



WILLICOMBE PARK VILLAGE





Exceptional Retirement Living

Our idea of retirement is different. At Audley you own your own home, which means you retain your asset and your highly valued independence.

We look after the exterior maintenance leaving you free to spend your time however you wish. You could visit the Audley Club, with amenities to rival any boutique hotel. Should you require extra help in the future, Audley Care can provide as little or as much support as you need.

Owning a home at Willicombe Park gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.



WELCOME



Willicombe Park luxury retirement village

Built in 1999, Audley Willicombe Park is a thriving retirement village located in the desirable town of Royal Tunbridge Wells, just a short commute from London. At its centre is Willicombe House, a magnificent Victorian Villa, which is home to the Audley Club with its own luxury health club, swimming pool, library and restaurant.





TRANQUILITY



History on your doorstep

Audley Willicombe Park is a luxury development of 67 cottages, apartments and lodges set in 4 acres of landscaped gardens and centred around Willicombe House, a stunningly refurbished Victorian Villa.

Located in the spa town of Royal Tunbridge Wells, which has remained popular since its Georgian heyday, Willicombe Park is close to many National Trust properties of note. These include Sissinghurst Castle, which was home to the poet and writer Vita Sackville West; and Batemans, where author Rudyard Kipling lived.



A lasting legacy

Willicombe Park, formerly Ravendale, takes its name from architect William Willicombe. It was home to 'The Cubitt of Tunbridge Wells' and his family until his death in 1875. Since then it has been used as a nursery nurse training centre and a Barnardo's home, before becoming an Audley village in 2000.

WHERE YOU CAN FIND US



From the A21 London Hastings road

Take the Pembury/Tunbridge Wells exit on to the A264 Pembury road heading towards Tunbridge Wells town centre. After passing a left hand junction that is traffic light controlled you will pass a grey water tower on the left hand side and then Beechwood Sacred Heart school. The junction into Sandhurst road is opposite on the right hand side.

On entering Sandhurst road, turn first left, then left again and this will take you up to the marked visitors parking bays in front of the main cream house. Please enter the black front door into the main pillared hallway.

Coming from Maidstone towards Tunbridge Wells

From the Maidstone road A228 at the junction with the A21, go straight across over a large four-way traffic light controlled junction towards Tunbridge Wells town centre, passing Tesco superstore on the left and the access junctions for the A21 signposted London/Hastings. After passing a second left hand

junction that is traffic light controlled you will pass a grey water tower on the left hand side and then Beechwood Sacred Heart school. The junction into Sandhurst road is opposite on the right hand side.

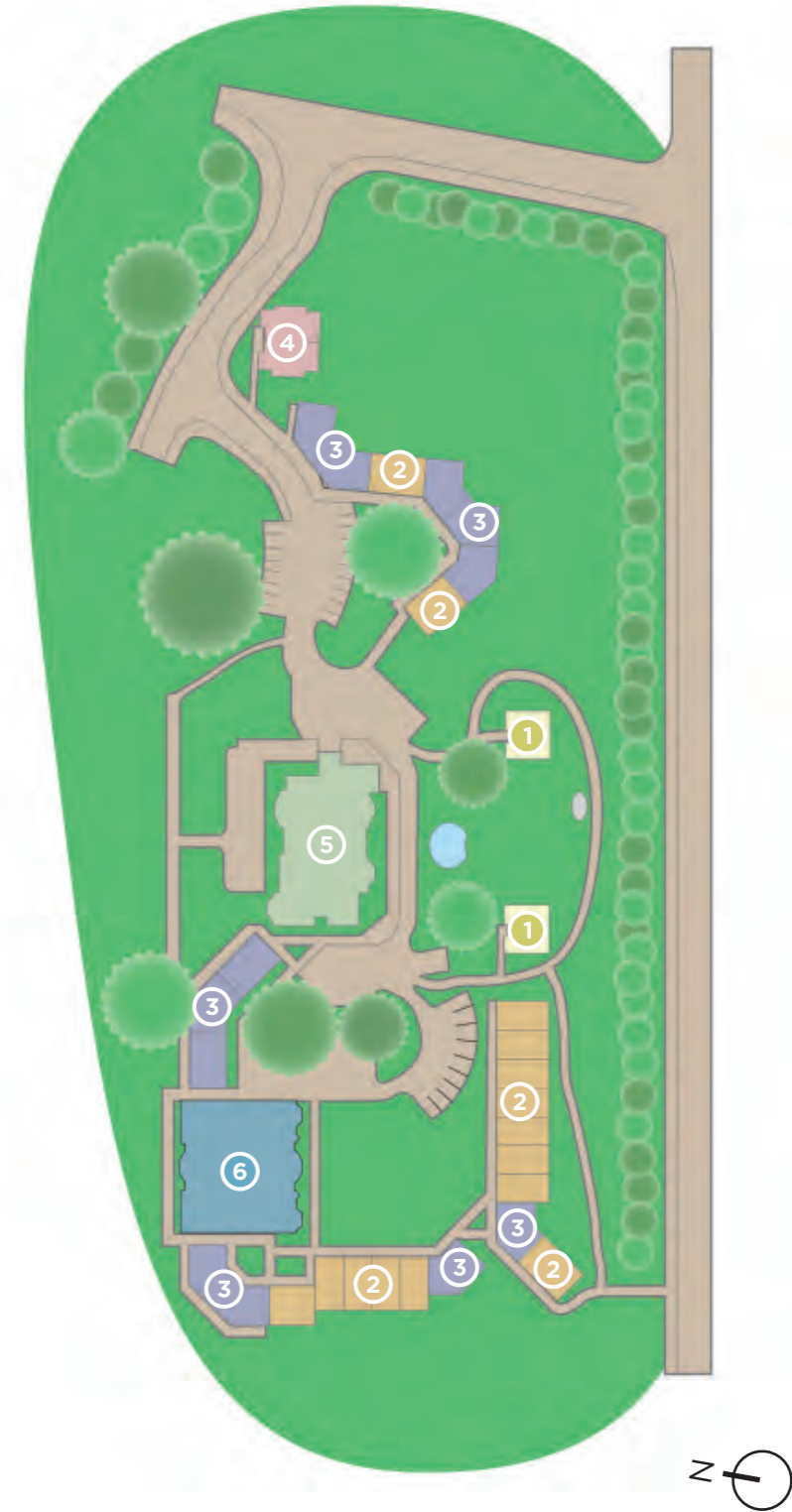
On entering Sandhurst road, turn first left, then left again and this will take you up to the marked visitors parking bays in front of the main cream house. Please enter the black front door into the main pillared hallway.

From Tunbridge Wells

Leave town centre in the direction of Maidstone/Pembury A264. After passing Sandrock road and Dell drive on the left and Dunorlan Park on the right, turn first left into Sandhurst road.

On entering Sandhurst road, turn first left, then left again and this will take you up to the marked visitors parking bays in front of the main cream house. Please enter the black front door into the main pillared hallway.

Site Map



- 1 The Lodges
- 2 The Cottages
- 3 The Bungalows
- 4 The Gatehouse
- 5 Willicombe House
- 6 Beech Court





Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

Town and country

Royal Tunbridge Wells is ideally located for a whole range of cultural and leisure activities, while the nearby countryside is recognised as one of England's finest landscapes. Local historic attractions include the beautiful gardens at Penshurst Place and the iron-rich spring waters at Chalybeate.

Willicombe Park is a short train ride from the hustle and bustle of London, yet close to the unspoilt beauty of the surrounding High Weald, offering the best of town and country.

Historic Royal Tunbridge Wells

Over 400 years ago, a natural spring welled up from the ground and it was named 'The Tunbridge Wells'. When Queen Victoria began to holiday here regularly, it came to be known as Royal Tunbridge Wells.

Today this charming historic town is home to an exciting array of shops, restaurants and pubs, with an elegant colonnaded walkway, known as The Pantiles, at its picturesque centre.



HISTORY



LUXURIOUS
SURROUNDINGS



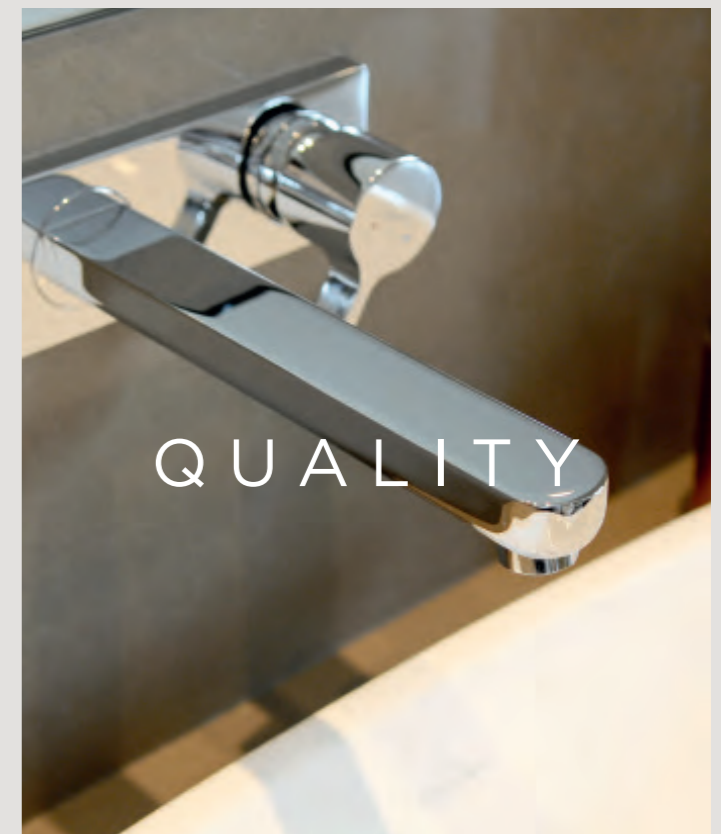
COMFORT



QUALITY



UNWIND





WELCOME
TO THE
AUDLEY CLUB



RELAX

The Audley Club - luxury on your doorstep



When you move to one of our luxury villages, you automatically become a member of the Audley Club. It's on your doorstep, part of the village, and yours to use as you please. You can also use the facilities of the Audley Club at any of our other villages.

You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities. They provide nothing less than a 'concierge' level of service to ensure you get the most out of your Club membership - whether that's through delivering delicious room service meals, help booking a holiday or whipping up the frothiest cappuccino.

The Audley Club luxury facilities

There's so much to enjoy at Willicombe Park:

Swimming pool and relaxation area

Take a dip without worrying about the weather in our pool with its stunning glass ceiling.

Exercise in the fitness studio

Our qualified staff can advise on the right programme or exercise class for you.

Stay connected

You can enjoy free Wi-Fi in all the Audley Club areas including the restaurant, bar, library and swimming pool.

Time to yourself in the library and lounge

When you want some real peace and quiet, you will find it in the library amongst our huge range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

Spa therapies in our treatment rooms

Professional beauticians and therapists are available to offer manicures, pedicures, massages and facials to help you feel pampered and relaxed.

Hair salon

Your hair appointment will be just a few short steps from your front door with one of the area's top hairdressers.

Exquisite dining in the Fairmile Restaurant

Not only do our chefs use local ingredients to create great menus, but while you dine you can also enjoy stunning views.

Luxury guest suites

If your family and friends come to visit, treat them to a stay in our luxury guest suite. And, as an Audley owner, you can also take advantage of a guest suite at any of our UK villages.





AUDLEY

CARE

As time moves on and some tasks become less easy, there is no reason why you shouldn't continue to live the life you know, in the home you have made. All you need is a visit from a trusted, friendly face; someone to listen or lend a helping hand when you would appreciate it.

Care of the highest level

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). Which means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

Safe and secure

Not only do we take care of all the exterior maintenance of your home but we also have CCTV that covers the village. We have staff on call every minute of every day, so if you need anything you can just pick up the phone. This means you can go on holiday or visit relatives for as long as you please, knowing your home is looked after. Within each property there is an intruder, smoke and heat alarm connected to the central monitor alarm. There is also an emergency call system.

And don't forget that your neighbours are looking for the same stress-free life as you, so they fully understand and respect your wishes, as you do theirs.



How can we help?

Everyone has their own tastes and needs, so our care is made to measure and you only pay for the services you use. Our discreet and friendly staff will help you with as little or as much as you want, including:

A hand with domestic tasks like cooking, cleaning and ironing.

Assistance with getting up and going to bed, whatever the time.

Someone to go shopping with you or for you, or to collect prescriptions.

Help with personal care or eating.

Someone to walk the dog or feed the cat.

A little help and company if you are recovering from illness.

Live-in, sleep-in or night care, or simply holiday cover.

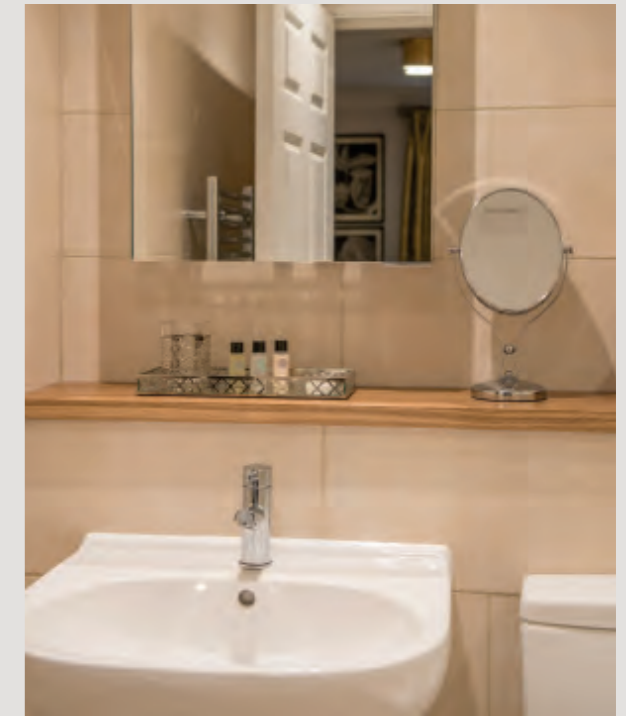
Long-term, short-term or emergency care.

Someone to accompany you to appointments or social activities.

IT'S ALL

IN THE

DETAIL



Beautifully crafted

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built-in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.





Properties designed with you in mind

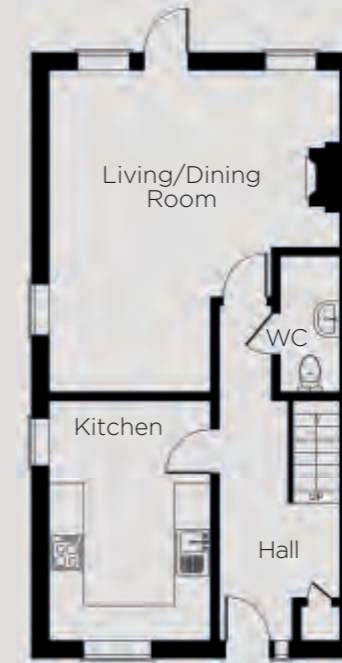
Our properties are purposefully designed to fit your needs – for now and in the future. Every property has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. Discover the thoughtful design you'll come to expect from an Audley property.

Apartment floor plan example



House floor plan example

Ground floor plan example



First floor plan example



We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

BUILDING BETTER FUTURES

In 1983, our Chief Executive Nick Sanderson founded a company called Beaumont - which, over time, developed the conventional care home concept into something completely different, the UK's very first luxury retirement villages. Over thirty years on, we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



Growing communities

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.



THE SIMPLE WAY TO SELL YOUR HOME

Audley Part Exchange service

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

Guaranteed cash buyer for your property

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

Speed

We will make an offer within 24 hours and contracts are usually exchanged in 28 days.

No chain

Our Part Exchange service removes the risk of delays and fall-throughs often encountered with chains.

Option to stay in your current home after completion

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

Flexibility

We will consider all types of properties - irrespective of the location or value.

No estate agent fees

Not only will we handle all the legal paperwork, you'll avoid paying estate agents' fees too.

Our Part Exchange partner

The Audley Part Exchange service is managed by Silverbridge Ltd Properties who have over 60 years of experience in the UK property market. For the last decade they have offered one of the most competitive and attractive Part Exchange service available.

A higher value may be achieved for your property by selling independently of Part Exchange. Buyers are advised to seek impartial advice to ensure the Part Exchange service is suitable for their needs.

HOW IT WORKS



Step 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



Step 2

We will then make an offer to purchase your home within 24 hours. If you accept the offer a survey will be arranged and we will then confirm our offer.



Step 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



Bridging Finance

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to sell to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between one day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services it provides to prospective customers.



ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time.

Audley can help ease the pain of moving, we can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, carpeting and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, IT and other suppliers

Our downsizing partner

We work with The Senior Move Partnership who has a team of trained specialists. Each is committed to providing the highest standard of practical and emotional support.

RESELLING

We aim to get you the best possible price with the least amount of stress.

Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1% of the greater of either the achieved market price or agreed valuation.

There are two options for selling your property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee will be 3% of the sales value achieved (VAT applicable).

MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure you are making a sound long-term financial decision. This section covers what's included when you live at an Audley retirement village - so you can make an informed choice.

Two types of payment

Our fees cover the costs of running an Audley retirement village. This includes on-going costs, such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. It also covers any future expensive structural repairs or improvements that may occur.

We collect two fees: a monthly payment and a deferred management charge. These fees combined ensure all the ongoing running costs of the village, plus any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

Ground rent

Like many other leasehold schemes, there is an annual charge for ground rent. It will increase every 10 years based upon the retail price index % figure. Please ask your sales consultant for more details.

All these services are covered by your fees:

Building insurance for your home

External upkeep of your home, so you don't have to worry

Professional garden and ground maintenance

Regular clearing of roadways and footpaths

Servicing of lifts

Servicing of CCTV, emergency call system, intruder and smoke alarms

Night Porter and security service

Firstline home carers and call line services, 24/7

Nightly removal of your rubbish

External window cleaning

A range of luxury facilities with Audley Club membership

Preferential rates for food and drinks at the restaurant, bar and bistro

Full servicing of the guest suite, bookable at a reduced owner's price

Free inter-property telephone calls

Onsite General Manager and Head of Audley Care with supporting teams

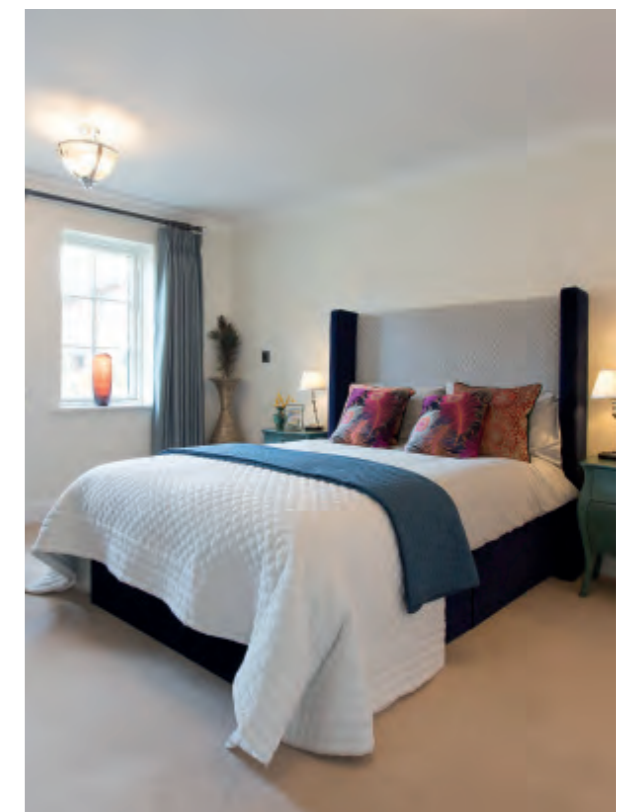
Minibus service, for shopping trips and days out

Favourable utility costs

Social events and activities organised by the General Manager

Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.





01892 616 444

willicombesales@audleyvillages.co.uk

Audley Willicombe Park,
Royal Tunbridge Wells, Kent TN2 3UU

Audley villages:

Binswood, Royal Leamington Spa,
Warwickshire.

Chalfont Dene, Chalfont St Peter, Bucks.

Clevedon, Ilkley, Yorkshire.

Cooper's Hill, Englefield Green, Surrey.

Ellerslie, Malvern, Worcestershire.

Fairmile, Cobham, Surrey.

Flete House, Ivybridge, Devon.

Inglewood, Kintbury, Berkshire.

Mote House, Bearsted, Kent.

Nightingale Place, Clapham, London.

Redwood, Failand, Bristol.

Stanbridge Earls, Romsey, Hampshire.

St Elphin's Park, Darley Dale, Derbyshire.

St George's Place, Edgbaston, Birmingham.

Sunningdale Park, Ascot, Berkshire.

Wycliffe Park, High Wycombe,
Buckinghamshire.

Opening soon:

Chobham, Woking, Surrey.

Scarcroft Park, Yorkshire.

www.audleyvillages.co.uk

Images from a variety of Audley villages.
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