





📍 40 Rowan Lane, Wadswick Green, Wadswick,  
Wiltshire, SN13 9GN

🏠 Asking Price £430,000

A luxury first-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside, providing a generous 994 sq ft of accommodation

- Luxury Retirement Apartment
- 2 Bedrooms
- En-suite & Balcony
- Stunning Courtyard Setting
- First Floor
- Swimming Pool & Spa Facilities
- Restaurant & Coffee Lounge
- Rangeford Domiciliary Care

🏠 Leasehold

🏠 EPC Rating B





A luxury first-floor, two-bedroomed pre-owned retirement apartment operated by Rangeford Villages. Situated in a stunning courtyard surrounded by open countryside, providing a generous 994 sq ft of accommodation. This contemporary, leasehold property features a large open plan living space with floor-to-ceiling double aspect picture windows. The lounge area has access to the west-facing balcony. The fully fitted kitchen also comes with integrated Bosch appliances including an electric oven, induction hob, microwave, dish washer and combined washing machine/tumble dryer. A special feature is the mobile island, providing a flexible and versatile working space with an integrated wine rack. Two double bedrooms with fitted carpet in the master. Bedroom two benefits from the light oak flooring. The master bedroom has an en-suite walk-in shower, heated towel rail, mirror with integrated shaver point and feature lighting. Second double bedroom with door opening onto a south-facing balcony looking over the courtyard and pond. The family bathroom has a bath, basin and heated towel rail. The apartment benefits from thermostatically controlled by room underfloor heating throughout, 8ft 2in ceilings, and light oak hardwood flooring in the large living areas. Window dressings are also included. The dimensions shown on the floor plan are approximate, and individual apartment dimensions will be confirmed upon reservation. Please note, apart from the kitchen fittings supplied, the apartment is sold unfurnished. This beautiful apartment also includes window dressings in the living room area and is equipped with a water softener, which is located in the hallway cupboard. Other charges apply in addition to the purchase price: Annual Service Charges and Event Fee are payable in addition to the purchase price.

**Situation**

Set in the stunning Wiltshire countryside, in 25 acres of beautifully landscaped grounds, Wadswick Green is a place where you can enjoy the comfort and convenience of living in a contemporary new village for people over 60 years of age. Here you can continue to live life to the full and if there's a time when you need more support, help is at hand. Rangeford Care are based within the village and provide outstanding domiciliary care plans to residents who require more support to manage their daily lives.

**Property Information**

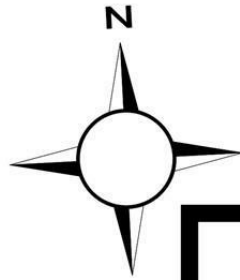
Council Tax Band: E

Leasehold

Mains Services

EPC Rating: B





## First Floor

Approx. 91.4 sq. metres (983.5 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.