

The Alders

CATERHAM



SHANLY
HOMES

Contents

Introducing The Alders	3
Site plan	4
Caterham and beyond	6–7
Image & plans for nos. 1, 3, 5 & 13	8–9
Image & plans for nos. 2, 4, 6 & 14	10–11
Image & plans for nos. 7 & 8	12–13
Image & plans for nos. 9–12	14–16
Specification	18–19
Our commitment to you	20–21
Maps	22

Introducing The Alders

The Alders is an exclusive development of 14 two bedroom terraced and three bedroom semi-detached homes in the leafy Surrey town of Caterham

Each home at The Alders has been expertly designed to offer a flexible open-plan space perfect for all your living and entertaining needs.

Nestled inside the M25 commuter zone and backing on to open parkland, The Alders is located just over a mile and a half from Caterham's town centre and mainline train station, with regular services to London Victoria and London Bridge stations. Alternatively Whyteleafe South train station is a short 3 minute drive, with direct services also taking you into London stations.

The M25 motorway is less than a 10 minute drive away, giving access to the rest of the motorway network, including the nearby M23 and Gatwick Airport.





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.

This charming, secluded development is accessed from Whyteleafe Road and the site is surrounded by mature trees. A driveway leads up to the 14 houses and every home here enjoys a private rear garden and patio area. There is also the added benefit of dedicated parking with two spaces for every house.

Each home at The Alders has been carefully planned and finished to the high standards that have become synonymous with Shanly Homes. Offering flexible living built across a range of two and three-bedroom styles, these homes are tailor-made for modern 21st century lifestyles. Environmental features have also been considered at The Alders and include high levels of insulation, low energy lighting and A-rated kitchen appliances and a gas boiler to reduce energy usage, water consumption and emissions.

The impressive three bedroom properties feature a bright, open plan kitchen and living/dining area; whilst the contemporary two bedroom homes offer a modern and stylish separate kitchen. Each home invites the outside in with French doors leading out onto the garden from the generous living area.

In the townhouses the luxurious master suite enjoys prime position at the top of the house with an en-suite, fitted wardrobes and some homes feature a wonderful dressing area. Two further generously-proportioned double bedrooms and a family bathroom complete this floor.

The beautiful, modern kitchens are fitted with Siemens and Zanussi integrated appliances including oven, microwave, washer/dryer and a fridge/freezer. There are elegant granite worktops and upstands, and stylish ceramic floor tiles. The bathrooms and en-suites have sleek white sanitaryware and a thermostatically controlled rain shower over the bath. There are high quality finishes including Minoli wall tiles, chrome towel radiators and co-ordinating ceramic floor tiling.





Pizza Express



Waitrose



Caterham Train Station



Titsey Place



Caterham URC Church

Caterham and beyond

Caterham has existed since Anglo-Saxon times and is now a bustling market town in the heart of the London commuter belt

The Alders is located in Whyteleafe, an area of Caterham named after the whitebeam trees that characterise the area. There are a number of green spaces nearby for you to enjoy including City of London Park, Whyteleafe Recreation Ground and Manor Park.

Caterham town centre is under a mile from The Alders and its Church Walk Shopping Centre is home to a number of high-street names as well as various independent shops and boutiques. A monthly farmers market sells only food and drink produced within a 30-mile radius of Caterham, which is a great way

to support the local community. The Miller Theatre and Club offers a lively programme of events throughout the year including seasonal productions, film club, yoga and much more. If you are looking to learn something new, just over a mile from The Alders you will find The Arc Arts Centre that offers a range of adult classes and soft play for younger children.

For sports enthusiasts, de Stafford Leisure Centre is just half a mile away and offers a fully equipped fitness studio, pool and cafe. Caterham and Whyteleafe Tennis Club is nearby,

as is the Surrey National Golf Club. There are a number of schools within a mile of The Alders, including Audley, Hillcroft and Whyteleafe primary schools, Sunnydown School for Boys' and de Stafford secondary schools.

For fun-filled family days out, Godstone Farm and Playbarn is just over 10 minutes away. Or if grand stately homes and beautiful gardens are more your thing, you'll be spoilt for choice with Titsey Place and Gardens, Hever Castle and Chartwell, all within easy reach from home.

Further afield, you are ideally positioned to enjoy a day out or a long weekend on the south coast. Alternatively, you could explore the South Downs National Park, which offers breathtaking views and landscapes.



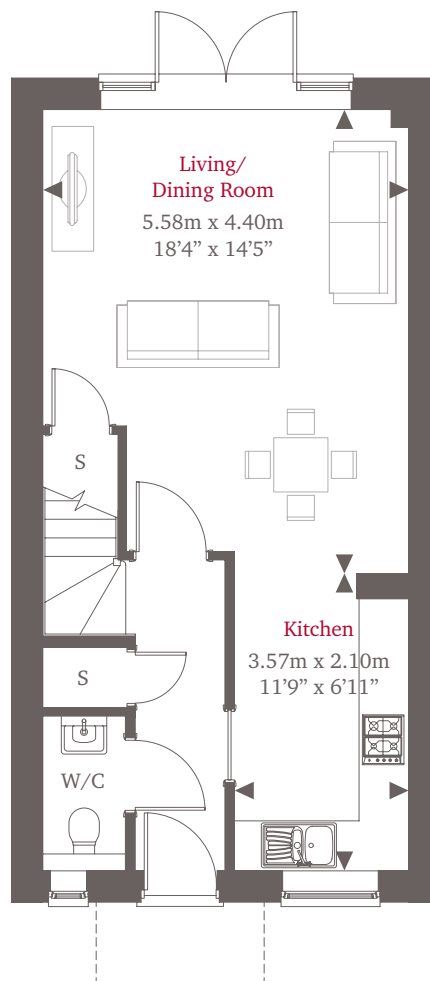


Computer-generated image of Nos. 1, 3, 5 & 13. Planting indicative only.

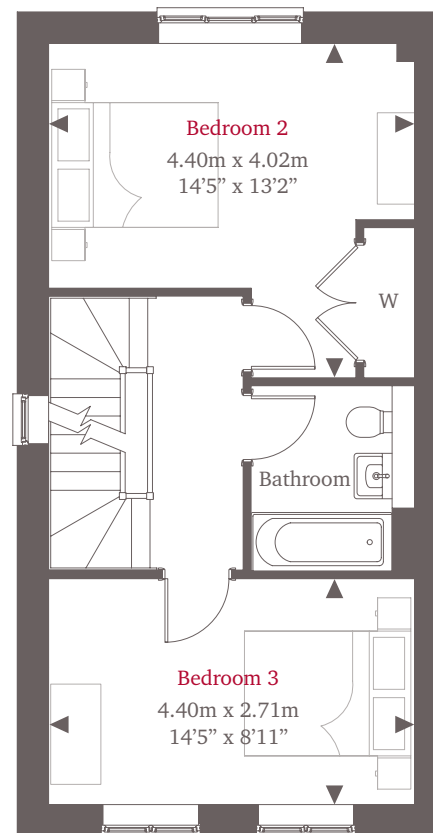
Nos. 1, 3, 5 & 13

SHANLY
HOMES

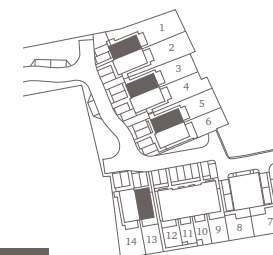
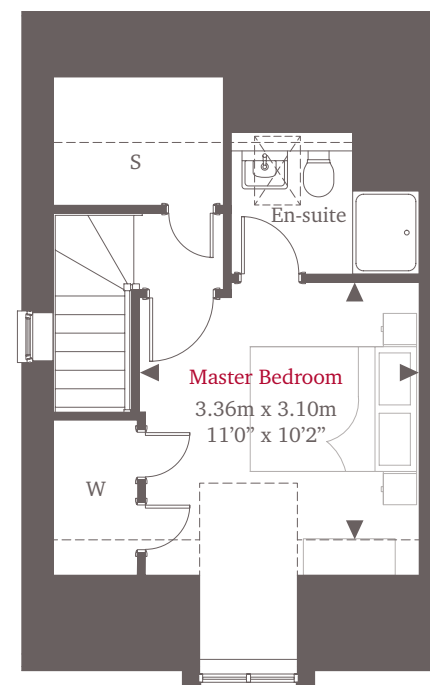
Ground Floor



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. --- denotes 1.5m headheight. ☒ denotes velux window. Please contact sales consultant for more information.

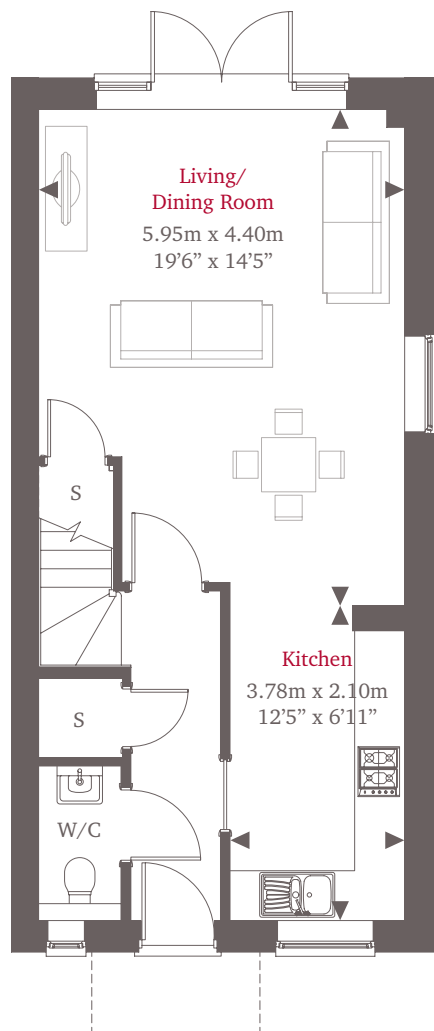


Computer-generated image of Nos. 2, 4, 6 & 14. Planting indicative only.

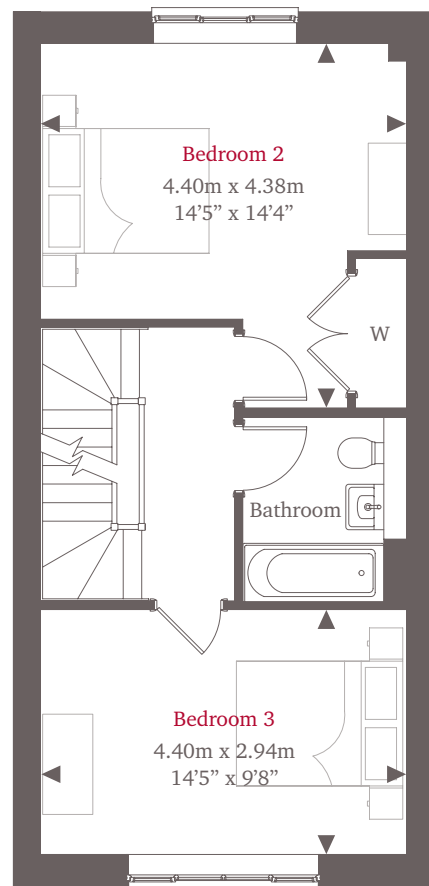
Nos. 2, 4, 6 & 14

SHANLY
HOMES

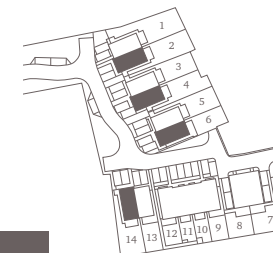
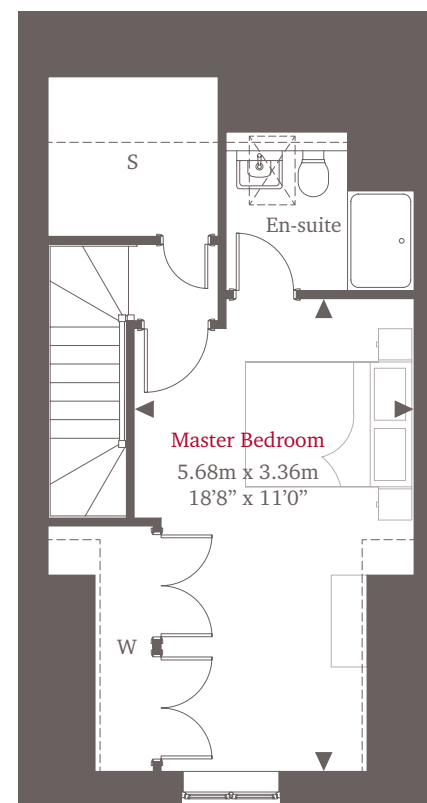
Ground Floor



First Floor



Second Floor

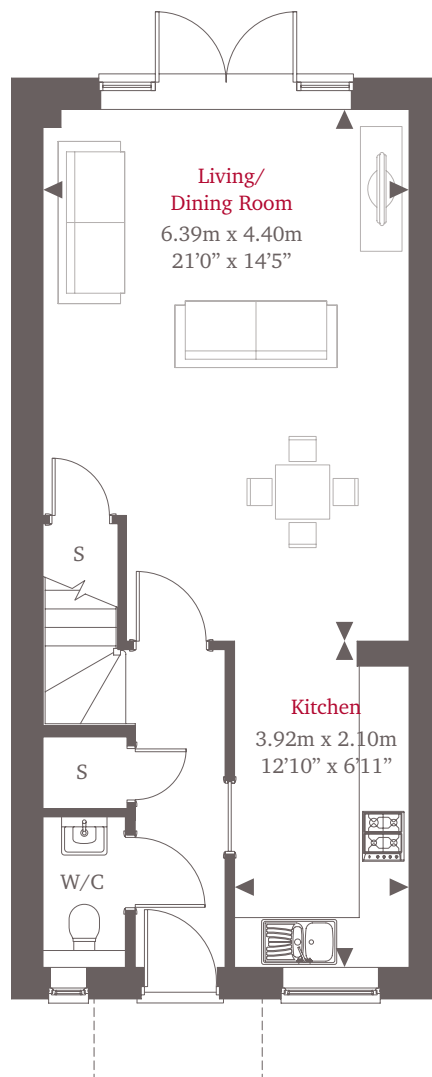


◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. --- denotes 1.5m headheight. ☼ denotes velux window. Please contact sales consultant for more information.

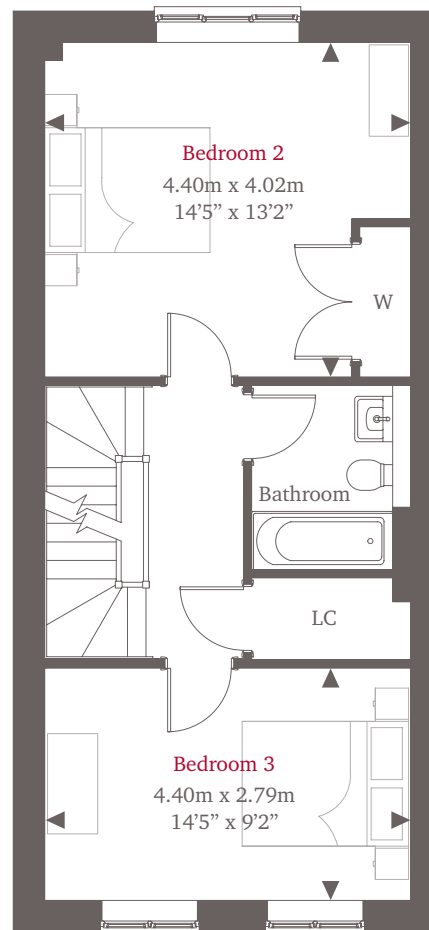


Computer-generated image of Nos. 7 & 8. Planting indicative only.

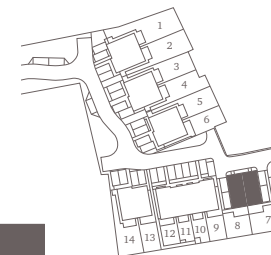
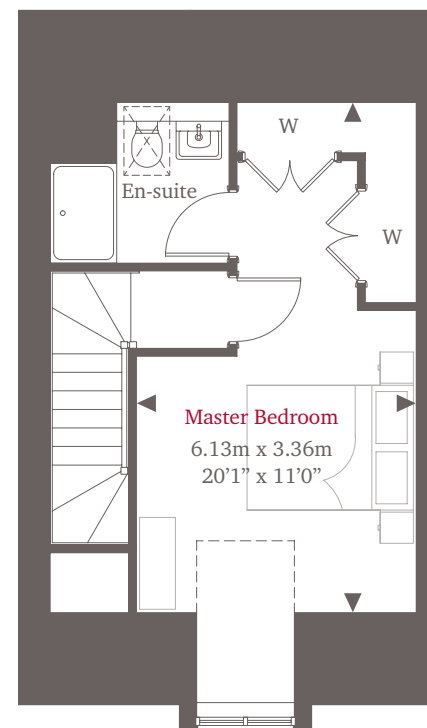
Ground Floor



First Floor



Second Floor



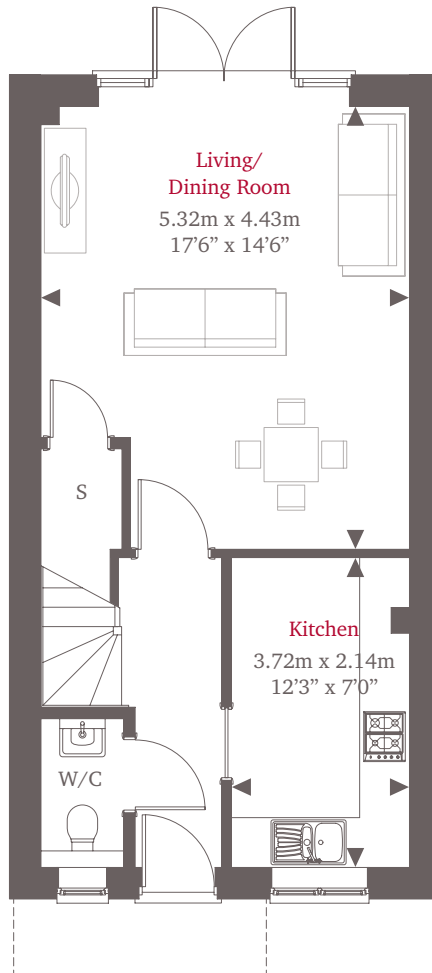
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. --- denotes 1.5m headheight. ☒ denotes velux window. Please contact sales consultant for more information.



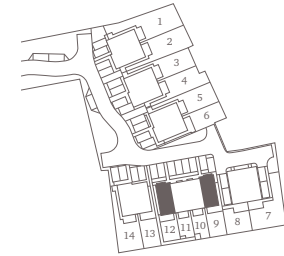
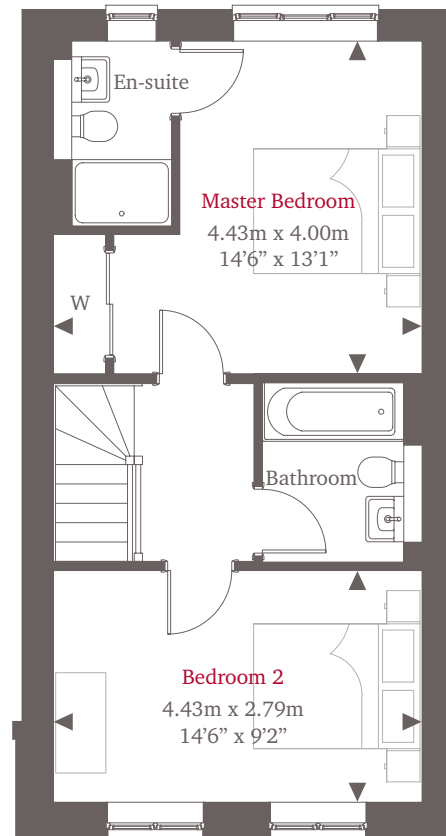
Computer-generated image of Nos. 9–12. Planting indicative only.

Nos. 9 & 12(h)

Ground Floor



First Floor

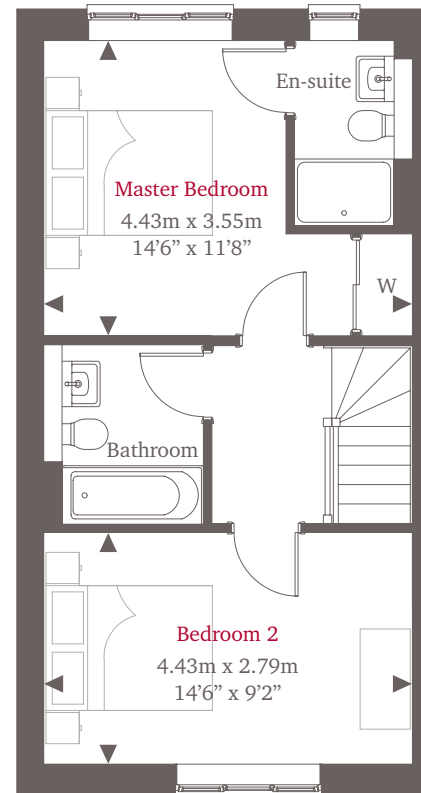
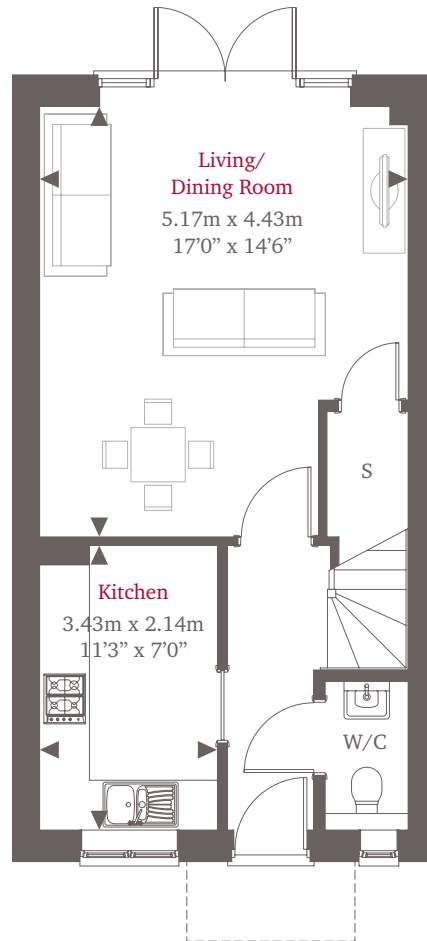
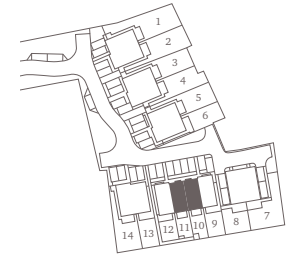


◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. Please contact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

Nos. 10 & 11(h)

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 from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. Please contact sales consultant for more information.



Photography of previous Shanly Homes developments.



Stylish specification

Kitchen and utility room

Siemens and Zanussi integrated appliances to include:

- Electric single oven
- Integrated combination microwave oven
- Ceramic induction hob
- Stainless-steel back plate
- Chimney-style cooker hood
- Integrated dishwasher
- A+ rated fridge/freezer
- B rated integrated washer/dryer

Quality contemporary kitchen units featuring:

- Downlights
- Granite worktops with matching upstands
- Carron Phoenix stainless-steel under-slung sink
- Carron Phoenix Alba tap
- Ceramic Minoli tiles to the floor

Bathroom and en-suite

- White Ideal Standard sanitaryware
- Tempo chrome taps
- Thermostatically controlled shower to en-suites
- Thermostatically controlled rain shower over bath
- Shower wall recess with LED lighting
- Half-height Minoli wall tiles around sanitaryware, full height to shower cubicle and shower over bath
- Chrome towel radiators
- Ceramic Minoli tiling to the floor
- Shaver point to bathroom and en-suites
- Wall mirrors
- LED to mirror recess

Interior

- Double-glazed PVCu windows
- Oak finish to internal doors
- Spurs supplied for alarm
- Security locks to windows
- AICO smoke, heat and CO detectors
- Chrome finish to high-level switches and white finish to low-level sockets
- BT point to reception rooms, living room and master bedroom
- TV/satellite points to living room and master bedroom, with TV points to remaining bedrooms. (Satellite connection is subject to purchaser's individual subscription.)
- Vaillant A rated gas-fired boiler
- Horstmann programmable heating controller
- Goodings wardrobes fitted to master bedroom and bedroom 2 in three bedroom homes
- Goodings wardrobes fitted to master bedroom in two bedroom homes
- Key security cabinet (20 keys)

Exterior

- Telco exterior bollard lighting to selected positions
- Security lights to patio and entrance porch
- Front gardens turfed and landscaped, turf to rear
- Block paving to driveway, tarmac to visitor parking
- Indian grey sandstone to patio and paths
- External tap
- Closeboard fencing and gate

Environmental features at The Alders

- 100% low-energy lighting
- Bird box
- Energy efficient thermostatically controlled gas central heating
- A rated boiler to reduce gas usage and emissions
- High levels of wall, floor and roof insulation to limit heat loss during the winter
- Dual-flush mechanism to all toilets to reduce water consumption
- A rated kitchen appliances to reduce energy and water consumption

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.

10
YEAR
**INSURANCE BACKED
NEW HOME WARRANTY**



Photography of Tudor Place, Kingsbury.



Photography of The Dolphin School at Boulters Meadow



Photography of Surrey countryside.

Our commitment to you

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

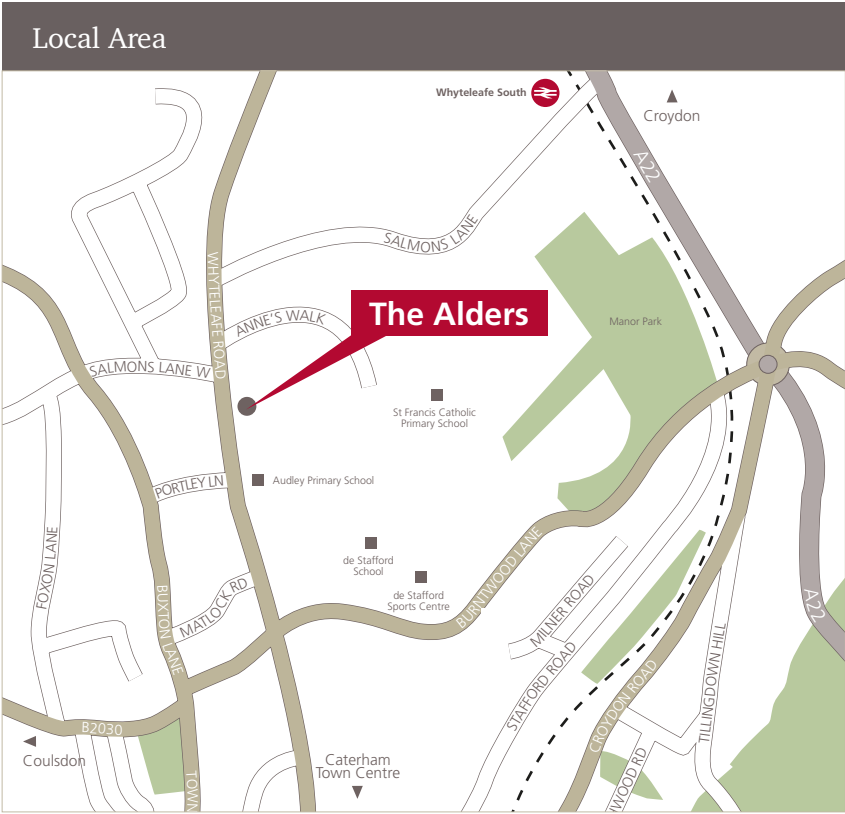
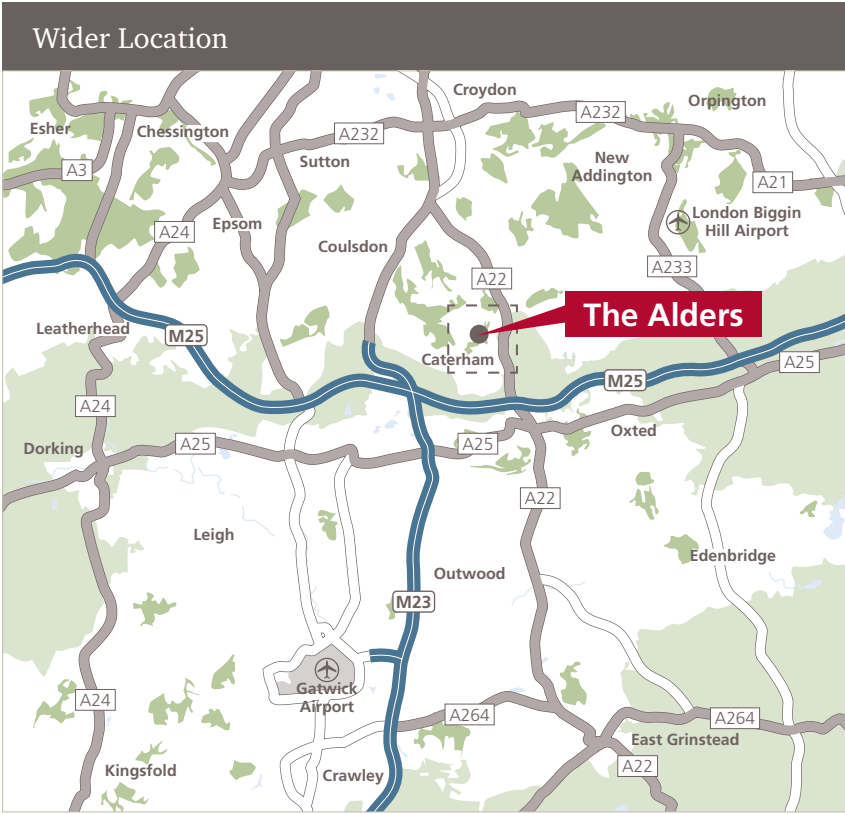
thousands of local community groups and charitable organisations to provide support and improve the quality of life for those most in need across our communities.

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.



THE ALDERS, WHYTELEAFE ROAD, CATERHAM, SURREY CR3 5ED



Travel time by rail from Whyteleafe South Station

Selhurst	23 mins
Clapham Junction	28 mins
London Victoria	36 mins
London Bridge	43 mins

Distances by road

Caterham Train Station	0.8 miles
Surrey National Golf Club	1.9 miles
M25 (J6)	4.1 miles
Reigate	7.9 miles
Gatwick Airport	15.1 miles

Distances by foot

Audley Primary School	0.1 miles
de Stafford Sports Centre	0.5 miles
Caterham High Street	0.8 miles
Queen's Park	1.0 miles

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 – OCTOBER 2016. REF: 1301.

The Alders

WHYTELEAFE ROAD | SURREY CR3 5ED

01372 225007

southern@shanlyhomes.com

21 The Crescent, Leatherhead, Surrey KT22 8DY

