



ASH TREE  
CARE VILLAGE

*Discover*  
SOMETHING NEW



# Welcome TO OUR VILLAGE

Introducing Ash Tree Care Village; a stunning new development set in the idyllic market town of Reepham in Norfolk.

Combining luxury living, community life and as much or as little care and support as you would like.

Choose from a selection of two bedroom bungalows, all designed to the highest standards and finished with modern, contemporary interiors.

On site, you can enjoy a state of the art Club House, with beautiful orangery, bistro restaurant, quiet library and comfortable lounge.

It's the perfect place to meet with neighbours, friends and family or simply relax with a newspaper or a good book.







The bistro is open everyday, serving drinks, light snacks, seasonally inspired dishes, as well as afternoon tea.



For those looking for a vibrant community, there is a wide range of activities, events and days out organised monthly, it's a great way to meet new people, share experiences and create new memories.

Enjoy all the benefits of owning your own home, in a community with like-minded retirees, surrounded by nature, open fields and countryside with the peace of mind you will receive the highest personal care.







# Reepham

## THE LOCAL AREA

Reepham is a small, beautiful market town, dating back to just after the Norman conquest. At the heart of the town lies the Market Place which is surrounded by a collection of historical buildings, mostly 18th century.

Quaint and vibrant there is plenty to enjoy within the Market Place, the 17th century coaching inn 'The Kings Arms' has wholesome pub food and 'The Dial House' is a lovingly restored Georgian country home with an award winning café/restaurant, elegant dining and a boutique hotel.

If you enjoy browsing and shopping, there is a good selection of independent shops selling everything from gifts, treats, antiques, clothes and art. For all your amenities there is everything you need from convenience stores, supermarkets and a family butchers.

Reepham sits between the Bure and Wensum valleys, the town is surrounded by nature, open fields and countryside perfect for peace, quiet and well-being.







Marriott's way - the old railway - is a great 26 mile footpath, bridleway and cycle route running between Norwich and Aylsham. You can start at Reepham, on route you will spot Whitwell Station (a preserved railway with museum) or Reepham station (tearoom and Kerri's Farmhouse Shop) which are ideal spots for a break. The care village is next to Marriott's way and offers easy access for countryside walks for all abilities.

Throughout the year, numerous events are held within the town, these include Reepham Food Festival, Music Festival, Classic Cars and Bikes Festival and the Festival of Light. Reepham Country Market is held every Wednesday morning featuring home-made, home-grown and hand-crafted produce.

The town also boasts a doctors surgery, pharmacy and a dental practice to cater to any needs.

**There is plenty to do and experience within a fantastic lively and welcoming local community.**



- LIBRARY 1

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- PHARMACY 2

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- POST OFFICE 3

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- HAIRDRESSERS 4

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- BOWLS CLUB 5

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- DOCTORS SURGERY 6

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- V'S CAFE 7

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- STATION ROAD CAR PARK 8

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- THE DIAL HOUSE 9

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- KINGS ARMS 10

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- SPAR REEPHAM 11

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- THE CROWN PUBLIC HOUSE 12

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- CO-OP 13

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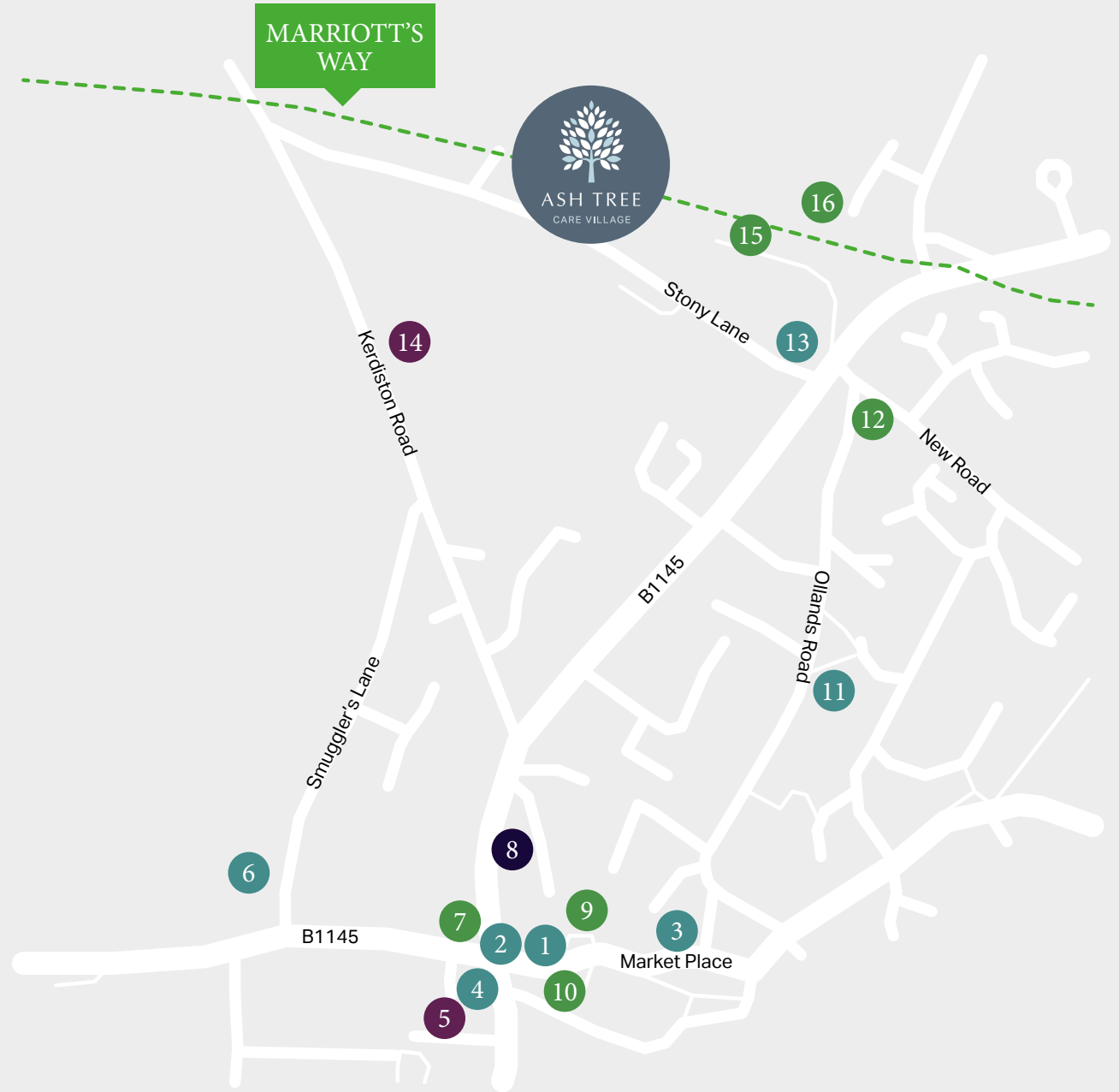
- TENNIS CLUB 14

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- THE STATION CAFE 15

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- PANTHER BREWERY 16





# Exploring FURTHER AFIELD

Set in the heart of Norfolk, Reepham has easy access to the Broads National Park, award-winning beaches, nature reserves and the vibrant city of Norwich, here is a taster of what can be explored...

## **Shopping, Dining & Culture:**

### **Norwich**

15 miles (approx. 30 minutes)

### **Holt**

14 miles (approx. 30 minutes)

## **Beaches:**

### **North Norfolk Coast**

19 miles (approx. 35 minutes)

## **The Norfolk Broads:**

### **Wroxham**

17 miles (approx. 30 minutes)

## **National Trust:**

### **Blickling Hall**

8 miles (approx. 16 minutes)





# Development HIGHLIGHTS

- A collection of 15 luxury two bedroom bungalows set amongst beautiful gardens and surrounding countryside.
- Landscaped and fully maintained grounds.
- Car parking space for each bungalow.
- Club House featuring beautiful orangery, bistro, quiet library and relaxing lounge.
- Entertainment programme of activities, events and days out.
- Located just a short stroll from the town centre with a bus and coach station nearby.
- Close to local amenities, a small supermarket is adjacent to the care village.
- A strong community spirit in the local town.























# Key FEATURES



## Covered within the monthly maintenance fee:

-  Gated community manned 24/7, 365 days of the year
-  24/7, 365 day emergency care call cover provided onsite by our own care team
-  Designated car parking space per bungalow
-  Internet and VOIP telephone included
-  External maintenance of bungalow
-  Maintenance of landscaped grounds
-  Daily welfare check
-  State-of-the-art medical intercom with touch button access to onsite care office
-  2 hours care or domestic help per week, times to suit the resident
-  Resident Club Membership giving access to the club house featuring an orangery, bistro restaurant, library and lounge
-  Wheelchair accessibility
-  Pets allowed
-  Fire detection system in all bungalows connected to the main care office
-  Personal care & domestic packages available to suit needs of the resident
-  Soft furnishings package available
-  Surrounded by countryside
-  Landscaped gardens throughout the village
-  Available to buy now



# Ash Tree Care Village

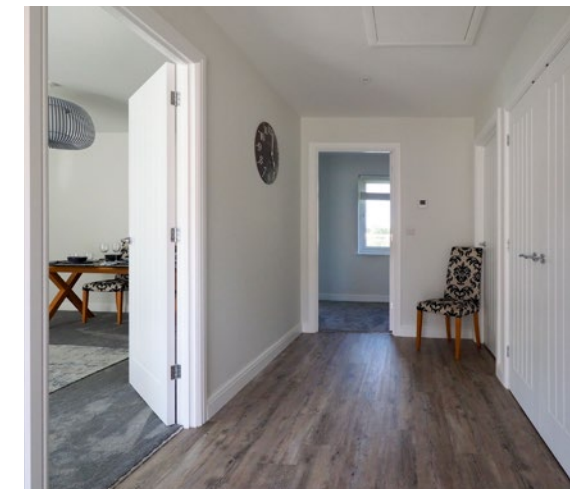
## BUNGALOWS



Our luxury bungalows provide independent living with all the benefits of the village to hand. Each bungalow is individually owned and set in beautiful secure landscaped grounds - all of which are wheelchair accessible by lit pathways. Each bungalow features its own patio and lawn area, as well as a designated parking bay. Mobility scooter sheds are available on request\*.

### Extra Help Is Here As Needed

Each bungalow has nurse call points, emergency assistance and a direct phone line to the main Club House, which is manned 24 hours a day, so help is never far away. The village's own trained care staff can provide for personal or medical care needs, as well as for domestic help for chores such as ironing, washing up and cleaning.



\*Mobility scooter sheds subject to an additional charge (at cost). Domestic help is invoiced monthly in arrears. Maintenance contract payable quarterly in advance.





Full meal facilities can also be provided, delivered directly to your door, or alternatively you are welcome to dine in the Club House.

External maintenance of the bungalow and grounds is covered within the maintenance contract so you don't have to lift a finger when it comes to the upkeep of your home and outside space.

**Our team of staff are here to help with whatever you may need, ensuring you can enjoy your retirement to the full.**





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- CARE OFFICE OFFICE
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- THE STATION CAFE REEPHAM CAFE







# The HONEYSUCKLE

PLOTS **1**

**Stunning two bedroom bungalow, set in the heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, both with built in wardrobes. The modern kitchen features integrated appliances. A contemporary, light lounge and dining area benefits from large windows and a patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	4.2 x 3.3m
BEDROOM 2	3.3 x 3.0m
KITCHEN	3.3 x 2.6m
LIVING/DINING	3.6 x 5.5m
ENTRANCE HALL	5.2 x 2.1m
BATHROOM	3.3 x 1.7m



# The FOXGLOVE

PLOTS **2** **8**

**Stunning two bedroom bungalows, available in two settings, at the edge or heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A contemporary kitchen with integrated appliances, features an open plan dining area with patio door leading directly outside. The large lounge links through to the kitchen and dining area. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.7m
BEDROOM 2	3.3 x 2.8m
KITCHEN/DINING	3.3 x 4.4m
LIVING	4.0 x 3.6m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	3.3 x 1.7m

PLOT 8 IS HANDED





# The MARIGOLD

PLOTS **3**

**Stunning two bedroom bungalow, set in the heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A contemporary, light open plan kitchen/dining/living room benefits from a large corner window and patio door leading directly outside. The modern kitchen features integrated appliances. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.7m
BEDROOM 2	3.3 x 2.8m
KITCHEN / DINING / LIVING	3.6 x 8.6m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	3.3 x 1.7m



# The PRIMROSE

PLOTS **4**

**Stunning two bedroom bungalow, set in the heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A modern kitchen with integrated appliances, features an open plan dining area. A contemporary, light lounge links through to the kitchen and dining area and benefits from a large window with double patio doors leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	4.7 x 4.0m
BEDROOM 2	3.6 x 2.6m
KITCHEN/DINING	3.3 x 4.7m
LIVING	4.1 x 3.7m
ENTRANCE HALL	3.7 x 1.8m
BATHROOM	3.6 x 1.7m





# The HOLLYHOCK

PLOTS **5**

**Stunning two bedroom bungalow, set in the heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A modern kitchen with integrated appliances, features an open plan dining area with patio door. A contemporary, light lounge links through to the kitchen and dining area and benefits from a large corner window and patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	5.2 x 4.0m
BEDROOM 2	3.6 x 2.6m
KITCHEN/DINING	3.6 x 4.6m
LIVING	3.9 x 3.6m
ENTRANCE HALL	4.5 x 1.5m
BATHROOM	3.6 x 1.8m



# The WISTERIA

PLOTS **6**

**Stunning two bedroom bungalow, set in the heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A contemporary, light open plan kitchen/dining/living room benefits from a large corner window and two patio doors leading directly outside. The modern kitchen features integrated appliances. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.7m
BEDROOM 2	3.3 x 2.8m
KITCHEN / DINING / LIVING	8.6 x 3.6m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	3.3 x 1.7m





# The ROSE

PLOTS 7

**Stunning two bedroom bungalow, set at the edge of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A modern kitchen with integrated appliances, features an open plan dining area with patio door. A contemporary, light lounge links through to the kitchen and dining area and benefits from a large corner window and patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	4.0 x 5.2m
BEDROOM 2	3.6 x 2.6m
KITCHEN/ DINING	3.6 x 4.6m
LIVING	3.8 x 3.9m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	4.5 x 1.5m



# The PEONY

PLOTS **9**

**Stunning two bedroom bungalow, set at the edge of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. The modern kitchen features integrated appliances. A contemporary, light lounge and dining area benefits from large windows and a patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.8m
BEDROOM 2	4.8 x 3.0m
KITCHEN	3.3 x 2.8m
LIVING/ DINING	3.6 x 5.5m
ENTRANCE HALL	4.8 x 1.8m
BATHROOM	3.3 x 1.7m





# The ASTER

PLOTS **10** **12** **15**

**Stunning two bedroom bungalows, available in two settings, at the edge or heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. The modern kitchen features integrated appliances. A contemporary, light lounge and dining area benefits from a large corner window and patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.8m
BEDROOM 2	4.8 x 3.0m
KITCHEN	3.3 x 2.8m
LIVING/ DINING	5.6 x 3.6m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	4.8 x 1.8m

PLOT 10 AND 15 ARE HANDED



# The LAVENDER

PLOTS **11**

**Stunning two bedroom bungalow, set at the edge of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. The modern kitchen features integrated appliances. A contemporary, light lounge and dining area benefits from a large corner window and patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.8m
BEDROOM 2	4.8 x 3.0m
KITCHEN	3.3 x 2.8m
LIVING/ DINING	5.6 x 3.6m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	4.8 x 1.8m





# The VIOLET

PLOTS **13** **14**

**Stunning two bedroom bungalow, set in the heart of the care village.**

The interior finishes are harmoniously designed with elegant lines, sustainable materials, and complementary colours. Spacious rooms and large windows bring the natural light flooding in, most aspects offer garden views.

Featuring two spacious bedrooms, the double bedroom has a built in wardrobe. A modern kitchen with integrated appliances, features an open plan dining area. A contemporary, light lounge links through to the kitchen and dining area and benefits from a large corner window and patio door leading directly outside. A stylish bathroom allows access directly from the double bedroom and hall.



## ACCOMMODATION

BEDROOM 1	3.3 x 3.7m
BEDROOM 2	3.3 x 2.8m
KITCHEN/ DINING	3.3 x 4.4m
LIVING	4.0 x 3.6m
ENTRANCE HALL	4.0 x 1.8m
BATHROOM	3.3 x 1.7m

PLOT 13 IS HANDED



*Specification*  
MODERN & LUXURIOUS







# Your New PROPERTY IN DETAIL

## LUXURY KITCHENS & UTILITIES

### Kitchens

- Symphony Cranbrook kitchen units with soft close hinges and draw runners

### Worktops

- 20mm quartz worktop

### Kitchen Sinks

- Stainless steel kitchen one bowl sink

### Taps

- High quality chrome kitchen single lever mixer taps

### Ceramic Tiling

- 100mm of 20mm thick quartz upstand

### Kitchen Appliances

- A comprehensive and extensive range of appliances are fitted as standard, as follows:

### Ovens

- Zanussi S steel fan oven

### Gas Hobs on Glass Base

- Zanussi ceramic electric hob

### Extractor Hoods

- Zanussi chimney hood

### Fridges & Freezers

- Zanussi 70/30 Integrated fridge / freezer

### Dishwashers

- Space for a dishwasher

### Washing Machines & Tumble Dryer

- Zanussi integrated washer dryer

## LUXURY BATHROOMS

### Bathrooms

- Modern, stylish, high quality sanitaryware comprising of a W.C, a handbasin, and a pressurised shower and glass shower screen

### Taps

- All handbasins are fitted with stylish, modern, chrome finish Twyford's basin mixer taps

### Showers

- Mira React EV chrome plated shower fitted with thermostatic temperature stability

### Luxury Glass Shower Screen

- Will be provided in all homes

### Towel Rails

- An electric towel will be provided in all homes

### Ceramic Tiling

- Johnson Tiles Gemini bathroom 600x 300mm fossil matt wall tiles

### Shower Cubicles

- Full height tiling from shower tray to ceiling
- Step free shower tray



## LUXURY FINISHES

### Internal Doors

- Smooth internal doors finished in white are provided throughout

### Door Furniture & Ironmongery

- Polished chrome internal door handles

### Decorative Mouldings

- Primed MDF mouldings to Torus architrave 70mm x 18mm and Torus skirting 120mm x 18mm, all finished in white

### Internal Ceilings

- Smooth finish throughout and painted brilliant white

### Internal Walls

- One emulsion wall colour throughout

## ENERGY EFFICIENT BUILDING FABRIC

### Energy Efficient Building Fabric

- Insulated (150mm deep) concrete floor
- Wide (100mm) insulated cavity with brick and thermal block traditional construction
- Insulated (450mm deep) roof void
- Double glazed, anthracite grey coloured, traditionally styled casement UPVC windows, all fitted with low 'E' glass, argon gas filled sealed units and locking catches
- Smart meters are provided with an internal monitor to indicate energy use at all times to all homes, subject to service provider

## LOW MAINTENANCE BUILDING FABRIC

### External Walls

- Broadland Blend facing bricks with sand cement mortar with bucket handle pointing
- K-Rend sterling white silicone scraped textured render
- Cedar texture boarding in pearl grey

## LOW MAINTENANCE BOUNDARIES & HARD LANDSCAPING

### Boundaries

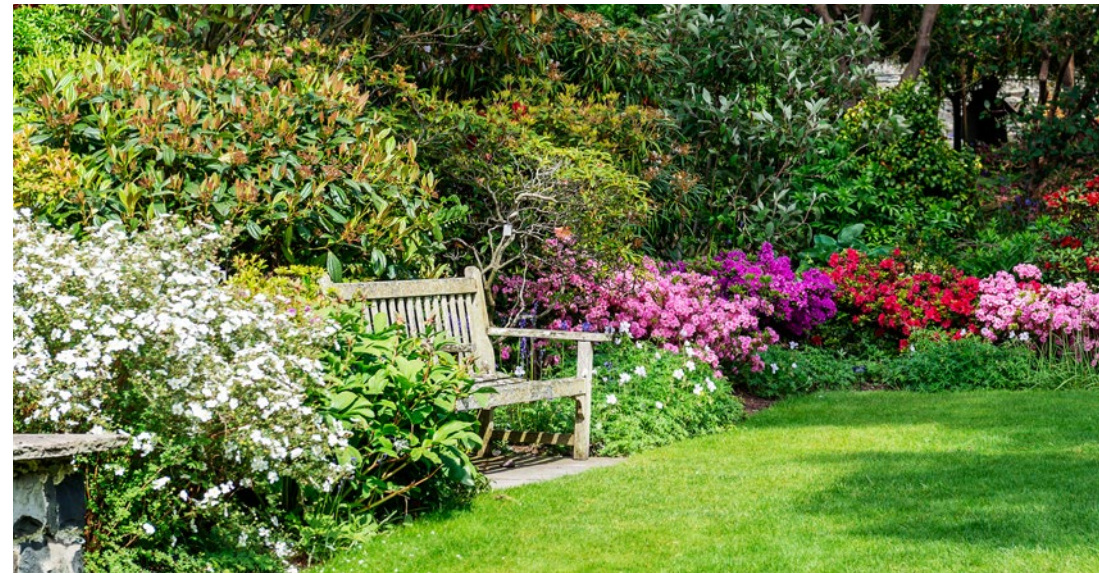
- Hedging to be confirmed

### Hard Landscaping

- Footpaths comprising of 450mm x 450mm Bradstone Textured paving in a buff colour
- Parking is made up from 60mm / 80mm Brett Alpha Flow block paving in a brindle colour
- Patio areas to use 450mm x 450mm Bradstone Textured paving in a buff colour

### Soft Landscaping

- To be confirmed





## STORAGE & CONVENIENCE

### Wardrobes

- Built-in, full height, wardrobes

### Storage Cupboards

- Storage is important, all our homes include at least one storage cupboard

### Postal Number Plaques

- Each dwelling will have a postal number plaque

## ENERGY EFFICIENT HEATING & HOT WATER

### Heating

- All our homes have underfloor heating throughout

### Hot Water Cylinder

- Energy efficient air source heat pumps are fitted to each home

## FLOORING FINISHES

### Vinyl Sheet Flooring

- Forbo Novilon Viva vinyl sheet in the kitchen
- Altro Aquarius vinyl flooring in the bathrooms and W/Cs

### Floor Screed

- Sand cement screed is laid to all other ground floor rooms not fitted with vinyl sheet flooring

## ELECTRICAL INSTALLATION

### Safety

- Smoke alarms to all dwelling
- Mains transformer doorbell

### Connectivity

- A BT point will be fitted in the living rooms of all homes

### TV & Media

- Media plate containing BT, TV and satellite points along with 4 socket outlets are fitted to the living rooms of all homes
- All bedrooms have TV points

### Energy Efficient Interior Lighting

- LED recessed spots lights are provided to kitchens, halls and bathrooms
- LED under cupboard lighting to kitchen wall units
- Ceiling roses are provided to the lounge and dining rooms
- All bedroom are fitted with two way ceiling roses lights with one switch adjacent to the door and one switch adjacent to the bed
- Light bulbs (LED low energy) are provided for all light fittings

### Energy Efficient Exterior Lighting

#### Front elevation:

- A stylish outside light with a passive infra-red (PIR) sensor is provided in close proximity to the main entrance door

### Power Outlets

- A generous provision of double and single socket outlets

### Shaver Socket

- All bathrooms are fitted with a shaver socket and a vanity mirror light adjacent to the wash hand basins





# ASH TREE

CARE VILLAGE

Ashtree Care Village, Ashtree Close,  
Reepham NR10 4SF

**Please call** William H Brown in Reepham  
on 01603 873208

**Or visit** [ashtreecarevillage.co.uk](http://ashtreecarevillage.co.uk)

A large print version of this brochure is  
available on request.



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