



OAKLANDS  
PARK  
ESHER

OAKLANDS HOUSE

SHANLY  
HOMES

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The Swan Inn, Esher

# Welcome to Oaklands Park

Shanly Homes are delighted to present Oaklands Park, a collection of exceptional homes in the thriving town of Esher, with fast and direct access to London and beyond.

Set in beautifully landscaped grounds, these stylish one, two and three-bedroom apartments are ideally situated just over a mile from the centre of this lovely town, with its shops, cafés, restaurants and amenities.

Oaklands Park is surrounded by lush green spaces and perfectly placed to make the most of the glorious Surrey countryside, with picturesque towns such as Hinchley

Wood, Cobham and Kingston upon Thames all close by. Whether you want a day at nearby Sandown Park Racecourse, a round of golf at Sandown Golf Centre or a casual stroll round the regal grounds of Hampton Court Palace, Oaklands Park offers a truly enviable lifestyle.

When you want to travel for work or leisure, Esher has excellent transport connections. The many cultural, culinary and sporting delights of London are 23 minutes by train from the town's station, a mile away. The M25 is 5 miles via the A3, opening up the motorway network to the capital and beyond. While Heathrow Airport is located within 30 minutes.





Computer generated image of Oaklands Park



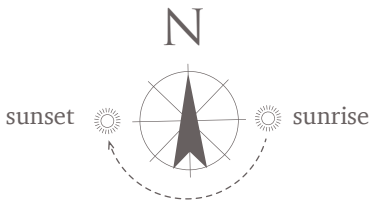
Show home photography of previous Shanly Homes development



Show home photography of previous Shanly Homes development



Show home photography of previous Shanly Homes development



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/S - Sub Station
- B/S - Bin Store
- C/S - Cycle Store
- V - Visitor Parking
- ⊕ - Electric vehicle charging point

# Oaklands House introduction

Discover your perfect home at the Oaklands House complex, nestled in picturesque green landscaping. Choose from a carefully curated collection of one, two and three-bedroom homes, with selected apartments boasting a desirable private terrace, and all with allocated parking.

From Oaklands Park's prestigious entrance to the elegant communal gardens and the dedicated children's play area, Shanly Homes' signature attention to detail is obvious. These apartments are elegant both inside and out, ensuring you'll be proud to call Oaklands Park home.

Inside, contemporary design and a quality finish mean each apartment is tailored to modern lifestyles. Open-plan kitchen/living/dining spaces fit perfectly with flexible ways of living and adapt to whether you are entertaining friends or working from home.

The light-filled rooms are accessed from the practical hallway.

Depending on the apartment type you choose, your new home could include a stunning wrap-around terrace or even two terraces, one leading from the main bedroom and one from the living area.

The double bedrooms have been arranged to maximise space, including fitted wardrobes. The two and three-bedroom apartments have an en-suite shower room, in addition to the main bathroom with its sleek chrome heated towel rails and underfloor heating mat.

The finishing touches throughout your apartment will impress; the well laid out kitchens have energy-efficient integrated appliances, with ample storage throughout. For comfort all the windows are double glazed.





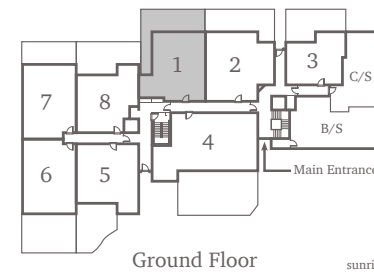
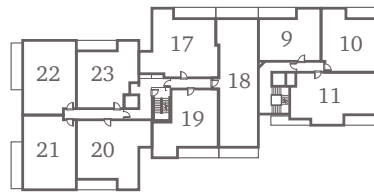
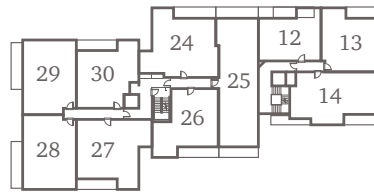
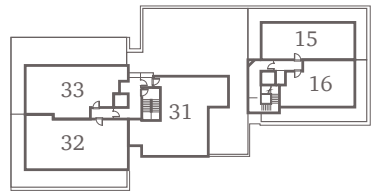
Computer generated image of Oaklands Park (Oaklands House to the far right)



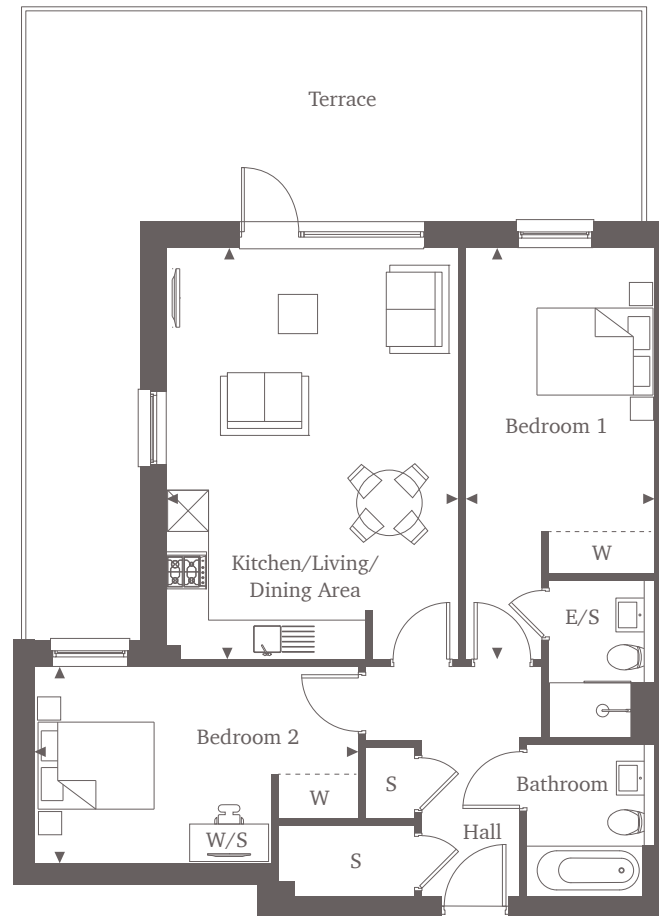
# Apartment 1

## Ground Floor

### Top - Rear Elevation



### Bottom - Front Elevation



### Two Bedroom Home 74 sq m | 797 sq ft

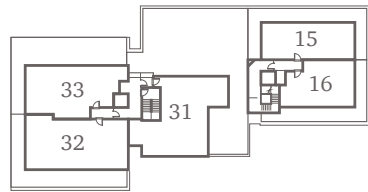
Kitchen/Living/Dining Area	6.10m x 4.28m	20'0" x 14'1"
Bedroom 1	6.10m x 2.84m*	20'0" x 9'4"
Bedroom 2	4.75m x 2.86m*	15'7" x 9'5"
Terrace	38 sq m	409 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

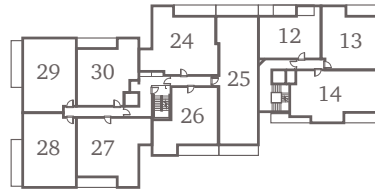
# Apartment 2

## Ground Floor

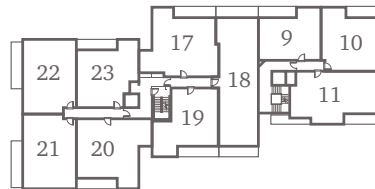
Top - Rear Elevation



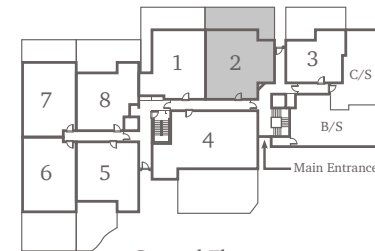
Third Floor



Second Floor



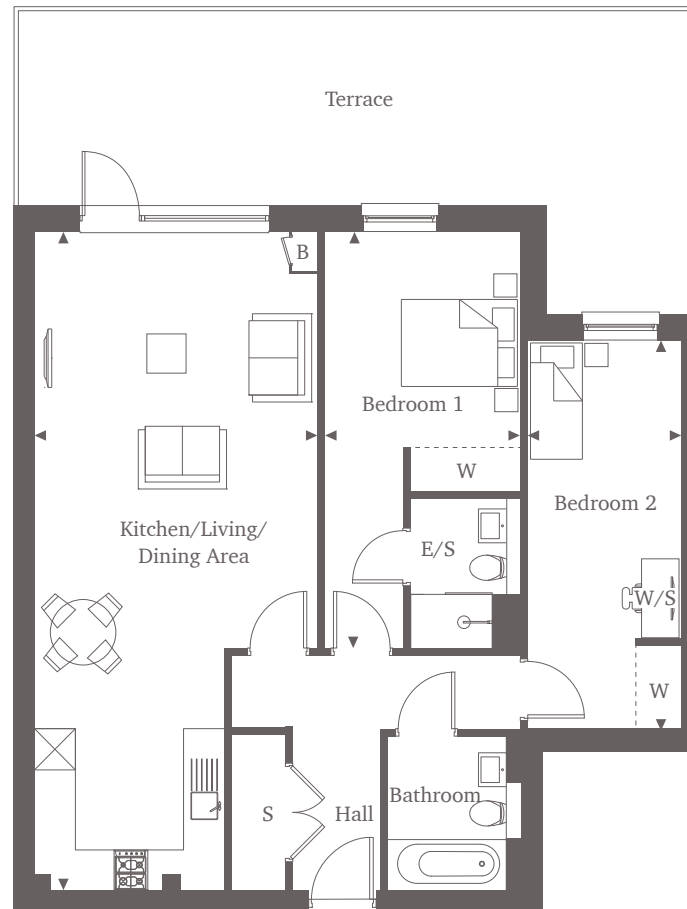
First Floor



Ground Floor



Bottom - Front Elevation



### Two Bedroom Home 80.7 sq m | 869 sq ft

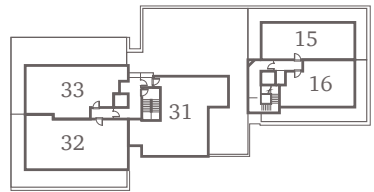
Kitchen/Living/Dining Area	9.56m x 4.11m*	31'4" x 13'6"
Bedroom 1	6.02m x 2.84m*	19'9" x 9'4"
Bedroom 2	4.47m x 2.20m	14'8" x 7'3"
Terrace	25 sq m	296 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

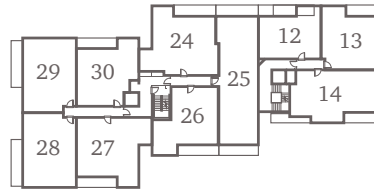
# Apartment 3

## Ground Floor

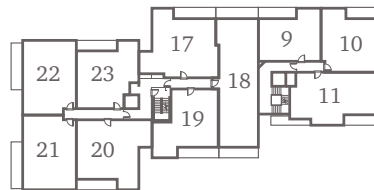
Top - Rear Elevation



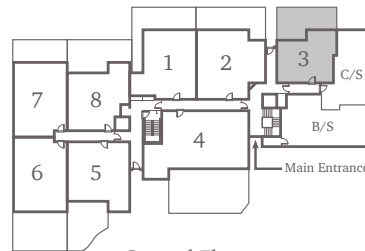
Third Floor



Second Floor



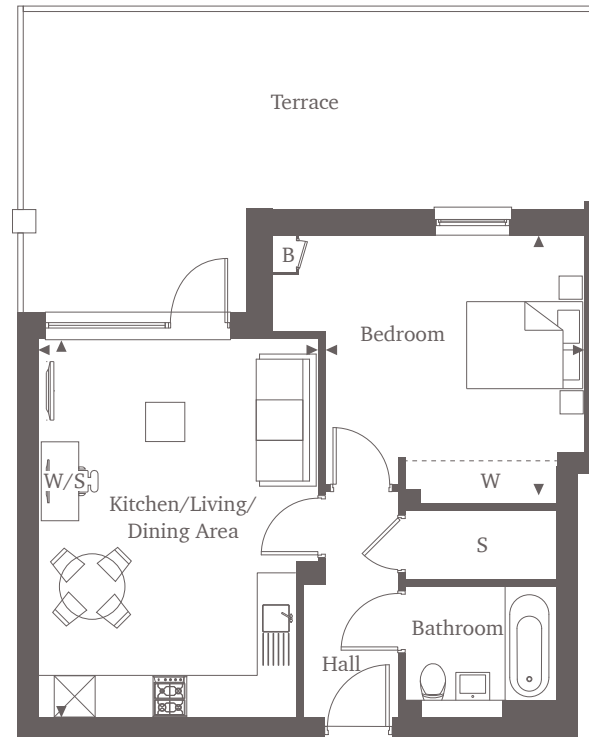
First Floor



Ground Floor



Bottom - Front Elevation



### One Bedroom Home 51.80 sq m | 558 sq ft

Kitchen/Living/Dining Area  
5.66m x 4.19m\* 18'7" x 13'9"\*

Bedroom  
4.68m x 4.05m\* 15'4" x 13'3"\*

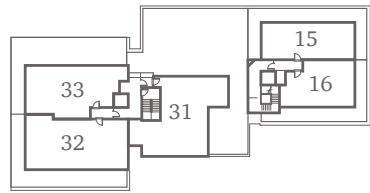
Terrace  
32 sq m 376 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

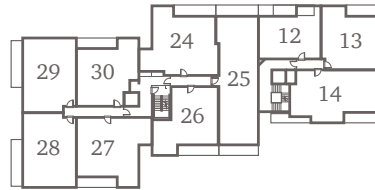
# Apartment 4

## Ground Floor

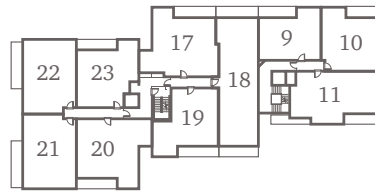
Top - Rear Elevation



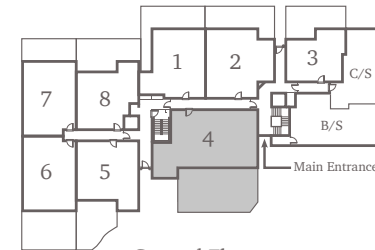
Third Floor



Second Floor

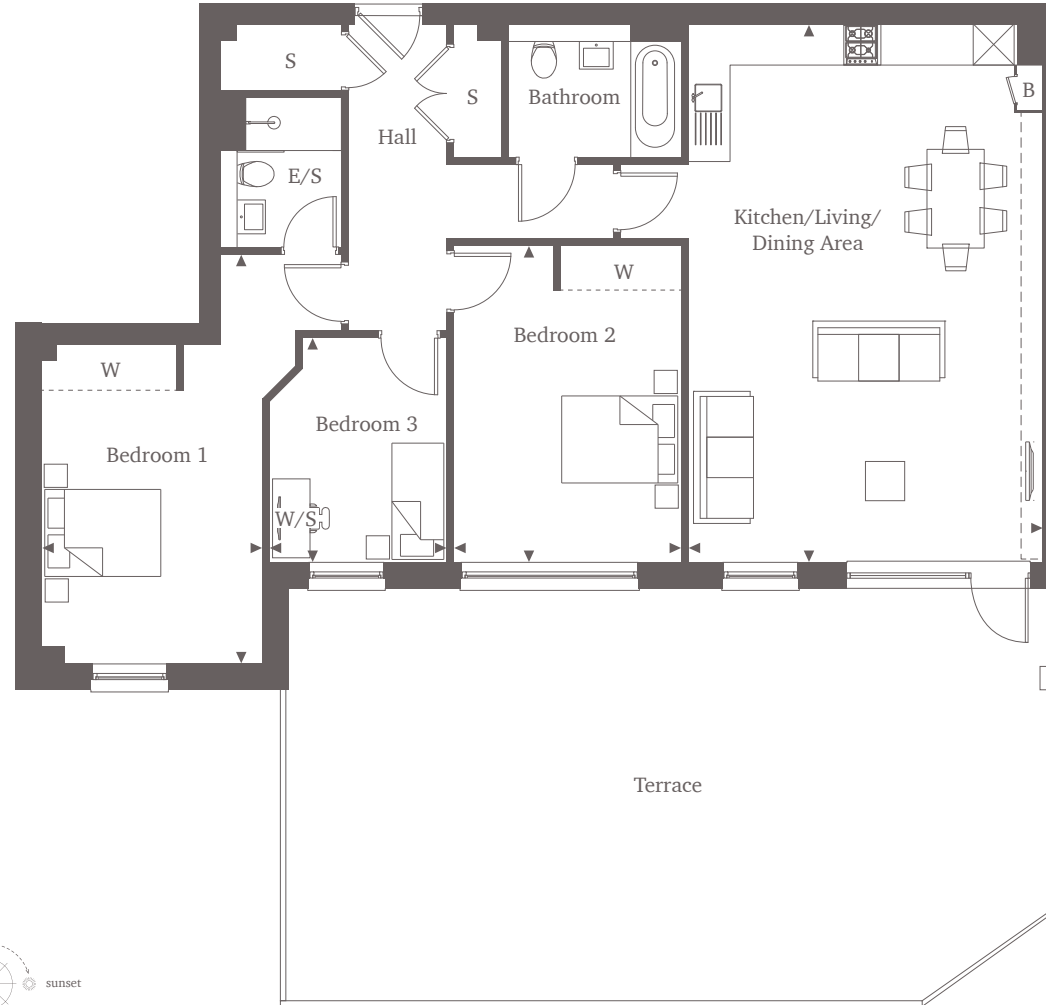


First Floor



Ground Floor

Bottom - Front Elevation



*Three Bedroom Home*  
 108.79 sq m | 1171 sq ft

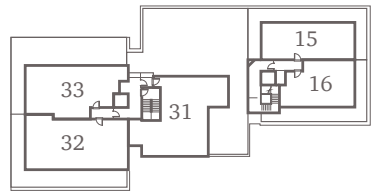
Kitchen/Living/Dining Area	7.86m x 6.18m*	25'9" x 20'3"
Bedroom 1	6.05m x 4.41m*	19'10" x 14'5"
Bedroom 2	4.63m x 3.37m	15'2" x 11'1"
Bedroom 3	3.28m x 2.57m*	10'9" x 8'5"
Terrace	68 sq m	731 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. ----- Denotes reduced head height. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

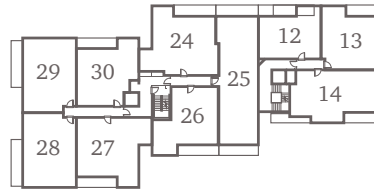
# Apartment 5

## Ground Floor

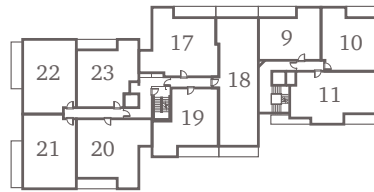
Top - Rear Elevation



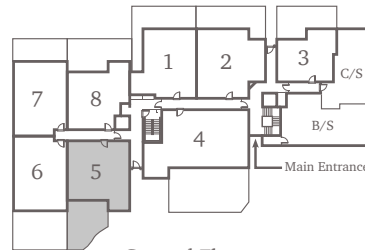
Third Floor



Second Floor

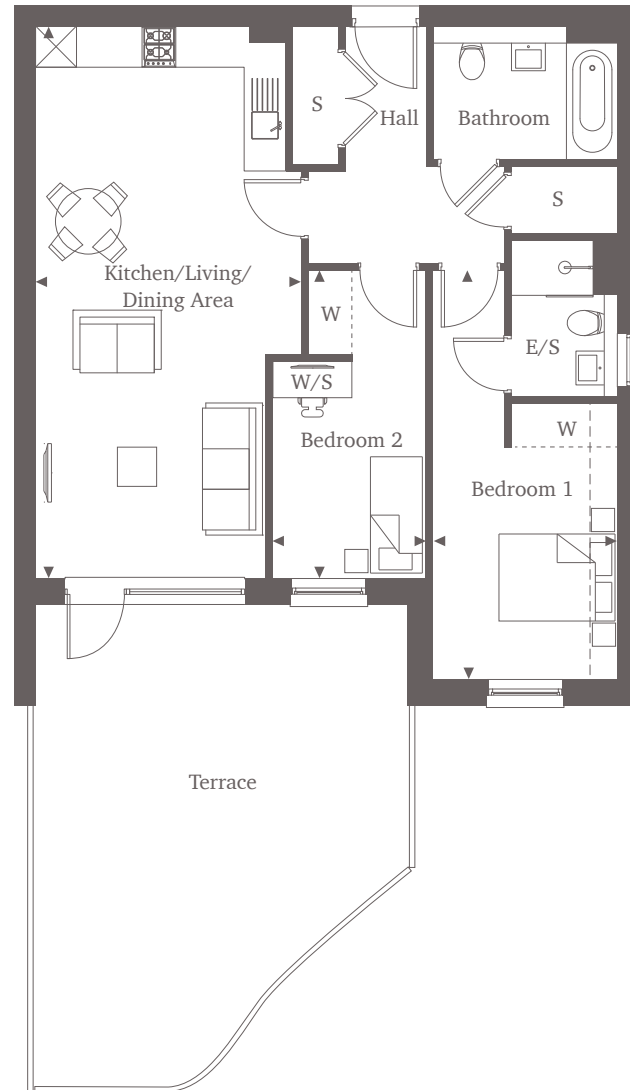


First Floor



Ground Floor

Bottom - Front Elevation



### Two Bedroom Home 73.1 sq m | 787 sq ft

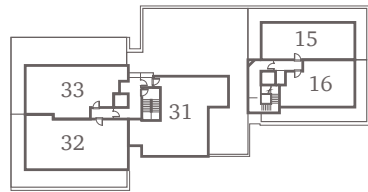
Kitchen/Living/Dining Area	7.26m x 4.33m*	23'8" x 14'2"
Bedroom 1	5.03m x 3.05m*	16'5" x 10'0"
Bedroom 2	3.98m x 2.72m*	13'0" x 8'9"
Terrace	31 sq m	333 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. ----- Denotes reduced head height. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

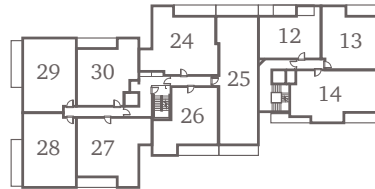
# Apartment 6

## Ground Floor

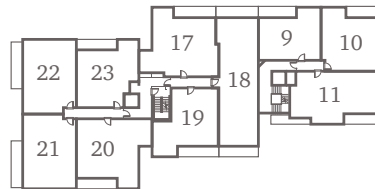
Top - Rear Elevation



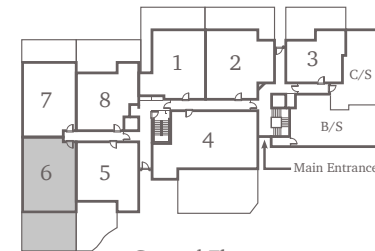
Third Floor



Second Floor

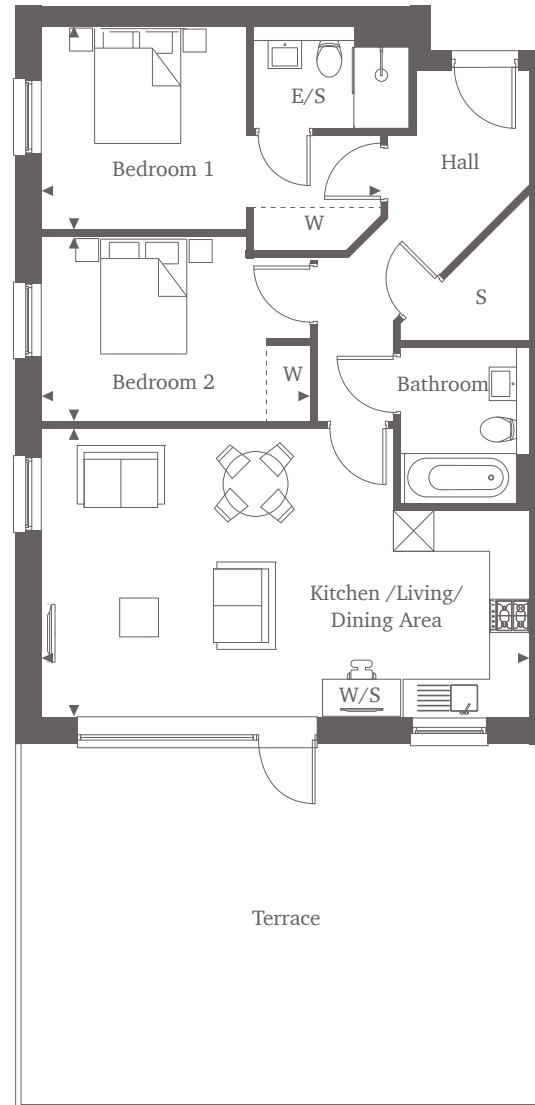


First Floor



Ground Floor

Bottom - Front Elevation



### Two Bedroom Home 73.39 sq m | 790 sq ft

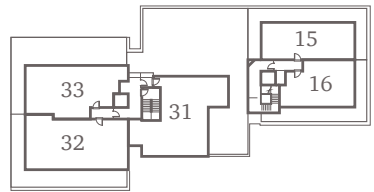
Kitchen/Living/Dining Area	7.26m x 4.33m*	23'10" x 14'2"
Bedroom 1	5.03m x 3.05m*	16'6" x 10'0"
Bedroom 2	3.98m x 2.72m*	13'1" x 8'11"
Terrace	42 sq m	452 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

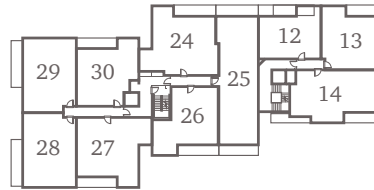
# Apartment 7

## Ground Floor

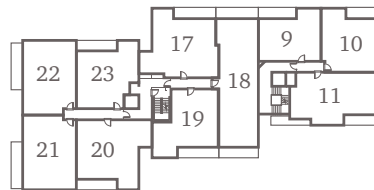
Top - Rear Elevation



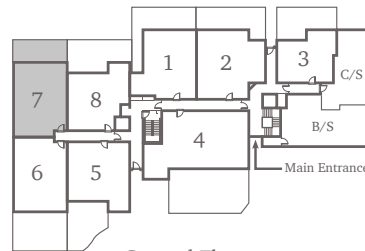
Third Floor



Second Floor



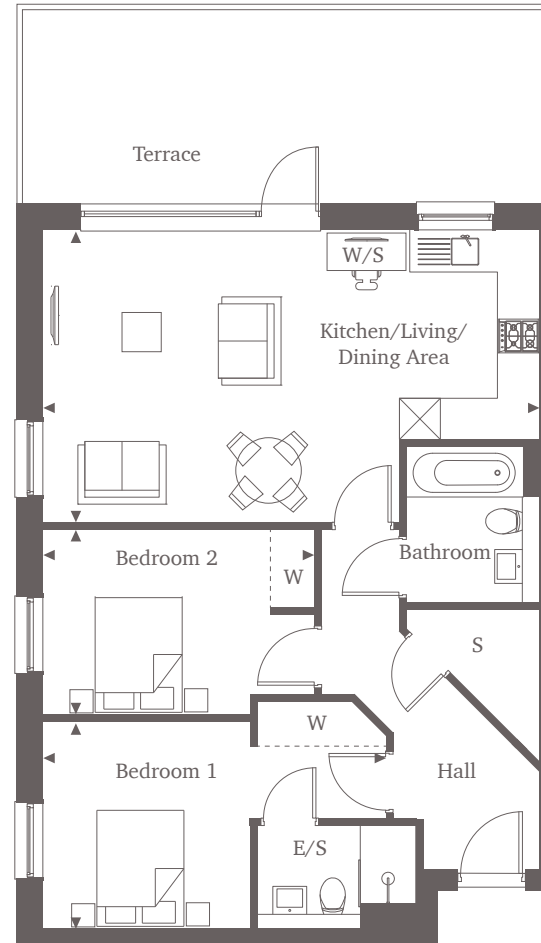
First Floor



Ground Floor



Bottom - Front Elevation



### Two Bedroom Home 72.74 sq m | 783 sq ft

Kitchen/Living/Dining Area	7.26m x 4.28m*	23'10" x 14'1"
Bedroom 1	5.03m x 3.05m*	16'6" x 10'0"
Bedroom 2	3.98m x 2.72m*	13'1" x 8'11"
Terrace	24 sq m	258 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.



Computer generated image of Oaklands Park





Show home photography of previous Shanly Homes development



Show home photography of previous Shanly Homes development

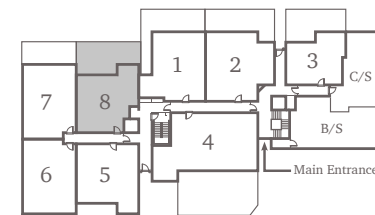
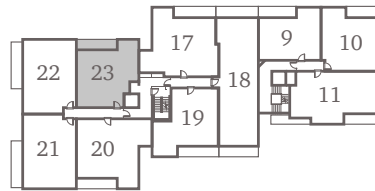
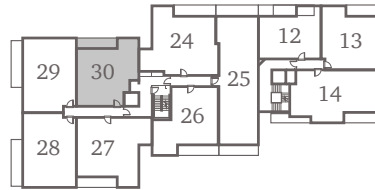
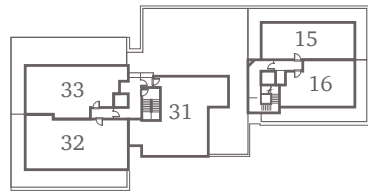


Show home photography of previous Shanly Homes development

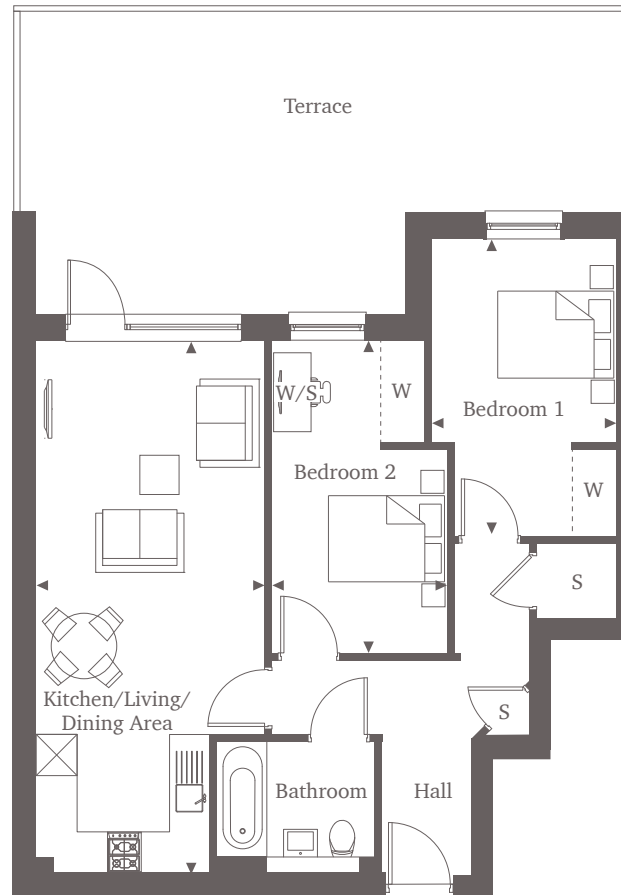
# Apartments 8, 23 & 30

## Ground, First & Second Floors

Top - Rear Elevation



Bottom - Front Elevation



### Two Bedroom Home 64.38 sq m | 693 sq ft

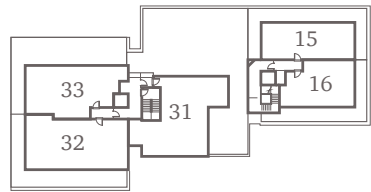
Kitchen/Living/Dining Area	7.81m x 3.36m*	25'7" x 11'0"
Bedroom 1	4.42m x 2.74m*	14'6" x 9'0"
Bedroom 2	4.58m x 2.57m*	15'0" x 8'5"
Terrace	36 sq m	387 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

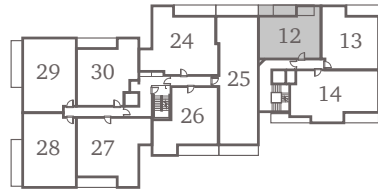
# Apartments 9 & 12

## First & Second Floors

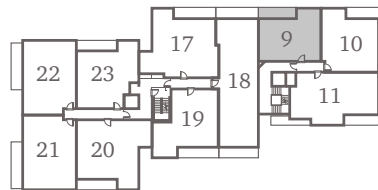
Top - Rear Elevation



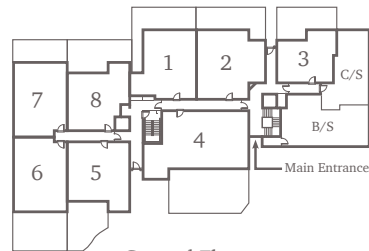
Third Floor



Second Floor



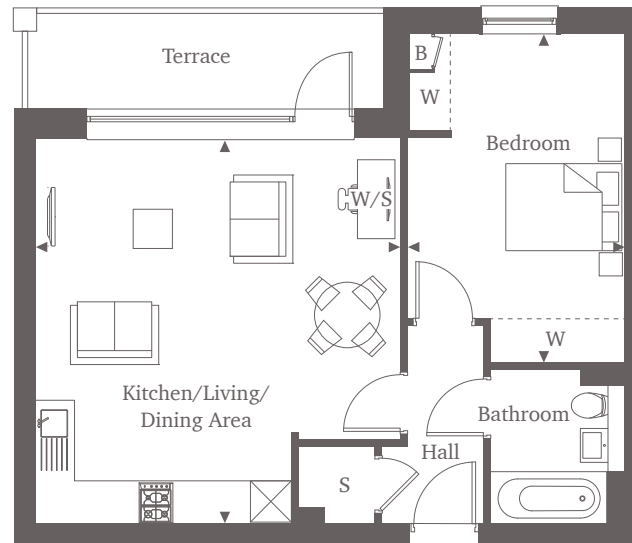
First Floor



Ground Floor



Bottom - Front Elevation



### One Bedroom Home 53.90 sq m | 580 sq ft

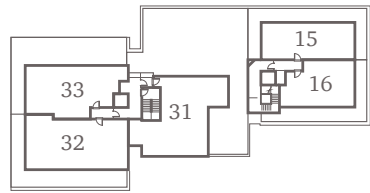
Kitchen/Living/Dining Area	5.66m x 5.39m*	18'7" x 17'8"
Bedroom	4.87m x 3.17m*	16'0" x 10'5"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B denotes boiler. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

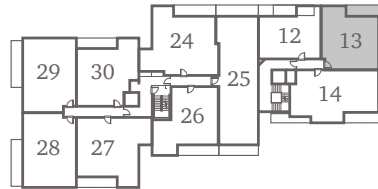
# Apartments 10 & 13

## First & Second Floors

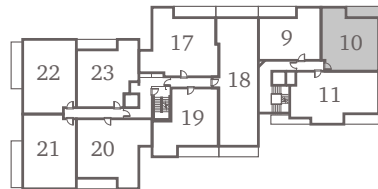
Top - Rear Elevation



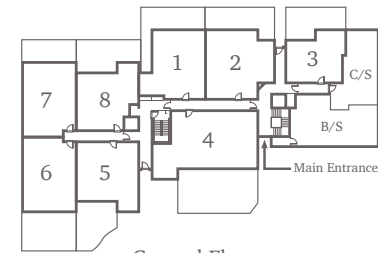
Third Floor



Second Floor

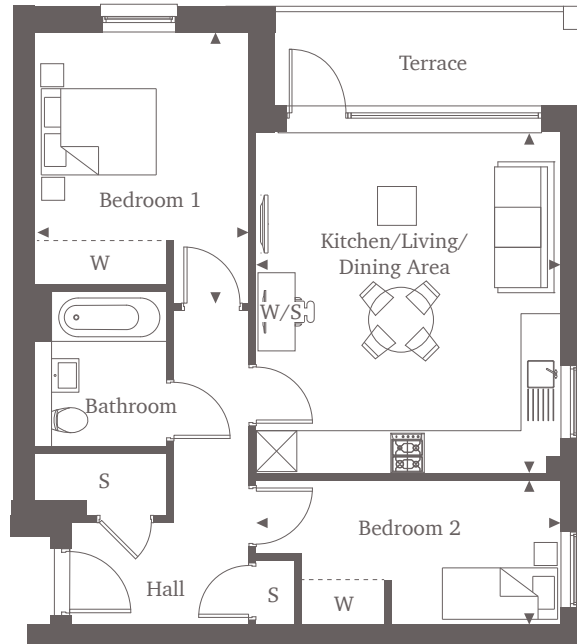


First Floor



Ground Floor

Bottom - Front Elevation



### Two Bedroom Home 60.50 sq m | 651 sq ft

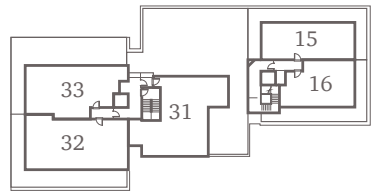
Kitchen/Living/Dining Area	5.02m x 4.51m	16'6" x 14'9"
Bedroom 1	4.06m x 3.17m*	13'2" x 10'5"
Bedroom 2	4.51m x 2.13m*	14'9" x 7'0"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

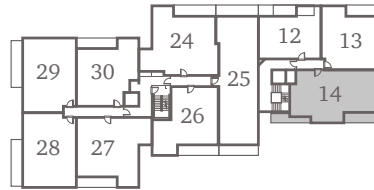
# Apartments 11 & 14

## First & Second Floors

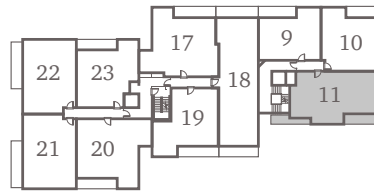
Top - Rear Elevation



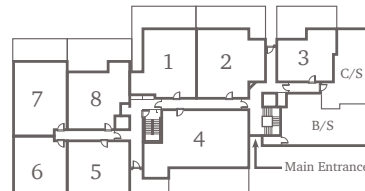
Third Floor



Second Floor



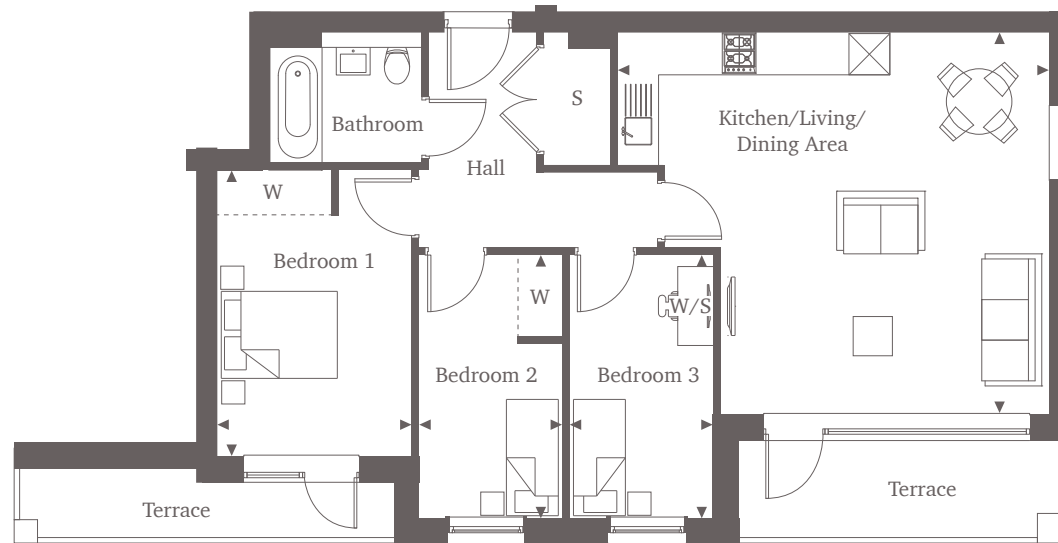
First Floor



Ground Floor



Bottom - Front Elevation



### Three Bedroom Home 75.40 sq m | 812 sq ft

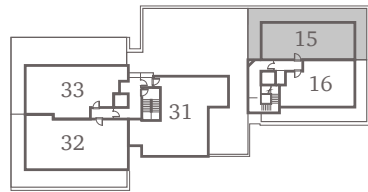
Kitchen/Living/Dining Area	6.36m x 5.58m*	20'10" x 18'4"
Bedroom 1	4.20m x 2.90m	13'9" x 9'6"
Bedroom 2	3.88m x 2.11m	12'9" x 6'11"
Bedroom 3	3.88m x 2.11m	12'9" x 6'11"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

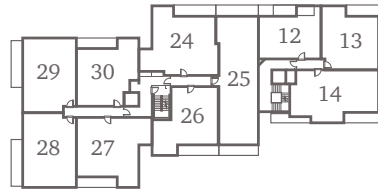
# Apartment 15

## Third Floor

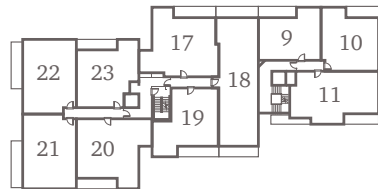
Top - Rear Elevation



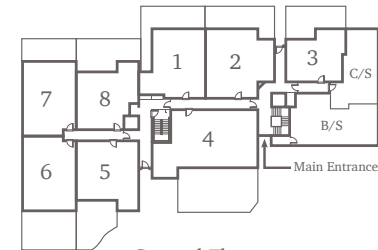
Third Floor



Second Floor

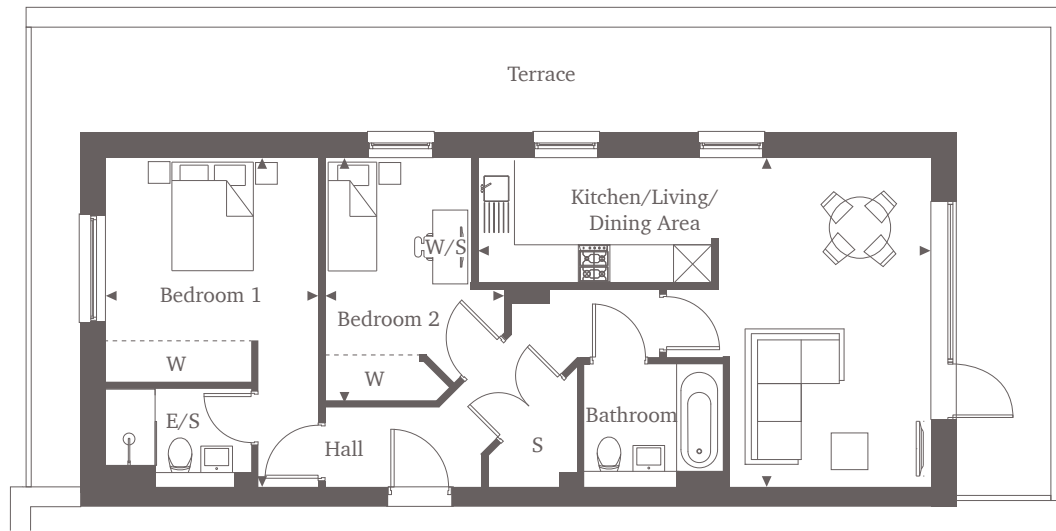


First Floor



Ground Floor

Bottom - Front Elevation



*Two Bedroom Home*  
66.24 sq m | 713 sq ft

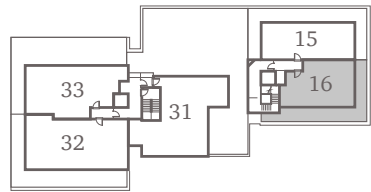
Kitchen/Living/Dining Area	9.59m x 5.16m*	31'6" x 16'11"
Bedroom 1	5.16m x 3.37m*	16'11" x 11'1"
Bedroom 2	3.80m x 2.81m*	12'6" x 9'3"
Terrace	45 sq m	484 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

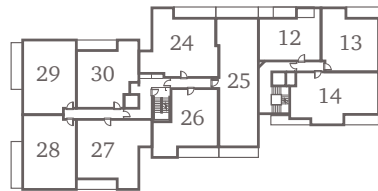
# Apartment 16

## Third Floor

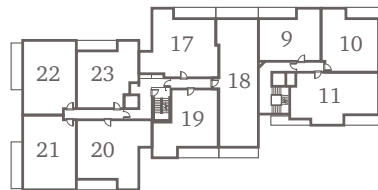
Top - Rear Elevation



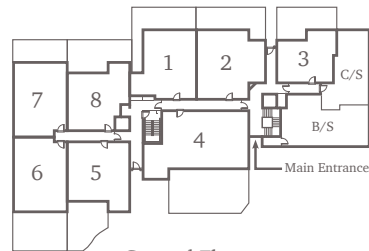
Third Floor



Second Floor



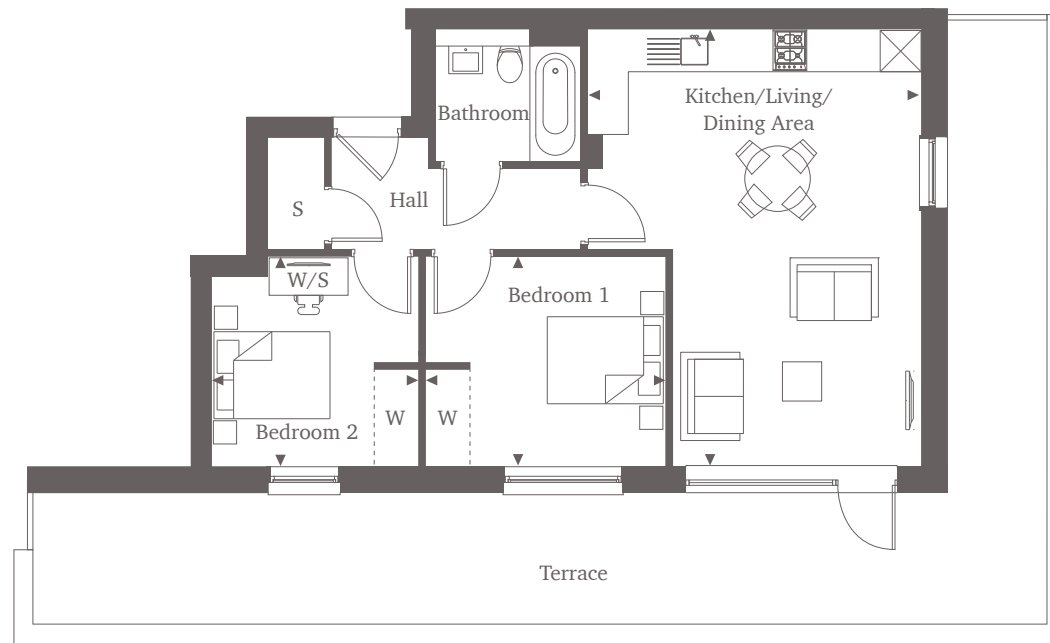
First Floor



Ground Floor



Bottom - Front Elevation



*Two Bedroom Home*  
**58.99 sq m | 635 sq ft**

Kitchen/Living/Dining Area	7.16m x 6.42m*	23'7" x 21'1"
Bedroom 1	3.54m x 3.10m	11'7" x 10'2"
Bedroom 2	3.10m x 3.05m*	10'2" x 10'0"
Terrace	36 sq m	387 sq ft

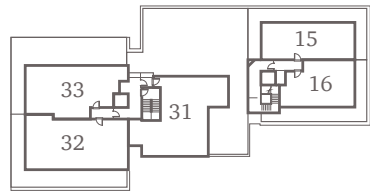
◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

# Apartments 17 & 24

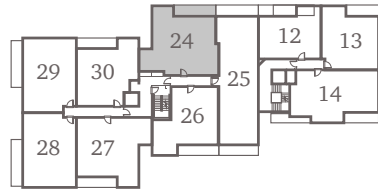
## First & Second Floors

24

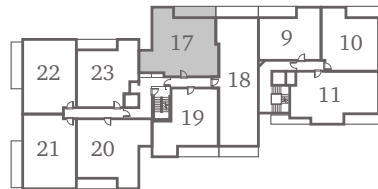
Top - Rear Elevation



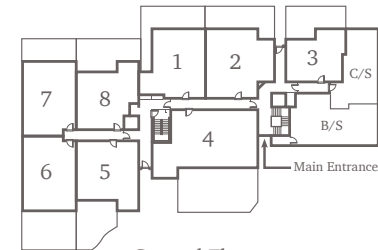
Third Floor



Second Floor



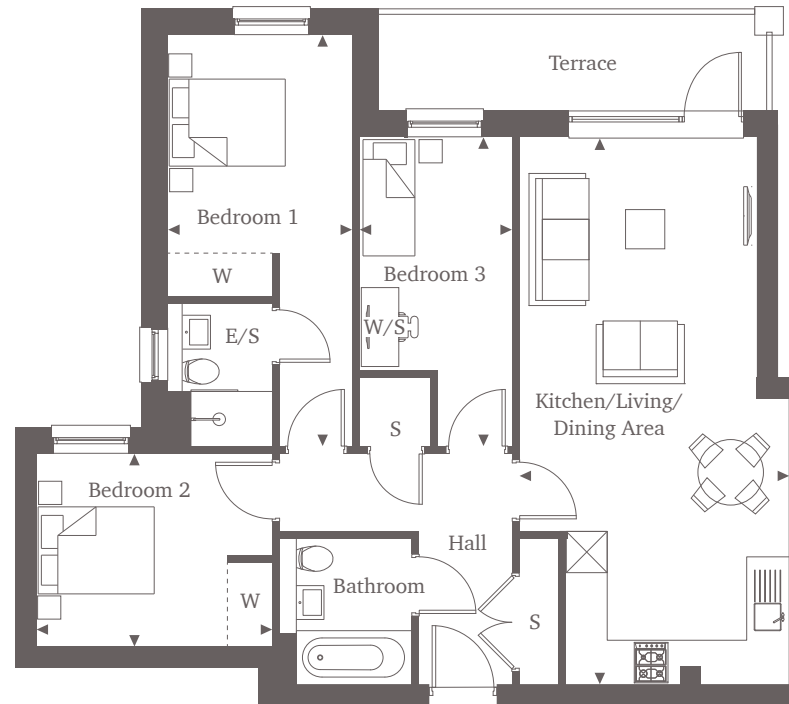
First Floor



Ground Floor



Bottom - Front Elevation



### Three Bedroom Home 80.36 sq m | 865 sq ft

Kitchen/Living/Dining Area	8.01m x 3.93m*	26'3" x 12'11"
Bedroom 1	6.10m x 2.73m*	20'0" x 9'0"
Bedroom 2	3.47m x 2.86m	11'5" x 9'5"
Bedroom 3	4.55m x 2.25m*	14'11" x 7'5"

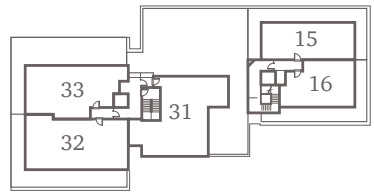
◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.



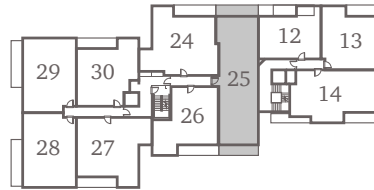
# Apartments 18 & 25

## First & Second Floors

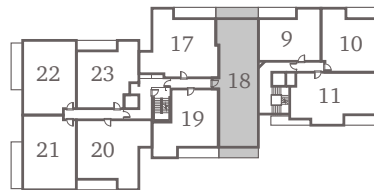
Top - Rear Elevation



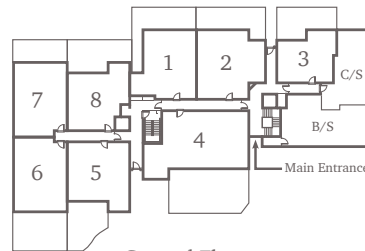
Third Floor



Second Floor

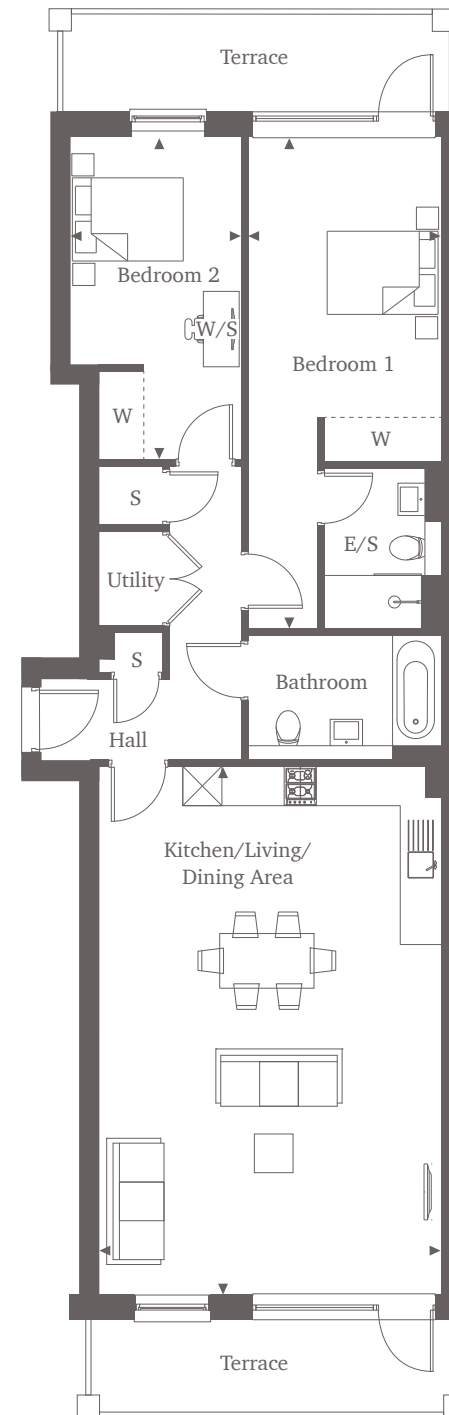


First Floor



Ground Floor

Bottom - Front Elevation



*Two Bedroom Home*  
96.71 sq m | 1041 sq ft

Kitchen/Living/Dining Area  
8.11m x 5.21m      26'7" x 17'1"

Bedroom 1  
7.59m x 2.96m\*      24'11" x 9'9"

Bedroom 2  
5.00m x 2.62m\*      16'5" x 8'7"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.



Show home photography of previous Shanly Homes development



Show home photography of previous Shanly Homes development.



Show home photography of previous Shanly Homes development.

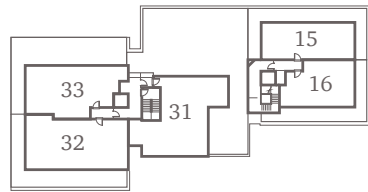


Computer generated image of Oaklands Park (Oaklands House to the far right)

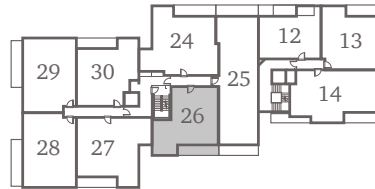
# Apartments 19 & 26

## First & Second Floors

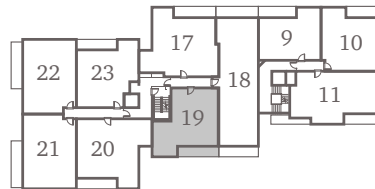
Top - Rear Elevation



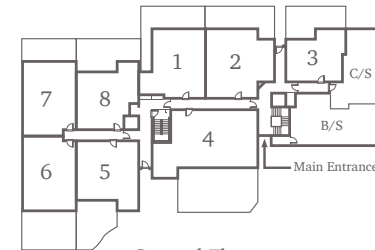
Third Floor



Second Floor



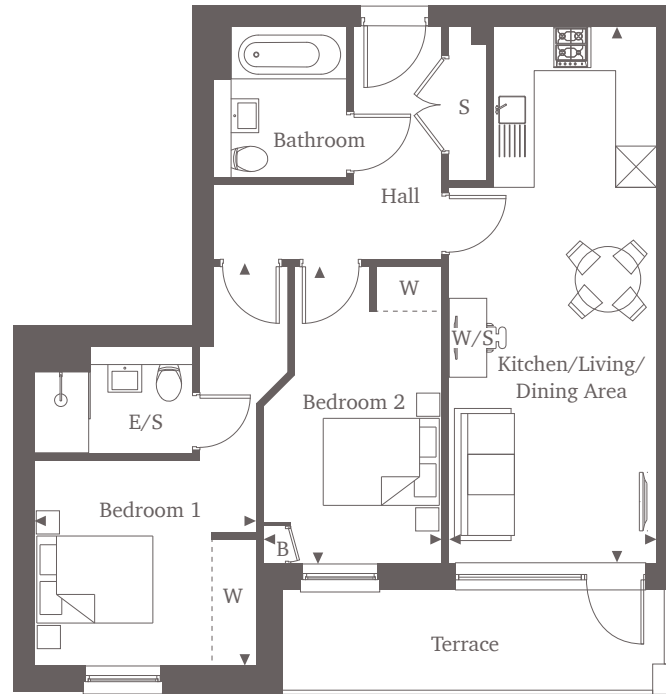
First Floor



Ground Floor



Bottom - Front Elevation



### Two Bedroom Home 64.3 sq m | 692 sq ft

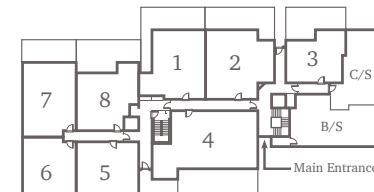
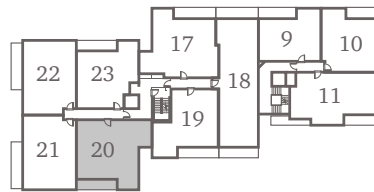
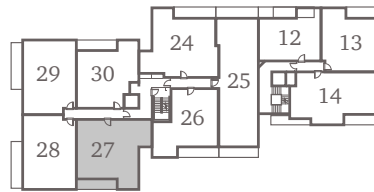
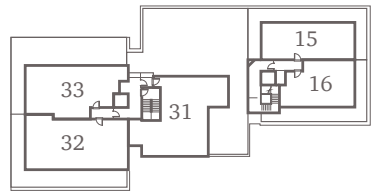
Kitchen/Living/Dining Area	7.86m x 3.04m*	25'7" x 9'9"
Bedroom 1	5.91m x 3.71m*	19'3" x 12'1"
Bedroom 2	4.36m x 2.62m*	14'3" x 8'6"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. B denotes boiler. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

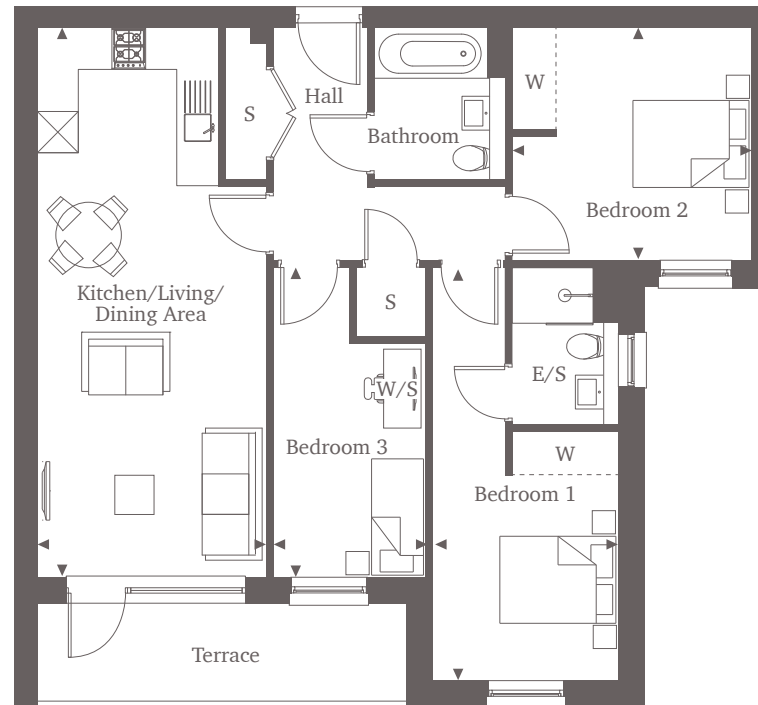
# Apartments 20 & 27

## First & Second Floors

Top - Rear Elevation



Bottom - Front Elevation



### Three Bedroom Home 78.90 sq m | 860 sq ft

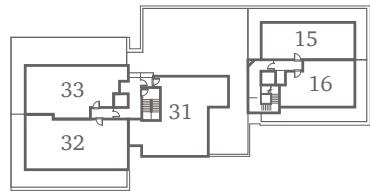
Kitchen/Living/Dining Area	8.06m x 3.36m*	26'3" x 11'0"
Bedroom 1	6.10m x 2.74m*	20'0" x 9'0"
Bedroom 2	3.50m x 3.40m*	11'6" x 11'2"
Bedroom 3	4.55m x 2.24m*	14'11" x 7'4"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

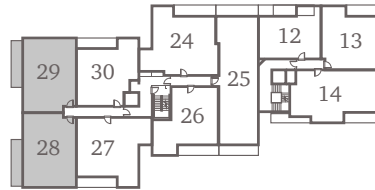
# Apartments 21, 22, 28 & 29

## First & Second Floors

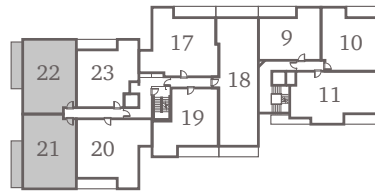
Top - Rear Elevation



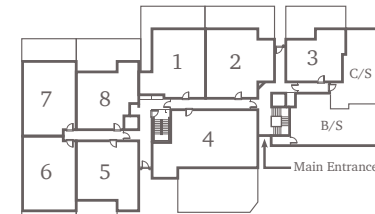
Third Floor



Second Floor

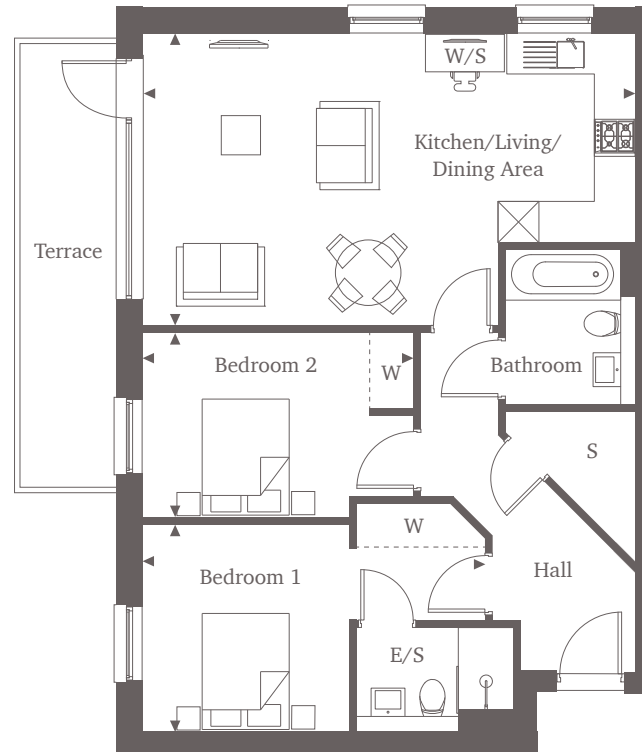


First Floor



Ground Floor

Bottom - Front Elevation



*Two Bedroom Home*  
72.80 sq m | 784 sq ft

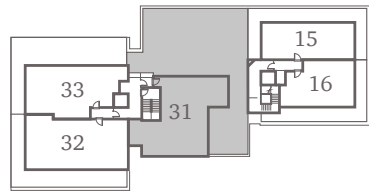
Kitchen/Living/Dining Area	7.26m x 4.28m*	23'10" x 14'0"
Bedroom 1	5.03m x 3.05m*	16'6" x 10'0"
Bedroom 2	3.98m x 2.72m*	13'1" x 8'11"

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

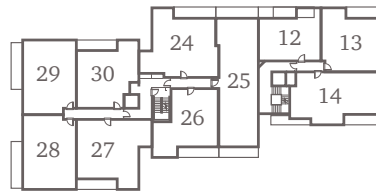
# Apartment 31

## Third Floor

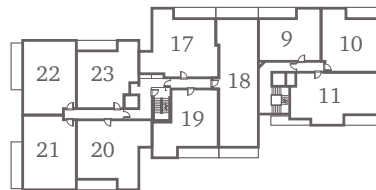
Top - Rear Elevation



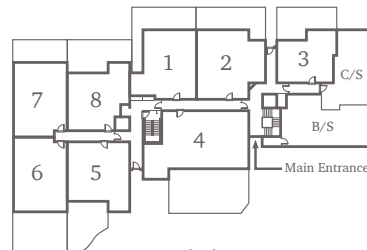
Third Floor



Second Floor

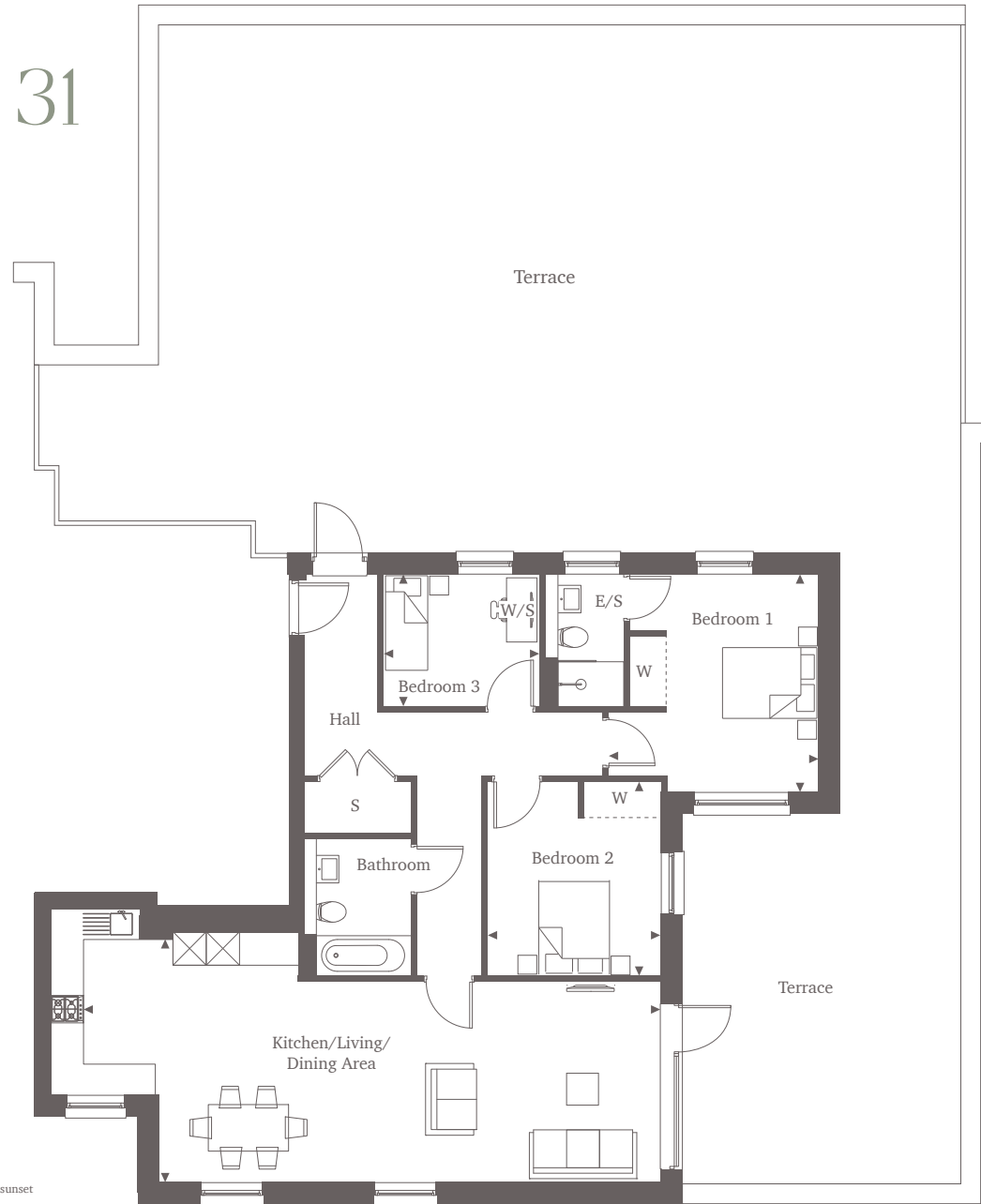


First Floor



Ground Floor

Bottom - Front Elevation



*Three Bedroom Home*  
102.2 sq m | 1100 sq ft

Kitchen/Living/Dining Area	11.09m x 5.00m*	36'3" x 16'4"
Bedroom 1	4.02m x 3.82m*	13'1" x 12'5"
Bedroom 2	3.51m x 3.20m*	11'5" x 10'4"
Bedroom 3	2.82m x 2.43m*	9'2" x 7'9"
Terrace	190 sq m	2045 sq ft

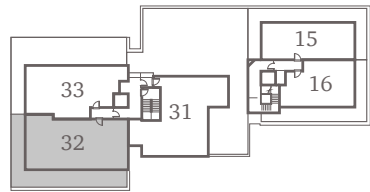
◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

# Apartment 32

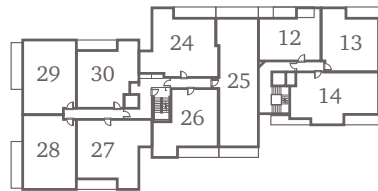
## Third Floor

32

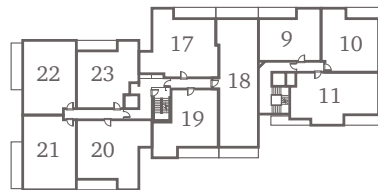
Top - Rear Elevation



Third Floor



Second Floor

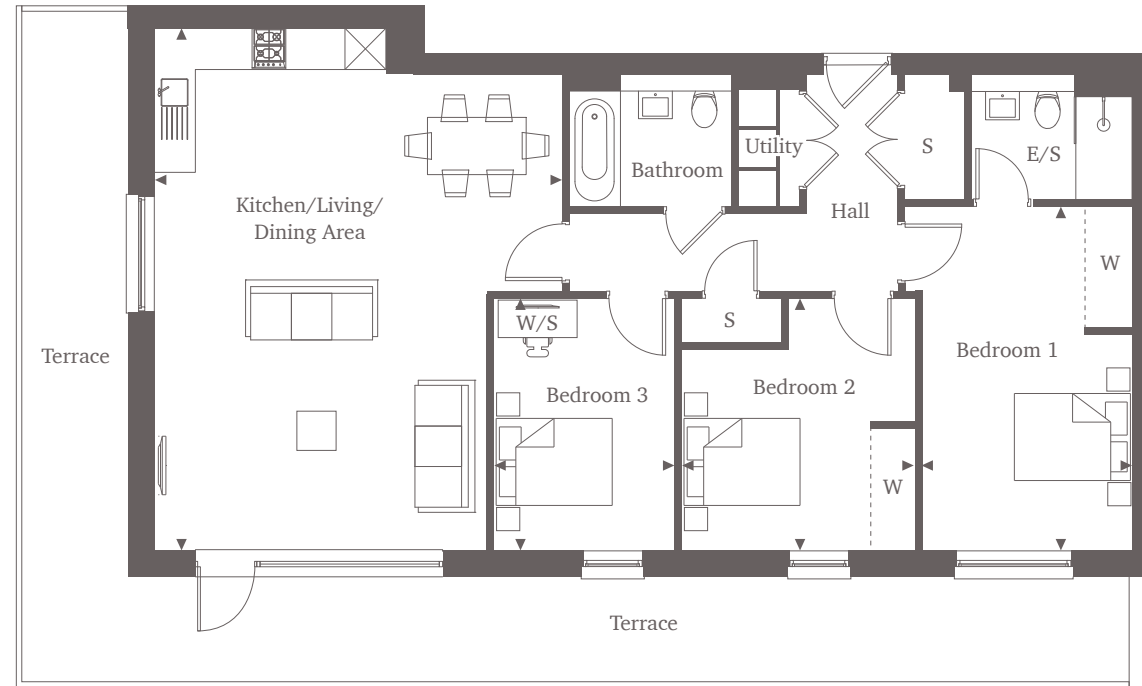


First Floor



Ground Floor

Bottom - Front Elevation



*Three Bedroom Home*  
100.43 sq m | 1081 sq ft

Kitchen/Living/Dining Area	7.64m x 6.02m*	25'1" x 19'9"
Bedroom 1	5.03m x 3.31m*	16'6" x 10'10"
Bedroom 2	3.68m x 3.46m*	12'1" x 11'4"
Bedroom 3	3.68m x 2.67m	12'1" x 8'9"
Terrace	48 sq m	516 sq ft

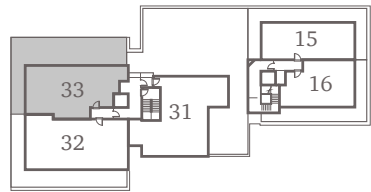
◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. S denotes storage. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.



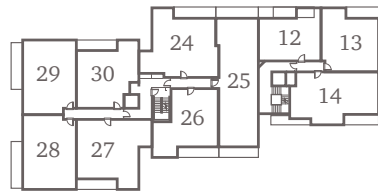
# Apartment 33

## Third Floor

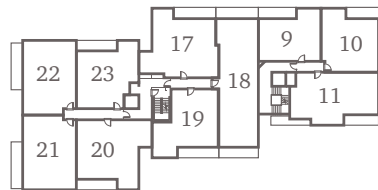
Top - Rear Elevation



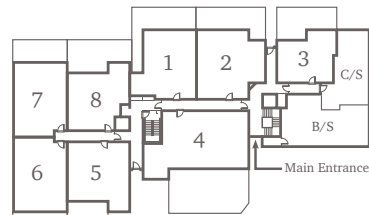
Third Floor



Second Floor



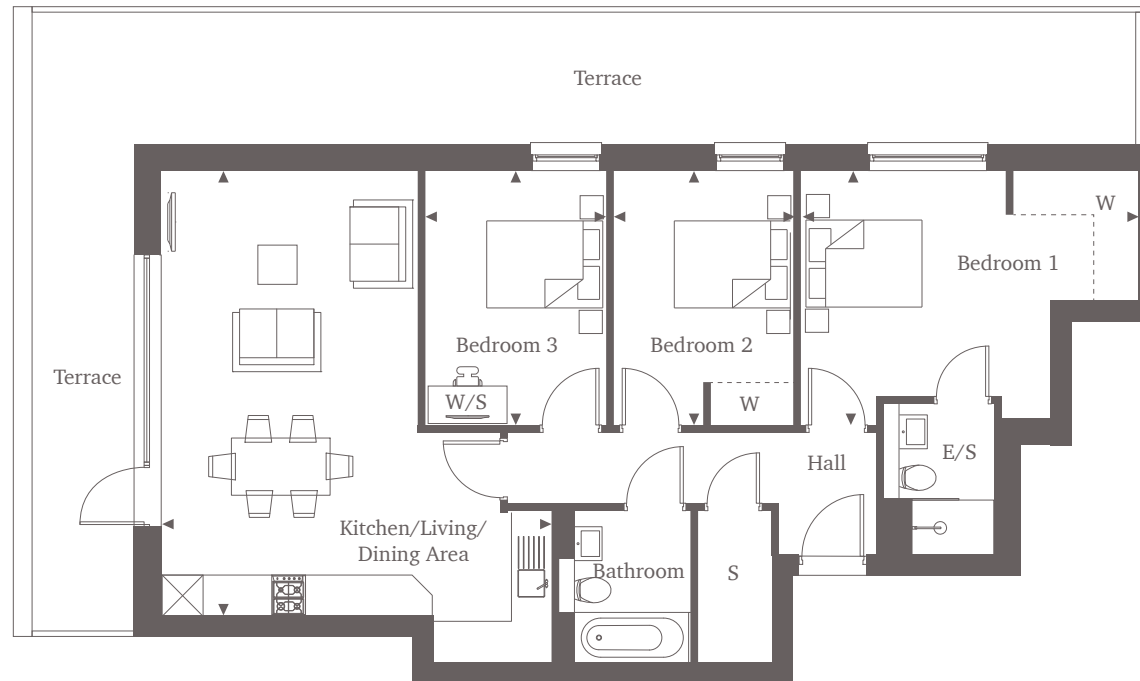
First Floor



Ground Floor



Bottom - Front Elevation



### Three Bedroom Home 86 sq m | 926 sq ft

Kitchen/Living/Dining Area	7.24m x 5.73m*	23'9" x 18'10"
Bedroom 1	4.96m x 3.77m*	16'3" x 12'4"
Bedroom 2	3.77m x 2.64m*	12'4" x 8'8"
Bedroom 3	3.77m x 2.67m	12'4" x 8'9"
Terrace	62 sq m	667 sq ft

◀ Point from which maximum dimensions are measured. \* Denotes (max) dimension. 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. W denotes wardrobe. E/S denotes en-suite. W/S denotes work station. B/S denotes bin store. C/S denotes cycle store. Please contact a sales consultant for more information.

# Stylish specification



## *Kitchen*

- Contemporary kitchen with soft closed doors by Wooden Heart of Weybridge
- Quartz worktops and upstands
- Neff 'slide & hide' fan assisted single oven
- Neff hob
- Neff integrated combi microwave
- Neff telescopic extractor fan
- Zanussi integrated full height fridge/freezer
- Zanussi integrated dishwasher
- Zanussi integrated washer/dryer
- LED under counter lighting
- Undermount kitchen sink
- Integrated waste bin
- Brass mixer tap
- Recessed LED downlights to kitchen

## *Bedroom*

- Built-in wardrobes with handles, shelf and hanging rails to bedroom 1 and 2

### *Bathroom and en-suite*

- Luxury Minoli tiles to floors and walls with feature tile
- Fully tiled around bath and shower walls
- Wall mounted Villeroy & Boch dual flush WC with closing toilet seats
- Vanity unit
- Shaver socket
- Villeroy & Boch ceramic basin with brass tap
- Tiled bath panel
- Brass shower and hand shower
- Crosswater glass shower screen
- Brass electric heated towel rail
- Wall mirror with backlight & demister
- Thermostatically controlled showers
- Crosswater low profile shower tray
- Tiled recessed storage in shower and bath wall
- Recessed LED, soft downlights

### *Heating, lighting and electrical*

- Gas boilers
- Brass switches and sockets
- TV point in living room and bedroom 1
- Wired for Sky Q (subscription required)
- Underfloor heating throughout

### *General finish*

- The apartments at Oaklands Park are of masonry frame
- Contemporary two-step skirting and architrave painted white
- Brushed brass ironmongery
- Matt painted walls and ceilings
- Large balcony or terrace to every apartment

### *Security and peace of mind*

- Full video entry system
- Wiring for alarm
- Mains powered smoke/heat detectors
- Multipoint locking front door
- Ten year insurance backed warranty
- Double glazed windows
- Fire rated doors

### *Internal communal areas*

- Covered communal entrance with lighting
- Carpeted flooring in corridors and stairs
- Skirting, architrave and woodwork painted white
- Passenger lift serving all floors
- Stylish brass postboxes
- Fire alarm

### *External communal areas*

- Bollard lighting
- Select plots with 2 allocated parking spaces
- Visitor parking
- Electric car charge points to certain bays
- Secure bin store
- Secure cycle store
- Soft landscaped areas
- Separate childrens' play area

### **Environmental features at Oaklands Park**

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

- Double glazed windows reducing heat loss
- High levels of wall, floor and roof insulation to limit heat loss during the winter
- Energy efficient kitchen appliances to reduce energy and water usage
- Dual flush mechanisms to all toilets to reduce water use
- Low energy light fittings to all homes

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.





Lemongrass Thai



The Swan Inn



Claremont Lake



Esher Theatre

# Your area

Discover an enviable lifestyle that living at Oaklands Park can bring, after a short 11-minute walk find yourself at popular Esher High Street. The town has plenty of shops and cafés near picturesque green spaces, including stylish boutiques, Farrow and Ball, Boots, Caffè Nero, Banks, the Post Office and Convenience Stores. Esher has several supermarkets including a Tesco Express and a Waitrose & Partners.

Make the most of your precious leisure time enjoying the amenities of this historic town. When you want a drink with friends or a pub lunch, you will have plenty of options, with several pubs close by and in the surrounding countryside. Take a 3-minute walk to José Pizarro's The Swan Inn, a gastropub serving Spanish classics.

The Wheatsheaf on Esher Green is a 200-year-old pub and restaurant. There are many big name and independent restaurants and eateries within walking distance of Oaklands Park, so you'll be spoiled for choice. Sample Italian food at Averna, Thai at Lemongrass, Nepalese cuisine at Sherpa Kitchen or French dishes at Côte. If you want to see a film, there is an Everyman cinema a 22-minute walk away.

You'll want to be a frequent visitor to the National Trust's historic Claremont Landscape Garden, 2 miles from Oaklands Park. One of the finest English landscape gardens, there is something to see throughout the year. Esher is also the home of Sandown Park racecourse.

Local primary schools rated good by Ofsted are Esher Church School and Cranmere. Esher Church of England High School is also Good and Esher Sixth Form College is rated Outstanding. Independent schools include Claremont Fan Court School and Milbourne Lodge. There is a good and varied choice of nurseries and pre-schools.

The Hurst Pool and Sandown Sports and Ski complex are both a short car journey. Esher has clubs for tennis, horse riding, cricket and golf. If you prefer to exercise in the fresh air, or simply enjoy nature, you'll love spending time at Esher Commons. This site of special scientific interest is made up of over 890 acres of ponds, heath and woodland.



St. Georges Church, Esher



Hampton Court Palace



Kingston upon Thames



Horse Racing



The Surrey Hills

# Surrey and beyond

Indulge in fine food, explore breath-taking landscapes, visit exciting attractions or revel in history as you make the most of all Surrey has to offer and discover what makes this a special place to call home.

In 10 minutes you can be at the awe-inspiring Hampton Court Palace, home to King Henry VIII. This spectacular building is packed with treasures and there are 60 acres of grounds to discover. Visit the historic kitchens or the great hall or join in one of the year-round events.

The historic market town of Epsom is 8 miles away and is home to the Epsom Derby horse race. Races are also held at nearby Kempton Park Racecourse and Ascot Racecourse, home to Royal Ascot. Ascot, with its shops, restaurants, cafés and entertainment venues, is an enchanting town.

The protected landscape of the Surrey Hills Area of Outstanding Natural Beauty is within easy reach. Covering more than a quarter of the county, this vast space takes in quaint villages and market towns and can be explored on foot, by car, cycle or horseback. Even closer to home, Bushy Park is a charming green space to enjoy.

For an adrenaline-filled day out, Chessington World of Adventures theme park and zoo is a 14-minute drive or Thorpe Park Resort is 10 miles. For a more relaxing afternoon, visit the RHS Gardens at Wisley or Runnymede Pleasure Grounds, a riverside park near Egham with play areas, children's amusements and a café.

The medieval market town of Kingston upon Thames is under 6 miles from Oaklands Park and has a wide range of shops, including a

boutique quarter with high-end brands. The Eden Walk Shopping Centre has a Marks and Spencer store. The Heart shopping centre at Walton-on-Thames, around 4 miles away, boasts Rituals, Monsoon, Next, Waterstones' and a Puregym. Restaurants include Carluccio's, Wagamama, Nando's and Buenasado Steakhouse. At Staines-upon-Thames you can enjoy riverside walks and boat trips.

The Colne Valley Regional Park can be reached in under an hour and offers activities such as horse riding, cycling, and walking, or you can take to the water on the Grand Union Canal. When you want a day at the seaside, Brighton and the South Coast can be reached in just over an hour.



Chessington World of Adventures



Amber Lodge, Godalming



Epsom Reach, Epsom



Hillcross Place, Sidcup



The Gables, Beckenham



# 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 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.



Wider Location





Travel time by rail (from Claygate Station)

Wimbledon	18 mins
Clapham Junction	25 mins
London Waterloo	32 mins
Guildford	33 mins

Distances by road (from Oaklands Park)

Kingston upon Thames	5.5 miles
Epsom	8 miles
Wimbledon	9 miles
Surrey Hills AONB	10 miles
Heathrow Airport	10 miles

Distances by foot (from Oaklands Park)

Littleton Surgery	0.9 miles
Tesco Express	0.9 miles
Esher Station	1 mile
Waitrose & Partners	1 mile



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