



THE HOUSES

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Experience the best of connected country living on the  
door step of vibrant Ascot, with easy access to London

Welcome to...



A collection of two, three and four bedroom luxury homes

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# Discover your perfect lifestyle



Shanly Homes is proud to present these beautiful two, three and four bedroom homes, ideally situated in the glorious Berkshire countryside, bordering the desirable town of Ascot.

Ascot Oaks offers a rare quality of life. Relish being near Ascot's many attractions and amenities, while enjoying some of England's most glorious countryside and woodlands. Take advantage of excellent travel links to London and beyond, or explore the nearby Virginia Water Lake or 2,600 acres of lush forestry at Swinley Forest.

Find your idyllic lifestyle, with the perfect blend of country living and entertainment, amenities and facilities in nearby towns to make life simple. The local primary school, convenience stores and pubs are all within walking distance. Martins Heron Station is a 14-minute walk and from here you arrive at London Waterloo in just under an hour. Or hop aboard the new Elizabeth line, transporting you to London Paddington and beyond with convenient, direct and frequent links.

These elegant homes at Ascot Oaks are situated in beautiful landscaping, ensuring a peaceful setting making it the ideal sanctuary for today's modern lifestyles.

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# Why buy new with Shanly Homes

Buying a new home brings with it many benefits, from a 10-year new home warranty, to a host of environmental features, but the biggest difference of all is buying a Shanly home.



## Exacting standards

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

## 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. Your new home includes 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.

## 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.

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# An ideal place to call home



Ascot Oaks is perfectly placed with everything you need in nearby Ascot. When you want to exercise, the well equipped David Lloyd Royal Berkshire has a gym and spa facilities. Relax in the open air at Lily Hill Park, a 5-minute walk from Ascot Oaks. Here you can walk your dog or admire the wildlife in acres of lush green space, woods and meadows.

For your daily shopping needs there are local shops and supermarkets, including a Waitrose & Partners store within a short drive at Sunningdale, Ascot. If you want to browse colourful stalls and source the freshest ingredients, Ascot Farmers' Market is a must-see destination. There are schools, nurseries, and play areas within a 30-minute walk of Ascot Oaks. The University of Reading is 20-minutes by car.

You'll be spoilt for choice when you want a meal out, a trip to the cinema or to meet friends at a country pub. The historic Royal Oak is perfect if you want to watch the big match while enjoying the local atmosphere. The stylish Stag Pub in Ascot High Street has a beer garden and offers everything from light bites to pub classics. Take in a show or watch a film at South Hill Park Arts Centre, 3 miles from Ascot Oaks. Bracknell is 6-minutes away by car and has cinemas, swimming pools, an ice rink and The Lexicon shopping centre.

For an adventurous day out, try Thorpe Park Resort or brave the giant slides at Coral Reef Bracknell's Waterworld. At Windsor, you can visit the historic castle or stroll through the Great Park. To get close to nature, cycle or walk the North Wessex Downs Area of Outstanding Natural Beauty, less than 30-minutes by car, or explore the vast 2,600 acres of land managed by Forestry England at Swinley Forest, only a 7-minute drive away. The picturesque Chiltern and Surrey Hills are both under an hour's drive from Ascot.

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## ASCOT OAKS

ROYAL BERKSHIRE

### On your doorstep

Affluent Ascot is a thoroughbred town which sparkles with style and sophistication. Quaint shops and charming cafés vie for attention on the High Street and the surrounding countryside is home to luxury spas and golf clubs. The world-famous Ascot Racecourse, home to Royal Ascot, offers a spectacular experience and is at the heart of the town's many regal associations. In 1711, Queen Anne was the first member of the Royal Family to see the potential of the location for this most noble of sports. The racecourse still attracts royal visitors and others keen to socialise in this elegant corner of Berkshire.

You'll be a frequent visitor to enchanting Ascot and the lively town with its independent restaurants and entertainment venues. Try the South African inspired Fego, serving up imaginative breakfast and lunches, or Vall de Cavall Spanish restaurant and bar. For that special occasion, you can dine at a choice of Michelin Guide restaurants in the Ascot area. Bluebells is modern and glitzy and serves beautiful European dishes, while the chic Coworth Park Spa Hotel is set in an 18th century building and offers everything from fine dining to fish and chips. For a luxury shopping experience, try Hedone Ascot, celebrating delicious food, fine wines and incredible butchery.

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CGI of Ascot Oaks, indicative only.



# Development Layout







Four bedroom home  
Plots 1, 2, 3, 4(m), 13 & 66

This impressive family home has been designed with flexible living in mind, offering generous amounts of space, including a kitchen/family/dining area with bi-fold doors leading out to a spacious garden, and a designated area for homeworking. There is also a large separate living room with a feature bay window. Bedroom 1 has fitted wardrobes and a spacious en-suite. Bedrooms 2 and 3 are comfortable doubles and benefit from fitted wardrobes. This home also includes a utility room, garage and a separate driveway leading to ample parking.

Total internal area:

153 sq m / 1647 sq ft

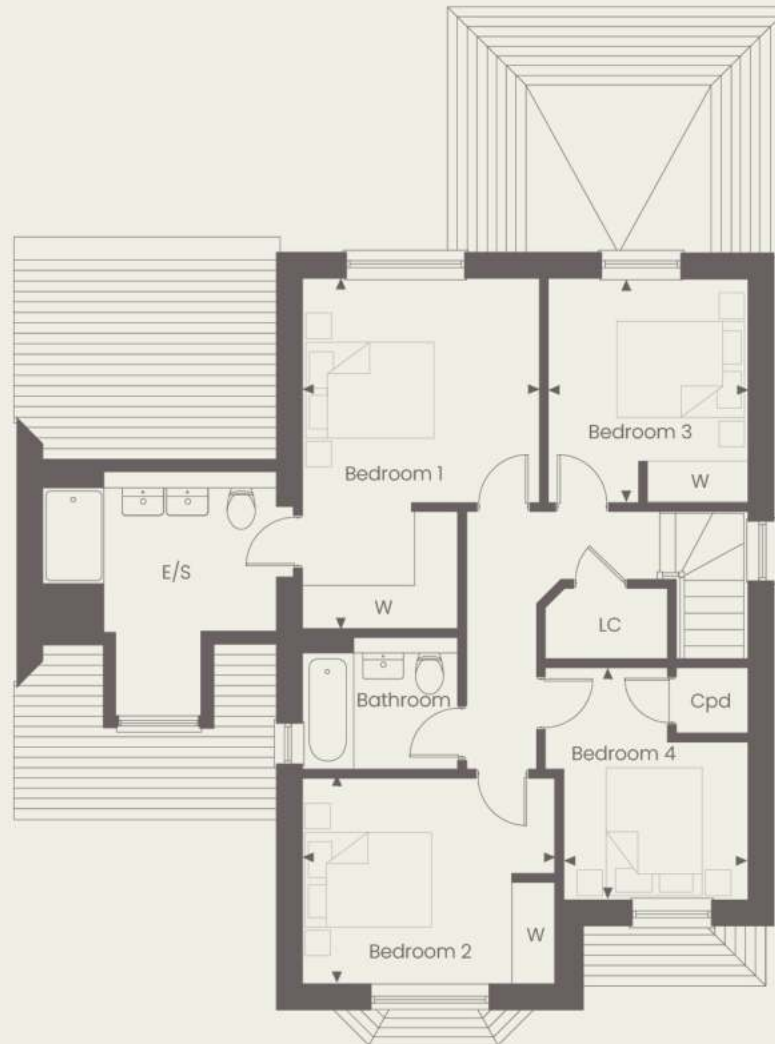
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GROUND FLOOR



FIRST FLOOR



#### GROUND FLOOR

##### Kitchen/Family/Dining

6.65m x 6.55m 21'10" x 21'6"

##### Living Room

5.48m x 4.02m 16'4" x 13'2"

##### Utility

2.39m x 1.88m 7'10" x 6'2"

#### FIRST FLOOR

##### Bedroom 1

5.16m x 3.52m 16'11" x 11'7"

##### Bedroom 2

3.75m x 3.04m 12'4" x 10'0"

##### Bedroom 3

3.31m x 2.93m 10'10" x 9'8"

##### Bedroom 4

3.43m x 3.00m 11'3" x 9'10"

External finishes may vary. Please confirm with sales consultant. ◀ 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. Cpd denotes cupboard. LC denotes linen cupboard. E/S denotes en-suite. (m) denotes mirrored plots. Please contact Sales Consultant for more information.

\*Window to Plots 3 and 13 only



### Three bedroom plus study home Plots 5, 6(m), 7, 8(m), 9, 10(m), 11 & 12(m)

This three bedroom home, set over three floors, offers plenty of contemporary charm. The ground floor has a spacious living/dining room and a stylish, separate kitchen with integrated appliances. This floor also has a cloakroom.

The first floor features two spacious double bedrooms, both benefiting from fitted wardrobes.

Bedroom 1 has the added luxury of an en-suite. A secluded study, ideal for homeworking, completes this floor. The second floor is home to the impressive bedroom 2 which includes large, fitted wardrobes and a sleek en-suite. This home benefits from ample storage and a separate driveway leading to two parking spaces.

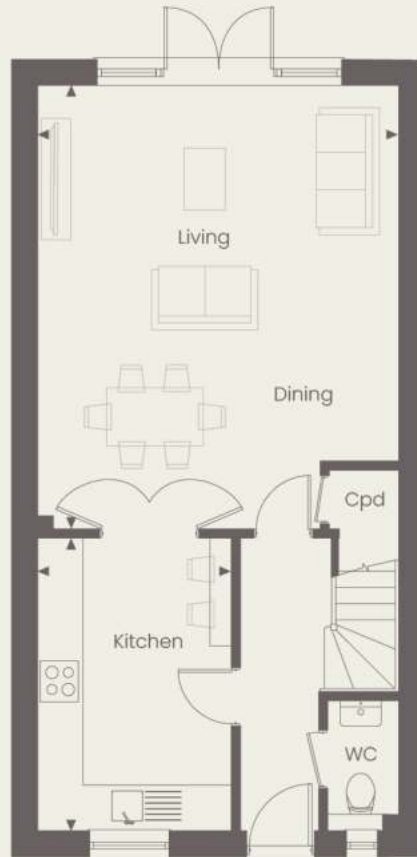
#### Total internal area:

139.2 sq m / 1498 sq ft

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## GROUND FLOOR

### Living/Dining

6.53m x 5.24m 21'5" x 17'2"

### Kitchen

4.29m x 2.86m 14'1" x 9'5"

## FIRST FLOOR

### Study

3.09m x 2.24m 10'2" x 7'4"

### Bedroom 1

5.75m x 2.96m 18'10" x 9'9"

### Bedroom 3

3.75m x 2.96m 12'4" x 9'9"

## SECOND FLOOR

### Bedroom 2

6.53m x 4.15m 21'5" x 13'7"

◀ 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. ☒ Denotes Velux window. W denotes wardrobe. Cpd denotes cupboard. LC denotes linen cupboard. E/S denotes en-suite. (m) denotes mirrored plots. Please contact Sales Consultant for more information.

\* Porch roof runs through 7, 8, 9 and 10  
\*\* No bay to 5, 6, 11 and 12



### Three bedroom home Plots 14 & 17(m)

This stunning three bedroom home is set over two floors. The ground floor features an attractive living/ dining area with plenty of room for homeworking.

Double doors lead out to the garden, a perfect space for entertaining or relaxing with family and friends. Down the hall there is a separate kitchen with integrated appliances, and a cloakroom. Upstairs, bedroom 1 features fitted wardrobes and boasts a stylish en-suite. There is also another double bedroom with fitted wardrobes and a third bedroom which could alternatively be used as a study. This home includes plenty of storage space and two allocated parking spaces.

#### Total internal area:

Plot 14 - 101.2 sq m / 1089 sq ft

Plot 17 - 102 sq m / 1098 sq ft

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GROUND FLOOR



FIRST FLOOR



#### GROUND FLOOR

##### Living/Dining (Plot 14)

5.52m x 5.27m 18'1" x 17'4"

##### Living/Dining (Plot 17)

5.80m x 5.27m 19'0" x 17'4"

##### Kitchen

3.97m x 2.86m 13'0" x 9'5"

#### FIRST FLOOR

##### Bedroom 1

5.64 x 2.94m 18'6" x 9'8"

##### Bedroom 2

3.88m x 2.98m 12'9" x 9'9"

##### Bedroom 3/Study

3.07m x 2.22m 10'1" x 7'3"

◀ 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. Cpd denotes cupboard. LC denotes linen cupboard. W/S denotes workstation. E/S denotes en-suite. (m) denotes mirrored plots. Please contact Sales Consultant for more information.

\*No bay window for Plot 14



## Two bedroom home Plots 15(m) & 16

This contemporary two bedroom home features a large, bright living/dining area with a designated space for homeworking, and attractive double doors leading out to the garden. From the hallway there is a sleek, separate kitchen with integrated appliances. There is also a cloakroom on this floor. The first floor has a spacious main bedroom with fitted wardrobes and a stylish en-suite, a second double bedroom with fitted wardrobes and a family bathroom. This home has ample storage space and two allocated parking spaces.

### Total internal area:

80.2 sq m / 863 sq ft

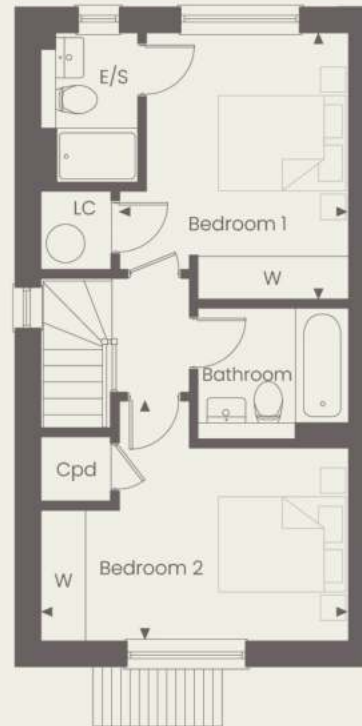
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GROUND FLOOR



FIRST FLOOR



## GROUND FLOOR

### Living/Dining

5.19m x 4.50m 17'0" x 14'9"

### Kitchen

3.63m x 2.08m 11'11" x 6'10"

## FIRST FLOOR

### Bedroom 1

3.90m x 3.35m 12'10" x 11'0"

### Bedroom 2

4.50m x 3.51m 14'9" x 11'6"



### Three bedroom home Plots 68, 69, 70 (m), 71, 72(m) & 73

This stylish three bedroom home is set over three floors. The ground floor features a spacious living/dining area with room for a workstation. Double doors lead out to the garden, making this the perfect space for relaxing or entertaining. The separate shaker style kitchen has integrated appliances. This floor also has a cloakroom. The first floor has two spacious double bedrooms, with bedroom 2 benefiting from fitted wardrobes, and a contemporary family bathroom. The main bedroom is located on the second floor and features fitted wardrobes and a luxurious en-suite. This home benefits from plenty of storage space and comes with two allocated parking spaces.

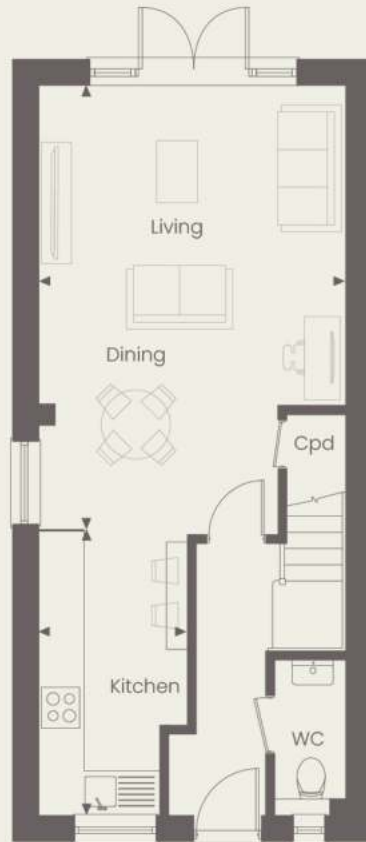
#### Total internal area:

114.3 sq m / 1230 sq ft

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## GROUND FLOOR

### Living/Dining

6.43m x 4.45m 21'1" x 14'7"

### Kitchen

4.28m x 2.17m 14'1" x 7'2"

## FIRST FLOOR

### Bedroom 2

4.50m x 3.41m 14'9" x 11'2"

### Bedroom 3

4.50m x 2.53m 14'9" x 8'4"

## SECOND FLOOR

### Bedroom 1

4.50m x 4.18m 14'9" x 13'9"



### Three bedroom home Plot 22

This stunning home is designed with practicality in mind. The ground floor benefits from a large living/dining area and space for a workstation, with double doors leading out to the garden. The separate kitchen/breakfast room has an attractive bay window and boasts integrated appliances. There is also a cloakroom on this floor. The first floor has an impressive main bedroom which features fitted wardrobes and a stylish en-suite, a second double bedroom with fitted wardrobes, a third bedroom and a contemporary family bathroom. This home has plenty of storage, and a private driveway leading to two parking spaces.

#### Total internal area:

111.5 sq m / 1200 sq ft

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GROUND FLOOR



FIRST FLOOR



## GROUND FLOOR

### Living/Dining

5.56m x 5.30m 18'3" x 17'5"

### Kitchen/Breakfast Room

5.36m x 3.18m 17'7" x 10'5"

## FIRST FLOOR

### Bedroom 1

6.19m x 3.22m 20'4" x 10'7"

### Bedroom 2

3.94m x 3.24m 12'11" x 10'7"

### Bedroom 3/Study

2.76m x 2.42m 9'1" x 7'11"



### Three bedroom home Plot 74

Designed for family life, this impressive three bedroom home has a generous kitchen/family/dining area with double doors leading out to the garden, the perfect place for relaxing with family and friends. A separate living room is also featured on the ground floor, with a designated space for homeworking. This floor also has a utility room and a separate cloakroom. The first floor benefits from a large main bedroom which has fitted wardrobes and a stylish en-suite, another two double bedrooms and a contemporary family bathroom. This home also benefits from a separate driveway leading to two parking spaces.

#### Total internal area:

123.70 sq m / 1332 sq ft

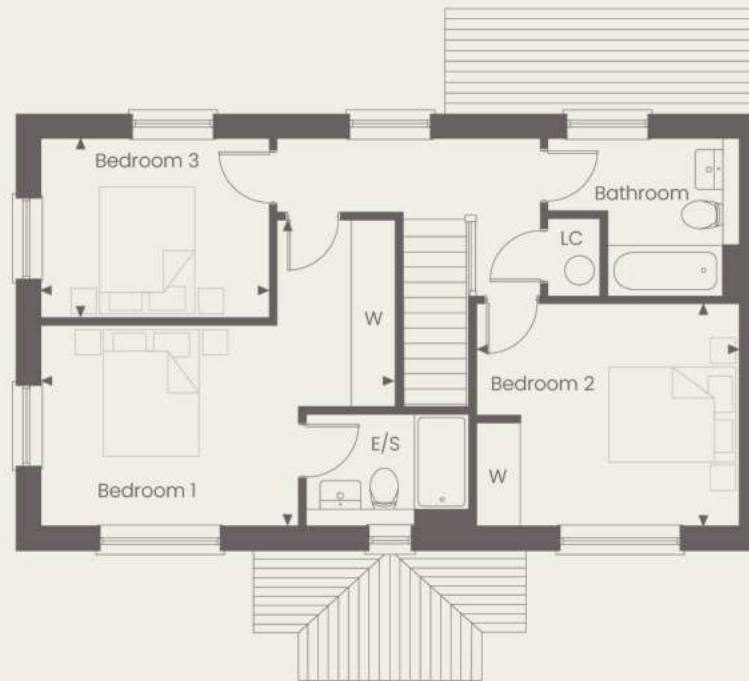
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

##### Kitchen/Family/Dining

7.00m x 3.82m 23'0" x 12'7"

##### Living Room

5.65m x 3.98m 18'6" x 13'0"

##### Utility

2.17m x 1.85m 7'1" x 6'1"

#### FIRST FLOOR

##### Bedroom 1

5.19m x 4.50m 17'1" x 14'9"

##### Bedroom 2

3.85m x 3.24m 12'8" x 10'7"

##### Bedroom

3.37m x 2.62m 11'1" x 8'7"



### Four bedroom home Plot 67(m)

This impressive four bedroom home features an open-plan kitchen/family/dining room with bi-fold doors leading out to the garden, perfect for entertaining, relaxing or homeworking, with a designated work space available. There is also a large separate living room. On the first floor, there is a large main bedroom with fitted wardrobes and a stylish en-suite, alongside two equally spacious double bedrooms, all with fitted wardrobes. This floor also houses the family bathroom and a fourth bedroom. This home benefits from storage space, a garage and a private driveway leading to three parking spaces.

#### Total internal area:

155.5 sq m / 1672 st ft

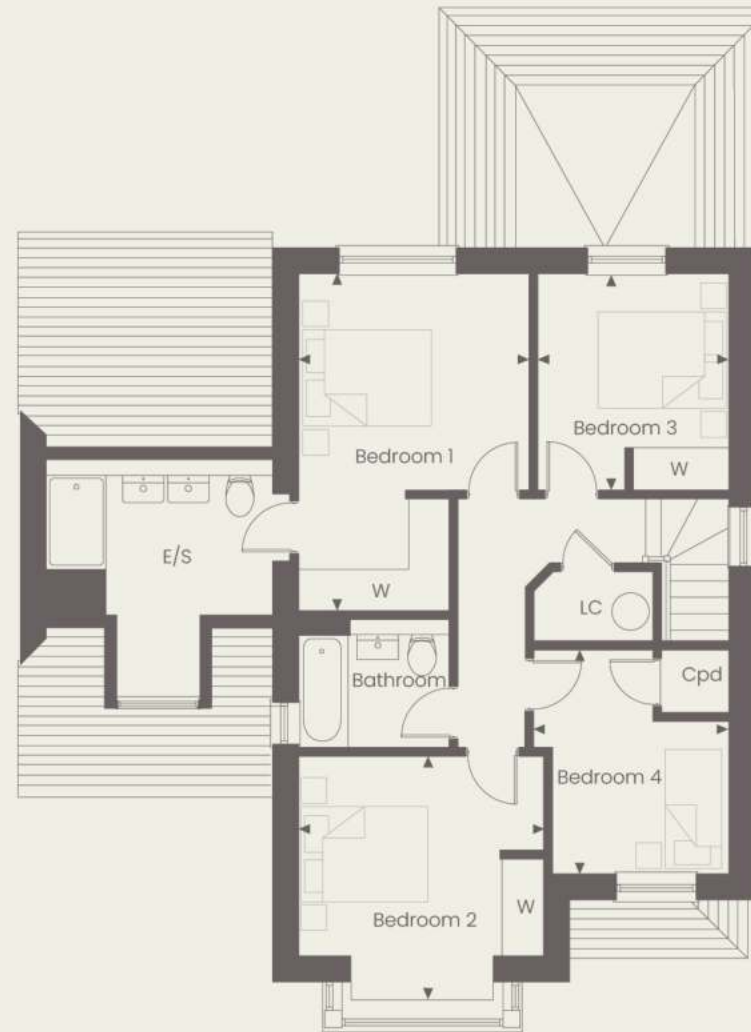
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GROUND FLOOR



FIRST FLOOR



## GROUND FLOOR

### Kitchen/Family/Dining

6.65m x 6.55m 21'10" x 21'6"

### Living Room

5.67m x 4.02m 18'7" x 13'2"

### Utility

2.39m x 1.88m 7'10" x 6'2"

## FIRST FLOOR

### Bedroom 1

5.16m x 3.52m 16'11" x 11'7"

### Bedroom 2

3.76m x 3.75m 12'4" x 12'4"

### Bedroom 3

3.31m x 2.93m 10'10" x 9'8"

### Bedroom 4

3.43m x 3.00m 11'3" x 9'10"



### Three bedroom home Plots 23 & 24(m)

This stylish three bedroom home is set over two floors. The ground floor boasts an impressive living/dining room, perfect for relaxing and entertaining family and friends, a separate kitchen and space for a workstation.

This floor also has a cloakroom. On the first floor, the main bedroom features fitted wardrobes and a stylish en-suite, a second double bedroom with fitted wardrobes, a third bedroom and a contemporary family bathroom. This home benefits from ample storage and a private driveway leading to two parking spaces.

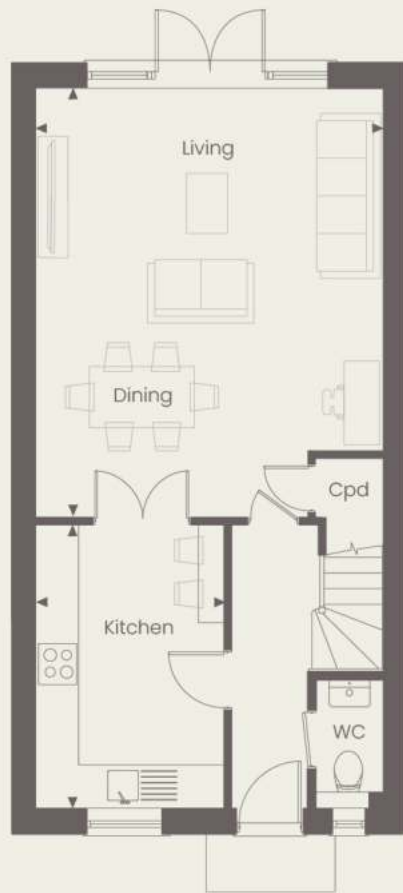
#### Total internal area:

108.6 sq m / 1169 sq ft

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GROUND FLOOR



FIRST FLOOR



## GROUND FLOOR

### Living/Dining

6.53m x 5.29m 21'5" x 17'4"

### Kitchen

4.29m x 2.86m 14'1" x 9'5"

## FIRST FLOOR

### Bedroom 1

5.75m x 2.96m 18'10" x 9'9"

### Bedroom 2

3.75m x 2.96m 12'4" x 9'9"

### Bedroom 3

3.05m x 2.23m 10'0" x 7'4"

# Spectacular specification



## Kitchen

- Bespoke kitchen units designed by Kitchen Contracts are complemented by hard-wearing Quartz stone worktops, upstands and splashbacks
- All appliances are integrated and are Siemens:
- A-rated fan assisted 71L capacity single oven with fast preheat and ecoClean features
- 4-zone induction hob with Power Boost function for speed and energy saving to homes 5-12, 14-17, 22-24 and 68-74
- 5-zone induction hob with combi zone for large cookware, and Power Boost function for speed and energy saving to homes 1-4, 13, 66 and 67
- Combination 44L capacity microwave. Plots 14-17 have standard 20L wall microwaves
- Full height 50/50 fridge/freezer with super freeze and no frost functions
- Full size 12-place settings dishwasher with voice control and Home Connect (via app)
- 7kg washer/4kg dryer to all homes without a separate utility room
- Separate 8kg washing machine and 8kg tumble dryer to utility room of homes 1-4, 13, 66, 67 and 74
- Telescopic cooker hood
- 1810 Company undermounted stainless steel satin finish sink with 1810 Company Courbe curved spout mixer tap

- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate chrome switches to create ambience

## Bathrooms & en-suites

- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray to en-suites
- Crosswater toughened glass and stainless-steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome heated towel rail
- Chrome shaver point
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel and downlights to mirror



## Interior

- Underfloor heating to ground and upper floors
- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Triple glazed white uPVC windows with security locks and polished chrome handles
- Bi-fold doors to homes 1-4, 13, 66 and 67, French doors to all other homes, leading onto the rear garden
- Fitted wardrobes with shelf and hanging rail to main and second bedroom. Homes 1-4, 13, 66 and 67 also have fitted wardrobes to bedroom 3
- Vertical panel moulded cottage style internal doors with chrome ironmongery
- Mains powered heat and smoke detectors with battery back-up
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves

## Exterior

- Garage to homes 1-4, 13, 66 and 67 with electric door and personal UPVc door into utility room, private parking to all other homes
- Zaptec Go electric car charging point
- High-grade IG Doors composite 'Secured by Design' front door with chrome furniture
- Indian sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket at either rear or side of home for easy garden maintenance
- Up/down chrome outdoor PIR light to front porch and at rear to French doors or bi-fold doors
- The houses at Ascot Oaks are of traditional masonry

## Environmental

- Bat boxes, bat bricks, a beetle hotel, insect hotel, and hedgehog highway have all been incorporated within the overall development design to encourage biodiversity

## Better for you, better for the environment

- New build homes emit up to 61% less carbon a year than that of an older property\*
- New build homes can make energy bills up to 64% cheaper than those of an older property providing an annual saving of up to £2,200 per year\*

Our new homes at Ascot Oaks benefit from:

- Energy efficient Vaillant Air Source Heat Pumps providing heating and hot water
- Triple glazed windows providing a high level of thermal insulation and reduced heat loss
- Underfloor heating throughout providing lower energy consumption
- Zoned heating and smart controls for efficiency
- Induction hob for increased safety and to reduce energy consumption through rapid heating up time
- Full size dishwasher to minimise usage times
- Microwave oven for rapid cooking reducing energy usage
- Dual flush mechanisms to all toilets to reduce water use
- Low energy LED light fittings to all homes
- PIR external lighting to minimise unnecessary usage
- Predicted EPC rating: B



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NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details). 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.

\*HBF Watt a Save Report - Updated June 2024

# Our commitment to you



Little Green, Aston Clinton



## 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 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. Shanly Homes is a registered developer with the NHQB.





Thameside, Windsor



Magna Gardens, Purley on Thames



Widbrook Lodge, Maidenhead

## 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.

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 work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling 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 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 developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We 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.

We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

## 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, which is financed entirely by the profits generated by the Shanly Group of companies.

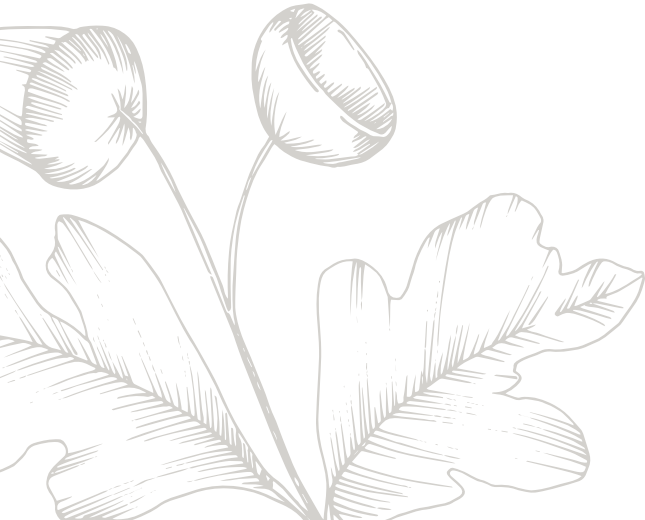
To date Shanly Group and Shanly Foundation have contributed in excess of £28m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.

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# Location and travel connections

Excellent road and rail connections make life simple whether you are travelling for work or pleasure. Ascot Oaks is well placed for easy access to the M4, M3 and M25. You can walk to Martins Heron Station from where direct trains take you to London Waterloo in 59-minutes. Maidenhead Station is a 21-minute drive and provides the fastest journey to London Paddington taking just 19-minutes, or you can make use of the convenient Elizabeth Line, with frequent departures. Close by Ascot Train Station also offers direct trains to London.



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## Ascot Oaks London Road, RG12 9FR

### TRAVEL TIME BY RAIL (FROM MARTINS HERON STATION)

Reading	23 minutes
Slough	51 minutes
Heathrow Airport T5	54 minutes
London Waterloo	59 minutes

### DISTANCES BY ROAD (FROM ASCOT OAKS)

Ascot	1.9 miles
Bracknell	1.8 miles
Windsor	7.8 miles
Maidenhead	10.4 miles
Reading	14 miles

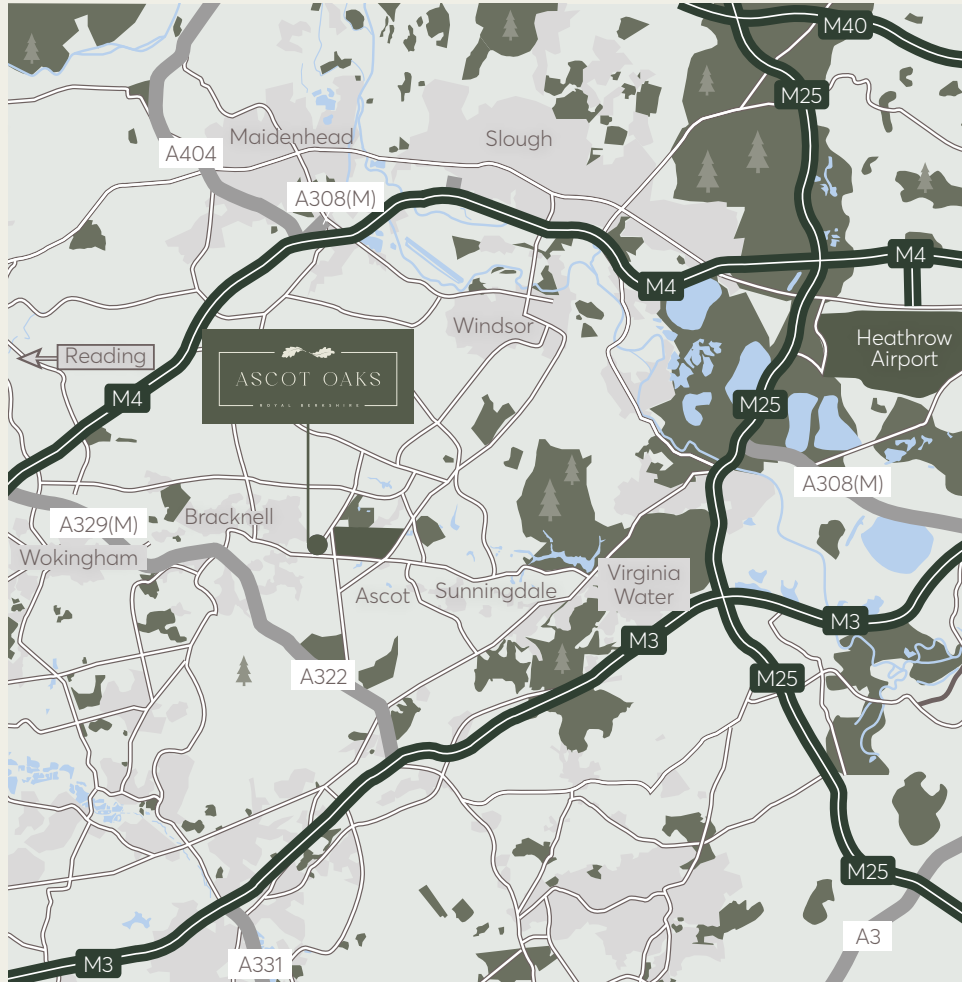
### TRAVEL TIME BY FOOT (FROM ASCOT OAKS)

Lily Hill Park	5 minutes
Martins Heron Station	14 minutes
The Royal Oak Pub	16 minutes
Holly Spring Primary & Junior Schools	20 minutes
Ascot High Street	34 minutes

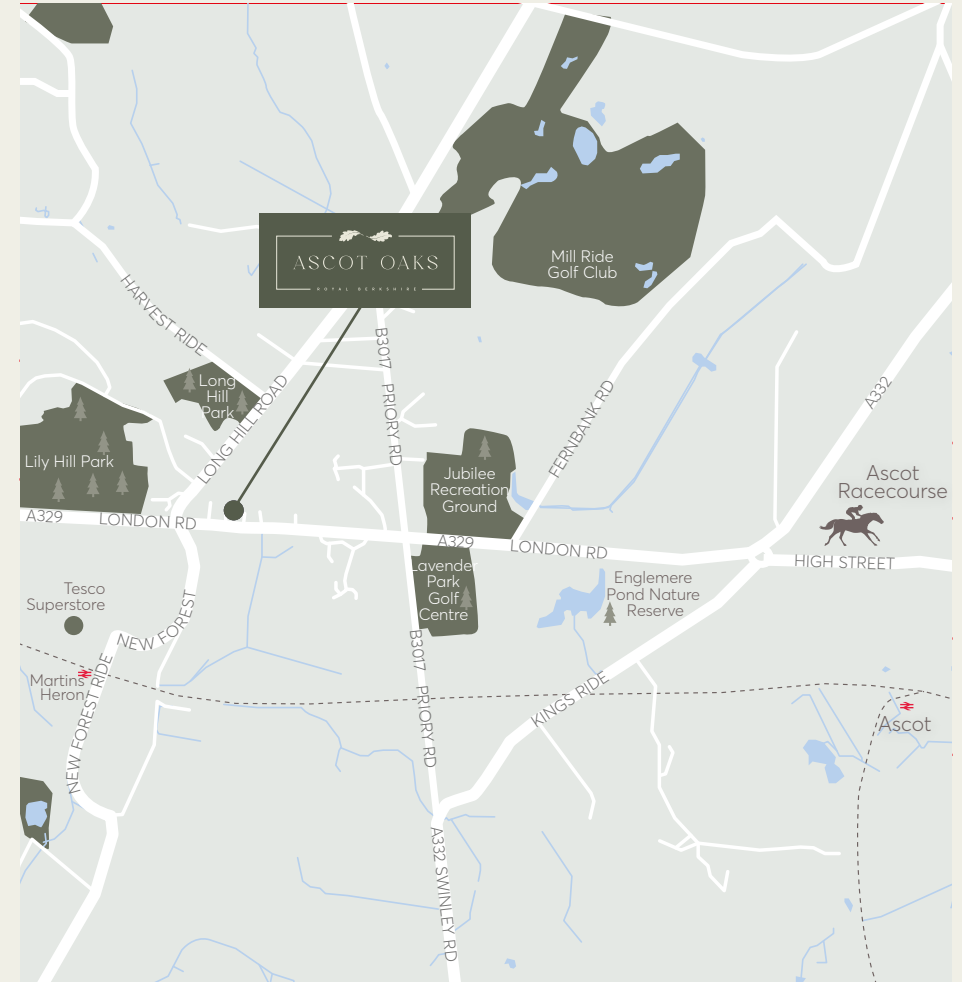




WIDER AREA MAP



LOCAL AREA MAP



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 office. Maps are not to scale – approximate journey times taken from National Rail and Google – January 2025. Ref: 1295

