

KINGSDOWN

Retirement Village

welcome to

Kingsdown Retirement Village

Retirement living is an exciting and fast growing concept for the future. Living in a community with people of a similar age brings a different and in some ways a more welcoming angle to retirement. There are lots of similar developments in the UK and due to their increasing popularity there are many more still to be built.

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 choice of modern and imaginative two bedroom, two bathroom bungalows and three bedroom, three bathroom bungalows, alongside one and two bedroom apartments, you're bound to find yourself counting down the days until you can 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.

kingsdownretirementvillage.com



Whether you choose a bungalow or apartment, you can enjoy a range of organised activities, or simply take time to relax in the beautiful gardens.



KINGSDOWN RETIREMENT VILLAGE

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Stanton House Hotel
Stratton Woods



KINGSDOWN RETIREMENT VILLAGE

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Life at Your Own Pace

Enjoy spending time with neighbours in the welcoming **communal lounge**, whether that's catching up over a coffee, sharing a leisurely brunch with friends, or simply relaxing with your favourite book.

For those looking to stay active, the wellbeing room offers a space for light fitness and gentle exercise, while the nearby open green spaces and walking routes provide the perfect opportunity for a stroll and some fresh air.

As the seasons change, the beautifully maintained gardens become a wonderful place to sit outdoors, enjoy the sunshine, and connect with others in a peaceful setting.

With everyday responsibilities taken care of, you'll have more time to focus on the things that matter most - enjoying your independence, building friendships, and making the most of each day.



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In the Community

Life at **Kingsdown Retirement Village** is centred around connection, comfort, and ease. Spend time with friends in the welcoming lounge and café, enjoy a friendly chat with neighbours, or simply unwind with a good book in peaceful surroundings. Whether you prefer a lively social atmosphere or a quiet moment to yourself, there's always a space to relax and feel at home.

For those who enjoy keeping active, the on-site gym and nearby Stanton Lake and Gardens provide plenty of opportunities to get out and about and explore all that the local area has to offer. With beautifully maintained communal spaces and everyday upkeep taken care of, you're free to relax and enjoy each day exactly as you choose.



Communal Facilities

- Lounge/Café
- Salon
- Gym/wellbeing room
- Communal gardens
- Games room
- On site day manager



Everyday Living

From relaxed mornings in the café to keeping active in the gym, life at **Kingsdown Retirement Village** is designed to support your day, your way.

Spend time with neighbours, enjoy a moment of quiet, or make the most of the beautifully designed spaces available to you - all just a short walk from your front door.

Living at Kingsdown includes an element of care, tailored to you following an assessment before you commit to purchasing. With **trusted care providers** on hand, or the option to continue with any existing care arrangements, you can enjoy the reassurance of support while maintaining your independence.









Embrace Local Life

Ideally located on the edge of Swindon, Kingsdown offers the perfect balance of **peaceful surroundings and everyday convenience**. Enjoy a leisurely lunch at nearby Wrag Barn Golf Club, explore the characterful streets of Highworth, or take in the beauty of Stanton House Hotel and its surrounding parkland.

With local shops, cafés, and amenities close by, **everything you need is within easy reach**.



STANTON HOUSE HOTEL



WRAG BARN GOLF CLUB



HIGHWORTH HIGH STREET



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*Plots 40 & 41 may be temporarily used for communal facilities and front of house office during the development.

The Stanton	2 Bedroom Bungalow with Parking Space
The Lechlade	2 Bedroom Bungalow with Parking Space
The Highworth	2 Bedroom Bungalow with Parking Space
The Blunsdon	3 Bedroom Bungalow with Parking Space
Barnes House	1 & 2 Bedroom Apartments
Stratton House	1 & 2 Bedroom Apartments



KINGSDOWN RETIREMENT VILLAGE

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The Stanton

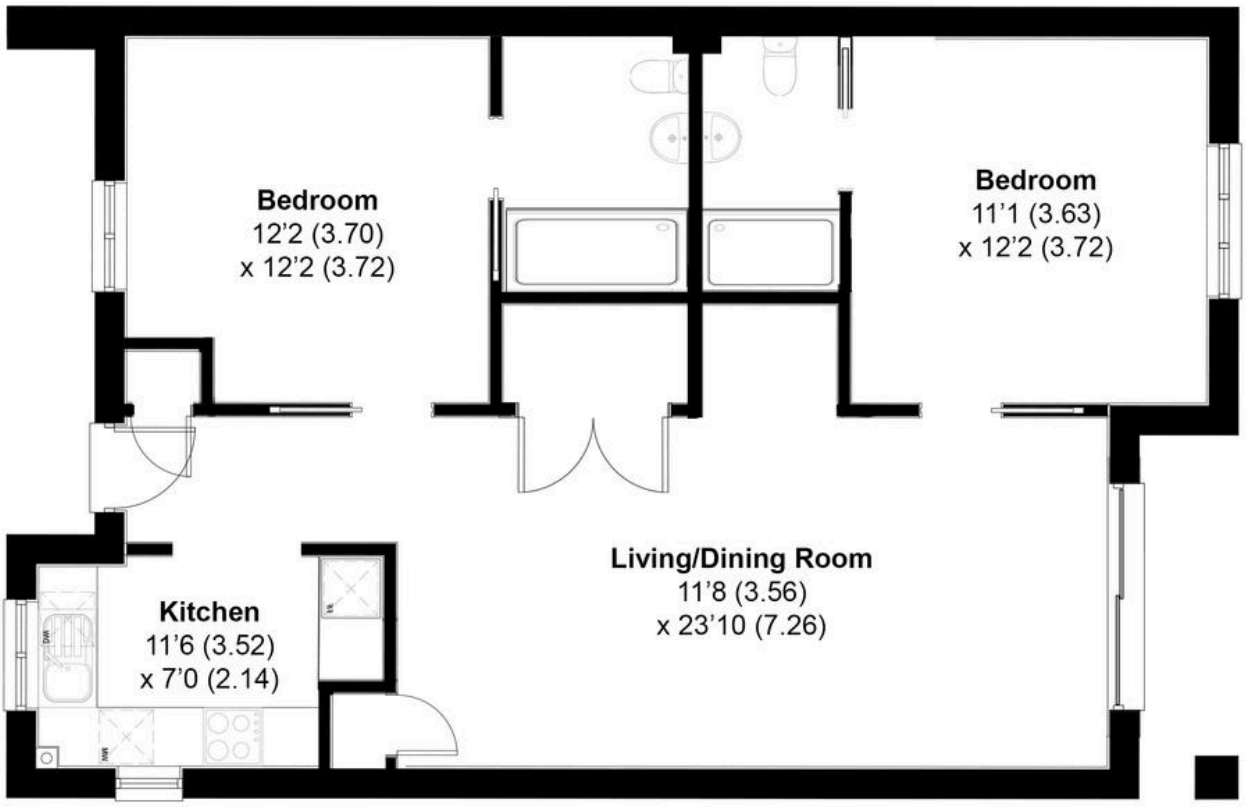
2 BEDROOM BUNGALOW

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

The Stanton is a thoughtfully designed semi-detached, two-bedroom bungalow, perfectly suited for comfortable and relaxed retirement living. The bright kitchen, dining, and living area creates a welcoming space, with patio doors opening onto the rear garden for easy indoor-outdoor living.

Both spacious double bedrooms feature their own shower rooms, offering privacy and convenience for residents and guests alike. With generous storage throughout and a high-quality finish, The Stanton provides a low-maintenance home designed for ease and comfort.

- Leasehold
- 2 Bedrooms
- 2 Bathrooms
- Parking Space



Kitchen	3.52m x 2.14m	11'6" x 7'0"
Living/Dining Room	3.56m x 7.26m	11'8" x 23'10"
Bedroom 1 (Ensuite)	3.72m x 3.70m	12'2" x 12'2"
Bedroom 2 (Ensuite)	3.72m x 3.63m	12'2" x 11'1"

Total area: approx 80.3 sq metres (864 sq feet)

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



KINGSDOWN RETIREMENT VILLAGE

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The Lechlade

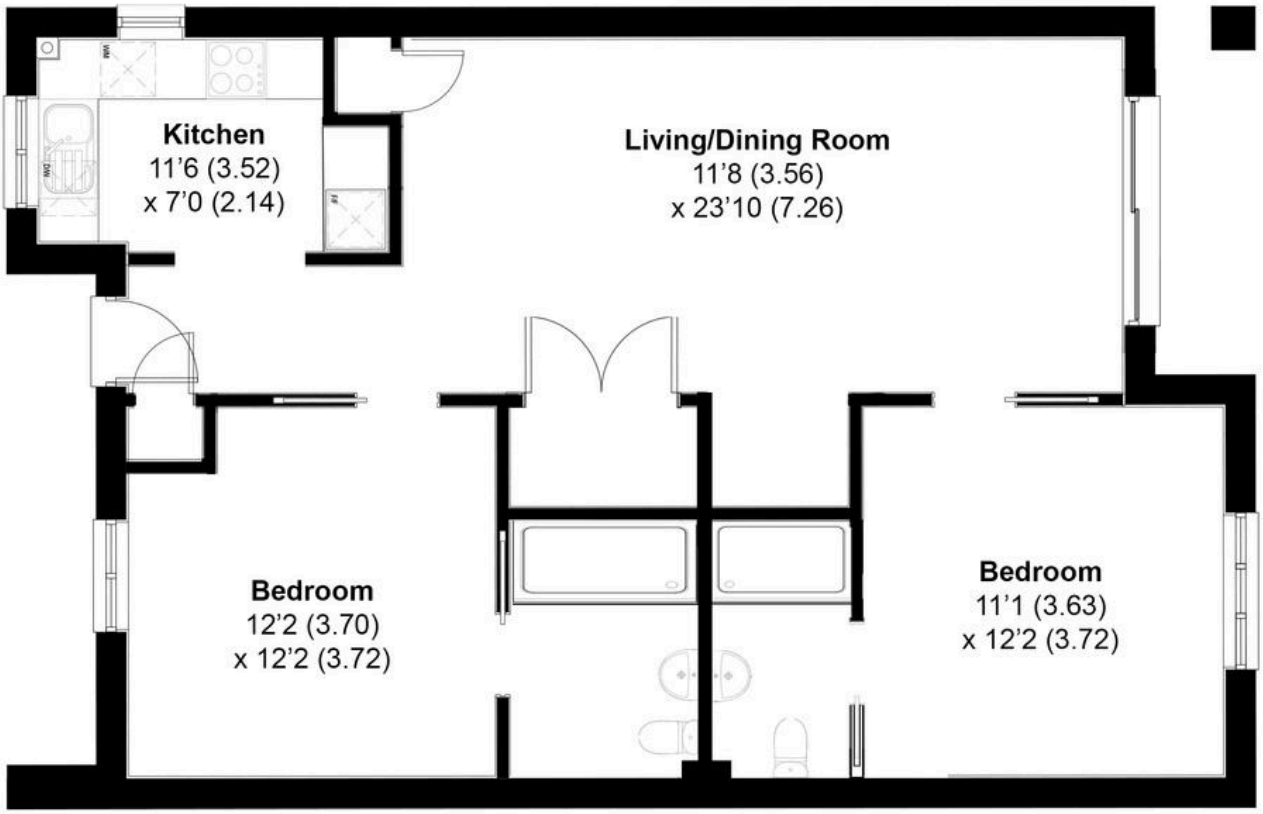
2 BEDROOM BUNGALOW

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

The Lechlade is a thoughtfully designed semi-detached, two-bedroom bungalow, perfectly suited for comfortable and relaxed retirement living. The bright kitchen, dining, and living area creates a welcoming space, with patio doors opening onto the rear garden for easy indoor-outdoor living.

Both spacious double bedrooms feature their own shower rooms, offering privacy and convenience for residents and guests alike. With generous storage throughout and a high-quality finish, The Lechlade provides a low-maintenance home designed for ease and comfort.

- Leasehold
- 2 Bedrooms
- 2 Bathrooms
- Parking Space



Kitchen	3.52m x 2.14m	11'6” x 7’0”
Living/Dining Room	3.56m x 7.26m	11'8" x 23'10"
Bedroom 1 (Ensuite)	3.72m x 3.70m	12’2” x 12’2”
Bedroom 2 (Ensuite)	3.72m x 3.63m	12'2” x 11’1”

Total area: approx 80.3 sq metres (864 sq feet)

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



KINGSDOWN RETIREMENT VILLAGE

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The Highworth

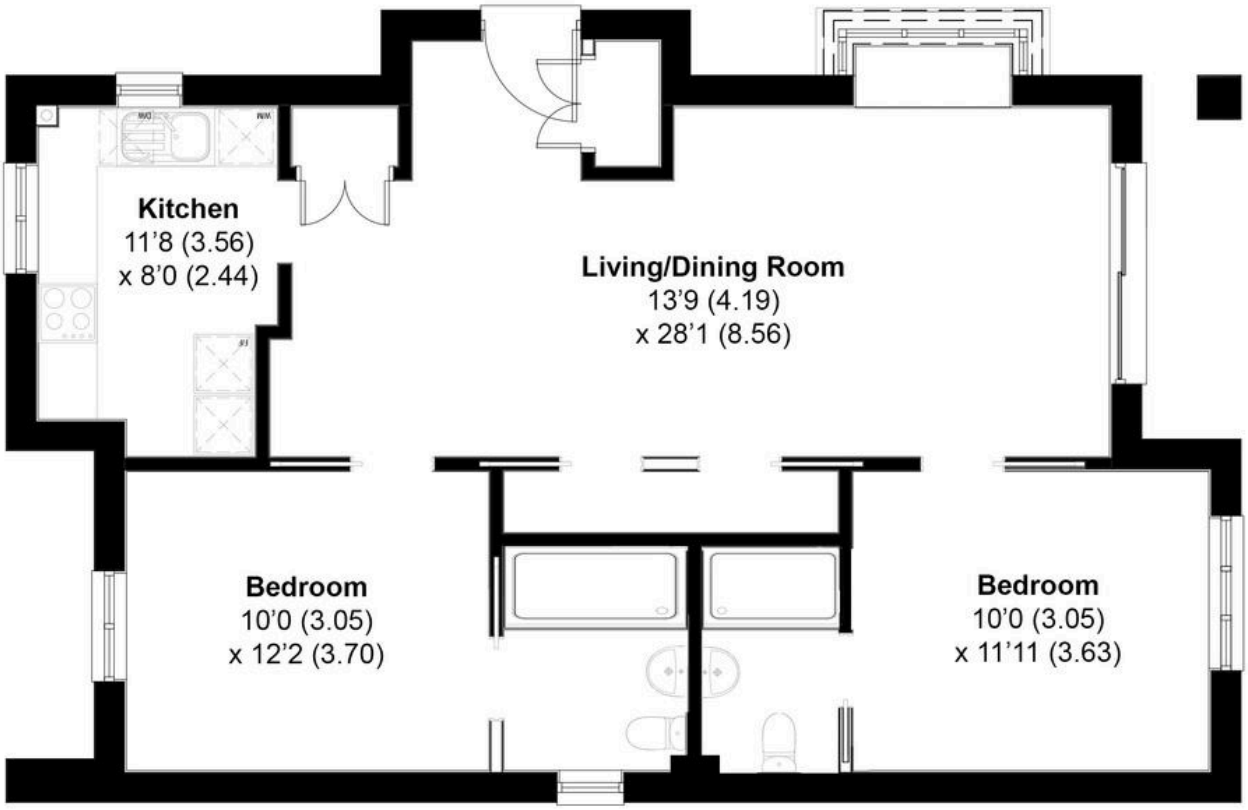
2 BEDROOM BUNGALOW

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

The Highworth is an elegantly designed two-bedroom bungalow, available in both semi-detached and detached layouts, offering a blend of comfort and practicality. The spacious kitchen, dining, and living area is filled with natural light, featuring a box bay window and patio doors to the rear garden.

Both generously proportioned double bedrooms benefit from their own shower rooms, providing privacy and convenience for homeowners and guests alike. Ample storage throughout ensures an uncluttered home, while the high-quality finish supports a low-maintenance lifestyle.

- Leasehold
- 2 Bedrooms
- 2 Bathrooms
- Parking Space



Kitchen	3.56m x 2.44m	19'4" x 9'9"
Living/Dining Room	8.56m x 4.19m	28'1" x 13'9"
Bedroom 1 (Ensuite)	3.70m x 3.05m	12'2" x 10'0"
Bedroom 2 (Ensuite)	3.63m x 3.05m	11'11" x 10'0"

Total area: approx 76.6 sq metres (824 sq feet)

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The Blunsdon

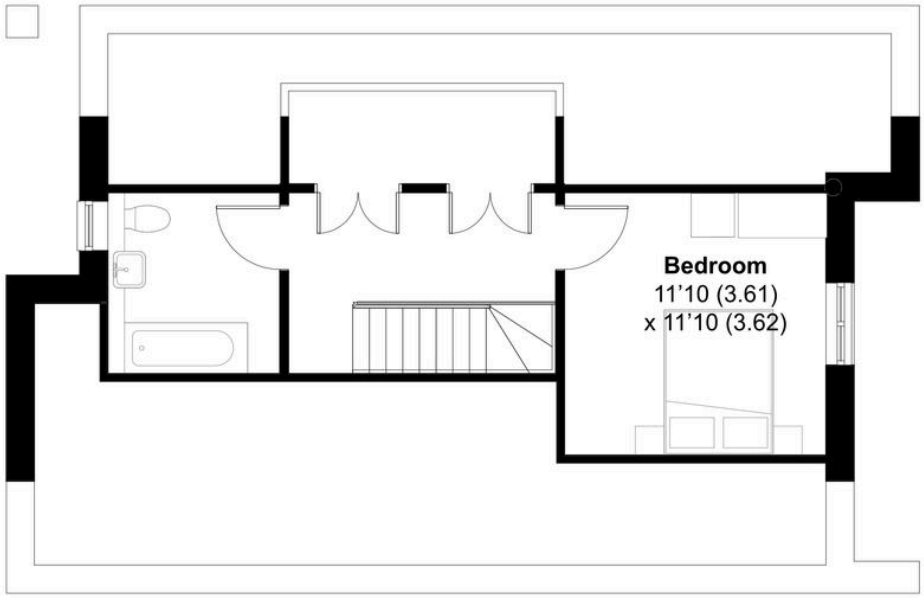
3 BEDROOM BUNGALOW

Plots 19, 20, 23, 24

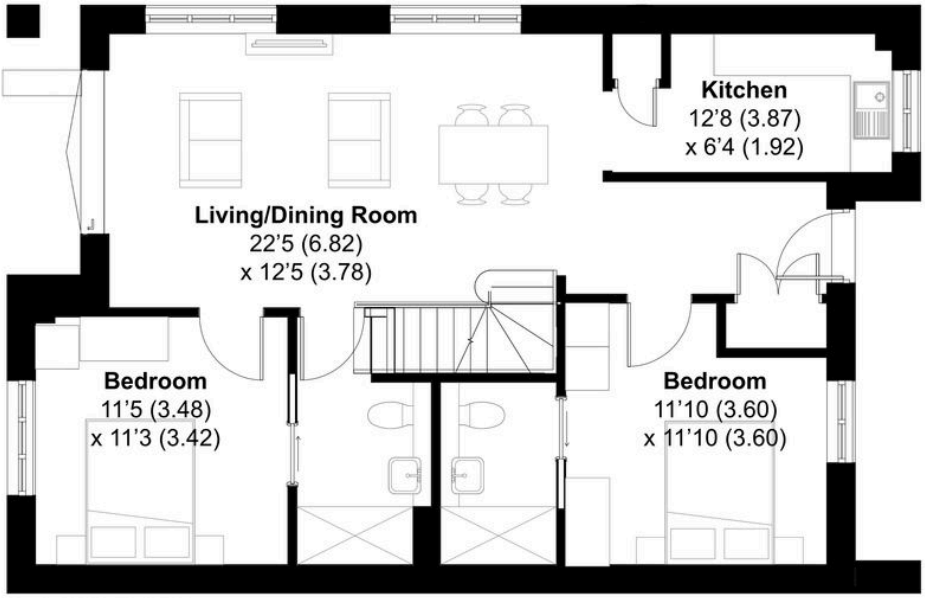
The Blunsdon is an elegantly designed three-bedroom bungalow offering a perfect blend of comfort and practicality. The spacious kitchen, dining, and living area is filled with natural light, with patio doors opening onto the rear garden.

Two well-proportioned double bedrooms are located on the ground floor, while the principal bedroom upstairs provides a private retreat with its own bath or shower room and dedicated storage. Finished to a high standard, The Blunsdon is designed for a low-maintenance, comfortable lifestyle.

- Leasehold
- 3 Bedrooms
- 3 Bathrooms
- Parking Space



FIRST FLOOR



GROUND FLOOR

Kitchen	3.87m x 1.92m	12'8" x 6'4"
Living/Dining Room	6.82m x 3.78m	22'5" x 12'5"
Bedroom 1 (First Floor)	3.62m x 3.61m	11'10" x 11'10"
Bedroom 2 (Ensuite)	3.60m x 3.60m	11'10" x 11'10"
Bedroom 3 (Ensuite)	3.48m x 3.42m	11'5" x 11'3"

Total area: approx 111.3 sq metres (1,198 sq feet)

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Site Map: Stratton House

Ground Floor



First Floor



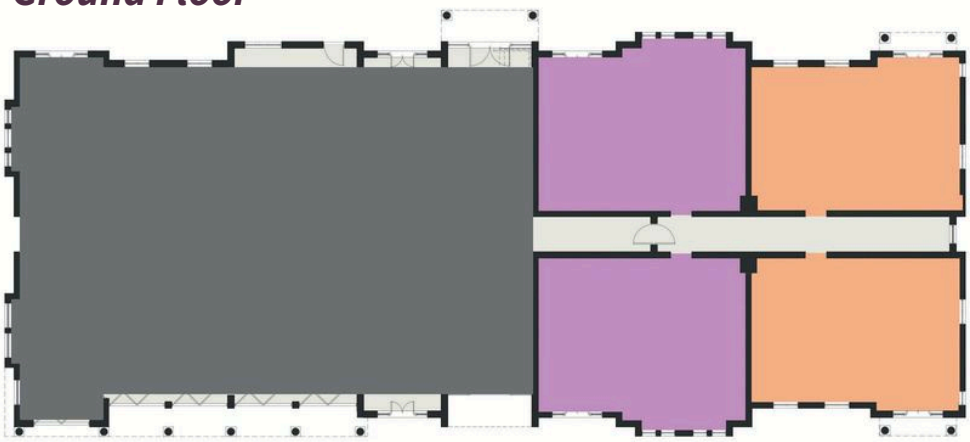
Second Floor



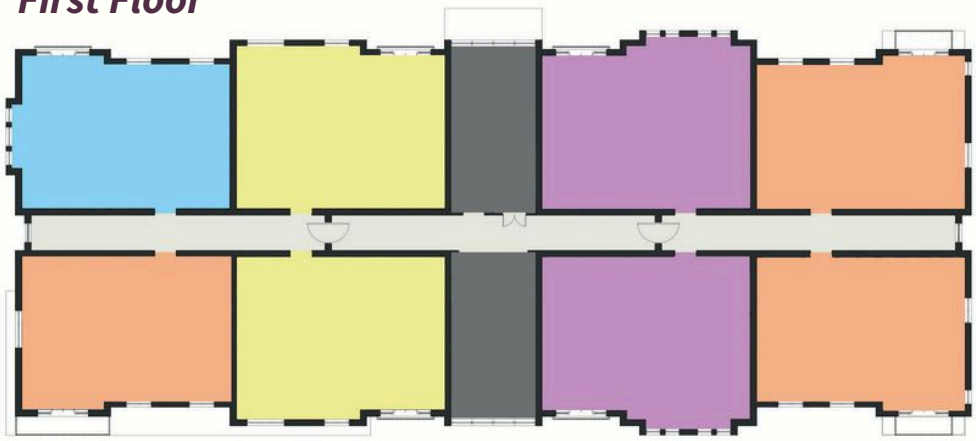
The Hampton
The Ermin
The Cricklade
The Shrivenham
The Kingsdown
The Wanborough

Site Map: Barnes House

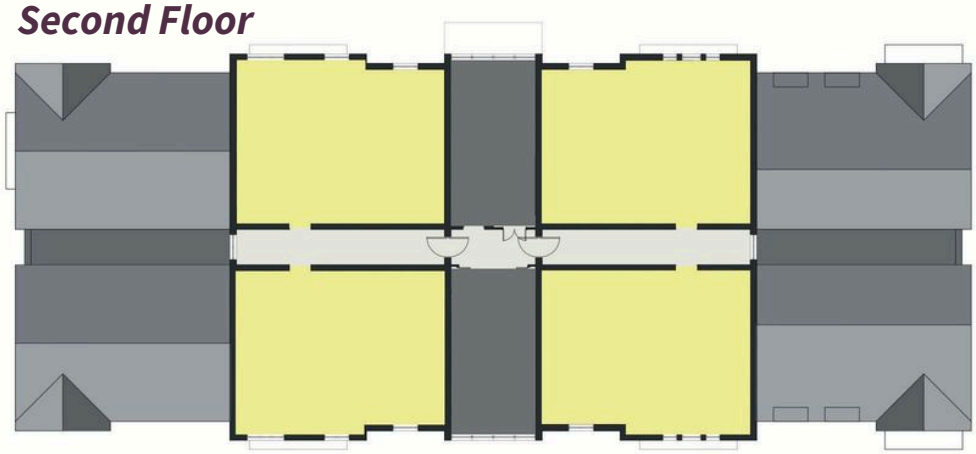
Ground Floor



First Floor



Second Floor



The Grange
The Hyde
The Beechcroft
The Oxford

Apartment Types



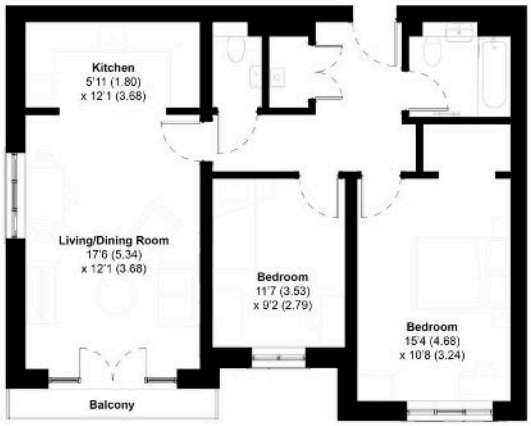
The Hampton

1 BEDROOM APARTMENT

Plots 43, 46, 55, 58



Plot 44

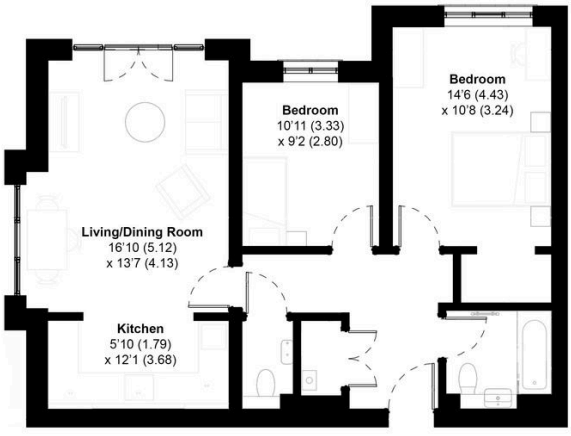


Plot 56

The Cricklade

1 & 2 BEDROOM APARTMENT

Plots 44, 56



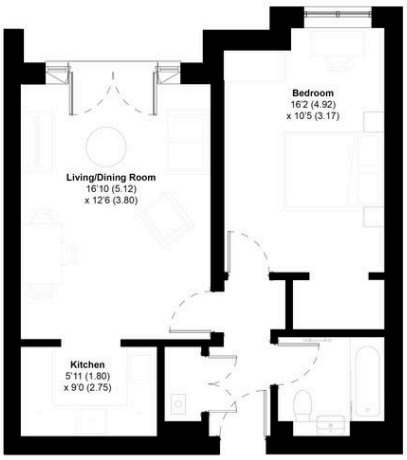
The Ermin

2 BEDROOM APARTMENT

Plots 45, 57

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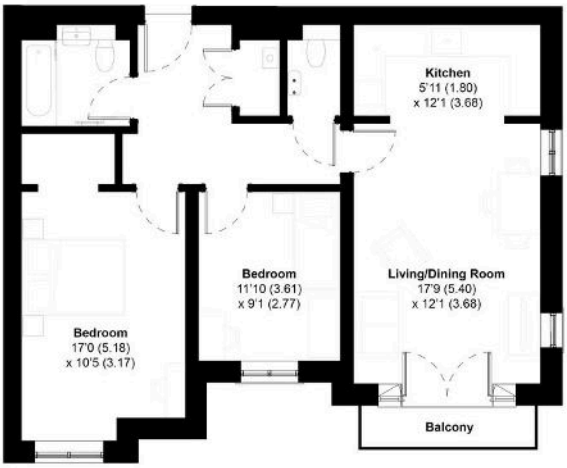
Apartment Types



The Shrivenham

1 BEDROOM APARTMENT

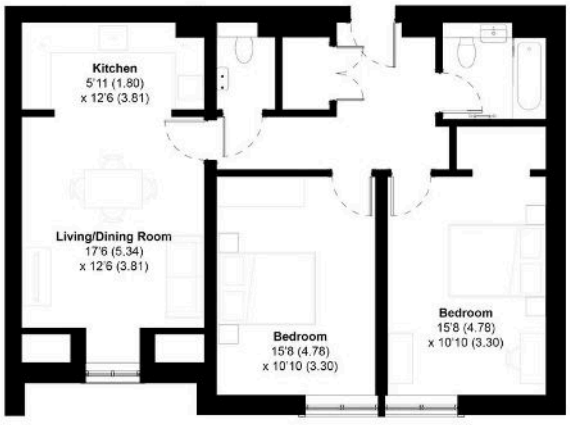
Plots 47, 50, 51, 54



The Kingsdown

2 BEDROOM APARTMENT

Plots 48, 49, 52, 53



The Wanborough

2 BEDROOM APARTMENT

Plots 59, 60, 61, 62

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Service Charges

Bluehills Development Management Company 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 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:

GENERAL

- 24 hr emergency line and equipment
- Insurance (buildings)
- Grounds maintenance
- Window cleaning
- Lift maintenance (apartments)
- Sundries
- Contingency fund
- Management fee
- Accountancy
- Bank charges

COMMUNAL AREAS

- Electricity
- Water and sewage
- Cleaning and materials
- Redecoration fund
- Telephone, broadband & Wifi hub
- General maintenance

Monthly/annual costs to be collected by Bluehills Developments Property Management Company. Prices available on application.

No exit fees when you resell

When the time comes to sell, you won't pay a fee back to the leaseholder - unlike many other retirement companies. What you've invested stays yours.



KINGSDOWN RETIREMENT VILLAGE

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Beautifully designed interiors, created for comfort, ease, and everyday living.



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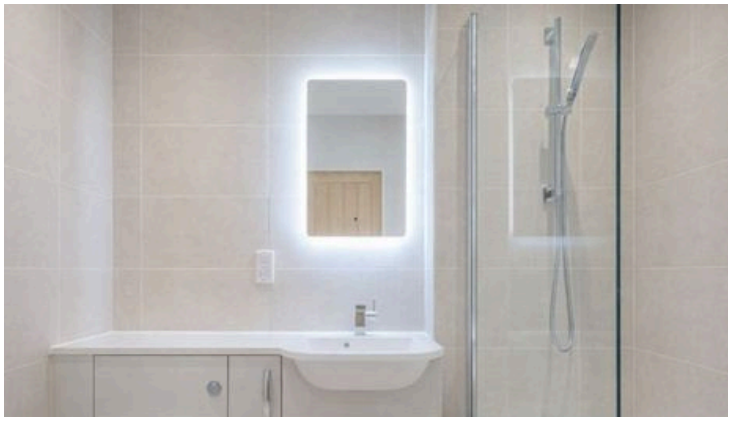


A Place to Call Home

Thoughtfully designed with comfort and ease in mind, each home offers a **calm and welcoming space** to relax and unwind.

From light-filled living areas to well-appointed kitchens and beautifully finished bathrooms, every detail has been carefully considered to **support everyday living**.









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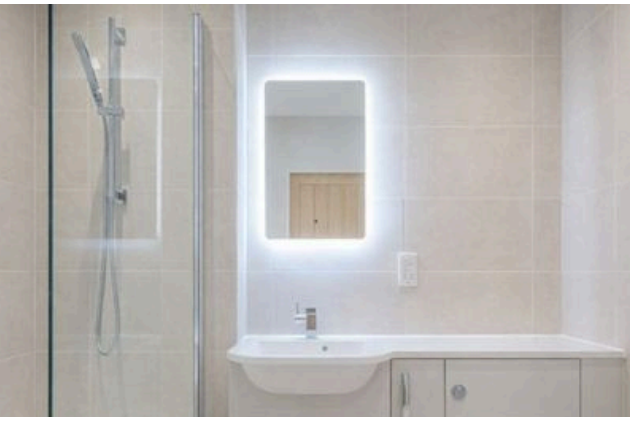
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Specifications



Kitchens

- Choice of kitchen units (subject to build stage and price bands)
- Soft closing doors and drawers
- Choice of worktop (subject to build stage)
- 60cm unswept cooker extractor hood
- 60cm single oven
- 60cm ceramic hob
- Integrated fridge freezer 70/30
- Integrated washing machine
- Integrated dishwasher
- Range of tiles (subject to build stage)



Bathrooms

- Sanitaryware
- Chrome taps
- Ensuite shower enclosure
- Ensuite thermostatic shower mixer
- Chrome towel radiator

Heating

- Gas fired underfloor central heating
- Thermostatic control in each room
- Combi boiler



Flooring

- Tiled flooring to kitchen and bathroom areas
- Whole bungalow available (please request price)

Joinery

- Chrome effect ironmongery (fire door as necessary)
- Oak internal doors
- Contemporary skirting and architrave



Decorations

- Dulux white paint to bathrooms
- Dulux white paint to ceilings
- Dulux white satinwood to woodwork

External & Security/Safety

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

Specifications and finishes are subject to change without notice. Images and details are indicative only and may include optional upgrades. Please confirm final specification with the sales team.

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.

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

BLUEHILLS
DEVELOPMENTS



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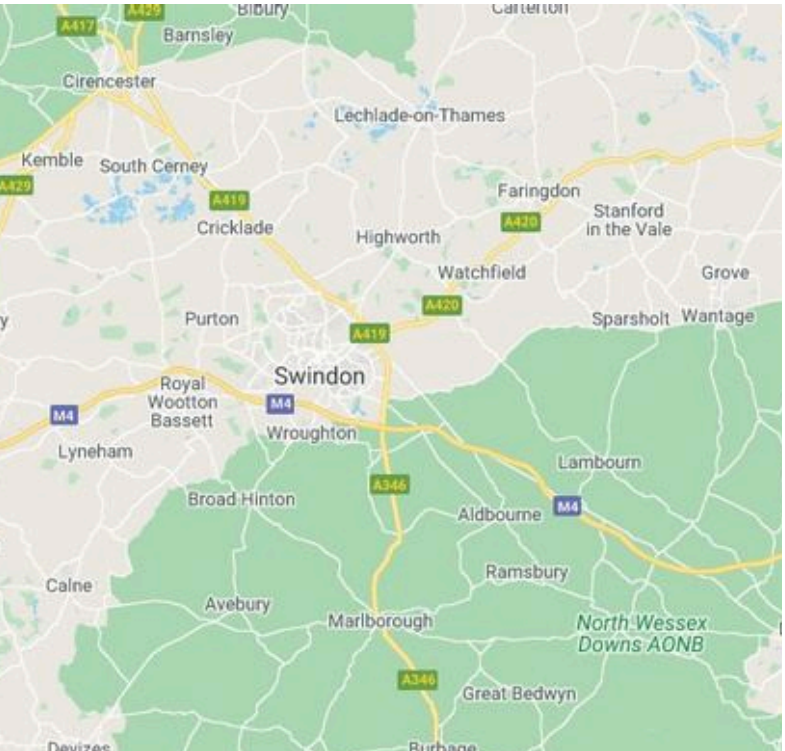
KINGSDOWN RETIREMENT VILLAGE

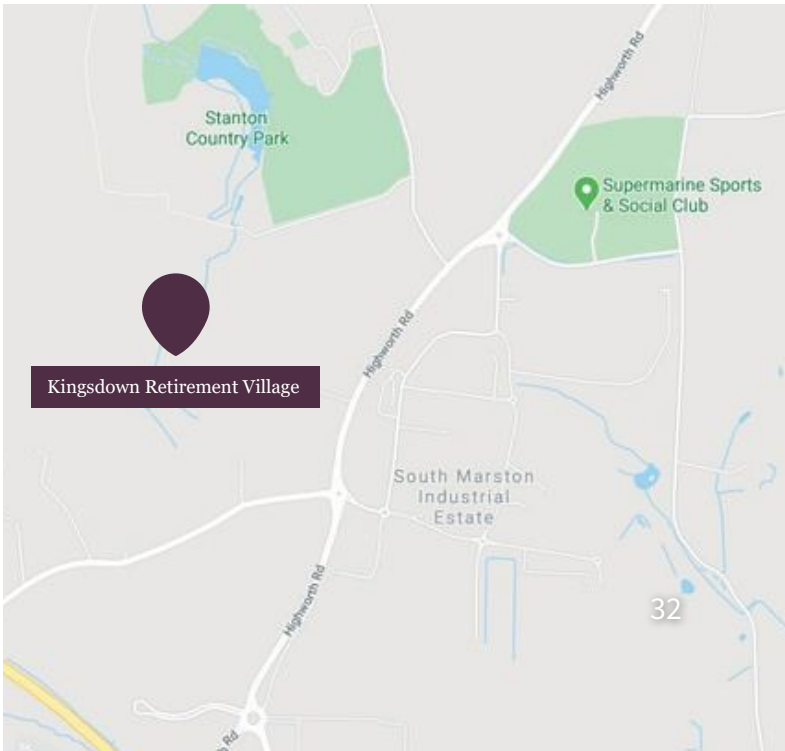
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How to find us

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.

Kingsdown Road, Swindon, Wiltshire, SN3 4QP

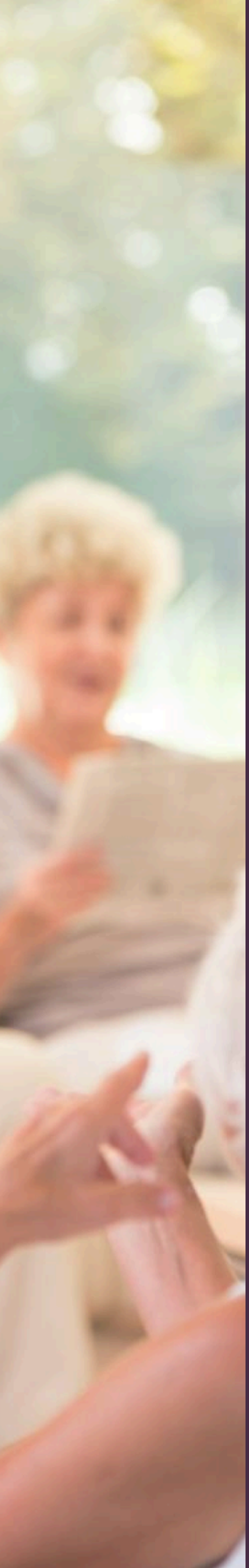






KINGSDOWN RETIREMENT VILLAGE

Lifestyle images are for illustrative purposes only.



For more information, call us:

01793 688 705

Selling agents:

richard james

kingsdownretirementvillage.com

This brochure is designed to provide an overview of the development and does not form a contract. Floorplan dimensions are provided for guidance only and are subject to a +/-50mm tolerance. The specification detailed can be subject to change, at any time, without prior notice. The dimensions and information provided in this brochure cannot be used to purchase furniture, carpets or any other fixtures or fittings for the property. Please consult your Sales Development Manager for detailed plans for the property you are interested in.



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Enjoy your retirement