



# ASHCROFT PLACE

STAINES-UPON-THAMES

SHANLY  
— HOMES —

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# Welcome to Ashcroft Place

Shanly Homes are delighted to present Ashcroft Place, a collection of exceptional homes in the desirable market town of Staines-upon-Thames, with easy access to London.

These one and two-bedroom apartments and three and four-bedroom houses are within walking distance of the centre of this bustling town, with its excellent shopping, leisure facilities and train station.

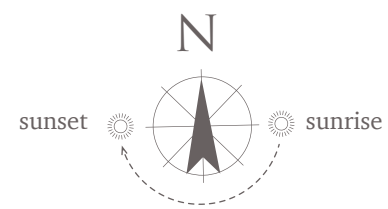
An enviable lifestyle awaits you at Ashcroft Place. Enjoy the many cultural, culinary, and sporting delights of the capital, while being only 15 miles from home. The majestic Thames is the heart

of the town, offering endless opportunities to enjoy riverside walks, boat trips, pub lunches and impromptu picnics on its banks. Close to the Colne Valley Regional Park and 20 miles from the Surrey Hills Area of Outstanding Natural Beauty, Ashcroft Place is perfectly placed to make the most of the picturesque Surrey countryside.

When you want to travel for work or leisure, Staines-upon-Thames has excellent connections and London is around 30 minutes by train. The M25 is less than a 10 minute drive away, opening up the motorway network. Heathrow Airport is 5 miles away when international travel beckons.







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
- C/S - Cycle Store
- B/S - Bin Store
- PK - Pump Kiosk
- RCP - Refuse Collection Point
- VCP - Vehicle Charging Point

# Houses introduction

The three and four-bedroom houses at Ashcroft Place offer sophisticated yet contemporary family living. These impressive homes have plenty of space for every member of the family to enjoy.

Each home has French doors leading onto a delightful garden which is perfect for enjoying family time or entertaining friends at a barbecue in the warmer months.

Depending on the home you choose, you'll find a mix of open-plan layouts and room configurations to suit your lifestyle. Of course, there is ample room for a desk when you need to work from home.

As you would expect from Shanly Homes, there is a superior specification and design throughout your new home, from the contemporary kitchen to the clean lines of the bathrooms and en-suite shower rooms. Selected homes have a car port and all properties have two parking spaces.

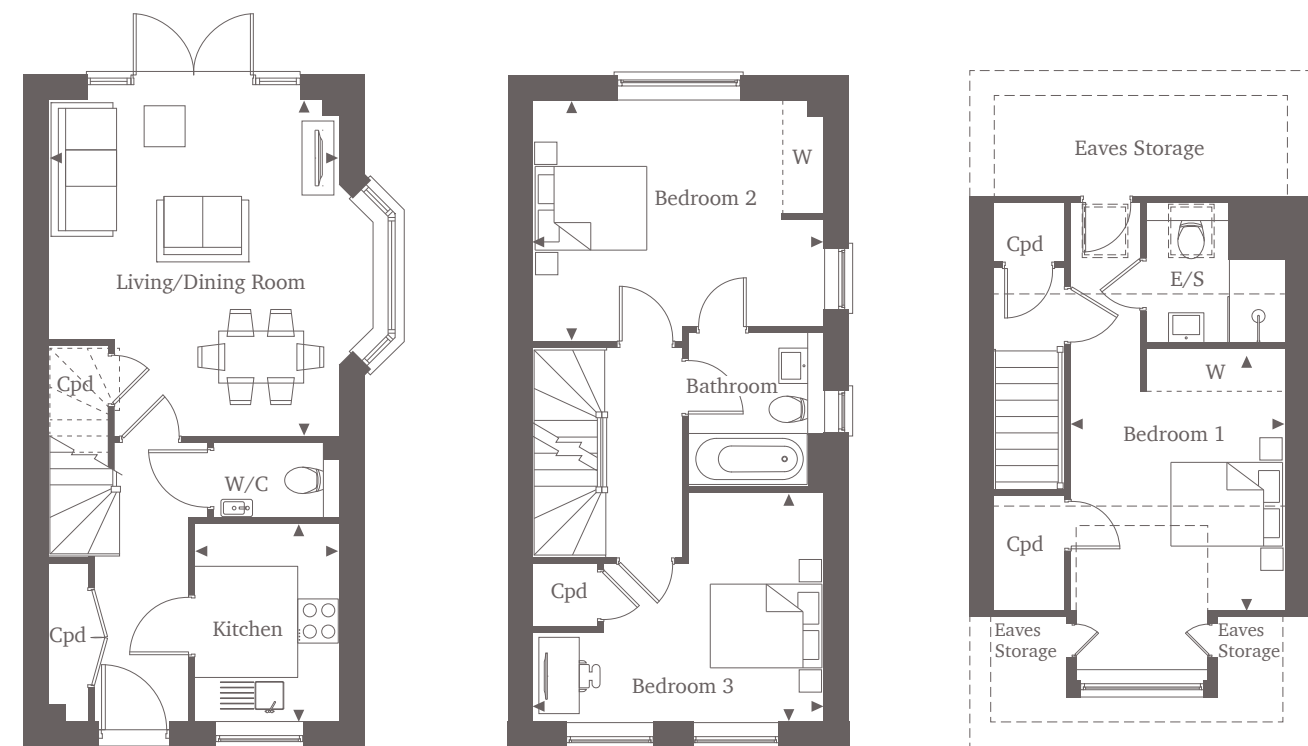




# Plot 1

Three Bedroom Home  
99.96 sq m | 1076 sq ft

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### Ground Floor

Living/Dining Room  
4.81m x 4.17m<sup>\*</sup> 15'9" x 13'8"

Kitchen  
2.70m x 2.05m 8'9" x 6'9"

### First Floor

Bedroom 2  
4.17m x 3.43m<sup>\*</sup> 13'8" x 11'3"

Bedroom 3  
4.17m x 3.21m<sup>\*</sup> 13'8" x 10'5"

### Second Floor

Bedroom 1  
3.54m x 3.05m 11'6" x 10'0"

◀ 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. --- Skelling line denotes restricted head height. Dimensions taken from 1.5m. Feature roof windows to second floor of plots. Please contact a sales consultant for more information.

ASHCROFT PLACE LANGLEY ROAD | STAINES-UPON-THAMES | SURREY | TW18 2EH



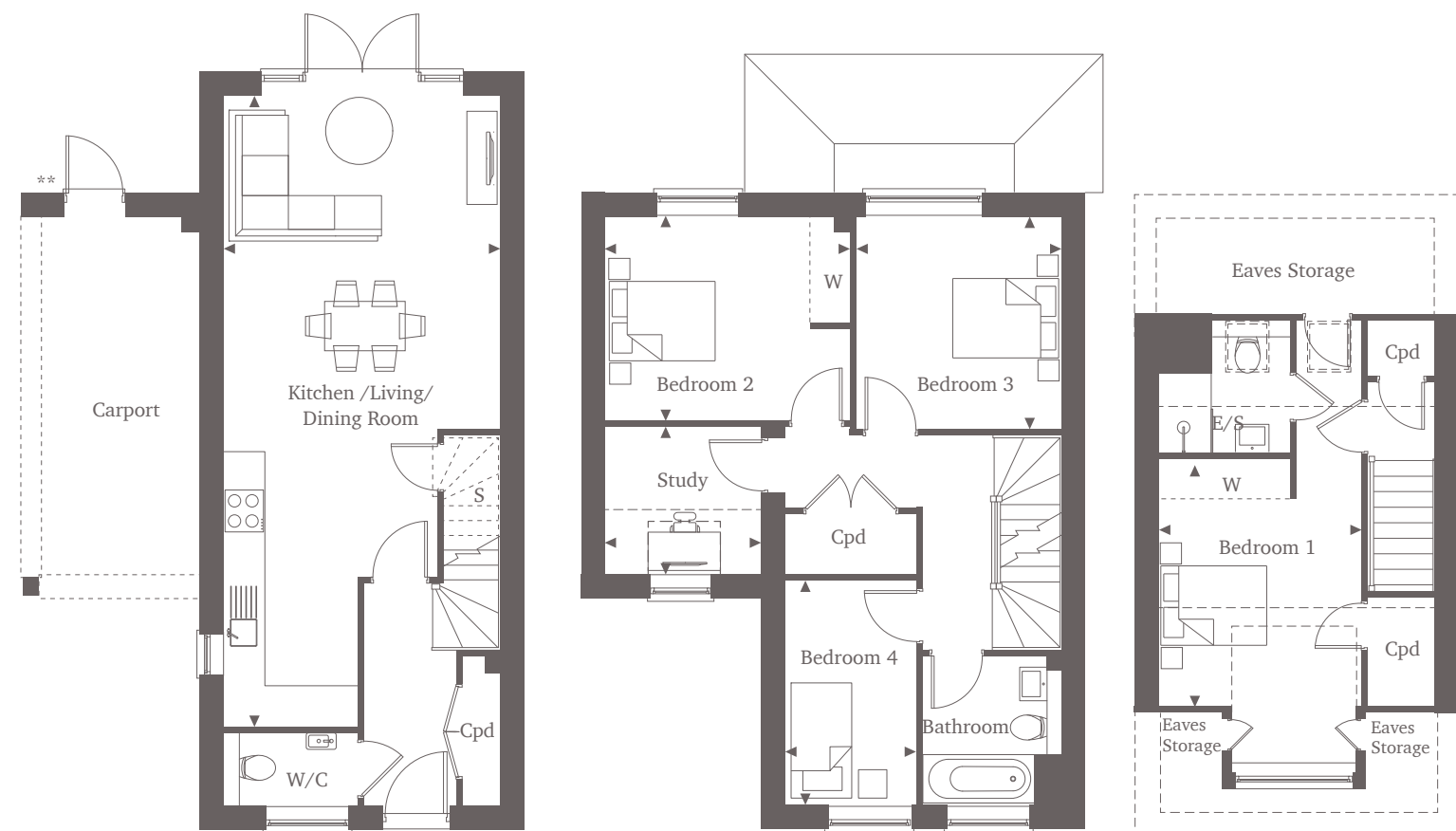
Photography of Ashcroft Place Plots 1 and 2



# Plots 2, 3(h), 4, 5(h) & 6

Four Bedroom Home  
121.42 sq m | 1307 sq ft

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### Ground Floor

Kitchen/Living/Dining Room  
9.48m x 4.17m\* 31'1" x 13'8"

### First Floor

Bedroom 2  
3.70m x 3.09m 12'1" x 10'2"

Bedroom 3  
3.19m x 3.10m 10'6" x 10'2"

Bedroom 4  
3.39m x 1.96m 11'2" x 6'5"

Study  
2.34m x 2.17m 7'7" x 7'1"

### Second Floor

Bedroom 1  
3.54m x 3.05m\* 11'6" x 10'0"

◀ Point from which maximum dimensions are measured. \*\* Denotes alternative rear access therefore no carport door to plot 6. \* 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. --- Skelling line denotes restricted head height. Dimensions taken from 1.5m. Feature roof windows to second floor of plots. Please contact a sales consultant for more information.

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Photography of Ashcroft Place Plots 6-3



# Plot 7

Four Bedroom Home  
133.97 sq m | 1442 sq ft



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### Ground Floor

Living Room  
4.49m x 4.18m 14'7" x 13'7"  
Kitchen/Dining Room  
4.49m x 4.12m 14'9" x 13'6"

### First Floor

Bedroom 1  
4.49m x 4.12m 14'9" x 13'6"  
Bedroom 2  
4.49m x 4.18m 14'9" x 13'9"  
Study  
1.95m x 1.42m 6'5" x 4'8"

### Second Floor

Bedroom 3  
4.42m x 2.51m 14'5" x 8'3"  
Bedroom 4  
4.18m x 2.51m 13'7" x 8'2"

◀ 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. C denotes cylinder opd. --- Skelling line denotes restricted head height. Dimensions taken from 1.5m. Please contact a sales consultant for more information.



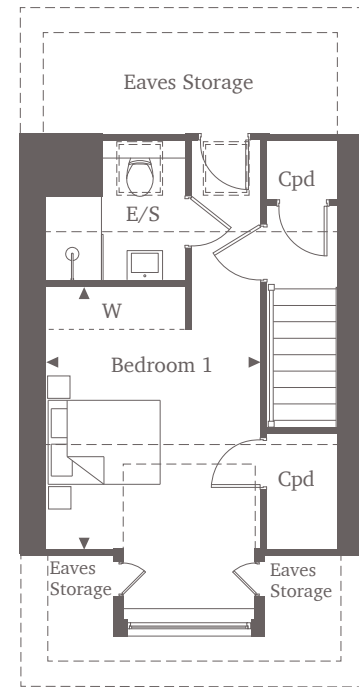
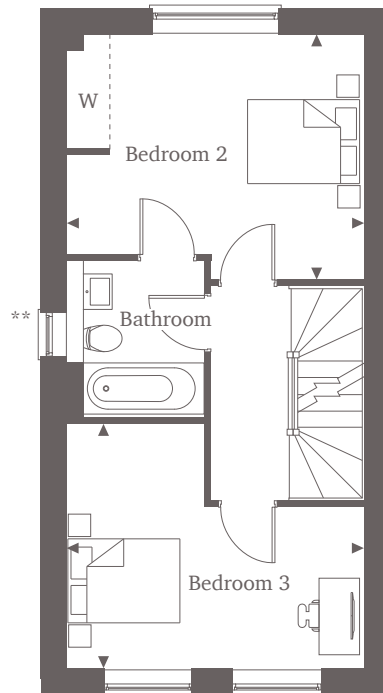
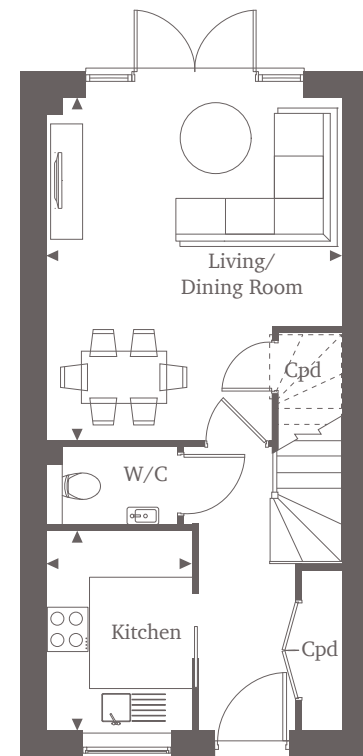
Photography of Ashcroft Place Plot 9-7



# Plots 8(h), 9 & 10

Three Bedroom Home  
98.94 sq m | 1065 sq ft

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### Ground Floor

Living/Dining Room  
4.80m<sup>2</sup> x 4.17m<sup>2</sup> 15'9" x 13'8"  
Kitchen  
2.70m x 2.05m 8'9" x 6'9"

### First Floor

Bedroom 2  
4.17m x 3.43m<sup>2</sup> 13'7" x 11'3"  
Bedroom 3  
4.17m<sup>2</sup> x 3.21m<sup>2</sup> 13'7" x 10'5"

### Second Floor

Bedroom 1  
3.54m x 3.05m 11'6" x 10'0"

◀ Point from which maximum dimensions are measured. \*\* Denotes window to Plot 10 only. \* 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. --- Skelling line denotes restricted head height. Dimensions taken from 1.5m. Feature roof windows to second floor of plots. Please contact a sales consultant for more information.

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Photography of Ashcroft Place Plots 10-7



# Plot 11 & 14

Three Bedroom Home  
99.7 sq m | 1074 sq ft

SHANLY  
— HOMES —



### Ground Floor

Living/Dining Room  
4.80m<sup>\*</sup> x 4.17m<sup>\*</sup> 15'9" x 13'8"

Kitchen  
2.70m x 2.05m 8'9" x 6'9"

### First Floor

Bedroom 2  
4.17m x 3.43m<sup>\*</sup> 13'7" x 11'3"

Bedroom 3  
4.17m<sup>\*</sup> x 3.21m<sup>\*</sup> 13'7" x 10'5"

### Second Floor

Bedroom 1  
3.54m x 3.05m 11'6" x 10'0"

◀ 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. --- Skelling line denotes restricted head height. Dimensions taken from 1.5m. Please contact a sales consultant for more information.

ASHCROFT PLACE LANGLEY ROAD | STAINES-UPON-THAMES | SURREY | TW18 2EH



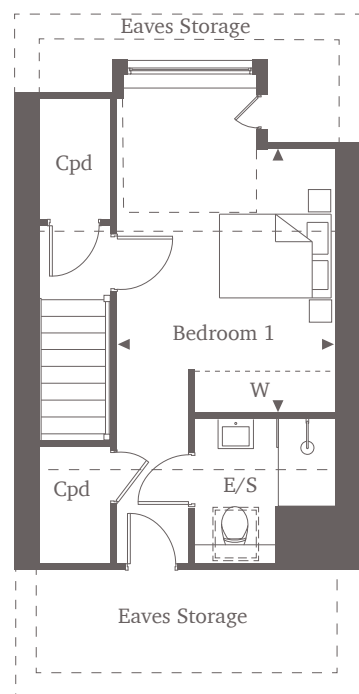
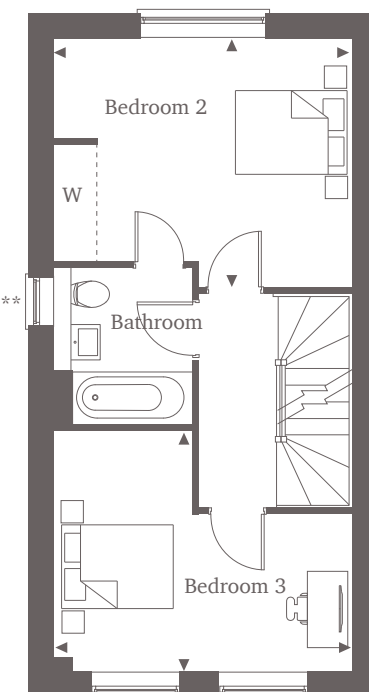
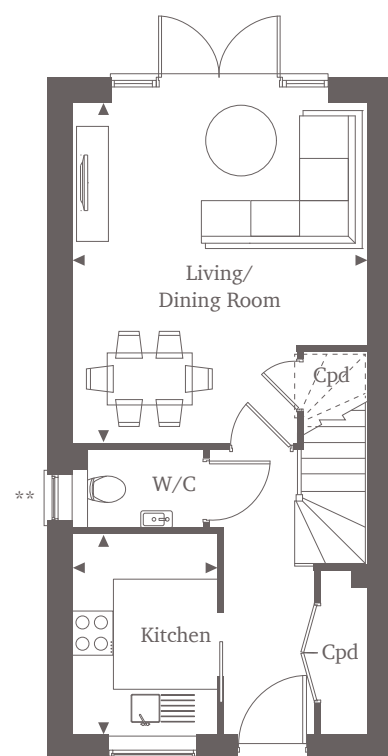
Photography of Ashcroft Place Plots 11-14



# Plots 12(h) & 13

Three bedroom home  
98.94 sq m | 1065 sq ft

SHANLY  
— HOMES —



### Ground Floor

Living/Dining Room  
4.80m<sup>2</sup> x 4.17m<sup>2</sup> 15'9" x 13'8"  
Kitchen  
2.70m x 2.05m 8'9" x 6'9"

### First Floor

Bedroom 2  
4.17m x 3.43m<sup>2</sup> 13'7" x 11'3"  
Bedroom 3  
4.17m<sup>2</sup> x 3.21m<sup>2</sup> 13'7" x 10'5"

### Second Floor

Bedroom 1  
3.54m<sup>2</sup> x 3.05m<sup>2</sup> 11'6" x 10'0"

◀ 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". \*\* Denotes window only applicable on plot 14. The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. Please contact a sales consultant for more information.



Photography of Ashcroft Place Plots 11-14



# Stylish specification - Houses



## Kitchen

- Bespoke kitchen units designed by Wooden Heart of Weybridge complemented by hard-wearing composite quartz worktops and upstands
- All appliances are integrated and are either Siemens or Zanussi including:
  - Fan assisted single oven with 71L capacity
  - 4-zone induction hob for speed and energy saving
  - Combination microwave with 44L capacity
  - Full height 50/50 fridge/freezer with super-freeze and low-frost functions
  - Full size 13-place settings dishwasher with 5 programmes and AirDry technology
  - 7kg washer/4kg dryer with 1600rpm spin
  - Telescopic 3 speed plus intense setting extractor fan
- Undermount stainless-steel brushed finish Blanco sink with 1810 Company Courbe curved spout chrome mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate switches to create ambience



## Bathroom and en-suite

- Energy-efficient electric underfloor heating
- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray to en-suites
- Crosswater toughened glass and stainless-steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome dual fuel heated towel rail
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel

## Interior

- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed white uPVC windows with polished chrome handles providing a high level of thermal insulation and reduced heat loss
- Sliding door fitted wardrobes with shelf and hanging rail to main and second bedroom
- Premdor Masonite vertical 5-panel internal doors with chrome ironmongery
- Mains powered heat and smoke detectors
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves

## Exterior

- High-grade Bowater composite 'Secured by Design' front door with chrome furniture
- Zaptec electric car charging point
- Indian sandstone paving slabs patios and paths
- Rear garden shed for storage
- Durable and attractive blockpaving driveway. Allocated parking to homes 13 and 14 in hard wearing tarmac
- Useful external tap and outdoor socket at either rear or side of home for easy garden maintenance
- Up/down chrome outdoor light to covered front porch and at rear to French doors

## Environmental features

- We take our responsibilities to the environment seriously and aim to incorporate the latest technology to conserve natural resources.
- Energy efficient Vaillant Air Source Heat Pumps to plots 2, 3 and 4 providing heating and hot water
  - High levels of wall, floor and roof insulation to limit heat loss during cooler months
  - Zoned heating and smart controls for efficiency
  - Induction hob for increased safety and to reduce energy consumption through rapid heating up time
  - Full size dishwasher to minimise usage times
  - Microwave oven for rapid cooking reducing energy usage
  - Dual flush mechanisms to all toilets to reduce water use
  - Low energy LED light fittings to all homes
  - EPC rating: B

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.

**10** YEAR INSURANCE BACKED NEW HOME WARRANTY





## Apartments introduction

Discover your perfect apartment at Ashcroft Place, where you can choose from a selection of one and two-bedroom homes. Each one has been carefully designed with today's flexible living styles in mind. Spacious, open-plan living areas make life easy, whether you are relaxing in front of the TV, or cooking for friends. The kitchen is the heart of the home and boasts beautiful integrated appliances, with contemporary worktops.

The bedrooms have been arranged to maximise space, creating a peaceful sanctuary for the end of the day.

The two-bedroom apartments have an en-suite shower room, in addition to the main bathroom. Throughout the apartments, there is a high standard of fixtures and fittings, reflecting Shanly Homes' commitment to quality.

Stylish doors lead to a private balcony or terrace, so you'll have your own space when you want a breath of fresh air. Each apartment has the added benefit of allocated parking, ensuring you'll be proud to call Ashcroft Place home.



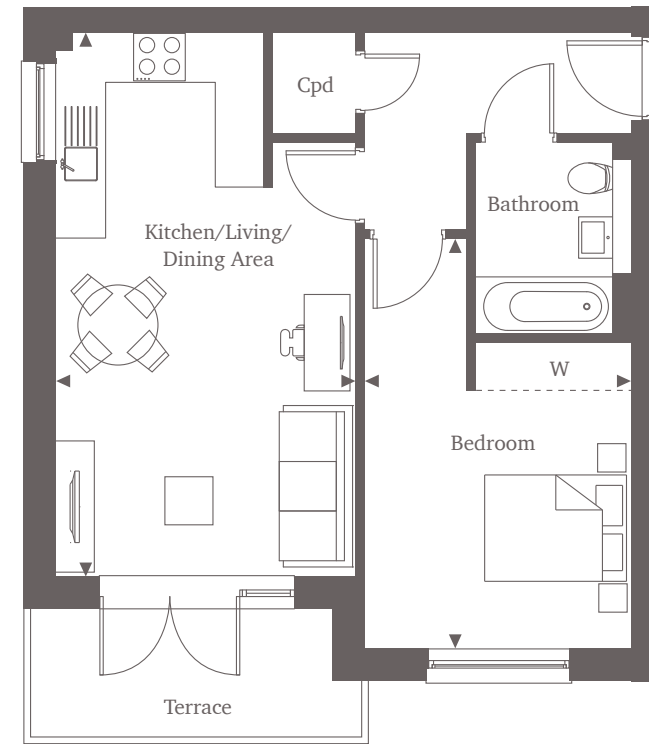
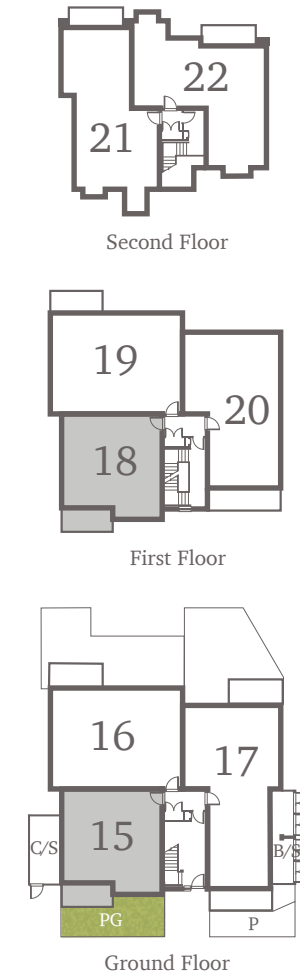


# Apartments 15 & 18

Ground & First Floors

# Apartments 16 & 19

Ground & First Floors

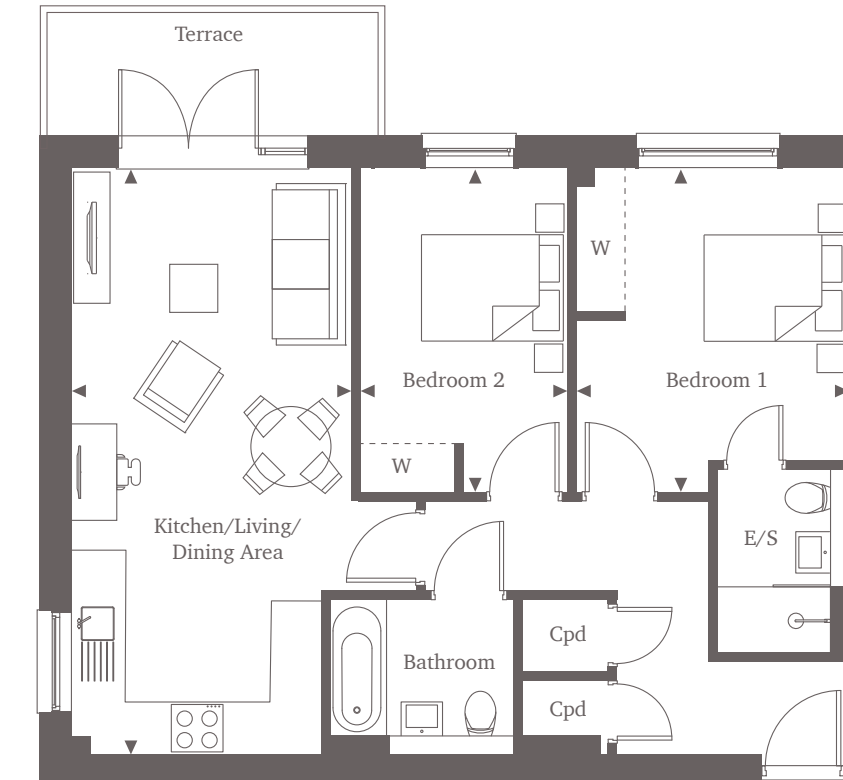
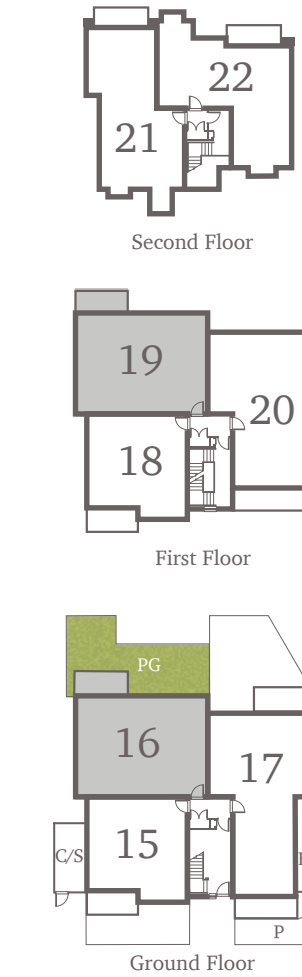


*One Bedroom Home*  
51.19 sq m | 551 sq ft

Kitchen/Living/Dining Area  
6.72m<sup>2</sup> x 3.72m<sup>2</sup>    22'1" x 12'2"

Bedroom  
5.06m<sup>2</sup> x 3.30m<sup>2</sup>    16'7" x 10'10"

◀ Point from which maximum dimensions are measured. C/S denotes cycle store. B/S denotes bin store. \* 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. Please contact a sales consultant for more information. PG denotes private garden to plot.



*Two Bedroom Home*  
70.42 sq m | 758 sq ft

Kitchen/Living/Dining Area  
7.25m<sup>2</sup> x 3.46m<sup>2</sup>    23'8" x 11'4"

Bedroom 1  
4.01m<sup>2</sup> x 3.37m<sup>2</sup>    13'2" x 11'1"

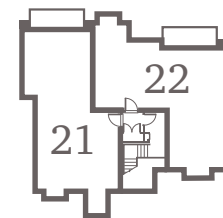
Bedroom 2  
4.01m<sup>2</sup> x 2.57m<sup>2</sup>    13'2" x 8'5"

◀ Point from which maximum dimensions are measured. C/S denotes cycle store. B/S denotes bin store. \* 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. PG denotes private garden to plot.

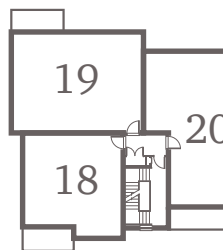


# Apartment 17

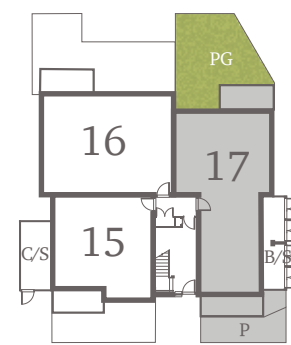
Ground Floor



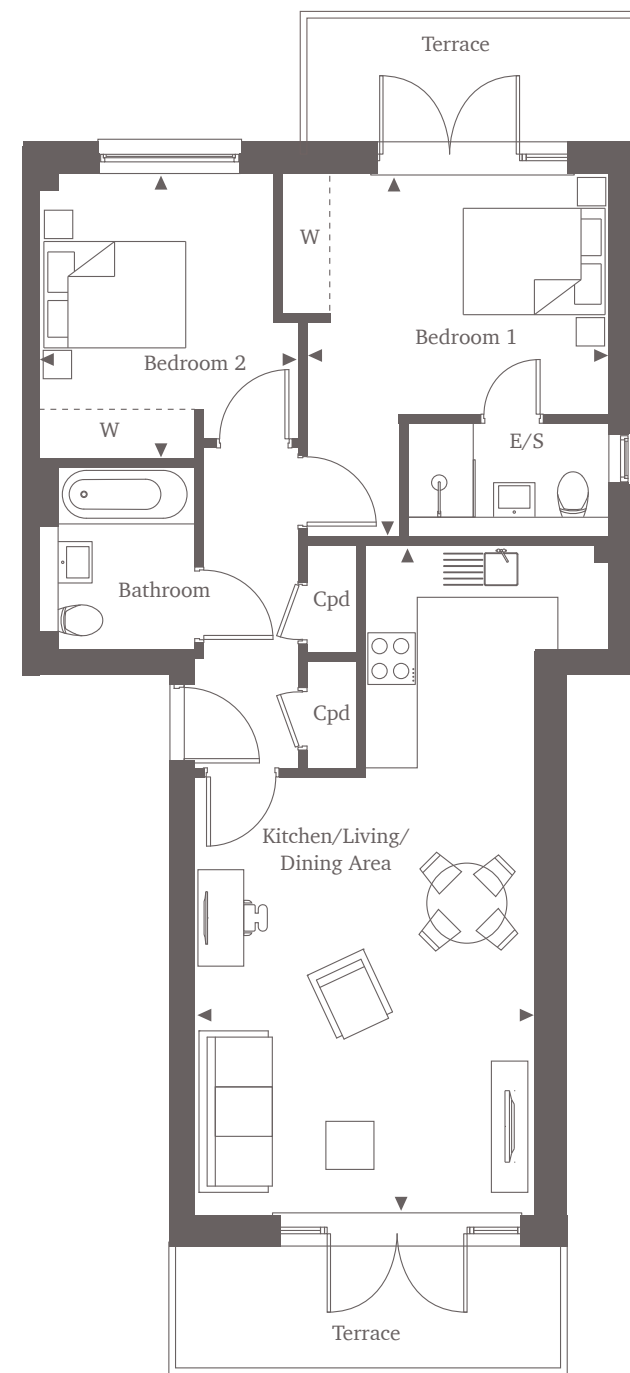
Second Floor



First Floor



Ground Floor



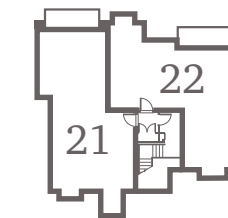
SHANLY  
— HOMES —

*Two Bedroom Home*  
72.19 sq m | 777 sq ft

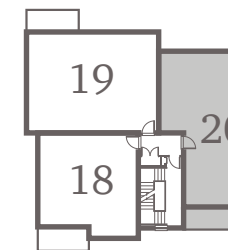
Kitchen/Living/Dining Area	8.35m* x 4.20m*	27'5" x 13'8"
Bedroom 1	4.52m* x 3.76m*	14'8" x 12'3"
Bedroom 2	3.31m* x 3.21m*	10'9" x 10'5"

# Apartment 20

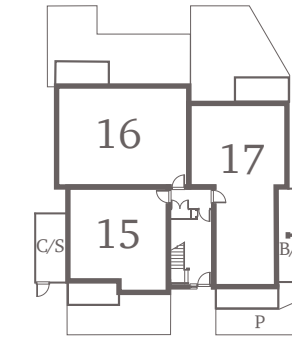
First Floor



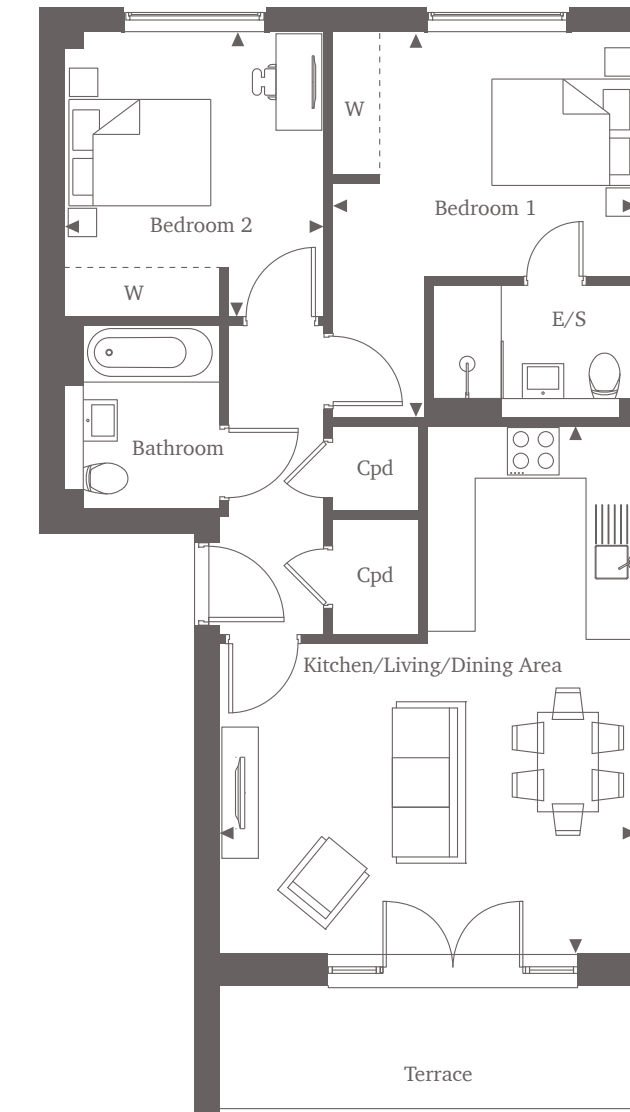
Second Floor



First Floor



Ground Floor



SHANLY  
— HOMES —

*Two Bedroom Home*  
70.42 sq m | 758 sq ft

Kitchen/Living/Dining Area	6.52m* x 5.15m*	21'5" x 16'11"
Bedroom 1	4.78m* x 3.76m*	15'8" x 12'4"
Bedroom 2	3.54m x 3.21m	11'7" x 10'6"

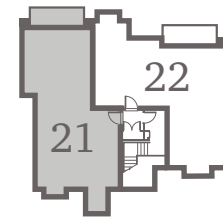
◀ Point from which maximum dimensions are measured. C/S denotes cycle store. B/S denotes bin store. \* Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom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

◀ Point from which maximum dimensions are measured. C/S denotes cycle store. B/S denotes bin store. \* 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. Please contact a sales consultant for more information.

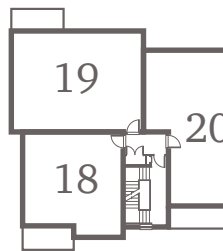


# Apartment 21

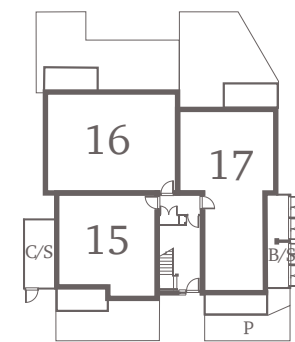
Second Floor



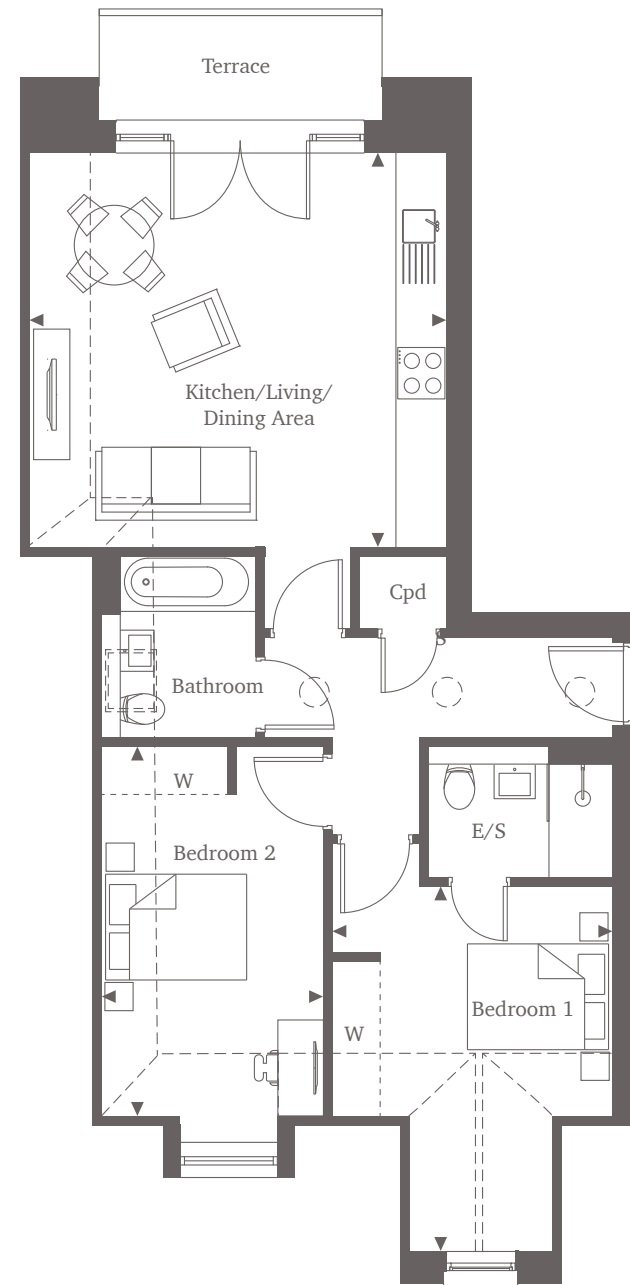
Second Floor



First Floor



Ground Floor



SHANLY  
— HOMES —

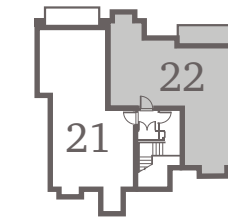
Two Bedroom Home  
73.11 sq m | 787 sq ft

Kitchen/Living/Dining Area	5.18m x 4.90m	16'9" x 16'0"
Bedroom 1	4.54m x 3.50m	14'9" x 11'6"
Bedroom 2	4.62m x 2.75m	15'2" x 9'0"

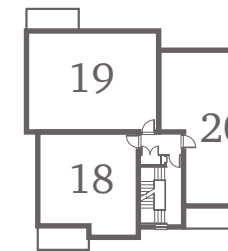
◀ Point from which maximum dimensions are measured. P denotes parking. C/S denotes cycle store. B/S denotes bin store. \* Denotes (max) dimension. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. --- Skelling line denotes restricted head height. ☉ denotes sun tube skylight. Dimensions taken from 1.5m. Please contact a sales consultant for more information.

# Apartment 22

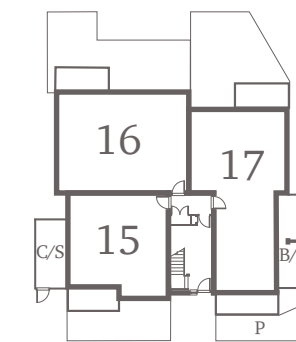
Second Floor



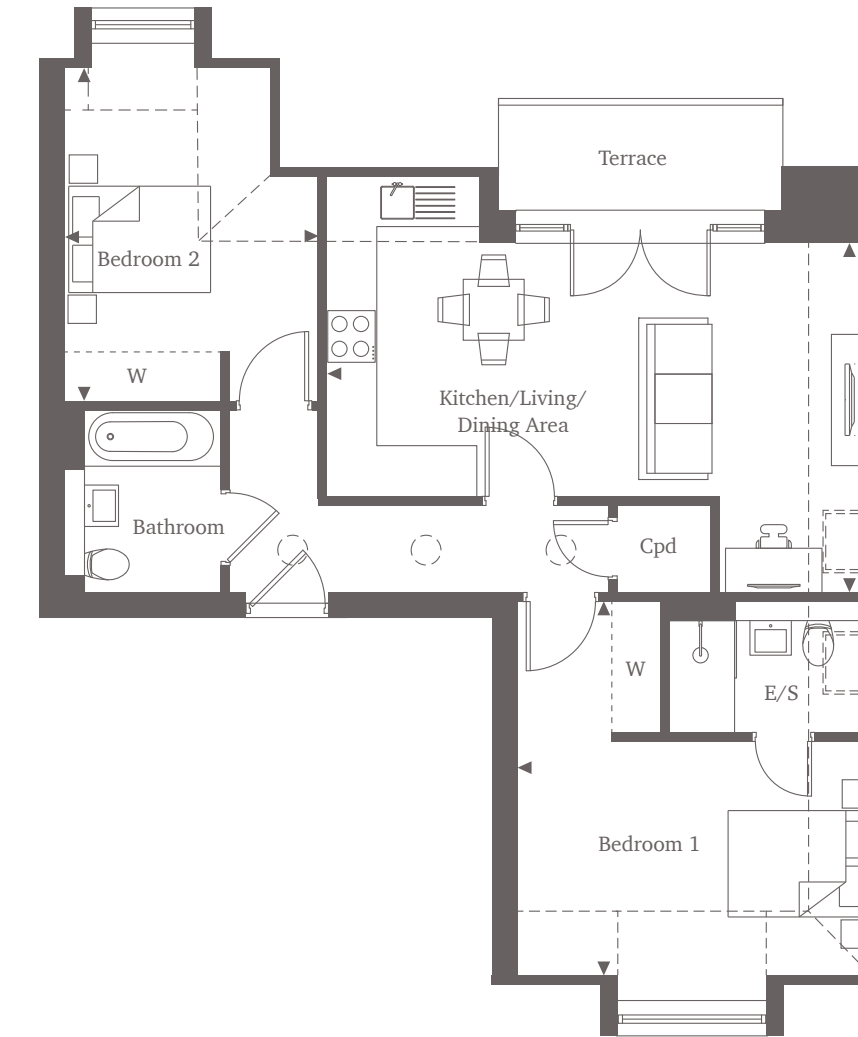
Second Floor



First Floor



Ground Floor



SHANLY  
— HOMES —

Two Bedroom Home  
74.23 sq m | 799 sq ft

Kitchen/Living/Dining Area	6.74m x 4.34m	22'1" x 14'2"
Bedroom 1	4.63m x 4.38m	15'2" x 14'4"
Bedroom 2	4.12m x 3.11m	13'5" x 10'2"

◀ Point from which maximum dimensions are measured. P denotes parking. C/S denotes cycle store. B/S denotes bin store. \* 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. Cpd denotes cupboard. W denotes wardrobe. E/S denotes en-suite. --- Skelling line denotes restricted head height. ☉ denotes sun tube skylight. Dimensions taken from 1.5m. Please contact a sales consultant for more information.





## Stylish specification - Apartments

### Kitchen

- Bespoke kitchen units designed by Wooden Heart of Weybridge complemented by hard-wearing laminate worktops and upstands
- All appliances are integrated and are either Siemens or Zanussi including:
  - Fan assisted single oven with 71L capacity
  - 4-zone induction hob for speed and energy saving
  - Full height 50/50 fridge/freezer with super-freeze and low-frost functions
  - Full size 13-place settings dishwasher with 5 programmes and AirDry technology
  - 7kg washer/4kg dryer with 1600rpm spin
  - Telescopic 3 speed plus intense setting extractor fan
- Inset stainless-steel sink and drainer with single lever curved spout chrome mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate switches to create ambience

### Bathroom and en-suite

- Energy-efficient electric underfloor heating
- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray to en-suites
- Crosswater toughened glass and stainless-steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome dual fuel heated towel rail
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel

### Interior

- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed white uPVC windows with polished chrome handles providing a high level of thermal insulation and reduced heat loss
- Sliding door fitted wardrobes with shelf and hanging rail to main and second bedroom. Hinged wardrobe doors to apartment 22
- Vicaima classic front door with chrome doorbell
- Premdor Masonite panel internal doors
- Mains powered heat and smoke detectors
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves

### Exterior and communal

- High-grade Bowater composite 'Secured by Design' front door entrance door leading into tiled and interior-designed ground floor communal area with carpeted stairs, first and second floor
- Audio entry system
- Brass mailboxes on ground floor
- Balcony with chrome up/down light to first and second floor apartments
- Private garden with Indian sandstone paving slabs to patio and terrace to ground floor apartments
- Allocated parking
- Access to Zaptec electric car charging point
- Brushed stainless steel bollard lighting
- Timber cycle store with PIR lighting
- Bin store with PIR lighting

### Environmental features

- High levels of wall, floor and roof insulation to limit heat loss during cooler months
- Zoned heating and smart controls for efficiency
- Induction hob for increased safety and to reduce energy consumption through rapid heating up time
- Full size dishwasher to minimise usage times
- Dual flush mechanisms to all toilets to reduce water use
- Low energy LED light fittings to all homes
- PIR lighting in cycle store and bin store for energy-saving
- EPC rating: B

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.

**10** YEAR INSURANCE BACKED  
NEW HOME WARRANTY



## Your area

Ashcroft Place is ideally located just a short walk from the town's vibrant shopping centres and the busy High Street, so you'll have everything you need right on your doorstep. Primary schools, health centre, convenience stores and a railway station are also within walking distance. From the station, you can arrive at the capital via London Waterloo in 39 minutes.

The thriving Two Rivers shopping centre is just a 13-minute walk and offers a wide variety of popular and independent shops and cafés including Costa, Pret A Manger, JD Sports and Next. For your weekly shop, walk to Tesco Express, Sainsbury's supermarket or M&S Foodhall, all within easy reach of home. Or take a short drive to a Waitrose & Partners' store. The town's ancient market is held three days a week and here you can browse a colourful selection of stalls offering fresh produce and hot food.

Make the most of your precious leisure time enjoying facilities of this lovely town, with its historic Regatta, nature reserves and amenities.

When you want a drink with friends or a pub lunch, you will have plenty of options, with several pubs close by. The Swan is a 17-minute walk and this 16th Century hostelry on the banks of the Thames offers excellent food and drink in a stunning location. There is a dazzling array of independent and chain restaurants in Staines-upon-Thames including Wagamama, Gourmet Burger Kitchen, Nando's, Itsu, Prezzo and Zizzi. If you travel a little further afield you can enjoy some of Surrey's Michelin eateries such as The Tudor Room at Great Fosters, or The Bailiwick at Egham. There is a choice of cinemas within a 10-minute drive and a Vue cinema right on your doorstep at Two Rivers shopping centre.

Local primary schools rated 'Good' by Ofsted include Our Lady of the Rosary and Riverbridge. The area also benefits from several day nurseries. For older pupils, within two miles there is the popular Matthew Arnold Secondary School and the Magna Carta School. Independent schools include Staines Preparatory School and Nursery.

There are plenty of health and leisure centres to enjoy near Ashcroft Place. Spelthorne Leisure Centre is a quarter of a mile away and has swimming pools, a gym and fitness studio. There are also tennis and golf clubs close by and a Puregym at the Two Rivers shopping centre. Egham Orbit, with all of its facilities, is ideal for children's parties. The Colne Valley Regional Park is minutes away and offers activities such as horse riding, cycling, and walking, or you can take to the water on the Grand Union Canal. The Thames Path runs through the Lammas Recreation Ground, a mile from home, where there are children's play areas, a splash park, skate park and café.



The Swan Hotel



Staines High Street



## Surrey and beyond

Quaint villages, exciting attractions, historic locations, and some of England's most breath-taking landscapes mark out Surrey as a special place to call home. The protected countryside of the Surrey Hills Area of Outstanding Natural Beauty is within easy reach. Covering more than a quarter of the county, this vast space can be explored on foot, by car, cycle or horseback. Visit The Devil's Punch Bowl, the National Trust Winkworth Arboretum, or the forests, footpaths, and bridleways to relax or exercise, or just stroll along the byways until you find a country pub. You'll love being close to nature, but when you want to take in a West End show, concert or shop for a designer outfit, London Waterloo or Victoria stations are accessible from Staines.

Windsor is less than 7 miles from Ashcroft Place and here you can visit the castle, stroll through the Great Park, or take a trip to Legoland Windsor Resort. To soak up more royal history, take a trip to Historic Hampton Court Palace, one of Henry VIII's residences, packed with treasures and with 60 acres of grounds. For gardeners, the RHS Garden at Wisley and Kew Gardens are not to be missed at any time of year.

Picturesque Ascot, with its shops, restaurants, cafés, and entertainment venues, is only 9 miles from Staines-upon-Thames, so you'll be a frequent visitor to this enchanting town. The world-famous Ascot Racecourse, home to Royal Ascot, offers a spectacular day's entertainment. The historic market town of Epsom

is worth a visit and is home to the Epsom Derby horse race. Races are also held at nearby Kempton Park Racecourse.

For an adrenaline-filled day out, try Thorpe Park Resort. For a more sedate afternoon, Runnymede Pleasure Grounds is a riverside park near Egham with play areas, children's amusements, and a café.

The medieval market town of Kingston-upon-Thames is a good choice for retail therapy and has a wide range of shops and restaurants, including a boutique quarter with high-end brands.

When you want a day at the seaside, Brighton and the South Coast can be reached in around an hour and a quarter.



Big Ben, London



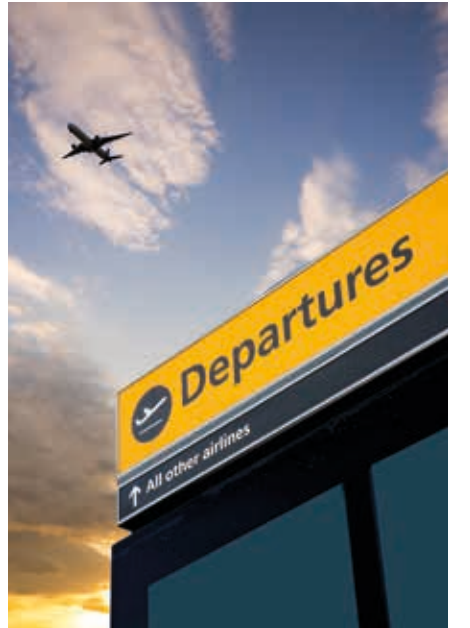
Surrey Hills, AONB



Ascot Racecourse, Berkshire



Windsor Castle, Berkshire



Heathrow Airport



# 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.

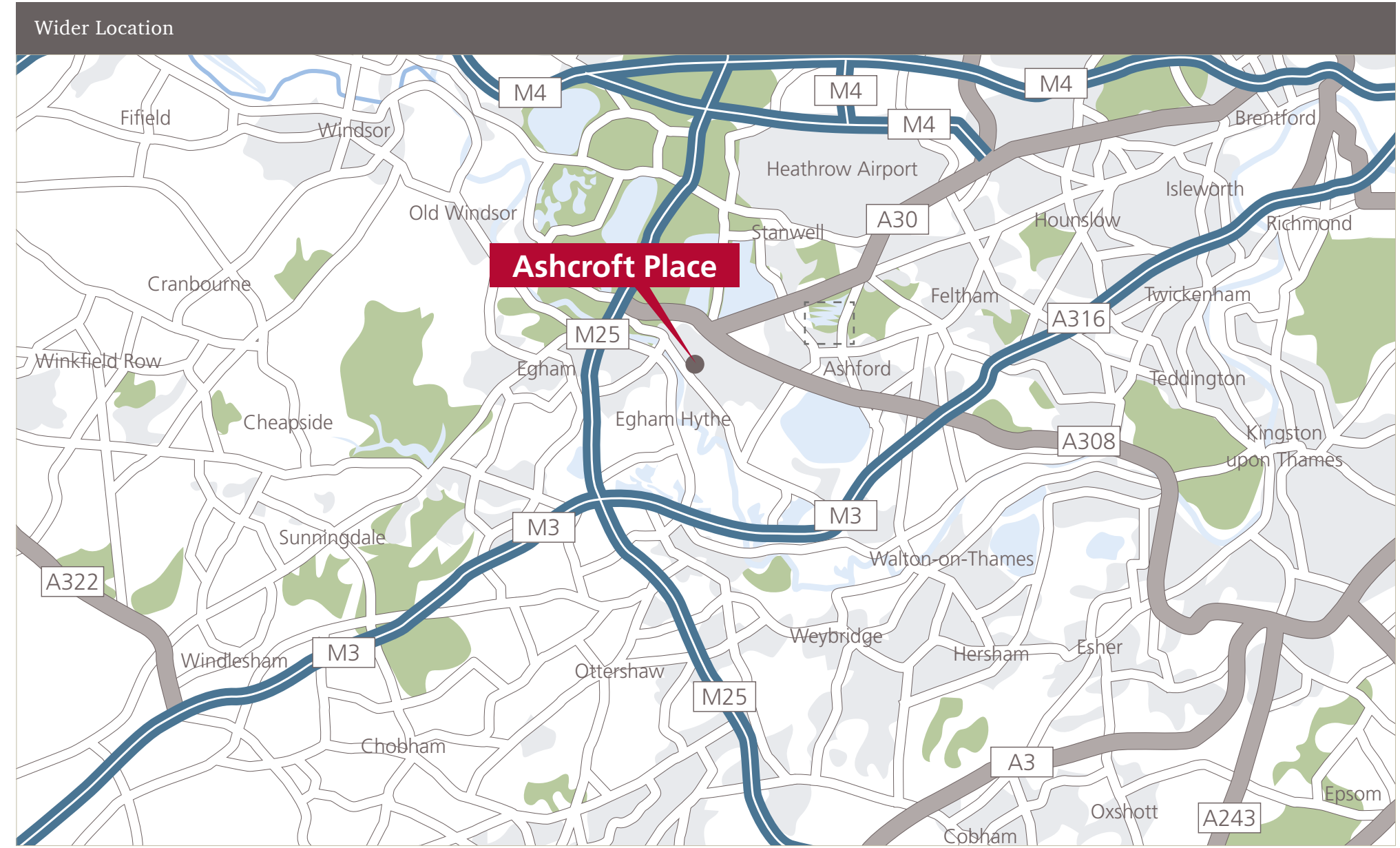
## Your Community

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.

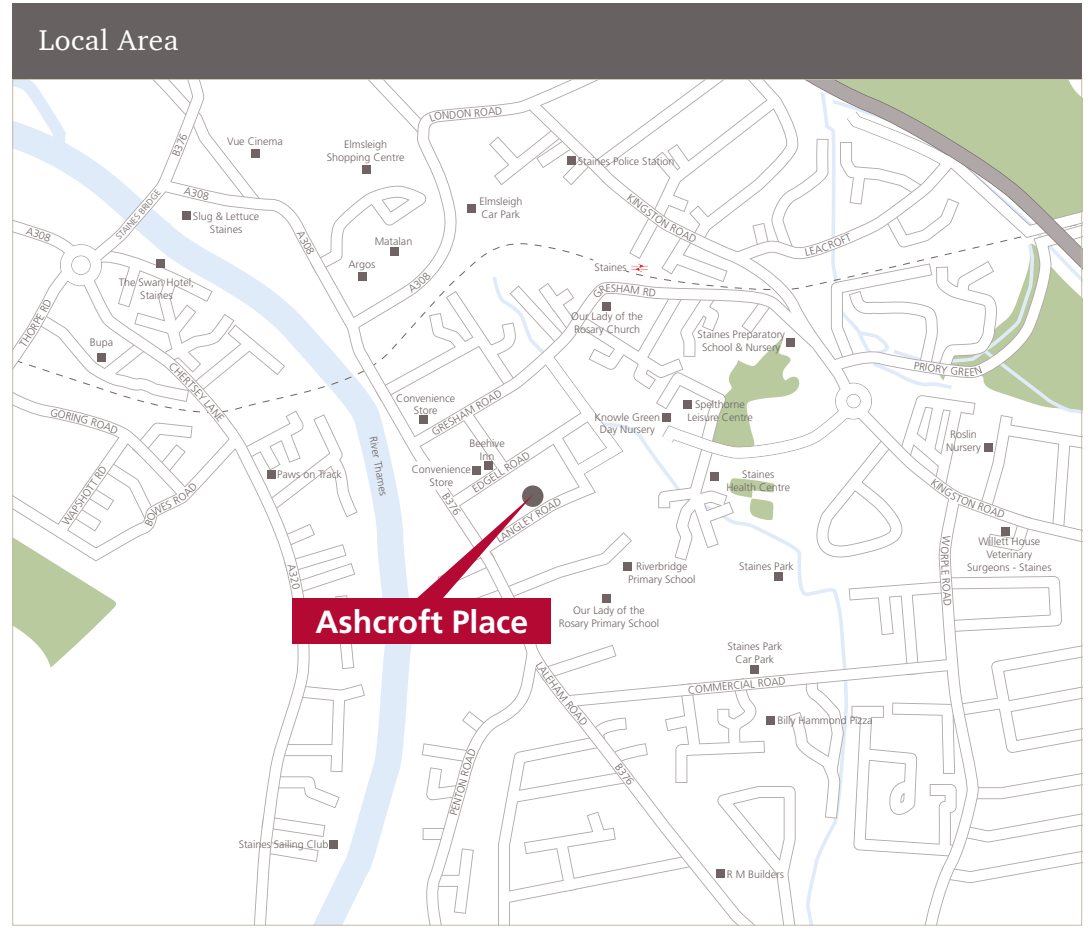
To date Shanly Group and Shanly Foundation have contributed in excess of £25m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.







ASHCROFT PLACE LANGLEY ROAD | STAINES-UPON-THAMES | SURREY | TW18 2EH



ALL INTERIOR AND EXTERIOR PHOTOGRAPHY IS OF ASHCROFT PLACE. 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 AA WEBSITE – JULY 2024. REF: TBDW 02431-20, SHANLY 191387.

Travel time by rail (from Staines Station)

Windsor and Eton Riverside	15 mins
Clapham Junction	24 mins
London Waterloo	39 mins
London Victoria	40 mins
Reading	49 mins

Distances by road (from Ashcroft Place)

Heathrow Airport	5.0 miles
Windsor	6.1 miles
Kingston-upon-Thames	11.4 miles
Epsom	21.6 miles
Surrey Hills AONB	22.4 miles

Distances by foot (from Ashcroft Place)

Staines Health Centre	0.2 miles
Spelthorne Leisure Centre	0.3 miles
Staines Station	0.4 miles
Elmsleigh Shopping Centre	0.6 miles
Sainsbury's	1.0 mile

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