



The  
**Fairways**  
Retirement Village

**LIVE INDEPENDENTLY**  
**LOVE LIFE**

**Freeman**  
Retirement Living  
In partnership with MHA



# Taking care of your independence


At Freeman Retirement Living we understand you want to live in a home with its own character, amongst a thriving community. As a family business, we value the personal touch and apply family values to our developments. We don't just build houses, we create homes.

At The Fairways we've been meticulous about every single detail, right from the initial plans through to the fixtures and fittings, in order to create unique dwellings that are a pleasure to live in. We value traditional craftsmanship and use the very best materials to create homes that go beyond expectations.

We have also carefully planned all the facilities and amenities to create a vibrant and supportive community. By taking care of every aspect of The Fairways, we give you the space and freedom to live as independently as you like.

Please do come and see us at The Fairways. We look forward to welcoming you soon,

Luke Freeman, Director



# The Fairways – beautifully designed for a fulfilling retirement

There can be few better places to enjoy a fulfilling retirement. The Fairways is a new way of life for people over 55, situated adjacent to Chippenham Golf Club in an idyllic countryside setting with the picturesque market town of Chippenham just a few miles away. As a new concept in independent living, all the amenities at The Fairways are specially designed for you.

You'll enjoy a spacious, beautifully crafted home of your own, with your own front door, in a secure community of like-minded neighbours. You'll be able to keep your independence, living in your own home in an environment that's been purpose built for people like you.

Take advantage of all the facilities on offer, including everything from a cinema to a swimming pool. You can also call on care and support provided by MHA, an award-winning charity that cares for people in later life so you know that a helping hand is always available should you need it now or in the future.

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# What is independent living?

It's being in charge of your independence. It's owning your own home, with your own front door. It's having the flexibility and freedom to do more of the things you enjoy.

Imagine knowing that you can live your life to the full and have more time to do exactly what you'd like. Imagine never worrying about being lonely or bored. Being able to choose from a wide range of activities and entertainment should you wish. That's the beauty of life at The Fairways.

This liberating way of life frees you from any of the concerns you might have about getting older. There is always someone to help with maintenance and the household chores should you wish, and if you need more care and support in the future, it's available 24 hours a day, 365 days a year.

It's a fairly new idea in the UK, but more and more people over 55 are choosing to plan for their future - life just keeps getting better!





# Come home to a vibrant village community

The Fairways village is a dynamic community of 75 individually crafted custom-built apartments in a number of different styles. You can choose from one, two and three bedroom apartments, as well as two storey duplexes.

All the apartments are arranged around a light and airy atrium, the perfect setting for you to meet up with friends and enjoy a cup of coffee, or perhaps even a game of bowls, putting or giant chess.

You'll also find the Young at Heart Wellness Spa featuring a swimming pool, Jacuzzi and a well-equipped gym as well as a snooker room and cinema room here. The comfy lounge and the Restaurant Café are the perfect places to meet up with friends and chat, and you can also find secluded corners to sit and watch the world go by.

How would you spend the day? Pamper yourself with a cut and blow dry in the hair and beauty salon, or browse the well-stocked library. Take the daily bus into Chippenham for some shopping or sightseeing, then come back to pick up some last minute bits and pieces in the handy convenience shop. There's always plenty to do!







# Choose the spacious apartment to suit you

From a one bedroom apartment to a three bedroom duplex, there are so many styles of apartment to choose from. Whatever your preference, each one comes with the very highest standards of appliance, including Neff eye-level ovens and a video door entry system. Every apartment is fully carpeted and double glazed, so you can move straight in.

The light and airy apartments give a real feeling of space, and most come with a patio, balcony or private garden. You'll find there's ample car parking for you and your guests too.

## EXTRA PEACE OF MIND

Every apartment comes with an NHBC guarantee, which means that you can be sure it will be guaranteed against structural damage for 10 years. So your investment in your apartment will be protected.

## YOUR SERVICE CHARGE

You'll pay a small service charge each month. This covers buildings insurance, external window cleaning, security including the door entry system, upkeep, heat, light and cleaning of communal areas and facilities, maintenance of external areas including parking areas, communal gardens, private roads and the mini bus service.

## WE'VE THOUGHT OF EVERY DETAIL

- Own your property and have your own front door directly into the atrium
- Spacious and contemporary one, two and three bedroom apartments in a number of different styles including two storey duplexes
- 24-hour emergency alarm system linked to our on-site team
- High quality fitted kitchens, with integrated eye-level oven, quality Neff appliances and slip resistant flooring
- Lever taps and accessible power points for ease of use
- Audio and video door entry system
- Facility for Satellite TV, with Sky Plus
- Telephone and Broadband access
- Double glazed and fully carpeted
- Slip resistant flooring to kitchens and bathrooms
- Balconies, patio or private garden a standard feature to most properties
- Conveniently placed car parking
- Fire protection with state-of-the-art sprinkler system and smoke detectors
- Level access showers
- En-suite to all apartments
- Electrical central heating with low surface temperature radiators
- Free Wifi in the atrium
- Security optical door viewer
- Lift access to all floors
- Easy access for wheelchairs



# Relax – with support to help you live independently

We want you to be able to truly relax and enjoy yourself. That's why at The Fairways we work in partnership with MHA to offer homeowners a way to live independently with peace of mind.

We work together to make sure you can stay independent without having to worry about what life might bring. You'll have the reassurance of knowing you won't face upheaval or worries.

So, if you do ever need a bit of care and support, you can call on our Well-being Service. Staff are on site 24 hours a day, 365 days a year, in case of emergencies and are always happy to give you advice on how to live a healthier and more fulfilled lifestyle.

We understand sometimes you may like a bit of extra help so you can rest assured that our expert staff can put together a personal care package that is tailored to your needs from personal care like assistance with bathing or taking medication, to help with the household chores, from social activities to shopping trips, you know a helping hand is just a quick call away.





# A charity with your needs in mind

MHA is an independent charity founded in 1943 by the Methodist Church to provide support for people, regardless of their background or belief.

The charity has built a reputation for its high standards and is one of the highest rated care providers in the country. All their staff are highly qualified professionals who firmly believe in treating people as individuals and providing care that focuses on peoples' unique needs.

You can call on MHA's award-winning specialist help whenever you need it. MHA's professional standards have been highly praised by the Care Quality Commission (CQC). MHA also focus on spiritual well-being, and a dedicated Chaplain is available at The Fairways, should you or your relatives require it.



# Enjoy friendship and a range of facilities

At The Fairways you can take up new hobbies and sports and lead an active life. Or you can choose to relax and take things at your own pace. You'll find an inspiring range of facilities to help you do exactly what you want to do. It's yours to enjoy day after day.

The centrepiece is a superb, light-filled atrium with its own glass roof. Why not sit and relax with a newspaper? Or meet up with friends for a leisurely game of bowls or giant chess?

If you'd like to get more active visit our Young at Heart Wellness Spa. There's a beautifully designed swimming pool for a refreshing dip, along with an invigorating Jacuzzi. There's even a fully equipped gym if you like to keep fit.

If you love a round of golf or fancy taking up a new sport then Chippenham Golf Club is situated next door. It offers a fantastic course for all levels as well as an inviting club house which you are welcome to use.





# Meeting up with friends

The Fairways is all about community, and there are lots of places you can meet with friends. Why not have a coffee in the comfy lounge area, or chat over a meal in the Restaurant Café? You can also get together in the well-stocked library, or even meet to watch a movie in the large-screen cinema room.

All the superb facilities you could ever need:

- Light and airy atrium
- Snooker Room
- Residents' Lounge
- Restaurant Café
- Hair and Beauty Salon
- Library
- Swimming pool and Jacuzzi
- Gym
- Putting Green
- Outdoor seating areas
- Bowls
- Giant Chess / Draughts
- Guest Suite
- Activities Room
- Cinema Room
- Shop
- Relaxation and Assisted Bathrooms
- Laundry
- Car Parking
- Wheelchair accessible throughout
- Lift access to all floors







# How to find your ideal apartment

Over the next few pages you'll find all you need to choose which apartment could be right for you. Just follow our step by step guide.

## Step 1

**Choose where you'd like to live in The Fairways. Have a look at the site maps on pages 14 to 17.**

- Would you like to be near communal areas for easy access, or somewhere a bit more secluded?
- Would you prefer to be on the ground floor?
- A south-facing apartment could be right for you if you're a sun worshipper.

## Step 2

**Choose the type of apartment to suit you. Turn to the floor plans on pages 18 to 20.**

- Choose the apartment that matches your needs and your budget – you can find a price list in the back of the brochure.
- You can see where each apartment is on the plan.

## Step 3

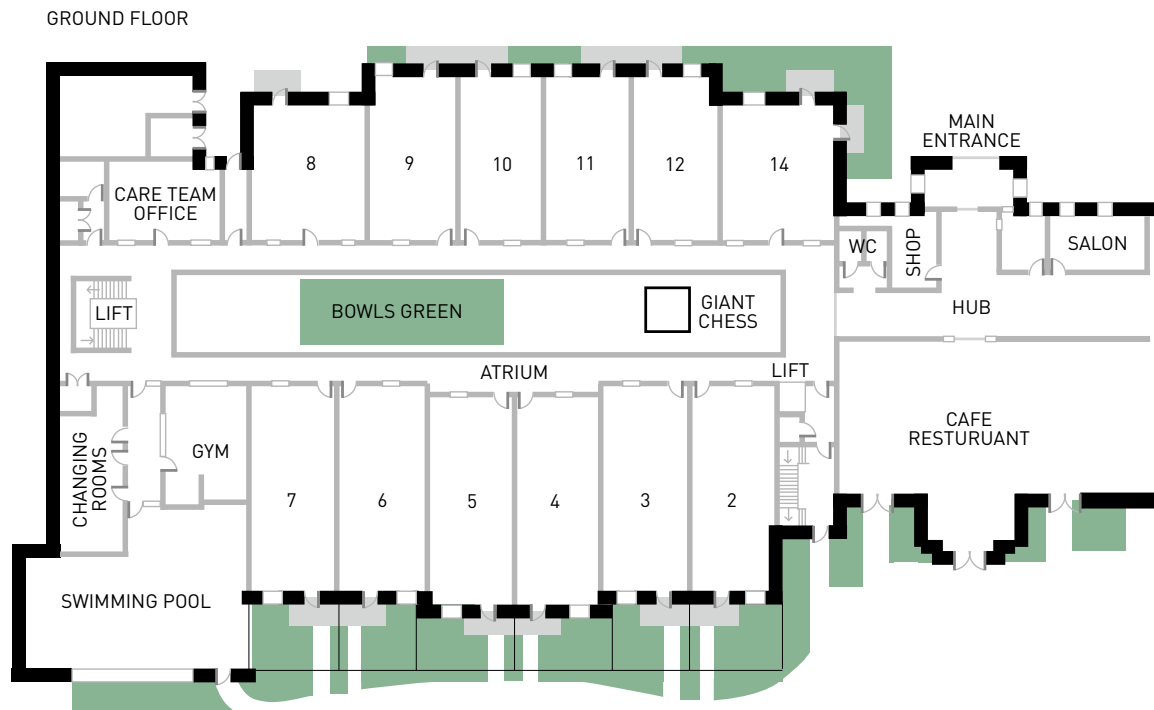
**Arrange a visit.**

- Come and meet our friendly team and enjoy a tour of this fantastic village.
- Ask our sales coordinators about current incentives on offer to allow you to experience the facilities at The Fairways

Please call us on **0800 072 5709** to make an appointment.

# Ground floor apartments

You'll have your own front door opening out onto the airy atrium.





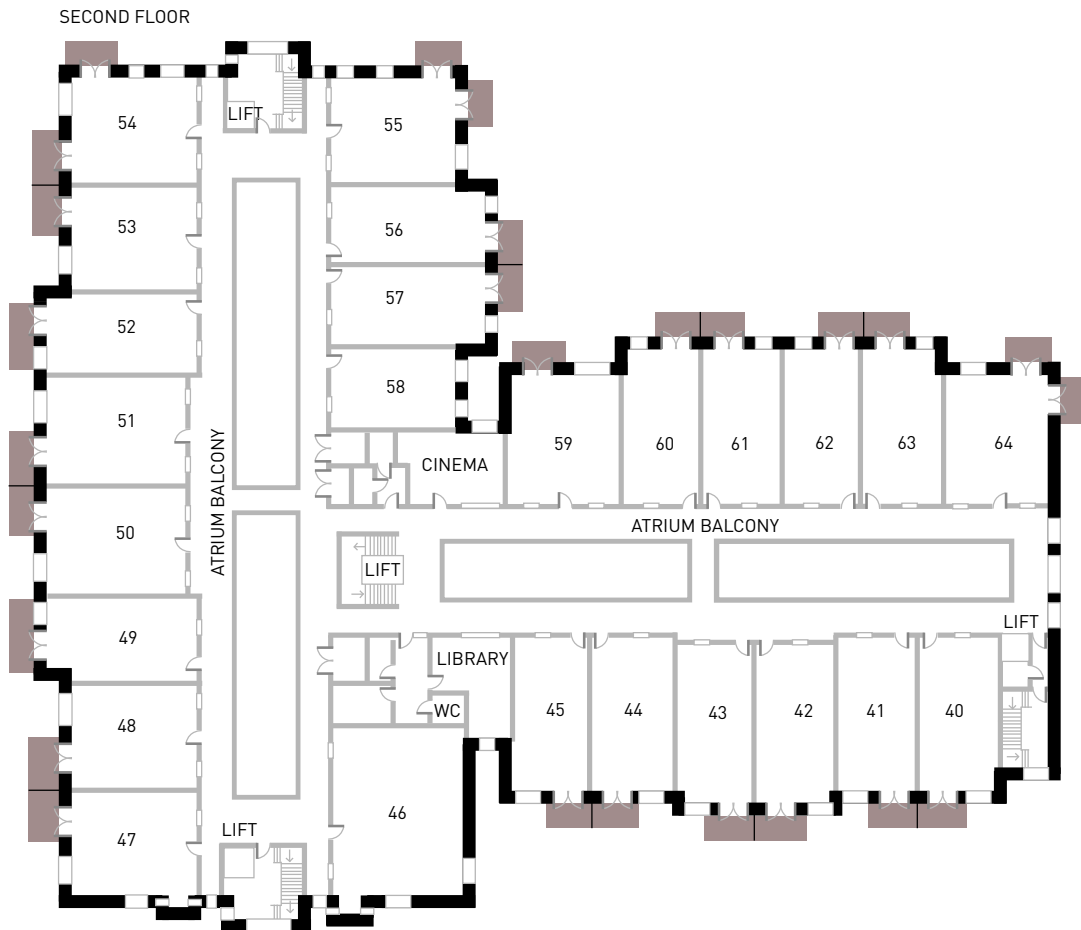
# First floor apartments

All apartments are easily accessible via lift and wide corridors.



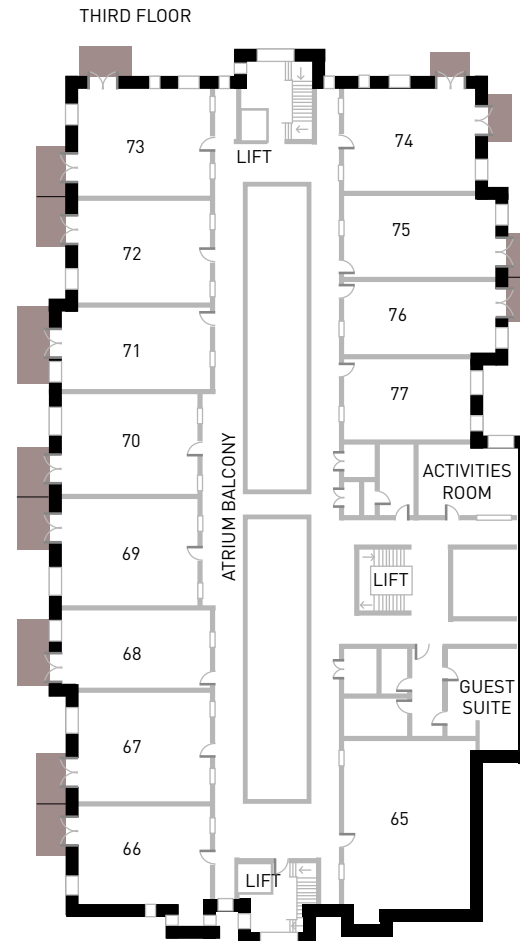
# Second floor apartments

Home to many of our spacious duplex apartments.



# Third floor apartments

Many have fantastic views of the golf course and surrounding countryside.







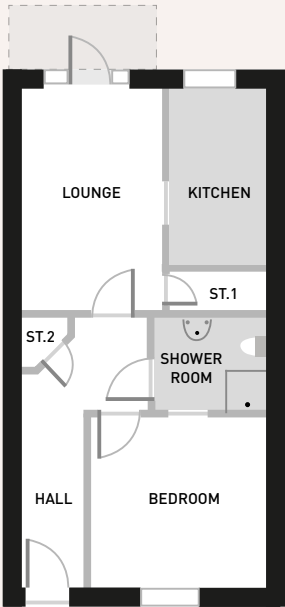
Type A  
2 Bed Apartment

- Lounge 6.4m x 3.6m (21'1" x 11'11")
- Bedroom 1 3.8m x 3.7m (12'9" x 12'4")
- Bedroom 2 3.0m x 2.4m (10' x 8'1")
- Shower Room 2.0m x 2.4m (6'7" x 8'1")
- Kitchen 2.6m x 3.0m (8'10" x 10')
- Overall 69.5m² (748ft²)
- Apartment Numbers: 8, 14, 21-23, 28-30, 34, 39, 48, 53-55, 64, 73, 74



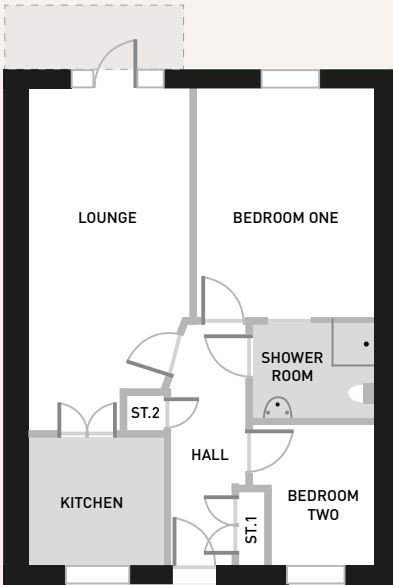
Type B  
1 Bed Apartment

- Lounge 4.8m x 3.1m (16' x 10'5")
- Bedroom 3.7m x 3.8m (12'3" x 12'6")
- Shower Room 2.0m x 2.4m (6'8" x 7'11")
- Kitchen 3.8m x 2.0m (12'8" x 6'10")
- Overall 59.1m² (635ft²)
- Apartment Numbers: 9-12, 15-20, 24, 27, 31, 32, 35-38, 40, 41, 49, 52, 56, 57



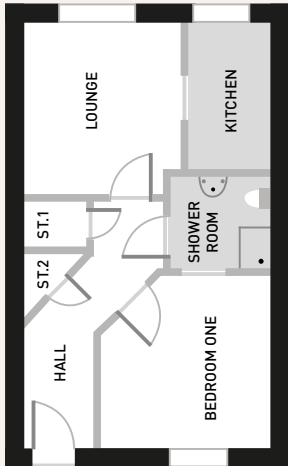
Type C  
2 Bed Apartment

- Lounge 7.4m x 3.6m (24'4" x 11'11")
- Bedroom 1 4.8m x 3.8m (16'1" x 12'7")
- Bedroom 2 3.0m x 2.5m (10' x 8'4")
- Shower Room 2.0m x 2.5m (6'7" x 8'4")
- Kitchen 2.6m x 3.0m (8'10" x 10')
- Overall 77.9m² (838ft²)
- Apartment Numbers: 25, 26, 50, 51



Type D  
1 Bed Apartment

- Lounge 3.7m x 3.3m (12'5" x 11')
- Bedroom 3.7m x 3.9m (12'3" x 13')
- Shower Room 2.0m x 2.4m (6'8" x 7'11")
- Kitchen 2.6m x 3.0m (8'10" x 10')
- Overall 51.8m² (557ft²)
- Apartment Numbers: 33, 58, 77





## Type E

### 3 Bed Duplex Apartment

**Lounge** 5.3m x 3.6m (17'6" x 11'11")

**Bedroom 1** 3.8m x 3.7m (12'9" x 12'4")

**Bedroom 2** 3.0m x 2.4m (10' x 8'1")

**Bedroom 3** 7.3m x 5.1m (24'2" x 16'10")

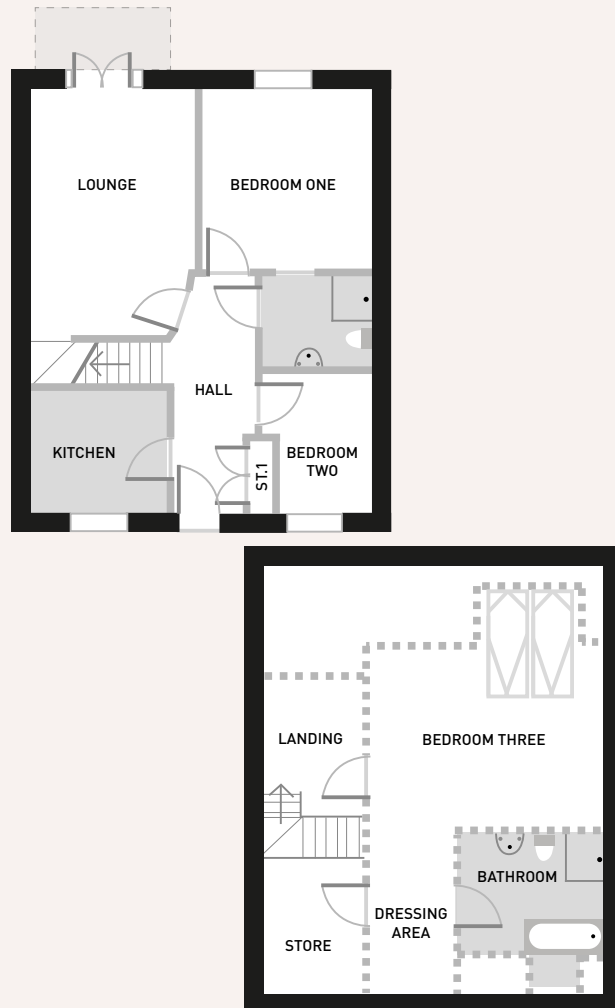
**Bathroom** 3.2m x 3.1m (10'8" x 10'4")

**Shower Room** 2.4m x 2.0m (8'1" x 6'7")

**Kitchen** 3.0m x 2.6m (10' x 8'10")

**Overall** 124.4m<sup>2</sup> (1338ft<sup>2</sup>)

**Apartment Numbers:** 59, 67, 72



## Type F

### 2 Bed Duplex Apartment

**Lounge** 4.8m x 3.0m (15'10" x 9'11")

**Bedroom 1** 3.8m x 3.3m (12'6" x 10'11")

**Bedroom 2** 9.0m x 5.4m (29'9" x 17'9")

**Shower Room** 2.4m x 2.0m (7'11" x 6'8")

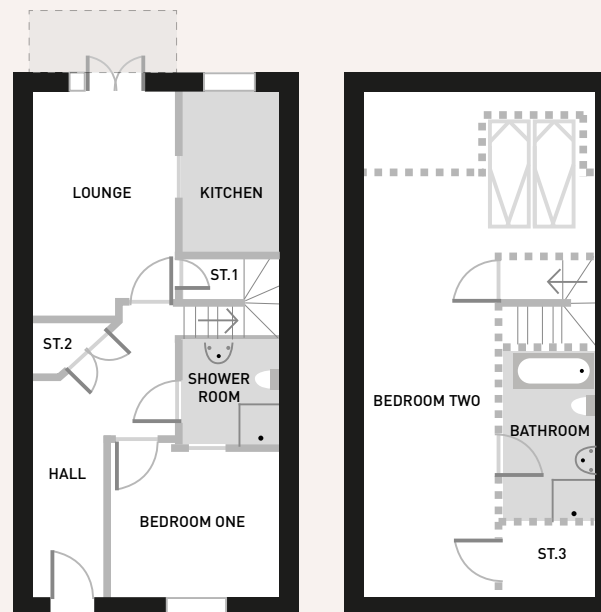
**Bathroom** 3.7m x 2.2m (12'3" x 7'5")

**Kitchen** 3.4m x 2.2m (11'4" x 7'4")

**Overall** 110.8m<sup>2</sup> (1192ft<sup>2</sup>)

**Apartment Numbers:** 42-45, 60-63, 68, 71, 75, 76

No cabrio balconies to apartments 68 and 71



## Type G

### 3 Bed Apartment

**Lounge** 4.5m x 4.2m (15' x 13'11")

**Bedroom 1** 4.3m x 3.9m (14'1" x 13')

**Bedroom 2** 4.3m x 2.9m (14'1" x 9'8")

**Bedroom 3** 4.4m x 2.8m (14'9" x 9'3")

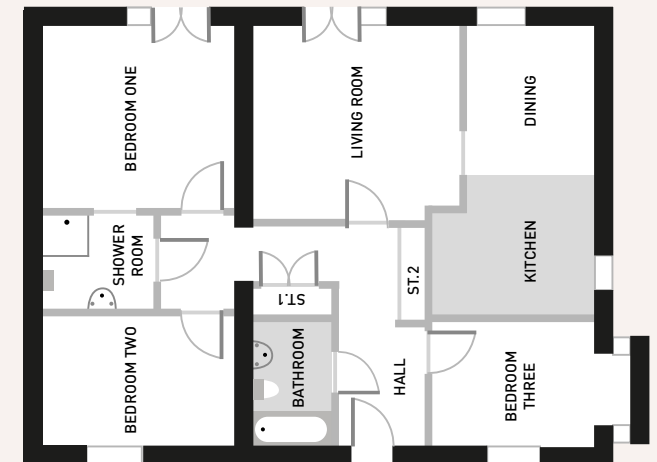
**Bathroom** 2.5m x 1.8m (8'5" x 5'11")

**Shower Room** 2.5m x 2.0m (8'5" x 6'8")

**Kitchen/Dining** 6.2m x 3.5m (20'8" x 11'6")

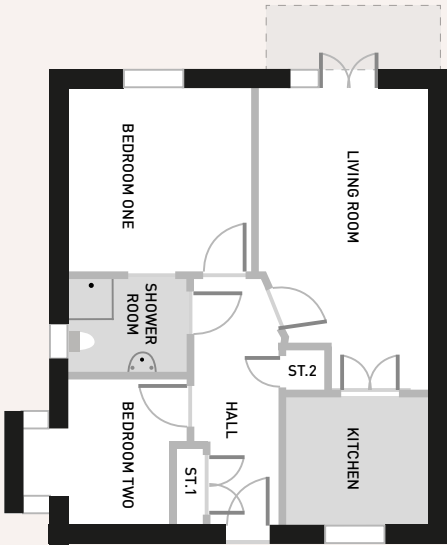
**Overall** 113.8m<sup>2</sup> (1224ft<sup>2</sup>)

**Apartment Numbers:** 46, 65



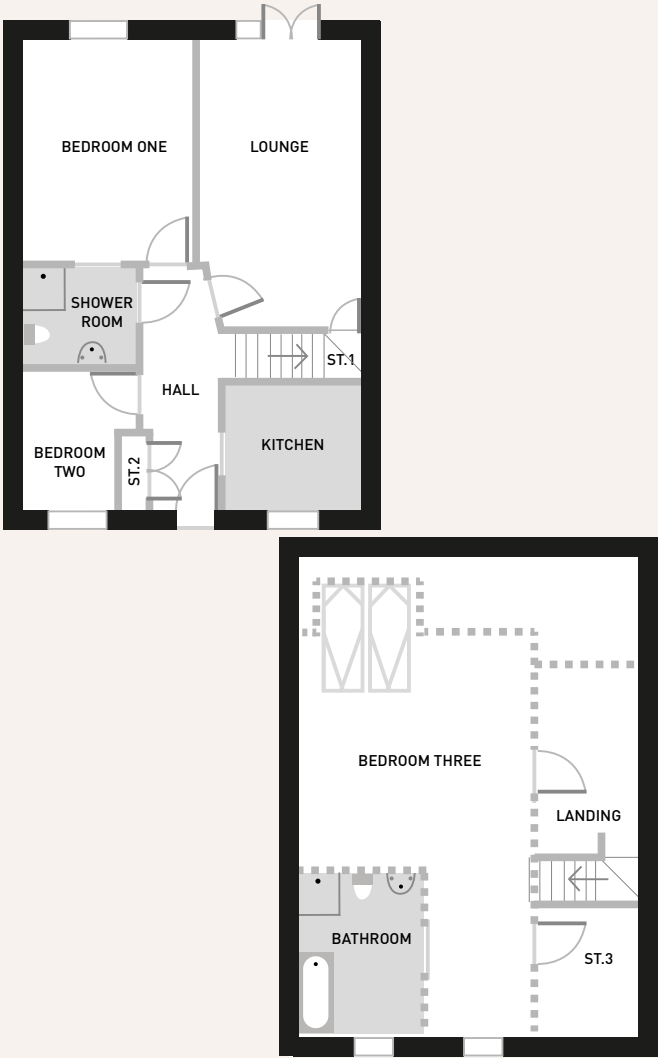
Type H  
2 Bed Apartment

- Lounge 6.4m x 3.6m (21'1" x 11'11")
- Bedroom 1 3.8m x 3.7m (12'9" x 12'4")
- Bedroom 2 3.4m x 3.0m (11'4" x 10')
- Shower Room 2.4m x 2.0m (8' x 6' 7")
- Kitchen 3.0m x 2.6m (10' x 8'10")
- Overall 71.1m² (765ft²)
- Apartment Numbers: 47, 66



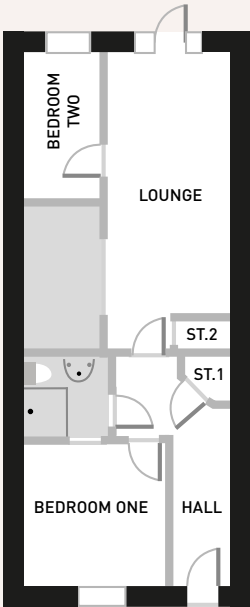
Type J  
3 Bed Duplex Apartment

- Lounge 6.3m x 3.7m (20'10" x 12'2")
- Bedroom 1 4.8m x 3.7m (16'1" x 12'4")
- Bedroom 2 3.0m x 2.4m (10' x 8'1")
- Bedroom 3 7.5m x 5.2m (24'9" x 17'1")
- Bathroom 3.2m x 3.1m (10'8" x 10'4")
- Shower Room 2.4m x 1.9m (8'1" x 6'7")
- Kitchen 3.1m x 2.7m (10'3" x 8'10")
- Overall 136.1m² (1465ft²)
- Apartment Numbers: 69, 70



Type K  
2 Bed Apartment

- Lounge 7.7m x 3.1m (25'6" x 10'5")
- Bedroom 1 3.7m x 3.8m (12'3" x 12'6")
- Bedroom 2 3.7m x 2.0m (12'5" x 6'10")
- Shower Room 2.0m x 2.4m (6'8" x 7'11")
- Kitchen 3.8m x 2.0m (12'8" x 6'10")
- Overall 76.5m² (823ft²)
- Apartment Numbers: 2 -7





# All the space and facilities you need

Whether you're looking for a single bedroom apartment, or you'd like somewhere with space for friends or relatives to come and visit, The Fairways offers you a wide choice of living space. Thanks to Freeman Retirement Living famous eye for detail, whichever apartment you choose will be a pleasure to live in.

## Find out more – come and visit

The best way to experience the character and community spirit of The Fairways is to come and see it for yourself. Feel free to get in touch and we'd be delighted to show you round.

Call us free on **0800 072 5709** Or visit [www.fairwaysvillage.co.uk](http://www.fairwaysvillage.co.uk)  
**The Fairways, Malmesbury Road, Chippenham SN15 5LT**

Request a copy of our DVD or watch us on Youtube at [Fairways Retirement Village](#).



# Ideally located near a historic market town

You'll find us on the A350 next to the Golf Club, just up the road from Chippenham, one of Wiltshire's most historic towns.



The Fairways, Malmesbury Road, Chippenham SN15 5LT  
0800 072 5709  
[www.fairwaysvillage.co.uk](http://www.fairwaysvillage.co.uk)

These particulars are set out as a general outline for guidance only. The information in this brochure does not in any way form part of a contract or warranty. Photographs are indicative only and all measurements are approximate.

**Freeman**  
Retirement Living

  
Homes &  
Communities  
Agency

  
MHA  
bringing quality to later life

Independent  
Healthcare  
Awards 2012  
finalist  
  
LAING & BUISSON

**NHBC**