

life in place
FROM ANCHOR



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STOWE CENTRAL

SWINDON

Brand new 2-bedroom apartments with canal views available for sale for over 55s, located in the heart of Wichelstowe.



Welcome to
life in place
FROM ANCHOR

We believe that choices
make life richer and
altogether more rewarding.

So when you reach the stage of life
where you're ready to 'right-size' your
home and look with confidence to
the years ahead, we're here for you.

Across England, our affordable,
brand new apartments for later living
open up a world of possibilities; not
just in a range of locations, layouts
and specifications.

The choice is yours with Life In Place
from Anchor.

Later living within reach

This is Stowe Central – a dynamic development carefully crafted for ease and enjoyment, exclusively for over 55s.

At Stowe Central, life is about more than just a home – it's about enjoying a vibrant, stress-free lifestyle in a friendly and secure community. Whether you want to socialise with like-minded neighbours, or simply relax in the comfort of your own home.

Designed for your peace of mind, this development is a secure and beautifully maintained setting where you can enjoy independent living with confidence.



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Homes centred around you

EXCEPTIONAL QUALITY AND UNPARALLELED COMFORT

At Stowe Central, our later living homes are built to an exceptional standard, setting a new benchmark. Each apartment is meticulously crafted to offer the perfect blend of comfort and practicality.



PEACE OF MIND WITH LONG-TERM ASSURANCE

When you choose one of our homes, you're not just buying a property; you're gaining peace of mind. Every home comes with a 12-year build warranty, assuring you of its durability and our commitment to maintaining the highest standards.

UNMATCHED SECURITY AND SUPPORT

Feel secure knowing your new home is equipped with a secure door entry system, award-winning 24/7 Anchor On-Call support should you ever need it and a dedicated location manager onsite during weekdays.

INDEPENDENCE AND A SENSE OF COMMUNITY

Experience the joy of independent living. Stowe Central is designed to enhance community spirit, promote togetherness and make it easy to forge new friendships with your neighbours. Every aspect of Stowe Central is intended to foster connections, to create a warm and welcoming environment.

LUXURY COMMUNAL FACILITIES

Finished to a premium standard, our onsite amenities meet your every need. Whether you're enjoying a coffee in the elegant lounge, or unwinding with friends in our landscaped gardens.



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Your life.
Your place.



At Stowe Central, we understand what later living truly means. More than a roof over your head, it's a foundation for comfort and security for the next chapter of life.

Experience the best of later living at Wichelstowe, where modern comfort meets natural beauty. Our development is perfectly integrated with the local landscape, offering residents direct

access to an abundance of green spaces, ideal for picturesque days in the park, serene walking trails, and stunning allotments.

You'll be captivated by the area's rich wildlife, from native birds and butterflies to the tranquil buzz of bees in the blooming gardens. Enjoy a lifestyle that truly connects you with nature, providing a peaceful and vibrant environment right on your doorstep.

GUEST SUITE

Open to all our residents, simply book our comfortable guest suite should your visiting family or friends need to spend a night or two.

SPACES TO UNWIND

Landscaped outdoor spaces and a private balcony to all apartments means you can enjoy canal view, easily unwind and relax when needed.

SUSTAINABLE FEATURES

The building has a net biodiversity gain, with 74% carbon reduction and blue roofs. It's also equipped with air source heat pumps for energy efficiency and photovoltaic panels serve all communal areas.

ACCESSIBILITY STORAGE

You'll find dedicated mobility vehicle storage in the building, so you can move out and about with ease and stay connected to the things that matter most.

COMMUNAL AMENITIES

The Residents Lounge and Kitchen is the perfect place to relax and socialise with neighbours, family and friends.

PETS WELCOME

But most importantly, your furry friends are welcome to stay at Stowe Central with you.

Key features and amenities

By choosing a home with us, you're not just buying a property; you're embracing a lifestyle that prioritises your wellbeing and community involvement.

- A WELCOMING RESIDENTS LOUNGE AND KITCHEN
- BEAUTIFULLY LANDSCAPED OUTDOOR SPACES
- A COMFORTABLE GUEST SUITE FOR VISITORS
- ACCESS TO ONLINE WELLBEING SERVICE
- AN ONSITE TEAM AND 24/7 ANCHOR ON-CALL SUPPORT
- PRIVATE BALCONIES
- CANAL-SIDE LIVING
- ACTIVITY ROOM



A life *enriched*

Immerse yourself in one of Wiltshire's most exciting new developments. An up-and-coming housing community with unique homes, each designed with character and flair.

Enjoy the freedom to live life your way in a peaceful, well-connected setting. From relaxing canal-side walks to friendly chats with neighbours or popping to the nearby Waitrose, Stowe Central offers a lifestyle that feels both calm and convenient.

Homes are designed for independent living, with space, light and comfort in mind. It's ideal for those ready to enjoy more of what matters, with less to maintain. With affordable ways to buy, it's easy to make your next move one that brings you peace of mind and everyday ease.



On your doorstep

A glance at your local area and the amenities at your doorstep. All your daily necessities are within easy reach.



DINING

- 01 HALL & WOODHOUSE**
1-minute walk / 105 sq ft
- 02 THE RUNNER**
18 minutes' walk / 1.0 mile
- 03 MABEL'S OLD TOWN**
6 minutes' drive / 2.1 miles
- 04 LOS GATOS**
7 minutes' drive / 2.2 miles
- 05 KENZO 72**
7 minutes' drive / 2.4 miles

HEALTH & WELLBEING

- 06 OLD TOWN SURGERY**
7 minutes' drive / 2.2 miles
- 07 RIDGEWAY LEISURE CENTRE**
7 minutes' drive / 2.3 miles
- 08 RIDGEWAY HOSPITAL**
7 minutes' drive / 2.4 miles
- 09 GREAT WESTERN HOSPITAL**
14 minutes' drive / 4.7 miles

SHOPPING

- 10 WAITROSE**
3 minutes' walk / 0.5 miles
- 11 CO-OP**
5 minutes' drive / 1.1 miles
- 12 MANNINGTON RETAIL PARK**
5 minutes' drive / 1.4 miles
- 13 DESIGNER OUTLET SWINDON**
6 minutes' drive / 1.8 miles
- 14 SWINDON TOWN CENTRE**
12 minutes' drive / 2.7 miles

PARKS

- 15 THE TOWN GARDENS**
7 minutes' drive / 2.1 miles
- 16 SHAW FOREST PARK**
8 minutes' drive / 2.8 miles
- 17 COATE WATER COUNTRY PARK**
10 minutes' drive / 3.7 miles

Every path leads to beauty

Wherever you look in Wichelstowe, you're perfectly placed to access beautiful, relaxing nature.

Already you have the Wilts & Berks Canal on your doorstep, making for an easy choice when you need a breath of fresh air or an early morning walk.

Further afield, there's acres upon acres of open space to behold, with some having its own touches of ancient history. At Stowe Central, you're never far from green and historic spaces to explore and discover.

- **WILTS & BERKS CANAL**
On your doorstep
- **BUTTERFLY WORLD AND FARM PARK**
7 minutes' drive / 2.5 miles
- **BARBURY CASTLE COUNTRY PARK**
16 minutes' drive / 6.2 miles
- **NATIONAL TRUST – ASHDOWN**
35 minutes' drive / 12.7 miles



Butterfly World and Farm Park

BUTTERFLY WORLD AND FARM PARK

Just a short drive away from Stowe Central is this exciting menagerie of animals and insects of all shapes and sizes.

Step into the tropics at the butterfly house and marvel at the free-flying butterflies around you. The zoo area features racoons, the resident giant tortoise and more. Finish the day off at the farm park, where you can interact with farm animals such as alpacas, cows, sheep and lambs. Perfect for a day out with the grandkids.



Barbury Castle Country Park

BARBURY CASTLE COUNTRY PARK

Marvel at this 60-hectare Iron Age hill fort with far-reaching views over Swindon and the surrounding countryside.

The hill fort has remained undisturbed since ancient times, and now marks a notable moment in English history where Cynric defeated the Britons in 556AD. Present park facilities means you can witness the scale of the double ditch and enjoy the chalk grassland and wildlife.



Discover your active side

Keep up with your fitness routine, or make a start, at Stowe Central. In Wichelstowe, you're never far from amenities and facilities to improve your physical fitness and mental wellbeing.

In addition to online wellbeing classes at Stowe Central, you'll find a range of gym and sports facilities nearer Swindon town centre including Anytime Fitness, PureGym. Further out, there is Nuffield Health Swindon Fitness & Wellbeing Gym in Greenbridge Retail & Leisure Park.



BARBURY SHOOTING SCHOOL

Situated on the expansive Marlborough Downs, the award-winning shooting grounds are just minutes from Junction 15 of the M4 and Stowe Central.

Barbury Shooting School is open seven days a week, offering activities from clay shooting, air rifles, archery and exhilarating simulated game days.

The school also offers expert tuition for newcomers to the sport of clay pigeon shooting, and practice sessions seven days a week for more experienced shooters.

If you see yourself coming here often, they also offer a membership which will get your reduced rates.



- **PADEL4ALL SWINDON**
7 minutes' drive / 3.2 miles
- **CHISELDON SPORTS & SOCIAL CLUB**
12 minutes' drive / 5.2 miles
- **BARBURY SHOOTING SCHOOL**
15 minutes' drive / 6.2 miles

Taste the flavours, enjoy the company

The town of Swindon is no stranger to a vibrant food scene, from traditional pubs to cosy coffee shops and family-friendly restaurants.

Well-known pub and restaurant, Hall & Woodhouse, is right on your doorstep, perfect for a pint, a hearty Sunday roast or cocktails by the canal on their sunny terrace.

In East Wichel, pop into UK Café for a traditional English breakfast in a cosy setting. Nearby in other villages, you'll find a delicious spread of options from classic pub food to a smokehouse.



- **UK CAFÉ**
5 minutes' drive / 1.1 miles
- **WICHEL INN**
4 minutes' drive / 1.2 miles
- **THE WHITE HART**
6 minutes' drive / 2.1 miles
- **HICKORY'S SMOKEHOUSE**
8 minutes' drive / 3.0 miles



Experience culture, and fill your days

The bustling Swindon town centre is just a 12-minute drive away, offering you access to an abundance of shopping, culture and entertainment.

The Brunel Shopping Centre and The Parade offer all your classic high street favourites, independent stores and a food court.

Catch a play or watch a musical at Wyvern Theatre, one of the leading live entertainment venues in Wiltshire, or a stand-up comedy night at The Arts Centre.

For a dose of history, visit the Museum of the Great Western Railway housed in the restored Grade II railways building in the heart of the former Swindon railway works.



- **THE BRUNEL SHOPPING CENTRE**
7 minutes' drive / 2.1 miles
- **STEAM – MUSEUM OF THE GREAT WESTERN RAILWAY**
8 minutes' drive / 2.2 miles
- **THE PARADE**
9 minutes' drive / 2.4 miles
- **WYVERN THEATRE**
10 minutes' drive / 2.6 miles
- **MUSEUM & ART SWINDON**
11 minutes' drive / 3.3 miles

WICHELSTOWE TO WROUGHTON SUNSET WALK

A winning walk in Swindon Travel Choices' Wichelstowe walking competition.

With a map available online, you can catch the beautiful sunset on this calming walk. Beginning on your doorstep in Wichelstowe, the path will take you to East Wichel before heading south down to Wroughton and Elcombe.



The last kilometre will take you past St. John the Baptist & St. Helen Church before a climb up the hillside to Trig Point for the show.



Endless wonders to discover

Perfectly placed in South West England, there's plenty to fill your days with. Visit the iconic Cotswolds for breathtaking scenery and sights or drive down to Bath for historic Georgian architecture. Head to Bristol for a city escape, or go beyond the borders from Heathrow Airport. The possibilities are endless.



BRISTOL

45 minutes' drive



CHELTENHAM

55 minutes' drive



OXFORD

1hr 5 minutes' drive



HEATHROW AIRPORT

1hr 15 minutes' drive



BOURNEMOUTH

1hr 50 minutes' drive



Site plan

CG COMMUNAL GARDENS

GROUND FLOOR

- GS GUEST SUITE
- RL RESIDENTS LOUNGE AND KITCHENETTE
- AR ACTIVITY ROOM
- BS BUGGY STORE
- B BIN STORE



The Towpath

GROUND FLOOR – THIRD FLOOR

PLOTS: 3, 8, 18, 21, 22, 25, 40, 43, 44, 47, 62, 65, 66, 69

KEY

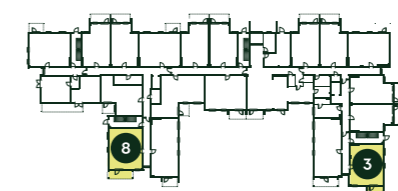
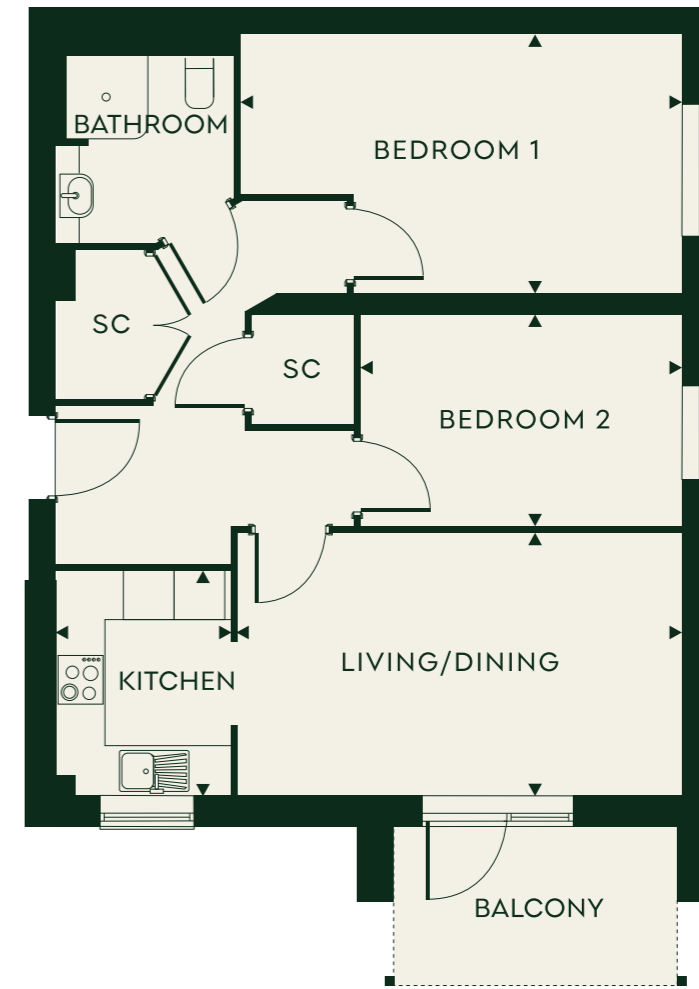
 LOCATOR

SC STORE CUPBOARD

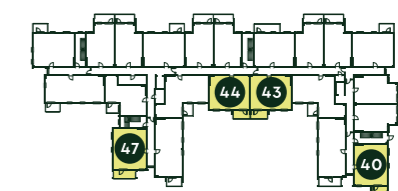
DIMENSIONS

TOTAL AREA	68.5 SQ M	737 SQ FT
KITCHEN	2.72m x 2.12m	8'11" x 6'11"
LIVING/DINING	5.35m x 3.17m	17'7" x 10'5"
BEDROOM 1	5.31m (max) x 3.15m	17'5" x 10'4"
BEDROOM 2	3.88m x 2.57m	12'8" x 8'5"

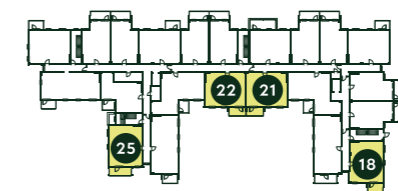
5% variance in floor area across building.



GROUND



SECOND



FIRST



THIRD



The Wichelford

GROUND FLOOR – THIRD FLOOR

PLOTS: 4, 19, 41, 63

KEY

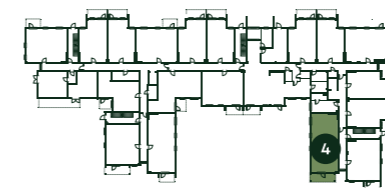
 LOCATOR

SC STORE CUPBOARD

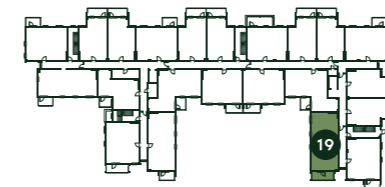
DIMENSIONS

TOTAL AREA	77.7 SQ M	836 SQ FT
KITCHEN	2.72m x 2.12m	8'11" x 6'11"
LIVING/DINING	4.66m x 4.30m	15'3" x 14'1"
BEDROOM 1	4.65m x 3.15m	15'3" x 10'4"
BEDROOM 2	3.70m x 3.25m	12'2" x 10'8"

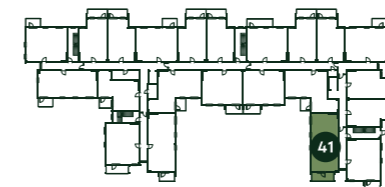
5% variance in floor area across building.



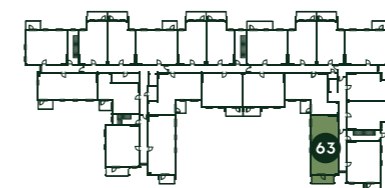
GROUND



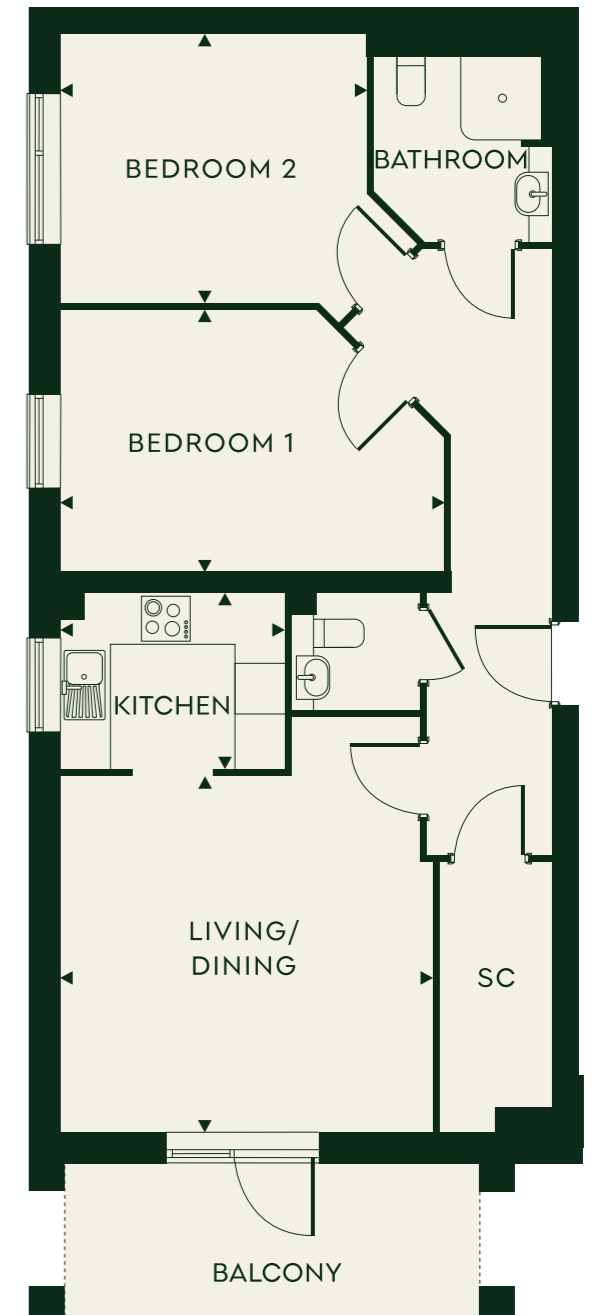
FIRST



SECOND



THIRD



The Stoweford

THIRD FLOOR

PLOT: 64

KEY

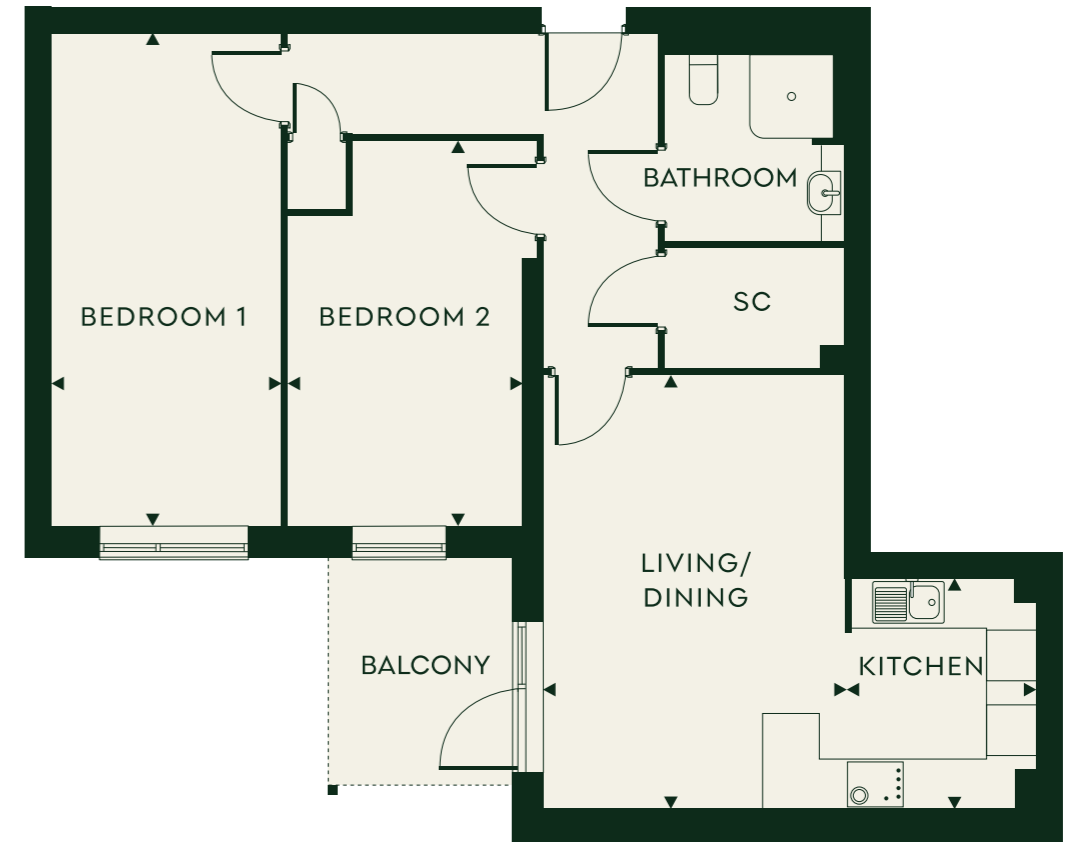
 LOCATOR

SC STORE CUPBOARD

DIMENSIONS

TOTAL AREA	74.6 SQ M	802 SQ FT
KITCHEN	2.76m x 2.31m	9'1" x 7'7"
LIVING/DINING	5.22m x 3.62m	17'2" x 11'11"
BEDROOM 1	5.95m x 2.77m	19'6" x 9'1"
BEDROOM 2	4.65m x 2.81m	15'3" x 9'3"

5% variance in floor area across building.



THIRD



Choosing well *means living well*

SECURITY AND SAFETY

- ENS Warden Call system with pendant
- Site-wide CCTV
- Video door entry system
- Mains-wired smoke detectors in ceilings linked to main fire alarm system

SUSTAINABILITY FEATURES

- Low-energy lighting
- Individual metering to apartments
- Air source heat pumps
- PV panels serving communal areas only
- Blue roofs

KITCHEN

- Symphony kitchens
- Electrolux induction hob and cooker hood
- Beko integrated single oven
- Wood-effect LVT in Light Maple
- Under pelmet LED lighting
- Soft close drawers
- Beko washer/dryer



Computer generated image is indicative only



BATHROOMS

- Level access walk-in shower
- Tiling to two full walls; Diesse Avorio Atlas Concorde
- Wet room vinyl flooring; Altro Aquarius
- Heated chrome towel rail

GENERAL

- Built to HAPPI (Housing our Ageing Population: Panel for Innovation) standards
- Private balcony to each apartment (aluminium surface)
- Freestanding Electrolux washer dryer in utility cupboard
- Provision for Sky Plus
- Wifinity

COMMUNAL AREAS

- Two lifts
- Guest room in south block
- Communal courtyard garden
- Scooter store in each block

WARRANTY

- 12-year NHBC Warranty

*NB: The wheelchair-accessible homes have a Leisure Euroline sink pad.

About *life in place* FROM ANCHOR

Life in Place from Anchor is our dedicated brand for new homes for sale, designed exclusively for people over 55.

Backed by over 60 years of experience, we are proud to offer thoughtfully designed homes with flexible and affordable ways to buy – all delivered with the warmth, quality and peace of mind you can expect from Anchor.

We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.



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About Anchor

At Anchor, we have been helping people get the most out of later life since 1968 and are proud to have become England's largest not-for-profit provider of housing and care for older people.

From independent living to 24-hour care, our locations provide access to different levels of support with a variety of tenure options – leasehold sales, rental, Shared Ownership and residential care homes.

Buy or rent from us and you'll enjoy a secure and welcoming home from a not-for-profit organisation that puts you at the heart of everything we do, a home where you'll love living in later life.





How to *contact us*

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Anchor Hanover Group is a charitable community benefit society with registered society No 7843.
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DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. Anchor operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. All room dimensions shown may vary, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and sourced from Google Maps from Stowe Central. All details are correct at the time of going to print. 2025.

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FROM ANCHOR

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