

ASCOT OAKS

ROYAL BERKSHIRE



Ascot Oaks is a beautiful development of two, three and four bedroom homes, ideally situated in the glorious Berkshire countryside, bordering the desirable town of Ascot. These spacious homes all have parking and an EV charging point and the superb specification includes Siemens integrated appliances, Quartz stone worktops, luxury Minoli Italian floor and wall tiles, and Ideal Standard white porcelain sanitaryware. There is an excellent selection of local schools, an abundance of green open space on your doorstep, and Martins Heron station is a short walk away providing trains into London Waterloo.

KEY FEATURES



Built
with care



Car charging points



Smart heating
and zoned controls



Triple glazed
windows



Underfloor
heating



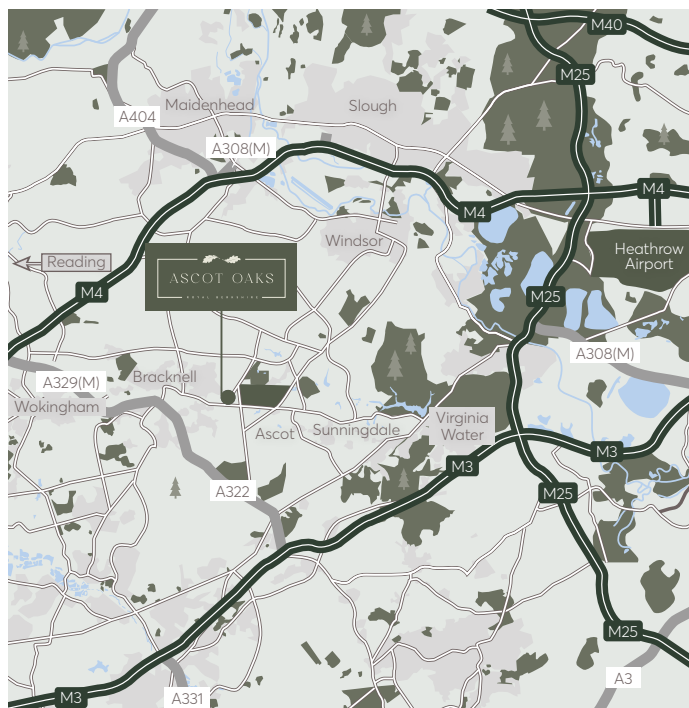
Insulation to
reduce heat loss



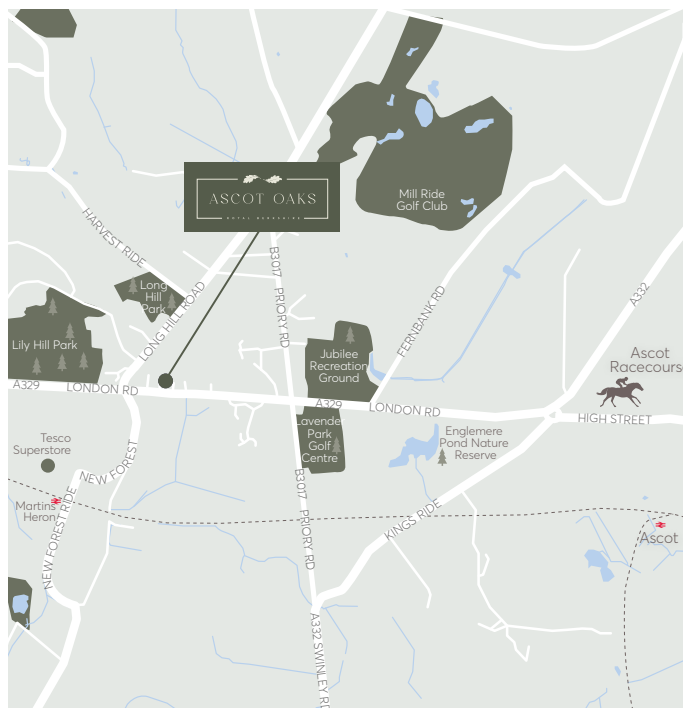
Air source
heat pumps

SHANLY
— HOMES —

WIDER AREA MAP



LOCAL AREA MAP



ESTATE CHARGE:
HOUSES BETWEEN
£313.44 & £463.14 PA.
APARTMENTS BETWEEN
£1,615.84 & £2,486.99 PA

MANAGING AGENT:
REMUS MANAGEMENT
LIMITED

TENURE:
HOUSES - FREEHOLD
APARTMENTS - LEASEHOLD

CAR PARKING:
APARTMENTS - ALLOCATED
HOUSES - GARAGE AND/
OR DRIVE

LOCAL AUTHORITY:
BRACKNELL FOREST COUNCIL

BUILDING INSURANCE:
10-YEAR NHBC WARRANTY

EPC RATING: PREDICTED B

COUNCIL TAX BAND: TBC

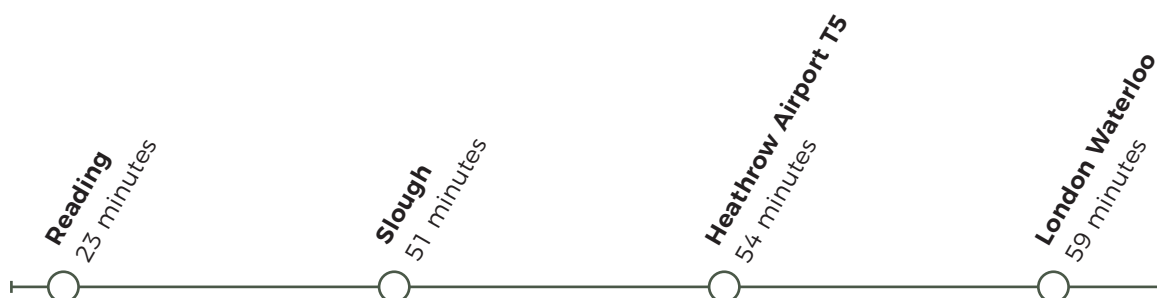
Everything on your doorstep



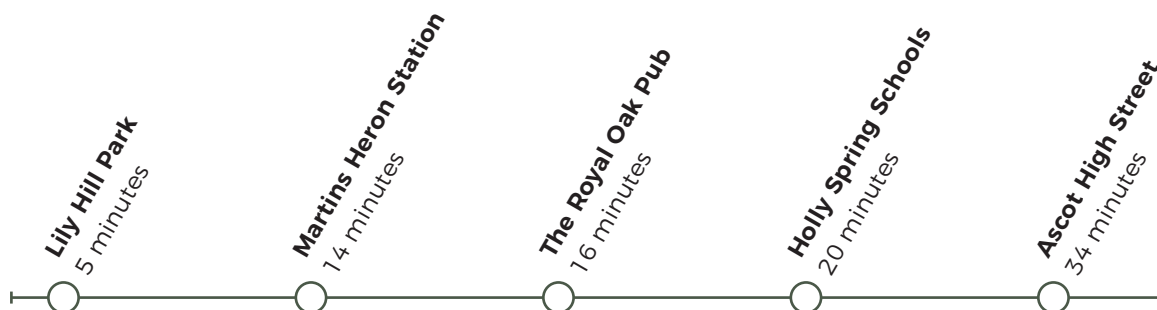
CAR



RAIL



BY FOOT



Supermarkets	Public open space	Gym/leisure	Garage
Tesco Superstore 0.7 miles	Longhill Park 0.4 miles	Lavender Park Golf Centre 0.7 miles	Esso East Berks 1.1 miles
Waitrose 2.0 miles	Old Court House Recreation Ground 0.4 miles	FW Urban Gym 0.8 miles	Hornbill SF Connect (BP) 2.2 miles
Sainsbury's 2.6 miles	Allsmoor Field 0.5 miles	Bracknell Leisure Centre 2.2 miles	Shell Waitrose Bracknell 2.4 miles

SCHOOLS

- Holly Spring Primary
0.76 miles. Good
- Whitegrove Primary
0.89 miles. Good
- Harmans Water Primary
1 mile. Good
- St Joseph's Catholic Primary
1.07 miles. Good
- Ranelagh Secondary
1.31 miles. Academy
- Garth Hill College
1.42 miles. Good

INDEPENDENT SCHOOLS

- Heathfield School
0.25 miles
- LVS Ascot
0.54 miles
- Lambrook School
1.5 miles
- Papplewick School
1.71 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 a 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.

Customer reception and show home open daily, 10am to 5pm

Ascot Oaks, London Road, RG12 9FR

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shanlyhomes.com



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