



AUDLEY  
VILLAGES



COOPER'S HILL  
VILLAGE





## OWN YOUR RETIREMENT

Our idea of retirement is different. At Audley you're in charge, which means you can live the life you love, keep your highly valued independence and own your own property. Because when you've worked hard to become the person you are today, we believe you shouldn't have to change your lifestyle when you retire.

We look after the maintenance and security of your property and the grounds, leaving you free to spend your time however you wish. You could explore the stunning landscaped gardens, enjoy fine dining in our restaurant, indulge in some pampering at the Audley Club or keep up your love of travel knowing your home is safe and sound. What's more, you could join one of our regular get-togethers, take part in an exercise class, de-stress at a mindfulness session or make use of our extensive Audley Care services - all of which are part of our health and wellbeing programme.

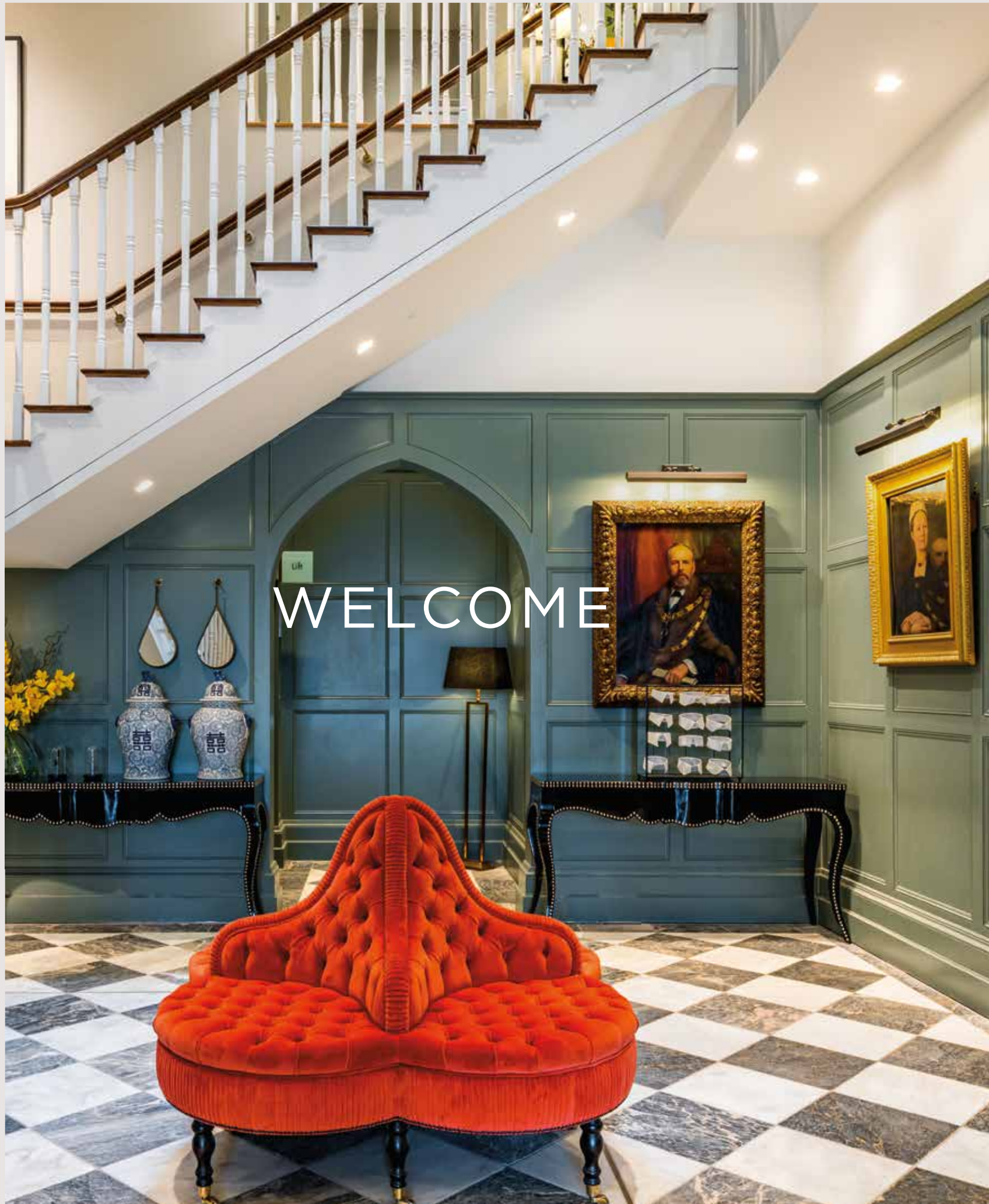
Owning a home at Cooper's Hill gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.



Scan the QR code using your smartphone's camera or QR reader to discover more about life at Audley from some of our homeowners.







## COOPER'S HILL LUXURY RETIREMENT VILLAGE

Audley Cooper's Hill is set in Magna Carta Park, in the leafy village of Englefield Green. Originally a private residence, it's now home to a variety of 2 bedroom apartments with extraordinary views over the surrounding landscape. Once restored, the Victorian Gothic centrepiece building will house the Audley Club, with its luxury health club, swimming pool, restaurant, bar and bistro.







# TRANQUILITY



## COUNTRY LIVING WITH CITY CONNECTIONS

Audley Cooper's Hill is a luxury development of 128 apartments, set in the stunning grounds of Magna Carta Park in Englefield Green, Surrey and moments away from the Magna Carta Memorial. All the properties are designed to enhance the Victorian Gothic style of the centrepiece building, and complement the surrounding 67 acres of beautiful parkland.

Home to The Royal Holloway University of London and bordering the town of Egham, Englefield Green is a peaceful village near Windsor and Runnymede with direct links to London. In Windsor there is a great variety of places to eat, drink, shop and explore, including majestic Windsor Castle - open to visitors all year round. Nestled beside the castle, the historic Theatre Royal Windsor offers a wide range of quality drama, comedy, musicals and opera throughout the year.



## RICH WITH HISTORY

Built as a private residence in the mid-nineteenth century, Cooper's Hill was converted into the Indian Civil Engineering College in 1871, and remained so until 1905. For the next 30 years the building was again privately owned, before being sold to London's County Council in 1934 and used as a teacher training college. Now an Audley luxury retirement village, Cooper's Hill offers owners the chance to live in a building rich with history.



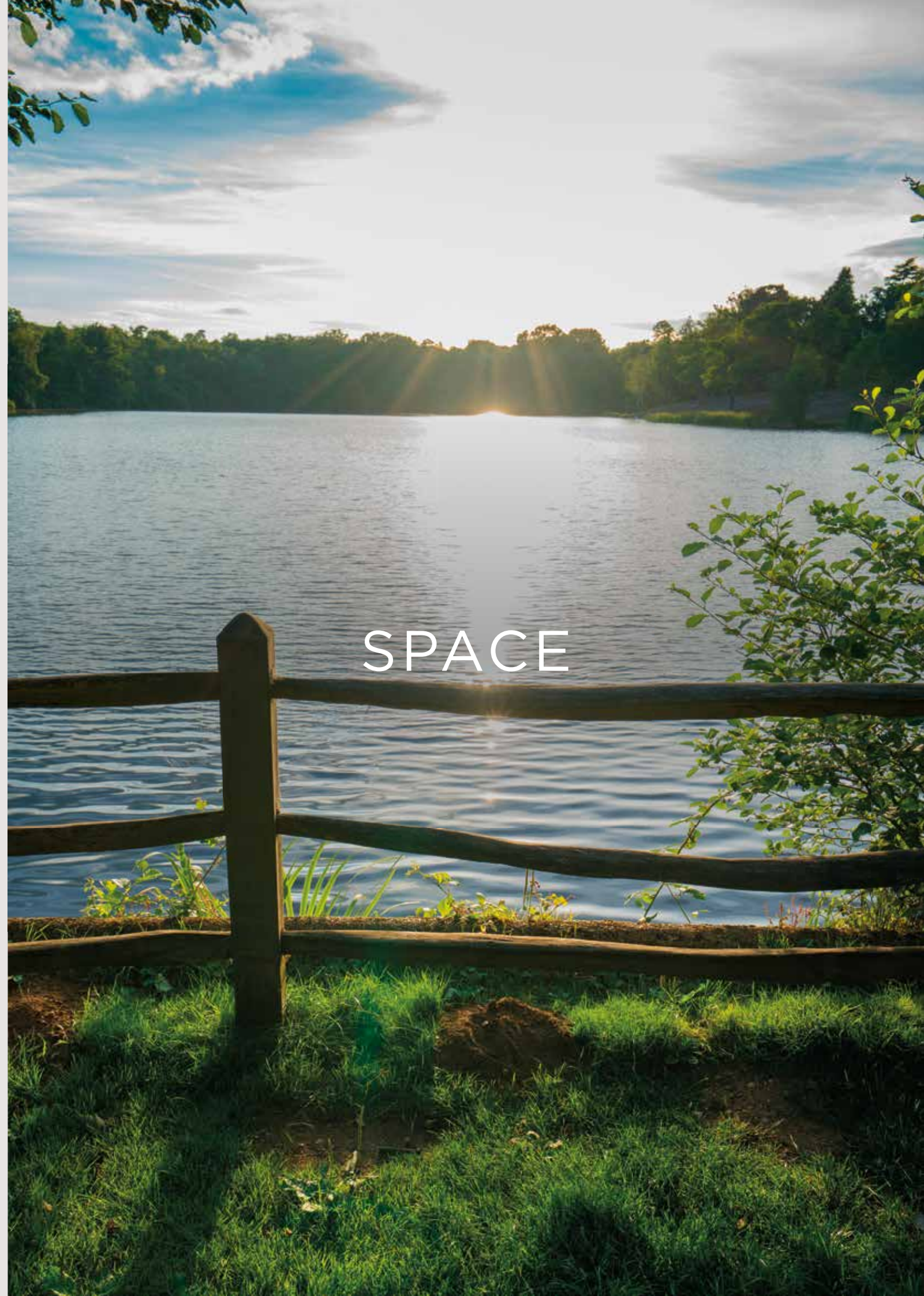


Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

#### SURROUNDED BY BEAUTY

Magna Carta Park sits alongside the River Thames in the county of Surrey – where the sealing of the Magna Carta, by King John of England, famously took place in 1215. Nearby is Windsor Castle, Savill Garden and Windsor Great Park with its impressive 4,800 acres of land, award-winning gardens, ancient woodland and winding forest trails. There's also the beautiful lake, ornamental Cascade Waterfall and tranquil woodland shores of Virginia Water, ever-popular with walkers, cyclists and families.

Englefield Green is just 5 minutes from Egham and has easy access to the M25. London and Reading are only 40 minutes by train and Heathrow airport is just 7 miles away.

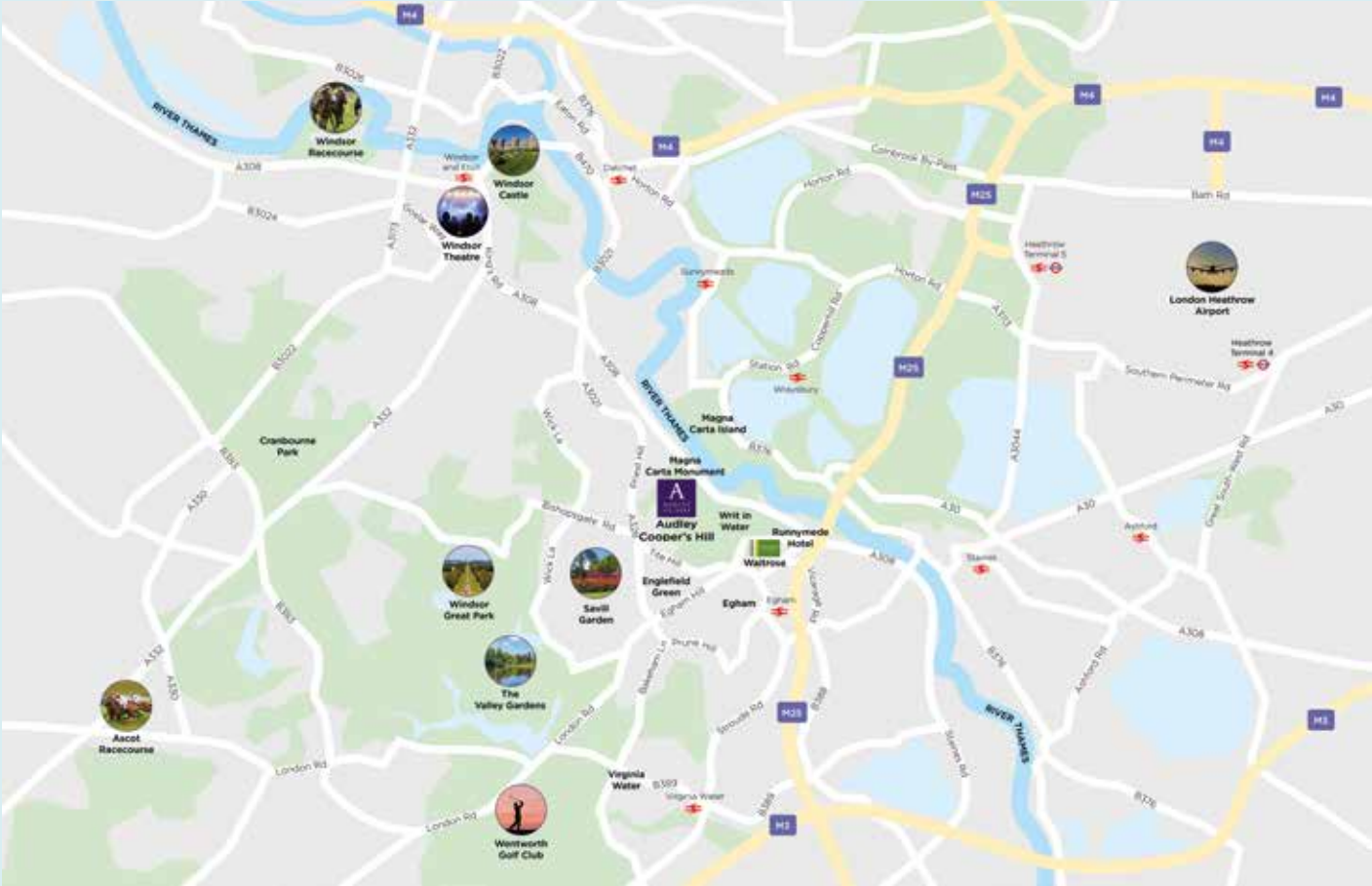


SPACE



# WHERE YOU CAN FIND US

AUDLEY COOPER'S HILL, ENGLEFIELD GREEN, SURREY TW20 0YO



## FROM THE M25

Exit the motorway at Junction 13 and join the A30. At the roundabout take the third exit onto A308 Windsor Road. Follow the road for about a mile and a half. At the roundabout take the first exit onto A328 Priest Hill. Cooper's Hill Lane is on the left within a mile. Audley Cooper's Hill is on the left after about 0.2 miles.

## FROM WINDSOR

Join the A308 and drive through Old Windsor. At the mini roundabout, turn right onto Priest Hill (A328). After about 0.8 miles turn left onto Cooper's Hill Lane and Audley Cooper's Hill is on your left.

## SITE MAP



## KEY

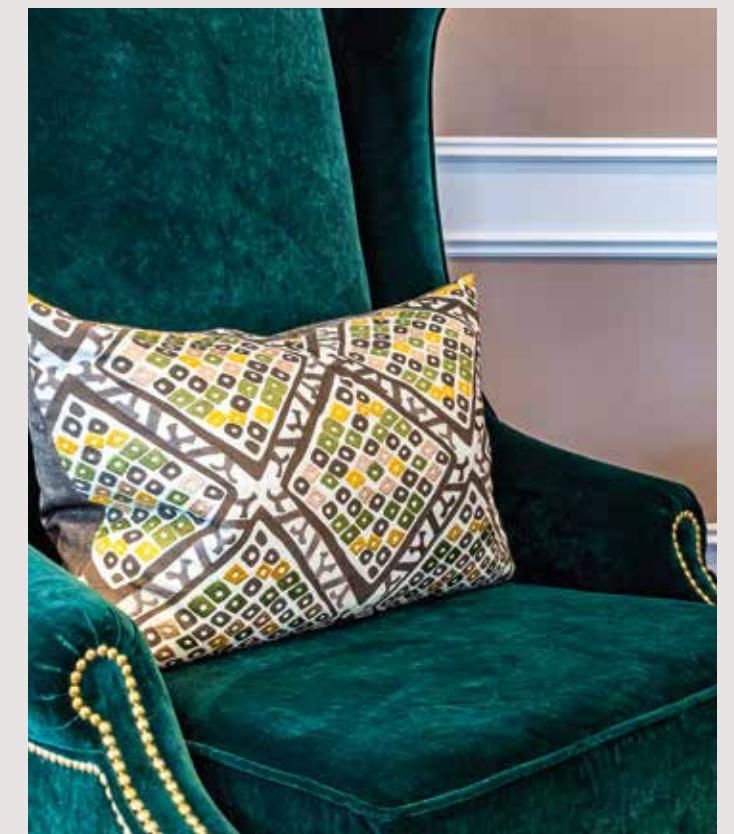
- Main route / cycle route: Hoggin Path
- Woodland walk: Mulch Path
- 1 Areas put aside for planting with bluebells to enrich bio-diversity
- 2 Woodland area
- 3 Audley
- 4 Royalton





LUXURIOUS SURROUNDINGS







A modern spa interior featuring a swimming pool in the foreground, a sauna, and a wall with driftwood. The ceiling has recessed lighting, and the walls are a mix of white, green, and marble. The text "WELCOME TO THE AUDLEY CLUB" is overlaid in the center.

WELCOME  
TO THE  
AUDLEY CLUB





## THE AUDLEY CLUB - LIVE WELL, STAY WELL



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club. You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service - ensuring you get the most out of your Club membership.

This membership entitles you to exclusive access to our lounge and library, luxury health and wellbeing centre, and gives you priority booking at our restaurant, bar and bistro. We have also identified eight aspects of mental health and wellness, including emotional, social and intellectual, and have developed a comprehensive programme to support them.

These include:

- Nutritional advice
- Financial advice services
- Creative workshops



## THE AUDLEY CLUB LUXURY FACILITIES

There's so much to enjoy  
at Cooper's Hill:

### HEALTH & FITNESS

#### Indoor swimming pool and relaxation area

Take a dip without worrying about the weather,  
or relax in our sauna and steam room.

#### Exercise in the fitness studio

Our qualified staff can advise on the right  
programme or exercise class for you.



### LIVING WELL

#### Time to yourself in the library and lounge

When you want some real peace and quiet,  
you will find it in the library amongst our huge  
range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

#### Spa therapies in our treatment rooms

Professional beauticians and therapists will  
be available to offer manicures, pedicures,  
massages and facials to help you feel  
pampered and relaxed.

#### Hair salon

Your hair appointment will be just a few  
short steps from your front door with one  
of the area's top hairdressers.



#### Exquisite dining in the restaurant, bar and bistro

Not only do our chefs use local ingredients  
to create great menus, but while you dine  
you can also enjoy stunning views.

#### Luxury guest suites

If your family and friends come to visit,  
treat them to a stay in our luxury guest suite.  
And, as an Audley owner, you can also take  
advantage of a guest suite at any of our  
UK villages.













# AUDLEY CARE

## CARING APPROACH

At Audley Care we encourage our carers to inject a little brightness into each customer's day. That spark of positivity could come in the form of a chat about local events, help with the crossword or a look through the family photo album. We believe little touches like that improve the quality of life for our customers. That is why we offer a range of care services tailored around each customer's individual needs, with the flexibility to amend those choices at any time. Whilst we do not provide nursing care, our home care service includes:

-  **Companionship**  
Someone to accompany you to appointments or a companion to share your hobbies and interests.
-  **Housekeeping**  
A hand with domestic tasks like cooking, cleaning and ironing.
-  **Specialist help**  
For those recovering from a stroke, living with multiple sclerosis, struggling with dementia or diagnosed with Parkinson's.
-  **Lifestyle**  
Supplemental services like food preparation and shopping to assist with nutritional requirements.
-  **Practical care**  
Assistance with more tactile and intimate healthcare needs. Our high standards ensure carers always have consideration for the dignity of our customers.
-  **Extended care**  
Services like live-in care, night care or simply holiday cover.

## CARE OF THE HIGHEST LEVEL

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). That means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

## SAFE AND SECURE

With CCTV covering the entire village, rest assured that you're in the safest of hands. In each property you'll find an intruder, smoke and heat alarm connected to the central monitor alarm, alongside a dedicated emergency call system. With staff on call every minute of every day, we're always just a quick phone call away.

## HEALTH AND WELLNESS

Audley is passionate about promoting the health and wellness of our customers, as we recognise that this is essential to a fulfilling life. Maintaining a healthy lifestyle, in addition to peace of mind, knowing that any concerns can be discussed with our dedicated teams who will be able to offer assistance, will contribute to a sense of wellbeing and security.

Working in partnership with our trained and dedicated team members including our Audley Villages Leisure Managers, we will be able to offer support and guidance, offer fitness classes and rehabilitation support, alongside regularly monitoring and reviewing progress to promote a healthy lifestyle.







# INTELLIGENT DESIGN

**PROPERTIES DESIGNED WITH YOU IN MIND**

Our properties are purposefully designed to fit your needs - for now and in the future. Every apartment has spacious rooms, wide corridors, well placed storage and room to entertain your loved ones. Discover the thoughtful design you'll come to expect from an Audley Cooper's Hill apartment.

Floor plan example A

Floor plan example B

Plans are for illustration purposes only





# THE PERFECT FIT



## QUALITY CRAFTSMANSHIP

Every fixture and fitting in an Audley Cooper's Hill apartment has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space. Our apartments give you the highest quality of living, from the underfloor heating to the premium double glazing – and are built with your utmost security in mind.

## KITCHENS

- Fully fitted SieMatic handleless kitchen units
- Corian worktops
- Integrated Bosch washer dryer
- Integrated Neff cooking appliances including fan assisted oven and ceramic hob, extractor fan, combi-microwave and dishwasher
- Under unit kitchen lighting
- Coloured glass splashback behind hob
- Soft door and drawer closers
- Fully integrated fridge/freezer
- Stainless steel bowl and a half inset sink with mixer tap spray head
- Minoli ceramic floor tiles
- USB socket



## BATHROOMS & EN SUITE

- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Minoli ceramic tiles to full height behind sink, WC, bath and shower areas
- Walk-in shower with level access (en suite bathrooms)
- Square overhead rain shower (en suite bathrooms)
- Glass screens in shower areas with Hansgrohe shower controls
- Glass screen with shower over bath
- Bathroom cabinets with integrated light and shaver point
- Chrome heated towel rail



## INTERNAL FINISHES

- Double glazed windows
- Painted white internal doors with chrome ironmongery
- Integral wardrobe in the main bedroom
- Carpet in the hall, living/dining areas and bedrooms
- Ceramic floor tiles in the kitchen, bathroom and en suite

## LIGHTING, HEATING & ELECTRICAL

- Recessed downlighting in the kitchen, bathroom and en suite
- Pendant lighting in living areas and bedrooms
- Chrome high level sockets and switches, white low level sockets and switches
- Wiring for TV, FM and satellite signals in the living/dining room, looped to main bedroom
- Continuous extract ventilation in the kitchen and en suite bathrooms with balanced supply to living room and bedrooms
- Telephone connection points in the living room and main bedroom
- Boiler or heat interface unit feeding warm water underfloor heating and hot water to sanitary fittings



## SECURITY & SAFETY

- Emergency call system
- Smoke detector
- Heat detector
- Intruder alarm operated via a keypad in the hall with PIRs and door contacts
- Carbon monoxide detector where boilers installed

## SUSTAINABILITY FEATURES

- Low energy lighting
- A & B rated appliances in the kitchen
- Apartment supply and extract ventilation incorporating heat recovery

## STRUCTURAL GUARANTEE

All properties are covered by a guarantee from either Buildzone or Premier Guarantee valid for 10 years from the date of the initial completion. This can be obtained from the sales team.

The details here provide a general guide only. Audley specifications may change and owners may have altered their own properties. Specifications for individual properties for sale are available from our sales team.





IT'S ALL IN  
THE DETAIL



#### BEAUTIFULLY CRAFTED

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our sales team to find out more.





# THE SIMPLE WAY TO SELL YOUR HOME

## AUDLEY HOME BUYING SERVICE

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

## GUARANTEED CASH BUYER FOR YOUR PROPERTY

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

## SPEED

We will make an offer within 7 days and contracts are usually exchanged in 28 days.

## NO CHAIN

Our Part Exchange Service removes the risk of delays and fall-throughs often encountered with chains.

## OPTION TO STAY IN YOUR CURRENT HOME AFTER COMPLETION

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

## FLEXIBILITY

We will consider all types of properties - irrespective of the location or value.

## NO ESTATE AGENT FEES

Not only will we handle all the legal paperwork, you'll avoid paying estate agents' fees.

## YOUR DECISION

If an offer is reduced following an unfavourable survey you are under no obligation to accept it. A higher value may be achieved for your property by selling independently of part exchange.

Buyers are advised to take their own advice to ensure the part exchange scheme is suitable for their needs.

## OUR PART EXCHANGE PARTNERS

The Audley Part Exchange Service is managed by our market-leading home buying partners who offer one of the most competitive and attractive part exchange schemes available.

There is no charge for this service and no obligation whatsoever to accept any offer. A commission may be paid to Audley sales team by our part exchange partners in the event of a part exchange sale.

## HOW IT WORKS



### STEP 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



### STEP 2

We will then make an offer to purchase your home. If you accept the offer a survey will be arranged and we will then confirm our offer.



### STEP 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



## BRIDGING FINANCE

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between 1 day and 12 months and loans are available at market-leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services we provide to prospective customers.





# ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time. Audley can help ease the pain of moving.

We can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, flooring and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, internet and other suppliers

## OUR DOWNSIZING PARTNER

We work with The Senior Move Partnership who has a team of trained specialists, each committed to providing the highest standard of practical and emotional support.

## RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1%\* of the greater of either the achieved market price or agreed valuation (VAT applicable).

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 2%\* of the sales value achieved (VAT applicable).

\*Property dependent, please consult with a member of the Audley sales team for details.



# MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

## TWO TYPES OF PAYMENT TO MAKE LIFE EASIER

Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and a deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

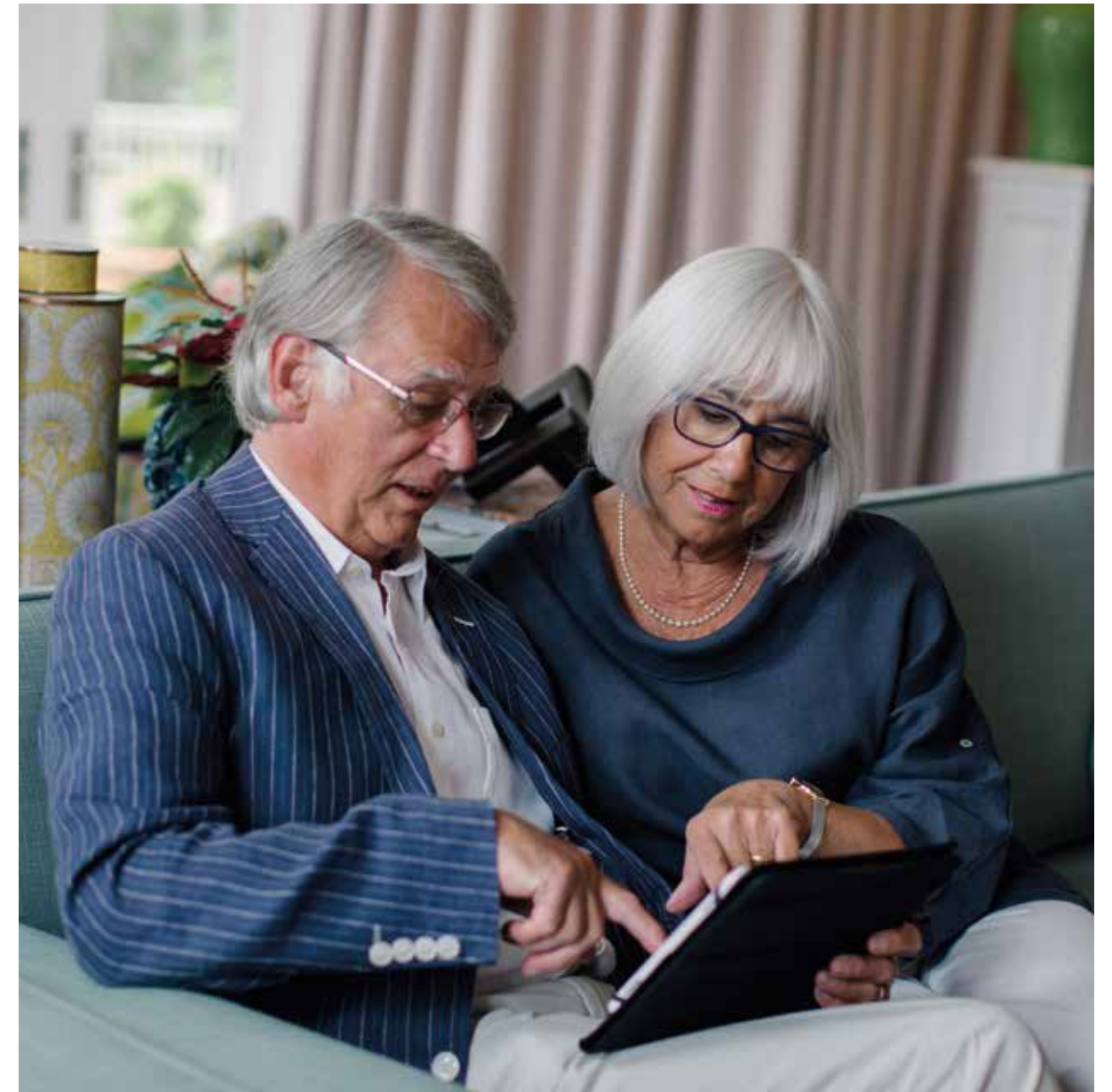
## GROUND RENT

Please note that ground rent is not charged on new properties but remains payable on a selection of properties being sold by Audley owner/s and the rate is set out in the relevant lease. Please ask the sales team for more information.

## ALL THESE SERVICES ARE COVERED BY YOUR FEES:

- Building insurance for your home
- External upkeep of your home, so you don't have to worry
- Professional garden and ground maintenance
- Regular clearing of roadways and footpaths
- Servicing of lifts
- Servicing of CCTV, emergency call system, intruder and smoke alarms
- Night Porter and security service
- Firstline home carers and call line services 24 hours a day, 7 days a week
- Nightly removal of your rubbish
- External window cleaning
- A range of luxury facilities with Audley Club membership
- Preferential rates for food and drinks at the restaurant, bar and bistro
- Full servicing of the guest suite, bookable at an advantageous price
- Free inter-property telephone calls
- Onsite General Manager and Head of Audley Care with supporting teams
- Minibus service for shopping trips and days out
- Social events and activities organised by the General Manager
- Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.





# BUILDING BETTER FUTURES

We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont - which over time developed the conventional care home concept into something completely different - the UK's very first luxury retirement villages. Over thirty years on we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



## GROWING COMMUNITIES

Willicombe Park in Royal Tunbridge Wells, our first retirement village, opened back in 2000. We are proud to say it is now a thriving community. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.







**01784 557 545**

**coopersales@audleyvillages.co.uk**

Audley Cooper's Hill,  
Englefield Green, Surrey TW20 0YO

Audley villages:

**Binswood**, Royal Leamington Spa,  
Warwickshire.

**Chalfont Dene**, Chalfont St Peter,  
Buckinghamshire.

**Clevedon**, Ilkley, Yorkshire.

**Ellerslie**, Malvern, Worcestershire.

**Fairmile**, Cobham, Surrey.

**Flete House**, Ivybridge, Devon.

**Inglewood**, Kintbury, Berkshire.

**Mote House**, Bearsted, Kent.

**Nightingale Place**, Clapham, London.

**Redwood**, Failand, Bristol.

**Stanbridge Earls**, Romsey, Hampshire.

**St Elphin's Park**, Darley Dale, Derbyshire.

**St George's Place**, Edgbaston, Birmingham.

**Sunningdale Park**, Ascot, Berkshire.

**Willicombe Park**, Royal Tunbridge Wells, Kent.

**Wycliffe Park**, Horsleys Green,  
Buckinghamshire.

Opening soon:

**Chobham**, Woking, Surrey.

**Scarcroft Park**, Leeds, West Yorkshire.

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

Images from a variety of Audley villages.  
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