

Sandalwood Lodge

WINDSOR | BERKSHIRE



Contents

Welcome to Sandalwood Lodge	3
Site plan & site introduction	4–5
Image of Sandalwood Lodge	6
Plans for nos. 1 & 4	7
Plans for nos. 2 & 3	8
Plans for no. 5	9
Plans for no. 6	10
Plans for no. 7	11
Plans for no. 8	12
Plans for no. 9	13
Plans for no. 10	14
Specification	16–17
Windsor and beyond	18–19
Our commitment to you	20–21
Maps	22

Welcome to Sandalwood Lodge

Sandalwood Lodge is a development of just 10 luxury apartments conveniently located in a popular residential area of Windsor

Sandalwood Lodge is a development of 7 two bedroom and 3 one bedroom apartments, all built to the high standards homeowners have come to expect from a Shanly Homes development. These beautiful apartments make maximum use of the available space, bringing you generously proportioned living spaces, all finished to an exacting specification.

Sandalwood Lodge is perfectly situated to enjoy everything Windsor has to offer — from its shops, cafés and restaurants to its theatre, arts centre and historic buildings, and these apartments would make a perfect home for anyone looking to achieve the perfect work-life balance.





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

Stylish and spacious apartments in an excellent location, making them the perfect choice for modern lifestyles

The 7 two bedroom apartments on the ground and first floors enjoy open plan living/dining rooms, with nos. 2 and 3 featuring French doors to the communal gardens. Both bedrooms have fitted wardrobes and there is an en-suite shower room to the master, as well as a family bathroom.

All bathrooms are fitted with Ideal Standard sanitaryware and Minoli wall and floor tiles. Luxurious touches include heated towel rails and Simpson design shower screens.

On the second floor the 3 one bedroom apartments have open plan living/dining areas with a balcony to enjoy some al-fresco living. All apartments feature shaker style kitchen units with Siemens integrated appliances.

SHANLY
HOMES

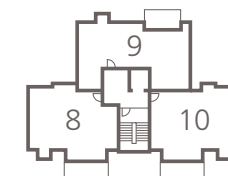
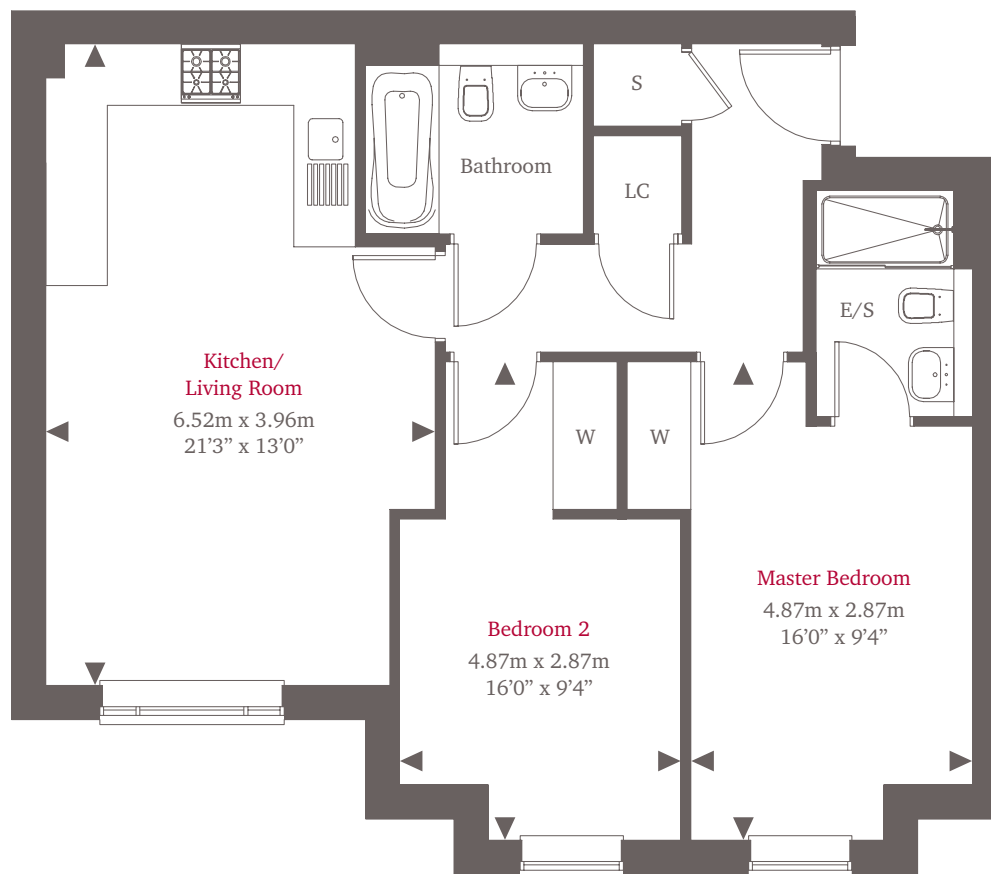




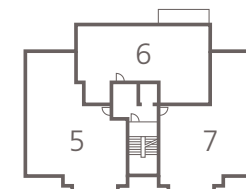
Computer-generated image of Sandalwood Lodge.

Nos. 1 & 4(h)

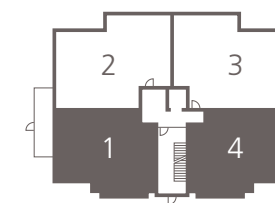
Ground Floor



Second Floor



First Floor

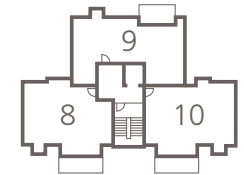


Ground Floor

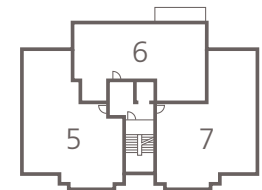
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes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

Nos. 2 & 3(h)

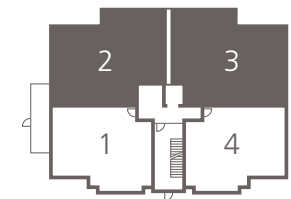
Ground Floor



Second Floor



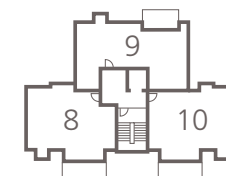
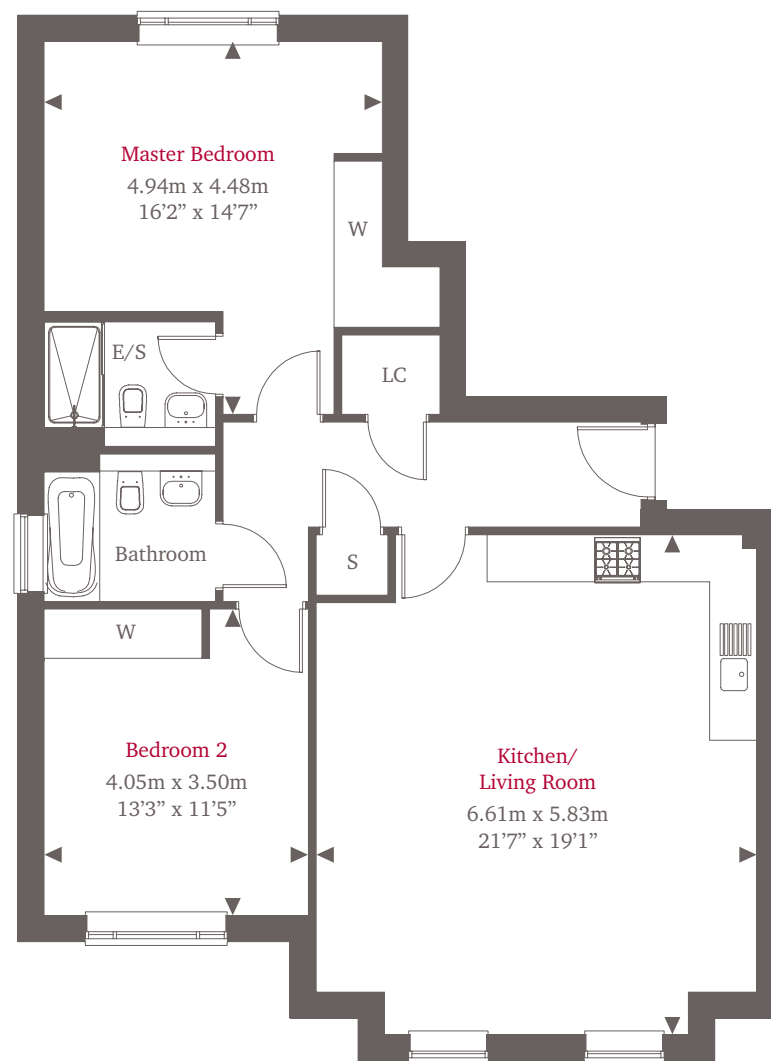
First Floor



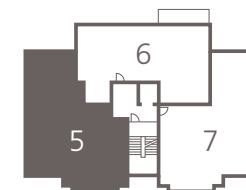
Ground Floor

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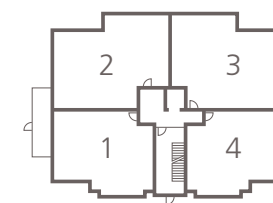
First Floor



Second Floor



First Floor

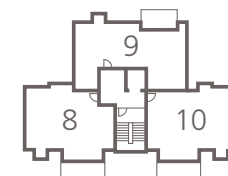
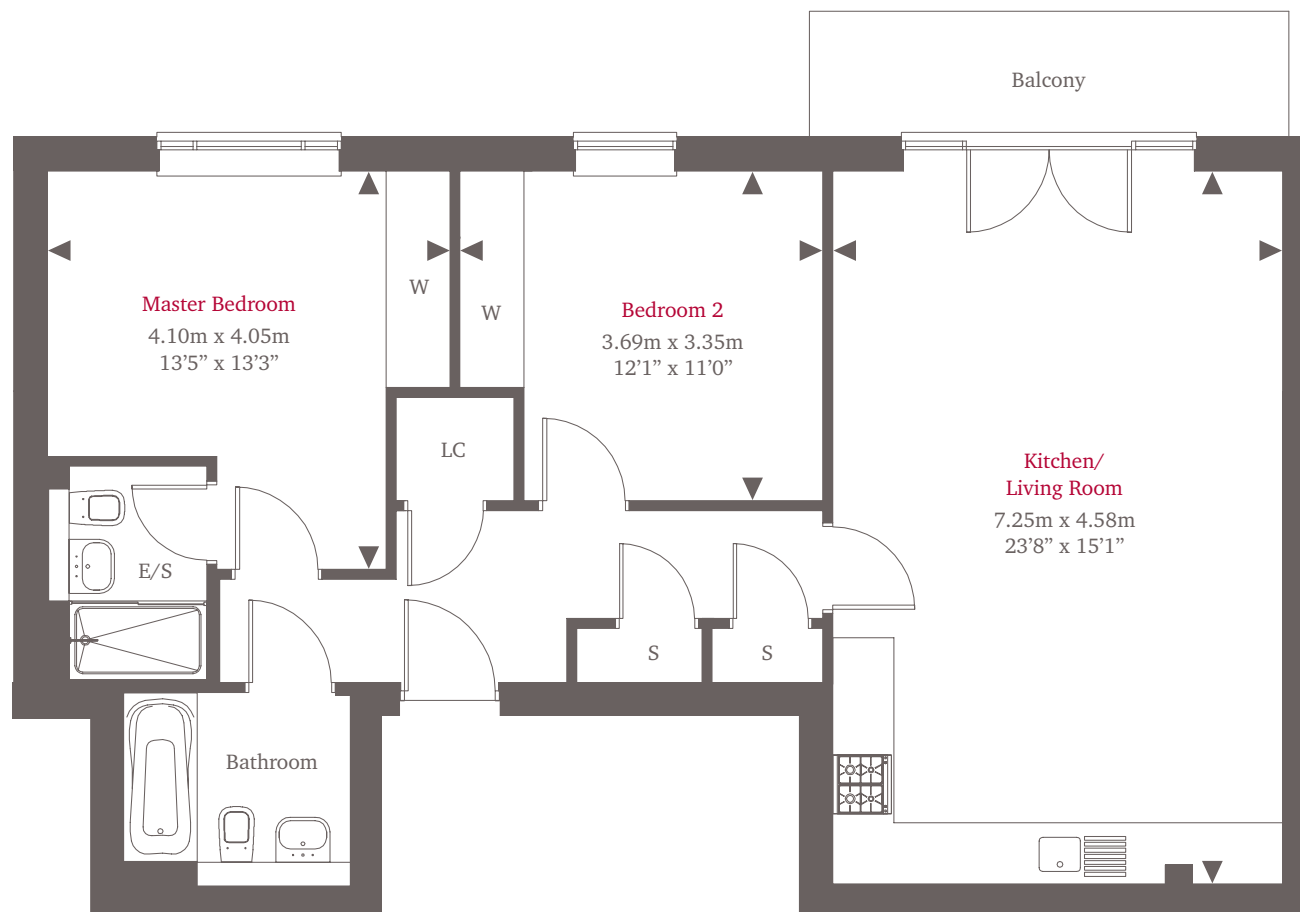


Ground Floor

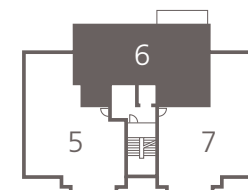
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No. 6

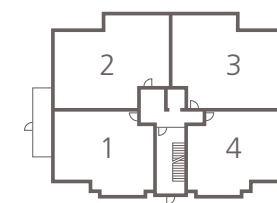
First Floor



Second Floor



First Floor



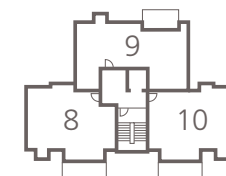
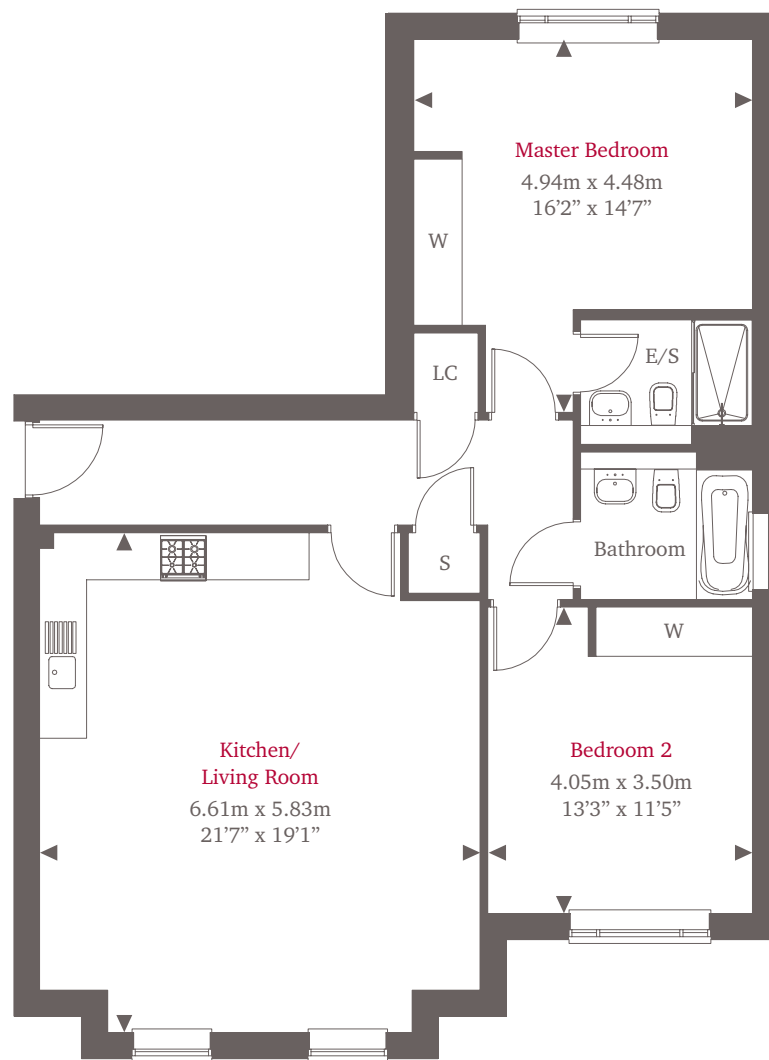
Ground Floor

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No. 7

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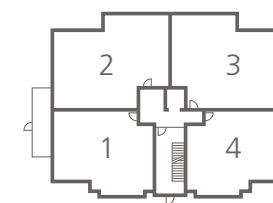
First Floor



Second Floor



First Floor



Ground Floor

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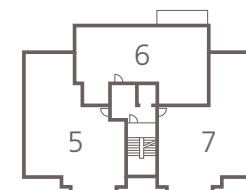
No. 8

SHANLY
HOMES

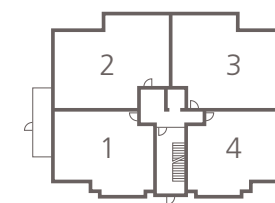
Second Floor



Second Floor



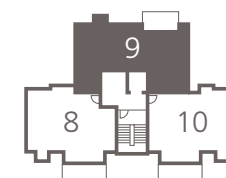
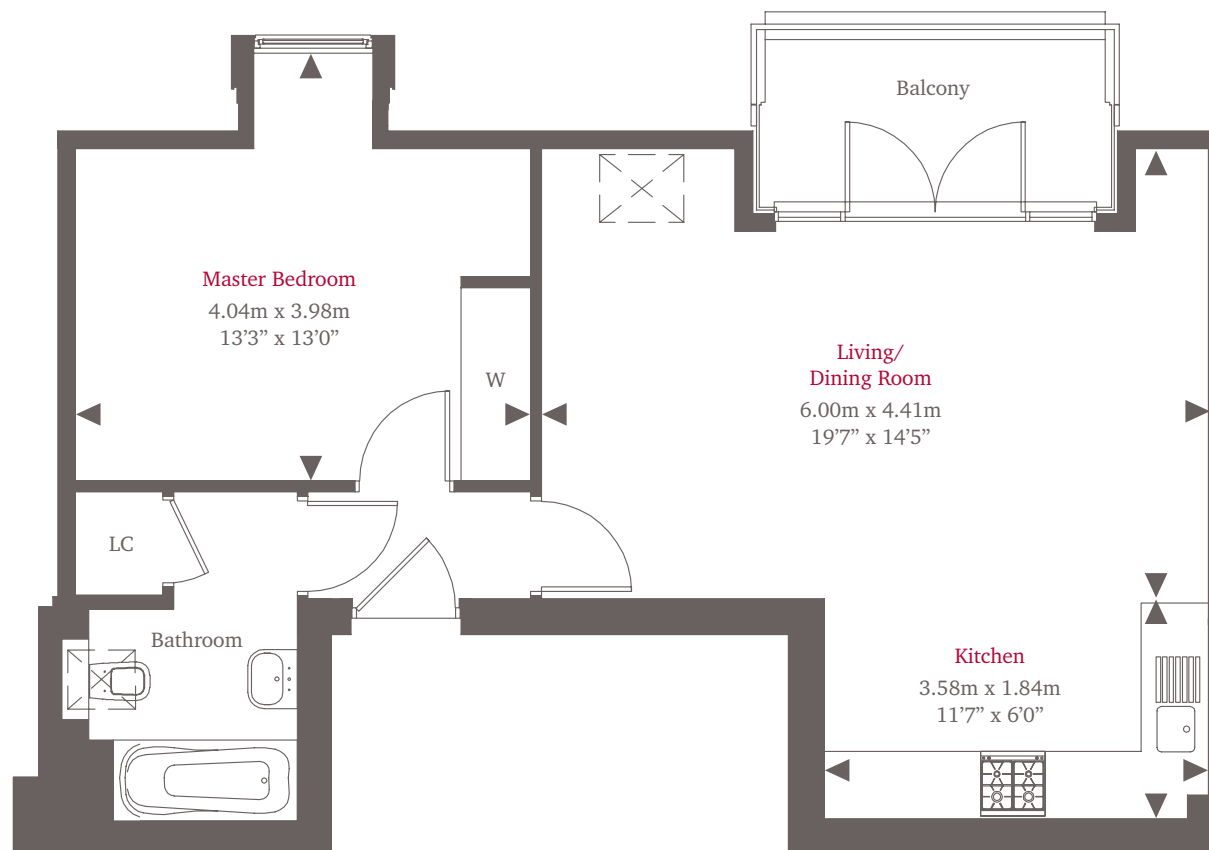
First Floor



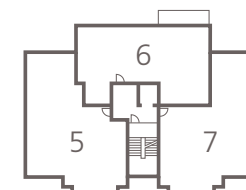
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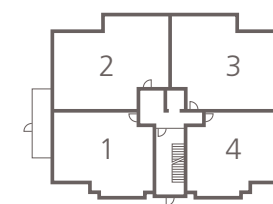
Second Floor



Second Floor



First Floor



Ground Floor

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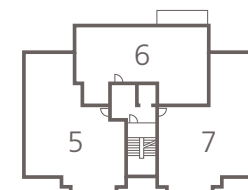
No. 10

SHANLY
HOMES

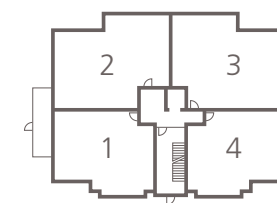
Second Floor



Second Floor



First Floor



Ground Floor

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Photography of previous Shanly Homes development.



Photography of previous Shanly Homes developments.

Stylish specification

Kitchen

Integrated Siemens appliances to include:

- Electric single oven
- Combination microwave (2 bedroom apartments)
- Induction hob
- Washer/dryer
- Granite/composite-stone backplate
- Curved-glass-fronted chimney hood
- A rated dishwasher
- A+ rated fridge/freezer

Quality contemporary kitchen units featuring:

- Downlights
- Granite worktops with matching upstands
- Franke Largo sink with Franke double tap

Bathroom and en-suite

- White Ideal Standard Conceptair sanitaryware
- Ideal Standard Tempo chrome taps
- Thermostatically controlled shower
- Simpson Design shower screens
- Master en-suite fully tiled with Minoli wall tiles
- Half-height Minoli wall tiles around sanitaryware, full height to shower cubicle and shower over bath
- Minoli ceramic floor tiling
- Chrome heated towel rail
- Chrome shaver point
- Wall mirror
- LED lights to mirror recess

Interior

- Double-glazed PVCu windows
- Vicaima oak internal doors with chrome finish ironmongery
- Video entry system
- Security locks to windows
- Smoke and heat detector
- Chrome-finish to switches and sockets to hall, kitchen and living/dining room
- BT point to reception rooms, living room and all bedrooms
- Sky+ wired to living room and master bedroom, with TV points to remainder (Satellite connection is subject to purchaser's individual subscription)
- Vaillant gas-fired boiler (combination boiler to nos. 8–10)
- Fitted wardrobes to bedrooms 1 & 2 (nos. 1–7)
- Fitted wardrobes to bedroom 1 (nos. 8–10)
- Downlights to hallway, kitchen and bathroom
- Underfloor heating throughout

Exterior

- Security lights to entrance porch and balcony/French doors
- Landscaped communal gardens
- Indian grey sandstone path and patio finish
- Closeboard fencing to boundary

Environmental features at Sandalwood Lodge

- 100% low-energy lighting
- Three bird boxes and two bat boxes to site
- Photovoltaic panels

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.





River Thames



Theatre Royal



Windsor High Street



Windsor Castle

Windsor and beyond

Close to the River Thames and Windsor's parks and attractions, Sandalwood Lodge brings you the very best of town and country

At Sandalwood Lodge, you are ideally positioned to enjoy Windsor's fantastic local amenities, iconic attractions and beautiful parks. Local shops serve your everyday needs, while Windsor town centre offers extensive shopping facilities with a mix of high-street brands, designer names and charming boutiques.

Windsor Royal Shopping Centre is home to names such as Hobbs, Whistles, Joules and French Connection, as well as cafés and restaurants. Windsor Farm Shop, which is less than 10 minutes away by car, offers local produce and

meat sourced from the Royal estate.

Imperial Park is right on your doorstep, with its children's play area, multi-use games areas and a small pavilion. Windsor Great Park is a five minute walk and offers 4,800 acres of parkland. Adjacent to the park, Virginia Water Lake, The Savill Garden and Valley Gardens all make a perfect day out for lovers of the great outdoors. The world-famous Windsor Castle is a must-see attraction that is free for local residents, not to mention Legoland which is approximately 1.5 miles away.

For nights out, Windsor's Theatre Royal presents a packed programme of classic theatre, pantomime and live music. The Firestation is a contemporary arts venue offering an exciting programme of music, comedy, theatre, dance, film and art. Food lovers will find plenty of mouth-watering choices in Windsor and beyond, with the Italian Steak House in Windsor, and Eton's Flaming Cow proving extremely popular with residents.

Transport links are equally good, with the M4 and M25 within easy reach. The Windsor & Eton Central train station offers regular services to Slough, which in turn offers services to London Paddington and the west, while Windsor & Eton Riverside station is the terminal for services running to and from London Waterloo. London Heathrow is just 25 minutes drive away.



Windsor Royal Shopping



Photography of Aspin Lodge, Gerrards Cross.

Our commitment to you

SHANLY
HOMES

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

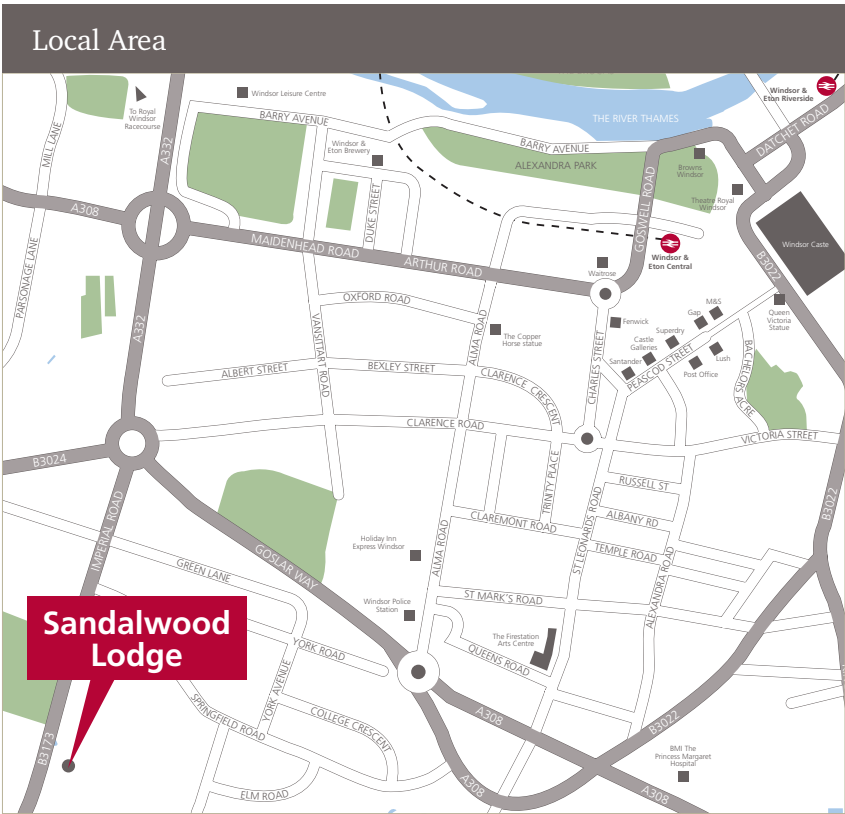
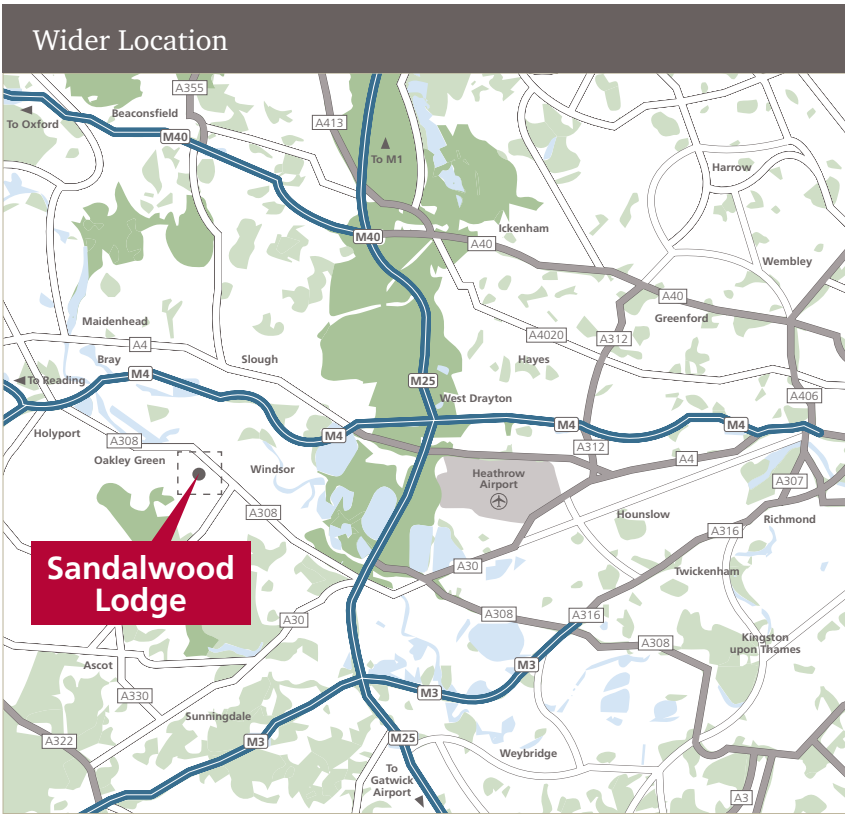
thousands of local community groups and charitable organisations to provide support and improve the quality of life for those most in need across our communities.

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.



SANDALWOOD LODGE, WINDSOR, BERKSHIRE SL4 3RU



Travel time by rail from
Windsor & Eton Central Station

Slough	6 mins
Maidenhead	22 mins
London	28 mins
Ealing	31 mins

Distances by road

Slough	3.2 miles
Ascot Racecourse	7.0 miles
M25/M4	9.7 miles
Heathrow Airport	10.0 miles

Distances by foot

Windsor Leisure Centre	1.0 miles
Windsor & Eton Central Station	1.2 miles
Windsor Royal Shopping	1.2 miles
Windsor Castle	1.4 miles

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Sandalwood Lodge

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