



SHANLY
HOMES

WELCOME TO WINDSOR GREY PLACE



Welcome to Windsor Grey Place, an exclusive collection of just eight substantial homes situated on the London Road in Ascot, Berkshire.

Windsor Grey Place is perfectly located a brief stroll away from the bustling High Street, and with easy access to Ascot and Sunningdale mainline train stations. The M3, M4 and M25 motorways offer great commuter links to Central London and the airports.

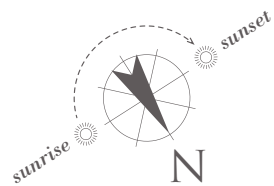
Each stunning home has been carefully designed and finished to the high standard that has become synonymous with Shanly Homes.

Offering generous and flexible living space, these luxury homes are tailor made for modern living with well planned interiors and a high specification.



Interior images throughout are of a similar specification from previous Shanly Homes developments.

WINDSOR GREY PLACE ASCOT | BERKSHIRE | SL5 7EQ



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. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

INTRODUCING YOUR NEW HOME

Every home at Windsor Grey Place has been carefully designed and planned with modern living in mind, presenting generous rooms throughout, well appointed and finished to the highest specification.

Open plan living offers spacious integrated kitchen/breakfast/dining rooms leading to the lounge and additional reception rooms. Care has been taken to draw the outside in through the use of bi-fold doors leading from the gardens.

Each home boasts generous double bedrooms, with many master suites having both a dressing room and a luxurious en-suite, plus additional en-suites to guest bedrooms and a family bathroom.

Windsor Grey Place delivers welcoming, flexible accommodation and each home benefits from a garage and parking. The large gardens are perfect for relaxing, entertaining and eating al fresco in the warmer months. The layout of the entire development has been designed to deliver a sense of community, whilst retaining each property's individual flair.

As with all Shanly homes, the houses here benefit from the highest quality design, attention to detail, and carefully chosen fixtures, fittings and materials to combine sensitive external materials with the latest technology inside.





Computer-generated image of Harrington House.

HARRINGTON HOUSE



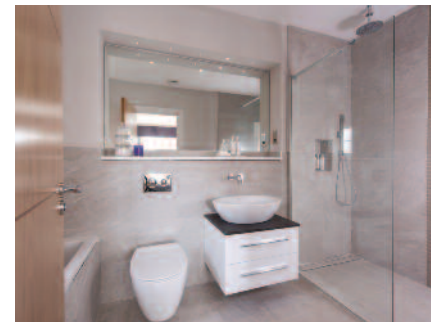
Set over four floors, this expansive home has been thoughtfully designed to ensure it is perfect for family life.

On the lower ground floor, you'll find the spacious and well-equipped kitchen/breakfast/family room, utility room, cinema room and bonus room.



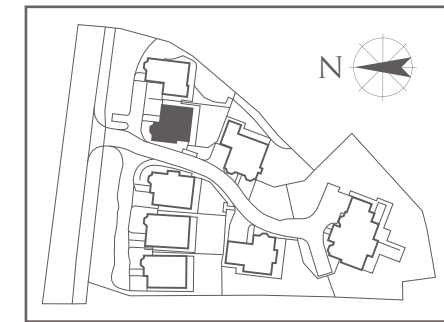
The ground floor presents a generous living room, dining room, cloakroom, study and integral garage.

On the first floor are three bedrooms, alongside a family bathroom and laundry room. The generously proportioned master bedroom offers



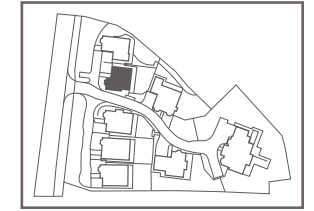
a luxury en-suite and separate dressing room.

The fourth bedroom can be found on the top floor. Offering a high degree of privacy, and ideal for older children or guests, this room comes with an en-suite bathroom, as well as a fifth



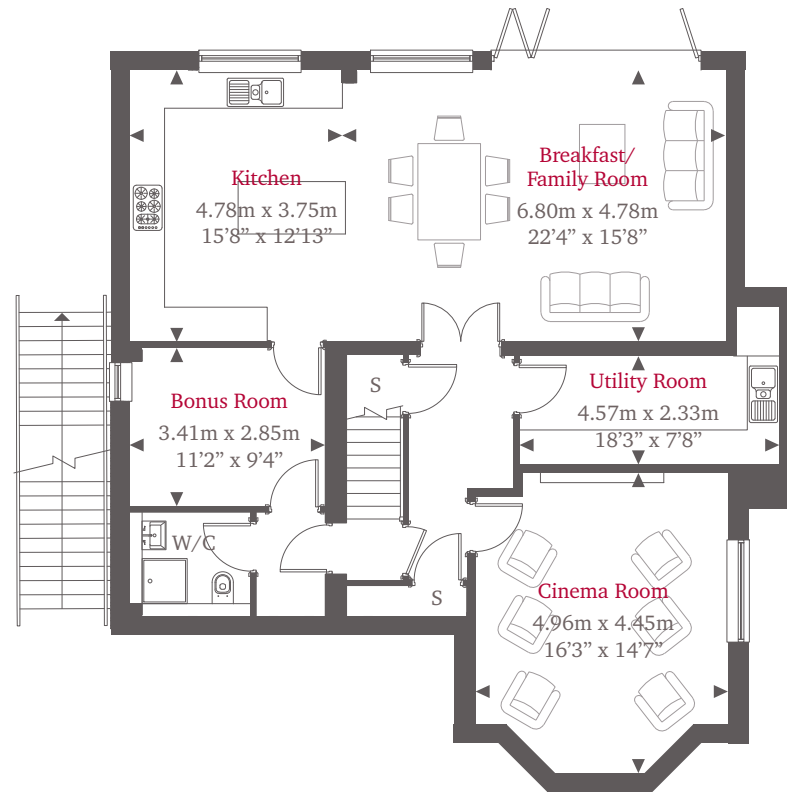
bedroom that provides the flexibility to be used as a playroom, craft room or gym, depending on your needs.

HARRINGTON HOUSE

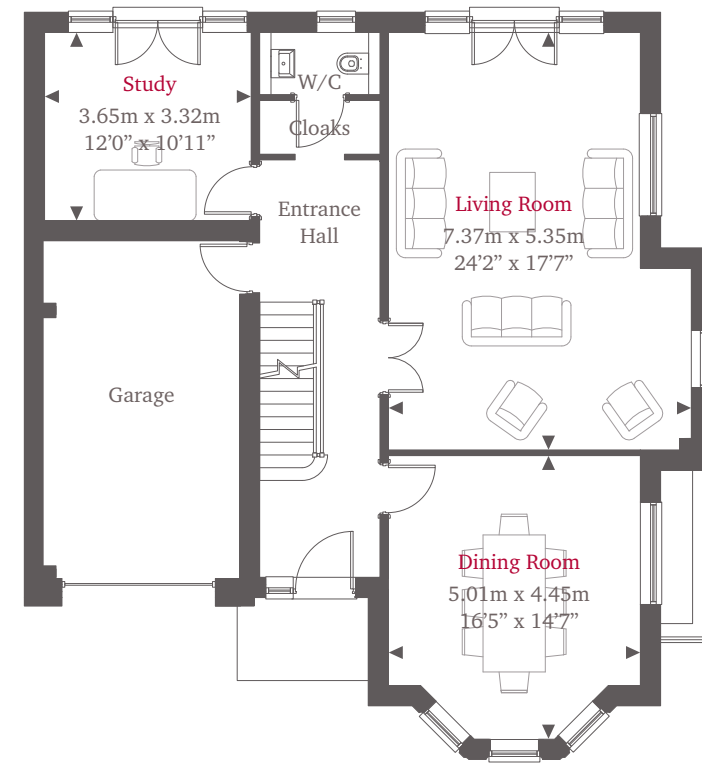


8

Lower Ground Floor

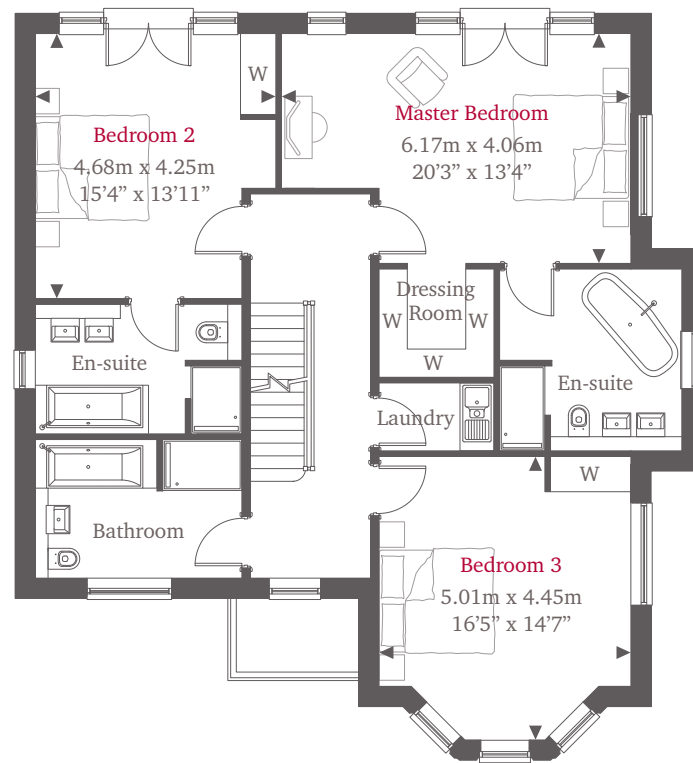


Ground Floor

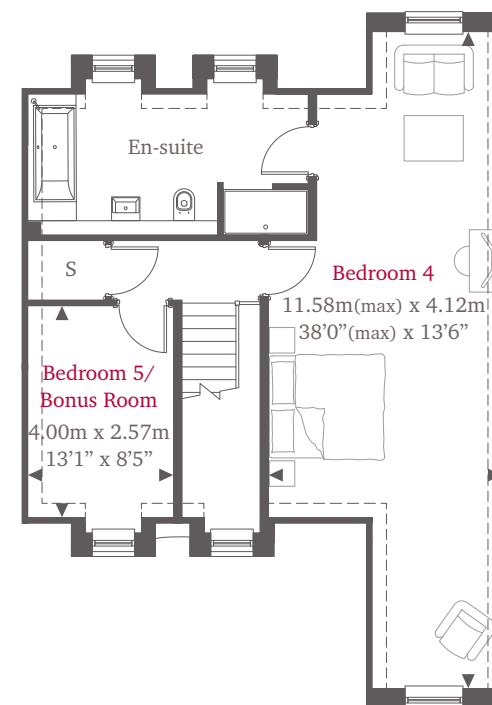


► Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. S denotes storage. Please contact sales consultant for more information.

First Floor



Second Floor



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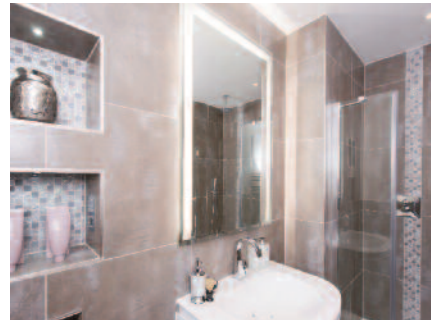


Computer-generated image of Salisbury House.

SALISBURY HOUSE



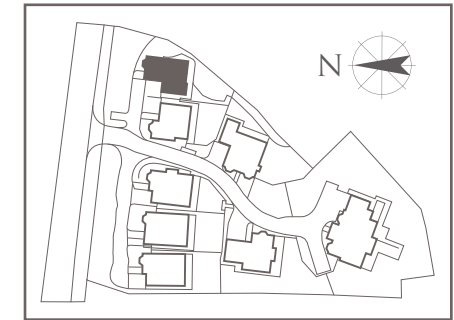
With its welcoming hallway, you'll immediately feel at home at Salisbury House. The ground floor of this impressive family home features the bay fronted dining room, substantial living room as well as a cloakroom and integral garage.



Downstairs on the lower ground floor is a spacious, open and well-appointed kitchen/breakfast/family room with bi-fold doors to outside, utility room and plenty of storage space.



On the first floor, you'll find three good-sized double bedrooms, all of which come with en-suite bathrooms. The master bedroom also benefits from a good sized en-suite and separate dressing room.

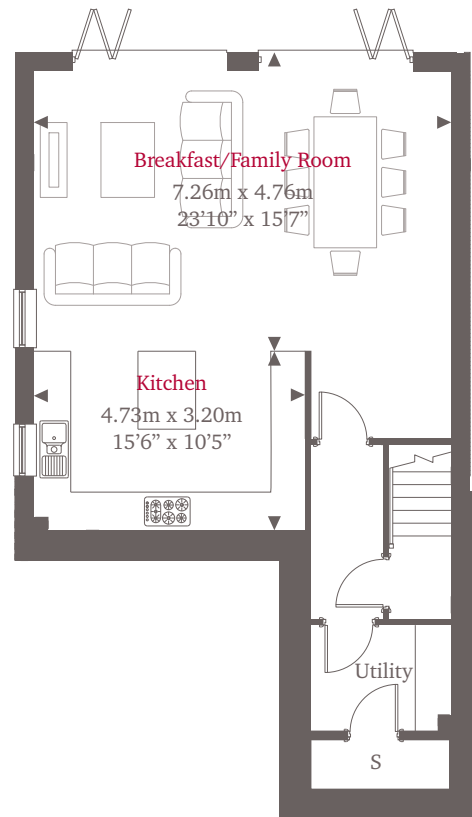


The top floor accommodates the fourth bedroom, separate shower room and a bonus room/bedroom five which offers the flexibility to be used as a playroom, craft room or second study depending on your needs.

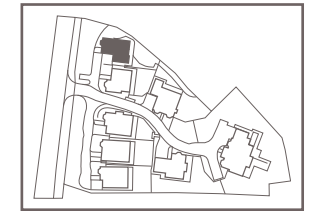
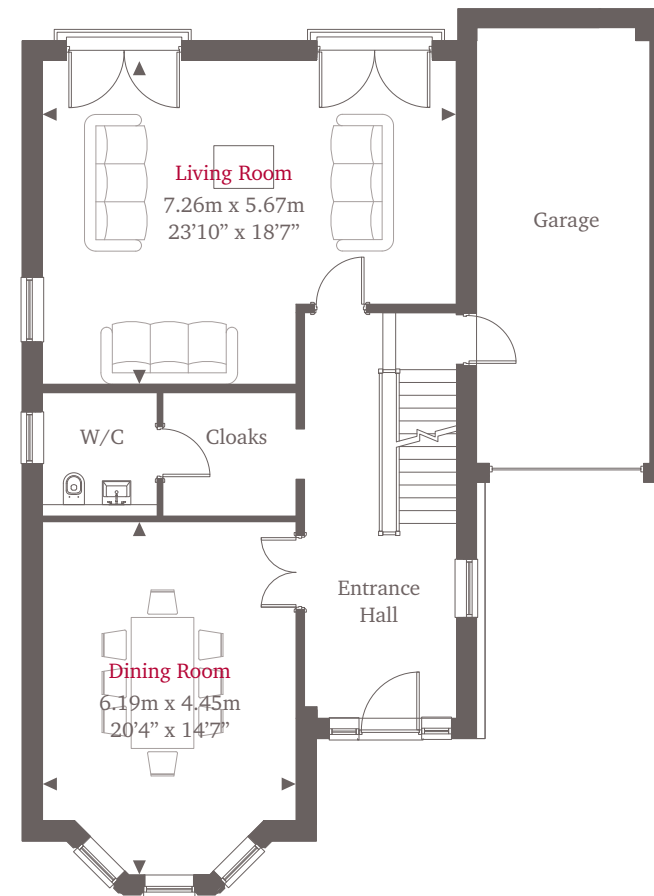
SALISBURY HOUSE

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Lower Ground Floor

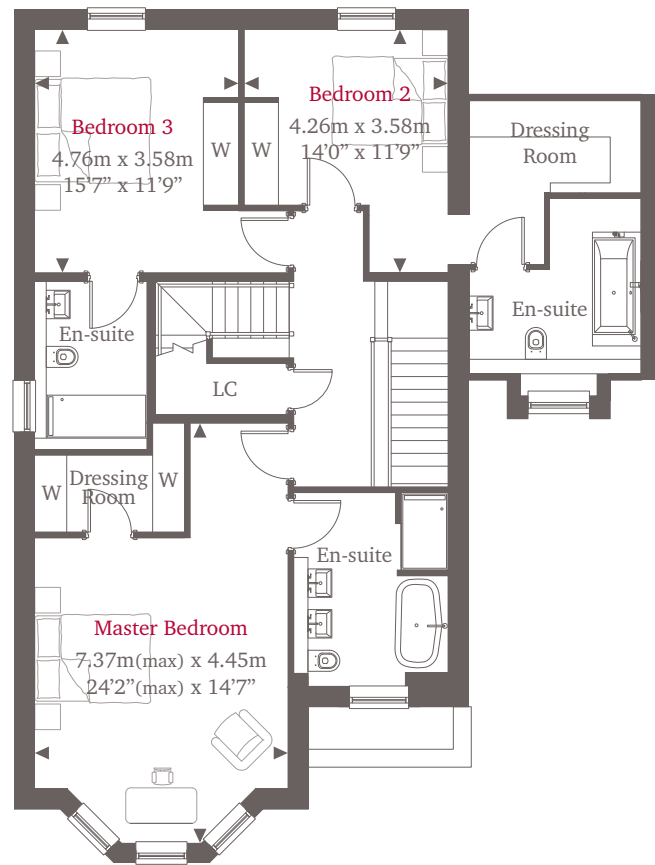


Ground Floor



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First Floor



Second Floor

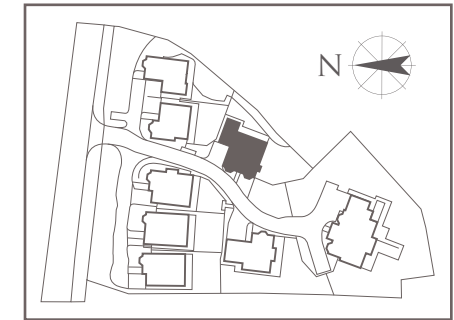


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Computer-generated image of Westcroft House.

WESTCROFT HOUSE



This carefully considered three-storey family home delivers an impressive amount of space for family living and entertaining.

The ground floor presents the well-equipped and spacious kitchen/breakfast/family room, as well as

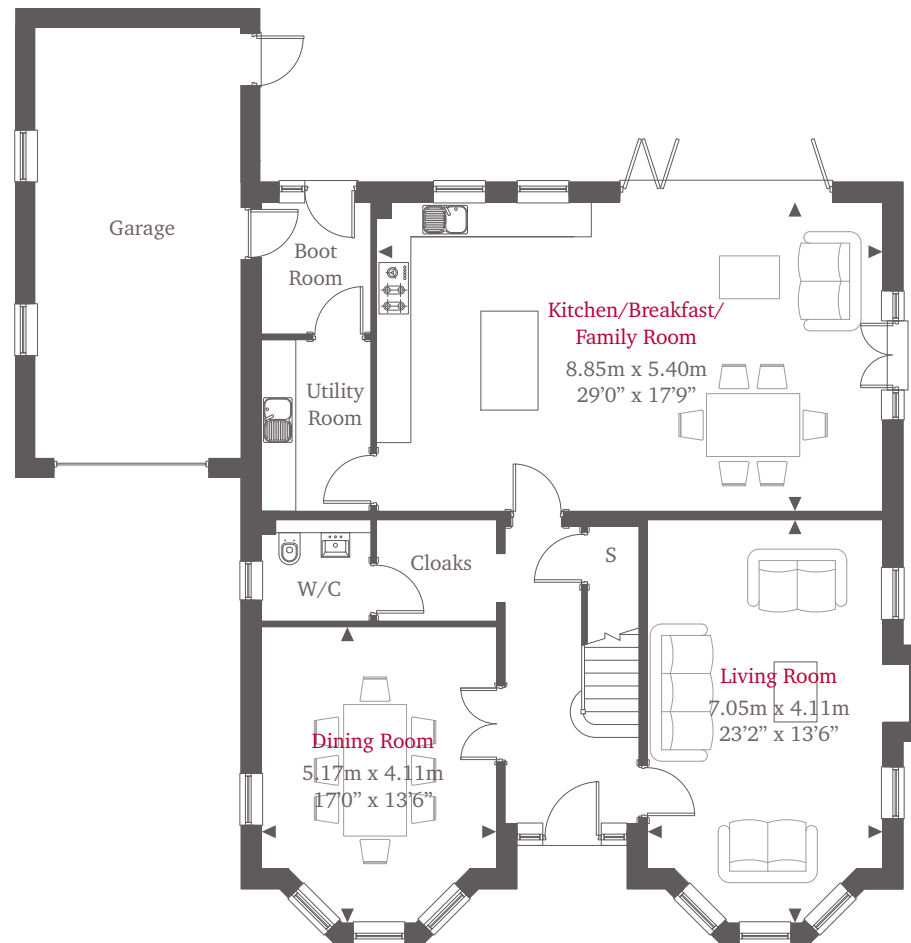
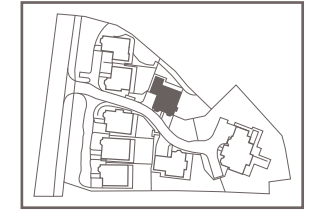
separate dining and living rooms both with feature bay windows. With bi-folding doors on to the garden. In addition there is a boot room perfect for muddy feet! A cloakroom and utility room completes the ground floor accommodation.

To the first floor are four double bedrooms, each with their own en-suite, while the master bedroom delivers a separate dressing room and luxury en-suite. Offering a degree of additional privacy, the fourth bedroom is secluded over the garage and could be living accommodation for an au pair or nanny.

On the top floor is the large fifth bedroom which could be used as a cinema/games room, with a separate shower room and cleverly designed storage space in the eaves.

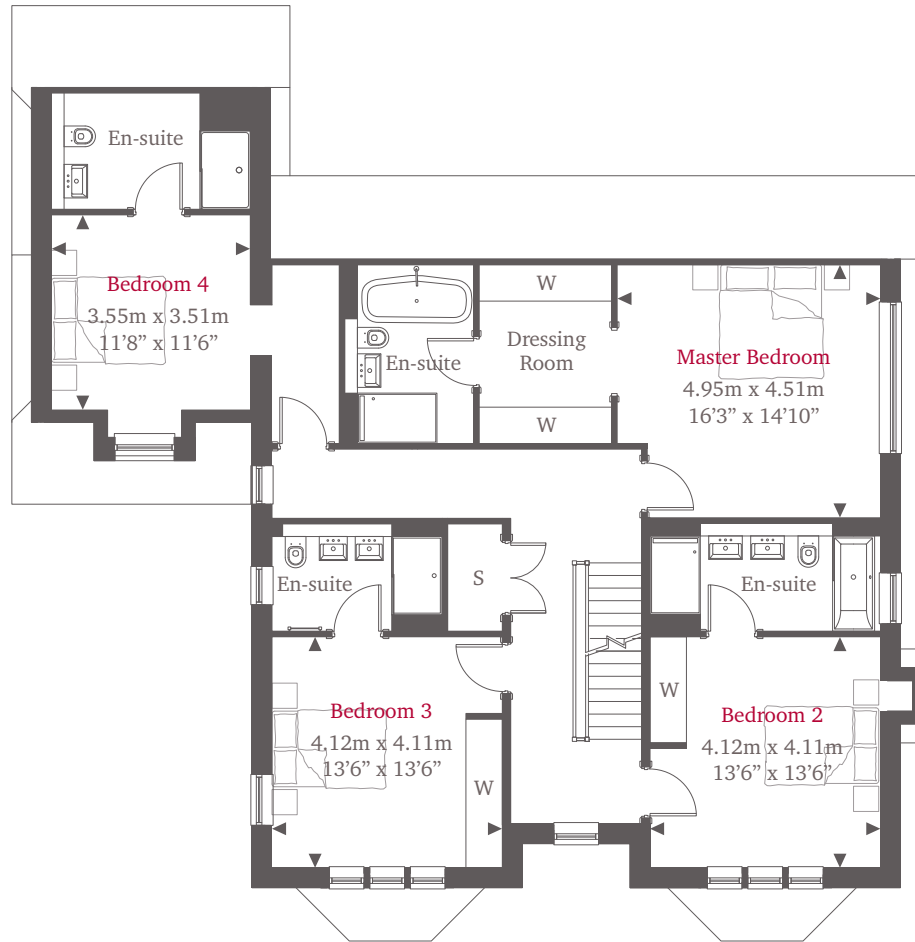
WESTCROFT HOUSE

Ground Floor

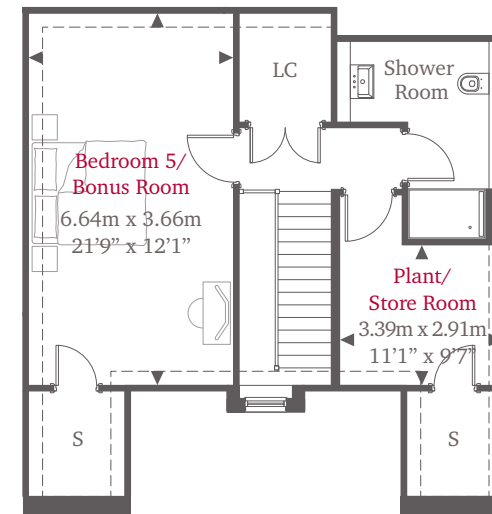


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First Floor



Second Floor



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Computer-generated image of Cadogan House.

CADOGAN HOUSE



Cadogan House is situated at the rear of the development and sits behind electronically operated gates. This is the largest house at Windsor Grey Place set within the largest plot. With its classic Georgian-style design, Cadogan House has been meticulously planned to make the

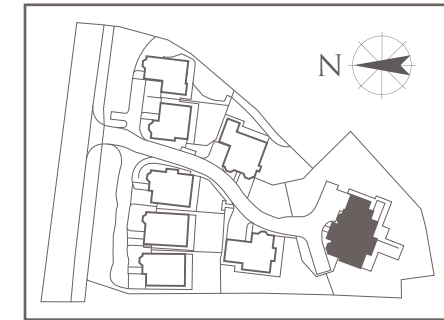


most of the living space and offers a truly unique new home.

The ground floor offers generously proportioned rooms including a kitchen/breakfast/family room, along with a substantial living room, separate bay fronted dining room and study.

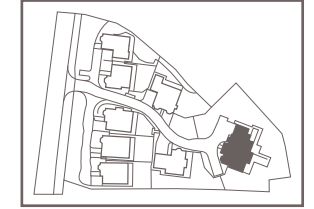


The lower ground floor offers ample space for a garden room, gym, utility room, wine store and second kitchen facility. Attached to one side of the property is a large double garage with access to the kitchen and back garden via the boot room.

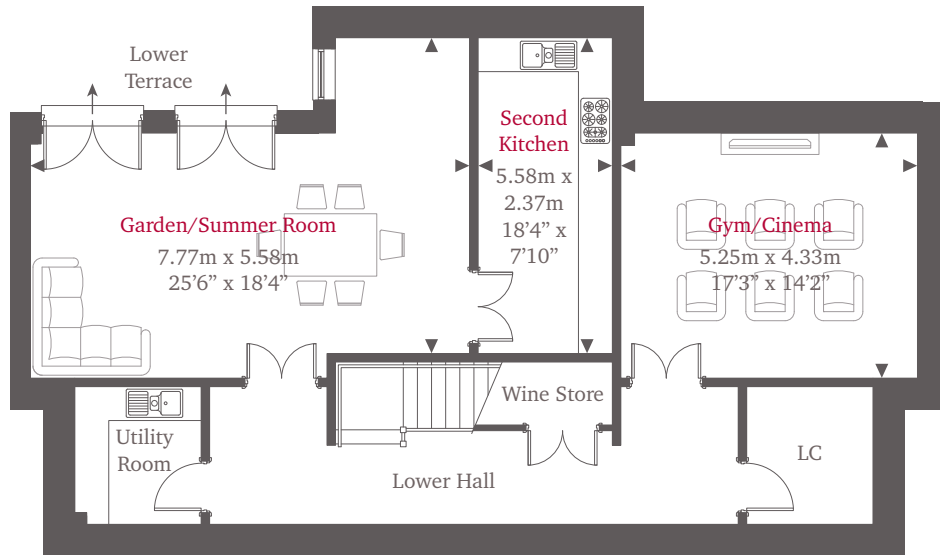


Three of the five double bedrooms on the first floor come complete with their own en-suite while the master bedroom also benefits from a separate dressing room. Bedroom four is completed by the beautiful bay window to the front of the property.

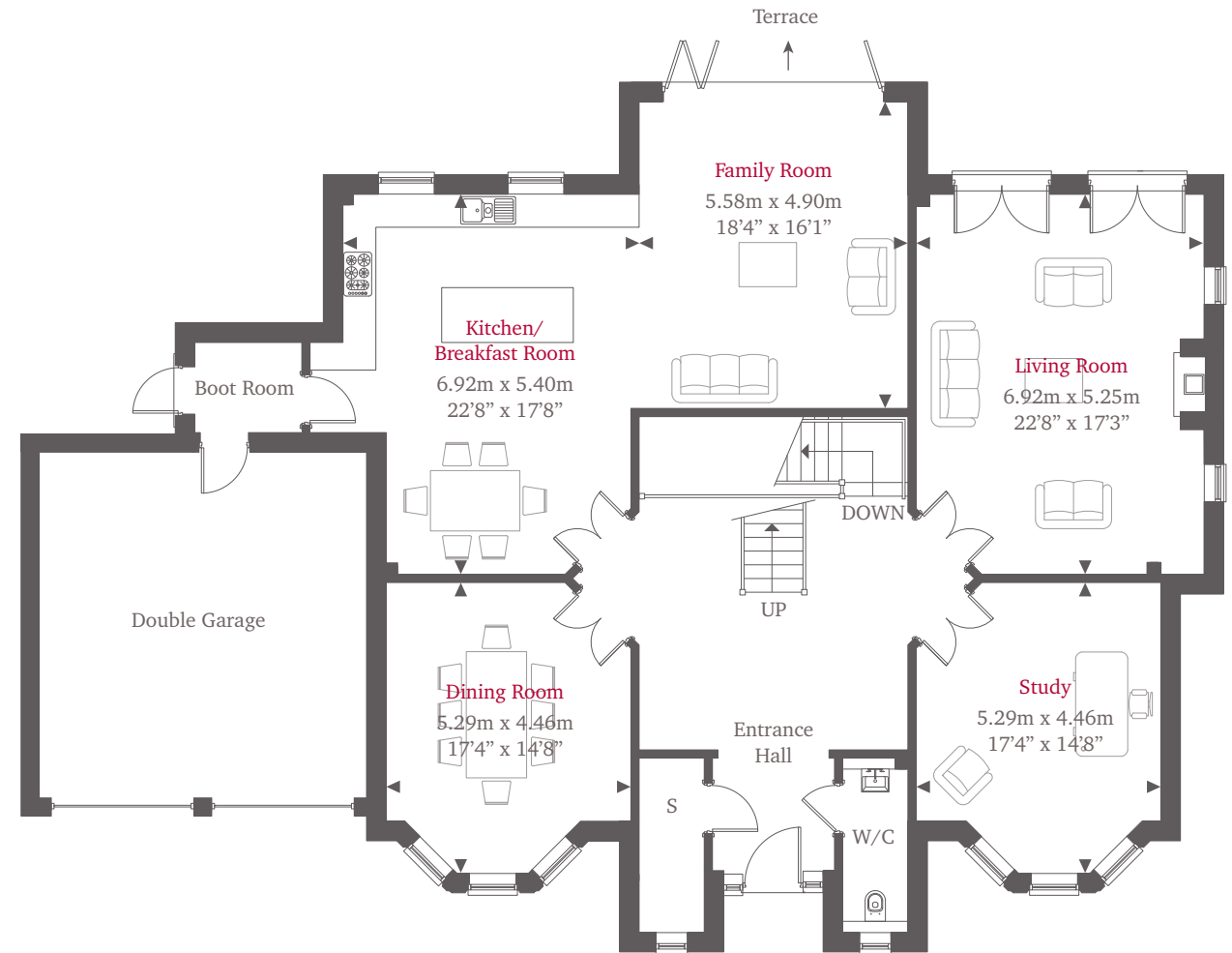
CADOGAN HOUSE



Lower Ground Floor

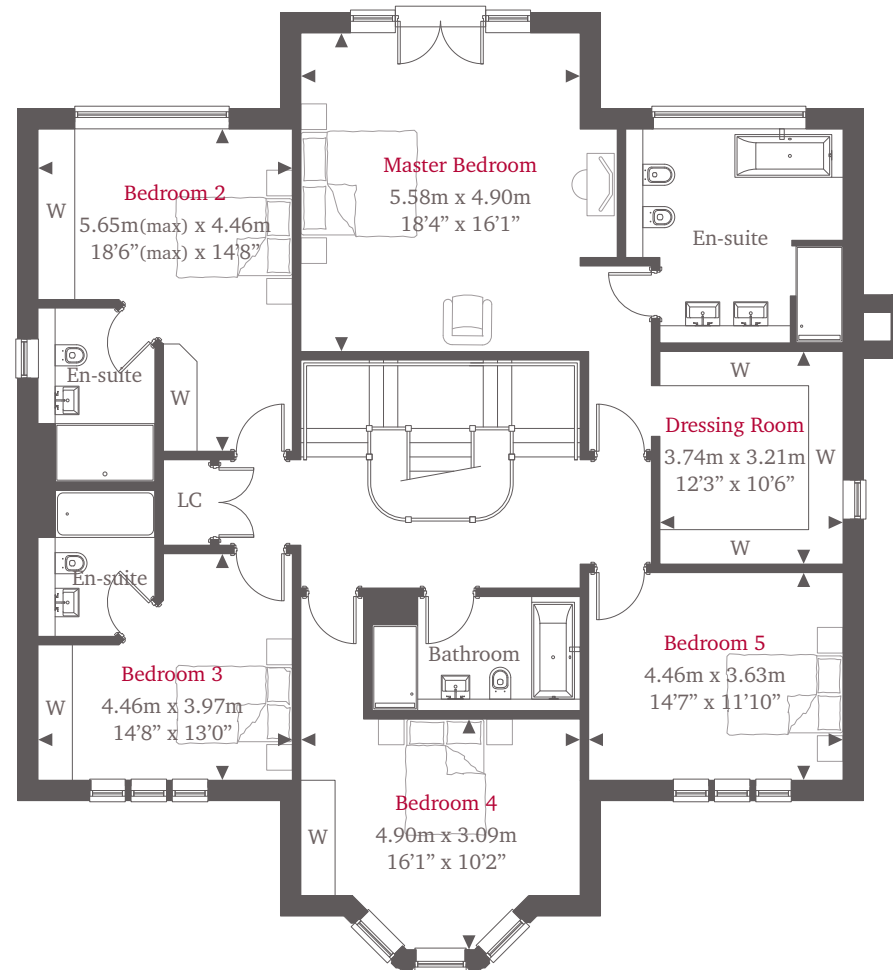


Ground Floor



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First Floor



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Computer-generated image of Arlington House.

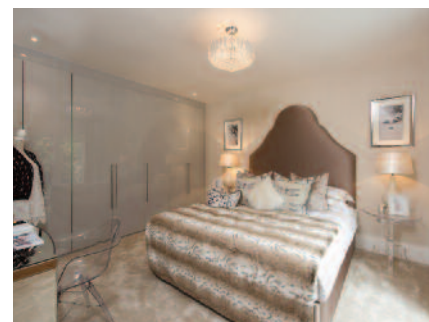
ARLINGTON HOUSE



Introducing Arlington House, a luxurious and carefully planned three storey, five bedroom family home. The home features a number of external characterful details, use of both brickwork and stone window surrounds all add to the victorian elegance which has been the main inspiration at Windsor Grey Place.

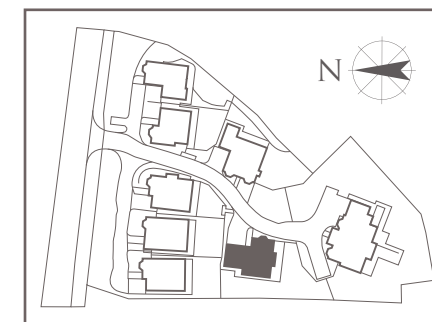


This beautiful home features an abundance of space for day-to-day life, offering plenty of room for all the family. The ground floor features a substantial open plan kitchen/breakfast/family room, which opens out onto the garden via two sets of bi-fold doors. This room is spacious and light, perfect for summer evenings and al fresco dining.



The living room features a large bay window, this floor also offers a handy utility, a study and cloakroom, not to mention a integral single garage.

The first floor comes complete with a large master bedroom with a Juliet balcony, dressing room with ample wardrobe space and a luxurious en-suite with free standing bath.

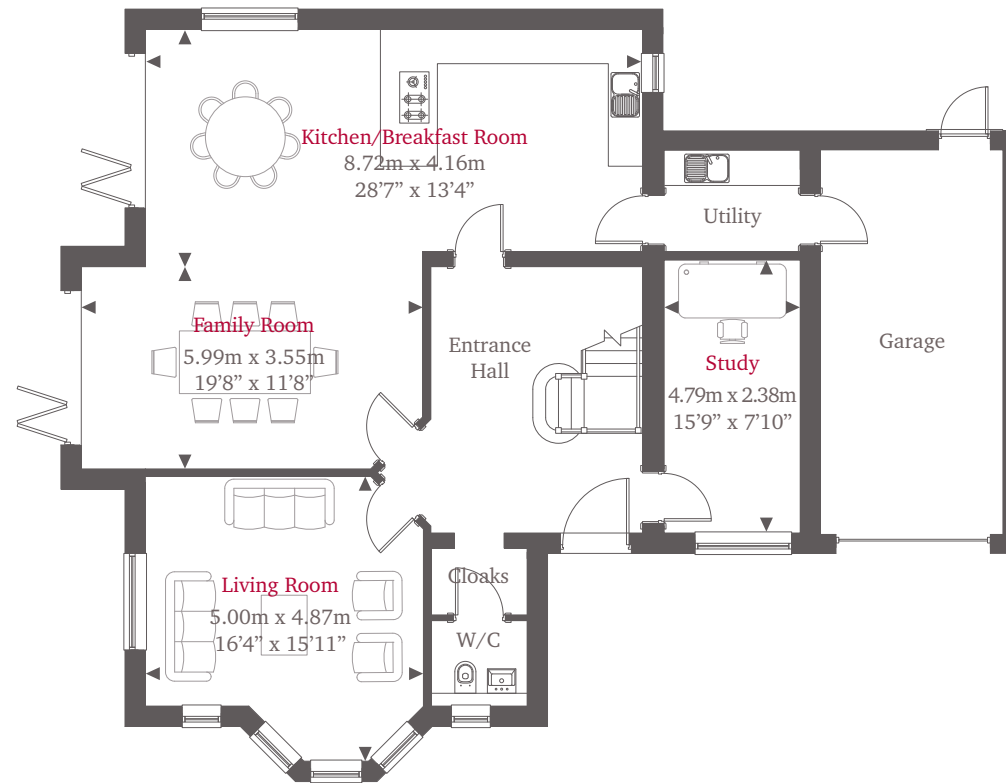
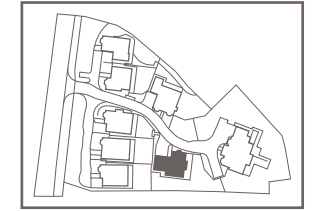


The second and third bedrooms also offer an en-suite shower room and dressing area each.

The second floor houses the fourth and fifth bedroom with a stylish shower room and linen closet. There is plenty of storage space on each level, making this property a lifetime home.

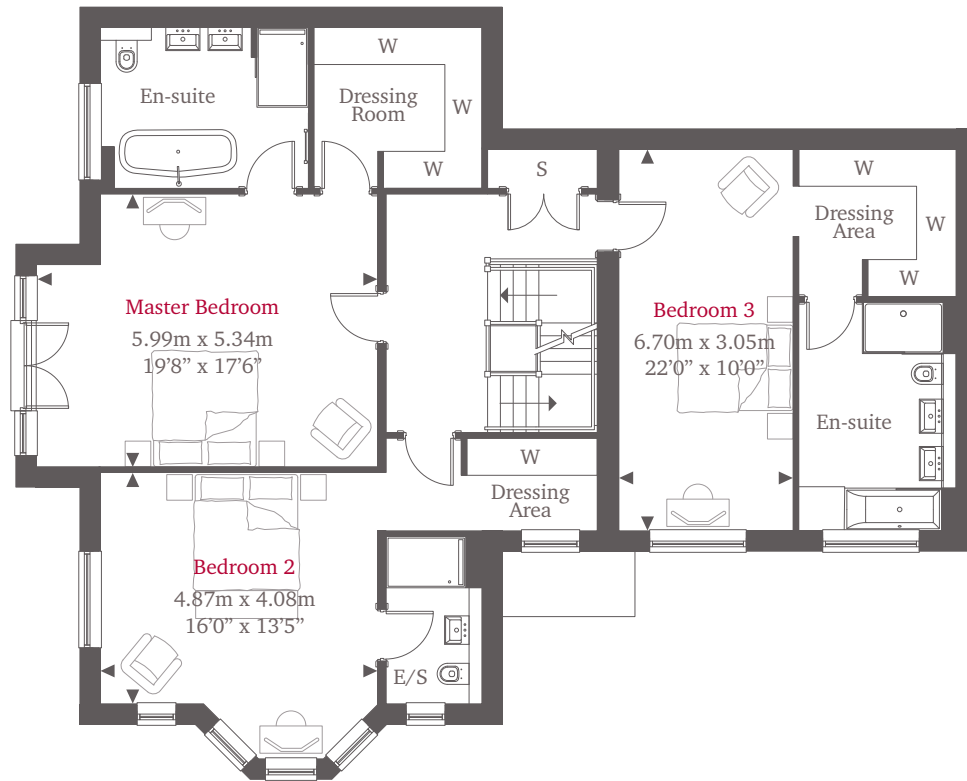
ARLINGTON HOUSE

Ground Floor

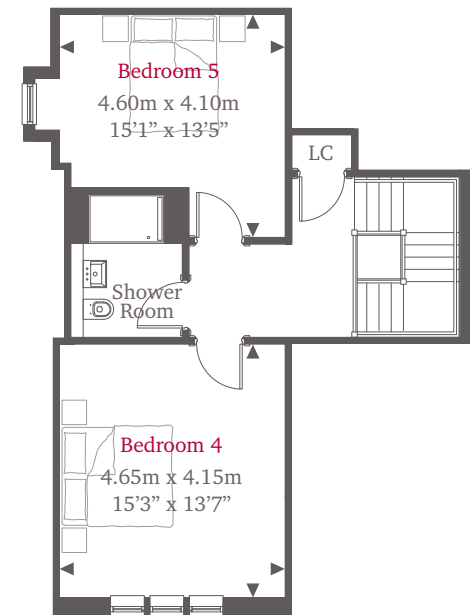


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First Floor



Second Floor



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Computer-generated image of Barnsbury House.

BARNSBURY HOUSE



An impressive family home set over three floors, this property is perfect for flexible living and socialising. To the rear of the ground floor is the kitchen/breakfast/family room and living room, both of which have bi-fold doors leading out to the garden.

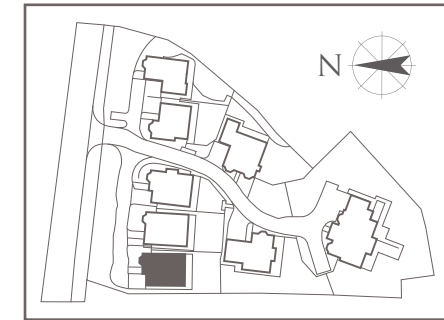


To the front is the separate dining room with an impressive stone bay and integrated garage.

On the first floor is the amazing master suite, which utilises almost half the available floor space,



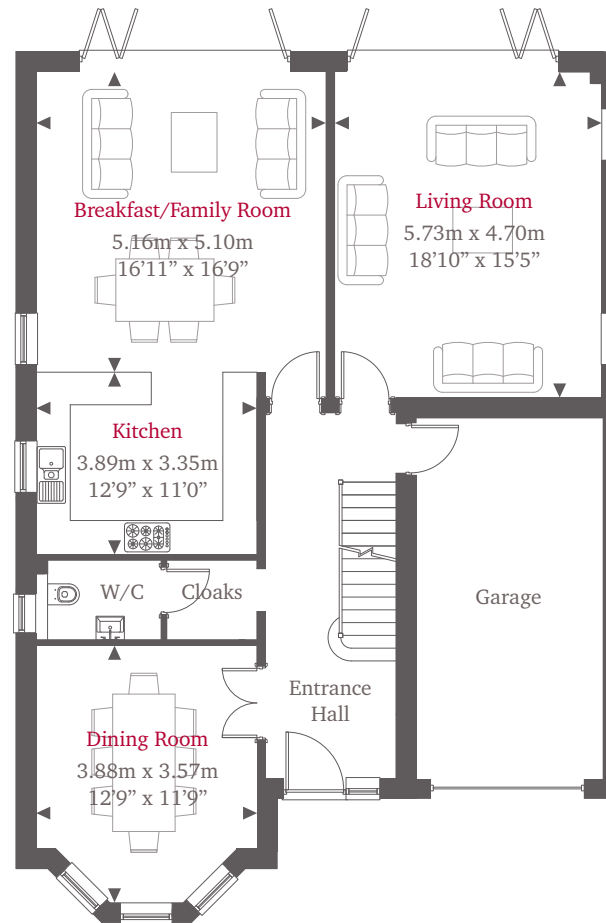
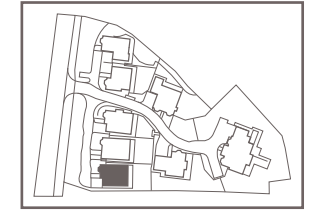
complete with en-suite bathroom and dressing room. Bedroom two overlooks the front of the property, with the windows opening onto a balcony. The first floor also offers a separate laundry room, Jack and Jill bathroom and third double bedroom.



The top floor hosts bedroom four, a study, a shower room and additional large media/games room, which offers the flexibility to be used as a second living area or other uses, depending on your needs.

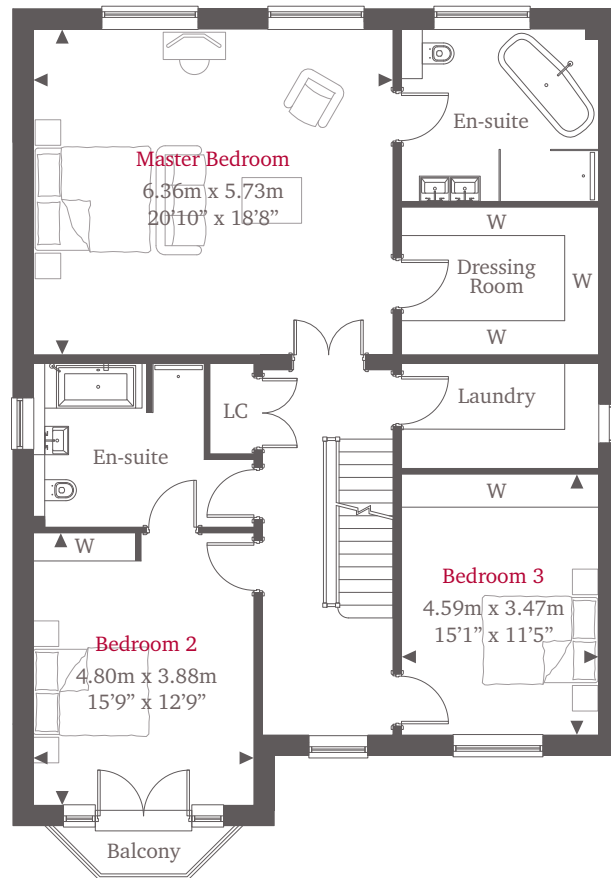
BARNSBURY HOUSE

Ground Floor

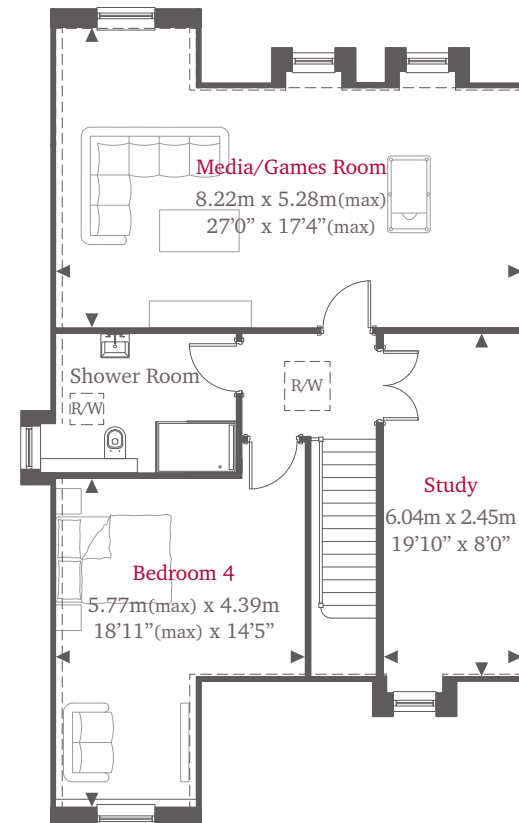


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First Floor



Second Floor

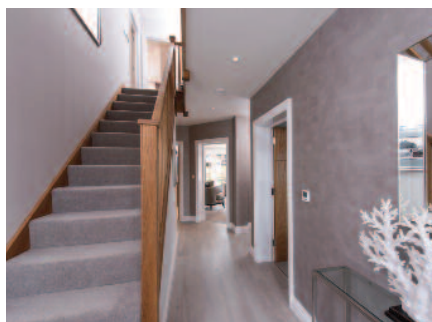


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Computer-generated image of Pembroke House.

PEMBROKE HOUSE



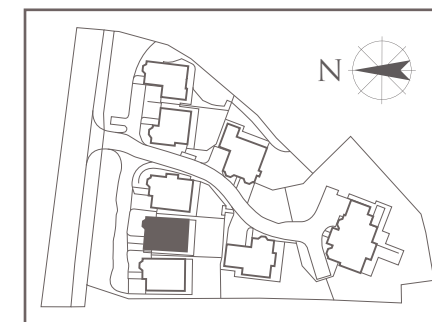
Pembroke House has been thoughtfully designed to cater for your family's every need. With a large kitchen/breakfast/family room for everyday living, the ground floor also delivers separate living and dining rooms for cosy evenings and formal dining.



The spacious master bedroom on the first floor is truly sumptuous, offering not only an en-suite bathroom, but also a dedicated dressing room with integrated wardrobes.



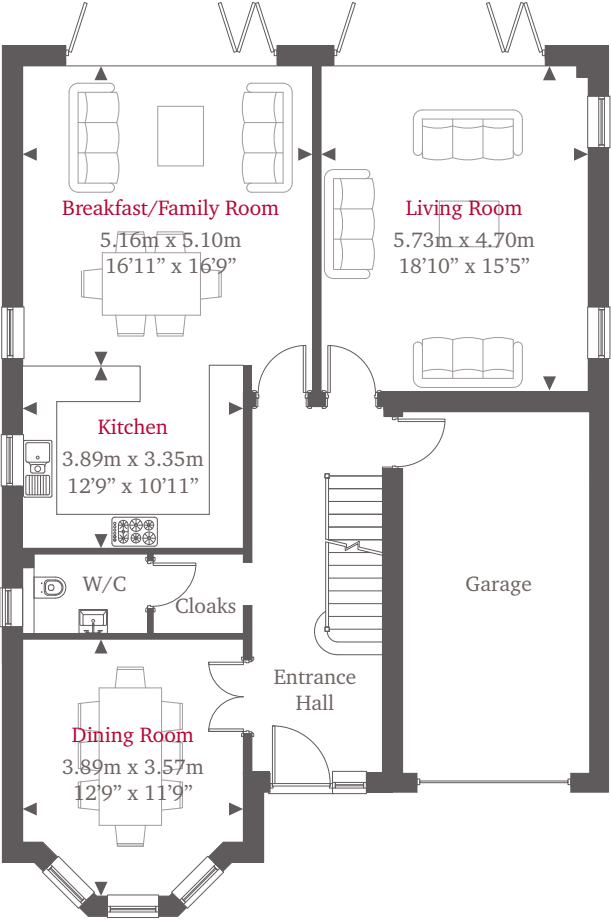
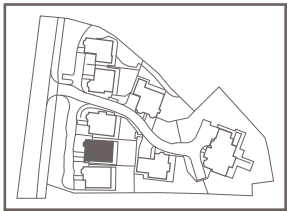
The first floor offers two further double bedrooms, bedroom three benefits from a 'walk out' balcony whilst bedroom two has an enchanting bay window. There is also a separate laundry room and a Jack and Jill bathroom, accessed from the landing and second bedroom.



On the top floor, you will find two double bedrooms. There is also a shared shower room, study and a bonus room offering additional configuration options. The space under the eaves has been cleverly used to provide additional storage.

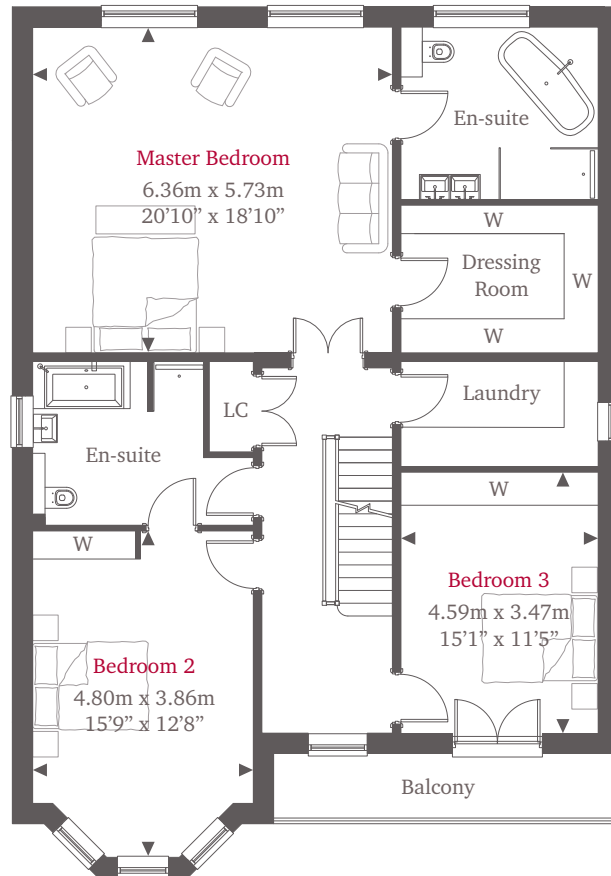
PEMBROKE HOUSE

Ground Floor

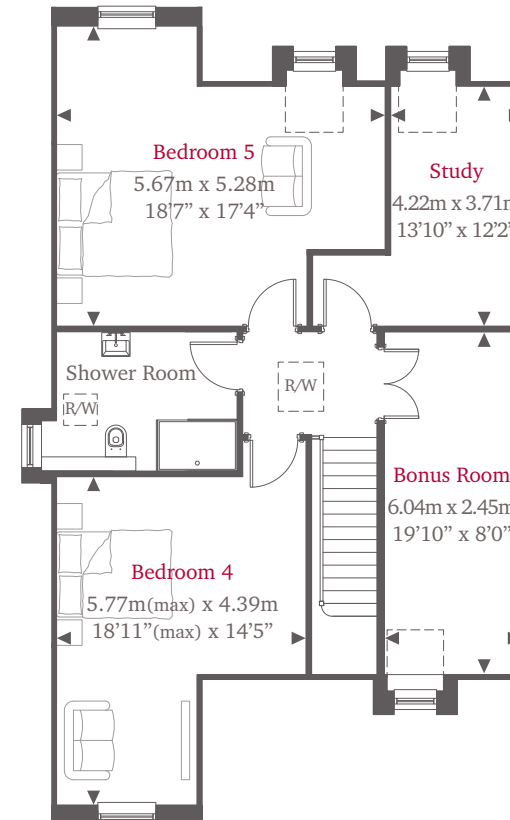


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Computer-generated image of Victoria House.

VICTORIA HOUSE



On the ground floor of Victoria House, both the living room and the spacious kitchen/breakfast/family room open into the rear garden via double-glazed folding doors. A separate dining room offers views to the front of the property, and a cloakroom and integrated garage complete this floor.

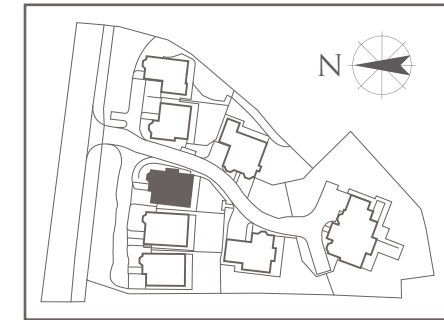


The substantial master suite on the first floor delivers a separate dressing room with fitted wardrobes and en-suite bathroom — the perfect relaxation zone. The second and third bedrooms overlook the front of the property and benefit from fitted wardrobes, while a shared bathroom



can be accessed from the landing and bedroom two. Completing this floor, is a laundry room and linen cupboard.

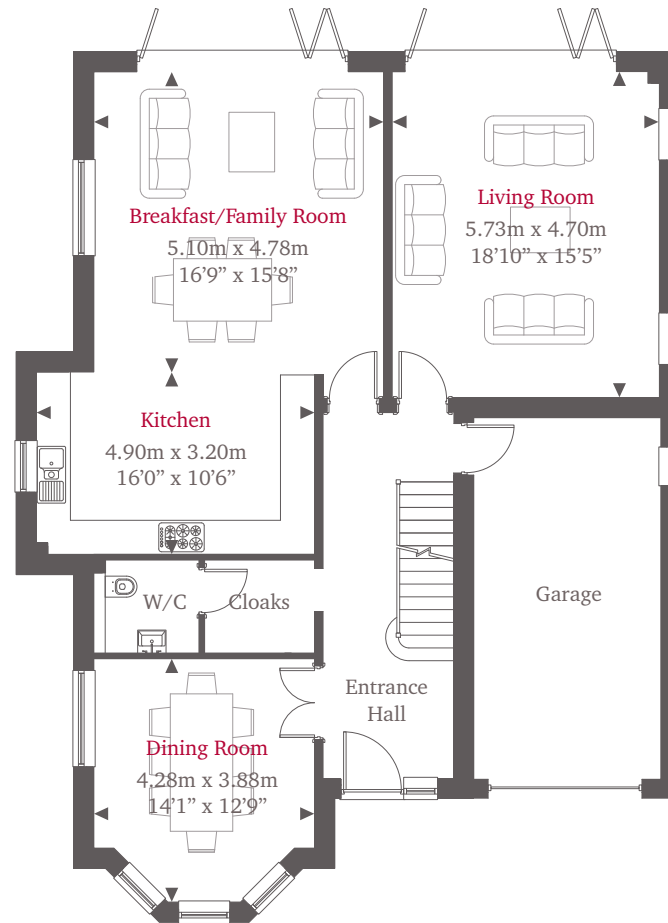
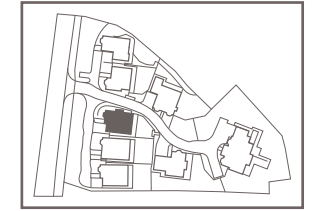
Bedrooms four and five are to be found on the top floor, and both are generously proportioned double



rooms. The top floor is also furnished with a shower room, study and a bonus room that has many uses. Thoughtful design maximises the storage on offer including utilising the spare space under the eaves.

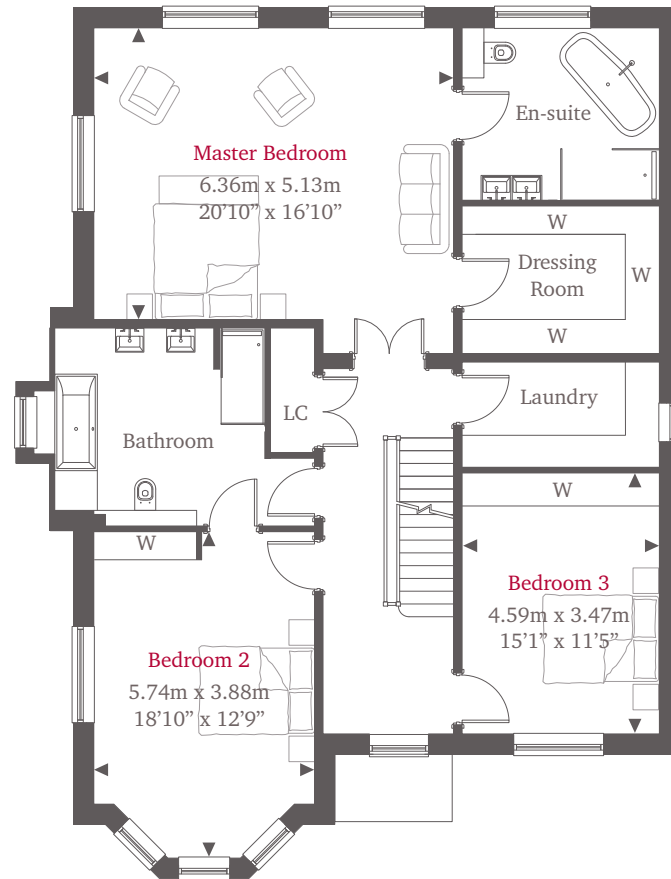
VICTORIA HOUSE

Ground Floor

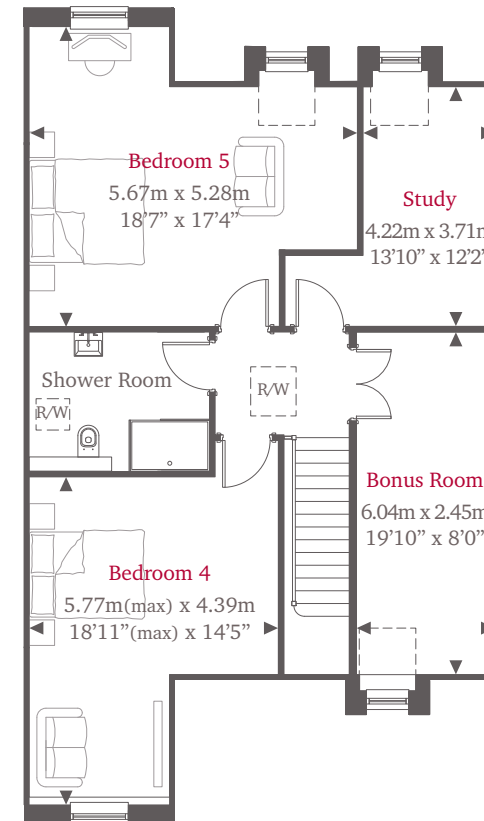


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First Floor



Second Floor



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SPECIFICATION

You will be surrounded by modern luxury when you live at Windsor Grey Place. From underfloor heating and the latest kitchen appliances to oak staircases, sleek bathrooms and stylish fitted wardrobes, each one of these impressive homes has been finished to the highest standards.

Kitchen and utility room

Integrated Siemens appliances which include:

- Electric single oven offering efficient and flexible cooking with A+ energy rating
- Steam oven for low fat, healthy food preparation
- Compact 45cm high combination microwave
- Induction hob, the latest in modern design, offering safe and efficient cooking
- Dishwasher, offering a 50% faster feature on all cycles with an impressive A+ energy rating
- Full-height, (1.77m), fridge with A++ energy rating
- Full-height, (1.77m), freezer with A+ energy rating
- Integrated Caple wine cabinet with capacity for 46 wine bottles and offering dual temperature zones

Quality contemporary kitchen units by Wooden Heart of Weybridge:

- Beautiful silestone worktops with matching upstands
- BLANCO stainless-steel under-counter double sink with ISE chrome mixer tap

- Chrome ISE hot and cold filter tap
- ISE integrated waste disposal
- Stylish LED pelmet and plinth lighting

Bathroom & En-suites

- Sanitaryware by Sottini
- Polished chrome taps by Sottini
- Thermostatically controlled shower to en-suites
- Modern chrome heated towel rails
- High quality ceramic tiling
- Shaver point
- Extractor fan
- Extensive wall mirror (with light and de-mister)
- Underfloor heating
- Vanity units with built in storage
- Concealed lighting
- Tiled shelving

Interior

- Underfloor heating to ground and first floors
- Double-glazed timber windows
- Alarmed security system
- Security locks to windows

- Chrome-finished high-level switches
- BT point to living room and all bedrooms
- TV/Satellite points to living room, kitchen/family, bedroom 2, media with TV points to bedrooms. (Satellite TV subject to purchaser's individual subscription)
- Oak staircases
- Mains-operated smoke detector and CO detector, both with battery back up
- Video entry system to Cadogan House
- Gas-fired boiler providing programmable, underfloor heating throughout
- Wardrobes and dressing room to bedrooms 1 & 2, wardrobes to bedroom 3
- Wardrobes and dressing room to bedrooms 1, 2 & 3 to Arlington House

Development Features

- Landscaped frontage
- Block paved parking areas
- Turfed rear garden
- Enclosed panel fencing
- Indian sandstone patios
- External tap
- External lights
- External power socket
- Exterior bollard lighting to selected positions
- Satellite dish and aerial

Environmental features at Windsor Grey Place

We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources

- Photo voltaic panels to nos. 1, 2, 4, 6 and 7
- Energy-efficient, thermostatically controlled gas central heating and A-rated boiler to reduce gas usage and carbon emissions
- High levels of wall, floor and roof insulation to limit heat loss during the winter
- A-rated kitchen appliances to reduce energy and water consumption
- Dual-flush mechanisms to all toilets to reduce water consumption
- 100 per cent low-energy light fittings
- Built to Code for Sustainable Homes Level 3

10
YEAR
**INSURANCE BACKED
NEW HOME WARRANTY**



← M3
5.9 miles

Windsor →
6.8 miles

- 1 Ascot Racecourse
- 2 'The Old Mile' Ascot Racecourse
- 3 Ascot High Street
- 4 Heatherwood Hospital
- 5 St. George's School
- 6 Ascot Golf Club
- 7 Royal Ascot Cricket Club
- 8 A330/A332 Roundabout
- 9 Mill Ride Golf Club

London Road

WINDSOR
GREY PLACE

A329

A30
3.0 miles →

YOUR AREA

Windsor Grey Place is situated in the truly enviable location of Ascot, Berkshire. With great schools and transport links, Ascot is the ideal location for families looking for a forever home.

Everything you need is close to hand in Ascot's High Street, which offers local supermarkets, banks, doctor's surgery and numerous restaurants, coffee shops and boutiques. There is also a Waitrose in nearby Sunningdale.

Ascot is blessed with a number of quality dining choices, including La Sorrentina and The Carpenters Arms. Meanwhile Coworth Park in Sunningdale is part of the exclusive Dorchester Collection of hotels and restaurants and has a range of places to eat including healthy plates at The Spatisserie or a traditional afternoon tea in The Drawing Room.

Golfers are well catered for here; in addition to the nearby Royal Ascot and Wentworth Club, are the highly regarded Berkshire and Sunningdale Golf Clubs - recent hosts to the British Amateur and Senior Open Championships respectively.

Synonymous with the town of Ascot is its famous racecourse, which is within easy walking distance and host to Royal Ascot every June.

There are a number of water sports facilities nearby, including the world-class Dorney Lake for rowing and also the Bray Lake and Datchet clubs for sailing, windsurfing and yachting at all levels.

There is a wide choice of highly regarded independent schools in the local area, with Eton College less than nine miles from Windsor Grey Place and the renowned LVS Ascot close by offering day and boarding places for students aged 4-18.

St Francis and Cheapside primary schools were both rated "outstanding" at their last Ofsted inspection, as was the Charters Academy Secondary school. St. George's for girls 11 to 18, is just minutes from home while St. Mary's, Heathfield, and Wellington College are also nearby. Royal Holloway and Imperial College universities provide a range of degree courses for those wishing to continue their studies after A level.





Windsor Castle



Racing at Ascot



Wentworth Golf Club



Ascot Racecourse



Polo at Windsor

ASCOT AND BEYOND

Windsor Grey Place, Ascot, offers excellent motorway and rail links to London and beyond, and is also a great base from which to explore the countryside of Berkshire and Surrey.

Great countryside walks are right on your doorstep at the nearby Ascot Wood, as well as Sunningdale Park and Windsor Great Park, with its 5,000 acres of beautiful parkland in which you can stroll, cycle or ride. Windsor Great Park's exceptional features include Virginia Water Lake, formal gardens and a deer park - all only five minutes away by car.

At the nearby town of Windsor situated on the River Thames, you can enjoy a day of fabulous fun at

Legoland or marvel at the splendour and majesty of world-famous Windsor Castle. Savill Garden and Cliveden offer inspiring year-round displays, and youngsters will be well catered for at the Look Out Discovery Centre in Swinley Forest, Bracknell.

For live entertainment, head to the South Hill Park Arts Centre in Bracknell which offers a varied schedule of shows and events throughout the year, as well as regular film screenings.

For another cultural evening out try Theatre Royal, Windsor - which holds a number of theatrical offerings along with a selection of musical entertainment.

For the more adventurous, Thorpe Park is around 20 minutes away by car and with over 30 rides to choose from, there's something for all the children, whatever age they are.

Ascot Railway Station is less than a 10 minute walk away and from here, London Waterloo can be reached in less than one hour. The M3, M25 and M4 motorways are all nearby, giving easy access to the motorway network. Heathrow airport is within a 20 minute drive away - perfect for work or holidays.



Greatwood Place, White Waltham - a luxurious development of two 5 bedroom detached homes.

OUR COMMITMENT

Your home

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10-year insurance-backed guarantee.

Your environment

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

For every apartment we build, we plant 10 native trees, and for every house, we plant 20. The trees are planted in some of the Woodland Trust's 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK. From the procurement of energy efficient and sustainable materials, to the use of

thermal efficient methods of build and effective disposal of waste, our team works hard to ensure that we minimise the environmental impact of our operations without compromising on quality. Our recent partnership with the National Community Wood Recycling Project is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

Your community

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation.

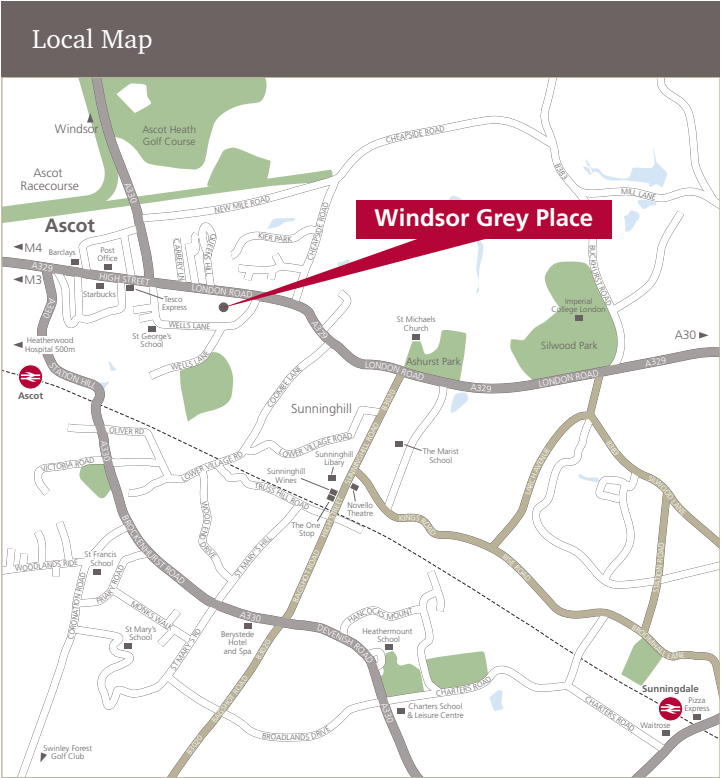
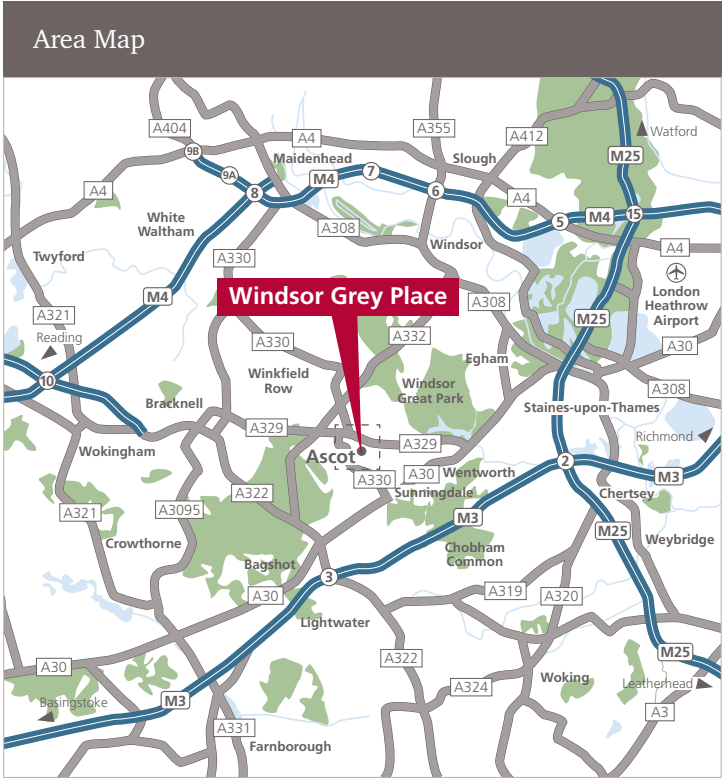
Financed entirely by the profits generated by the Shanly Group of companies, we have to-date donated over £10m to thousands of local community groups

and charitable organisations to provide support and improve the quality of life for those most in need across our communities.

We are also committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our homes and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life for everyone to enjoy.

We also pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB.





Travel time by rail (from Ascot Station)	
Reading	29 mins
Twickenham	30 mins
Clapham Junction	43 mins
London Waterloo	56 mins
Distances by road (from Windsor Grey Place)	
M3 (J3)	5.9 miles
Windsor	6.8 miles
M25 (J13)	8.3 miles
Heathrow	10.3 miles
Distances by foot (from Windsor Grey Place)	
St George's School	0.3 miles
Ascot High Street	0.6 miles
Ascot Train Station	0.8 miles
Charters School	2.0 miles



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