



MEADOW RISE

ODIHAM

CUSTOM BUILD - PLOT 21

SHANLY
— HOMES —

Welcome to Meadow Rise


Welcome to Plot 21 at Meadow Rise. Hidden away amongst the countryside village of Odiham. This individual home has been carefully designed to offer three different options of exceptional specification and layout; choose between bronze, silver and gold to add the unique finishes to your new home.



Computer generated image of Plot 21, Meadow Rise



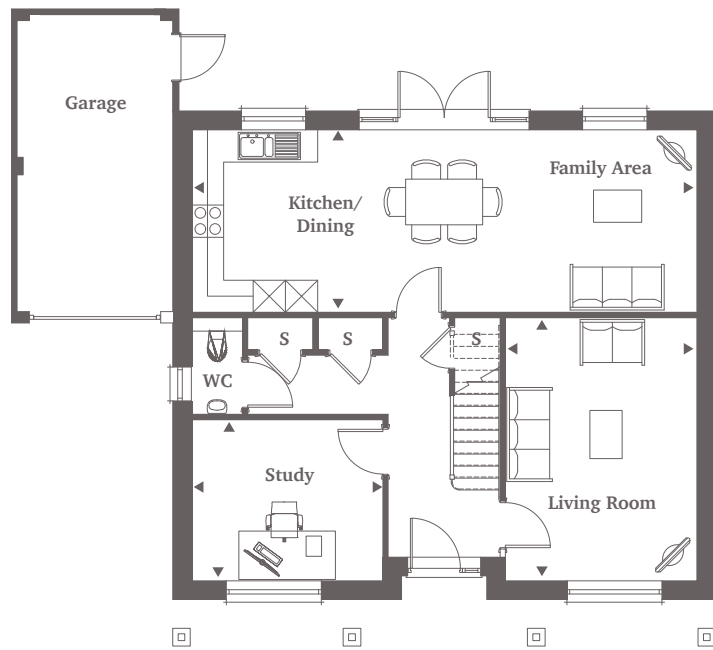
Meadow Rise Site Plan

-  Self Build
2 Bedroom Home (Plot 21)
-  Private Sale
2, 3 and 5 Bedroom Homes
-  Affordable Rent
2 and 3 Bedroom Homes

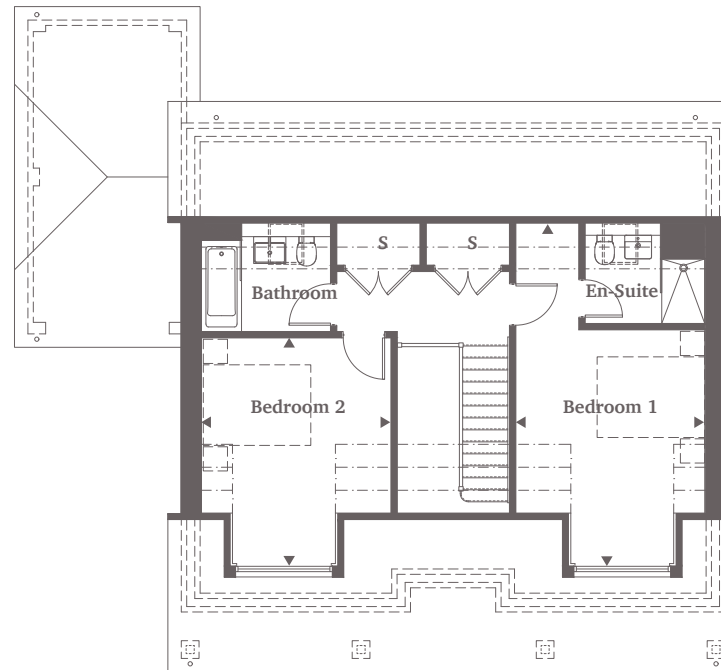
Plot 21

Bronze Option

2 Bedroom House
130.6 sq m, 1387 sq ft



Ground Floor



First Floor

Ground Floor

Kitchen/Dining/Family	9.36m x 3.34m	30'8" x 10'11"
Living Room	4.86m x 3.51m	15'11" x 11'6"
Study	3.51m x 2.96m	11'6" x 9'8"

First Floor

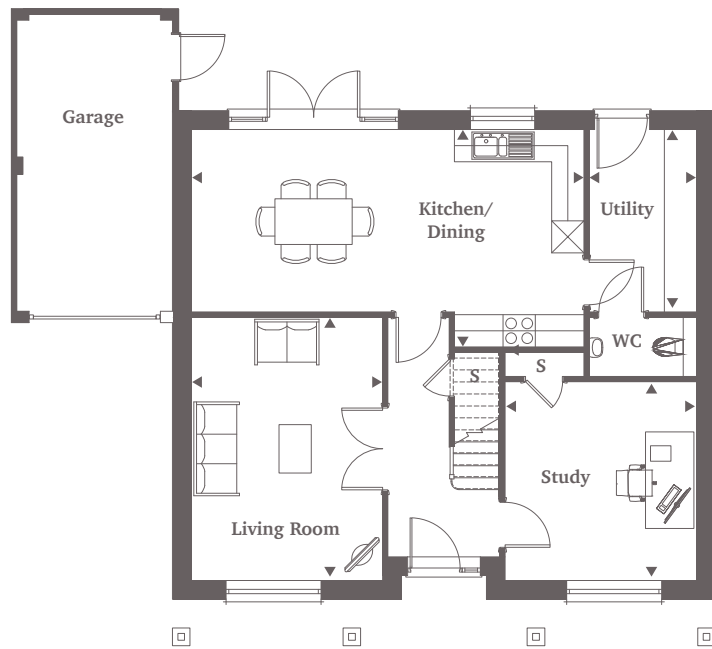
Bedroom 1	6.33m x 3.51m	20'9" x 11'6"
Bedroom 2	4.20m x 3.51m	13'9" x 11'6"

◀ 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. S denotes storage. - - - denotes reduced head height. Please contact sales consultant for more information.

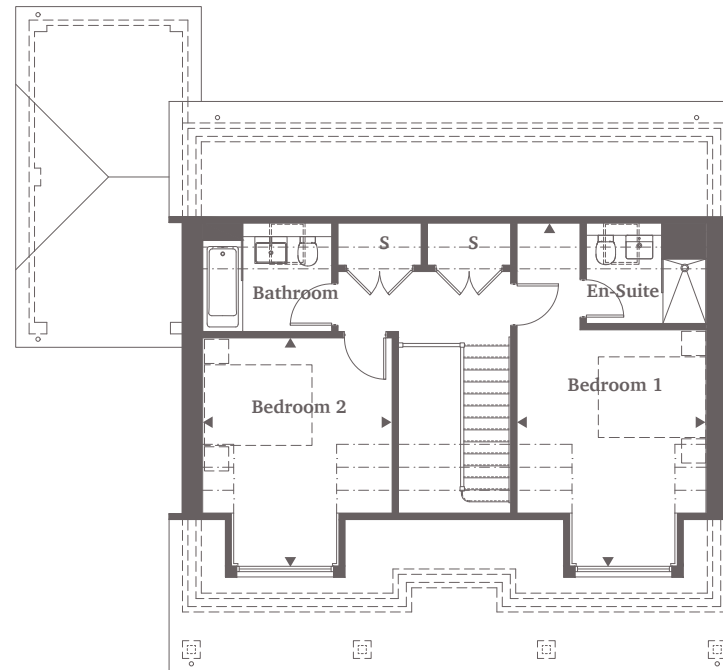
Plot 21

Silver Option

2 Bedroom House
130.6 sq m, 1387 sq ft



Ground Floor



First Floor

Ground Floor

Kitchen/Dining	7.28m x 4.01m	23'10" x 13'2"
Living Room	4.86m x 3.51m	15'11" x 11'6"
Study	3.66m x 3.51m	12' x 11'6"
Utility	3.36m x 1.96m	11' x 6'5"

First Floor

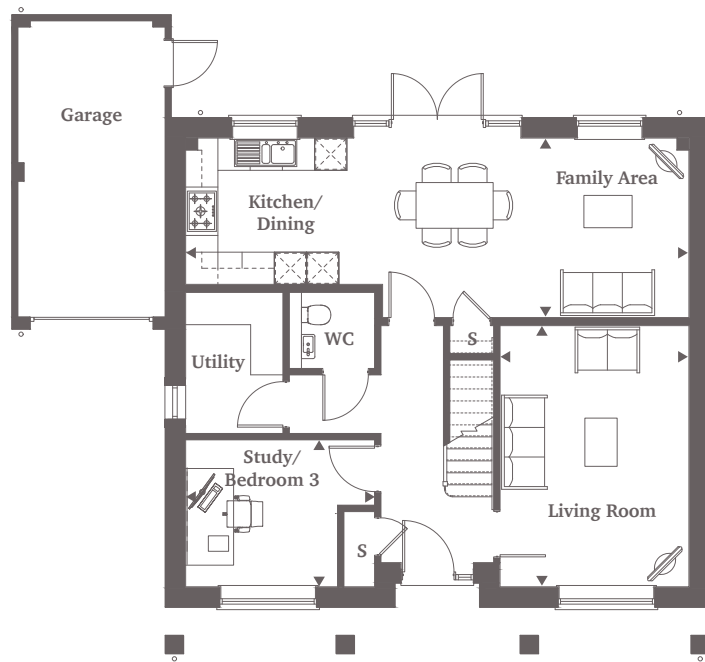
Bedroom 1	6.33m x 3.51m	20'9" x 11'6"
Bedroom 2	4.20m x 3.51m	13'9" x 11'6"

◀ 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. S denotes storage. - - - - denotes reduced head height. Please contact sales consultant for more information.

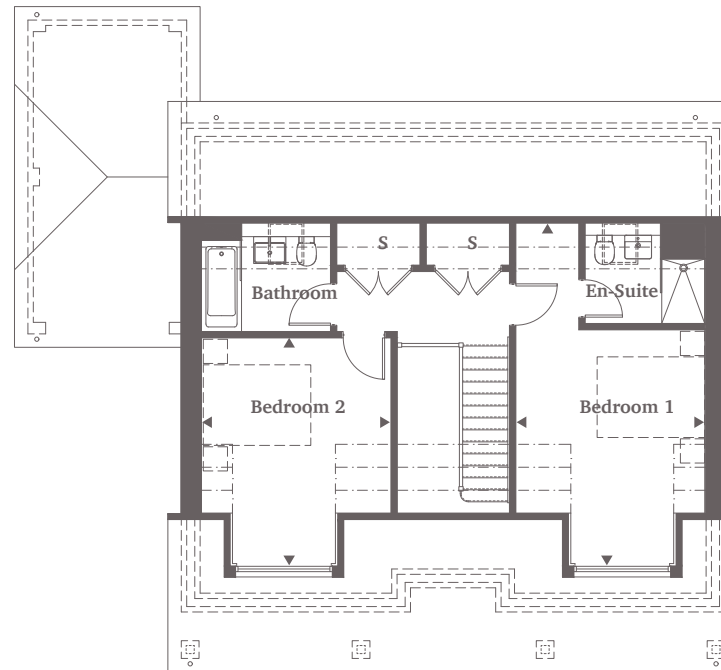
Plot 21

Gold Option

2 Bedroom House
130.6 sq m, 1387 sq ft



Ground Floor



First Floor

Ground Floor

Kitchen/Dining/Family	9.36m x 3.34m	30'8" x 10'11"
Living Room	4.86m x 3.51m	15'11" x 11'6"
Study	3.51m x 2.73m	11'6" x 8'11"
Utility	2.62m x 1.81m	8'7" x 5'11"

First Floor

Bedroom 1	6.33m x 3.51m	20'9" x 11'6"
Bedroom 2	4.20m x 3.51m	13'9" x 11'6"

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Specification Options

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	Bronze Option	Silver Option	Gold Option
Kitchen			
Contemporary kitchen with work surfaces as per choice, upstand and stainless steel splashback to hob.	40mm laminate	40mm laminate	20mm composite stone
Sink, drainer and mixer taps	Single inset sink	Single inset sink	1.5 undermounted sink with engraved drainer
Appliances	Stainless steel single over, gas hob and extractor hood	Stainless steel single oven, gas hob and extractor hood Integrated fridge/freezer Dishwasher	Stainless steel single oven, gas hob and extractor hood Integrated fridge/freezer Dishwasher Washer/dryer Microwave
Bathroom			
Sanitaryware	White sanitaryware with chrome fittings	White sanitaryware with chrome fittings Mixer tap with hand-held shower attachment to bath	White sanitaryware with chrome fittings Thermostatic shower with shower screen to bathroom and en-suite Mixer tap with hand-held shower attachment to bath
Bathroom furniture	Not included	Under basin vanity unit to bedroom 1 en-suite	Under basin vanity unit to bathroom and en-suite Fitted mirror above basin in bathroom, en-suite and cloakroom with LED lights above
Radiators/towel rails	Radiator to bathrooms and en-suite Radiator to cloakroom	Chrome heated towel rail to ensuite Radiator to bathroom and cloakroom	Chrome heated towel radiator to bathroom and en-suite Radiator to cloakroom
Tiling	Tiled splashback to cloakroom basin Half height tiling around bath and full height tiling to shower in ensuite	Tiled splashback to cloakroom basin Half height tiling around bath and full height tiling to shower in ensuite	Half height tiling to cloakroom walls Half height tiling to all walls that have sanitaryware Full height tiling to shower
Plumbing and heating	Traditional gas-fired central heating	Traditional gas-fired central heating	Traditional gas-fired central heating Heated floors to bathrooms and ensuites
Internal finishes			
Double glazed PVCu windows Smooth ceilings finished in white paint All walls finished in white paint All woodwork and timber stairs finished in gloss paint	Included	Included	Included
Wardrobes (finished to match internal doors)	Not included	Built in wardrobe to bedroom 1	Gooding fitted wardrobes to bedroom 1 and bedroom 2
Flooring	Laminate flooring to cloakroom, bathroom and en-suite	Tiled flooring to cloakroom, bathroom, and en-suite	Tiled flooring to cloakroom, bathroom, and en-suite

	Bronze Option	Silver Option	Gold Option
Security			
External lighting, with dusk-to-dawn sensors Multi-point locking system to front door	Included	Included	Included
Alarm	Not included	Not included	Included
Lighting and electrical			
Light fittings Pre-wiring and fittings for TV/satellite to living room Telephone living room	Pendant light fittings throughout	Recessed LED downlights to hall, stairs, landing, cloakroom, bathroom and en-suite only Pendant light fittings to all other rooms	Recessed LED downlights to kitchen, hall, stairs, landing, cloakroom, bathroom, ensuite and utility Pendant light fittings to all other rooms
Sockets and switches	White sockets and switches to all rooms	White sockets and switches to all rooms	Chrome plates with black inserts to all hallway, kitchen and landing High level chrome to all other rooms and low level to be white
External details			
Outside tap	Included	Included	Included
Landscaped front garden	Included	Included	Included
Turf to rear garden	None	Included	Included
External power socket	Not included	Not included	Included
Environmental details			

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A or B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in winter and reduce heat gain in summer
- Dusk-to-dawn sensors to external lighting to reduce electricity usage
- A significant proportion of low energy lighting to all homes
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development.



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

Choosing a Custom Build – *Your Questions Answered*

Q *What are the choices available to the purchaser?*

There is a detached custom build house, where we have offered three layout options. Within the marketing period the purchaser can choose between three different specification choices.

Q *What is the difference in price between the houses with the different specification levels?*

The gold specification house reflects the current market value of the house and is the same as the matching plot that is available for open market sale. The alternative prices for Bronze and Silver specifications reflect the difference in costs for Shanly Homes to deliver the houses.

Q *When can the units be reserved?*

The house can be reserved any time during the marketing period. Beyond this period the house can be reserved but the Gold specification level will be applied.

Q *When will the exchange be?*

Exchange is due when the house is water/wind-tight at the latest.

Q *How long is the marketing period?*

Twelve months and will commence prior to launch of the open market sale homes.

Q *What if the units are not reserved within the marketing period?*

Shanly Homes will select the Gold specification and complete the construction of the house. It will then be offered to the market in the traditional way.

Q *When will completion occur?*

An anticipated completion date will be provided on exchange of contracts and the purchase will complete once CML has been achieved, where a 14 calendar day notice period will be served. This approach is usual with new build purchases.

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. NOVEMBER 2023. REF 301407CB

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