

A large, light blue, stylized letter 'R' graphic that spans across the left and bottom portions of the page. It has a thick, rounded stroke and a curved bottom edge.

WADSWICK GREEN  
CORSHAM

RANGEFORD  
VILLAGES

EXCLUSIVELY FOR THE OVER 60s



AN EXCITING AND DYNAMIC COMMUNITY



WADSWICK GREEN

# RANGEFORD VILLAGES

## WELCOME TO WADSWICK GREEN

Wadswick Green is a beautiful contemporary village exclusively for the over 60s where you can enjoy a spacious home built especially for you. Set in the heart of the Wiltshire countryside, just eight miles from Bath and under three miles from Corsham's pretty town centre, residents are conveniently placed to benefit from the local surroundings.

Created by Rangeford Villages, Wadswick Green is an award-winning 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

# WADSWICK GREEN



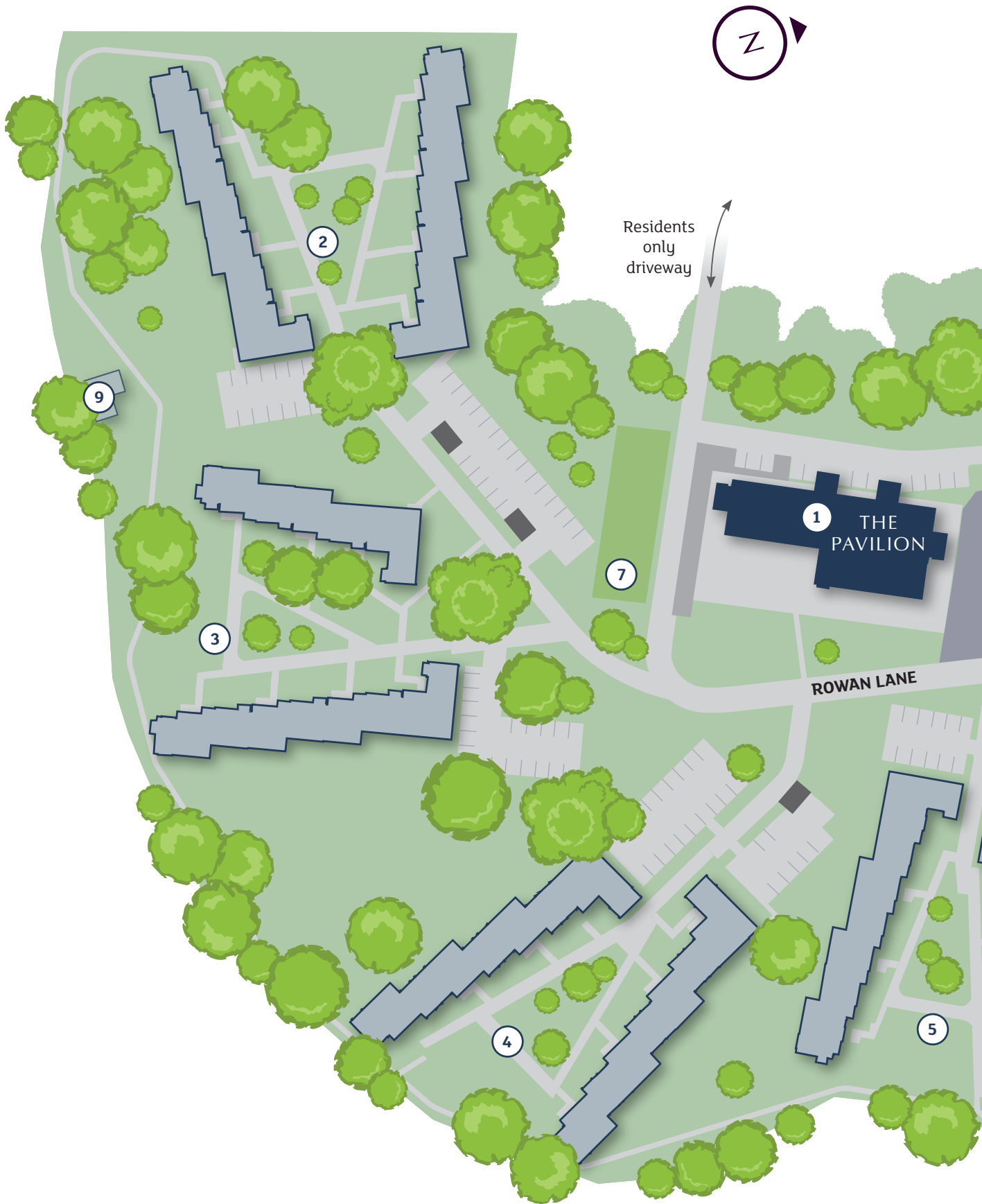
## A VILLAGE DESIGNED FOR YOU

Wadswick Green is set within 25 acres of landscaped gardens with mature trees, wildlife ponds, lit pathways and secluded seating areas, all designed with your enjoyment and wellbeing in mind.

Striking Courtyard apartments have double-aspect full height windows to soak up the countryside and courtyard views. While The Pavilion apartments, with valley or woodland views, have the added comfort and security of being in the very heart of the village. Each apartment has a unique and individual layout, view and ambience.

You'll immediately feel at home in the picturesque town of Corsham where there's always a warm welcome. With a fascinating, historic town and the stunning Wiltshire countryside on your doorstep, there's so much for you to discover.

WADSWICK GREEN  
VILLAGE PLAN



# WADSWICK GREEN





## A LIFESTYLE TO ENJOY

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

Surrounded by nature, Wadswick Green is a village that embraces life in Wiltshire. Right on your doorstep is an abundance of landscaped gardens and woodland trails for a peaceful walk, the village green with a boules court, croquet lawn and putting green to hone your skills, and even raised bed allotments if you want to get a bit closer to nature.

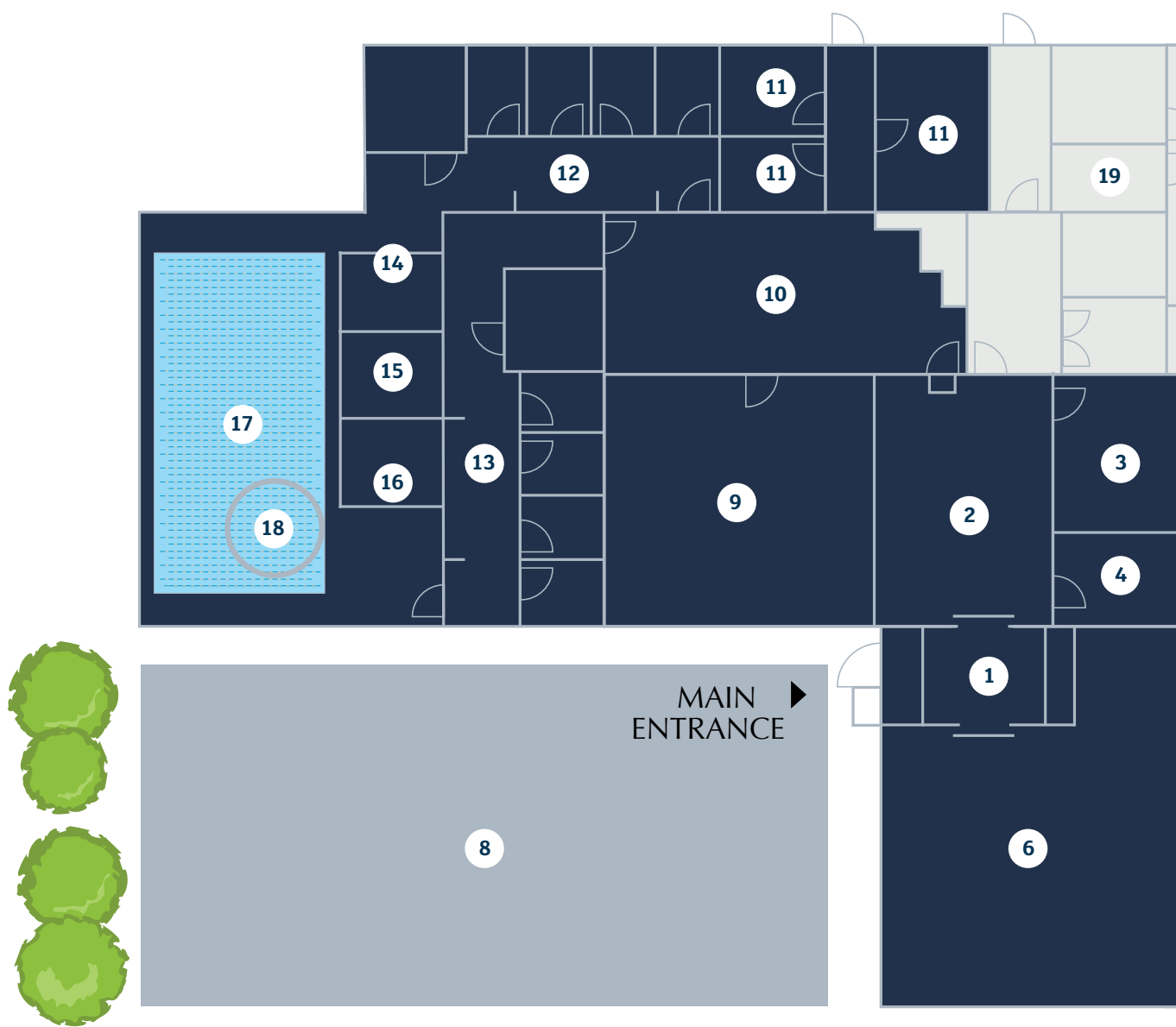
WADSWICK GREEN



## VILLAGE AMENITIES

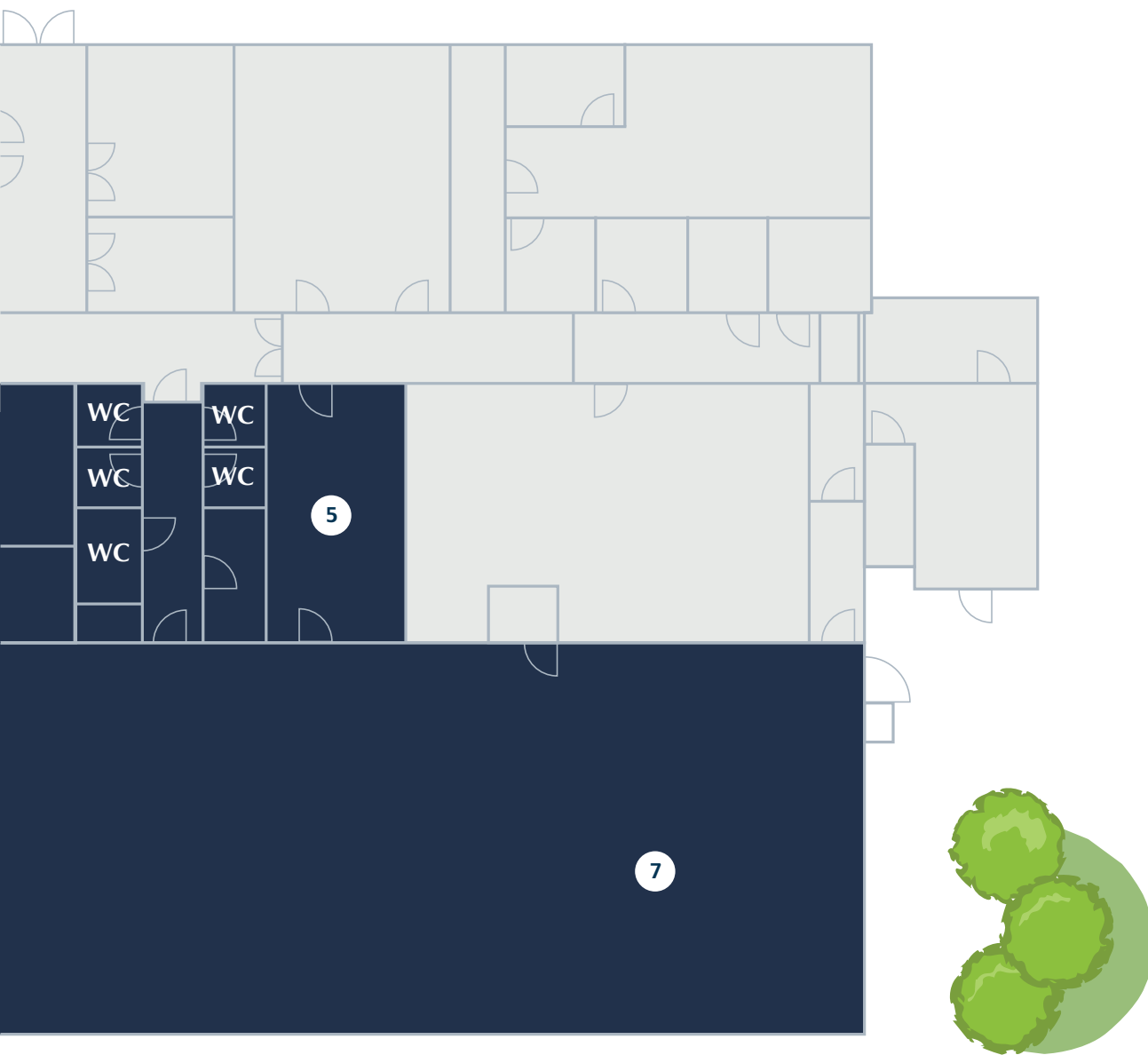
At the heart of Wadswick Green is The Pavilion, a hub for social activity. Here you'll find The Greenhouse Coffee Shop & Restaurant – the perfect place for a relaxed breakfast, meeting with friends old and new over a coffee on the terrace, or a delicious dinner in the restaurant. You can even reserve the private dining room for those special occasions with your family. The Pavilion also houses the wellbeing spa with swimming pool, sauna and steam room, fully equipped gym and hair salon.

# THE PAVILION



- |    |                                      |    |                                 |
|----|--------------------------------------|----|---------------------------------|
| 1  | Entrance Lobby                       | 11 | Treatment Rooms                 |
| 2  | Village Reception                    | 12 | Male Changing                   |
| 3  | Hair & Beauty Salon                  | 13 | Female Changing                 |
| 4  | Manager's Office                     | 14 | Sauna                           |
| 5  | Private Dining Room                  | 15 | Foot Spa                        |
| 6  | The Greenhouse Bar and Coffee Lounge | 16 | Steam Room                      |
| 7  | The Greenhouse Restaurant            | 17 | Swimming Pool                   |
| 8  | Sun Terrace                          | 18 | Hydro Pool                      |
| 9  | Gym                                  | 19 | Lift to The Pavilion apartments |
| 10 | Spa Reception                        |    |                                 |

# WADSWICK GREEN



WADSWICK GREEN

# OUR WELLBEING SPA



WADSWICK GREEN



WADSWICK GREEN



## VILLAGE FACILITIES 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 Coffee Shop & Restaurant
-  Outdoor Terrace
-  Hair & Beauty Salon
-  Sauna & Steam Room
-  Swimming Pool
-  Gym & Fitness Suite
-  Gardens & Allotments
-  Village Green, Croquet Lawn,  
Boules Court & Putting Green
-  Concierge & Housekeeping
-  Chauffeur Services & Car Parking Spaces
-  24-hour Emergency Support
-  Domiciliary Care
-  Electric Vehicle and Buggy  
Charging Points
-  Pet Friendly
-  Guest Suite for your Friends & Family
-  Resident Activities

## OUR LOCATION

Corsham is a hidden gem in Wiltshire. This quintessentially English market town, with roots in the wool and stone trade, sits on the southern fringe of the Cotswolds. The town centre is a short 3 mile journey and has an abundance of independent retail outlets and restaurants as well as leisure facilities and parks.

Wadswick Green provides the perfect base to explore the Cotswolds, an Area of Outstanding Natural Beauty, the stunning Wiltshire countryside and Somerset. 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.

### CORSHAM COURT

One of England's finest stately homes built on the site of a former Saxon royal manor. It is home to a collection of paintings set in a picture gallery designed by Capability Brown, who also designed the stunning gardens.

### LACOCK AND CASTLE COMBE

A short drive takes you to the Medieval village of Lacock which has been preserved for over 200 years and has been the location for costume dramas and feature films, such as Downton Abbey, Pride and Prejudice and Harry Potter. The wonderful Lacock Abbey can also be found here. Another short drive takes you to the picturesque village of Castle Combe often hailed the 'prettiest village in England' with its fairytale cottages, and another favourite film location.

### BATH

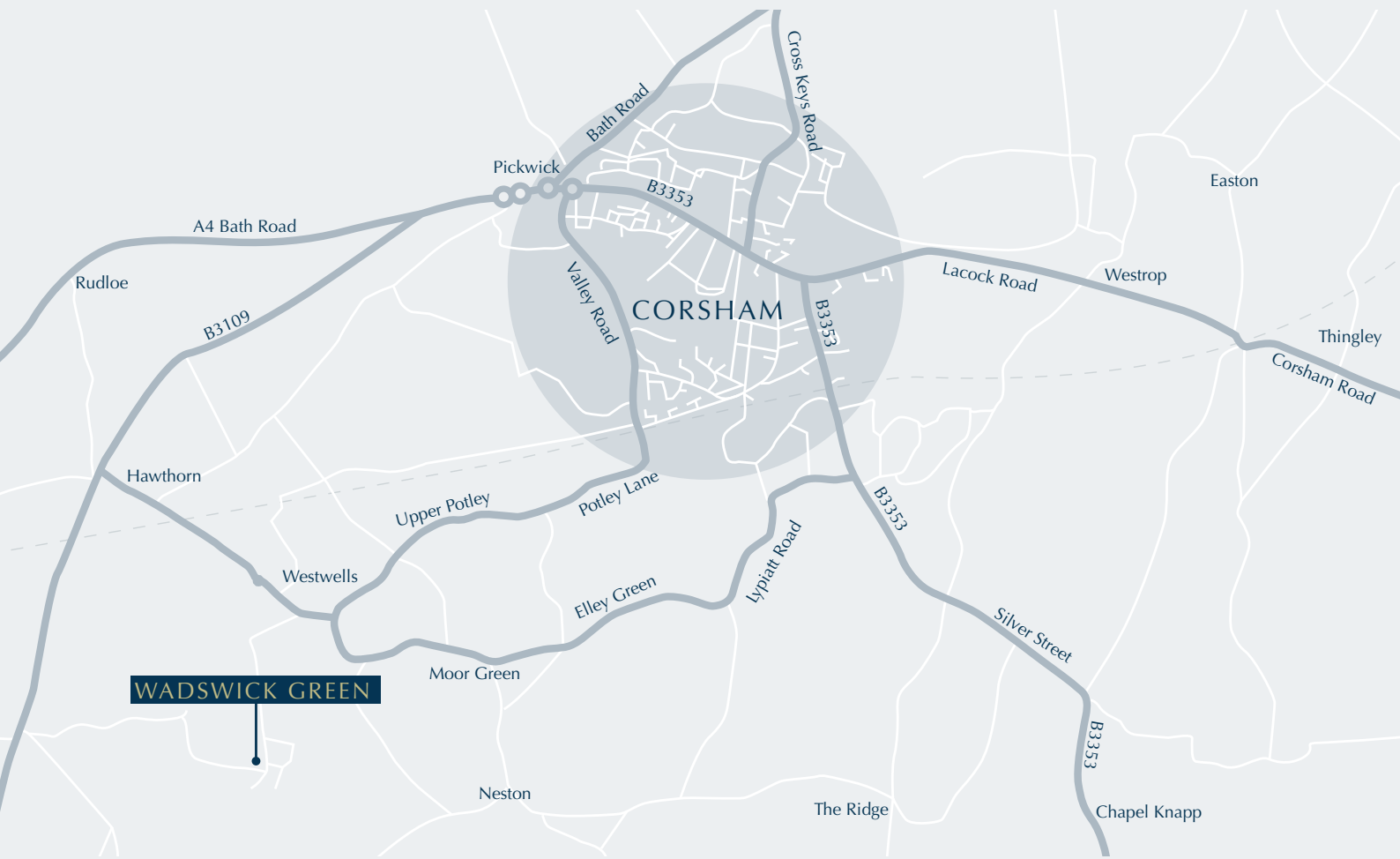
Just 8 miles away is the historic Georgian city of Bath with a wealth of attractions on offer, such as the Royal Crescent, the Roman Baths, Bath Abbey, Pulteney Bridge and many more. With over 40 museums, good restaurants, quality shopping and theatres, it's a vibrant destination any time of the day and year.



Corsham Court



Corsham Town

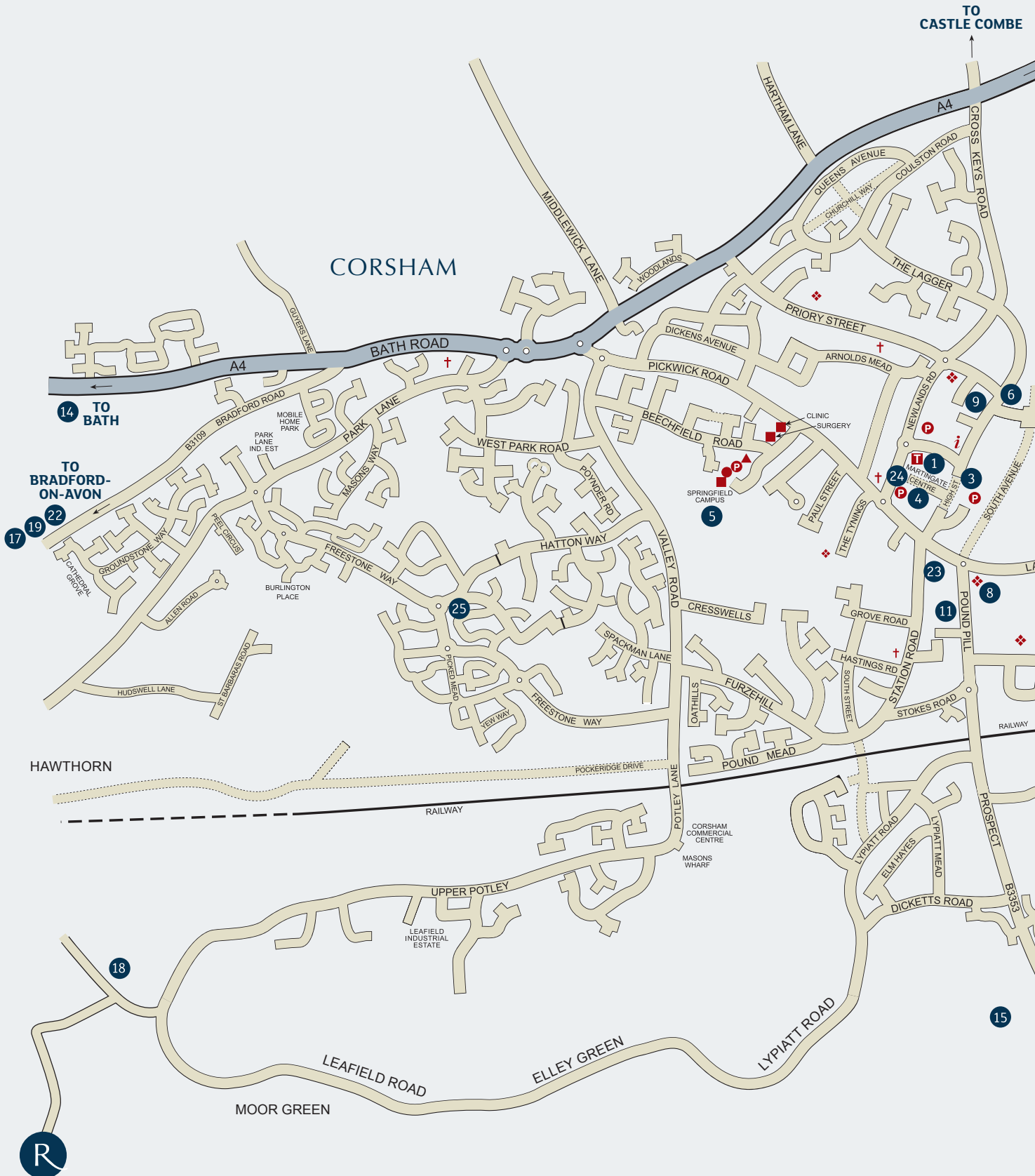


Roman Baths, Bath



19  
Castle Combe

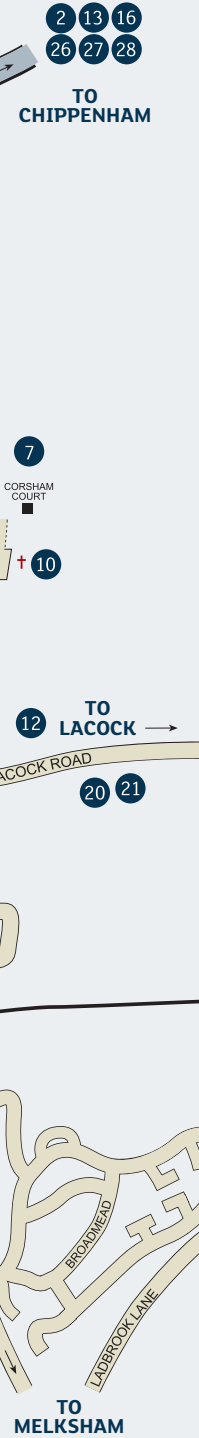
# YOUR SURROUNDINGS



## KEY

- 1 **Shopping:** Martingate
- 2 **Shopping:** Emery Gate (Chippenham 4.3 miles)
- 3 **Shopping:** Street Market (Tuesdays)
- 4 **Shopping:** Country Market (Fortnightly - Friday)
- 5 Corsham Library
- 6 Corsham Post Office
- 7 Corsham Court, historic house
- 8 Corsham Almshouse and Schoolroom
- 9 Flemish Weavers' Cottages
- 10 St Bartholomew's Church
- 11 The Pound Arts Centre
- 12 Lacock Village (3.4 miles)
- 13 Castle Combe Village (6 miles)
- 14 Bath (8 miles)
- 15 Melksham Train Station (4.8 miles)
- 16 Chippenham Train Station (4.9 miles)
- 17 Bradford-on-Avon Train Station (7.9 miles)
- 18 Basil Hill Barracks Bus Stop (2.4 miles)
- 19 Kingsdown Golf Course, Corsham (5 miles)
- 20 Corsham Town Football Club
- 21 Corsham Rugby Football Club
- 22 AFC Corsham
- 23 Corsham Cricket Club
- 24 **Supermarket:** Co-op Corsham Town Centre
- 25 **Supermarket:** Co-op Convenience Store
- 26 **Supermarket:** Sainsbury's (Chippenham 1.2 miles)
- 27 **Supermarket:** M&S Foodhall (Chippenham 1.2 miles)
- 28 **Supermarket:** Waitrose (Chippenham 1.2 miles)
- R **Rangeford Wadswick**

- † Church
- P Car Park
- ❖ School
- T Toilets
- Police Station
- i Tourist Info
- ▲ Library



Take a stroll along Corsham's High Street with its historic Georgian stone buildings which starred in the BBC series Poldark, and also inspired Charles Dickens' novel The Pickwick Papers. Enjoy browsing the numerous independent retailers and stop for a bite to eat in one of the many restaurants, cafes and pubs. You might even come across Corsham's famous peacocks, who roam freely through the town's cobbled streets.



Corsham Town

Immerse yourself in the history of the 17th century Almshouse and Schoolroom, and the Grade II listed row of Flemish Weavers' Cottages. Or for something a bit more vibrant, pop into The Pound arts centre – a hub of music, theatre and art. With a fantastic line up of events and festivals throughout the year, there's something for everyone to enjoy.



21  
Corsham Court



## SPACIOUS HOMES, EXPERTLY DESIGNED

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.



## ABOUT THE HOMES

Each home at Wadswick Green benefits from the following features:

- Your own front door and private address
- Beautiful and intelligent interior design with wide hallways and entrances
- Lounge glazed pass door and panelled doors elsewhere
- Double glazed windows with low solar gain glazing
- Balcony 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



SPACIOUS HOMES BUILT ESPECIALLY FOR YOU



# ABOUT RANGEFORD VILLAGES

## WHAT WE DO

Rangeford Villages develops and operates 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

To create aspirational retirement communities in beautiful surroundings, enabling our residents to live their lives independently and with purpose and fulfilment.



## OUR VALUES

Our values at Rangeford Villages are core to what we do, how we do it and why. Through embracing these themes, we deliver on our ambitions as a business and create a vibrant, successful and happy workplace:

- **Service** We put our residents at the heart of every decision we make
- **Respect** We treat our residents as individuals and celebrate their uniqueness
- **Accountability:** We take ownership of our actions and their impact
- **Caring:** We make a positive difference to people's lives and always do the right thing
- **Teamwork:** We work together and thrive on collaboration to achieve the best results



## TESTIMONIALS FROM RANGEFORD VILLAGE RESIDENTS



“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 Veronica Scaramanga**  
Resident at Wadswick Green



“I chose to immerse myself in the village and go out and enjoy it, and I have, and I’ve loved it. My life since I’ve been here has completely changed. I swim every morning for my exercise, and I also play croquet, which I’d never played before, but this brought me into the village feeling. I came here to enjoy it and enjoy it I have!”

**Annette Fox**  
Resident at Wadswick Green



“Wadswick Green is a really pet friendly village. I’m so grateful that I was allowed to have my dog Floss. A lot of retirement villages only allow you to have a pet if you move in with one, but don’t let you get one once you’ve moved in. At Wadswick Green it caused no issue at all, and the staff have been very understanding and supportive. The countryside is wonderful, we have so many routes and paths to explore, it’s just perfect for dogs.”

**Jan Warner**  
Resident at Wadswick Green

Visit our website, [rangefordvillages.co.uk](http://rangefordvillages.co.uk), to read more and watch our full resident testimonial videos.

## WADSWICK GREEN



“Wadswick is the only place that can tick all of my boxes, and I feel safe here. I just feel that if I come home at 10 o'clock at night there will be someone here on duty; not that I'm thinking of coming out at night, but if I do, I know I can. In my old home I couldn't, I was quite frightened, but so many things here are just right for me.”

**Carol Edgar**  
Resident at Wadswick Green



“One of the things that has certainly enhanced my life is that I was living on my own in a large house and not getting out as much as I had previously; my mobility was declining. Since I've been at Wadswick, I've started using the gym, which is great. At the gym you can book slots, which I've found very useful and feel now that my mobility is improving again.”

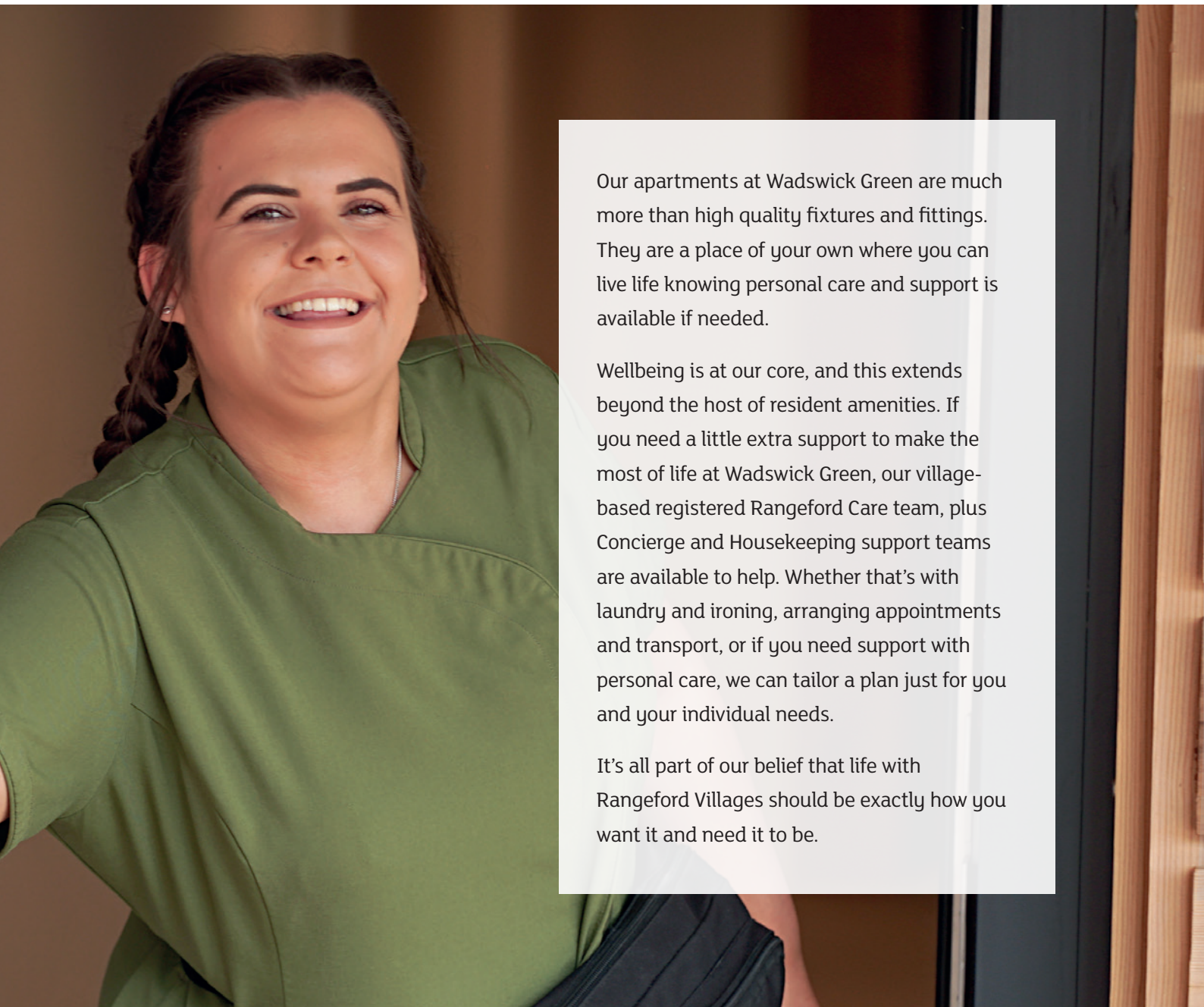
**Mr Colin Read**  
Resident at Wadswick Green



“One of the attractions of moving here was that it's a very easy place to lock up when you'd like to go away on holiday; people can sort out the post for you, water the plants, and there's the security aspect.”

**Diana & Graham Wilkins**  
Residents at Wadswick Green

## HERE FOR YOU



Our apartments at Wadswick Green are much more than high quality fixtures and fittings. They are a place of your own where you can live life knowing personal care and support is available if needed.

Wellbeing is at our core, and this extends beyond the host of resident amenities. If you need a little extra support to make the most of life at Wadswick Green, our village-based registered Rangeford Care team, plus Concierge and Housekeeping support teams are available to help. Whether that's with laundry and ironing, arranging appointments and transport, or if you need support with personal care, we can tailor a plan just for you and your individual needs.

It's all part of our belief that life with Rangeford Villages should be exactly how you want it and need it to be.

## WADSWICK GREEN

# TAKING THE STRESS OUT OF LIVING

Sit back and enjoy life at Wadswick Green 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 protecting the facilities at Wadswick Green are completely transparent, so there won't be any unforeseen surprises.

At Rangeford Villages, we believe our 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 Wadswick Green gives homes the potential to increase in value in line with the housing market.



# WADSWICK GREEN CORSHAM

## RANGEFORD VILLAGES

WADSWICK GREEN | Wiltshire, SN13 9RD

Simply call **01225 220178** or email **sales@wadswickgreen.co.uk**

Marketing Suite and Showhomes open Monday - Friday 10am - 5pm (Saturday by appointment)



Wadswick Green is a trading name of Rangeford RAP Limited. Registered in England & Wales No. 08494384. Registered office: 6th Floor 33 Holborn, London EC1N 2HT. 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.

EXCLUSIVELY FOR THE OVER 60s