SIDDINGTON PARK CIRENCESTER

RANGEFORD VILLAGES

EXCLUSIVELY FOR THE OVER 60s



AN EXCITING AND DYNAMIC COMMUNITY



RANGEFORD VILLAGES

WELCOME TO SIDDINGTON PARK

Welcome to Siddington Park, a lifestyle village exclusively for the over 60s where you can enjoy a spacious new apartment in a village set among beautifully landscaped gardens, on the outskirts of the thriving Roman market town of Cirencester, the capital of the Cotswolds.

Created by Rangeford Villages, Siddington Park is an exciting and dynamic environment for those

embracing the more mature years, when there is more time for just enjoying life, while having the comfort of knowing there is support available if you need it.

Our mission is to build beautiful homes for people to live long, healthy and satisfying lives in lovely surroundings where you can be part of a community, and where your friends and family will love to visit.

WHAT MAKES US DIFFERENT



WELLBEING

A host of wellbeing services, personalised consultations, amenities and activities



CONCIERGE

Supporting Village Team and concierge available 24/7



GARDENS

Expertly designed and maintained gardens and communal areas



ENVIRONMENT

Designed and operated with a clear consideration of energy use and sustainability



MEMBERS

Rangeford Villages' members club facilities available across all our villages



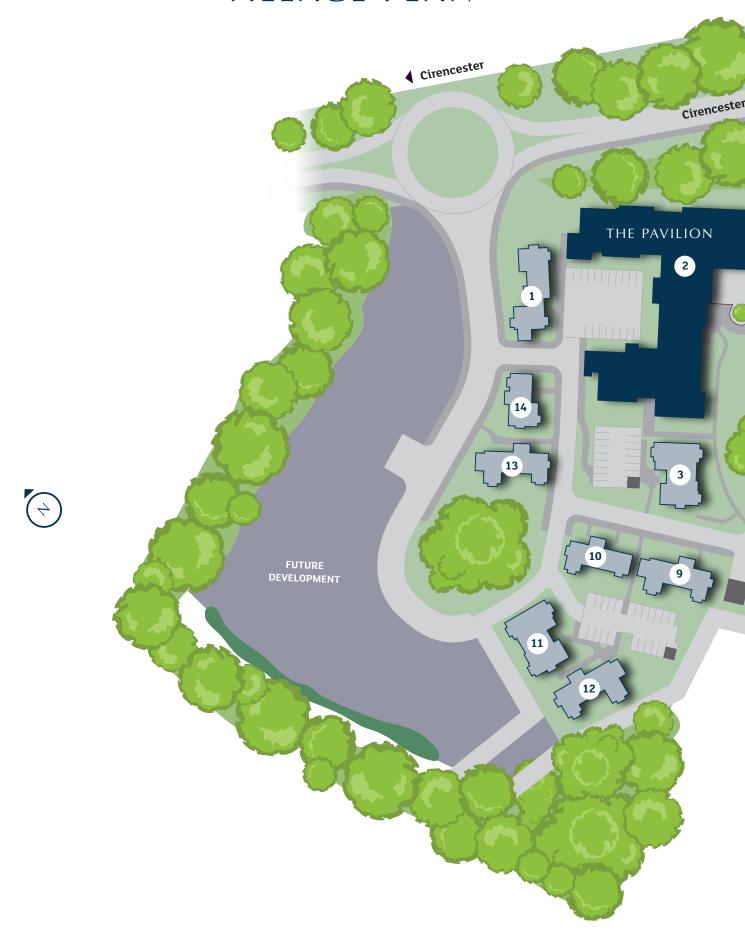
A VILLAGE DESIGNED FOR YOU

Siddington Park is a beautifully designed, contemporary village set among landscaped gardens with mature trees, lit pathways and secluded seating, intended with your enjoyment and wellbeing in mind.

Choose from one, two or three bedroom Grange apartments set within the village's beautiful gardens, or The Pavilion apartments, situated within the main clubhouse, that have the added comfort and security of being in the heart of the village. Each apartment has a unique and individual layout, view and ambience.

You'll immediately feel at home in the traditional Roman market town of Cirencester, known as the Capital of the Cotswolds, where there's always a warm welcome. With a fascinating, historic town and an Area of Outstanding Natural Beauty on your doorstep, there's so much for you to discover.

VILLAGE PLAN





- 1 Aspen Grange
- 2 The Pavilion
- (3) Cypress Grange
- (4) Elm Grange
- 5 Juniper Grange
- 6 Laurel Grange
- 7 Mapel Grange
- 8 Oak Grange

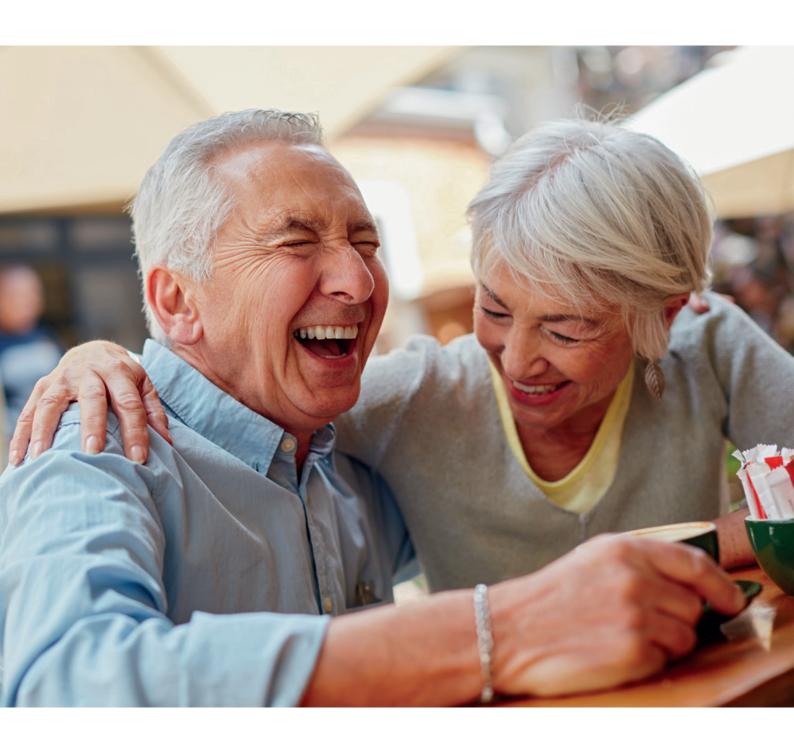
- **9** Pine Grange
- (10) Sycamore Grange
- (11) Tilias Grange
- (12) Willow Grange
- **13)** Cedar Grange
- 14) Beech Grange
- Refuse Storage



A VILLAGE LIFESTYLE TO ENJOY

As with all Rangeford Villages, Siddington Park has a thriving community, with a host of wellbeing amenities and a range of activities and events to enjoy.

Surrounded by nature, Siddington Park is a village that embraces life in the Cotswolds. Right on your doorstep is an abundance of landscaped gardens to walk and explore, activity areas such as a boules court to hone your skills and even a herb garden to add the finishing touches to your home cooking.



VILLAGE AMENITIES

At the heart of Siddington Park is The Pavilion, a hub for social activity. This is the place for meeting with friends old and new over a midday coffee, or hire the private dining room for a special occasion with your family. It also houses the wellbeing spa with swimming pool, hydro pool, sauna and steam room, and the gym, yoga dance studio and craft room. Join other Rangeford residents in the lounge cinema for an evening film or out on a trip courtesy of the village transport.

THE PAVILION





OUR WELLBEING SPA







VILLAGE AMENITIES AND SERVICES

To help you live life to the full, a comprehensive range of village services can be enjoyed as standard or at an additional cost.

- The Greenhouse Bistro, Bar
- Private Dining Room
- Lounges & Outdoor Terrace
- Swimming Pool, Sauna & Steam Room
- Sym & Yoga / Dance Studio
- Gardens & Allotments
- Snooker Table & Boules Court
- Hair Salon
- Treatment room

- Activity room
- Cinema room
- Willage Manager & Activities Co-Ordinator
- Concierge & Housekeeping
- Village Transport & Car Parking
- 24-hour Emergency Support
- Rangeford Care
- (2) Guest suite for your friends & family

OUR LOCATION

Cirencester is one of England's finest market towns with its origins dating back to Roman times. Serving the wider communities, the town has an abundance of retail outlets and eateries as well as leisure facilities and parks, and the town centre is a short 1.5 mile journey away. Or, stroll next door to Dobbies Garden Centre for some retail therapy.

And of course, the Cotswolds are a designated Area of Outstanding Natural Beauty with plenty to explore. From nature parks and lakes to historic villages, country pubs and plenty more all within a short distance, there is so much waiting for you to discover.

THE CORINIUM MUSEUM

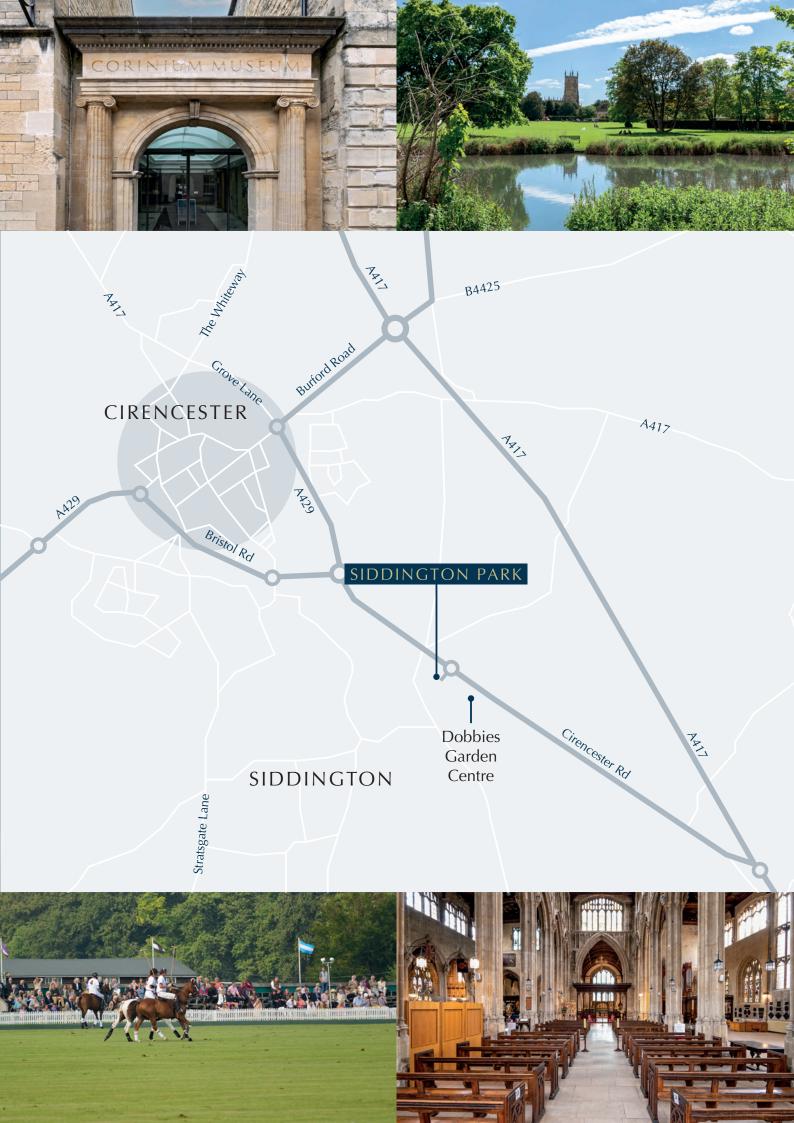
This award-winning museum is the must-see visitor attraction of the Cotswolds. It has one of the finest and most extensive Roman collections in the country.

THE ROMAN AMPHITHEATRE

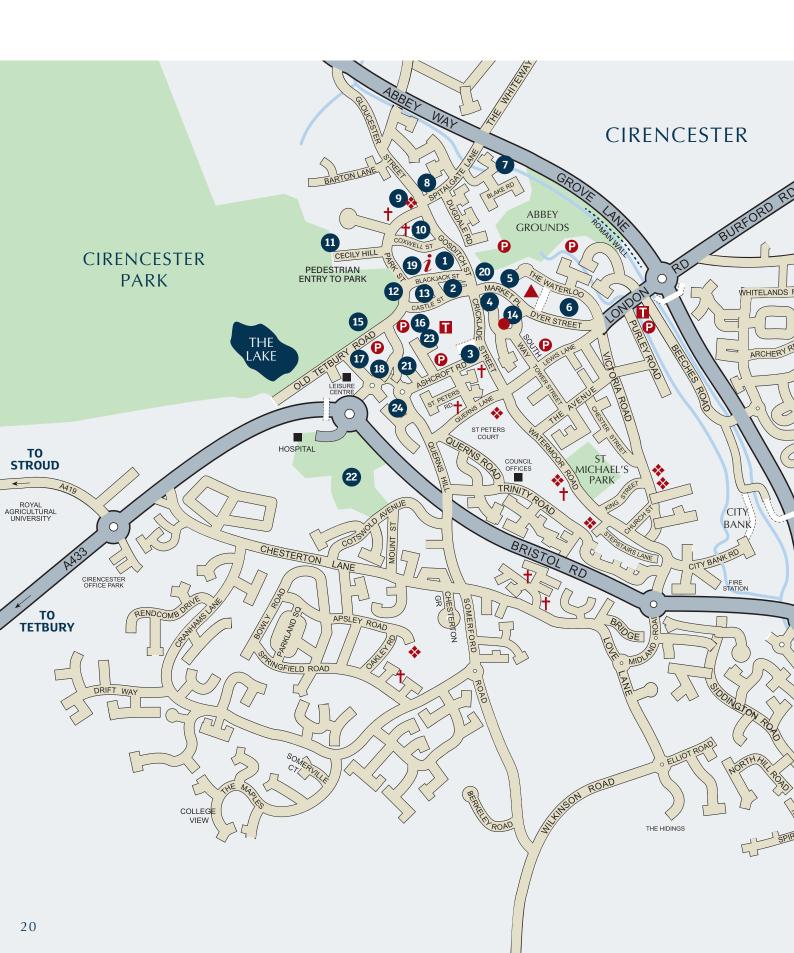
On the outskirts of the Cotswold town of Cirencester are the massive earthwork remains of one of the largest Roman amphitheatres in Britain.

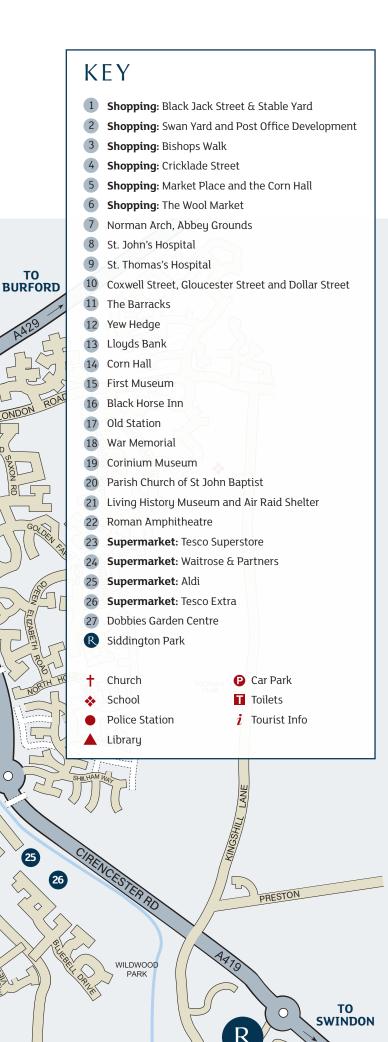
LEISURE ACTIVITIES

Enjoy an afternoon watching polo at Cirencester Park Polo Club, take a stroll around Cirencester Park, or take a dip in Cirencester's outdoor swimming pool which features natural spring water heated to an average 27°C during the summer months.



YOUR SURROUNDINGS





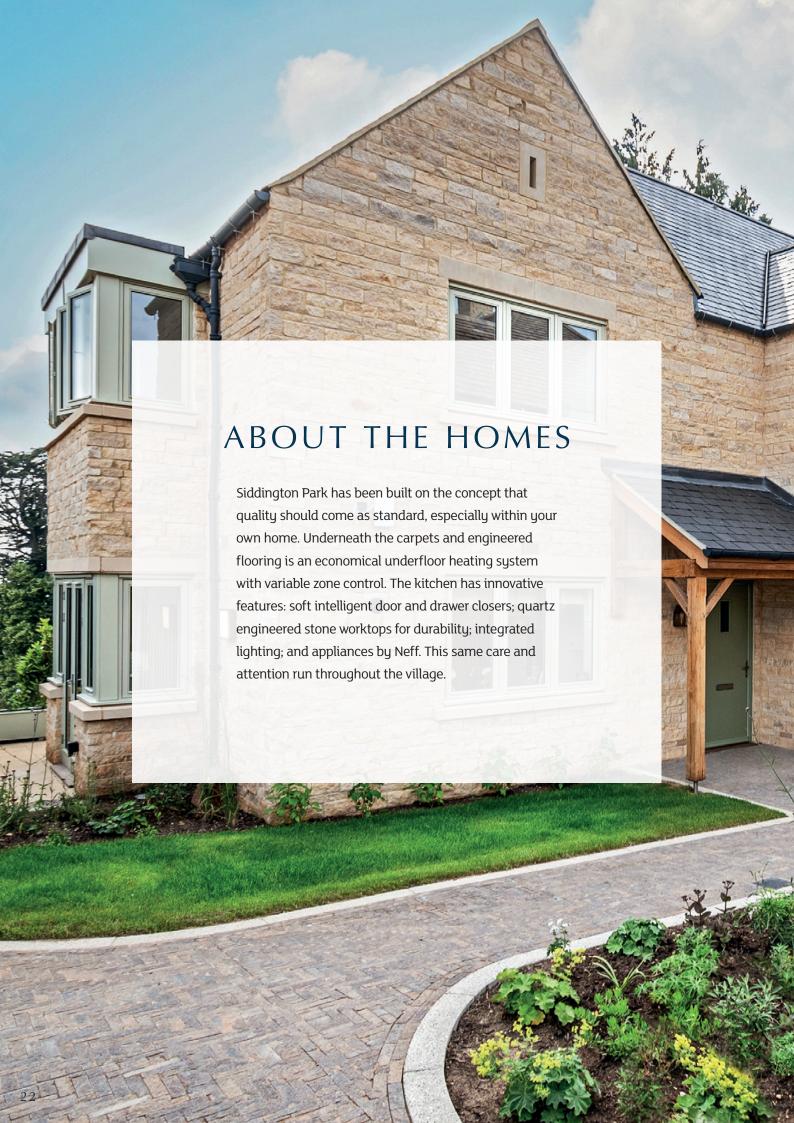
Enjoy exploring Cirencester's meandering alleyways and historic streets, home to many independent shops, cafés, pubs, restaurants and an antique emporium.

Browse the town's markets and Corn Hall, or take in a performance at the Barn Theatre.



For arts and crafts lovers there's the New Brewery Arts — a converted Victorian brewery housing exhibitions, artists' workshops, a café and shop. And not forgetting the impressive church of St John Baptist, which dominates the market place.









ABOUT THE HOMES

Expertly designed, spacious, innovative and flexible. Everything you'd expect from a Rangeford Villages home. Siddington Park's range of one, two and three bedroom apartments are located either in The Pavilion, at the heart of the village, or in one of the Grange buildings nestled within the village's landscaped grounds.

ABOUT THE HOMES

Each home at Siddington Park benefits from the following features:

- Your own front door and private address
- High-spec lifts to each apartment above ground floor
- Beautiful and intelligent interior design with wide hallways and entrances
- Lounge glazed pass door and cottage doors elsewhere
- 7'10" to 8'2" ceiling to floor heights for an extra sense of space
- Double glazed timber framed windows with low solar gain glazing
- Bay window, balcony, patio or terrace designed in many of the apartments
- Low-energy LED downlighters
- · Hot water energy-efficient underfloor heating
- Ample power, telephone and television points
- · Resident and visitor car parking
- Two buggy charging points per apartment building entrance
- External refuse stores
- High-quality construction meeting all current building and insulation regulations
- NHBC 10 year warranty



SPACIOUS HOMES BUILT ESPECIALLY FOR YOU





DESIGNED FOR YOUR ENJOYMENT AND WELLNESS



SPECIFICATION

LIVING ROOM

- Large windows, many with double or triple aspects
- Spacious living space
- Engineered laminate quality flooring
- Data points for TV and telephone

KITCHEN

- · Easy to use and easy to clean
- Integrated Neff appliances:
 - Oven with slide and hide door
 - Microwave combination oven
 - Induction hob
 - Cooker extractor hood
 - Dishwasher for 12 place setting
 - Fridge freezer frost free
- Durable quartz engineered stone worktop and upstand
- Soft intelligent door and drawer closers
- LED lighting to underneath wall units

UTILITY ROOM

· Washer dryer

BEDROOMS

- Data points for TV and telephone
- Fitted wardrobes to Master bedroom

SPECIFICATION

SHOWER ROOMS

- One bedroom apartments shower room
- Two and three bedroom apartments main and ensuite shower rooms
- · Level access walk-in showers
- Porcelanosa full height wall tiling to shower and half height tiling to a further two or three walls depending on the layout.
- · Porcelanosa ceramic tiled floor
- · Heated towel rail
- Backlit mirror above basin vanity unit
- Shaver point
- · Toilet roll holder

FLOORING

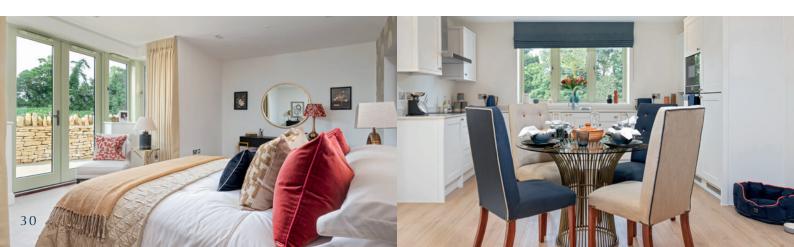
- Engineered laminated quality flooring in lounge / kitchen / dining room
- Neutral 80/20 carpet to bedrooms and hallway
- Porcelanosa ceramic floor tiles to shower rooms

DECORATION

- Walls and ceiling painted Dulux white matt
- Skirtings and door surrounds painted Dulux white satinwood
- Timber windows painted willow green
- Cottage style internal doors in oak veneer with natural stained finish
- Externally accessed apartment entrance doors painted moorland or willow green
- Internally accessed apartment entrance doors in oak veneer with natural stained finish

ELECTRICAL

- Brushed stainless steel electrical sockets with white inserts
- Data points for telephone in lounge, hall and bedrooms
- Data points for television in lounge and bedrooms
- Sky Q enabled with 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

- Emergency Notification System 10" touchscreen tablet
- Telecare and personal alarm communication with 24 hour emergency support response and emergency services co-ordination
- Video and audio door entry for apartments with communal building entrance doors
- Free internal calls to central facilities and resident-to-resident
- Smoke and fire alarm to each apartment, connected to 24 hour response team
- Apartment door number and door bell
- Automated apartment building communal entrance doors
- Automatic smoke ventilation for communal hallways
- Integrated misting system
- External CCTV system
- Pathways with intelligent night-time lighting system

HEATING AND UTILITIES

- Thermostatically controlled by room underfloor heating
- Hot water on demand combi gas boiler or centralised heating system
- Metered individual apartment usage of telephone, electricity, water and heating
- Mechanical extract ventilation



EXAMPLE OF A ONE BEDROOM PAVILION APARTMENT

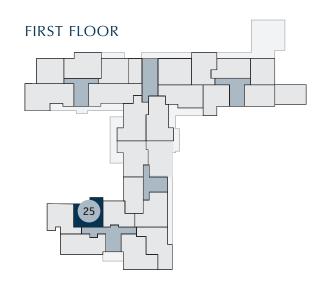
25 The Pavilion One bedroom apartment





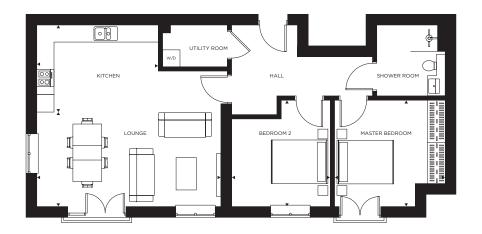
	Metres	Feet
Kitchen	4.18m x 3.04m	13'9" x 10'0"
Lounge	4.70m x 3.77m	15'6" x 12'0"
Master Bedroom*	5.40m x 3.74m	17'10" x 12'4"
Total Area	67.77 sq m	729.47 sq ft

[•] including wardrobes



EXAMPLE OF A TWO BEDROOM PAVILION APARTMENT

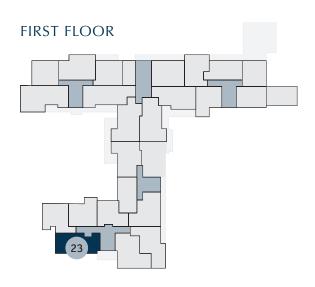
23 The Pavilion Two bedroom apartment





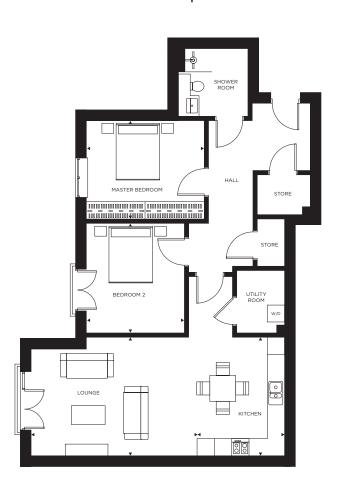
	Metres	Feet
Kitchen	4.24m x 3.03m	14'0" x 10'0"
Lounge	6.65m x 3.30m	21'11" x 10'1"
Master Bedroom*	3.88m x 3.72m	12'9" x 12'3"
Bedroom 2	3.72m x 3.42m	12'3" x 11'3"
Total Area	86.33 sq m	947 sq ft

[·] including wardrobes



EXAMPLE OF A TWO BEDROOM PAVILION APARTMENT

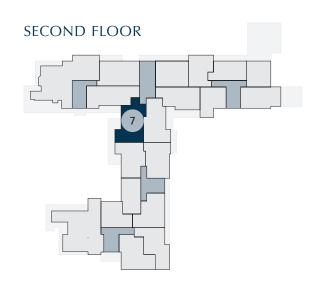
7 The Pavilion Two bedroom apartment





	Metres	Feet
Kitchen	4.19m x 3.04m	13'10" x 10'0"
Lounge	5.77m x 4.21m	19'0" x 13'10"
Master Bedroom*	4.12m x 3.47m	13'7" x 11'5"
Bedroom 2	3.73m x 3.37m	12'4" x 11'1"
Total Area	97.96 sq m	1,054.44 sq ft

including wardrobes



EXAMPLE OF A TWO BEDROOM GARDEN APARTMENT

7 Maple Grange Two bedroom apartment



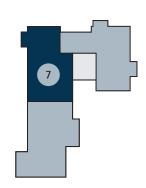


Apart from fitted kitchen appliances and fitted wardrobes, the homes are sold unfurnished.

	Metres	Feet
Lounge	2.87m x 7.37m	17'7" x 21'4"
Kitchen	2.99m x 3.48m	17'7" x 21'4"
Master Bedroom*	3.12m x 4.67m	10'2" x 15'4"
Bedroom 2	3.68m x 4.97m	12'1" x 16'3"
Total Area	112.2 sq m	1,207 sq ft

including wardrobes

SECOND FLOOR



EXAMPLE OF A THREE BEDROOM GARDEN APARTMENT

1 Cypress Grange Three bedroom apartment





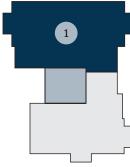
Apart from fitted kitchen appliances and fitted wardrobes, the homes are sold unfurnished.

	Metres	Feet
Kitchen	3.20m x 3.90m	10'5" x 12'9"
Lounge	4.91m x 5.69m	16'1" x 18'8"
Master Bedroom*	3.42m x 5.69m	11'2" x 18'8"
Bedroom 2	3.14m x 4.03m	10'3" x 13'2"
Bedroom 3	3.14m x 4.03m	10'3" x 13'2"
Total Area	132 sq m	1,421 sq ft



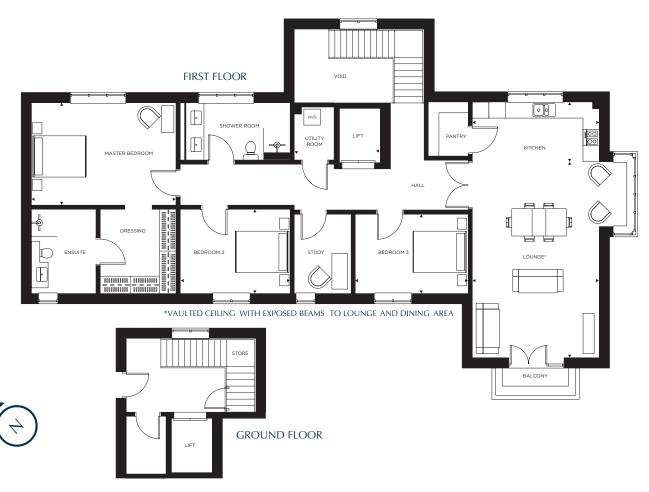


GROUND FLOOR

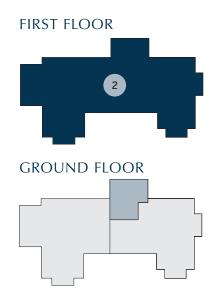


EXAMPLE OF A THREE BEDROOM GARDEN APARTMENT

2 Cedar Grange Three bedroom apartment



	Metres	Feet
Kitchen	2.13m x 4.16m	7'0" x 13'7"
Lounge	4.68m x 7.24m	15'4" x 23'9"
Master Bedroom	3.81m x 5.36m	12'6" x 17'7"
Bedroom 2	3.13m x 4.11m	10'3" x 13'5"
Bedroom 3	2.95m x 4.18m	9'8" x 13'8"
Total Area	175.6 sq m	1,890 sq ft



ABOUT RANGEFORD VILLAGES

WHAT WE DO

Rangeford Villages develops and operates new retirement villages for people aged over 60. We create exciting, innovative and contemporary communities for residents to live life to the full, with a wide range of leisure activities, services, support and care. We promote wellbeing whilst helping residents maintain an active and independent lifestyle.

OUR VISION

The Rangeford Villages' vision is to create beautiful, aspirational places for residents to enjoy later life, in safe, secure and homely surroundings. We treat our residents as individuals and seek to understand their specific needs and desires and always look to exceed their expectations. We aim to be a premier retirement village operator in England and strive to build the next generation of innovative retirement communities, creating long term value for our residents, staff and investors.

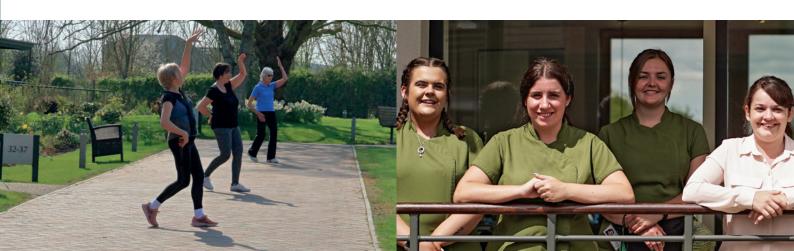


VALUES AND BEHAVIOURS

- Our staff are **Respectful** to one another and our residents
- Open and Honest with everyone they deal with
- Individually **Accountable** for their performance
- Driven to be the **Best** they can be
- Focused on **Excellent Service** at all times

Our care team offer our services in a way which is both **compassionate** and **nurturing** and are always **dependable** and **reliable**.

Rangeford Holdings Ltd are members of ARCO (Associated Retirement Community Operators), the UK sector body for retirement communities. As Approved Operators we aim to comply at all times with the ARCO Consumer Code.



TESTIMONIALS FROM RANGEFORD VILLAGE RESIDENTS



After two years of living on my own, I decided it was time to move into a retirement apartment. Siddington Park offers so much more than an apartment, it's a community. I know I am making the correct choice by moving into Siddington Park.

Mrs Terry, Reservist and Founding Member



Our terrace was a blessing during the lockdown.

We used it almost every day, whenever the weather was nice to get some fresh air and enjoy the views.

The whole apartment feels very modern and spacious, it's really well designed.

Graham & Diana Wilkins Residents at Rangeford Villages



I'm really enjoying life at Wadswick Green. I wasn't sure how much I would take part in before I moved, but I have been doing aqua aerobics and have attended a resident's supper. It's been good to get to know people. I'm just gradually introducing myself to life here — mixing life at Wadswick Green with the life I had before.

Ann Veronika Scaramanga, Resident at Wadswick Green



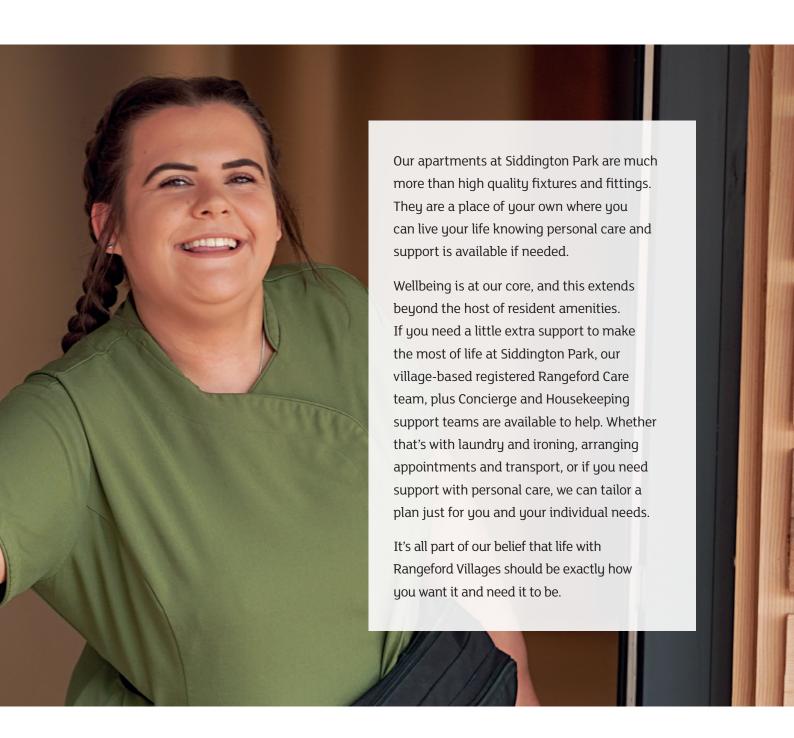
We are delighted to have made it into our new home and are very much looking forward to all the new adventures and memories we will make here. We are looking forward to getting to know our new neighbours as they move into their lovely apartments over the coming months and the real sense of community that we will get here.

Our moving day at Siddington Park was both an exciting and busy day, made all the easier by the on-site Rangeford Team, Sandra, Rose and Ollie, who provided us with lots of support and all the information we needed in a comprehensive information pack, which included helpful information on how to use all the technology installed in the apartment.

In the week that we have been here, we have already seen how the gardening team has made the immediate surroundings look beautiful. We really can't wait to see the whole village completed. Although we lived in our previous house for 22 years, and had many happy memories there, we are already starting to feel the benefits of living in our lovely new contemporary apartment and have started to enjoy some of the lovely walks with our dog 'Tilly' in and around Siddington and the stunning Cotswold water park nearby. We know we have made the right choice by moving to Siddington Park.

Mr & Mrs Steer, First residents at Siddington Park

HERE FOR YOU



TAKING THE STRESS OUT OF LIVING

Sit back and enjoy life at Siddington Park knowing the day-to-day and long-term management, staffing and maintenance of the village is all taken care of, ensuring the village looks as attractive in the future as it does today.

The fees for safeguarding the facilities at Siddington Park are completely transparent, so there won't be any unforeseen surprises. Helping you to enjoy life to the full, we've split the community fee payments between regular monthly amounts and deferred some to when your Rangeford home is re-sold, letting you have more money in your pocket to spend on you and your loved ones, here and now.

At Rangeford Villages, we believe our monthly and deferred community fee structure is a cost effective and efficient way to cover the village's expenditure, which may work out lower than the upkeep of your existing home. The ongoing investment in preserving the high standards at Siddington Park gives homes the potential to increase in value in-line with the housing market.







SIDDINGTON PARK CIRENCESTER

RANGEFORD VILLAGES

SIDDINGTON PARK | Cirencester, GL7 6GU

Simply call **01285 580 927** or email **sales@siddingtonpark.co.uk**Marketing Suite and Showhomes open 7 Days a week 10am - 5pm by appointment preferred







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