



WADSWICK  
GREEN



# Welcome to a great new way of living

Just imagine waking up in a place with rolling hills, tree-lined avenues and expansive gardens, with a vibrant community of people who want to enjoy life to the full.

Wadswick Green is that dream come true – a beautiful new village created in the heart of the Wiltshire countryside, just eight miles from Bath, with spacious luxury homes built especially for you.

0800 096 0351  
[info@wadswickgreen.co.uk](mailto:info@wadswickgreen.co.uk)  
[www.wadswickgreen.co.uk](http://www.wadswickgreen.co.uk)







Image changed to current residents Mr and Mrs Carter



## A lovely place to live

Set among 25 acres of Wiltshire countryside, Wadswick Green is a contemporary village built to be a place where you can make the most of your stunning surroundings.

The landscape, the spacious grounds, modern architecture and amenities are all designed with your enjoyment and wellbeing in mind. You will immediately feel at home and your friends, family and grandchildren will love to visit.





Above: Lacock. Top: Slaughterford. Middle: Stichcombe. Right: Bath.

## At home in the countryside

There's something very special about Wiltshire and its unique culture, that includes its food, environment and sense of community – and Wadswick Green is part of that. Every building, every space and every surface is part of a new story with ancient roots.

This ideal is nurtured by close links to the adjacent hamlet of Wadswick; the villages of Box and Neston are within two miles or so, Lacock (made famous by a host of period dramas such as 'Pride and Prejudice') is fifteen minutes away, and the historic market town of Corsham is also close by.

Bath and Wiltshire's main towns are within easy reach so there's plenty of local life and history to explore. The M4 is close by and local rail provides speedy connections to London and the rest of the country.





## Everything's on your doorstep

In Wadswick Green, there's something for everyone, and everything is conveniently close to hand.

At the heart of the community is the village green, where you can look forward to glorious summers of deckchairs and picnics on the lawn, set among beautifully tended gardens.

Next to the village green is the Pavilion, where there's an indoor swimming pool and spa, a restaurant, lounge bar, coffee shop and a sun terrace. Dig in the allotments with your friends, or walk the dog along the village's landscaped paths.

You can be as relaxed or as active as you please, and you're sure to find lots of like-minded people to share things with. Wadswick Green is truly somewhere to enjoy spending time, both on your own and with your friends and family.







## Take time out to relax

Living in Wadswick Green means benefiting from all the comforts of a luxury hotel – but unlike a hotel, it's all yours to enjoy, every day.

Go for a swim in the Pavilion's stunning indoor pool. Try a new wellness programme devised just for you by your trainer in the village gym. Be pampered in the salon or relax with a holistic treatment in the spa. Simply spend all day looking after your own happiness and wellbeing.

Whatever your passion or pastime, there is space and time for you to enjoy it at Wadswick Green.





# Eat, drink and be merry

Eating out is a treat you can savour any time of day and any day of the week in our restaurant at Wadswick Green.

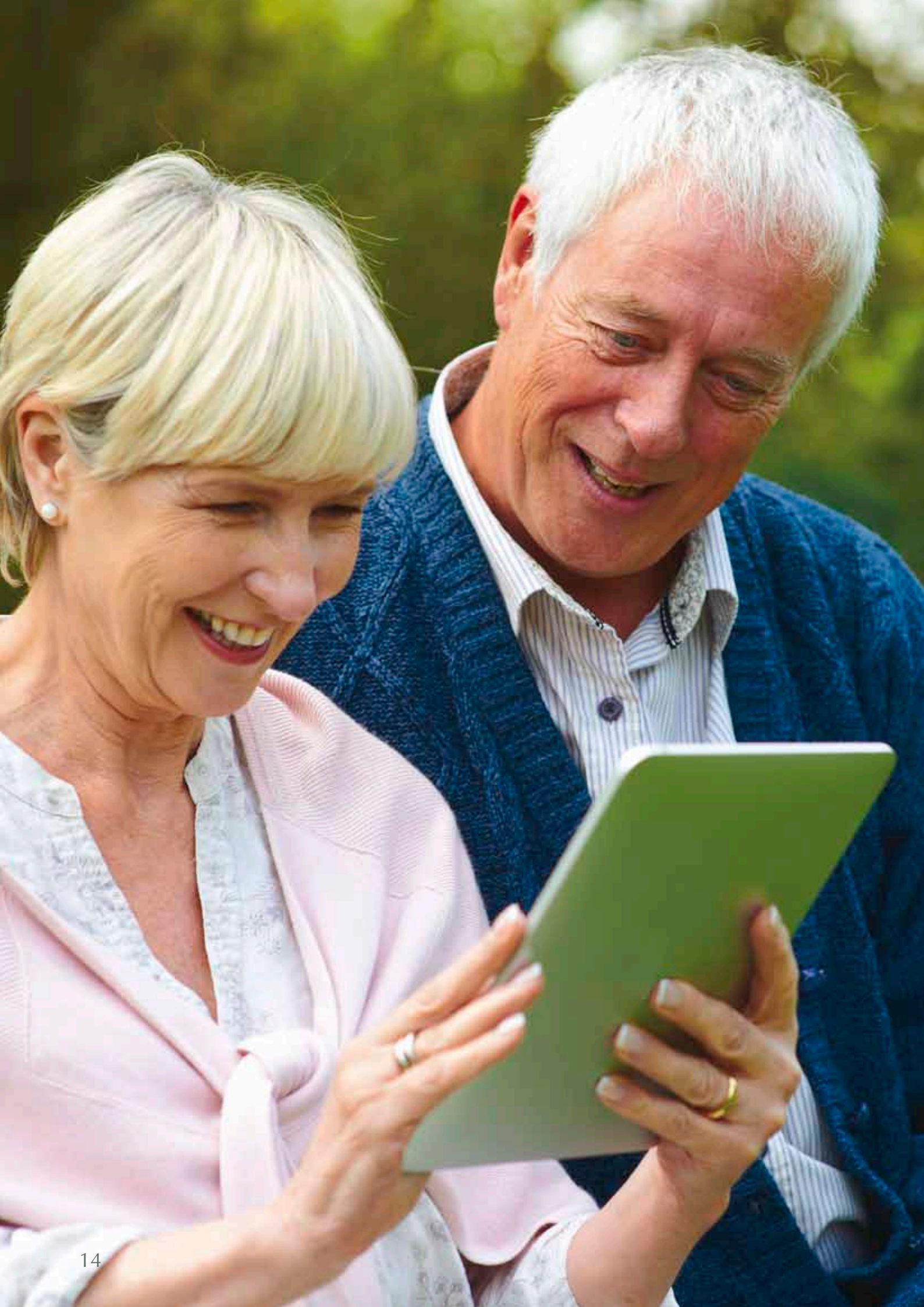
Take it easy while our chefs – who are happy to meet most dietary requirements – cook modern and traditional food using the freshest locally-sourced ingredients.

For special celebrations there's the dining room, a separate function room available for you, your friends and family. And if you simply want to read the papers, catch up with your new book or share good times with your friends, the library bar and terrace is a place for you to relax.

You can rest easy, sit back and enjoy life.







## All the essentials are here

Wadswick Green is a beautiful place, and you can rest assured that everything is in place to keep it that way. The village has all the utilities, essentials and upkeep you'd expect, plus a few more – all looked after by your friendly village staff and management.



Helping you enjoy life to the full extends to this comprehensive range of village services, which include:

- Chauffeur-driven people carrier with regular trips to local shopping spots
- Wi-Fi in all communal areas, including the village green
- Car parking for you and your guests
- Full-time, on-site maintenance team
- Laundry services are available in the Pavilion
- Concierge services
- Private rooms for medical consultations, and a prescription handling service
- 24-hour on-call support.





## Your new village

As a new village, Wadswick Green is designed to make enjoying life as easy as possible.

You can see this in the fittings and layout of each apartment, but also in the neighbourly courtyards, wide avenues and perfect setting of the pavilion at the heart of the village. It's a lovely, vibrant place to live.

The first phase of Wadswick Green comprises 86 Courtyard apartments to the south of the pavilion, built on Birch Close and Rowan Lane, and 25 Pavilion apartments. All will enjoy beautiful views across the Wiltshire countryside.

The second phase features a further 135 homes along Walnut Lane, Ash Lane and Almond Close.



## Where quality comes as standard

Wadswick Green has been built on the idea that quality should come as standard, especially within your own home. Take the lighting; the recessed, directional low-energy LED light fittings combine with a lighting scheme that allows you to easily change your home's ambience with a simple switch.

Equally, the engineered hardwood flooring and woollen carpets are long-lasting and high quality. This is all warmed by a centralised, economical underfloor heating system with variable zone control. Last but not least, there's the care that goes into the flexible kitchens with moveable units. Their innovative features include soft intelligent closers, hidden finger pulls, Silestone worktops for durability, integrated lighting, stone splashbacks and appliances by Bosch.

This same care and attention runs throughout the village and every detail is as good as it can be, because in Wadswick Green, quality comes as standard.







## Your new home

There are many reasons to move to Wadswick Green. Perhaps you want to 'right-size' or maybe you'd just love to live in the beautiful countryside. Whatever your motivation, there's always something special about the prospect of a new home – especially when it's an elegant and contemporary apartment with its own effortless ergonomics, eco-efficiency and luxury fittings complete with a choice of striking views. Enjoy the ease of lateral living, the convenience of living on one level. The next few pages will help you choose the home that's exactly right for you.



# The Courtyard apartments

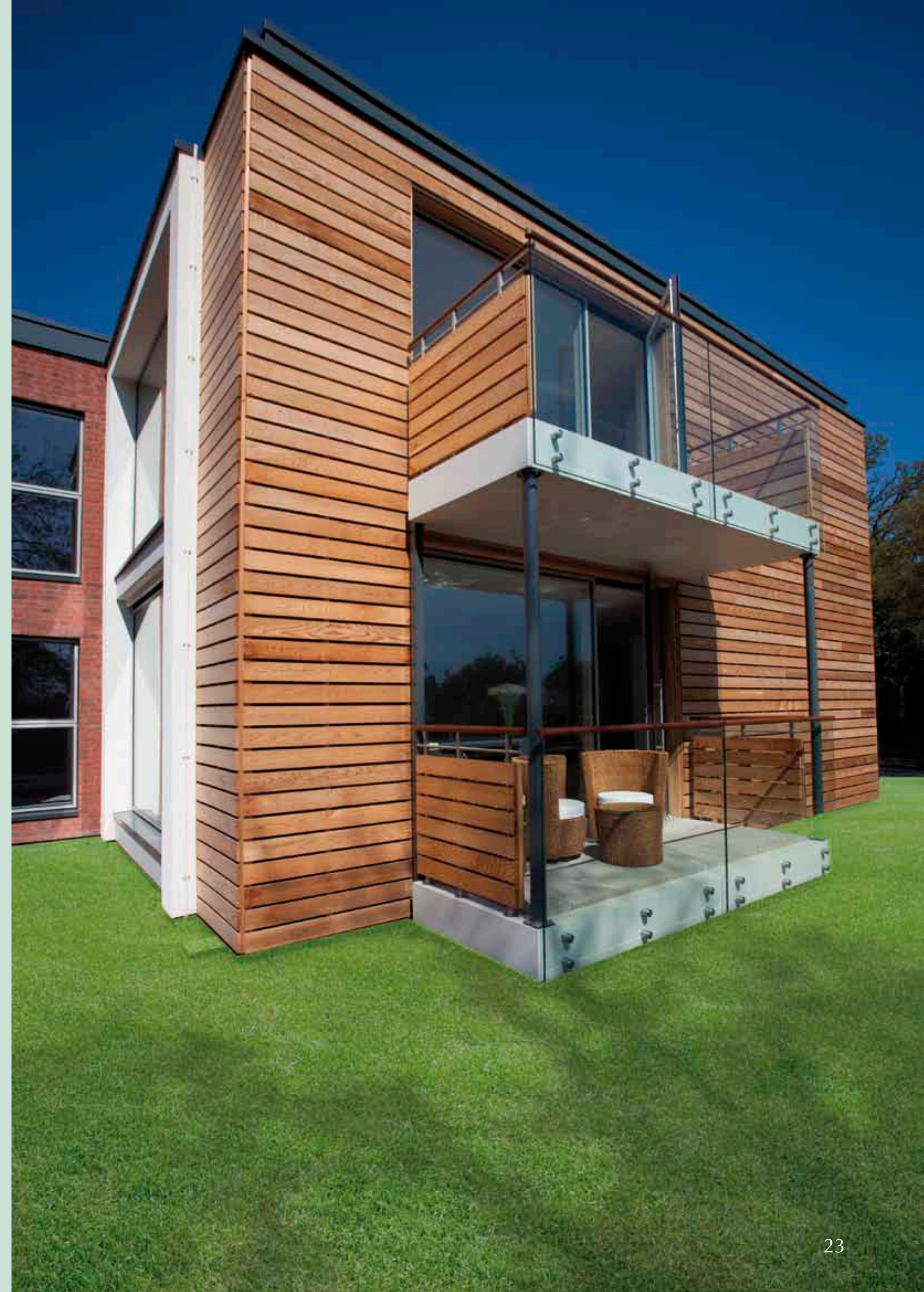
Each of these luxury one-, two- or three-bedroom apartments has been built around a large landscaped courtyard for just the right balance of privacy and neighbourliness.

Every apartment has either a balcony or terrace, and features dramatic double-aspect full-height windows with one view onto the countryside and another onto the courtyard, so you'll get both sunrise and sunset every day. In fact, it's a great idea to come to Wadswick Green, so you can choose the apartment with just the right aspect and ambience for you.



## Features

- Your own private address on your own street
- High-spec, personalised lifts that deliver you directly to your door
- Your own front door, so you can come and go whenever you please
- Beautiful and intelligent interior design with wide hallways and entrances
- A choice of either walnut or blonde oak-themed interior design
- Use of natural, high-quality materials
- Large living rooms and 8'4" ceiling to floor heights for an extra sense of space and freedom
- A balcony or terrace designed to make the most of the views
- Storage space and room for your own furniture
- Recessed, directional low-energy LED lighting and ambient lighting scheme
- Hot water energy-efficient underfloor heating throughout
- High-quality construction meeting all current building, insulation and NHBC Guarantee Standards
- Broadband, Wi-Fi, telephone and satellite outlets.





# All the benefits of modern design

Every Courtyard apartment is equipped with one very special feature: easy living. Wonderfully spacious open-plan cooking, dining and entertainment means that your new home will have the wide-open space to match the wide-open spaces of the village itself: perfect for hosting friends, family and the grandchildren.

You'll love the clever floor plans and ergonomic design, matched to top luxury fittings throughout, and a choice of interior designs themed around either walnut or blonde oak.







## Luxuries as standard

### Living room

- Floor-to-ceiling double aspect windows looking over the countryside and courtyard
- Large living space
- Access to balcony or terrace
- Engineered hardwood high quality flooring
- Separate lighting switching for floor and ceiling lamps

### Kitchen

- Easy to use and easy to clean
- Integrated Bosch oven, hob and microwave
- Dishwasher, washing machine and fridge freezer by Bosch
- Durable Silestone worktops
- Moveable, flexible central unit
- Soft intelligent closers and hidden finger pulls
- Separate mid-level oven and separate combi-microwave oven
- Stone splashbacks

### Bedrooms

- Spacious rooms with high ceilings
- Room for storage
- Great natural lighting

### Bathrooms

- Main bathroom with bath
- En-suite with shower
- Full height tiling
- Porcelanosa sanitaryware.



## Oak interior finish

The oak interior finish is modern, light and airy with natural white oak and white matt kitchen units and off-white, grey and sand-speckled Silestone worktops.

The contemporary bathrooms feature stylish, warm taupe, brick-shaped bathroom tiles. The flooring materials, such as the natural oak, porcelain tiles with limestone finish and striped wool carpets, are directly inspired by the elegant external architecture, creating a calm and fresh living environment.



## Walnut interior finish

The walnut interior finish has a warm, rich and contemporary feel with wide boards of natural walnut flooring and wool carpets in a mellow, striped design.

The bathrooms feature floor tiles in neutral tones and brick-shaped wall tiles in limestone shades for contrast. The natural walnut and pale mushroom kitchen units with off-white worktops create a sophisticated and modern living space.



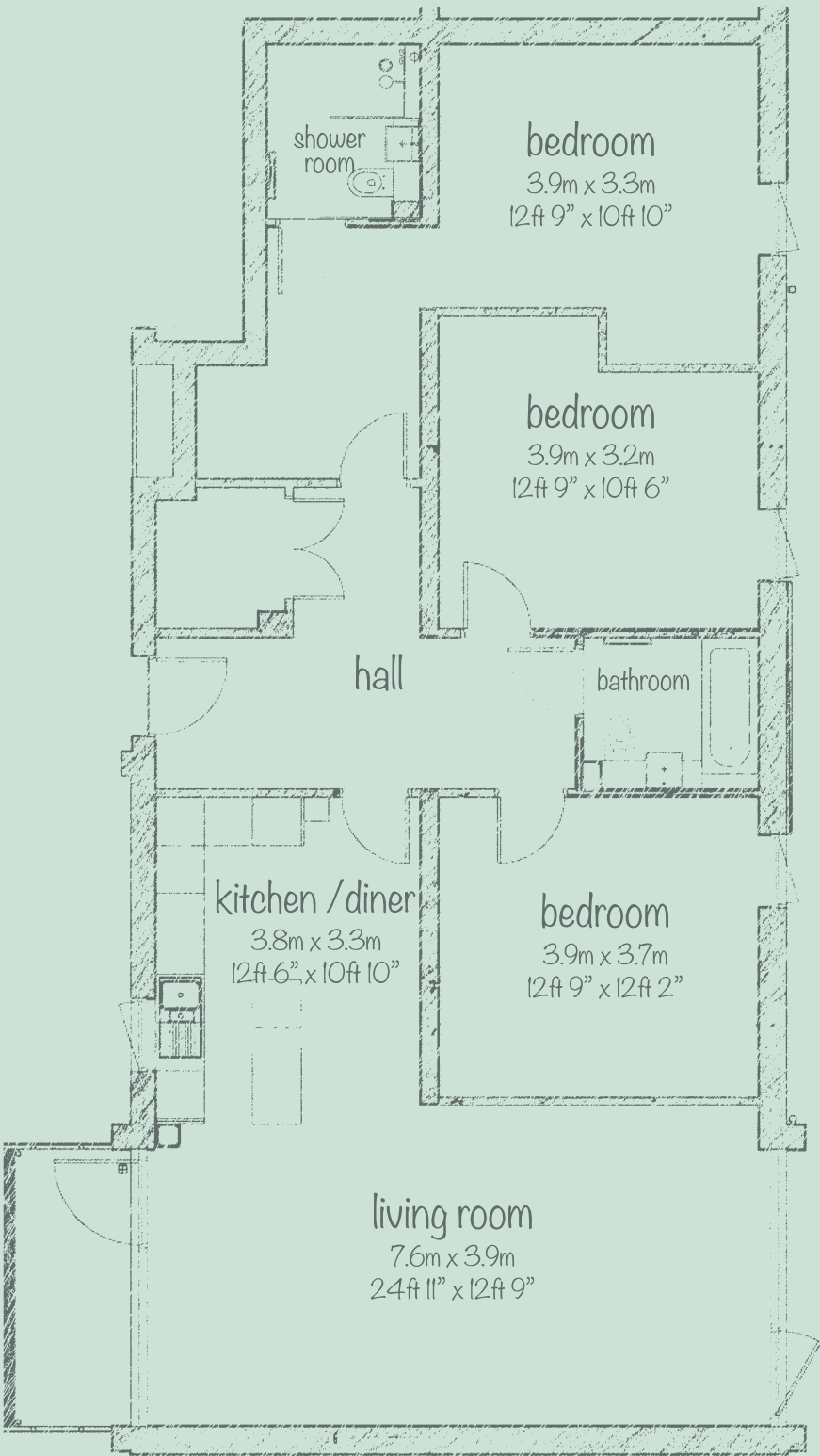
# Rowan Lane and Birch Close

The first phase of Wadswick Green comprises Rowan Lane and Birch Close apartments offering a choice of one-, two- and three-bedroom apartments with a choice of aspects and orientations, all of which enjoy beautiful courtyard and countryside views. There is a choice of ten different layout configurations so there is sure to be one that suits you. The best way to appreciate the full range of options is to come and see them for yourself.



# Three-bedroom Courtyard apartments layout

These wonderfully spacious three double bedroom apartments are up to 1326ft2 (123m2) in size and feature either a balcony or wrap-around terrace.

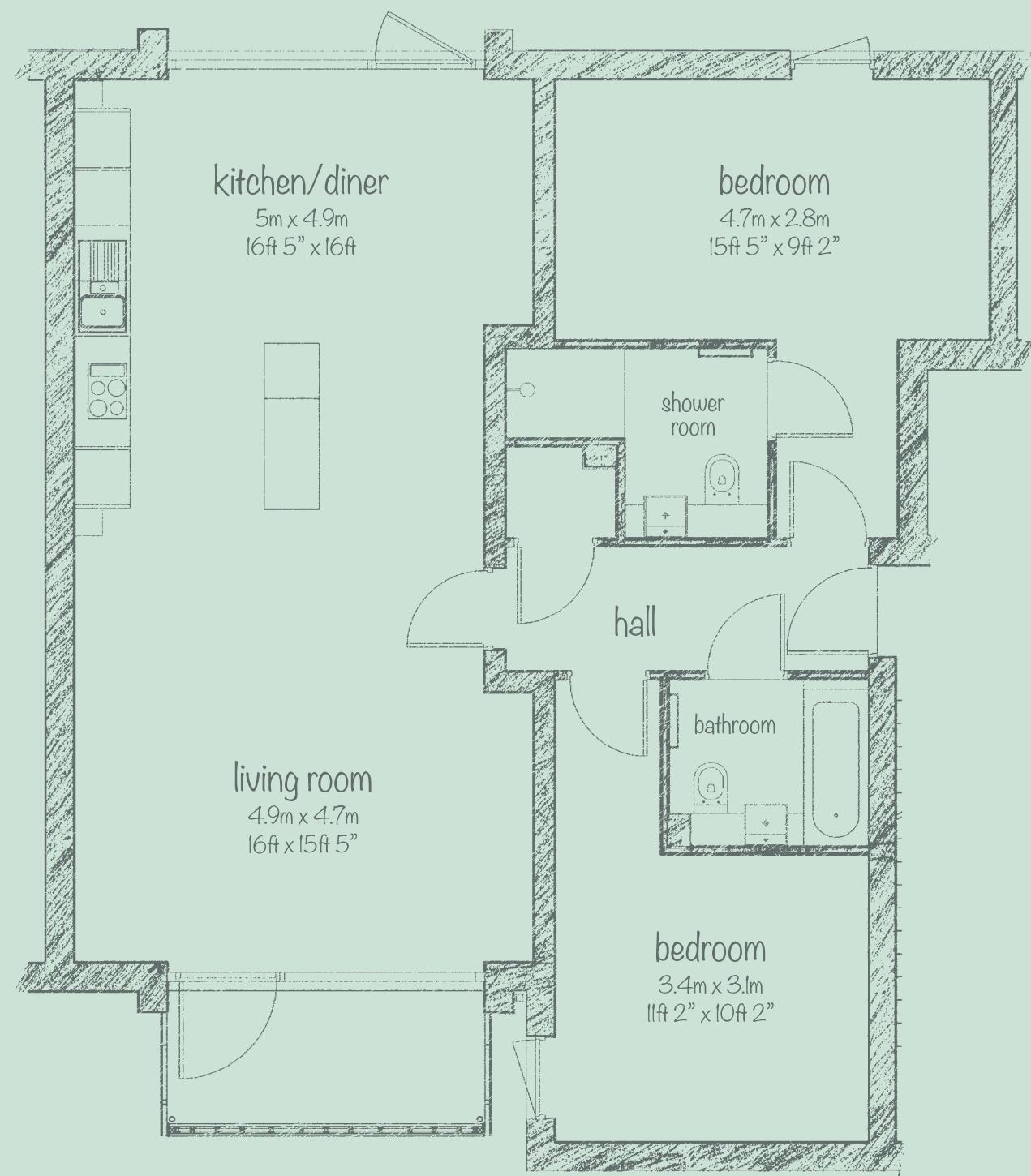


This layout shows a typical three-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include balconies.



# Two-bedroom Courtyard apartments layout

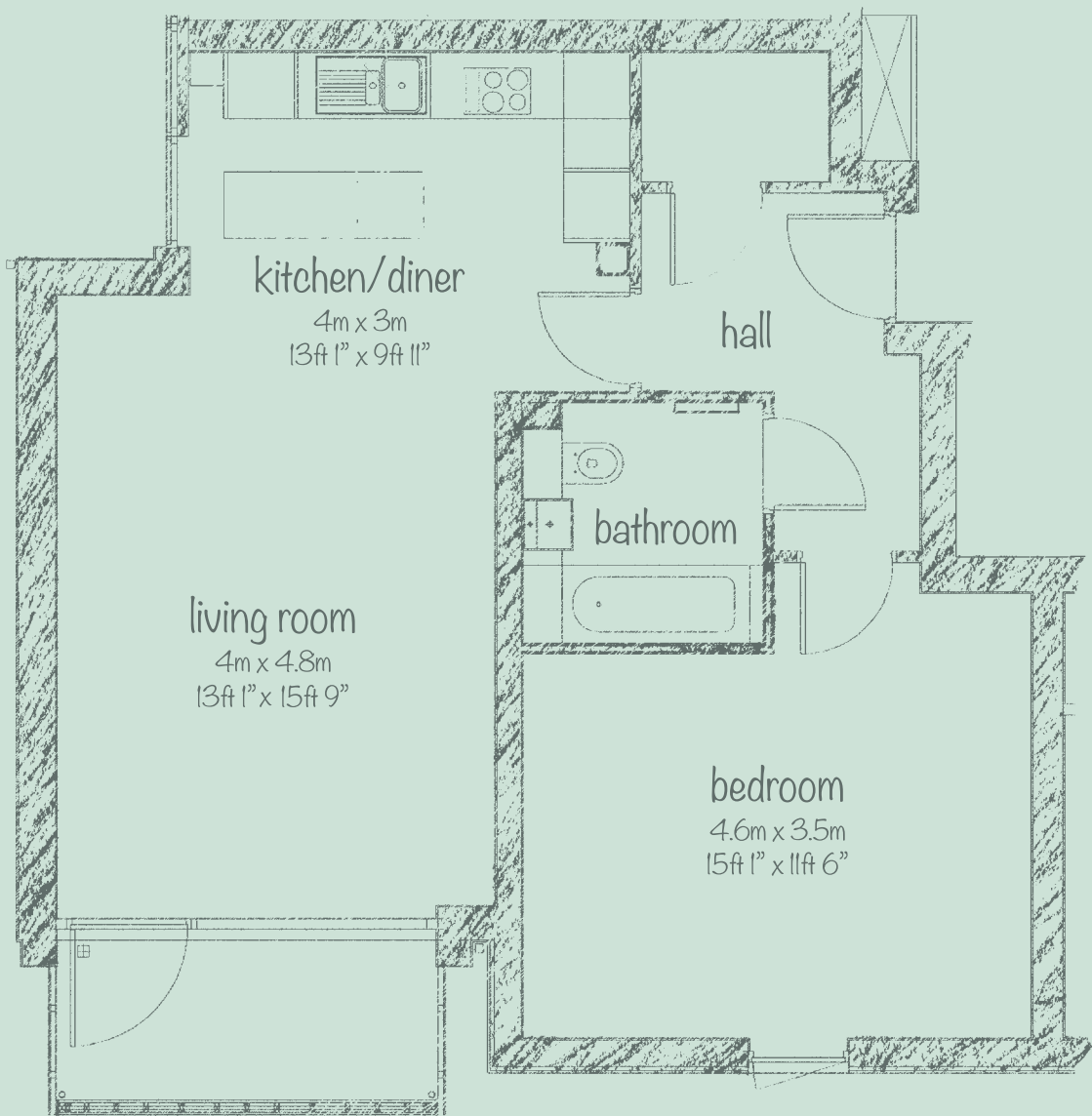
These luxurious apartments offer two double bedrooms and offer up to 1032ft<sup>2</sup> (95.9m<sup>2</sup>) of floor space in addition to a 5x13ft balcony or terrace.



This layout shows a typical two-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include terraces or balconies.

# One-bedroom Courtyard apartments layout

These spacious apartments are up to 697ft<sup>2</sup> (64.8m<sup>2</sup>) in size and offer a 5x13ft balcony along with a large double bedroom.



This layout shows a typical one-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include terraces or balconies.





## Pavilion apartments

The Pavilion apartments are situated in the centre of the village and all its amenities. You won't have to go far to enjoy village life to the full because everything you need is right outside your front door. Your morning coffee, hair appointment or daily swim is just a few steps away.

Like the Courtyard apartments, you'll have your own address and have a beautiful view over the village. Furthermore, each apartment is equipped with intelligent, practical features to make things easier for you.

In these one- or two-bedroom apartments you can have access to more support if there comes a time when you need it, either permanently or even for short periods of greater need.

## Features

- Easy access to the concierge and hotel services
- High-efficiency double-glazed windows
- Broadband, Wi-Fi, telephone and satellite outlets
- Energy efficient heating and insulation throughout
- Great natural lighting
- Your own private address
- Your own front door, so you can come and go whenever you please
- Beautiful and intelligent interior design with wide hallways, entrances and lifts
- Wide-access wet room with luxury fittings throughout
- Easy-to-use taps and windows
- High-quality construction meeting all current building and NHBC Guarantee Standards

## Living room

- Large picture windows leading to Juliette or walk-on balcony
- Choice of quality carpets

## Kitchen

- Easy to use and easy to clean
- Architect-designed contemporary kitchen with Bosch integrated appliances
- Altro flooring

## Bedrooms

- Choice of quality carpets
- Double bedrooms with space for facilities

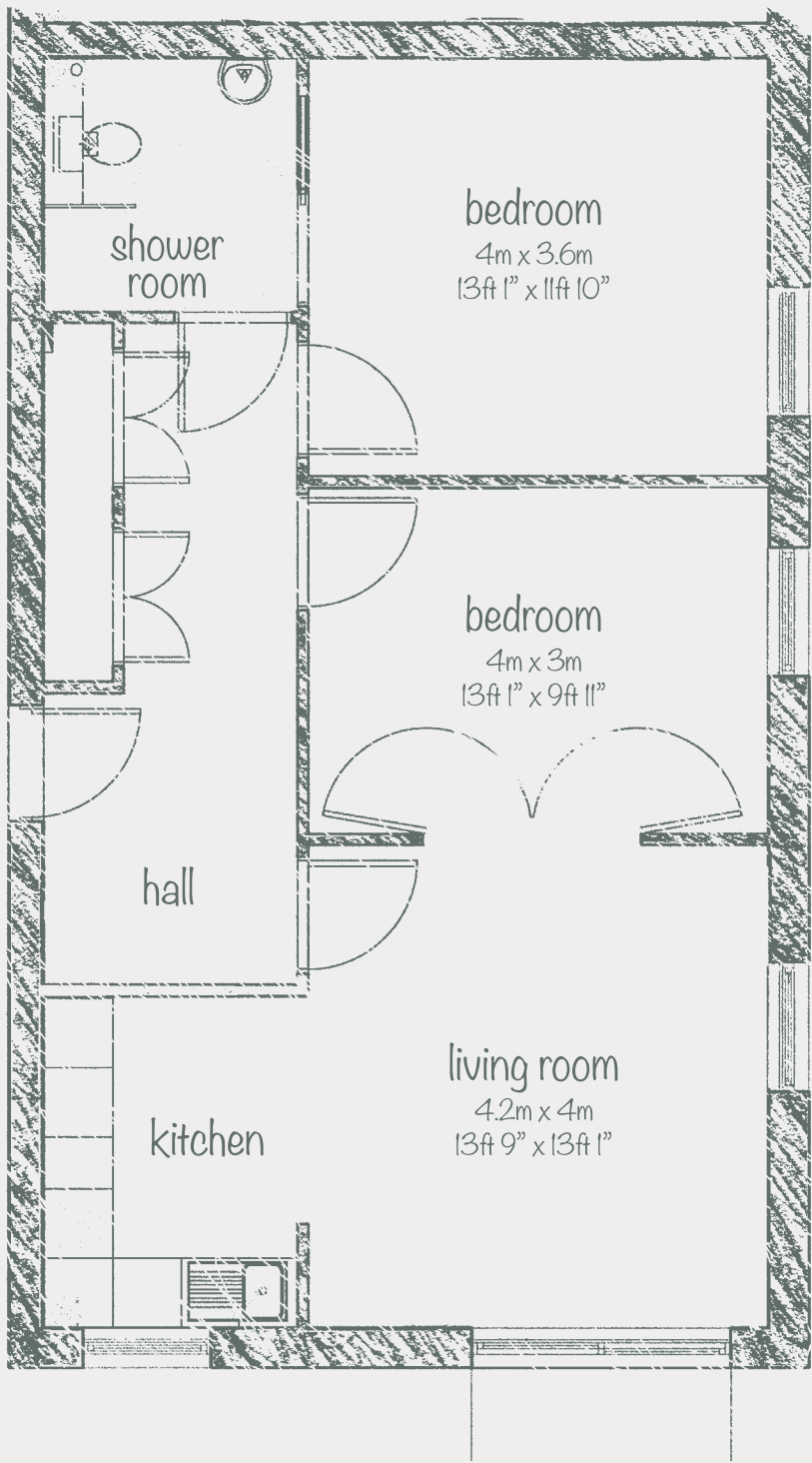
## Bathroom

- Lecico Atlas sanitaryware
- Choice of Porcelanosa wall tiles to full height
- Altro flooring
- Walk in shower with luxury taps and fittings.



# Two-bedroom Pavilion apartments layout

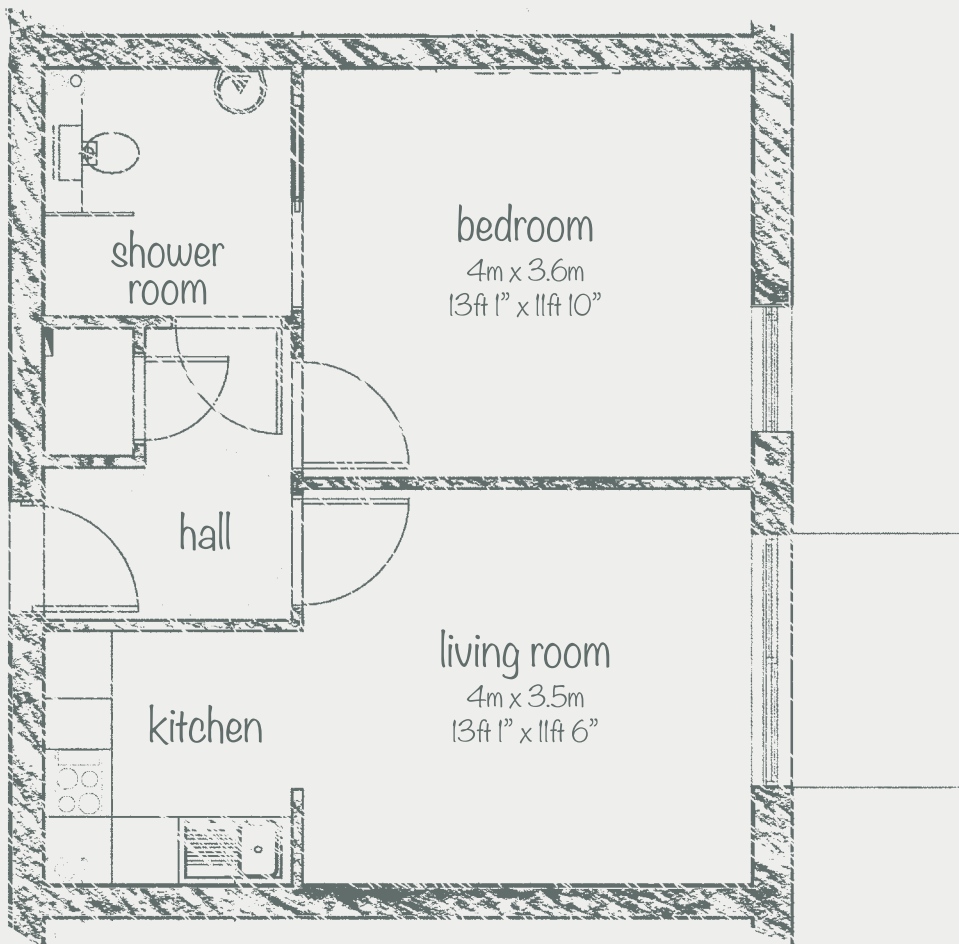
These elegant, modern apartments offer up to 721ft² (67m²) of floor space in addition to a large balcony and built-in storage.



This layout shows a typical 2-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include bay windows or balconies.

# One-bedroom Pavilion apartments layout

These contemporary apartments are up to 474ft² (44m²) in size and offer a spacious balcony along with built-in storage and a double bedroom.



This layout shows a typical 1-bedroom apartment; however, the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include bay windows or balconies.



# Services

At Wadswick Green there is a Rangeford Care office, which offers a comprehensive range of care and support services to any residents who may need it. These services include:

- Personal support (for example help with dressing or one-to-one assistance)
- Mentoring and companionship
- Daily in-home care services tailored to your exact needs, including help with medication, meals and bathing
- Advice and assistance whenever needed
- On-site care 24 hours a day, 7 days a week.

As a company dedicated to providing support and care whenever its needed, Rangeford Care is able to help you get on with life. This means you can focus on enjoying yourself with the assurance that, should anything change in the future, Rangeford Care can give you and your partner all the assistance you may need.



## The weekly charges include:

### Service

- Upkeep and maintenance of all our public areas including the pool, gym, restaurant, spa and hairdressing salon, laundry and all communal areas, as well as the estate roads and grounds. Also covered are the communal boilers that power the under floor heating and the lifts
- Security – including the 24-hour on-site team, the emergency call system and door entry to the apartments and the licence plate recognition front gate
- Buildings insurance and public liability insurance
- Includes all utilities for Pavilion apartments.

### Concierge

- 24-hour staff for response in an emergency
- Co-ordination of all the activities across Wadswick Green for the residents
- Personal concierge services to meet your every need.





# Come and see for yourself...

If you'd like to get a feel for life in Wadswick Green you can now visit the show suite, hosted in the grounds of the Wadswick Country Store. Set in beautiful countryside, it's just next to the site of your new home, and open between 10am and 5pm every day. You are also welcome to come for a leisurely viewing of one of the brand new apartments as well as taking tour of the village as it takes shape. You can find us at:

Wadswick Green Marketing Suite,  
Wadswick Country Store,  
Manor Farm,  
Wadswick,  
Wiltshire. SN13 0NY.

Telephone: 0800 096 0351

or visit: [www.wadswickgreen.co.uk](http://www.wadswickgreen.co.uk)

## How to find us:

### From Bath:

Take the A4 London Road towards Chippenham. In Box, at the traffic lights, bear right onto the A365 towards Melksham. After one mile, turn left at the next set of traffic lights (Fiveways Junction) onto the B3109 towards Corsham. After approximately half a mile, turn right, following signs for Wadswick Green and Wadswick Country Store. The Sales Office is at the top of the drive on the right.

### From London:

Leave the M4 at Junction 17 for Chippenham. Follow the A350 for approximately 4 miles, then the A4 towards Bath through Corsham. After the third mini roundabout turn left onto the B3109 towards Bradford-on-Avon. Follow the B3109 for one mile, passing Corsham Primary School on the right, to a double mini roundabout. Turn left at the second mini roundabout, continuing on the B3109. After approximately half a mile, turn left, following signs for Wadswick Green and Wadswick Country Store. The Sales Office is at the top of the drive on the right.

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## Legals:

**PLEASE NOTE THAT, WHILST THERE IS NO AGE RESTRICTION RELATING TO THE PURCHASE OF ANY PROPERTY IN WADSWICK GREEN, AT LEAST ONE RESIDENT AT EACH PROPERTY NEEDS TO BE AGED 60 OR OVER.**

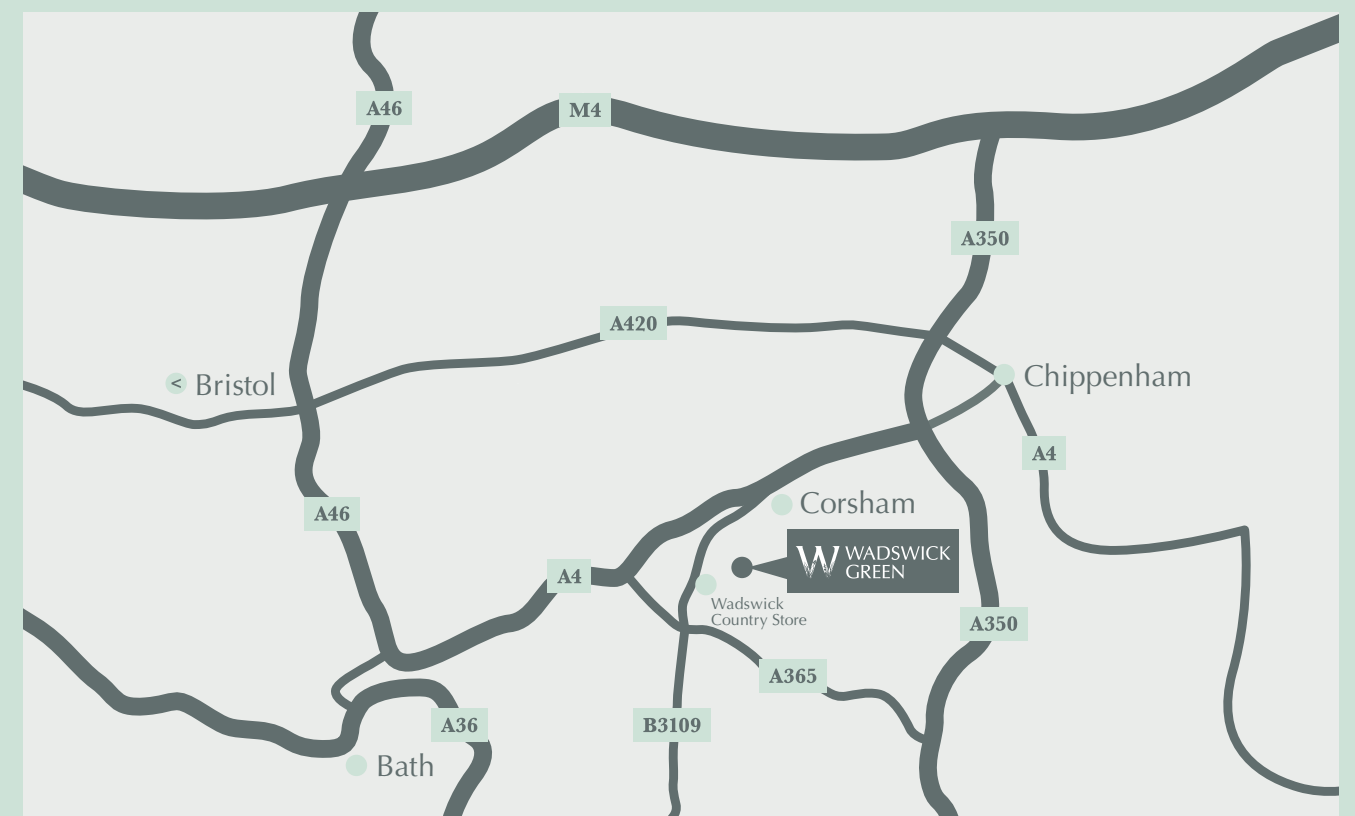
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All computer-generated images contained were produced from the design specification in January 2014 and may be subject to further change without notice. Any sizes and dimensions provided in this brochure are for indicative purposes only.

In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details in this document being superseded.





# About Rangeford

Rangeford Holdings specialises in new villages and communities for people over 60.

Our mission is to create beautiful, inspirational communities with excellent services and amenities that help people over 60 enjoy life to the full.

# About Saga

From small beginnings in 1950, Saga has grown into a true business success story. The business was built on high standards of customer care and value for money, and these remain among our core values to this day.

We now employ around 20,000 people and have over 2.1 million customers. Our products and services are tailored to meet the needs of today's over-50s, and range from holidays and healthcare to insurance and financial services.

We know that our customers want a certain degree of luxury... an assurance of quality... the convivial company of like-minded people... and of course, the knowledge that every detail will be expertly taken care of.

That's why we're delighted to be associated with Wadswick Green: a beautiful new village that we believe embodies all these things.

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