



**Elderswell**

*Inspired* in Bedfordshire

“At heart, ours is a lifestyle business. Each one of our villages has bespoke leisure facilities, including exercise areas, a spa, restaurant, café-bar, library and meeting spaces.

Helping everyone to live well, enjoy top-class facilities and make amazing memories with their friends and family is our goal. We want residents to feel safe and know that support is there should they need it, but above all, we want them to enjoy the very best years of their lives with us.”

A handwritten signature in black ink, appearing to read 'JB', with a large, stylized flourish underneath.

**JAMIE BUNCE**  
CEO Inspired Villages Group

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## Our promise to you

Our ethos is simple. We put the health and happiness of our residents at the heart of everything we do, with the promise of a life less ordinary for today's generation of retirees.

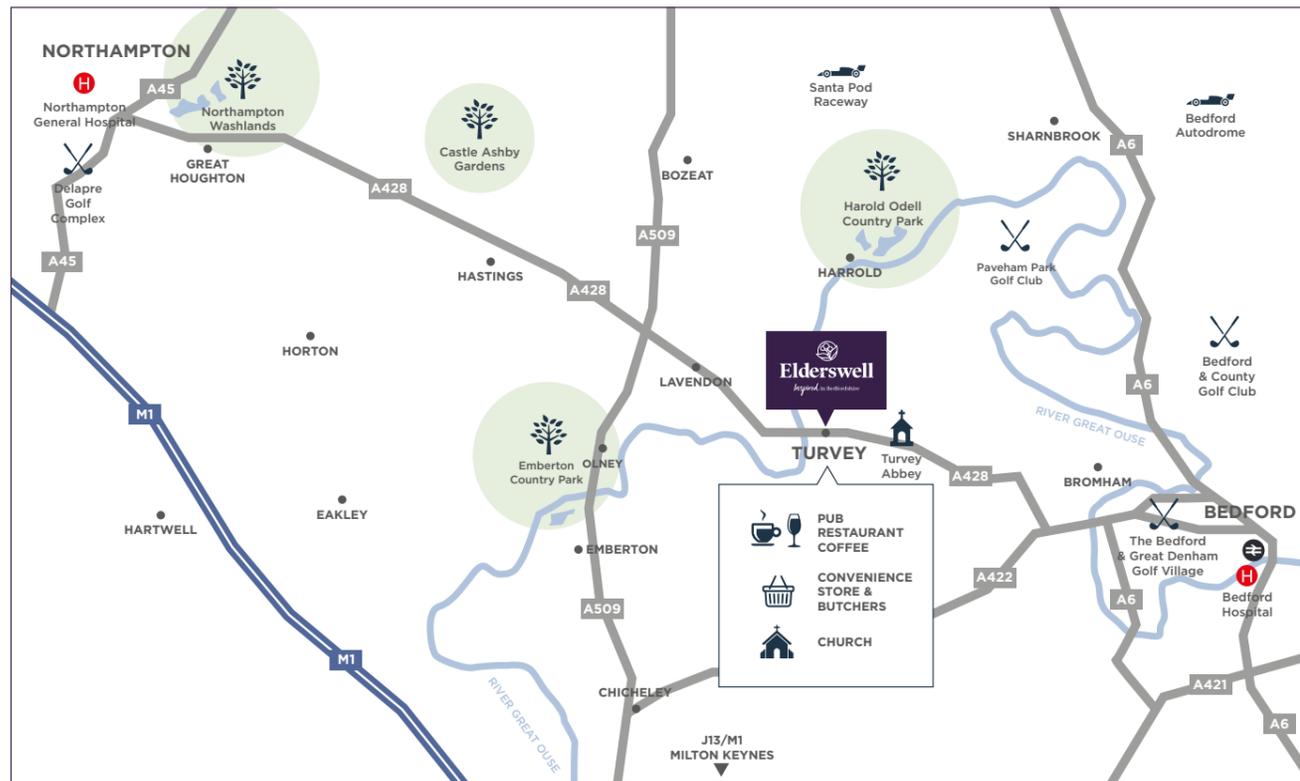
Everything we do is motivated by the admiration and respect we have for our residents, their families, and the lifestyle they desire and deserve.

# Village life, at its finest



A village within a village, Elderswell is named after a 17th century farm on the site that was surrounded by berry-rich trees. It sits in the picturesque Bedfordshire village of Turvey, by the River Ouse. Step out for a walk and find shops, two pubs and a medieval church. We're not far from the towns of Bedford, Northampton and Milton Keynes. And of course, you can easily hop on a train to London. The closest mainline station is Milton Keynes with fast trains that get you into Euston, London, within 34 minutes. Or, you can take the west coast main line for trips further afield to the Lakes and Scotland.

# Find everything within easy reach



## Local drive times...

Bedford Train Station	13 minutes
Milton Keynes	24 minutes
Northampton	25 minutes
Luton Airport	41 minutes



## Discover a life less ordinary...

With two country parks, Harold Odell and Emberton, plus Castle Ashby Gardens, the ancestral home of the 7th Marquess of Northampton, open 365 days a year, there's a host of exploring to do right on the doorstep.



If you play golf – or have always wanted to learn – you're in luck; Paveham Park Golf Club and Bedford & County Golf Club are just a few miles away. So remember to pack the clubs.

Closer to home, why not wander round Turvey? This historic village was recorded in the Domesday Book and was a centre for lace-making in the 18th and 19th centuries.

Welcome to



# Elderswell

*Inspired* in Bedfordshire

**Welcome to Elderswell.** We'd like to introduce you to retirement, redefined. Our collection of purpose-built properties here in the beautiful Bedfordshire countryside will completely change your view of retirement living.

We've built each new home with care, and we're creating a brand-new community just waiting for you to come along, find your perfect place, and embrace the next stage in your extraordinary life.





### The heart of the community...

We're not telling you how to make friends, but if you have a hobby or a passion, you're sure to find someone to share it with. As well as formal classes and expert visits and talks, there are countless opportunities to enjoy arts, crafts, literature, antiques and good conversation with people on your wave-length.

It's easy to arrange trips out shopping or to places of interest too, with help of our in-house team who will be delighted to schedule trips for you.

“There are so many like-minded people I can share my hobbies and interests with.”

Inspired Villages resident



Celebrate  
your passions



**Leisurely living ...**

Perhaps you'll pop off travelling several times a year or take a weekend break away. But we can guarantee that whenever you're at home, the first-rate leisure facilities at Elderswell will make you feel as if you're on holiday all the time. There's a hydro-pool for exercise or relaxation. Or if you want to engage mind and body, there's a dedicated yoga deck, gym, and of course, a café-bar for every kind of refreshment, from lattes to fine wines.

Enjoyment is at the heart of our community, no matter what pace you want to live your life.



# A shared enjoyment

## The Village Centre

If you don't feel like cooking, you don't need an excuse to eat out. Our restaurant will welcome you like an old friend, with an imaginative menu using the best and freshest local ingredients - and a wine-list to tempt the most sophisticated of palates - you'll be totally spoilt for choice.



The detail

# Amenities & services



e-Gym at Austin Heath, Warwick



Bar/cafe at Austin Heath



The library at Austin Heath, Warwick

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## VILLAGE CENTRE

- Hydro Pool
- Steam Room
- Library
- Yoga Deck
- Gym
- Restaurant
- Bar
- Eric's Cafe
- Hairdressers
- Transport services
- Support services
- Weekly laundry
- Housekeeping services

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## OUTSIDE SPACE

- Landscaped grounds, gardens and walks
- Terraced areas
- Designated car parking spaces (with provision for electric charging)
- Secure cycle storage
- 24 hour CCTV
- All apartments benefit from a ground floor terrace or balcony
- Countryside views
- Central shared courtyard / Sun terrace
- Countryside walks

Carefully designed by our architects to reflect the rural vernacular of the surrounding countryside, your new home has been built with craftsmanship and respect for tradition. But it's just the starting point for a lifestyle which thoroughly embraces modern living, with everything you need to enjoy your hobbies and interests and focus on your own wellbeing just across the way. You really will be living the best years of your life.

Welcome to your new home at Elderswell.

# Explore the site

## Phase 1 of Elderswell

The village centre is the vibrant heart of the community, with everything just a few steps away. Each apartment has been cleverly placed around a central courtyard or sun terrace, so you can be as sociable or as private as you please.



KEY		
<b>A</b>	Village centre clubhouse	Eric's café
<b>B</b>	Kite Vale	Restaurant
<b>C</b>	Partridge House	Spa facilities
<b>D</b>	Phase two - Coming soon	Library
		Hydro-pool
		Studio
		Gym
		Hair and beauty salon



Lounge at Austin Heath, Warwick

## Your new home

You'll love having your friends and family round. Whether it's a special occasion like a birthday or just a cup of tea and a catch-up, the elegant proportions of your new living room mean there's room for everyone.

Contemporary open-plan interiors make the most of natural light with full-height doors opening to a balcony or terrace. Each apartment comes decorated with a neutral palette, after that it's up to you to finesse a look that reflects your personal taste.

**“There is nothing I enjoy more than having my grandchildren come over to play”**

Inspired Villages resident

# Making entertaining a joy



Kitchens are smart and spacious, with lots of cupboard space and thoughtful touches, such as an eye-level fridge with freezer and a safe induction hob to help every meal become an easy and enjoyable one.



kitchen at Austin Heath, Warwick

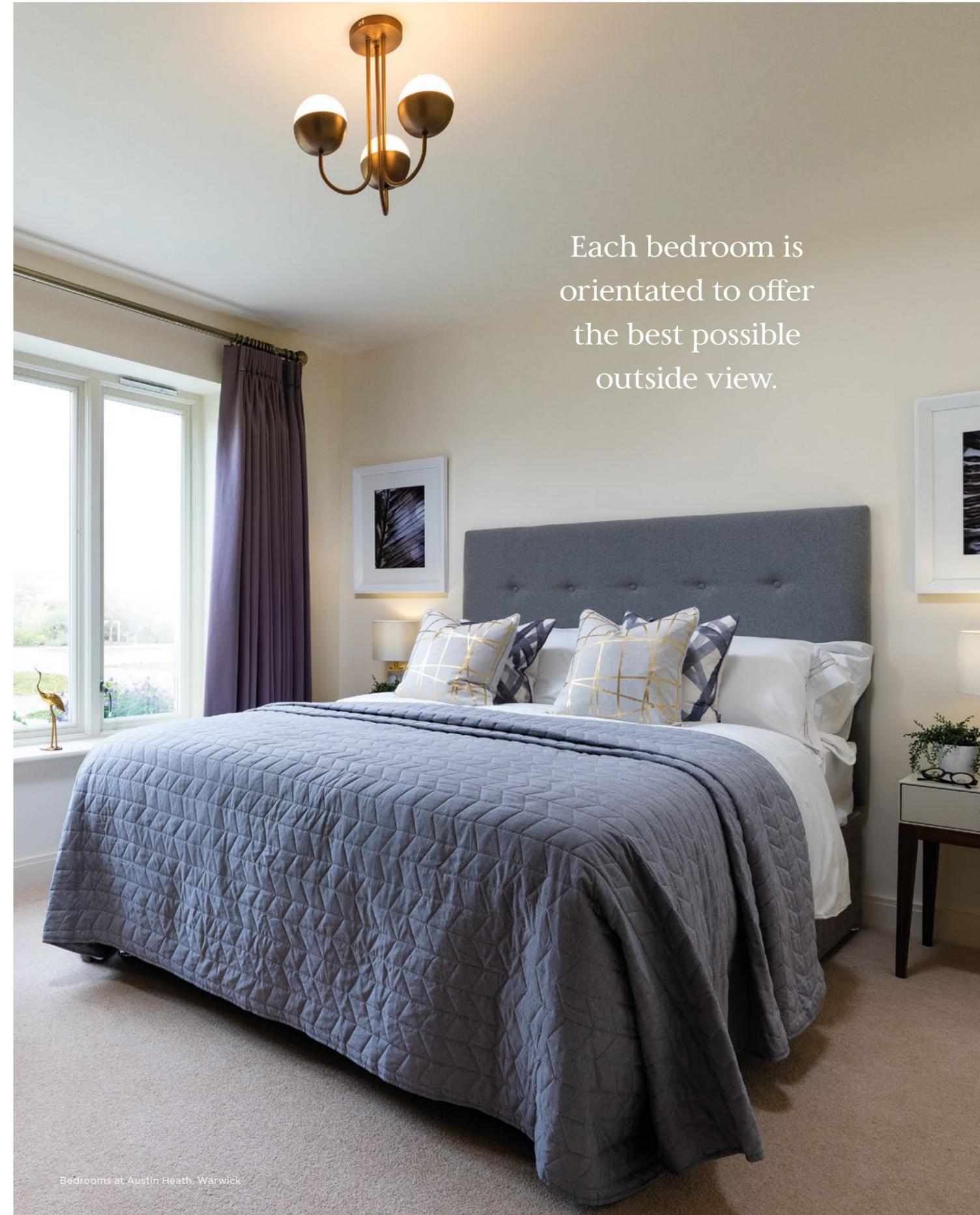


Kitchen at Austin Heath, Warwick

Step inside the heart of your home and start planning what to cook next.

# The very best in space, light & comfort

Our bedrooms are designed to help you relax and unwind with generous wardrobes and those little touches of luxury that make turning in for the night a delight.



Each bedroom is orientated to offer the best possible outside view.

Bedrooms at Austin Heath, Warwick



Bathrooms at Great Alne Park, Warwickshire

It's the small detail that makes  
life so much simpler.

## A sanctuary of calm

Your bathroom is a place to refresh and recharge, with maybe a little pampering too. We've put so much thought into creating a space that feels safe and looks stylish, with ample storage space and well-lit mirrors.





Embrace the  
natural beauty



Gardens at Gifford Lea, Chester

### Perfectly in step with your pleasure...

Everyone enjoys getting out and about in the fresh air and at Elderswell you can enjoy all the glory of beautifully-established gardens with none of the hard work or maintenance to worry about.

Our planting schemes are designed to bring colour and joy whatever the season. And our team of professional gardeners prides themselves on the care of this relaxing and inspiring outdoor space. All you need to do is stroll, sit down a while and even get involved if you like.

“We go out for a walk with the dog most days and it’s absolutely lovely to watch the changing seasons”

Inspired Villages resident

# Interior specification



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## YOUR KITCHEN

- High-quality fitted units and work surfaces throughout
- Glass splash backs to hob
- Soft-close doors and drawers
- Fan-assisted oven
- Safe induction hob
- Dishwasher
- Integrated washer-dryer
- Eye-level fridge with freezer
- Karndean woodstrip flooring

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## YOUR BATHROOM

- Walk-in showers fitted to all bathrooms
- Fully integrated bathroom cabinets
- Ceramic tiles to full height in shower areas
- Chrome towel rail
- Ceramic wash basins
- Glass screens to shower with chrome shower controls

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## YOUR BEDROOM

- Fitted or walk-in wardrobes
- Telephone socket
- Sky / TV sockets

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## YOUR LIVING ROOM

- Telephone and broadband internet socket
- Sky / TV sockets

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## SECURITY

- Full 24 hour, movement activated village CCTV
- Landscape and security lighting to all communal areas, activated by time and movement
- Personal door handset entry system
- 24-hour emergency call system to on-site care team
- Village TV information channel

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## INTERNAL FINISH

- Smooth ceilings and walls throughout, finished in emulsion paint.



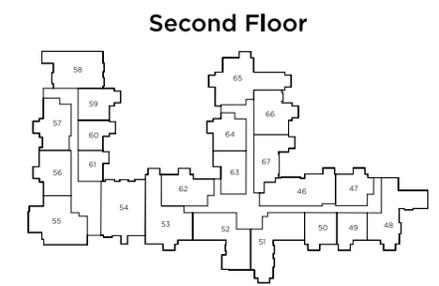
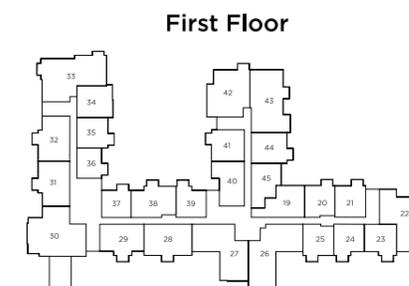
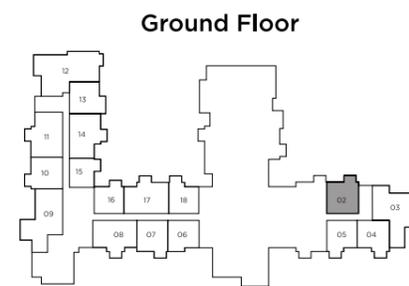
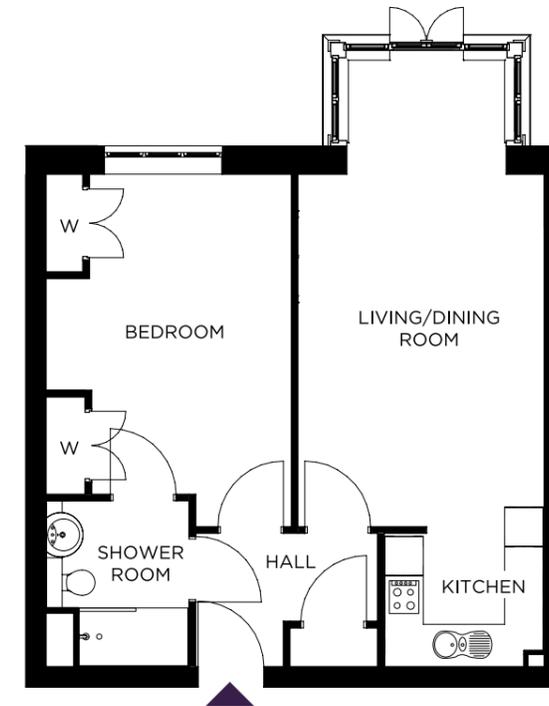
# Apartment types.

Phase 1 properties

## 4 The Grange

### Plot 1 | Village Centre Apartment

1 bedroom | 669 sq ft | Ground floor



Living/dining room	17' 9" x 12' 5"	5.42m x 3.79m
Kitchen	8' 1" x 7' 11"	2.47m x 2.42m
Bedroom	17' 9" x 12' 4"	5.42m x 3.77m
Shower room	8' 4" x 7' 2"	2.54m x 2.19m

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

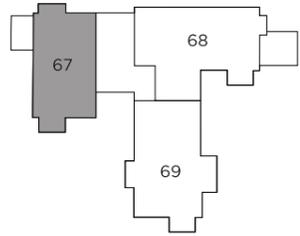
## 2 Kite Vale

### Plot 67 | The Newton

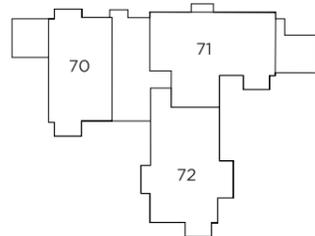
2 bedroom | 895 sq ft | Ground floor



Ground Floor



First Floor



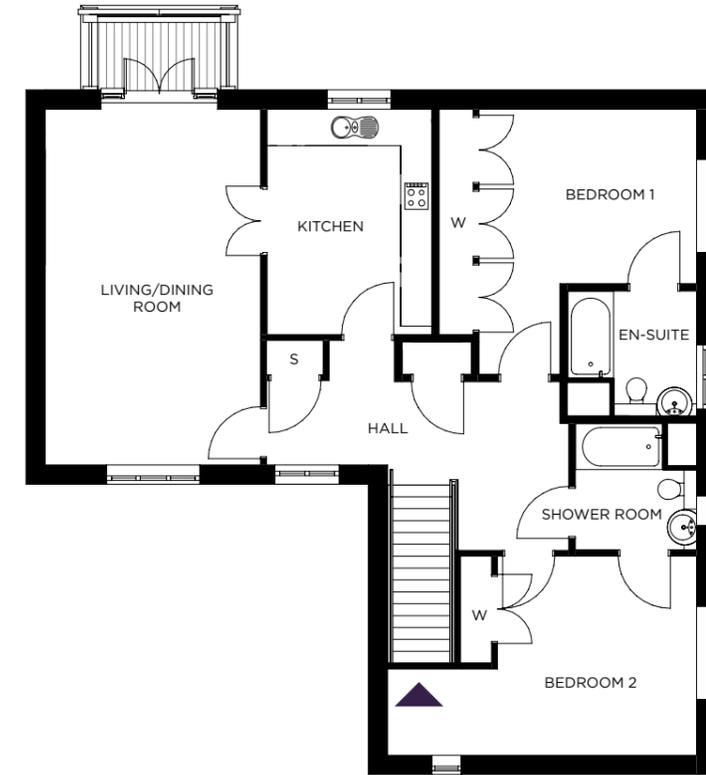
Living/dining room	13' 4" x 16' 6"	4.07m x 5.04m
Kitchen	8' 4" x 9' 10"	2.50m x 3.00m
Bedroom 1	12' 2" x 12' 4"	3.72m x 3.76m
En-suite	7' 7" x 8' 0"	2.30m x 2.45m
Bedroom 2	9' 4" x 10' 0"	2.84m x 3.05m
Shower room	8' 0" x 6' 8"	2.44m x 2.04m

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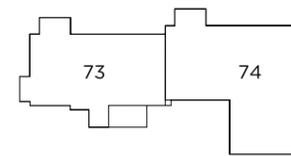
## 3 Partridge House

### Plot 76 | The Byron

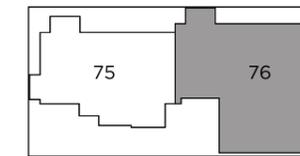
2 bedroom | 1,291 sq ft | First floor



Ground Floor



First Floor



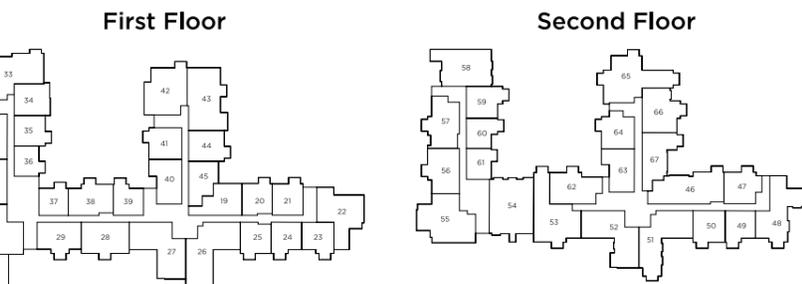
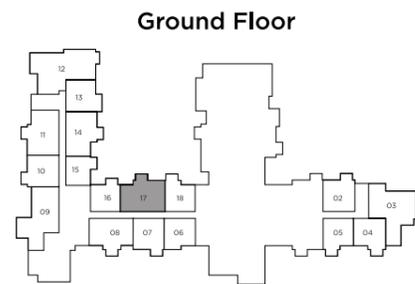
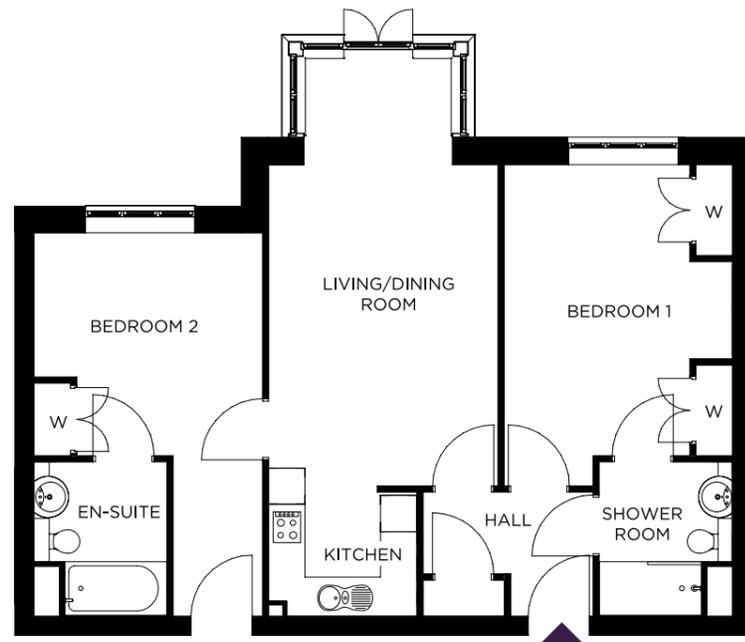
Living/dining room	13' 8" x 22' 7"	4.17m x 6.89m
Kitchen	10' 7" x 14' 4"	3.22m x 4.36m
Bedroom 1	13' 10" x 11' 1"	4.22m x 3.38m
En-suite	7' 3" x 7' 10"	2.20m x 2.39m
Bedroom 2	19' 8" x 12' 8"	5.99m x 3.86m
Shower room	7' 8" x 8' 1"	2.35m x 2.47m

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# 16 The Grange

## Plot 16 | Village Centre Apartment

2 bedrooms | 924 sq ft | Ground floor



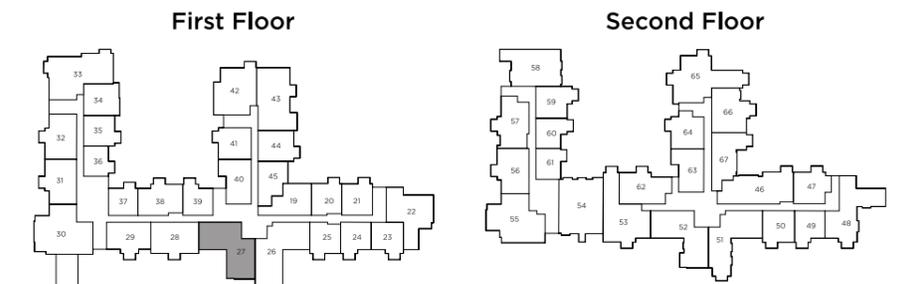
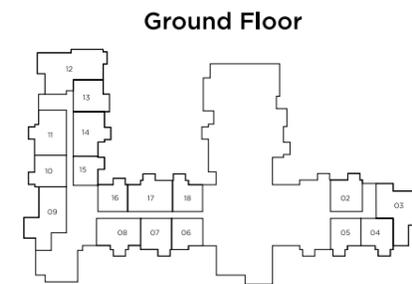
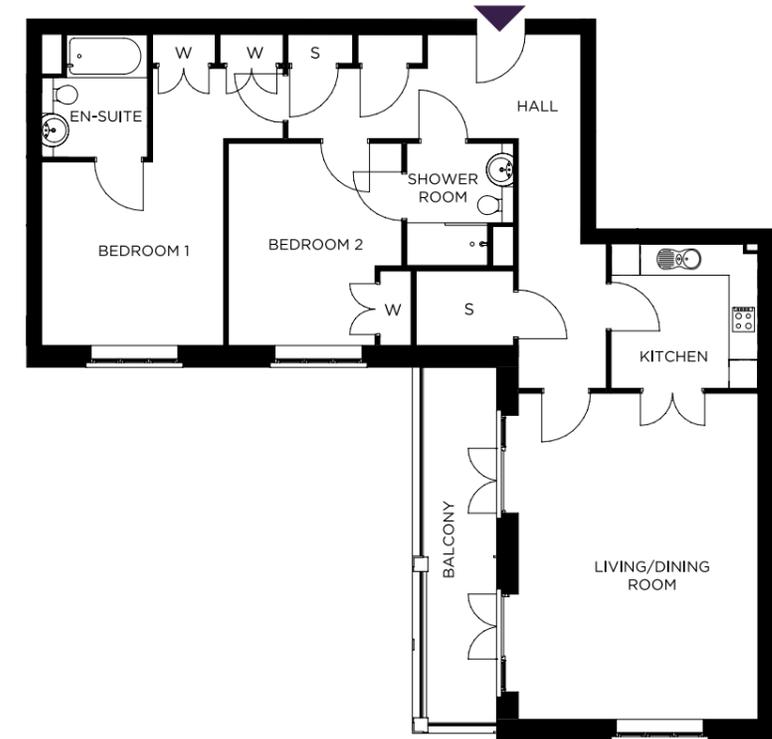
Living/dining room	12' 5" x 17' 5"	3.79m x 5.31m
Kitchen	8' 0" x 7' 11"	2.45m x 2.42m
Bedroom 1	12' 4" x 17' 5"	3.77m x 5.31m
En-suite	7' 2" x 8' 4"	2.19m x 2.54m
Bedroom 2	12' 5" x 12' 1"	3.78m x 3.68m
Shower room	7' 2" x 8' 4"	2.19m x 2.54m

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

# 23 The Grange

## Plot 26 | Balcony Apartment

2 bedrooms | 1,288 sq ft | First floor



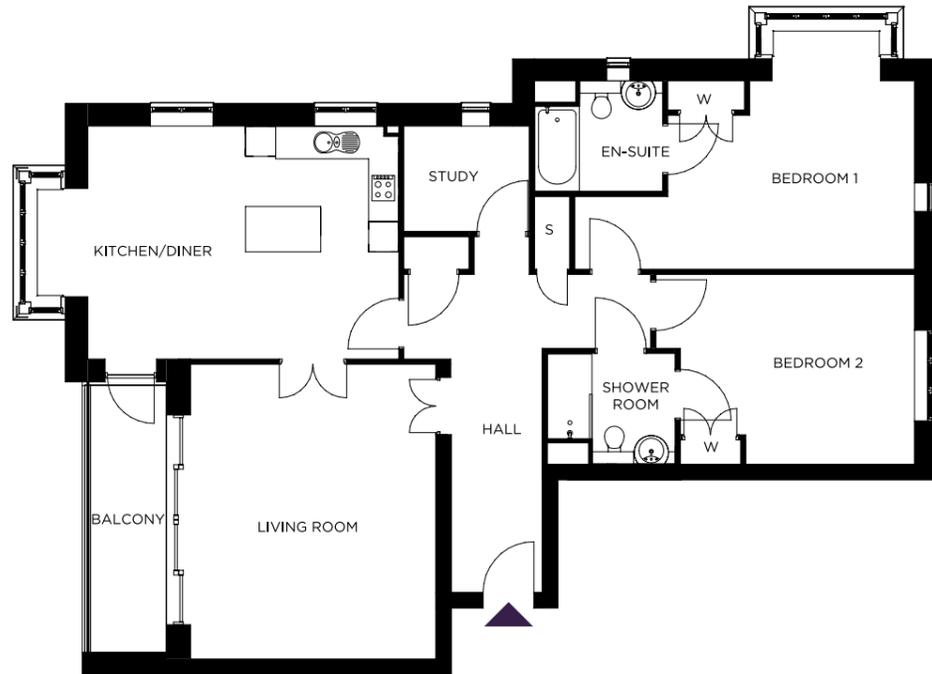
Living/dining room	16' 4" x 22' 2"	4.98m x 6.77m
Kitchen	10' 0" x 9' 10"	3.05m x 2.97m
Bedroom 1	15' 5" x 12' 6"	3.78m x 3.82m
En-suite	7' 2" x 8' 4"	2.19m x 2.54m
Bedroom 2	11' 10" x 13' 9"	3.60m x 4.20m
Shower room	7' 2" x 8' 4"	2.19m x 2.54m

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# 29 The Grange

## Plot 32 | Panorama Apartment

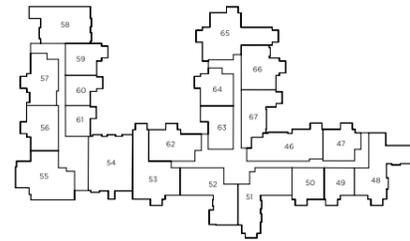
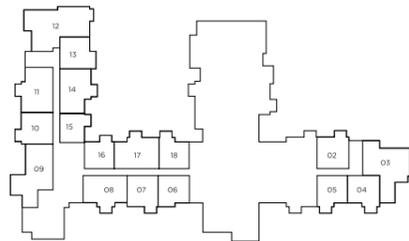
2 bedrooms | 1,534 sq ft | First floor



Ground Floor

First Floor

Second Floor



Living room	16' 0" x 19' 3"	4.88m x 5.86m
Kitchen/diner	20' 4" x 15' 3"	6.19m x 4.64m
Bedroom 1	16' 1" x 12' 4"	4.91m x 3.75m
En-suite	8' 4" x 7' 2"	2.54m x 2.19m
Bedroom 2	16' 11" x 12' 4"	5.15m x 3.77m
Shower room	8' 4" x 7' 2"	2.54m x 2.19m
Study	8' 2" x 6' 11"	2.50m x 2.10m

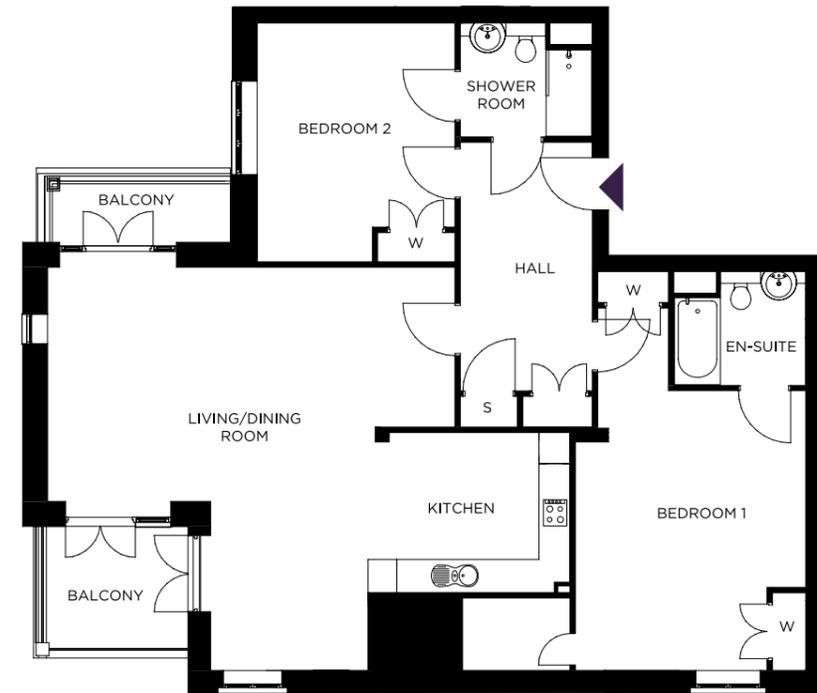


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# 26 The Grange

## Plot 29 | Panorama Apartment

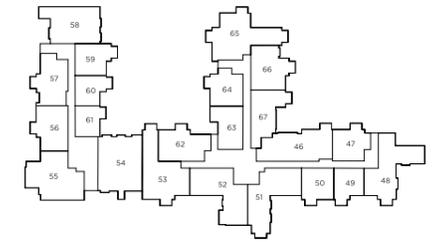
2 bedrooms | 1,425 sq ft | First floor



Ground Floor

First Floor

Second Floor



Living/dining room	20' 9" x 25' 7"	6.33m x 7.79m
Kitchen	13' 0" x 10' 1"	3.95m x 3.07m
Bedroom 1	14' 8" x 17' 9"	4.46m x 5.40m
En-suite	8' 4" x 7' 2"	2.54m x 2.19m
Bedroom 2	12' 6" x 15' 2"	3.82m x 4.62m
Shower room	8' 4" x 7' 2"	2.54m x 2.19m



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## Help if you want it



### **Improving your health and independence...**

We want you to enjoy every moment of your life at Elderswell and to do this you need to be in optimum health. If you need a little extra help with everyday things or are concerned about any aspect of your wellbeing, we're here to help. We can introduce you to independent, CQC-registered home care providers, who will sit with you to create bespoke care plans that meet your needs.

**“I’m generally fit and well, but the bespoke care package has given me a new lease of life”**

Inspired Villages resident

Giving you complete, choice, control and reassurance.

Support technology

## Reassuringly simple



### Connections count for everything...

Your independence comes first at Elderswell, but it's always good to know that a friendly person is ready to offer help and support should you need it. We've installed an electronic tablet in every apartment, so you can contact a team member for help and advice. You can also use this tablet to book a place in the restaurant, request some extra housekeeping, or contact your village friends and neighbours.

“I love the modern technology, and it's really easy to use. I don't even notice it most of the time, but it's very reassuring to have”

Inspired Villages resident

Your peace of mind

# Because life shouldn't be complicated

## MOVING

We want you to enjoy your move, so we offer all the advice you need when you sell your property - we'll even help you declutter - and settle into your exciting new home.

## MAINTENANCE

The maintenance of the communal areas is included in the service charge, so there's nothing for you to worry about. It includes planting and upkeep of the gardens, buildings insurance, repairs and other support services.

## ACCESSIBILITY

Whether you choose a garden-level, first or second-floor home, every detail is taken to make things as easy as possible for you as your needs evolve.

## TECHNOLOGY

Each property has its own electronic tablet-style device to help with communication, ensuring easy contact with our friendly and efficient village team.



## Next steps

### STEP 1 - YOU'VE DECIDED

You've done your research and made up your mind. It's time to move forward and get ready for your next chapter in life.

### STEP 2 - VISIT US

We'd love you to come and see us and explore everything Elderswell has to offer - we'll be there to meet you.

### STEP 3 - ASK AWAY

Our team can answer all the questions you have, big or small. We will give you every confidence in taking your next step.

### STEP 4 - TAKE TIME

Moving home is a major decision, and we would never rush or pressurise you. We'll treat you with respect from the moment we meet.

### STEP 5 - NO HASSLE

We're on hand to help you plan your move and we'll help you settle into your beautiful new home at Elderswell.

### STEP 6 - ENJOY YOUR NEW HOME

Every little thing is taken care of, so there's no need for you to worry. Just relax and make yourself totally at home.

# Frequently asked questions

## IS THE SERVICE CHARGE FIXED?

The service charge is a variable charge, however Inspired Villages work hard to keep costs under control and will ensure any increases are kept to a minimum.

Any increases are capped for the first 15 years of the village at up to either the published CPI (Consumer Price Index) or the AEI (Annual Earnings Index), whichever is the greater.

## WHAT'S INCLUDED IN THE SERVICE CHARGE?

Our fees differ from village to village, so it's sensible to contact our village advisers to receive a breakdown of our fees.

### The following are included at each village:

- The village team
- Maintenance and insurance of the buildings and grounds
- 24-hour on-call response
- Village transportation for pre-booked local medical appointments, outings, and shopping
- A growing number of events, outings and activities. Extra costs will be charged for entrance fees and tickets for theatre trips, concerts, etc.

- Internal telephone calls, and complimentary Wi-Fi for residents' apartments.
- Maintenance and repair contracts for all communal plant and equipment, together with external window cleaning of all properties
- A fully equipped wellbeing centre, with hydro pool, gym and steam room
- One hours weekly light domestic housekeeping duties and a weekly bed-linen laundry service

### The following services are available on a 'pay as you go' basis:

- Dining in Eric's, (our coffee shop) or the Dining Room restaurant
- Beautician and hairdressing services
- Personal care services through a CQC registered provider

## WILL I NEED TO PAY A SERVICE CHARGE OR GROUND RENT?

Yes, Inspired Villages properties are sold on a long leasehold basis of 950 years and attract a service charge and pepper-corn ground rent. Please speak to your village adviser for further information.

## WHO MANAGES THE VILLAGES?

Inspired Villages provides daily on-site management to the villages through management companies in each location, all of which are overseen by our head office team. Management companies include a village manager, head of maintenance, and all other team members required to provide the services and maintain the facilities.

## WHAT SECURITY MEASURES ARE IN PLACE?

For full peace of mind, measures will be introduced to provide security through both fencing and landscape treatment, controlled access points, 24-hour CCTV and a range of management security policies and procedures. The careful layout and arrangement of the village ensures people feel safe and secure and the 'public' spaces will have a high level of staff and occupier surveillance.

## IS THERE ANY MEDICAL COVER?

Inspired Villages ensures that first-aid trained team members are on site all hours. Whilst we do not provide regulated activity medical cover, our team is trained to assist residents with sourcing the care and support they may need through 3rd parties. In addition, all properties benefit from access to a monitored support line, 24 hours a day

## CAN FRIENDS/FAMILY COME TO STAY WITH ME?

Yes of course, your Inspired apartment is your home. Our village facilities are available for them to use. Please note that you cannot sub-let your apartment.

## CAN I BRING A PET?

Yes, there are some communal areas where pets are not permitted such as the library, Eric's, The Dining Room, library, and craft room, but Inspired Villages are on the whole pet welcoming places.

## IS THERE A MINIMUM AGE RESTRICTION FOR RESIDENTS?

A minimum age of 65 applies. If you are part of a couple, then only one of you needs to meet the minimum age. And despite the name suggestion, you don't actually need to be retired to live in an Inspired village.





# Elderswell

*Inspired* in Bedfordshire

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

**T: 0800 138 0235**

**E: [sales.elderswell@inspiredvillages.co.uk](mailto:sales.elderswell@inspiredvillages.co.uk)**

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Awards 2020  
**WINNER**  
Property Investor of the year



