



CHARTER
PLACE
BEACONSFIELD

BLYTON HOUSE

SHANLY
— HOMES —

Experience contemporary living at this collection of one and two bedroom apartments in one of Buckinghamshire's most sought-after towns

Welcome to Blyton House at



CHARTER
PLACE

A desirable address in Beaconsfield New Town.
This distinguished collection of one and two bedroom apartments has been designed for those who appreciate convenience, comfort and style in equal measure.

Beautiful new homes, perfectly placed to enjoy the best of Beaconsfield living



Effortless living in the heart of Beaconsfield

*Nestled in a prime Beaconsfield location,
Charter Place offers a refined selection
of apartments created for modern living.*



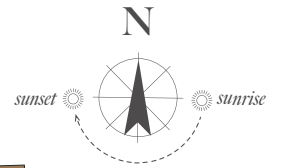
Images shown are of Charter Place show home.



Whether you're downsizing in search of a more relaxed way of life, seeking a convenient lock-up-and-leave home, or looking to immerse yourself in the heart of Beaconsfield, with its array of cafés, restaurants and bars, Charter Place offers the perfect balance. Just a short walk from the mainline station, providing fast and convenient links to London, it combines outstanding connectivity with an enviable town-centre setting.

From the quality of the finishes to the carefully selected specification, every home reflects Shanly Homes' commitment to creating homes of enduring quality.





Designed for comfort and community

Beautifully designed apartments surrounded by landscaped gardens in the heart of Beaconsfield New Town

Charter Place has been thoughtfully designed to blend timeless architecture with a modern lifestyle. Set within landscaped gardens with carefully planned planting, private parking and secure gated access, the development offers a sense of both exclusivity and community. Each apartment has been created with light, space and comfort in mind, offering a stylish and practical home within moments of all that Beaconsfield has to offer.

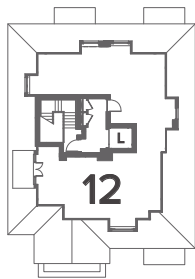
When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only. Some of our homes have stepped access to the property. Levels should be confirmed with the sales consultant prior to reserving.

B/S denotes bin store

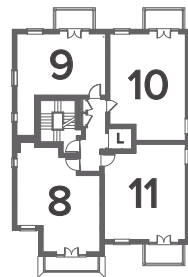


Introducing Blyton House

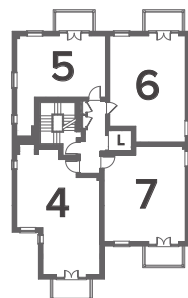




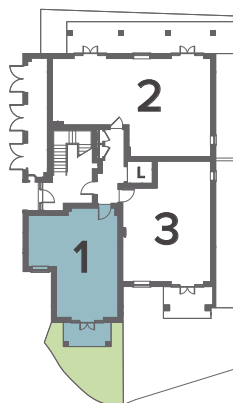
Third Floor



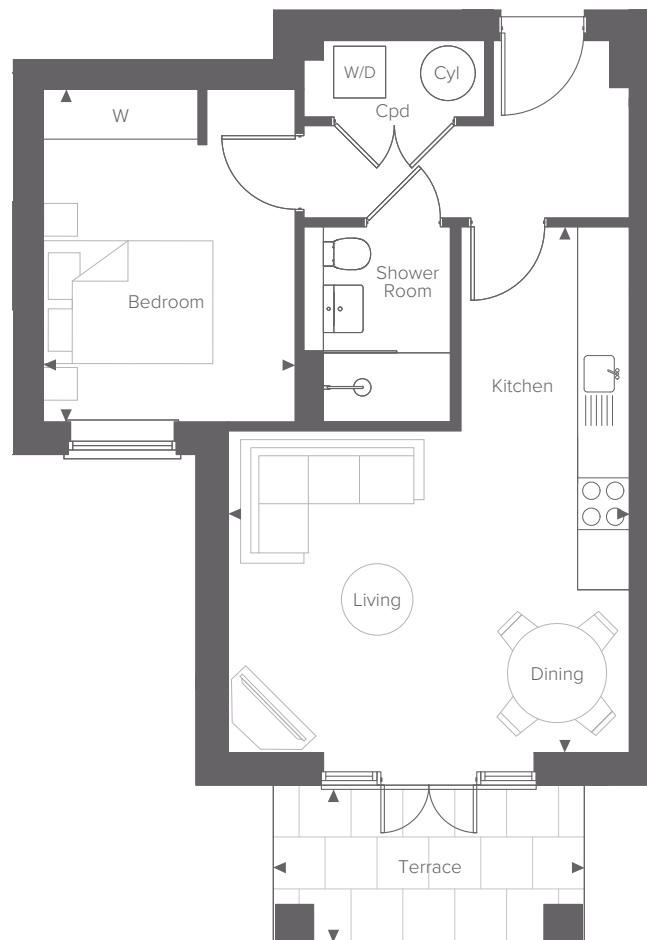
Second Floor



First Floor



Ground Floor



CHARTER PLACE

BLYTON HOUSE

No. 1 1 Bedroom Apartment

A bright and welcoming one bedroom apartment. The well planned open plan kitchen / dining / living room flows naturally towards a private south facing terrace, creating a wonderful sense of openness. The bedroom features fitted wardrobes with sliding doors.

Total internal area approx:
45.9 sq.m. / 494 sq.ft.

Kitchen/Dining/Living
6.08m x 4.64m 19'9" x 15'3"

Bedroom
3.85m x 2.91m 12'8" x 9'7"

Terrace
3.60m x 1.82m 11'8" x 6'0"

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. E/S denotes en-suite. CYL denotes cylinder. W/D denotes washer/dryer. L denotes Lift. Please contact Sales Consultant for more information.

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CHARTER PLACE

BLYTON HOUSE

No. 2 2 Bedroom Apartment

This stand out two bedroom home offers generous living space, with a spacious open-plan kitchen / dining / living room leading onto an impressive terrace that's perfect for summer dining. Bedrooms are well proportioned, with fitted wardrobes to both with bedroom one featuring an en-suite shower room and terrace access.

Total internal area approx:

72.1 sq.m. / 777 sq.ft.

Kitchen/Dining/Living

7.37m x 4.03m 24'2" x 13'3"

Bedroom 1

5.00m x 4.21m 16'5" x 13'10"

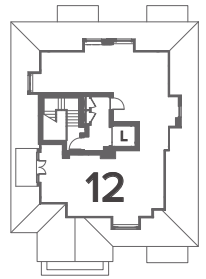
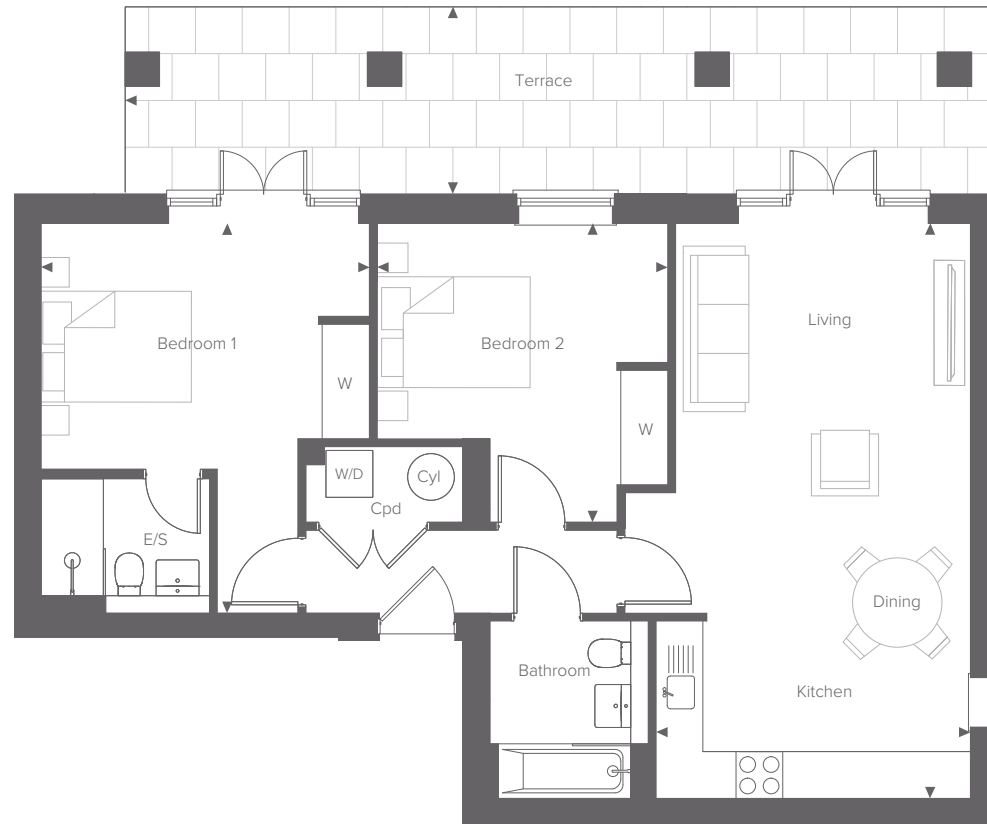
Bedroom 2

3.27m x 2.88m 10'9" x 9'6"

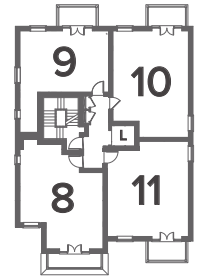
Terrace

11.21m x 2.40m 36'8" x 7'9"

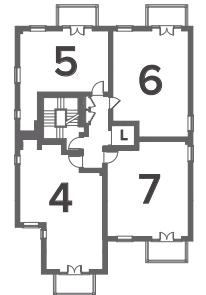
SHANLY
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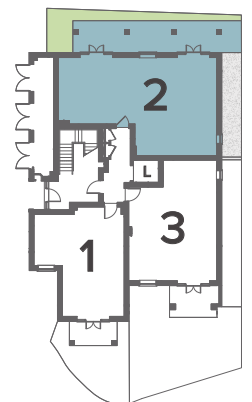
Third Floor



Second Floor

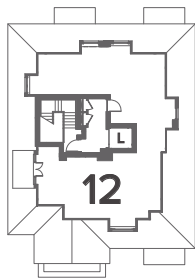


First Floor

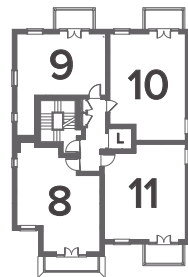


Ground Floor

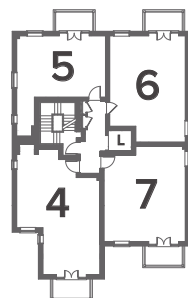
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Third Floor



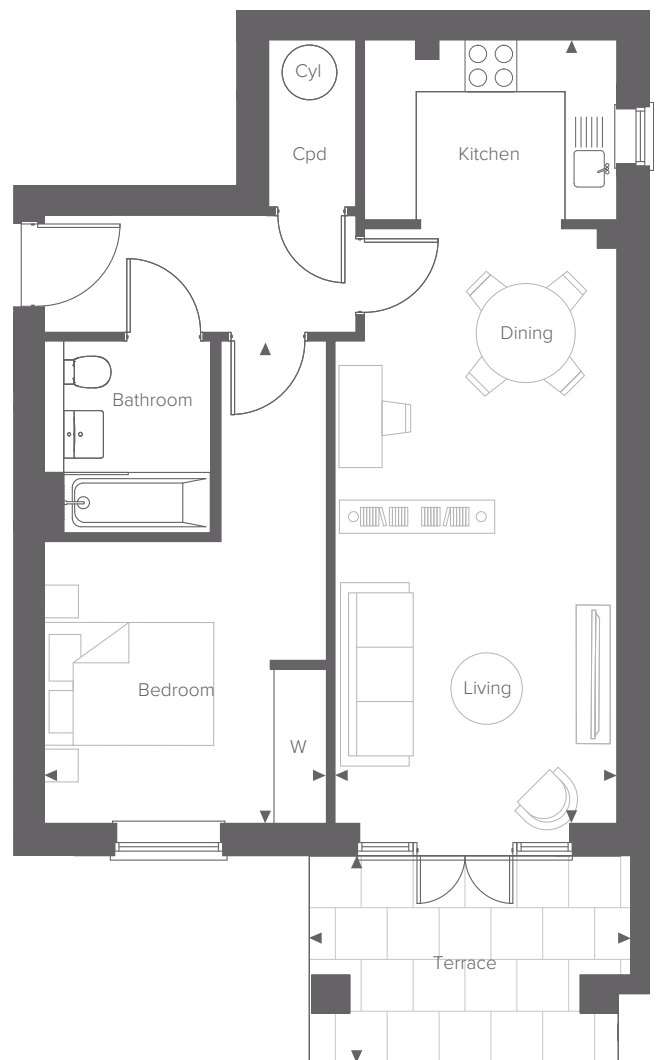
Second Floor



First Floor



Ground Floor



CHARTER PLACE

BLYTON HOUSE

No. 3 1 Bedroom Apartment

A well-balanced one bedroom home where the generous kitchen / dining / living space opens on to a south facing private terrace, offering an inviting spot for morning coffee or evening drinks. The double bedroom features a fitted wardrobe, while a stylish bathroom and storage is located off the central hallway.

Total internal area approx:

54.8 sq.m. / 589 sq.ft.

Kitchen/Dining/Living

9.06m x 3.26m

29'7" x 10'8"

Bedroom

5.63m x 3.26m

18'6" x 10'8"

Terrace

3.57m x 2.40m

11'7" x 7'9"

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CHARTER PLACE

BLYTON HOUSE

No. 4 1 Bedroom Apartment

This stylish one bedroom apartment boasts a spacious open plan kitchen / dining / living room that offers the flexibility to work from home, host friends or simply relax. French doors open onto a private south facing balcony, providing all-important outdoor space, while the bedroom features a fitted wardrobe.

Total internal area approx:

56.5 sq.m. / 608 sq.ft.

Kitchen/Dining/Living

7.92m x 4.64m 26'0" x 15'3"

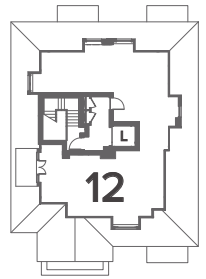
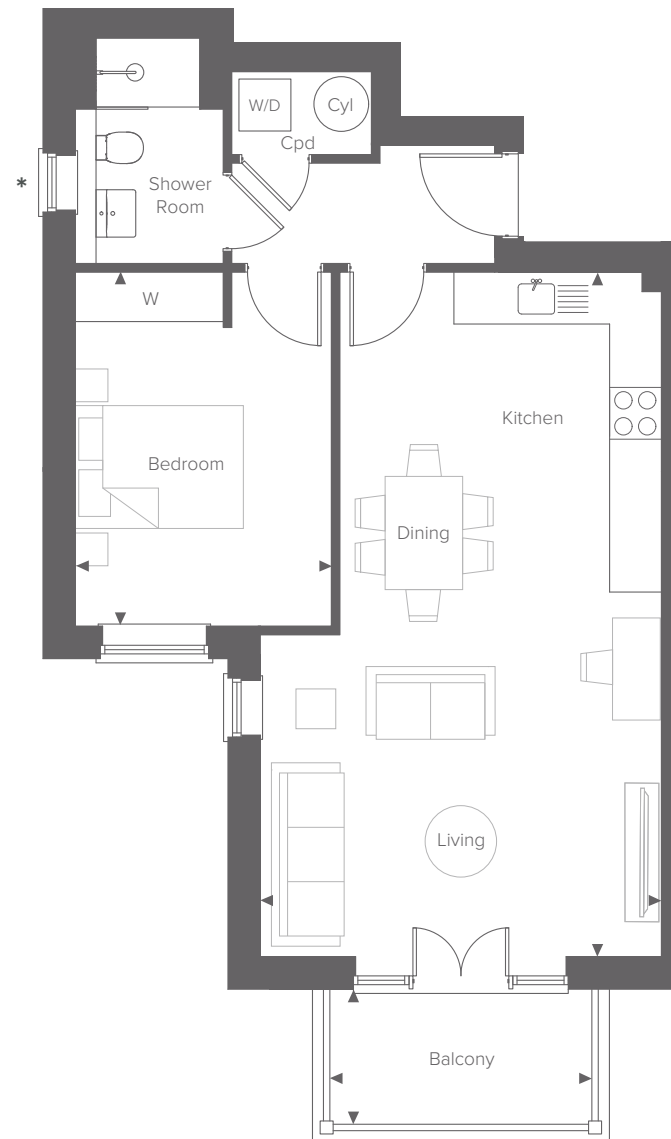
Bedroom

4.09m x 2.96m 13'2" x 9'9"

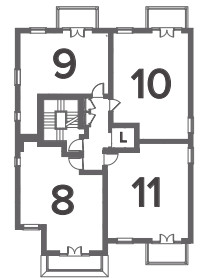
Balcony

3.43m x 1.76m 11'7" x 5'8"

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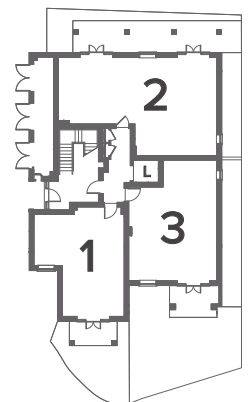
Third Floor



Second Floor

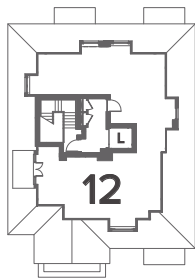


First Floor

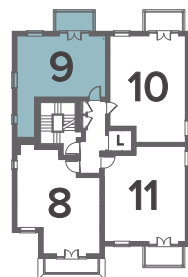


Ground Floor

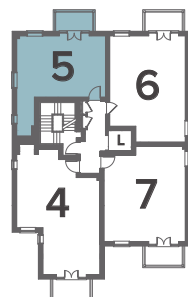
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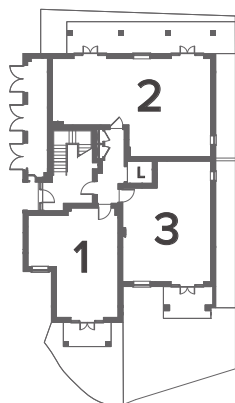
Third Floor



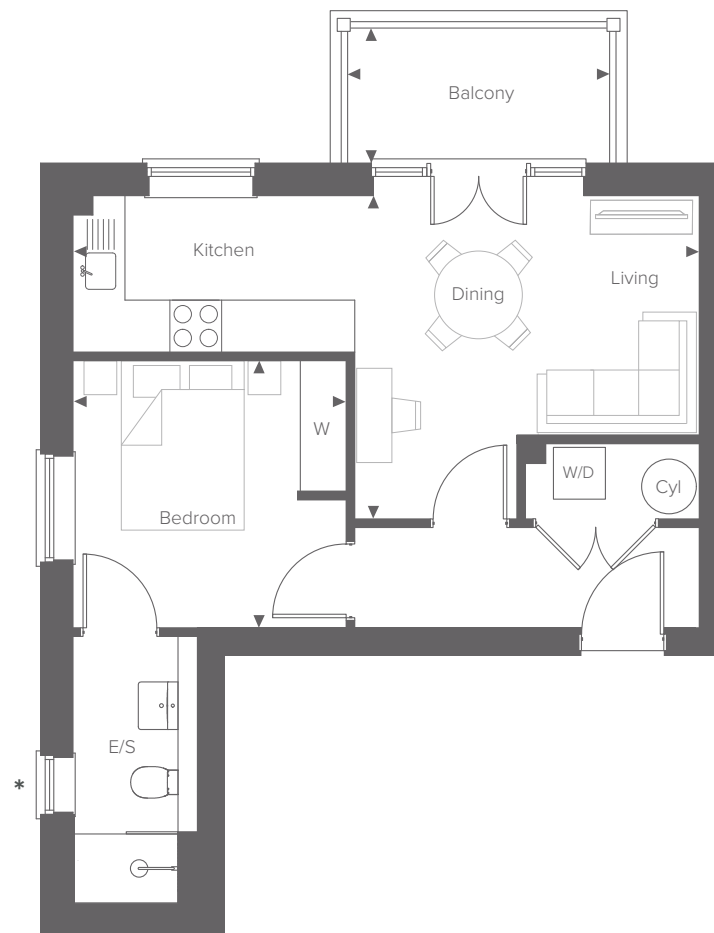
Second Floor



First Floor



Ground Floor



CHARTER PLACE

BLYTON HOUSE

Nos. 5 & 9 1 Bedroom Apartment

This open plan one bedroom apartment offers both style and space. The kitchen / dining / living room opens onto a private balcony that enhances the sense of space, while the bedroom offers a fitted wardrobe. A modern en-suite and utility cupboard maximise comfort and convenience.

Total internal area approx:

41.1 sq.m. / 442 sq.ft.

Kitchen/Dining/Living

7.24m x 3.74m 23'9" x 12'3"

Bedroom

3.11m x 3.09m 10'3" x 10'2"

Balcony

3.43m x 1.76m 11'7" x 5'8"

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CHARTER PLACE

BLYTON HOUSE

Nos. 6 & 10 1 Bedroom Apartment

A well planned one bedroom apartment ideal for a flexible lifestyle. The open-plan kitchen / dining / living room leads onto a balcony, giving the home a bright, airy atmosphere.

The spacious bedroom includes a fitted wardrobe and the stylish bathroom is located just down the hall.

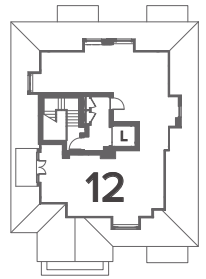
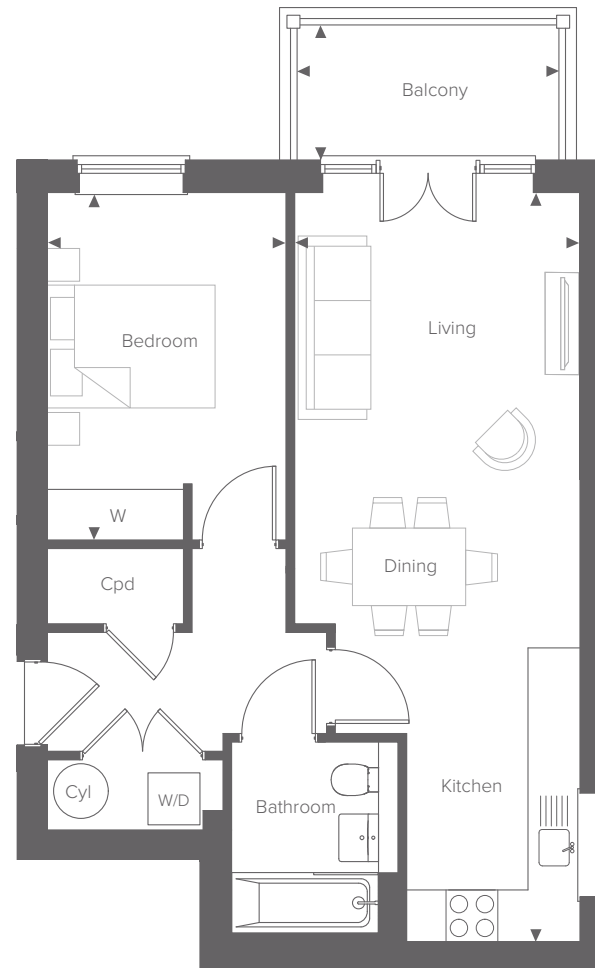
Total internal area approx:
50.6 sq.m. / 544 sq.ft.

Kitchen/Dining/Living
8.67m x 3.30m 28'5" x 10'7"

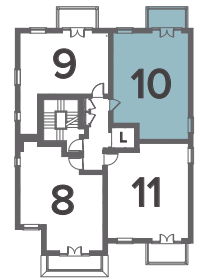
Bedroom
4.02m x 2.76m 13'2" x 9'1"

Balcony
3.43m x 1.76m 11'7" x 5'8"

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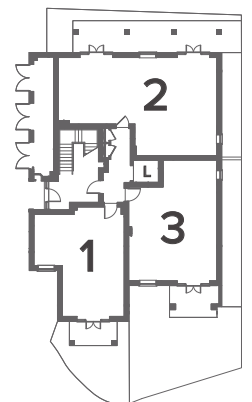
Third Floor



Second Floor

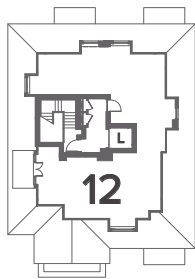


First Floor

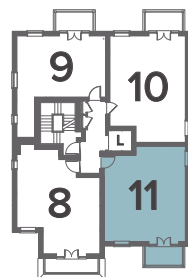


Ground Floor

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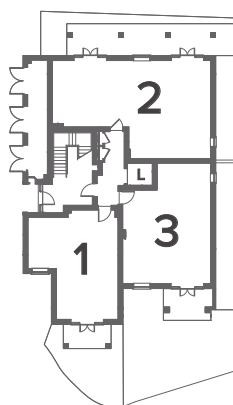
Third Floor



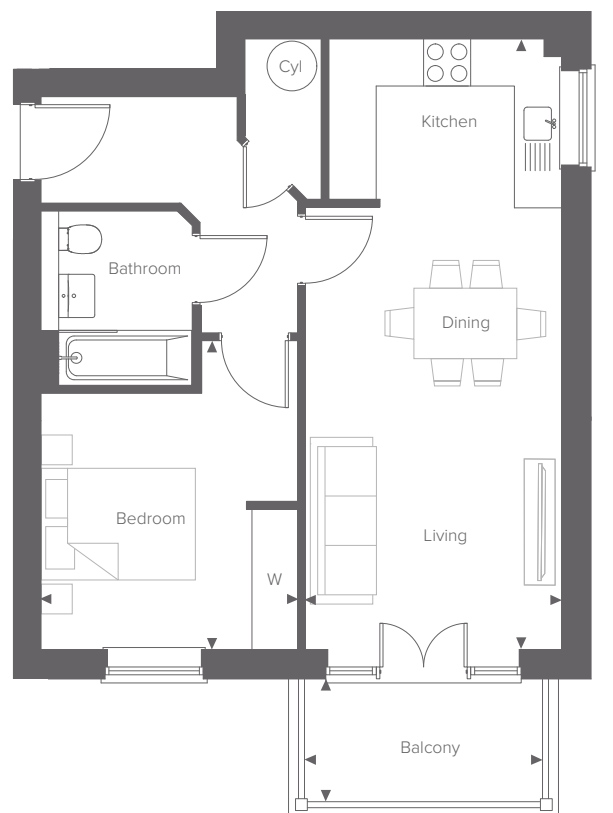
Second Floor



First Floor



Ground Floor



CHARTER PLACE

BLYTON HOUSE

Nos. 7 & 11 1 Bedroom Apartment

This one bedroom home features a spacious kitchen / dining / living room, with French doors leading onto a south facing balcony that seamlessly extends the living area and adds flexibility throughout the year.

The bedroom offers a fitted wardrobe, while the contemporary bathroom completes the picture.

Total internal area approx:

49.6 sq.m. / 533 sq.ft

Kitchen/Dining/Living

7.77m x 3.26m 25'6" x 10'8"

Bedroom

3.93m x 3.26m 18'6" x 12'11"

Balcony

3.43m x 1.76m 11'7" x 5'8"

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CHARTER PLACE

BLYTON HOUSE

No. 8 1 Bedroom Apartment

A one bedroom home offering a generous open-plan kitchen / dining / living room that leads onto a full-width south facing balcony, creating an inviting social space that's perfect for entertaining on balmy summer evenings. The bedroom includes a fitted wardrobe and easy access to the contemporary shower room.

Total internal area approx:

48.6 sq.m. / 523 sq.ft.

Kitchen/Dining/Living

6.23m x 4.64m 20'5" x 15'3"

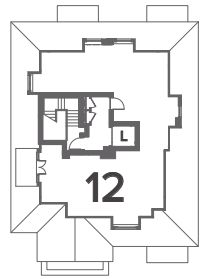
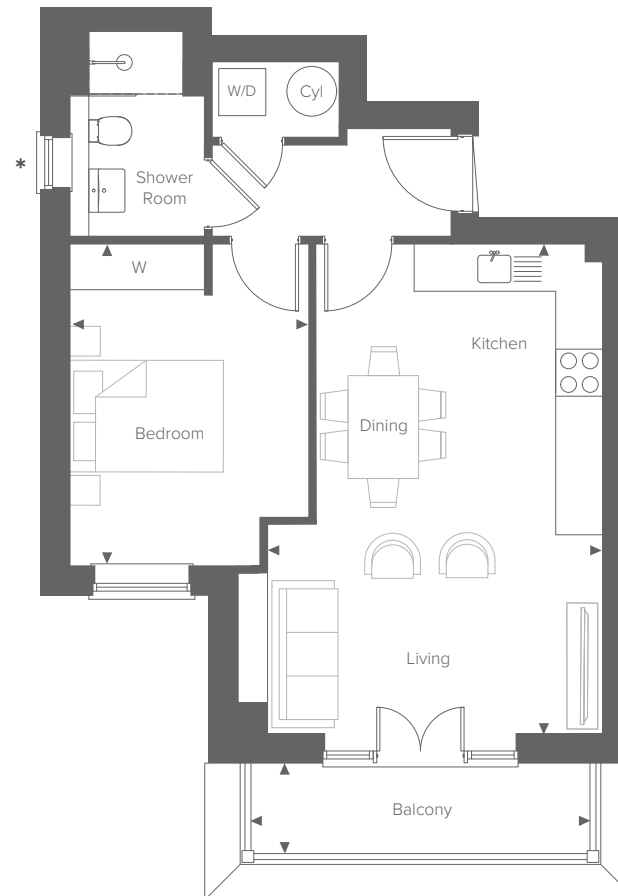
Bedroom

4.09m x 2.71m 13'2" x 8'10"

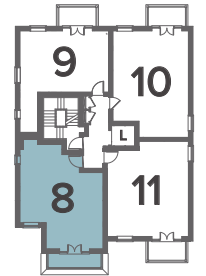
Balcony

4.59m x 1.20m 15'1" x 3'9"

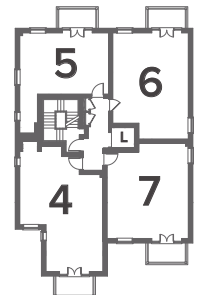
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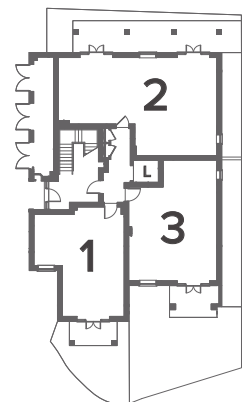
Third Floor



Second Floor

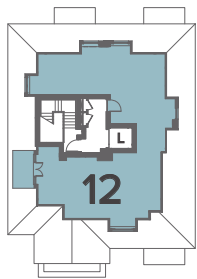


First Floor

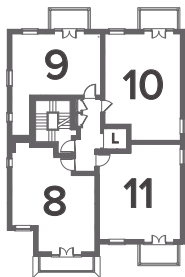


Ground Floor

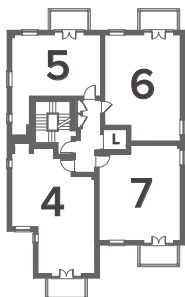
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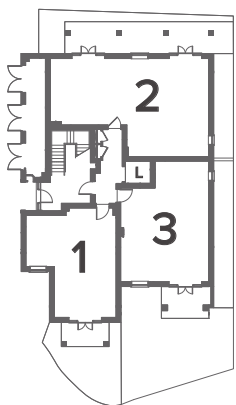
Third Floor



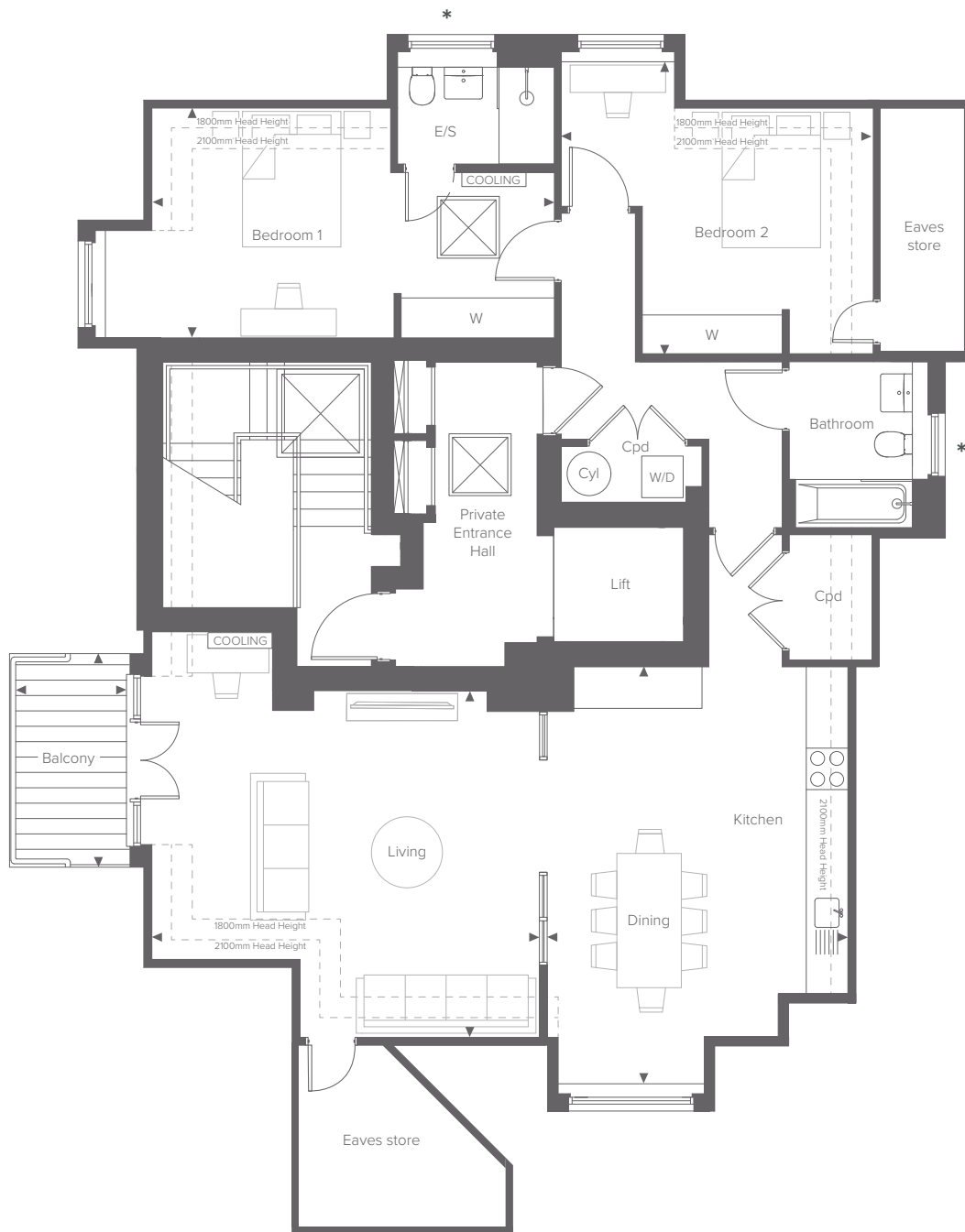
Second Floor



First Floor



Ground Floor



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 --- denotes reduced head height. ☒ denotes skylight. Please contact Sales Consultant for more information.



CHARTER PLACE

BLYTON HOUSE

No. 12 2 Bedroom Penthouse

This exceptional penthouse apartment offers expansive living with a private lift access via the communal lift. A generous open plan kitchen / dining / living area flows seamlessly onto a balcony, perfect for entertaining. Two well-proportioned bedrooms feature fitted wardrobes, while the principal bedroom benefits from an en-suite. Thoughtfully designed throughout, this home combines comfort, style and elevated town living.

Total internal area approx:

115.6 sq.m. / 1245 sq.ft.

Kitchen/Dining

6.05m x 4.33m 19'8" x 14'2"

Living

5.71m x 5.04m 18'7" x 16'5"

Bedroom 1

6.61m x 3.32m 21'8" x 10'11"

Bedroom 2

4.48m x 4.38m 14'8" x 14'4"

Balcony

2.78m x 1.68m 9'1" x 5'5"

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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 sustainable features and energy efficient systems, but the biggest difference of all is buying a Shanly home.



Image of Show Home at Charter Place



High specification as standard

We believe the best features shouldn't be optional. That's why every Shanly home includes a premium specification of appliances, fixtures, fittings and finishes, thoughtfully chosen by our team of experts to deliver style, quality and practicality throughout.

Distinctive designs

Our team of in-house architects design homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, light, storage and increases flow.

Shanly homes are built to stand the test of time with attention to detail that gives added kerb appeal to your home.



Crafted with care

Every Shanly home is built and finished with exceptional attention to detail. Our team take great pride in creating homes that are carefully constructed, vigorously inspected and finished to the highest standard, giving you complete confidence in your new home.

Aftercare and warranties

Our dedicated customer care team will be on hand to support you after you move in. For peace of mind we offer a 24-hour emergency service. Shanly Homes is a registered developer with the New Homes Quality Board.

All our new homes are covered by our 2-year Shanly Homes warranty and benefit from a 10-year industry recognised, insurance backed warranty.

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Better for you, better for the environment

New build homes emit up to 61% less carbon a year than that of an older property.* A meaningful step toward a lower impact lifestyle without compromising comfort.

New build homes can make energy bills cheaper than those of an older property, with the average new build saving you up to £618 per year on running costs.*

Our new apartments at Charter Place benefit from:

Energy efficient Vaillant heat pump and hot water cylinder providing hot water

Double 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 usage

Low energy LED light fittings to all homes

PIR sensed external lighting to minimise unnecessary usage

Predicted EPC rating: B/C

*HBF Watt a Save Report - Updated January 2026 speak with our sales consultant for more information on parking availability

A spectacular specification

At Shanly Homes, exceptional design and craftsmanship define every detail. This high-quality specification reflects our commitment to creating elegant, refined homes built for modern living and lasting comfort.

Importantly the features outlined here are included as standard allowing you to enjoy a beautifully furnished home from day one.

Kitchen

- Belsay Beaded Shaker style units are complemented by hard-wearing quartz worktops, upstands and splashbacks
- Penthouse no. 12 offers Mornington Vale Shaker style units complemented by hard-wearing quartz worktops, upstands and splashbacks



- All appliances are Siemens:
 - 71L capacity single oven with 10 automatic programs and ecoClean function
 - 4-zone CombiZone induction hob with Power Boost function for speed and energy saving
 - Telescopic cooker hood
 - 20L capacity integrated microwave
 - Full height 50/50 fridge/freezer with super freeze and no frost functions
 - Full size 13-place setting dishwasher
- Integrated 7kg/4kg washer/dryer to homes when located in kitchen (to nos. 3, 7 and 11)
- Freestanding 8kg/5kg washer/dryer to homes when located in cupboard
- Villeroy and Boch chrome ceramic undermount sink
- Villeroy and Boch chrome curved spout mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall and base 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 set to en-suites
- Thermostatically controlled Ideal Standard chrome shower set over bath in bathroom
- Crosswater toughened glass and stainless steel shower enclosure with Mira low profile shower tray for a seamless look (where applicable)
- Luxury Minoli Italian tiles to floors. Full-height tiling to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wash basin over a wall-hung vanity unit with two useful drawers, plus storage alcoves
- Chrome heated towel rail
- Chrome shaver point
- Mirror to bathroom and en-suite
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel and downlights to mirror



Interior

- Thermostatically controlled zoned underfloor heating throughout
- Energy efficient heating and hot water system with Vaillant heat pump cylinder for hot water requirement and Heatrae Sadia Electric Flow boiler for heating
- Comfort Cooling to penthouse no. 12
- BT Full Fibre to the premises (BT account required)
- BT point and Cat 5 cabling, for television and internet connectivity
- Double glazed uPVC windows with security locks and polished chrome handles
- French doors with security locks to terrace or balcony
- Fitted wardrobes with sliding doors, shelf and hanging rail to bedrooms 1 and 2
- Five panel smooth internal doors with sleek chrome ironmongery
- Mains powered heat and smoke detectors with battery back-up
- Smooth hand plastered finish to walls and ceilings with soft toned emulsion matt paint
- Contemporary two step timber skirting and architraves
- Pendant light fitting to bedrooms and living area
- Floor tiling is included to bathrooms and en-suites as standard. For the remaining areas of your home, you have the flexibility to select flooring that reflects your personal style*



Exterior

- High grade Mumford & Wood composite 'Secured by Design' covered front communal entrance door leading into tiled and interior designed ground floor
- Vicaima front doors to apartments
- Video/audio entry system for peace of mind to the entrance gate and to Blyton House
- East Indian Grey sandstone paving slabs to ground floor apartment terraces
- Anthracite grey aluminium decking to first, second and penthouse balconies
- Zaptec Pro electric car charging points**
- Cycle and bin store with PIR sensor lighting
- Low energy bollard lighting and carefully curated soft landscaping with feature planting
- Allocated parking available, speak to your Sales Consultant for further information
- Impressive entrance with decorative black steel electric entrance gates
- The apartments at Charter Place are of traditional block and brick construction



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



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* We can arrange quotations from our trusted flooring partners, who offer a range of high-quality carpets, engineered wood flooring and other finishes, or you may choose to source and install flooring independently after completion.

** Operated via an app.

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.



Chilterns
National
Landscape



CHILTERN HILLS

Connected to what matters most

*From artisan bakeries to boutique shopping,
Beaconsfield makes daily life refreshingly easy*



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— HOMES —



Charter Place sits in the very heart of Beaconsfield New Town, placing a wealth of amenities within a short stroll. The weekly shop is simple with M&S Foodhall, Waitrose and Sainsbury's all close by, while Gail's Bakery, the Post Office and a wide choice of cafés, restaurants and bars make everyday errands a pleasure.

The Old Town is within walking distance, where historic streets, Georgian buildings and traditional pubs create a uniquely English backdrop. Charming boutiques, traditional coaching inns

and modern bistros, including the well-regarded Brasserie Blanc, line the historic streets, offering everything from fine dining to weekend brunches. The weekly Tuesday market in Old Town brings regular hustle and bustle to the town centre, while local landmarks such as the world-famous Bekonscot Model Village, located in New Town, deliver a strong sense of heritage.

Add to this a local leisure centre, gyms and everyday healthcare, and you'll find everything you need to for a fulfilling lifestyle just moments from home.



Beaconsfield Old Town



Bekonscot Model Village



David Lloyd Gym





Exciting leisure and spectacular countryside

*Explore the surrounding area to discover endless choice
in High Wycombe, the Chiltern Hills and beyond*

For leisure and shopping on a larger scale, nearby High Wycombe is home to the Eden Shopping Centre, offering over 100 stores, cafés, a cinema and bowling. Alternatively, you can catch a show at the Wycombe Swan Theatre or explore the town's history at Wycombe Museum. The charming market towns of Marlow, Amersham and the historic royal town of Windsor are also within easy reach, providing an excellent choice of boutique shopping, dining and cultural attractions.

For an even wider retail experience, Westfield London is only around 30 minutes away by car.

The surrounding Chiltern Hills Area of Outstanding Natural Beauty offers endless opportunities for outdoor activities. Countless trails provide walking and cycling routes through hidden villages and hamlets, with spectacular views and refreshing country air along the way. All of this wonderful natural beauty is just minutes away by car.

When added to Beaconsfield's amenities, the result is a truly unique combination of culture, countryside and convenience.



Eden Shopping Centre, High Wycombe



Guildhall, High Wycombe



The Swan Theatre, High Wycombe

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 multi 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 New Homes Quality Board.

Your development

Shared areas at Charter Place will be cared for by a managing agent appointed by the resident's management company. As soon as possible after all apartments are sold, the residents management company will be handed over to you, the residents of Charter Place. You can choose to continue with the current managing agent, appoint a new managing agent, or self-manage the development as a residents' group.

This flexible approach gives homeowners complete oversight of the development's upkeep, and the costs involved, ensuring that it is maintained to the standard and budget set by the residents.



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 £33m 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.

SHANLY
— HOMES —



Well connected for London and beyond

*Excellent transport links on your doorstep make
commuting and travelling further afield simple*



For commuters, Beaconsfield station is a short walk from Charter Place, with regular services reaching London Marylebone in as little as 25 minutes. Connections to Oxford, High Wycombe and beyond ensure effortless travel across the region.

By road, the M40 is easily accessible, linking quickly to the M25, central London and the Midlands. Trips west are also made easy via the M4, which can be reached in around 20 minutes.



Heathrow Airport is around half an hour away, putting international travel within easy reach. With the ability to catch flights to hundreds of worldwide destinations, at Charter Place you truly have the world on your doorstep.

Location and travel connections

DISTANCE BY ROAD FROM CHARTER PLACE

M40 J2	1.7 miles
Amersham	5.6 miles
High Wycombe	6.1 miles
M25	7.5 miles
Heathrow Airport	14.5 miles

TRAVEL TIME BY RAIL CHILTERN RAILWAYS

High Wycombe	6 minutes
Wembley Stadium	21 minutes
London Marylebone	25 minutes
Oxford	55 minutes



TRAVEL TIME BY FOOT FROM CHARTER PLACE

Supermarket	2 minutes
Beaconsfield Train Station	12 minutes
Bekonscot Model Village & Railway	13 minutes
Beaconsfield Old Town	16 minutes

Customer Reception & Show Apartment

Charter Place, Maxwell Road,
Beaconsfield, Buckinghamshire,
HP9 1QX

What 3 words
Verse.Grid.Return



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 – July 2026. Ref: 1368

SHANLY
— HOMES —