

DRAFT



REGAL HOUSE

MARLOW

SHANLY
— HOMES —

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Welcome to Regal House - Marlow

Regal House is a boutique collection of individually designed one and two-bedroom apartments set within a quiet, tree-lined street in the centre of Marlow's conservation area.

Just a short stroll places you in the very heart of Marlow, an historic medieval riverside town, with the high street, station (fastest train to London Paddington 46 minutes) and River Thames all within a five-minute walk. The charms of the pretty Georgian neighbourhood are obvious and an abundance of restaurants, cafes and boutique shops only add to its appeal.

This unique development offers superior architectural standards and an enviable location. A retreat from the city, close to the countryside, and in a desirable neighbourhood in its own right, it makes the ideal sanctuary to call home.

Whatever your stage in life, whatever you require, Regal House's unique blend of apartments, including a duplex, have been designed to meet the most discerning of buyers.



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.

Introducing your new home

Regal House apartments have been carefully designed to maximise the architectural detail and fabric of the original building, with the two Palladian styled buildings linked by a swish avantgarde duplex apartment with its own roof terrace.

Each home has been carefully considered to meet a range of lifestyle requirements and preferences, with most having either a balcony or terrace and an individual parking space accessed via private electronic gates.

The beauty of Regal House lies in the luxury specification and individual design detailing, with each apartment considered on its own merits to showcase feature walls and windows and maximise light and living space.

Open plan kitchen, living and dining areas allow social entertainment space to stretch out and relax, plus space for home working and a generous master bedroom with fitted wardrobe. Larger two-bedroom apartments feature en-suite bathrooms to the master bedroom.

Every Shanly property features an excellent specification and a meticulous attention to detail throughout. Simply add the finishing touches and unique style to make your new space feel like home.

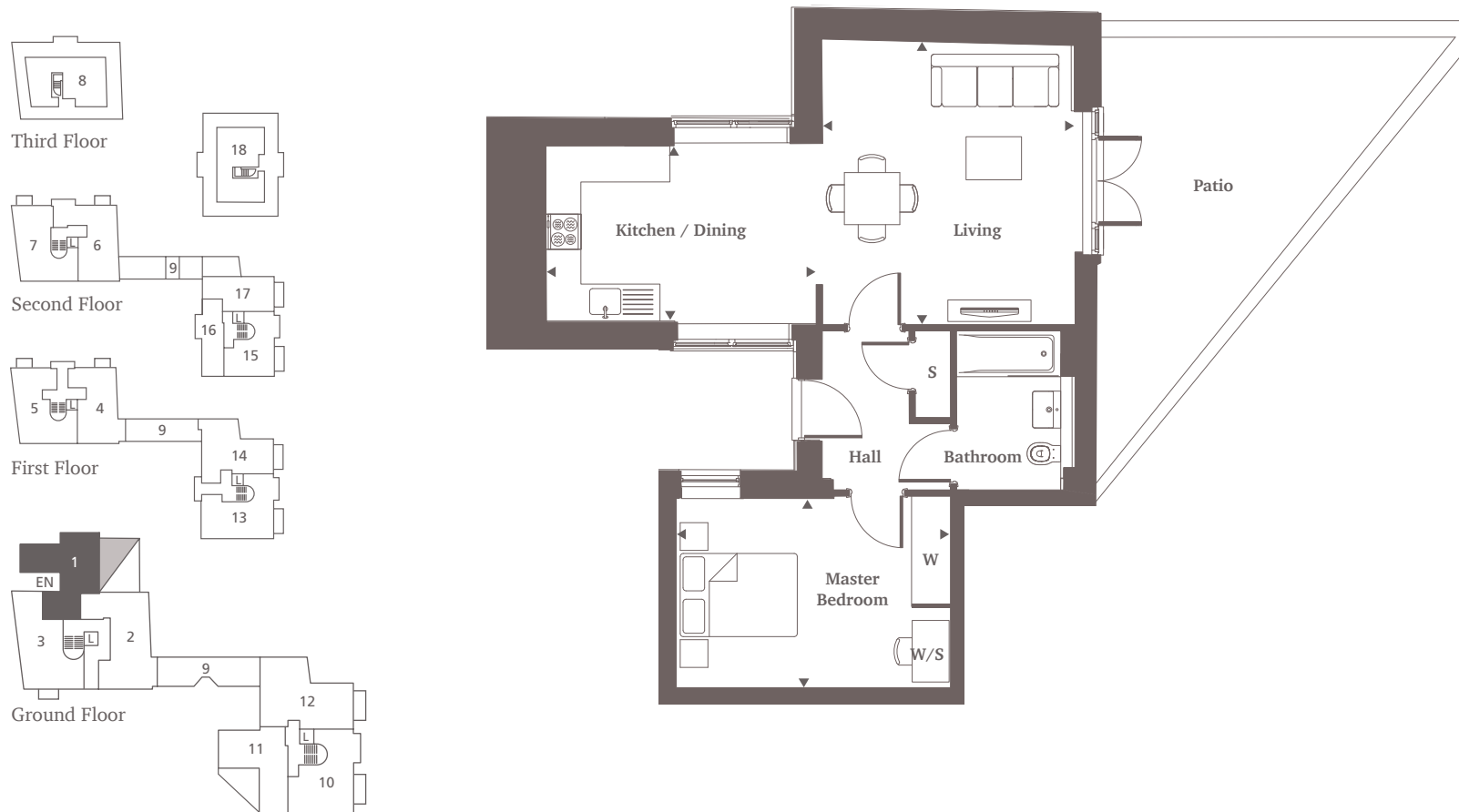




Computer-generated image of Regal House.

Apartment 1

Ground Floor



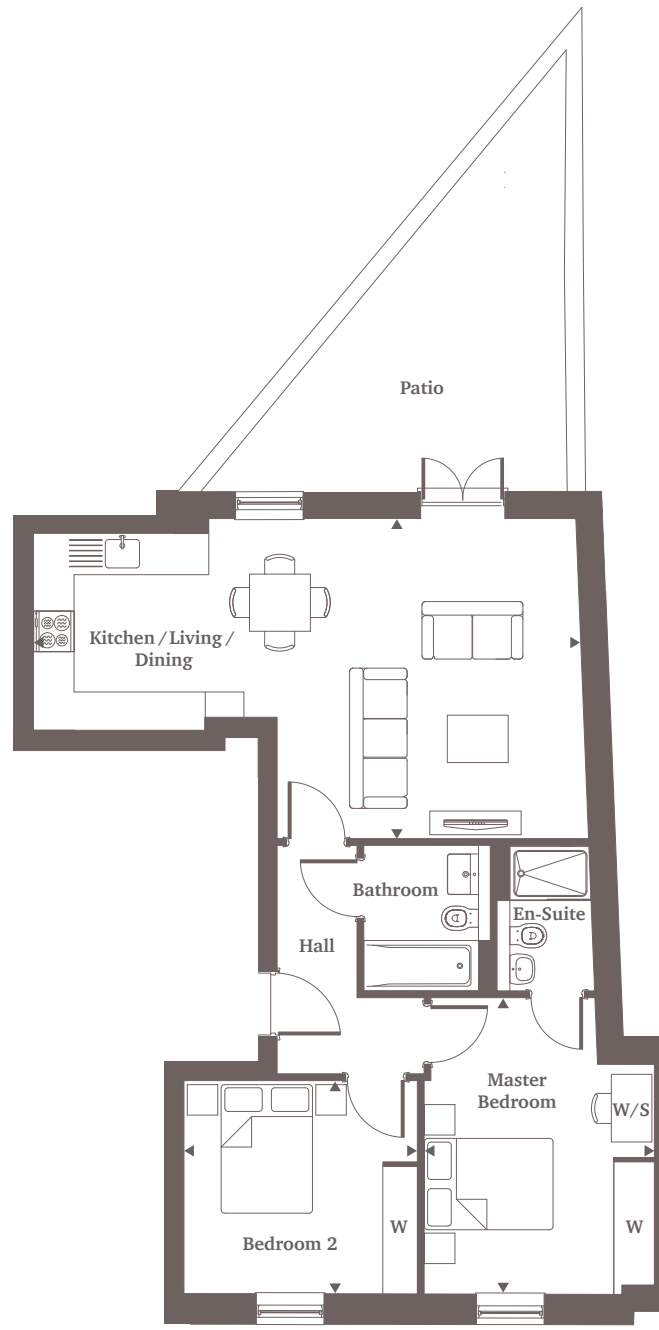
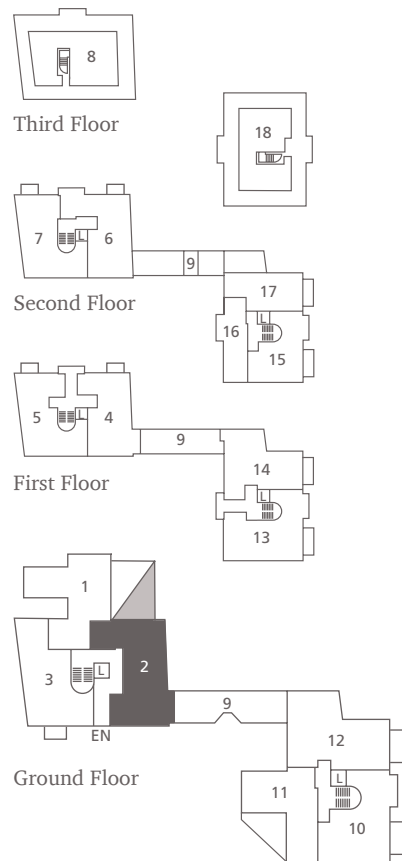
One Bedroom Home
57.50 sq m, 619 sq ft

Kitchen	4.37m x 5.86m	14'4" x 19'3"
Living/Dining Area	4.60m x 4.08m	15'1" x 13'5"
Master Bedroom	4.45m x 3.07m	14'7" x 10'1"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 2

Ground Floor



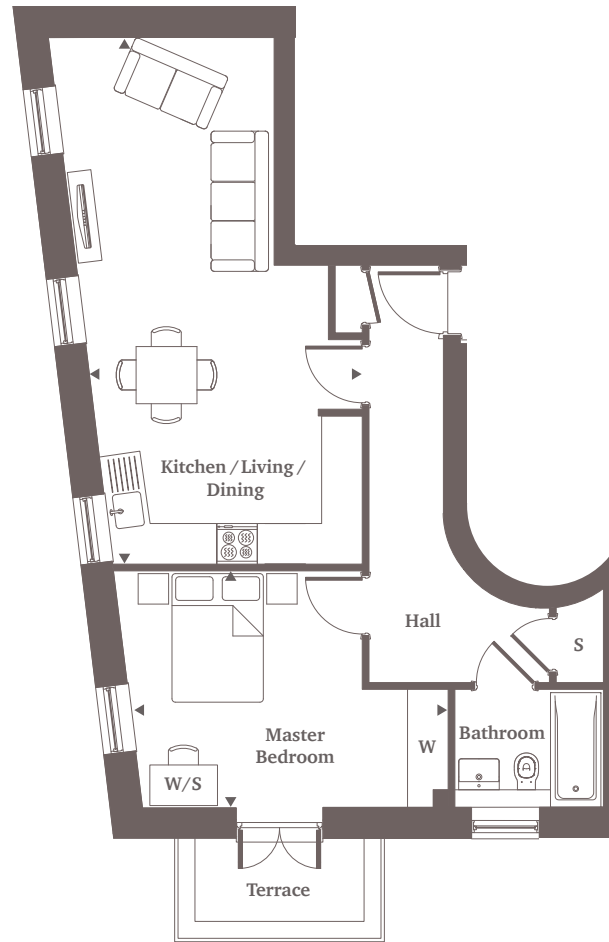
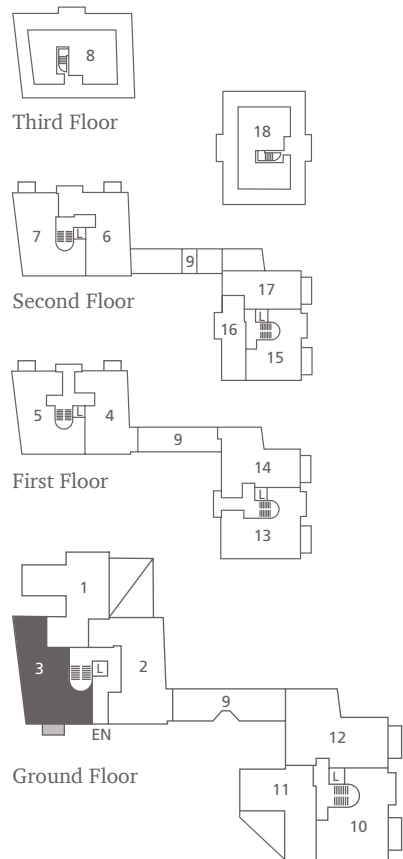
Two Bedroom Home 70.80 sq m, 762 sq ft

Kitchen/Living/ Dining Area	8.09m x 4.73m	26'6" x 15'6"
Master Bedroom	4.38m x 3.40m	14'4" x 11'2"
Bedroom 2	3.45m x 3.15m	11'4" x 10'4"

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Apartment 3

Ground Floor



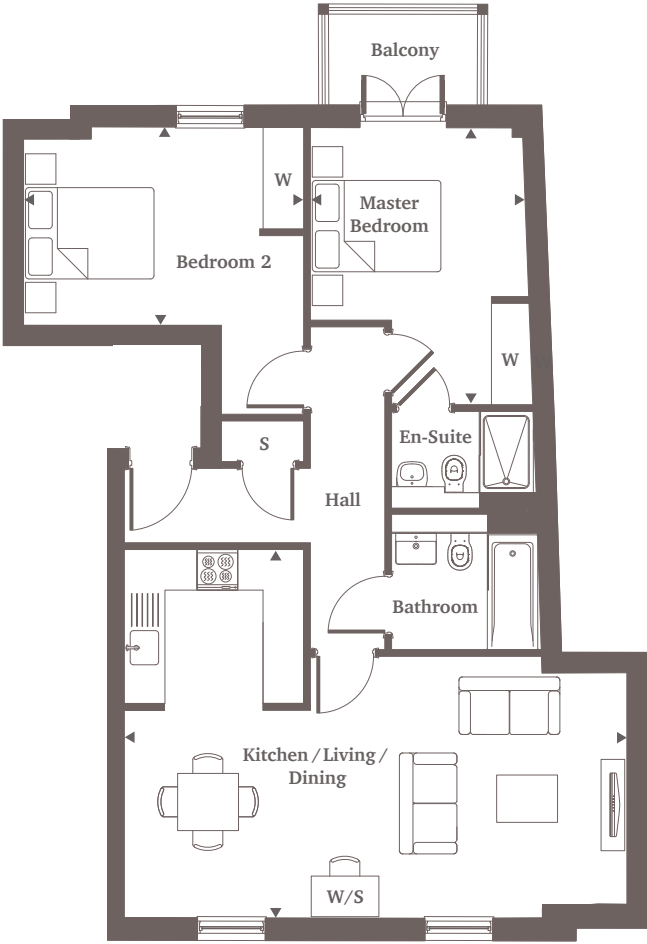
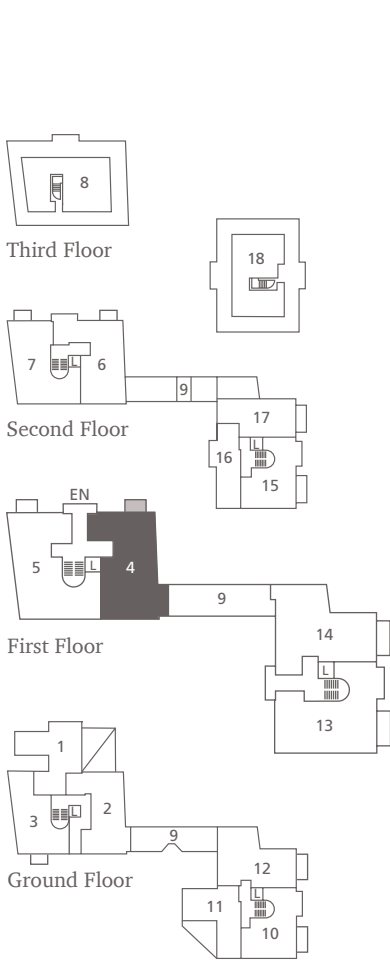
One Bedroom Home 57.60 sq m, 620 sq ft

Kitchen/Living/ Dining Area	7.78m x 4.03m	25'6" x 13'2"
Master Bedroom	4.68m x 3.50m	15'4" x 11'6"

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Apartment 4

First Floor



*Two Bedroom Home
76.77 sq m, 826 sq ft*

Kitchen/Living/ Dining Area	7.43m x 5.44m	24'4" x 17'10"
Master Bedroom	4.24m x 4.14m	13'11" x 13'7"
Bedroom 2	4.45m x 3.07m	14'7" x 10'1"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.



Computer-generated image of Regal House.

Apartment 5

First Floor



*Two Bedroom Home
80.37 sq m, 865 sq ft*

Kitchen/Living/ Dining Area	9.33m x 3.60m	30'7" x 11'9"
Master Bedroom	5.96m x 3.02m	19'7" x 9'11"
Bedroom 2	3.93m x 3.36m	12'11" x 11'0"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 6

Second Floor



Two Bedroom Home
85.13 sq m, 916 sq ft

Kitchen/Living/ Dining Area	6.41m x 6.25m	21'0" x 20'6"
Master Bedroom	5.50m x 4.25m	18'0" x 13'0"
Bedroom 2	3.95m x 3.16m	12'11" x 10'4"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 7

Second Floor



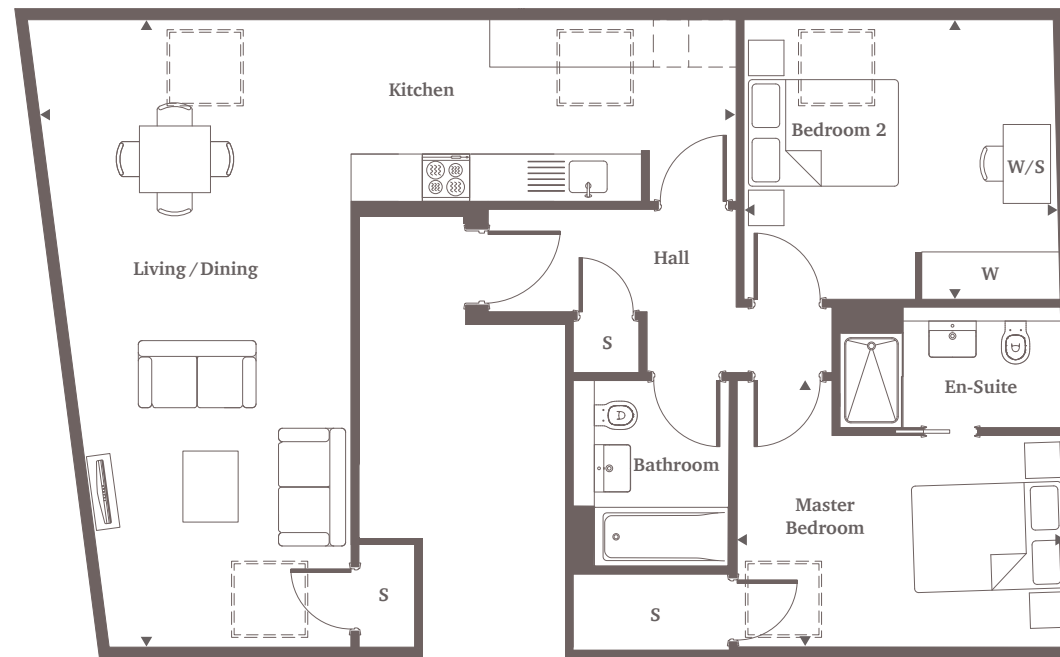
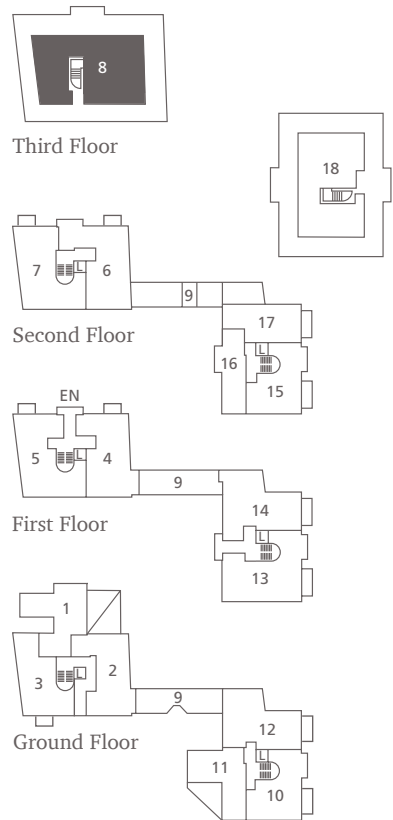
*Two Bedroom Home
79.36 sq m, 854 sq ft*

Kitchen/Living/ Dining Area	9.33m x 4.83m	30'7" x 15'10"
Master Bedroom	6.15m x 3.0m	20'2" x 9'10"
Bedroom 2	4.04m x 2.69m	13'3" x 8'10"

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Apartment 8

Third Floor



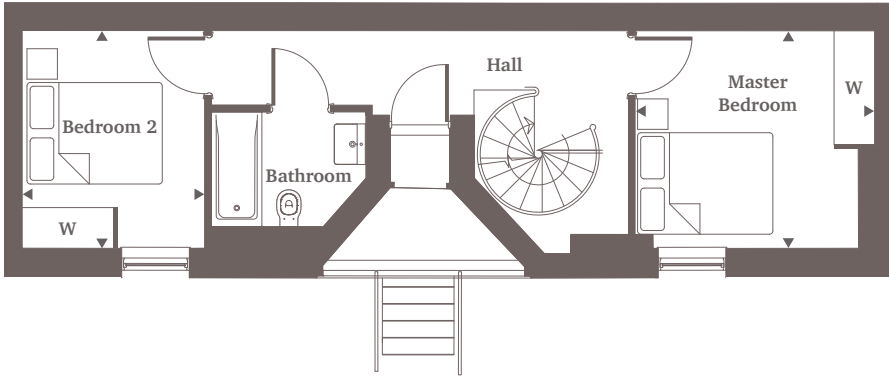
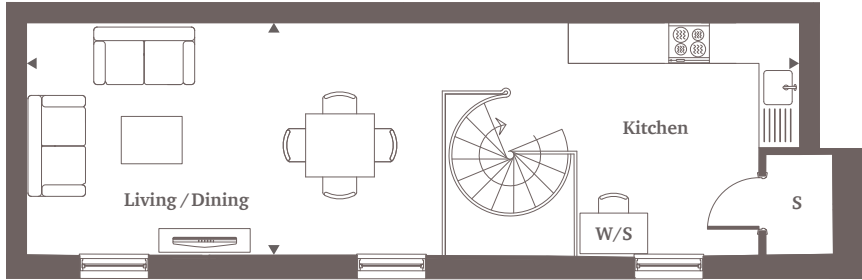
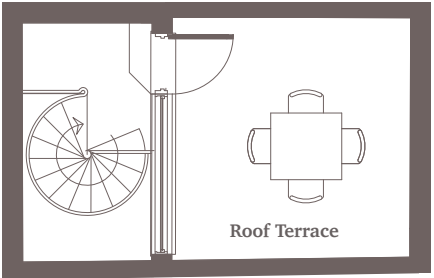
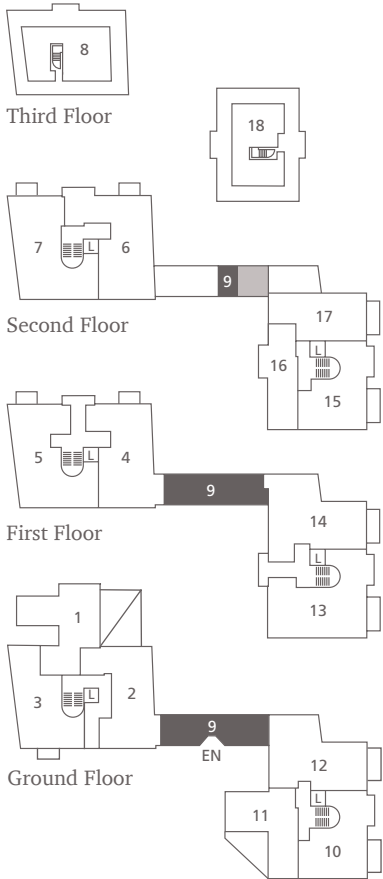
Two Bedroom Home
86.60 sq m, 932 sq ft

Kitchen/Living/ Dining Area	8.82m x 7.95m	28'11" x 26'1"
Master Bedroom	4.17m x 3.38m	13'8" x 11'1"
Bedroom 2	3.98m x 3.54m	13'1" x 11'7"

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Apartment 9

Ground, First and Second Floor



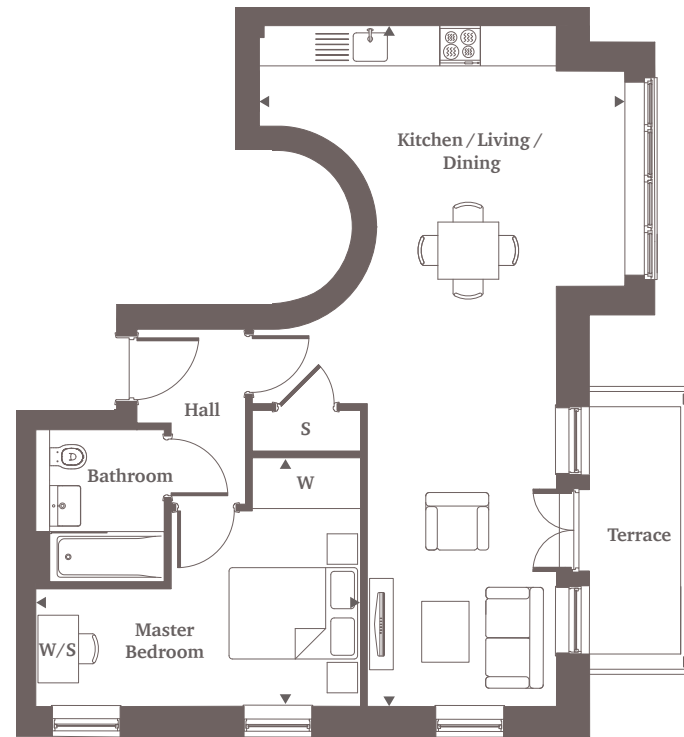
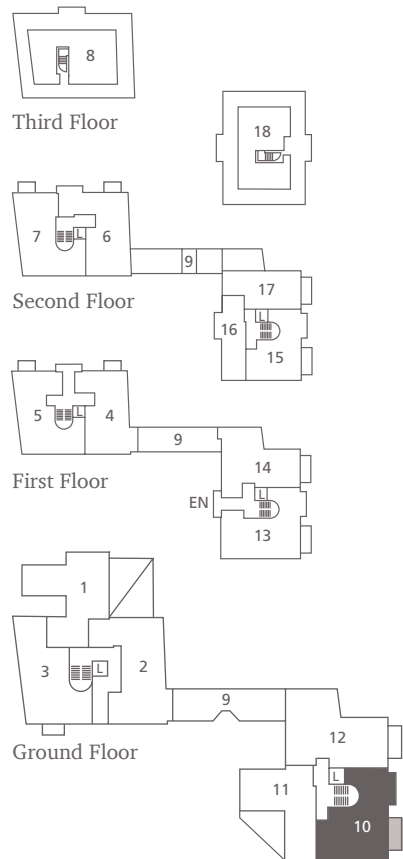
*Two Bedroom Home
78.32 sq m, 843 sq ft*

Kitchen/Living/ Dining Area	11.43m x 3.44m	37'6" x 11'3"
Master Bedroom	3.54m x 3.22m	11'7" x 10'7"
Bedroom 2	3.22m x 2.70m	10'7" x 8'10"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 10

Ground Floor



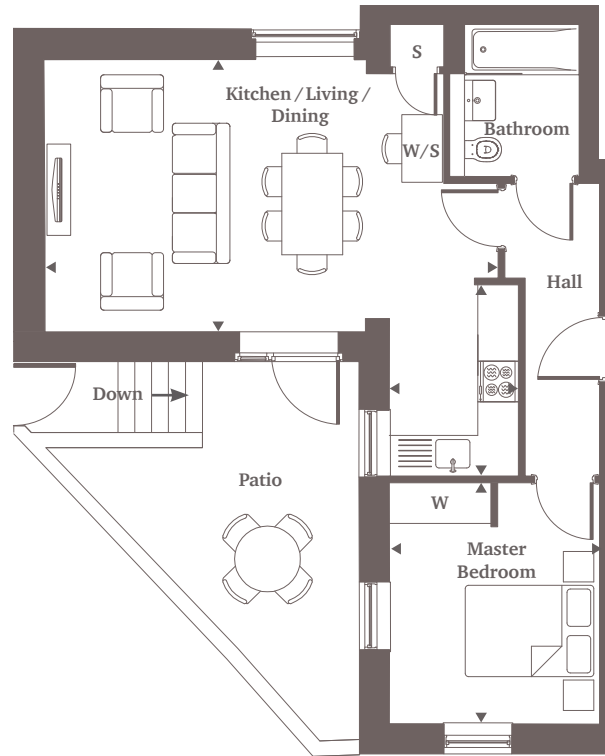
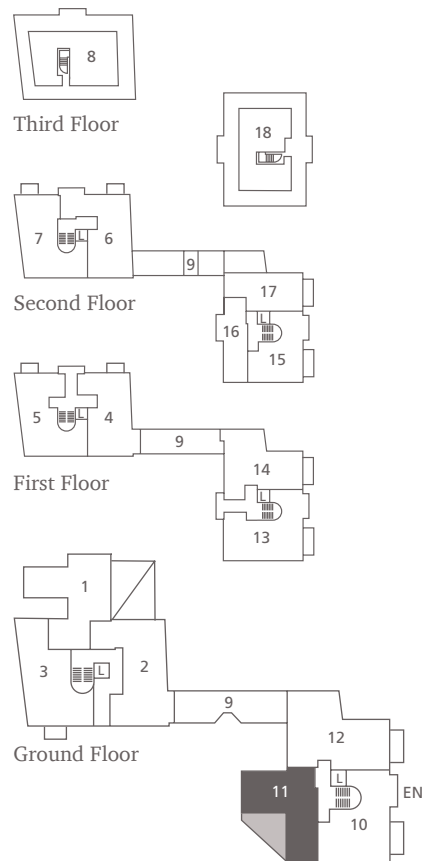
One Bedroom Home
59.35 sq m, 639 sq ft

Kitchen/Living/ Dining Area	10.06m x 5.40m	33'0" x 17'9"
Master Bedroom	4.80m x 3.67m	15'9" x 12'0"

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Apartment 11

Ground Floor



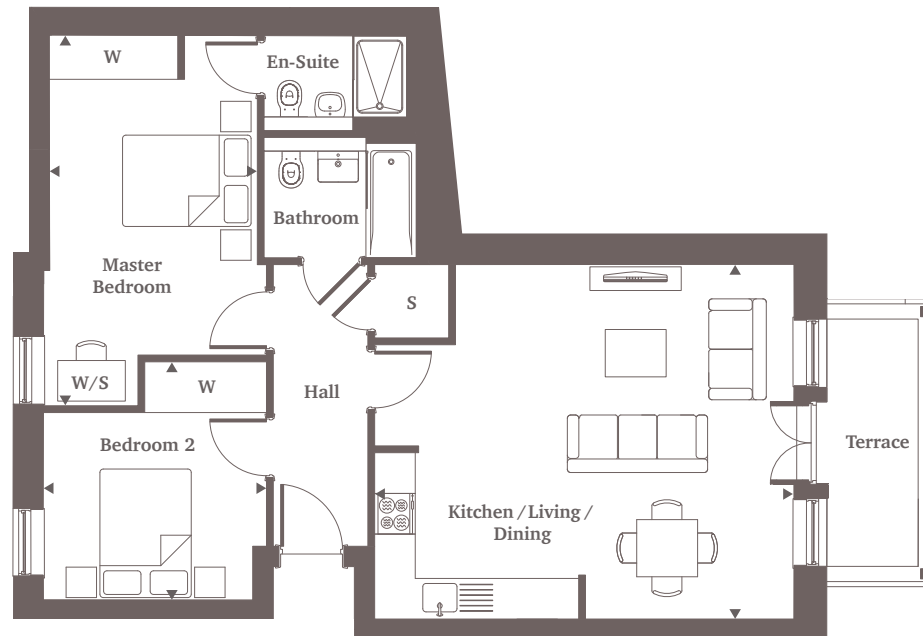
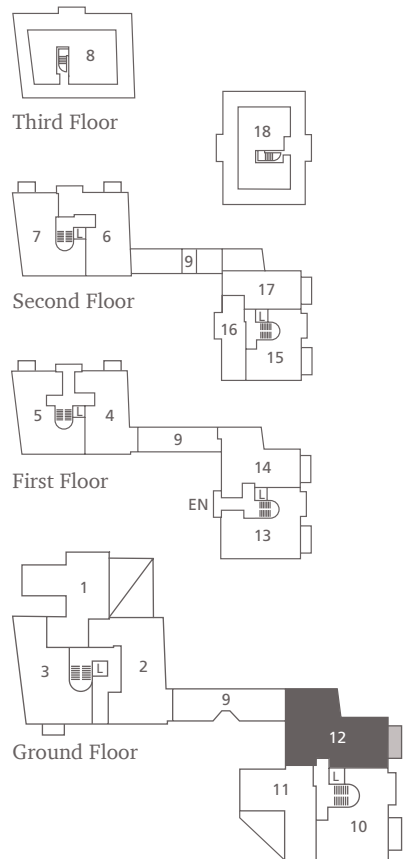
One Bedroom Home 52.48 sq m, 565 sq ft

Kitchen	2.84m x 1.91m	9'4" x 6'3"
Living/Dining Area	6.20m x 4.02m	22'0" x 13'2"
Master Bedroom	3.56m x 3.12m	11'8" x 10'3"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 12

Ground Floor



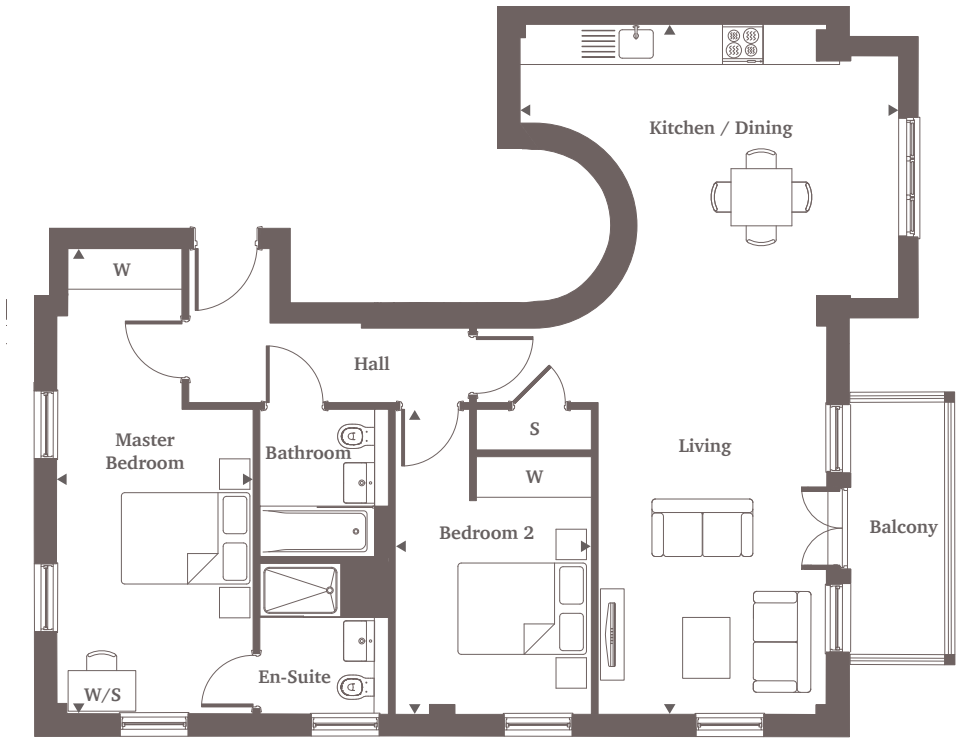
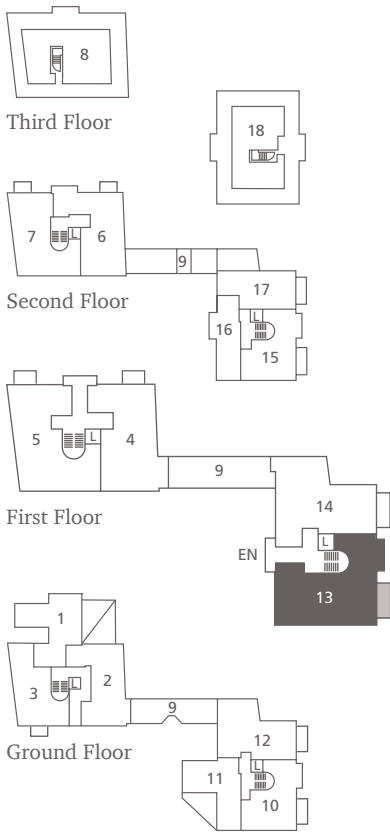
Two Bedroom Home 73.77 sq m, 794 sq ft

Kitchen/Living/ Dining Area	6.20m x 5.24m	20'04" x 17'2"
Master Bedroom	5.48m x 3.29m	18'0" x 10'10"
Bedroom 2	3.52m x 3.30m	11'7" x 10'10"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 13

First Floor



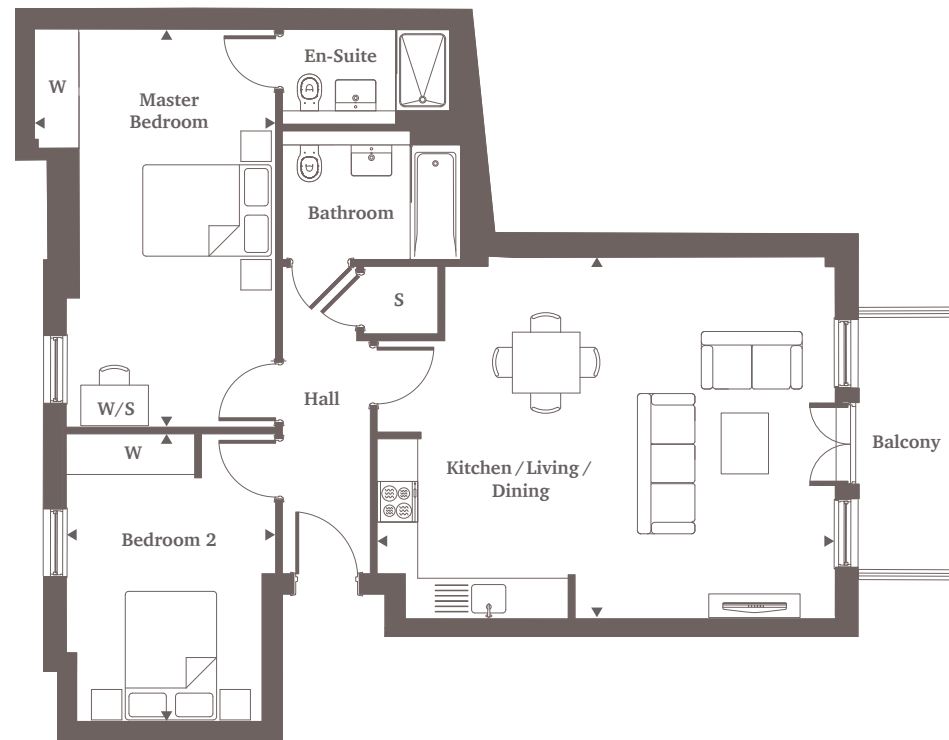
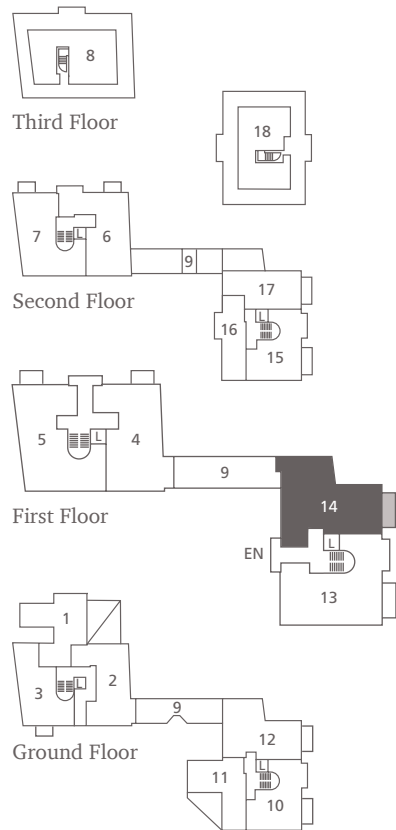
*Two Bedroom Home
87.39 sq m, 940 sq ft*

Kitchen/Living/ Dining Area	10.20m x 5.60m	33'6" x 18'4"
Master Bedroom	6.88m x 2.92m	22'7" x 9'7"
Bedroom 2	4.51m x 2.90m	14'10" x 9'6"

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Apartment 14

First Floor



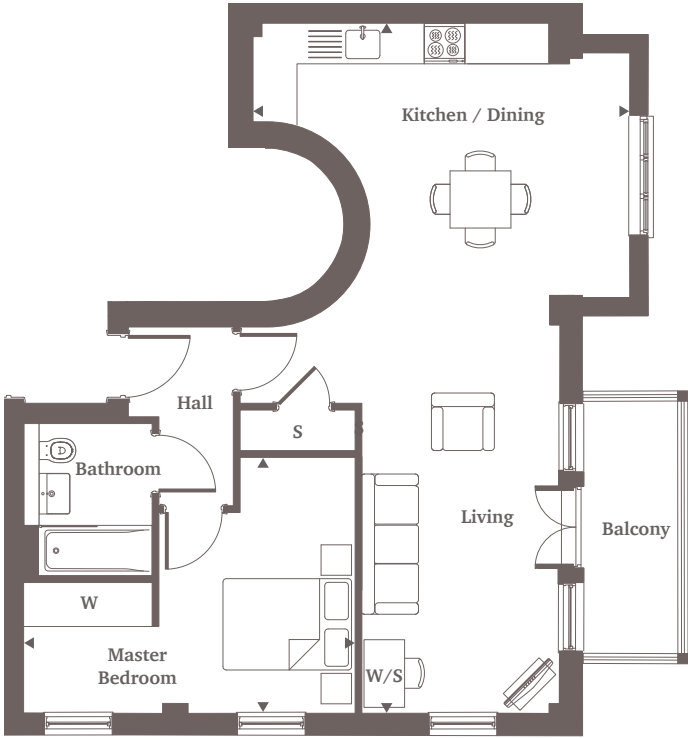
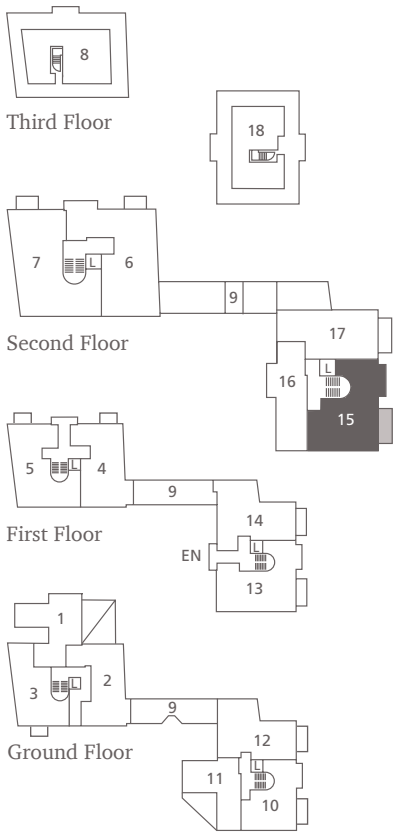
Two Bedroom Home 83.35 sq m, 897 sq ft

Kitchen/Living/ Dining Area	6.77m x 5.35m	22'3" x 17'7"
Master Bedroom	5.88m x 3.57m	19'3" x 11'9"
Bedroom 2	4.25m x 2.89m	13'11" x 9'6"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 15

Second Floor



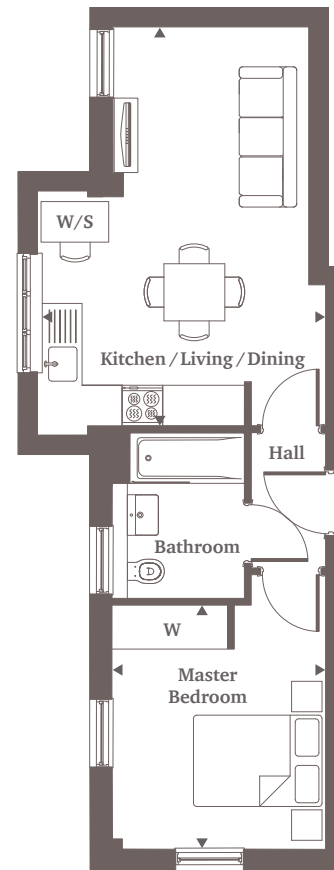
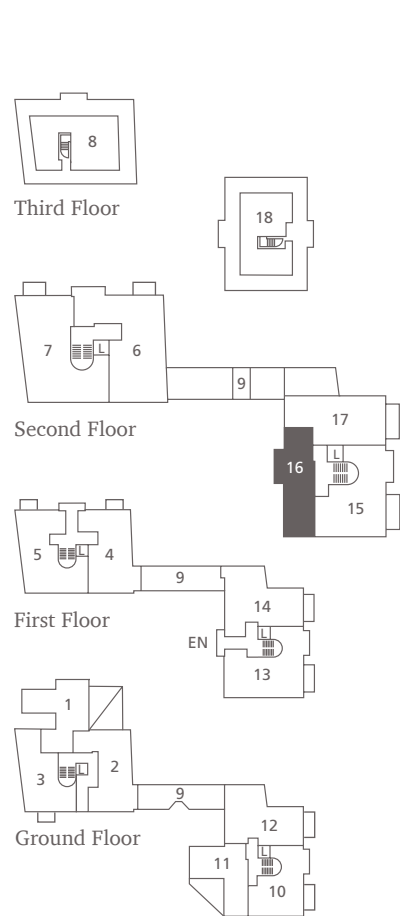
*One Bedroom Home
62.80 sq m, 676 sq ft*

Kitchen/Living/ Dining Area	10.20m x 5.55m	33'6" x 18'2"
Master Bedroom	4.90m x 3.78m	16'1" x 12'5"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 16

Second Floor



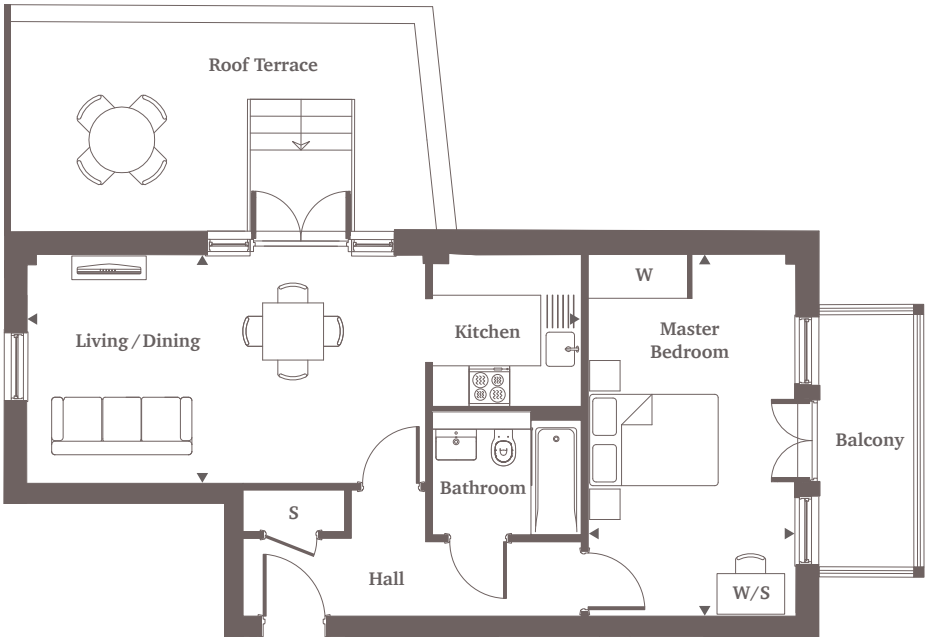
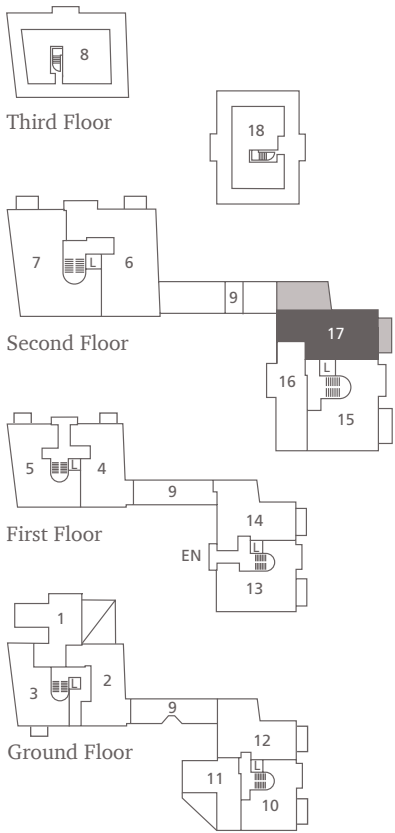
One Bedroom Home 41.0 sq m, 441 sq ft

Kitchen/Living/ Dining Area	5.90m x 4.26m	19'4" x 14'0"
Master Bedroom	3.66m x 3.15m	12'0" x 10'4"

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Apartment 17

Second Floor



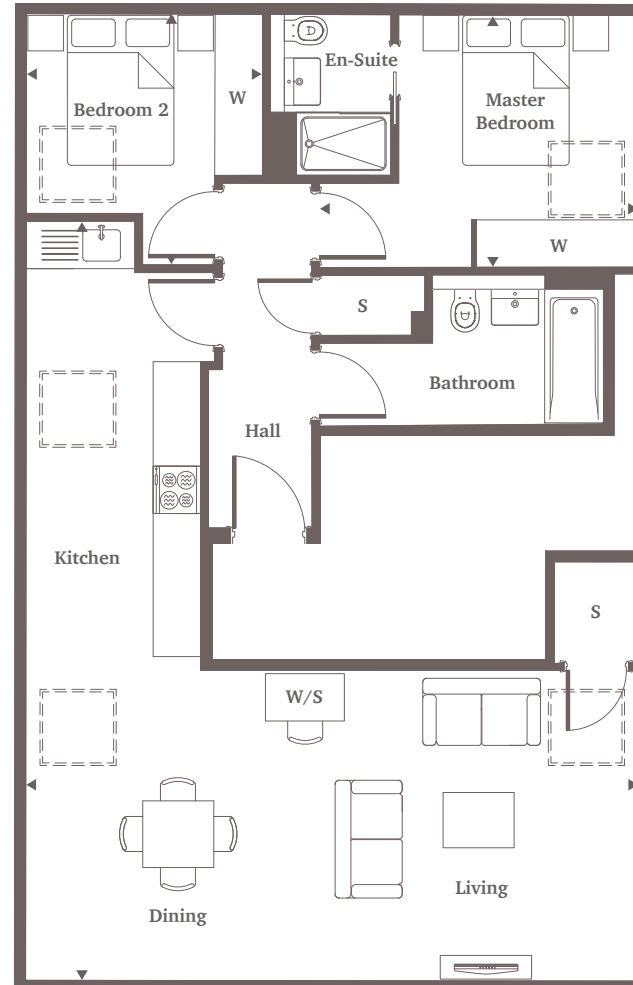
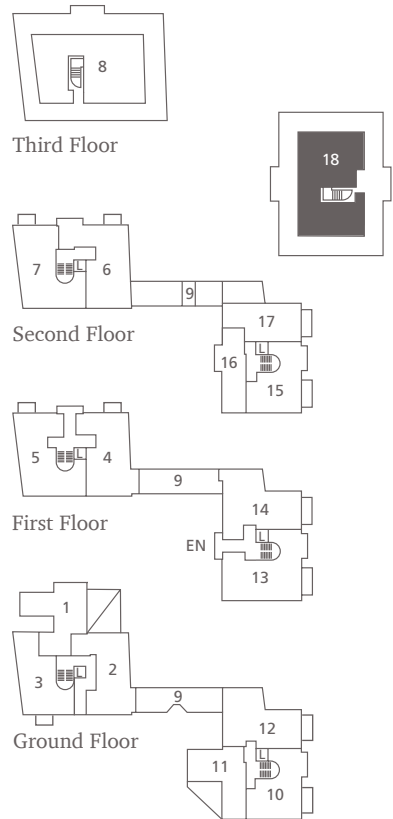
*One Bedroom Home
54.5 sq m, 587 sq ft*

Kitchen/Living/ Dining Area	8.20m x 3.38m	26'11" x 11'1"
Master Bedroom	5.35m x 3.05m	17'7" x 10'0"

◀ 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. W/S denotes workstation. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.

Apartment 18

Third Floor



Two Bedroom Home 80.2 sq m, 863 sq ft

Kitchen/Living/ Dining Area	9.62m x 7.77m	31'7" x 25'6"
Master Bedroom	4.04m x 3.20m	13'3" x 10'6"
Bedroom 2	3.18m x 2.99m	10'5" x 9'10"

◀ 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. W/S denotes workstation. ☐ denotes roof light. EN denotes main entrance. L denotes lift. Please contact sales consultant for more information.



Show home photography of previous Shanly Homes development.

Stylish specification

Kitchen

- Contemporary Shaker kitchen units with composite stone worktop and upstand
- Quality branded appliances including:-
 - Siemens oven
 - Siemens gas hob
 - Integrated cooker hood
 - Siemens integrated combi microwave oven
 - Zanussi integrated fridge freezer
 - Zanussi integrated dishwasher
 - Zanussi integrated washer/dryer
- Stainless steel sink with mixer tap
- Recessed white downlighters
- Chrome plug sockets
- Chrome light switches

Bathroom and en-suite

- Stylish Minoli light grey tiles with white porcelain sanitaryware
- Soft closing toilet seats
- Contemporary chrome brassware throughout
- Thermostatically controlled showers
- Full width mirrors
- Single lever mixer taps
- Towel radiators
- Recessed LED downlights
- Shaver point



Show home photography of previous Shanly Homes development.

Interior

- Audio and video door entry system
- Multipoint-locking front door
- Double glazed white painted timber windows providing a high level of thermal insulation and reduced heat loss
- Wired for SkyQ (Sky account required) in living room, TV points to other rooms
- Low energy lighting throughout
- Oak veneered Vicaima doors with chrome handles
- Full height “Lauren’ range high-gloss Grigio wardrobes to master bedrooms
- Mains powered smoke detectors with battery back-up

Exterior

- Indian Grey Sandstone to paths and patio areas
- Private parking
- External bin store
- Cycle storage

Environmental features at Regal House

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



Your area

Marlow sits amid one of the most desirable reaches of Thames Valley, and was recorded as an important river crossing and established settlement in the Domesday book. The local history is apparent in the wealth of ancient buildings including the old Parsonage which dates back to the 14th Century.

The town's rustic timeless charm is characterised by the river, parks and gently rolling Chiltern Hills which add to its feeling of peace and tranquillity.

Both the River Thames and Higginson Park which follows the riverbank are a short walk south west along the High Street from Regal House. Marlow Lock and the Grade II chain suspension border

to the south east, with the highly regarded Compleat Angler Hotel and restaurant just across the river with its dreamy waterside frontage. Historic Bisham Abbey and Bisham National Sports Centre are reached a little further south, perfect for lazy days and long walks!

The town centre provides a wealth of individual quality shops, restaurants and gastro pubs, several of which are run by renowned chefs and highly acclaimed.

There is no shortage of leisure pursuits, with National Trust properties, river sports and rowing, equestrian activities as well as fitness clubs, tennis and golf clubs all within easy reach.





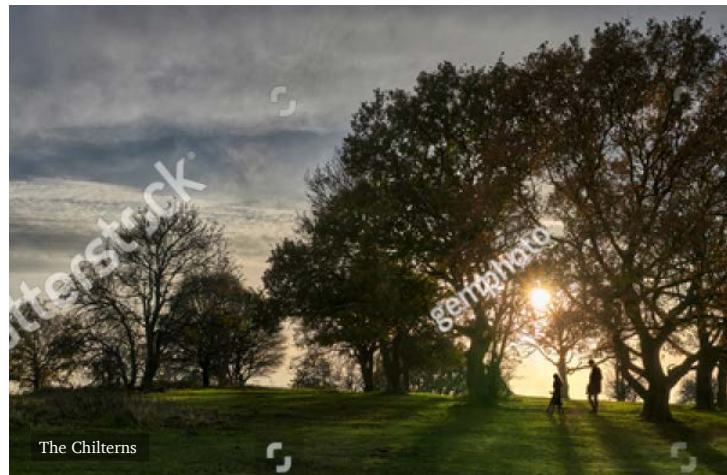
Oxford



High Wycombe



Hughenden Manor, High Wycombe



The Chilterns

Marlow and beyond

Marlow is in an enviable position situated within the pretty meandering Thames Valley, surrounded by picture perfect villages and bordered to the North East by the Chiltern Hills, an area of outstanding natural beauty. High Wycombe's shopping centre is conveniently located 5.4 miles away with Oxford City Centre 29 miles.

London's West End shops, restaurants, museums and galleries are within easy reach, with excellent motorway connections to the both the M4 via Maidenhead and M40. And with Heathrow airport only 23 miles, the next adventure is never far away.



The Chilterns



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.

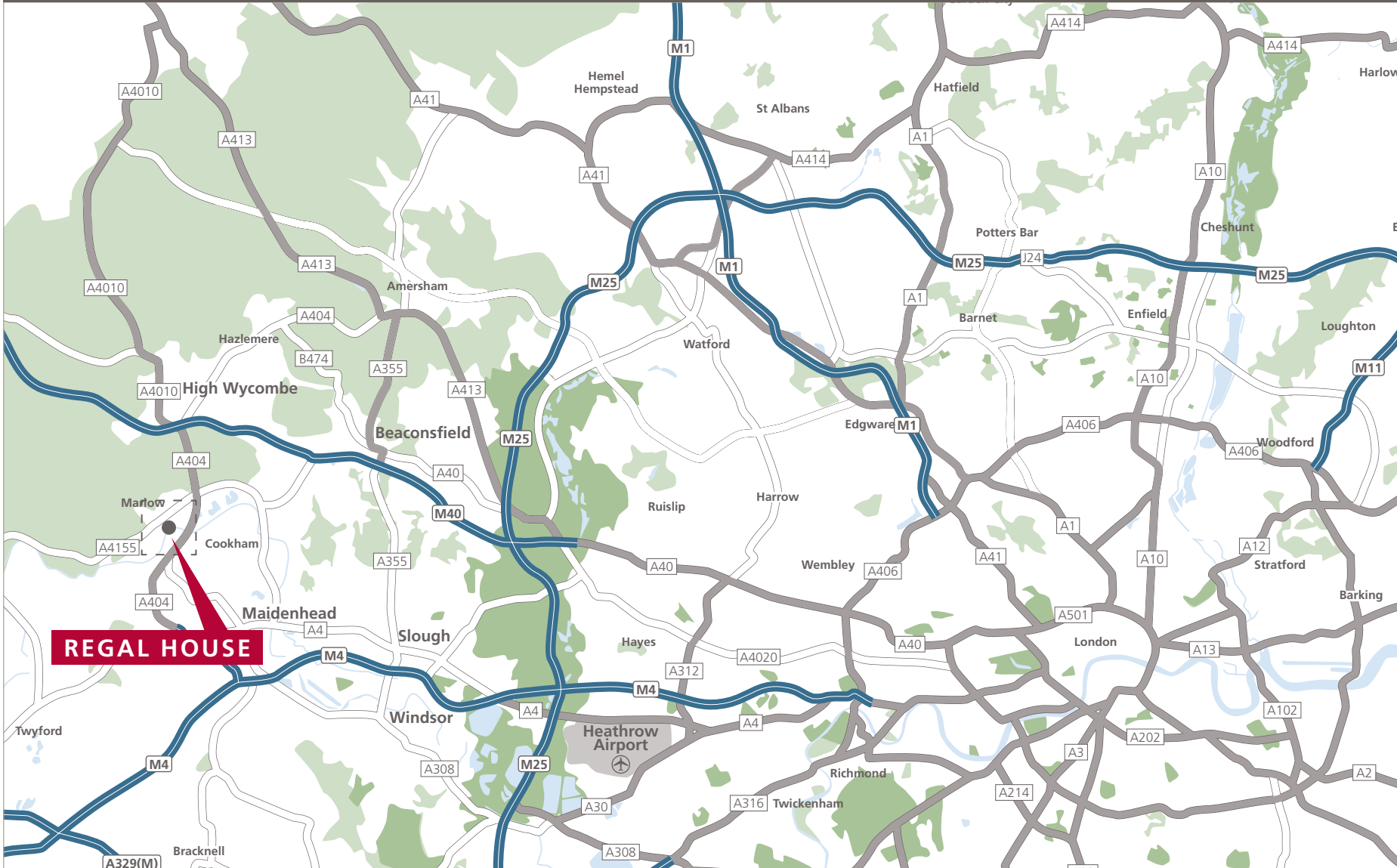
Your Community

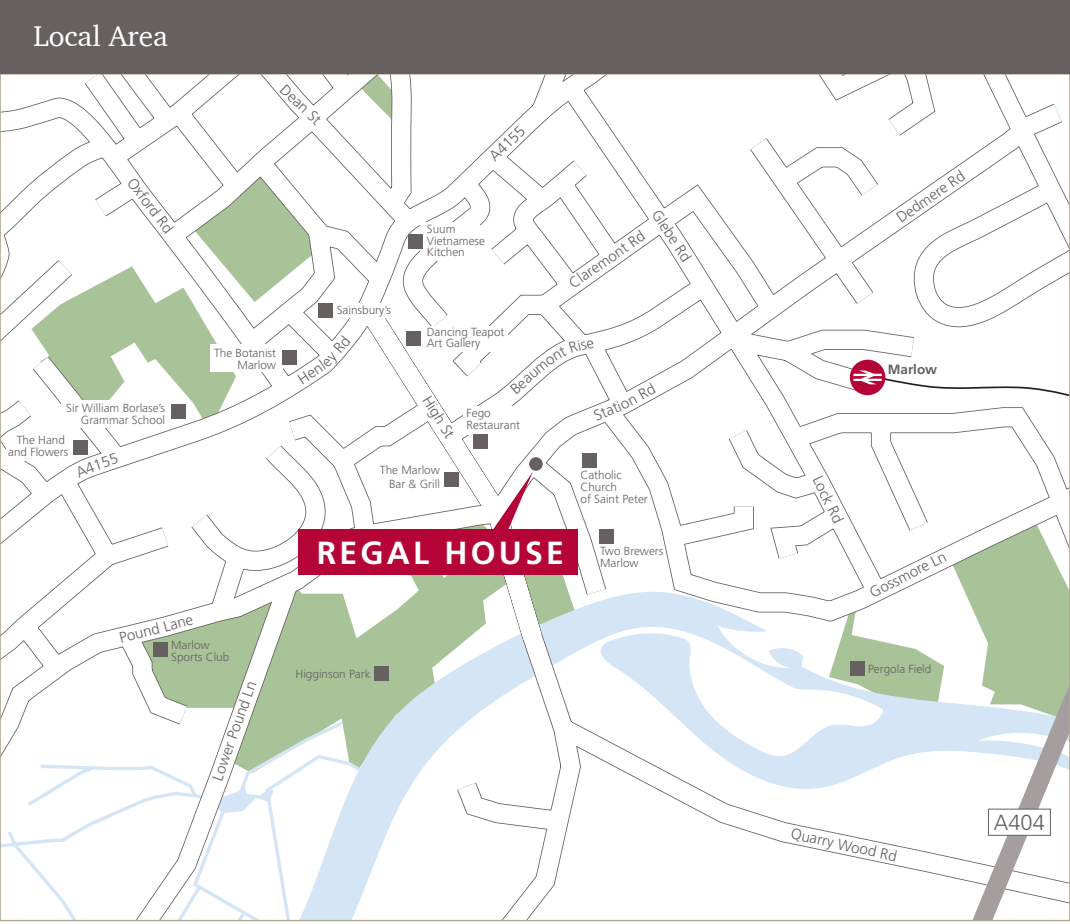
As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

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.



Wider Location





Travel time by rail (from Marlow Station)

Maidenhead	23 mins
London Paddington	50 mins

Distance by road (from Regal House)

High Wycombe	14 mins
Heathrow airport	30 mins
Reading	26 mins

Distance by foot (from Regal House)

High Street	1 min
Higginson Park	2 mins
River Thames	3 mins
Marlow Station	7 mins



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