



# *choices*



SPRING | SUMMER 2012

**SHANLY**  
HOMES



# YOUR home

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

Shanly Homes is a well established property development company with a commitment to product excellence and innovative architectural design. We specialise in unique, superior quality developments in desirable locations, that are sympathetic to their surroundings.

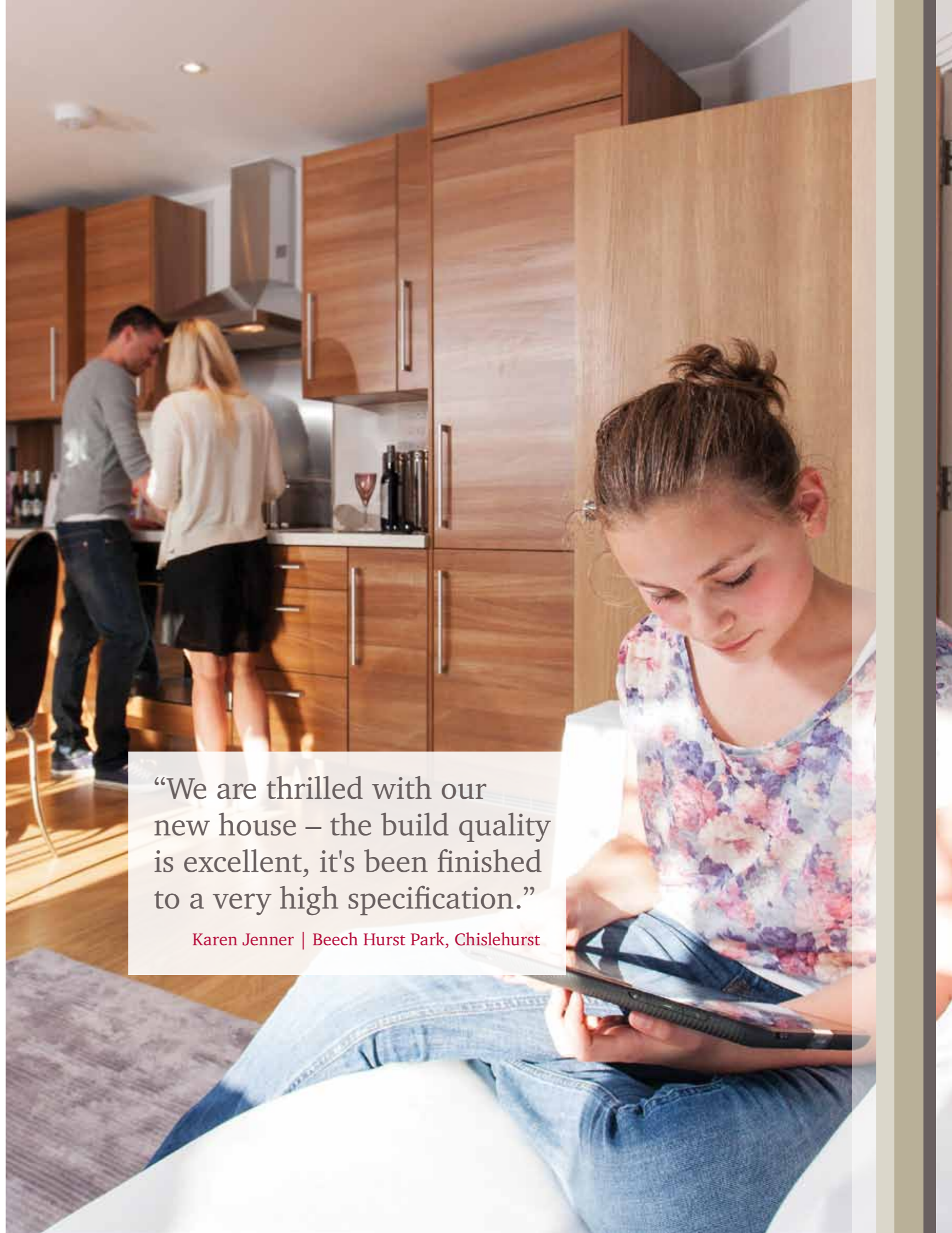
We understand the importance of sustainable development, building communities, not just houses. We have committed to deliver sustainable features above Government requirements on our developments.

Our culture is that of challenge, creativity and flexibility, which encourages the design of a commercially sound and attractive product, built with our customers in mind. Reflecting these values, we pride ourselves on our high levels of quality and consistency of customer service.

Our coverage comprises two divisions: the **Beaconsfield** Region based in Buckinghamshire, and the **Leatherhead** Region based in Surrey.

01494 671331  
shanlyhomes.com

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“We are thrilled with our new house – the build quality is excellent, it's been finished to a very high specification.”

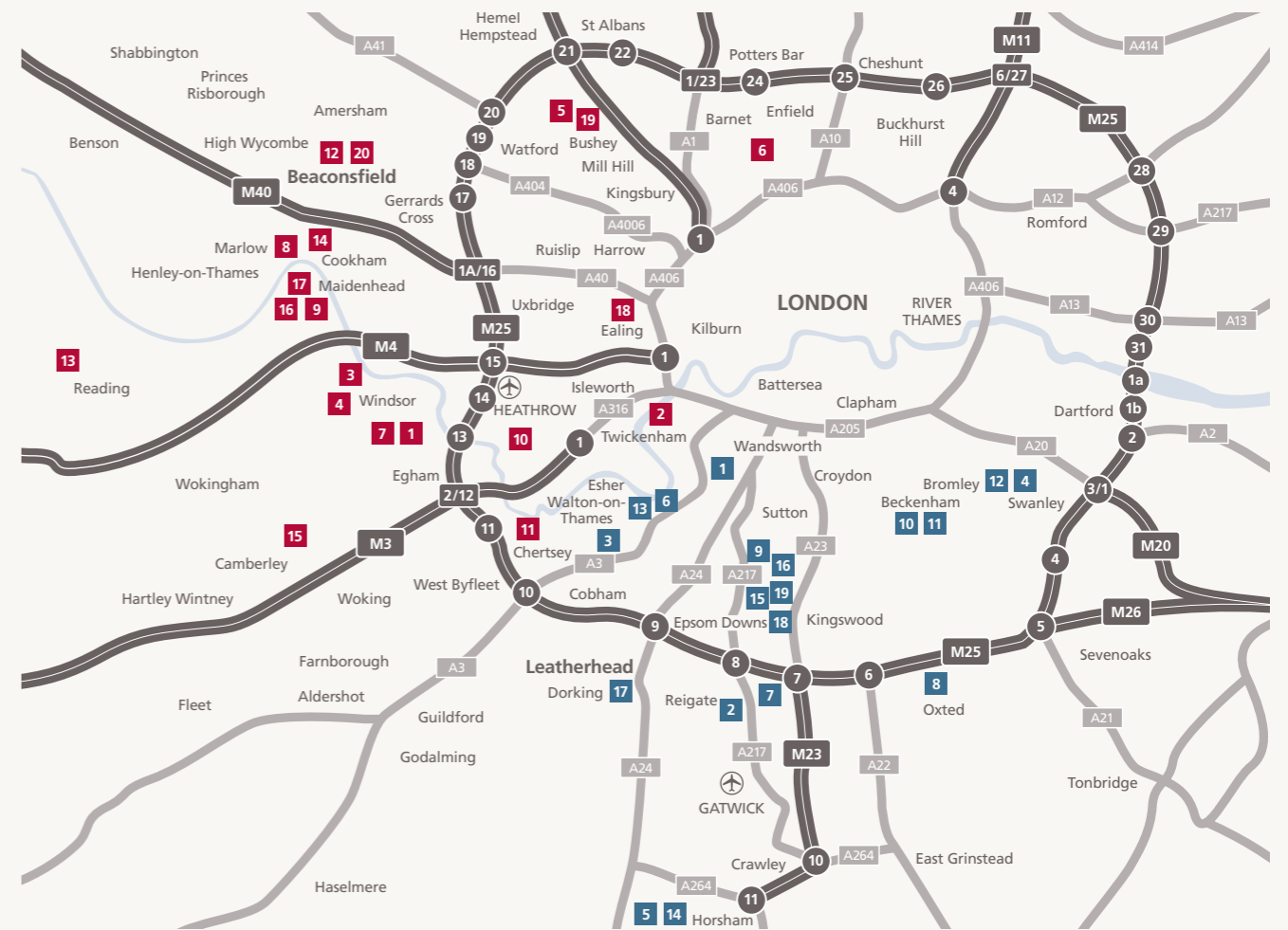
Karen Jenner | Beech Hurst Park, Chislehurst





# Discover your home

We offer properties throughout the South East, so wherever you're looking, we have a home to suit you.



## Leatherhead Region



## Beaconsfield Region



- 1 St Anne's Mews ..... Wimbledon
- 2 Old Dairy Mews ..... Reigate
- 3 Elizabeth Place ..... Esher
- 4 Beech Hurst Park ..... Chislehurst
- 5 The Hollies ..... Horsham
- 6 St Mark's Court ..... Surbiton
- 7 Home Farm Place ..... Merstham
- 8 Wyckham House ..... Oxted
- 9 Park Wood Place ..... Banstead
- 10 Piermont House ..... Beckenham
- 11 Ibis Court ..... Beckenham
- 12 Roxburgh Place ..... Bickley
- 13 Hylton Gardens ..... Hersham
- 14 Crawley Road ..... Horsham
- 15 Manor Place ..... Kingswood
- 16 Park Wood Mews ..... Banstead
- 17 Beech Tree Close ..... Bookham
- 18 The Grange ..... Chipstead
- 19 The Pippins ..... Kingswood

- 1 Baronswood ..... Englefield Green
- 2 Trinity Mews ..... Mortlake
- 3 Regent Place ..... Windsor
- 4 Oak Place ..... Windsor
- 5 Otter Place ..... Bushey
- 6 Oaklands Square ..... Southgate
- 7 Lime Lodge ..... Englefield Green
- 8 Carlton Place ..... Marlow
- 9 Boulters Meadow ..... Maidenhead
- 10 Maplewood Court ..... Ashford
- 11 Vantage Place ..... Walton-on-Thames
- 12 Beaumont House ..... Beaconsfield
- 13 The Wickets ..... Purley-on-Thames
- 14 Bramley Gardens ..... Bourne End
- 15 Mulberry Gardens ..... Camberley
- 16 The Cedars ..... Maidenhead
- 17 Castle Mews ..... Maidenhead
- 18 Providence Place ..... Ealing
- 19 Juniper Court ..... Bushey
- 20 Taverley Place ..... Beaconsfield



# Leatherhead region

“All the rooms are superbly proportioned and the layout has been really cleverly designed.”

David Wolfe | Wyckham House, Oxted

## Appointments

We are happy to arrange appointments to view our properties out of normal show home opening times. For further information or to make an appointment, please call: **01372 225007** or visit our website to book an appointment on-line.

### 1 St Anne's Mews Townhouses ALL SOLD St Anne's House POA

The Downs, Wimbledon, SW20 8AY

A development of eight elegant new town houses and the conversion of a stunning 7 bedroom Victorian villa. This property features an amazing specification and design.

Viewing by appointment:  
01372 225007

### 2 Old Dairy Mews from £275,000

Warren Road, Reigate, Surrey RH2 0BN

A stunning development of one and two bedroom apartments. Phase one is now all reserved and Phase two is open. Old Dairy Mews is a beautiful development of apartments that have been externally rendered in pretty colours to give the impression of mews cottages. A unique development situated very close to Reigate Station and town centre.

Show Home Open:  
Thursday to Monday 10am to 5pm  
01737 245768

### 3 Elizabeth Place from £500,000

More Lane, Esher, Surrey KT10 8AP

A luxury collection of nine large apartments set overlooking Sandown Racecourse in Esher. These elegant apartments feature beautiful kitchens by Wooden Heart of Weybridge and contemporary bathrooms. Each apartment has either a terrace or balcony and the development includes a lift and a large landscaped communal garden.

Show Home Open:  
Thursday to Monday 10am to 5pm  
01932 834627







**4** **Beech Hurst Park**  
from £1,195,000

Hawkwood Lane, Chislehurst BR7 5PW  
Just seven substantial 4 and 5 bedroom detached homes in a wonderful gated setting close to Chislehurst Common. Luxury living with good access to the local village, shops and station doesn't come much better than this.  
**Show Home Open:**  
Thursday to Monday 10am to 5pm  
0208 295 4626

**5** **The Hollies**  
from £315,000

Rusper Road, Horsham, West Sussex RH12 4BJ  
Just nine beautifully designed, 2, 3 and 4 bedroom houses in a popular location. With easy access to the town centre and Littlehaven station, these homes are ideal for those wanting to commute to London.  
**Show Home Open:**  
Thursday to Monday 10am to 5pm  
01372 225007

**6** **St Mark's Court**  
from £330,000

Church Hill Road, Surbiton, Surrey KT6 4UG  
A contemporary collection of one, two and three bedroom apartments set within walking distance from Surbiton town centre and railway station. These stunning apartments feature a very high specification including composite stone worktops and Villeroy and Boch sanitaryware. The penthouses have excellent views and include large terraces.  
**Show Home Open:**  
Thursday to Monday 10am to 5pm  
01372 225007

**7** **Home Farm Place**  
from £499,950

Quality Street, Merstham, Surrey RH1 3BB  
A unique collection of just ten, 2, 3, 4 and 5 bedroom houses including the conversion of a farmhouse, barn and stable block. Set in a premier address adjacent to green belt, with easy access to the station giving excellent links to London.  
**Show Home Open:**  
Thursday to Monday 10am to 5pm  
01737 642277



**8** **Wyckham House**  
2 bedrooms from £299,950  
3 bedrooms ALL SOLD

Station Approach, Oxted RH8 9NB  
Perfect for easy commuting into London. This collection of 2 and 3 bedroom luxury apartments is ideally located for the station and town centre and with beautiful open space on the doorstep, it offers the best of both worlds.  
**Show Home Open:**  
Thursday to Monday 10am to 5pm  
01883 715207

**9** **Park Wood Place**  
from £245,000

Brighton Road, Banstead, Surrey SM7 1BS  
A development of two bedroom apartments set across three different buildings located close to Banstead Village. These apartments feature large living areas and high specification kitchens and bathrooms.  
**Show Home Open:**  
Thursday to Monday 10am to 5pm  
01372 745562



*Coming Soon*

Launching 2012/13

Guide prices to be released – register online for updates

**10** **Piermont House** Beckenham  
Luxurious 2 and 3 bedroom apartments in a premier Beckenham location.

**15** **Manor Place** Kingswood  
An exclusive development of 6 apartments and 16 houses set close to Kingswood Village and station.

**11** **Ibis Court** Beckenham  
This contemporary collection of 1 and 2 bedroom apartments is located within easy reach of Shortlands station.

**16** **Park Wood Mews** Banstead  
Nine family homes set in a gated development close to Banstead Village and station.

**12** **Roxburgh Place** Bickley  
A small and select development of four substantial detached family homes and just five maisonettes.

**17** **Beech Tree Close** Bookham  
A select development of ten 4 and 5 bedroom homes set in idyllic Bookham.

**13** **Hylton Gardens** Hersham  
Thoughtfully designed 3 and 4 bedroom houses in a choice of styles, ideally located for access to Hersham Village.

**18** **The Grange** Chipstead  
A luxury development of six large family homes built to a high specification in Chipstead.

**14** **Crawley Road** Horsham  
Eleven, 2 and 3 bedroom houses within easy reach of the town centre and station.

**19** **The Pippins** Kingswood  
An exclusive development of two large luxury homes set in a tucked away Close, near to Kingswood Village and station.

01372 225007  
shanlyhomes.com





# Beaconsfield region

“A roomy, well laid out home  
with all modern features.”

Mr Wright | Hearne Place, Maidenhead

## Appointments

We are happy to arrange appointments to view our properties out of normal show home opening times. For further information or to make an appointment, please call: **01494 685825** or visit our website to make an appointment on-line.

### 1 Baronswood

from £1,250,000

Tite Hill, Englefield Green,  
Surrey TW20 0ND

Beautifully designed luxury 3 bedroom semi detached and 5 and 6 bedroom detached homes in the sought after area of Englefield Green. These substantial detached homes of up to 3,361 sq ft offer an unrivalled specification in a secluded woodland setting, close to Runnymede Park. Situated within 1.5 miles of Egham station and just over 2 miles to the M25 this exclusive development is perfectly located.

Show Home Open:  
Seven days a week 10am to 5pm  
01784 437745

### 2 Trinity Mews

Apartments from £299,950  
Houses from £799,950

Williams Lane, Mortlake, London  
SW14 7QU

A prestigious development of 1 and 2 bedroom apartments and 3 bedroom townhouses located close to the River Thames. Superbly specified with stylish design features these apartments offer the best in London living. With Mortlake station half a mile away, it is ideally suited for transport to the West End and the City

Show Home Open:  
Seven days a week 10am to 5pm  
020 8487 8934

### 3 Regent Place

Apartments from £325,000  
Houses from £555,000

St Leonards Road, Windsor, Berks SL4 3DW

A stunning development of new 2 bedroom apartments and 3 and 4 bedroom townhouses, located close to the centre of the picturesque and historical town of Windsor, Berkshire. These high specification luxury homes are perfectly placed to take advantage of the extensive shopping and leisure facilities, enviable choice of restaurants and excellent access to the motorway network and railway station.

Show Home open from 30th June.  
Seven days a week 10am to 6pm  
To register interest please call: 01494 685825







#### 4 Oak Place

Apartments from £280,000

Oak Lane, Windsor, Berks SL4 5AY  
A development of nine luxury 2 bedroom apartments just a short walk from the centre of Royal Windsor, Berkshire. Careful thought has gone into designing these contemporary new homes finished to a high standard with fully fitted kitchens, a range of appliances and stylish bathrooms and en-suites.

Show Home Open:  
Friday to Wednesday 10am to 5pm  
Thursday 10am to 6.30pm  
01753 869396

#### 5 Otter Place

Apartments from £229,500  
Houses from £329,950

Bushey Mill Lane, Bushey, Herts WD23 2AS  
A select development of ten 2 bedroom apartments and four 3 bedroom semi-detached houses located in this established residential area. These high specification homes are ideally located for a range of shopping and leisure facilities and are within 1 mile of Watford junction station.

Show Home Open:  
Thursday to Monday 10am to 5pm  
01923 243412

#### 6 Oaklands Square

Apartments from £215,000  
Houses from £465,000

Chelmsford Road, Southgate, London N14 4JN

A prestigious development of 1 and 2 bed apartments and 3 bedroom townhouses in this established residential area. With Southgate station just 0.6 miles away and within 5 miles of J24 of the M25 the development is ideally located for transport links, schools, shopping and leisure facilities.

Show Home open from 15th June.  
To register interest please call:  
01494 685825

#### 7 Lime Lodge

£1,675,000

Tite Hill, Englefield Green, Surrey TW20 ONP

A stunningly refurbished Grade 2\* listed 5 bedroom property of over 3,500 sq ft set in beautiful woodland in the sought after area of Englefield Green. With many original features and located within 1.5 miles of Egham station and just over 2 miles to the M25 this is the perfect setting for this lovingly restored property.

For a private appointment to view, please contact:  
01784 437745

#### 8 Carlton Place

Apartments ALL SOLD  
One house remaining £545,000

Dedmere Road, Marlow, Bucks SL7 1PG

A superb development of 2 bedroom apartments and 3 bedroom townhouses with additional upstairs bonus room, situated in the picturesque town of Marlow on the River Thames. Less than a mile from Marlow High Street and its superb range of shops and restaurants, excellent travel links to the M40 just 3.3 miles away and Marlow station only a 5 minute walk.

Show Home Open:  
Thursday to Monday 10am to 5pm  
01628 471299

#### 9 Boulter's Meadow

Apartments from £229,500  
Houses from £329,950

Blackmoor Lane, Maidenhead, Berks SL6 8RH

The first phase of this fantastically located development of 2 bedroom apartments and 3 bedroom semi-detached houses are located in the established residential Riverside area. These high specification homes are walking distance to a range of shopping and leisure facilities and are within 2 miles of Maidenhead station with its excellent rail links.

Show Home open from 28th July.  
To register interest please call:  
01494 685825

# Coming Soon

Launching 2012/13

Guide prices to be released – register online for updates

- 10** **Maplewood Court** Ashford  
A superb development of 1 and 2 bedroom apartments.
- 11** **Vantage Place** Walton-on-Thames  
A stylish development of 2 and 3 bedroom semi-detached houses in this sought after location.
- 12** **Beaumont House** Beaconsfield  
A magnificent detached 5 bedroom family home.
- 13** **The Wickets** Purley-on-Thames  
A development of 1, 2, 3, 4 & 5 bedroom houses and apartments.
- 14** **Bramley Gardens** Bourne End  
An exclusive development of just one 4 bedroom detached house and three 3 bedroom family homes.

- 15** **Mulberry Gardens** Camberley  
A superb development of 2 bedroom maisonettes and 3, 4, 5 & 6 bedroom houses.
- 16** **The Cedars** Maidenhead  
A stylish town centre development of 2, 3 & 4 bedroom family houses.
- 17** **Castle Mews** Maidenhead  
A stunning development of 4 & 5 bedroom houses.
- 18** **Providence Place** Ealing  
An exclusive development of six 4 bedroom houses.
- 19** **Juniper Court** Bushey  
A stylish development of 2 & 3 bedroom apartments.
- 20** **Taverley Place** Beaconsfield  
A character development of 2 & 3 bedroom houses in The Old Town.

01494 685825  
shanlyhomes.com

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HOMES





# creating communities

Our most valued asset is our reputation, this is driven by ensuring we are truly focused on our customers' needs. We build lasting relationships by listening to our customers, allowing us to learn and develop our products, ensuring every aspect of your new home exceeds expectation.

## Our Heritage

For over **40 years** we have delivered buildings of distinction, building our reputation for quality of architectural design and construction with the same attention to detail and commitment to excellence that is evident today.

We offer a depth of experience and skills spanning all areas of property development.

## What makes us different?

**Shanly Group** is an independent company, which enables us to react quickly to changing markets, it also allows us to take the long-term view.

We are truly focused on our customers' needs, building lasting relationships by listening to our customers. This allows us to learn and develop our products, ensuring every aspect of your new home exceeds expectation. With thousands of homes to our credit, **Shanly Homes** remains at the forefront of the residential housing market in the South East.

All of our new homes are designed and built to current **NHBC** guidelines and carry their **10 year warranty**. Our renovated properties are covered by our two year Shanly Homes warranty.

## Our Environment

We strive to be pro-active when it comes to improving the environmental standards of our developments, constantly monitoring and testing sustainable energy solutions.

Our aim is to create homes which are less reliant on traditional energy sources, both **saving our customers money** and reducing the impact of carbon emissions on the environment.

## Land

Our dedicated land department has a proven track record with developing sometimes overlooked brownfield sites, along with a variety of residential and commercial land. We work closely with Local Authorities to ensure our planning **enhances the marketability** of each of our developments. If you or your client have any land with potential for development, we would like the opportunity to discuss this with you.

01494 671331

## Commercial Property

**Sorbon Investments** purchase many types of commercial property, including retail, offices, industrial, marinas and leisure.

This extensive portfolio is managed by our **Sorbon Estates** team who have an in-depth knowledge of local demand and understand how to drive the long-term investment quality of the portfolio.

## Tenant Opportunities

We can provide accommodation solutions in **all commercial sectors**, to suit both individual and large corporate occupiers. Our current portfolio can be viewed online. [info@sorbonestates.com](mailto:info@sorbonestates.com)  
[sorbonestates.com](http://sorbonestates.com)  
01494 671331

## Investment Acquisitions

We are always looking for further **investment acquisition opportunities**, so if you have a commercial property for sale please don't hesitate in contacting us. [info@sorboninvestments.com](mailto:info@sorboninvestments.com)  
[sorboninvestments.com](http://sorboninvestments.com)  
01494 671331

01494 671331  
[shanlyhomes.com](http://shanlyhomes.com)

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**Sorbon Investments**

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**Beaconsfield Region**

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beaconsfield@shanlyhomes.com

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Postcodes may be based on original address for the purpose of satellite navigation and are subject to confirmation.  
Prices correct at time of going to press. June 2012.

[shanlyhomes.com](http://shanlyhomes.com)

[sorboninvestments.com](http://sorboninvestments.com)

