Shingler Homes

The Beeches
WHITCHURCH

Three & four bedroom luxury homes

15 homes
9 styles
Luxury living

Welcome home...

I am delighted to share with you our latest development of 15 luxury new homes located on the outskirts of the beautiful Shropshire market town of Whitchurch. This exclusive development includes 9 home styles with 3 and 4 bedrooms, with a mix of bungalows and two-storey dwellings.

We are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. We pride ourselves on offering a superior level of customer service and have a genuine commitment to making your homebuying experience as easy and stress-free as possible.

We look forward to welcoming you to this beautiful part of Shropshire.

Jeremy Shingler
Managing Director

Whitchurch a beautiful market town

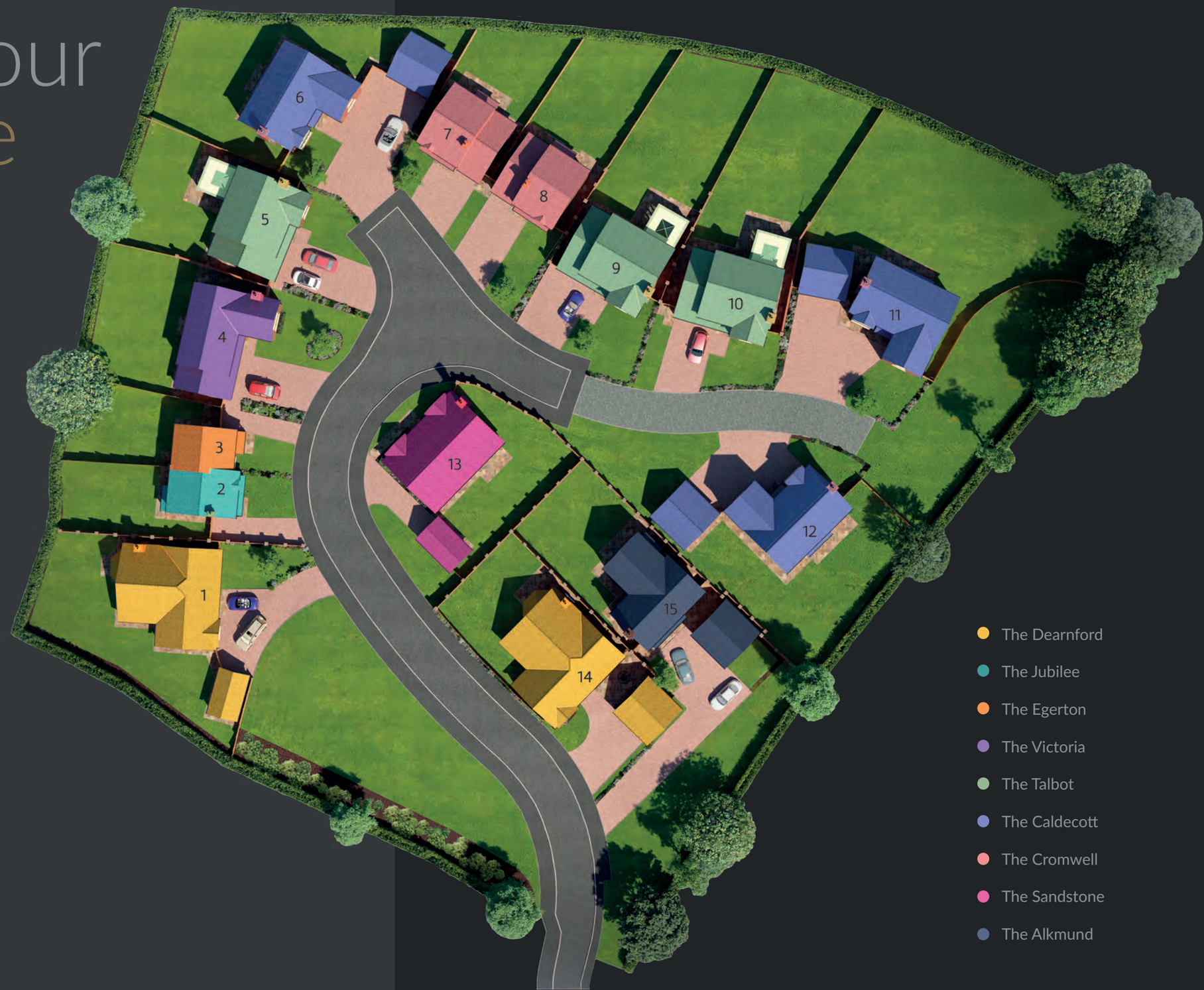
Shingler Homes is delighted to offer a small exclusive development of 15 luxury new homes situated on the outskirts of Whitchurch, a thriving North Shropshire market town, only 2 miles south of the Cheshire border.

This beautiful town is the perfect location for couples and families, with good schools and amenities close by. Whitchurch is ideally located with excellent road links to Chester, Wrexham, Crewe, Oswestry, Shrewsbury and Telford. Whitchurch also has a train station, which provides direct rail services to Birmingham, Crewe, Manchester and Cardiff.

Whitchurch is surrounded by beautiful countryside, making it ideal for countryside walks, from long strolls along the Llangollen Canal to a walk through the Jubilee Park. The town itself offers a wealth of independent shops, cafés, bars, restaurants and supermarkets.

Choose your new home

We are now taking reservations, with early purchasers having the opportunity to personalise their new home by selecting from our extensive range of fixtures and fittings.



- The Dearnford
- The Jubilee
- The Egerton
- The Victoria
- The Talbot
- The Caldecott
- The Cromwell
- The Sandstone
- The Alkmund

Chester Road,
Whitchurch,
Shropshire,
SY13 1NB

Four bedrooms

The Caldecott : Plots 6, 11 & 12

The Caldecott is a large four bedroom detached family home, benefitting from a modern spacious layout with a traditional feel. This property is situated within a large plot and has a double garage. The property has bifold doors in the family room bringing the garden into your home. The property has four bedrooms, two of which have ensuite bathrooms.

Key Details

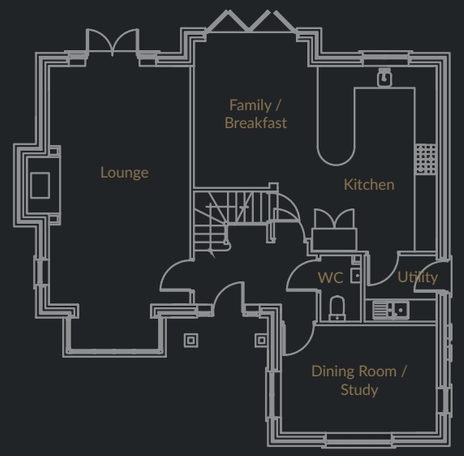
Ground Floor

Family / Kitchen / Breakfast
Lounge
Dining / Study
Utility
WC
Double Garage

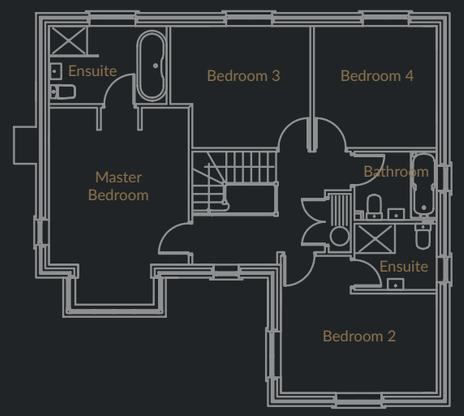
First Floor

Master Bedroom
Ensuite
Bedroom 2
Ensuite
Bedroom 3
Bedroom 4
Bathroom

Explore The Caldecott...



	W x H
Family / Kitchen / Breakfast	6.60m x 5.37m (21' 7" x 17' 7")
Lounge	6.52m x 3.84m (21' 3" x 12' 6")
Dining / Study	2.93m x 4.24m (9' 7" x 13' 10")
Utility	1.96m x 1.80m (6' 5" x 5' 10")
WC	1.80m x 1.10m (5' 10" x 3' 7")
Double Garage	5.08m x 5.30m (16' 7" x 17' 4")



	W x H
Master Bedroom	4.25m x 3.80m (13' 9" x 12' 5")
Ensuite	3.20m x 2.12m (10' 5" x 6' 11")
Bedroom 2	3.73m x 4.24m (12' 2 x 13' 10")
Ensuite	2.24m x 1.80m (7' 3" x 5' 10")
Bedroom 3	3.81m x 3.31m (12' 5" x 10' 10")
Bedroom 4	3.34m x 3.31m (10' 11" x 10' 10")
Bathroom	2.22m x 1.85m (7' 3" x 6')

Four bedrooms

The Victoria : Plot 4

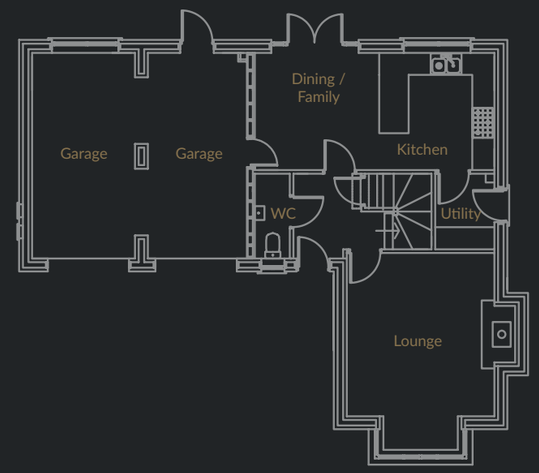
A four bedroom detached property, this is a unique design for The Beeches, situated within a large plot with rural views. This property benefits from spacious open plan living with French doors opening up into the garden. The master bedroom has an ensuite bathroom.
The property also has an integral double garage.

Key Details

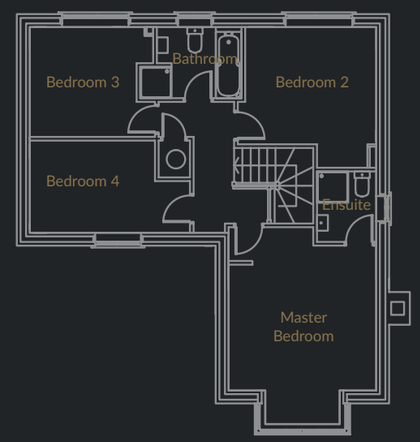
Ground Floor
Lounge
Dining / Family / Kitchen
Utility
WC
Garage

First Floor
Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

Explore The Victoria...



	W x H
Lounge	4.41m x 4.01m (14' 4" x 13' 1")
Dining / Family / Kitchen	6.51m x 3.18m (21' 4" x 10' x 5")
Utility	2.05m x 1.61m (6' 8" x 5' 3")
WC	2.30m x 0.95m (7' 6" x 3' 1")
Garage	3.84m x 5.59m (12' 6" x 18' 3")



	W x H
Master Bedroom	4.41m x 4.01m (14' 5" x 13' 2")
Ensuite	1.61m x 1.92m (5' 3" x 6' 3")
Bedroom 2	3.82m x 3.76m (12' 6" x 12' 4")
Bedroom 3	3.40m x 2.98m (11' 1" x 9' 9")
Bedroom 4	4.35m x 2.50m (14' 3" x 8' 2")
Bathroom	2.75m x 1.93m (9' x 6' 3")

Four bedrooms

The Alkmund : Plot 15

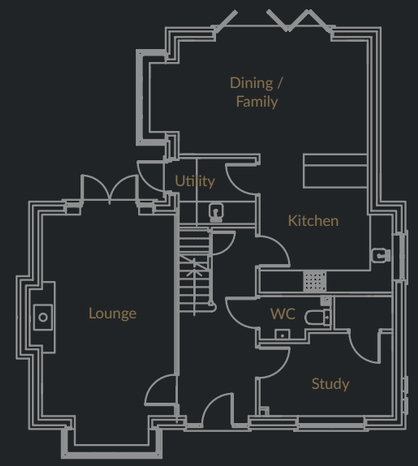
This four bedroom detached property has a bespoke and unique design for The Beeches. Situated within a lovely position overlooking green open space. This modern design allows you to have open plan living, perfect for entertaining. The large dining room has bifold doors opening on to the garden, creating light and space in your home. Two of the four bedrooms have the benefit of ensuite bathrooms. The property has a double garage.

Key Details

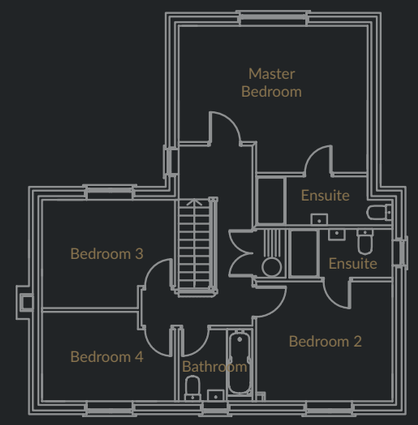
Ground Floor
Dining / Family
Kitchen
Lounge
Utility
Study
WC
Double Garage

First Floor
Master Bedroom
Ensuite
Bedroom 2
Ensuite
Bedroom 3
Bedroom 4
Bathroom

Explore The Alkmund...



	W x H
Dining / Family	5.92m x 3.09m (19' 5" x 10' 1")
Kitchen	3.76m x 3.61m (12' 3" x 11' 10")
Lounge	6.26m x 3.61m (20' 6" x 11' 10")
Utility	1.79m x 2.10m (5' 10" x 6' 10")
Study	3.61m x 2.26m (11' 10" x 7' 4")
WC	1.15m x 1.95m (3' 9" x 6' 4")
Double Garage	5.08m x 5.30m (16' 7" x 17' 4")



	W x H
Master Bedroom	3.99m x 5.14m (13' 1" x 16' 10")
Ensuite	1.33m x 3.71m (4' 4" x 12' 1")
Bedroom 2	3.26m x 3.71m (6' 3" x 12' 1")
Ensuite	1.33m x 2.81m (4' 4" x 9' 2")
Bedroom 3	3.61m x 2.94m (11' 10" x 9' 7")
Bedroom 4	3.61m x 2.43m (11' 10" x 7' 11")
Bathroom	1.96m x 2.01m (6' 4" x 6' 6")

Four bedrooms

The Talbot : Plots 5, 9 & 10

This four bedroom property promotes a creative design with a modern spacious layout. The family room has beautiful corner bifold doors which open the room up entirely to the garden. Two of the four bedrooms have the benefit of ensuite bathrooms. The property also has an integral double garage.

Key Details

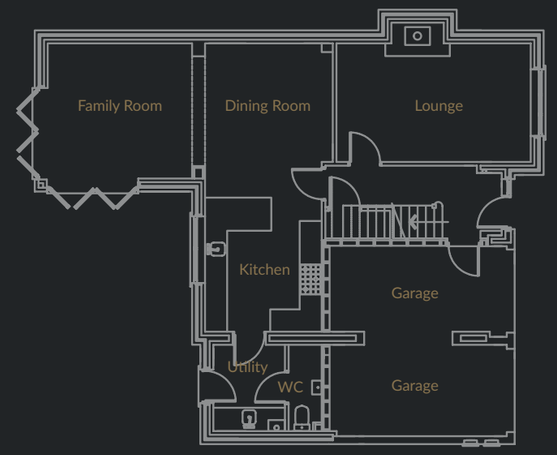
Ground Floor

Family
Dining
Kitchen
Lounge
Utility
WC
Garage

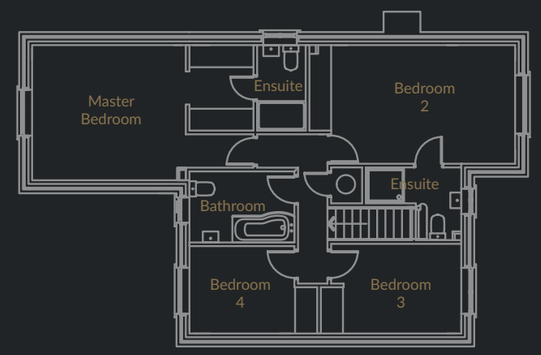
First Floor

Master Bedroom
Ensuite
Bedroom 2
Ensuite
Bedroom 3
Bedroom 4
Bathroom

Explore The Talbot...



	W x H
Family	4.27m x 3.67m (13' 11" x 12' 0")
Dining	3.47m x 3.67m (11' 4" x 12' 0")
Kitchen	4.16m x 3.17m (13' 7" x 10' 4")
Lounge	5.30m x 3.22m (17' 4" x 10' 6")
Utility	1.95m x 2.35m (6' 4" x 7' 8")
WC	0.90m x 2.35m (2' 11" x 7' 8")
Garage	5.16m x 4.82m (16' 11" x 15' 9")



	W x H
Master Bedroom	6.00m x 3.67m (19' 8" x 12')
Ensuite	2.32m x 1.32m (7' 7" x 4' 3")
Bedroom 2	5.59m x 3.22m (18' 4" x 10' 6")
Ensuite	1.98m x 2.59m (6' 5" x 8' 5")
Bedroom 3	2.44m x 3.82m (7' 11" x 12' 6")
Bedroom 4	2.47m x 2.43m (8' 1" x 7' 11")
Bathroom	1.93m x 2.85m (6' 3" x 9' 4")

Three bedrooms

The Cromwell : Plots 7 & 8

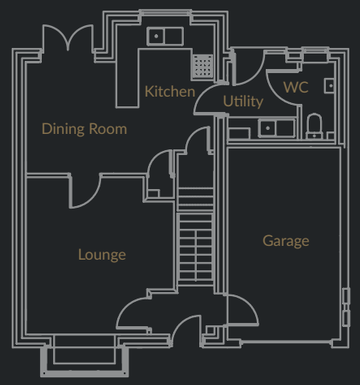
The Cromwell, a three bedroom detached property has a spacious open plan kitchen and dining room which has French doors opening into the large garden and an integral garage. The master bedroom has the benefit of an ensuite bathroom, there are two further bedrooms and a family bathroom.

Key Details

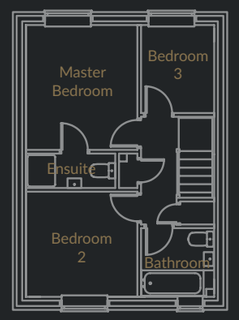
Ground Floor
Kitchen / Dining
Lounge
Utility
WC
Garage

First Floor
Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bathroom

Explore The Cromwell...



	W x H
Kitchen / Dining	4.04m x 4.25m (13' 2" x 13' 9")
Lounge	5.05m x 4.00m (16' 6" x 13' 1")
Utility	1.88m x 2.10m (6' 1" x 6' 10")
WC	0.92m x 2.10m (3' x 6' 10")
Garage	5.02m x 3.06m (16' 7" x 10')



	W x H
Master Bedroom	3.35m x 3.01m (10' 11" x 9' 10")
Ensuite	2.4m x 0.95m (7' 10" x 3' 1")
Bedroom 2	3.30m x 2.84m (9' 11" x 9' 3")
Bedroom 3	1.99m x 2.39m (6' 6" x 7' 10")
Bathroom	1.99m x 1.85m (6' 6" x 6')

Three bedrooms

The Dearnford : Plots 1 & 14

A three bedroom detached bungalow, the unique design provides a spacious layout and promotes modern, rural living. The master bedroom has its own ensuite bathroom, and there are a further two bedrooms. The Dearnford is situated within a large plot and has the benefit of a large garden and a garage, with views over green open space.

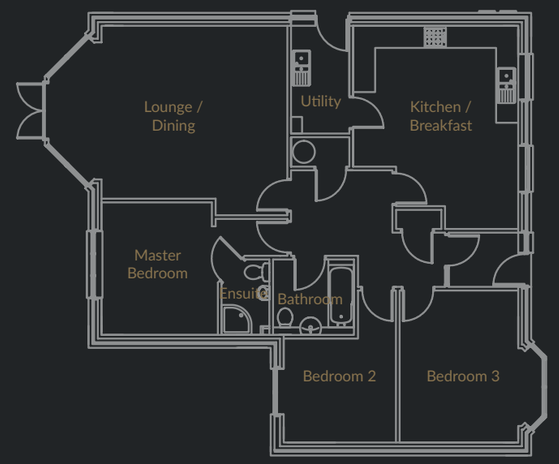
Key Details

Ground Floor

Lounge / Dining
Kitchen / Breakfast
Utility
Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bathroom

Single Garage (Plot 1)
Double Garage (Plot 14)

Explore The Dearnford...



	W x H
Lounge / Dining	6.29m x 5.15m (20' 7" x 16' 10")
Kitchen / Breakfast	5.52m x 4.49m (18' 1" x 14' 8")
Utility	2.93m x 1.59m (9' 7" x 5' 2")
Master Bedroom	3.60m x 5.05m (11' 9" x 16' 6")
Ensuite	2.05m x 1.30m (6' 8" x 4' 3")
Bedroom 2	4.13m x 3.05m (13' 6" x 10')
Bedroom 3	4.13m x 3.66m (13' 6" x 12')
Bathroom	2.05m x 2.20m (6' 8" x 7' 2")
Single Garage (Plot 1)	2.60m x 5.30m (8' 6" x 17' 14")
Double Garage (Plot 14)	5.08m 5.30m (16' 7" x 17' 4")

Three bedrooms

The Sandstone : Plot 13

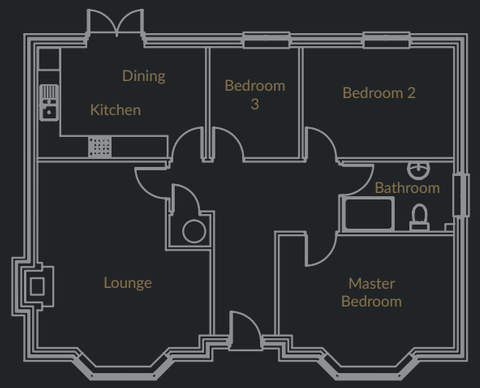
The Sandstone is a three bedroom detached bungalow with a unique, luxury design which is bespoke to The Beeches development. The design promotes a spacious layout; with your kitchen having French doors into the garden and a large lounge which is perfect for entertaining. The Sandstone has three bedrooms with a family bathroom and a single garage, all situated within a large plot.

Key Details

Ground Floor

Lounge
Kitchen / Dining
Master Bedroom
Bedroom 2
Bedroom 3
Bathroom
Single Garage

Explore The Sandstone...



	W x H
Lounge	5.43m x 4.70m (17' 9" x 15' 5")
Kitchen / Dining	4.58m x 3.01m (15' x 9' 10")
Master Bedroom	4.76m x 3.05m (15' 7" x 10')
Bedroom 2	4.11m x 3.01m (13' 8" x 9' 10")
Bedroom 3	2.43m x 3.01m (7' 11" x 9' 10")
Bathroom	3.02m x 1.90m (9' 10" x 6' 2")
Garage	2.60m x 5.30m (8' 6" x 17' 4")

Three bedrooms

The Jubilee : Plot 2

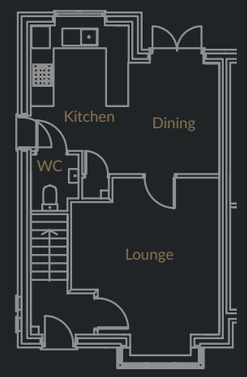
A three bedroom semi-detached property, a bespoke original design for The Beeches, this property has a modern open plan kitchen and dining room with French doors opening into the garden. On the first floor there is an ensuite to the master bedroom, two further bedrooms and a family bathroom.

Key Details

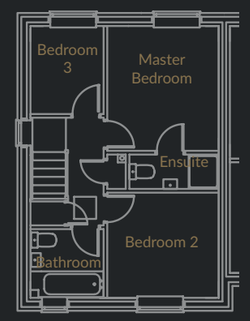
Ground Floor
Lounge
Kitchen / Dining
WC

First Floor
Master Bedroom
Ensuite
Bedroom 2
Bedroom 3
Bathroom

Explore The Jubilee...



	W x H
Lounge	4.04m x 5.10m (13' 2" x 6' 8")
Kitchen / Dining	4.00m x 4.27m (13' 1" x 14')
WC	1.53m x 1.30m (5' x 4' 2")



	W x H
Master Bedroom	3.01m x 3.37m (9' 10" x 11')
Ensuite	0.94m x 2.4m (3' x 7' 11")
Bedroom 2	3.01m x 2.86m (9' 10 x 9' 4")
Bedroom 3	1.99m x 2.39m (6' 6" x 7' 10")
Bathroom	1.99m x 1.85m (6' 6" x 6')

Two bedrooms

The Egerton : Plot 3

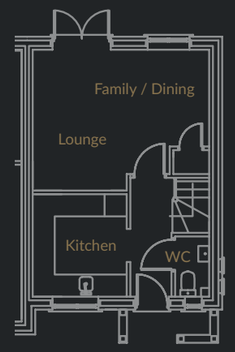
A two bedroom semi-detached property, a bespoke original design for The Beeches, this property has spacious open plan living accommodation with French doors opening into the garden. On the first floor there is a master bedroom, a further bedroom and a family bathroom.

Key Details

Ground Floor
Dining / Family / Lounge
Kitchen
WC

First Floor
Master Bedroom
Bedroom 2
Bathroom

Explore The Egerton...



	W x H
Dining / Family / Lounge	3.83m x 4.80m (12' 6" x 15' x 8")
Kitchen	2.56m x 2.78m (8' 4" x 9' 1")
WC	0.93m x 1.64m (3' x 5' 4")

	W x H
Master Bedroom	4.80m x 3.02m (15' 8" x 9' 10")
Bedroom 2	3.61m x 2.66m (11' 10" x 8' 8")
Bathroom	1.79m x 2.02m (5' 10" x 6' 7")

There's a lot to think about when buying a new home...

Why choose a Shingler home...

We have been building new homes for over 20 years. However, unlike national home builders, we are a local family owned and run business. We are committed to providing a personal home–building service where attention to detail and quality is of paramount importance.

Smaller, exclusive developments...

Our approach is to find smaller plots in popular locations across Shropshire and the surrounding counties, where we can build exclusive developments with individual and attractive house types that are sympathetic to the surroundings. We place an important emphasis on light, space, layout and quality fixtures and fittings, both inside and out.

Our development at The Beeches is no exception.

Building homes you'll be proud to own...

Committed to quality...

All our properties combine traditional approaches to construction with the latest proven house-building techniques ensuring your new home is energy efficient, built to last and in keeping with the local area and architecture. For complete peace of mind, your new home is protected by a NHBC Buildmark Warranty, which gives you a ten-year structural warranty and a two-year fixtures warranty as standard.

NHBC

Superior customer service...

At Shingler Homes we understand that moving house can be a stressful time and this is why we continually strive to make buying your new home easy, convenient and worry free.

We have launched our new unique online service - **My Home** – this is to give our homebuyers the opportunity to view and select interior fixtures and fittings including your kitchen, tile choices, doors, everything you need to create your new home. **My Home** will store all documents relevant to the transaction, all done online from the comfort of your sofa!

To find out more about **My Home** visit shinglerhomes.co.uk/myhome

Our new homes are designed to be lived in...

The Beeches Specification

FEATURES KITCHEN	PLOTS: 2 & 3	PLOTS: 7,8 & 13	PLOTS: 1, 4, 5, 6, 9, 10, 11, 12, 14 & 15
Choice of quality fitted kitchen units	✓	✓	✓
Built in double oven and gas hob		✓	✓
Built under single oven and gas hob	✓		
Chimney extractor hood	✓	✓	✓
Integrated dishwasher		✓	✓
Built in microwave			✓
Plumbing for washing machine	✓	✓	✓
Integrated fridge	**Plot 2 only**	✓	✓
Integrated freezer	**Plot 2 only**	✓	✓
Granite worktops in kitchens and utility rooms			✓
Laminate worktops in kitchens and utility rooms	✓	✓	
Chrome mixer taps and sinks	✓	✓	✓
Pelmet lighting	**Plot 2 only**	✓	✓
Choice of floor and wall tiling to kitchens and utilities	✓	✓	✓
BATHROOMS AND EN-SUITES			
Contemporary white bathroom suites	✓	✓	✓
Contemporary chrome taps	✓	✓	✓
Thermostatically controlled shower cubicles		✓	✓
Thermostatically controlled showers above the bath	✓	**Excludes plot 13**	**Excludes plots 4, 9, 10**
Ensuite to master bedroom		✓	✓
Ensuite to bedroom 2			**Excludes plots 1, 4, 14**
Shaver point to bathroom	✓	✓	✓
Shaver point to en-suites	✓	✓	✓
Choice of wall tiles	✓	✓	✓
Shower areas fully tiled	✓	✓	✓
All bathrooms half tiled			✓
Splashback tiling only to baths and basins	✓	✓	
Vinyl flooring to wet rooms	✓		
Tiled floors to all wet rooms		✓	✓
Tiled floors to downstairs toilets	✓	✓	✓
GENERAL			
Contemporary white internal doors		✓	✓
Gloss white 4 panel doors	✓		
Contemporary chrome ironmongery	✓	✓	✓
Moulded skirtings and architrave	✓	✓	✓
Fitted wardrobes to master bedrooms		**Excludes plots 7 & 8**	✓
Softwood staircases and balustrading	✓	✓	✓

FEATURES TV / BROADBAND / ELECTRICAL	PLOTS: 2 & 3	PLOTS: 7,8 & 13	PLOTS: 1, 4, 5, 6, 9, 10, 11, 12, 14 & 15
TV / sat points to lounge and kitchen	✓	✓	✓
TV / sat points to master bedroom	✓	✓	✓
TV / sat points to bedroom 2	✓	✓	✓
Telephone point to hall	✓	✓	✓
Doorbells	✓	✓	✓
Digital aerial fitted in loft	✓	✓	✓
ENERGY SAVING FEATURES			
Mechanical ventilation	✓	✓	✓
Gas fired condensing boilers with electronic	✓	✓	✓
Temperature and zone control	✓	✓	✓
Energy efficient lighting throughout	✓	✓	✓
Latest cavity, floor and roof insulation technology	✓	✓	✓
SAFETY & SECURITY			
External lanterns with PIR sensors - front & rear	✓	✓	✓
High security GRP external doors with letterboxes	✓	✓	✓
Lockable windows	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓
Electronic burglar alarm system			✓
NHBC 10 year warranty	✓	✓	✓
PARKING & EXTERNAL			
Block paved drives	✓	✓	✓
Detached double garage		**Plots: 6, 11, 12 & 15**	
Detached single garage		**Plots: 1, 13 & 14**	
Integral single garage		**Plots: 7 & 8**	
Electrically operated garage doors			✓
Integral double garage		**Plots: 4, 5, 9 & 10**	
1.8m x 1.8m patio area paved with natural stone	✓		
2.4m x 2.4m patio area paved with natural stone		✓	✓
Paths from drives to kitchen or utility doors	✓	✓	✓
External cold tap rear	✓	✓	✓
Front and rear gardens laid to grass	✓	✓	✓

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