

*Join a community that knows how to live  
in the heart of **West Byfleet***

# **Botanical Place**

**Thrive  
Living**  
*by Retirement Villages*

**“Growing old is  
mandatory,  
but growing up  
is optional.”**

**Walt Disney**

A photograph of two elderly women walking on a city street. The woman on the left has short, styled white hair and is wearing a white long-sleeved top with flared cuffs, light blue jeans, and a large circular pendant necklace. She is carrying a black shoulder bag and a green shopping bag. The woman on the right has white hair with bangs and is wearing a bright pink jacket over a colorful striped top, light grey trousers, and a black belt with a large buckle. She is carrying a black shoulder bag and a light blue shopping bag. They are both smiling and appear to be in conversation. The background shows a blurred city street with traffic lights and buildings.

# *The art of* **independent living.**

We all age. The goal is to age well. For those who want to continue to live life their way, independent, connected and in control... we call it Thrive Living.



# Live. Belong. Thrive.

*Situated in the heart of sought-after West Byfleet, this flagship development by Thrive Living marks the first in a brand-new collection of sustainable communities that put people, culture and wellbeing first.*

Picture fresh, modern apartments and terraced gardens, set alongside boutiques, cafés and restaurants, all anchored around the central plaza - a vibrant and beautiful landscaped public square.

Botanical Place is all about experiencing life's everyday pleasures, opportunities and adventures. It's the excitement of making new friends. It's remaining connected to the local community. And most importantly, it's the empowerment that comes from living life in exactly the way you choose.

BRAND NEW  
**Thrive Living**  
COLLECTION



*Botanical Place is a stylish new addition to the local skyline. With 197 one and two-bedroom apartments set across five distinctive blocks, each boasting a private balcony or terrace, you'll be certain to find the perfect space to make truly yours.*

# A place to be *you.*

*With so many facilities available,  
you'll be sure to find something new  
to experience every day.*





Resident kitchen and lounge

Soak up the moment in the smart clubhouse lounge, grab a bite to eat in the restaurant, or discover a great new page-turner in the community library, which is open to all. And when it's time to unwind, head to the wellness centre, with its hydrotherapy pool, sanarium, treatment rooms and gym. A hive of activity, yet with the blissful comfort of your own space.

 **Everything you need, taken care of**

- *Café & restaurant*
- *Cinema screening room*
- *Gardens and open spaces*
- *Community library*
- *Wellness suite, fitness studio and gym*
- *Hydrotherapy pool and sanarium*
- *Resident kitchen and lounge*
- *Landscaped public plaza*
- *High street location*
- *Excellent transport links*
- *Pets are more than welcome*



Café & restaurant



Cinema screening room



Fitness studio

# Continue your *hobbies* or discover new ones.

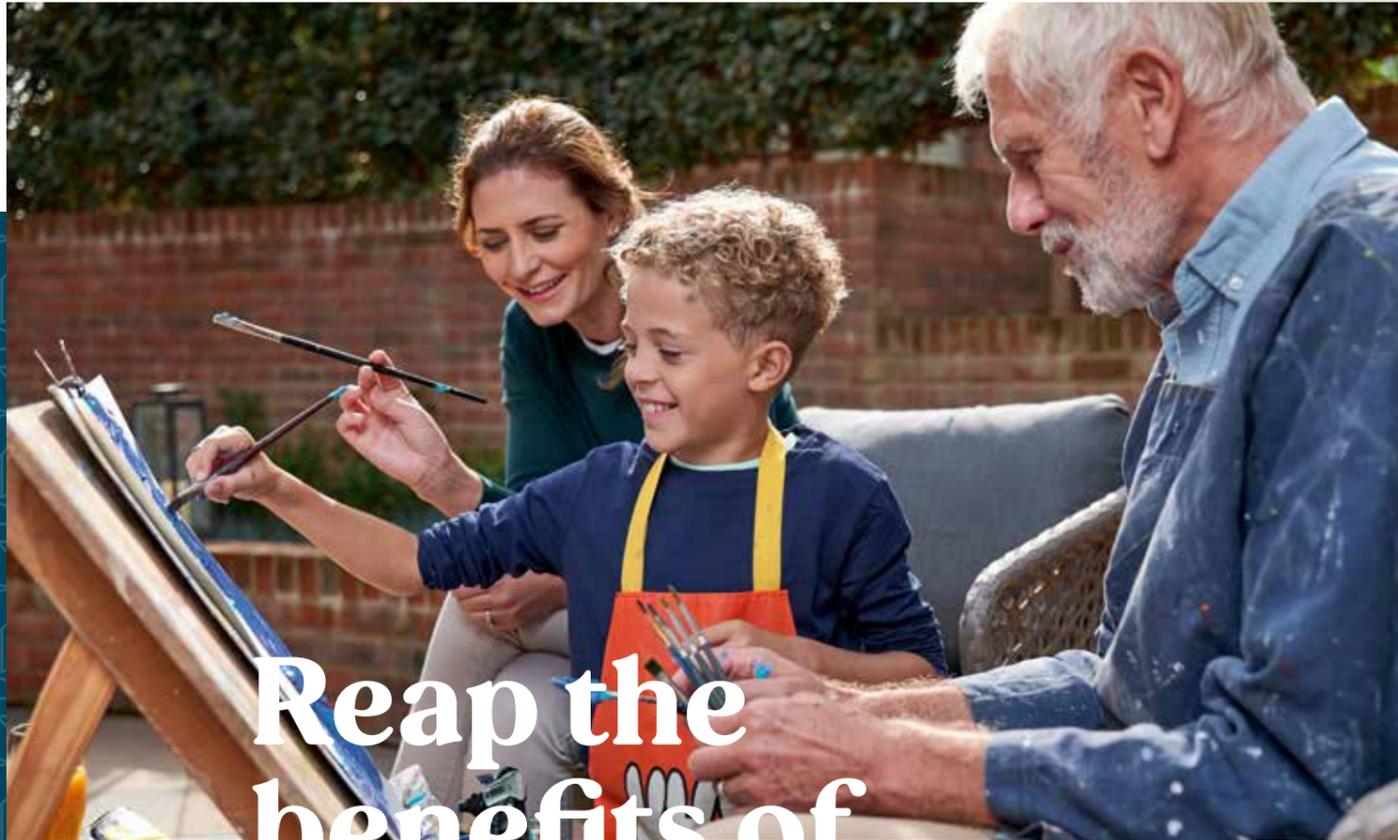
*A place you can shape.*

Designed to harness the vibrancy of West Byfleet, Botanical Place is for those who seek much more than just a new home. It's for those who need to satiate the needs of mind, body and soul, to nourish and enrich their active lives with old and new friendships and fresh experiences.

Continue your hobbies or discover something new. Life here is shaped around your passions, so, whatever makes your heart truly sing, do it here. With a range of activities, groups and clubs on offer, it's easy to stay as busy or relaxed as you like. And if you can't find your hobby on the list, we'll work to implement something new, as we're certain one of your neighbours would also love to give it a try.

Forge the future you've always hoped for, and bring your pets, family and friends to visit too – life here really is all about creating your own version of perfect.





# Reap the benefits of community living.

To live life at Botanical Place is to live a life well connected. We believe that remaining connected to community, place and people is what ageing well is all about, so we created Botanical Place as a blueprint for this way of life.

Soak up the culture at local events and attractions, enjoy a glass of something cold with friends, or simply relax and watch the world go by as you listen to the gentle gurgle of the water feature on the landscaped pedestrianised central plaza. The wealth of cafes, restaurants and shops set around the space are also open to the public, completing the sense of all generations coming together, inviting the wider community, family and friends to share in the buzz.



# Support, care and wellbeing.

This is your time to focus on what matters to you the most. So, our communities are designed to uphold flexibility, independence and wellbeing. Our Communities and Wellbeing strategy is at the heart of everything we do as we recognise the difference it makes to all our residents, enabling them to live fuller lives for longer.



Our vision to support you to:



Stay physically active and healthy, maintaining resilience



Maintain a healthy state of mind, supporting cognition



Live an emotionally connected and purposeful life

*Enjoy the peace of mind that help and support is on hand behind the scenes, if and when it's needed.*

The variety of activities and events on offer at Botanical Place – all supported by our Community Co-ordinator – play a huge part in this, and we actively encourage you to say what you want to see.

Our 'Live Well' packages are tailored to your needs, offering additional services like housekeeping and home cooked meals, whilst allowing you to continue to live independently.

Should a higher level of care be required at any point, we work in partnership with a local care provider who we know and trust, that can provide a bespoke, convenient and stress-free solution for residents.

To find out more about any of our services, simply speak to one of our friendly sales consultants.

**For the activity seekers  
and the day-trippers. For  
the globe trotters and the  
London regulars. For the  
golfers, walkers and sit-  
downers. For the foodies  
and the shopaholics.  
For the chatters and the  
connection-makers. For  
the knitters, swimmers  
and daytime nappers.**

***This is Botanical Place.***



**"We support each other and the local community"**

We share skills and experiences, we give members the opportunity to work alongside one another on projects if they wish, and perhaps most importantly, we chat, drink tea and eat biscuits!

**Woking and District Men's Shed**

# Say Hello to West Byfleet.

*Nestled in the heart of Surrey, West Byfleet is a bustling village made up of independent shops, eateries, amenities, clubs, groups and a fabulous community spirit...*

See our Meet West Byfleet booklet to find out more!



**"Best of both worlds"**

A charming village surrounded by amazing natural beauty spots, yet you can be enjoying a concert in the Southbank, London within half an hour.

**Jo Schwarzkopf, Sweet Passion Cakes**



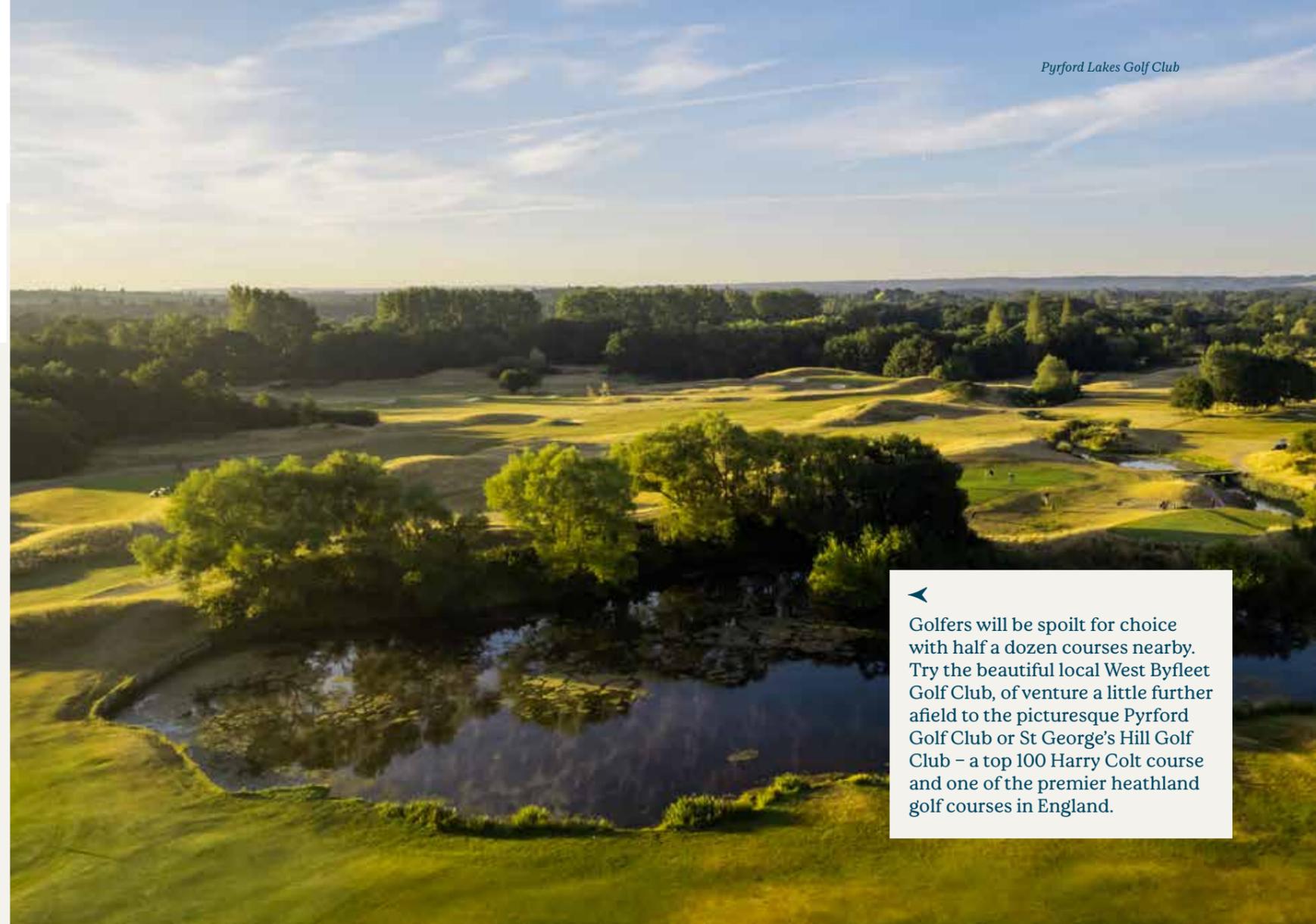
**"West Byfleet holds a special place in our hearts"**

It's where we [Lianne and Simon Sherlock, Distillers Of Surrey founders] met – whilst working our Saturday jobs at Waitrose as teenagers!

**Simon Sherlock, Distillers Of Surrey**



Lace up your walking boots to hike, ride or even trail run the countless canal, countryside and river walks in the area - perfect for both feet and paws! The famous Wey Navigations offer 20 miles of breathtaking vistas set along tranquil towpaths and wharfs - perfect for wildlife watching - or discover Virginia Water, originally conceived as a Royal pleasure ground.



Golfers will be spoiled for choice with half a dozen courses nearby. Try the beautiful local West Byfleet Golf Club, or venture a little further afield to the picturesque Pyrford Golf Club or St George's Hill Golf Club - a top 100 Harry Colt course and one of the premier heathland golf courses in England.

# Be at the centre of it all...

*With so much on offer within walking distance, you'll never need miss the last bus again. But for those keen to cast their net of experience a little wider, you'll find the local area bursting with stunning scenery and countless things to see and do.*



For the green-fingered, RHS Garden Wisley is one of the UK's most visited and best-loved gardens. With over 240 acres to explore and an abundance of scent, colour and sound year-round, a visit here is a veritable treat for all the senses. In the summer, roll up your sleeves and pick your own produce at Crockford Bridge Farm. From raspberries and redcurrants to beans and beetroot, your evening meal is bound to be fresh and flavourful after a visit.



Immerse yourself in the history of motorsport and aviation at Brooklands Museum, and when you're ready for an afternoon tittle, Denbies Wine Estate offers tours, tastings and a fantastic shop to purchase a bottle or two to share with friends.

Brooklands Museum



Guildford town centre

If boutiques, bars and restaurants are more your thing, you'll discover a wealth of picturesque Surrey hotspots to explore. Epsom is a historic market town with a world-famous racecourse, and the idyllic Godalming is situated on the banks of the River Wey, surrounded by stunning panoramic countryside views. Guildford, on the edge of the North Downs, is a bustling hive of activity full of shops and cultural attractions, or head to Dorking for its thriving arts community, plus renowned antiques and eclectic vintage emporiums.

# Everything you need right on your doorstep.



What's more, the capital is only a short train ride away, as are Gatwick and Heathrow airports for those last-minute getaways. The world really is your oyster.



Heathrow



# Stay connected.

*Everything you need, right where you need it.*

## Local amenities

- |                           |           |
|---------------------------|-----------|
| 1. Waitrose               | 0 miles   |
| 2. Tesco Extra            | 2 miles   |
| 3. Graham Turner Butchers | 1 mile    |
| 4. Lidl                   | 2 miles   |
| 5. Cohen's Chemist        | 0 miles   |
| 6. Byfleet Post Office    | 1.7 miles |

## Clubs and groups

- |   |           |
|---|-----------|
| 7. Byfleet Bowls Club                     | 0.3 miles |
| 8. West Byfleet Community Gardening Group | 0.5 miles |
| 9. Woking & District Men's Shed           | 1 miles   |
| 10. West Byfleet Golf Club                | 0.5 miles |
| 11. Pyrford Lakes Golf Course             | 1.7 miles |

## Attractions & experiences

- |                              |            |
|------------------------------|------------|
| 12. Distillers of Surrey     | 3.7 miles  |
| 13. Byfleet Heritage Society | 1.7 miles  |
| 14. Crockford Bridge Farm    | 2.6 miles  |
| 15. RHS Garden Wisley        | 3.5 miles  |
| 16. Virginia Water lake      | 8.6 miles  |
| 17. Denbies Wine Estate      | 17.2 miles |

## Eating & drinking

- |   |           |
|---|-----------|
| 18. The Clock House (1 Michelin Star)           | 3.6 miles |
| 19. Bell'Amico Italian restaurant & coffee shop | 0.1 miles |
| 20. Sweet Passion artisan patisserie            | 0.1 miles |

## By car

- |                  |            |
|------------------|------------|
| Guildford        | 11 miles   |
| Woking           | 3.4 miles  |
| Dorking          | 17.4 miles |
| Epsom            | 15.6 miles |
| Godalming        | 16.5 miles |
| Heathrow Airport | 16.4 miles |
| Gatwick Airport  | 31.2 miles |

## By West Byfleet train station

- |                  |        |
|------------------|--------|
| Woking           | 5 min  |
| Clapham Junction | 20 min |
| London Waterloo  | 29 min |



Potter. Garden. Swim. Explore  
Shop. Grow. Bike. Belong. Thr  
Drink. Dine. Make. Discover.

# Vision from our architect.

*"Our vision was to create a well-designed and high-quality environment in a fantastic location where people can thrive in their later years. A place to remain fully integrated within the wider community, through a variety of wellbeing, retail, leisure, public spaces and excellent community amenities."*

PRP Architects



Our proposals take influence from the local arts and craft buildings and aim to have a clarity of form and structure, with a variety of materials displaying craftsmanship and skill. The façades have been considered to provide a site-wide asymmetry, with retail and building entrances celebrated in a refined detail and quality. A local narrative is recalled in the texture of the metalwork, which reflects the botanical history of the site.



The apartments have been arranged over three distinct buildings, and all rooms will be 'care-ready' to allow for future adaptation to suit people's changing needs. HAPPY principles encompassed in the design include generous space standards, natural daylight maximised with generous full-height windows and substantial storage, with dual and triple aspect dwellings where possible.



# Your home, *your sanctuary.*

Botanical Place offers a range of modern 1 and 2-bedroom apartments across multiple layouts, each boasting a private terrace or balcony for you to soak up the sun and take in the views.

You can expect exemplary design, generously sized light and bright interiors, full-height windows to maximise daylight and high-specification fixtures and fittings throughout, with every detail carefully considered. What's more, as new builds that

have been designed to be highly energy-efficient, you'll have the peace of mind that comes from knowing running costs will be minimal – and no maintenance worries.

So all that's left to do is put your stamp on your space and make it truly yours – whether that's hanging your favourite artwork on the wall, or painting the entire space, the only limit is your imagination.



**Your home  
designed  
around you.**

◀ Floor to ceiling crittall-style windows to let the light flood in



◀ Private terrace or balcony with stylish fretwork to all apartments, some with far-reaching views

▶ Modern high-spec kitchens with soft edge cupboards, hide and slide ovens and induction hobs



# Specification.

## Kitchen

- Contemporary fitted kitchens with integrated appliances
- Composite stone worksurfaces and co-ordinating full splashback
- Soft close drawers and doors with easy access corner unit storage
- Undermounted stainless steel sink with mixer tap
- Base pull-out corner shelves
- *Neff* induction 4-ring hob
- *Neff* stainless steel oven with 'slide and hide' door
- *Neff* stainless steel microwave
- *Neff* integrated fridge-freezer (50/50)
- *AEG* integrated dishwasher with comfort lift functionality
- *Neff* washer dryer in utility
- Integrated bins for recycling and waste
- LED strip lights underside of wall units
- Premium cutlery tray

## Bathroom, shower room and ensuite

- Stone vanity top and tiled surround, LED strip light set within underside of vanity
- Bathroom cabinet with shaver socket
- Porcelain bath panel
- Hinged door storage with 3 internal timber shelves
- Light or dark palette of porcelain tiling throughout, to match the apartment
- White steel bath with embossed anti-slip base and hinged bath screen
- *Sanipex* chrome brassware - mixer taps, shower head, handset hose, bath filler, shower thermostatic valve
- Slip resistant tiling to shower floor
- Chrome heated towel rails
- Energy efficient LED downlights
- Mechanical extract ventilation
- Chrome grab bar handles (installed only if requested by customer)

## General

- Luxury vinyl timber flooring to kitchen, living and dining spaces
- Carpets to bedrooms
- Triple glazed windows
- Fitted wardrobes
- Interior designed sockets and light switches
- LED downlights throughout, feature lit coffered ceiling in lounge
- TV points to lounge and all bedrooms
- Energy efficient heated hot water and heating system with zoned thermostat

## Interior finishes

- Built in wardrobes to all bedrooms
- *Silkwood* carpets throughout bedrooms
- *Amtico* flooring in the entrance, kitchen and living spaces
- Triple glazed windows and doors
- 2.4m high ceilings in bedrooms, living room and kitchen. Feature coffered ceiling in lounge space
- Double recessed curtain tracks

## Electrical

- Programmable thermostat, with bathroom electric underfloor heating
- Pendant light in living room and in bedrooms with shade ring fixing
- Wardrobe lighting with LED strip, fitted and hidden recess in shelf
- Kitchen under cabinet lighting via continuous LED strip in warm white
- Bathroom under-cabinet lighting via continuous LED strip in warm white
- Shaver socket located in the bathroom cabinet
- Telephone data points in living room and bedrooms
- 5 amp double white sockets, USB sockets in bedrooms
- Video door entry with integrated screen
- Energy efficient appliances
- All corridors and outside lighting are on energy efficient PIR sensors

## Heating and cooling

- Electric heating throughout apartments (where rooms can be controlled separately)
- Mechanical ventilation throughout the apartment

## Security

- Video door entry system to every apartment
- Smoke detectors/fire alarms ring in every apartment
- Sprinklers installed to all apartments

## Outside

- Terrace/balcony to all apartments
- Secure basement car parking
- Electric vehicle charge points
- Storage locker space

## Car parking\*

- On-site allocated car parking (some with electrical points)

## Peace of mind

- All properties have *Tunstall* emergency call systems, managed by an onsite team 24/7
- 999 year lease
- 10 year building warranty from completion
- Lifts to apartment floors

*Rooms in our apartments are designed with changing needs in mind.*



# Community layout

\* correct at time of print. Please ask the sales advisor for more information

Keeping you safer with **smart locking solutions** in all homes with provisions for a wireless intruder alarm system

**700 tonnes** of carbon will be saved using alternative materials

Know that you're renewing energy every day. Our solar panels will generate as much as **67,000 kw hours of electricity per year**

# Live at the first ever whole-life net zero retirement community.

**Sustainably building a better future at Botanical Place.**

## Key features

- **Reduce wasted water consumption** with our efficient sanitaryware components
- **Enjoy lower running costs** as all apartments will be 50% more energy efficient than homes built today
- **Keep the heat in** with our triple glazed windows
- We'll provide a number of **electrical vehicle charging points** for residents' cars
- We'll **regenerate biodiversity** by 20%, by focusing on rewilding
- Enhancing **green and blue corridors** to provide safe passage for wildlife and support our mental and physical wellbeing

**Small changes can make a big difference...**



*Our Vision:*

# Great communities. Amazing lives.

We believe in ageing well. That means having choices that allow us all to live our lives without compromise, with the freedom to focus on the things that matter most. We create warm, vibrant communities focused on lifestyle and wellbeing, that enable people to stay independent, active and connected.



## The perfect partnership

A pioneer in creating independent communities, Retirement Villages has been building and operating the UK's most loved communities for over 40 years. What's more, Retirement Villages has been part of AXA since 2017. This is a big benefit to the stability, quality and ambition of our communities. Whether you choose to rent or buy, you can rest assured that we will always put your wellbeing, security and support as our highest priorities. And, as the number one leading investor in the industry – we are a safe pair of hands.

Our brand new Thrive Living collection is where contemporary, high-quality homes meet sustainable living. Close to town centres, our locations will fully integrate with the local community, where open spaces enhance the environment and create a greater sense of belonging for everyone. Whether you, or someone you love, is looking for a positive lifestyle change, this could be the perfect way to stay healthy, happy and independent for years to come. We're looking for people to be a vital part of shaping community life.

*And when it's the right time for you, our friendly team are here to support you and your loved ones with the next steps; from helping to get an existing property on the market to understanding tenure options, and making the move stress and hassle free. Enquire about living at Botanical Place, today.*



Botanical Place  
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*Retirement Villages Group Ltd  
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