

The *best* years of your life?



Ledian  
Gardens  
*Inspired* in Kent



## We believe that later life can – and should – be the *best* years of your life.

Retirement shouldn't be about compromise. It should be about grabbing life with both hands and living the way you've always dreamed, in a place that inspires you every day.

And that's exactly why our villages exist. These are places where you can enjoy freedom and fulfil ambitions. Places to explore and make new connections. And places to simply have the time to do more of what makes you happy.

Let's make these years your best.



Images:  
Top – Durrants, West Sussex  
Top right – Great Alne Park, Warwickshire  
Bottom – Great Alne Park, Warwickshire



WELCOME

Set in the idyllic Kent countryside, Ledian Gardens is the perfect blend of independent living combined with the comfort and security of an exclusive village community.

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## SURROUNDINGS

### A rural retreat with plenty to discover...



If you yearn for traditional village life and its values, where better to start ticking off the things you've always wanted to do than in a stunning village development set in the idyllic Kent countryside?

Ledian Gardens is an oasis away from busy city and suburban life at the gateway to two of England's Areas of Outstanding Natural Beauty. With its charming collection of architecture, castles, gardens and stately homes, it's not hard to see how Kent has provided inspiration for several notable writers and artists.

Being only a short walk to Leeds village and a 10-minute drive away from Maidstone, it's also within easy reach of Canterbury, Tunbridge Wells and Hastings, so there will be something new to discover every day.



Images: Top – Leeds Castle / Bottom – Aylesford near Maidstone





## VILLAGE CENTRE

### Your own spa, café, bistro, cinema...

Amenity and companionship are at the heart of our community.  
The Village Centre is the hub of the village.

There's no better way to start the day than with a dip in our heated pool. And if you still have some of that new-found energy afterwards, you'll enjoy our fitness room with state-of-the art equipment including eGym strength-training machines, and Cardiowall which aims to develop core and muscle strength, mental alertness, reaction time and balance.

When it comes to relaxing, with a bar, Bridges restaurant, Eric's café and a lounge to choose from, there are plenty of places to socialise with friends and family. Then there's our library and cinema room – the perfect place to settle in with a book, or watch a favourite film or sporting event on the big screen.

These top-class amenities are all on your doorstep and yours to be enjoyed whenever you like. Whatever pace you want to live your life at, Ledian Gardens is perfectly in step with you.



Images: Top – Wellness spa and relaxation pool at Ledian Gardens  
Bottom left – Eric's Café / Bar at Ledian Gardens  
Bottom right – eGym and studio at Gifford Lea, Cheshire

“  
I would definitely recommend  
people move into an Inspired village  
and not wait, you really need to  
move when you're active.  
”

Inspired Villages resident





## LOCAL FOOD & DRINK

### The *best* food and drink...



Ledian Gardens is situated in the heart of the “Garden of England” with an abundance of wildlife, nature and fresh, seasonal produce on its doorstep.

Our chefs are charged with creating exciting and varied menus, with a strong focus on sustainable produce – making Bridges restaurant and Eric’s café a foodie destination of its own. And all in the heart of the village for residents to enjoy with family and friends – old and new.

At Bridges restaurant and Eric’s café, we take pride in serving the best drinks, from award winning coffee to our fantastic selection of wines to complement the food on offer.

Further afield, there are many farmers’ markets in the surrounding area, and fantastic shopping and parking at Fremlin Walk and Maidstone Market. Local villages and hamlets contain working farms and vineyards, offering plenty of opportunity to explore and sample the local produce.







## YOUR INTERESTS

### Discover something new...

Just like all of our Inspired villages, Ledian Gardens' Village Centre provides a central meeting point for like-minded people to share their passions and interests.

We're proud to offer the facilities and surroundings to encourage you to rediscover lost hobbies or explore something new. The opportunities really are endless. We know from other Inspired villages just how imaginative and creative residents can be, and clubs include art and photography, gardening, walking, languages, cinema, fitness, poetry, choirs, shopping, I.T. and more! All of which contribute to a happy and healthy physical, mental and social wellbeing.

And if you ever want to start a club of your own, this is the place to do it.

“

There are lots of like-minded souls, I think anybody could find a friend here.

”

Mrs S. Ledian Gardens resident



## FACILITIES & SERVICES

### The Village Centre

- Gym – with state-of-the-art and easy-to-use eGym strength-training equipment and Cardiowall
- Pool
- Exercise Studio
- Wellness spa
- Bridges restaurant
- Eric's Café
- Bar
- Deli / shop
- Library / cinema room
- Beauty and hair salon

### General

- Village team available 24/7
- Internal phone system, allowing each resident to call their neighbours free of charge

### Outside space

- Landscaped grounds, gardens and walks
- Terrace areas

### Wellbeing

- Wellbeing Navigator
- Alarm call system
- Core housekeeping and laundry service\*
- Personal care through external providers\*\*

### Maintenance

- A management company looks after the village and maintains all support services.

### Transport

- Regular transport service to local area

\*Additional services are available at separate cost.

\*\*Separate charges apply.





YOUR HOME

## Ledian Gardens, your next home?

The perfect blend of high-quality, independent living combined with the comfort and security of a village community.

Whether it's one of our spacious one or two-bedroom apartments, or a top floor penthouse, every property at Ledian Gardens has been thoughtfully designed and exquisitely crafted.

We're proud of what we've created and we know you'll be proud to call Ledian Gardens your home.



“  
These are homes that get better with age. They're filled with endless tiny details that only reveal their importance as we grow older... and what might have seemed obsessive or indulgent, suddenly feels utterly indispensable.  
”

James Cobb, Sales Director





## YOUR KITCHEN

### The space to create...

We understand that your kitchen is the heart of your home. That's why we've gone to great lengths to make sure that it's not only practical, but extremely stylish – somewhere you'll love spending time.

Making the best use of space and natural light, all of our designer kitchens are built to the highest specification.

“

The village advisers were wonderful, use what is on offer to you, the village advisers do support you.

”

Mr F-W. Ledian Gardens resident

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#### Details:

High-quality fitted units and work surfaces throughout

Glass splashback to hob

Soft-close doors and drawers

Fan-assisted oven

Safe induction hob

Integrated dishwasher

Integrated washer-dryer

Eye-level fridge with freezer

Karndean woodstrip flooring

LED lighting

Image: Great Alne Park, Warwickshire





## YOUR LIVING ROOM

### Time with the grandkids...

Sitting alongside the kitchen in the heart of your home, the generous lounges and dining areas feature large windows that welcome the natural warmth and light of the Kent sun.

Storage is carefully considered and cleverly concealed, whilst widened doorways and flexible open-plan living areas help to create a sense of space and serenity, ensuring ease of access.

“  
My family don't have to worry about  
me here, they know I am safe and can  
get everything I need.

”

Ms W. Ledian Gardens resident



Bramshott Place, Hampshire







Images: Top – Austin Heath, Warwick / Bottom – Millbrook village, Exeter

## YOUR BEDROOM

### Wake up every morning and smile...

What better way to start the day than waking up in an environment that delights and energises the minute you open your eyes?

All of our homes feature en-suite bedrooms and most have fully fitted or walk-in wardrobes providing ample storage space. But it's the little things that make a big impact – for example, we've thought that little bit harder about the accessible yet discreet positioning of every single socket and switch. Each bedroom is positioned to enjoy the best possible views of the surrounding area.





## YOUR BATHROOM

The *best* space  
to unwind...



Whether you're preparing for the day ahead or unwinding under the soothing streams of a great shower, our en-suite and standalone bathrooms offer a combination of style, practicality and tranquillity.

But it's not just the elegant design and superb fittings you'll appreciate, it's all those small details that can make life feel so much simpler. Enclosed showers with shallow trays are safe and accessible, and there is plenty of built-in storage to hide away all of your cosmetics and clutter.

### Details:

- Walk-in showers fitted to all bathrooms (with level access to bedroom one)
- Fully integrated bathroom cabinets
- Ceramic tiles to full height in bath and shower areas
- Chrome towel rails
- Ceramic wash basins
- Glass screens to shower with chrome shower controls



## Inspired by your surroundings...

Each home at Ledian Gardens is carefully positioned around gardens, courtyards and small squares; offering charming views across the village, whilst making sure there's always somewhere to feel the grass between your toes in the summer months.

But despite the tireless work of our talented gardeners, it's beyond the village in the Kent countryside where you'll find some of the most breathtaking natural beauty that Britain can offer. Known as the 'Garden of England' for good reason, Kent claims to be the oldest county in England and boasts some 17,000 listed buildings, including the famous oast-houses with their tall conical or pyramidal roofs. There is also a historic woodland within easy reach which offers some lovely walks.

“

We go out for a walk most days in the grounds which are quite spacious and beautiful.

”

Mrs C. Ledian Gardens resident





YOUR INTERIOR

## Bring your own style...

If you decide to enlist the help of our interior specialists, you'll work with a passionate team that takes the time to understand your tastes, before creating a personalised design that is comfortable, stylish and completely unique to you.





YOUR PEACE OF MIND

## Life made simpler...

### Moving

Moving house can be daunting at any age. That's why we offer comprehensive support and advice to help you when selling your home, and when planning and making the move into your new Inspired property.

### Maintenance

A management company looks after the village and maintains all support services.

### Accessibility

Whether you choose a garden-level apartment or a first or second floor home, Ledian Gardens offers a comprehensive selection of homes that are designed for your changing needs.

### Technology

Each property comes with an electronic tablet-style system that helps with communication, ensuring easy contact with on-site staff.

**Please see our Inspiring your move brochure for more details or speak with a village adviser.**



Image: Great Alne Park, Warwickshire

“  
One of the greatest benefits of being here  
is the social life, it's nice to have friends  
within striking distance.  
”

Ms A. Ledian Gardens resident





## You don't want to give up your independence. And you don't need to.

Ledian Gardens is a place where age matters less, where you can enjoy an engaged and active lifestyle. We all want to remain independent and we want to support residents to do just that. The village environment actively helps to encourage wellbeing, through the social activities, clubhouse facilities, wellness centre and the accessibility and ease of each home.

A range of health and fitness classes are common in our villages, including aerobics, Pilates and Tai Chi. Residents can also make use of a range of services provided by visiting health professionals including spa treatments, physiotherapy, falls-prevention clinics and post-operative consultations.

Improvements in muscle strength, balance and flexibility help to reduce the risk of falls and evidence shows these improvements can also reduce the risk of dementia.

Our 'Wellbeing Navigators' support residents to help achieve their health and fitness goals, designing bespoke programmes and organising a range of seminars with tips and advice for keeping well.

“

My partner and I have recently purchased a two-bedroom apartment at Ledian Gardens. We are especially looking forward to enjoying the health and leisure facilities that are on site, so that we can continue keeping active very easily, with these facilities on the doorstep.

”

Mrs S. Ledian Gardens Resident





## Care as unique as you are...

At Ledian Gardens you'll find the full spectrum of care and support, from day-to-day domestic help through to help with personal care\*. The care available to you gives you and your family complete choice and control.

Your personal care plan can be customised in endless ways, always bespoke to you and changeable. The purpose is simple: to provide the most suitable support that will improve your health and independence, whilst offering reassurance to you and your loved ones.

“

Far from being a last resort, properly planned care and support in a place like Ledian Gardens really can lead to a new lease of life. We continually see quite amazing improvements in people's health, confidence and independence, allowing them to embrace all the new lifestyle opportunities in and around the village.

”

Helping Hands Homecare

\*Personal care provided by a registered external third party provider. Separate charges apply.





## Reassurance when you need it...

You might never notice or need it, but behind the stylish surroundings at Ledian Gardens is the invisible reassurance of our assistive care and support technology.

A state-of-the-art call system is installed throughout the village, which provides each apartment with a speech pendant that enables emergency calls to be made. Any resident activating the emergency pendant can speak to an operator 24 hours a day. The pendant can be used throughout the village and not just within the apartments.

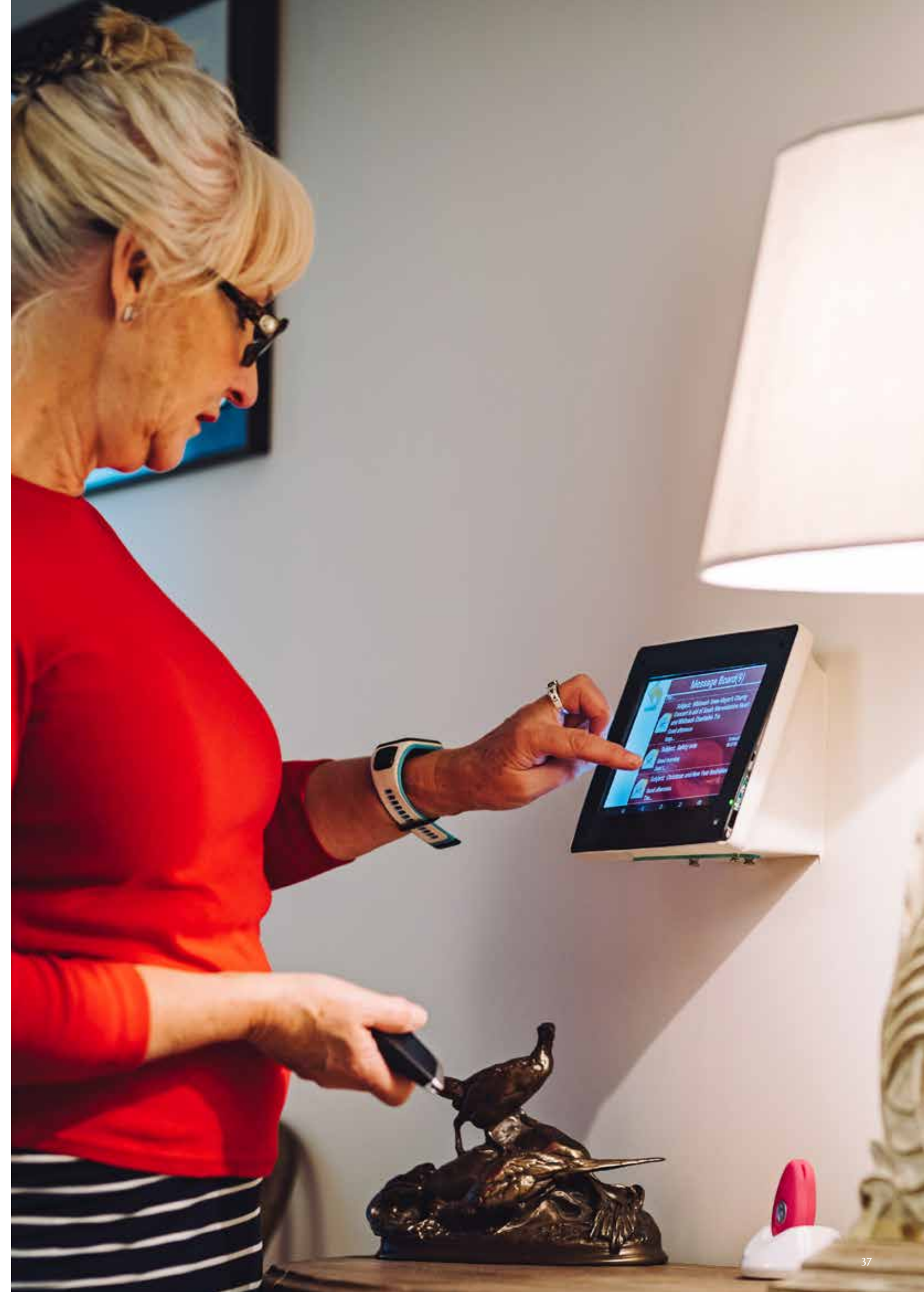
Other emergency devices are available and a personalised emergency package can be arranged for any resident, bringing comfort and peace of mind.

“

We call it the 3 Ss living in a retirement village – it's secure, it's safe, and most of all we have a lot of support.

”

Mr H. Ledian Gardens



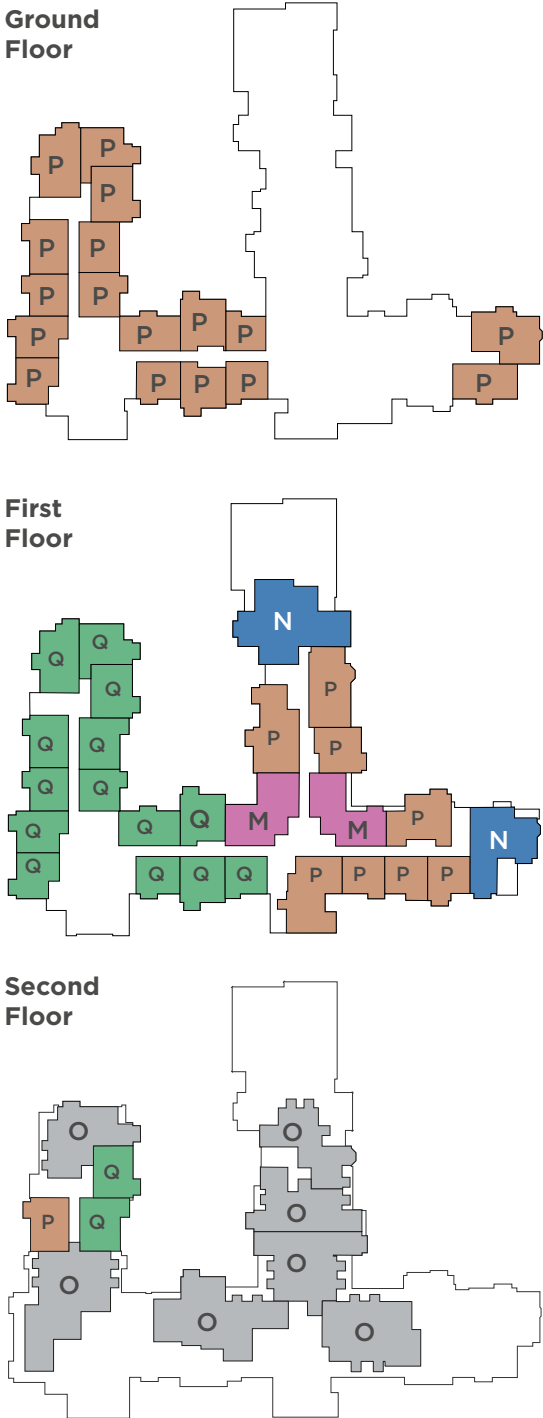


# Properties

Each of our homes at Ledian Gardens benefits from a combination of thoughtful design and proud craftsmanship, creating homes for you to fill with love, laughter and memories.

## The Grange

Our 53 Village Centre Apartments, Balcony Apartments, Panorama Apartments, Penthouse Apartments and Assisted Living Apartments are set within the vibrant state-of-the-art Village Centre, close to all amenities and facilities.



## Facilities (all on ground floor)

- Gym
- Pool
- Studio
- Wellness spa
- Bridges restaurant
- Eric's Café / bar / deli / shop
- Library / cinema room
- Beauty and hair salon

## Apartment types

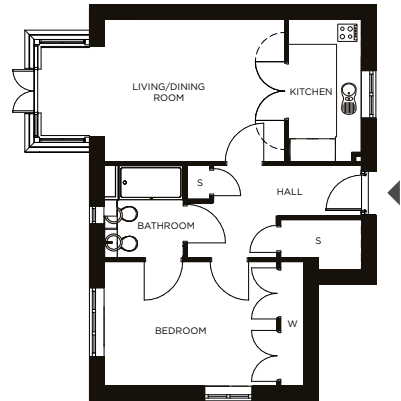
- |                         |                       |                                    |
|-------------------------|-----------------------|------------------------------------|
| <b>A</b> The Wignall    | <b>F</b> The Brierley | <b>L</b> The Medway                |
| <b>A1</b> The Aston     | <b>G</b> The Cottage  | <b>M</b> Balcony                   |
| <b>B</b> The Churchill  | <b>H</b> The Nelson   | <b>N</b> Panorama                  |
| <b>C</b> The Byron      | <b>I</b> The Darwin   | <b>O</b> Penthouse                 |
| <b>D</b> The Bronte     | <b>J</b> The Newton   | <b>P</b> Village Centre Apartment  |
| <b>E</b> The Oast House | <b>K</b> The Sutton   | <b>Q</b> Assisted Living Apartment |





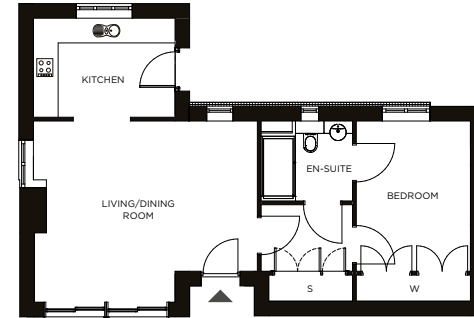
# Apartment types

## The Wignall



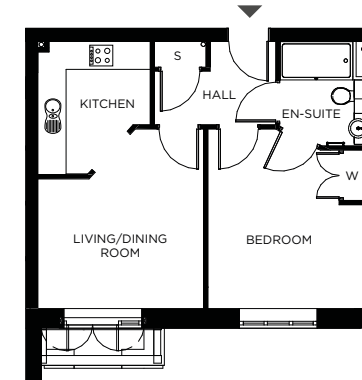
There are 2 Wignall apartments, one 700 ft<sup>2</sup> (65 m<sup>2</sup>) the other 786 ft<sup>2</sup> (73 m<sup>2</sup>).

## The Aston



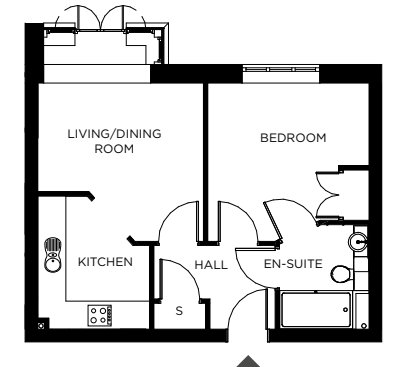
There is 1 Aston apartment, which is 667 ft<sup>2</sup> (62 m<sup>2</sup>).

## Assisted Living



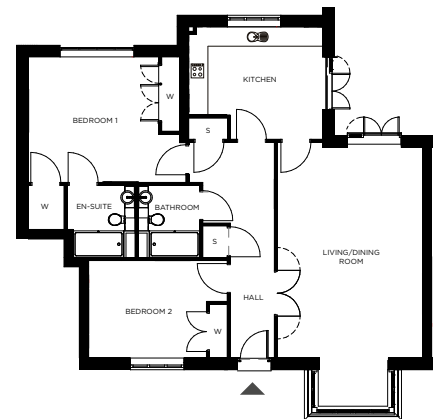
There are 14 Assisted Living apartments, ranging from 527 ft<sup>2</sup> (49 m<sup>2</sup>) to 904 ft<sup>2</sup> (84 m<sup>2</sup>).

## Village Centre



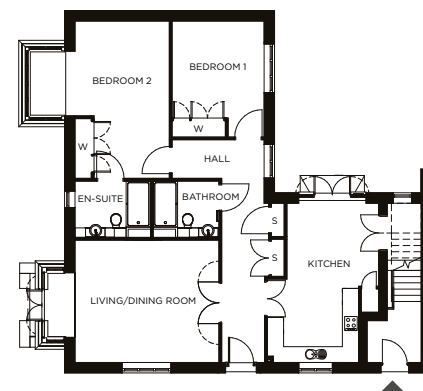
There are 28 Village Centre apartments, ranging from 506 ft<sup>2</sup> (47 m<sup>2</sup>) to 1,109 ft<sup>2</sup> (103 m<sup>2</sup>).

## The Churchill



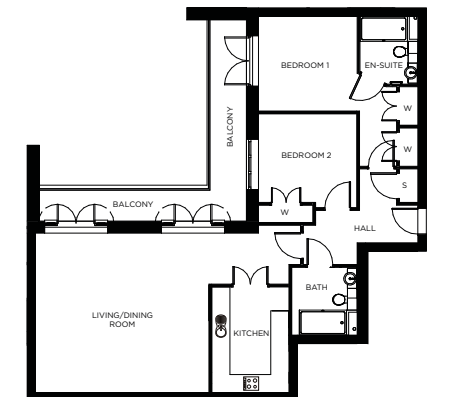
There are 2 Churchill apartments, one 1,346 ft<sup>2</sup> (125 m<sup>2</sup>) the other 1,356 ft<sup>2</sup> (126 m<sup>2</sup>).

## The Byron



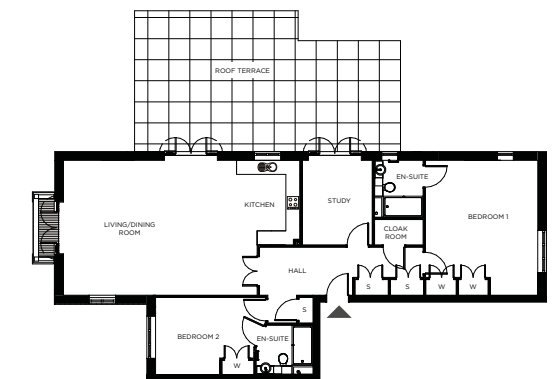
There are 4 Byron apartments, ranging from 1,249 ft<sup>2</sup> (116 m<sup>2</sup>) to 1,367 ft<sup>2</sup> (127 m<sup>2</sup>).

## Balcony



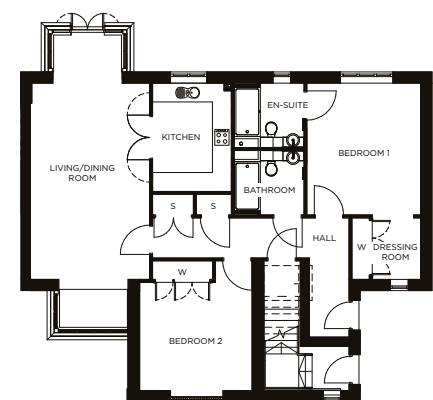
There are 2 Balcony apartments, one 1,141 ft<sup>2</sup> (106 m<sup>2</sup>) the other 1,184 ft<sup>2</sup> (110 m<sup>2</sup>).

## Panorama



There are 2 Panorama apartments, one 1,324 ft<sup>2</sup> (123 m<sup>2</sup>) the other 1,507 ft<sup>2</sup> (140 m<sup>2</sup>).

## The Bronte



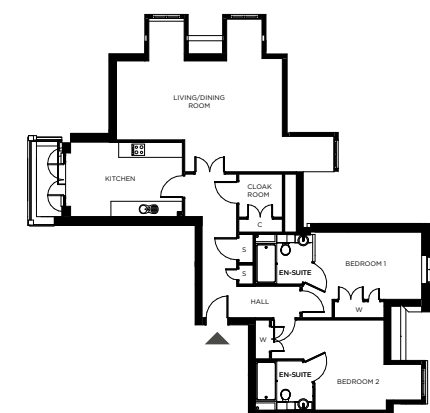
There are 2 Bronte apartments, both are 1,335 ft<sup>2</sup> (124 m<sup>2</sup>).

## Oast House



There are 2 Oast House apartments, both are 1,753 ft<sup>2</sup> (163 m<sup>2</sup>).

## Penthouse



There are 7 Penthouse apartments, ranging from 1,313 ft<sup>2</sup> (122 m<sup>2</sup>) to 2,164 ft<sup>2</sup> (201 m<sup>2</sup>).

Ask a village adviser for more detailed apartment plans.

All layouts/dimensions are for illustrative purposes only. Maximum distances shown.



# Ledian Gardens map



## KEY

- |   |                           |    |                 |
|---|---------------------------|----|-----------------|
| 1 | Arch Vale                 | 8  | Biddenden Court |
| 2 | Oast House                | 9  | Charles Manor   |
| 3 | Wykeham Manor             | 10 | Berkeley House  |
| 4 | Broomfield House          | 11 | Park Wood       |
| 5 | The Grange Village Centre | 12 | Hylde Manor     |
| 6 | Saints House              | 13 | Cecilia Court   |
| 7 | Harewood House            | 14 | Medway Manor    |

### Places to visit locally:

- The George Inn – 0.4 miles
- The Church of St Nicholas - 0.6 miles
- Leeds Castle - 1.2 miles
- The Maze and Underground Grotto - 2 miles
- Leeds Castle Golf Club - 2.1 miles
- Stoneacre – National Trust - 3 miles

### Distances to:

- Nearest bus stop – 50 yds from main entrance (Burgess Hall Drive)
- Leeds village centre - 0.5 miles
- Maidstone - 5.3 miles

### The Grange Village Centre Home to...

...our 53 Village Centre Apartments, Balcony Apartments, Panorama Apartments, Penthouse Apartments and Assisted Living Apartments are set within the vibrant, state-of-the-art Village Centre, close to all the below amenities and facilities.

- |              |                                 |
|--------------|---------------------------------|
| Gym          | Bridges restaurant              |
| Pool         | Eric's Café / bar / deli / shop |
| Studio       | Library / cinema room           |
| Wellness spa | Beauty and hair salon           |





[www.ledianguardens.co.uk](http://www.ledianguardens.co.uk)

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