



The Oaks is a collection of just 5 beautifully appointed properties, comprising 3 three bedroom homes and 2 four bedroom homes situated off Glade Gardens

# Introduction



## Welcome to The Oaks

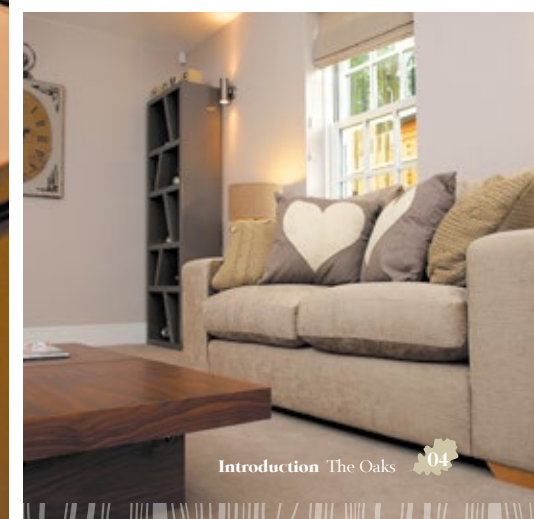
Mantle Developments is proud to introduce a rare chance to enjoy all the benefits of a new-build luxury home in one of the most sought-after residential areas in Shirley at The Oaks.

The Oaks is a collection of just 5 beautifully appointed properties, comprising 3 three bedroom homes and 2 four bedroom homes situated off Glade Gardens.

In every room, you'll find exquisite attention to detail and high quality fixtures and fittings.

Every Mantle Developments home comes with a high-quality, fully fitted German-built kitchen and a full range of brand-name appliances, including an oven, hob, dishwasher, washer-dryer and integrated microwave.

A new-build luxury home in one of the most sought-after residential areas in Shirley





# Getting about

## Great connections in Shirley

From Shirley, there are a host of transport options to get you out and about in London and beyond.

Major roads such as the A23 and A232 provide convenient routes into and across London and out to the M25, Gatwick Airport and the coast.

A number of bus services run down Wickham Road, bringing local destinations such as Bromley, Beckenham and Croydon within

easy reach. Other places across south London are reachable via Tramlink from Elmers End.

Elmers End is also a good local option for commuter rail services, providing routes to Lewisham and Central London, while nearby East Croydon offers routes to Gatwick and towns throughout Sussex.



Croydon	3 miles	8 mins
Beckenham	3 miles	7 mins
Bromley	5 miles	13 mins
Bluewater Shopping Centre	20 miles	36 mins
Gatwick Airport	21 miles	35 mins
Brighton	46 miles	66 mins

Distance by car provided by [www.google.co.uk](http://www.google.co.uk)



London Bridge	20 mins
London Charing Cross	29 mins
Lewisham	14 mins

Train information provided by National Rail





## Local area



### An area with so much to offer

Shirley is a great area for families in particular, with a range of good schools, lots of open spaces and leisure facilities and plenty of useful day-to-day amenities on hand. The Oaks is perfectly positioned to make the most of it all.

While it's only a few minutes to the everyday shops along Wickham Way – also home to the nearest doctor's and dentist's surgeries – there's superb shopping just a few miles away in Beckenham, Bromley and Croydon, with their abundant high street stores and retail parks.

If you enjoy an active leisure time, there's lots to do within a mile or two of home, including a David Lloyd gym, Langley Park Sports and Social Club, Beckenham Rugby Club and a number of golf courses. Or why not head to one of the numerous nearby parks for a jog or cycle ride?

For an evening out, you can head to a choice of cinemas and renowned theatres such as Bromley's Churchill, the Fairfield Halls in Croydon and the Broadway Theatre in Catford.

Good schools, lots of open spaces and leisure facilities and plenty of useful day-to-day amenities on hand. The Oaks is perfectly positioned to make the most of it all





## Shirley and the surrounding areas



A great place to live and raise a family

Much of Shirley as it is known today was built in the 1930s. Where there had previously been a few hamlets and large estates separated by countryside, a sustained building programme joined them together into one of the area's most sought-after residential areas.

These days, it's still considered a great place to live and raise a family. And being adjacent to Croydon and just ten miles from central London, it's an ideal location for commuters who need good transport links in and out of the capital.

Shirley and its neighbouring districts have some great schools, both in the state and private sectors, all within easy reach of The Oaks, including the Harris Primary Academy Benson, Edenham High School ('Good' with 'Outstanding' features), Trinity School of John Whitgift and the Royal Russell School.

Adjacent to Croydon and just ten miles from central London, it's an ideal location for commuters

# Specification

In every room, you'll find exquisite attention to detail and high quality fixtures and fittings



## Kitchen

- Bespoke German designer kitchens and worktops
- AEG brushed chrome oven, hob, extractor and microwave oven
- Integrated Electrolux washer/dryer, dishwasher & fridge freezer
- Brushed steel one and half bowl sink with drainer and stainless steel monoblock tap
- Porcelanosa tiles to floor

## Bathroom

- Contemporary white bathroom suite
- Back to wall pan with concealed push button cistern
- Stainless steel monoblock sink tap and bath/shower mixer
- Chrome heated towel rail
- Porcelanosa tiles to floor and wall around bath

## En suite

- Contemporary white shower room suite
- Back to wall pan with concealed push button cistern
- Stainless steel monoblock sink tap and thermostatic shower mixer
- Chrome heated towel rail
- Porcelanosa tiles to floor
- Fully tiled shower cubicle

## Comfort and wellbeing

- Gas central heating with under floor heating to ground floor and radiators to all other floors
- Dedicated TV, Sky and BT points in living room and master bedroom
- Heavy timber doors, gloss painted finish
- Chrome ironmongery to all doors and windows
- High specification 80/20 wool carpet
- Double glazed window system
- Aluminium high efficiency bi-fold or patio double glazed doors to living room with multi-point locking system
- Ducted ventilation system to kitchen and bathrooms
- Colour choice to walls (dependent on stage of construction)
- Dulux white gloss finish to all doors, skirtings and architraves

## Energy saving features

- Sedbuk A rated condensing boilers
- Internal low energy light fittings
- External low energy light fittings
- Double glazed system is A rated in terms of energy saving performance
- Bi-fold or patio doors incorporate the latest in energy saving technology
- Use of increased insulation to floor, walls and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets and aerated taps provided to reduce water consumption
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air and conserve valuable energy

## Security and peace of mind

- Building Life Plans structural defect insurance (10 years) [www.bipinsrance.com](http://www.bipinsrance.com)
- Double glazed window system and bi-fold or patio doors incorporate multi-point locking system for added security
- Security alarm included
- Mains wired smoke alarms and heat detectors
- Insurance approved locks to front door

## External features

- Marshalls paving slabs to pathways and patios
- Block paving to parking area
- Porch light to front door
- Turfed gardens
- Feather edge fencing and gate to parking area
- Outside tap

## Protect the environment

- We aim to go that little bit further in helping to protect the environment
- Our sites are always selected in areas with good access to amenities and public transport to hopefully reduce reliability on travel by car
- For avoidance of contamination during construction we always operate air and ground water pollution policies
- All materials are sourced only from suppliers that can provide confirmation that they are approved and certified by appropriate environmental management systems and forestry certification schemes
- A site waste management and recycling scheme is always operated during construction



The Oaks is a collection of 5 new homes in one of Croydon's most sought after residential neighbourhoods

## Site plan

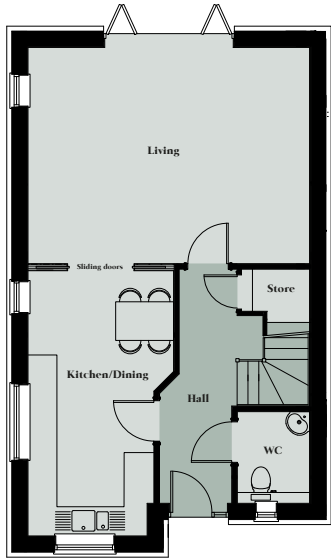




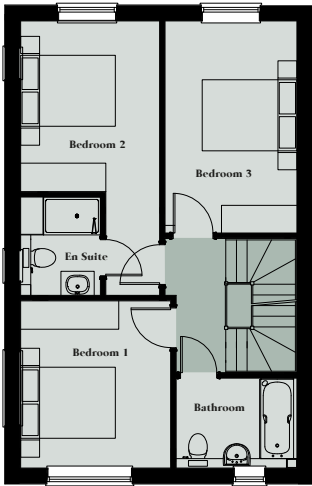


# Semi-detached house

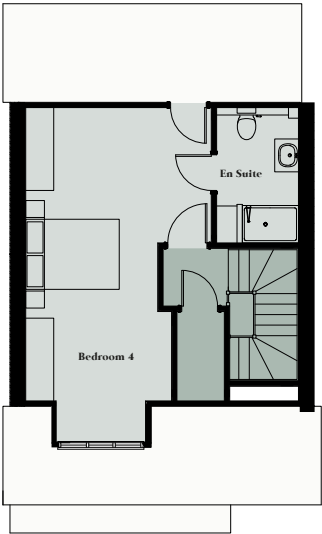
Four bedroom family home  
Plots 1 & 2



Ground



First



Second

## Semi-detached house

Kitchen/Breakfast	Living	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
18' 1" x 10' 0"	19' 29" x 14' 9"	11' 7" x 10' 5"	11' 9" x 9' 4"	14' 8" x 9' 3"	20' 6" x 13' 1"
5.52m x 3.05m	5.88m x 4.51m	3.56m x 3.20m	3.64m x 2.88m	4.51m x 2.82m	6.29m x 4.00m

All measurements are approximate.

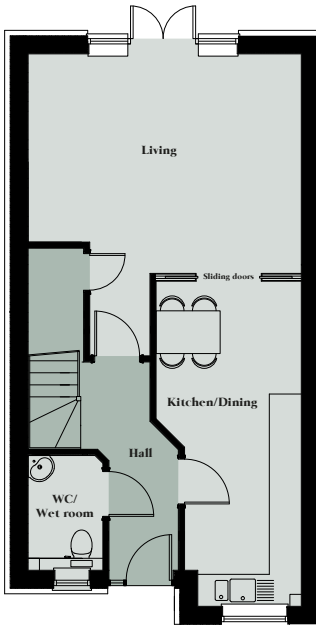




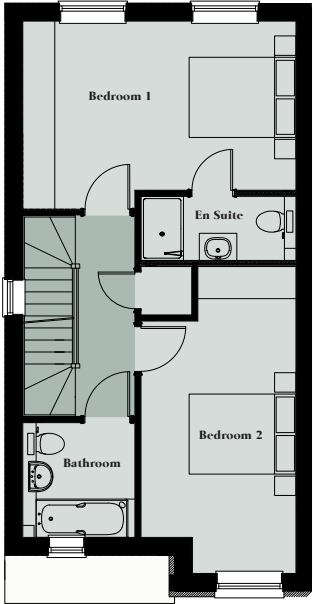
# Terrace house



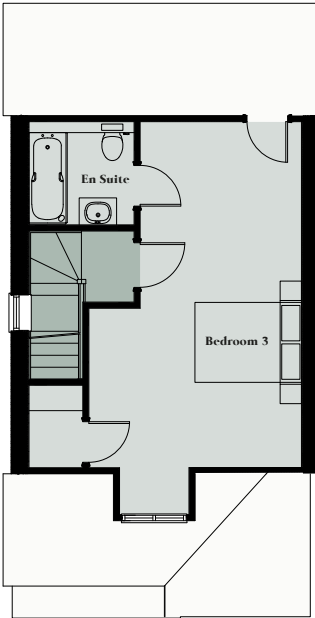
Three bedroom family home  
Plots 3, 4\* & 5



Ground



First



Second

## Terrace house

Kitchen/Breakfast	Living	Bedroom 1	Bedroom 2	Bedroom 3
20' 0" x 9' 1"	16' 6" x 13' 5"	17' 0" x 11' 5"	16' 4" x 9' 6"	21' 3" x 17' 0"
6.12m x 2.76m	5.07m x 4.10m	5.18m x 3.50m	5.00m x 2.94m	6.50m x 5.18m



All measurements are approximate.  
\*Please note, plot 4 is handed.





# Mantle Developments

An excellent reputation for quality, craftsmanship and homeowner care

Mantle Developments was formed in 1994 by a group of partners, who wanted to combine their experience of working with time-honoured craftsmen with a thorough understanding of excellence in design, construction, internal specification and detail.

From day one, our aim has been to provide "more than expected," and to ensure that everyone who buys a Mantle home benefits from superior specifications and the best finishes.

Mantle Developments has achieved an excellent reputation for quality, craftsmanship and homeowner care.

We keep close links with our customers, and offer personalisation options, like specification upgrades and alterations during early stages of a build.

Please feel free to discuss any details of your new home that you would like to personalise, prior to completion.

We ensure our home owners benefit from superior specifications and the best finishes

Presented by:

# How to find us



The Oaks is located at Glade Gardens, Shirley, CR0 7UA

Mantle Developments



[www.mantledevelopments.co.uk](http://www.mantledevelopments.co.uk)



### Disclaimer

This development consists of different property styles and the photographs and floor plans shown are for general guidance only. All the floor plans and the room sizes shown have been taken from plans prior to construction and their accuracy cannot be confirmed. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. This brochure and the information contained within does not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All details correct as above at time of going to press. Previous Mantle Developments' show home illustrative only.



The Oaks Location



