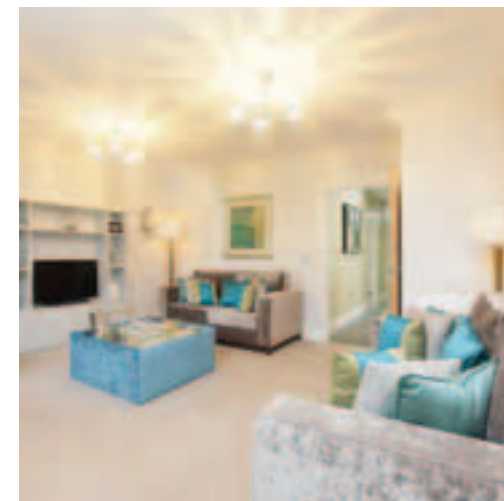


Boulters Meadow

MAIDENHEAD



SHANLY
HOMES

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Welcome to Boulters Meadow

Combining delightful cul-de-sacs and attractive avenues, Boulters Meadow is a growing community in the heart of affluent Maidenhead

Located in one of Berkshire's most desirable locations, Boulters Meadow in the heart of Maidenhead is a haven for families and young professionals alike.

With a range of stylish three and four bedroom homes, this exclusive development combines charming avenues lined with characterful homes and beautifully landscaped gardens.

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When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival.



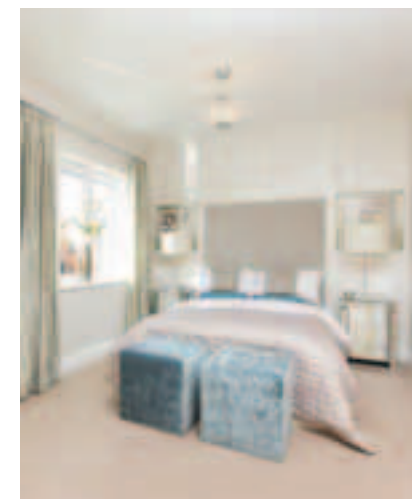
Introducing your new home

A stylish collection of three and four bedroom family homes designed and finished to Shanly Homes' exacting specification

At Boulders Meadow, every new home has been designed with modern living in mind, and Shanly Homes' trademark attention to detail is evident across the whole site. The entire development is beautifully landscaped and has an

expanse of greenery at its core, intended as a central focal point for the emerging community to use and enjoy, while each home has its own outside space in the form of private rear gardens.

Most homes benefit from their own garage, providing off-street parking for every household. Inside, the carefully considered layouts offer a range of flexible, open-plan living spaces and generous bedrooms, while the professionally designed kitchens feature fully integrated appliances. Every master bedroom and many of the spacious second bedrooms have an en-suite bathroom and ample fitted wardrobe space.

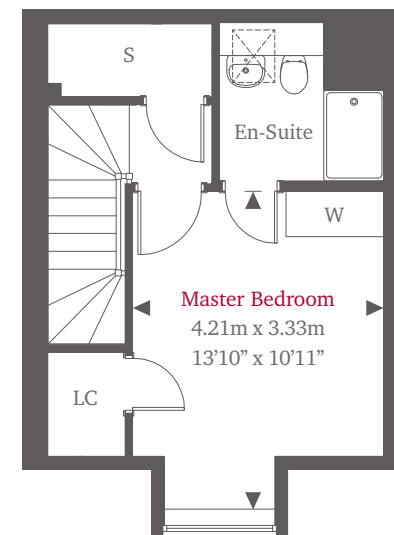
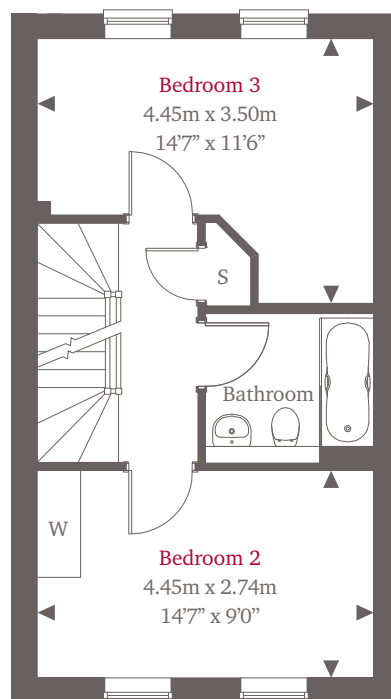
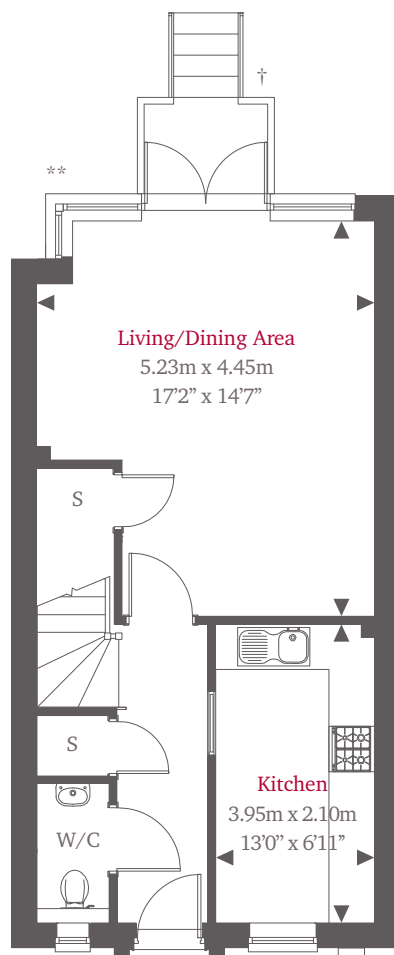
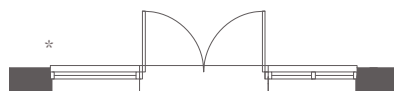


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Computer-generated image of Nos. 84 & 85. Representative of Nos. 73-77 and 92 & 93.

Second Floor



SHANLY HOMES



Computer-generated image of Nos. 86-91.

Nos. 86–91



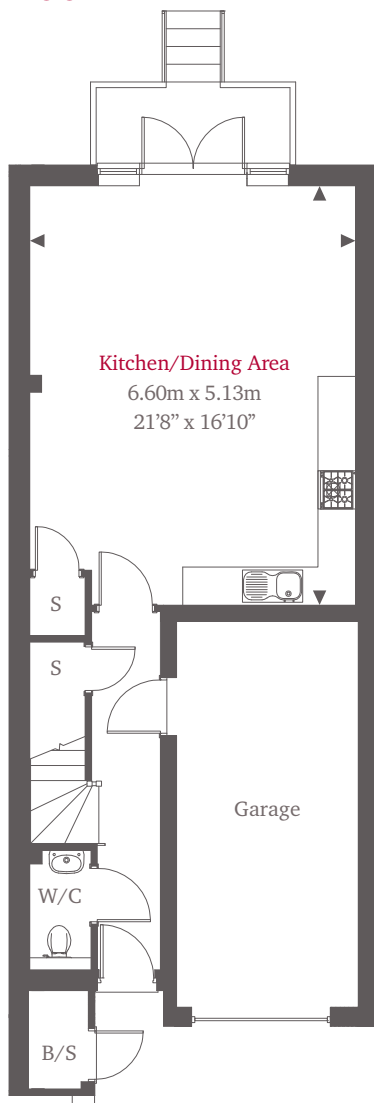
The townhouses at Boulders Meadow offer flexible living spaces that are ideal for families. The design of each property has been carefully considered to make the most of the available space, resulting in a range of homes with distinctively different layouts.

To the ground floor, many properties offer spacious kitchen/dining areas with large glazed doors out to the garden.

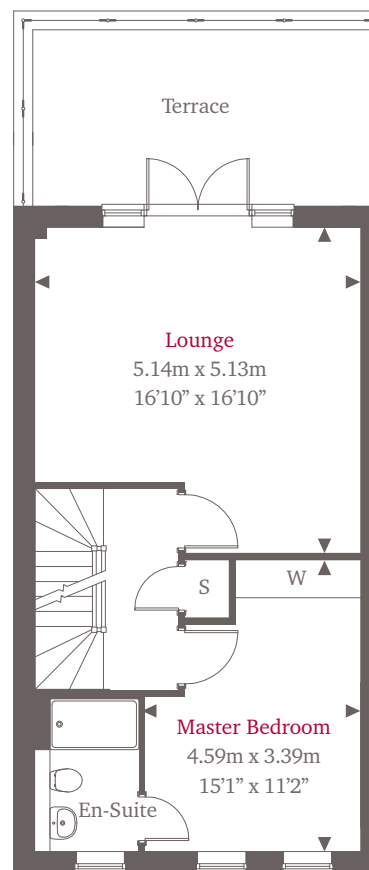
The first floor accommodation in every home comprises a master bedroom with en-suite, along with a large lounge with French doors onto a spacious terrace.

The top floors boast up to three additional bedrooms, family bathrooms and plentiful storage space.

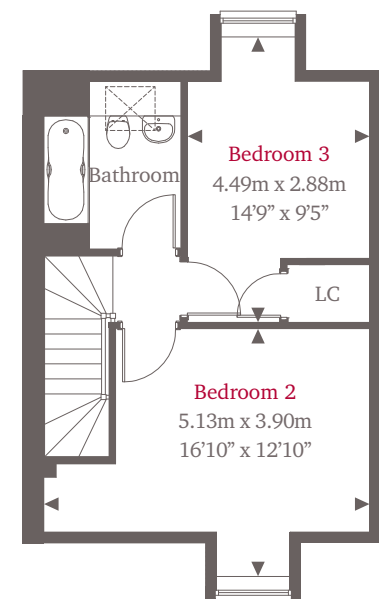
Ground Floor



First Floor

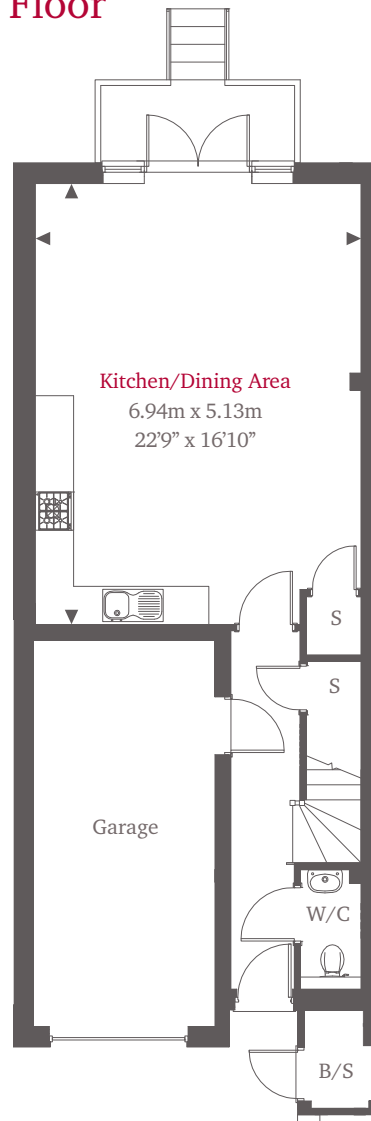


Second Floor

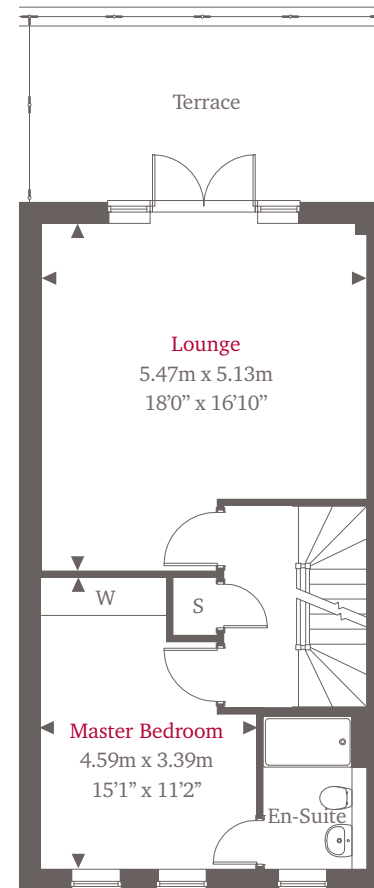


◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe. S denotes store. LC denotes linen cupboard. B/S denotes bin store. ☒ denotes roof light. Please consult sales consultant for more information.

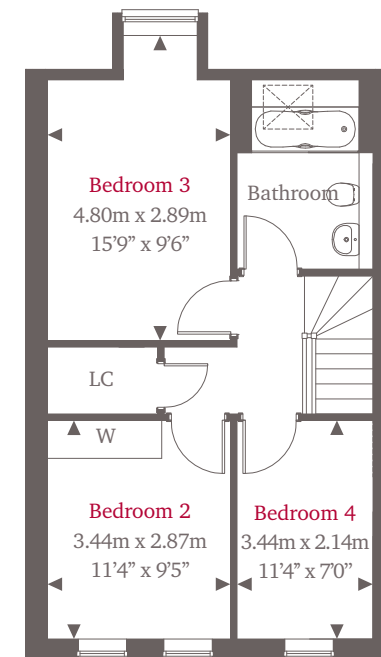
Ground Floor



First Floor



Second Floor

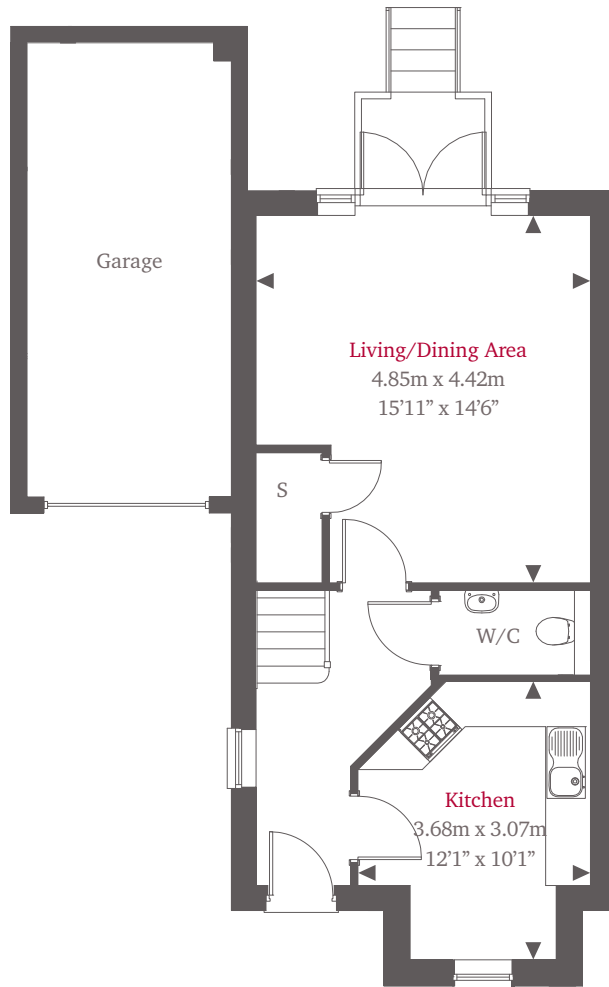


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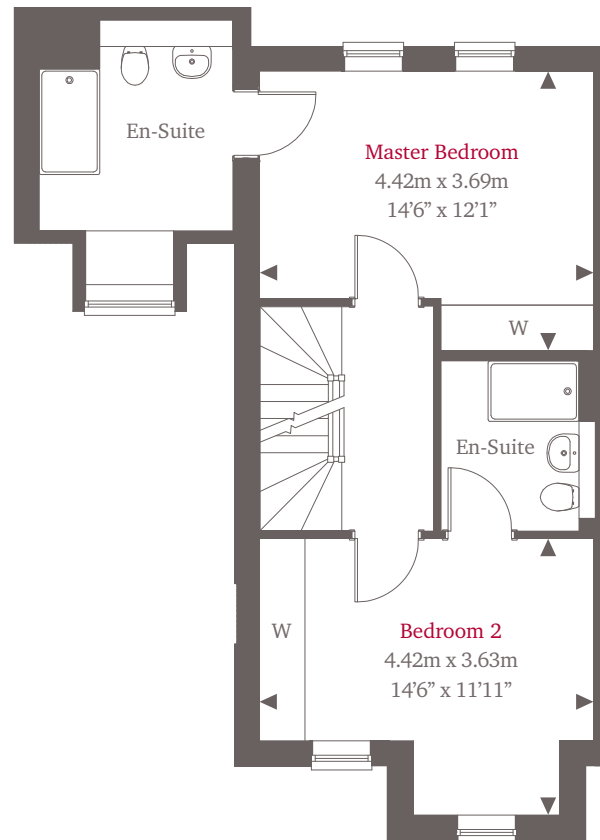


Computer-generated image of Nos. 105 & 106.

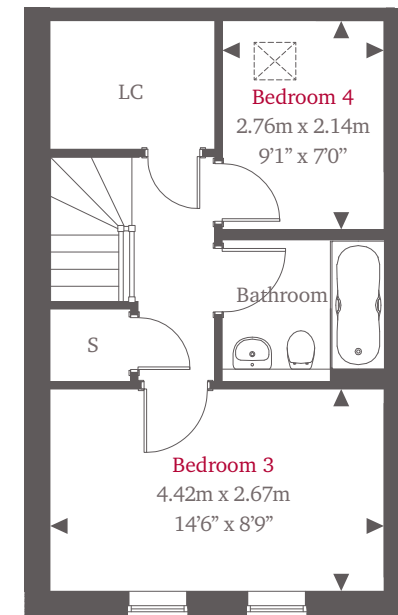
Ground Floor



First Floor



Second Floor



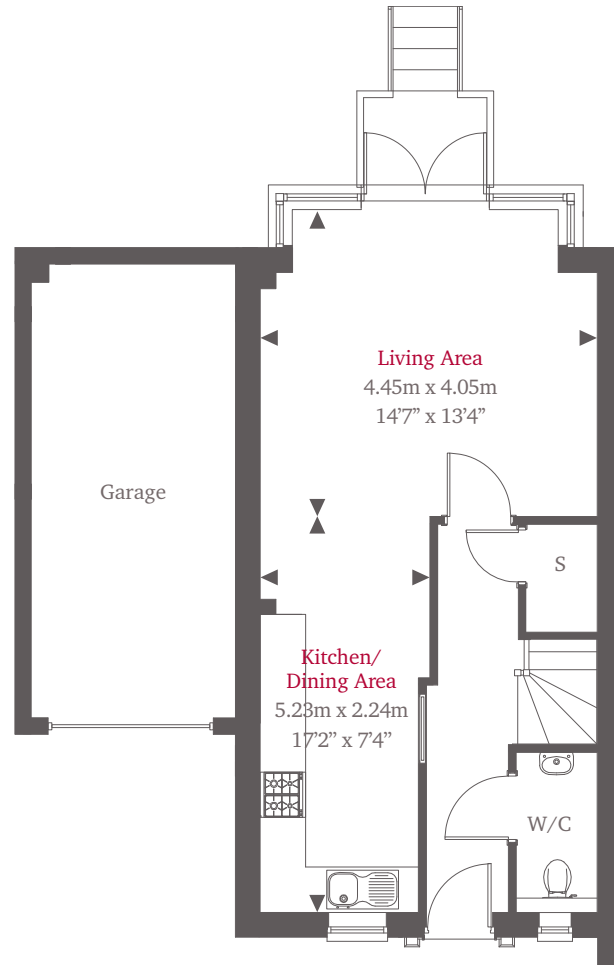
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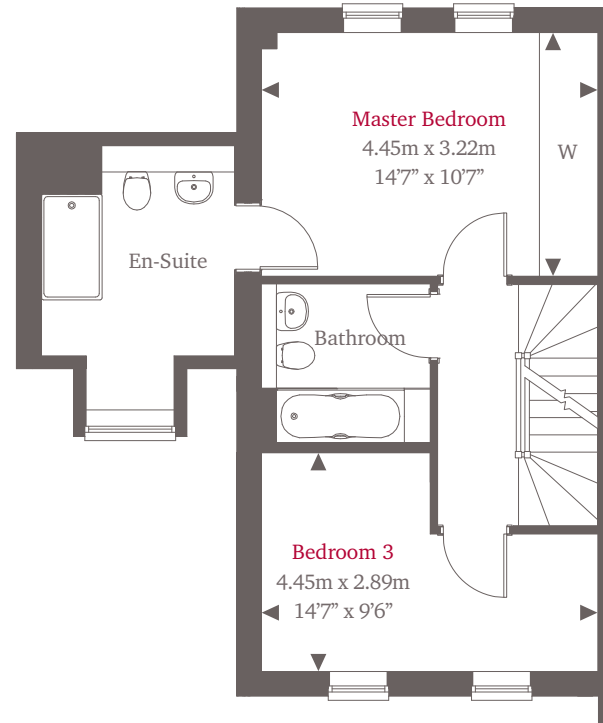
Computer-generated image of Nos. 109 & 110.

Nos. 106(h) & 109

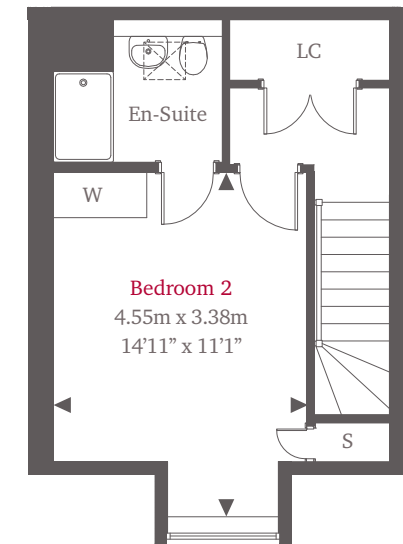
Ground Floor



First Floor



Second Floor



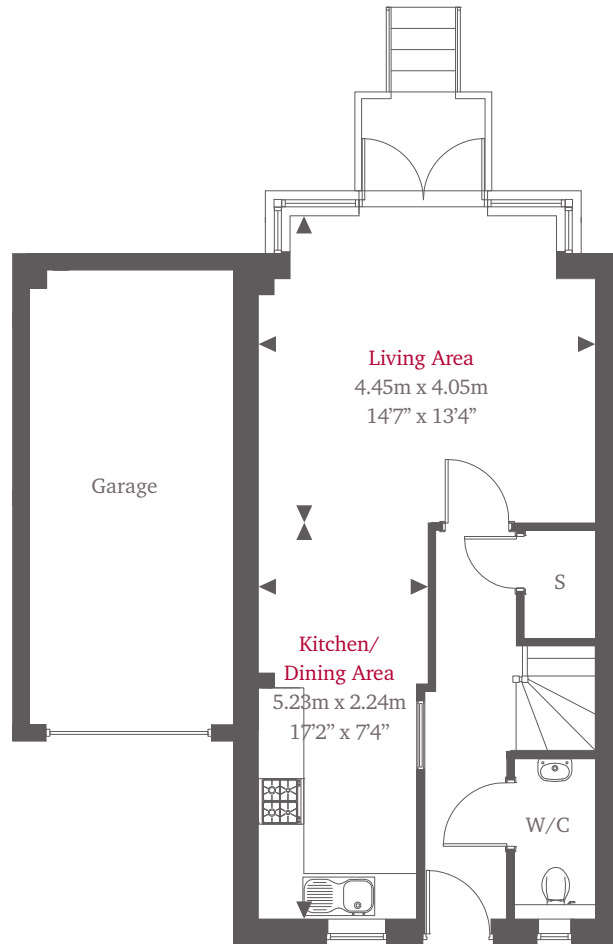
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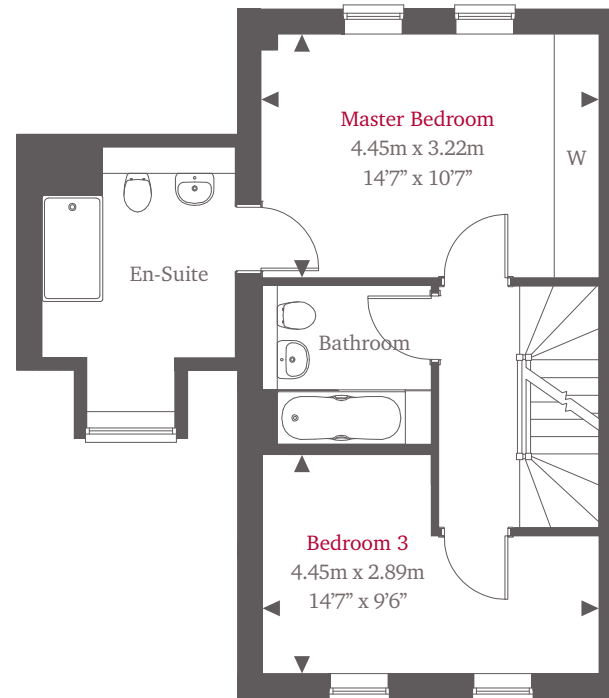
Computer-generated image of Nos. 107 & 108. Representative of Nos. 111 & 112.

Nos. 107, 108(h), 111 & 112(h)

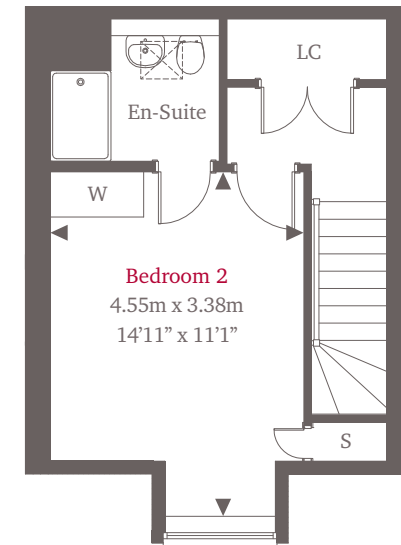
Ground Floor



First Floor



Second Floor

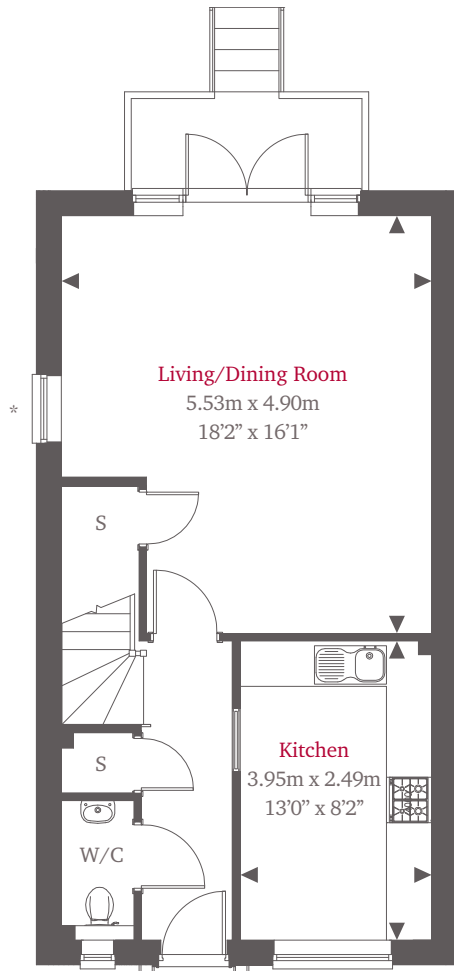


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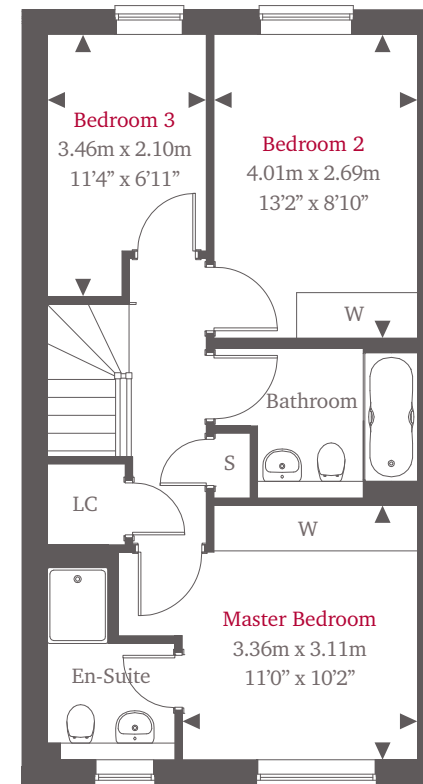


Computer-generated image of No. 113 – 116.

Ground Floor



First Floor

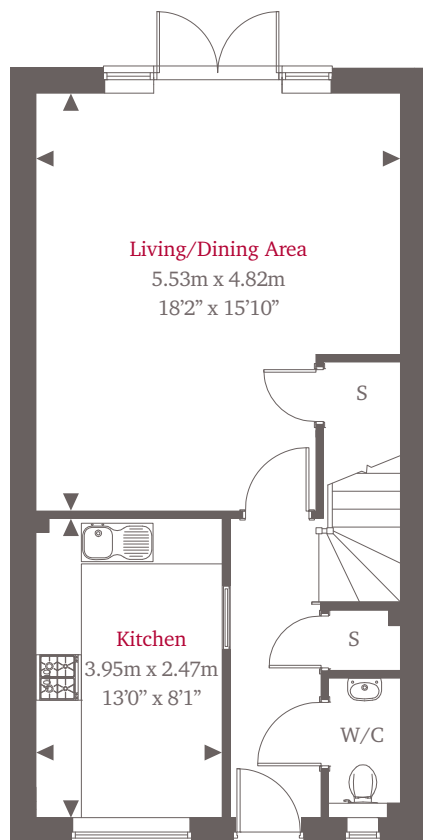


◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe. S denotes store. LC denotes linen cupboard. Please consult sales consultant for more information. * Window only to 113 & 116.

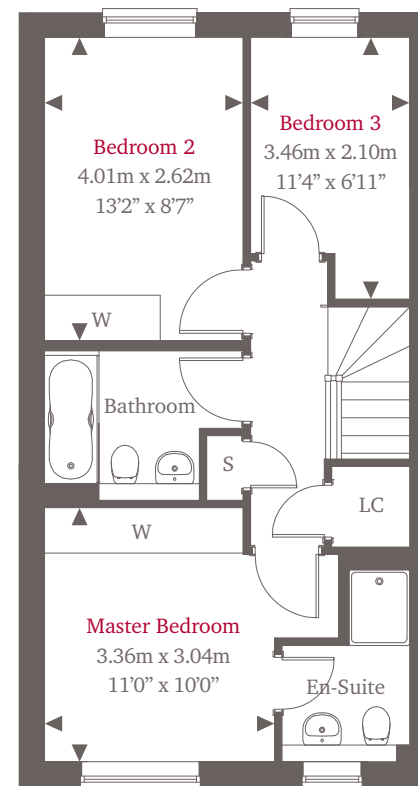


Computer-generated image of Nos. 117 & 118.

Ground Floor



First Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe. S denotes store. LC denotes linen cupboard. Please consult sales consultant for more information.



Computer-generated image of Nos. 119 – 130.

Nos. 119–130



Nos. 119–130 at Boulders Meadow offer spacious rooms laid out over three floors, with an integral garage to the ground floor. Each home has been carefully designed to allow for maximum light and space – perfect for growing families.

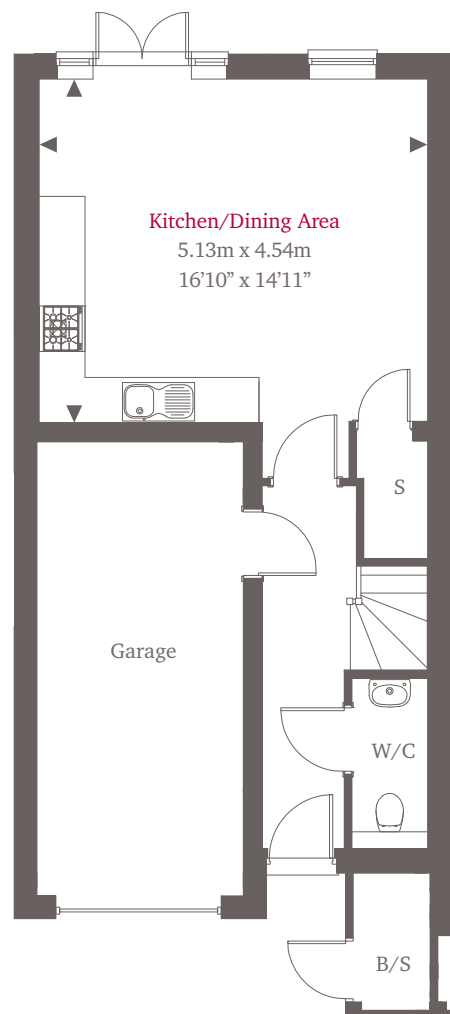
To the ground floor, you will find a spacious kitchen/dining area, featuring a beautifully finished kitchen with integrated appliances and French doors opening out on to the rear garden.

The first floor offers a master bedroom with en-suite shower room and fitted wardrobes, alongside a lounge with a balcony overlooking the front of the property, which is perfect for entertaining.

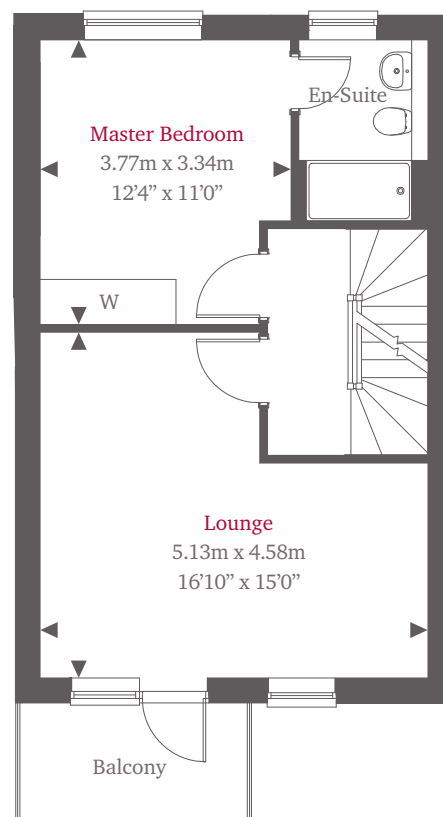
The second floor features two or three additional bedrooms and a luxurious family bathroom with clean-lined sanitary ware. Additional cupboards and a linen closet offer plenty of storage space.

Nos. 119, 121, 122(h), 124(h), 125, 127, 128(h) & 130(h)

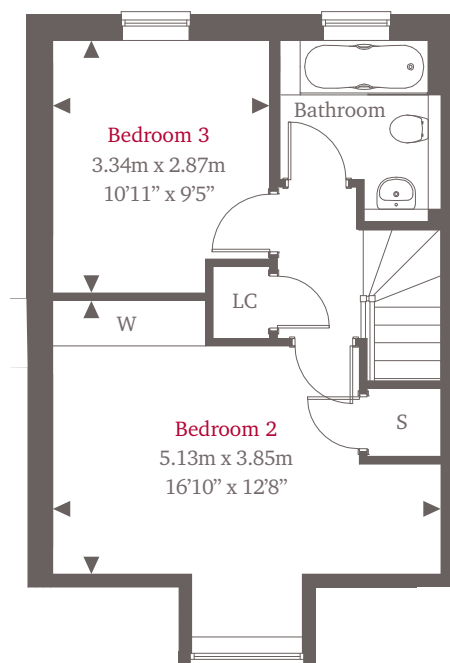
Ground Floor



First Floor



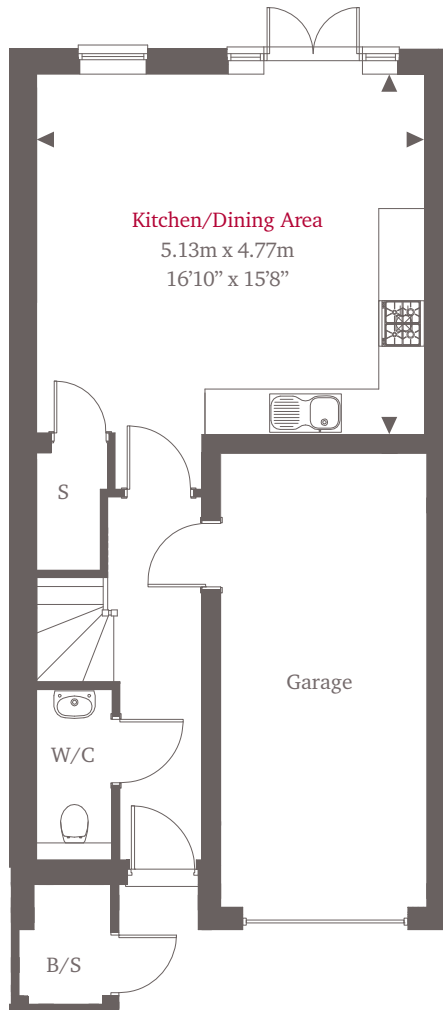
Second Floor



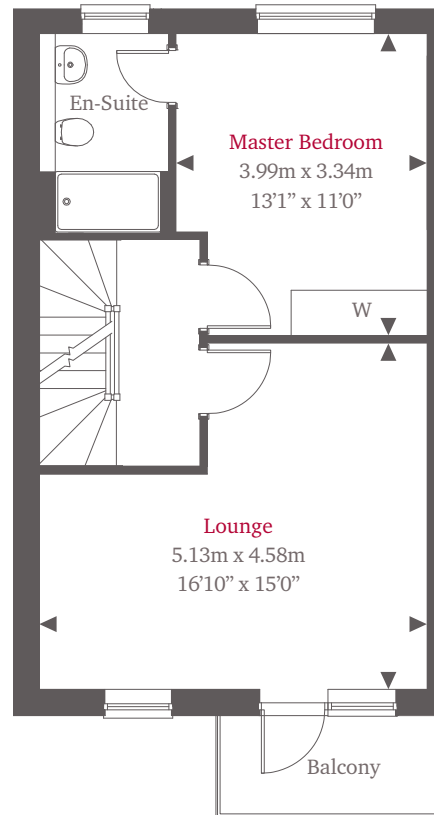
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe. S denotes store. LC denotes linen cupboard. B/S denotes bin store ☒ denotes roof light. Please consult sales consultant for more information.

Nos. 120, 123(h), 126 & 129(h)

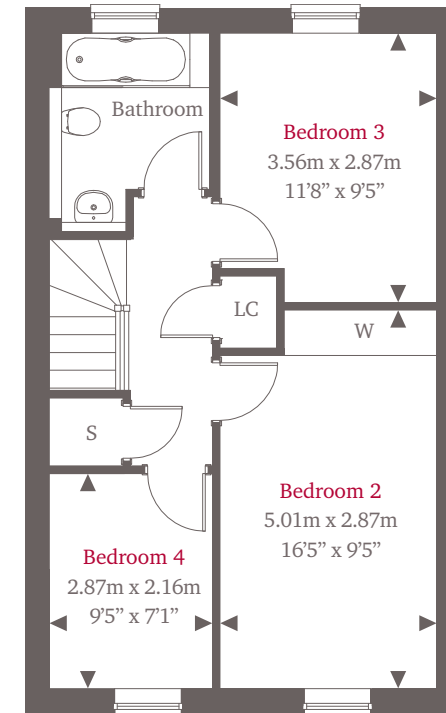
Ground Floor



First Floor



Second Floor



◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe. S denotes store. LC denotes linen cupboard. B/S denotes bin store. Please consult sales consultant for more information.



Photography of previous Shanly Homes developments.

Stylish Specification

Kitchen

- High-quality Shaker kitchen units are complemented by coordinating granite worktops and splashbacks
- Luxury soft-closing doors and drawers
- Modern LED lighting below the wall and base cupboards

AEG appliances including:

- Five-burner gas hob
- Integrated stainless-steel single oven
- Stainless-steel combination microwave
- Extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washer/dryer
- Underslung stainless-steel sink

Bathroom and En-suite

- Stylish white Ideal Standard sanitary ware
- Contemporary polished chrome taps
- Thermostatically controlled chrome shower to shower cubicle and over bath
- Low-profile shower trays
- Large-format full-height tiling around bath (where no shower cubicle) and shower with half height tiling to walls
- Large-format tiling to floor
- Polished-chrome-finish contemporary heated towel rail
- Chrome shaver point
- Extractor fan

Interior

- High-quality white PVCu double-glazed windows
- Well-considered lighting to each room
- Practical and stylish wardrobes to master bedroom and bedroom 2
- Chrome ironmongery
- Gas central heating with thermostatic radiator valves and electronic programmer
- Wiring for security system
- Security locks to windows
- BT point to living room, kitchen and bedrooms
- TV/satellite point to living room, kitchen and bedrooms. TV aerial is to be supplied by purchaser. Satellite connection is subject to individual subscription
- Mains operated smoke detector with battery backup

Exterior

- Practical and contemporary external lighting to front and rear doors
- Landscaped front garden and turf to rear garden

10
YEAR
INSURANCE BACKED
NEW HOME WARRANTY



Kidwells Park, Maidenhead



Odeon cinema, Maidenhead



Chutney Jack's, Maidenhead



Waitrose, Maidenhead

Your area

Less than a mile from the centre of Maidenhead, Boulters Meadow is surrounded by local amenities and offers an altogether more convenient way of life

From Boulters Meadow, everything you need is within easy reach. Stock up on the essentials at supermarkets including Waitrose and Sainsbury's, just a short journey away, or discover an inviting array of bars and restaurants to suit all palates and pockets.

Visit nearby Ray Mill Island with its aviary and imaginative play areas for relaxed picnics or take a stroll or cycle around The Moor, a six-hectare expanse of public grassland, or watch the boats as they pass through the lock at Boulters Lock.

Even closer to home, you can make the most of the wide-open space at the heart of the development, perfect for spending quality time together.

The centre of Maidenhead is only a mile away and here you'll find the Magnet Leisure Centre with its 25m pool and fun children's leisure pool, sports halls and gym. The town is also home to a 26-lane bowling alley and an eight-screen Odeon cinema with the popular David Lloyd health club right next door, as well as a beautiful tree-lined golf course.

Families will appreciate the outstanding educational facilities on offer, with a choice of independent and state schools catering for children of all ages. Of particular renown are Claires Court, which offers the unique opportunity for boys and girls from 3 to 18 years to learn separately, and Highfield Preparatory, an independent school for girls aged 3 to 11.





River Thames, Cookham



Grenfell Park, Maidenhead



Costa Coffee, Maidenhead



The Fat Duck, Bray

Maidenhead and beyond

Experience the very best of town and country from Boulters Meadow, your gateway to the Royal County of Berkshire and beyond...

Nestled on the edge of the green belt, at the heart of the Thames Valley, Maidenhead offers you the perfect base to discover the Royal County of Berkshire and its equally beautiful neighbours.

From Maidenhead, you can explore the diverse Green Way waterside corridor, which traverses the town as it winds its way across the varied landscape from Cookham to the nearby village of Bray. Once in Bray, experience the very best in fine dining at one of the country's two most famous Michelin-starred restaurants — Heston Blumenthal's legendary Fat Duck and Alain Roux's Waterside Inn.

You can keep the whole family entertained with a fun-packed day out at Legoland, Windsor. And as the thrill-seekers in your life become more adventurous, why not take them to brave wild rides at Chessington World of Adventures and discover more than 1,000 exotic animals at its zoo and spectacular SEA LIFE centre, or head over to nearby Thorpe Park in Chertsey.

In Windsor, take in the splendour of the world-famous castle, whose rich history spans almost 1,000 years, with free entrance for borough residents. Whilst there, you can soak up the atmosphere of the town's many shops,

bars and restaurants, or explore Windsor Great Park by cycle or on foot.

Boulters Meadow also enjoys excellent travel connections: Maidenhead mainline train station is within easy reach, with direct services to Paddington taking from just 25 minutes and the new high-speed Crossrail service coming in 2019. The M4 is joined at junction 8/9 offering access to the full motorway network via the M25 and for travel to far-flung destinations, Heathrow is just over 15 miles away.



SHANLY
HOMES



Shanly Homes

Our heritage

We understand that homes are more than just bricks and mortar, they are where memories are made

Since our formation in 1969 the sign board in front of a Shanly development has become a well known sight in the South-east of England and Greater London area.

Whatever the development, the same attention to detail is evident and over the years it has been this commitment

to excellence that has established our reputation for quality of architectural design and construction. Today, from our offices in Beaconsfield and Leatherhead, the company offers a depth of experience and skills spanning all areas of house and property development. With it comes the same degree of enthusiasm vital

to the project's smooth running. Every property we build embodies the knowledge and determination of our experienced teams to ensure you purchase a home you can be proud of.

We adhere to strict guidelines and all of our new build homes offer the peace of mind of an industry recognised 10 year warranty. All our homes are built to incorporate sustainable features throughout.

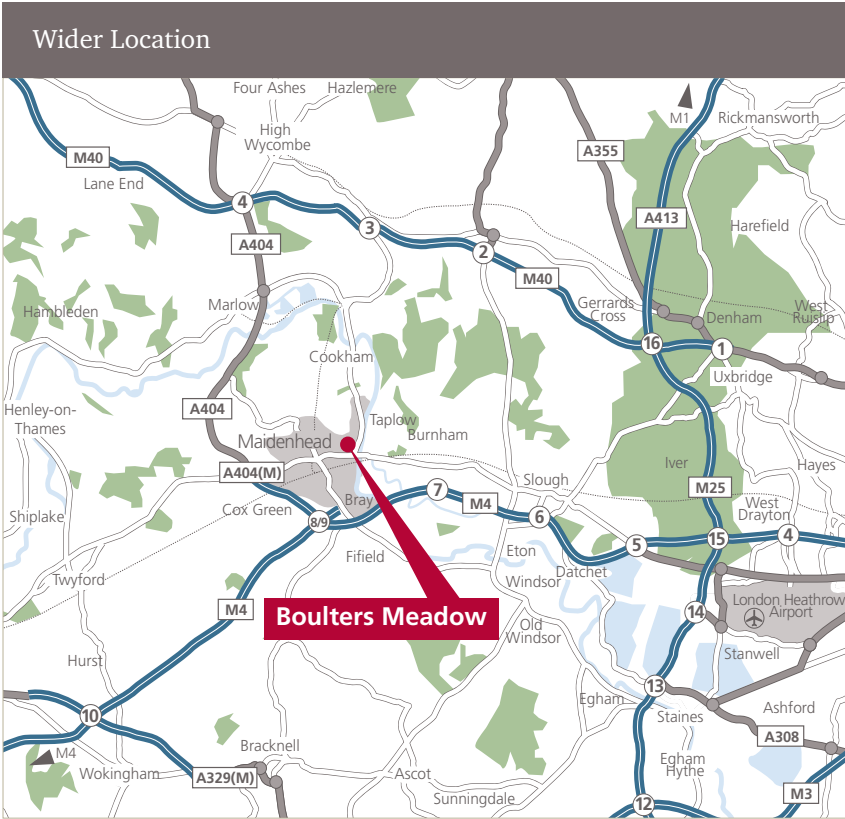


Photographs depict previous Shanly Homes developments. Left: Boulders Meadow, Maidenhead, Top: Cedars Park, Maidenhead, Bottom: Hanbury Gardens, Old Windsor.

Shanly Homes is proud to support



BOULTERS MEADOW, BLACKAMOOR LANE, MAIDENHEAD SL6 8RH



Travel time by rail
(from Maidenhead Station)

Windsor	19 mins
Reading	19 mins
London Paddington	25 mins

Distances by road
(from Boulters Meadow)

M4 (J8/9)	4.8 miles
M25 (J15)	11.2 miles
London Heathrow	15.5 miles
London Gatwick	54 miles

Distances by foot
(from Boulters Meadow)

Town Centre	0.6 miles
Maidenhead Station	1.2 miles

Maps not to scale. Approximate journey times taken from National Rail and AA website (June '15). Please note: Due to our policy of continual improvement, we reserve the right to vary specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they may not be regarded as statements or representations of fact and neither the Agents or their Clients can guarantee their accuracy. The statements are not intended to form part of an offer or a contract. Computer-generated images for illustrative purposes only. Please refer to sales consultant for details of landscaping and materials. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3".

COMPUTER-GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE MINOR ARCHITECTURAL CHANGES. KITCHEN, LANDSCAPING AND BATHROOM LAYOUTS MAY VARY FROM THOSE SHOWN. WE OPERATE A PROCESS OF CONTINUOUS PRODUCT DEVELOPMENT AND THEREFORE FEATURES MAY CHANGE FROM TIME TO TIME. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY; THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS WITH OUR SALES OFFICE. June 2015. Ref: 1197

Boulters Meadow

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