

KINGSDOWN

Retirement Village

Welcome to



KINGSDOWN

Retirement Village

Retirement living is an exciting and fast growing concept. Independent living, in a community with people of a similar age brings a different and in some ways a more welcoming angle to retirement.

Set in 5 acres of lush, mature grounds, Kingsdown Retirement Village is a new and vibrant development bringing traditional community spirit and a true sense of belonging to the over 55's. With a combination of modern and imaginative, two bedroom, two bathroom bungalows and one and two bedroom apartments to choose from, you're bound to find yourself counting down the days until you can finally move in.

With numerous facilities for residents and visitors, this lovely retirement village offers independent living and an active social life built around the communal facilities. Built to a high specification, this is the perfect place to build friendships and feel safe and relaxed.



Whether you select a bungalow or an apartment, you will be able to join in with the variety of organised activities, or if you would prefer some time to yourself, you can simply enjoy the beautiful grounds.



Site plan





Highworth

Fitzwarren House Care Home

Barnes House
Plots 63 - 78

Future Residential Development

Footpath linking to bus stop, local shop and Stanton House





lifestyle

Sit and enjoy a nice ‘cuppa’ with friends and get to know your neighbours in the communal lounge and for those of you who love to read, get lost in a good book in the library.

If you’re feeling energetic you can make good use of the gym or take a stroll to Stanton Lake and Gardens and there are local shops nearby that you could walk or cycle to, as well. Weekly transport services running to local shopping facilities will take you further afield (by appointment).

With on-site beauty facilities, you can have your hair or nails done and feel totally pampered with friends and for the warmer months, you can sit outside enjoying the sunshine, the gardens and tranquil pond.

You will be living in a safe and luxurious environment with the comfort that everything including the property maintenance is taken care of (upon request).

We are taking all of the stressful things out of your hands so you can enjoy all the things you want to do.

care & support

Kingsdown Retirement Village work closely with a number of registered care providers that can provide tailored care packages to suit every individuals needs.

We also understand that some residents may have existing care arrangements in place whether that is via an independent care agency or provided by family & friends.

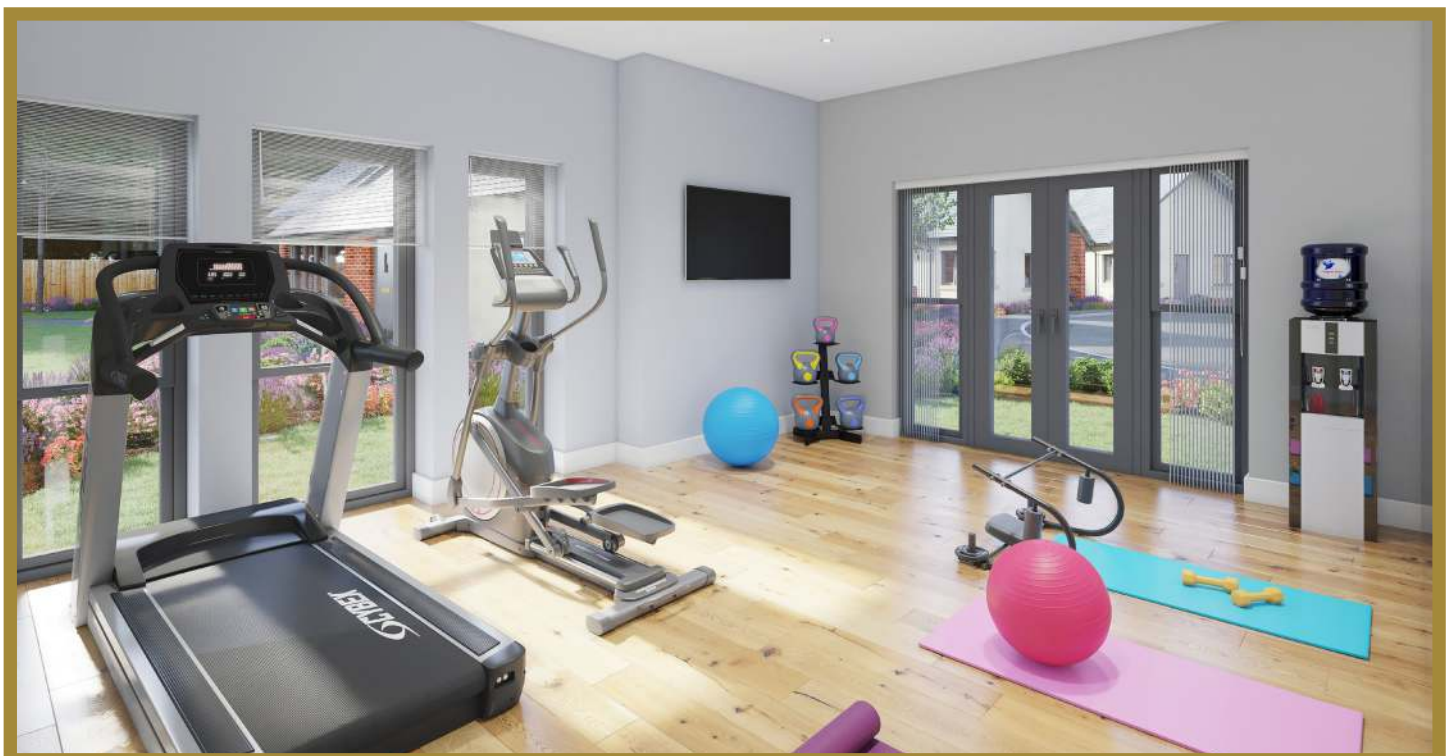
We feel it essential that all our residents have a choice in deciding who will provide their care & that they maintain that flexibility whilst living in one of our communities.

A assessment with our on-site manager will be required.



Communal facilities

- lounge/cafe
- communal gardens
- salon
- library/games room
- gym/wellbeing room
- on site house manager







The Stanton

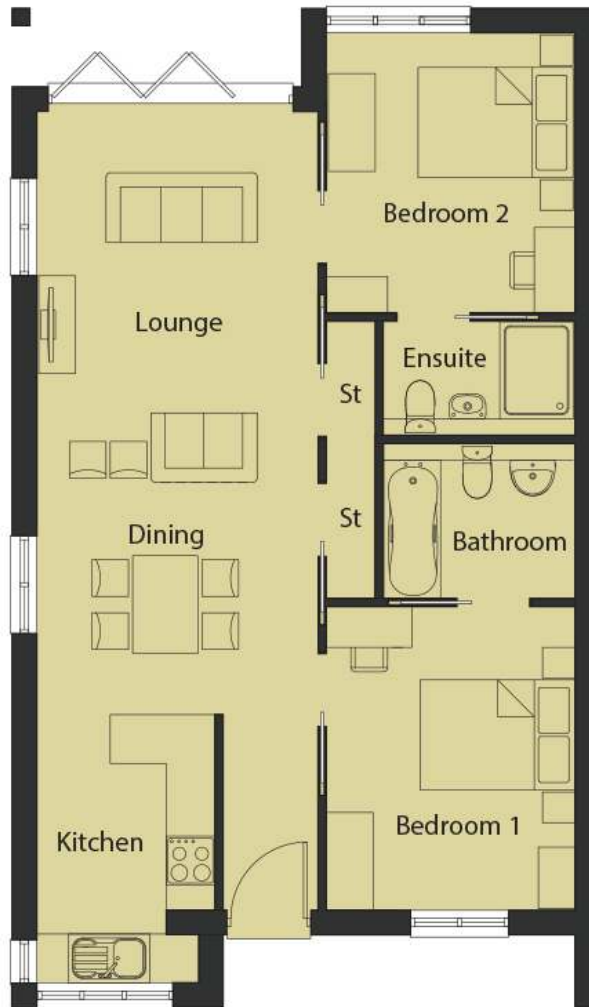
Plots

1, 2, 6, 7, 9, 10, 13, 16, 19, 20, 22, 25, 28, 32, 33, 35, 36

The Stanton is a semi-detached two bedroom bungalow with open plan kitchen, dining and living room which features bi-fold doors to the rear and plenty of light throughout.

Two double bedrooms both with their own bath or shower rooms. The Stanton offers plenty of storage and is finished to a high standard throughout. Internal specification can be found on page 22.

Floorplans and dimensions are taken from architectural drawings and could vary during construction and are provided for guidance only. Floorplans are not to scale.



The Stanton

Plots

1, 2, 6, 7, 9, 10, 13, 16, 19, 20, 22, 25, 28, 32, 33, 35, 36

Room	Metric	Imperial
Living/Dining Room	7.25m x 3.5m	23.7ft x 11.4ft
Kitchen area	3.5m x 2.1m	11.4ft x 6.8ft
Bedroom 1	3.6m x 3.0m	11.8ft x 9.8ft
Bedroom 2	3.6m x 3.0m	11.8ft x 9.8ft

-  2 Bedrooms
-  2 Bathrooms
-  Open Plan Living Space
-  Parking Space

Total area: approx 67.55 sq metres (750 sq ft)

Floorplans and dimensions are taken from architectural drawings and could vary during construction and are provided for guidance only. Floorplans are not to scale.



The Lechlade

Plots

4, 8, 11, 12, 15, 23, 24, 29, 30, 31, 37, 38, 39, 40, 41

The Lechlade is available as a semi-detached or detached two bedroom bungalow with open plan kitchen, dining and living room which features bi-fold doors to the rear and plenty of light throughout. Two double bedrooms both with their own bath or shower rooms. The Lechlade offers plenty of storage, and a cloakroom off the entrance hall. Finished to a high standard throughout, internal specification can be found on page 22.

Floorplans and dimensions are taken from architectural drawings and could vary during construction and are provided for guidance only. Floorplans are not to scale.



The Lechlade

Plots

4, 8, 11, 12, 15, 23, 24, 29, 30, 31, 37, 38, 39, 40, 41

Room	Metric	Imperial
Living/Dining Room	7.25m x 3.5m	23.7ft x 11.4ft
Kitchen area	3.5m x 2.1m	11.4ft x 6.8ft
Bedroom 1	3.6m x 3.0m	11.8ft x 9.8ft
Bedroom 2	3.6m x 3.0m	11.8ft x 9.8ft

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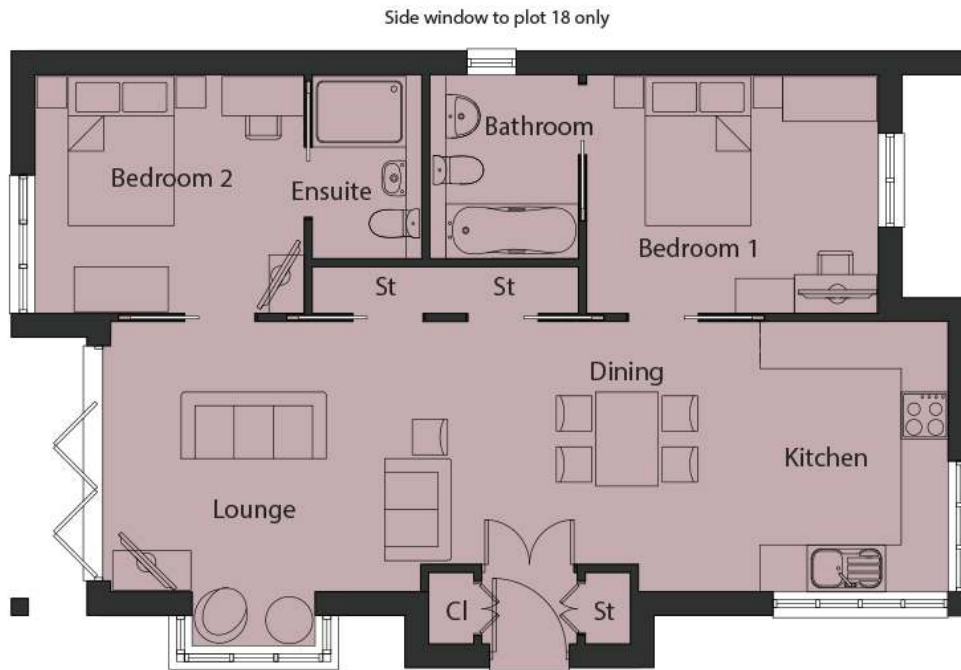
The Highworth

Plots

3, 5, 14, 17, 18, 21, 26, 27, 34, 42

The Highworth is available as semi-detached or detached two bedroom bungalow with open plan kitchen, dining and living room which features a box bay window overlooking gardens, and bi-fold doors to the side. Two double bedrooms both with their own bath or shower rooms. The Highworth offers plenty of storage, and a cloakroom off the entrance hall. Finished to a high standard throughout, internal specification can be found on page

Floorplans and dimensions are taken from architectural drawings and could vary during construction and are provided for guidance only. Floorplans are not to scale.



The Highworth

Plots

3, 5, 14, 17, 18, 21, 26, 27, 34, 42

Room	Metric	Imperial
Living/Dining Room	8.4m x 4.2m max	27.5ft x 13.7ft
Kitchen area	3.6m x 2.5m	11.8ft x 8.2ft
Bedroom 1	3.6m x 3.0m	11.8ft x 9.8ft
Bedroom 2	3.6m x 3.0m	11.8ft x 9.8ft

-  2 Bedrooms
-  2 Bathrooms
-  Open Plan Living Space
-  Parking Space

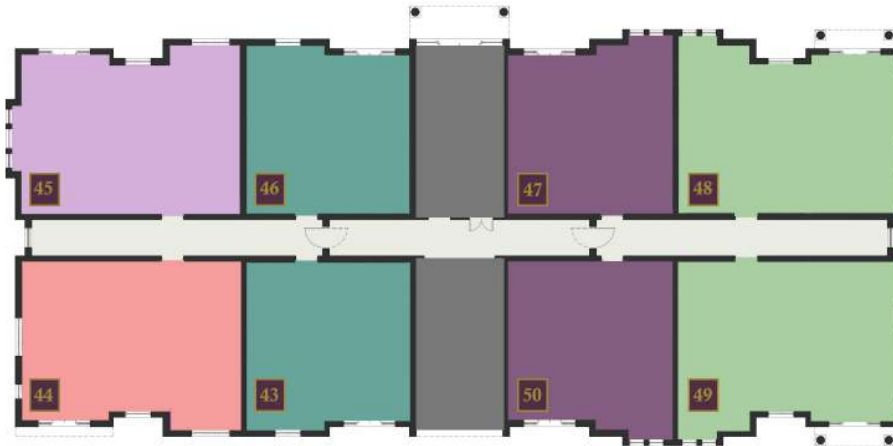
Total area: approx 78.69 sq metres (844 sq ft)

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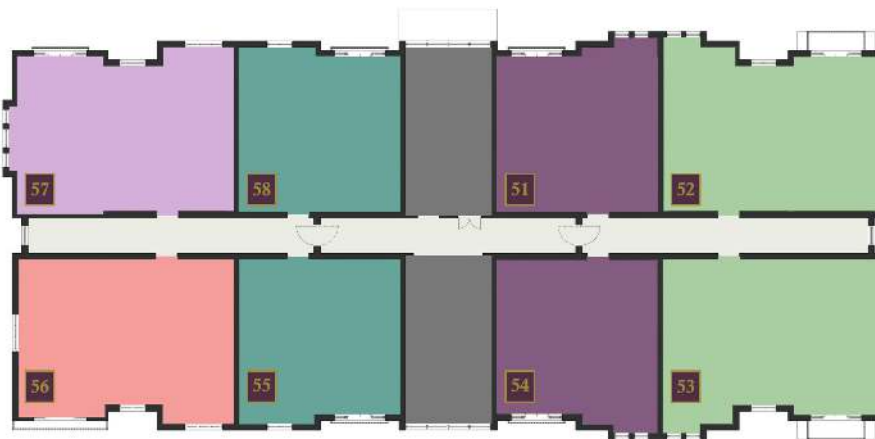
Stratton House



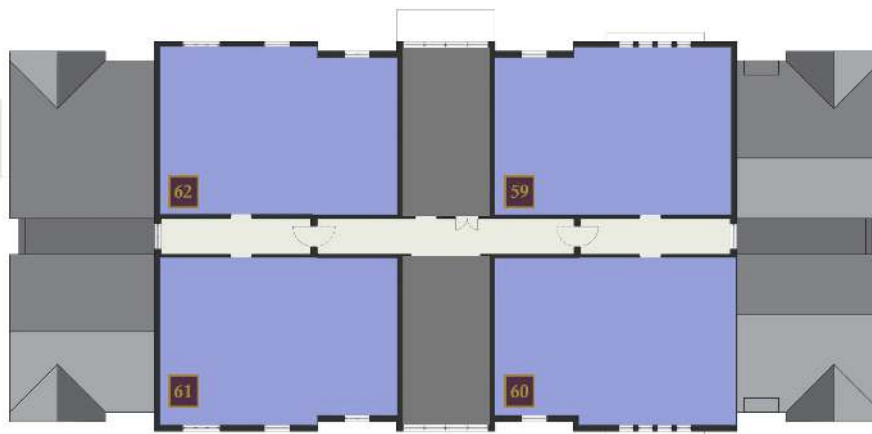
Ground Floor



First Floor



Second Floor

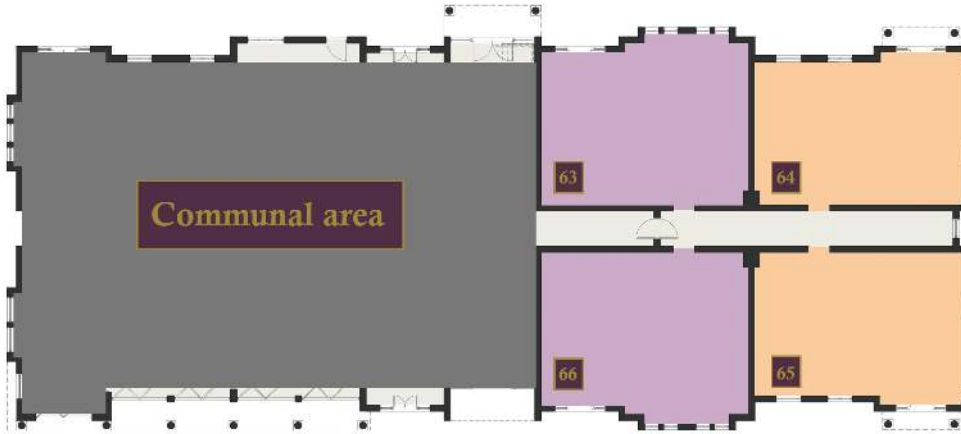


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|--|---|--|
|  The Hampton |  The Ermin |  The Cricklade |
|  The Shrivenham |  The Kingsdown |  The Wanborough |

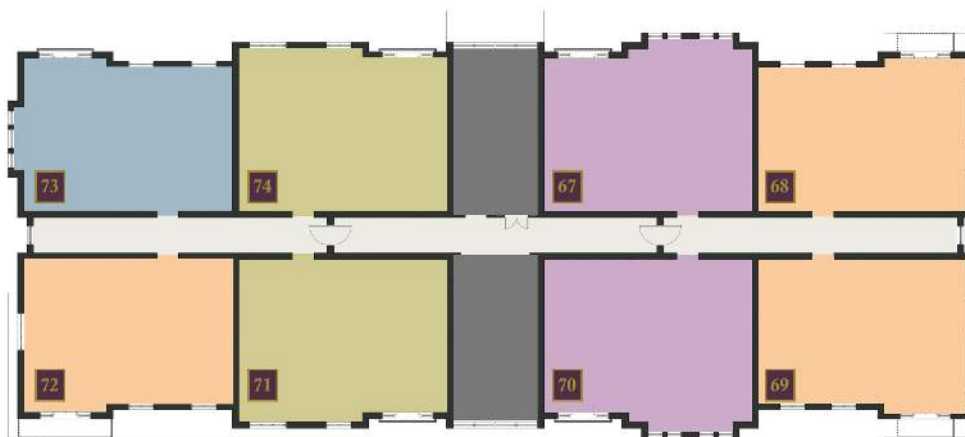


Barnes House

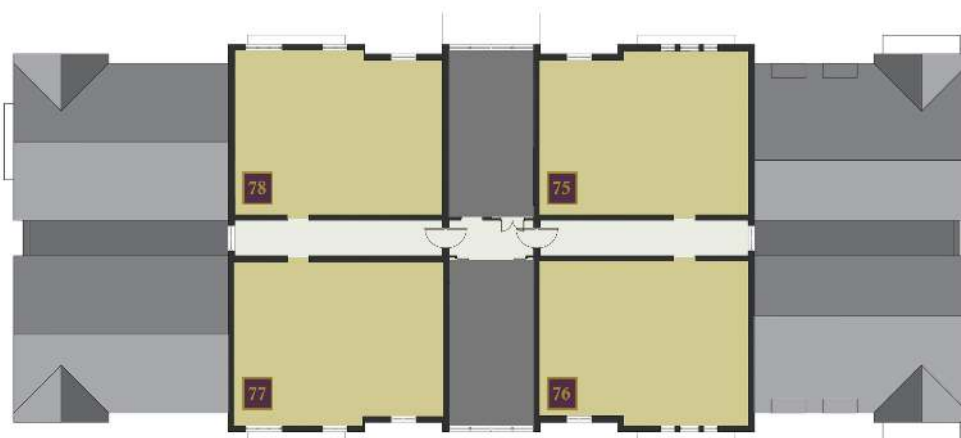
Ground Floor



First Floor



Second Floor



-  The Grange
-  The Beechcroft
-  The Hyde
-  The Oxford

Apartment Types

The Grange

Plots: 64, 65, 68, 69, 72



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.9m	17'3 x 12'7
Kitchen	3.9m x 1.8m	12'7 x 5'9
Bedroom One	4.1m x 3.2m	13'4 x 10'4
Bedroom Two	3.5m x 2.4m	11'4 x 7'8
Bathroom	2.6m x 2.1m	8'6 x 6'8
Total area: approx 68.3 sq m (736 sq ft)		

The Beechcroft

Plots: 73



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 4.3m	17'3 x 14'10
Kitchen	3.9m x 1.8m	12'7 x 5'9
Bedroom One	4.1m x 3.2m	13'4 x 10'4
Bedroom Two	3.5m x 2.5m	11'4 x 8'2
Bathroom	2.6m x 2.1m	8'5 x 6'8
Total area: approx 69.6 sq m (750 sq ft)		

The Ermin

Plots: 45, 57



The Ermin	Metric	Imperial
Living/Dining Room	5.3m x 4.3m	17'3 x 14'1
Kitchen	3.8m x 1.8m	12'4 x 5'9
Bedroom One	4.9m x 3.7m	16' x 12'1
Bedroom Two	3.5m x 2.5m	11'4 x 8'1
Bathroom	2.6m x 2.1m	8'5 x 6'8
Total area: approx 73.8 sq m (795 sq ft)		

The Kingsdown

Plots: 48, 49, 52, 53



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.8m	17'3 x 12'4
Kitchen	3.8m x 1.8m	12'4 x 5'9
Bedroom One	5.4m x 3.2m	17'7 x 10'4
Bedroom Two	3.5m x 2.5m	11'4 x 8'2
Bathroom	2.6m x 2.1m	8'5 x 6'8
Total area: approx 73.3 sq m (789 sq ft)		

Apartment Types

The Hyde

Plots: 71, 74, 75, 76, 77, 78



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.6m	17'3 x 11'8
Kitchen	3.9m x 1.8m	12'7 x 5'9
Bedroom One	4.9m x 3.2m	16' x 10'4
Bedroom Two	4.4m x 2.4m	14'4 x 7'8
Bathroom	2.6m x 2.1m	8'5 x 6'8
Total area: approx 73.4 sq m (791 sq ft)		

The Cricklade

Plots: 44, 56



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 5.8m	17'3 x 12'4
Kitchen	3.8m x 1.8m	12'4 x 5'9
Bedroom One	4.9m x 3.7m	16' x 12'1
Bedroom Two	3.5m x 2.0m	11'4 x 6'5
Bathroom	2.6m x 2.1m	8'5 x 6'8
Total area: approx 72.4 sq m (780 sq ft)		

The Oxford

Plots: 63, 66, 67, 70



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.6m	17'3 x 11'8
Kitchen	3.9m x 1.8m	12'7 x 5'9
Bedroom One	5.4m x 3.2m	17'7 x 10'4
Bedroom Two	4.9m x 2.4m	16'0 x 7'8
Bathroom	2.4m x 2.1m	7'8 x 6'8
Total area: approx 75.2 sq m (810 sq ft)		

The Wanborough

Plots: 59, 60, 61, 62



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.6m	17'3 x 11'8
Kitchen	3.9m x 1.8m	12'4 x 5'9
Bedroom One	4.9m x 3.9m	16' x 12'7
Bedroom Two	4.4m x 3.5m	14'4 x 11'4
Bathroom	2.6m x 2.1m	8'5 x 6'8
Total area: approx 82.7 sq m (891 sq ft)		

Apartment Types

The Hampton

Plots: 43, 46, 55, 58



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.6m	17'3 x 11'8
Kitchen	3m x 1.8m	9'8 x 5'9
Bedroom	4.2m x 3.5m	13'7 x 11'4
Bathroom	2.2m x 1.2m	7'2 x 3'9
Total area: approx 55.7 sq m (600 sq ft)		

The Shrivenham

Plots: 47, 50, 51, 54



Accommodation	Metric	Imperial
Living/Dining Room	5.3m x 3.6m	17'3 x 11'8
Kitchen	3m x 1.9m	9'8 x 6'2
Bedroom	4.7m x 3.9m	15'4 x 6'2
Bathroom	2.2m x 1.2m	7'2 x 3'9
Total area: approx 56.5 sq m (609 sq ft)		





The Developer

Bluehills Development Company is a collaboration of local companies with over 35 years experience in developing high quality accommodation, both residential and commercial, in both standard residential and supported living sectors

Past projects include:

- Church View nursing home
- Ladymead care home
- Badbury Court
- Curtis Court

We like to use local contractors and suppliers to develop long term relationships which help to support and develop future projects.

BLUEHILLS
DEVELOPMENTS



Specification

Kitchens

- Choice of Magnets kitchen units*
- Soft closing doors and drawers
- Choice of worktop*
- 60cm cooker extractor hood
- 60cm single oven
- 60cm ceramic hob
- Integrated fridge freezer 70/30
- Integrated washing machine
- Integrated dishwasher
- Range of wall tiles from Tileflair*
- Range of floor tiles from Tileflair*

External and Security/Safety

- PVCU double glazed as standard
- Bi-fold doors to external patio area
- Site CCTV
- Smoke alarms in accordance with building regulations
- Easy access plug positioning

Bathrooms

- Sanitaryware by Porcelanosa*
- Chrome taps
- Thermostatic bath mixer tap
- En-suite shower enclosure
- En-suite thermostatic shower mixer
- Chrome towel radiator
- Range of wall tiles from Tileflair*
- Range of floor tiles from Tileflair*

Joinery & Decoration

- Chrome effect ironmongery
- (fire door as necessary)
- White internal doors (alternatives available on request)
- Contemporary skirting and architrave
- Dulux white paint to bathrooms
- Dulux white paint to ceilings
- Dulux white satinwood to woodwork

Heating & Connectivity

- Gas fired underfloor central heating
- Thermostatic control in each room
- Combi boiler
- LAN connection point
- Central wifi hub providing apartment coverage

* subject to build stage, price range and availability, developer reserves the right to change supplier





Service charges

Kingsdown Retirement Village Ltd manages and maintains Kingsdown Retirement Village, including all of the internal and external communal areas.

The service charge, payable by each property owner, is a proportion of the overall costs to run the development on an annual basis. Following the end of the service charge year (30th June in each year), each property owner will receive a summary of expenditure for that service charge year, certified by accountants in accordance with the property owners' leases. Each year there is a consultation with residents regarding the budget for the next financial year and a separate presentation of the actual expenditure in the previous financial year.

Your service charge is made up of:

- 24 hr medical emergency call facility
- insurance (buildings)
- electricity*
- water and sewage*
- grounds maintenance*
- cleaning and materials*
- window cleaning
- redecoration fund*
- contingency fund
- lift maintenance
- telephone and broadband
- weekly transport to local facilities*
- general maintenance*
- sundries
- management fee
- accountancy
- bank charges

*all starred items are for communal areas and communal supply only. 24hr medical call facility only available out of hours. weekly transport subject to appointment and availability.

**All costs to be collected by
Kingsdown Retirement Village Ltd
Lease length - 999 years on all properties**

	Apartment 1 bed	Apartment 2 bed	Bungalow
Monthly service charge	£200	£240	£285
Ground rent (PA)	£450	£450	£450
Total monthly cost	£237.50	£277.50	£322.50
Total annual cost	£2850.00	£3330.00	£3870.00

*monthly cost is approximated based on annual ground rent inclusion.



Stanton House Hotel



Highworth High Street

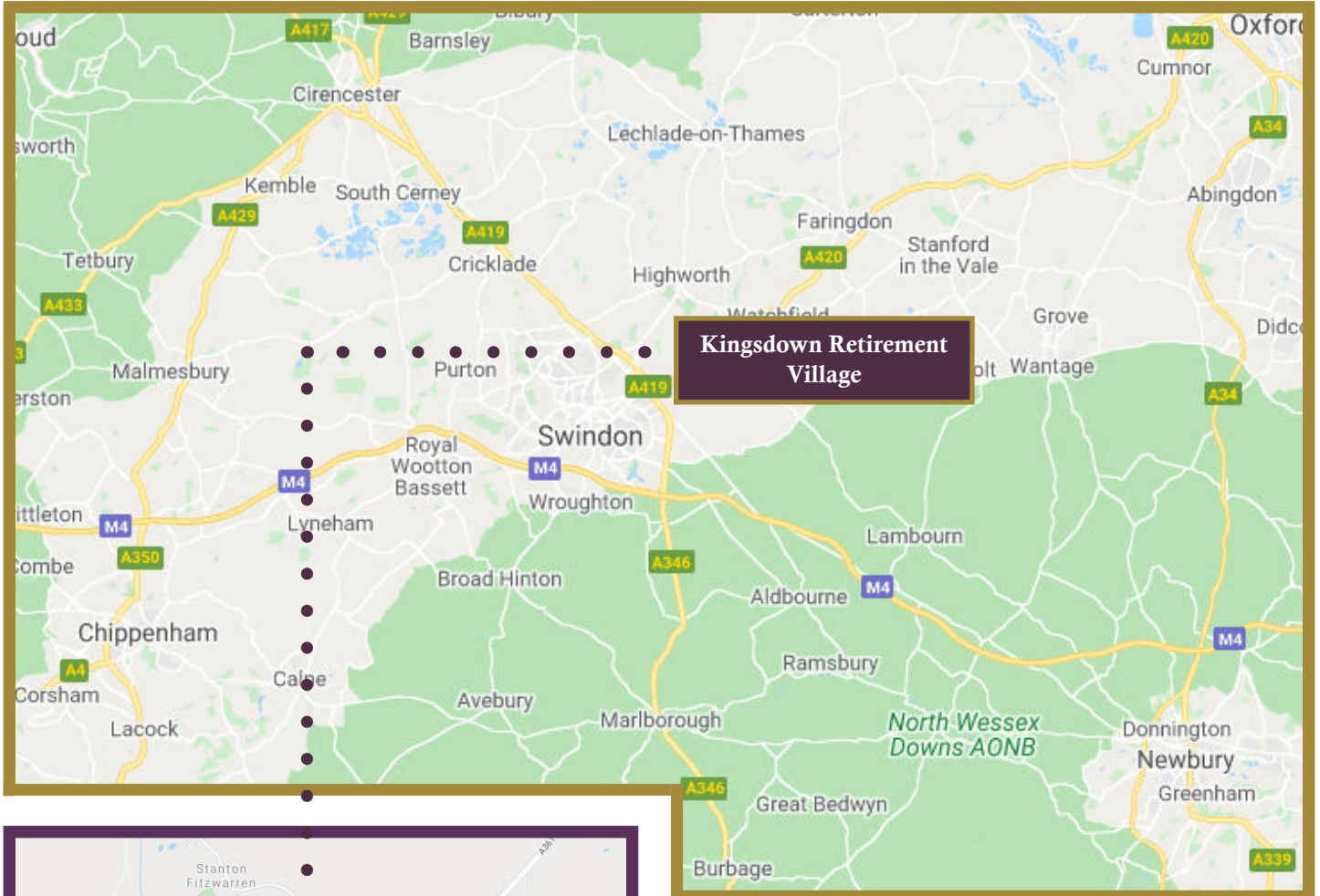


Dobbies Garden Centre



Wrag Barn Golf Club

How to find us



Postcode for sat nav:

SN3 4TD

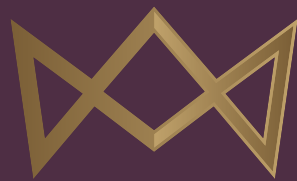
Kingsdown Retirement Village Address:

Kingsdown Road, Swindon, SN3 4TD

Directions from the M4:

Exit the M4 at Junction 15 and take the A419 exit towards Swindon. After 6 miles you will reach the exit for Honda (or Stratton B4006). Take this exit and then at the Rat Trap roundabout, take the first exit onto Highworth Road. At the Honda (North) roundabout, take the 2nd exit to stay on Highworth Road. In 0.4 miles, keep left to stay onto Highworth Road. Continue straight onto Kingsdown Road and in 0.1 miles, the destination is on your right.

**** site office not open until September 2020 - please contact us first on 01793 501 651**



KINGSDOWN

Retirement Village

Selling agents:

**richard
james**

01793 501 651

150 Grange Drive | Stratton | Swindon | SN3 4LA

www.kingsdownretirement.com