

HC

Hamilton Court
RIPLEY | SURREY

SHANLY
— HOMES —

An exclusive collection of beautifully crafted two, three and four bedroom homes in the highly desirable Surrey village of Ripley.

Welcome to...

Hamilton Court

Tucked away behind the historic High Street, Hamilton Court is a small collection of high-quality homes in the heart of picturesque Ripley. Blending traditional village charm with contemporary design, these energy-efficient properties are perfect for modern life.

SHANLY
— HOMES —

Beautifully crafted homes of exceptional quality & design
nestled in a quiet setting just moments from Ripley's High Street,
in one of Surrey's most sought-after villages



Designed for modern living

A collection of beautifully designed 2, 3 & 4 bedroom homes, Hamilton Court offers a range of thoughtfully crafted properties to suit a variety of lifestyles.

Every home is finished with Shanly Homes' hallmark craftsmanship. Elegant shaker style kitchens feature integrated Siemens appliances, while bathrooms and en-suites are fitted with stylish, modern fixtures. When combined with energy-efficient construction, underfloor heating and thoughtful design, the result is a collection of homes that are as practical as they are stylish.



Images shown are of Hamilton Court showhome.



Development layout

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 Customer Reception 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.

V denotes visitor parking space
S/O denotes shared ownership apartments
* denotes right to use

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- 2 Bedroom Homes
- 3 Bedroom Homes
- 4 Bedroom Homes
- 2 Bedroom Shared Ownership Home



HC

Hamilton Court

RIPLEY

Nos. 1(m), 2 & 3

2 bedroom homes

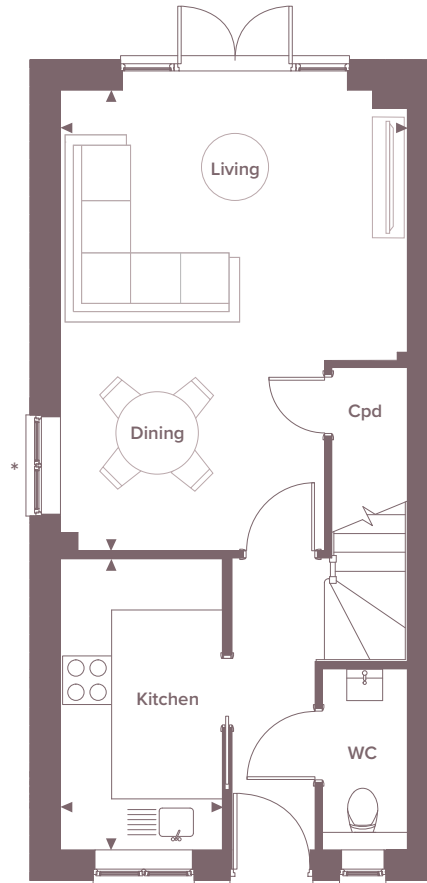
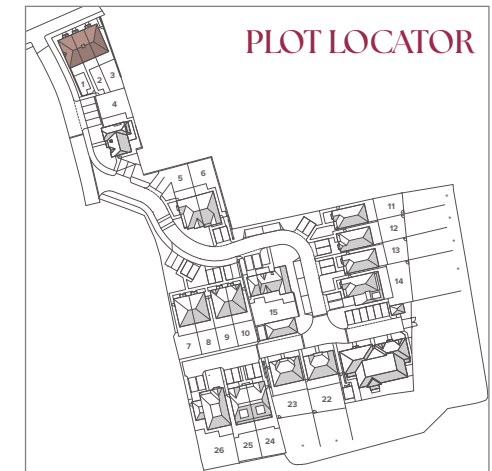
These attractive two-bedroom homes are perfect for first-time buyers or downsizers. Airy open-plan living spaces and beautiful private gardens provide flexibility, while generous bedrooms and modern finishes ensure complete comfort every day.

Total internal area:
79.9 sq m / 860 sq ft

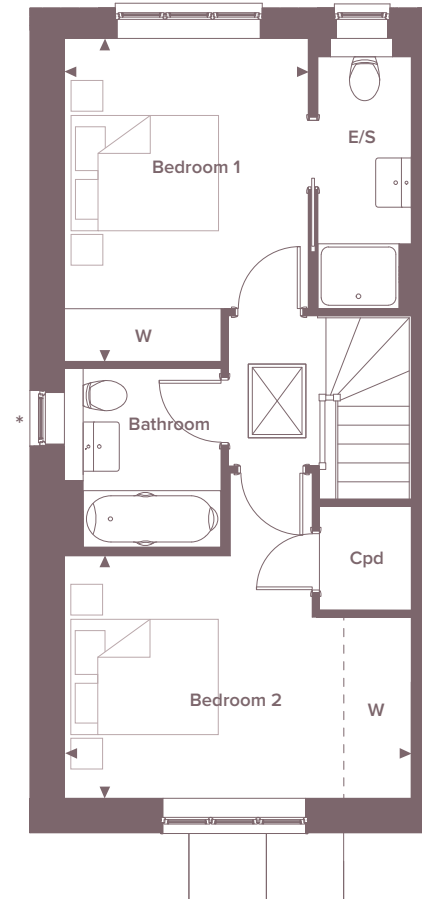
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— HOMES —



Hamilton Court



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	11'9" x 6'3"
Living/Dining	18'7" x 14'0"

FIRST FLOOR

Bedroom 1	13'0" x 9'10"
Bedroom 2	14'0" x 9'6"

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Hamilton Court

RIPLEY

No. 4

3 bedroom detached home with double car port

With its stylish, spacious kitchen and dining area opening to the fresh air of the garden through bi-fold doors, and a separate lounge for quiet evenings, this three-bedroom detached home is the ideal choice for vibrant, happy family life.

Total internal area:
122.8 sq m / 1322 sq ft

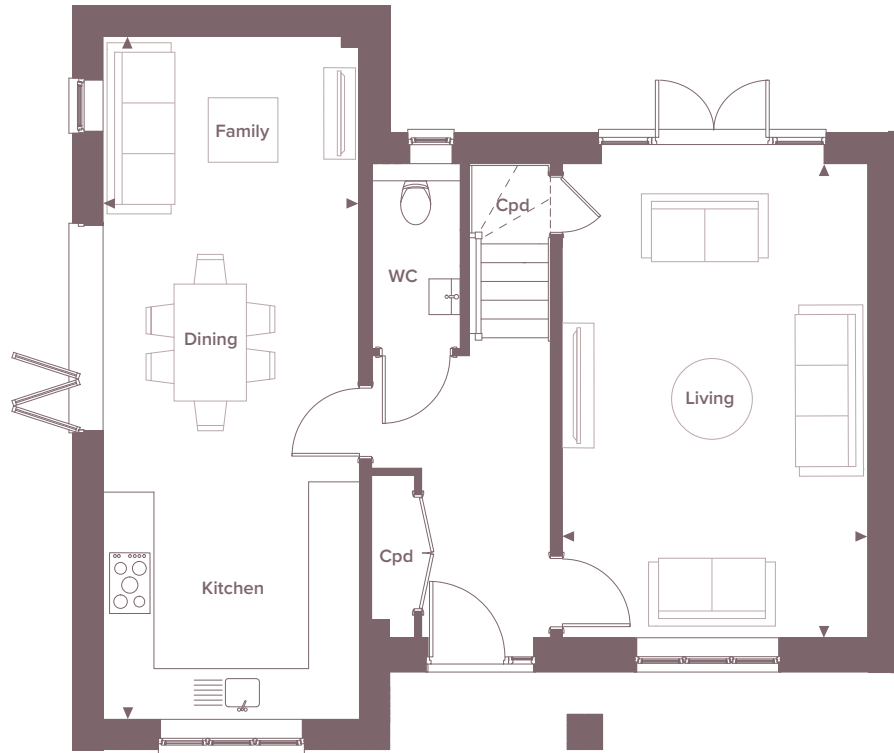
SHANLY
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Computer Generated Imagery of No. 4 at Hamilton Court, indicative only and subject to change



Hamilton Court

PLOT LOCATOR



GROUND FLOOR

Kitchen/Dining/Family

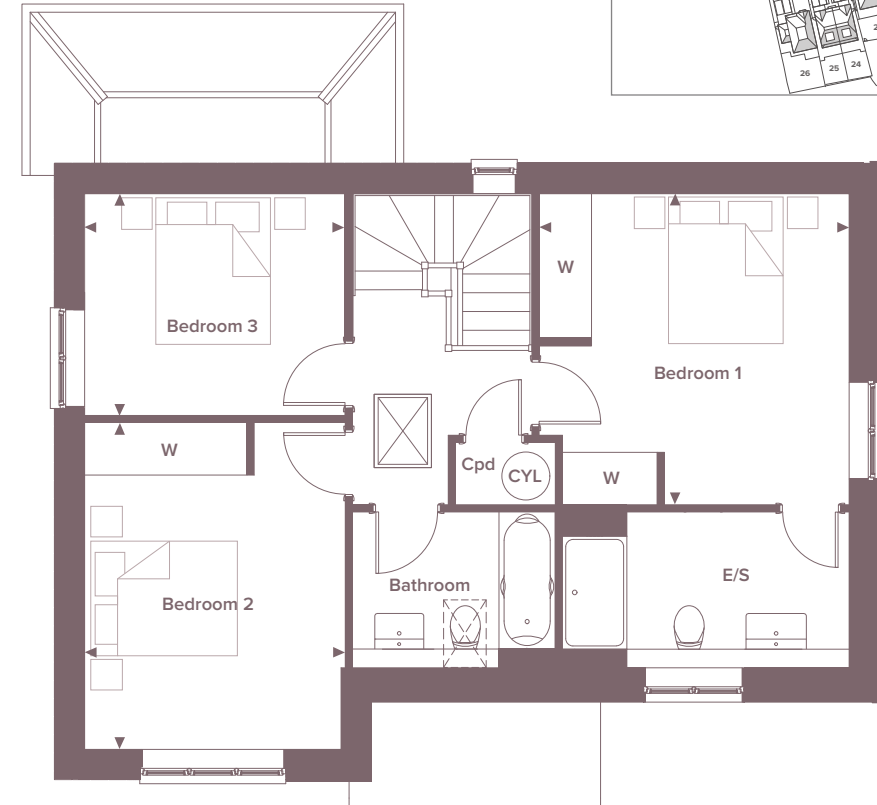
8.46m x 3.17m

27'9" x 10'5"

Living

5.87m x 3.78m

19'3" x 12'5"



FIRST FLOOR

Bedroom 1

3.85m x 3.84m

12'8" x 12'7"

Bedroom 3

3.23m x 2.74m

10'7" x 9'0"

Bedroom 2

4.05m x 3.23m

13'4" x 10'7"

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 denote cylinder. ☒ denotes loft hatch. ☒ denotes Velux window. Please contact Sales Consultant for more information.

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Hamilton Court

RIPLEY

No. 5

3 bedroom semi detached home with double car port

Bright, versatile and welcoming, this semi-detached home features a generous kitchen/dining room with bi-fold doors opening on to the rear garden laid to lawn. Three large bedrooms upstairs and a private garden – perfect for a family looking for both space and practicality.

Total internal area:
112 sq m / 1206 sq ft

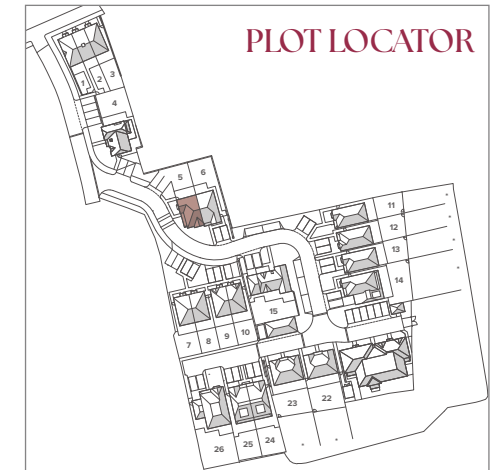
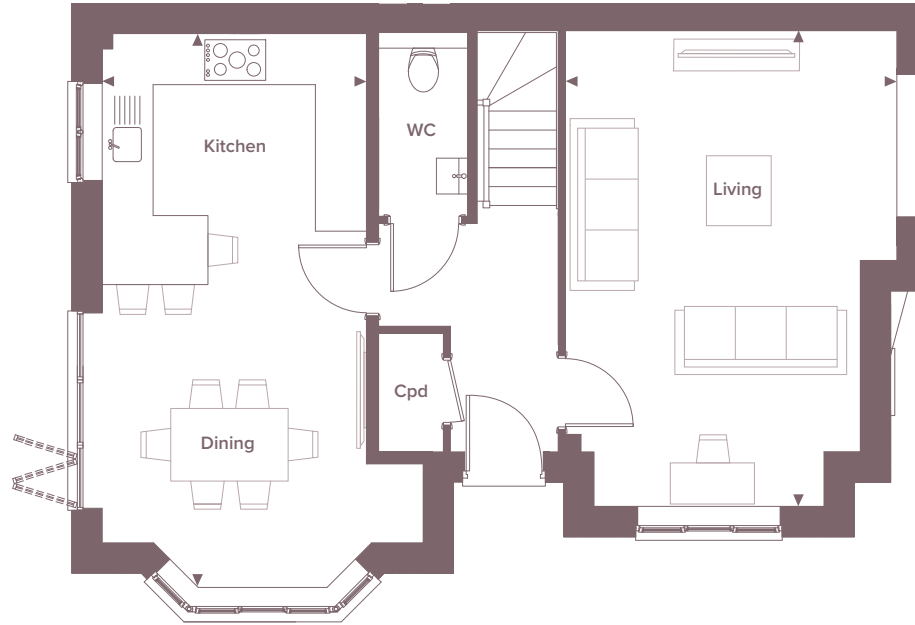
SHANLY
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Computer Generated Imagery of No. 5 at Hamilton Court, indicative only and subject to change



Hamilton Court

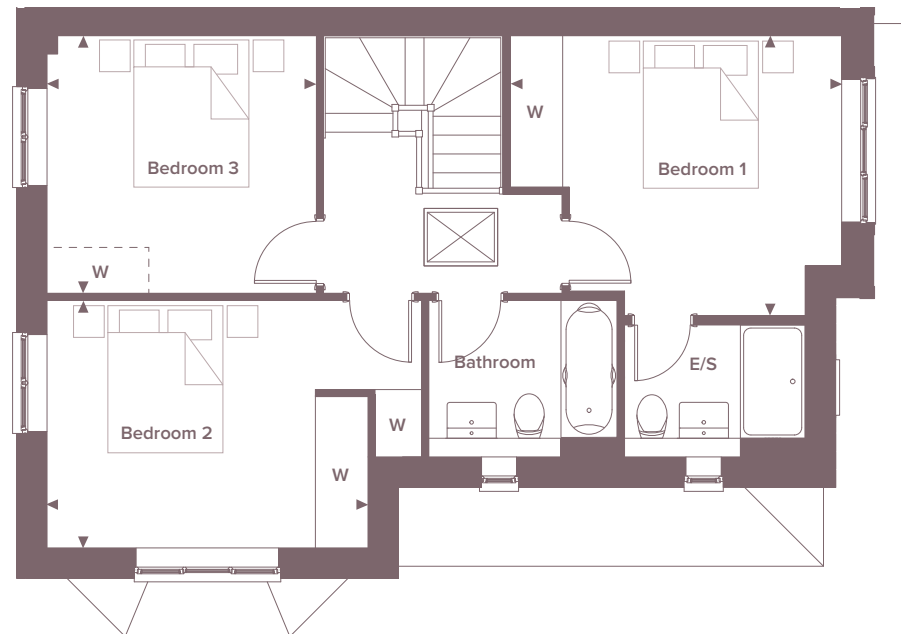
GROUND FLOOR



GROUND FLOOR

Kitchen/Dining	6.87m x 3.26m	22'6" x 10'8"
Living	5.87m x 4.08m	19'3" x 13'5"

FIRST FLOOR



FIRST FLOOR

Bedroom 1	4.09m x 3.45m	13'5" x 11'4"
Bedroom 2	3.96m x 3.05m	13'0" x 10'0"
Bedroom 3	3.32 m x 3.18m	10'11" x 10'5"

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RIPLEY

No. 6

3 bedroom semi detached home

Designed with modern living in mind, this home offers a sleek and spacious kitchen/dining area at its heart, complemented by a lounge that epitomises comfort, along with three well-sized bedrooms and en-suite to bedroom one.

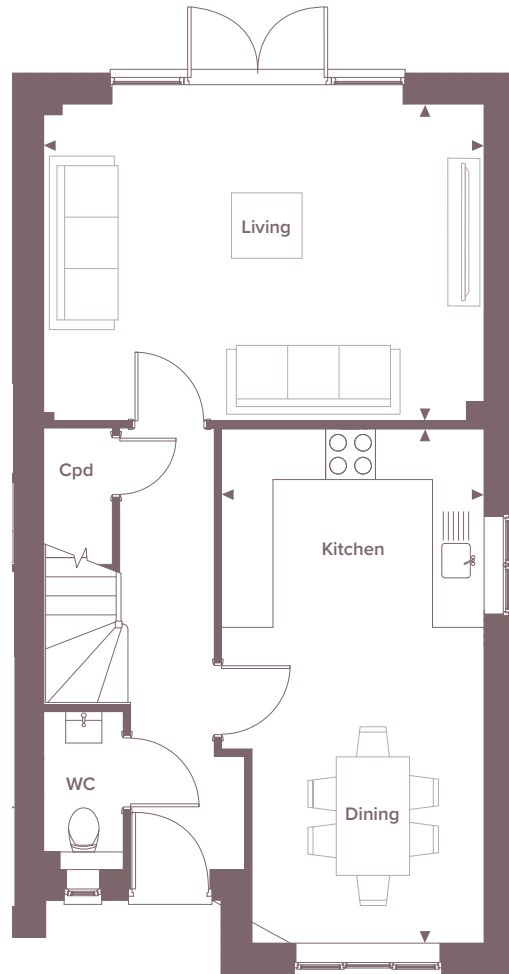
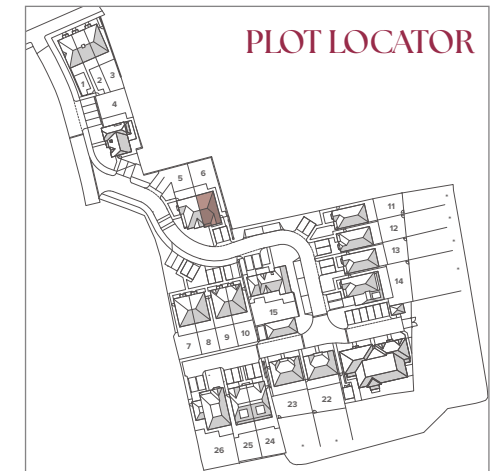
Total internal area:
106sq m / 1141 sq ft

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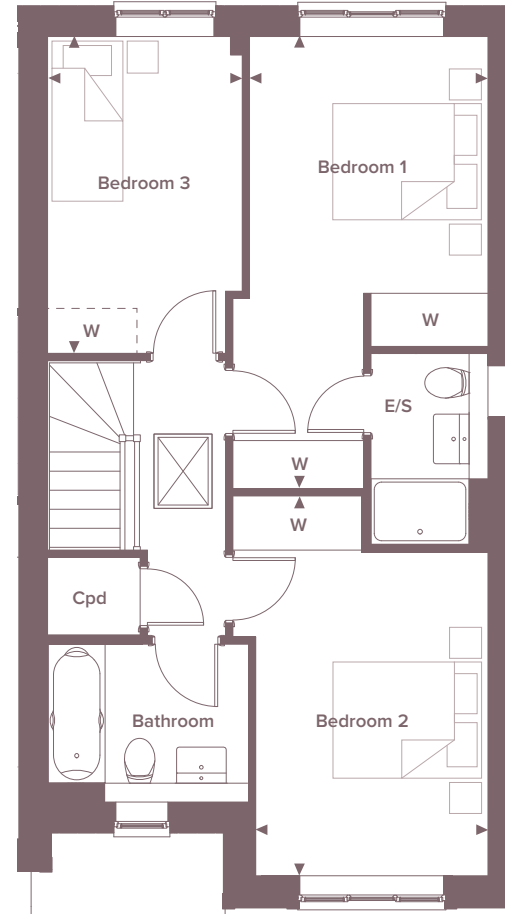
Computer Generated Imagery of No. 6 at Hamilton Court, indicative only and subject to change



Hamilton Court



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	20'8" x 10'6"
Living	17'8" x 12'8"

FIRST FLOOR

Bedroom 1	18'2" x 9'7"
Bedroom 2	15'3" x 9'3"
Bedroom 3	12'8" x 7'10"

HC

Hamilton Court

RIPLEY

Nos. 7_(m), 8, 9_(m) & 10

2 bedroom semi detached homes

—

Ideal for couples or downsizers, these versatile homes offer open-plan ground floors, two spacious bedrooms and private gardens for essential outdoor space. High quality finishes and practical layouts ensure complete comfort every day.

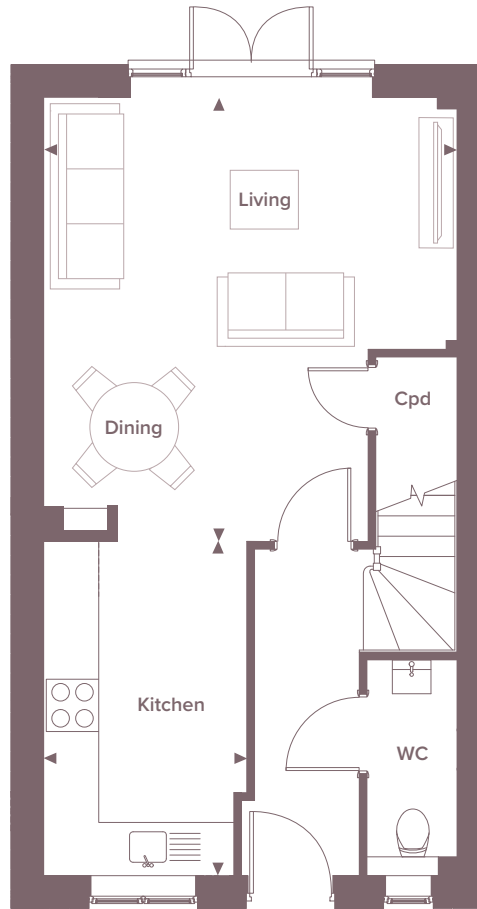
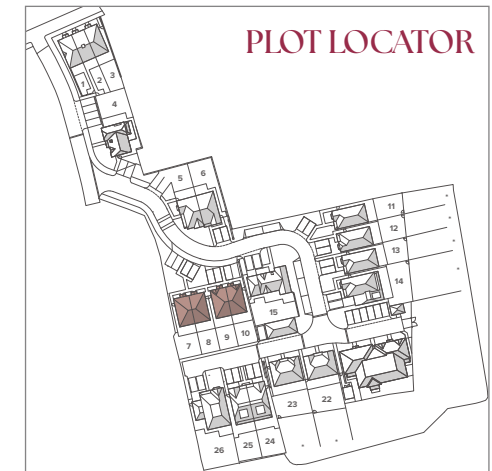
Total internal area:
84.4 sq m / 908 sq ft

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— HOMES —

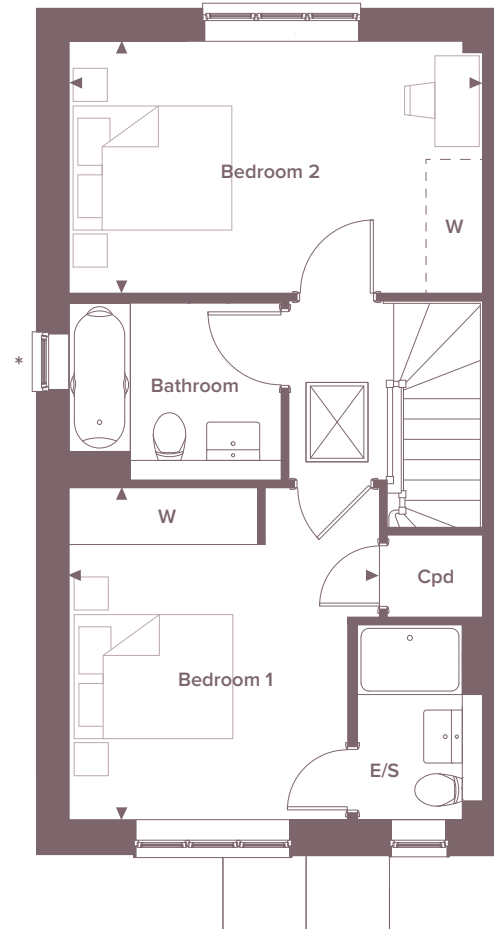
Computer Generated Imagery of Nos. 7 & 8 at Hamilton Court, indicative only and subject to change



Hamilton Court



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen	
3.83m x 2.32m	12'7" x 7'8"
Living/Dining	
5.08m x 4.73m	16'8" x 15'6"

FIRST FLOOR

Bedroom 1	
3.55m x 3.47m	11'8" x 11'5"
Bedroom 2	
4.73m x 2.88m	15'6" x 9'6"

HC

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Nos. 11_(m), 12 & 13_(m) 3 bedroom detached homes

These outstanding detached homes overlook beautiful woodland and offer fantastic space for families, with a bright, light-filled living room, a large kitchen/dining area that's perfect for entertaining, and three generous bedrooms, including an en-suite to bedroom one.

Extended gardens with exclusive use and maintained by the managing agent, complement these beautiful homes.

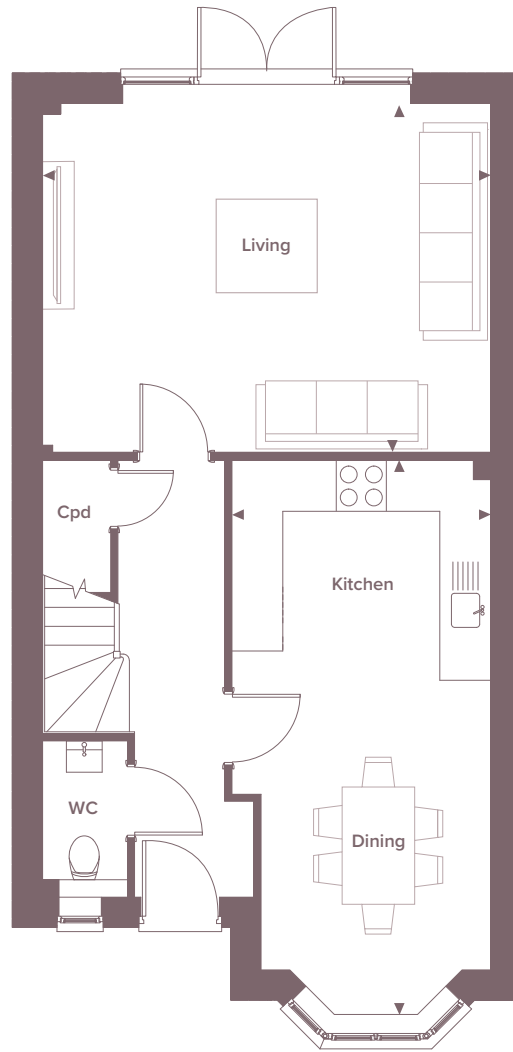
Total internal area:
114.7 sq m / 1235 sq ft

SHANLY
— HOMES —

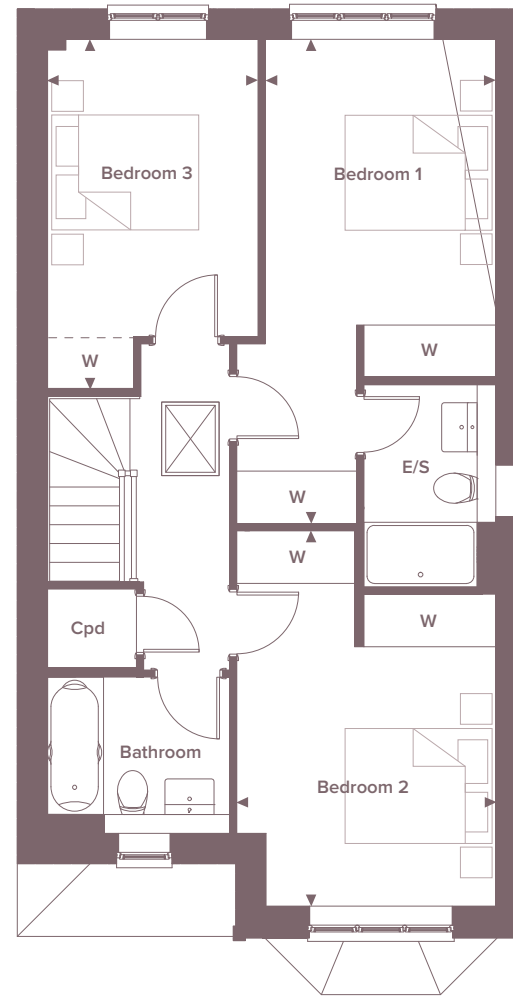
Computer Generated Imagery of No. 12 at Hamilton Court, indicative only and subject to change



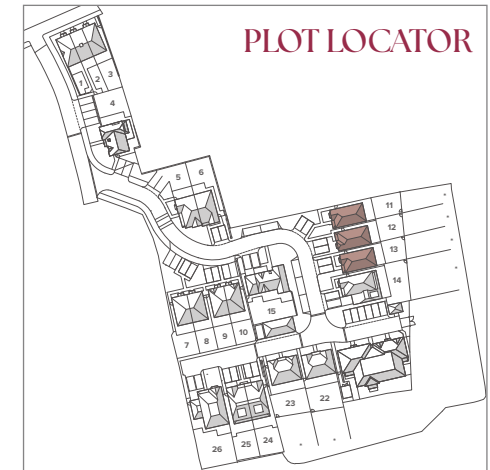
Hamilton Court



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	22'5" x 10'6"
6.84m x 3.20m	
Living	18'2" x 14'2"
5.54m x 4.31m	

FIRST FLOOR

Bedroom 1	19'8" x 9'4"
5.98m x 2.85m	
Bedroom 2	15'2" x 10'6"
4.63m x 3.20m	
Bedroom 3	14'2" x 8'6"
4.32m x 2.60m	

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RIPLEY

No. 14

4 bedroom detached home with garage

This spectacular four-bedroom home combines expansive living areas with stylish interiors to create a wonderful space for any lifestyle. A large kitchen/dining/family room benefits from bi-fold doors that truly make the garden an extension of your home, while the generous space of bedroom one with added en-suite builds on this feeling of luxury.

Extended gardens with exclusive use and maintained by the managing agent, complement these beautiful homes.

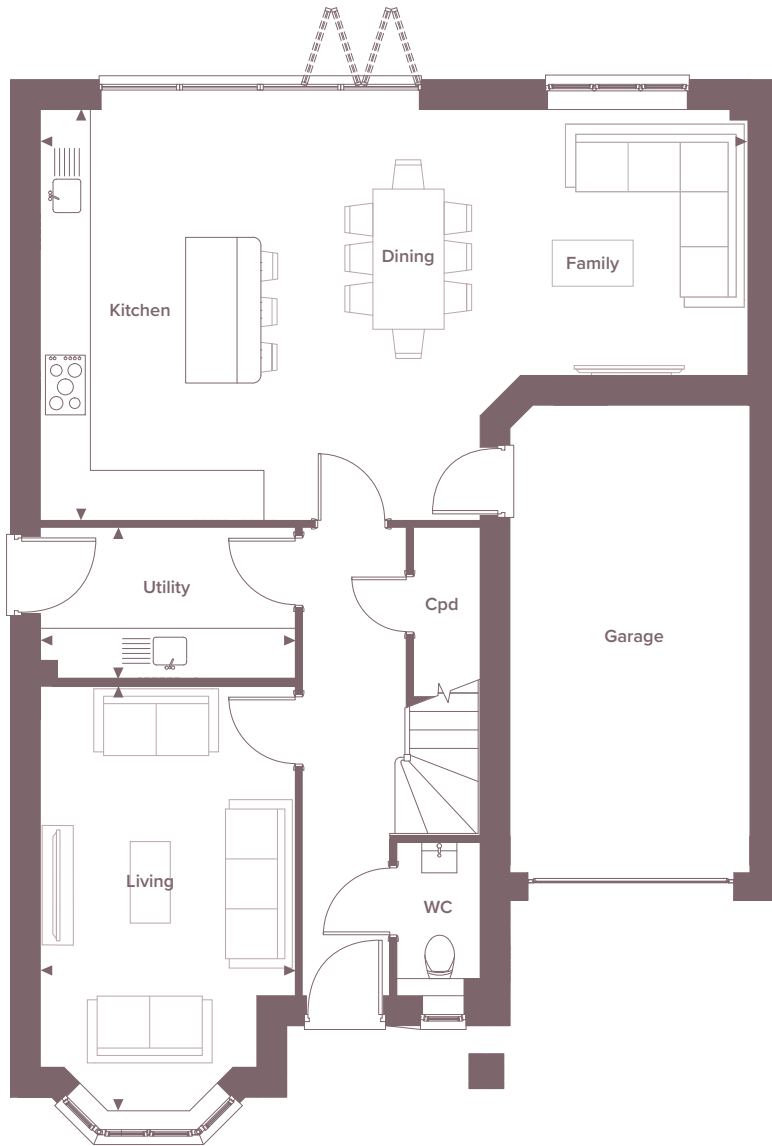
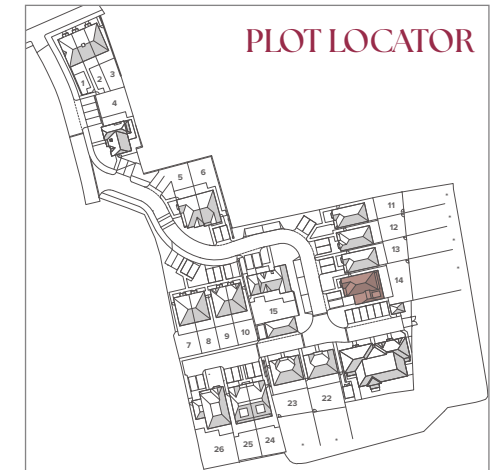
Total internal area:
149.6 sq m / 1610 sq ft

SHANLY
— HOMES —

Computer Generated Imagery of No. 14 at Hamilton Court, indicative only and subject to change



Hamilton Court



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/Family	29'3" x 17'0"
Living	17'7" x 10'6"
Utility	10'6" x 6'2"

FIRST FLOOR

Bedroom 1	18'5" x 10'6"
Bedroom 2	13'1" x 10'6"
Bedroom 3	19'9" x 9'9"
Bedroom 4/Study	10'2" x 7'4"

HC

Hamilton Court

RIPLEY

No. 15

3 bedroom detached home with single car port

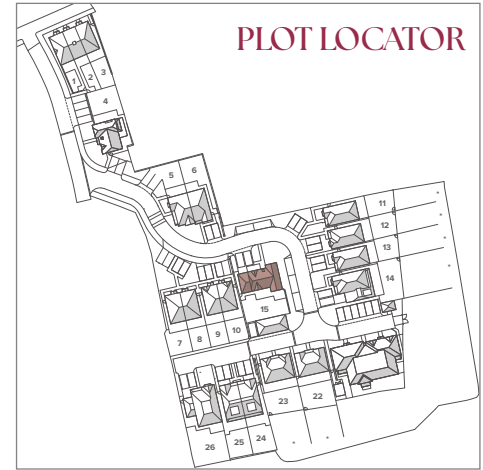
With its sociable kitchen/dining/family room, relaxing lounge and three generous bedrooms, this stunning detached home perfectly combines practicality with comfort, making it ideal for professional couples and families alike.

Total internal area:
127.8 sq m / 1376 sq ft

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— HOMES —

Computer Generated Imagery of No. 15 at Hamilton Court, indicative only and subject to change





GROUND FLOOR

Kitchen/Dining/Family

8.46m x 3.18m

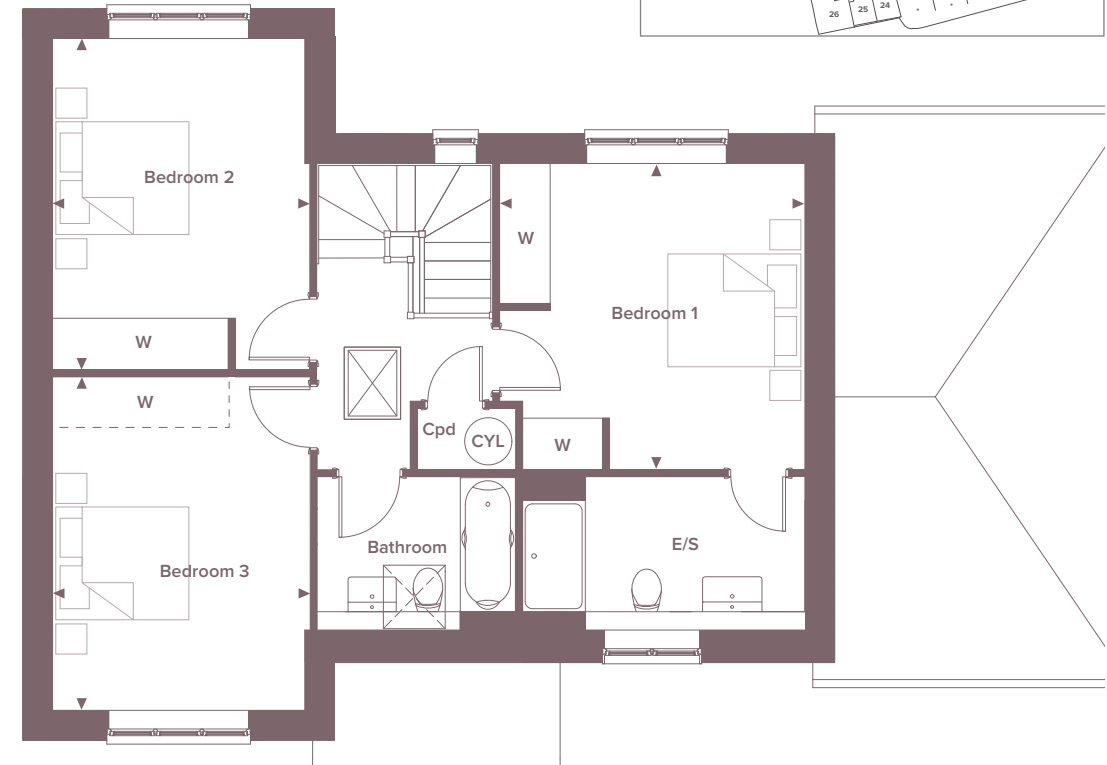
27'9" x 10'5"

Living

5.87m x 3.78m

19'3" x 12'5"

Carport



FIRST FLOOR

Bedroom 1

3.85m x 3.84m

12'8" x 12'7"

Bedroom 3

4.20m x 3.23m

13'9" x 10'7"

Bedroom 2

4.17m x 3.23m

13'8" x 10'7"

HC

Hamilton Court

RIPLEY

Nos. 22 & 23

4 bedroom detached homes with double car port

Generous proportions and four carefully-designed bedrooms make these spacious, detached homes ideal for growing families.

Bright, open-plan living areas and large, private gardens provide ample room to relax and entertain.

Extended gardens with exclusive use and maintained by the managing agent, complement these beautiful homes.

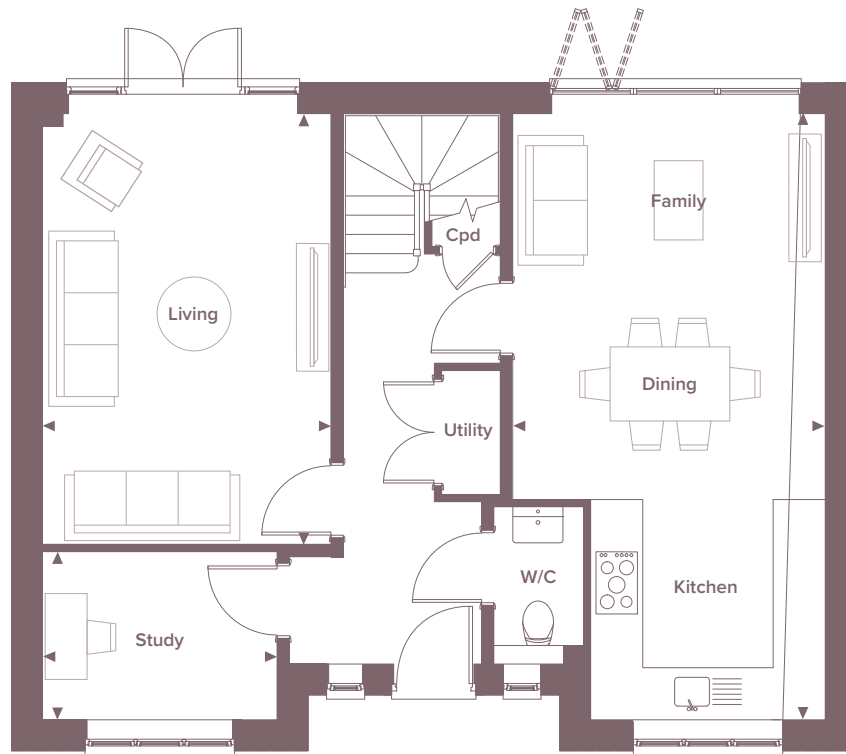
Total internal area:
134 sq m / 1442 sq ft

SHANLY
— HOMES —



Hamilton Court

PLOT LOCATOR



GROUND FLOOR

Kitchen/Dining/Family

7.33m x 3.78m

24'1" x 12'5"

Living

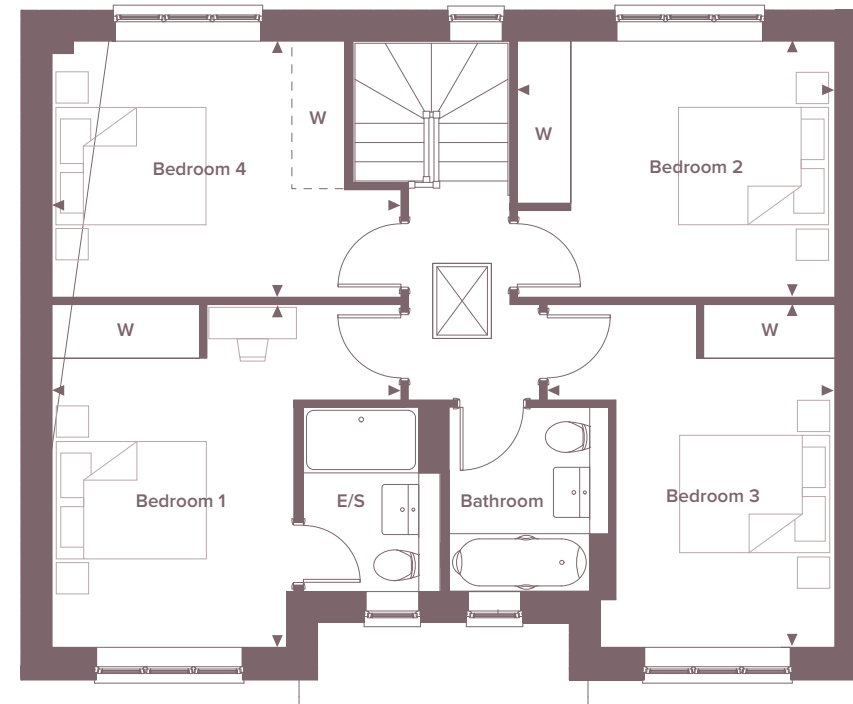
5.21m x 3.49m

17'1" x 11'5"

Study

2.84m x 2.03m

9'4" x 6'8"



FIRST FLOOR

Bedroom 1

4.22m x 4.14m

13'10" x 13'7"

Bedroom 3

4.14m x 3.48m

13'10" x 11'5"

Bedroom 2

3.84m x 3.09m

12'7" x 10'2"

Bedroom 4

4.22m x 3.09m

13'10" x 10'2"

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 denote cylinder, ☒ denotes loft hatch, --- denotes indicative wardrobe position. Please contact Sales Consultant for more information.

HC

Hamilton Court

RIPLEY

Nos. 24 & 25(m)

4 bedroom semi detached homes

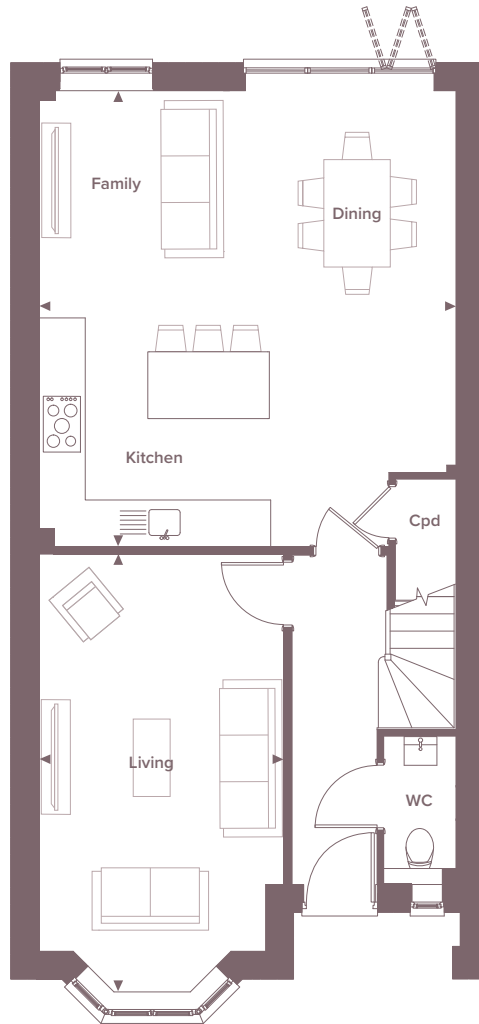
These beautifully appointed homes offer four bedrooms and flexible layouts to suit busy households. The stylish kitchen/dining room is finished in the finest quality and opens straight onto the garden, while bedroom one provides a generous and luxurious retreat featuring an en-suite and built in wardrobes.

Total internal area:
149 sq m / 1604 sq ft

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— HOMES —

Computer Generated Imagery of Nos. 24 & 25 at Hamilton Court, indicative only and subject to change





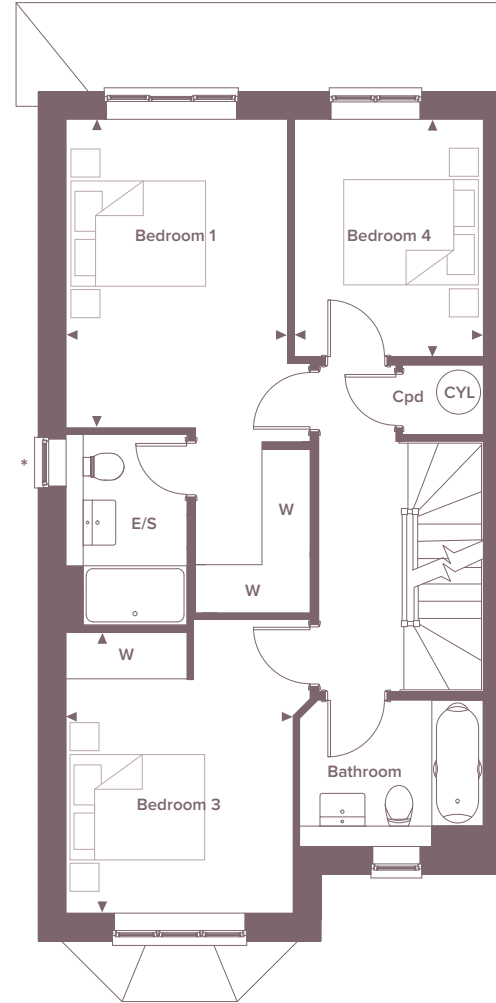
GROUND FLOOR

Kitchen/Dining/Family

6.15m x 5.63m 20'2" x 18'6"

Living

5.91m x 3.30m 19'5" x 10'10"



FIRST FLOOR

Bedroom 1

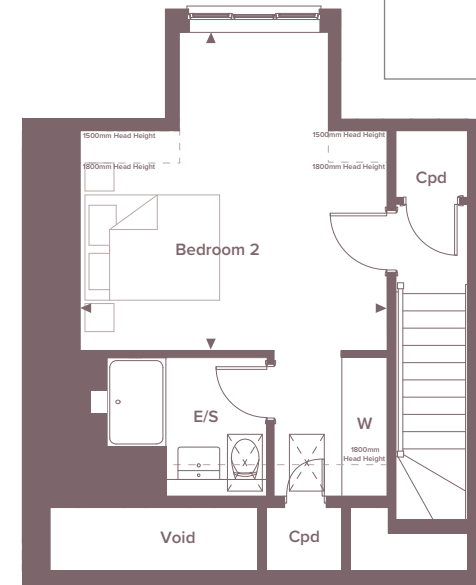
4.15m x 2.98m 13'7" x 9'9"

Bedroom 3

3.79m x 3.07m 12'5" x 10'1"

Bedroom 4

3.20m x 2.55m 10'6" x 8'4"



SECOND FLOOR

Bedroom 2

4.29m x 4.13m 14'1" x 13'2"



HC

Hamilton Court

RIPLEY

No. 26

4 bedroom detached home with garage

With four generous bedrooms, expansive living spaces, a huge bay window and bi-fold doors that lead onto the private garden, this outstanding detached home is designed for those seeking plenty of space to relax, entertain and watch their family grow.

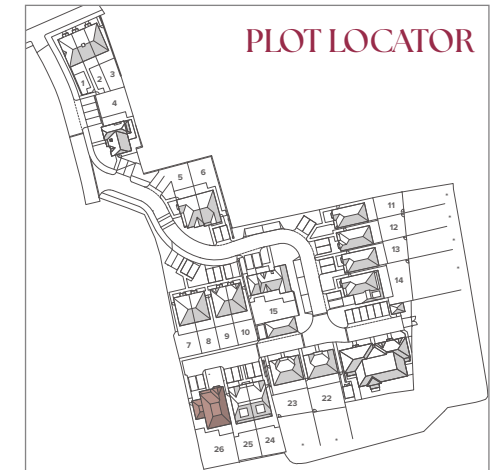
Total internal area:
167.2 sq m / 1800 sq ft

SHANLY
— HOMES —

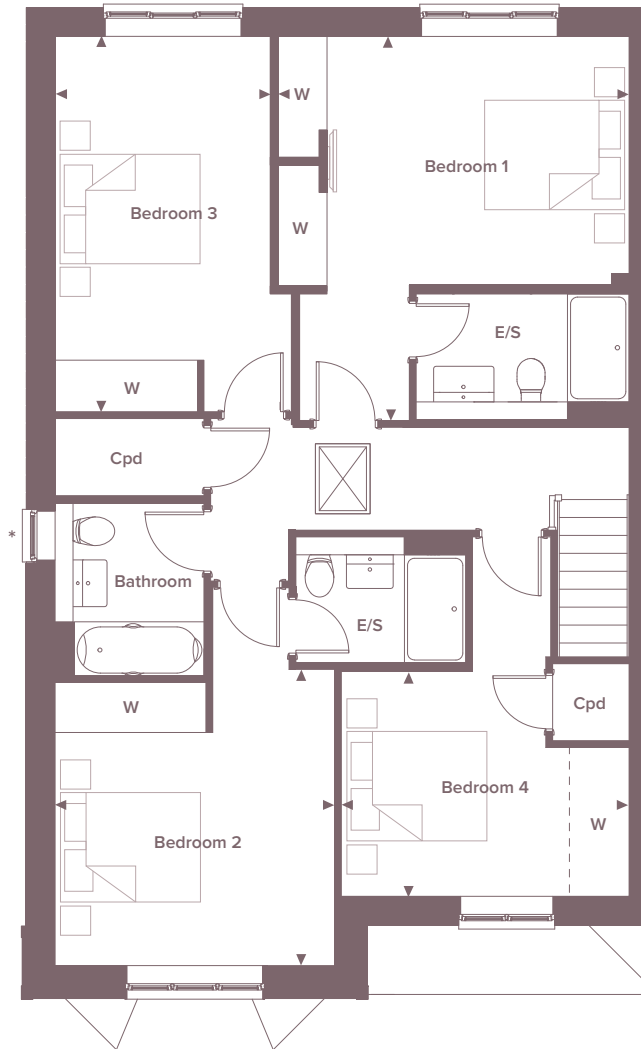
Computer Generated Imagery of No. 26 at Hamilton Court, indicative only and subject to change



Hamilton Court



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining/Family	7.45m x 6.59m	24'5" x 21'8"
Living	5.87m x 4.20m	19'3" x 13'9"
Utility	2.60m x 1.88m	8'6" x 6'2"

FIRST FLOOR

Bedroom 1	4.98m x 4.47m	16'4" x 14'8"
Bedroom 2	3.84m x 3.62m	12'7" x 12'1"
Bedroom 3	4.86m x 2.88m	15'11" x 9'5"
Bedroom 4	3.73m x 2.91m	12'3" x 9'6"

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 denote cylinder. ☒ denotes loft hatch. ☒ denotes Velux window. --- denotes indicative wardrobe position. * Window fixed shut obscure glass. Please contact Sales Consultant for more information.

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 Hamilton Court

Hamilton Court



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.

SHANLY
— HOMES —

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 homes at Hamilton Court 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

*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

- Bespoke kitchen units are complemented by hard-wearing Quartz stone worktops, upstands and splashbacks

- All Siemens appliances integrated to homes
 - Built in single multi-function oven
 - 4-zone induction hob with Power Boost function for speed and energy saving
 - 5 zone induction hob to nos. 14, 22, 23, 24, 25 & 26
 - 20L capacity microwave oven to all two and three bedroom homes
 - Combination 44L capacity microwave to nos. 14 & 22-26
 - Full height 50/50 fridge/freezer with super freeze and no frost functions. Tall larder fridge and separate tall larder freezer to nos. 14 & 26
 - Full size 12-place settings integrated dishwasher
 - 7kg washer / 4kg dryer to all homes without a separate utility room or laundry room
 - Separate 8kg washing machine and 8kg tumble dryer to utility or laundry to nos. 14, 22, 23 & 26
 - Telescopic canopy cooker hood
- Extended counter top island with integrated Siemens wine cooler to nos. 14, 24, 25 & 26
- Villeroy & Boch ceramic undermounted sink and chrome 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
- Plinth lighting to kitchens
- Hard wearing Amtico floor covering to nos. 1-3 kitchen and hallway

Bathrooms & En-suites

- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Ideal Standard white bath with chrome mixer tap
- Thermostatically controlled and pressurised shower system with rain shower head plus separate hand spray to en-suites
- Crosswater toughened glass and stainless steel shower enclosure with low profile Mira shower tray for a seamless look to en-suites
- 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 Finesse wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome heated towel rail
- Chrome shaver point
- Mirror to bathroom and en-suites
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel and downlights to mirror

Hamilton Court



Interior

- Thermostatically controlled and zoned underfloor heating to ground and upper floors
- BT Full Fibre to the premises (BT account required)
- BT point and Cat 5 cabling, for television and internet connectivity
- Wiring providing connectivity for audio visual devices in the lounge
- Double glazed uPVC windows with security locks and polished chrome handles
- Bi-fold doors to nos. 4, 5, 14, 15 & 22-26, French doors to all other homes, leading onto the rear garden
- Fitted wardrobes with shelf and hanging rail:
 - To bedroom 1 in 2 bedroom homes
 - To bedrooms 1 & 2 in 3 bedroom homes
 - To bedrooms 1, 2, & 3 in 4 bedroom homes
- Vertical panel moulded cottage style internal doors with chrome ironmongery
- Mains powered heat and smoke detectors with battery back-up
- Lighting to staircases
- 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

- Garage to nos. 14 & 26 with electric door and personal uPVC door. Double car port to nos. 4, 5, 22 & 23. Single car port to no. 15. 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 downlights to front porch and at rear to French doors or bi-fold doors
- The houses 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
- Homes at Hamilton Court are located in a conservation area



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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.

Village charm meets contemporary style in this attractive new neighbourhood



Hamilton Court has been created for a broad range of lifestyles, including families, professionals and downsizers seeking comfort, style and connection. With beautiful countryside on the doorstep, everyday amenities a short walk away and effortless connections to Woking, Guildford and central London, it's easy to see why this latest addition to the Shanly Homes portfolio is proving so popular.

Ripley is one of Surrey's most desirable villages, offering a unique blend of charm, heritage and community. As one of the first stagecoach stops outside London, the village enjoys a rich history.

The High Street is lined with independent shops, cafés and award-winning restaurants, while the monthly farmers' market draws visitors from across the county all within a few minutes walk.

The village green is one of the largest in the country and hosts a variety of popular community events. There are cricket matches in the summer, beloved bonfire night celebrations in the winter and all year round it provides a valuable space for picnics or play.

Hamilton Court

When it comes to education, Hamilton Court benefits from a broad range of nursery, primary, secondary and independent schools across Ripley, Woking and Guildford, with respected options at every stage.

Ripley itself plays home to Ripley Court School, an independent nursery and prep school set within extensive grounds, while nearby villages provide further primary choices, such as Send C of E Primary School, which is just five minutes away.

For older children, Woking offers a strong selection of state and independent schools, including secondary and sixth-form options. Further afield, Guildford broadens the choice even further, adding the University of Surrey to the mix. The result is a comprehensive educational journey from nursery right through to tertiary.



Ripley Cricket Club



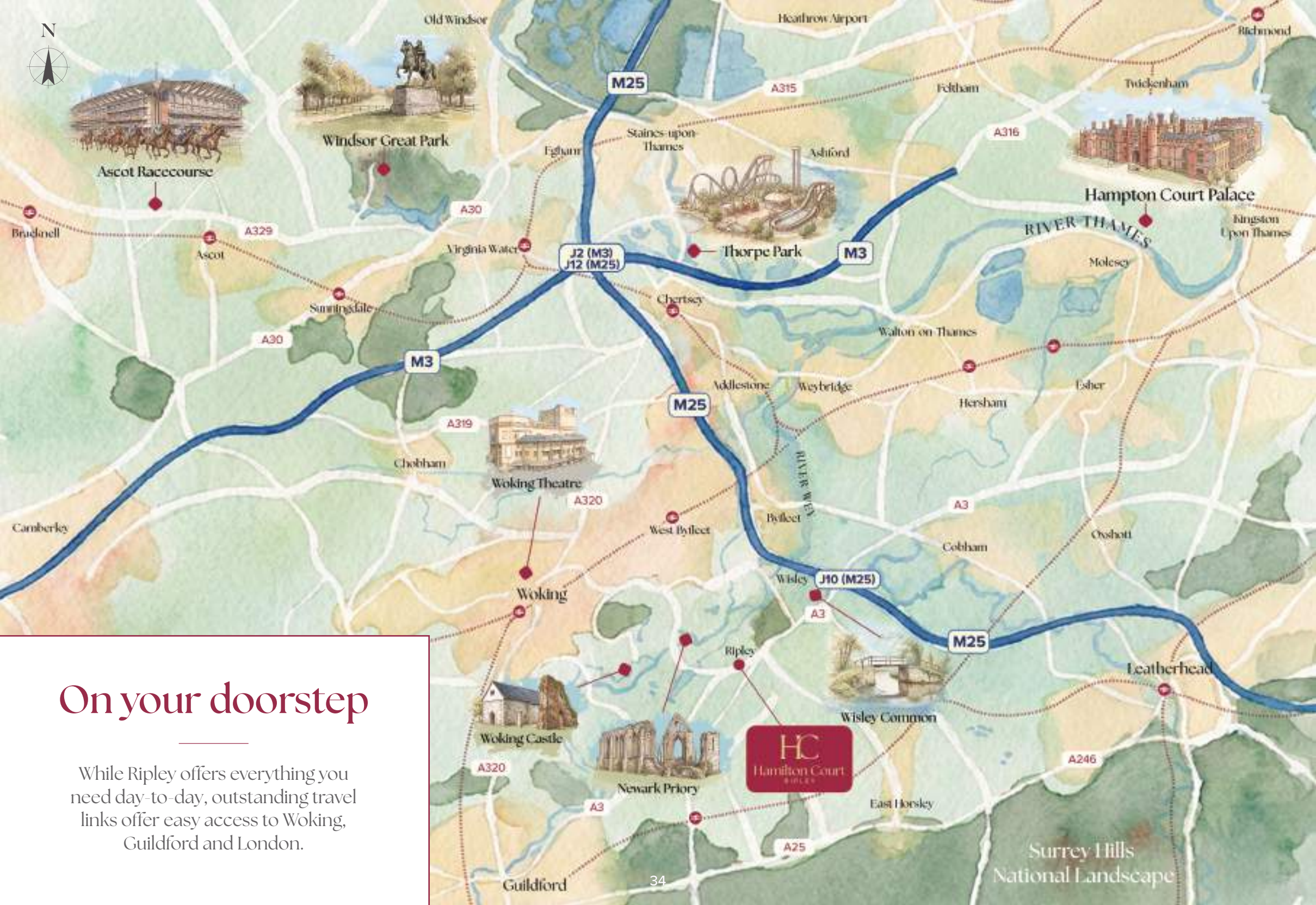
The Wisley Golf Club, Ripley



River Wey, Ripley

Foodies will love the great selection of eateries in Ripley, from freshly baked pastries to relaxed pub classics or refined dining at the historic Talbot Inn, which has been linked to Lord Nelson and Lady Hamilton.

For fresh air, wander the River Wey towpaths to Newark Priory, or take the five-minute drive to RHS Garden Wisley for year-round inspiration. The nearby Surrey Hills AONB offers panoramic trails for hiking, running and cycling, while Ripley Village Hall hosts clubs, classes and community events that make it easy to feel at home. If golf is your game then The Wisley Golf Club and Pyrford Golf Course are also close by.



On your doorstep

While Ripley offers everything you need day-to-day, outstanding travel links offer easy access to Woking, Guildford and London.

Hamilton Court

Life at Hamilton Court keeps you well connected. Excellent road links, including the A3 and M25 make it easy to reach neighbouring towns and beyond.

Just a short drive from Hamilton Court, the vibrant town of Guildford is Surrey's historic county town where you can find picturesque cobbled streets lined with designer boutiques and department stores. The town is also home to theatres, live music venues and a wealth of dining options.

Alternatively, nearby Woking offers high street favourites and independent stores

alongside a variety of cafés and restaurants. For entertainment, the New Victoria Theatre and cinema complex puts on a great selection of stage and screen shows.

Woking and Guildford stations both provide direct trains to London Waterloo in under 30 minutes, placing the capital within easy reach. This means world-class shopping in the West End, galleries and museums, Michelin-starred dining and a host of cultural attractions are never far away.

Heathrow and Gatwick airports are also within easy reach, making Ripley an ideal base for commuters and travellers alike.



From city lights to countryside charm,
it's all close to home

SHANLY
— HOMES —

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 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.



Thameside, Windsor



Magna Gardens, Purley on Thames



Ascot Oaks, Royal Berkshire

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.

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Surrounded by Nature, Connected to London

Set amid the beauty of the Surrey countryside, Ripley offers a rare sense of escape without sacrificing connection. Nearby Woking and Guildford provide fast, direct rail services into London Waterloo, placing the capital within effortless reach for both work and leisure. Excellent road links via the A3 further enhance accessibility, while wider rail connections open up destinations across the South and beyond. It is an enviable balance: peaceful country living, beautifully connected to the city.

Surrey Downs Landscape

The Shard, London

Location and travel connections

DISTANCE BY ROAD (From Hamilton Court)

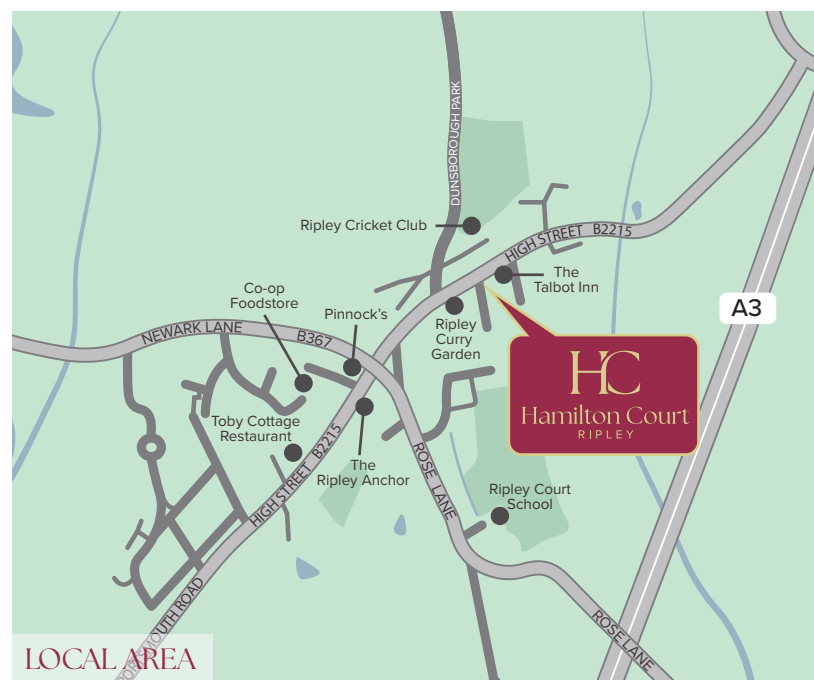
M25 Junction 10	2.2 miles
Surrey Hills	5.5 miles
Woking Station	5.8 miles
Guildford Station	8.0 miles
M25 Junction 2	9.3 miles
Heathrow Airport	17.8 miles
Gatwick Airport	27.7 miles

TRAVEL TIME BY RAIL (From Woking Station)

Basingstoke	20 minutes
Clapham Junction	20 minutes
London Waterloo	26 minutes
Portsmouth Harbour	1 hr 10 minutes

TRAVEL TIME BY FOOT (From Hamilton Court)

Village Green	1 minute
Talbot Inn	1 minute
Convenience Store	3 minutes
Ripley Court School	7 minutes



Hamilton Court, High Street,
Ripley, Surrey GU23 6BB

Tel: 01483 359400

What 3 words
quit. banks .common

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to find out more



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 – September 2026. Ref: 1366

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