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BROADLEAF PLACE

CATERHAM

SHANLY
— HOMES —



Computer generated imagery of Broadleaf Place indicative only. Elevations may vary.



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TIME TO TURN OVER A NEW LEAF

Welcome to Broadleaf Place in the thriving town of Caterham, nestled in the beautiful North Downs. Superb transport links mean you can enjoy the best of both worlds, living close to nature, yet just minutes from the bustling city of London.

Broadleaf Place is perfectly placed to make the most of the amenities in Whyteleafe and Caterham, including a choice of train stations within walking distance, restaurants, schools and shops. Caterham is a vibrant town with everything you need close at hand. This impressive collection of two and three bedroom houses showcases Shanly Homes' award-winning quality and design. Elegant inside and out, your home has spacious, contemporary layouts and superior finishes in every room.



THE NEW FOCAL POINT TO YOUR LIFESTYLE

Discover an enviable lifestyle at Broadleaf Place, with stunning countryside on your doorstep and plenty of parks and green spaces to enjoy. Visit Coulsdon Common, an area of ancient woodland and chalk grassland, for a lunchtime stroll or to walk your dog. The Surrey Hills Area Of Outstanding Natural Beauty is close when you want to exercise or relax.

Leading an active lifestyle is a pleasure with so much open space within easy reach, whether you love to walk, run or cycle to keep fit. When you want to swim, join a fitness class or work out at a gym, there is a choice of venues, including the de Stafford sports centre, a short walk from home. Caterham has Waitrose and Partners and Morrison's supermarkets, a community hospital, post office and bakery. Schools include Audley Primary school, four minutes' walk from Broadleaf Place.



Woodcote Park Golf Club



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Make the most of your precious leisure time by getting out and about. Take time to visit the many pubs, bars and coffee shops in and round Caterham. Independent and well known restaurants cater for every taste, whether you want a relaxed brunch, lunch with friends or a celebration dinner.

When it is time for some retail therapy, you'll find a choice of shops to browse in Caterham and Croydon. The Church Walk Shopping Centre has High Street names and small independent stores. For other leisure activities, join one of the many sports clubs or visit the Everyman cinema at Oxted. If you are a golfer, there are several clubs in the area. Other clubs cater for anglers and footballers.

ESTABLISHED CONNECTIONS ON YOUR DOORSTEP

Whether you are travelling for work or pleasure, the excellent road and rail links from Broadleaf Place make life easy. Whyteleafe, Whyteleafe South and Upper Warlingham stations are all within walking distance and have trains to London Bridge or London Victoria in around 40 minutes. There is also a station at Caterham.



(FROM WHYTELEAFE)

EAST CROYDON
16 minutes

LONDON BRIDGE
39 minutes

LONDON VICTORIA
44 minutes



GATWICK
20 minutes

SURREY HILLS
32 minutes

BRIGHTON
54 minutes

Be connected to city life: A choice of stations means commuting and leisure travel are simple.



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With the A22 just a mile away, South Croydon is a 15-minute drive and the South Coast is easily accessible. The M25 is minutes from home, opening up access to the motorway network, including the M23 to Gatwick Airport in 19 minutes. The towns of Reigate, Banstead and Epsom can be reached by road in under 30 minutes. Alternatively take the M25 to Bluewater Shopping Centre in approximately 30 minutes.

Enjoy everything London has to offer whenever you want thanks to frequent fast trains which whisk you into the capital in under 40 minutes. You'll be close enough to be a frequent visitor to London's colourful markets, impressive museums and incredible shops, selling everything from designer goods to High Street bargains. You'll never tire of the unrivalled entertainment on offer, including big-name music acts, West End shows and stunning experiences. Whether you want to support your team, dine in a Michelin-starred restaurant or indulge with authentic street food, you can live life to the full in this most cosmopolitan of cities.





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.

WELCOME HOME

Picture yourself living in one of these enviable homes, built to the high standards for which Shanly Homes is renowned, to bring you joy for many years. Whichever two or three bedroom design you choose, you will be impressed by the exquisite design and quality.

Our architects have created a stunning range of house types, with something special to suit every taste. The interiors of these beautiful houses are just as attractive and are bound to impress. Our designers pride themselves on producing carefully thought-out room layouts to meet today's ever-changing lifestyles, so there is space for a desk, perfect for working from home. When you want to enjoy some outdoor living, you'll also have your garden to make the most of long summer days and warm evenings. For convenience, each home at Broadleaf Place also benefits from two parking spaces and some with garages.

Shanly Homes' attention to detail means you will be delighted with the specification of your new home. From the sleek, contemporary kitchen units and practical integrated appliances, to the beautiful bathroom fixtures, we have thought of everything. The stylish finishes and clever storage solutions add to the overall impression of quality and help to make these houses into truly desirable homes.



Elegant design, clever layouts and a superior specification – Shanly Homes' award-winning quality is evident everywhere at Broadleaf Place.

Previous Shanly Homes show home photography indicative only.

BROADLEAF PLACE | CATERHAM | CR3 5ED





Previous Shanty Home show home photography indicative only

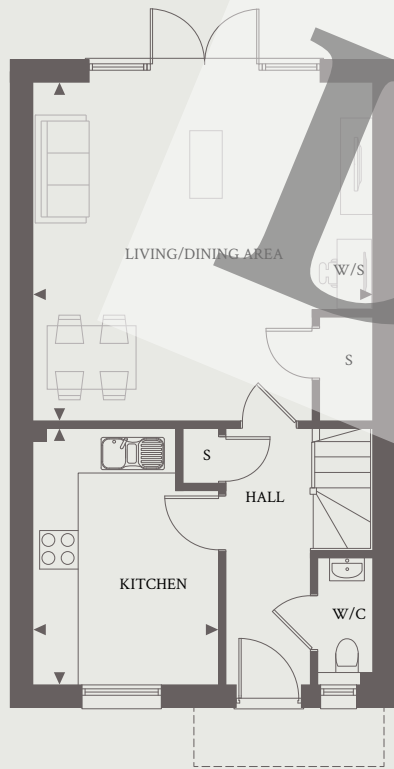
PLOTS 1, 13 & 41



Computer generated imagery of Plots 1, 2, 3, 4*, 5, 6, 7*, 13 & 41 indicative only. Please note, elevations may vary.

Open plan living and dining areas make for cosy evenings in or set the scene when entertaining friends. Separate kitchens with integrated appliances make cooking a joy with everything you need to hand and also have plenty of storage solutions. Bedrooms are spacious and bedroom one has an en-suite and a wardrobe.

PLOTS 1, 13 & 41



GROUND FLOOR



FIRST FLOOR

LIVING/DINING AREA	5.27m x 5.25m 17'3" x 17'3"
KITCHEN	3.98m x 2.87m 13'1" x 9'5"
BEDROOM 1	3.73m x 2.90m 12'3" x 9'6"
BEDROOM 2	3.18m x 2.90m 10'5" x 9'6"
BEDROOM 3	3.52m x 2.25m 11'7" x 7'5"

+Window to Plot 1 only.
 ++Window & porch variation to Plots 13 & 41.

◀ 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. S denotes storage. W denotes wardrobe. W/S denotes workstation. Please contact sales consultant for more information.

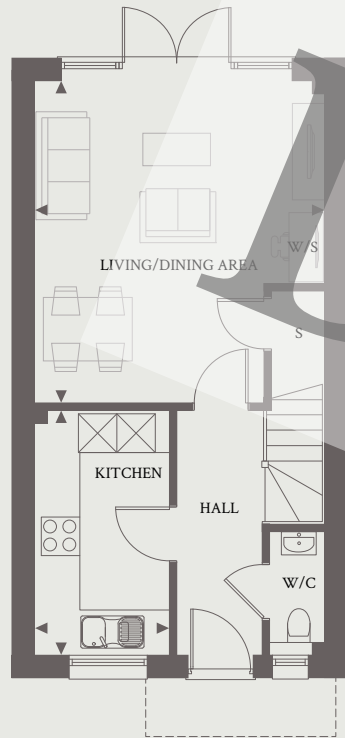
PLOTS 2, 3, 4*, 5, 6 & 7*



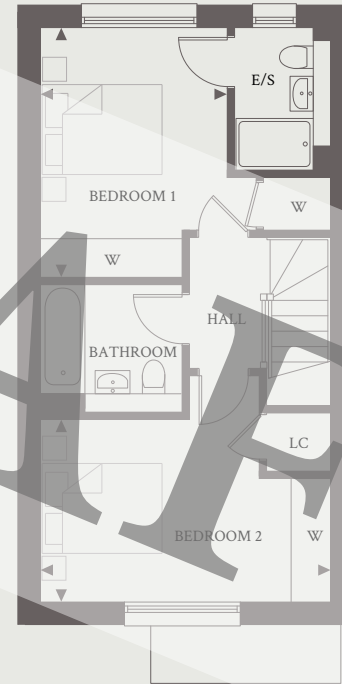
Computer generated imagery of Plots 1, 2, 3, 4*, 5, 6, 7*, 13 & 41 indicative only. Please note, elevations may vary.

Open plan living and dining areas make for cosy evenings in or set the scene when entertaining friends. Separate kitchens with integrated appliances make cooking a joy with everything you need to hand and also have plenty of storage solutions. Bedrooms are spacious and bedroom one has an en-suite and a wardrobe.

PLOT 2, 3, 4*, 5, 6 & 7*



GROUND FLOOR



FIRST FLOOR

LIVING/DINING ROOM	4.80m x 4.50m 15'9" x 14'9"
KITCHEN	3.98m x 2.08m 13'1" x 6'10"
BEDROOM 1	3.87m x 2.90m 12'8" x 9'6"
BEDROOM 2	4.50m x 2.82m 14'9" x 9'3"

*Denotes handed plot.

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PLOTS 8 & 9*

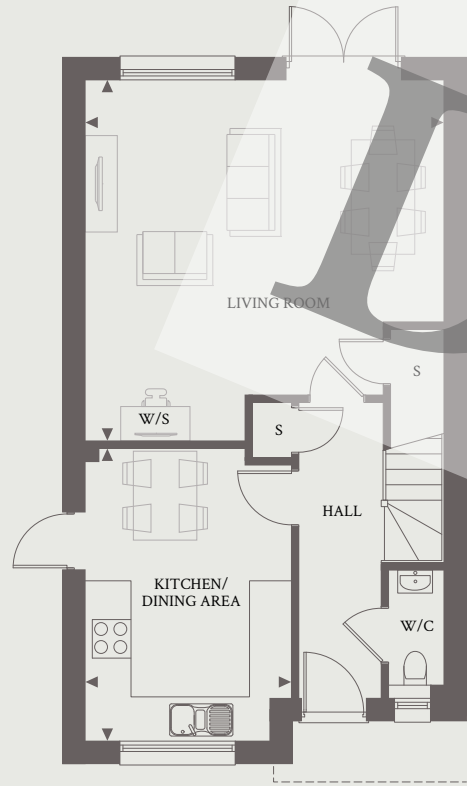


Computer generated imagery of Plots 8 & 9* indicative only. Please note, elevations may vary.

If you are looking for a family home, or simply need extra space, this is the house for you. With a downstairs cloakroom, stylish combined kitchen and dining area in addition to the living/dining area, this semi-detached home has a real wow factor. Bedroom one has an en-suite shower and built-in wardrobe.

The second bedroom is a double with a built in wardrobe, and the third bedroom and family bathroom complete this beautiful home.

PLOTS 8 & 9*



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	5.60m x 5.56m 18'4" x 18'3"
KITCHEN/DINING AREA	4.54m x 3.19m 14'11" x 10'6"
BEDROOM 1	5.82m x 3.19m 19'1" x 10'6"
BEDROOM 2	3.72m x 3.19m 12'2" x 10'6"
BEDROOM 3	3.74m x 2.25m 12'3" x 7'5"

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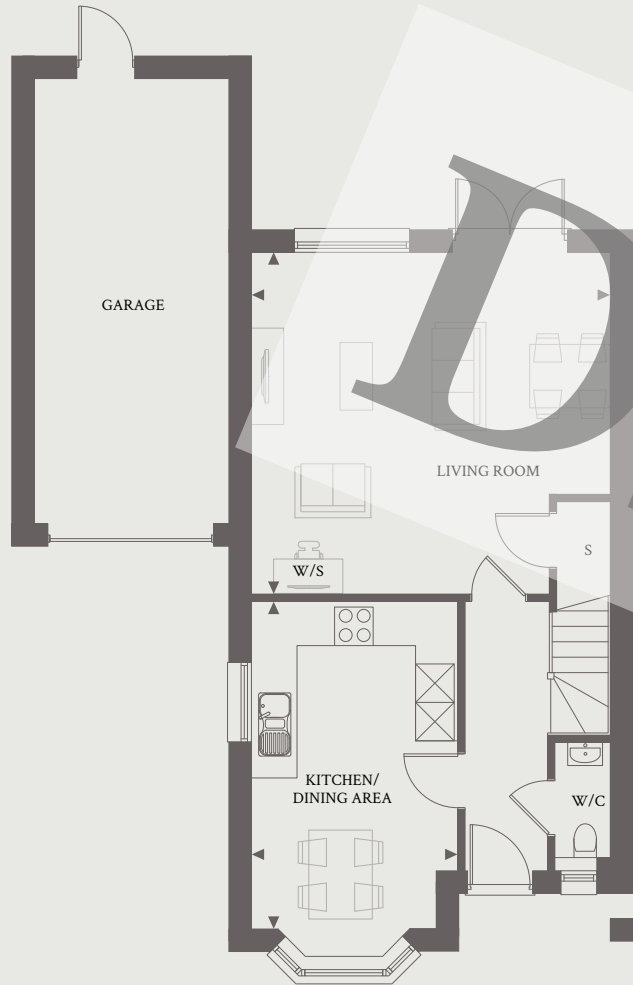
PLOTS 10 & 11*



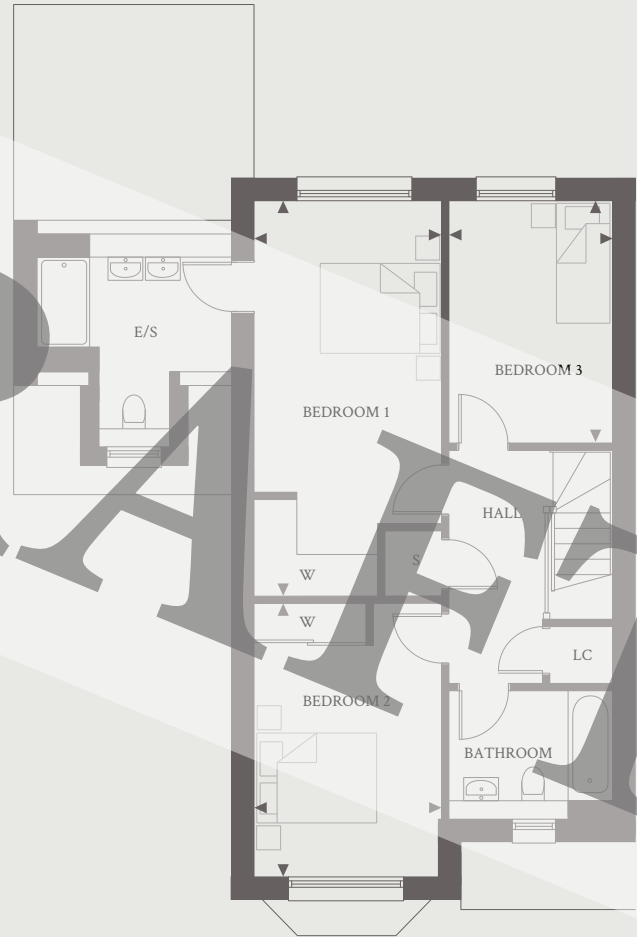
Computer generated imagery of Plots 10 & 11* indicative only. Please note, elevations may vary.

This spacious family home features three bedrooms, including a generous main bedroom with a stylish en-suite and fitted wardrobes. There is a second double bedroom and a third single bedroom, both of which make use of a family bathroom. The ground floor living accommodation is equally impressive offering a kitchen/dining area filled with light, thanks to a bay window at the front. The hub of this home is the living room, which has French doors onto your garden. You will also find a garage and parking to the outside.

PLOTS 10 & 11*



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	5.56m x 5.30m 18'3" x 17'5"
KITCHEN/DINING AREA	5.07m x 3.19m 16'7" x 10'6"
BEDROOM 1	6.13m x 2.90m 20'1" x 9'6"
BEDROOM 2	4.23m x 2.90m 13'10" x 9'6"
BEDROOM 3	3.75m x 2.55m 12'4" x 8'4"

*Denotes handed plot.

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PLOTS 12, 14*, 40 & 42*

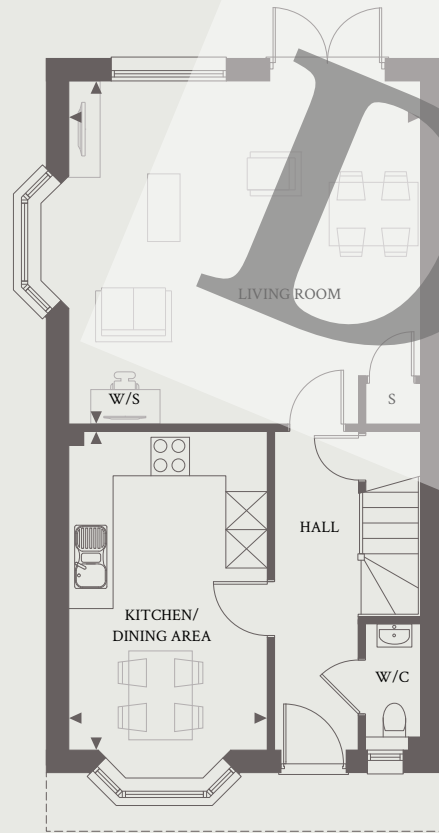


Computer generated imagery of Plots 12,14*, 40 & 42* indicative only. Please note, elevations may vary.

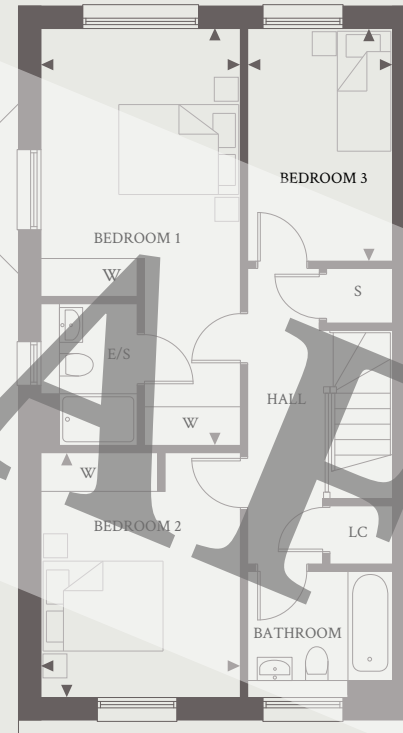
A welcoming entrance hall gives access to this stylish three bedroom home. A bay window and French doors bring the outside in to the spacious open plan living/ dining area which really adds character to this room. It also has space for a desk, if you are working from home. Having a separate kitchen/dining area is a real luxury and this is somewhere you are bound to want to spend your time. Upstairs, bedroom one has a double aspect, luxury en-suite and wardrobe. Bedroom two is a double and has a built in wardrobe and there is a single third bedroom, both of which make use of a family bathroom.

PLOTS 12, 14*, 40 & 42*

Bay to plots 12 & 40 only



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	5.45m x 5.32m 17'11" x 17'5"
KITCHEN/DINING AREA	4.93m x 3.06m 16'2" x 10'0"
BEDROOM 1	6.46m x 3.08m 21'2" x 10'1"
BEDROOM 2	3.80m x 3.08m 12'6" x 10'1"
BEDROOM 3	3.60m x 2.25m 11'10" x 7'5"

*Denotes handed plot.

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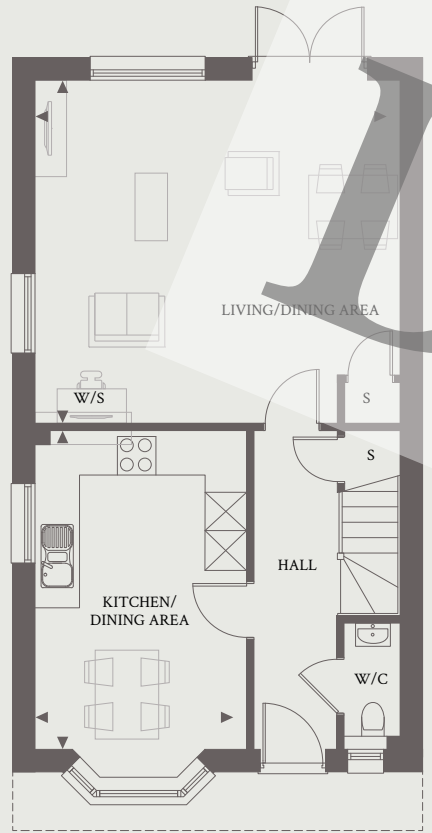
PLOTS 15 & 20*



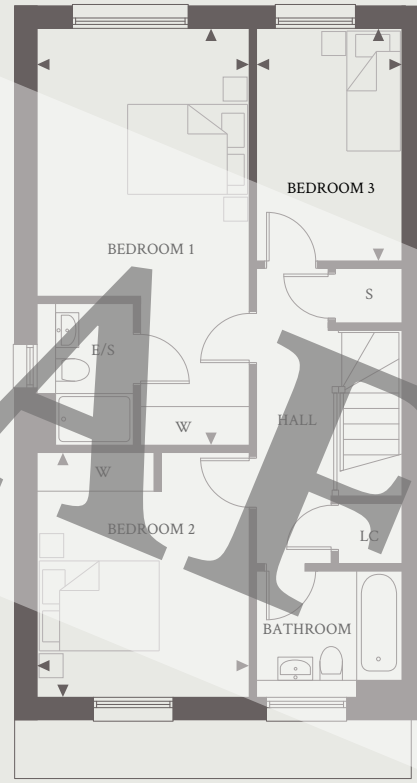
Computer generated imagery of Plots 15, 16, 17*, 18, 19*, 20*, 26 & 27 indicative only. Please note, elevations may vary.

Homes designed for flexible living. The open plan living/dining area of these houses offers space for the way you want to live, there is even room for a desk if you choose to work from home. The living/dining area features French doors to bring the outside in and flood the room with plenty of natural light. Bedrooms one and two are double bedrooms with built in wardrobes and bedroom one also has an en-suite shower room. You will also find a luxury family bathroom on the first floor.

PLOTS 15 & 20*



GROUND FLOOR



FIRST FLOOR

LIVING/DINING AREA	5.65m x 5.32m 18'6" x 17'5"
KITCHEN/DINING AREA	4.93m x 3.26m 16'2" x 10'8"
BEDROOM 1	6.46m x 3.28m 21'2" x 10'9"
BEDROOM 2	3.80m x 3.28m 12'6" x 10'9"
BEDROOM 3	3.60m x 2.25m 11'10" x 7'5"

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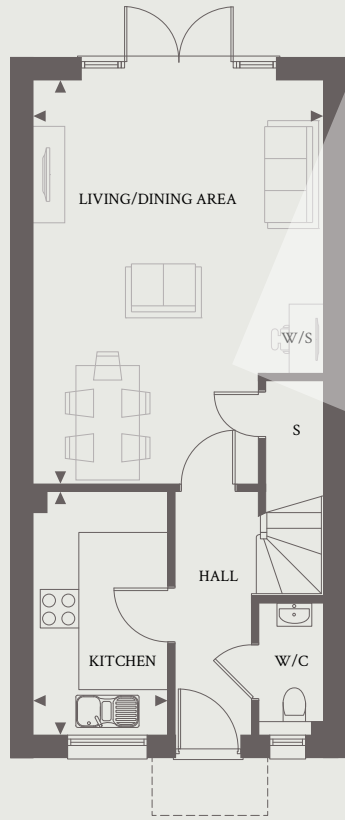
PLOTS 16, 17*, 18, 19*, 26 & 27*



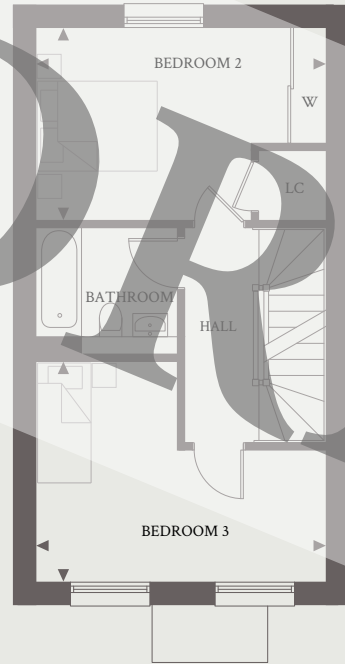
Computer generated imagery of Plots 15, 16, 17*, 18, 19*, 20*, 26 & 27 indicative only. Please note, elevations may vary.

Homes designed for flexible living. The open plan living/dining area of these houses offers space for the way you want to live, there is even room for a desk if you choose to work from home. The living/dining area features French doors to bring the outside in and flood the room with plenty of natural light. Bedrooms one and two are double bedrooms with built in wardrobes and bedroom one also has an en-suite shower room. You will also find a luxury family bathroom on the first floor.

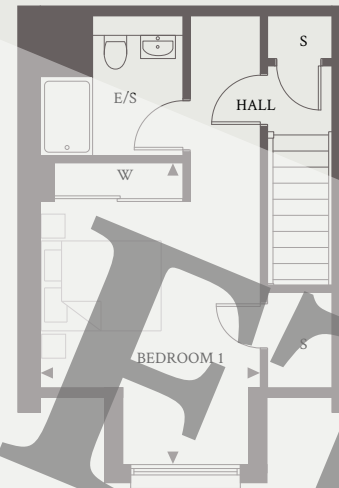
PLOTS 16, 17*, 18, 19* 26 & 27*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LIVING/DINING AREA	6.33m x 4.50m 20'9" x 14'9"
KITCHEN/DINING AREA	3.70m x 2.07m 12'2" x 6'10"
BEDROOM 1	4.68m x 3.41m 15'4" x 11'2"
BEDROOM 2	4.50m x 2.98m 14'9" x 9'9"
BEDROOM 3	4.50m x 3.41m 14'9" x 11'2"

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PLOT 21

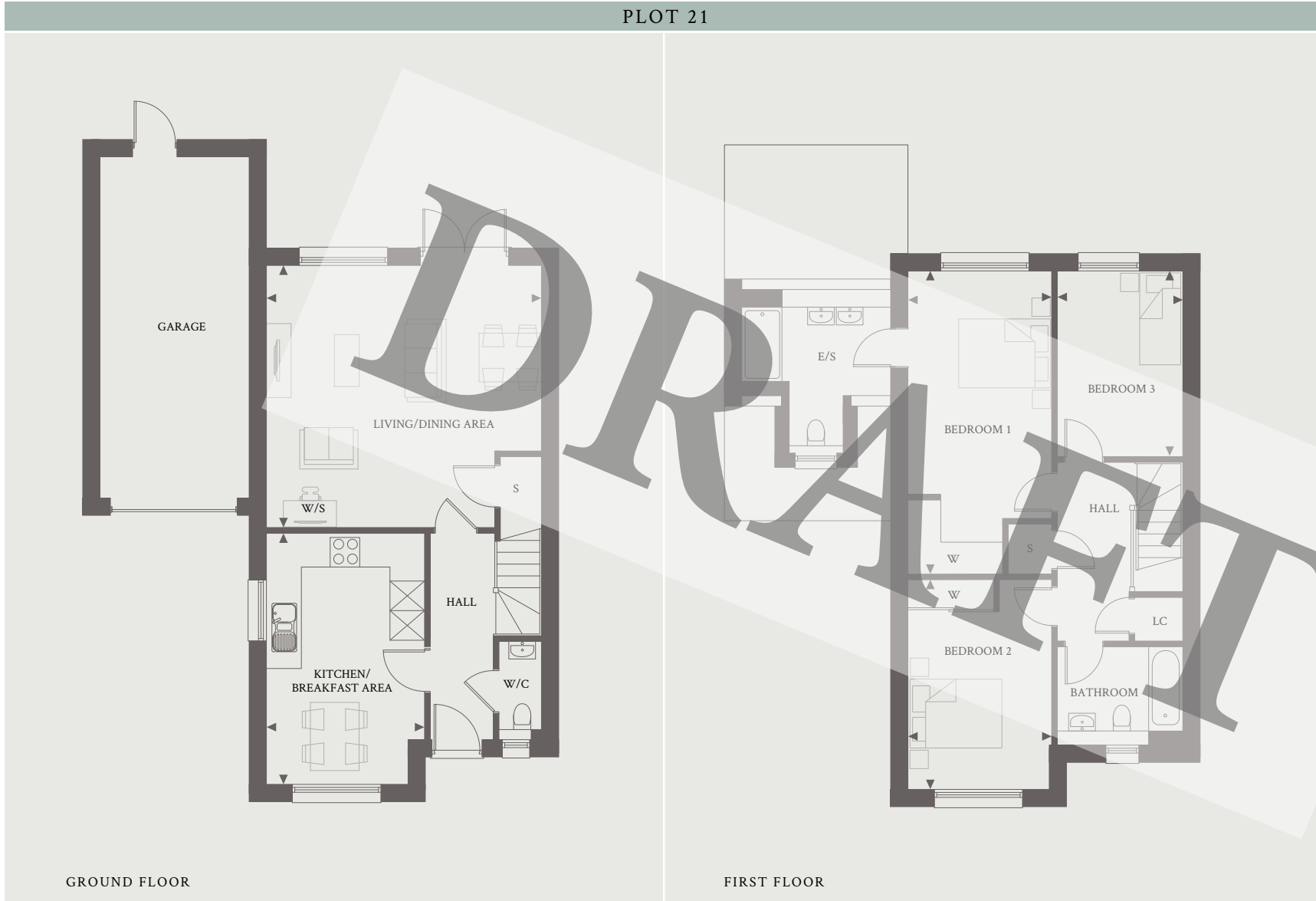


Computer generated imagery of Plots 21 & 22 indicative only. Please note, elevations may vary.

These spacious three bedroom homes offer beautifully laid out living accommodation, which means you'll always have somewhere special to relax and unwind, or entertain friends.

Set over two floors plus a garage, plot 21 is a light and airy three bedroom home. The separate kitchen/dining area is perfect for entertaining, whilst the spacious living area lets the outside in with feature French doors. Upstairs you'll find two double bedrooms with built in wardrobes and a single third bedroom plus en-suite and family bathroom.

PLOT 21



LIVING/DINING AREA	5.56m x 5.30m 18'3" x 17'5"
KITCHEN/BREAKFAST	5.07m x 3.19m 16'8" x 10'6"
BEDROOM 1	6.13m x 2.90m 20'1" x 9'6"
BEDROOM 2	4.23m x 2.90m 13'11" x 9'6"
BEDROOM 3	3.75m x 2.55m 12'4" x 8'4"

GROUND FLOOR

FIRST FLOOR

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PLOT 22

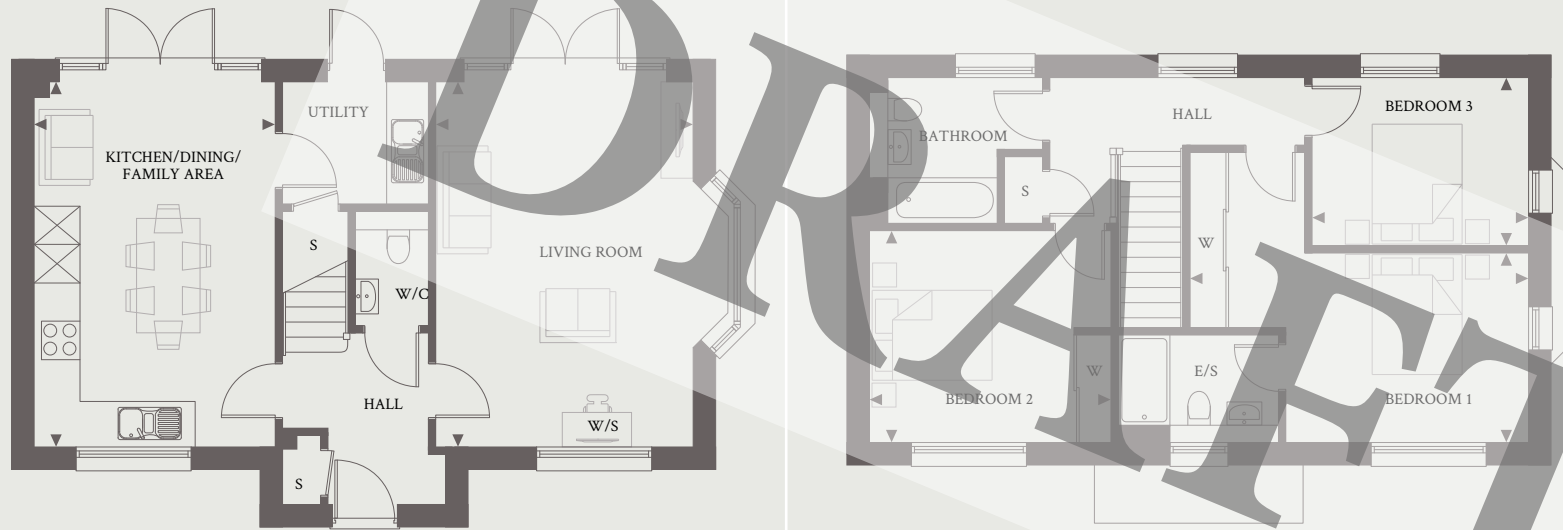


Computer generated imagery of Plots 21 & 22 indicative only. Please note, elevations may vary.

These spacious three bedroom homes offer beautifully laid out living accommodation, which means you'll always have somewhere special to relax and unwind, or entertain friends.

Plot 22 features a gorgeous bay window as well as French doors in the living room which floods the room with light and brings the outside in and a kitchen/ dining/ family area which will be the hub of your home. The spaces within the home lend themselves to work with your lifestyle, the kitchen can be a space to prepare a meals; simply sitting at the table talking over the day's events or watching the children do their homework. Upstairs, this home features three double bedrooms. Bedroom one has a large en-suite and built in wardrobe; whilst bedroom two has a built in wardrobe and shares the family bathroom with bedroom three.

PLOT 22



KITCHEN/DINING	5.65m x 3.74m 18'6" x 12'3"
LIVING ROOM	5.65m x 3.99m 18'6" x 13'1"
BEDROOM 1	5.25m x 2.93m 17'3" x 9'7"
BEDROOM 2	3.74m x 3.28m 12'3" x 10'9"
BEDROOM 3	3.35m x 2.60m 11'0" x 8'6"

GROUND FLOOR

FIRST FLOOR

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PLOTS 23, 24*, 28 & 29



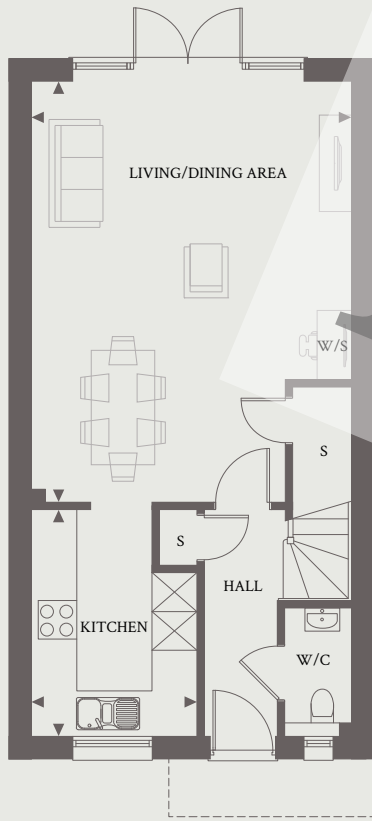
Computer generated imagery of Plots 23, 24*, 28 & 29 indicative only. Please note, elevations may vary.

This is a stylish and spacious townhouse. The open plan living and dining area has French doors to the garden and there is a separate kitchen and plenty of storage.

The first floor has bedrooms two and three, both doubles, and a family bathroom. The second floor is devoted to bedroom one, with its en-suite shower room and built-in wardrobe.

PLOTS 23, 24*, 28 & 29

Plot 24 has a bay window to the living/dining area



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LIVING/DINING AREA	6.52m x 4.95m 21'5" x 16'3"
KITCHEN	3.51m x 2.55m 11'6" x 8'4"
BEDROOM 1	4.87m x 3.84m 16'0" x 12'7"
BEDROOM 2	4.95m x 3.05m 16'3" x 10'0"
BEDROOM 3	3.83m x 2.63m 12'7" x 8'8"

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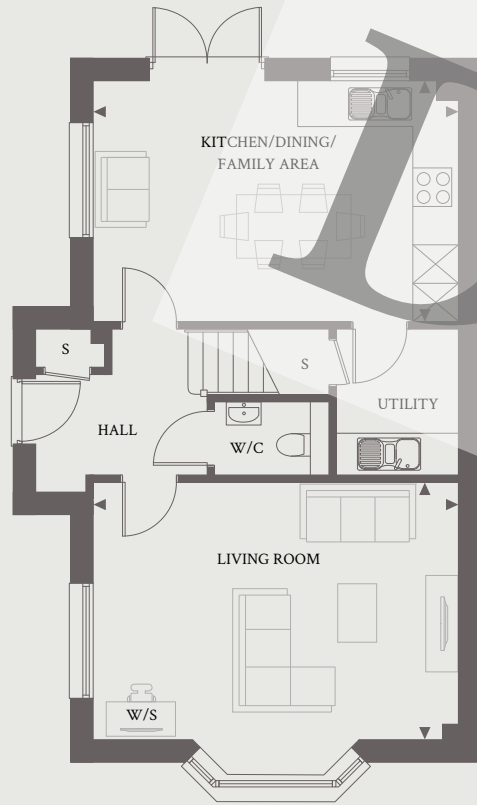
PLOT 25



Computer generated imagery of Plot 25 indicative only. Please note, elevations may vary.

An appealing and practical kitchen/dining/family area is at the heart of this home and is bound to be the place where everyone gathers throughout the day. The living room is spacious with a feature bay window and has an area for a desk if you want to work from home. The three bedrooms are all doubles and the main bedroom features an en-suite shower room, as well as built-in wardrobe.

PLOT 25



GROUND FLOOR



FIRST FLOOR

KITCHEN/DINING FAMILY AREA	5.65m x 3.99m 18'6" x 13'1"
LIVING ROOM	5.65 x 3.74m 18'6" x 12'3"
BEDROOM 1	5.24m x 2.93m 17'2" x 9'7"
BEDROOM 2	3.74m x 3.28m 12'3" x 10'9"
BEDROOM 3	3.35m x 2.60m 11'0" x 8'6"

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PLOT 30



Computer generated imagery of Plot 30 indicative only. Please note, elevations may vary.

This home benefits from three double bedrooms, including bedroom one, with en-suite shower room and spacious wardrobes. The spacious kitchen/dining room with integrated appliances has French doors to the garden and separate utility room. The living room is the perfect calm space to relax or even work from home if you add a desk.

PLOT 30



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	5.65m x 3.99m 18'6" x 13'1"
KITCHEN/DINING AREA	5.65m x 3.74m 18'6" x 12'3"
BEDROOM 1	5.24m x 2.93m 17'2" x 9'7"
BEDROOM 2	3.74m x 3.23m 12'3" x 10'7"
BEDROOM 3	3.35m x 2.60m 11'0" x 8'6"

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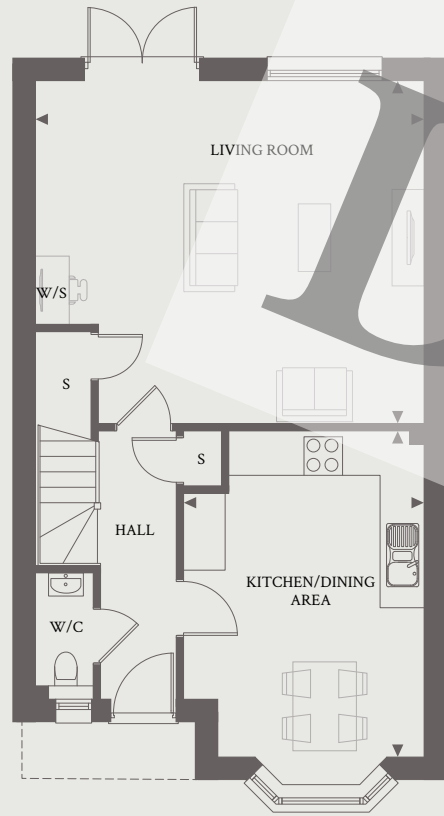
PLOT 31



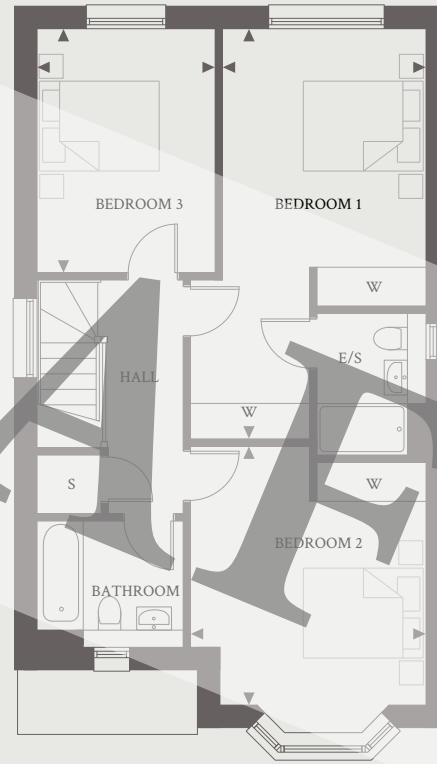
Computer generated imagery of Plot 31 indicative only. Please note, elevations may vary.

A welcoming kitchen/dining area with a feature bay window is a focal point of this family home. The separate living room has French doors which open up onto your garden and let light flood in. This is the place to relax, watch tv or entertain friends. If you need to work from home, you could add a desk and make the most of this peaceful space. Upstairs, there are three double bedrooms, with an en-suite shower room to bedroom one and a lovely bay window in bedroom two.

PLOT 31



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	6.00m x 5.30m 19'8" x 17'5"
KITCHEN/DINING AREA	5.05m x 3.72m 16'7" x 12'2"
BEDROOM 1	6.36m x 3.15m 20'10" x 10'4"
BEDROOM 2	4.00m x 3.64m 13'1" x 11'11"
BEDROOM 3	3.77m x 2.75m 12'4" x 9'0"

*Denotes handed plot.

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Beautifully designed kitchens with sleek, contemporary finishes and integrated appliances make creating meals a delight, whether mid week dinners or entertaining friends.

DRAFT



UNDERSTATED ELEGANCE



BATHROOM & EN-SUITE

- Contemporary Sottini Santorini sanitaryware
- Heated towel rail to all bathrooms and en-suites
- Electric underfloor heating mat
- Full height tiling to shower areas and half height tiling to sanitaryware walls
- Tiled bath panels and wall units

INTERIOR

- Oak Handrails
- PVC-u windows
- Chrome polished ironmongery
- Central Heating & smart heating control system
- Floor tiling to bathroom and w/c
- Fitted wardrobes in Bedroom 1 and many Bedroom 2
- Sky Q compatible
- BT points
- Smoke Alarm
- Boundary and Party Closeboard Fencing on timber posts

KITCHEN

- Contemporary kitchen units with composite stone worktops and upstands
- Quality branded integrated appliances including:
 - Siemens double oven
 - Siemens Gas on glass hob
 - Siemens Gas Stainless Steel Hob
 - Integrated fridge/freezer
 - Integrated Microwave (where possible)
 - Integrated slimline dishwashers to all 2 bedroom properties
 - Integrated washer/dryer (not integrated for homes with utility rooms)

EXTERIOR

- External LED wall lights
- Traditional door bells
- Landscaping and turf to front gardens and turf to the rear gardens
- External power point and tap
- Rolec wall mounted car charger
- PV Panels fitted to Plots 5, 6, 7, 8, 9, 14, 15, 20, 21, 22, 31 and 32 - 39



Photography from previous Shanly Homes show homes indicative only.

WE ARE COMMITTED 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.





Oaks Meadow, West End



Clock Field, Turners Hill



Potters Place, Haywards Heath

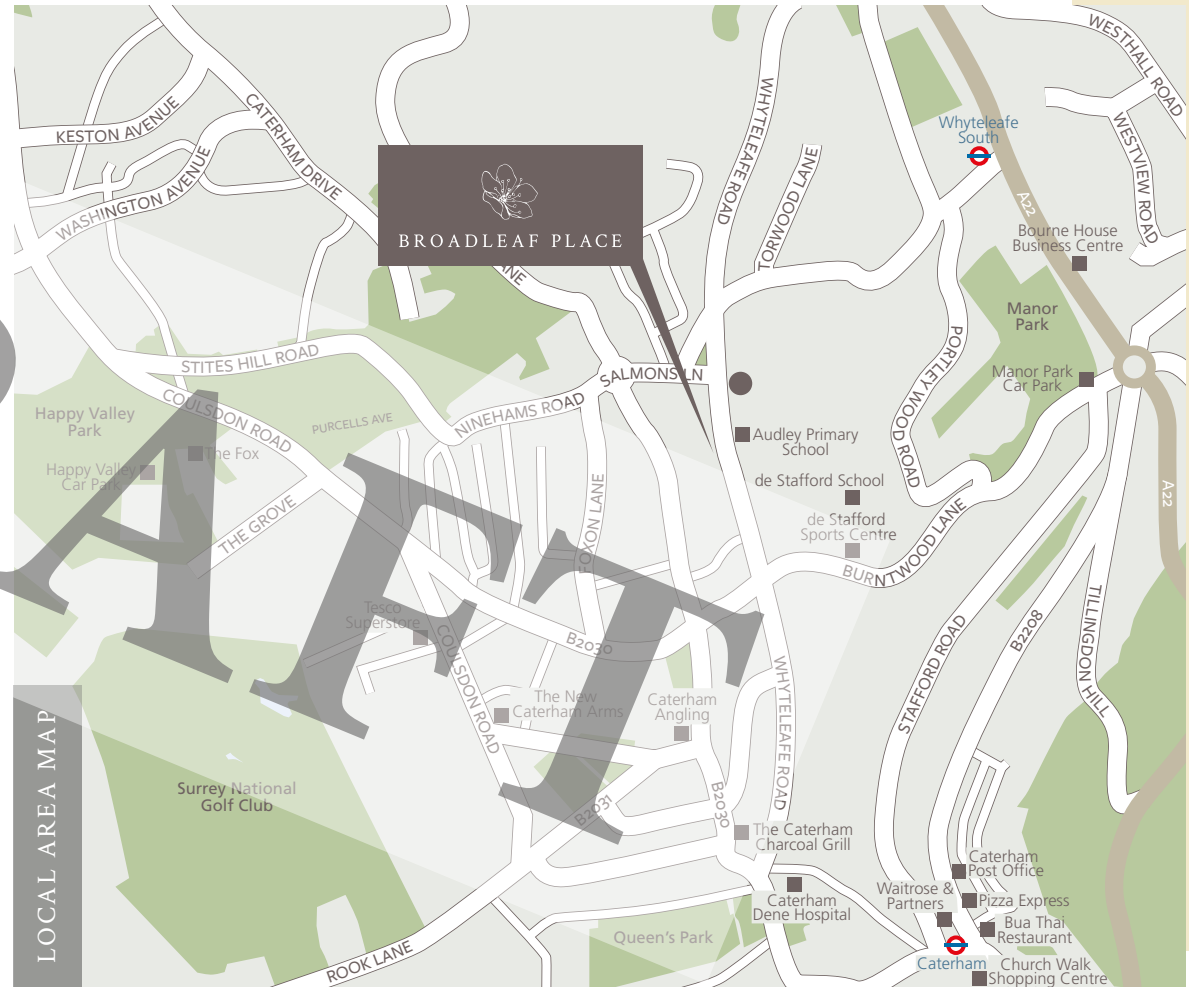
Broadleaf Place | Whyteleafe Road | Caterham | Surrey | CR3 5ED



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.

DRAWN

WHERE TO
FIND US



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DRAFT

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