



ALMOND CLOSE

W
WADSWICK
GREEN

*“Coming to Wadswick Green
has transformed my life
- I couldn’t be happier”*

Marilyn



Welcome

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

Welcome to this vibrant over 60s community of people who want to enjoy life to the full.

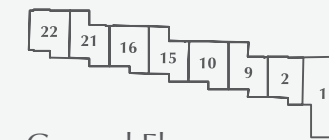
*It’s not what you expect
from retirement living.*

The Village

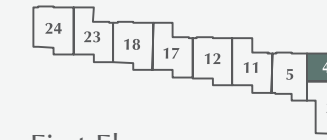


1 Bedroom Apartment

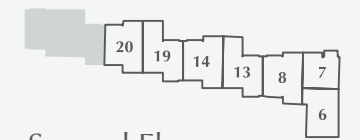
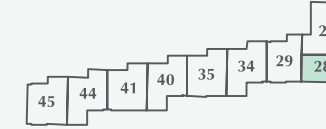
662 sq ft



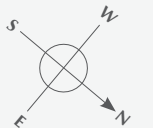
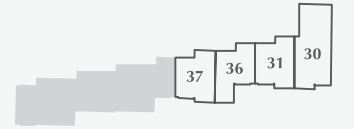
Ground Floor



First Floor



Second Floor



Apartment floor plan orientation

as shown

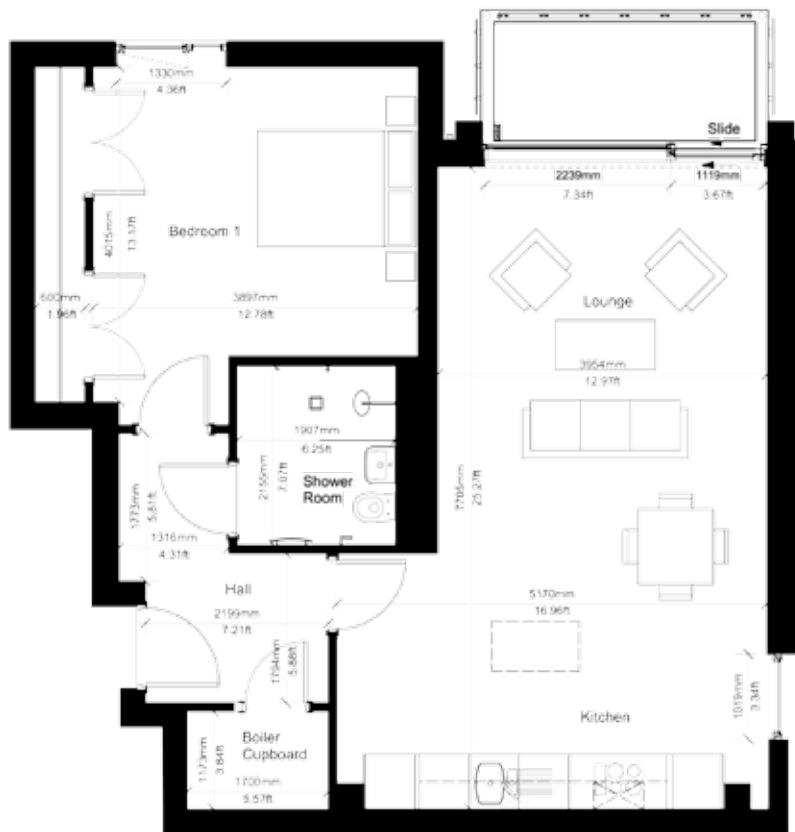
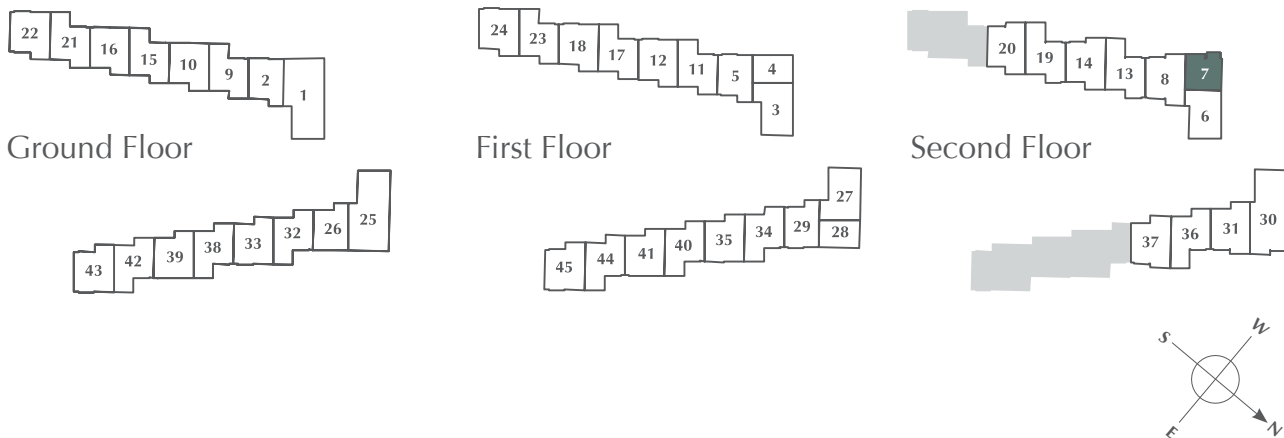
mirror image



The Atworth

1 Bedroom Apartment

721 sq ft

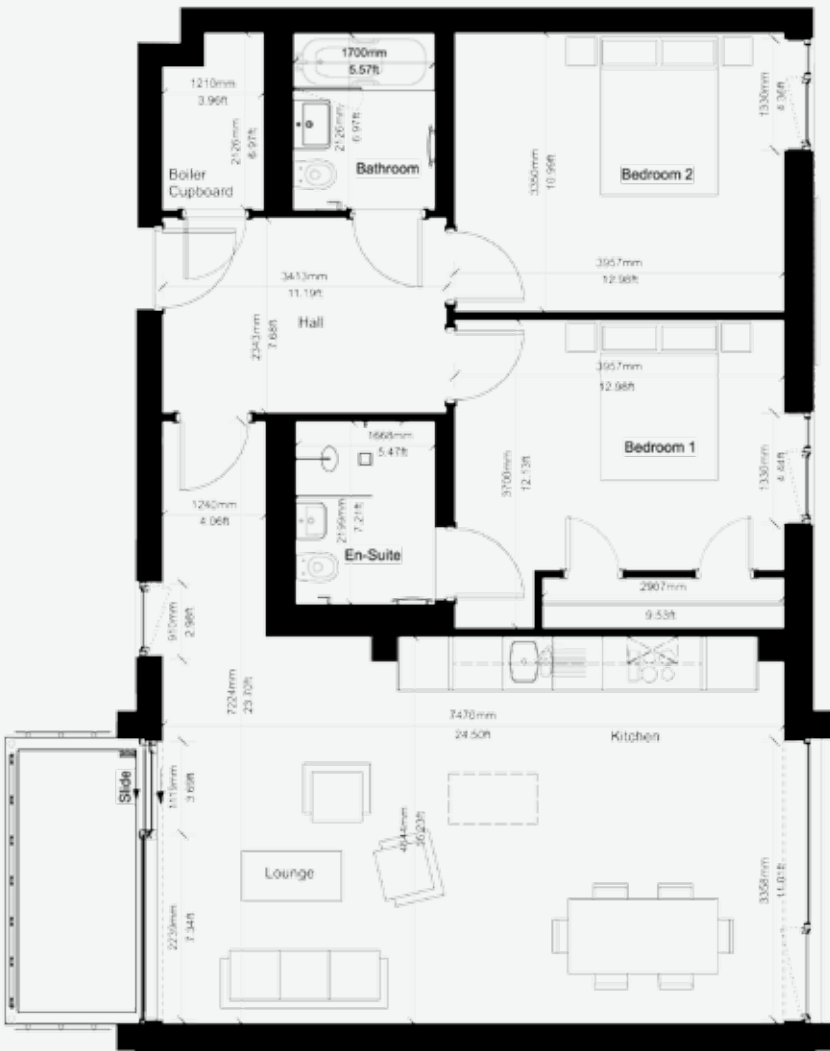


Apartment floor plan orientation as shown

2 Bedroom Apartment

962 sq ft

The Bowden

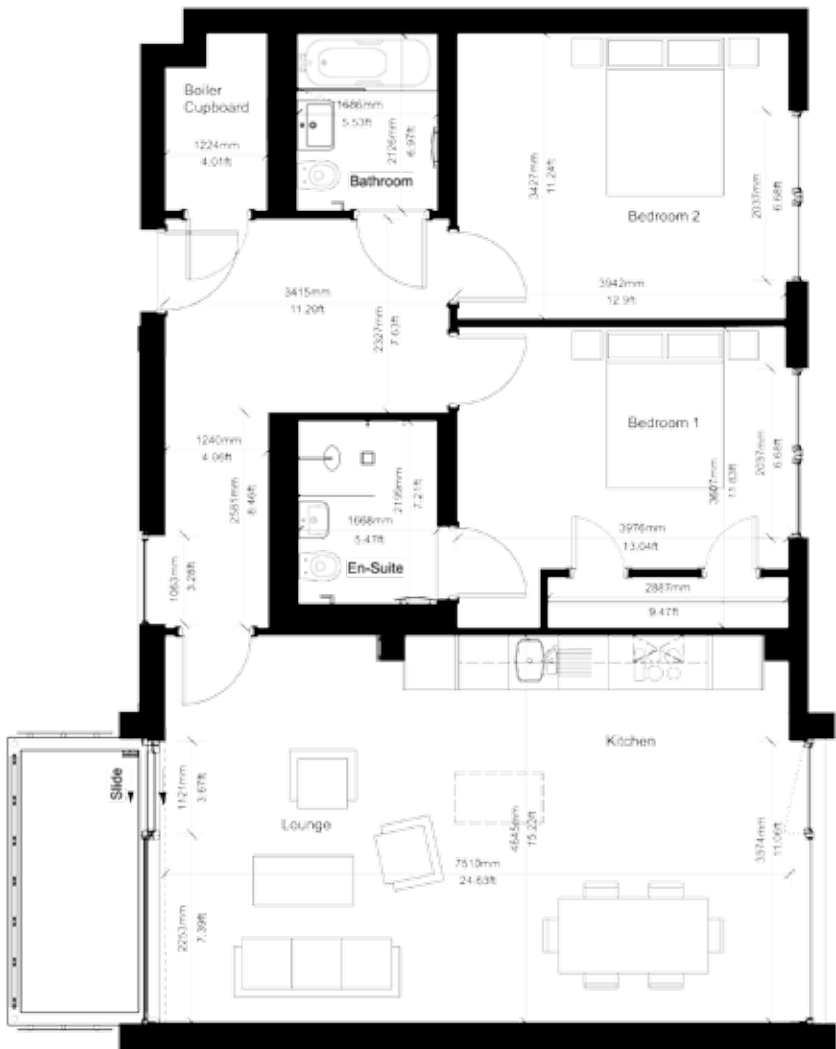
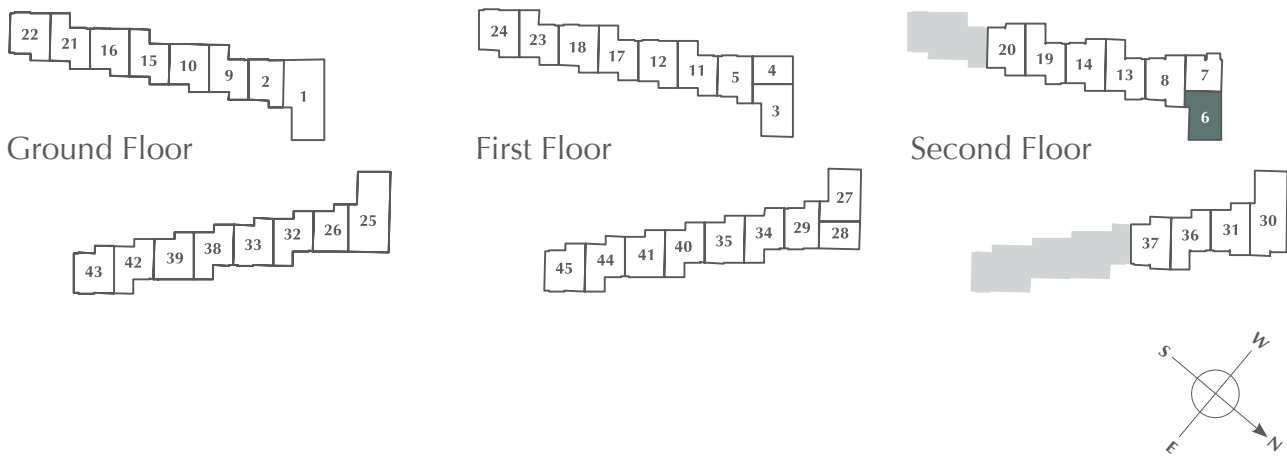


Apartment floor plan orientation as shown mirror image



The Chalfield

2 Bedroom Apartment 966 sq ft



Apartment floor plan orientation as shown

The Derry

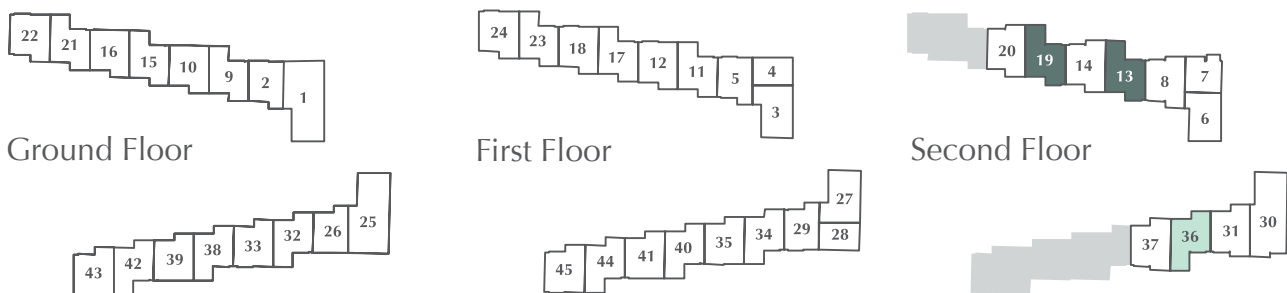
2 Bedroom Apartment 994sq ft



Apartment floor plan orientation as shown mirror image

The Farleigh

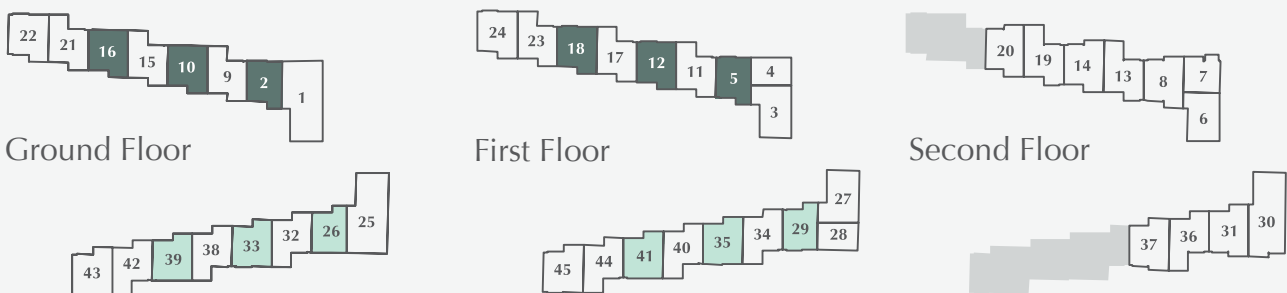
2 Bedroom Apartment 1000 sq ft



Apartment floor plan orientation as shown mirror image

2 Bedroom Apartment 1008 sq ft

The Lacock



Apartment floor plan orientation as shown mirror image

The Lanhill

2 Bedroom Apartment

1014 sq ft

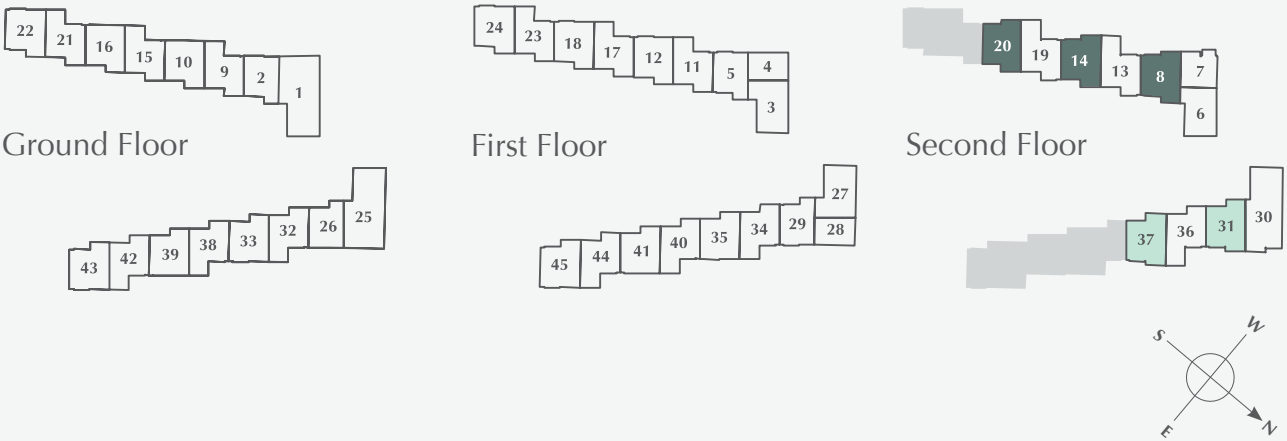


Apartment floor plan orientation ■ as shown ■ mirror image

The Neston

2 Bedroom Apartment

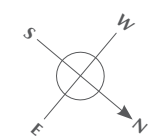
1023 sq ft



Apartment floor plan orientation ■ as shown ■ mirror image

The Notton

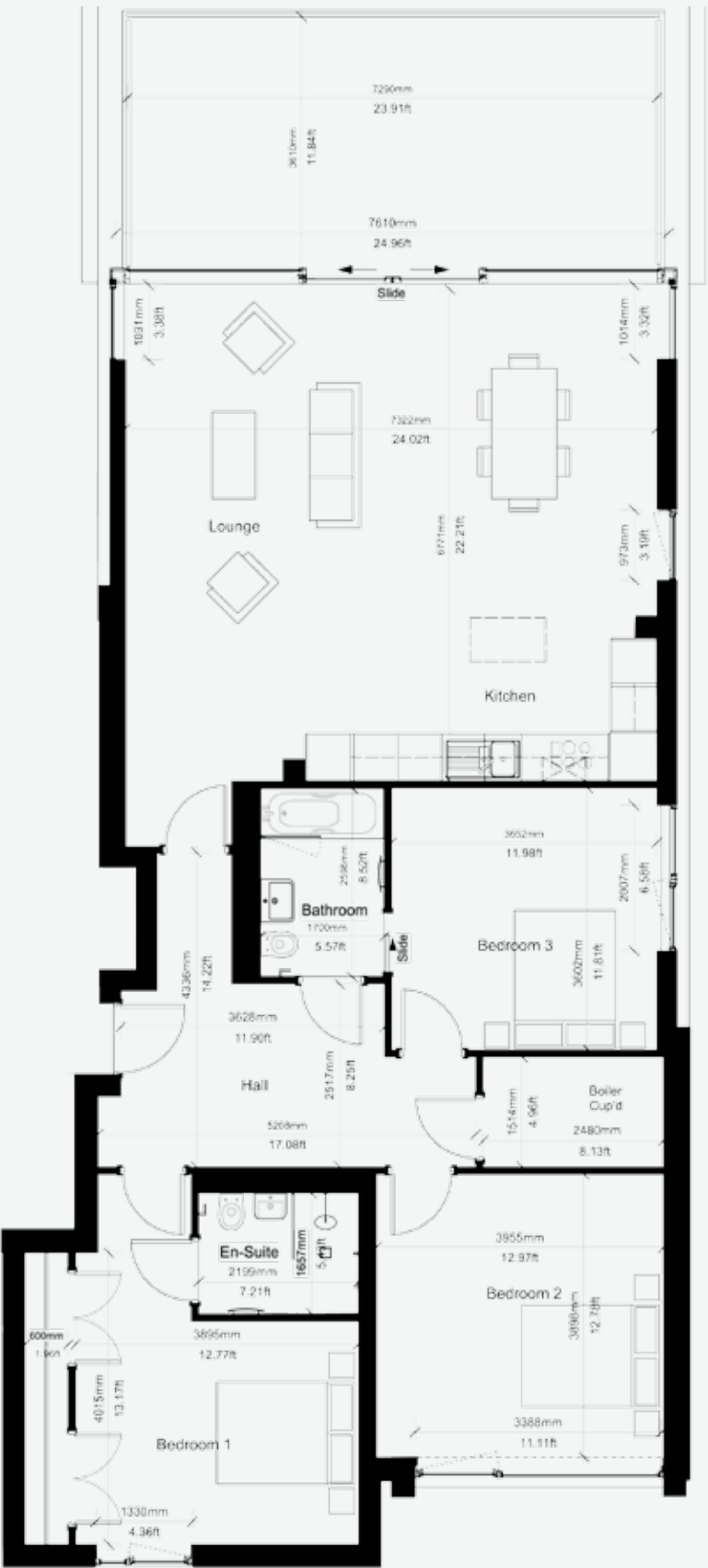
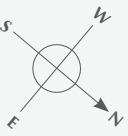
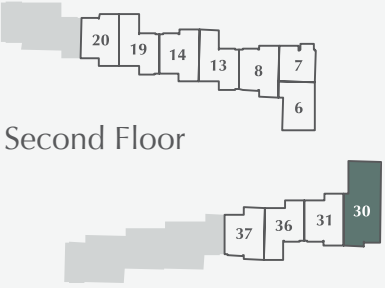
3 Bedroom Apartment 1320 sq ft



Apartment floor plan orientation as shown mirror image

3 Bedroom Apartment 1394 sq ft

The Tytherton



Apartment floor plan orientation as shown



Where
quality
comes as
standard

Each home at Wadswick Green benefits from the following features:

Wadswick Green has been built on the concept that quality should come as standard, especially within your own home. Underneath the engineered hardwood flooring and woollen carpets is a centralised, economical underfloor heating system with variable zone control. The flexible kitchen has innovative features: moveable unit; soft intelligent door and drawer closers; Silestone worktops for durability; integrated lighting; stone splash backs and appliances by Neff.

This same care and attention runs throughout the village.

- Your own front door with your own private address
- High-spec, personalised lifts that deliver you directly to your door
- Beautiful and intelligent interior design with wide hallways and entrances
- Walnut or blonde oak themed interior design
- Walls and woodwork painted 'Chalky Down' for the Walnut and 'Grey Steel' for the oak interior design
- Lounge glazed pass door and panelled doors elsewhere
- 7'10" to 8'4" ceiling to floor heights for an extra sense of space
- Double glazed windows with low solar gain glazing
- A balcony or terrace designed to make the most of the views
- Recessed low-energy LED lighting and ambient lighting scheme
- Hot water energy-efficient underfloor heating
- Ample power, telephone and television points
- Communal satellite dish to connect to your preferred provider
- Resident and visitor car parking
- Two buggy charging stores per apartment building entrance
- External refuse stores
- High-quality construction meeting all current building and insulation regulations
- NHBC 10 year warranty



Luxuries as standard

Living room

- Floor-to-ceiling double or triple aspect windows looking over the countryside and courtyard
- Large living space
- Engineered hardwood high quality flooring

Kitchen

- Easy to use and easy to clean
- Integrated Neff appliances:
 - Oven with slide and hide door
 - Microwave combination oven
 - Dishwasher for 12 place setting
 - Fridge freezer 50/50 frost free
 - Induction hob
 - Cooker extractor hood
 - Washer dryer
- Durable Silestone worktops and full height splash backs
- Moveable, flexible central island unit
- Soft intelligent closers and hidden finger pulls
- LED lighting to underneath wall units

Bedrooms

- Integrated wardrobes to master bedrooms
- TV and telephone sockets in master and second bedrooms

Bathrooms and shower rooms

- One bedroom apartments - shower room
- Two and three bedroom apartments - ensuite shower room and main bathroom
- Level access walk-in showers
- Baths with built-in hand grips
- Porcelanosa full height wall tiling
- Porcelanosa ceramic tiled floor with mosaic tiles in shower area
- Porcelanosa sanitaryware
- Heated towel rail
- Vanity wall cabinet with mirrored doors, integrated shaver point and feature lighting
- Toilet roll holder

Flooring

- Contemporary flooring to complement the walnut and oak interior design
- Engineered hardwood high quality flooring in lounge / kitchen / dining room and hallway - walnut or light oak
- Contemporary striped 80/20 carpet to bedrooms 'beige' tones for the walnut and 'grey' tones for the oak interior design
- Porcelanosa ceramic floor tiles to ensuite, shower room and bathroom

Electrical

- Telephone sockets in lounge, hall and bedrooms
- Television sockets in lounge and bedrooms
- Sky Q connection and subscription to be arranged by resident
- CAT6 data cabling to TV points and connectivity for future proofing to central facility

Safe and secure

- Tunstall 7" touchscreen console which integrates:
 - Telecare and personal alarm communication with on-site 24 hour response team
 - Video and audio door entry for building entrance door
 - Free internal calls for Almond Close resident-to-resident
 - Adaptable for future telecare support
- Smoke and fire alarm to each apartment, connected to on-site 24 hour response team
- Apartment door with door bell
- Individual post box adjacent to apartment door with apartment number
- Automated apartment building entrance door
- Automatic smoke ventilation for communal hallways

Heating and utilities

- Thermostatically controlled by room underfloor heating via centralised gas system
- Hot water on demand
- Metered individual apartment usage of electricity, water and centralised heating.

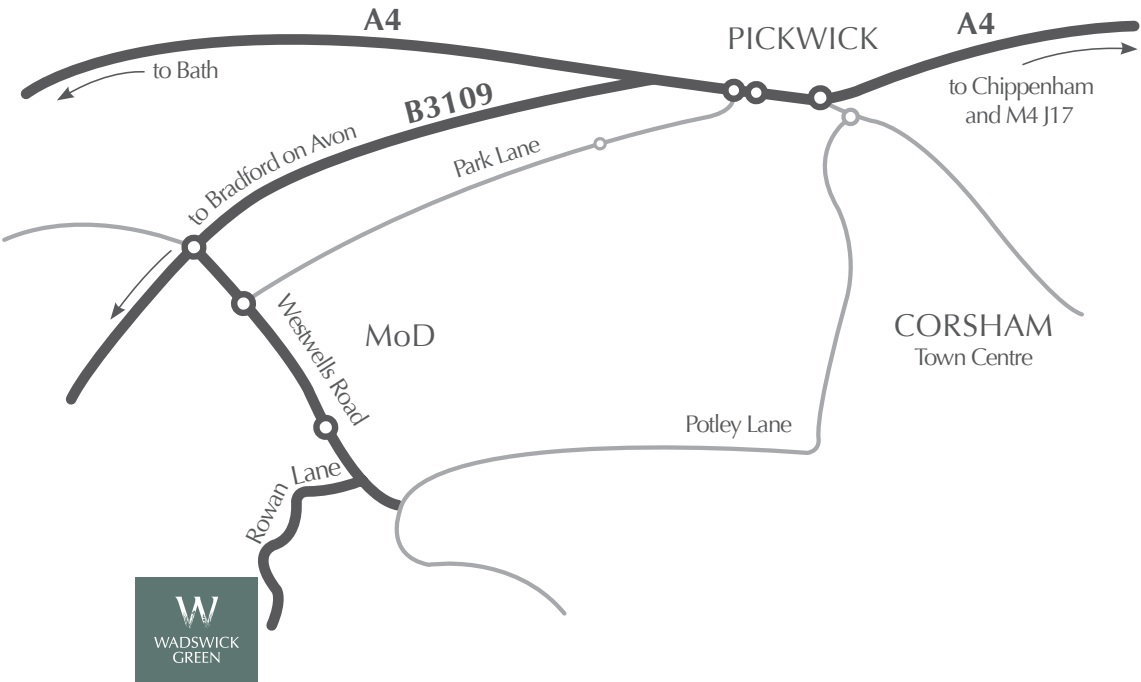


Find us

There’s plenty of local life and history for you to explore outside the village.

The beautiful city of Bath, with its theatres, shops and rich history all within easy reach. The nearby M4 and local railway services provide speedy connections to London and the rest of the country. Once you live here, our chauffeur driven car service can take you to visit the nearby attractions.

The sat nav postcode for the main village entrance is SN13 9RD.



RANGEFORD

RangeFord Holdings specialises in new villages and communities for people over 60. Our mission is to create and maintain beautiful, inspirational communities with excellent services and amenities that help people over 60 enjoy life to the full now and into the future.

The day-to-day and long-term management, staffing and maintenance of Wadswick Green is all taken care of on behalf of the residents. Our charges for these services are completely transparent, so there won’t be any unforeseen surprises.

Wadswick Green is a trading name of RangeFord RAP Limited (“RangeFord”), registered office - 6th Floor, 33 Holborn, London EC1N 2HT. Registered in England: 08494384. © RangeFord. All rights reserved.

This brochure and the images and information contained within it are for general guidance only to provide an idea of the homes and services on offer at Wadswick Green and do not form part of any specification or contract. Apart from fitted kitchen appliances, the properties are sold unfurnished. 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.



Launched in 2015, the ARCO Consumer Code sets standards for the retirement community sector.

The Code signals ARCO members’ commitment to go above and beyond their statutory duties. It helps ensure that they provide a trusted and high quality service to those living in, or considering moving to, a retirement community.



01225 584 500

Wadswick Green, Corsham, Wiltshire SN13 9RD

sales@wadswickgreen.co.uk

www.wadswickgreen.co.uk