









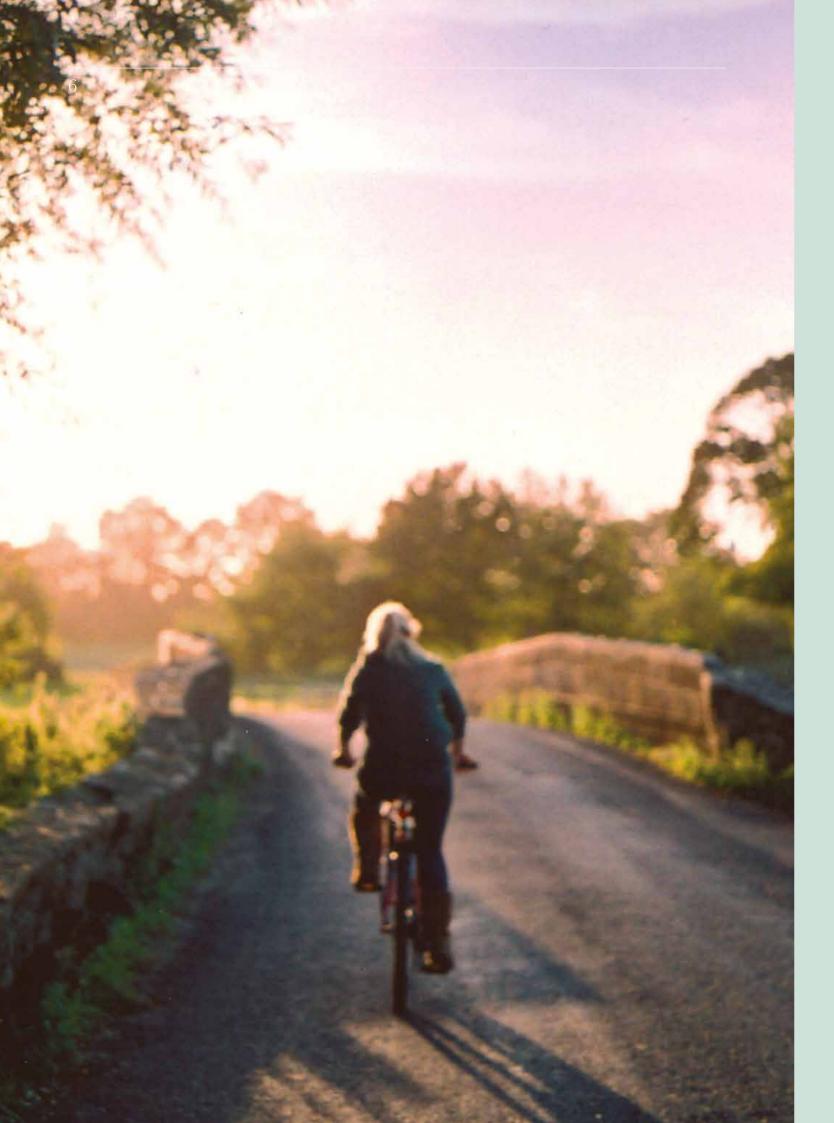


An inspirational place to live

Set among 25 acres of glorious countryside, Wadswick Green is built on the new idea that life for people 60+ can just keep getting better and better.

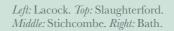
This idea pervades every aspect of your new village. The landscape, the space, the apartments, the architecture and amenities are all designed to service an expansive and vibrant community of people who love to enjoy life to the full.

So, when you take your first walk along the paths and lanes under the brilliant sky, with grandchildren and dog in tow, you will immediately feel at home.













At home in the countryside

There's something very special about Wiltshire and its unique culture, that encapsulates its food, environment and sense of community - and Wadswick Green is part of that. Every building, every space and every surface is part of a new story with ancient roots.

This ideal is nurtured by close links to the adjacent hamlet of Wadswick; the villages of Box and Neston are within a mile or so, the splendid Lacock (made famous by a host of period dramas such as 'Pride and Prejudice') is fifteen minutes away, and the market town of Corsham is close by.

Bath and Wiltshire's main towns are within easy reach so there's plenty of local life and history to enjoy. The M4 is close by and local rail provides speedy connections to London and the rest of the country.



Every day is a new day

Life in Wadswick Green is defined by its potential, and the wealth of amenities on hand ensure there's something to match your every mood. You can be as relaxed or as active as you like, and there'll always be plenty of people to share the day with.

At the heart of the community is the Village Green, owned and loved by everyone. You can look forward to springs and summers of deckchairs and picnics on the rolling lawn, set among beautiful tended gardens.

Adjacent to the green is the Village Pavilion, housing many of the village's amenities; this is a real centre of wellbeing, designed to feel as welcoming and comfortable as possible. Your home from home, it's somewhere you'll love spending time, both on your own and with your friends and family.









Take time out to relax

Go for a swim in the Pavilion's stunning indoor pool. Try a new wellness programme devised just for you by your trainer in the Village Gym. Be pampered in the Salon or enjoy a new holistic treatment in the Spa. Simply spend all day looking after your own happiness and wellbeing.

Living in Wadswick Green means enjoying all the luxury and comfort of a five-star hotel - but unlike a five-star hotel, it's all yours to enjoy, every single day.

If you're someone who loves to create with hand and brain, the Craft Room is a fully equipped space ready for photographers, potters, artists and writers. Whatever your passion or pastime, it's time to indulge.







Eat, drink and be merry

Eating out is a treat you can enjoy any time of day and any day of the week in Wadswick Green.

Take it easy while the Village Kitchen's chefs – who are always happy to meet any dietary requirements - cook modern and traditional food using the freshest locally sourced ingredients. In spring and summer, enjoy a long lazy meal (or a short one, it's up to you) on the Terrace.

For special celebrations there's the Dining Room, a separate function room available for you, your friends and family. And if you simply want to read the papers, catch up with your new book or share good times with your friends, the Library Bar & Terrace is perhaps the single most relaxing place in the whole of Wadswick Green. So rest easy, sit back and most importantly, enjoy life.













Your new home

There are many reasons to move to Wadswick Green. Perhaps you want to 'right-size' or maybe you'd just love to live in the beautiful countryside. Whatever your motivation, there's always something special about the prospect of a new home - especially when it's an elegant and spacious contemporary apartment with its own effortless ergonomics, eco-efficiency and luxury fittings complete with a choice of beautiful views.

The next few pages will help you choose the home that's exactly right for you.

Where quality comes as standard

Wadswick Green has been built on the idea that quality should come as standard, especially within your own home. Take the lighting; the recessed, directional low-energy LED light fittings combine with a lighting scheme that allows you to easily change your home's ambience from a simple switch.

Equally, the engineered hardwood flooring and woollen carpets are long-lasting and high quality. This is all warmed by a centralised, economical underfloor heating system with variable zone control. Last but not least, there's the care that goes into the flexible kitchens with moveable units. Their innovative features include soft intelligent closers, hidden finger pulls, Silestone worktops for durability, integrated lighting, stone splashbacks and appliances by CDA and Bosch.

This same obsessive care and attention runs throughout the village so that you can rest assured every detail is as good as it can be, because life shouldn't be about compromises. In Wadswick Green, quality comes as standard so that you really can enjoy your life to the full.



The Courtyard Apartments

Each of these luxury one-, two- or three-bedroom apartments is built around a large landscaped courtyard for just the right balance of privacy and neighbourliness.

Every apartment has either a balcony or terrace and features dramatic double aspect full-height windows with one view onto the countryside and another onto the courtyard, so you'll get both sunrise and sunset every day.

And with wonderfully spacious open-plan cooking, dining and entertainment, your new home will have the wide-open space to match the wide-open spaces of the village itself, perfect for hosting friends, family and the grandchildren.

General features

Your own address on your own street

Your own front door, so you can come and go whenever you please

High-spec, personalised lifts deliver you directly to your door

Beautiful and intelligent interior design with wide hallways and entrances

Modern, confident apartment design using natural, high-quality materials

Spacious apartments with large living rooms

High 8'4" ceilings for an extra sense of space and freedom

Floor-to-ceiling double aspect double-glazed windows with views looking over both countryside and courtyard

A balcony or terrace designed to make the most of the views

Plenty of storage space

Luxury, innovative kitchens with appliances from Bosch and CDA

Beautiful Porcelanosa bathrooms

Recessed, directional low-energy LED lighting and ambient lighting scheme

Hot-water energy-efficient underfloor heating throughout

High-quality construction meeting all current building and insulation standards

Broadband, Wi-Fi, telephone and satellite outlets





Pavilion apartments

The Pavilion Apartments are situated in the centre of the village and all its amenities. You won't have to go far to enjoy village life to the full because everything you need is right outside your front door. Your morning coffee, hair appointment or daily swim is just a few steps away.

Like the Courtyard Apartments, you'll have your own address and have a beautiful view over the village. Furthermore, each apartment is equipped with intelligent, practical features to make things easier for you.

Design features

Easy access to concierge and hotel-type services

Beautiful and intelligent interior design

Wide hallways, lobbies, lifts and entrances

Wide-access wet room with luxury taps and fittings throughout

Easy-to-use taps and windows

General features

High-efficiency double-glazed windows

High-quality construction meeting all current building and insulation standards

Broadband, Wi-Fi, telephone and satellite outlets

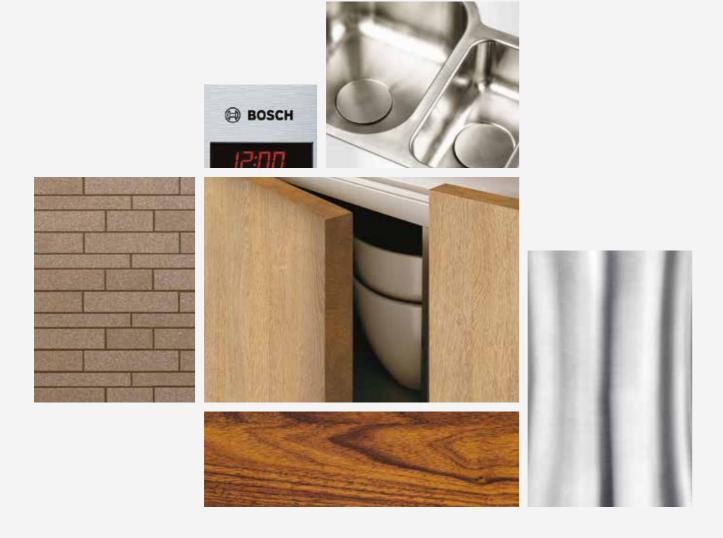
Great natural lighting

All the benefits of modern design

Every Courtyard Apartment is equipped with one very special feature: easy living. You'll love the clever floor plans and ergonomic design, matched to top luxury fittings throughout and a choice of interior designs themed around either walnut or blonde oak.

In fact, it's a good idea to come to Wadswick Green just so that you can choose the apartment with just the right aspect and ambience for you.

Would you like sunrise in your bedroom or prefer to watch it come up as you have breakfast? A terrace or a balcony? A view with trees, a mown lawn or a meadow of wild flowers? These choices are all yours to make.







Luxuries as standard

Bathrooms

Main bathroom with shower
Full-height tiling
Porcelanosa sanitaryware

Bedrooms

Spacious rooms with high ceilings
Ample room for storage
Great natural lighting

Living room

Floor-to-ceiling double aspect windows looking over the countryside and your courtyard

Large living room

Access to balcony or terrace

High ceilings

Engineered hardwood high-quality flooring

Directional, energy-efficient recessed soft lighting

Separate lighting switching for floor and ceiling lamps

Kitchen

Beautiful, seamless contemporary design

Easy to use and easy to clean

Integrated Bosch oven, hob and microwave

Dishwasher, washing machine and fridge freezer by CDA

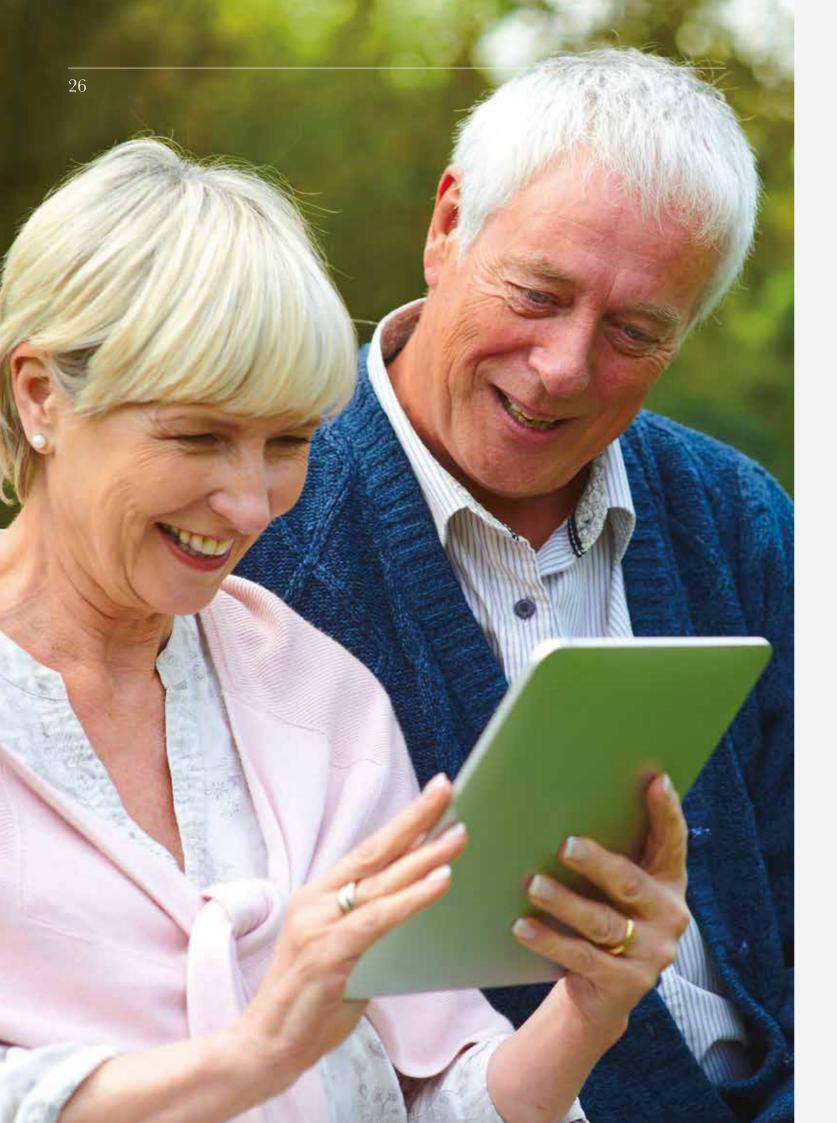
Durable Silestone worktops

Moveable, flexible central unit

Soft intelligent closers and hidden finger pulls

Separate mid-level oven and separate combi-microwave oven

Stone splashbacks



All the essentials are here

In any village, the quality of life rests on the quality of its basic functions. That's why the basics at Wadswick Green are so carefully thought out.

The village has all the utilities, essentials and upkeep you'd expect, plus a few more, looked after by your village staff and management.







Village shop for essentials
Chauffeur-driven people carrier
Wi-Fi in communal areas
Private rooms for medical
consultations
24-hour emergency hotline
24-hour support staff
Central call response system
Concierge services
Laundry
Prescription handling
Ample car parking
Full time, on-site gardening
and maintenance team





Your new village

As a new village, Wadswick Green is designed to make enjoying life as easy as possible.

You can see this in the fittings and layout of each apartment, but also in the neighbourly courtyards, wide avenues and perfect setting of the Pavilion at the heart of the village. It's a lovely vibrant place to live.

The first phase of Wadswick Green comprises 25 Pavilion Apartments and 86 Courtyard Apartments to the south of the Pavilion, built on Birch Close and Rowan Lane. All will enjoy beautiful views across the Wiltshire countryside.

The second phase features a further 135 homes along Walnut Lane, Ash Lane and Almond Close.

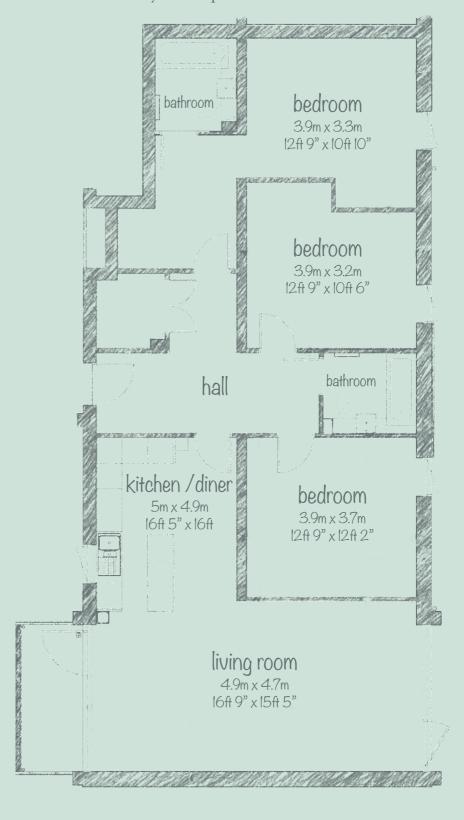
Phase One Birch Close and Rowan Lane

The Birch Close and Rowan Lane Apartments offer a choice of one, two and three bedroom apartments with a choice of aspects and orientations, all of which enjoy beautiful courtyard and countryside views.



3-bedroom Courtyard Apartments layout

These wonderfully spacious three double bedroom apartments are up to 1326ft² (123m²) in size and feature either a balcony or wrap-around terrace.

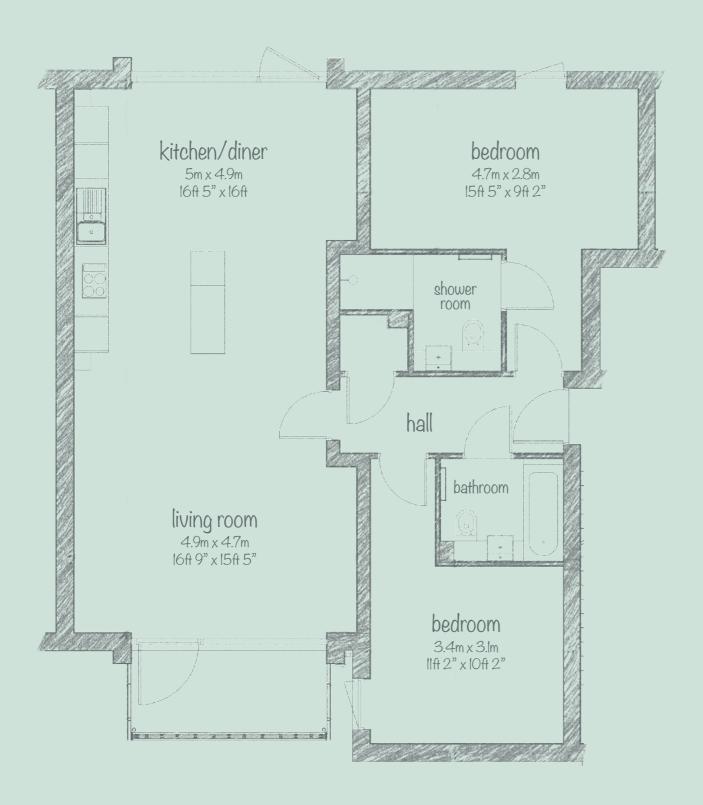


This layout shows a typical 3 bedroom apartment, however the layouts do vary so please contact our sales centre for more detailed information.

All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include balconies

2-bedroom Courtyard Apartments layout

These luxurious apartments offer two double bedrooms and are up to 1032ft² (95.9m²) of floor space in addition to a 5x13ft balcony or terrace.

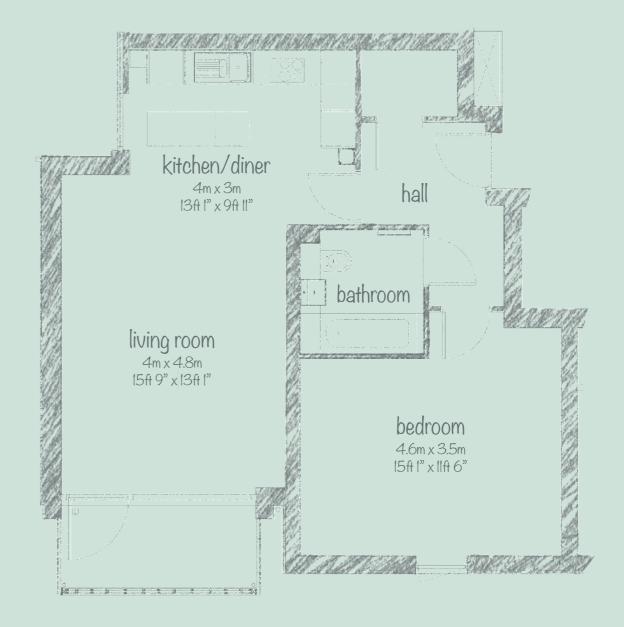


This layout shows a typical 2 bedroom apartment, however the layouts do vary so please contact our sales centre for more detailed information.

All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include terraces or balconies

1-bedroom Courtyard Apartments layout

These spacious apartments are up to 697ft² (64.8m²) in size and offer a 5x13ft balcony along with a large double bedroom.



This layout shows a typical 1 bedroom apartment, however the layouts do vary so please contact our sales centre for more detailed information.

All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include terraces or balconies

Oak interior finish

The Oak Interior Finish is modern, light and airy with natural white oak and white matt kitchen units and off-white, grey and sand speckled Silestone worktops.

The contemporary bathrooms feature striking warm taupe porcelain stone brick-shaped bathroom tiles. The flooring materials, such as the natural oak engineered wood flooring, porcelain tiles with limestone finish and striped wool carpets are directly inspired by the elegant external architecture, creating a calm and fresh living environment.





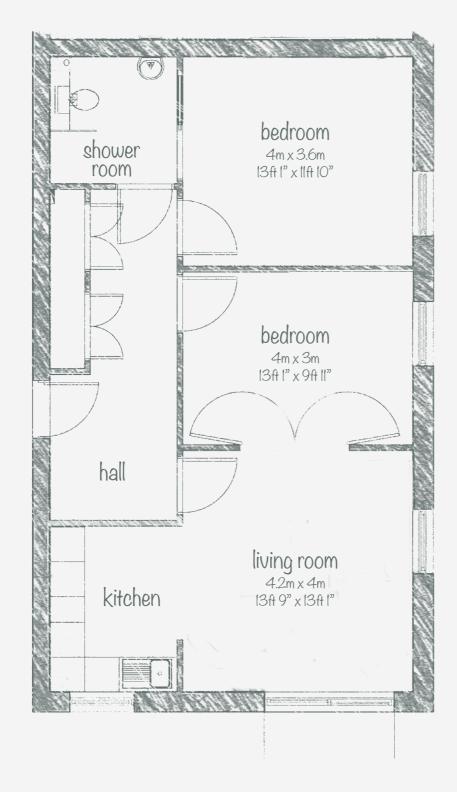
Walnut interior finish

The Walnut Interior Finish has a warm, rich and contemporary feel with wide boards of natural grade engineered walnut flooring and wool carpets in a warm striped design.

The bathrooms feature mushroom- and mink-coloured floor tiles and warm limestone porcelain stone brick-shaped wall tiles for contrast. The natural walnut and pale mushroom kitchen units with off-white worktops create a sophisticated and modern living space.

2-bedroom Pavilion Apartments layout

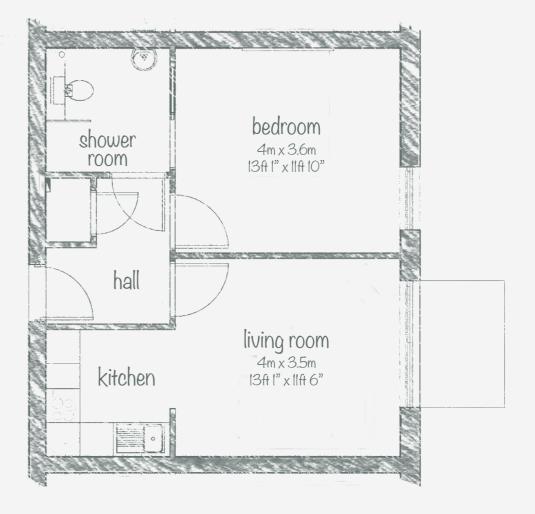
These elegant, modern apartments offer up to 721ft² (67m²) of floor space in addition to a large balcony and plenty of built-in storage.



This layout shows a typical 2 bedroom apartment, however the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include bay windows or balconies

1-bedroom Pavilion Apartments layout

These contemporary apartments are up to 474ft² (44m²) in size and offer a spacious balcony along with built-in storage and a double bedroom.



This layout shows a typical 1 bedroom apartment, however the layouts do vary so please contact our sales centre for more detailed information. All layouts and dimensions are for illustrative purposes only. Maximum distances shown. Measurements don't include bay windows or balconies



At your service

Wadswick Green is built to help you live life to the full, and that includes the comprehensive range of village services.

So whatever you need - from a hand with the shopping or loading the fridge, to help around the home, to tailored personal care and support for you or your partner - it's right here, whenever and however you need it.

These services are provided by MHA, one of Britain's largest charitable care providers with decades of experience and a name you can trust. MHA's fully trained care and support staff are dedicated to your wellbeing and helping you to enjoy life to the full. They're on-site and on-call 24 hours a day, always ready to make things just the way you want them.

All this means you can get on with enjoying yourself with complete peace of mind. You can also rest assured that, should anything change in the future, MHA can always give you and your partner all the assistance and care you need, all in Wadswick Green.







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About Rangeford

Rangeford Holdings specialises in new villages and communities for people 60+.

Our mission is to create beautiful, inspirational communities with excellent services and amenities that help people 60+ enjoy life to the full.

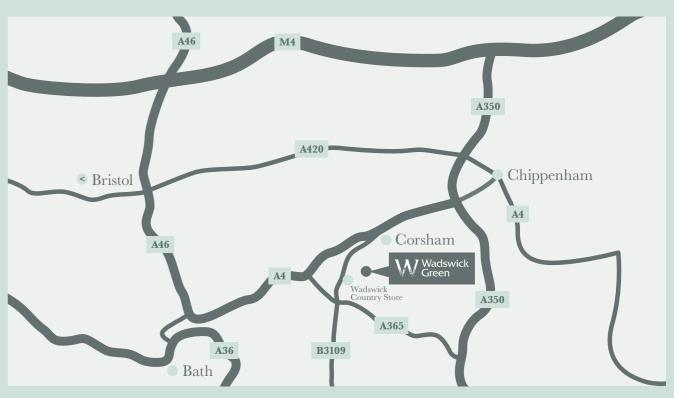
At Wadswick Green, we're working with MHA to deliver the very best experience for all our customers.

About MHA

MHA is an independent charity providing care, accommodation and support services for 15,000 older people throughout Britain.

Over 70 years, it has built up a reputation for meeting the highest standards of care and facilities. It is now one of Britain's largest charitable care providers and among the highest rated in the country. The dedicated work of 7,000 members of staff is enhanced by the commitment of 4,000 volunteers.

How to find us



Wadswick Green Show Suite, in the grounds of the Wadswick Country Store, Wadswick, Wiltshire Please note the sat nav postcode is SN13 0NY

From Bath:

Take the A4 London Road towards Chippenham. In Box, turn bear right onto the A365 towards Melksham. Turn left at the next set of traffic lights (Fiveways Junction) onto the B3109 towards Corsham. After approximately half a mile, take the third right. The Show Suite is located at the Wadswick Country Store on your right.

From London:

Leave the M4 at Junction 17 for Chippenham. Follow the A350 for approximately 4 miles, then the A4 towards Bath. Take the left-hand B3109 turning towards Bradford on Avon. Continue straight, staying on the B3109; after approximately half a mile, turn left. The Show Suite is located at the Wadswick Country Store on your left.

From Chippenham:

Follow the A4 towards Bath. Take the B3109 turning towards Bradford on Avon. Continue straight, staying on the B3109; after approximately half a mile, turn left. The Show Suite is located at the Wadswick Country Store on your left.

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