

THE COLLECTION

Summer | Autumn 2025



SHANLY
— HOMES —

WELCOME TO THE COLLECTION

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



Show home at Oaklands Park

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 and appliances* 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 £979 yearly on energy bills.**



Energy efficient appliances



Low-energy lighting



Insulation to reduce heat loss

Low energy lighting

All 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.

To improve thermal efficiency and reduce heat loss:

- All windows are double- or triple-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

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

- Where fitted, 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 and zoned controls



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.

10 YEAR INSURANCE BACKED
NEW HOME WARRANTY

**NEW
HOMES
QUALITY
CODE**

*Subject to individual development **Home Builders Federation report, updated January 2025 *** Source Energy Saving Trust

SHANLY
— HOMES —

OUR DEVELOPMENTS

#	DEVELOPMENT NAME	LOCATION	HOME TYPE	AVAILABILITY	PAGE
01	Ascot Oaks	Nr Ascot, Berkshire RG12 9FR	Houses Apartments	From £525,000 Coming summer 2026	06
02	Magna Gardens	Purley on Thames, Berkshire RG8 8AA	Houses	From £785,000	07
03	Waterside Quarter	Maidenhead, Berkshire SL6 1BX	Apartments	From £300,000	08
04	De Havilland Place	White Waltham, Berkshire SL6 3TN	Houses	Coming autumn 2025	08
05	Charter Place	Beaconsfield, Buckinghamshire HP9 1QX	Apartments	Coming summer 2026	09
06	Little Green	Aston Clinton, Buckinghamshire HP22 5AH	Houses	From £685,000	09
07	Ashcroft Place	Staines-upon-Thames, Surrey TW18 2EH	Houses Apartments	From £610,000 From £440,000	10
08	Moorfield Mews	Staines-upon-Thames, Surrey TW18 4YN	Houses Apartments	From £520,000 From £350,000	11
09	Oaklands Park	Esher, Surrey KT10 9PN	Apartments	From £399,999	12
10	Hamilton Court	Ripley, Surrey GU23 6BB	Houses	Coming 2026	13
11	Appletree Grove	Chinnor Oxfordshire OX39 4EB	Houses	Coming summer 2025	13
12	River Walk	Tonbridge, Kent TN9 1DT	Apartments	From £335,000	14
13	Lightfield	Barnet, London EN5 5XP	Apartments	From £375,000	15
14	Rectory Gardens	Balcombe, West Sussex RH17 6PA	Houses	Coming summer 2025	16
15	Meadow Rise	Odiham, Hampshire RG29 1PL	Houses/Apartments	Coming summer 2026	16

Find your new home:



** All CGIs are indicative only*



ASCOT OAKS

London Road, Nr Ascot, Berkshire RG12 9FR

what3words: clips.employ.lots

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



HIGHLIGHTS

- Garage and/or parking to all homes
- Balcony or terrace to most apartments
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.17 miles – Holly Spring Primary (Ofsted Good)
- 0.4 miles – St Joseph's Catholic Primary (Ofsted Good)
- 0.66 miles – Ranelagh Secondary (Ofsted Outstanding)
- 0.69 miles – Harmans Water Primary (Ofsted Good)

AVAILABILITY

Two, three and four bedroom houses from £525,000 to £985,000
Apartments coming summer 2026

CONTACT

Show home open 7 days a week from 10am to 5pm.
01344 929488
ascotoaks@shanlyhomes.com



Car charging points



Insulation to reduce heat loss



Air source heat pumps*



Underfloor heating**



Smart heating and zoned controls



Triple glazed windows



Heathrow (T5) 15 miles



Martins Heron 0.7 miles



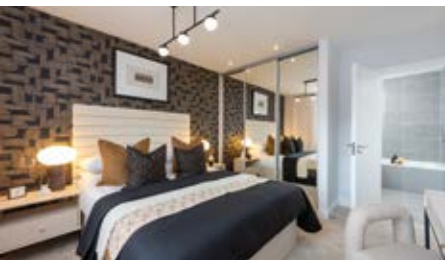
M3 (J3) 5 miles

MAGNA GARDENS

Purley Rise, Purley on Thames, Berkshire RG8 8AA

what3words: slips.fine.bliss

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



HIGHLIGHTS

- Fitted kitchens with silestone worktops and upstands
- Garage to all detached homes
- Full Fibre broadband
- EPC rating: B

SCHOOLS

- 0.37 miles – Long Lane Primary (Ofsted Good)
- 0.42 miles – Purley C of E Primary (Ofsted Good)
- 0.7 miles – Denefield Secondary (Ofsted Good)
- 0.79 miles – Downsway Primary (Ofsted Good)

AVAILABILITY

Four and five bedroom houses from £785,000 to £865,000

CONTACT

Show home open 7 days a week from 10am to 5pm
0118 403 2688
magnagardens@shanlyhomes.com



A-rated boiler



Insulation to reduce heat loss



Car charging points



Solar panels



Underfloor heating*



Smart heating and zoned controls

*To ground floor



Heathrow (T5) 36.6 miles



Tilehurst 2.2 miles



M4 (J12) 5.2 miles

WATERSIDE QUARTER

High Street, Maidenhead,
Berkshire SL6 1BX

what3words: matter.refers.rent

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



HIGHLIGHTS

- Balconies or terraces to all apartments
- Secure underground gated parking
- Concierge service
- EPC rating: B

SCHOOLS

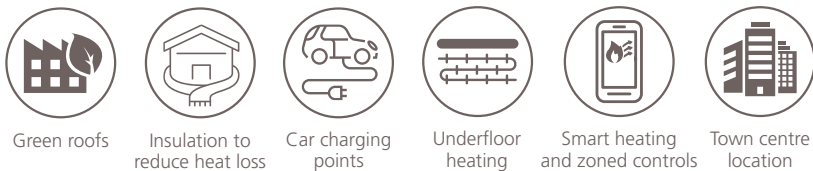
- 0.36 miles – St Luke's C of E Primary (Ofsted Outstanding)
- 0.54 miles – Highfield Preparatory (Independent)
- 0.54 miles – Riverside Primary (Ofsted Good)
- 0.64 miles – Oldfield Primary (Ofsted Outstanding)

AVAILABILITY

One and two bedroom apartments from £300,000 to £460,000

CONTACT

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



CHARTER PLACE

Maxwell Road, Beaconsfield,
Buckinghamshire HP9 1QX

what3words: verse.grid.return

One and two bedroom apartments located in the desirable market town of Beaconsfield, within a short walk of the train station.



HIGHLIGHTS

- Central Beaconsfield location
- Balcony or terrace to all homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

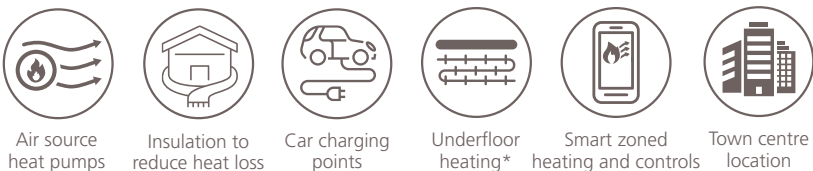
- 0.1 miles – St Mary and All Saints C of E Primary (Ofsted Good)
- 0.18 miles – Davenies (Independent)
- 0.4 miles – High March School (Independent)
- 0.42 miles – Butlers Court Primary (Ofsted Good)

AVAILABILITY

Coming summer 2026

CONTACT

Register your interest now
01494 311477
charterplace@shanlyhomes.com



DE HAVILLAND PLACE

Waltham Road, White Waltham,
Berkshire SL6 3TN

what3words: volunteered.unspoiled.prep

A stunning development of two, three, four and five bedroom houses in the picturesque village of White Waltham, on the outskirts of Maidenhead.

HIGHLIGHTS

- Fitted kitchens with stone worktops and upstands
- Garage with electric door to most homes
- Full Fibre broadband
- Predicted EPC rating: B
- 0.22 miles – White Waltham C of E Academy (Ofsted Good)
- 0.73 miles – Woodlands Park Primary School (Ofsted Good)
- 1.4 miles – Lowbrook Academy (Ofsted Good)
- 1.44 miles – Cox Green School (Ofsted Good)

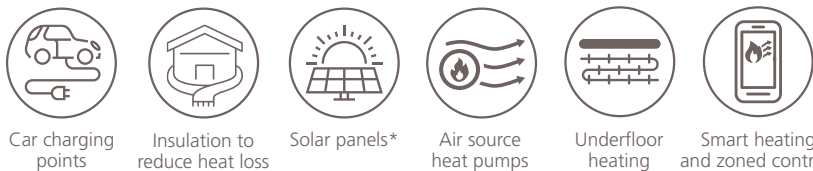
SCHOOLS

AVAILABILITY

Coming autumn 2025

CONTACT

Register your interest now
01628 969558
dehavilland@shanlyhomes.com



LITTLE GREEN

Aylesbury Road, Aston Clinton,
Buckinghamshire HP22 5AH

what3words: radiated.clubs.textiles

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

HIGHLIGHTS

- Friendly and historic village location
- Open space and children's play area
- Full Fibre broadband
- EPC rating: B

SCHOOLS

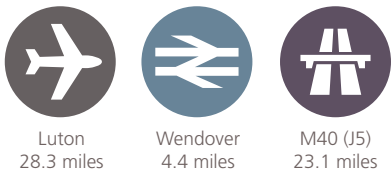
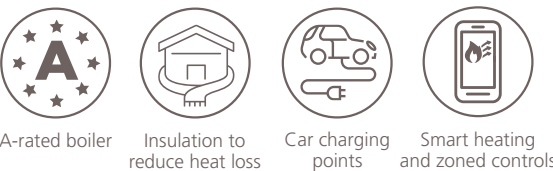
- 0.81 miles – Aston Clinton Primary (Ofsted Good)
- 1.17 miles – Weston Turville C of E Primary (Ofsted Good)
- 1.6 miles – Bedgrove Junior School (Ofsted Good)
- 1.6 miles – Bedgrove Infant School (Ofsted Outstanding)

AVAILABILITY

Three bedroom houses from £685,000 to £800,000

CONTACT

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



ASHCROFT PLACE

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

what3words: organ.valley.region

Houses and apartments within walking distance of the station, River Thames and the bustling town centre enjoying excellent road and rail connections.

HOUSES



APARTMENTS



HIGHLIGHTS HOUSES

- Luxury kitchens with stone worktops and upstands
- Private off-street parking to all homes
- Full Fibre broadband
- EPC rating: B

HIGHLIGHTS APARTMENTS

- Balcony or terrace to all homes
- Parking to all apartments
- Full Fibre broadband
- EPC rating: B

SCHOOLS

- 0.14 miles – Our Lady of the Rosary Primary (Ofsted Good)
- 0.14 miles – Riverbridge Primary (Ofsted Good)
- 0.33 miles – Staines Preparatory School (Independent)
- 0.79 miles – The Matthew Arnold Secondary (Ofsted Good)

AVAILABILITY

Two bedroom apartments from £440,000 to £455,000

Three and four bedroom houses from £610,000 to £765,000

CONTACT

Show home open 7 days a week from 10am to 5pm

01784 913033

ashcroftplace@shanlyhomes.com



A-rated boiler*



Insulation to reduce heat loss



Air source heat pumps**



Car charging points



Solar panels*



Underfloor heating**



Smart heating and zoned controls



Heathrow (T5) 5 miles



Staines 0.4 miles



M25 (J13) 3.5 miles

*Selected plots **Bathrooms and en-suites

MOORFIELD MEWS

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

what3words: held.counts.thick

Conveniently situated houses and apartments in a sought after location just a short walk from the vibrant town centre.

HOUSES



APARTMENTS



HIGHLIGHTS HOUSES

- Parking to all homes
- Short walk to the River Thames
- Full Fibre broadband
- EPC rating: B

HIGHLIGHTS APARTMENTS

- Parking to all apartments
- Underfloor heating to bathrooms/en-suites
- Full Fibre broadband
- EPC rating: B

SCHOOLS

- 0.96 miles – Hythe Primary (Ofsted Good)
- 1.22 miles – Staines Preparatory School (Independent)
- 1.26 miles – Thorpe Lea Primary (Ofsted Good)
- 1.36 miles – Riverbridge Primary (Ofsted Good)

AVAILABILITY

One and two bedroom apartments from £350,000 to £440,000

Two, three and four bedroom houses from £520,000 to £799,000

CONTACT

Show home open 7 days a week from 10am to 5pm

01784 913037

moorfieldmews@shanlyhomes.com



A-rated boiler*



Insulation to reduce heat loss



Car charging points



Underfloor heating**



Air source heat pumps*



Smart heating and zoned controls



Heathrow (T5) 4.3 miles



Staines 1 mile



M25 (J13) 1.2 miles

*Selected plots **Bathrooms and en-suites

OAKLANDS PARK

Littleworth Road, Esher, Surrey KT10 9PN

what3words: about.waddle.begins

Set in beautifully landscaped communal grounds just moments from both Esher and Claygate High Streets.



HIGHLIGHTS

- Balcony or terrace to all apartments
- Underfloor heating
- Private allocated parking
- Full Fibre broadband
- EPC rating: B

SCHOOLS

- 0.54 miles – Shrewsbury House Pre-Prep (Independent)
- 0.56 miles – Esher Church School (Ofsted Good)
- 0.66 miles – Milbourne Lodge (Independent)
- 0.89 miles – Claygate Primary (Ofsted Good)

AVAILABILITY

Two and three bedroom apartments from £399,999 to £785,000

CONTACT

Show home open 7 days a week from 10am to 5pm
01372 679383
oaklandspark@shanlyhomes.com



A-rated boiler



Insulation to reduce heat loss



Car charging points



Underfloor heating



Smart heating and zoned controls



Heathrow (T5)
18.8 miles



Esher
1 mile



M3 (J2)
5 miles

HAMILTON COURT

High Street, Ripley,

Surrey GU23 6BB

what3words: quit.banks.common

A collection of two, three and four bedroom houses in the charming village of Ripley.



Computer generated illustration

HIGHLIGHTS

- Fitted kitchen with granite worktops and upstands
- Located in the heart of the village
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.23 miles – Ripley Court School (Independent)
- 1.84 miles – Send C of E Primary (Ofsted Good)
- 1.86 miles – Pyrford C of E Primary (Academy)
- 2.13 miles – Hoe Bridge School (Independent)



Car charging points



Insulation to reduce heat loss



Air source heat pumps



Underfloor heating



Smart heating and zoned controls



Heathrow (T5)
15.5 miles



Woking
4.8 miles



M25 (J10)
3 miles

AVAILABILITY

Coming 2026

CONTACT

Register your interest now
01483 359400
hamiltoncourt@shanlyhomes.com



Computer generated illustration

APPLETREE GROVE

Lower Icknield Way, Chinnor,

Oxfordshire OX39 4EB

what3words: navigate.full.bitter

A boutique collection of four-bedroom homes in picturesque Chinnor at the foot of the Chiltern Hills.

HIGHLIGHTS

- Short walk to all local amenities
- Full Fibre broadband
- Underfloor heating
- Predicted EPC rating: B

SCHOOLS

- 0.52 miles – St Andrew's C of E Primary (Ofsted Good)
- 0.74 miles – Mill Lane Primary (Ofsted Good)
- 2.3 miles – Aston Rowant C of E Primary (Ofsted Good)
- 3.25 miles – Princes Risborough Secondary (Academy)

AVAILABILITY

Coming summer 2025

CONTACT

Register your interest now
01865 590240
appletreegrove@shanlyhomes.com



Bi-fold doors to garden



Insulation to reduce heat loss



Underfloor heating**



Smart heating and zoned control



Air source heat pumps*

*Selected plots
**To ground floor



Heathrow (T5)
31.1 miles



Princes Risborough
3.4 miles



M40 (J6)
4 miles

RIVER WALK

Tonbridge, Kent TN9 1DT what3words: oasis.fetch.appear

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



HIGHLIGHTS

- Patio or balcony to most apartments
- Secure undercover private parking
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.3 miles – Slade Primary (Ofsted Outstanding)
- 0.45 miles – Sussex Road Community Primary (Ofsted Good)
- 0.48 miles – Tonbridge School (Independent)
- 0.49 miles – The Judd School (Ofsted Outstanding)

AVAILABILITY

One and two bedroom apartments from £335,000 to £485,000

CONTACT

Show home open 7 days a week from 10am to 5pm
01732 443879
riverwalk@shanlyhomes.com



A-rated boiler



Insulation to reduce heat loss



Car charging points



Underfloor heating



Smart heating and zoned controls



Town centre location



Gatwick 32.8 miles



Tonbridge 0.4 miles



M26 (J2A) 11.3 miles

LIGHTFIELD

High Street, Barnet, London EN5 5XP what3words: output.faced.sweat

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

- Patio, balcony or terrace to most homes
- Gated entrance and parking to most homes
- Full Fibre broadband
- EPC rating: B

SCHOOLS

- 0.03 miles – Barnet and Southgate College (Ofsted Good)
- 0.17 miles – Queen Elizabeth's Girls' School (Ofsted Good)
- 0.57 miles – Queen Elizabeth's School (Ofsted Outstanding)
- 0.79 miles – Monken Hadley C of E Primary (Ofsted Outstanding)

AVAILABILITY

One and two bedroom apartments from £375,000 to £675,000

CONTACT

Show home open 7 days a week from 10am to 5pm
020 8176 8255
lightfield@shanlyhomes.com



A-rated boiler



Insulation to reduce heat loss



Car charging points



Underfloor heating



Smart heating and zoned controls



Solar panels



Town centre location



Luton 23.6 miles



High Barnet 0.7 miles



M25 (J23) 2.5 miles

RECTORY GARDENS

Haywards Heath Road, Balcombe,
West Sussex RH17 6PA

what3words: dispensed.laptop.financial

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



HIGHLIGHTS

- Stone's throw to village pub and cricket club
- Garage and/or driveway to all homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.64 miles – Balcombe C of E Primary (Ofsted Good)
- 1.68 miles – Ardingly College (Independent)
- 1.77 miles – St Peter's C of E Primary (Ofsted Good)
- 2.56 miles – St Mark's C of E Primary (Ofsted Good)

AVAILABILITY

Coming summer 2025

CONTACT

Register your interest now
01444 711646
rectorygardens@shanlyhomes.com



A-rated boiler*



Insulation to reduce heat loss



Car charging points



Solar panels



Air source heat pumps*



Underfloor heating**



Smart heating and zoned controls



Gatwick 8.3 miles



Balcombe 0.6 miles



M25 (J7) 20 miles

*Selected plots **Bathrooms and en-suites



MEADOW RISE

Alton Road, Odiham,
Hampshire RG29 1PL

what3words: scariest.tinkle.topic

Stunning houses and 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

- Short walk to Odiham High Street
- Garage and/or parking to all homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.29 miles – Mayhill Junior (Ofsted Good)
- 0.3 miles – Robert May's Secondary (Ofsted Good)
- 0.34 miles – Buryfields Infant School (Ofsted Good)
- 2.07 miles – Long Sutton C of E Primary (Ofsted Good)

AVAILABILITY

Coming summer 2026

CONTACT

Register your interest now
01256 961030
meadowrise@shanlyhomes.com



A-rated boiler



Insulation to reduce heat loss



Car charging points



Underfloor heating**



Smart heating and zoned controls



Air source heat pumps*

*Selected plots
**To ground floor



Heathrow 28.8 miles



Hook 3.7 miles



M3 (J5) 2.7 miles

THE SHANLY DIFFERENCE

Buying a new home brings with it many benefits,
but the biggest difference of all is buying a Shanly home.

A team that cares

Shanly Homes is privately owned with nearly 60 years of experience and a team that cares about creating a stand-out product in the best locations for our customers. We look forward to many more years of creating homes that last for generations to come.

Distinctive designs

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.



High specification

At Shanly Homes, we don't offer upgrades because we don't need to. Our prices include the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

Exacting standards

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

We listen

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

Customers see the difference

Our valued customers love our Shanly homes and appreciate our helpful team, and some repeat customers have gone up the property ladder with us, while others have purchased other properties as investments.

You help us change lives

Our charity, Shanly Foundation gives over £1.75 million pounds annually to a wide spectrum of charities and organisations that benefit your local community. From young people from disadvantaged backgrounds, the homeless, people with physical disabilities or life limiting illnesses, to the ever-growing need for mental health support, we carefully select charities that do their best to help those most in need.



OUR CUSTOMERS

97.1% of our customers would recommend us to a friend*

“

Shanly Homes were brilliant throughout the sales process. The whole transaction was really smooth, and we had plenty of help along the way. We are enjoying our new home, and the location is brilliant – walking distance to the train station so I can easily get to London for work.

Mr and Mrs Li,
Moorfield Mews, Staines-upon-Thames
4 bedroom house



“

I love living here. I'm so close to the river, there's lots of green space and I'm enjoying exploring the surrounding villages. It's a short walk to the train station and close to the airport – I'm very happy.

Ms Szwarc,
Waterside Quarter, Maidenhead
1 bedroom apartment



“

The location is great – I can walk to both Claygate and Esher, and the railway station is nearby. My terrace is large and usable with plenty of room for a dining area, when it's warm I can spend more time outside.

Mr Hewitt,
Oaklands Park, Esher
3 bedroom apartment



“

We love the location – everything is on our doorstep, the train station is 8-minutes' walk, we love cycling or running the Green Way, and we visit the restaurants and cafés regularly. It's perfect for us.

Ms Shelton and Mr Ingram,
Waterside Quarter, Maidenhead
2 bedroom apartment



*In-house Surveys 2025 Gold Award Winner

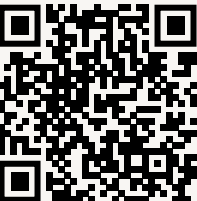
YOUR COMMUNITY



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 £28m 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

SHANLY
— HOMES —

SHANLY HOMES

Sorbon
Aylesbury End
Beaconsfield
Buckinghamshire
HP9 1LW

01494 671331
info@shanlyhomes.com

shanlyhomes.com

SHANLY
— HOMES —