



SHANLY  
— HOMES —





Experience the charm of village life.  
Enjoy the convenience of contemporary living.

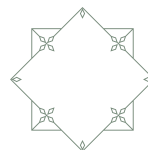
Welcome to...



A collection of three and four bedroom homes.

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# DISCOVER YOUR PERFECT LIFESTYLE



Shanly Homes is proud to present these exceptional three and four bedroom homes, beautifully situated in the Buckinghamshire countryside.

An idyllic quality of life awaits in the village of Aston Clinton, nestled at the foot of the Chiltern Hills in the stunning Vale of Aylesbury. Enjoy life close to nature surrounded by relaxing countryside, with everything you need at hand. This friendly and historic village has a primary school, pubs, shops, and a bustling community centre.

Little Green offers an enviable lifestyle that is the perfect mix of rural charm and connected living, with good transport links to London and beyond. The many attractions of the towns of Aylesbury and Tring are just minutes away. The Chiltern Hills Area of Outstanding Natural Beauty is close by, offering endless possibilities to relax, exercise and explore.

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CGIs are indicative only





# A THRIVING VILLAGE TO CALL HOME

Aston Clinton is a jewel of a village with all the amenities you need to live life to the full. Surrounded by stunning countryside, offering everything someone would want from the country lifestyle, but benefiting from local amenities on your doorstep. At the heart of this thriving community is Aston Clinton Park with its fitness trails, skate park and well equipped children's play area. The park is also home to the modern community centre, multi-purpose hall, soft play area and café. Aston Clinton boasts good sports facilities and lively clubs for tennis, cricket and bowls. Chiltern Forest Golf Club is a seven minute drive. Aqua Vale Swimming and Fitness Centre, is three miles away and has swimming pools, a gym, sports pitches and fitness sessions. When you want to relax, take a stroll by the Grand Union Canal or enjoy a woodland walk.



Grand Union, Canal

The village primary school is within walking distance and there are senior schools within three miles, including the John Colet School which has a sixth form. There is also a choice of independent schools in the surrounding towns. When you want to enjoy a drink or a meal, choose from one of three village pubs. The Bell, a local favourite, steeped in charm and history, is walking distance from Little Green.



Aylesbury Waterside Theatre

Other local eateries include China Water and Mela Indian restaurant. Your Café in the Park serves breakfast, lunches and snacks with a view of The Chilterns. You can also enjoy treats with friends at Coffee at 108. For your everyday shopping, the village has a convenience store and sub post office. There is a good choice of supermarkets within a 10-minute drive, including a Waitrose & Partners.



Tring



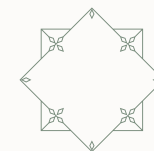


## LITTLE GREEN

ASTON CLINTON

# ON YOUR DOORSTEP

The market town of Tring is under four miles from Little Green and has a good selection of shops and cafés. Aylesbury is also close by and has a lively entertainment scene including theatres, dozens of restaurants and a cinema. With three shopping centres and markets several times a week, there is always plenty to do. The Roald Dahl Children's Gallery will be popular with younger members of the family.







Aston Clinton Park



# DEVELOPMENT LAYOUT LITTLE GREEN-PHASE 2

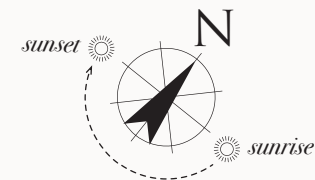
These exquisite homes are carefully arranged in lush landscaping to give Little Green a village feel.



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.

-- indicated knee height fencing, S/S indicates sub station.

- Three Bedroom
- Four Bedroom



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Three bedroom home

Plots 6, 7(h), 12 & 13(h)

The living/dining room, with its French doors, is the heart of this home and there is a separate kitchen. The main bedroom benefits from an ensuite. These plots also feature an EV charging point and a carport.

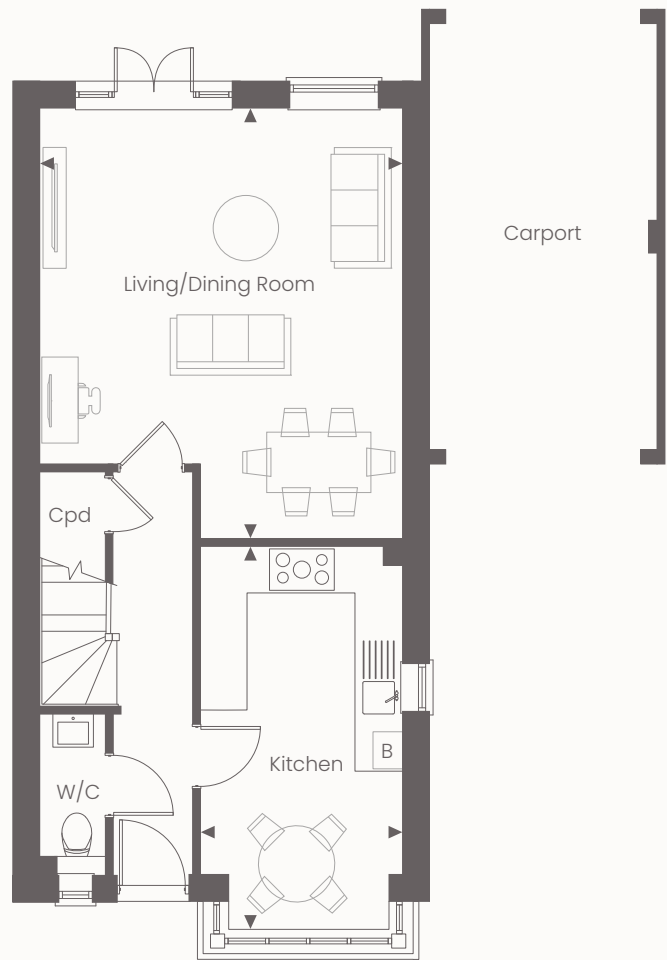
Total internal area:

1049 sq ft | 97.5 sq m

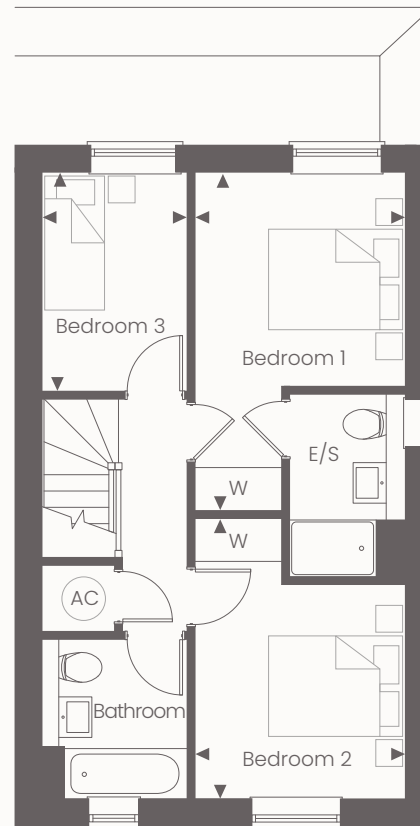
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Ground Floor



First Floor



### Ground floor

#### Kitchen

5.30m x 2.78m 17'5" x 9'2"

#### Living/Dining Room

5.92m x 4.98m 19'5" x 16'4"

### First floor

#### Bedroom 1

4.66m x 2.89m 15'4" x 9'6"

#### Bedroom 2

3.88m x 2.89m 12'9" x 9'6"

#### Bedroom 3

3.00m x 2.00m 9'10" x 6'7"

◀ 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 denoted cupboard. AC denotes airing cupboard. E/S denotes ensuite. (h) denotes handed floor layout. Please contact sales consultant for more information.



Four bedroom home

Plots: 8, 11(h) & 24

This elegant detached home features a family room/kitchen with stylish bi-fold doors to the garden and a separate living room. A study, utility room, garage and EV charging point\* are practical additions.

Total internal area:

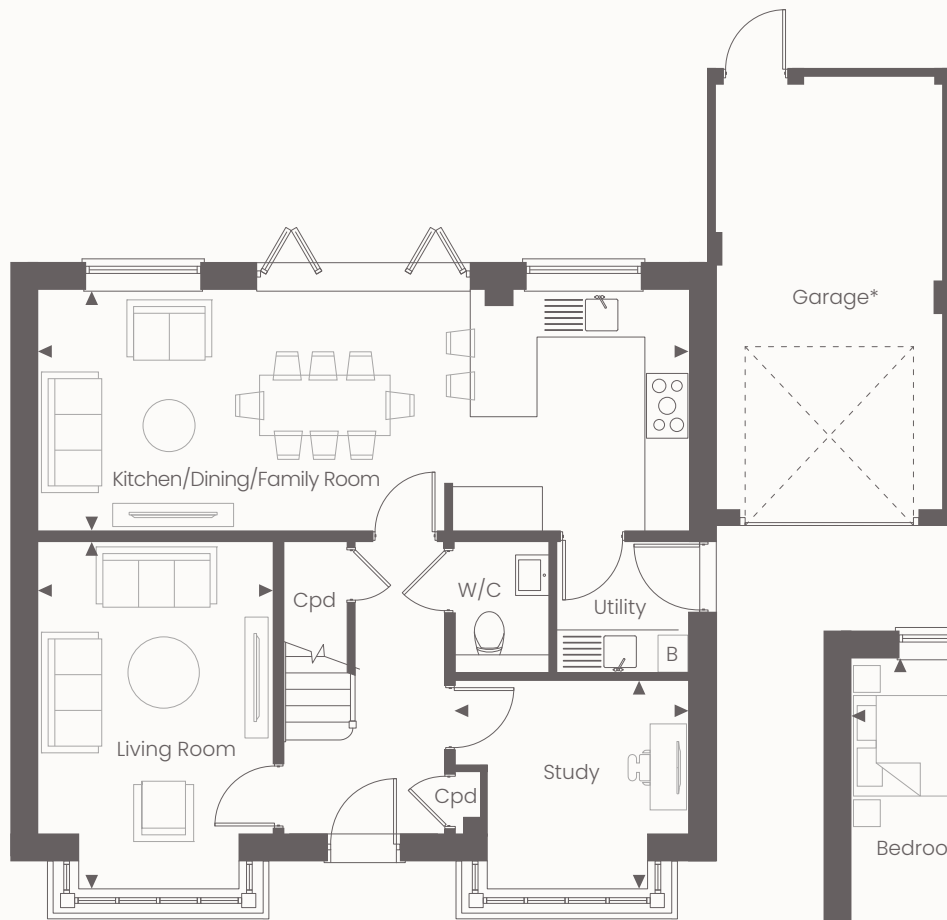
1526 sq ft | 141.8 sq m

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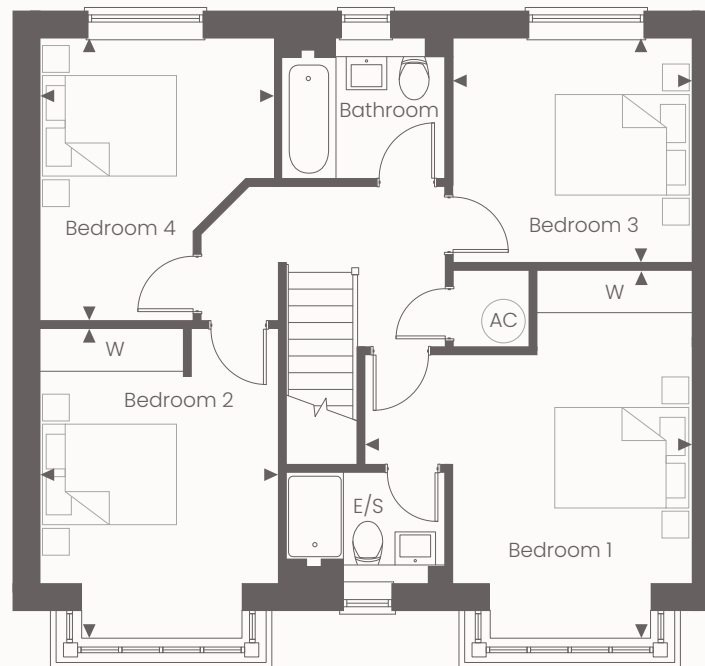


CGIs are indicative only





Ground Floor



First Floor



### Ground Floor

#### Kitchen/Dining/Family Room

8.98m x 3.32m 29'5" x 10'11"

#### Living Room

4.82m x 3.24m 15'10" x 10'7"

#### Study

2.92m x 3.24m 9'7" x 10'9"

### First Floor

#### Bedroom 1

5.11m x 4.50m 16'10" x 14'9"

#### Bedroom 2

4.45m x 3.28m 14'7" x 10'9"

#### Bedroom 3

3.29m x 3.09m 10'10" x 10'2"

#### Bedroom 4

3.76m x 3.22m 12'4" x 10'7"

\* Garage position varies on Plot 24

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### Three bedroom home

Plots 9, 10(h), 25,  
26(h), 27 & 28(h)

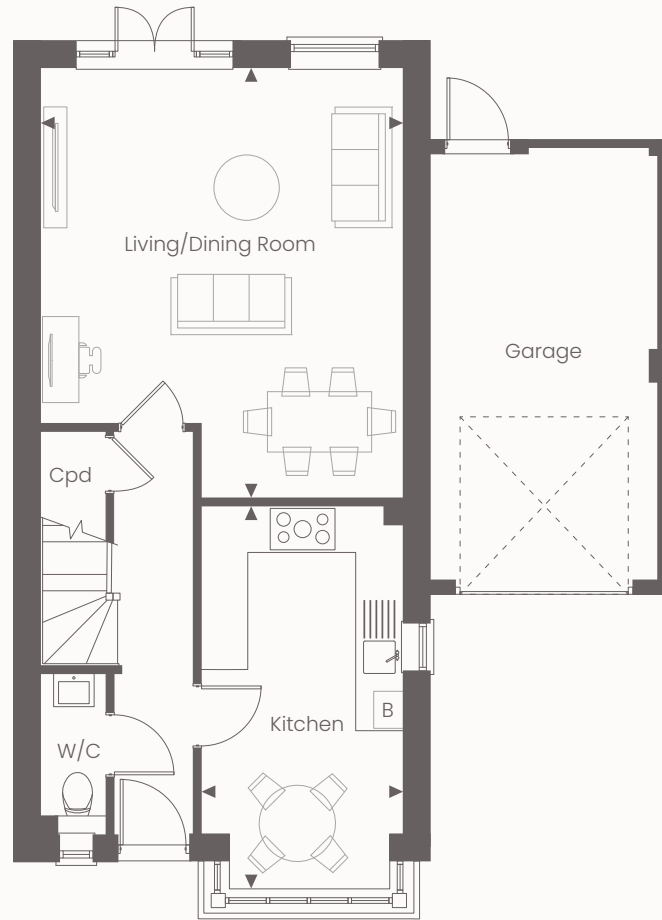
The living/dining room, with its French doors, is the heart of this home and there is a separate kitchen. The main bedroom benefits from an ensuite. These plots also feature an EV charging point and a single garage.

Total internal area:  
1049 sq ft | 97.5 sq m

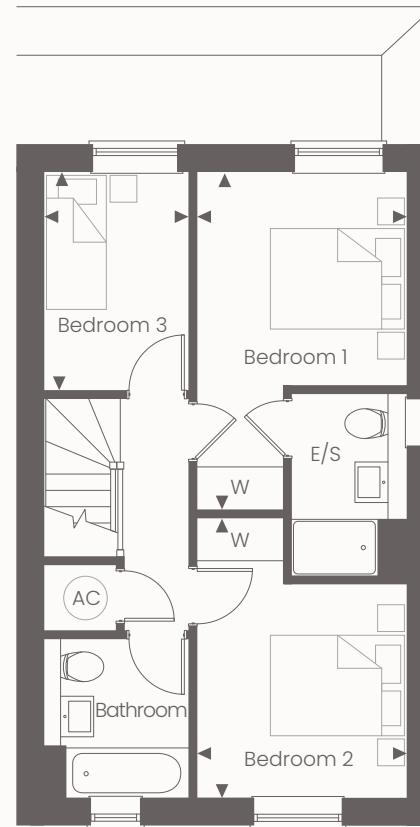


CGIs are indicative only





Ground Floor



First Floor



Ground floor

Kitchen

5.30m x 2.78m 17'5" x 9'2"

Living/Dining Room

5.92m x 4.98m 19'5" x 16'4"

First floor

Bedroom 1

4.66m x 2.89m 15'4" x 9'6"

Bedroom 2

3.88m x 2.89m 12'9" x 9'6"

Bedroom 3

3.00m x 2.00m 9'10" x 6'7"

◀ 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 denoted cupboard. AC denotes airing cupboard. E/S denotes ensuite. (h) denotes handed floor layout. Please contact sales consultant for more information.



## Three bedroom home

Plots: 14 & 15(h)

A carefully designed home with a separate living/dining room with space for home working. The main bedroom has an ensuite and there is a carport and EV charging point.

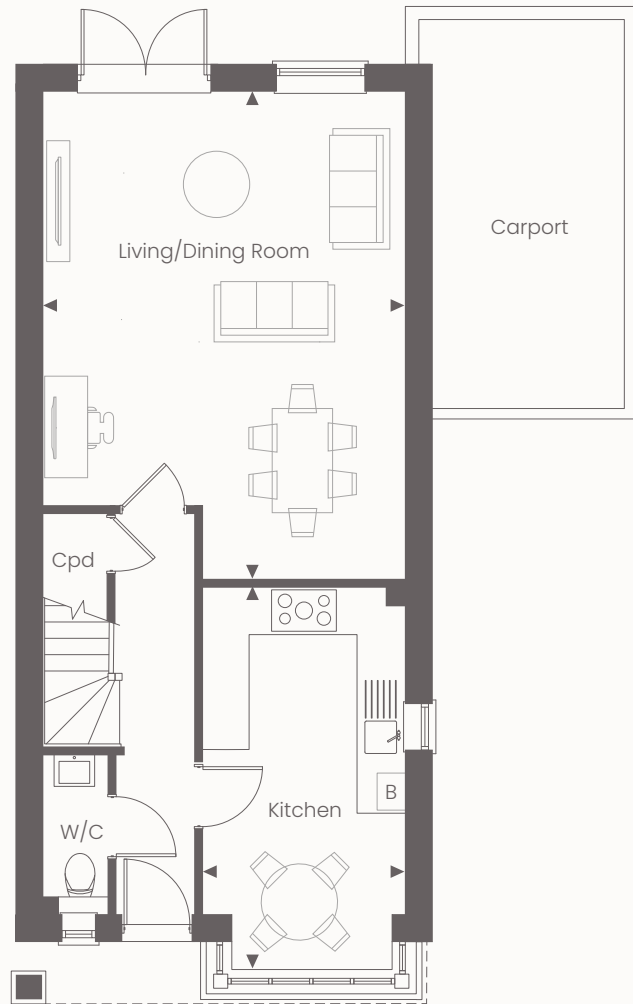
Total internal area:  
1090 sq ft | 101.3 sq m

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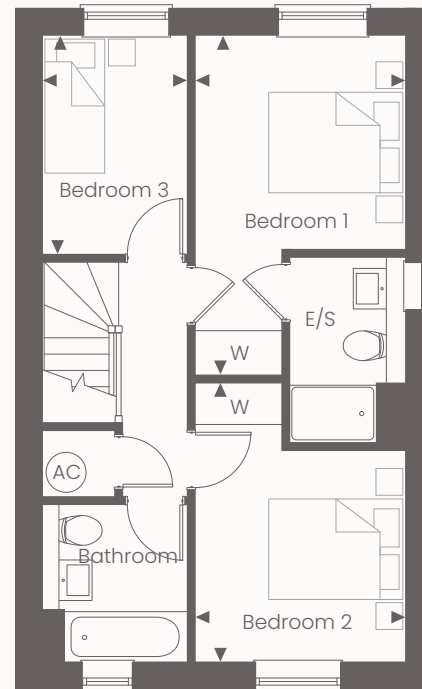


CGIs are indicative only





Ground Floor



First Floor



## Ground Floor

### Kitchen

5.30m x 2.78m 17'5" x 9'2"

### Living/Dining Room

6.72m x 4.99m 22'0" x 16'4"

## First Floor

### Bedroom 1

4.66m x 2.90m 15'4" x 9'6"

### Bedroom 2

3.88m x 2.90m 12'9" x 9'6"

### Bedroom 3

3.01m x 2.00m 9'10" x 6'7"

◀ 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 denoted cupboard. AC denotes airing cupboard. E/S denotes ensuite. (h) denotes handed floor layout. Please contact sales consultant for more information.



Three bedroom home

Plots: 16 & 17(h)

Designed to suit every lifestyle, this home has a dining/living space with French doors and a separate kitchen. There is an attached garage and an EV charging point.

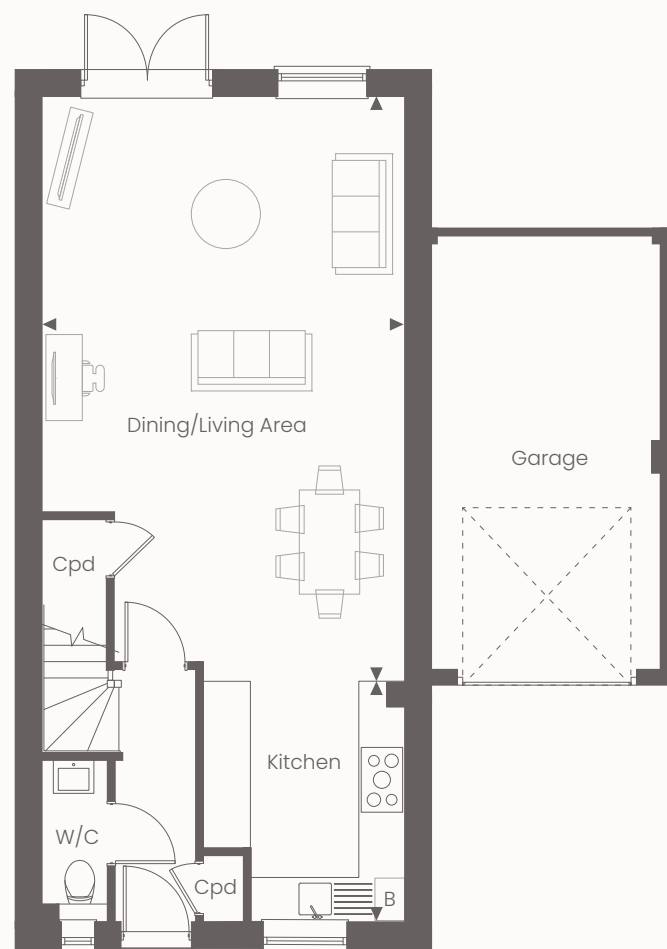
Total internal area:

1072 sq ft | 99.6 sq m

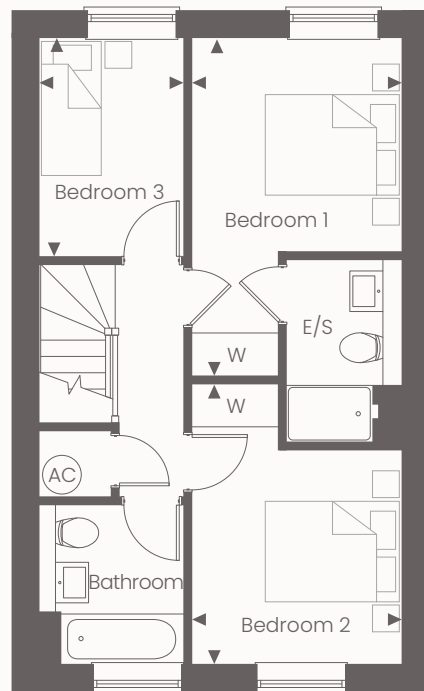
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Ground Floor



First Floor

**Ground Floor**

**Dining/Living Area**  
4.99m x 8.00m 16'4" x 26'3"

**Kitchen**  
2.78m x 3.35m 9'2" x 10'11"

**First Floor**

**Bedroom 1**  
4.66m x 2.90m 15'4" x 9'6"

**Bedroom 2**  
3.88m x 2.90m 12'9" x 9'6"

**Bedroom 3**  
3.01m x 2.00m 9'10" x 6'7"

◀ 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 denoted cupboard. AC denotes airing cupboard. E/S denotes ensuite. (h) denotes handed floor layout. Please contact sales consultant for more information.



## Three bedroom home

Plots: 29(h) & 30

This home features an impressive living/dining room with French doors to the garden and space for home working. It has a separate kitchen/breakfast room and a garage. These plots feature EV charging points.

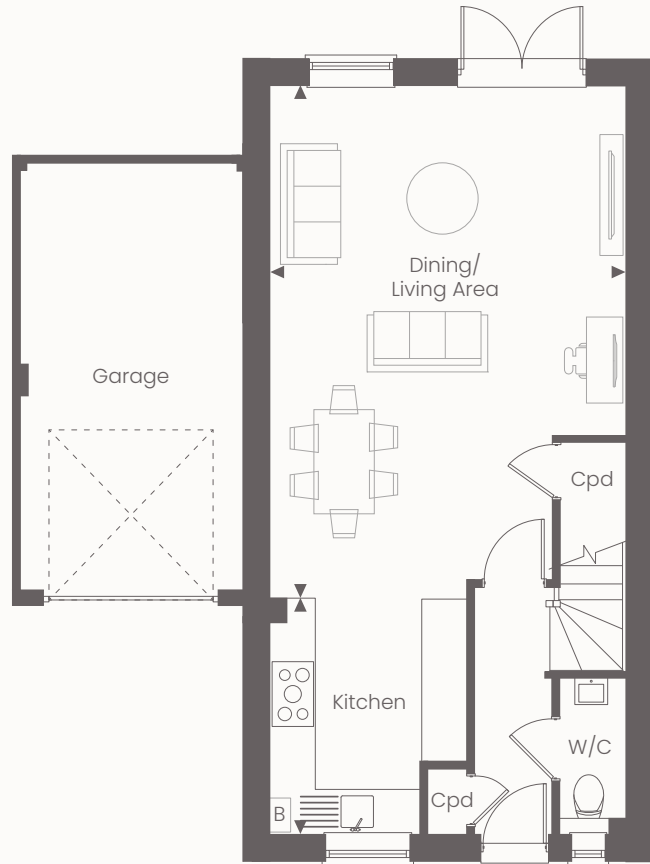
Total internal area:

1029 sq ft | 95.6 sq m

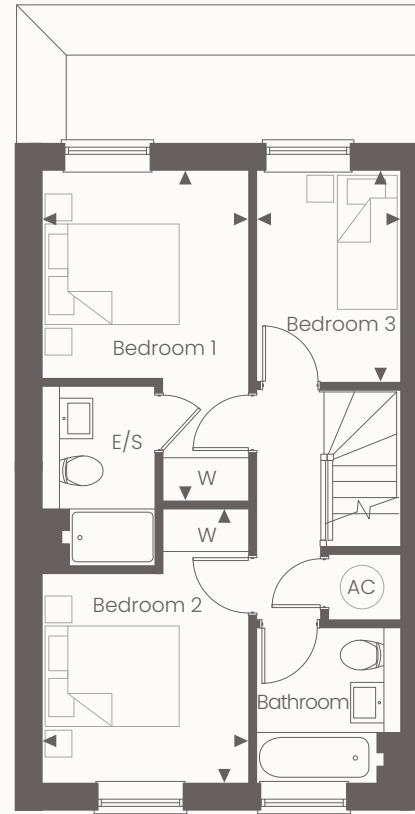
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Ground Floor



First Floor



**Ground Floor**

**Dining/Living Area**

4.99m x 7.21m 16'4" x 23'8"

**Kitchen**

2.78m x 3.33m 9'2" x 10'11"

**First Floor**

**Bedroom 1**

4.66m x 2.90m 15'4" x 9'6"

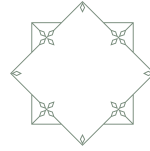
**Bedroom 2**

3.88m x 2.90m 12'9" x 9'6"

**Bedroom 3**

3.01m x 2.00m 9'10" x 6'7"

◀ 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 denoted cupboard. AC denotes airing cupboard. E/S denotes ensuite. (h) denotes handed floor layout. 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
- Silestone worktops with upstands to 3 and 4 bedroom homes
- Siemens induction hob
- Splashback behind hob
- Siemens fan assisted single oven
- Siemens microwave
- Extractor hood
- Siemens integrated full height fridge/freezer, integrated washing machine, 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 & Ensuites

- Ideal standard white porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware 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







## Interior

- High efficiency compact gas boiler
- Stylish white pre-finished radiators with thermostatic control
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss, all windows have security locks
- Pre-finished doors with chrome/brushed steel furniture
- Chrome finish sockets in kitchens 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 providing connectivity to your audio visual devices
- Wired for Sky Q and terrestrial television (Sky account required)
- Quality fitted wardrobes with shelf and hanging rail to Bedroom 1 and Bedroom 2
- Mains powered smoke detectors with battery back up



## Environmental Features

We take our responsibilities to our 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
- Low energy light fittings to all houses
- EV chargers to most plots
- Predicted EPC rating: B



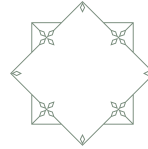
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**10**  
YEAR  
INSURANCE  
BACKED NEW  
HOME WARRANTY

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.





The Croft, Binfield



Clock Field, Turners Hill



Widbrook Lodge, Maidenhead

## 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.

Through our partnership with the Woodland Trust, we plant 10 trees for every apartment we build and 20 trees for every house. The trees are planted in some of their 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK.

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

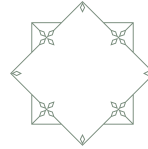
As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £26m 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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# LOCATION AND TRAVEL CONNECTIONS



Good road and rail links make life easy. The A41 is less than a mile away and both the M25 and M1 are accessible within 25 minutes. Aylesbury, Tring and Berkhamsted stations are within short drives, making London very accessible.

shanlyhomes.com  
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LITTLE GREEN,  
AYLESBURY ROAD,  
ASTON CLINTON,  
BUCKINGHAMSHIRE,  
HP22 5AQ

Travel time by rail (from Aylesbury Station\* or Berkhamsted Station\*\*)

Princes Risborough*	16 minutes
Milton Keynes Central**	32 minutes
London Euston**	38 minutes
London Marylebone*	1 hour
Oxford Parkway*	1 hour 15 minutes

Distances by road (from Little Green)

Aylesbury	3 miles
Tring	4 miles
Bicester Village	19.6 miles
St Albans	22.9 miles
Oxford	25.9 miles

Distances by foot (from Little Green)

Aston Clinton School	15 minutes
The Oak	16 minutes
Aston Clinton Park	17 minutes
The Bell	17 minutes

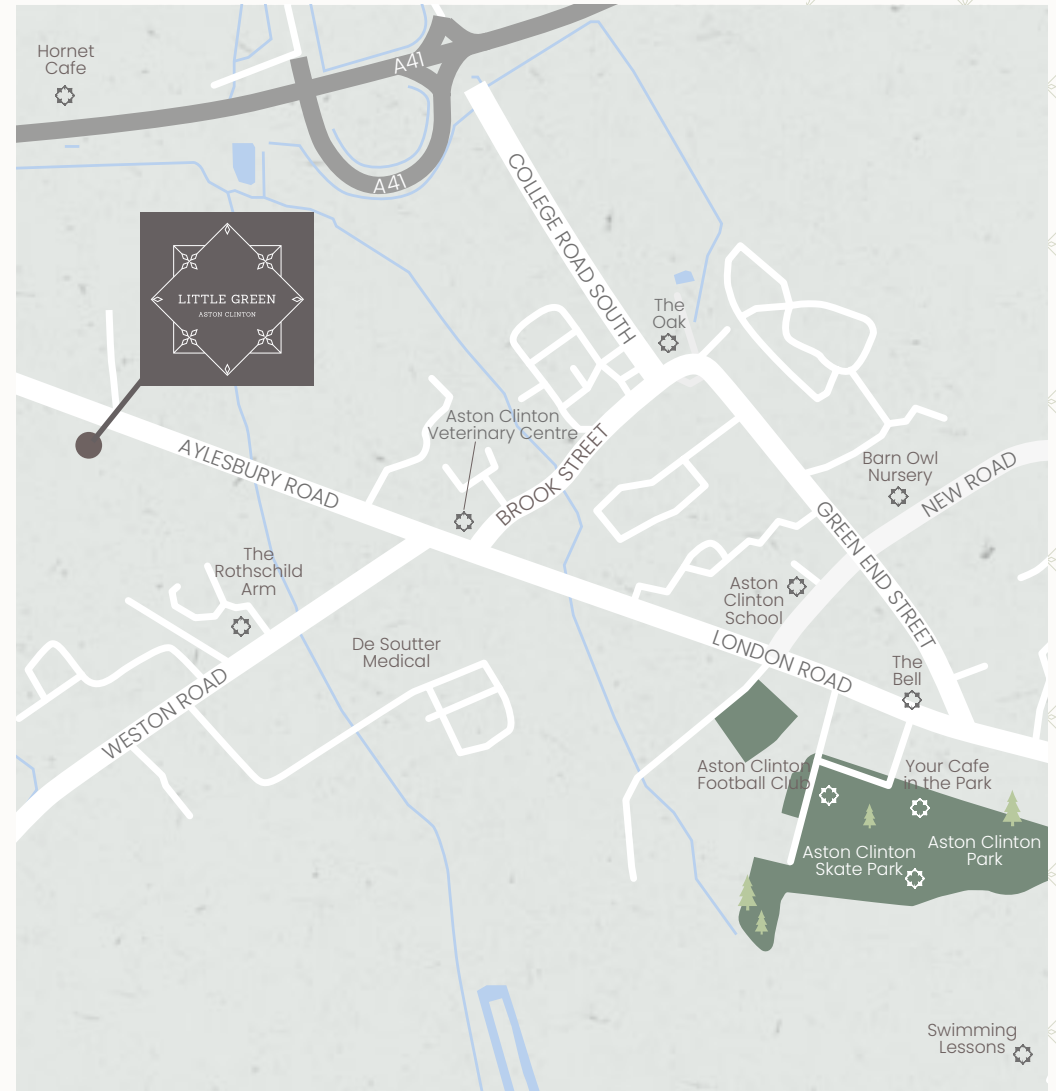




## WIDER AREA MAP



## LOCAL AREA MAP



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 2024. REF: 1296

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