



# Longwood Park

HIGHER HEATH

Four bedroom  
luxury homes



4 homes  
2 styles  
Luxury living



## Welcome home...

Shingler Homes are delighted to offer four new homes in Longwood Park, Higher Heath, Whitchurch.

A prestigious courtyard development of just four Detached family homes on the edge of this sought after North Shropshire village. The properties are located within an exclusive development known as Longwood Park. The village of Higher Heath is approximately 3 miles from the village of Prees which has the benefit of a local shop, post office, doctor's surgery, primary school and train station.

The nearby market town of Whitchurch is only 3.5 miles from Longwood Park, which has a range of super markets, independent shops, and train station. The development offers excellent road links to Shrewsbury, Chester, Telford, and further afield to Wrexham and Manchester. There are two house types, The Hawkstone and The Heathwood. The properties are constructed to a high standard specification, the design offers open plan modern living.

Jeremy Shingler  
Managing Director

# Higher Heath

## A beautiful village in Shropshire

Longwood Park,  
Higher Heath,  
Shropshire,  
SY13 2HF



- The Hawkstone
- The Heathwood

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.





# Four bedrooms

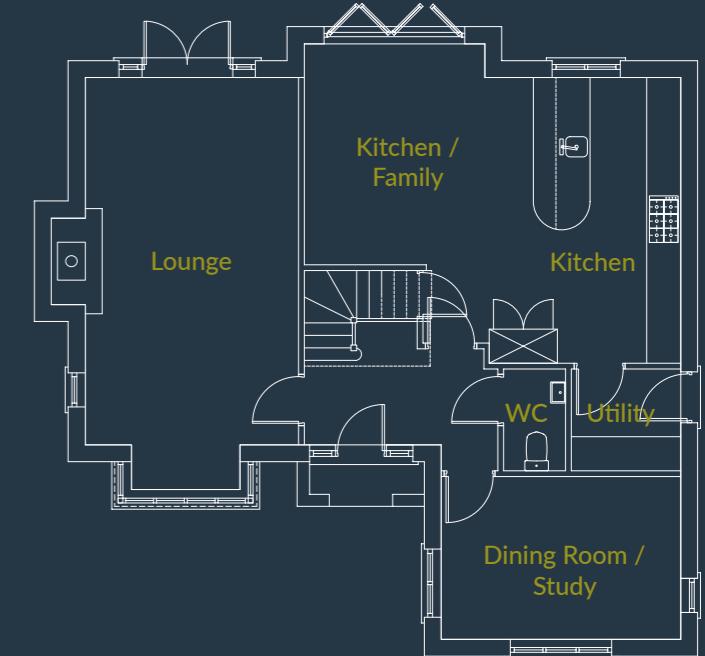
## The Hawkstone : Plot 1 & 2

The accommodation provides an entrance porch into the hallway with cloakroom, leading through to the large living room with bay windows, an inglenook fireplace and French doors. The Hawkstone offers an open plan kitchen/family/ breakfast room with bifold doors opening onto the garden bringing the outside into the home. There is also a utility room. The property has a separate formal dining room. To the first floor there is a galleried style landing and large master bedroom with ensuite, bedroom 2 also has an ensuite, and a further two double bedrooms and a family bathroom. Plot 1 and 2 have the benefit of a detached double garage.



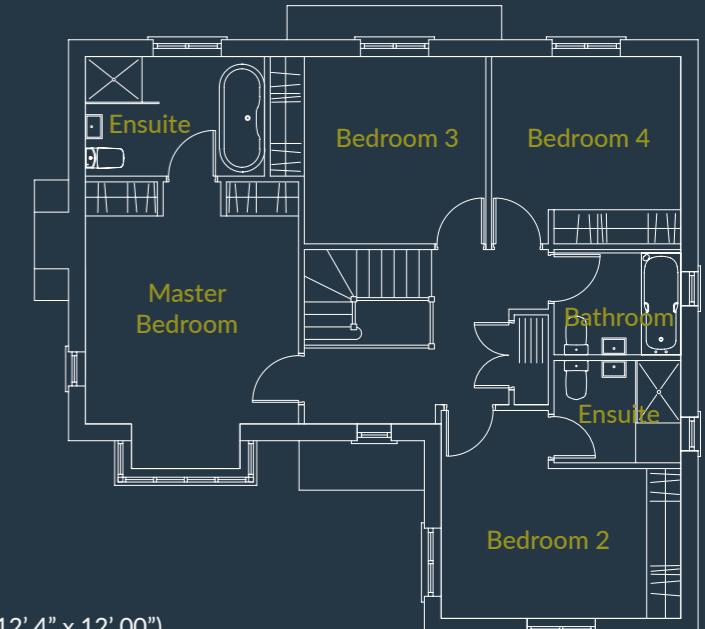
### Ground Floor

Lounge	3.76m x 6.84m (12' 4" x 22' 5")
Utility	1.93m x 1.79m (6' 4" x 5' 10")
Kitchen / Family	6.64m (max) x 5.04m (21' 9" x 16' 6")
Dining Room / Study	4.22m x 2.87m (13' 10" x 9' 5")
WC	1.09m x 1.79m (3' 7" x 5' 10")



### First Floor

Master Bedroom	3.76m x 3.67m (12' 4" x 12' 00")
Ensuite	3.16m x 2.11m (10' 4" x 6' 11")
Bedroom 2	4.22m x 3.67m (13' 10" x 12' 00")
Ensuite	2.24m x 1.75m (7' 4" x 5' 9")
Bedroom 3	3.20m x 3.30m (10' 6" x 10' 10")
Bedroom 4	3.34m x 3.30m (10' 11" x 10' 10")
Bathroom	2.24m x 1.79m (7' 4" x 5' 9")

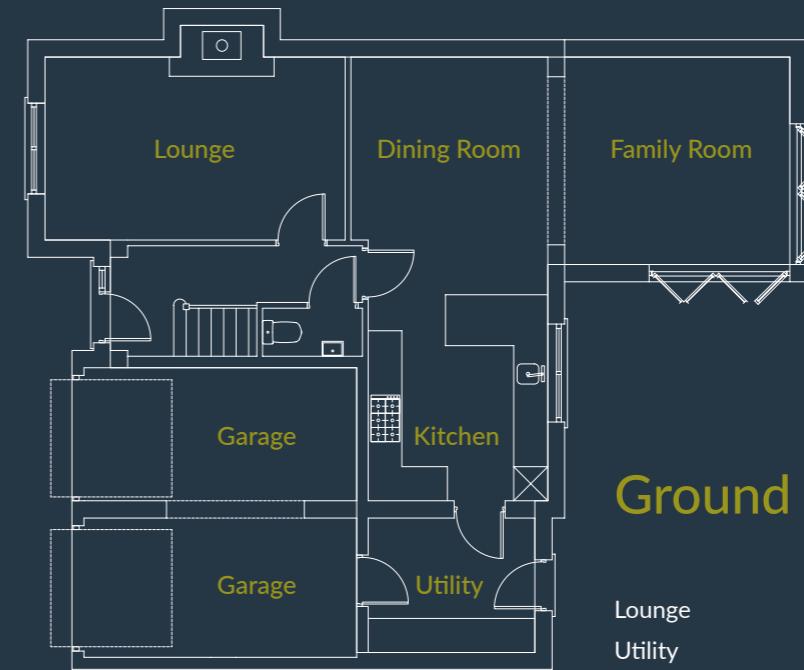




# Four bedrooms

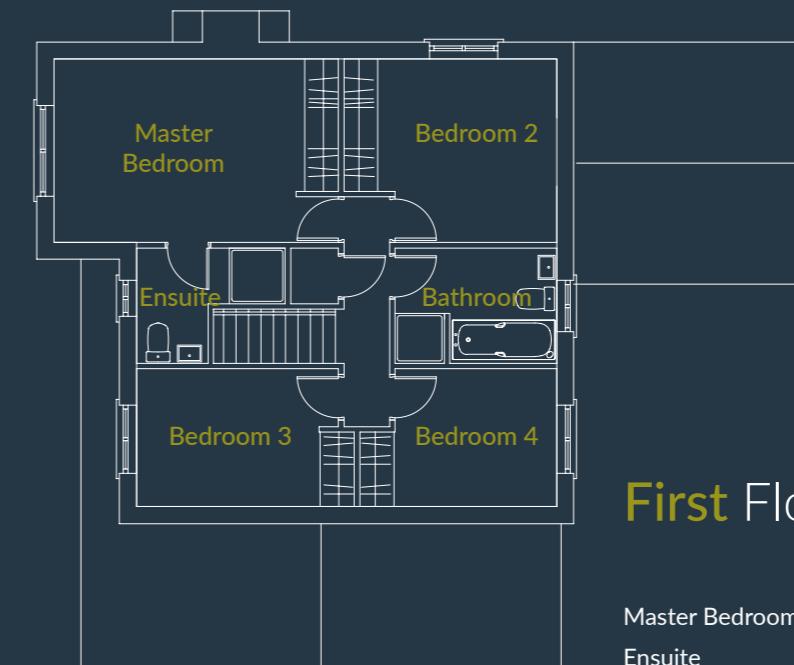
## The Heathwood : Plot 3 & 4

The Heathwood provides an entrance porch into the hallway with cloakroom, leading through to the living room with inglenook fireplace. The property has an open plan kitchen, dining room and family room and separate utility room. The family room has a unique design of corner bifold doors letting the outside into your home. On the first floor there is a master bedroom with ensuite, and 3 further bedrooms and a family bathroom. Plot 3 and 4 have the benefit of an integral double garage.



### Ground Floor

	W x L
Lounge	3.23m x 5.29m (10' 7" x 17' 4")
Utility	2.37m x 2.94m (7' 9" x 9' 8")
Kitchen / Dining	7.82m x 7.74m (25' 66" x 25' 39")
Family Room	4.2m x 3.8m (13' 9" x 12' 5")
WC	0.85m x 1.76m (2' 9" x 5' 9")
Double Garage	5.11m x 4.81m (16' 9" x 15' 9")



### First Floor

	W x H
Master Bedroom	3.23m x 5.01m (10' 7" x 16' 5")
Ensuite	2.03m x 2.62m (6' 8" x 8' 7")
Bedroom 2	3.23m x 3.16m (10' 7" x 10' 4")
Bedroom 3	2.43m x 3.56m (7' 11" x 11' 8")
Bedroom 4	2.43m x 2.87m (7' 11" x 9' 5")
Bathroom	2.03m x 2.85m (6' 8" x 9' 4")



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



# Buying your 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  
**Longwood Park** is no exception.



# Longwood Park Specification

## FEATURES

### KITCHEN

	LUXURY PLOTS: 1, 2, 3, 4
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	✓
Integrated freezer	✓
Granite worktops in kitchens and utility rooms	✓
Laminate worktops in kitchens and utility rooms	
Chrome mixer taps and sinks	✓
Pelmet lighting	✓
Choice of floor tiles to kitchens and utilities	✓
Choice of vinyl to kitchens and utilities	

### BATHROOMS AND EN-SUITES

	Plot 1 & 2
Contemporary white bathroom suites	✓
Contemporary chrome taps	✓
Thermostatically controlled showers	✓
Radiator in bathroom and ensuite	
Chrome towel rail radiator in bathroom and ensuite	✓
Ensuite to master bedroom	✓
Ensuite to bedroom 2	
Shaver point to bathroom	✓
Shaver point to ensuites	✓
Choice of wall tiles	✓
Shower areas fully tiled	✓
All bathrooms half tiled	✓
Splashback tiling only to baths and basins	
Vinyl flooring to bathrooms, ensuites and WC	
Choice of tiled or vinyl plank flooring to bathrooms, ensuites and WC	✓

### GENERAL

Contemporary white Burford internal doors	✓
Gloss white 4 panel grained doors	
Contemporary chrome ironmongery	✓
MDF moulded skirtings and architrave	✓
Fitted wardrobes to master bedrooms	✓
Fitted wardrobes to bedroom 2	✓
Softwood staircases and balustrading	✓
Softwood staircase & spindles, and oak hand rail and newels	✓

## LUXURY

### PLOTS: 1, 2, 3, 4

## FEATURES

### TV/BROADBAND/ELECTRICAL

TV/sat points to lounge and kitchen	✓
TV/sat points to all bedrooms	✓
Telephone point to hall and lounge	✓
Doorbells	✓
Digital aerial fitted in loft	✓
Chrome sockets above kitchen worktop	✓
Downlighters to kitchen and all bathrooms	✓

### TV/BROADBAND/ELECTRICAL

Energy efficient PVC windows and doors	✓
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 external doors with letterboxes	✓
Lockable windows	✓
Mains connected smoke and heat detection	✓
Electronic burglar alarm system	✓
NHBC 10 year warranty	✓
Carbon monoxide detectors where applicable	✓

### PARKING & EXTERNAL

Block paved drives	✓
Detached double garage	<b>Plot 1 and 2</b>
Detached single garage	
Attached single garage	<b>Plot 3 and 4</b>
Electrically operated garage doors	✓
1.8m x 1.8m patio area paved with natural stone	
2.4m x 2.4m patio area paved with natural stone	✓
3 x 3.6 patio area paved with natural stone	✓
Paths from drives to patio	✓
External cold tap rear	✓
Turf front and rear gardens	

### FIREPLACES

Log burner on black slate hearth with oak beam mantle	✓
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Shingler Homes reserve the right to change or alter the details or specification in this brochure.

For more information visit [www.shinglerhomes.co.uk](http://www.shinglerhomes.co.uk)



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experience...

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find your perfect home.

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your **perfect home**



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

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