



CHESTERTON MANOR
BEACONSFIELD

SHANLY
— HOMES —

Welcome to Chesterton Manor



Situated in the charming town of Beaconsfield, Chesterton Manor is a collection of just eleven luxury apartments. Set over three floors, these exclusive two-bedroom apartments from Shanly Homes offer the best in style and convenience.

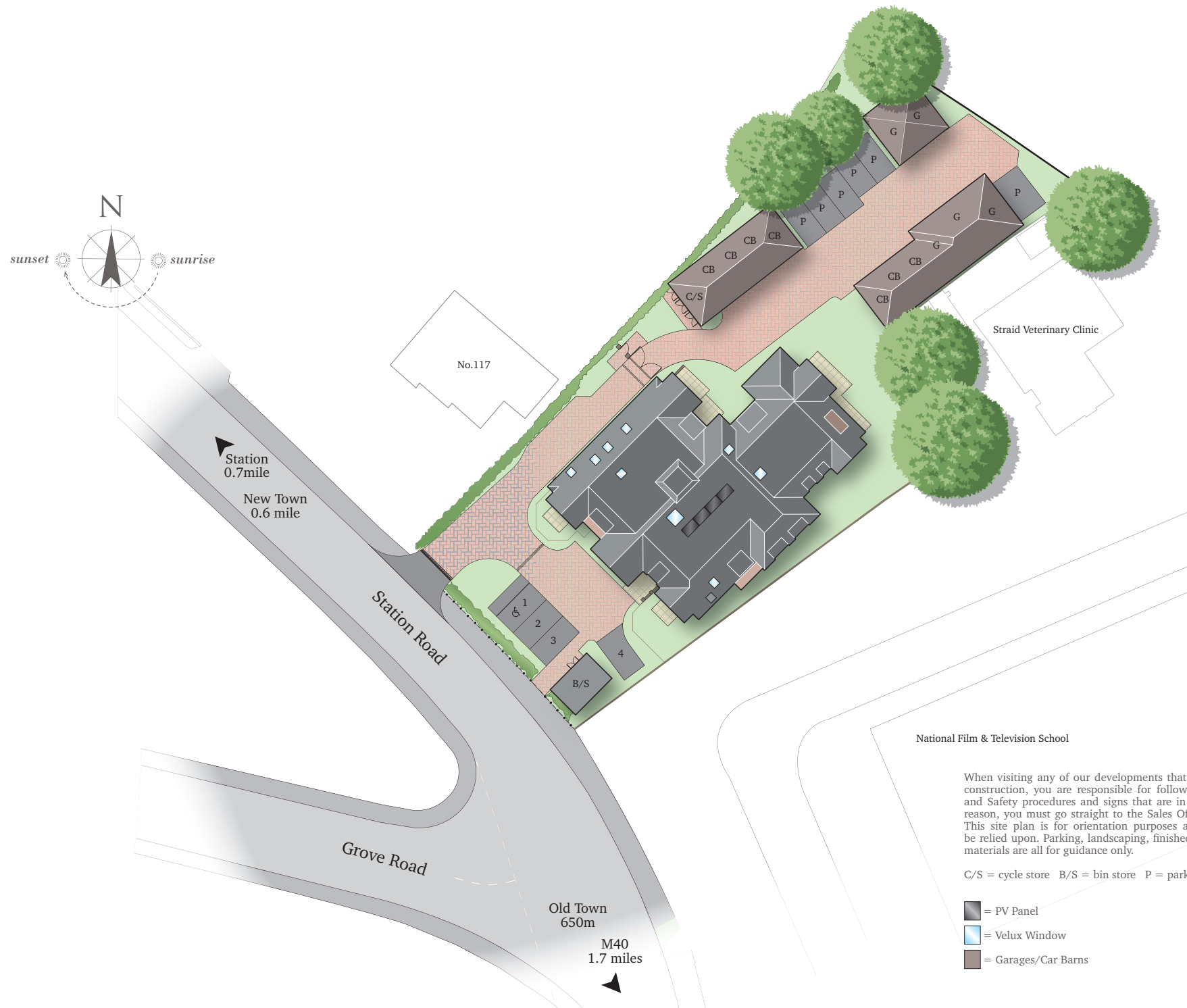
Built to the highest quality, the elegance of these apartments at Chesterton Manor are perfect for easy maintenance living and entertaining. These superior homes include well appointed kitchens and large open plan living rooms leading onto private terraces or balconies.

You'll find that the apartments offer an exceptional mixture of modern living within a historic English town.

The centre of Beaconsfield boasts fantastic rail and road links to London and beyond. With convenient travel links so close to home, you can be at London Marylebone Station in under half an hour.

Beaconsfield consists of the Old Town with its stunning Georgian and Tudor style High Street architecture, whilst the New Town has grown up around the railway station. The name, Chesterton Manor is attributed to the poet, writer, and art critic G.K. Chesterton, who lived in Beaconsfield most of his life up until 1936 and is well-known for his fictional priest-detective Father Brown.





Introducing your new home

The luxury apartments at Chesterton Manor are designed, constructed and finished to the exceptional standard synonymous with Shanly Homes. These stunning apartments have been carefully planned with modern living in mind and provide you with a home you'll be proud to call your own.

Chesterton Manor is entered via a covered portico into a welcoming communal area. The apartments boast a high specification with underfloor heating and spacious bedrooms which enjoy contemporary fitted wardrobes throughout. The stylish bathrooms and en-suites feature Minoli tiling and chic white sanitaryware, whilst all apartments enjoy a private patio, balcony or terrace.

Outside, each apartment benefits from private allocated parking, some include a garage or car-port. These are just a few of the features that make living here so special, whilst the convenient location makes commuting and socialising that little bit easier.

There are pleasant communal grounds laid to lawn with colourful landscaping, a lift to all floors for convenience as well as enclosed cycle and bin stores with the main parking area set behind electronically operated gates.

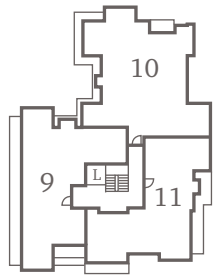




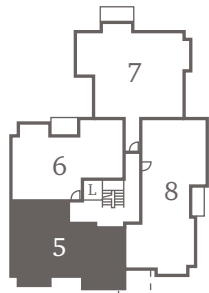
Computer-generated image of the front elevation of Chesterton Manor. Final details, materials and landscaping indicative only.

Nos. 1 & 5

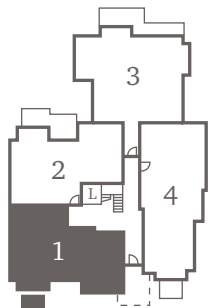
Ground & First Floor



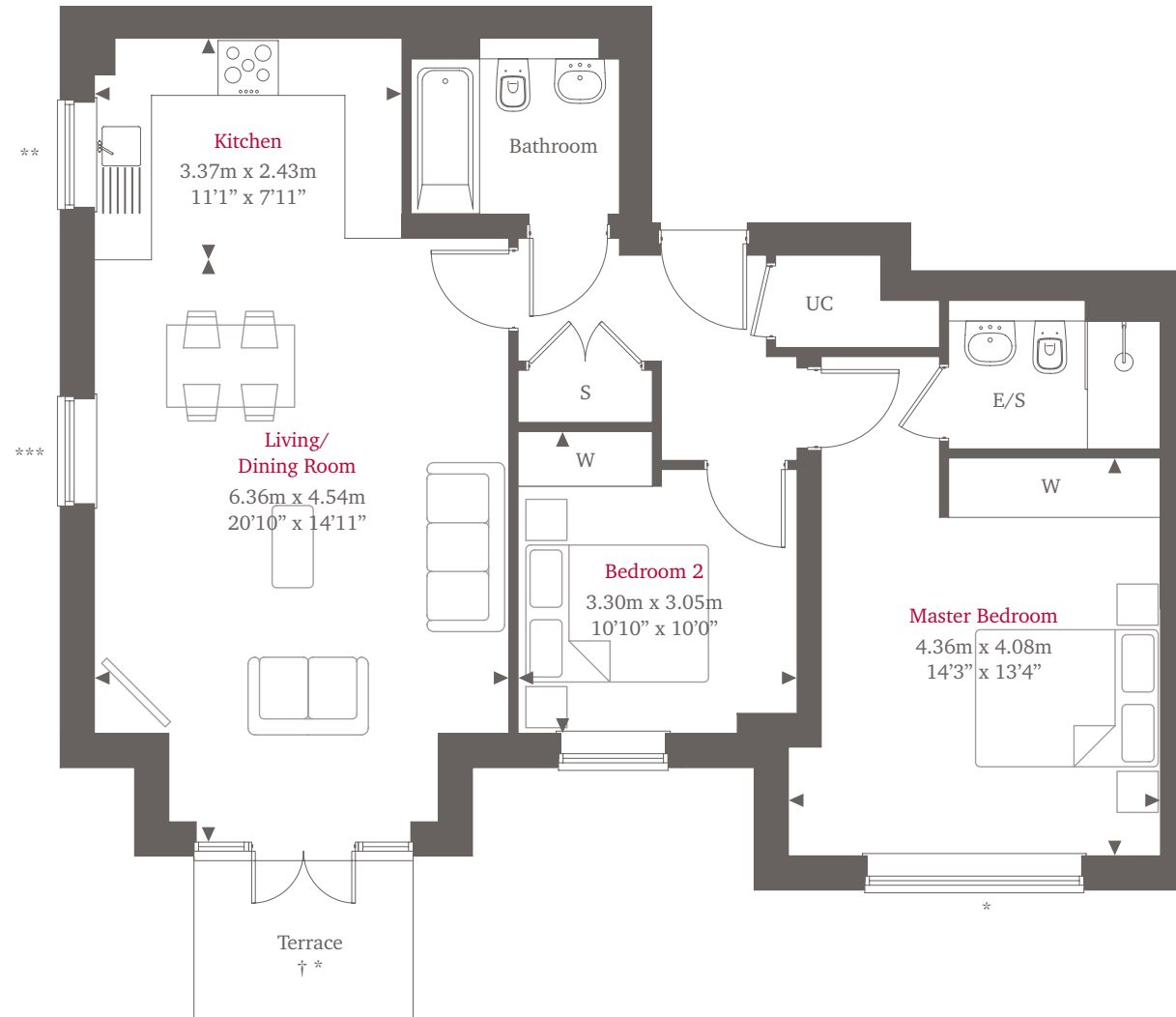
Second Floor



First Floor



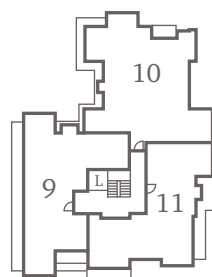
Ground Floor



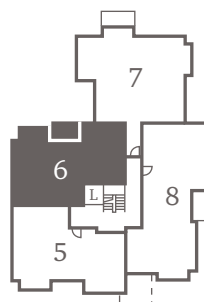
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. UC denotes utility cupboard and contains washer dryer. L denotes lift. † Terrace to no. 1 only. * No. 5 features a Juliet balcony with inward opening doors. ** Window to no. 5 larger. *** Window to no. 1 only. Please contact sales consultant for more information.

Nos. 2 & 6

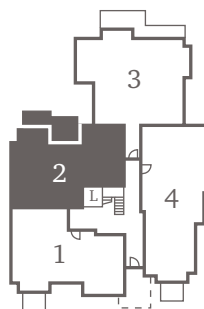
Ground & First Floor



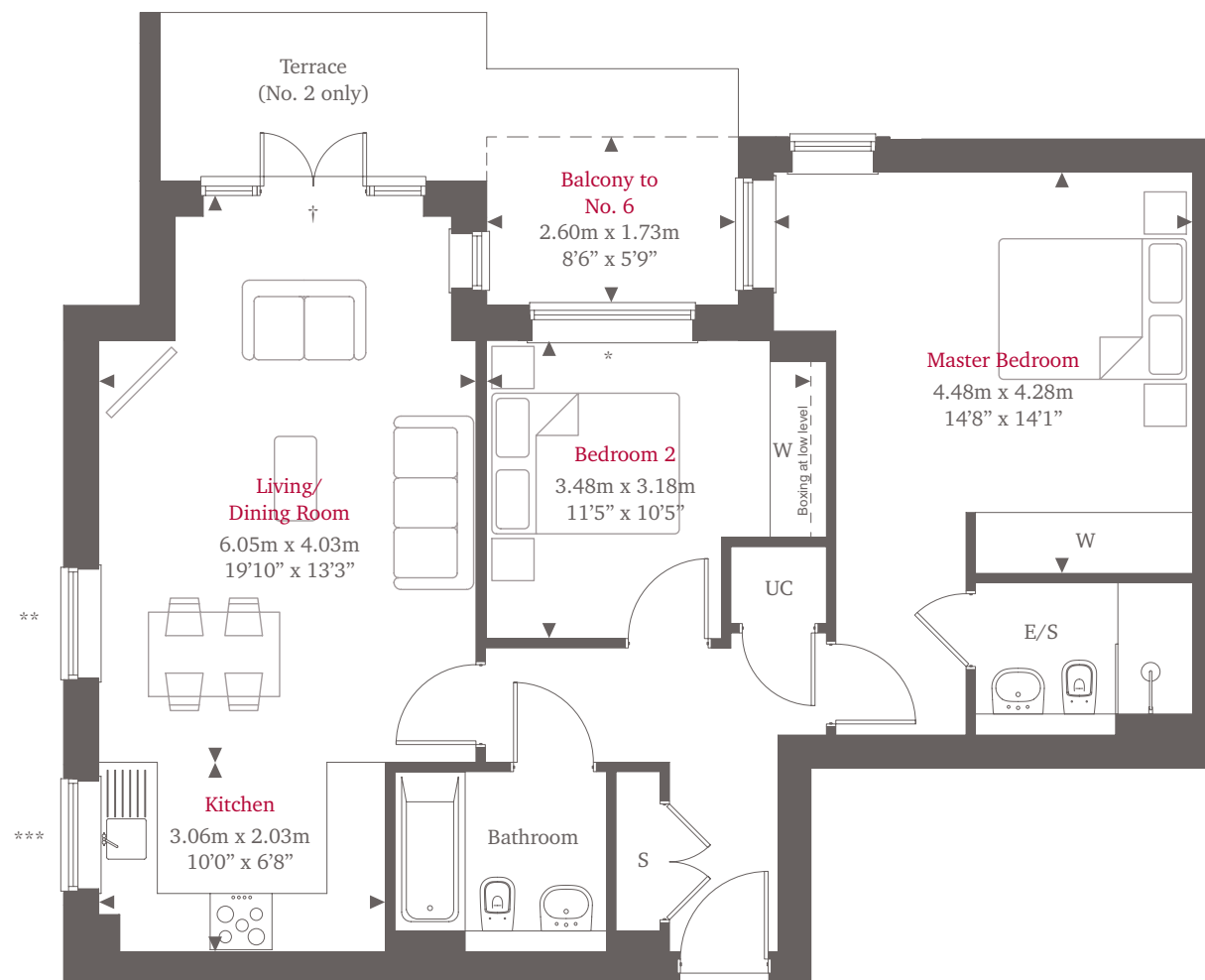
Second Floor



First Floor



Ground Floor



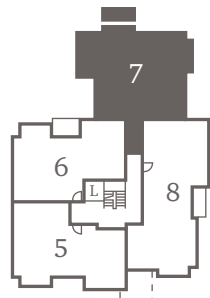
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Nos. 3 & 7

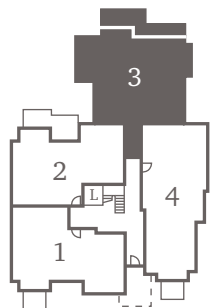
Ground & First Floor



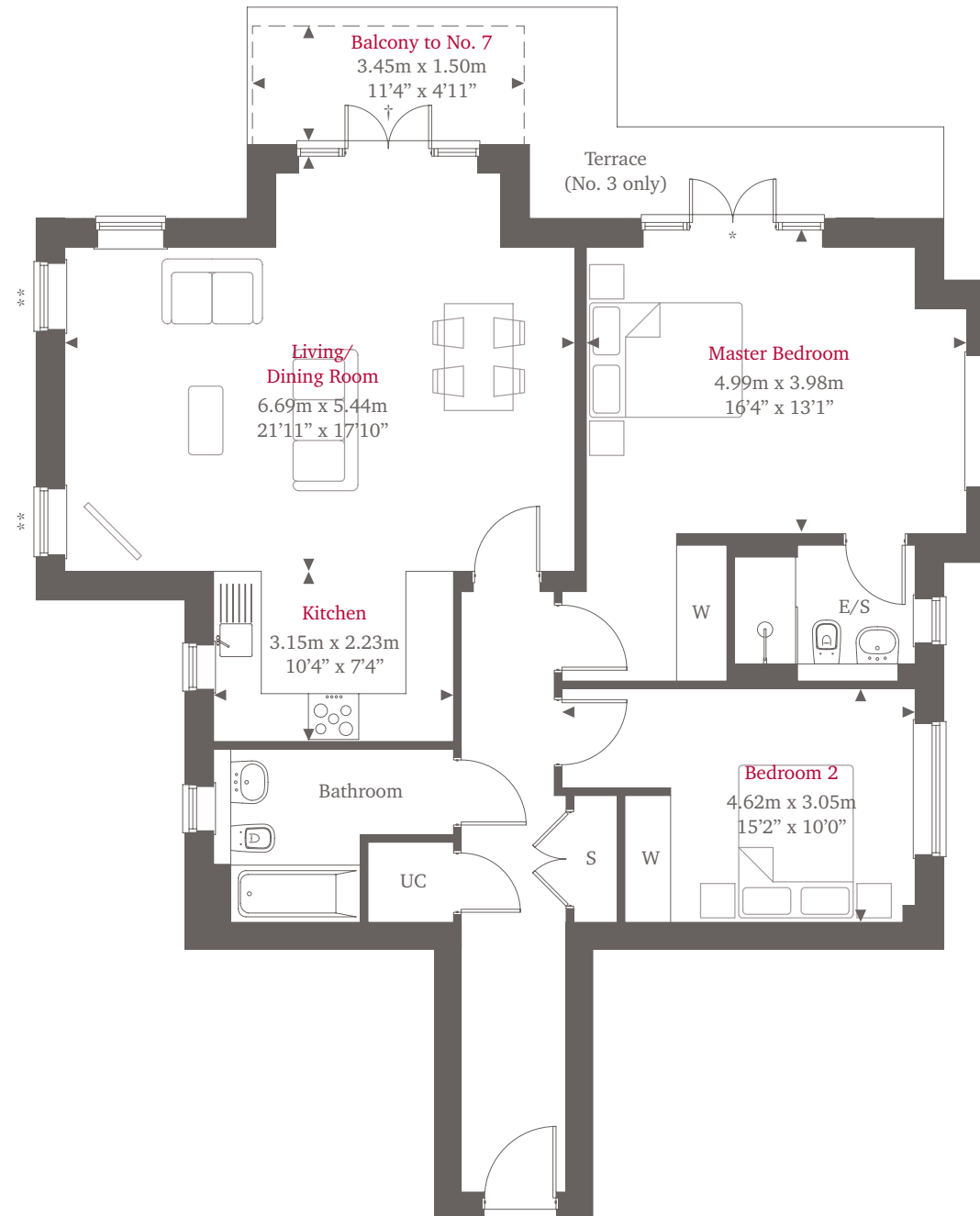
Second Floor



First Floor



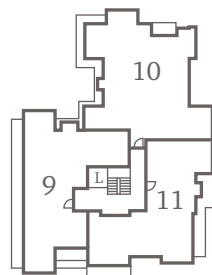
Ground Floor



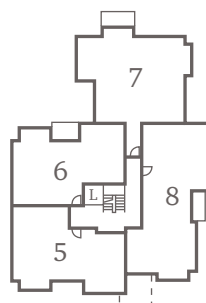
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No. 4

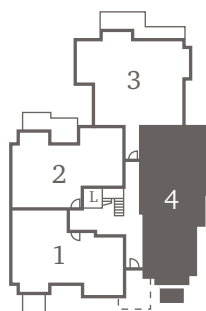
Ground Floor



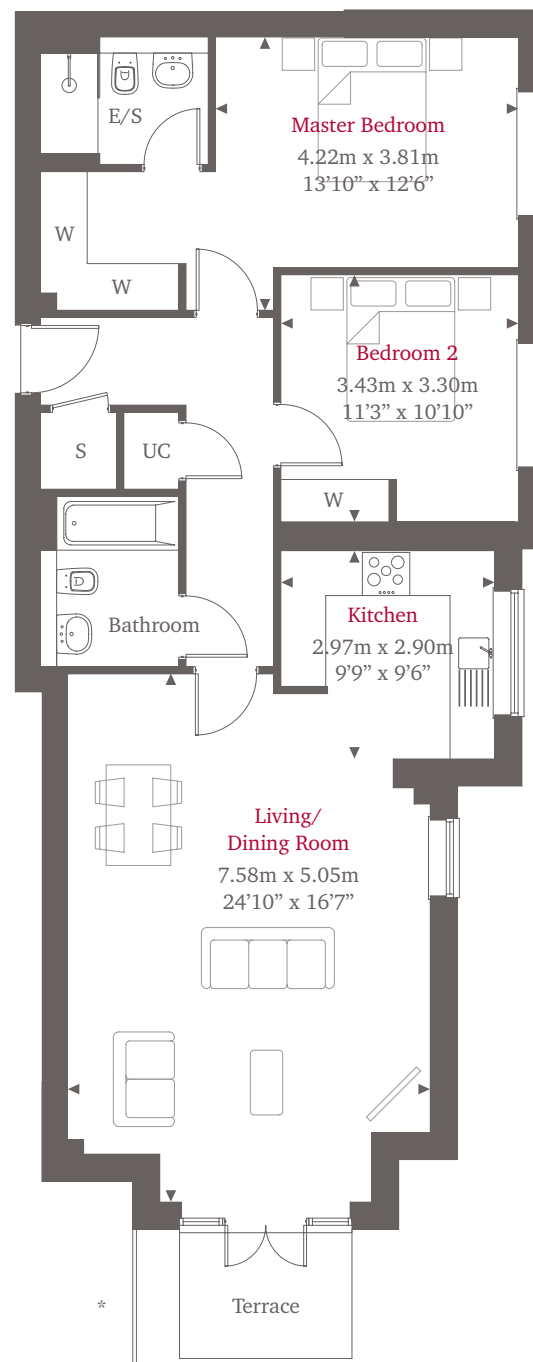
Second Floor



First Floor



Ground Floor



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No. 8

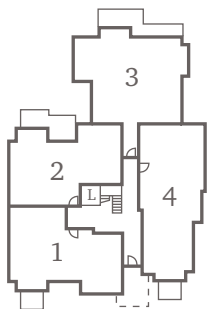
First Floor



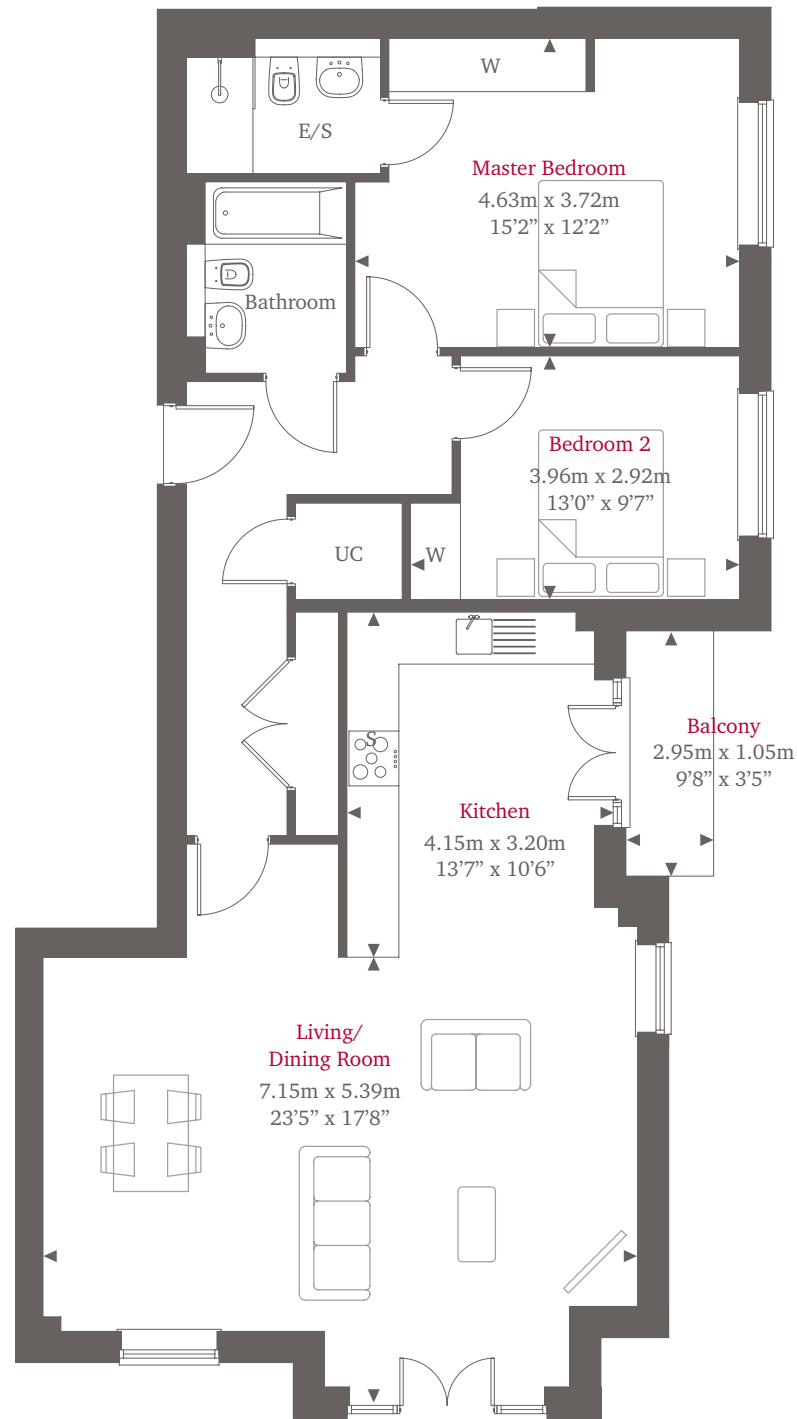
Second Floor



First Floor



Ground Floor



SHANLY
HOMES

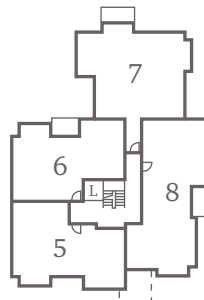
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No. 9

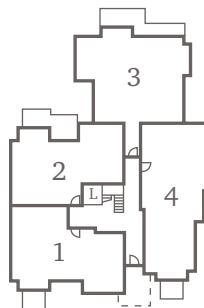
Second Floor



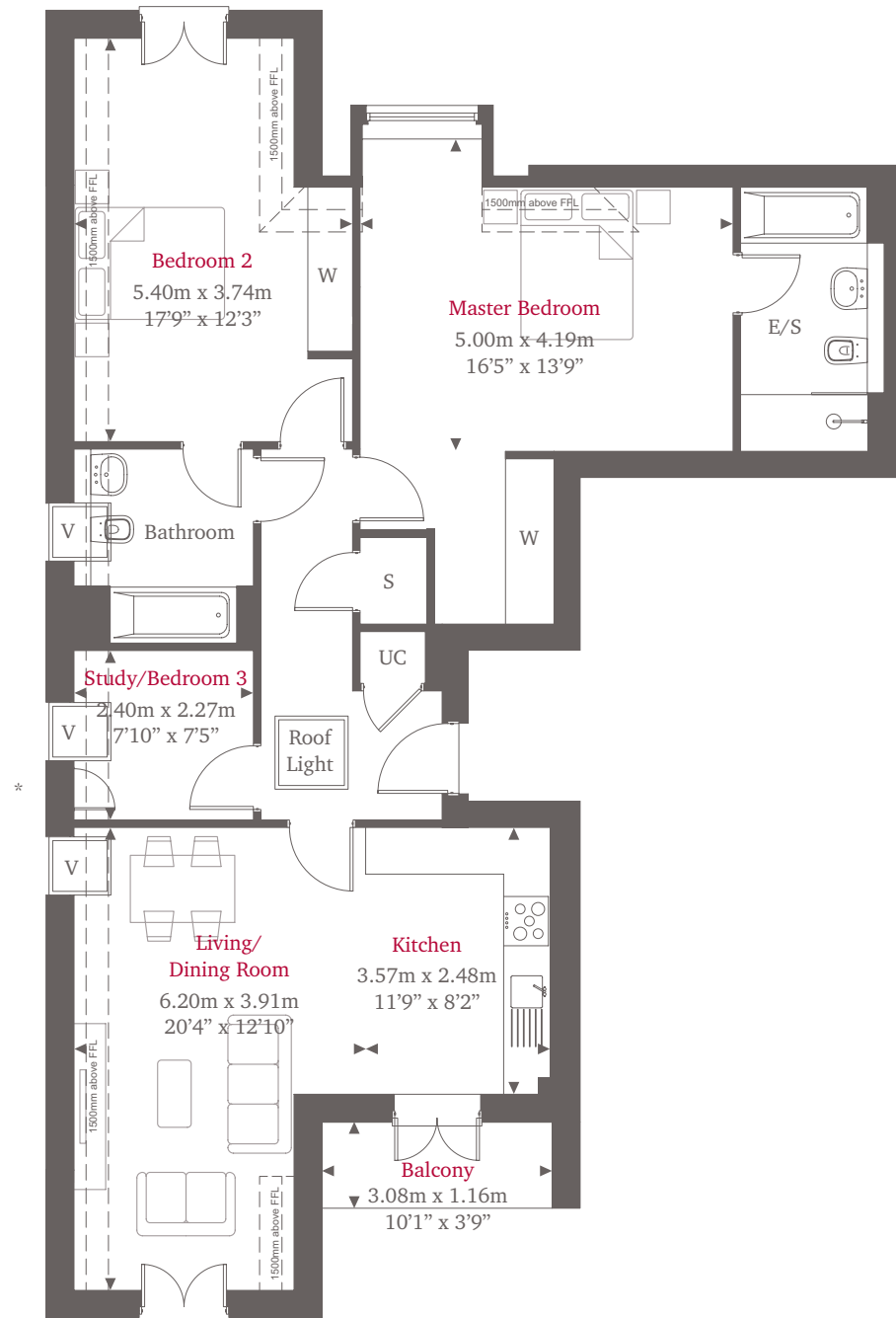
Second Floor



First Floor



Ground Floor

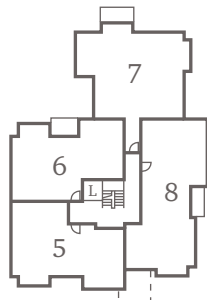


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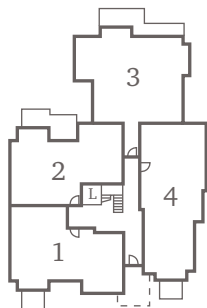
Second Floor



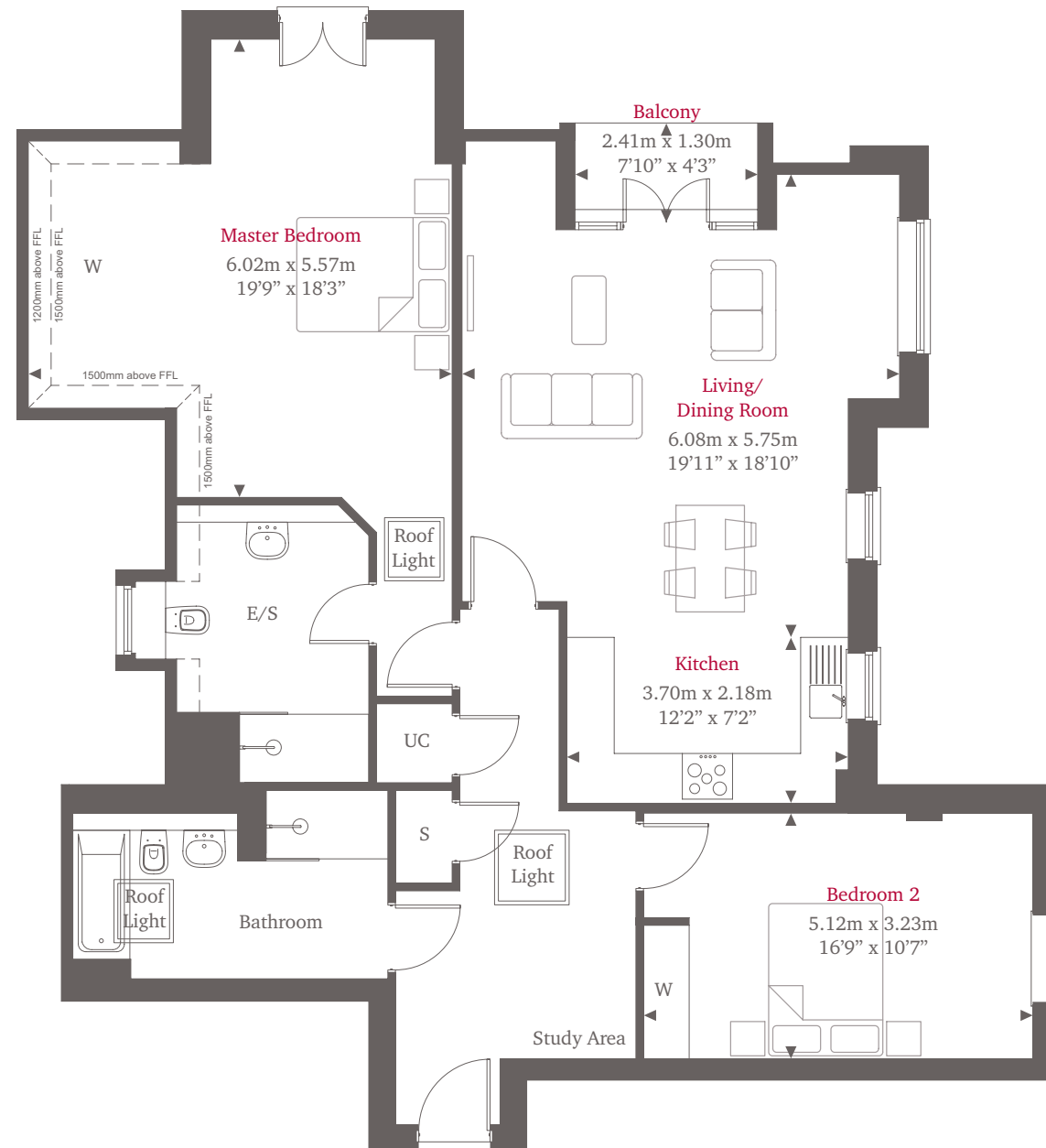
Second Floor



First Floor



Ground Floor



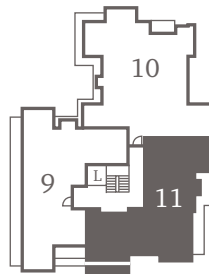
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No. 11

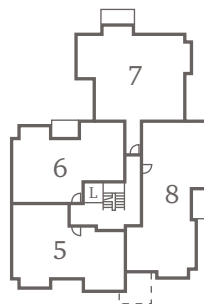
Second Floor

SHANLY
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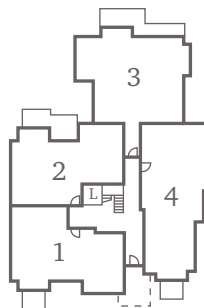
14



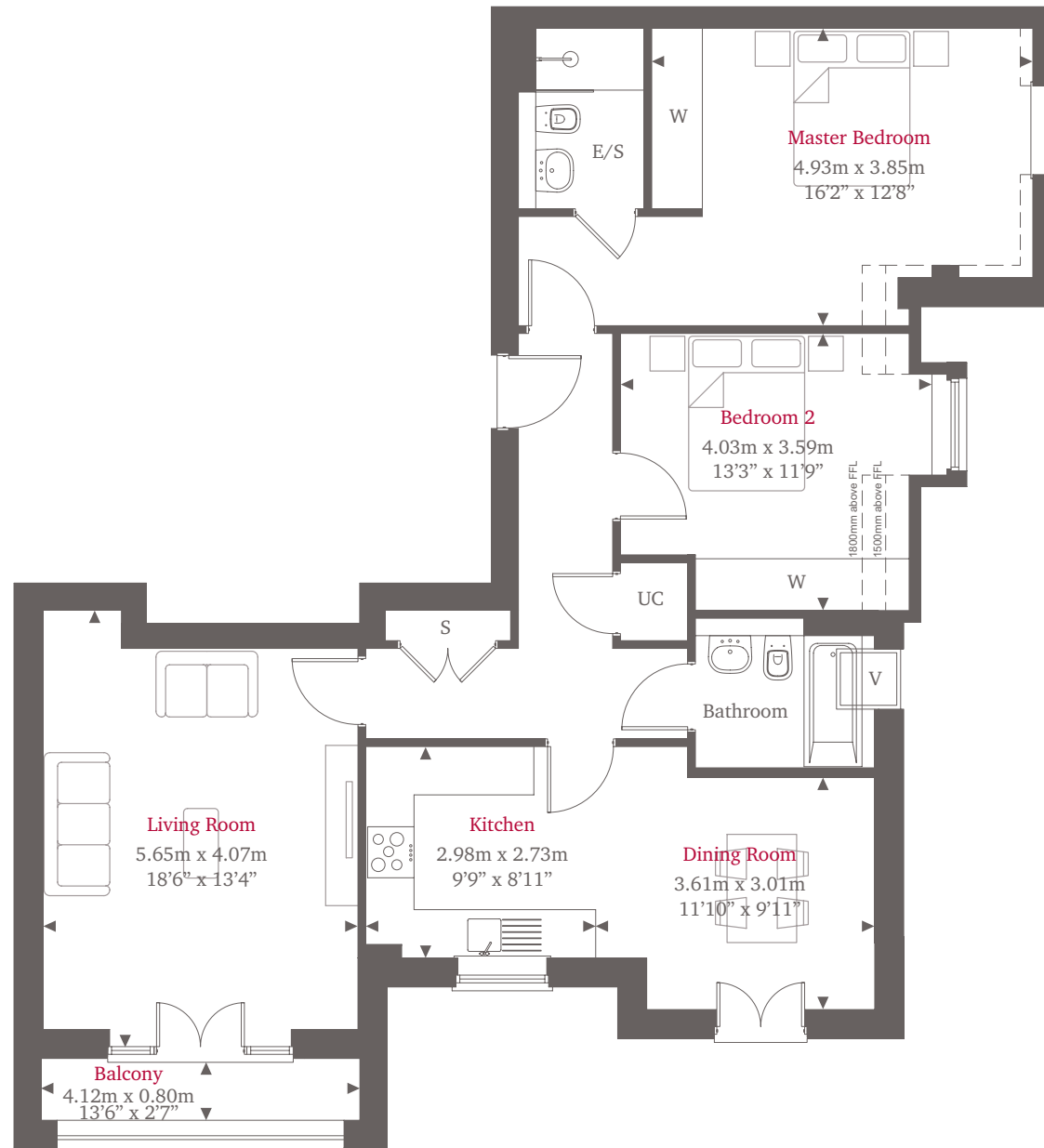
Second Floor



First Floor



Ground Floor



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Computer-generated image of the rear elevation of Chesterton Manor. Final details, materials and landscaping indicative only.



Stylish specification

Kitchen

- Contemporary kitchen units complemented by composite stone work surfaces and upstands and splashback behind hob
- Siemens appliances offering quality and style:
 - Stylish integrated stainless steel oven
 - Integrated combination microwave oven offering flexibility
 - 5 ring gas hob
 - Integrated extractor
 - Integrated fridge and freezer
 - Integrated dishwasher
- Soft close drawers and doors
- Stainless steel sink
- Chrome mixer tap
- Ceramic floor tiles to kitchen
- LED under wall cupboard lighting

Bathroom & En-suites

- Sottini sanitaryware
- Sottini mixer taps and shower controls
- Low profile shower tray
- Heated chrome towel rails
- Chrome shaver point
- Half height tiling to bathroom and en-suite walls, full height to shower and bath walls
- Large format floor tiles
- Large inset mirror (where applicable)
- Vanity unit included in en-suite

Utility Cupboards

- Generous cupboard space for the washer/dryer
- Laminate worktops
- Extra storage within handy wall mounted cupboard (where applicable)

Interior

- Underfloor heating throughout
- Oak finish doors (with solid walnut inlay)
- Polished chrome door furniture
- Double glazed PVCu windows with security locks
- Fully carcassed hinged, gloss wardrobes to master bedroom and bedroom 2 with shelf and hanging rail
- Multimedia plate with Sky, and TV in living room and master bedroom (Sky Q capable)
- TV points to all other bedrooms & study
- BT point to master bedroom, bedroom 2, study (No. 9 only) and lounge
- LED downlights to kitchen area, bathrooms and en-suites, hallway and in front of wardrobe in master bedroom and bedroom 2
- Mains smoke detectors with back up battery
- Wiring for alarm system
- Smoke and carbon monoxide detectors where required

Exterior

- Private gated main car park
- Turf to communal gardens
- Landscaping to front and rear communal gardens
- Railings and hedge to front of property
- Pathways and patios in Indian Sandstone
- Private off street parking to all homes*
- External lighting to rear
- Garage to nos. 3, 4, 7, 8 & 10 with electric doors and lighting
- Covered car barns to nos. 1, 2, 3, 5, 6, 9 & 11
- Pedestrian gate to main car park
- Secure bin storage
- Secure bicycle store with 11 bicycle racks

Communal Areas

- Lift to all floors
- Timber stairs to all floors featuring timber handrail
- Secure post box system
- Landlords storage cupboards available

Environmental features at Chesterton Manor

We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources

- Energy-efficient, gas boilers providing low CO₂ emissions, reduced energy bills and optimal temperature and comfort from underfloor heating
- High levels of wall, floor and roof insulation to limit heat loss during winter
- A-rated kitchen appliances to reduce energy and water consumption (where possible)
- Dual-flush mechanisms to all toilets to reduce water consumption
- Low-energy light fittings

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. Images indicate previous Shanly Homes developments. * Please speak to Sales Consultant for allocation of garages and car ports. Photography is indicative only.

Please note a management company have been instructed to maintain external and internal areas, annual fee applies please contact Sales Consultant for more information.

10
YEAR
INSURANCE BACKED
NEW HOME WARRANTY



Your area

Beaconsfield has been described by The Guardian as a 'kind of Mayfair nestled in the Chiltern beechwoods' and at Chesterton Manor you'll be near the heart of this attractive and quintessential English town which has been the location for numerous episodes of Midsomer Murders.

Your new home is only moments away from the popular Old Town London End area and its connected streets, which are home to a superb variety of restaurants, pubs, boutiques, antiques shops, tea rooms and more. Whether you are looking for a vintage gem or some soft furnishings, or simply want to enjoy a great meal, you'll find what you're looking for in this charming retail district.

The New Town area is also home to a fine selection of shops including Waitrose, Sainsbury's and Marks & Spencer. There is also plenty for the whole family to see and do. Less than a mile away you'll discover Bekonscot, the world's oldest model village. With a Gauge 1 miniature railway and six miniature towns within 1.5 acres of gardens, a visit here is like entering a very charming time warp.

If health and fitness are your passions, the town offers a David Lloyd gym, complete with indoor and outdoor pools. Beaconsfield golf and cricket clubs are also nearby, while there are facilities for squash, tennis and rugby. When you need a little pampering, you're a short drive away from both The Retreat and Cliveden House Hotel with their resplendent spas.





The Royal Standard of England



Chiltern Hills Area of Outstanding Natural Beauty



G.K. Chesterton Plaque



Brasserie Blanc



The Green

Beaconsfield and beyond

Nestled in acres of beautiful countryside yet within easy reach of London, Beaconsfield is perfectly placed for you to discover the best of town, country and beyond.

Chesterton Manor enjoys a wealth of dining options. Indulge at Tom Kerridge's two Michelin starred Hand and Flowers in nearby Marlow, or enjoy a warm welcome at Beaconsfield's The Royal Standard of England, said to be the oldest free house in the country.

You won't have to look far to find great things to do. Discover shopping like nowhere else in London, tee off at the magnificent Oakland Park Golf Club, head to the gym or play a game of football at Beacon Sports Centre. Alternatively, the Chilterns boast an excellent array of walks and wildlife to explore on your doorstep anytime.

High Wycombe and Gerrards Cross both boast cinemas where you can catch the latest blockbusters, or make your way to the Wycombe Swan theatre if you're in the mood for live entertainment. Beaconsfield is well served when it comes to education thanks to an excellent choice of schools close at hand, catering for tiny tots to sixth formers.

Chesterton Manor has superb transport links to London and beyond. Junction 2 of the M40 motorway is a short drive away and Beaconsfield train station is within walking distance, taking you to London Marylebone in around 30 minutes. Heathrow Airport is 14 miles away. Maidenhead is less than 9 miles away and will be served by Crossrail, currently scheduled to arrive in 2019.





Elder Place, Bushey



Glenock Place, Knotty Green



Amelie Place, Esher



Amberley House, Chalfont St Peter

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.

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.

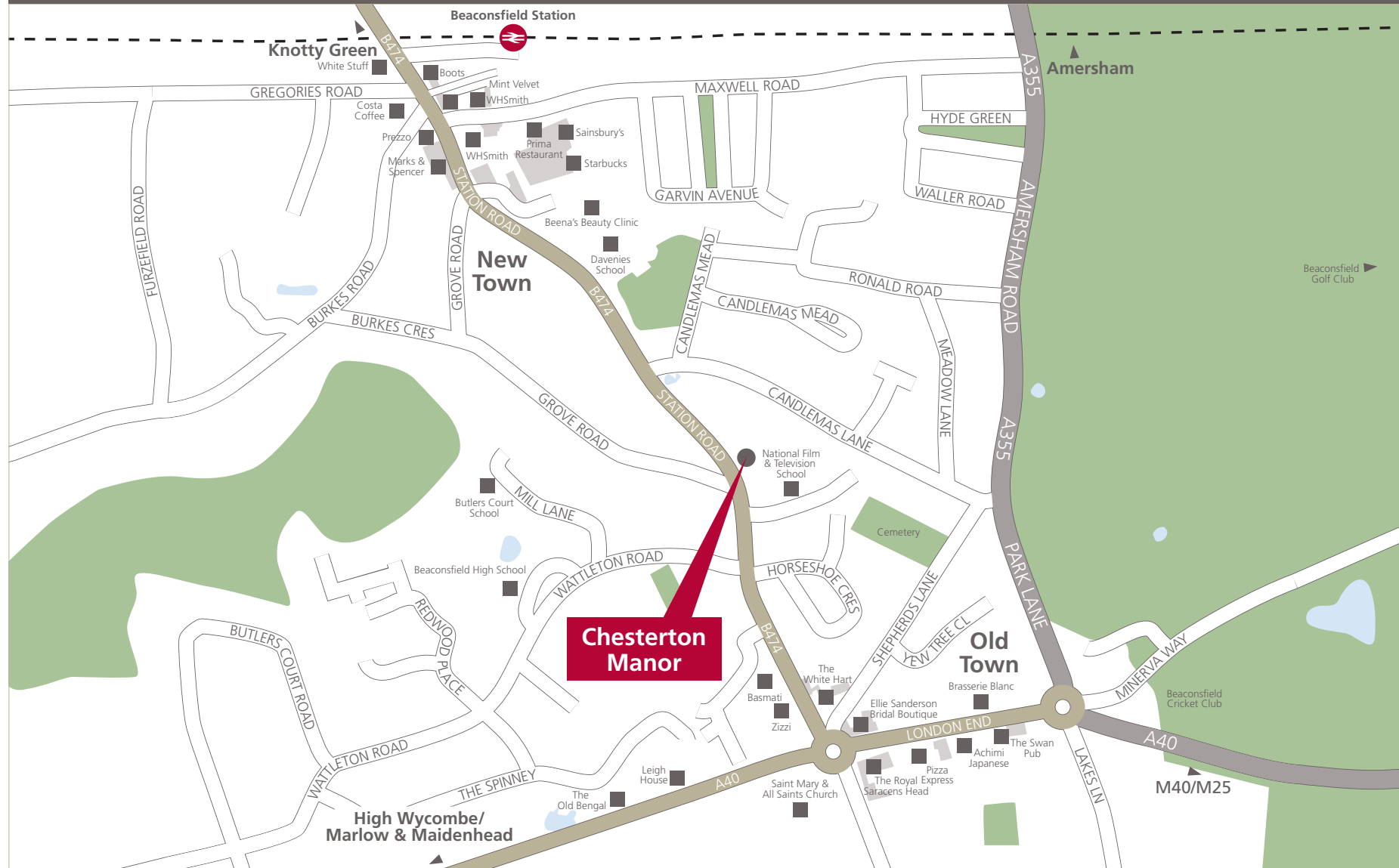
Your Community

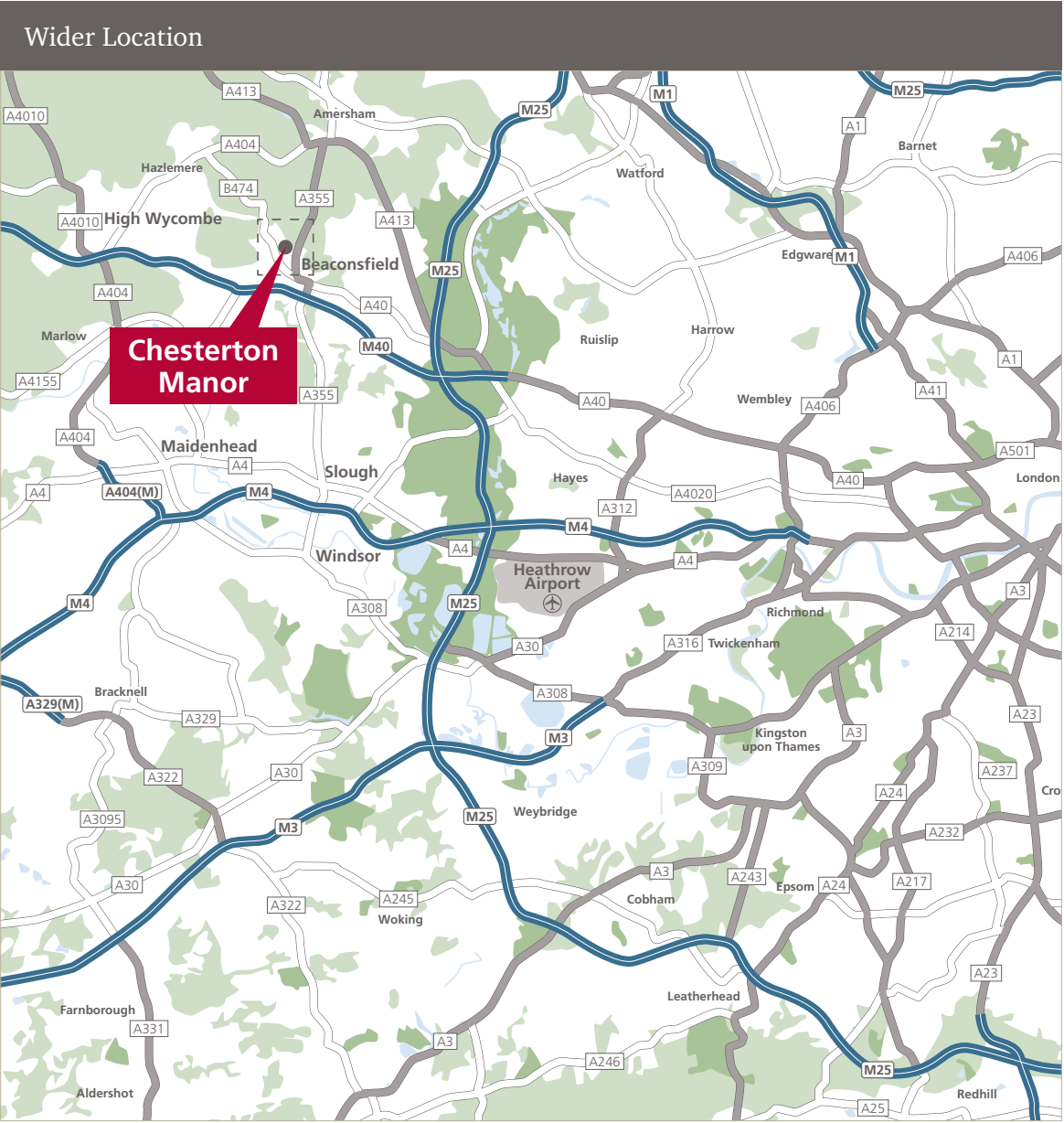
As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation.

Financed entirely by the profits generated by the Shanly Group of companies, we have to-date donated over £13m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.



Local Area





Travel time by rail (from Beaconsfield Station)

High Wycombe	6 mins
Gerrards Cross	9 mins
Wembley Stadium	23 mins
London Marylebone	29 mins
Heathrow Airport	1hr 30 mins

Distances by road (from Chesterton Manor)

M40	1.7 miles
Amersham	5.6 miles
High Wycombe	5.8 miles
M25	6.0 miles
Marlow	8.2 miles
Maidenhead	8.4 miles
Windsor	9.9 miles
Heathrow Airport	13.9 miles
Oxford	37.1 miles

Distances by foot (from Chesterton Manor)

New Town	0.2 miles
Old Town	0.3 miles
The Royal Saracens Head	0.3 miles
Brasserie Blanc	0.4 miles
Post Office	0.5 miles
M&S	0.5 miles
Beaconsfield Station	0.7 miles
Waitrose	0.7 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 ADVISOR/ AGENT. MAPS ARE NOT TO SCALE – APPROXIMATE JOURNEY TIMES/DISTANCES TAKEN FROM NATIONAL RAIL AND AA WEBSITE. SHOPS AND BUSINESSES QUOTED OPEN AT TIME OF PRINT – MARCH 2018. REF: 1332.



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