

THE COLLECTION

Autumn | Winter 2024



SHANLY
— HOMES —

WELCOME TO THE COLLECTION

A showcase of thoughtfully designed, energy-efficient homes that are built to last



Show home at Lightfield, Barnet

WHY CHOOSE A SHANLY HOME?

Better for you, better for the environment

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 of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South-East.

Our new homes come with a range of energy-efficient features and appliances* designed to not only lower your carbon footprint but also to help you live more cost-effectively.

Our new build homes could save you around £2,200 yearly on energy bills.**



Energy efficient appliances



Low-energy lighting



Insulation to reduce heat loss

Low energy lighting

All our homes are fitted with LED downlights. These can last up to 12 times longer than traditional light bulbs and offer a 90% energy saving.

To improve thermal efficiency and reduce heat loss:

- All windows are double-glazed
- All external cavity walls have full cavity insulation
- Ground floor insulation and double-layered roof insulation are fitted
- All our homes have undergone air testing to calculate the amount of air infiltration into the property and have received a permeability rating of 5 or less (out of 10). The lower the number, the more airtight the property

Heating and hot water account for over half of what you spend on energy bills in a year***

- Where fitted, our A-rated boilers burn fuel more efficiently saving energy
- A smart heating system is installed to help you effectively manage your heating
- Where fitted, radiators have thermostatic valves to allow for individual management
- Zoned heating means you can control the temperatures between different floors
- To keep your heating system running smoothly a scale guard is fitted and additives have been used to inhibit sludge build up
- Where fitted, air source heat pumps are highly-efficient and cost-effective



A-rated boiler*



Smart heating and zoned controls



Air source heat pumps*



Solar panels*

For peace of mind:

All our new homes have a 2 year Shanly Homes warranty managed by our dedicated and friendly customer care team. Additionally your new home is covered by an industry recognised 10 year insurance backed guarantee. Shanly Homes is a registered developer with the NHQB.

10 YEAR INSURANCE BACKED NEW HOME WARRANTY



*Subject to individual development **Home Builders Federation report, July 2023 *** Source Energy Saving Trust

SHANLY
— HOMES —

OUR DEVELOPMENTS

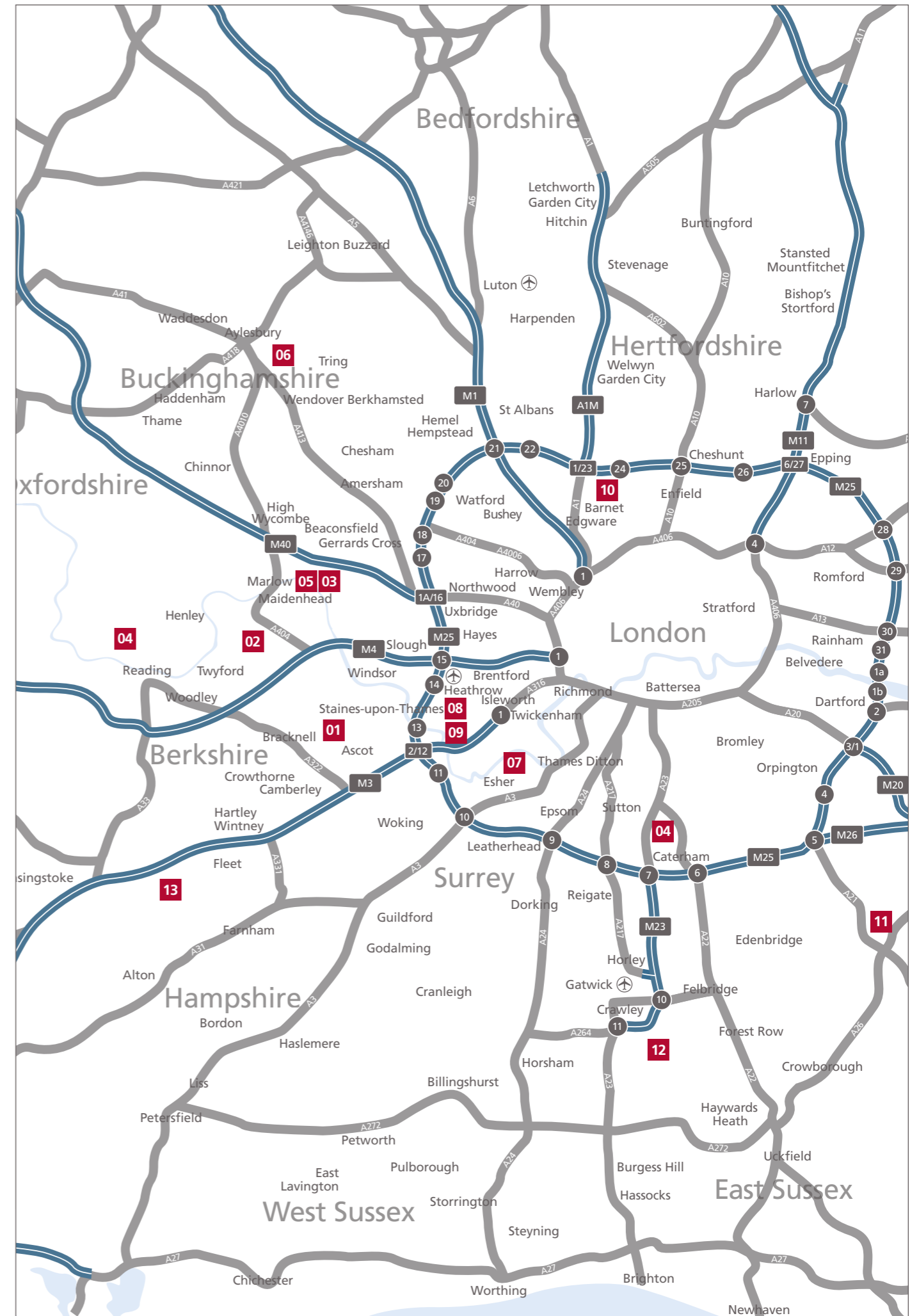
#	DEVELOPMENT NAME	LOCATION	HOME TYPE	AVAILABILITY	PAGE
01	Ascot Oaks	Nr Ascot, Berkshire RG12 9FR	Houses/Apartments	Coming winter 2024	06
02	De Havilland Place	White Waltham, Berkshire SL6 3TN	Houses	Coming summer 2025	06
03	Waterside Quarter	Maidenhead, Berkshire SL6 1QJ	Apartments	From £300,000	07
04	Magna Gardens	Purley on Thames, Berkshire RG8 8AA	Houses	From £575,000	08
05	Station Mews	Cookham, Berkshire SL6 9JF	Houses	Coming autumn 2025	09
06	Little Green	Aston Clinton, Buckinghamshire HP22 5AH	Houses	From £470,000	09
07	Oaklands Park	Esher, Surrey KT10 9PN	Apartments	From £555,000	10
08	Moorfield Mews	Staines-upon-Thames, Surrey TW18 4YN	Houses Apartments	Coming autumn 2024	10
09	Ashcroft Place	Staines-upon-Thames, Surrey TW18 2EH	Houses Apartments	From £625,000 From £347,500	11
10	Lightfield	Barnet, London EN5 5XP	Apartments	From £395,000	12
11	River Walk	Tonbridge, Kent TN9 1DT	Apartments	Coming early 2025	13
12	Rectory Gardens	Balcombe, West Sussex RH17 6PA	Houses	Coming summer 2025	13
13	Meadow Rise	Odiham, Hampshire RG29 1PL	Houses/Apartments	Coming summer 2025	14

Find your new home:



* All CGIs are indicative only

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— HOMES —



ASCOT OAKS

London Road, Nr Ascot,
Berkshire RG12 9FR

what3words: blaze.vine.sings

A unique development of two, three and four bedroom houses, and one and two bedroom apartments on the borders of Ascot.



HIGHLIGHTS

- Garage and/or parking to all homes
- Balcony or terrace to most apartments
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

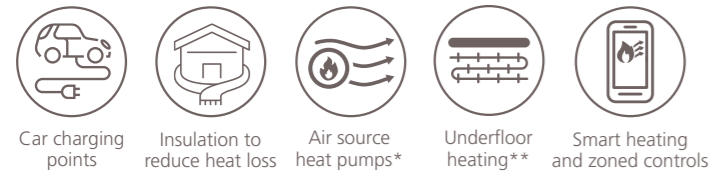
- 0.17 miles – Holly Spring Primary (Ofsted Good)
- 0.4 miles – St Joseph's Catholic Primary (Ofsted Good)
- 0.66 miles – Ranelagh Secondary (Ofsted Outstanding)
- 0.69 miles – Harmans Water Primary (Ofsted Good)

AVAILABILITY

Coming winter 2024

CONTACT

Register your interest now
01344 929488
ascotoaks@shanlyhomes.com



*Houses **Selected plots



DE HAVILLAND PLACE

Waltham Road, White Waltham,
Berkshire SL6 3TN

what3words: aunts.spilled.occupied

A stunning development of two, three, four and five bedroom houses beautifully located in the picturesque country setting of White Waltham, on the outskirts of Maidenhead.

HIGHLIGHTS

- Fitted kitchens with stone worktops and upstands
- Garage with electric door to most homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

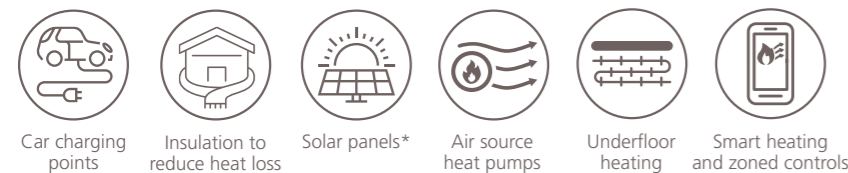
- 0.22 miles – White Waltham C of E Academy (Ofsted Good)
- 0.73 miles – Woodlands Park Primary School (Ofsted Good)
- 1.4 miles – Lowbrook Academy (Ofsted Good)
- 1.44 miles – Cox Green School (Ofsted Good)

AVAILABILITY

Coming summer 2025

CONTACT

Register your interest now
01628 969558
dehavilland@shanlyhomes.com



*Selected plots



WATERSIDE QUARTER

High Street, Maidenhead, Berkshire SL6 1QJ what3words: matter.refers.rent

Located in the vibrant waterside restaurant quarter of the town centre and a short walk from the train station offering fast trains into Paddington, and central London and the City on the Elizabeth line.



HIGHLIGHTS

- Balconies or terraces to all apartments
- Secure underground gated parking
- Concierge service
- EPC rating: B

SCHOOLS

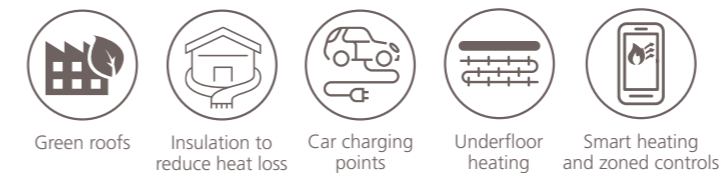
- 0.36 miles – St Luke's C of E Primary (Ofsted Outstanding)
- 0.54 miles – Highfield Preparatory (Independent)
- 0.54 miles – Riverside Primary (Ofsted Good)
- 0.64 miles – Oldfield Primary (Ofsted Outstanding)

AVAILABILITY

One and two bedroom apartments from £300,000 to £615,000

CONTACT

Show home open 7 days a week from 10am to 5pm.
01628 673046
waterside.quarter@shanlyhomes.com



MAGNA GARDENS

Purley Rise, Purley on Thames, Berkshire RG8 8AA

what3words: actors.voices.sulk

A collection of three, four and five bedroom family homes conveniently situated close to schools, Goosecroft Recreation Ground, and local amenities.



HIGHLIGHTS

- Fitted kitchens with silestone worktops and upstands
- Garage to all detached homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

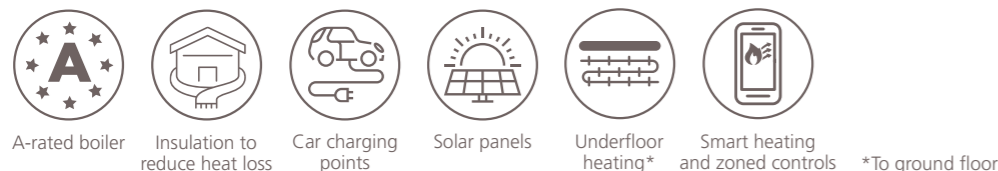
- 0.37 miles – Long Lane Primary (Ofsted Good)
- 0.42 miles – Purley C of E Primary (Ofsted Good)
- 0.7 miles – Denefield Secondary (Ofsted Good)
- 0.79 miles – Downsway Primary (Ofsted Good)

AVAILABILITY

Three, four and five bedroom houses from £575,000 to £850,000

CONTACT

Show home open Thursday to Monday 10am to 5pm.
0118 403 2688
magnagardens@shanlyhomes.com



STATION MEWS

High Road, Cookham, Berkshire SL6 9JF

what3words: forge.pits.speaks

Just eight terraced houses in a prime location a stone's throw from Cookham station.



HIGHLIGHTS

- Two parking spaces to all homes
- Short walk to all amenities
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.14 miles – Cookham Rise Primary (Ofsted Good)
- 0.84 miles – Holy Trinity C of E Primary (Ofsted Good)
- 0.92 miles – Cookham Dean C of E Primary (Ofsted Good)
- 1.01 miles – Herries Preparatory (Independent)

AVAILABILITY

Coming autumn 2025

CONTACT

Register your interest now
01628 562727
stationmews@shanlyhomes.com



LITTLE GREEN

Aylesbury Road, Aston Clinton, Buckinghamshire HP22 5AH

what3words: dunk.graver.free

Surrounded by countryside, Aston Clinton sits at the foot of the Chiltern Hills in the Vale of Aylesbury.

HIGHLIGHTS

- Friendly and historic village location
- Open space and children's play area
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

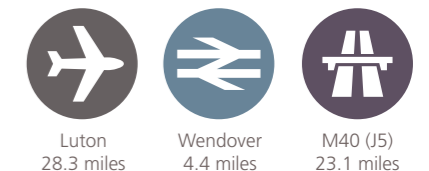
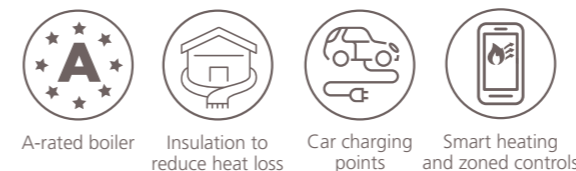
- 0.81 miles – Aston Clinton Primary (Ofsted Good)
- 1.17 miles – Weston Turville C of E Primary (Ofsted Good)
- 1.6 miles – Bedgrove Junior School (Ofsted Good)
- 1.6 miles – Bedgrove Infant School (Ofsted Outstanding)

AVAILABILITY

Three bedroom houses from £470,000 to £525,000

CONTACT

Show home open 7 days a week from 10am to 5pm
01494 685858
littlegreen@shanlyhomes.com



OAKLANDS PARK

Littleworth Road, Esher,
Surrey KT10 9PN

what3words: doors.panel.await

Set in beautifully landscaped communal grounds and just moments from Esher High Street.



HIGHLIGHTS

- Balcony or terrace to all apartments
- Underfloor heating
- Private allocated parking
- Predicted EPC rating: B
- Full Fibre broadband

SCHOOLS

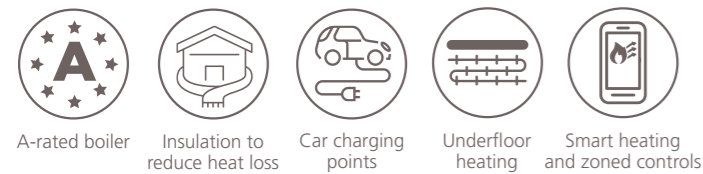
- 0.54 miles – Shrewsbury House Pre-Prep (Independent)
- 0.56 miles – Esher Church School (Ofsted Good)
- 0.66 miles – Milbourne Lodge (Independent)
- 0.89 miles – Claygate Primary (Ofsted Good)

AVAILABILITY

Two and three bedroom apartments from £555,000 to £775,000

CONTACT

Show home launching autumn 2024
01372 679383
oaklandspark@shanlyhomes.com



ASHCROFT PLACE

Langley Road, Staines-upon-Thames, Surrey TW18 2EH

what3words: galaxy.palms.art

Just fourteen houses and eight apartments within walking distance of the station, River Thames and the bustling town centre and enjoying excellent road and rail connections.

HOUSES



APARTMENTS



HIGHLIGHTS HOUSES

- Luxury kitchens with stone worktops and upstands
- Private off-street parking to all homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.14 miles – Our Lady of the Rosary Primary (Ofsted Good)
- 0.14 miles – Riverbridge Primary (Ofsted Good)
- 0.33 miles – Staines Preparatory School – Independent
- 0.79 miles – The Matthew Arnold Secondary (Ofsted Good)

AVAILABILITY

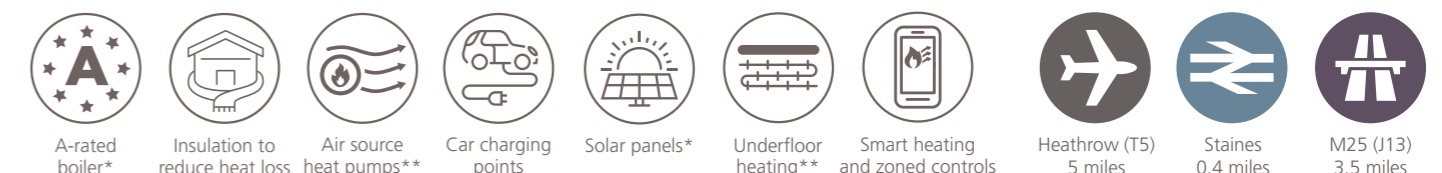
One and two bedroom apartments from £347,500 to £448,500
Three and four bedroom houses from £625,000 to £840,000

CONTACT

Show home open Thursday to Monday 10am to 5pm
01784 913033
ashcroftplace@shanlyhomes.com

HIGHLIGHTS APARTMENTS

- Balcony or terrace to all homes
- Parking to all apartments
- Full Fibre broadband
- Predicted EPC rating: B



MOORFIELD MEWS

Moor Lane, Staines-upon-Thames,
Surrey TW18 4YN

what3words: laptop.grants.admits

Twenty houses and nine apartments in a sought after location a short walk from the vibrant town centre.

HIGHLIGHTS

- Parking to all homes
- Short walk to the River Thames
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

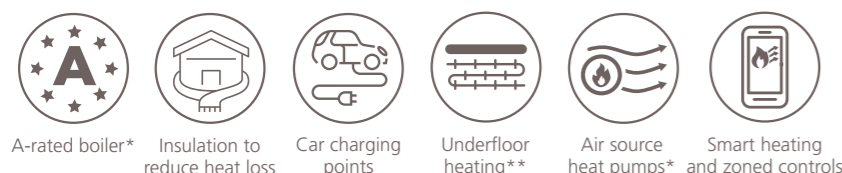
- 0.96 miles – Hythe Primary (Ofsted Good)
- 1.22 miles – Staines Preparatory School (Independent)
- 1.26 miles – Thorpe Lea Primary (Ofsted Good)
- 1.36 miles – Riverbridge Primary (Ofsted Good)

AVAILABILITY

Coming autumn 2024

CONTACT

Register your interest now
01784 913037
moorfieldmews@shanlyhomes.com



*Selected plots **Bathrooms and en-suites

*Selected plots **Bathrooms and en-suites

LIGHTFIELD

High Street, Barnet, London EN5 5XP what3words: origin.charm.expert

Situated in popular Barnet, set back from the High Street, Lightfield is in walking distance of High Barnet Station which is on the Northern line.



HIGHLIGHTS

- Patio, balcony or terrace to most homes
- Gated entrance and parking to most homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

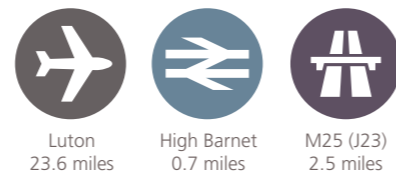
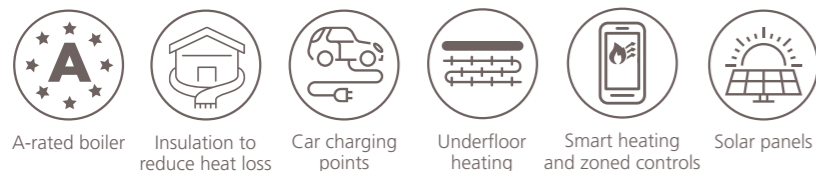
- 0.03 miles – Barnet and Southgate College (Ofsted Good)
- 0.17 miles – Queen Elizabeth's Girls' School (Ofsted Good)
- 0.57 miles – Queen Elizabeth's School (Ofsted Outstanding)
- 0.79 miles – Monken Hadley C of E Primary (Ofsted Outstanding)

AVAILABILITY

One and two bedroom apartments from £395,000 to £695,000

CONTACT

Show home open Thursday to Monday 10am to 5pm
020 8176 8255
lightfield@shanlyhomes.com



RIVER WALK

Tonbridge, Kent TN9 1DT what3words: invite.human.spicy

A collection of one and two bedroom apartments situated in the heart of historic Tonbridge, overlooking the River Medway and Tonbridge Castle.



HIGHLIGHTS

- Patio or balcony to most apartments
- Undercover private parking
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

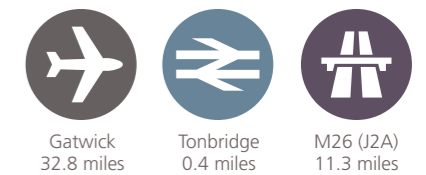
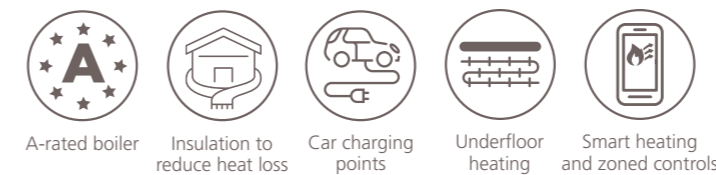
- 0.3 miles – Slade Primary (Ofsted Outstanding)
- 0.45 miles – Sussex Road Community Primary (Ofsted Good)
- 0.48 miles – Tonbridge School (Independent)
- 0.49 miles – The Judd School (Ofsted Outstanding)

AVAILABILITY

Coming early 2025

CONTACT

Register your interest now
01732 443879
riverwalk@shanlyhomes.com



RECTORY GARDENS

Haywards Heath Road, Balcombe, West Sussex RH17 6PA what3words: decoding.trainer.blaring

A boutique development of twelve houses located in the picturesque village of Balcombe, close to Haywards Heath and just 19 miles from Brighton.



HIGHLIGHTS

- Stone's throw to village pub and cricket club
- Garage and/or driveway to all homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

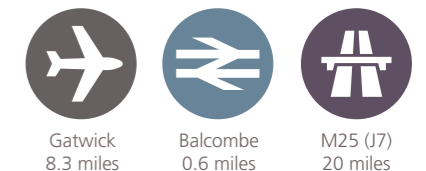
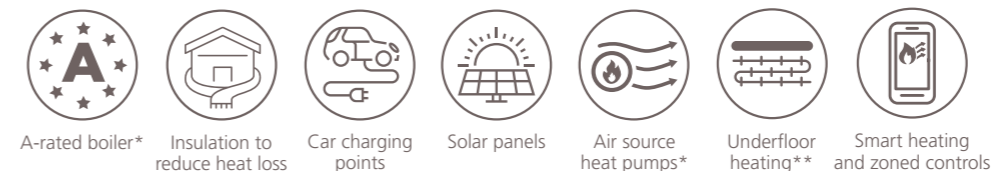
- 0.64 miles – Balcombe C of E Primary (Ofsted Good)
- 1.68 miles – Ardingly College (Independent)
- 1.77 miles – St Peter's C of E Primary (Ofsted Good)
- 2.56 miles – St Mark's C of E Primary (Ofsted Good)

AVAILABILITY

Coming summer 2025

CONTACT

Register your interest now
01444 711646
rectorygardens@shanlyhomes.com



*Selected plots **Bathrooms and en-suites

MEADOW RISE

Alton Road, Odiham,
Hampshire RG29 1PL

what3words: reduction.motor.dignity

Twenty-six houses and 4 apartments located in the historic village of Odiham, surrounded by beautiful countryside and canal walks, and just a 15-minute drive to Hook village.



Computer generated illustration

HIGHLIGHTS

- Short walk to Odiham High Street
- Garage and/or parking to all homes
- Full Fibre broadband
- Predicted EPC rating: B

SCHOOLS

- 0.29 miles – Mayhill Junior (Ofsted Good)
- 0.3 miles – Robert May's Secondary (Ofsted Good)
- 0.34 miles – Buryfields Infant School (Ofsted Good)
- 2.07 miles – Long Sutton C of E Primary (Ofsted Good)

AVAILABILITY

Coming summer 2025

CONTACT

Register your interest now
01256 961030
meadowrise@shanlyhomes.com

A-rated boiler	Insulation to reduce heat loss	Car charging points	Underfloor heating**	Smart heating and zoned controls	Air source heat pumps*	*Selected plots **To ground floor	Heathrow 28.8 miles	Hook 3.7 miles	M3 (J5) 2.7 miles

OUR CUSTOMERS

90% of our customers would recommend us to a friend*

“ I love living here. I’m so close to the river, there’s lots of green space and I’m enjoying exploring the surrounding villages. ”
Ms Szwarc,
Waterside Quarter, Maidenhead

“ I like the way the houses are set out. They mixed up the house styles. We do not have rows of the same houses. It looks natural and has a village feel. The houses are very attractive. ”
Mrs Apps,
Little Green, Aston Clinton

“ My kitchen bay window is lovely, for me to look out of while I am cooking in the kitchen. I am liking it here. It’s where I wanted to be, near the countryside, the workmanship is to a high standard. I can’t fault anything. ”
Mrs Gillett,
Magna Gardens, Purley on Thames



*In-house Surveys 2024 Gold Award Winner

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. Financed entirely by the profits generated by the Shanly Group of companies, the Foundation receives in excess of 700 funding applications annually. Our Board of Trustees meet monthly and consider each and every application. This ensures that funding is appropriately allocated to help local community groups and charitable organisations to support and improve the quality of life for those most in need across our communities. Since 1969 the Shanly Group and Shanly Foundation has contributed in excess of £25m to charitable causes.



Find out more:



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

Minimising our waste on site	Helping our new homeowners support wildlife by offering a year-long RSPB subscription	Conserving the diversity of garden plants	Conserving freshwater wildlife

SHANLY
— HOMES —

HEAD OFFICE

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Beaconsfield
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