

# Camlet Place

MAIDENHEAD



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HOMES

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# Welcome to Camlet Place

A stylish new development of five family homes and one apartment, located in the sought after Maidenhead Riverside Ward

Camlet Place, in Lower Cookham Road, Maidenhead, is a new development of 2 semi-detached and 3 terraced three bedroom family homes and a one bedroom apartment, all built to the high standards homeowners have come to expect from a Shanly Homes development.

These beautiful homes make maximum use of the available space, bringing you generously proportioned living spaces, and are perfectly situated to take advantage of Maidenhead's superb facilities — and just a few minutes walk from Boulders Lock, home to Ray Mill Island, Boulders Restaurant and Riverside Brasserie.





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 illustrative purposes only.

# Introducing your new home

The homes at Camlet Place have been carefully planned with modern living in mind, offering generous living spaces

The five houses benefit from good sized living rooms, kitchen/breakfast rooms with integrated AEG appliances, three bedrooms with an en-suite to

the master bedroom and fitted wardrobes to both bedrooms 1 & 2. A study and two further bedrooms complete the accommodation.

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Computer-generated image of nos. 1 & 2 Camlet Place.

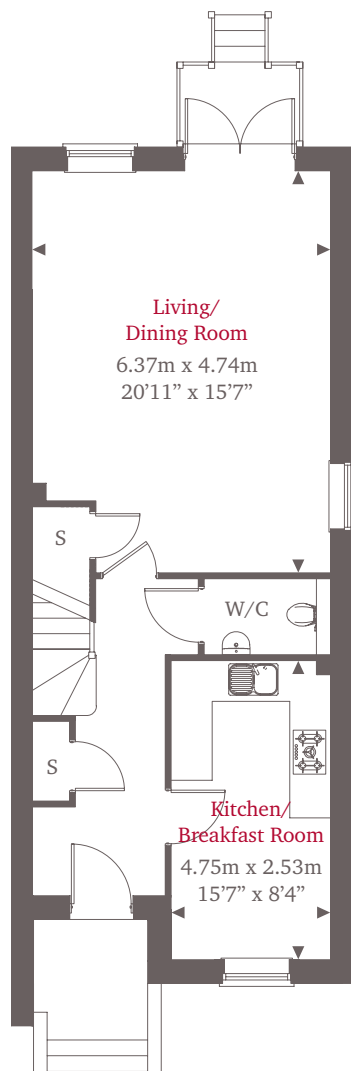
# Nos. 1 & 2



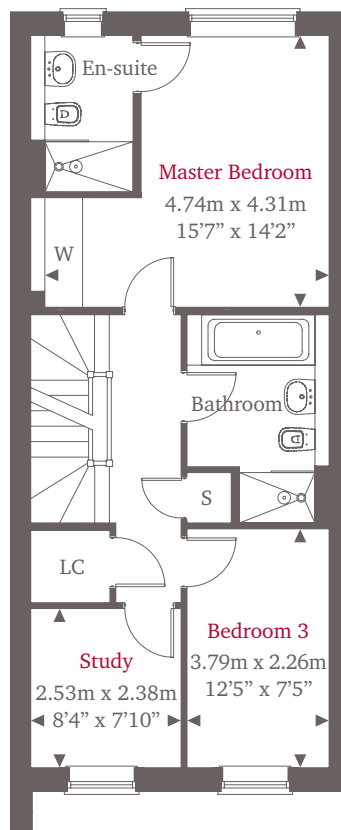
Nos. 1 and 2 are a pair of semi-detached three bedroom family homes. No. 1 benefits from a large living/dining room to the rear with access to the garden via double doors, and a separate kitchen/breakfast room. A downstairs WC and storage complete the ground floor. On the first floor, the master bedroom features an en-suite bathroom and fitted wardrobes, and enjoys views over the rear garden. Bedroom 3 can be found to the front of the property, alongside the study/bonus room. A family bathroom completes this floor. The top floor is home to bedroom 2 — a generously proportioned room with its own bathroom, fitted wardrobes and eaves storage.

No. 2 has a kitchen/family room plus dining area with French doors onto the garden and a separate living room with a beautiful bay window. On the first floor, the master and second bedrooms are both en-suite, and both feature fitted wardrobes. A study/bonus room completes this floor. On the top floor, bedroom 3 enjoys views to the rear of the property, as well as a large walk-in airing cupboard, additional storage and a family bathroom.

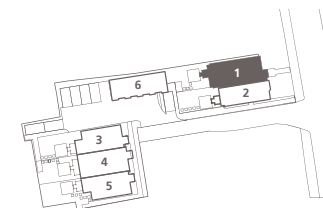
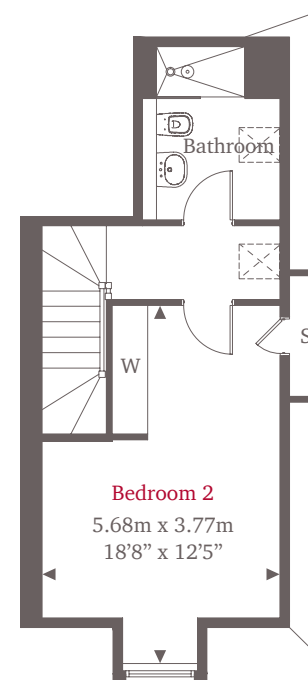
## Ground Floor



## First Floor



## Second Floor



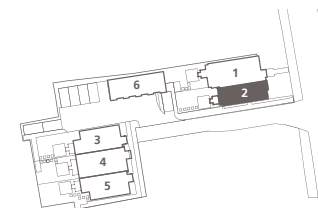
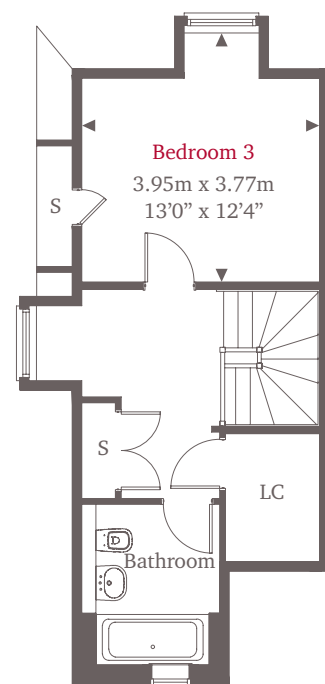
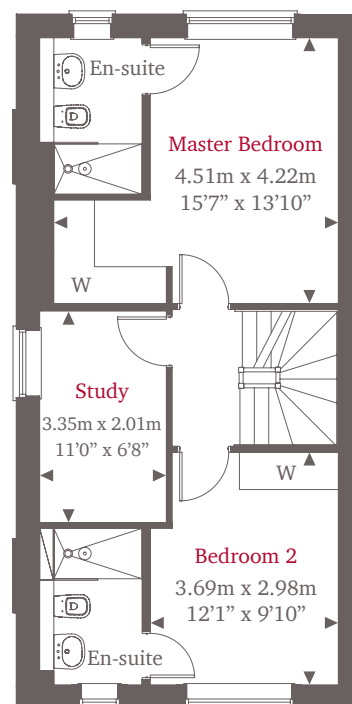
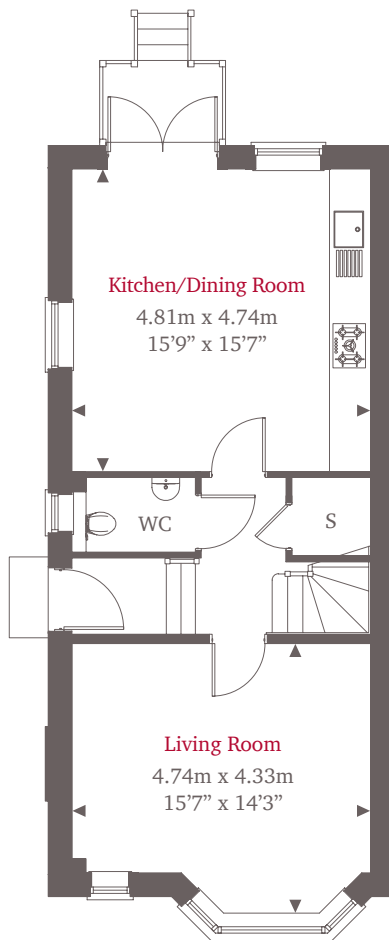
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. ☒ denotes velux window. Please contact sales consultant for more information.



## Ground Floor

## First Floor

## Second Floor



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Computer-generated image of nos. 3-5 Camlet Place. Please note fence and wall to front of properties not shown.

# Nos. 3–5



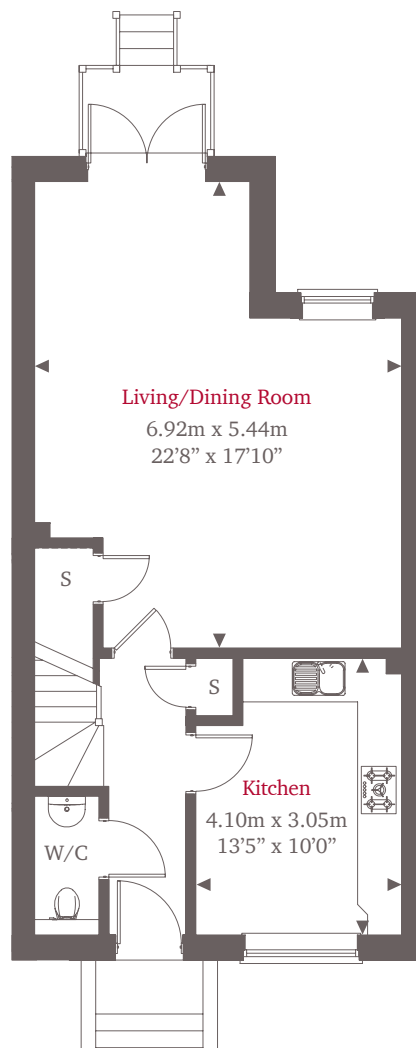
Nos. 3–5 are family homes which make the best use of available space, with a large living/dining room, kitchen and WC on the ground floor. Double doors lead from the living/dining room to the rear garden.

The first floor features a master bedroom with en-suite bathroom and fitted wardrobes and views over the rear garden. Bedroom 3, the family bathroom and a study are also on this floor.

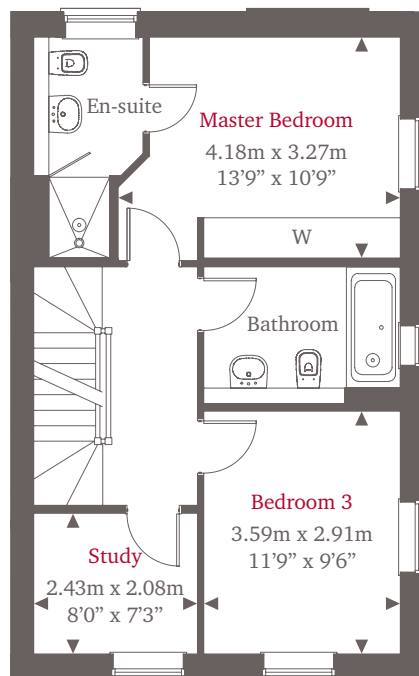
The top floor of this home is given over to bedroom 2, which has an en-suite bathroom and a large, walk-in airing cupboard. The bedroom enjoys views to the front of the property via a dormer window and has the flexibility to be used as a bedroom, guest room, office space or play/craft room.



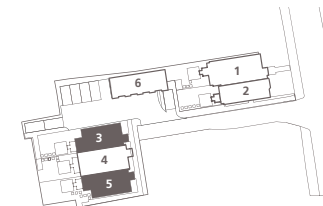
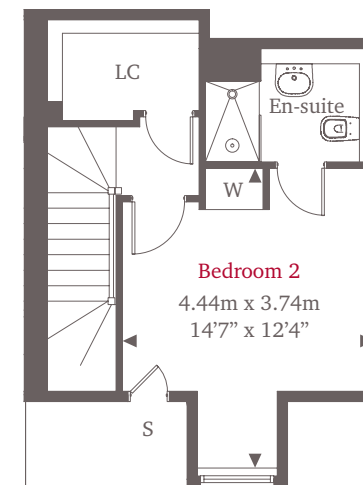
## Ground Floor



## First Floor

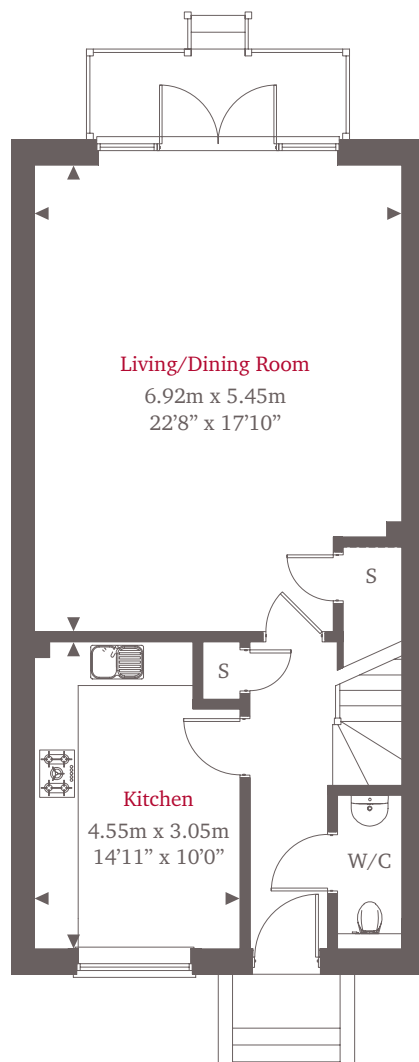


## Second Floor

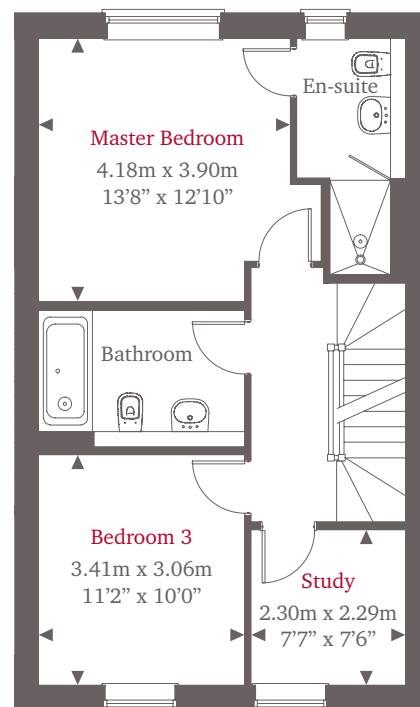


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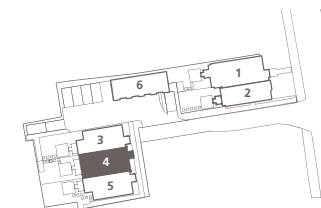
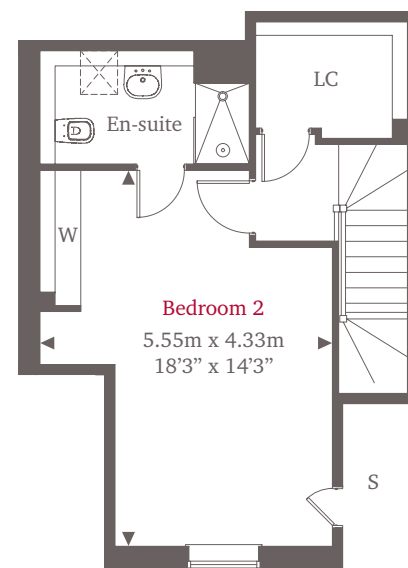
## Ground Floor



## First Floor



## Second Floor



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# No. 6



No. 6 is a first-floor one-bedroom apartment that benefits from a large master bedroom with adjacent stylish bathroom and a good-sized airing cupboard offering additional storage. This chic home has four large south-facing windows to let the sunshine flood in.

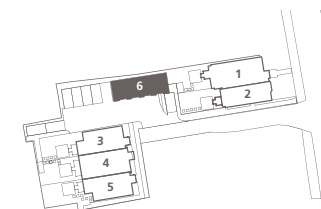
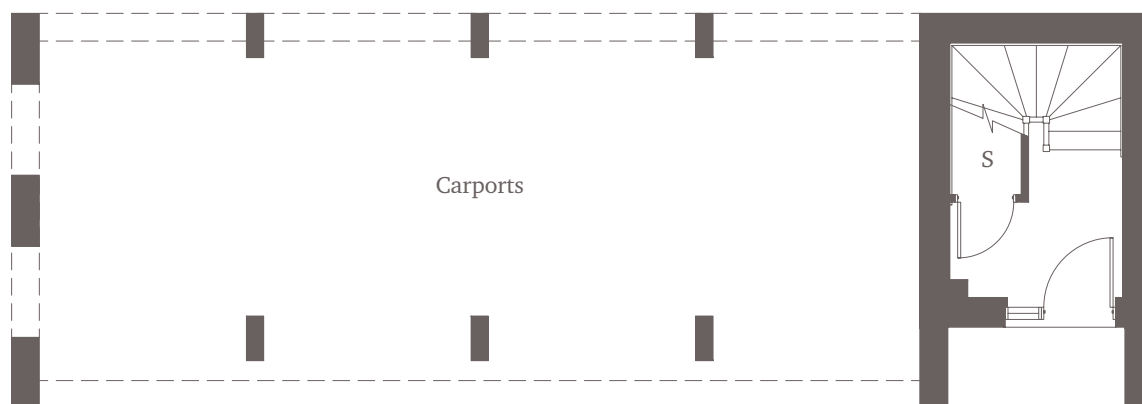
Access to the apartment property is via a private staircase leading up into the kitchen area which is fully fitted to a high specification and has a selection of integrated appliances. Alongside the kitchen is a generously proportioned open-plan living room with dining area.



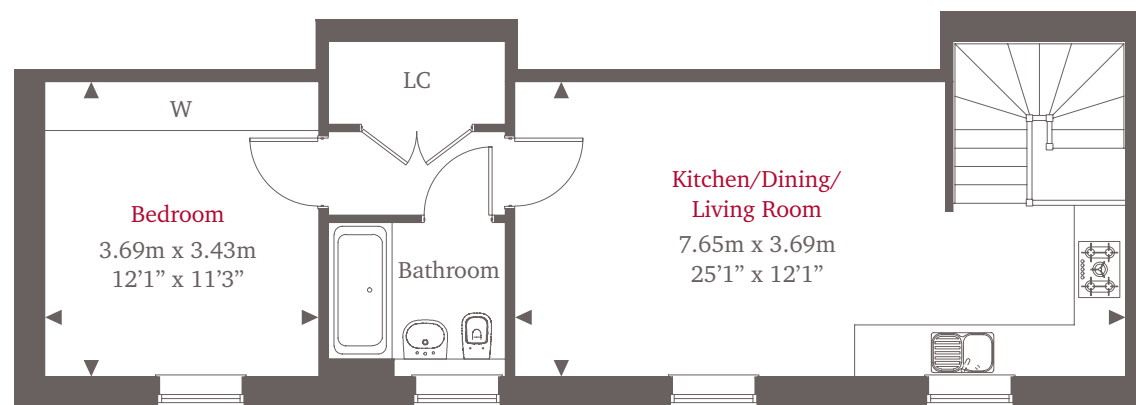
No. 6

SHANLY  
HOMES

## Ground Floor



## First Floor



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Photography of previous Shanly Homes developments.

# Stylish specification

## Kitchen and utility room

AEG integrated appliances to include:

- Stainless-steel electric single oven
- Combination microwave to nos. 1-5
- Four-burner gas hob
- Washer/dryer
- Flat glass extractor hood
- A rated dishwasher
- A+ rated fridge/freezer
- Freestanding washer/dryer

Quality contemporary kitchen units featuring:

- LED under-unit and plinth lighting
- Granite worktops with matching up stands
- FRANKE stainless-steel underslung sink with FRANKE Olympus taps

## Bathroom and en-suite

- White Ideal Standard Soft Mood sanitaryware
- Ideal Standard chrome taps
- Thermostatically controlled shower
- Crosswater/Simpsons Design shower screens
- Half-height Minoli wall tiles around sanitaryware, full height to shower cubicle and shower
- Minoli ceramic tiling to the floor
- Heated towel rail
- Shaver point
- Wall mirror

## Interior

- Double-glazed PVCu windows
- Vicaima light oak flush veneer internal doors with chrome-finish ironmongery
- Alarm spur
- Security locks to windows
- Aico smoke and heat detector
- BT point to reception rooms, living room and all bedrooms
- Sky+ wired to living/dining room, kitchen and master bedroom, with TV points to remainder (satellite connection is subject to purchaser's individual subscription)
- Vaillant gas-fired boiler
- Myson thermostatically controlled radiator valves
- Honeywell digital thermostat, allowing for full zone heating
- Fully fitted wardrobes to bedrooms 1 and 2 of houses

## Exterior

- Security lights to entrance porch and French doors
- Front and rear gardens turfed and landscaped
- Eastlands Indian sandstone path and patio finish
- External tap
- Tegula paving to driveway and parking
- Closeboard fencing to boundary

### Environmental features at Camlet Place

- A rated appliances
- 100% energy efficient lighting

NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details).

Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation.







# Maidenhead and beyond

With close proximity to the Thames and the Berkshire countryside, and with links to London and the west, this is a great place to call home

Maidenhead offers excellent educational opportunities and leisure activities, so is ideal for families looking for the perfect work-life balance.

Sports enthusiasts are well catered for in Maidenhead, with rugby, athletics, cricket, hockey, football, archery and cycling clubs, a well-equipped leisure centre and a weekly free Parkrun. Maidenhead Rowing Club is based right next to Maidenhead Bridge. Why not hire a canoe for the day or weekend, and paddle to one of the town's neighbouring villages?

Maidenhead's shops range from chic boutiques and independent stores to top high-street names such as H&M and Pandora, which can be found in the Nicholsons Centre. The local Waitrose supermarket is only a five minute car journey from home, making the weekly shop a real pleasure, with Sainsbury's and Tesco also in town. The regular and very popular farmers and art markets are not to be missed either. The upcoming Waterways/Chapel Arches restoration and regeneration project, in partnership with Shanly Homes, promises a tempting choice of shops, restaurants and cafés.

At nearby Windsor, you can enjoy a day of fabulous fun at Legoland, marvel at the splendour and majesty of world-famous Windsor Castle and spend hours rambling through Windsor Great Park. Savill Garden and Cliveden offer inspiring year-round displays, and youngsters will be well catered for at the Look Out Discovery Centre in Bracknell Forest.

It's easy to get around by road as well, as the A4 passes through Maidenhead and the M4 can be joined at junction 8/9, just a short drive from home, opening up access to the full motorway network via the M25. Maidenhead station offers fast services to London in as little as 19 minutes, and is currently undergoing a range of improvements as part of the Crossrail project arriving in 2019. Heathrow airport (T4) is less than 20 miles away.



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Photography of Oakwood Place, Lane End.

# 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.

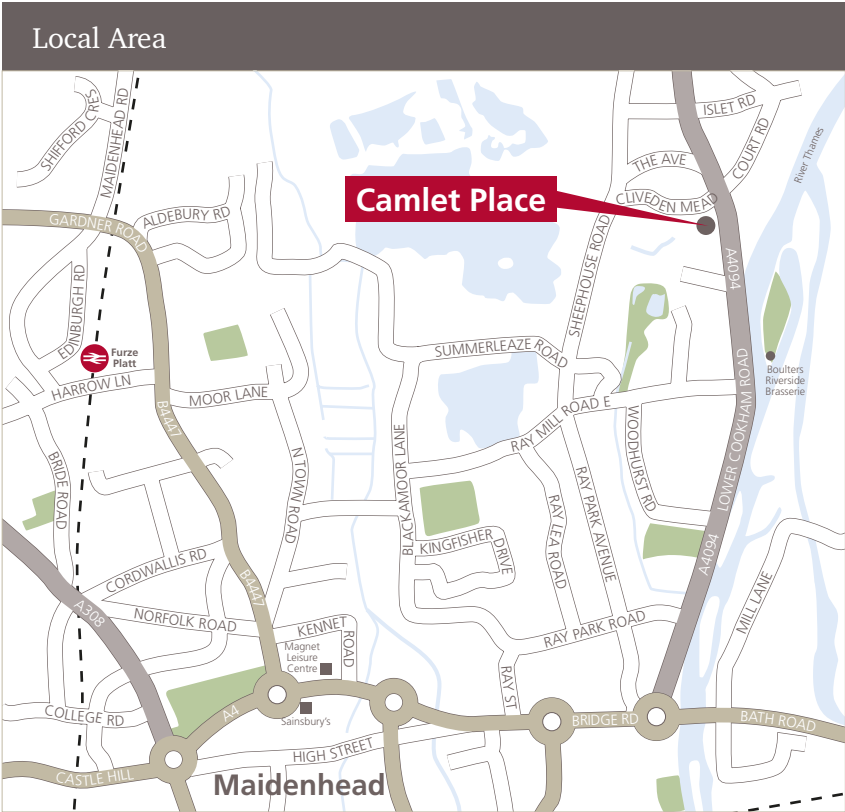
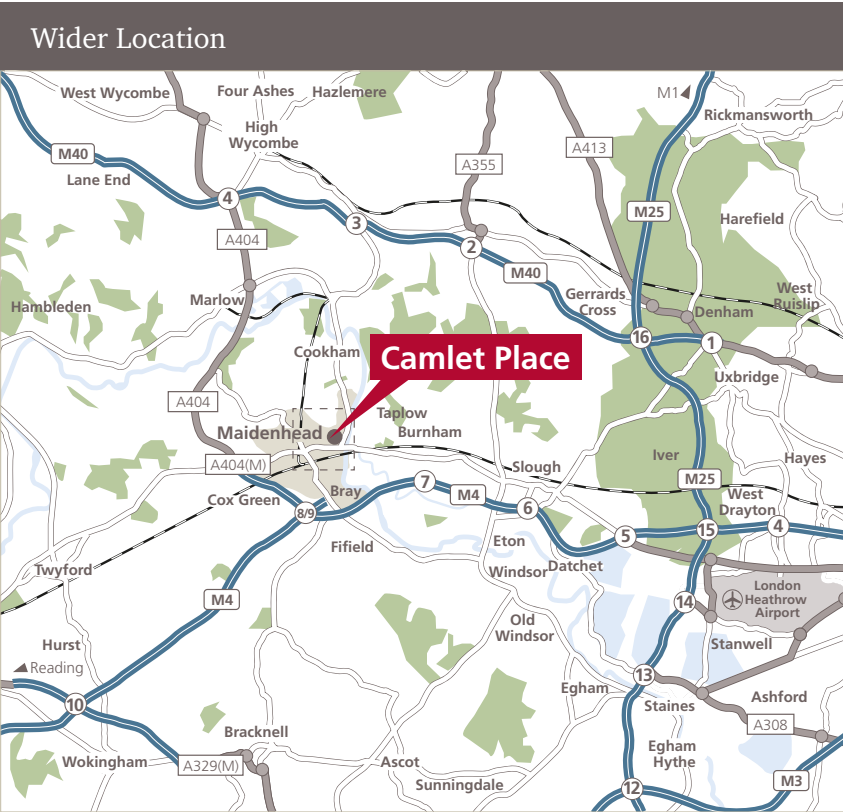
We are also committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our homes and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life for everyone to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





CAMLET PLACE, LOWER COOKHAM ROAD, MAIDENHEAD, BERKSHIRE SL6 8JS



Travel time by rail from Maidenhead Station

|                        |         |
|------------------------|---------|
| Reading                | 16 mins |
| Windsor & Eton Central | 19 mins |
| London Paddington      | 19 mins |

Distances by road from Camlet Place

|                   |            |
|-------------------|------------|
| Maidenhead Centre | 2.2 miles  |
| M4 (J8/9)         | 3.7 miles  |
| M25 (J6)          | 11.3 miles |
| London Heathrow   | 13.6 miles |

Distances by foot from Camlet Place

|                              |        |
|------------------------------|--------|
| River Thames Walkway         | 7 mins |
| Boulters Riverside Brasserie | 7 mins |

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 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 AND SPECIFICATION WITH OUR SALES OFFICE. MAPS ARE NOT TO SCALE – APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE – SEPTEMBER 2016. REF: 1278.

Camlet Place

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