



OAKLANDS
PARK

ESHER

OAKLANDS HOUSE

SHANLY
— HOMES —

Contents

Welcome to Oaklands Park	3	Your area	16-17
Site plan	4	Surrey and beyond	18-19
Introduction	5	Why buy new with Shanly Homes	20
Apartment floorplans	7	Our commitment to you	22
Specification	14-15	Maps	24-25

Welcome to Oaklands Park

Shanly Homes are delighted to present Oaklands Park, a collection of exceptional homes in the thriving town of Esher, with fast and direct access to London and beyond.

Set in beautifully landscaped grounds, these stylish one, two and three-bedroom apartments are ideally situated just over a mile from the centre of this lovely town, with its shops, cafés, restaurants and amenities.

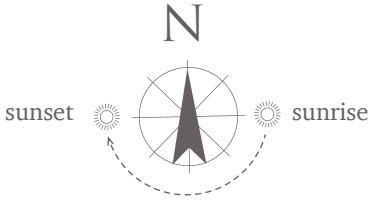
Oaklands Park is surrounded by lush green spaces and perfectly placed to make the most of the glorious Surrey countryside, with picturesque towns such as Hinchley Wood, Cobham and

Kingston upon Thames all close by. Whether you want a day at nearby Sandown Park Racecourse, a round of golf at Sandown Golf Centre or a casual stroll round the regal grounds of Hampton Court Palace, Oaklands Park offers a truly enviable lifestyle.

Whether you want to travel for work or leisure, Esher has excellent transport connections. The many cultural, culinary and sporting delights of London are 23 minutes by train from the town's station a mile away. The M25 is 5 miles via the A3, opening up the motorway network to the capital and beyond. While Heathrow Airport is located within 30 minutes.



Open plan living at Oaklands House



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.

- S/S - Sub Station
- B/S - Bin Store
- C/S - Cycle Store
- V - Visitor Parking
- ☉ - Electric vehicle charging point
- P - Passive electric vehicle charging point

Introduction

Discover your perfect home at Oaklands House, nestled in picturesque landscaping. Choose from a carefully curated collection of one, two and three-bedroom homes, with selected apartments boasting a desirable private terrace, and all with allocated parking.

From Oaklands Park's prestigious entrance to the elegant communal gardens and the dedicated children's play area, Shanly Homes' signature attention to detail is obvious. These apartments are elegant both inside and out, ensuring you'll be proud to call Oaklands Park home.

Inside, contemporary design and a quality finish mean each apartment is tailored to modern lifestyles. Open-plan kitchen/living/dining spaces fit perfectly with flexible ways of living and adapt to whether you are entertaining friends or working from home.

The light-filled rooms are accessed from the hallway.

Depending on the apartment type you choose, your new home could include a stunning wrap-around terrace or even two terraces, one leading from the main bedroom and one from the living area.

The double bedrooms have been arranged to maximise space and include fitted wardrobes. The two and three-bedroom apartments have an en-suite shower room, in addition to the main bathroom with its luxury tiling and underfloor heating.

The finishing touches throughout your apartment will impress; the well laid out kitchens have energy-efficient integrated appliances, with ample storage throughout.

These homes benefit from zero ground rent.



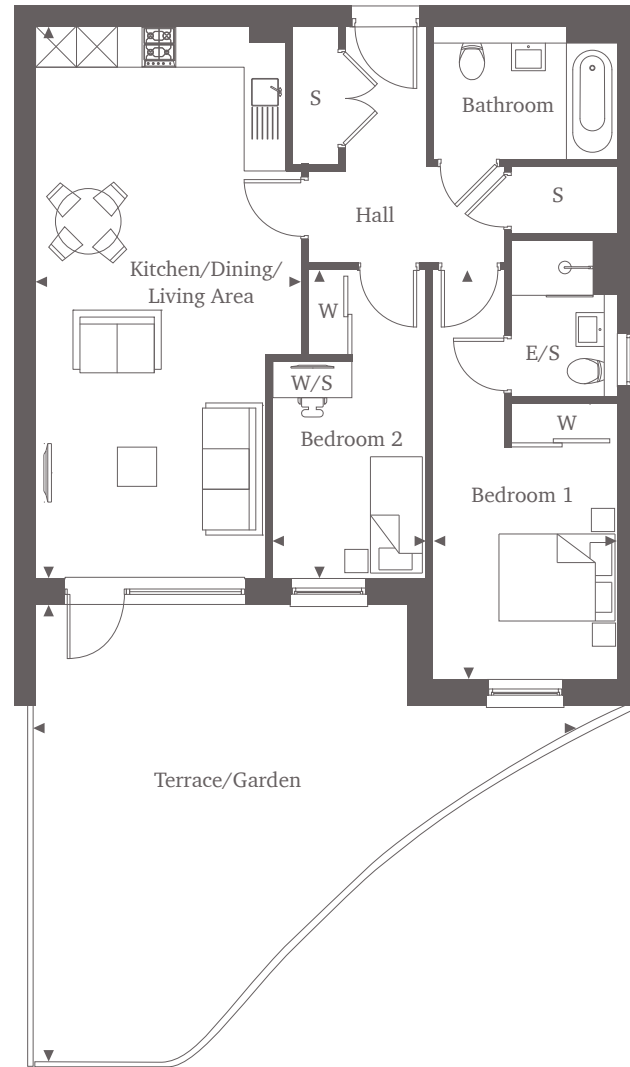
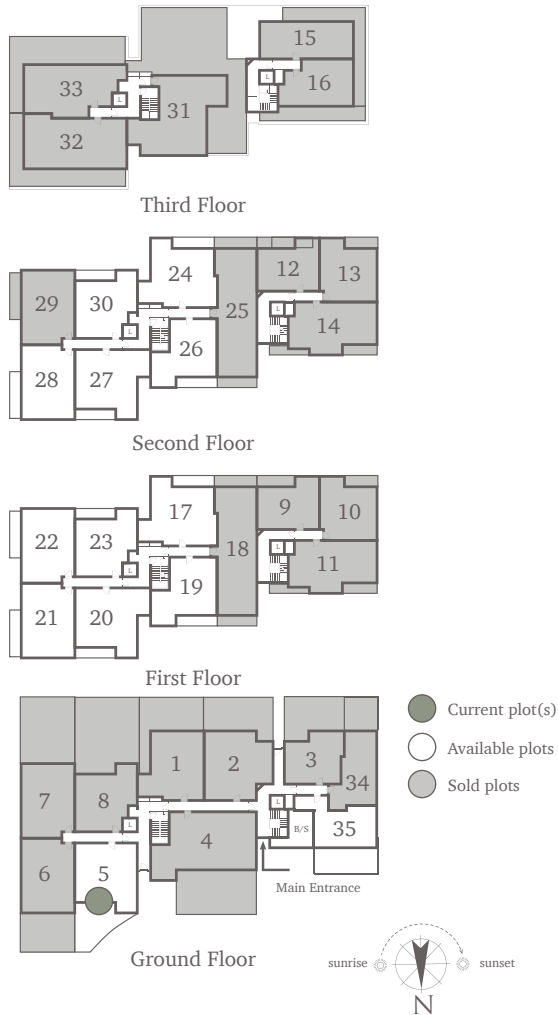
Premium specification kitchen at Oaklands House



Computer generated image of Oaklands Park

Apartment 5

Ground Floor



Two Bedroom Home 73.1 sq m | 787 sq ft

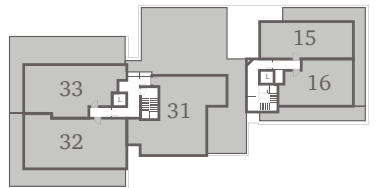
Kitchen/Dining/Living Area	8.07m x 3.88m*	26'7" x 12'8"
Bedroom 1	6.06m x 2.75m*	19'10" x 9'0"
Bedroom 2	4.51m x 2.24m*	14'9" x 7'4"
Terrace/Garden	8.86m x 6.87m	29'1" x 22'6"

◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. 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. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. ----- Denotes reduced head height. B/S denotes bin store. C/S denotes cycle store. L denotes lift. Please contact a sales consultant for more information.

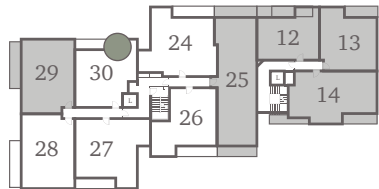
Apartment 23 & 30

First & Second Floors

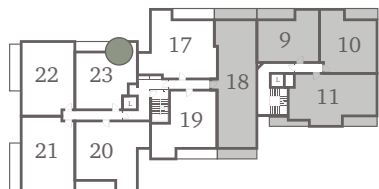
8



Third Floor



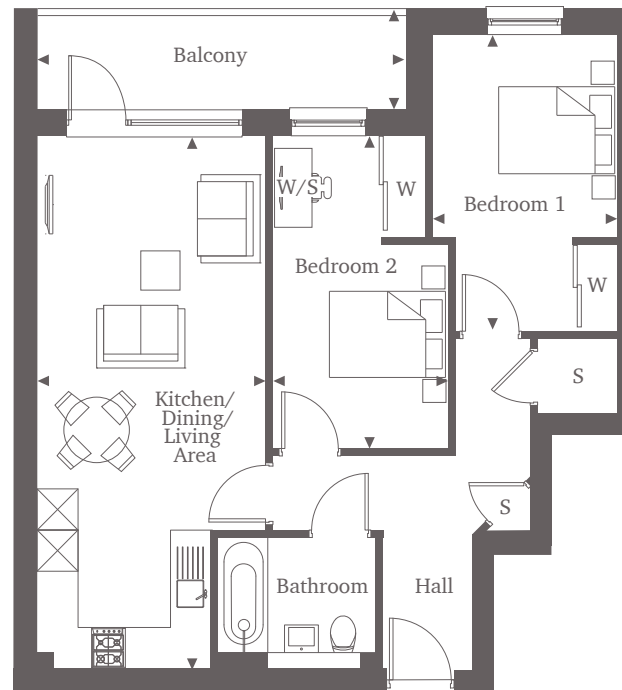
Second Floor



First Floor



Ground Floor



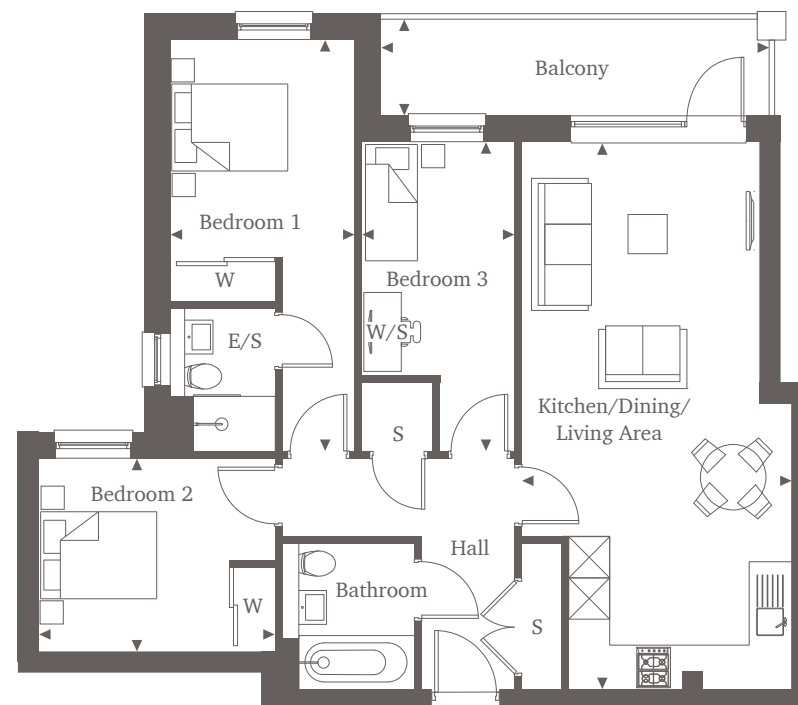
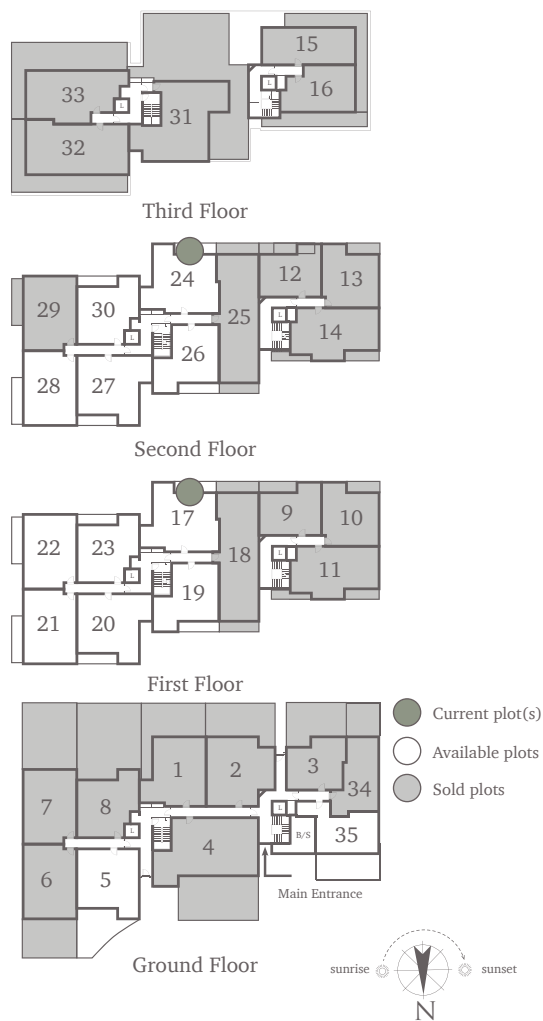
Two Bedroom Home 64.38 sq m | 693 sq ft

Kitchen/Dining/Living Area	7.81m x 3.36m*	25'7" x 11'0"
Bedroom 1	4.42m x 2.74m*	14'6" x 9'0"
Bedroom 2	4.58m x 2.57m*	15'0" x 8'5"
Balcony	5.42m x 1.14m	17'8" x 3'9"

◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. 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. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

Apartments 17 & 24

First & Second Floors



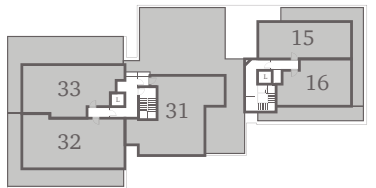
Three Bedroom Home 80.36 sq m | 865 sq ft

Kitchen/Living/Dining Area	8.01m x 3.93m*	26'1" x 12'11"
Bedroom 1	6.10m x 2.73m*	20'0" x 9'0"
Bedroom 2	3.47m x 2.86m	11'5" x 9'4"
Bedroom 3	4.55m x 2.25m*	14'11" x 7'4"
Balcony	5.65m x 1.10m*	18'3" x 3'7"

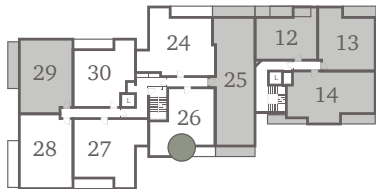
◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

Apartments 19 & 26

First & Second Floors



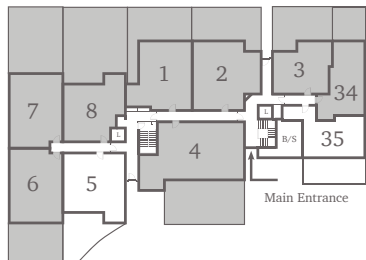
Third Floor



Second Floor

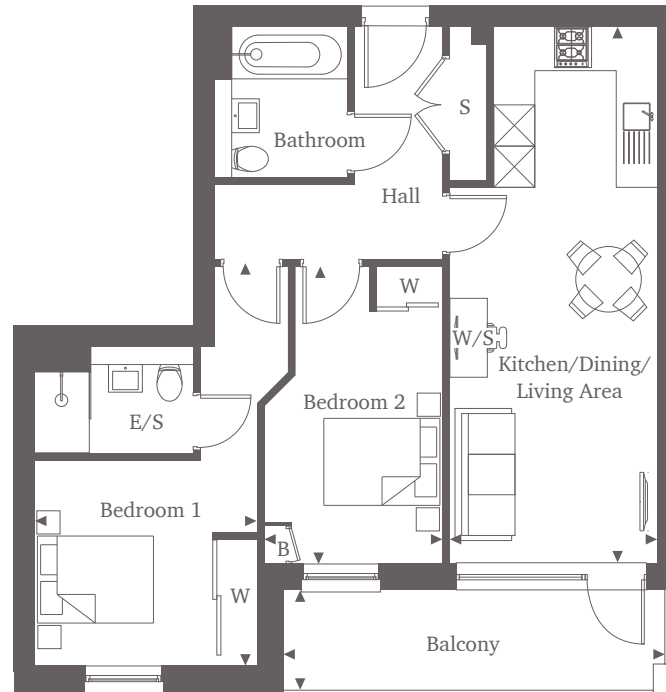


First Floor



Ground Floor

- Current plot(s)
- Available plots
- Sold plots



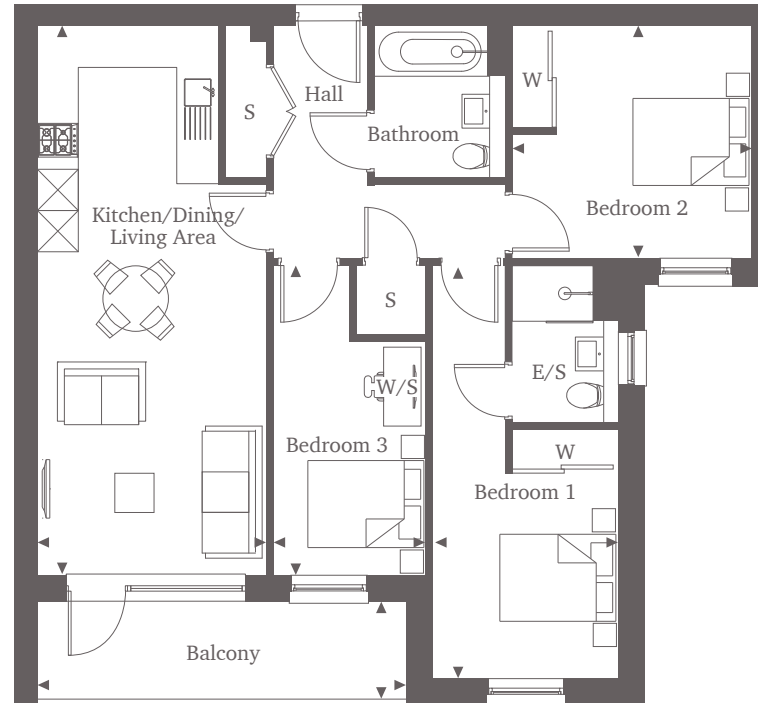
Two Bedroom Home 64.3 sq m | 692 sq ft

Kitchen/Dining/Living Area	7.86m x 3.04m	25'9" x 9'11"
Bedroom 1	5.91m x 3.26m	19'4" x 10'8"
Bedroom 2	4.36m x 2.62m	14'3" x 8'7"
Balcony	5.55m x 1.10m	18'2" x 3'7"

◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. 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. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. L denotes lift. Please contact a sales consultant for more information.

Apartments 20 & 27

First & Second Floors



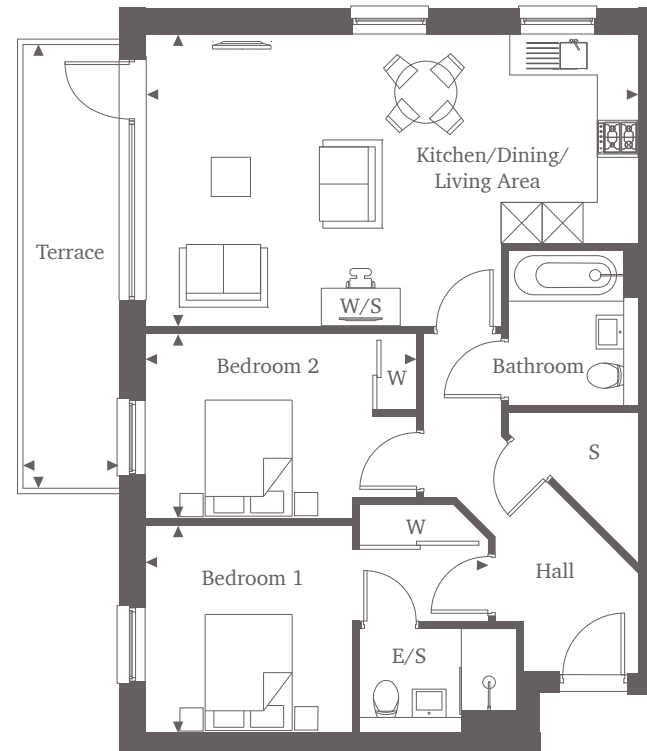
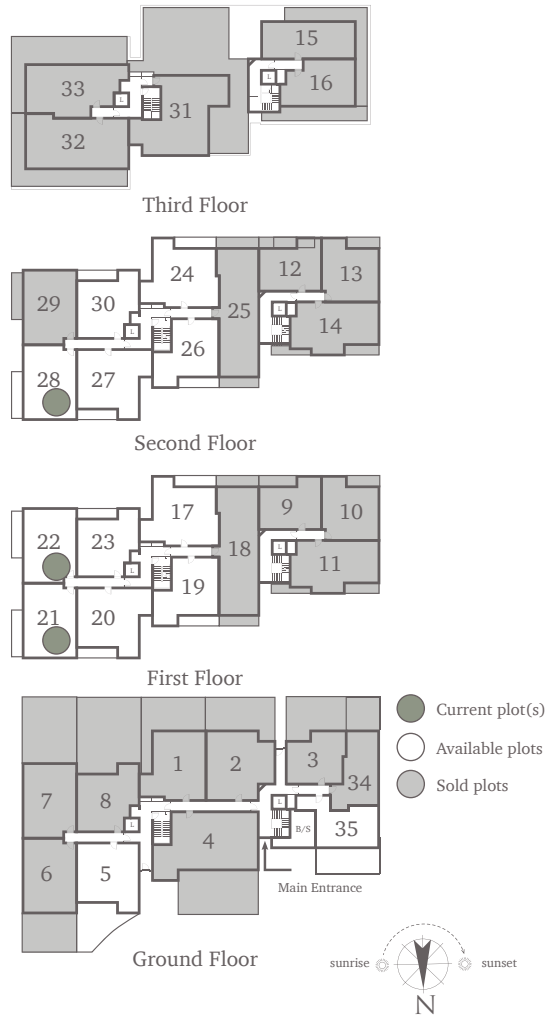
Three Bedroom Home 79.73 sq m | 858 sq ft

Kitchen/Dining/Living Area	8.06m x 3.36m*	26'5" x 11'0"
Bedroom 1	6.10m x 2.74m*	20'0" x 9'0"
Bedroom 2	3.50m x 3.40m*	11'6" x 11'2"
Bedroom 3	4.55m x 2.24m*	14'11" x 7'4"
Balcony	5.42m x 1.10m*	17'9" x 3'7"

◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. 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. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. L denotes lift. Please contact a sales consultant for more information.

Apartments 21, 22 & 28

First & Second Floors



Two Bedroom Home

Plots 21 & 28 - 72.80 sq m | 784 sq ft

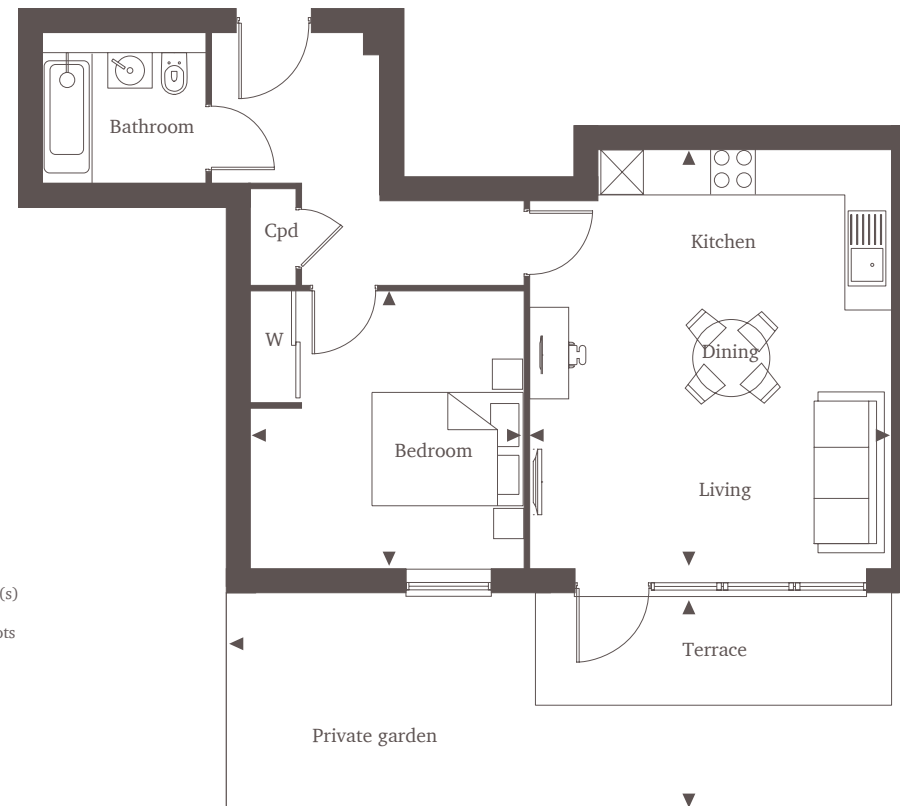
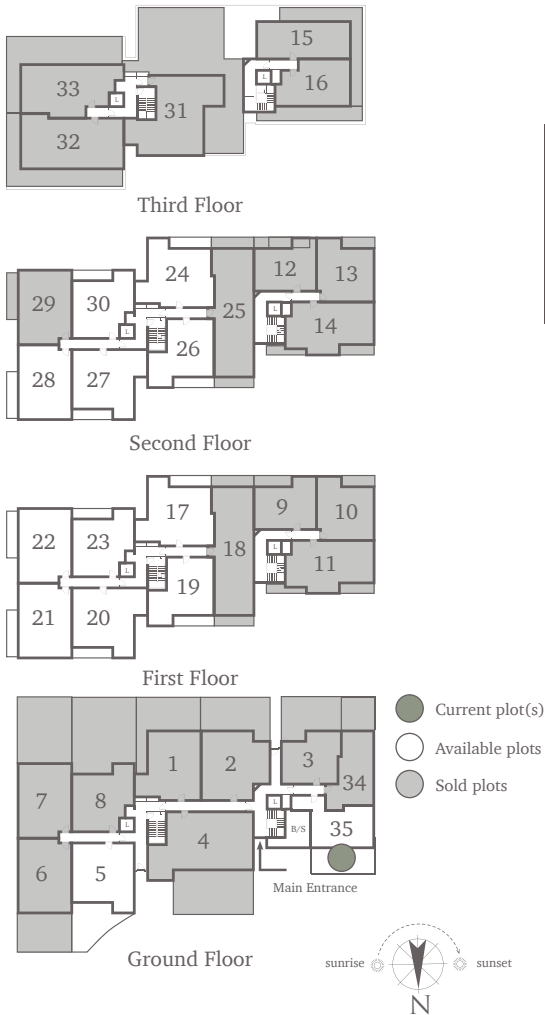
Plot 22 - 73.6 sq m | 792 sq ft

Kitchen/Dining/Living Area	7.26m x 4.34m*	23'10" x 14'3"
Bedroom 1	5.03m x 3.05m*	16'6" x 10'0"
Bedroom 2	3.98m x 2.72m*	13'0" x 9'0"
Balcony	6.40m x 1.30m*	21'0" x 4'3"

◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. 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. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. L denotes lift. Please contact a sales consultant for more information.

Apartment 35

Ground floor



One Bedroom Home 54.4 sq m / 585 sq ft

Kitchen/Dining/Living Area	5.59m x 4.83m*	18'4" x 15'10"*
Bedroom	3.68m x 3.64m*	12'1" x 11'11"*
Terrace/garden*	8.97m x 3.57m	35'3" x 14'0"

◀ Point from which maximum dimensions are measured. * Denotes (max) dimension. 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. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. L denotes lift. Please contact a sales consultant for more information.



Stylish specification

Kitchen

- Bespoke kitchen units are complemented by hard-wearing quartz composite stone worktops and upstands
- All appliances are NEFF and are fully integrated including :
 - Fan assisted 71L capacity single oven with 'Slide and Hide' fully retracting door and 7 cooking modes
 - 4-zone or 5-zone induction hob with heat boost function for speed and energy saving
 - Combination microwave oven with 44L capacity and 5 cooking modes
 - Full height fridge/freezer with 150L/99L capacity, super cooling and full no-frost functions
 - Full size 13-place settings dishwasher with Extra Dry facility
 - 7kg washer/4kg dryer with 1400rpm spin
 - Seamless integrated 3-speed plus intense setting extractor fan with Clean Air recirculation
- Caple undermounted white ceramic sink with Portman swan neck antique brass mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate switches to create ambience

Bathroom and en-suite

- Energy-efficient wet underfloor heating
- Villeroy & Boch white porcelain sanitaryware with soft-closing toilet seats, complemented by Ideal Standard single lever mixer tap in Silver Storm
- Thermostatically controlled rainshower heads with separate hand spray to en-suites
- Crosswater toughened glass shower enclosure and brushed brass trim for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosure and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Saneux wall-hung vanity unit with useful drawer, plus storage alcoves in showers and near baths
- Chrome finish heated towel rail
- Antique brass shaver point
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel

Interior

- 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)
- Double glazed uPVC windows in anthracite to exterior and white to interior providing a high level of thermal insulation and reduced heat loss
- Fitted soft-close sliding door wardrobes with shelf and hanging rail to main and second bedroom
- Masonite Premdor vertical panel moulded internal doors with knurled lever antique brass handles
- Mains powered heat and smoke detectors
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves
- Pendant light fitting to bedrooms and living area
- Underfloor heating throughout
- Luxury Minoli floor tiling is included to kitchens, bathrooms and en-suites

Exterior and communal

- High-grade Performance Doorset Solutions composite 'Secured by Design' covered front entrance door leading into tiled and interior-designed ground floor communal area. Classic Vicaima entrance doors to apartments
- Video entry system
- Indian sandstone paving slabs to ground floor apartment terraces
- Zaptec electric car charging point*
- Cycle and bin store with PIR lighting
- Low energy bollard lighting and carefully designed soft landscaping
- Parking available**



* Selected plots ** Speak to the sales consultant at time of reservation.

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.

10
YEAR
INSURANCE BACKED
NEW HOME WARRANTY



The Swan Inn



Claremont Lake



Esher Theatre

Your area

Discover an enviable lifestyle that living at Oaklands Park can bring, after a short 11-minute walk find yourself at popular Esher High Street. The town has plenty of shops and cafés near picturesque green spaces, including stylish boutiques, Farrow and Ball, Boots, Caffè Nero, Banks, the Post Office and Convenience Stores. Esher has several supermarkets including a Tesco Express and a Waitrose & Partners.

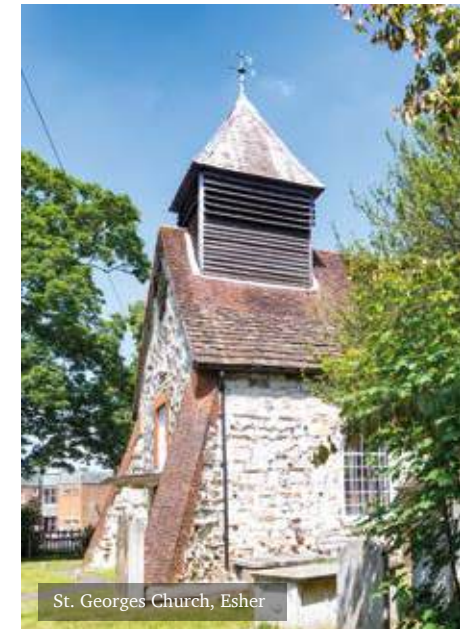
Make the most of your precious leisure time enjoying the amenities of this historic town. When you want a drink with friends or a pub lunch, you will have plenty of options, with several pubs close by and in the surrounding countryside. Take a 3-minute walk to José Pizarro's The Swan Inn, a gastropub serving Spanish classics.

The Wheatsheaf on Esher Green is a 200-year-old pub and restaurant. There are many big name and independent restaurants and eateries within walking distance of Oaklands Park, so you'll be spoilt for choice. Sample Italian food at Averno, Nepalese cuisine at Sherpa Kitchen or French dishes at Côte. If you want to see a film, there is an Everyman cinema a 22-minute walk away.

You'll want to be a frequent visitor to the National Trust's historic Claremont Landscape Garden, 2 miles from Oaklands Park. One of the finest English landscape gardens, there is something to see throughout the year. Esher is also the home of Sandown Park racecourse.

Local primary schools rated good by Ofsted are Esher Church School and Cranmere. Esher Church of England High School is also Good and Esher Sixth Form College is rated Outstanding. Independent schools include Claremont Fan Court School and Milbourne Lodge. There is a good and varied choice of nurseries and pre-schools.

The Hurst Pool and Sandown Sports and Ski complex are both a short car journey. Esher has clubs for tennis, horse riding, cricket and golf. If you prefer to exercise in the fresh air, or simply enjoy nature, you'll love spending time at Esher Commons. This site of special scientific interest is made up of over 890 acres of ponds, heath and woodland.



St. Georges Church, Esher



Hampton Court Palace



Kingston upon Thames



Horse Racing



The Surrey Hills

Surrey and beyond

Indulge in fine food, explore breath-taking landscapes, visit exciting attractions or revel in history as you make the most of all Surrey has to offer and discover what makes this a special place to call home.

In 10 minutes you can be at the awe-inspiring Hampton Court Palace, home to King Henry VIII. This spectacular building is packed with treasures and there are 60 acres of grounds to discover. Visit the historic kitchens or the great hall or join in one of the year-round events.

The historic market town of Epsom is 8 miles away and is home to the Epsom Derby horse race. Races are also held at nearby Kempton Park Racecourse and Ascot Racecourse, home to Royal Ascot. Ascot, with its shops, restaurants, cafés and entertainment venues, is an enchanting town.

The protected landscape of the Surrey Hills Area of Outstanding Natural Beauty is within easy reach. Covering more than a quarter of the county, this vast space takes in quaint villages and market towns and can be explored on foot, by car, cycle or horseback. Even closer to home, Bushy Park is a charming green space to enjoy.

For an adrenaline-filled day out, Chessington World of Adventures theme park and zoo is a 14-minute drive or Thorpe Park Resort is 10 miles. For a more relaxing afternoon, visit the RHS Gardens at Wisley or Runnymede Pleasure Grounds, a riverside park near Egham with play areas, children's amusements and a café.

The medieval market town of Kingston upon Thames is under 6 miles from Oaklands Park and has a wide range of shops, including a

boutique quarter with high-end brands. The Eden Walk Shopping Centre has a Marks and Spencer store. The Heart shopping centre at Walton-on-Thames, around 4 miles away, boasts Rituals, Monsoon, Next, Waterstones' and a Puregym. Restaurants include Carluccio's, Wagamama, Nando's and Buenasado Steakhouse. At Staines-upon-Thames you can enjoy riverside walks and boat trips.

The Colne Valley Regional Park can be reached in under an hour and offers activities such as horse riding, cycling, and walking, or you can take to the water on the Grand Union Canal. When you want a day at the seaside, Brighton and the South Coast can be reached in just over an hour.



Chessington World of Adventures

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.



Environmental features at Oaklands Park

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

- High levels of wall, floor and roof insulation to limit heat loss during cooler months
- Zoned heating 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
- Combination 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
- EPC rating: B

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.

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.

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, 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.

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.



Oaklands House at Oaklands Park

Our commitment to you

Your Home

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team 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.

Your Development

When all homes at a development are sold, full control of how that development is managed is passed over to the residents. At this time, residents 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.





Open plan living at Oaklands House

Wider Location





Travel time by rail (from Claygate Station)

Wimbledon	18 mins
Clapham Junction	25 mins
London Waterloo	32 mins
Guildford	33 mins

Distances by road (from Oaklands Park)

Kingston upon Thames	5.5 miles
Epsom	8 miles
Wimbledon	9 miles
Surrey Hills AONB	10 miles
Heathrow Airport	10 miles

Distances by foot (from Oaklands Park)

Littleton Surgery	0.9 miles
Tesco Express	0.9 miles
Esher Station	1 mile
Waitrose & Partners	1 mile

shanlyhomes.com

oaklandspark@shanlyhomes.com

01372 679383

INTERNAL PHOTOGRAPHY OF SHOW HOME AT OAKLANDS HOUSE, OAKLANDS PARK. 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 AA WEBSITE – JUNE 2026.

SHANLY
— HOMES —

shanlyhomes.com