

THE COLLECTION

Autumn | Winter 2023



SHANLY
— HOMES —

WELCOME TO THE COLLECTION

A showcase of thoughtfully designed, energy-efficient homes that are built to last



Show home at Waterside Quarter, Maidenhead

WHY CHOOSE A SHANLY HOME?

Better for you, better for the environment

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.

Our new homes come with a range of energy-efficient features* designed to not only lower your carbon footprint but also to help you live more cost-effectively. Our new build homes could save you around £2,200 yearly on energy bills.**

Low energy lighting

Our homes are fitted with LED downlights. These can last up to 12 times longer than traditional light bulbs and offer a 90% energy saving.



Low-energy lighting

To improve thermal efficiency and reduce heat loss:

- All windows are double-glazed
- All external cavity walls have full cavity insulation
- Ground floor insulation and double-layered roof insulation are fitted
- All our homes have undergone air testing to calculate the amount of air infiltration into the property and have received a permeability rating of 5 or less (out of 10). The lower the number, the more airtight the property



Insulation to reduce heat loss



Green roofs*

Heating and hot water account for over half of what you spend on energy bills in a year***

- Our A-rated boilers burn fuel more efficiently saving energy
- A smart heating system is installed to help you effectively manage your heating
- Where fitted, radiators have thermostatic valves to allow for individual management
- Zoned heating means you can control the temperatures between different floors
- To keep your heating system running smoothly a scale guard is fitted and additives have been used to inhibit sludge build up
- Where fitted, air source heat pumps are highly-efficient and cost-effective



A-rated boiler*



Smart heating controls*



Zoned heating*



Air source heat pumps*



Solar panels*

For peace of mind:

All our new homes have a 2 year Shanly Homes warranty managed by our dedicated and friendly customer care team. Additionally your new home is covered by an industry recognised 10 year insurance backed guarantee. Shanly Homes is a registered developer with the NHQB.



*Subject to individual development **Home Builders Federation report, July 2023 *** Source Energy Saving Trust



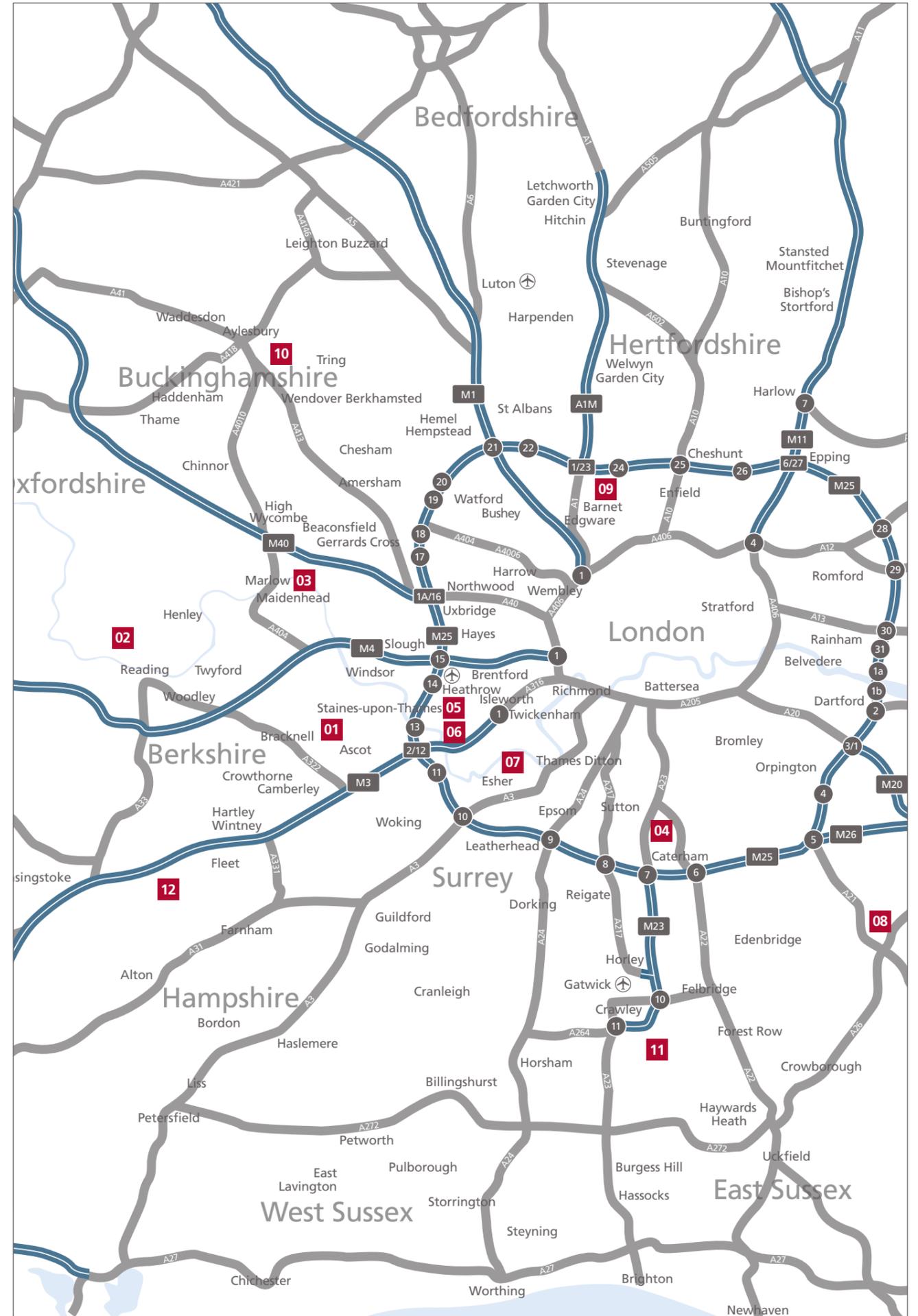
OUR DEVELOPMENTS

#	DEVELOPMENT NAME	LOCATION	HOME TYPE	AVAILABILITY	PAGE
01	Ascot Oaks	Berkshire RG12 9FR	Houses/apartments	Coming summer 2024	06
02	Magna Gardens	Berkshire RG8 8AA	Houses	Coming winter 2023	06
03	Waterside Quarter	Berkshire SL6 1QJ	Apartments	From £300,000	07
04	Broadleaf Place	Surrey CR3 5ED	Houses	From £600,000	08
05	Moorfield Mews	Surrey TW18 4YN	Houses Apartments	From £520,000 Coming spring 2024	08
06	Ashcroft Place	Surrey TW18 2EH	Houses/apartments	From £347,500	09
07	Oaklands Park	Surrey KT10 9PN	Houses	From £555,000	10
08	River Walk	Kent TN9 1DT	Apartments	Coming spring 2024	10
09	Lightfield	London EN5 5XP	Houses/apartments	From £425,000	11
10	Little Green	Buckinghamshire HP22 5AH	Houses	From £450,000	12
11	Rectory Gardens	West Sussex RH17 6PA	Houses	Coming summer 2024	12
12	Meadow Rise	Hampshire RG29 1PL	Houses/apartments	Coming summer 2024	13

Find your new home:



* All CGIs are indicative only



ASCOT OAKS

London Road, Bracknell,
Berkshire RG12 9FR

what3words: blaze.vine.sings

A unique development of two, three and four bedroom houses, and one and two bedroom apartments on the borders of Ascot.



Computer generated illustration

HIGHLIGHTS

- Balcony or terrace to most apartments
- Fitted wardrobes to bedrooms 1 and 2 of houses and bedroom 1 apartments
- Underfloor heating
- Luxury Minoli tiles
- Turfed front and rear gardens to houses
- Ideal Standard sanitaryware
- Catchment area for Holly Spring Primary School – Ofsted rating 'Good'
- Full Fibre broadband available
- Predicted EPC rating: B



AVAILABILITY

Coming summer 2024

CONTACT

Register your interest now
01344 929488
ascotoaks@shanlyhomes.com



Computer generated illustration

MAGNA GARDENS

Purley Rise, Purley on Thames,
Berkshire RG8 8AA

what3words: actors.voices.sulk

A collection of three, four and five bedroom family homes conveniently situated close to schools and local amenities.

HIGHLIGHTS

- Contemporary kitchens with silestone worktops
- Siemens integrated appliances
- Ideal Standard sanitaryware
- Underfloor heating to ground floor
- Parking to all homes
- Fitted wardrobes to bedrooms 1 and 2
- Full Fibre broadband available
- Catchment area for Long Lane Primary School – Ofsted rating 'Good'
- Predicted EPC rating: B



AVAILABILITY

Coming winter 2023

CONTACT

Register your interest now
0118 403 2688
magnagardens@shanlyhomes.com

WATERSIDE QUARTER

High Street, Maidenhead, Berkshire SL6 1QJ what3words: matter.refers.rent

Located in the vibrant waterside restaurant quarter of the town centre and a short walk from the train station offering fast trains into Paddington, and central London and the City on the Elizabeth line.



Computer generated illustration



HIGHLIGHTS

- Balconies or terraces to most apartments
- Underground gated parking
- Siemens oven, hob and microwave
- Underfloor heating
- Concierge service
- Ideal Standard sanitaryware
- Full Fibre broadband available
- Views over the waterways to most apartments
- Predicted EPC rating: B



AVAILABILITY

One and two bedroom apartments from £300,000 to £585,000

CONTACT

Show home open 7 days a week from 10am to 5pm.
01628 673046
waterside.quarter@shanlyhomes.com

BROADLEAF PLACE

Whyteleafe Road, Caterham,
Surrey CR3 5ED

what3words: mass.snake.tubes

Nestled in the beautiful South Downs, Broadleaf Place offers the best of both worlds with excellent transport links to London.



HIGHLIGHTS

- Parking to all homes
- Contemporary kitchens
- Composite worktops and upstands
- Integrated appliances
- Turfed rear gardens
- Fitted wardrobes to bedrooms 1 and 2
- Underfloor heating to ground floor and bathrooms
- Catchment area for Ofsted rating 'Outstanding' schools
- Predicted EPC rating: A or B

AVAILABILITY

Three and four bedroom houses from £600,000 to £775,000

CONTACT

Show home open Tuesday to Saturday from 10am to 5pm
01883 771275
broadleafplace@shanlyhomes.com



* Selected homes



MOORFIELD MEWS

Moor Lane, Staines-upon-Thames, Surrey TW18 4YN

what3words: laptop.grants.admits

20 houses and 9 apartments in a sought after location a short walk from the vibrant town centre.

HIGHLIGHTS

- Open plan layouts
- Stylish kitchens with integrated appliances
- En-suite to bedroom 1*
- Fitted wardrobe to bedroom 1*
- Short walk to the River Thames
- Short drive to London Heathrow Airport
- Walking distance to Staines railway station
- Predicted EPC rating: B

AVAILABILITY

Coming 2024

CONTACT

Register your interest now
01784 913037
moorfieldmews@shanlyhomes.com



*Dependent upon home

ASHCROFT PLACE

Langley Road, Staines-upon-Thames, Surrey TW18 2EH

what3words: galaxy.palms.art

Just fourteen houses and eight apartments within walking distance of the River Thames and the bustling town centre and enjoying excellent road and rail connections.



HIGHLIGHTS

- Balcony or terrace to all apartments
- Contemporary kitchens with stone worktops***
- Luxury Minoli floor tiles
- Fitted wardrobes to bedrooms 1 and 2
- Private parking to all houses and apartments
- Full Fibre broadband available
- Catchment area for Riverbridge Primary School – Ofsted rating 'Good'
- Predicted EPC rating: B

AVAILABILITY

One and two bedroom apartments from £347,500 to £440,000. Three and four bedroom houses from £630,000 to £840,000.

CONTACT

Show home open Tuesday to Saturday, 10am to 5pm.
01784 913 033
ashcroftplace@shanlyhomes.com

* Plots 2, 3 and 4

** Excludes plots 2, 3 and 4

*** Houses



OAKLANDS PARK

Littleworth Road, Esher,
Surrey KT10 9PN

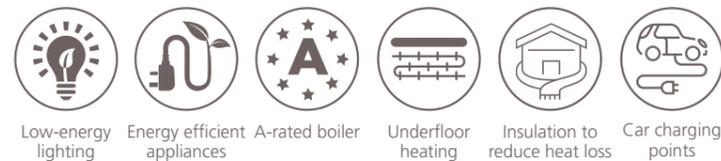
what3words: doors.panel.await

Set in beautifully landscaped communal grounds and just moments from Esher High Street.



HIGHLIGHTS

- Contemporary kitchens with integrated appliances
- Underfloor heating
- Fitted wardrobe to bedroom 1*
- En-suite to bedroom 1*
- Walking distance to Claygate railway station offering a direct service to London Waterloo
- Predicted EPC rating: B



AVAILABILITY

Two and three bedroom apartments from £555,000 to £775,000

CONTACT

Sales suite open Tuesday to Saturday from 10am to 5pm
01372 679383
oaklandspark@shanlyhomes.com

*Dependent upon home

RIVER WALK

Tonbridge, Kent TN9 1DT

what3words: invite.human.spicy

A collection of one and two bedroom apartments situated in the heart of historic Tonbridge, overlooking the River Medway and Tonbridge Castle.



HIGHLIGHTS

- Views over the River Medway and Tonbridge Castle*
- Contemporary kitchen units with granite worktops
- Underfloor heating
- Undercover private parking
- Audio entry system
- Cycle store
- Predicted EPC rating: B



AVAILABILITY

Coming spring 2024

CONTACT

Register your interest now
01732 443879
riverwalk@shanlyhomes.com

*To select homes

LIGHTFIELD

High Street, Barnet, London EN5 5XP what3words: origin.charm.expert

Situated in popular Barnet, set back from the High Street, Lightfield is in walking distance of High Barnet Station which is on the Northern line.



HIGHLIGHTS

- Contemporary mews houses and apartments
- Elegant gated entrance
- Composite worktops and upstands
- Luxury Minoli wall and floor tiles
- Catchment area for Monken Hadley C of E Primary School – Ofsted rating 'Good'
- Integrated appliances
- Underfloor heating
- Vicaima internal doors
- Ideal Standard sanitaryware
- Predicted EPC rating: B



AVAILABILITY

One four bedroom townhouse remaining at £995,000. One and two bedroom apartments from £425,000 to £695,000

CONTACT

Opening hours Thursday to Monday
020 8176 8255
lightfield@shanlyhomes.com

*Houses only
** Selected plots

LITTLE GREEN

Aylesbury Road, Aston Clinton,
Buckinghamshire HP22 5AH

what3words: dunk.graver.free

Surrounded by countryside,
Aston Clinton sits at the foot of the
Chiltern Hills in the Vale of Aylesbury.



HIGHLIGHTS

- Friendly and historic village
- Shaker style kitchen units
- Siemens oven, hob and microwave
- Catchment area for Aston Clinton School – Ofsted rating ‘Good’
- Ideal Standard sanitaryware
- Luxury Minoli wall and floor tiles
- Fitted wardrobes to bedrooms 1 and 2
- Predicted EPC rating: B



Low-energy lighting Energy efficient appliances A-rated boiler Zoned heating Insulation to reduce heat loss Car charging points*

* Selected homes

AVAILABILITY

Two, three and four bedroom houses
from £450,000 to £950,000

CONTACT

Show home open 7 days a week
from 10am to 5pm
01494 685858
littlegreen@shanlyhomes.com

MEADOW RISE

Alton Road, Odiham,
Hampshire RG29 1PL

what3words: reduction.motor.dignity

Twenty-six houses and 4 apartments located
in the historic village of Odiham, surrounded
by beautiful countryside and canal walks,
and just a 15-minute drive to Hook village.



HIGHLIGHTS

- Catchment area for Mayhill Junior School, Ofsted rating ‘Good’ and Robert May’s Secondary School, Ofsted rating ‘Good’
- Less than a 15-minute drive to Basingstoke
- 10-minute drive to Hook Station offering a direct service to London Waterloo
- Stylish fitted kitchens with integrated appliances and stone worktops*
- Predicted EPC rating: B



Low-energy lighting Energy efficient appliances A-rated boiler* Zoned heating Insulation to reduce heat loss Car charging points Air source heat pumps*

* Excluding homes 21-26
** Homes 21-26

AVAILABILITY

Coming summer 2024

CONTACT

Register your interest now
01256 961030
meadowrise@shanlyhomes.com



RECTORY GARDENS

Haywards Heath Road, Balcombe,
West Sussex RH17 6PA

what3words: decoding.trainer.blaring

A boutique development of twelve
houses located in the picturesque village
of Balcombe, close to Haywards Heath
and just 19 miles from Brighton.

HIGHLIGHTS

- Catchment area for Balcombe C of E Primary School, Ofsted rating ‘Good’
- 8-minute walk to Balcombe Railway Station
- Contemporary kitchens
- Integrated appliances
- Fitted wardrobes to bedroom 1
- Predicted EPC rating: B



Low-energy lighting Energy efficient appliances A-rated boiler Zoned heating Insulation to reduce heat loss Car charging points

AVAILABILITY

Coming summer 2024

CONTACT

Register your interest now
01444 711646
rectorygardens@shanlyhomes.com

OUR CUSTOMERS

90% of our customers would recommend us to a friend*

“ I’ve already recommended Shanly Homes to a friend of a friend. My new house is easy to keep clean, nicely decorated, convenient, it is just a nice house. ”
Ms Trehane,
Broadleaf Place, Caterham

“ The houses are all different and there is plenty of room. There is a sense of airiness in the development and the houses aren’t all jammed together. This development has been designed well. ”
Mr O’Mahony, Little Green

“ Everything feels very bright. There is a lot of light coming in and on a sunny day everything feels very bright, open and spacious. I like the downstairs kitchen/dining area with the windows that open out to the garden. ”
Mr Stemmer,
Lightfield, Barnet



*In-house Surveys 2023 Gold Award Winner

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, the Foundation receives in excess of 700 funding applications annually. Our Board of Trustees meet monthly and consider each and every application. This ensures that funding is appropriately allocated to help local community groups and charitable organisations to support and improve the quality of life for those most in need across our communities. Since 1969 the Shanly Group and Shanly Foundation has contributed in excess of £25m to charitable causes.



Find out more:



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.

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.



Minimising our waste on site



Helping our new homeowners support wildlife by offering a year-long RSPB subscription



Conserving the diversity of garden plants



Conserving freshwater wildlife



HEAD OFFICE

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire
HP9 1LW

01494 671331
info@shanlyhomes.com

SOUTHERN REGION

21 The Crescent
Leatherhead
Surrey
KT22 8DY

01372 225000
southern@shanlyhomes.com

THAMES VALLEY REGION

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire
HP9 1LW

01494 685800
thamesvalley@shanlyhomes.com

shanlyhomes.com

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