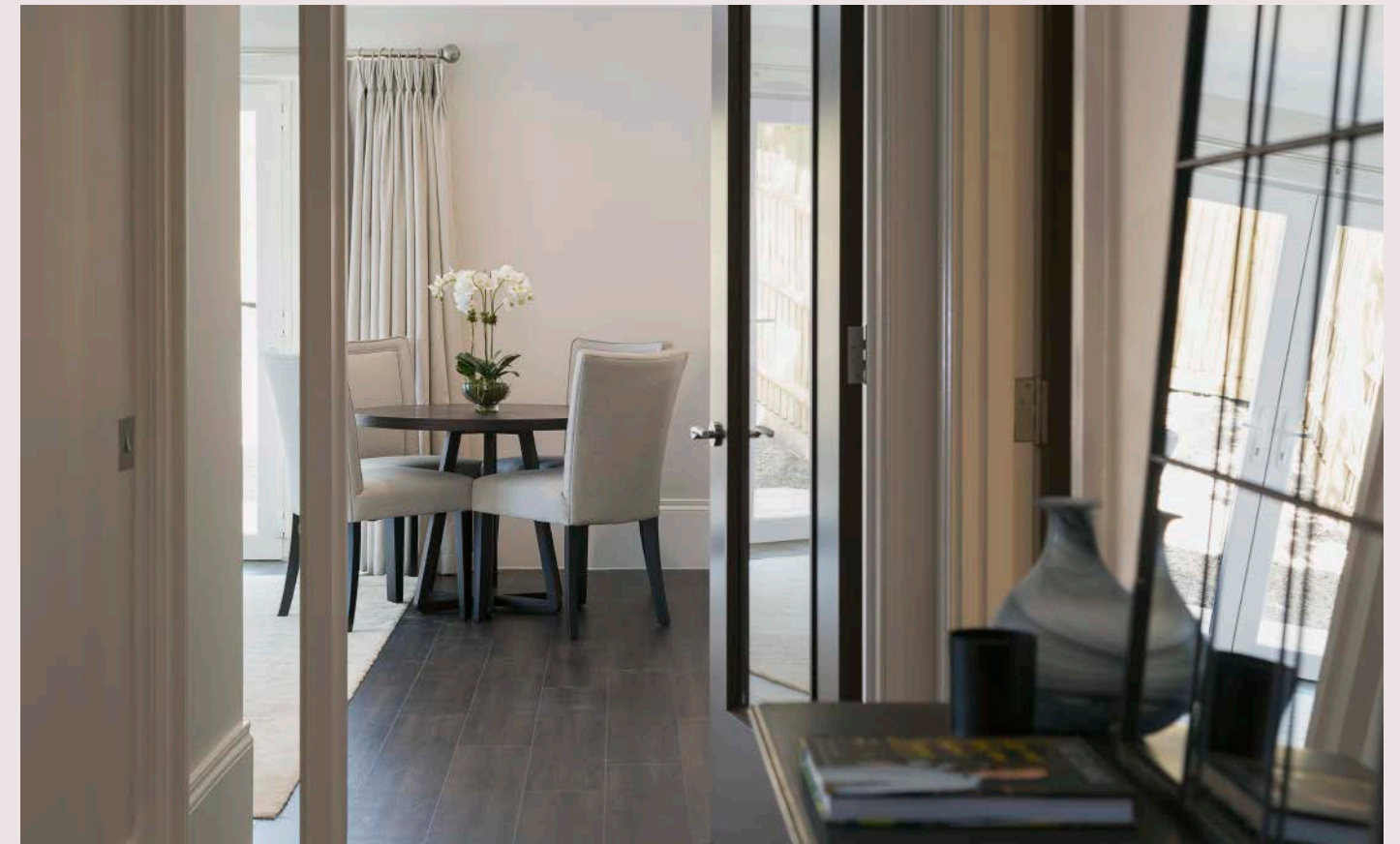
Bathroom

- ✔ Fully fitted tiled bathroom with walk-in shower and separate bath
- ✔ Electric shaver socket
- ✔ Heated towel rail
- ✔ Extractor ventilation

Kitchen

- ✔ Luxury fitted kitchen with integrated fridge, freezer, single oven, combination oven/microwave and induction hob
- ✔ Silestone work surfaces
- ✔ Integrated extractor ventilation
- ✔ Stainless steel under-mounted sink
- ✔ Under pelmet lighting
- ✔ Integrated washer dryer
- ✔ Integrated dishwasher

Specification correct at time of print.
 Reasch Developments Ltd reserves the right to make changes to brands, materials and appliances referred to.
 In such cases an alternative will be provided.





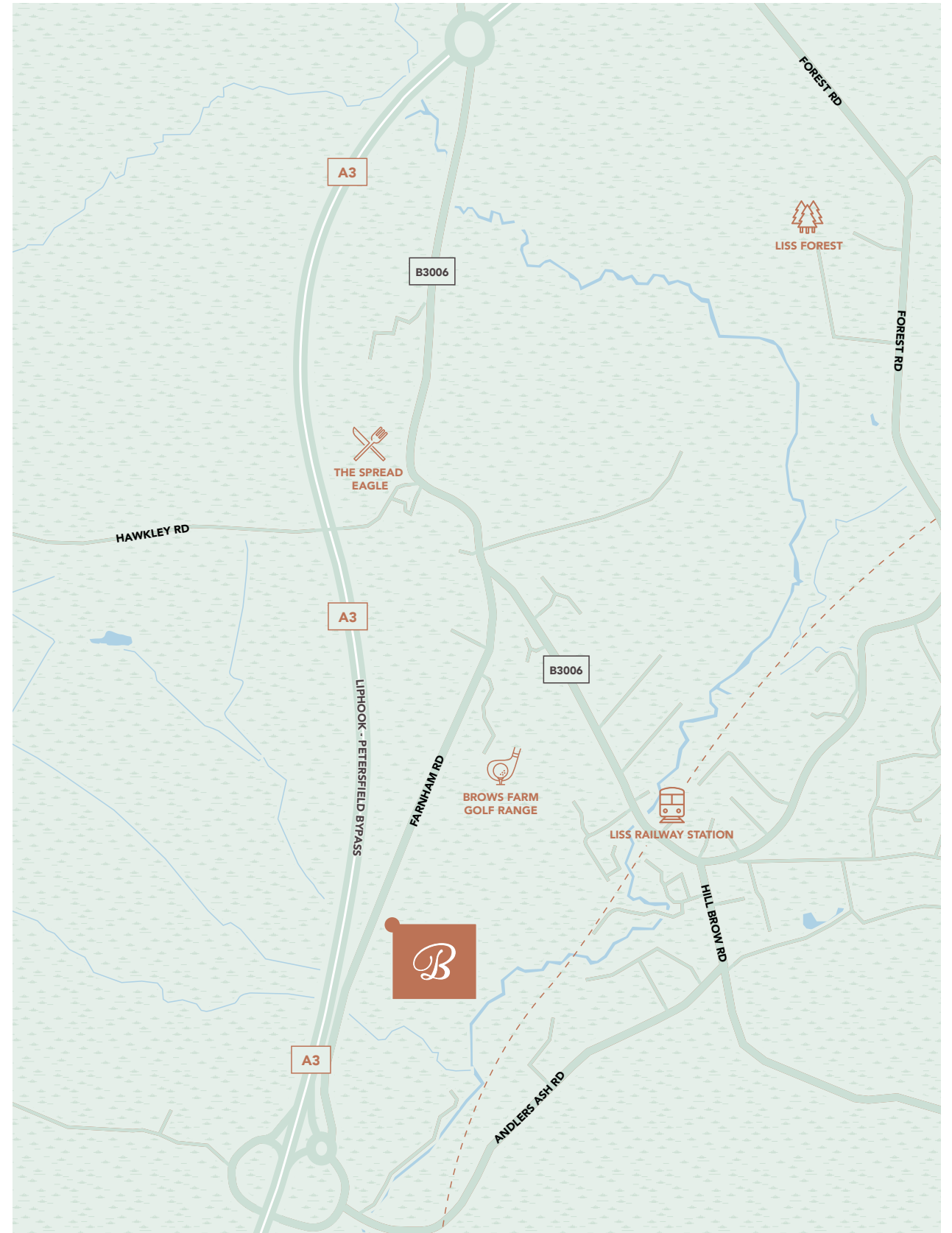
About MMCG & Reasch

Blenheim Court has been built by the team behind one of the UK's leading care home providers. With over 20 years experience in developing luxurious accommodation and high-quality related services, you can be sure that these new homes will exceed your expectations.

Our approach is to always put the needs of our home owners first. That ethos is apparent in every aspect of our homes, whether it be in the clever use of light and space in our designs or the choices we have made in kitchen and bathroom specifications.

The attention to detail that goes into the creation of each new home doesn't stop when we hand over your keys. We apply the same focus to our after-sales commitment.

Important Notice: These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or his agent. These particulars are believed to be correct at the time of issue and any areas, measurements, dimensions, distances or products referred to are indicative only and have been taken from architect's current drawings which may be subject to change during the course of construction. In view of continuing improvements policy the detailed specification and/or layouts may change. Floor plans show approximate measurements only. Exact layout & sizes may vary.



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