



# MAGNA GARDENS

PURLEY RISE . PURLEY ON THAMES

—  
**SHANLY**  
— HOMES —

Experience the best of connected living with countryside nearby.  
Enjoy life in a village, beside the Thames.

Welcome to...



A collection of luxury three, four and five bedroom homes  
by award winning Shanly Homes.





# DISCOVER YOUR PERFECT LIFESTYLE

Shanly Homes are proud to present these desirable three, four and five bedroom houses, beautifully nestled in the impressive Berkshire landscape.

Magna Gardens offers an enviable quality of life in this sought-after riverside village. Family-friendly facilities, stunning countryside on your doorstep and a welcoming community make Purley on Thames an idyllic location. Enjoy the excellent travel links to London and beyond or explore the neighbouring North Wessex Downs, an Area of Outstanding Natural Beauty.

Find your perfect lifestyle, with the ideal blend of country living and the entertainments and attractions of Reading just minutes away. Schools, convenience stores and amenities are all within walking distance of Magna Gardens. Reading Station is a 14-minute drive away and offers both National Rail and Elizabeth line services direct to London Paddington in as little as 23 minutes.



North Wessex Downs



# A THRIVING VILLAGE TO CALL HOME

Magna Gardens is perfectly placed with everything you need within reach. An area rich in history dating back to Saxon times, the development name, Magna Gardens, derives from Purley Magna which was one of three Saxon settlements making up Purley, the other two settlements were called Purley Parva (to the north-west) and Purley La Hyde (to the west). Achieving a work/life balance is possible in our beautiful homes, as everything you need is close to hand from the beautiful countryside and for your convenience there is a choice of local shops and a post office. Several supermarkets are within a short drive, including a Waitrose & Partners' store at Reading. There is a regular farmers' market in the village. The village halls are home to clubs and groups for all ages and there are facilities for tennis, football, cricket and bowls.

Goosecroft Recreation Ground, on Goosecroft Lane is the hub of the village, providing the main sports areas for the village, and is located less than half a mile away. Here there are a variety of sports to get involved in, including football, cricket, tennis and a children's play area. There are regular Farmers' Markets, occasional Bank Holiday events, as well as indoor events in the social club and the Barn.

Bucknell's Meadow Recreation Ground has an outdoor gym and children's play area.

Meadway Sports Centre is an 11-minute drive and has a gym, swimming pool, squash courts and fitness studio. The area has several golf clubs. When you want to walk or cycle, there are acres of open countryside and woods criss-crossed with footpaths and nature trails, as well as the 184-mile Thames Path.



You'll be spoilt for choice when you want a meal out or to meet friends at a riverside pub. Try contemporary Mediterranean dishes at La'De Kitchen, Pangbourne, or walk to The Mad Duck Café for breakfast or lunch. There is a choice of traditional pubs within three miles, including The Prince, The Fox & Hounds and The Royal Oak.



The Swan, Pangbourne, is a pub and restaurant overlooking the Thames. Reading is close and has an excellent selection of High Street and independent restaurants, bars and coffee shops to suit every taste.

There are several schools, nurseries and pre-schools within a 30-minute walk of Magna Gardens, including, Long Lane Primary School, which is 14 minutes away and rated Good by Ofsted. Purley Church of England Primary School is a 15-minute walk and was rated Good in 2021 by Ofsted. For older children, Denefield School has a sixth form and was rated Good in 2018 by Ofsted. Berkshire is also well served by independent schools.



The bustling university town of Reading is just less than 5 miles from Magna Gardens. Here you'll find a theatre, cinemas and a host of entertainment and sports options. The town's Oracle shopping centre is home to big name stores and independent shops. Nearby Tilehurst and Pangbourne have local shops.

For a day out, try the giant slides at Coral Reef, Bracknell's Water World. Get close to nature at Bucklebury Deer and Safari Park or visit the exciting Beale Wildlife Park.

When you want to explore endless acres of breathtaking countryside on foot, by cycle or car, Purley on Thames is bordered by the North Wessex Downs and is also close to the Chiltern Hills, both areas of outstanding natural beauty.



- Three Bedroom
- Four Bedroom
- Five Bedroom
- S/B
- S/O
- A/H
- S/S



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/B denotes Self Build. S/O denotes Shared Ownership. A/H denotes Affordable Housing. S/S indicates sub station.

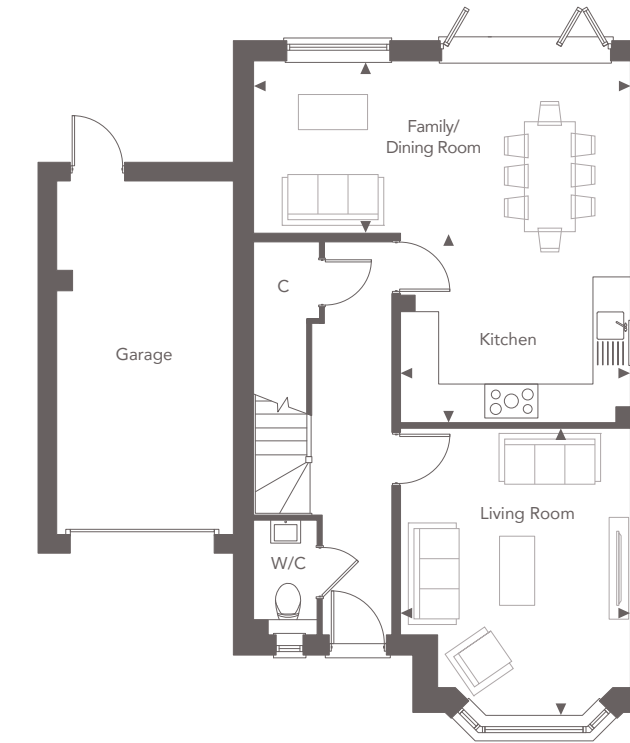
## Four bedroom home

Plot: 6 & 20

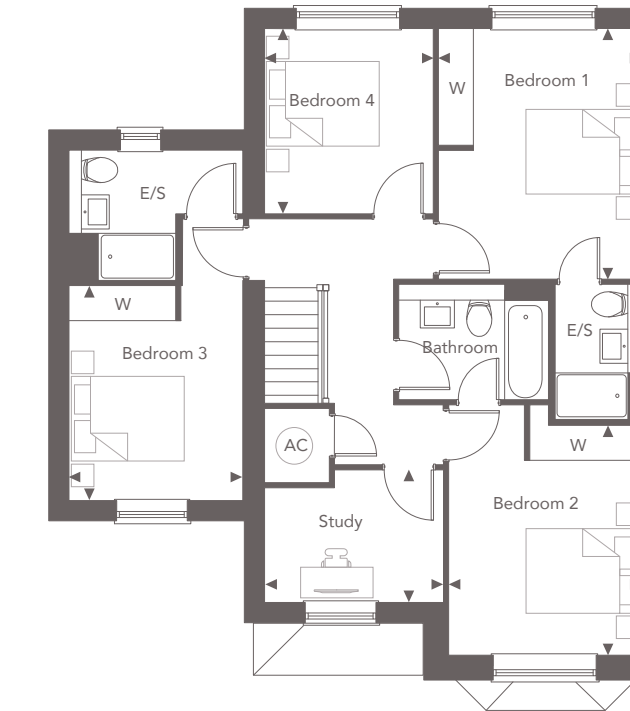
This family home has plenty of space and benefits from an open-plan living/dining/kitchen area with bi-fold doors leading out to the garden. There is a separate living room, which features a lovely bay window, allowing light to flood the room. Three of the four double bedrooms have built in wardrobes and two of the bedrooms have en-suite shower rooms. There is also a separate study and plenty of storage solutions. The house also boasts an integral garage.

Total internal area:

153.8 sq m | 1656 sq ft



Ground Floor



First Floor



### Ground Floor

#### Family/Dining Room

6.45m x 2.95m 21'2" x 9'8"

#### Kitchen

3.93m x 3.24m 12'11" x 10'8"

#### Living Room

4.93m x 3.93m 16'2" x 12'11"

### First Floor

#### Bedroom 1

4.29m x 3.47m 14'1" x 11'5"

#### Bedroom 2

3.93m x 3.30m 12'11" x 10'10"

#### Bedroom 3

3.68m x 2.97m 12'1" x 9'9"

#### Bedroom 4

3.17m x 2.28m 10'5" x 9'6"

#### Study

3.06m x 2.27m 10'1" x 7'5"

◀ 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. C denotes cupboard. E/S denotes en-suite. W/S denotes workstation. AC denotes Airing Cupboard. Please contact Sales Consultant for more information.

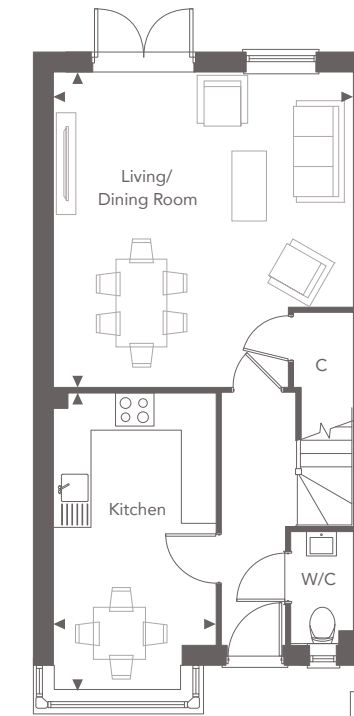
## Three bedroom home

Plots: 7, 8(h) & 28(h)

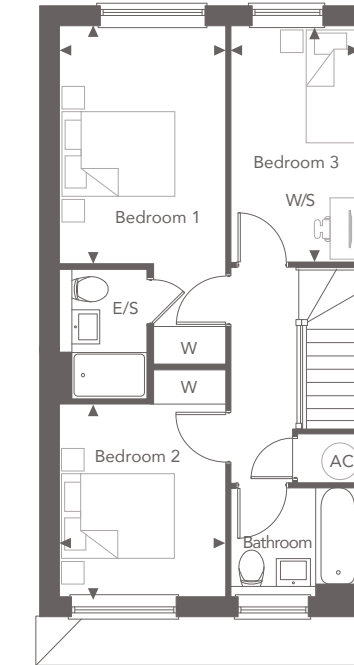
The living/dining room, with its attractive French doors leading out to the garden, is the heart of this family home. There is a separate kitchen/breakfast room. On the first floor, two of the three bedrooms are doubles with built in wardrobes and bedroom one has its own en-suite shower room. Bedroom three could easily be used as a study should you need a separate space to work from home.

Total internal area:

104.8 sq m | 1128 sq ft



Ground Floor



First Floor



### Ground Floor

#### Living/Dining Room

5.45m x 5.18m 17'11" x 17'0"

#### Kitchen

5.15m x 2.81m 16'11" x 9'3"

### First Floor

#### Bedroom 1

4.09m x 2.87m 13'5" x 9'5"

#### Bedroom 2

3.41m x 2.87m 11'2" x 9'5"

#### Bedroom 3

4.06m x 2.22m 13'4" x 7'4"

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## Three bedroom home

Plots: 14 & 30

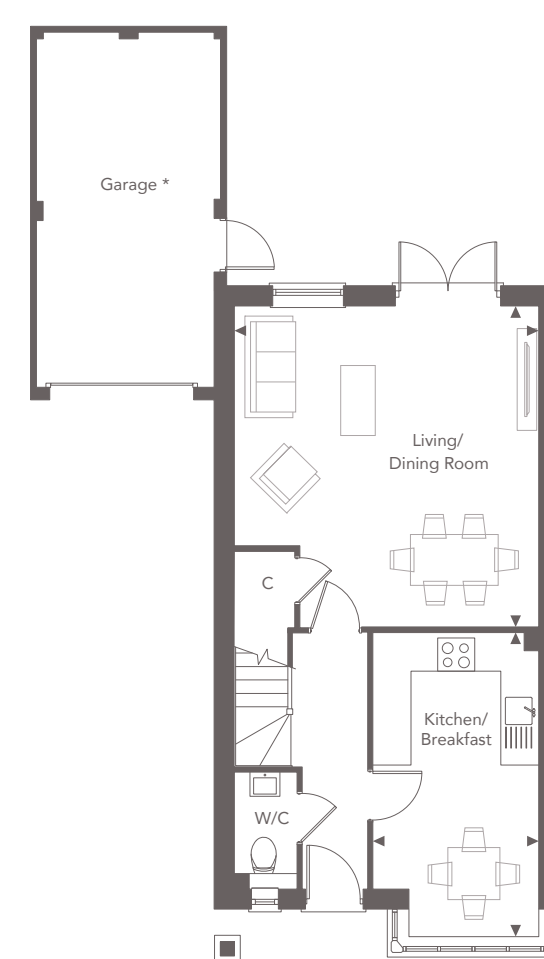
This luxurious three bedroom family home is perfect for modern, contemporary living. The living/dining room benefits from French doors leading out to the spacious garden. There is an attractive separate kitchen/ breakfast room, a perfect central hub for the family.

Two of the bedrooms are doubles with spacious built in wardrobes and bedroom one boasts its own luxury en-suite.

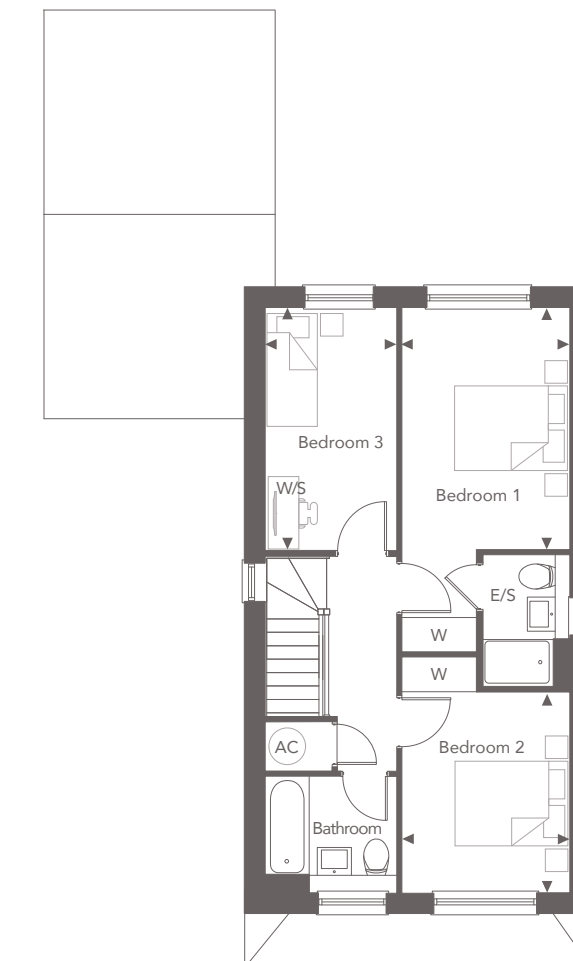
The third bedroom shares the family bathroom with bedroom two and could be used as a study should you decide to work from home. Plot 14 has an attached garage, Plot 30 has a detached.

Total internal area:

105.9 sq m | 1140 sq ft



Ground Floor



First Floor



### Ground Floor

#### Living/Dining Room

5.51m x 5.21m 18'1" x 17'1"

#### Kitchen/Breakfast

5.17m x 2.84m 16'11" x 9'8"

### First Floor

#### Bedroom 1

4.07m x 2.87m 13'7" x 9'5"

#### Bedroom 2

3.44m x 2.87m 11'4" x 9'5"

#### Bedroom 3

4.10m x 2.24m 13'6" x 7'5"

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\*Plot 30 garage is detached.



## Five bedroom home

Plots: 15, 16 & 21(h)

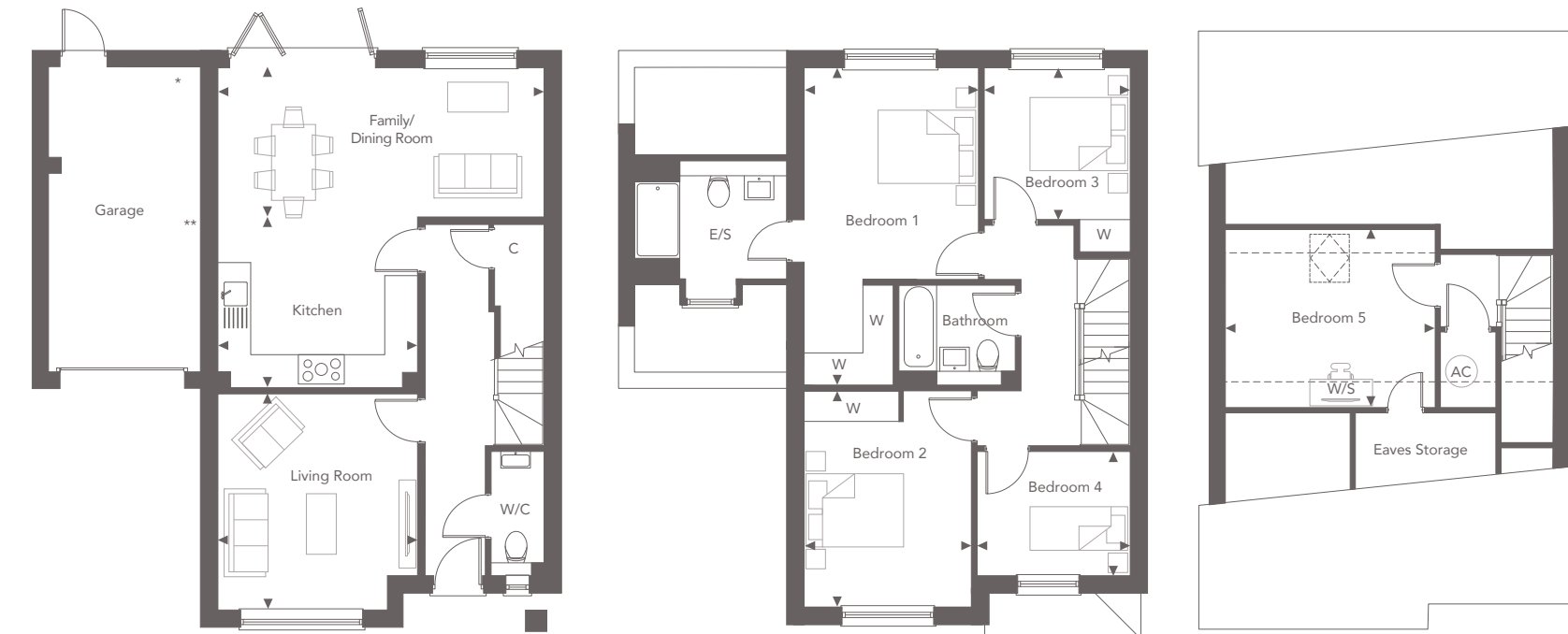
This house is an ideal three storey family home, featuring a family/dining/kitchen area with bi-fold doors leading out to your garden and a separate spacious living room. On the first floor, three of the four bedrooms are doubles with built in wardrobes, along with an en-suite shower room in addition to the main family bathroom. The second floor could be used as a fifth bedroom or a spacious study with ample eaves storage. Plus the home has an attached garage to the side of the house.

Total internal area:

162.6 sq m | 1750 sq ft



CGIs are indicative only



Ground Floor

First Floor

Second Floor



### Ground Floor

#### Family/Dining Room

6.54m x 2.94m 21'2" x 9'8"

#### Kitchen

3.94m x 3.37m 12'11" x 11'1"

#### Living Room

4.27m x 3.95m 14'0" x 13'0"

### First Floor

#### Bedroom 1

6.26m x 3.44m 20'7" x 11'4"

#### Bedroom 2

3.65m x 3.31m 12'0" x 10'10"

#### Bedroom 3

3.07m x 2.88m 10'1" x 9'6"

#### Bedroom 4

3.02m x 2.47m 9'11" x 8'1"

### Second Floor

#### Bedroom 5

4.12m x 3.51m 13'6" x 11'6"

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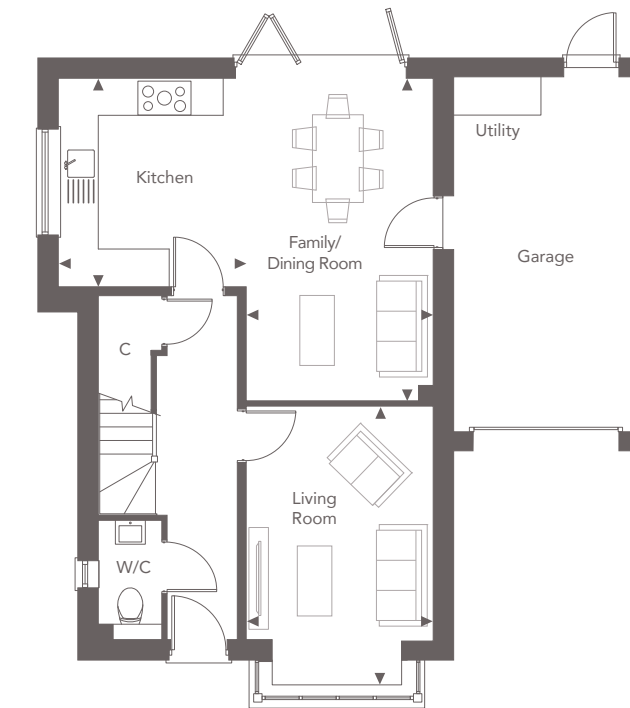
## Four bedroom home

Plot: 17 & 18(h)

This family home is designed for modern lifestyles. It benefits from an open plan family/dining/kitchen area with bi-fold doors leading out to the garden, bringing the outside in on summer days. There is also a separate spacious living room to the front of the house. A useful utility room in the garage allows the family to complete the laundry with ease. Three of the bedrooms are doubles with built in wardrobes and bedroom one has an en-suite shower room. The fourth bedroom could double as a study for home working. The home benefits from an integral garage.

Total internal area:

134 sq m | 1442 sq ft



Ground Floor



First Floor



### Ground Floor

#### Family/Dining Room

5.44m x 3.16m 17'10" x 10'5"

#### Kitchen

3.52m x 3.17m 11'7" x 10'5"

#### Living Room

4.72m x 3.16m 15'6" x 10'4"

### First Floor

#### Bedroom 1

4.20m x 3.53m 13'9" x 11'7"

#### Bedroom 2

3.58m x 3.44m 11'9" x 11'4"

#### Bedroom 3

3.63m x 3.33m 11'11" x 10'11"

#### Bedroom 4

3.58m x 2.50m 11'9" x 8'3"

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## Four bedroom home

Plot: 19

This impressive family home has plenty of contemporary charm, including a stylish feature bay window in the living room. The separate kitchen/family/dining room will be the heart of this home, the bi-fold doors, which open onto the garden, make this the perfect space for entertaining. All four bedrooms are doubles, three of which have built in wardrobes and two benefit from en-suite shower rooms.

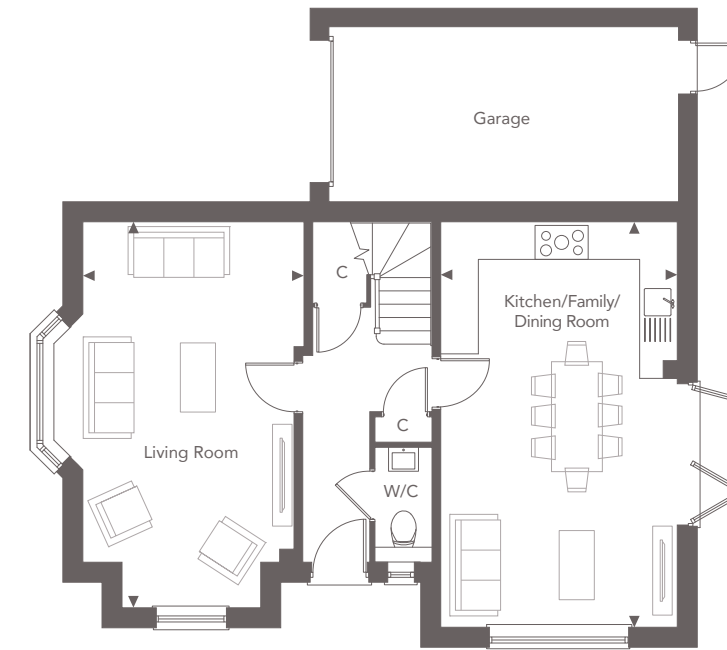
This home also has a study and a garage.

Total internal area:

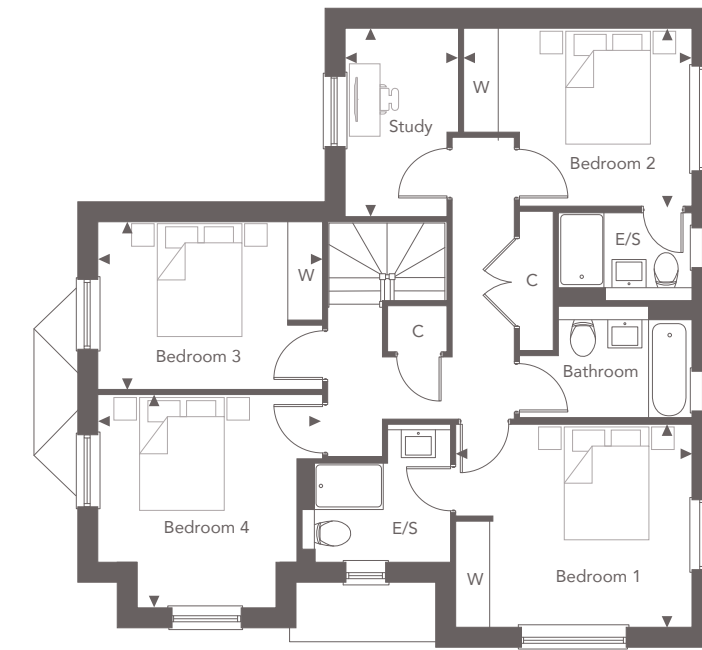
154.2 sq m | 1659 sq ft



CGIs are indicative only



Ground Floor



First Floor



### Ground Floor

**Kitchen/Family/Dining Room**

7.01m x 4.08m    23'0" x 13'5"

**Living Room**

6.67m x 3.81m    21'11" x 12'6"

### First Floor

**Bedroom 1**

4.08m x 3.51m    13'5" x 11'6"

**Bedroom 2**

3.94m x 3.07m    12'11" x 10'1"

**Bedroom 3**

3.88m x 2.90m    12'9" x 9'6"

**Bedroom 4**

3.88m x 3.68m    12'9" x 12'1"

**Study**

3.25m x 1.96m    10'8" x 6'5"

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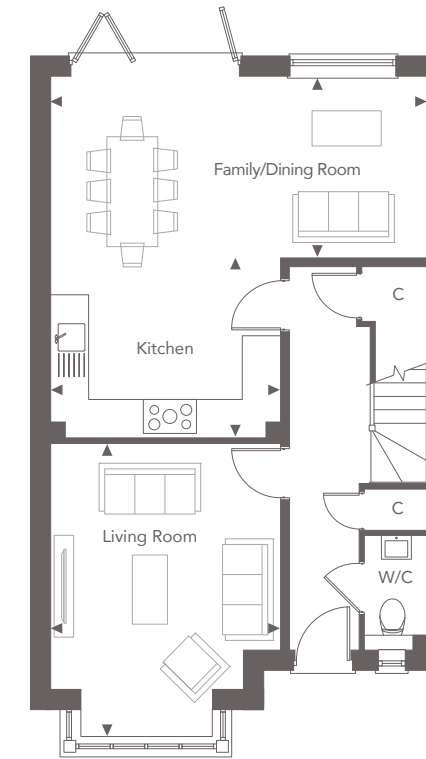
## Four bedroom home

Plot: 22

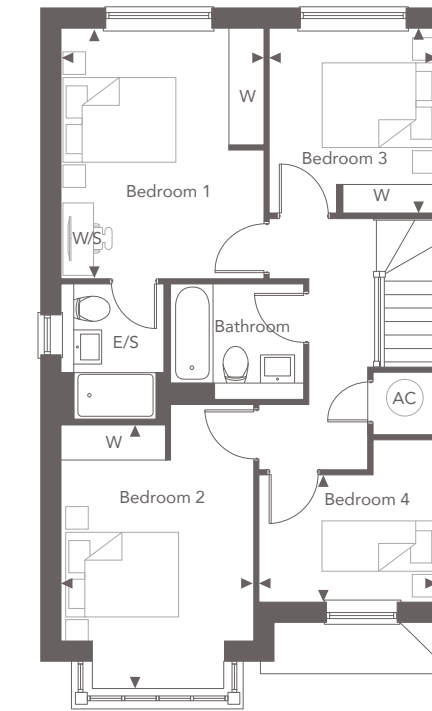
This four bedroom family home features an impressive family/dining/kitchen area, with attractive bi-fold doors leading out to the garden and a separate living room. There are three double bedrooms with built in wardrobes and the fourth bedroom could be used as a study, which is perfect for home working. The main bedroom benefits from an en-suite shower room, whilst the other bedrooms share a fully fitted luxurious family bathroom.

Total internal area:

134.4 sq m | 1447 sq ft



Ground Floor



First Floor



### Ground Floor

#### Family/Dining Room

6.45m x 3.11m 21'2" x 10'3"

#### Kitchen

3.93m x 3.07m 12'11" x 10'1"

#### Living Room

4.99m x 3.93m 16'5" x 12'11"

### First Floor

#### Bedroom 1

4.29m x 3.47m 14'1" x 11'5"

#### Bedroom 2

4.50m x 3.30m 14'9" x 10'10"

#### Bedroom 3

3.16m x 2.88m 10'5" x 9'6"

#### Bedroom 4

3.06m x 2.27m 10'1" x 7'5"

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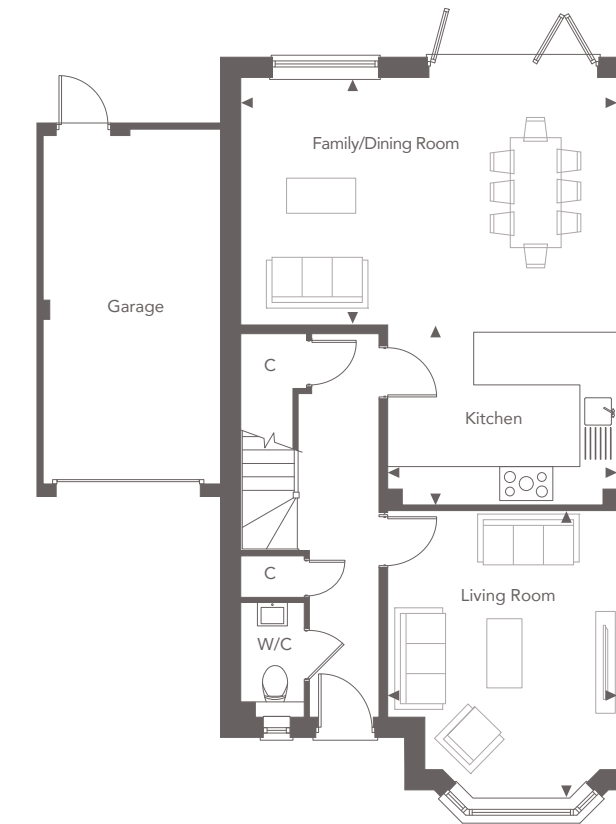
## Four bedroom home

Plot: 25

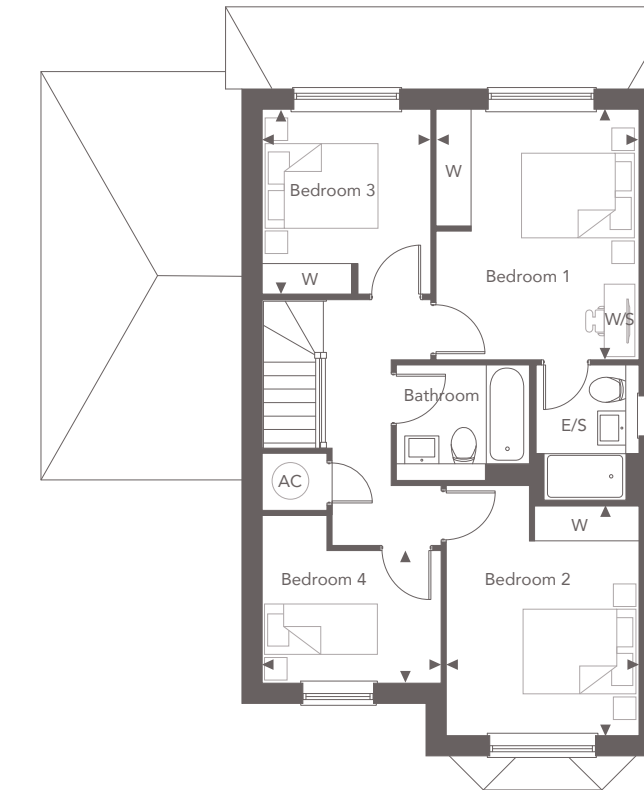
An open-plan family/dining room and adjoining kitchen is the heart of this four bedroom family home, with bi-fold doors leading out to the garden. A separate living room gives even more space to relax. On the first floor, three of the bedrooms are doubles with built in wardrobes and the fourth would make an excellent study. Bedroom one has its own private en-suite shower room whilst the other bedrooms share a luxurious fitted family bathroom. This home benefits from an attached garage.

Total internal area:

141 sq m | 1518 sq ft



Ground Floor



First Floor



### Ground Floor

#### Family/Dining Room

6.45m x 4.23m 21'2" x 13'11"

#### Kitchen

3.93m x 3.07m 12'11" x 10'1"

#### Living Room

4.93m x 3.93m 16'2" x 12'11"

### First Floor

#### Bedroom 1

4.29m x 3.47m 14'1" x 11'5"

#### Bedroom 2

3.93m x 3.30m 12'11" x 10'10"

#### Bedroom 3

3.17m x 2.88m 10'5" x 9'6"

#### Bedroom 4

3.06m x 2.27m 10'1" x 7'5"

◀ 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. C denotes cupboard. E/S denotes en-suite. W/S denotes workstation. AC denotes Airing Cupboard. Please contact Sales Consultant for more information.

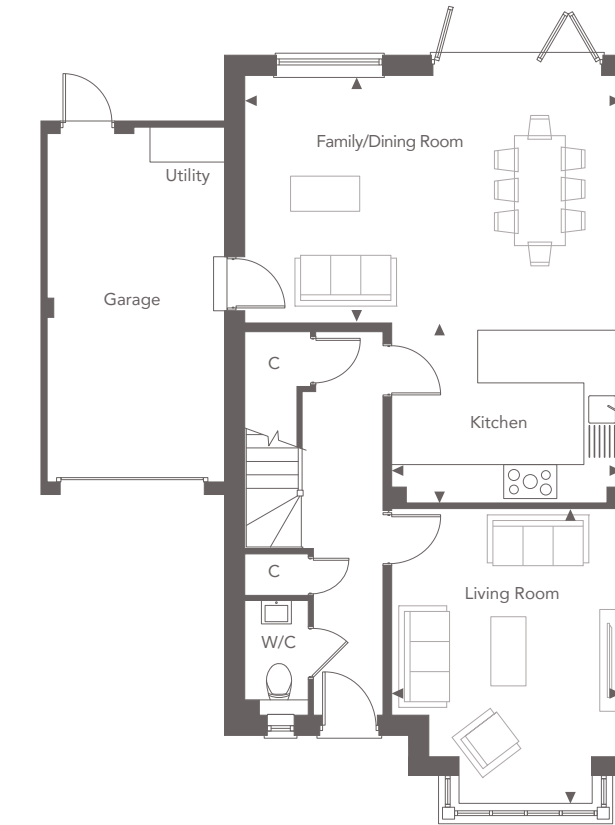
## Four bedroom home

Plot: 26

This spacious home features practical room layouts which make family life easy. The family/dining room and adjacent kitchen are the perfect places for everyone to socialise. From here, bi-fold doors lead to your garden. A separate living room means there is space to watch television or entertain friends. This detached home includes ample storage and there is a utility space within the garage. The generously sized main bedroom has room for a workstation for when you are working from home. This bedroom has an en-suite and built-in wardrobes. There are two other double bedrooms, each with wardrobes, and a fourth bedroom which would be ideal for a guest.

Total internal area:

141.8 sq m | 1527 sq ft



Ground Floor



First Floor



### Ground Floor

#### Family/Dining Room

6.45m x 4.23m 21'2" x 13'11"

#### Kitchen

3.93m x 3.07m 12'11" x 10'1"

#### Living Room

4.99m x 3.93m 16'5" x 12'11"

### First Floor

#### Bedroom 1

4.29m x 3.47m 14'1" x 11'5"

#### Bedroom 2

4.50m x 3.30m 14'9" x 10'10"

#### Bedroom 3

3.17m x 2.88m 10'5" x 9'6"

#### Bedroom 4

3.06m x 2.27m 10'1" x 7'5"

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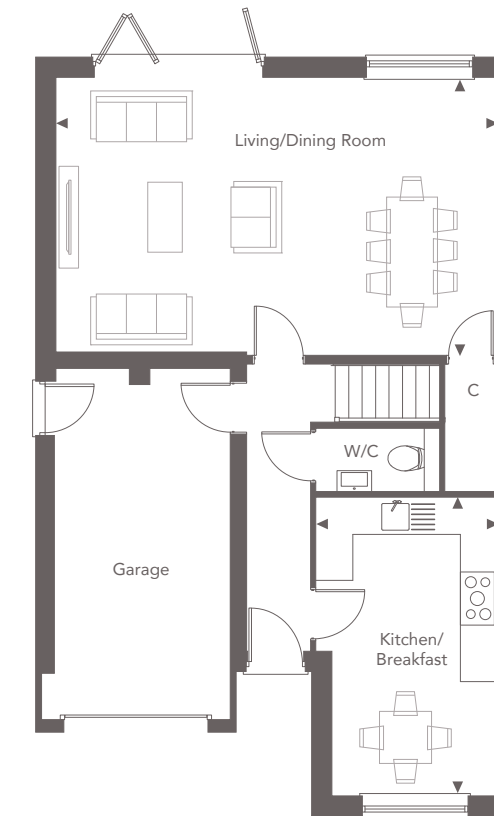
## Four bedroom home

Plot: 29

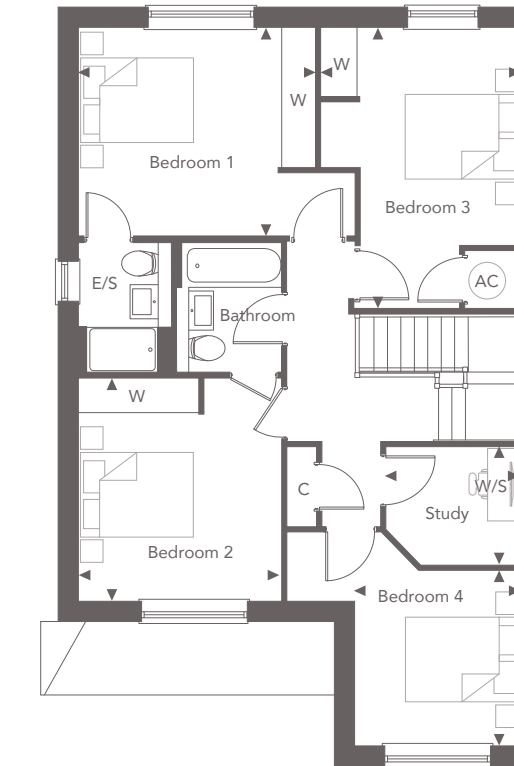
A spacious living/dining room with attractive bi-fold doors leading out to the garden is a real focal point of this four bedroom family home. It's the perfect space to entertain friends or relax with family. The separate kitchen/breakfast room offers flexibility. On the first floor, all four bedrooms are doubles, three of which have built in wardrobes and there is an en-suite shower room to bedroom one. This home also boasts a study should you decide to work from home plus an integrated garage.

Total internal area:

146 sq m | 1573 sq ft



Ground Floor



First Floor



### Ground Floor

**Living/Dining Room**  
7.57m x 4.75m    21'10" x 15'7"

**Kitchen/Breakfast**  
5.13m x 3.12m    16'10" x 10'3"

### First Floor

**Bedroom 1**  
4.01m x 3.57m    13'2" x 11'9"

**Bedroom 2**  
3.82m x 3.43m    12'7" x 11'3"

**Bedroom 3**  
4.80m x 3.54m    15'9" x 11'7"

**Bedroom 4**  
3.00m x 2.85m    9'10" x 9'4"

**Study**  
2.35m x 2.03m    7'9" x 6'8"

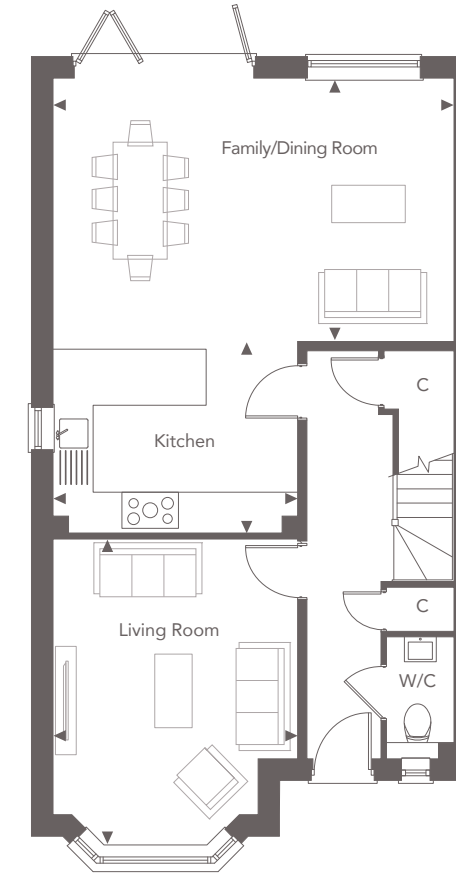
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## Four bedroom home

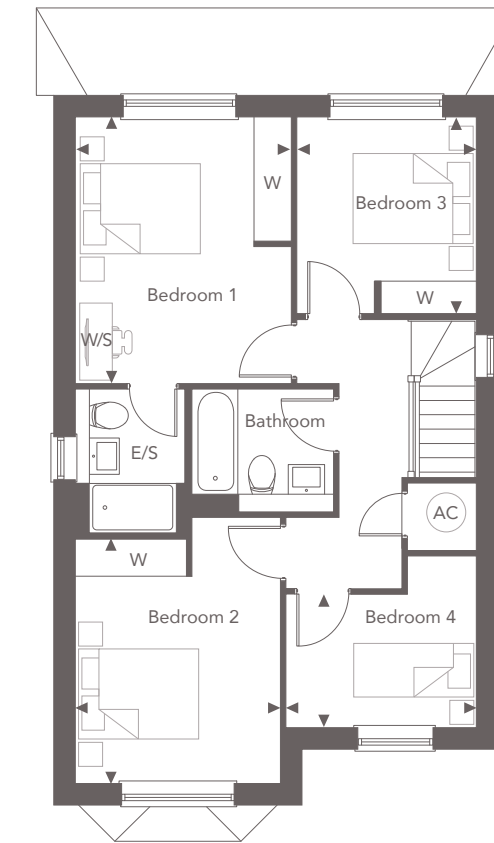
Plot: 31

This is a family home perfectly suited to today's flexible lifestyles. The hub is the light-filled family/dining room and adjoining kitchen. Bi-fold doors lead onto a raised patio area and turfed rear garden, making this the ideal room for family gatherings. This detached house also has a separate living room with a feature bay window, so there is plenty of space. Cupboards and a cloakroom are accessed via the hallway. Upstairs, three of the four bedrooms are doubles and have built-in wardrobes. There is an en-suite shower room to the large main bedroom and a luxurious family bathroom. The fourth bedroom could be used as a study. The property features a detached garage and ample parking.

Total internal area:  
141 sq m | 1518 sq ft



Ground Floor



First Floor



### Ground Floor

<b>Family/Dining Room</b>	6.45m x 4.23m	21'2" x 13'11"
<b>Kitchen</b>	3.93m x 3.07m	12'11" x 10'1"
<b>Living Room</b>	4.93m x 3.93m	16'2" x 12'11"

### First Floor

<b>Bedroom 1</b>	4.29m x 3.47m	14'1" x 11'5"
<b>Bedroom 2</b>	3.93m x 3.30m	12'11" x 10'10"
<b>Bedroom 3</b>	3.17m x 2.88m	10'5" x 9'6"
<b>Bedroom 4</b>	3.06m x 2.27m	10'1" x 7'5"

◀ 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. C denotes cupboard. E/S denotes en-suite. W/S denotes workstation. AC denotes Airing Cupboard. Please contact Sales Consultant for more information.





# SPECIFICATION

## Kitchen

Our professionally designed and bespoke kitchens incorporate the following high quality features and appliances:

- Shaker style kitchen units featuring soft closing doors and drawers
- Quartz worktops with matching quartz upstands and splashbacks
- Gas hob
- Glass and stainless steel extractor hood
- Siemens fan assisted single oven
- Siemens microwave
- Integrated full height fridge/freezer
- Washer dryer to all plots except plots 17, 18, 21 and 26 that have separate washing machines and tumble dryers in utility room
- Integrated dishwasher
- Stainless steel sink to kitchen
- Chrome mixer tap
- Clever storage solutions
- Stylish LED feature lighting to the underside of the wall units
- Recessed LED downlights to kitchen

## Bathrooms & En-suites

- Ideal Standard white porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome ironmongery throughout
- Thermostatically controlled showers
- Low profile shower tray
- Toughened glass and stainless steel shower enclosures
- Luxury Minoli tiles to floors and part feature walls. Full height tiling around bath
- Mirror over basin
- Chrome heated towel rail
- Recessed LED downlights
- Extractor fans with delayed cut off
- Plots 6, 15 to 18, 20 and 21 to include underfloor heating to en-suites

Note: quartz = composite stone

## Interior

- High efficiency compact gas boiler
- Underfloor heating to ground floor
- Stylish white pre-finished radiators with thermostatic controls to upper floors
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss, all windows have security locks
- Painted cottage style doors
- Chrome finish sockets in kitchens above worktops and light switches to lounge, hall and landing
- White sockets and switches to all other rooms
- Individually switched LED downlights and pendant lighting (where specified)
- Media plate to living room and bedroom 1 providing connectivity to your audio visual devices
- Wired for Sky Q and terrestrial television (Sky account required)
- Full Fibre broadband available (customer account required)
- Quality fitted wardrobes with shelf and hanging rail to bedroom 1 and bedroom 2 (and bedroom 3 in four bedroom houses)
- Mains powered smoke and CO2 detectors with battery back up

## External

- Landscaped front garden
- Lawn laid to rear garden
- Grey sandstone paving to patios and pathways
- The houses at Magna Gardens are of traditional masonry



## Environmental Features

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

High level of wall, floor and roof insulation to limit heat loss during the winter

Energy and water efficient kitchen appliances

Dual flush mechanisms to all toilets to reduce water usage

Solar PV panels to all houses

Predicted EPC rating: B

Car charging points to all houses

**SHANLY**  
HOMES

**10**  
YEAR  
INSURANCE  
BACKED NEW  
HOME WARRANTY

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.



# 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 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 the 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.

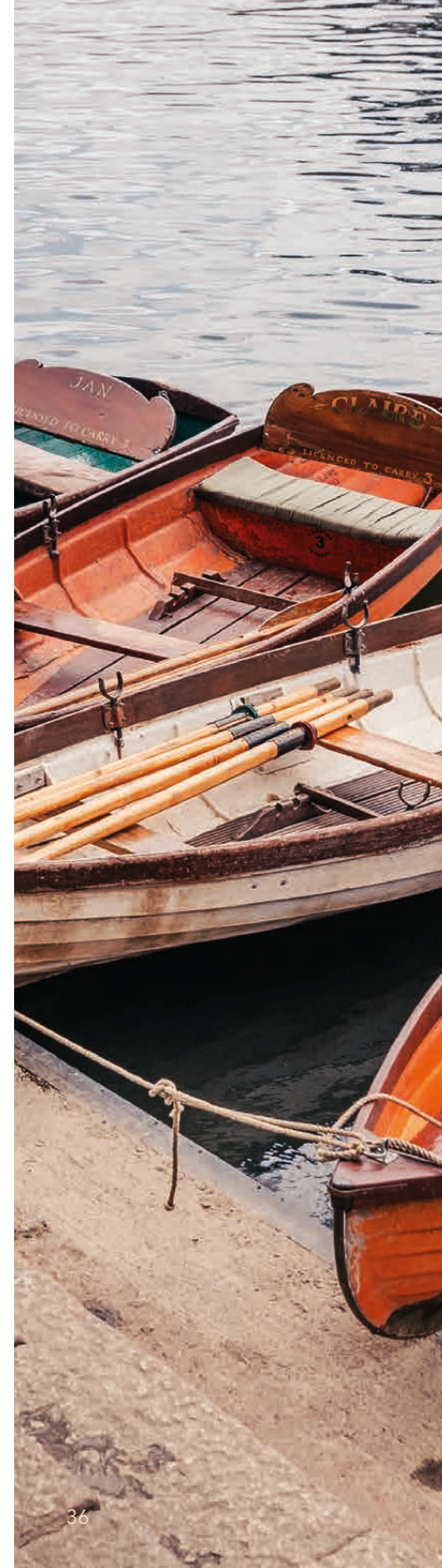
To date Shanly Group and Shanly Foundation have contributed in excess of £25m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.



# LOCATION AND TRAVEL CONNECTIONS

Magna Gardens has good road and rail connections, with access to the M4 and A329 and a choice of stations at Pangbourne, Tilehurst and Reading.

Tilehurst Station is 1.5 miles away and trains reach London Paddington in 42 minutes. Reading Station is a 14-minute drive and direct trains arrive at London Paddington in 23 minutes. The Elizabeth line brings fast and frequent services from Reading into central London and Heathrow, making it the perfect place to commute from, for work or to enjoy trips to London to experience all the capital has to offer. Reading is a hub station also providing direct services to the West Country.



Magna Gardens  
Purley Rise  
Purley on Thames  
RG8 8AA

## Travel time by rail (from Reading Station)

Slough	11 minutes
London Paddington	24 minutes
Bath	53 minutes
Heathrow Airport	55 minutes
Bond Street (Elizabeth Line)	57 minutes

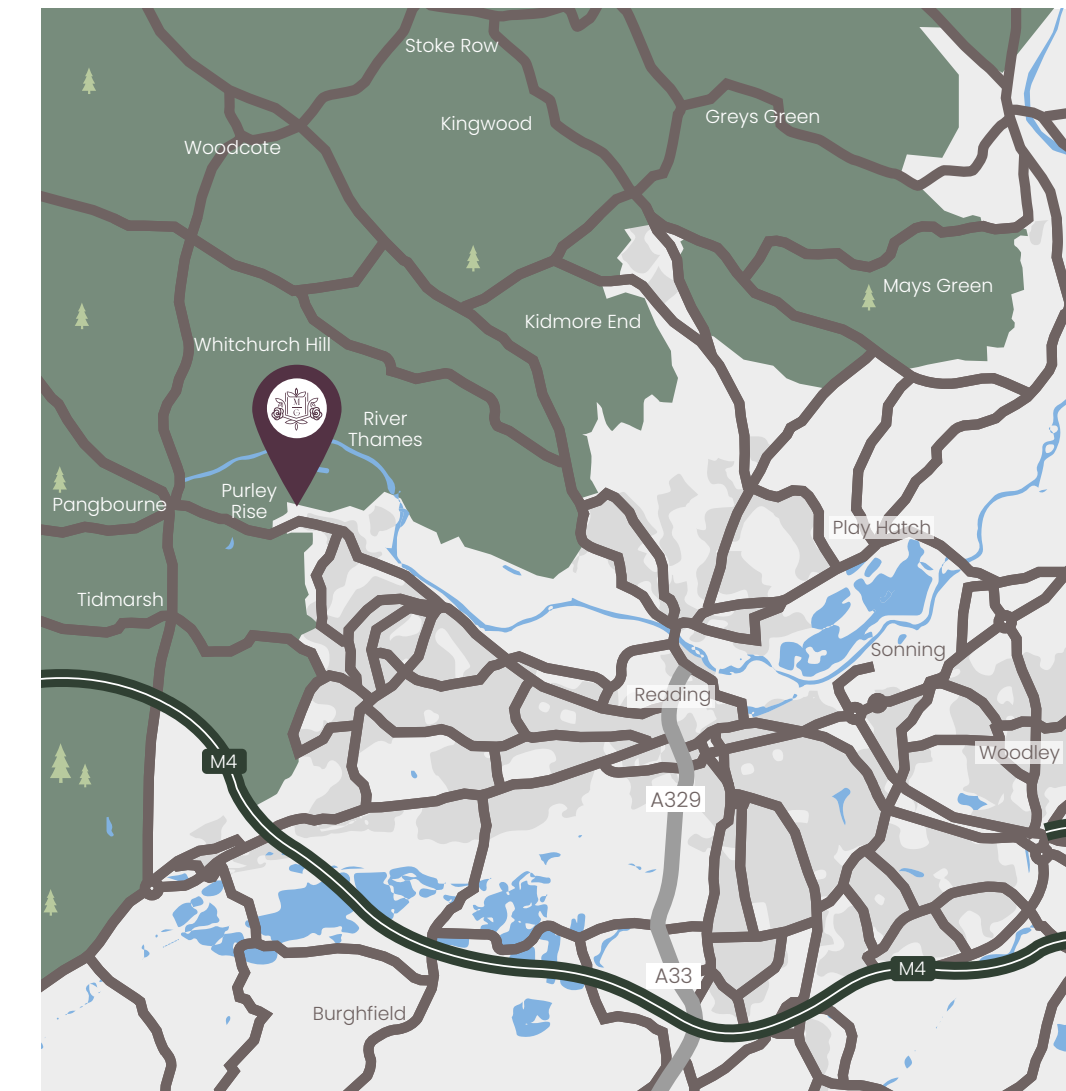
## Distances by road (from Magna Gardens)

Tilehurst	1.5 miles
Pangbourne	1.6 miles
Reading	4.4 miles
Henley-on-Thames	12 miles
Oxford	23 miles
Windsor	30 miles

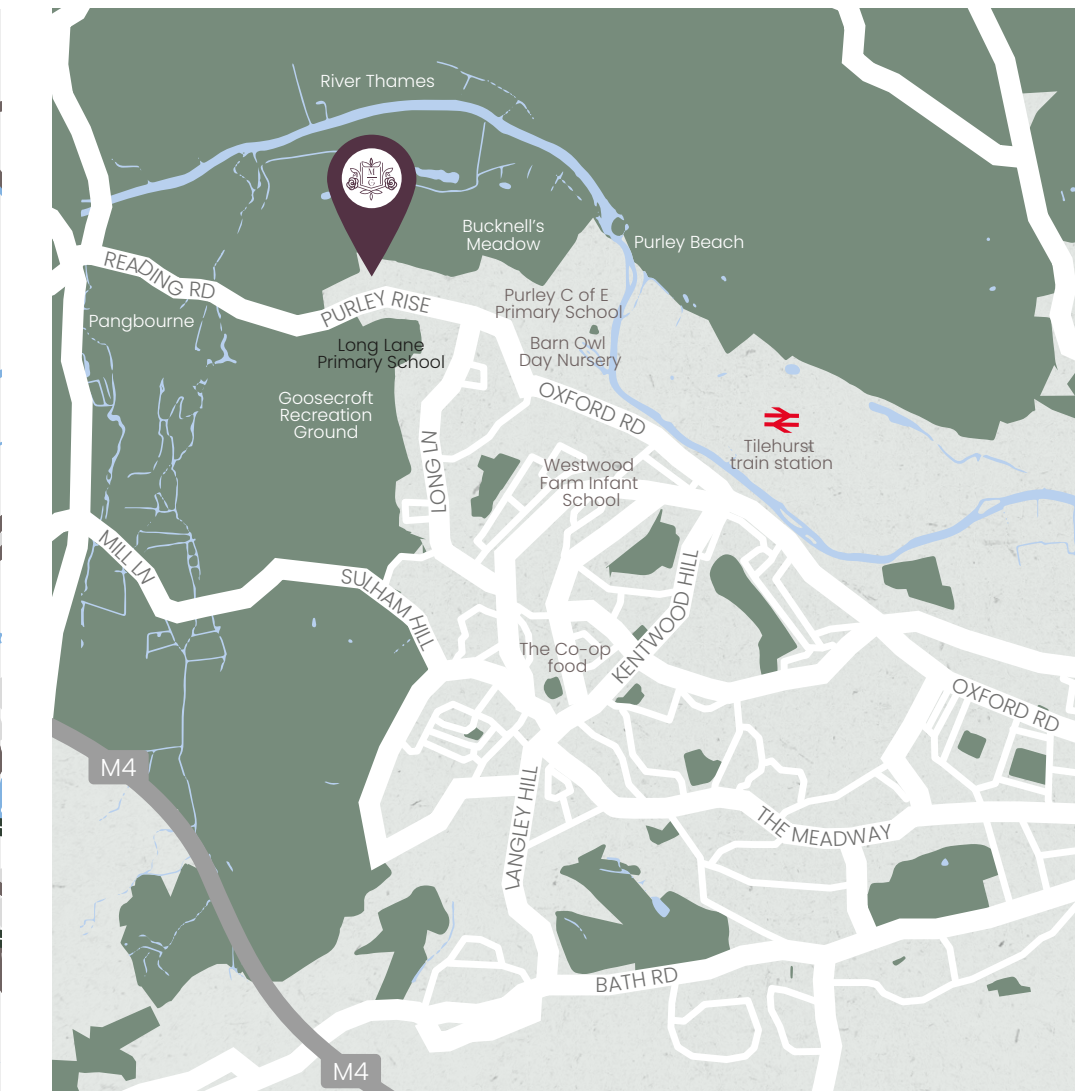
## Distances by foot (from Magna Gardens)

Goosecroft Recreation Ground	0.3 miles
Purley C of E Primary School	0.4 miles
Long Lane Primary School	0.5 miles
Bucknell's Meadow	0.9 miles
Mad Duck Cafe	1.1 miles
Westwood Farm Infant School	1.2 miles

## Wider area map



## Local area map



what3words:///actors.voices.sulk

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 – October 2023 Ref: 02097-08



Purley Rise, Purley on Thames RG8 8AA

[shanlyhomes.com](http://shanlyhomes.com)