

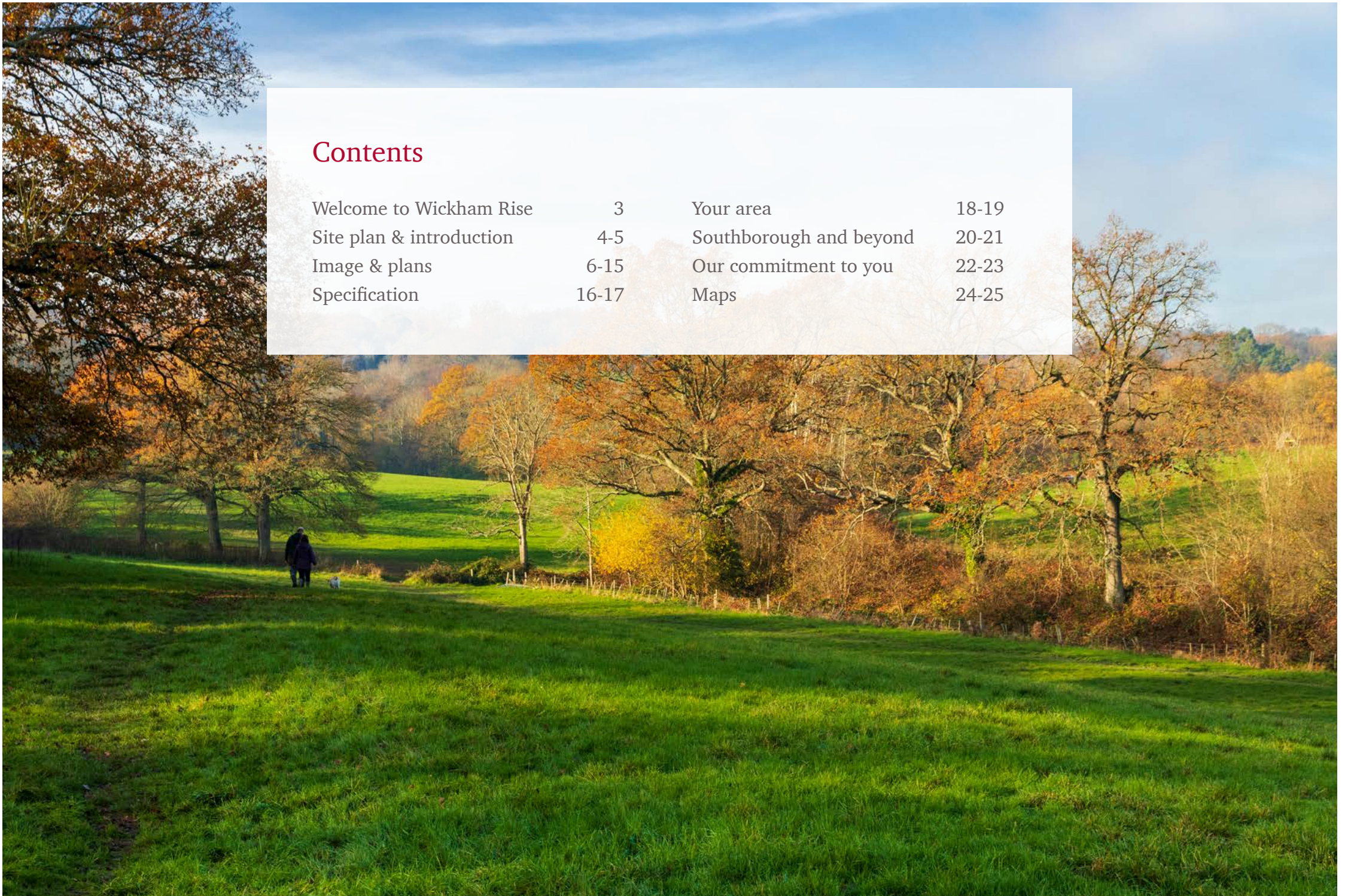
*W*ICKHAM RISE

SOUTHBOROUGH

SHANLY
— HOMES —

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Welcome to Wickham Rise

Wickham Rise is an attractive new development of 3 & 4 bedroom homes overlooking the gently rolling hills of the Kent Weald, on the fringe of Southborough.

Situated almost equidistantly between Tonbridge to the north and Royal Tunbridge Wells to the south-west, it's the ideal location for those who want to enjoy the countryside without losing touch with the vibrancy of larger towns. Plus excellent transport links make commuting to London and beyond still very viable.

Combining the superior standard of a Shanly Home with the picturesque views across an Area of Outstanding Natural Beauty, open fields and distant woodland, Wickham Rise makes the perfect lifestyle choice to start your exciting new chapter.

SHANLY
HOMES



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. PV panels to plots 1, 2, 13, 14, 15 and 16.

Introducing your new home

Each home has been carefully designed to blend harmoniously within the surrounding environment, and offer a range of layouts to meet your particular lifestyle requirements. Whether you're a growing family, or just looking for more space for home working, there is always a clear accent on style, comfort and convenience.

Each house has been configured to maximise light and living space. Downstairs a beautiful shaker style open plan kitchen-diner leads out onto private gardens, as well as

a separate lounge. Upstairs, the generous master bedroom boasts fitted wardrobes and an en-suite, with good sized additional bedrooms and a family bathroom.

As you'd expect from Shanly Homes, all of our properties feature an excellent specification and a high quality of finish throughout. Simply add the finishing touches and unique style to make your new space feel like home!

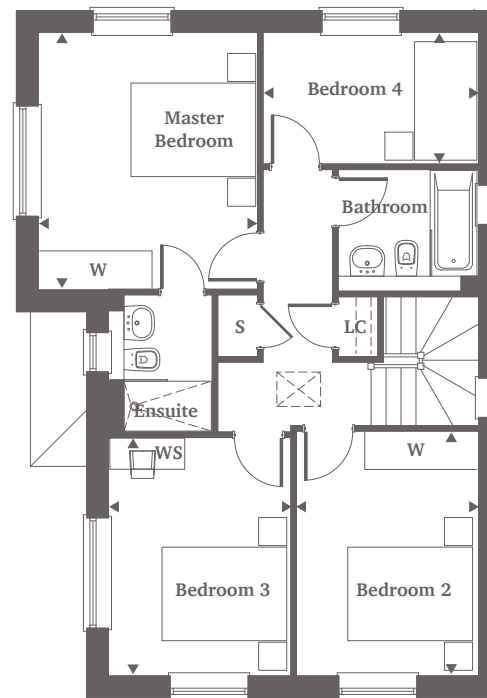
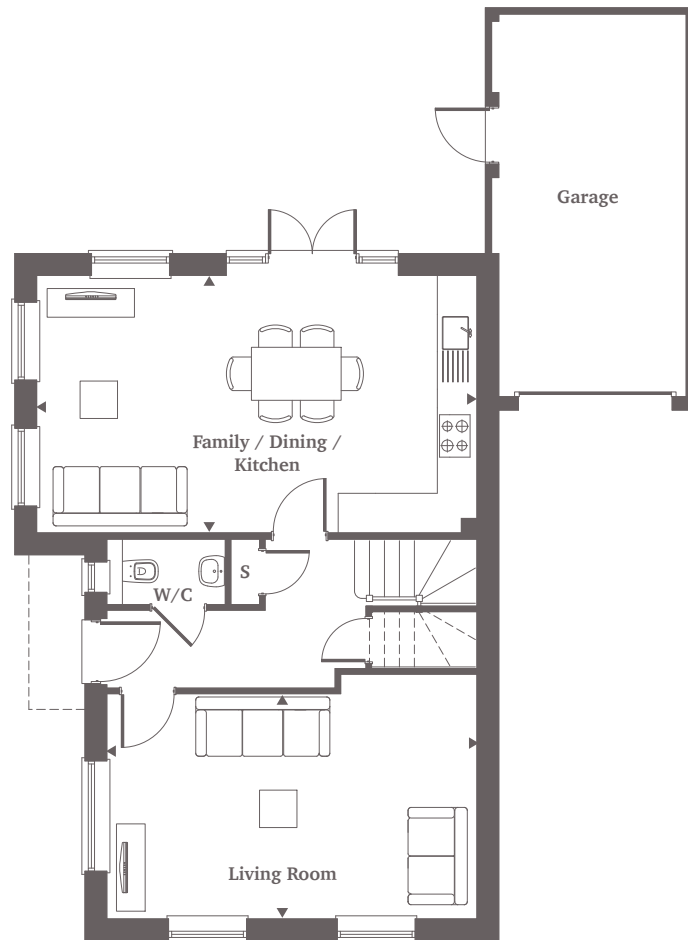




Computer-generated image of Plot 1, Wickham Rise.

No's. 1 and 16 (h)

Four Bedroom House
130.0 sq m, 1400 sq ft



Ground Floor

Living Room	5.88m x 3.90m	19'4" x 12'9"
Kitchen/Dining/Family	7.01m x 4.08m	23'0" x 13'5"

First Floor

Master Bedroom	4.08m x 3.47m	13'5" x 11'5"
Bedroom 2	3.90m x 2.88m	12'9" x 9'5"
Bedroom 3	3.78m x 2.88m	12'5" x 9'5"
Bedroom 4	3.40m x 2.05m	11'2" x 6'9"

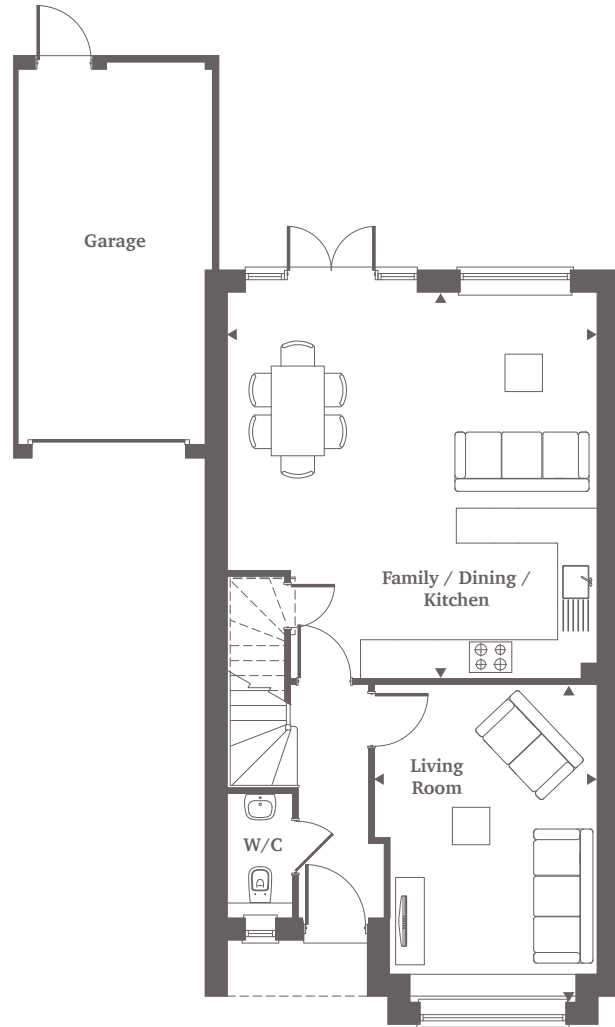
Ground Floor

First Floor

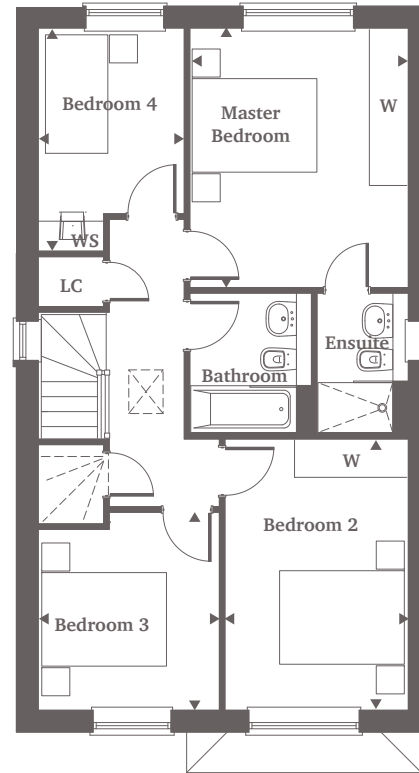
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. WS denotes work space. (h) denotes handed. Please contact sales consultant for more information.

No.2

Four Bedroom House
128.0 sq m, 1380 sq ft



Ground Floor



First Floor



Ground Floor

Living Room	5.06m x 3.53m	16'7" x 11'7"
Kitchen/Dining/Family	6.16m x 5.88m	20'3" x 19'4"

First Floor

Master Bedroom	4.12m x 3.46m	13'6" x 11'4"
Bedroom 2	4.31m x 2.90m	14'2" x 9'6"
Bedroom 3	3.13m x 2.86m	10'3" x 9'5"
Bedroom 4	3.53m x 2.30m	11'7" x 7'6"

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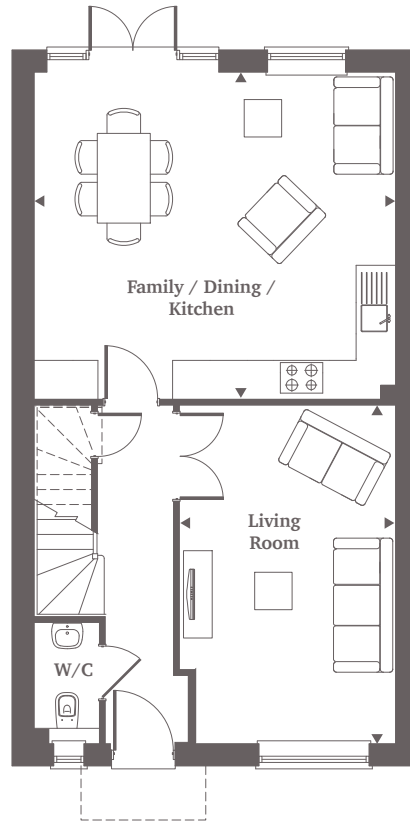
Computer-generated image of Plot 2, Wickham Rise.



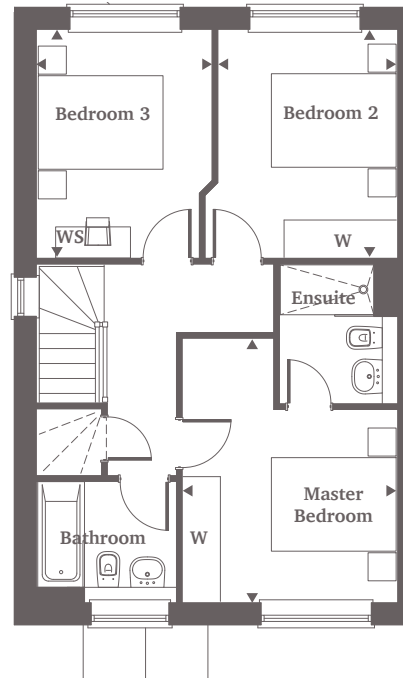
Computer-generated image of Plots 9 & 10, Wickham Rise.

No's. 9, 10(h), 11 and 12(h)

Three Bedroom House
114.3 sq m, 1230 sq ft



Ground Floor



First Floor

Ground Floor

Living Room	5.39m x 3.43m	17'8" x 11'3"
Kitchen/Dining/Family	5.75m x 5.21m	18'10" x 17'1"

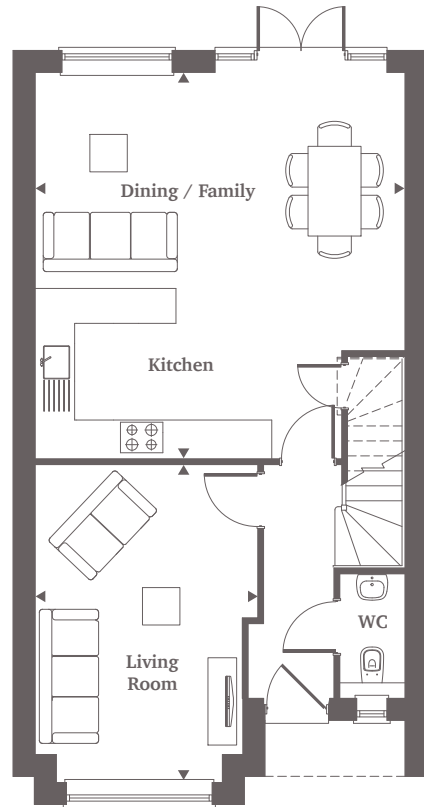
First Floor

Master Bedroom	4.20m x 3.42m	13'9" x 11'3"
Bedroom 2	3.63m x 2.85m	11'11" x 9'4"
Bedroom 3	3.63m x 2.78m	11'11" x 9'1"

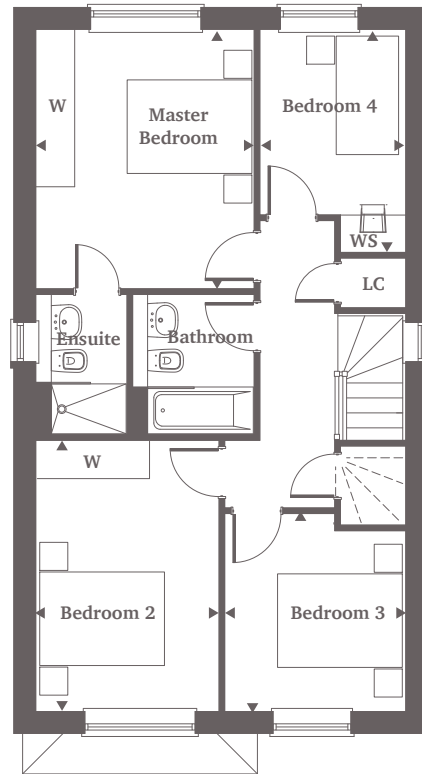
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No. 13

Four Bedroom House with Detached Garage
128 sq m, 1380 sq ft



Ground Floor



First Floor



Ground Floor

Living Room	5.06m x 3.53m	16'7" x 11'7"
Kitchen/Dining	6.16m x 5.88m	20'3" x 19'4"

First Floor

Master Bedroom	4.12m x 3.46m	13'6" x 11'4"
Bedroom 2	4.31m x 2.90m	14'2" x 9'6"
Bedroom 3	3.13m x 2.86m	10'3" x 9'5"
Bedroom 4	3.53m x 2.30m	11'7" x 7'6"

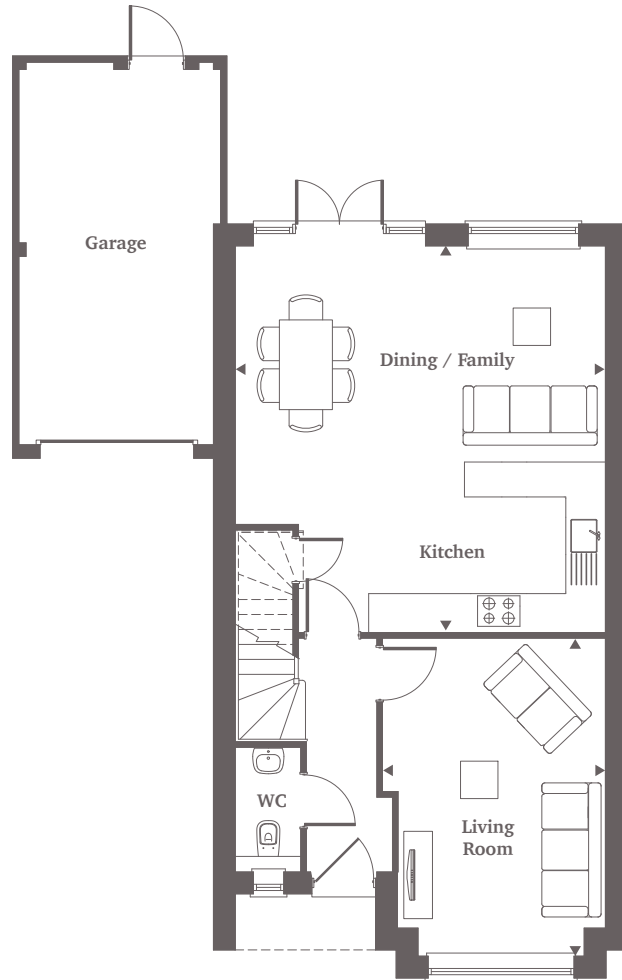
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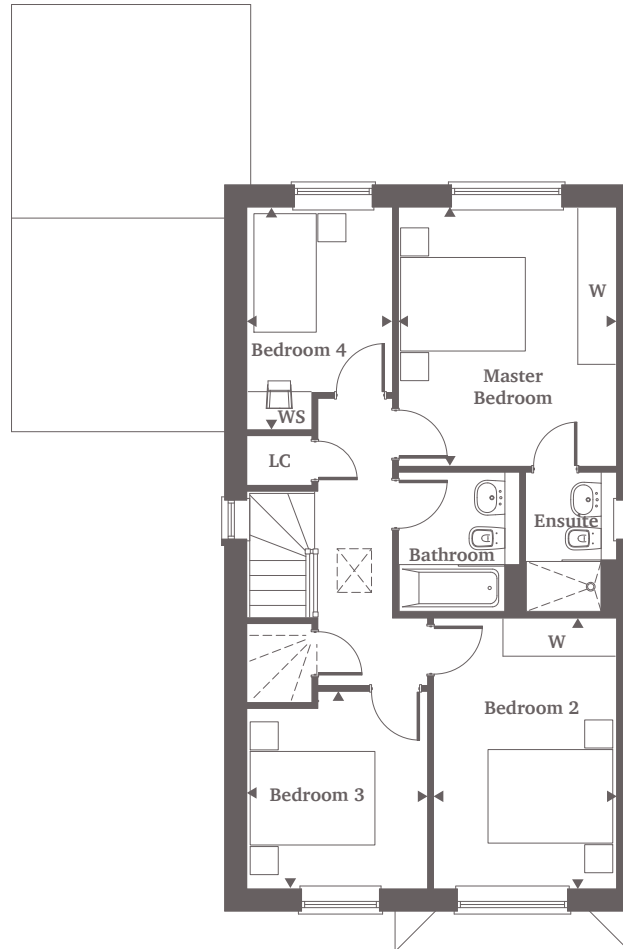
Computer-generated image of Plot 13, Wickham Rise.

No's. 14, 15

Four Bedroom House
128 sq m, 1380 sq ft



Ground Floor



First Floor



Ground Floor

Living Room	5.06m x 3.53m	16'7" x 11'7"
Kitchen/Dining	6.16m x 5.88m	20'3" x 19'4"

First Floor

Master Bedroom	4.12m x 3.46m	13'6" x 11'4"
Bedroom 2	4.31m x 2.90m	14'2" x 9'6"
Bedroom 3	3.13m x 2.86m	10'3" x 9'5"
Bedroom 4	3.53m x 2.30m	11'7" x 7'6"

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Computer-generated image of Plot 14 & 15, Wickham Rise.



Show home photography of previous Shanly Homes development.

Stylish specification

Kitchen

- Contemporary Shaker kitchen units with stone worktops
- Quality branded appliances including:-
 - Siemens oven
 - Siemens induction hob
 - Kitchen extractor
 - Siemens combi microwave oven
 - Zanussi integrated fridge freezer
 - Zanussi integrated dishwasher
 - Zanussi integrated washer/dryer
- Stainless steel sink with mixer tap
- Recessed white downlighters

Bathroom and en-suite

- White porcelain sanitaryware with soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Full width mirrors
- Vanity unit
- Towel radiators
- Recessed LED downlights
- Shaver point



Example of electric car charge point.

Interior

- Multipoint-locking front door
- Double glazed white PVCu windows providing a high level of thermal insulation and reduced heat loss. All windows have security locks
- Wired for SkyQ (Sky account required) in living room, TV points to other rooms
- Star wiring for broadband installation to all reception rooms and bedrooms
- Painted doors with chrome handles
- Full height, matt grey wardrobes to master bedrooms and bedroom 2
- Smooth plaster finish to walls and ceilings with emulsion matt paint. All non-pre-finished timbers receive a gloss finish
- Mains powered smoke detectors with battery back-up
- Smart heating control system

Exterior

- Indian Grey Sandstone to paths and patio areas
- 1.8m high closeboard fencing to gardens
- Private parking
- Bird box and bee bricks
- Lockable shed (plots 9-12)

Environmental features at Wickham Rise

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

- Energy-efficient, thermostatically controlled gas central heating and A-rated boiler to reduce gas usage and carbon emissions
- High levels of wall, floor and roof insulation to limit heat loss
- Energy-efficient kitchen appliances to reduce energy and water consumption
- Dual-flush mechanisms to all toilets to reduce water consumption
- 100 per cent low-energy light fittings
- Car charging points to each house



Royal Tunbridge Wells Town Centre



Southborough Common, The High Weald



Your area

Southborough is a well-established neighbourhood within the borough of Royal Tunbridge Wells. With a fascinating local history dating back to before the Norman Conquest, it flourished from the 16th century onwards with its iron works, timber and leather industries.

A short stroll from Wickham Rise is the bustling London Road with its mix of independent shops, restaurants, pubs and amenities for your everyday needs. Nearby Southborough Common is charming with a cricket ground, duck pond and a densely wooded area, great for walks, den making and tree-climbing. And once you've worked up a thirst, you'll find that the Hand & Sceptre pub is fortuitously located opposite!

Families will appreciate the excellent education choices close at hand. With pre schools, Good and Outstanding primary and secondary, as well as Grammar Schools, all within the development's catchment area, there are plenty of options for all age ranges.

Keeping active and looking after your wellbeing is made that little bit easier in Southborough. Tennis courts, football clubs, CrossFit and more are catered for with a range of leisure centres and sport facilities in the town. And for those seeking a gentler pace, the open countryside offers ample opportunity for leisurely walks.





Steam train, Royal Tunbridge Wells



Royal Tunbridge Wells



Royal Tunbridge Wells



Whitstable Beach

Southborough and beyond

Situated just two miles north of Royal Tunbridge Wells, Wickham Rise is perfectly placed to enjoy the South East's most famous spa town with its renowned shops, boutiques and restaurants.

Wickham Rise and Southborough are only minutes away from the widely used High Broom mainline station. Over 70 trains a day journey to London Bridge, with the fastest taking less than 45 minutes.

For those driving, the A21 is conveniently reached within minutes and the M25 is within easy reach. You can get to Gatwick Airport in 40 minutes and the Channel Tunnel in just over an hour.

Kent is famed for being the Garden of England, featuring a huge range of beautiful countryside, parks, lakes and historic country homes, castles and monuments.

For those who love the sea, there's plenty to enjoy along the Kent coastline. Visit Hastings in just under an hour, and Whitstable with its quaint weatherboarded high street, port and beaches is reached in just over an hour.





Thameside, Windsor



Elva Lodge, Maidenhead



Quinn Lodge, Sutton



Chesterton Manor, Beaconsfield

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.

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.

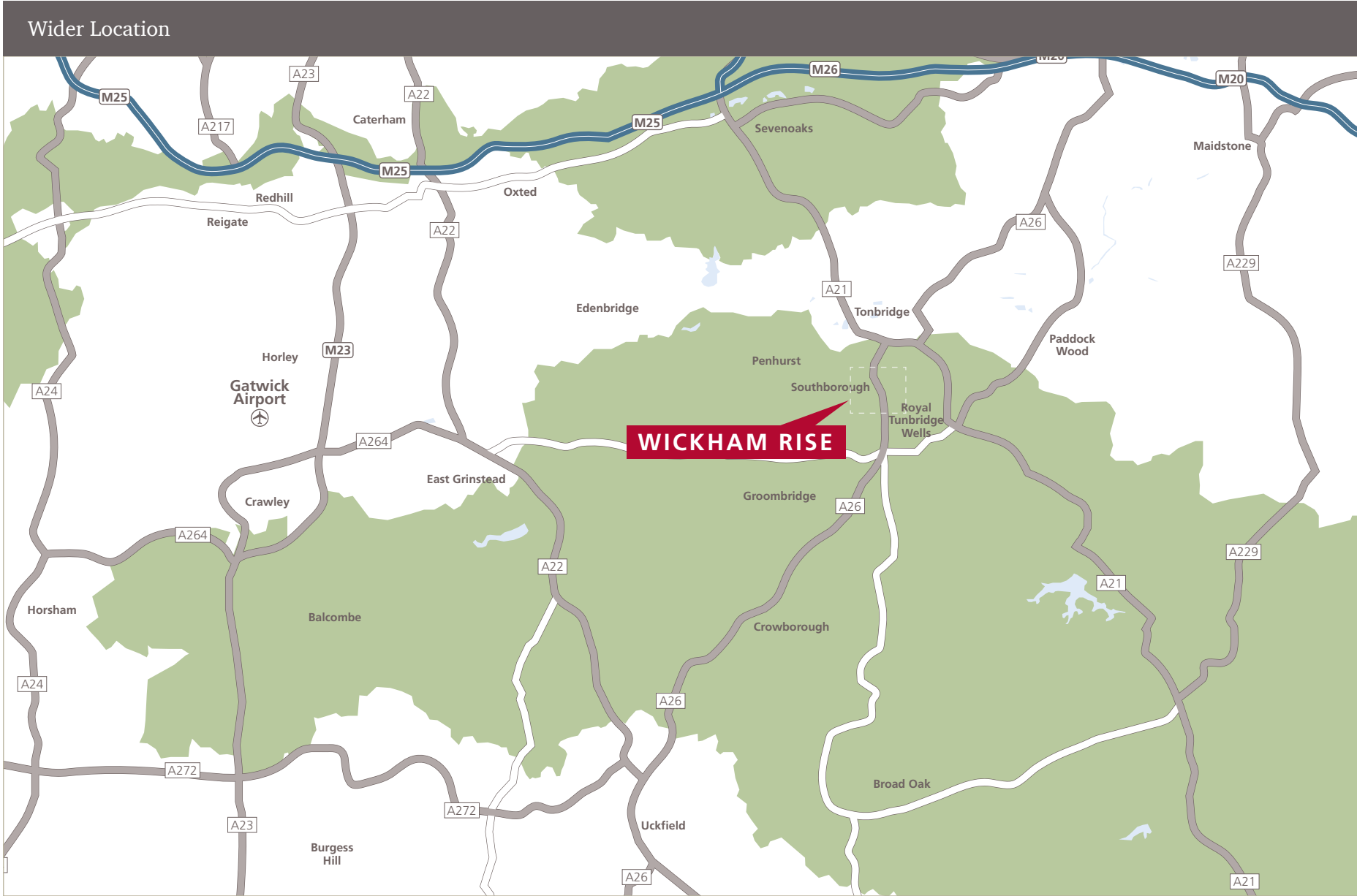
We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

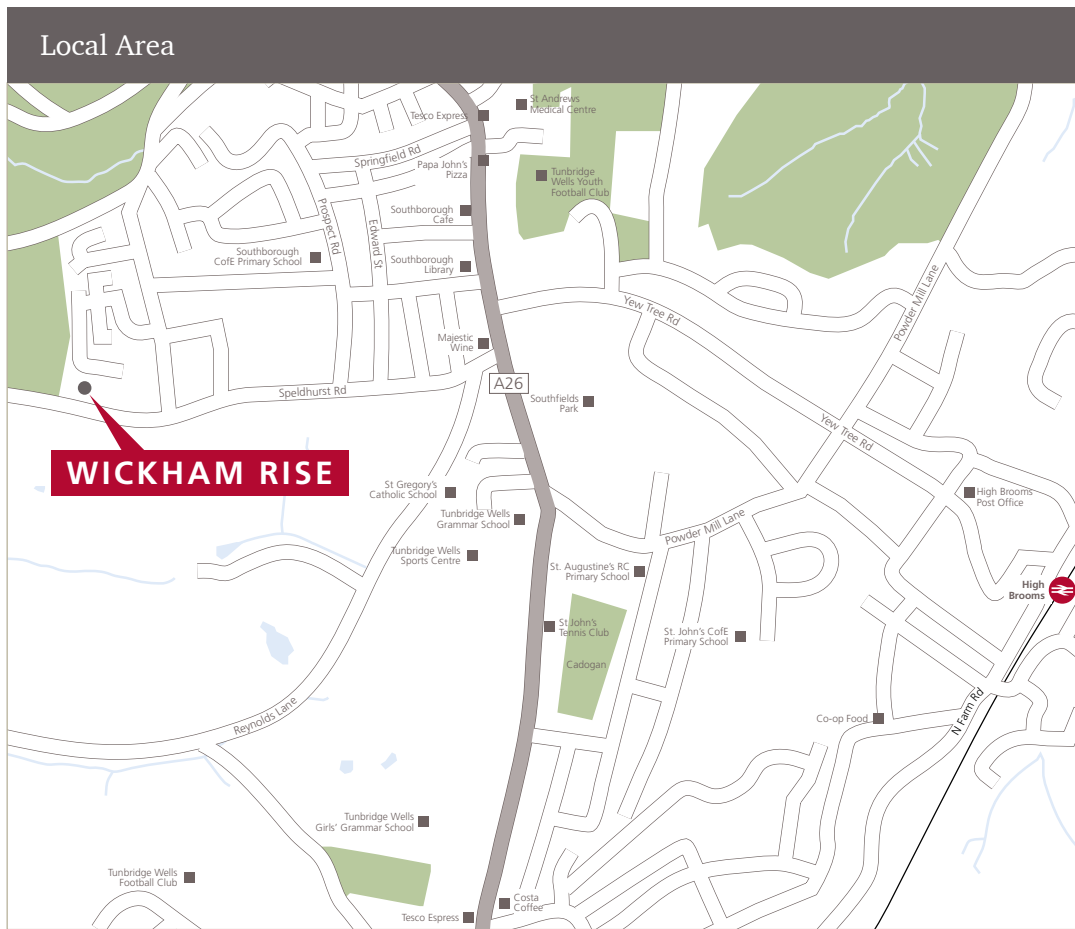
Your Community

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 £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.







Travel time by rail (from High Brooms Station)

London Bridge	50 mins
London Charing Cross	1 hr 3 mins
Sevenoaks	25 mins

Distance by road (from Wickham Rise)

High Brooms Station	5 mins
Tunbridge Wells Town Centre	7 mins
Gatwick Airport	35 mins

Distance by foot (from Wickham Rise)

Tunbridge Wells Sports Centre	10 mins
Tesco Express	8 mins
Southborough Common	18 mins
Southborough CE Primary School	1 min



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