# River Walk

TONBRIDGE

SHANLY

HOMES

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View along the River Medway

# Welcome to River Walk

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River Walk is a new waterside development of 36 luxury one and two-bedroom apartments, located in the heart of historic Tonbridge. Situated on the beautiful, leafy banks of the River Medway, one of Kent's oldest navigable waterways, it is a short, pretty stroll into the vibrant town centre, where you can enjoy the wealth of amenities and activities on offer.

The elegant apartment building has been carefully designed to sit harmoniously within the low-rise townscape of neighbouring buildings, and each of the well-considered apartments include a generous layout with high-quality fittings and stunning design details.

Central London, wider Kent, and the coast are all easily accessed via the local main station - a seven minute walk away – opening up a world of possibilities for work or play. With over 100 trains a day to London Bridge (typically reached in 31 minutes), Charing Cross, and London Cannon Street, you'll feel incredibly well connected.

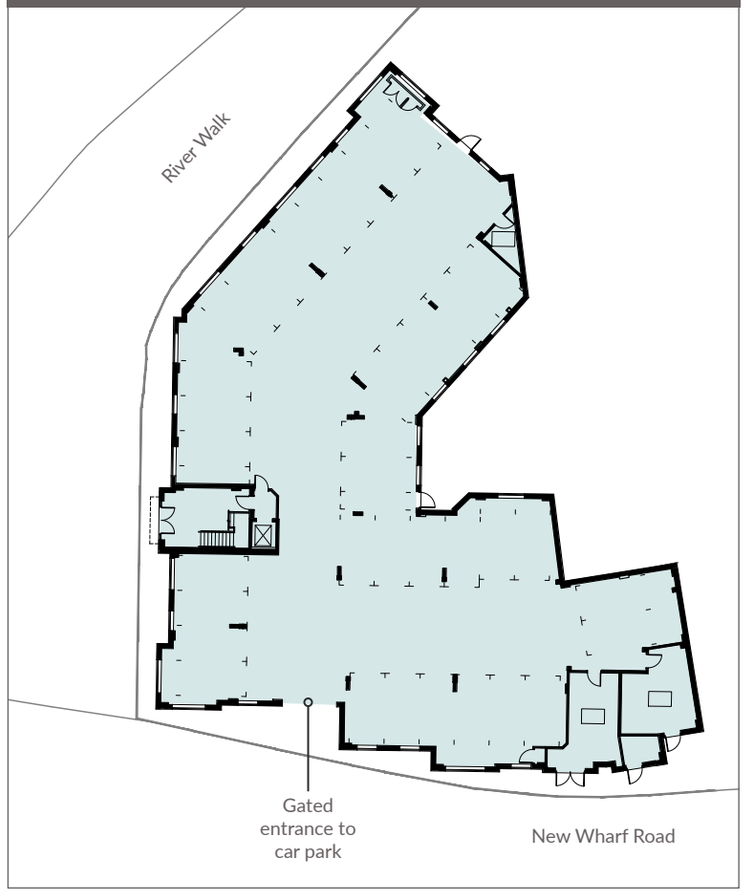
Further afield, trains to the coast for Hastings, Ashford International for the Eurostar, and Redhill for the Brighton and Gatwick lines ensure easy car-free commuting, and seamless access to the continent direct from your doorstep.

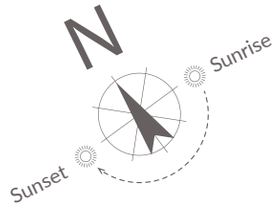
Perfect for those seeking a superior first home, down-sizing, or simply wanting to escape the pace and confines of the capital without losing connectivity to the wider area, you'll be sure to find everything you need at River Walk.

Show home photography of previous Shanly Homes development.

## Parking allocation

Secure underground parking.
One allocated space per apartment.




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 Customer Reception 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. Parking space is allocated at time of reservation.

# Introducing your new home

Designed to blend seamlessly into the surrounding landscape and local architecture, the elegant apartment building represents the perfect balance of timeless sophistication and modern luxury.

All apartments benefit from Shanly Homes' renowned high specification and build quality, with generous layouts set across a variety of styles and sizes. Most apartments benefit from outside space of either a balcony or Juliet balcony, allowing you to take in the unrivalled views of the local area, such as the ancient motte-and-bailey castle, the adjacent Tonbridge Racecourse Sports Ground, and the sparkling vistas of the streams that flow into the River Medway. In addition, each apartment is allocated an on-site parking space.

Each apartment has been thoughtfully designed to maximise space and light, providing carefully considered room layouts, flexibility of space, and all the fittings and features to meet the needs of busy modern life.

With a focus on a high end finish and quality, River Walk's apartments include fully fitted premium kitchens with integrated appliances, open plan living and dining areas, underfloor heating and ample space for home working. All bedrooms have fitted wardrobes, with some also incorporating an en-suite for added luxury.

As you'd expect from a Shanly home, all properties feature the highest quality finish throughout, meaning all that's needed are some simple touches in your own unique style to make your new apartment feel like home.

Shanly Homes is a registered developer with the NHQB.

Show home photography of previous Shanly Homes development.

Computer-generated image of River Walk

# Plots 1 & 13

*First and Second Floor*

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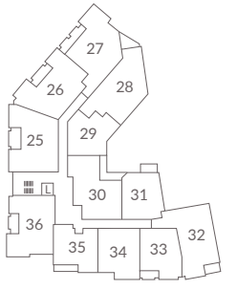
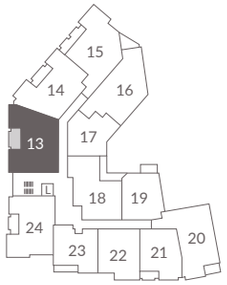
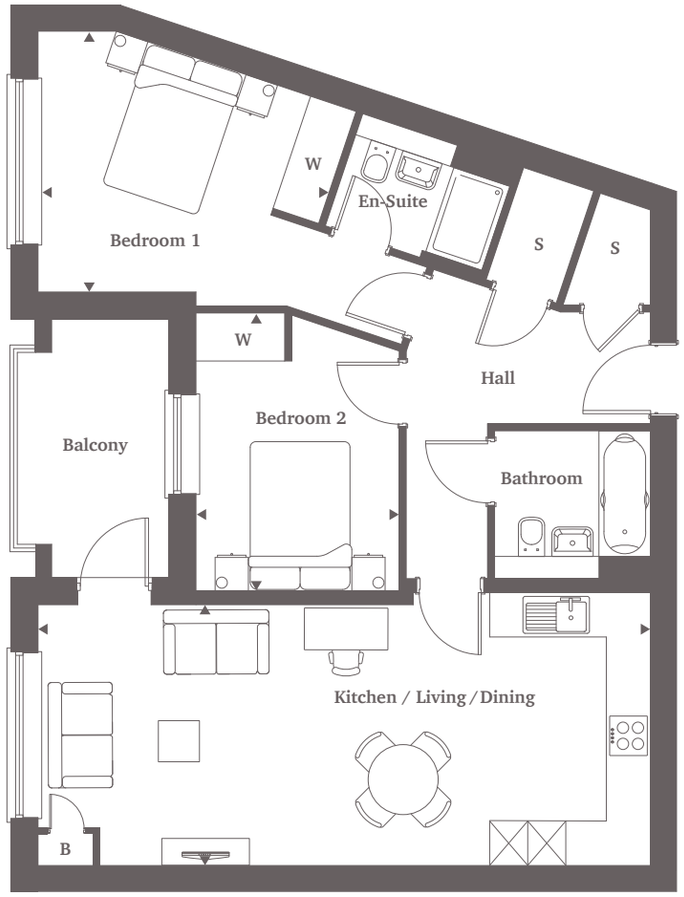



Third Floor




Second Floor

First Floor




## *Two Bedroom Apartment*

Gross internal area: 76.0 sq m, 787 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area 8.29m x 3.53m | 27'2" x 11'7" |
| Bedroom 1 3.93m x 3.53m | 12'11" x 11'7" |
| Bedroom 2 3.76m x 2.75m | 12'4" x 9'0" |

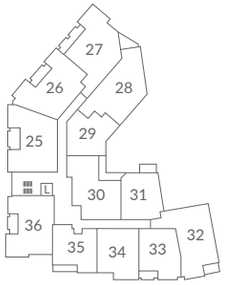
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Plot 25 has slightly different window and balcony sizes. Please contact sales consultant for more information.

# Plots 2 & 14

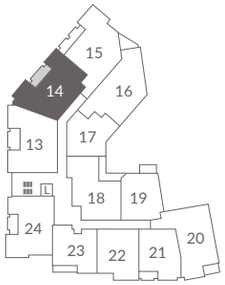
*First and Second Floor*

SHANLY HOMES

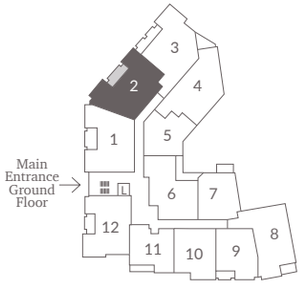





Third Floor




Second Floor




First Floor

## *Two Bedroom Apartment*

Gross internal area: 74.5 sq m, 802 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.25m x 3.96m | 27'1" x 13' |
| Bedroom 1 | |
| 4.21m x 2.81m | 13'10" x 9'3" |
| Bedroom 2 | |
| 3.64m x 2.69m | 11'11" 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. B denotes boiler. L denotes lift. Plot 26 has slightly different window and balcony sizes. Please contact sales consultant for more information.

# Plots 3, 15 & 27

*First, Second and Third Floor*

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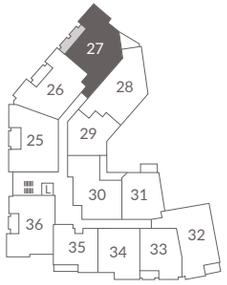
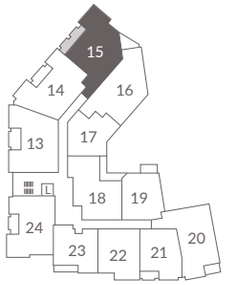



Third Floor




Second Floor

First Floor

## *Two Bedroom Apartment*

Gross internal area: 77.7 sq m, 836 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 9.60m x 3.75m | 31'6" x 12'4" |
| Bedroom 1 | |
| 2.95m x 2.76m | 9'8" x 9'1" |
| Bedroom 2 | |
| 2.59m x 2.75m | 8'6" x 9' |

◀ 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. B denotes boiler. L denotes lift. Plot 27 has slightly different window and balcony sizes. Please contact sales consultant for more information.

# Plots 4, 16 & 28

*First, Second and Third Floor*



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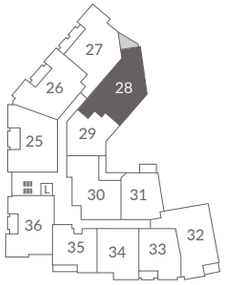
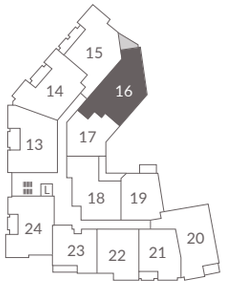
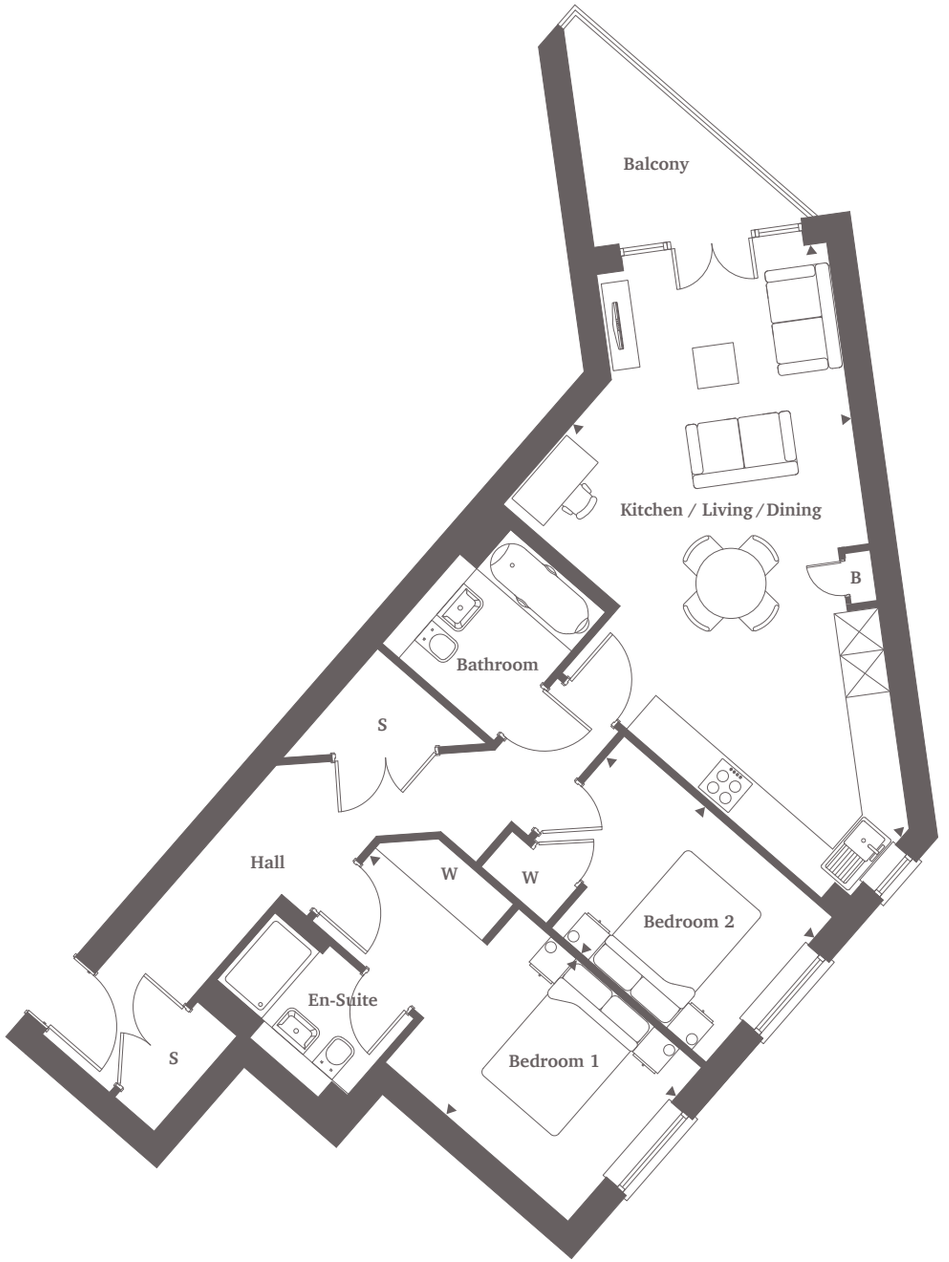



Third Floor




Second Floor

First Floor




## *Two Bedroom Apartment*

Gross internal area: 77.4 sq m, 833 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 7.98m x 3.14m | 26'2" x 10'4" |
| Bedroom 1 | |
| 5.27m x 2.76m | 17'3" x 9'1" |
| Bedroom 2 | |
| 3.73m x 2.60m | 12'3" x 8'6" |

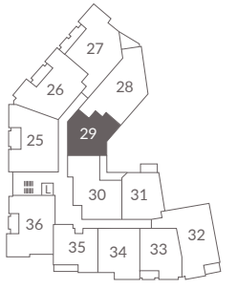
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plots 5, 17 & 29

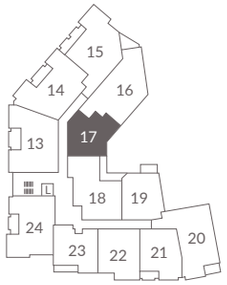
*First, Second and Third Floor*

SHANLY HOMES



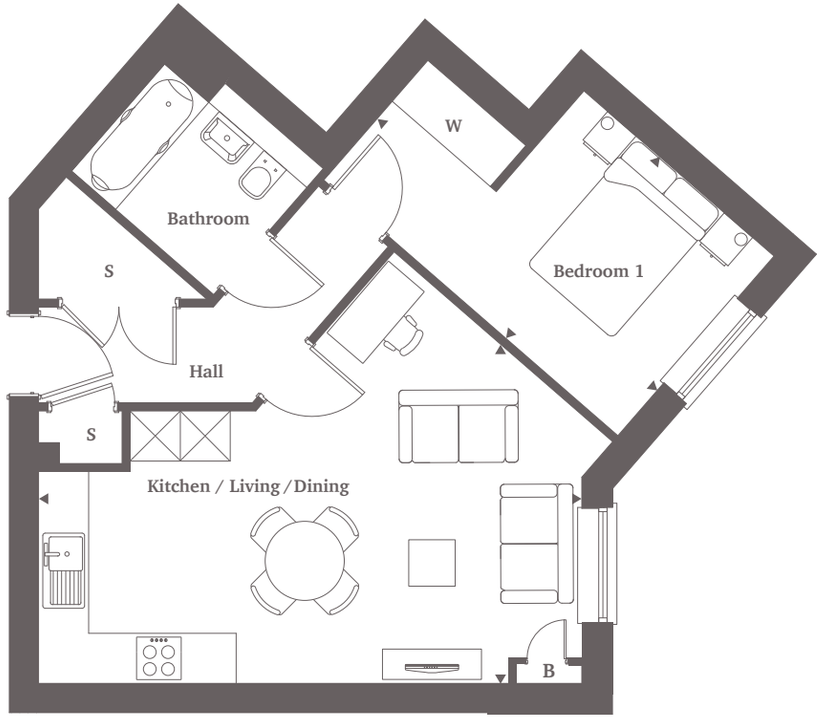



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 50.5 sq m, 543 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 6.50m x 4.03m | 21'4" x 13'3" |
| Bedroom 1 | |
| 4.75m x 2.88m | 15'7" x 9'5" |

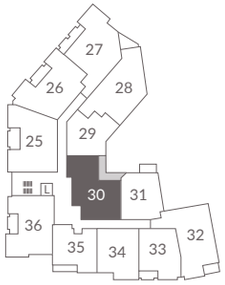
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plots 6, 18 & 30

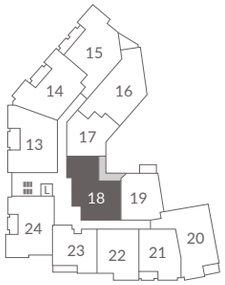
*First, Second and Third Floor*

SHANLY HOMES



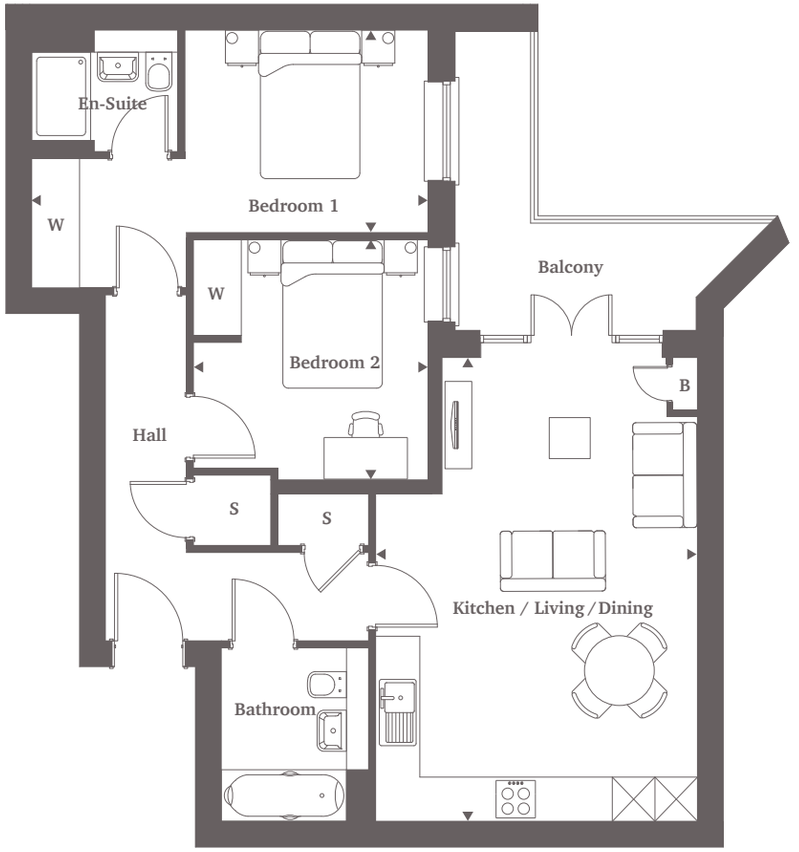



Third Floor




Second Floor

First Floor



## *Two Bedroom Apartment*

Gross internal area: 69.7 sq m, 750 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 6.30m x 4.37m | 20'8" x 14'4" |
| Bedroom 1 | |
| 5.38m x 2.75m | 17'8" x 9' |
| Bedroom 2 | |
| 3.26m x 3.18m | 10'8" x 10'5" |

◀ 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. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

Computer-generated image of River Walk

# Plots 7 & 19

*First and Second Floor*

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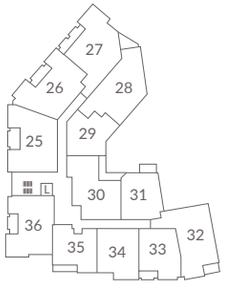
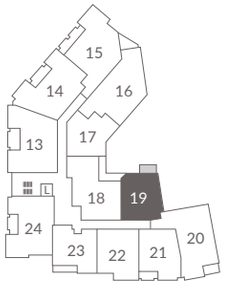
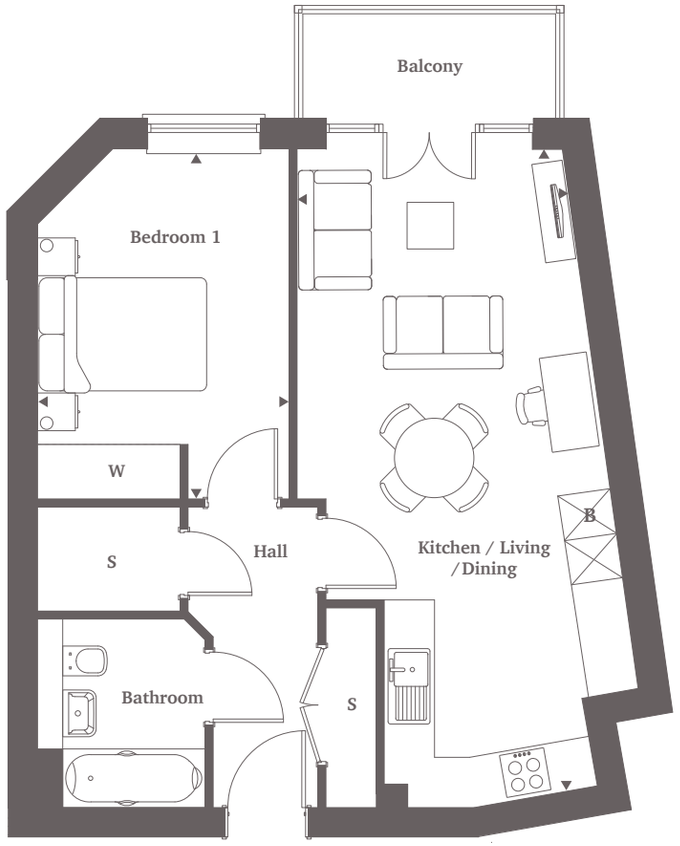



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 52.0 sq m, 560 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 7.73m x 3.17m | 25'4" x 10'5" |
| Bedroom 1 | |
| 4.15m x 3.00m | 13'7" x 9'10" |

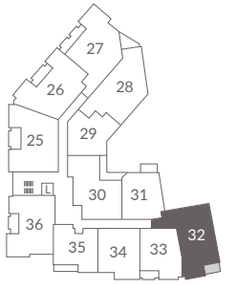
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plots 8, 20 & 32

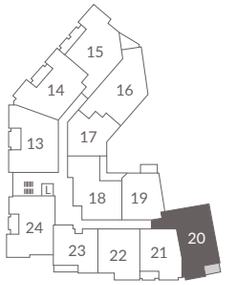
*First, Second and Third Floor*

SHANLY HOMES






Third Floor




Second Floor

First Floor

## *Two Bedroom Apartment*

Gross internal area: 76.2 sq m, 820 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.56m x 3.20m | 28'1" x 10'6" |
| Bedroom 1 | |
| 4.11m x 2.62m | 13'6" x 8'7" |
| Bedroom 2 | |
| 3.67m x 2.61m | 12' x 8'7" |

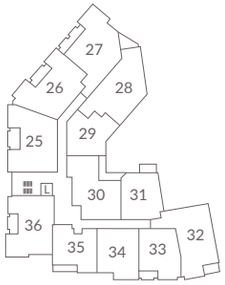
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Plot 32 has slightly different window and balcony sizes. Please contact sales consultant for more information.

# Plots 9, 21

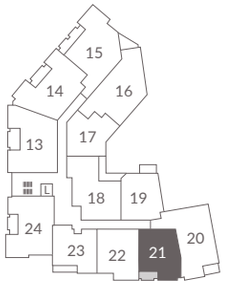
*First and Second Floor*

SHANLY HOMES



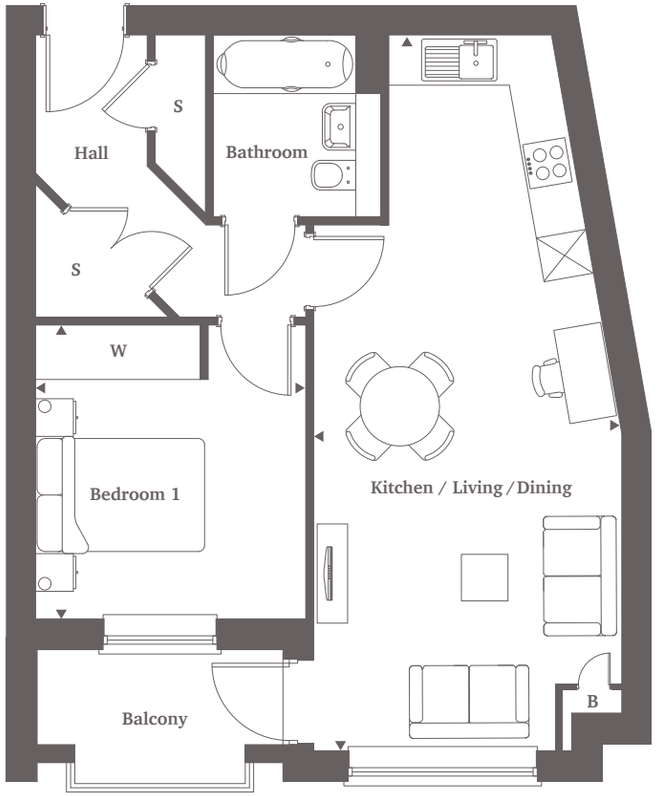



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 52.3 sq m, 563 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.56m x 3.68m | 28'1" x 12'1" |
| Bedroom 1 | |
| 3.51m x 3.21m | 11'6" x 10'6" |

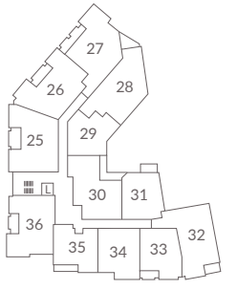
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Plot 33 has a slightly different window and balcony size. Please contact sales consultant for more information.

# Plots 10 & 22

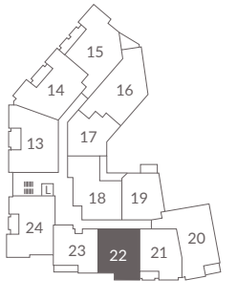
*First and Second Floor*

SHANLY HOMES



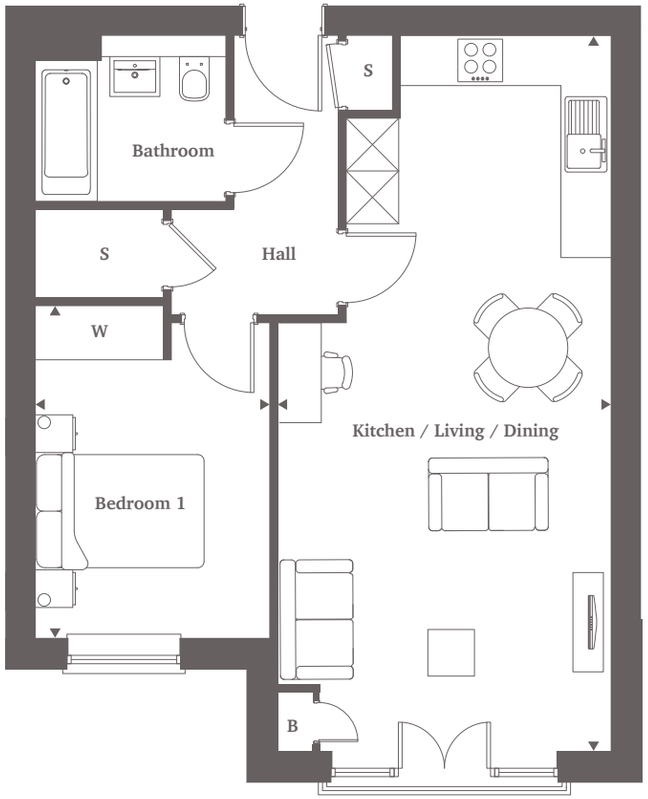



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 55.3 sq m, 559 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.57m x 3.98m | 28'1" x 13'1" |
| Bedroom 1 | |
| 3.97m x 2.79m | 13' x 9'2" |

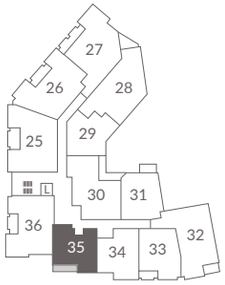
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plots 11, 23 & 35

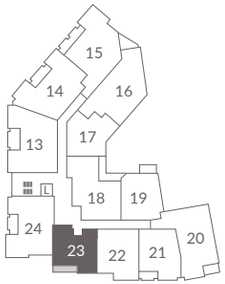
*First, Second and Third Floor*

SHANLY HOMES



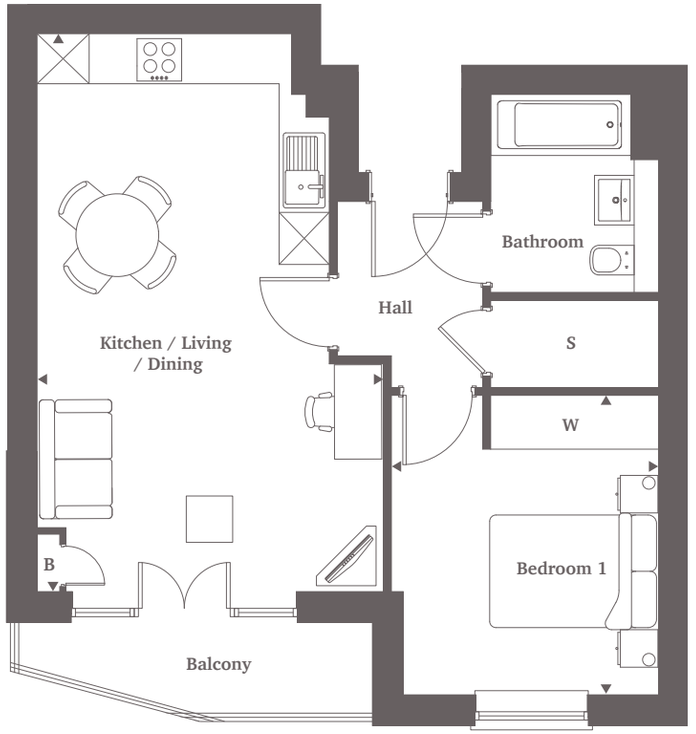



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 47.9 sq m, 515 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 6.69m x 4.15m | 21'11" x 13'7" |
| Bedroom 1 | |
| 3.57m x 3.19m | 11'8" x 10'5" |

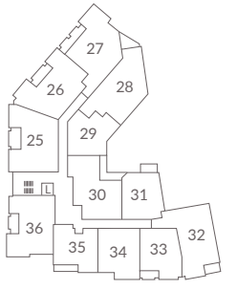
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plots 12 & 24

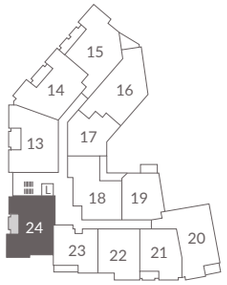
*First and Second Floor*

SHANLY HOMES



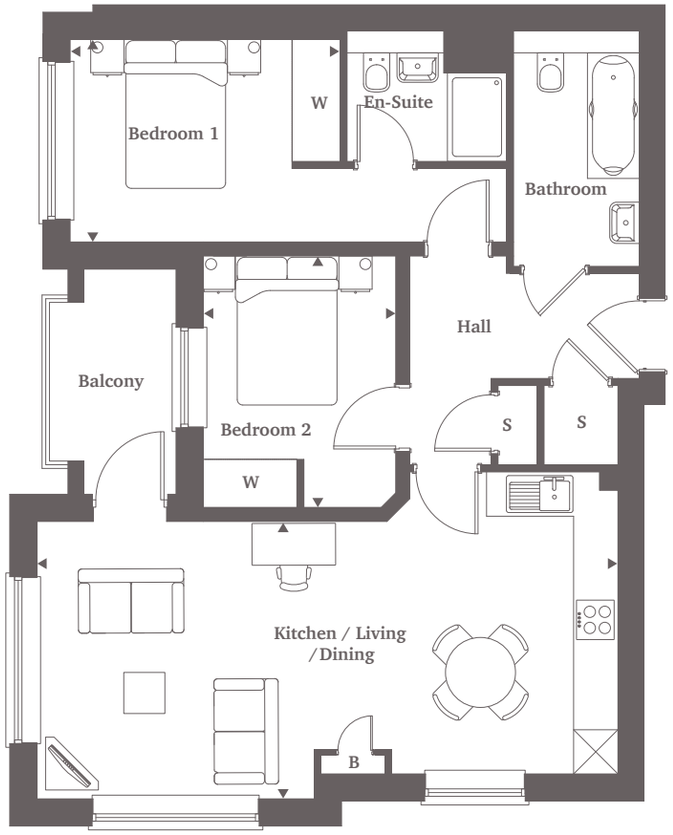



Third Floor




Second Floor

First Floor




## *Two Bedroom Apartment*

Gross internal area: 71.4 sq m, 768 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 7.86m x 3.74m | 25'9" x 12'3" |
| Bedroom 1 | |
| 3.51m x 2.74m | 11'6" x 9' |
| Bedroom 2 | |
| 3.40m x 2.61m | 11'2" x 8'7" |

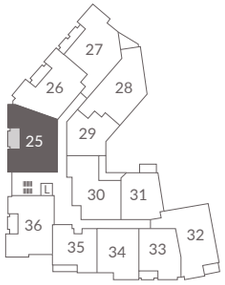
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Plot 36 has slightly different window and balcony sizes. Please contact sales consultant for more information.

# Plot 25

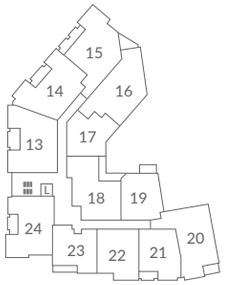
*Third Floor*

SHANLY HOMES

20

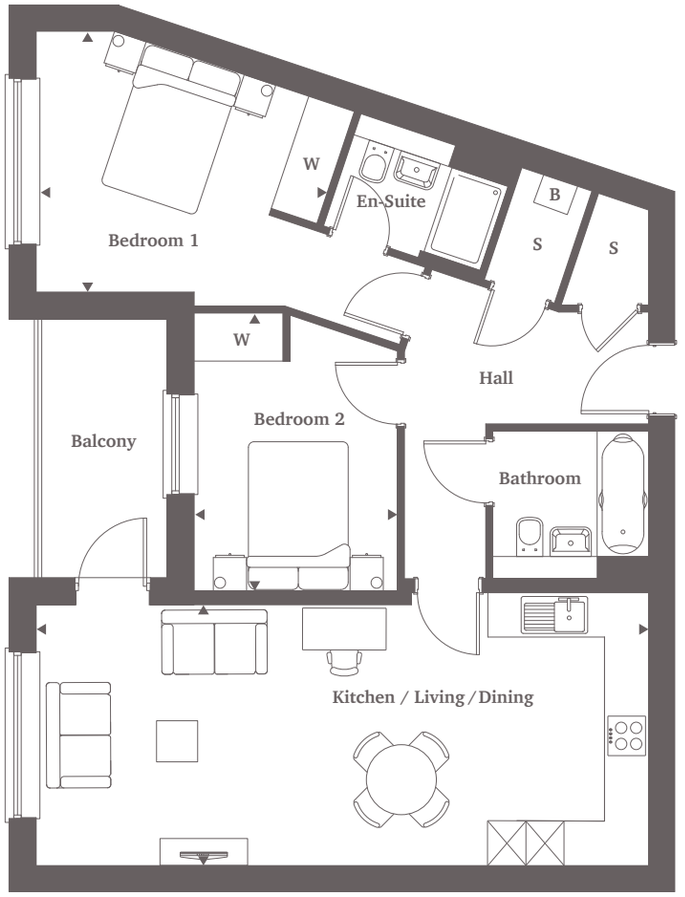



Third Floor




Second Floor

First Floor




## *Two Bedroom Apartment*

Gross internal area: 76.0 sq m, 787 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area 8.29m x 3.53m | 27'2" x 11'7" |
| Bedroom 1 3.93m x 3.53m | 12'11" x 11'7" |
| Bedroom 2 3.76m x 2.75m | 12'4" x 9'0" |

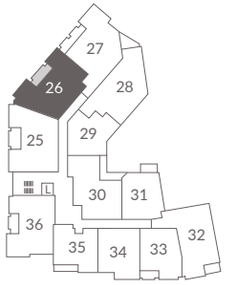
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plot 26

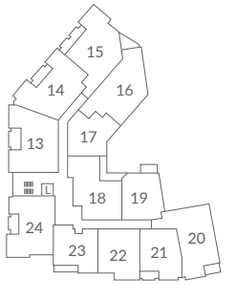
*Third Floor*

SHANLY HOMES






Third Floor




Second Floor

First Floor

## *Two Bedroom Apartment*

Gross internal area: 74.5 sq m, 802 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.25m x 3.96m | 27'1" x 13' |
| Bedroom 1 | |
| 4.21m x 2.81m | 13'10" x 9'3" |
| Bedroom 2 | |
| 3.64m x 2.69m | 11'11" x 8'10" |

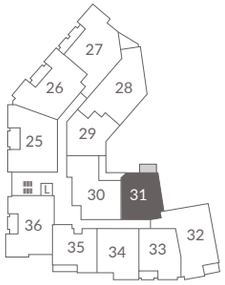
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Plot 25 has slightly different window and balcony sizes. Please contact sales consultant for more information.

# Plot 31

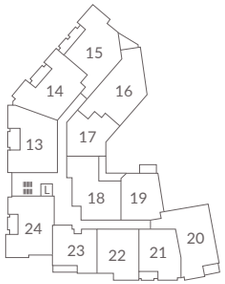
*Third Floor*

SHANLY HOMES

22

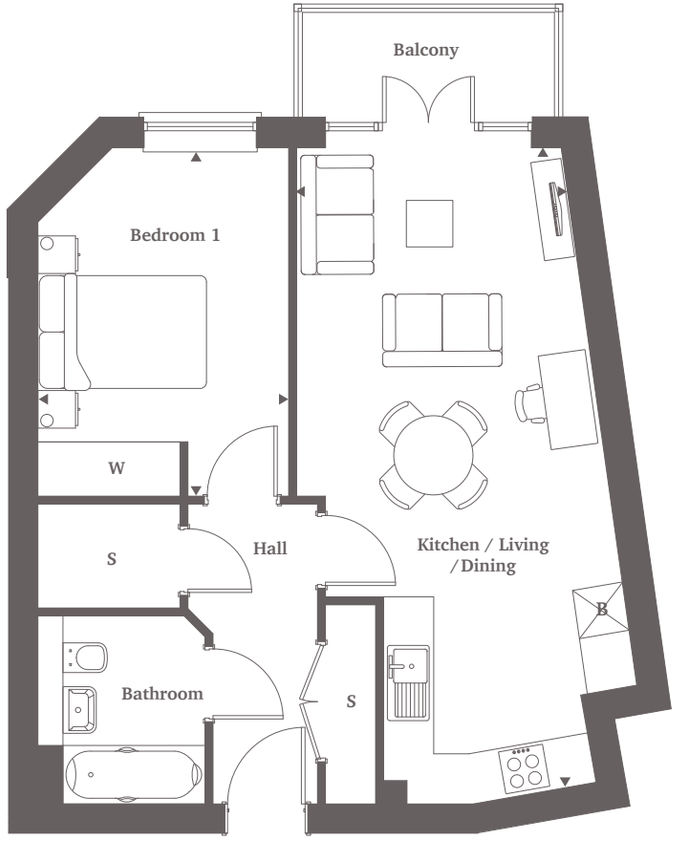



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 52.0 sq m, 560 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 7.73m x 3.17m | 25'4" x 10'5" |
| Bedroom 1 | |
| 4.15m x 3.00m | 13'7" x 9'10" |

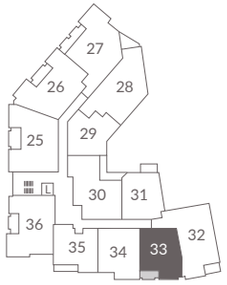
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plot 33

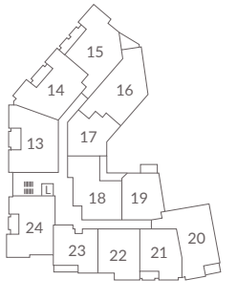
*Third Floor*

SHANLY HOMES



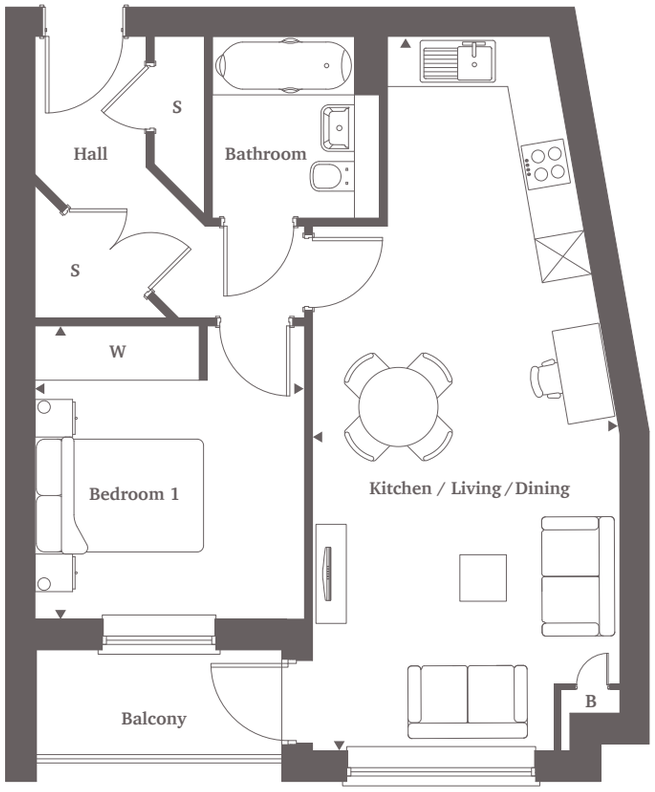



Third Floor




Second Floor

First Floor




## *One Bedroom Apartment*

Gross internal area: 52.3 sq m, 563 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.56m x 3.68m | 29'1" x 12'1" |
| Bedroom 1 | |
| 3.51m x 3.21m | 11'6" x 10'6" |

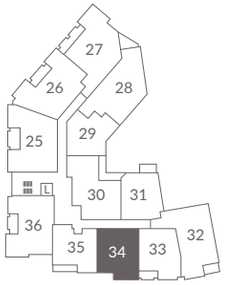
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plot 34

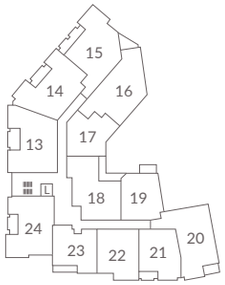
*Third Floor*

SHANLY HOMES

24

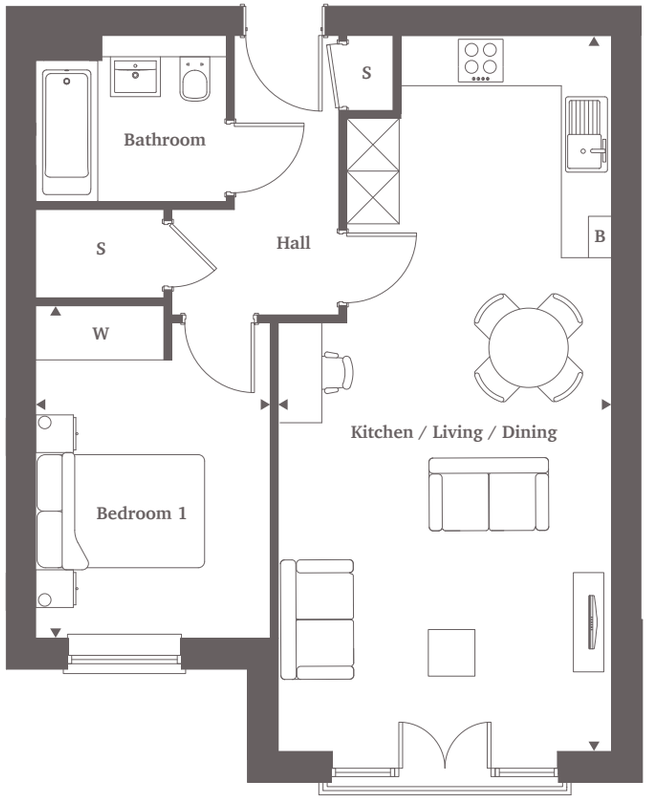



Third Floor




Second Floor

First Floor



## *One Bedroom Apartment*

Gross internal area: 55.3 sq m, 559 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 8.57m x 3.98m | 28'1" x 13'1" |
| Bedroom 1 | |
| 3.97m x 2.79m | 13' x 9'2" |

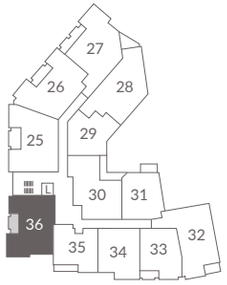
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

# Plot 36

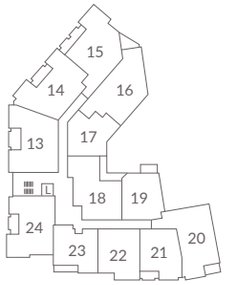
*Third Floor*

SHANLY HOMES



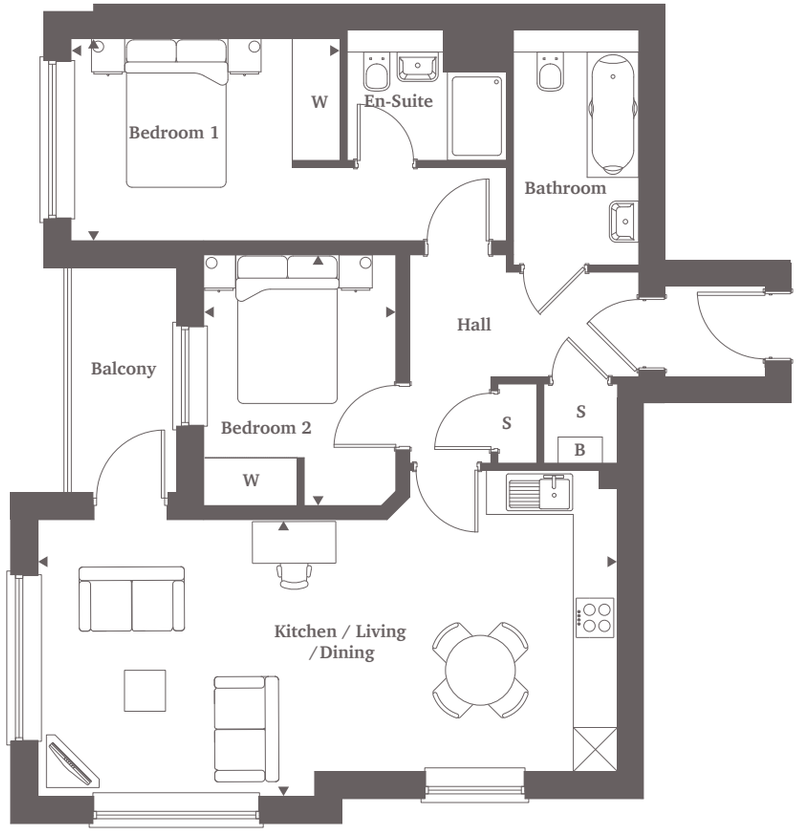



Third Floor




Second Floor

First Floor




## *Two Bedroom Apartment*

Gross internal area: 71.8 sq m, 767 sq ft

| | |
|---|---|
| Kitchen/Living/ Dining Area | |
| 7.86m x 3.76m | 25'9" x 12'4" |
| Bedroom 1 | |
| 3.65m x 2.74m | 11'11" x 9' |
| Bedroom 2 | |
| 3.40m x 2.61m | 11'2" x 8'7" |

◀ 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. B denotes boiler. L denotes lift. Please contact sales consultant for more information.

Show home photography of previous Shanly Homes development.

Example of induction hob.

# Stylish specification

## *Kitchen*

- Bespoke kitchen units designed by Wooden Heart of Weybridge complemented by hard-wearing quartz worktops with drainer grooves, hob panels and upstands
- All appliances are Siemens and are fully integrated including:
  - Fan assisted single oven with 71L capacity
  - 20L microwave with 7 automatic programs
  - 4-zone induction hob with PowerBoost for speed and energy saving
  - Full height 50/50 fridge/freezer with super-freeze and super-cool functions
  - Full size 13-place settings dishwasher with 5 programmes and varioSpeed Plus for faster washing and drying
  - 7kg washer/4kg dryer with 1400rpm spin
  - Telescopic 3 speed plus intense setting extractor fan
- Caple undermounted white ceramic sink with Blanco Mida single lever curved spout chrome mixer tap
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate switches to create ambience

## *Bathroom and en-suite*

- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray to en-suites
- Crosswater toughened glass and stainless-steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with a useful drawer, plus storage alcoves in showers and near baths
- Chrome towel radiator to bathroom and en-suites
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel

## *Interior*

- Underfloor heating throughout
- Vaillant ultra quiet ecoFIT combination boiler
- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed uPVC windows green outer and white inner with polished chrome handles providing a high level of thermal insulation and reduced heat loss
- Sliding door fitted wardrobes with shelf and hanging rail to bedrooms
- Vicaima Alpine 'Secured by Design' front door
- Premdor Masonite vertical panel internal doors
- Mains powered CO2, heat and smoke detectors
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves
- Practical PIR lighting to cupboards

## *Exterior and communal*

- 'Secured by Design' front door entrance doors leading into tiled and interior-designed ground floor communal area with carpeted stairs, first and second floor
- Eight-passenger lift to all floors
- Video entry system
- Mailboxes in main entrance lobby
- Balcony with black up/down light
- Allocated parking
- Access to Zaptec Pro electric car charging point
- Locked cycle store with PIR lighting
- Bin store with PIR lighting
- River Walk is constructed of traditional masonry

## *Environmental features at River Walk*

- High levels of wall, floor and roof insulation to limit heat loss during cooler months
- Zoned heating and smart controls for efficiency
- Induction hob for increased safety and to reduce energy consumption through rapid heating up time
- Dual flush mechanisms to all toilets to reduce water use
- Low energy LED light fittings to all homes
- PIR lighting in cupboards, cycle store and bin store for energy-saving
- Bee bricks, swift bricks, bird boxes to encourage wildlife
- Predicted EPC rating: B

The River Medway

Ela Bella Restaurant

Verdigris Restaurant

# Your area

At just under a 35-minute train journey to London, Tonbridge is an ideal place to live, commute and explore. With a relaxed, easy charm, you can go at your own pace - whether that's switching off from the hustle and bustle of everyday life or getting involved in everything the town has to offer.

The charming High Street reflects the town's ancient roots, with an attractive mix of Tudor, Georgian and Victorian buildings and a wide range of shops, cafés, and restaurants. Whether you've ambled along the riverside, taken a stroll at Racecourse Park or gazed down over the rooftops from the heights of the castle's walls, you're always surrounded by things to do.

With plenty of ways to keep active, the Angel Centre is home to a well-equipped gym, and the local swimming pool - with indoor and outdoor pools, plus a weekly Park Run situated on Castle Road just behind – is only minutes away. Crossfit Tonbridge and PureGym offer additional exercise facilities, and for the adventurous, the town is home to the world's largest Clip 'n Climb. The area is also home to a variety of riding stables, plus a 9-hole golf course, foot golf and driving range.

Nature lovers will enjoy Haysden Country Park's fishing pond and sailing lake, and Hop Farm is great for kids, with an adventure play area and animal farm. Regional Cycle Route 12 runs between Tonbridge Castle and Penshurst Place, or experience the Eden Valley Walk, providing beautiful views of parkland, woodland and open fields, as well as some of the county's most architecturally interesting historic castles and houses.

# Tonbridge and beyond

Nestled on the edge of the Weald of Kent, an Area of Outstanding Natural Beauty, and surrounded by picture-postcard villages, farmland, orchards and oast houses, it's obvious why Kent has been called the 'Garden of England'. Situated in the highly desirable north-west of the county and bordering East Sussex, Tonbridge is within striking distance of easy daily commuting to London. Both the M25 and M20 are around 20 minutes away by car.

For those seeking variety, the surrounding area is rich in charming, quintessentially English towns and villages, stately homes, and country pubs. The elegant spa town of Royal Tunbridge Wells is only 5 miles away, and Sevenoaks and Maidstone can be reached in under half an hour, all offering an excellent variety of shopping and dining options.

Choose from upmarket local boutiques and eateries, or well-known high street names. In addition, Bluewater is just 30 minutes away, and the designer factory outlet village McArthur Glen in Ashford can be reached in under an hour.

For seaside lovers, both the East Kent and East Sussex coasts are a short car drive away. Old Thameside towns including Gravesend and Chatham - with its famous naval docks and yachting facilities - ensure there is always plenty to do.

At River Walk, the world is truly on your doorstep, with international connections available via Gatwick, which is 35 minutes by car. Ashford International's Le Shuttle and Eurostar connections are 55 minutes away, and Dover can be reached in a little over an hour.

Tonbridge Castle

Gravesend

# Why buy new with Shanly Homes

Buying a new home brings with it many benefits, from a 10-year new home warranty, to a host of environmental features, but the biggest difference of all is buying a Shanly home.

*Exacting standards*

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

*Distinctive designs*

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.

*High specification*

At Shanly Homes, we don't offer upgrades because we don't need to. Your new home includes the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

*We listen*

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

Show home photography of previous Shanly Homes development.

Amber Lodge, Godalming

The Gables, Beckenham

Ashcroft Place, Staines-upon-Thames

Hillgrove House, Edgware

# Our commitment to you

SHANLY HOMES



*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.

Shanly Homes is a registered developer with the NHQB.

*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.

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 £28m 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.

NEW HOMES QUALITY CODE

10 YEAR INSURANCE BACKED NEW HOME WARRANTY

Community Wood Recycling

SHANLY FOUNDATION

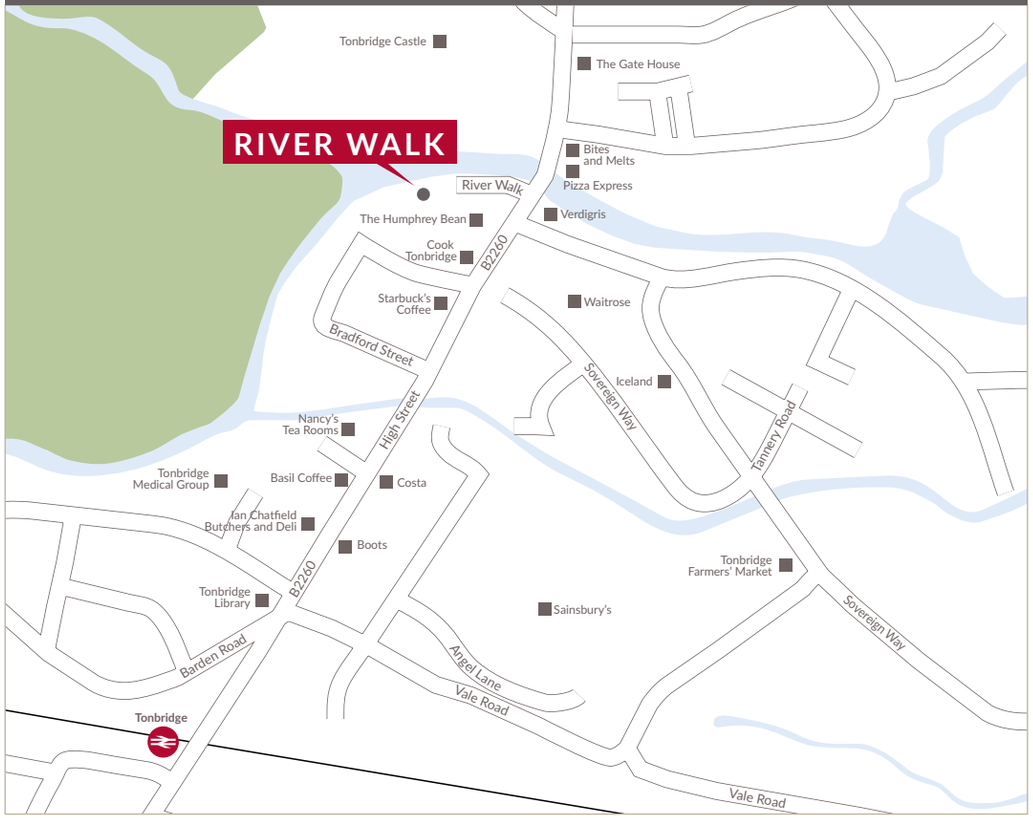
Freshwater Habitats Trust

ACTION FOR NATURE

Plant Heritage

## Wider Location

## Local Area




### Travel time by rail (from Tonbridge Station)

| | |
|---|---|
| Sevenoaks | 9 mins |
| Maidstone West | 27 mins |
| London Bridge | 31 mins |
| London Charing Cross | 42 mins |

### Travel time by road (from River Walk)

| | |
|---|---|
| Royal Tunbridge Wells town centre | 20 mins |
| Gatwick Airport | 35 mins |
| Maidstone | 31 mins |
| Hastings | 50 mins |

### Travel time by foot (from River Walk)

| | |
|---|---|
| Town centre / High Street | 2 mins |
| Waitrose | 5 mins |
| Angel Centre | 10 mins |
| Tonbridge Railway Station | 14 mins |
| Tonbridge Swimming Pool | 17 mins |

SHANLY HOMES

shanlyhomes.com

riverwalk@shanlyhomes.com

01732 443879

River Walk | Tonbridge | Kent | TN9 1DT

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