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EPSOM REACH
LIU
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SHANLY
— HOMES —

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Welcome to Epsom Reach



Shanly Homes is delighted to present Epsom Reach, an exclusive new collection of 1, 2 and 3 bedroom apartments positioned just moments from Epsom's town centre.

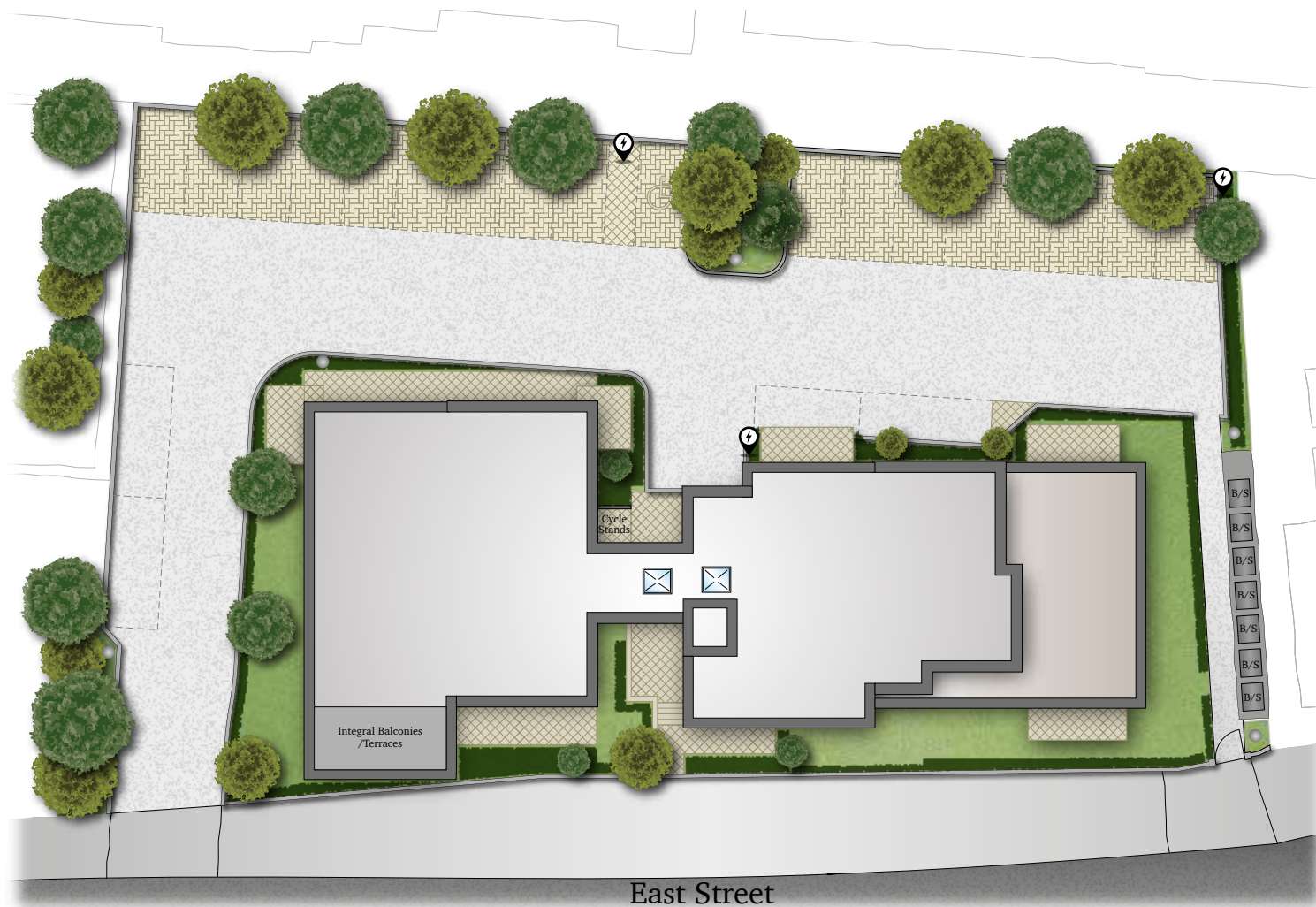
Inside you'll discover a contemporary living space that has been crafted to complement the elements of modern lifestyles. The open-plan living area maximises both space and natural light to offer flexibility and choice, enhanced by an excellent specification which reflects our distinct attention to detail. From the addition of en-suites and fitted wardrobes to the inclusion of modern appliances, fixtures and fittings,

these homes guarantee a sought-after combination of luxury and comfort. Each home has also been constructed with environmental living in mind, boasting energy-efficient all electric heating and water systems.

Access is boosted by a lift serving all floors, with private allocated parking provided to all apartments.

Epsom Reach is less than a 10 minute walk to Epsom High Street, where you'll find a range of amenities, restaurants and shopping opportunities, with Epsom Station easily accessible for services to the capital.





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.

- B/S Denotes bin store
- ⚡ Denotes Car Charging Points
- Denotes Bollards & Lights

Introducing your new home

Epsom Reach is an exclusive collection of apartments that reflects our high standard of quality and design. Upon arrival you will discover the building's impressive exterior, combining traditional brick architecture with sleek glass façades to guarantee heightened kerb appeal.

The open-plan living area acts as the heart of the home, offering the ideal space for entertaining friends and family — thoughtfully designed to maximise space.

Each apartment also boasts either a balcony or terrace, offering the ideal place to enjoy a morning coffee.

Epsom Reach offers the utmost in convenience, with the addition of private allocated parking and a lift providing access to all floors.

Each of these elements go hand in hand to create somewhere you'll be proud to call home, offering a sought-after combination of flexibility, luxury and convenience.





Computer-generated image of Epsom Reach.

No. 1

Ground Floor

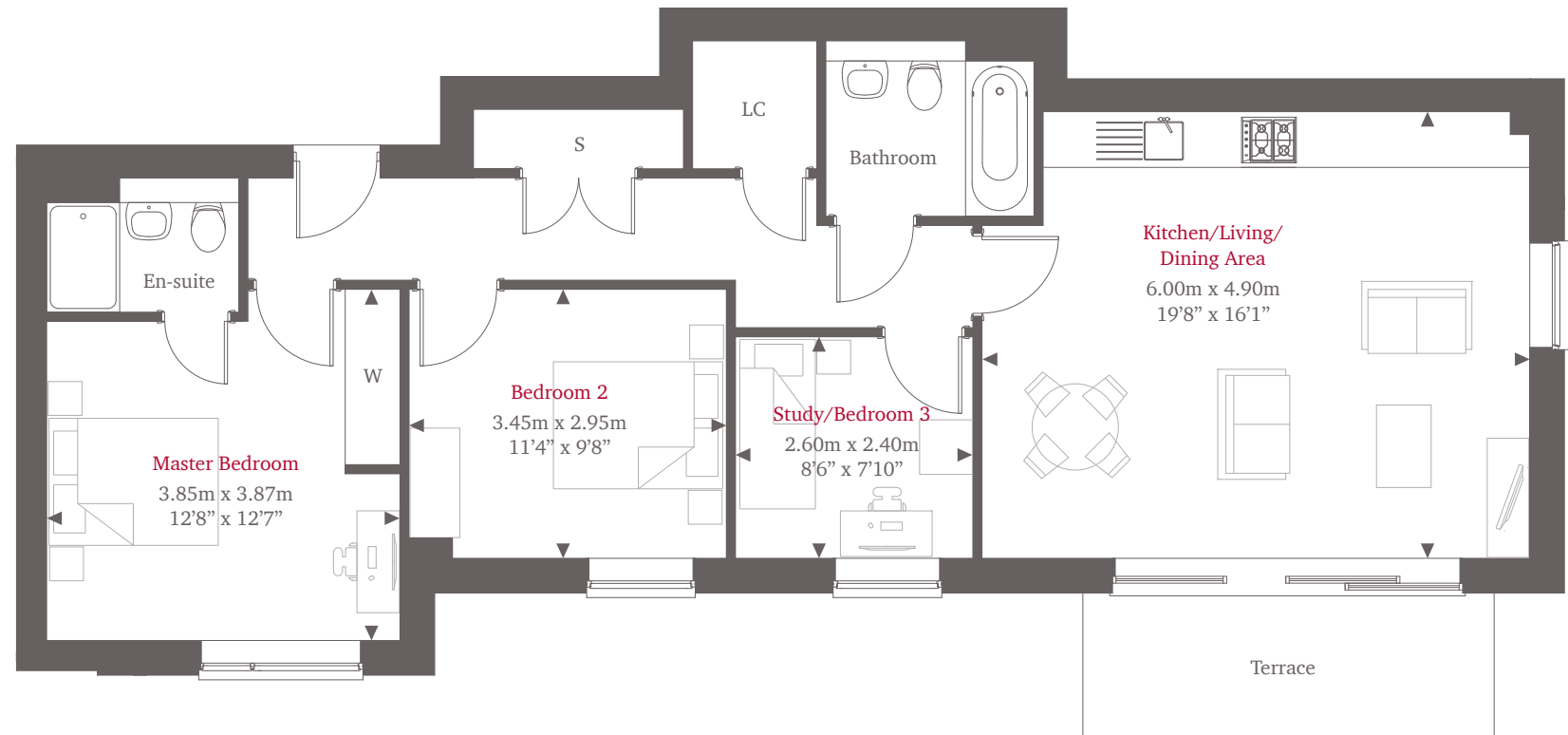
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No. 2

Ground Floor

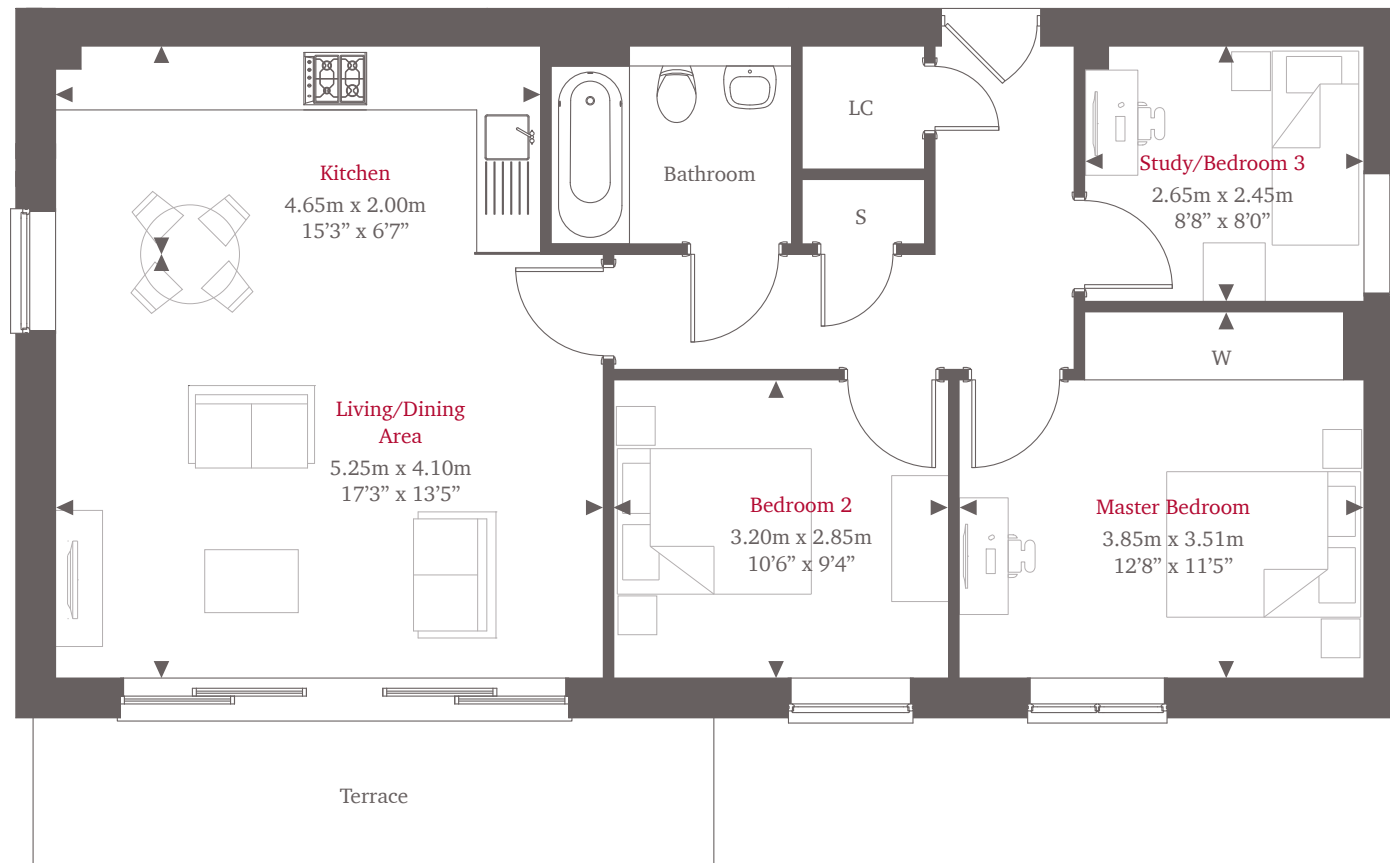
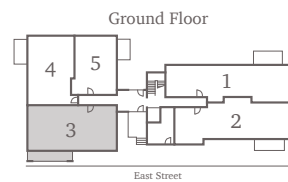
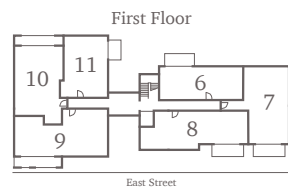
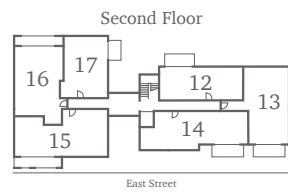
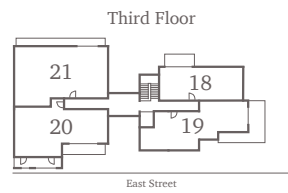


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No. 3

Ground Floor

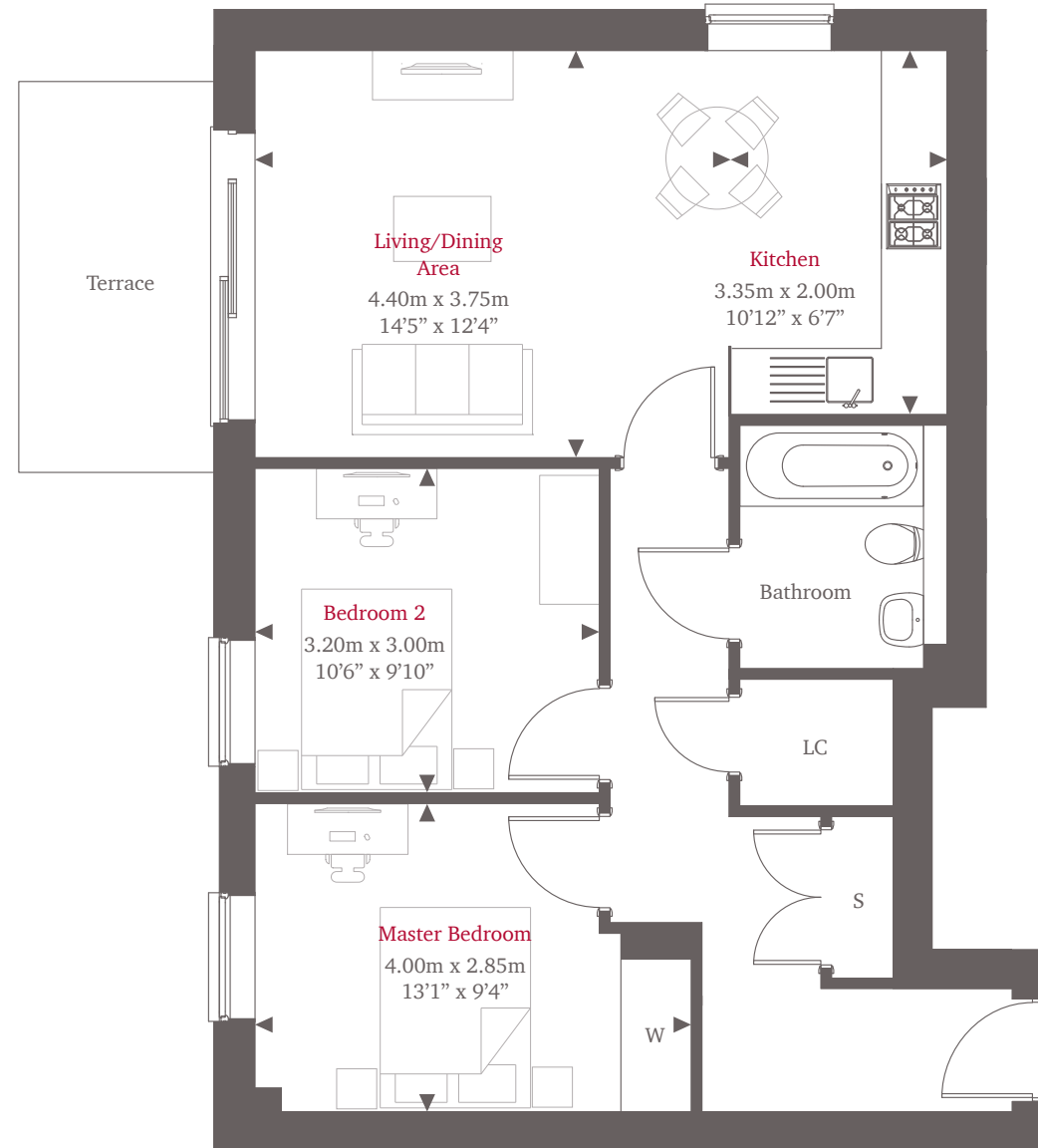
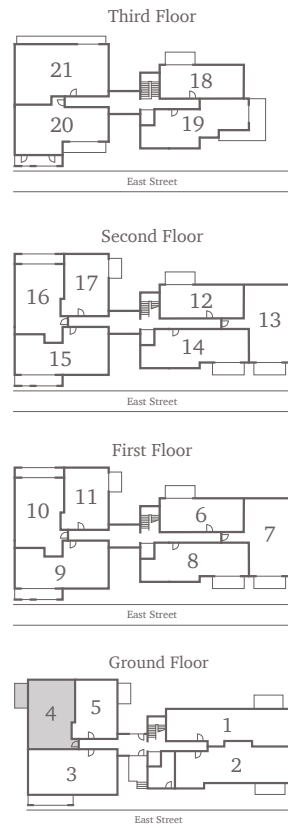
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No. 4

Ground Floor

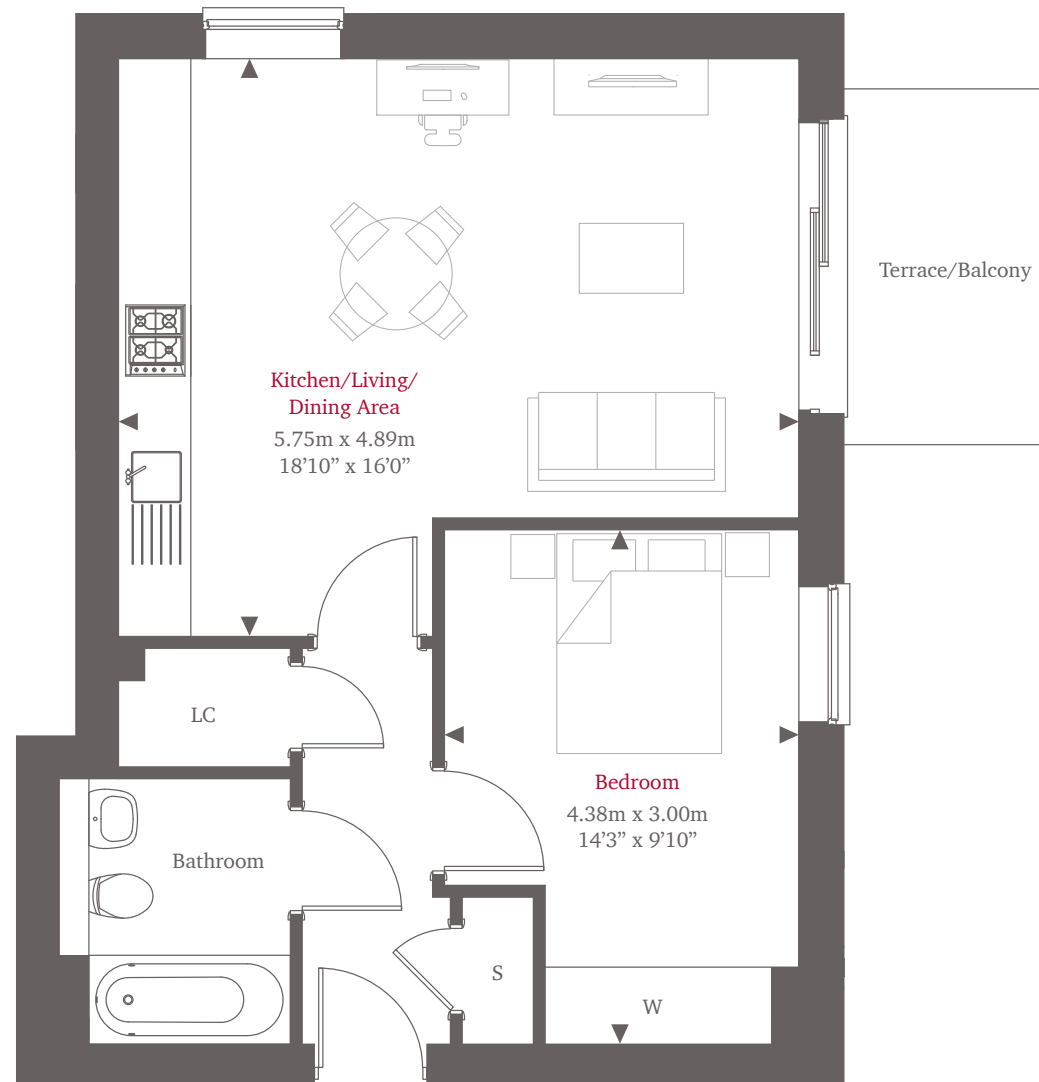
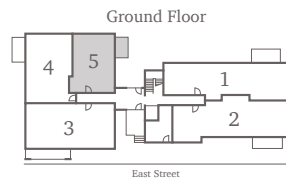
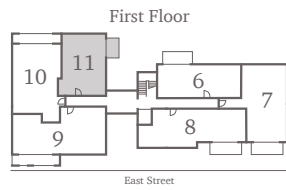
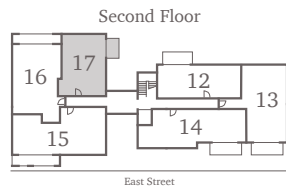
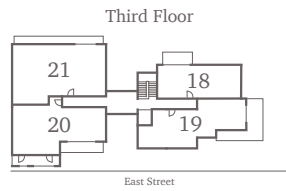


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Nos. 5, 11 & 17

Ground, First & Second Floor

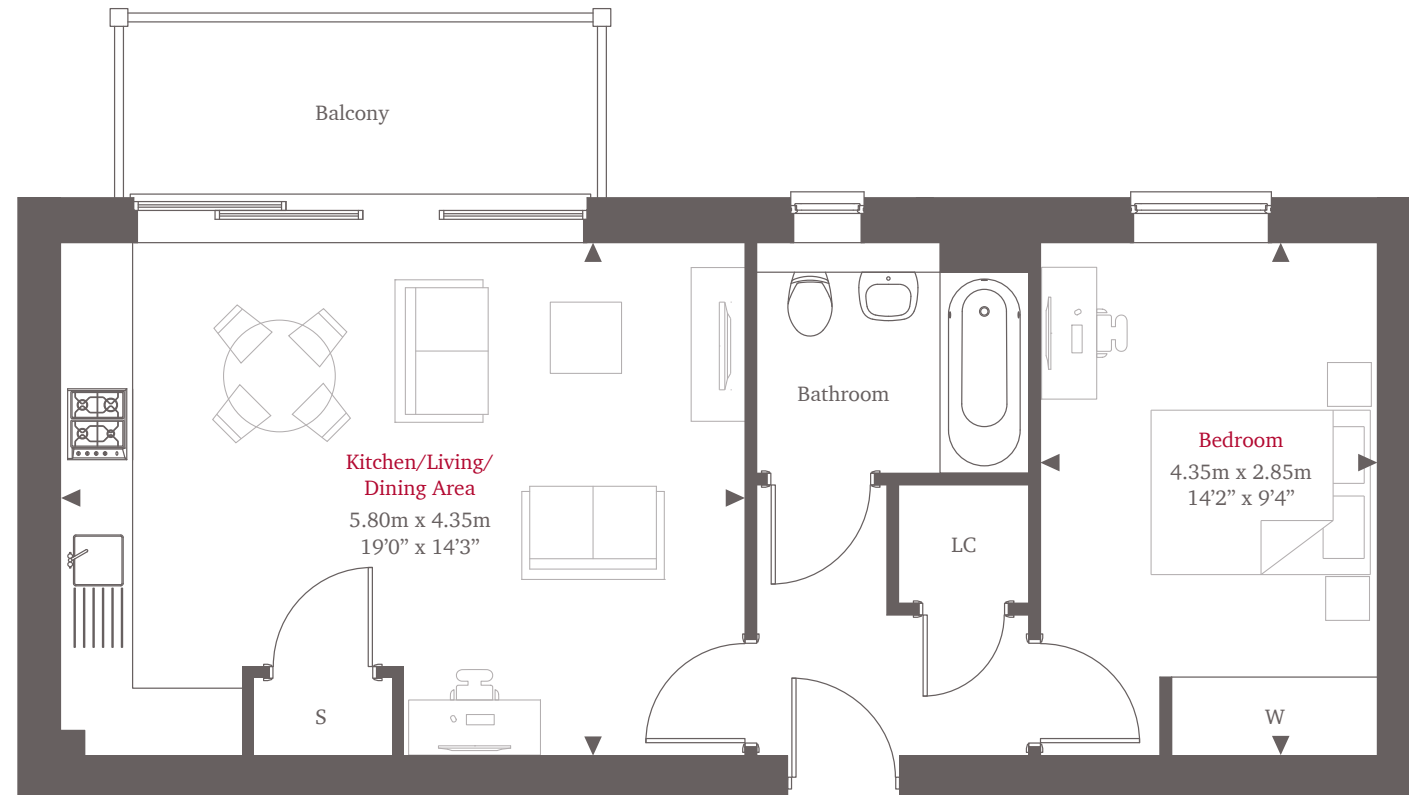
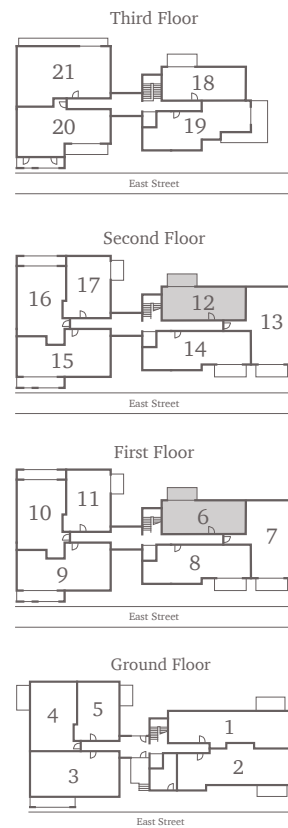
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Nos. 6 & 12

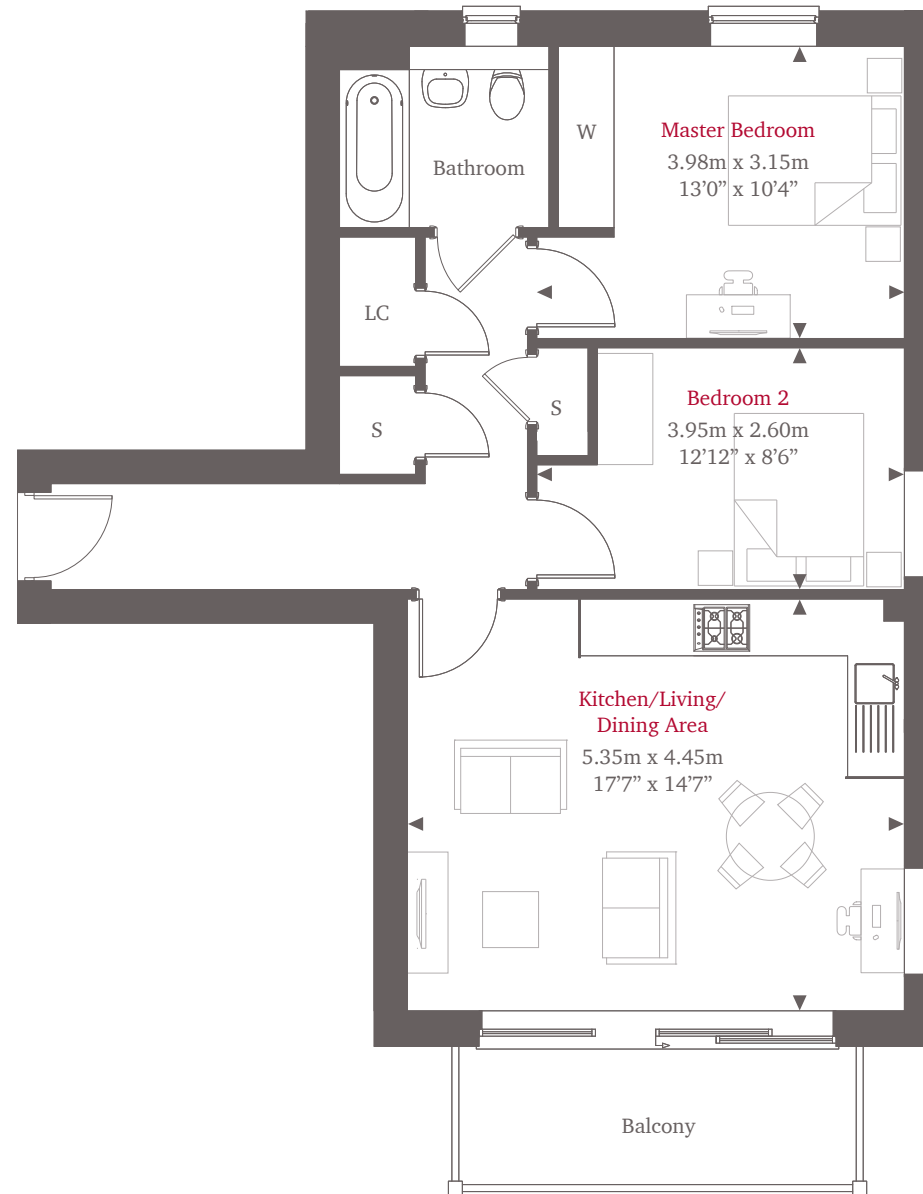
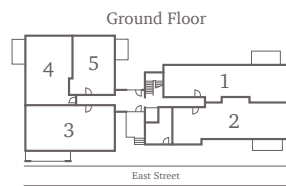
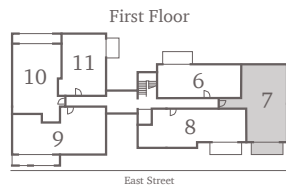
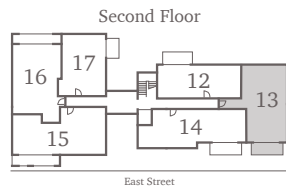
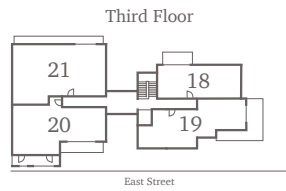
First & Second Floor



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Nos. 7 & 13

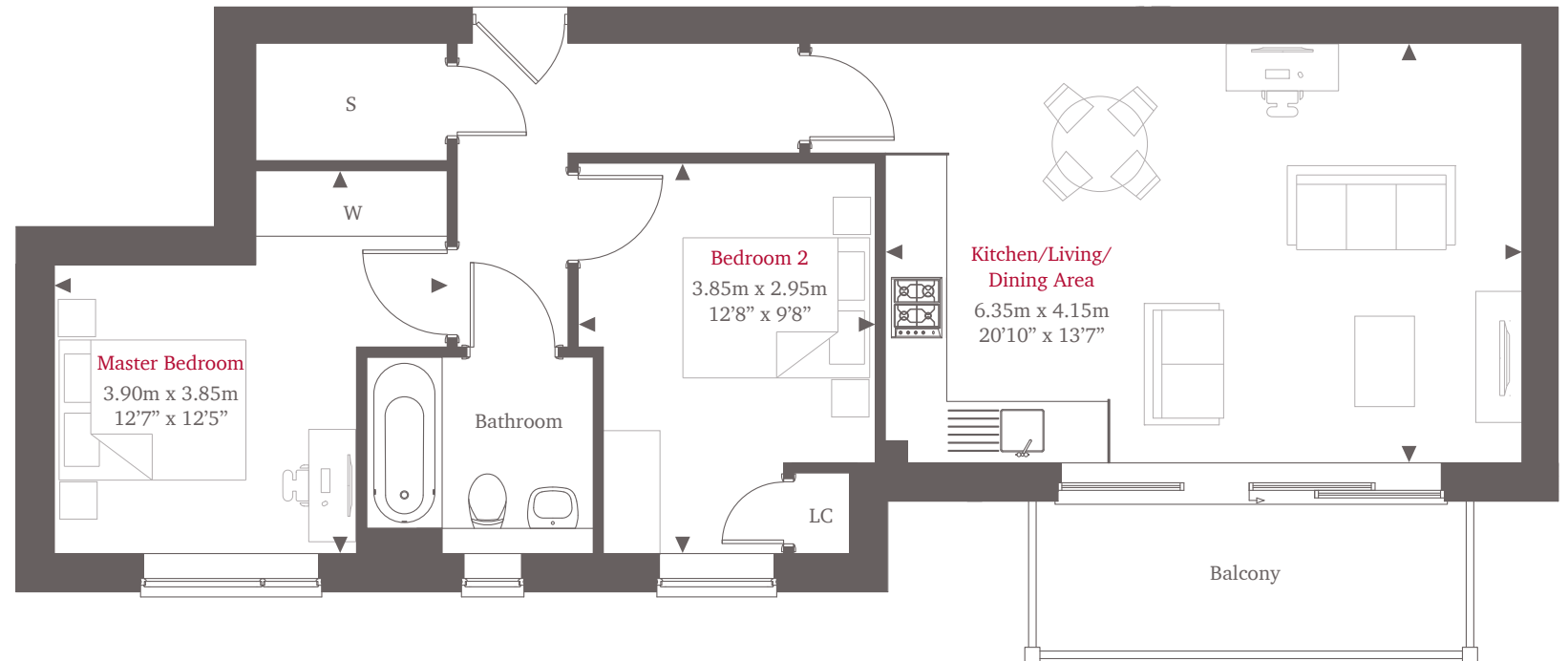
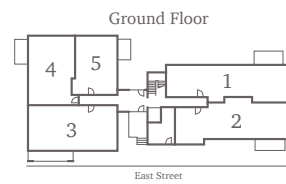
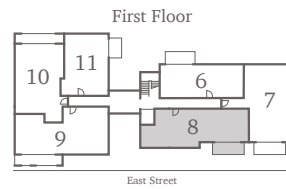
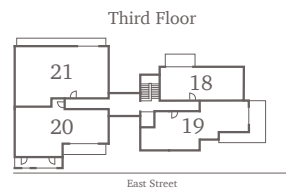
First & Second Floor



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Nos. 8 & 14

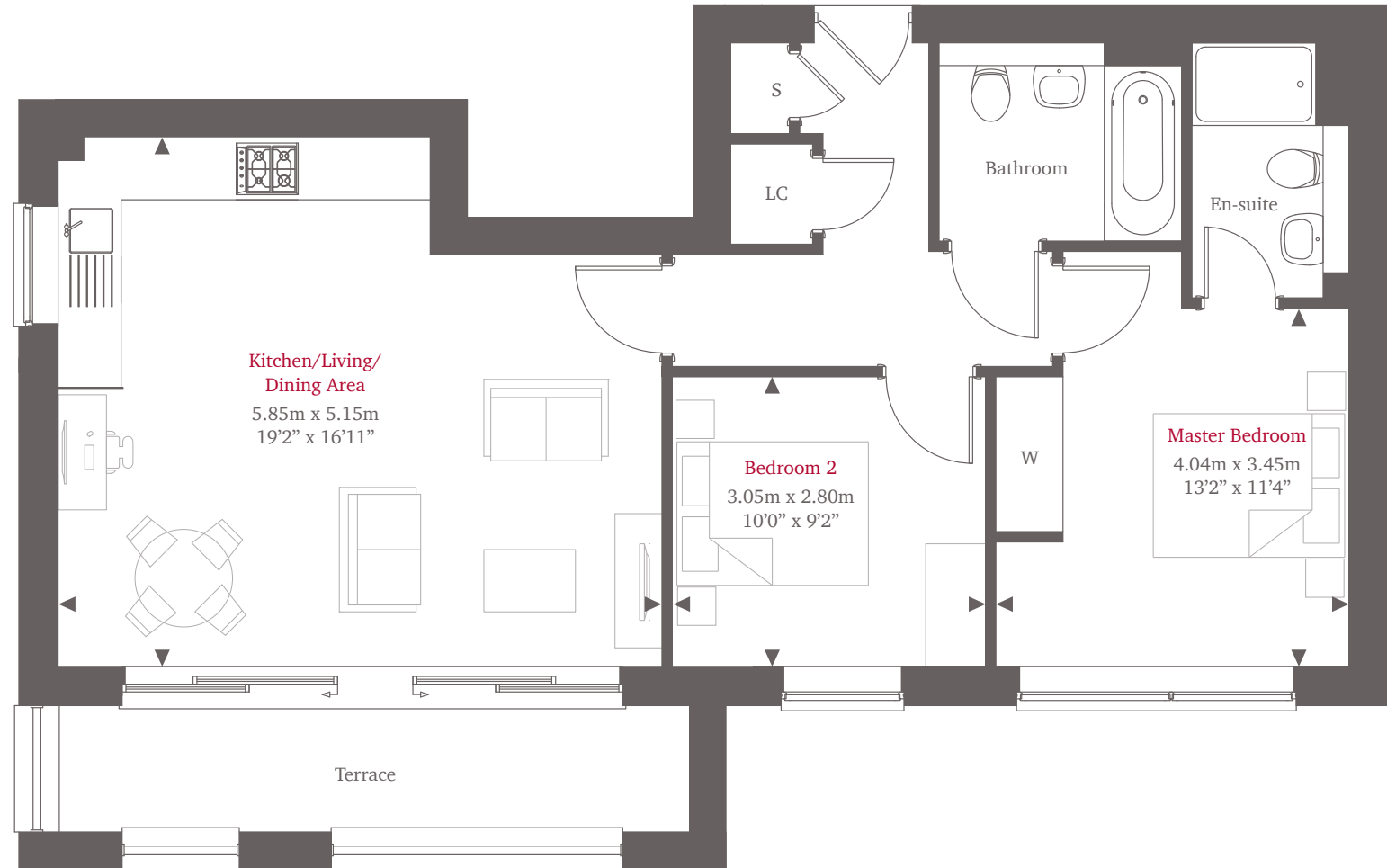
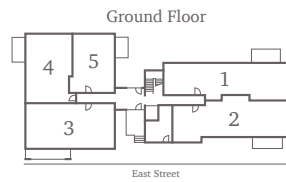
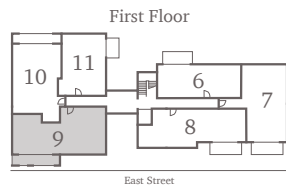
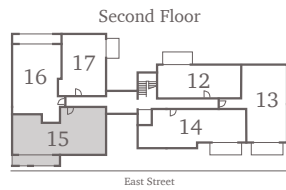
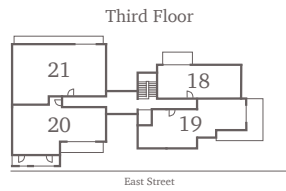
First & Second Floor



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Nos. 9 & 15

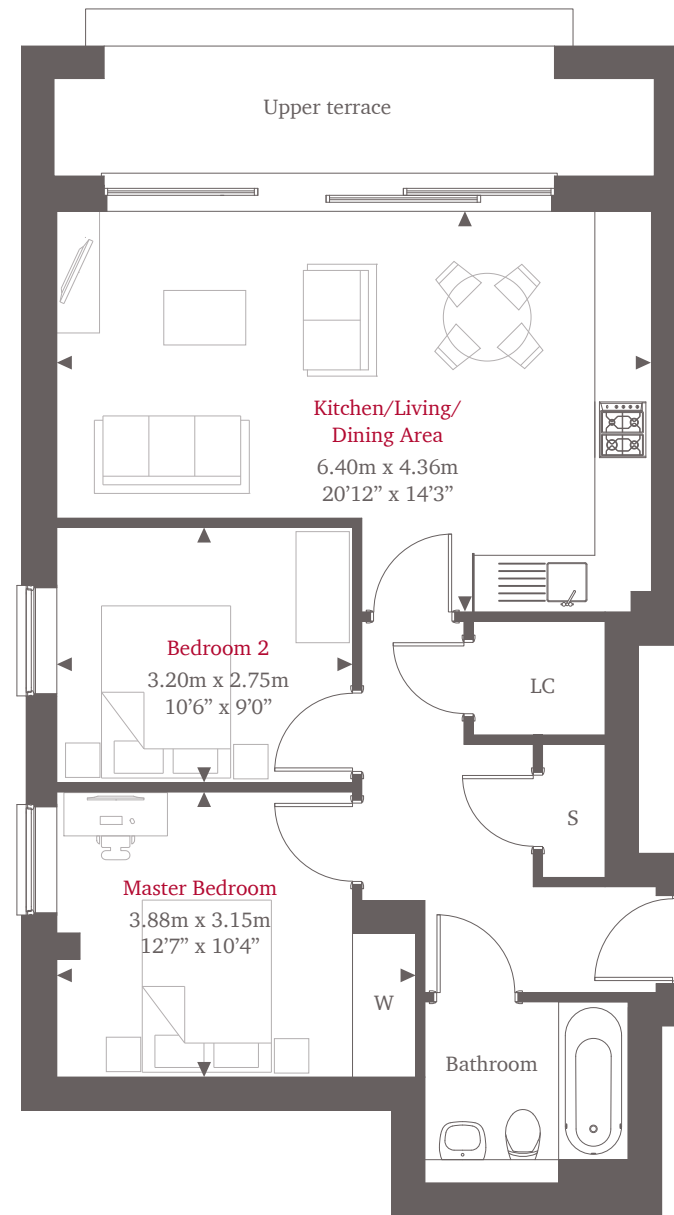
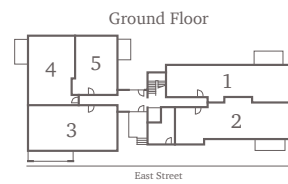
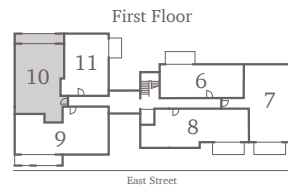
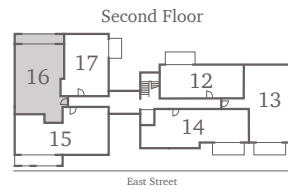
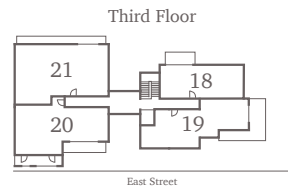
First & Second Floor



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Nos. 10 & 16

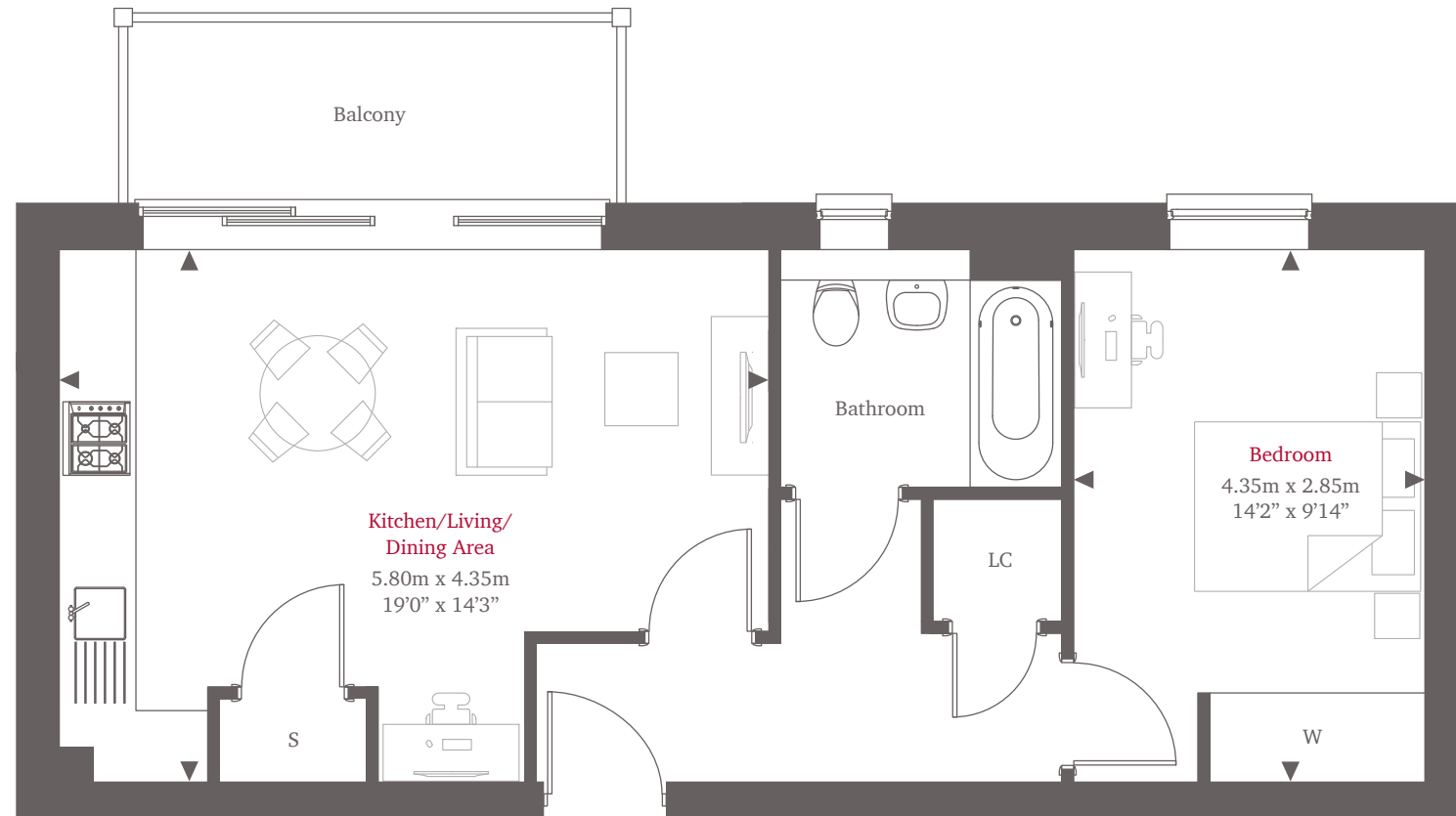
First & Second Floor



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No. 18

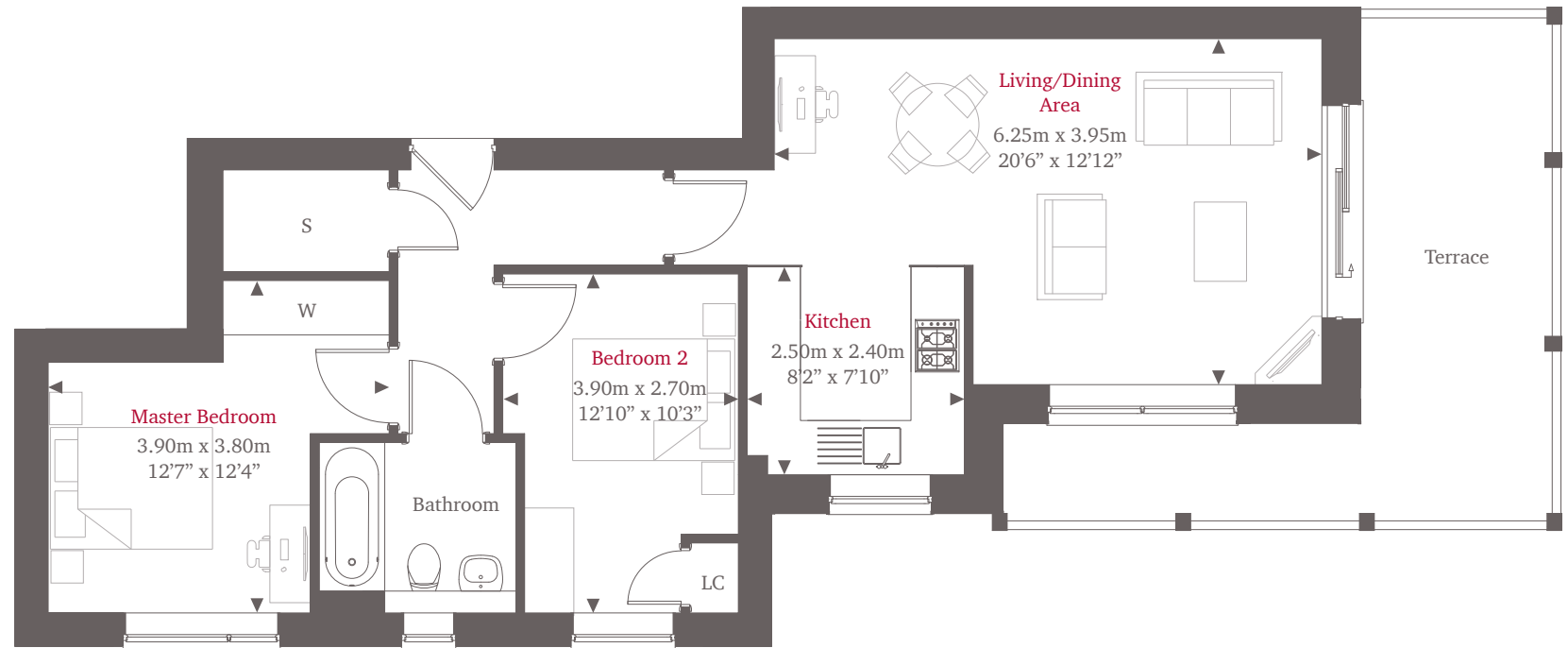
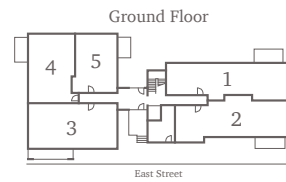
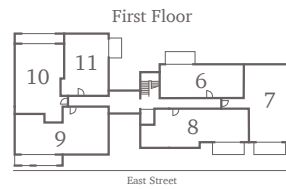
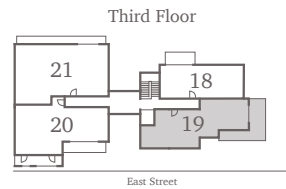
Third Floor



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No. 19

Third Floor

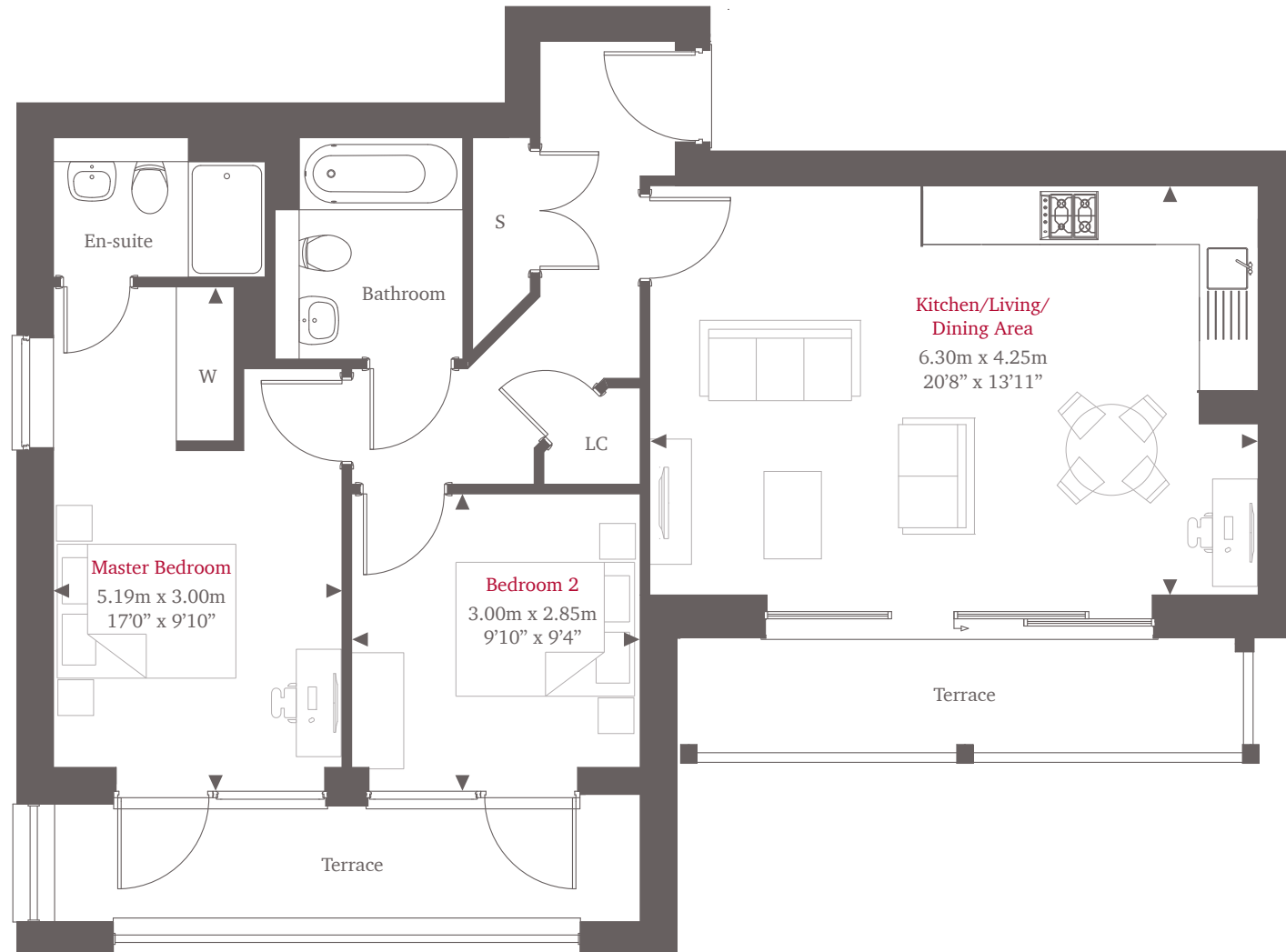
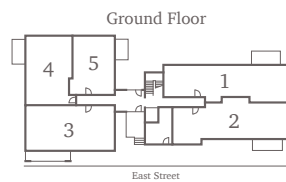
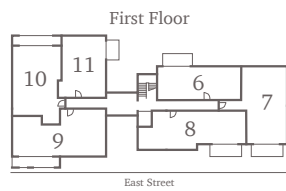
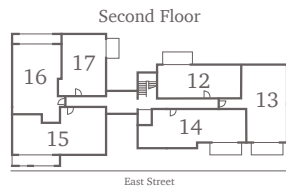
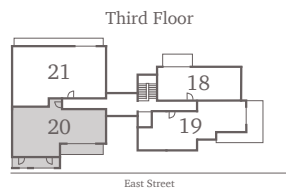


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No. 20

Third Floor

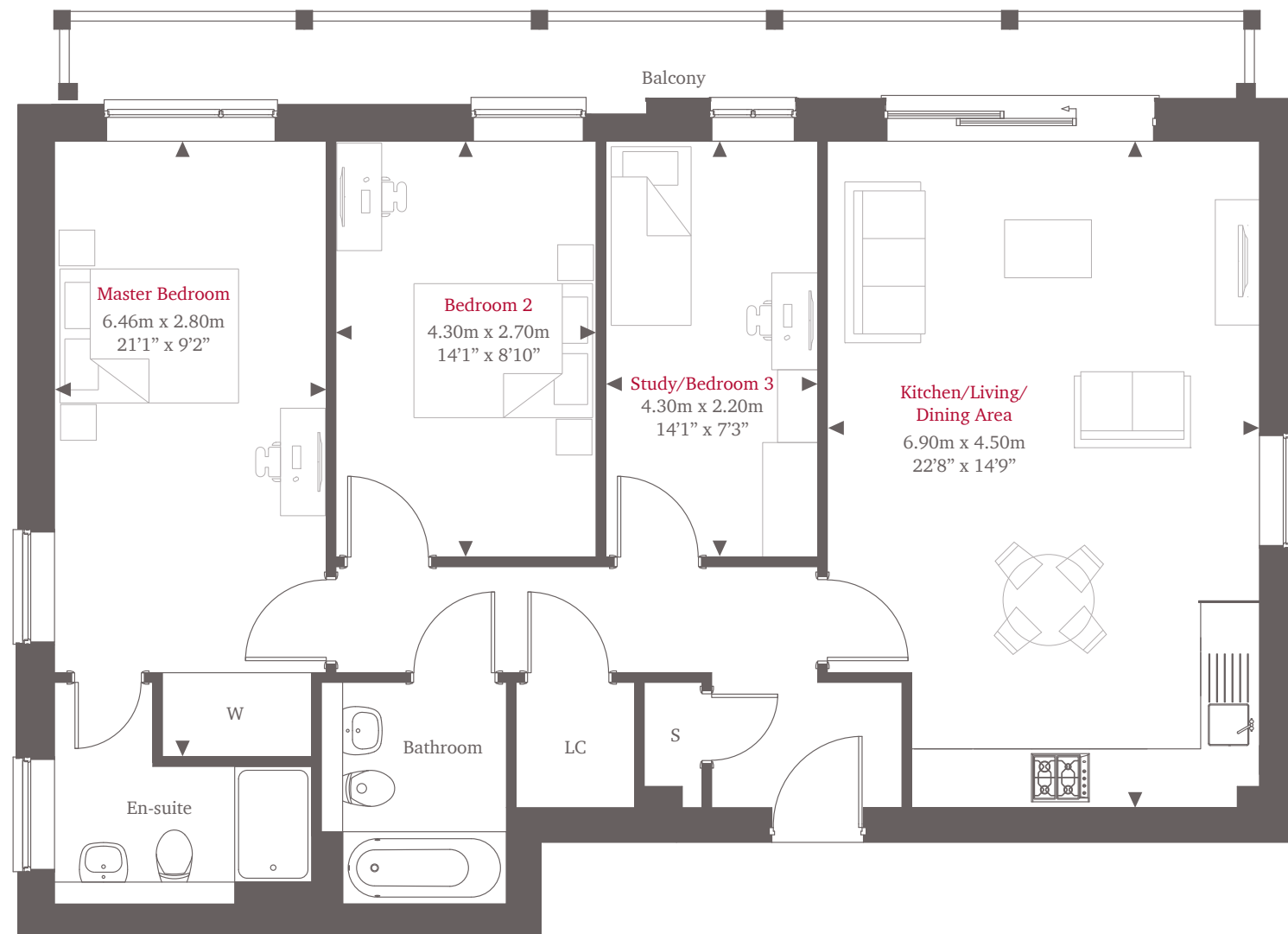
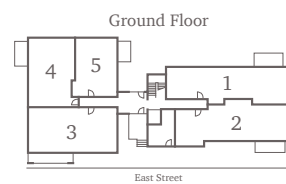
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No. 21

Third Floor



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Internal image of previous Shanly Homes show home.



Stylish specification

Kitchen

- Nobilia contemporary kitchen units complemented by modern slimline laminate work surfaces and upstands
- Kitchen appliances offering quality and style:
 - Stylish integrated stainless steel oven
 - Ceramic hob
 - Stainless steel chimney hood
 - Superb integrated fridge and freezer with space for all the essentials
 - Stylish integrated dishwasher
- Soft close drawers and doors
- Subline underslung double bowl stainless steel sink
- Chrome mixer tap

Bathroom & En-suites

- Stylish Ideal Standard sanitaryware
- Ideal Standard mixer taps and shower controls
- Heated chrome towel rails
- Full height Minoli tiling to shower walls, half height tiling to sanitaryware walls
- Chrome shaver point

Interior

- White 5 panel Premdor doors
- Polished chrome door furniture
- Double glazed aluminium windows with security locks
- Fitted wardrobes to master bedroom
- Multimedia plate with Sky+, and TV in living areas
- LED downlights to kitchen area, bathrooms, en-suites and hallway
- Mains smoke detectors with back up battery
- Smoke and heat detectors

Exterior

- Landscaping to communal areas
- Pathways in Indian Grey Sandstone
- Parking to all homes
- External lighting

Environmental features at Epsom Reach

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

- Energy-efficient, thermostatically controlled electric central heating and A-rated electric boiler to reduce gas usage and carbon emissions
- High levels of wall, floor and roof insulation to limit heat loss during the winter
- A-rated 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
- Air source heat pumps to nos. 1, 2, 3, 4, 8, 10, 14, 16, 19 and 21
- Electrical car charging points, subject to user charges

NB: An estate management company has been set up to manage communal landscaping and a charge applies to each property (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.





View from Epsom Downs



Epsom Town Centre



Odeon Cinema



The Ashley Centre, Epsom



Waitrose, Epsom

Your area

Less than a 10-minute walk from home, Epsom's town centre is within easy reach providing everything you'll ever need and much more.

Ideal for completing the weekly food shop or picking up an everyday essential, you can find a Sainsbury's supermarket just across the road along with a Waitrose in the town centre. Epsom is also packed with a range of cafés, coffee shops and banks, along with a wide range of well-known retailers, including fashion, footwear, homewares, technology, jewellery and health and beauty offerings. Several well-known stores can also be found within the Ashley Centre, such as House of Fraser.

Epsom is home to an array of dining options, with popular chain restaurants such as Bill's, ASK Italian and Pizza Express in addition to unique pubs and bespoke eateries offering a range of cuisines. Try Makiyaki for authentic Japanese cuisine, Le Raj which offers a refreshing take on traditional Indian dishes, or El Patio for an array of tapas dishes ensuring something for everyone.

Other standout favourites include Sicily Restaurant, which brings the flavours of Italy to Epsom, and The Marquis of Granby, a charming pub boasting gastro-fare, traditional Sunday lunches and a varied drinks list.

There is also plenty to keep you entertained, with an ODEON cinema just a 10-minute walk away showcasing all the latest blockbusters, together with Epsom Playhouse which boasts a vibrant programme of live independent productions.

Those leading active lifestyles can find Rainbow Leisure Centre just a 5-minute walk away, offering a modern fully equipped gym, a large swimming pool and a selection of group fitness classes. There's also an on-site spa providing a range of therapies and treatments that promote relaxation and stress-relief.





Epsom Train Station



Epsom Golf Club



University for the Creative Arts

Epsom and beyond

For a trip out of town, the perfect day out awaits at Chessington World of Adventures, from the number of heart-pumping rides and rollercoasters on offer in the theme park to the collections of rare and exotic creatures homed in Chessington Zoo and the Sea Life Centre.

Residents will be situated close to a range of impressive golf courses, each as challenging as the next one. Banstead Downs Golf Club is in easy reach, offering one of the UK's finest 18-hole downland courses designed by the renowned James Braid. The famous Epsom Racecourse is also under a 10-minute drive away and has been home to the Epsom Derby since its inception in 1780.

Thanks to local rail links, you'll also be ideally positioned for days out in the capital, with world-class historic and contemporary attractions and incredible shopping and dining opportunities. You could extend your day into night with an evening in the eclectic West End, where you can see an award-winning show before catching the last train home.

Those after a slice of fine dining needn't look further than the Michelin-starred Sorrel restaurant, located just a 30-minute drive away in the town of Dorking. Enjoy the finely crafted creations of respected chef Steve Drake in its warm and elegant timber-hued dining room. The Surrey Hills Area of Outstanding Natural Beauty is also

right on the doorstep, with its picturesque landscapes, charming country pubs, renowned eateries and jam-packed events programme.

Epsom also benefits from a range of well-regarded schools catering to those from nursery right up to college and university. One of the standout names is Laine Theatre Arts, a well-regarded performing arts school dedicated to training many of the most promising talents across musical theatre and dance.

Epsom Station is conveniently situated just a 12-minute walk away, where you can access services to London Waterloo taking around 36 minutes. Road users will benefit from an excellent local road

network, with the A3 just 15 minutes away and the M25 reachable in 20 minutes at junction 9. Gatwick Airport can also be reached in around 35 minutes, providing flights to a number of exciting destinations from around the globe.





Thameside, Windsor



Bridge House, Walton-on-Thames



Quinn Lodge, Sutton



Cricketers View, Guildford

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.

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.

Your 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.

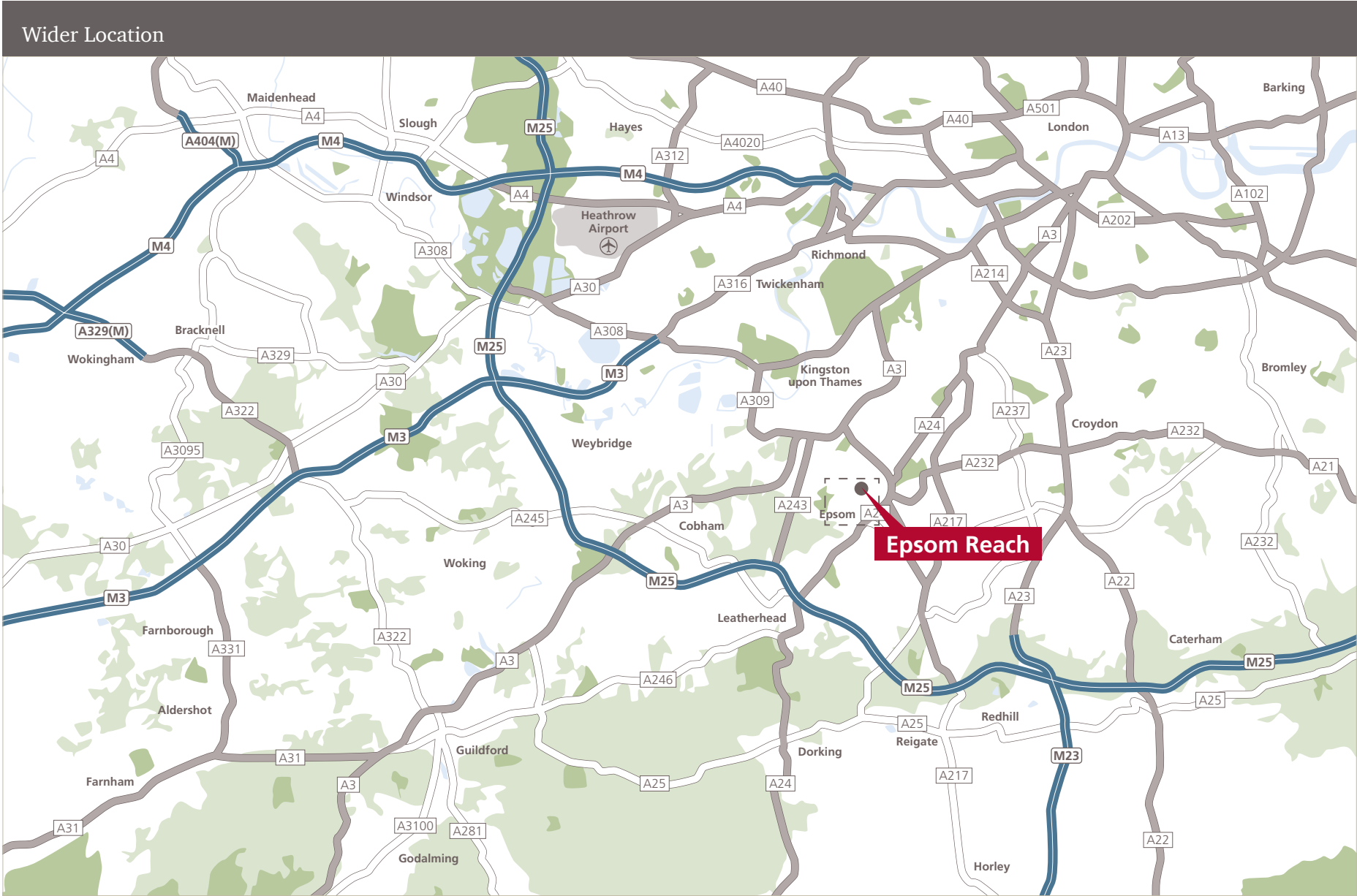
We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy

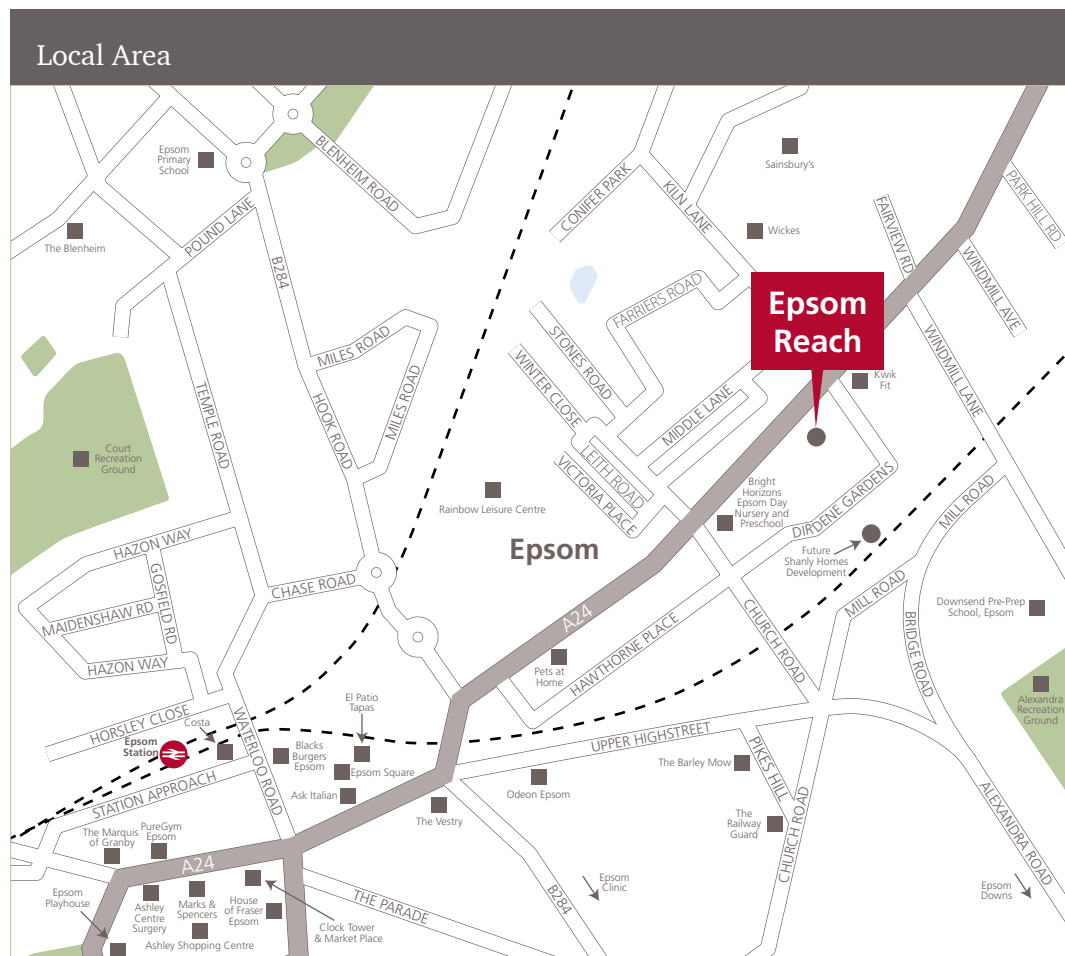
Your Community

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 £21m 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 Epsom Station)

Sutton	8 mins
London Waterloo	36 mins
Clapham Junction	26 mins
Guildford	37 mins
London Victoria	39 mins

Distances by road (from Epsom Reach)

Leatherhead	4.7 miles
Kingston upon Thames	6.3 miles
Dorking	9.4 miles
Heathrow Airport	24.1 miles

Distances by foot (from Epsom Reach)

Rainbow Leisure Centre	4 mins
Sainsbury's Supermarket	5 mins
Odeon Epsom	10 mins
Epsom Station	12 mins



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COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE ARCHITECTURAL CHANGES. KITCHEN, LANDSCAPING AND BATHROOM LAYOUTS MAY VARY FROM THOSE SHOWN; WE OPERATE A PROCESS OF CONTINUOUS PRODUCT DEVELOPMENT AND THEREFORE FEATURES MAY CHANGE FROM TIME TO TIME. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY. THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS AND SPECIFICATION WITH OUR SALES OFFICE. MAPS ARE NOT TO SCALE – APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE – SEPTEMBER 2020. REF: 1355.

The logo for Shanly Homes is centered in the lower half of the image. It features the word "SHANLY" in a large, bold, sans-serif font. Above "SHANLY" is a thin horizontal line. Below "SHANLY" is the word "HOMES" in a smaller, all-caps, sans-serif font. On either side of "HOMES" are short horizontal lines, one to the left and one to the right.

SHANLY
— HOMES —