



# THE PAVILION

**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.

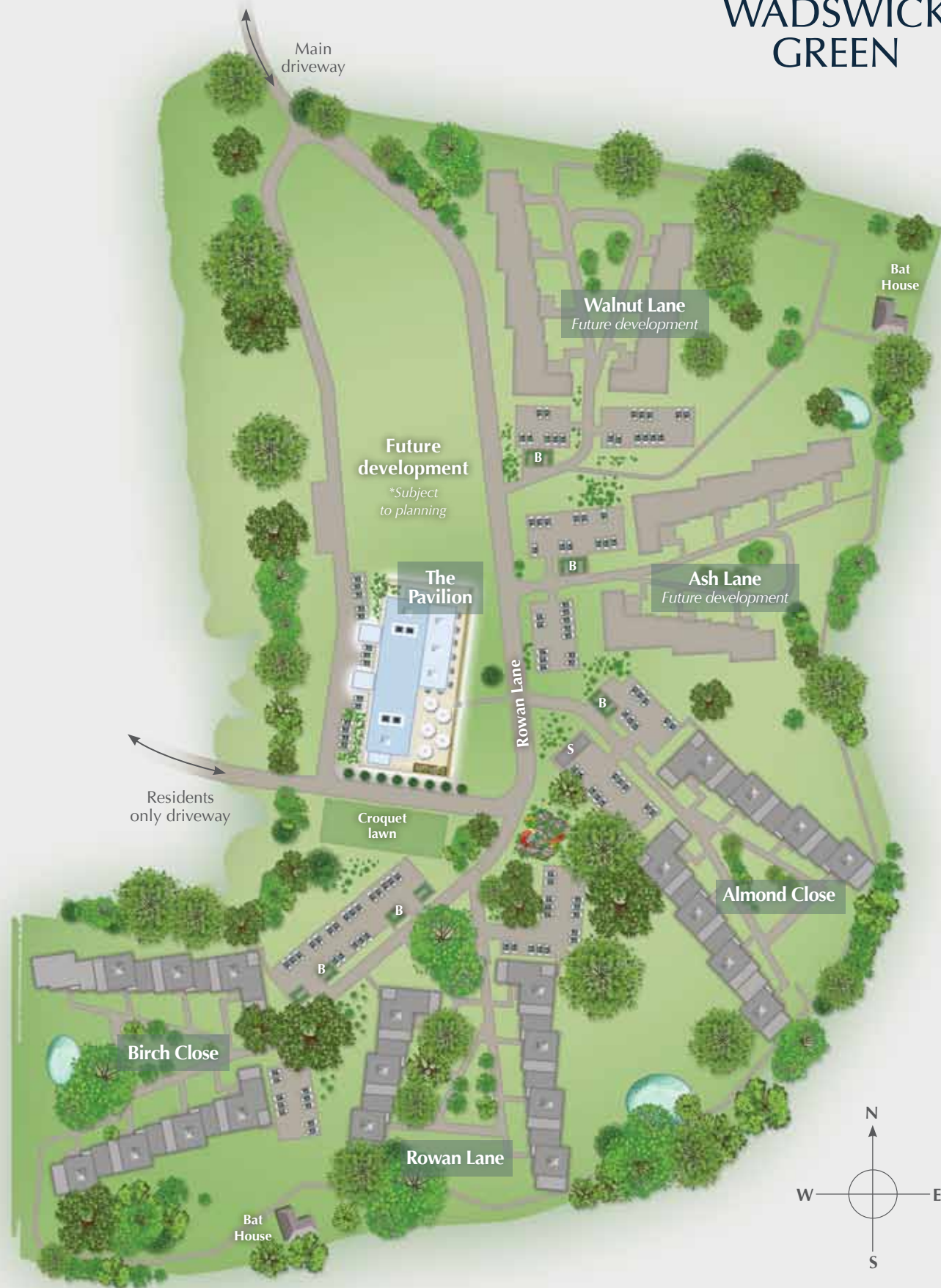
Welcome to this vibrant over 60s community of people who want to enjoy life to the full.

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



# The Village

W  
WADSWICK  
GREEN



## Everything on your doorstep...

At the heart of the Wadswick Green community is The Pavilion, the hub of social activity.

Living in The Pavilion you'll have everything close by - the relaxed all-day dining destination, The Greenhouse restaurant and bar, the tranquil spa which features an indoor swimming pool, Jacuzzi, sauna and steam room, Figo - our on-site hair salon and fully equipped gym.

Our friendly village staff and management are also close at hand including Concierge, Housekeeping and Domiciliary Care Team.

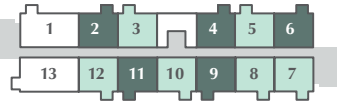


The Bremhill

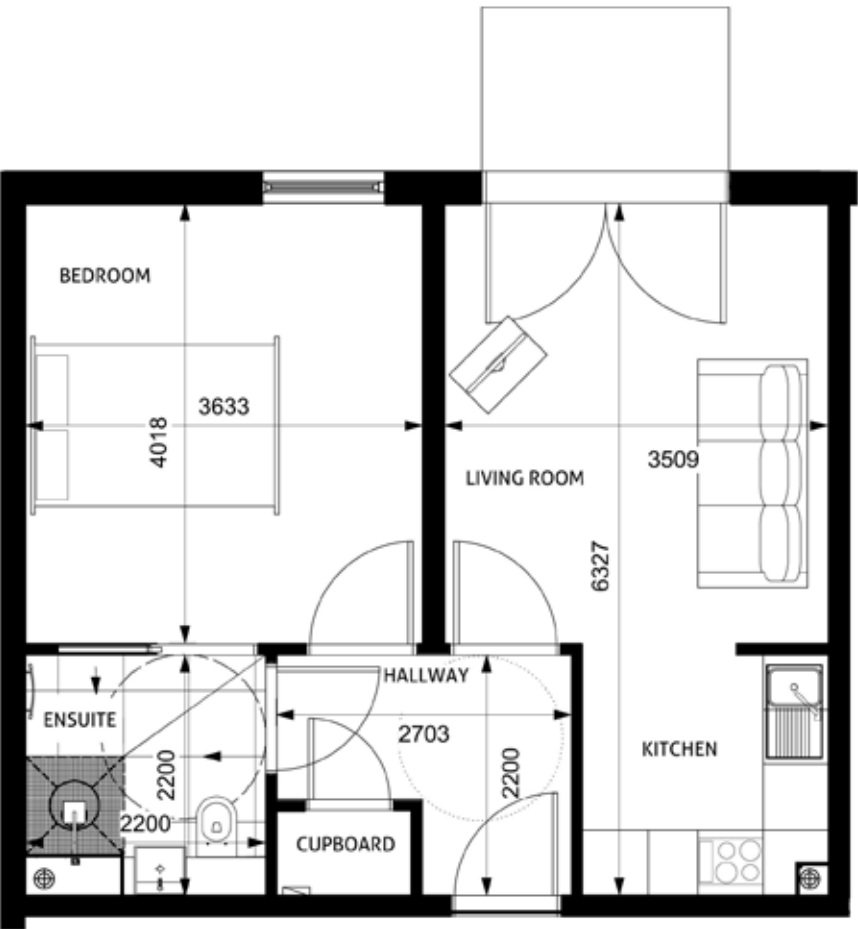
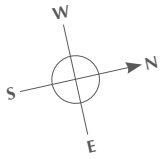
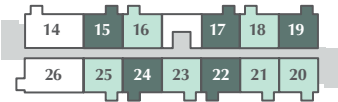
1 Bedroom Apartment

496 sq ft

First Floor



Second Floor

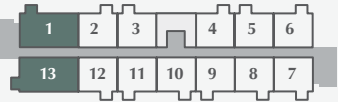


2 Bedroom Apartment

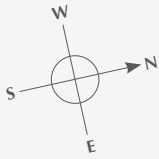
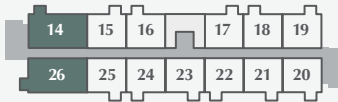
754 sq ft

The Langley

First Floor



Second Floor



Apartment floor plan orientation ■ as shown ■ mirror image

Typical two bedroom apartment







Where  
quality  
comes as  
standard

### Each of The Pavilion apartments 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 kitchen has innovative features: Silestone worktops for durability; integrated lighting; stone splash backs and appliances by Bosch.

This same care and attention runs throughout the village.

- Easy access to the concierge and village services
- Your own front door with your own private address
- High-spec lift to each floor
- Beautiful and intelligent interior design with wide hallways and entrance
- Walnut or blonde oak themed interior design
- Use of natural, high-quality materials
- A balcony designed to make the most of the views
- 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
- Ample power, telephone and television points placed strategically throughout the apartments
- Communal satellite dish for owners to connect to their preferred provider
- High-efficiency double glazed windows
- NHBC 10 year warranty



## Luxuries as standard

### Living room

- Large picture window leading to a balcony designed to make the most of the views
- Engineered hardwood high quality flooring

### Kitchen

- Easy to use and easy to clean
- Integrated Bosch appliances:
  - Oven
  - Ceramic hob
  - Cooker hood
  - Slimline dishwasher
  - Washer dryer
  - Fridge with freezer compartment
- Durable Silestone worktops and full height splash backs
- LED lighting to underneath wall units

### Bedrooms

- Wardrobes to master bedrooms
- TV and telephone sockets in bedrooms
- Wilton carpet

### Shower rooms

- Level access walk-in showers
- Porcelanosa full height wall tiling
- Porcelanosa ceramic tiled floor with mosaic tiles in shower area
- Porcelanosa sanitaryware
- Porcelanosa heated towel rail
- Illuminated mirror

### Safe and secure

- Tunstall console and personal alarm communication with on-site 24 hour response team
- Video and audio door entry for building entrance door
- 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
- Fob access to apartment levels
- Automatic smoke ventilation for communal hallways

### Heating and utilities

- Thermostatically controlled by room underfloor heating via centralised system
- Hot water on demand
- Apartment usage of electricity, water and centralised heating covered by the service charge



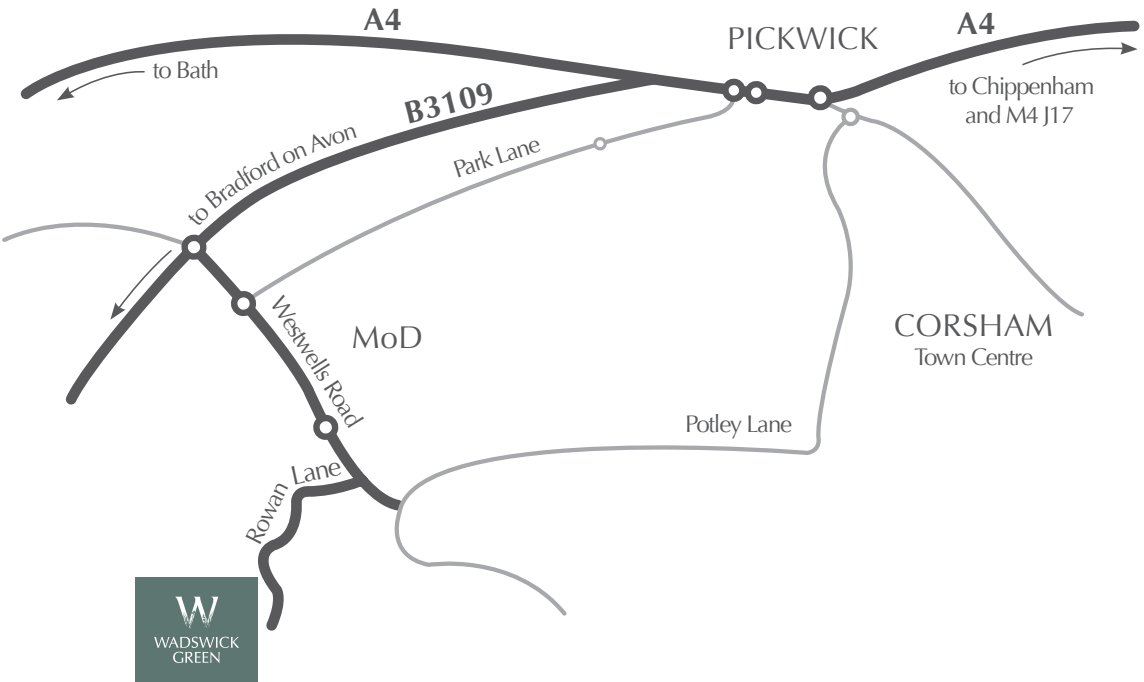


# Find us

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.

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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](mailto:sales@wadswickgreen.co.uk)

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