



# Hawthorn Close

HARMER HILL

Four & five bedroom  
luxury homes

**STRUTT  
& PARKER**

Shingler and Strutt & Parker  
Joint partners

# A superb new development of six detached four & five bedroom **luxury homes** with beautiful views close to the county town of Shrewsbury

## **Hawthorn Close, Harmer Hill, Shrewsbury, Shropshire, SY4 3FB**

### **The Development**

Designed by Base Architecture and constructed by Shingler Homes, Hawthorn Close is an exciting new development of six bespoke detached homes occupying an enviable, edge of village location close to Shrewsbury. The site consists of three different styles of property, each with their own unique layout, versatile living spaces and excellent bedroom accommodation and each with an EPC rating of B. Buyers are afforded the choice of kitchen/worktop and flooring finishes. The site is linear – giving each unit excellent open views over farmland and countryside beyond. Set back from the road, landscaping to the front allows for garaging\*, generous driveways and soft planting. West facing rear gardens have wonderful large flagged areas which create excellent outside space.

### **Location**

Hawthorn Close is conveniently located within the village of Harmer Hill which is just 7 miles from Shrewsbury. Local facilities include two public houses whilst additional services are available in nearby Myddle (1.7 miles) and Clive (2.5 miles) – which both have a village shop. A more comprehensive range of facilities can be found at Wem which also has an excellent primary school, St Peters and secondary school, Thomas Adams. The historic County Town of Shrewsbury and the New Town of Telford are both

within reasonable commuting distance and offer an extensive range of recreational and educational facilities to include Shrewsbury School and the High School as well as thriving shopping centres.

The property is well placed for access to the M54 whilst Ellesmere and Chester are readily accessible to the north via the A528 and the A49. There are rail services at Yorton station near Clive with connections to Chester and Shrewsbury and from there onto the national rail network.

### **Directions**

**South:** From Shrewsbury take the A528 signposted for Ellesmere. Continue along this road passing through the village of Albrighton and Preston Gubbals beyond. Upon reaching Harmer Hill, Hawthorn Close can be found after a short distance on the left hand side.

**North:** From Whitchurch take the B5476 signposted for Wem and Tilstock. Continue along this road for approximately 9 miles. Upon reaching the T-junction opposite the White Lion public house, take the right hand turning to Ellesmere. Proceed along this road taking the fourth turning left signposted for Shrewsbury and then the second exit at the roundabout. Proceed for approximately 5 miles to the village of Harmer Hill, where Hawthorn Close can be found on the right hand side.

\*Garages are not available for units 4 & 5, these units have generous concrete pads laid in the rear gardens with water and electricity connections allowing for storage units or home offices (subject to negotiation) to be erected. If storage is not required, these pads would create superb BBQ areas.

## Specification

**Kitchen/utility rooms** – The contemporary fitted kitchen and utility room furniture is manufactured by Inspire Home Design. There will be a choice of kitchen/utility units and work surfaces. Bathrooms and en-suites – Bespoke contemporary bath/shower rooms suites in white with chrome fittings. Mains pressure showers, chrome towel warmers  
Bedrooms – Where possible, built-in wardrobes with sliding doors have been integrated.

**Flooring** – The show home exhibits engineered oak to the entrance hallway, kitchen/ breakfast room and utility room with the sitting room, stairs, landings and bedrooms carpeted. Bathrooms will be tiled with a neutral ceramic tile. There will be a choice of floorings for the remaining units.

**General** – Zoned underfloor heating on the ground floor, radiators on the first and second floor (where applicable).

## Property details

**Services** – Mains drainage, water and electricity. Gas central heating.

**Council tax** – The buildings are awaiting assessment.

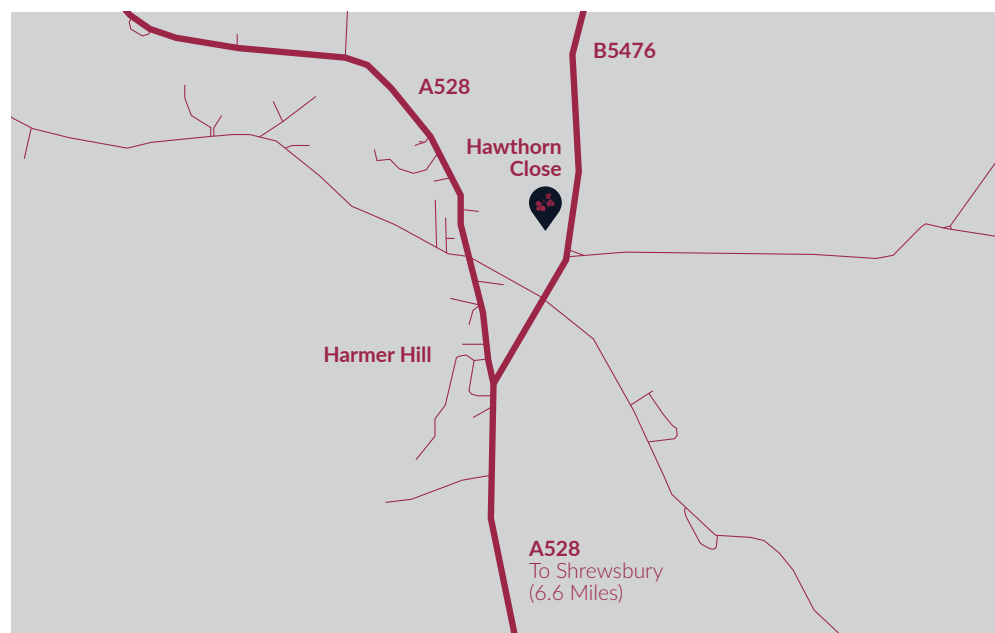
**Local authority** – Shropshire Council 0345 678 9000.

**Fixtures and fittings** – Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Wayleaves, rights of way and easements** – The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Agents note** – The show home will be finished in its entirety. To give buyers choice, the remaining units will be in a semi-finished state. If a buyer requires finishing that is outside those options provided to them, they will be expected to pay for these “extras” in their entirety before exchange of contracts. Deposits will be taken to reserve the property following the agreement of a sale.

**Tenure** – We are advised that the properties are freehold. This will be confirmed by the vendors solicitors during pre-contract enquires.



# The Rowan

Plots 1 & 6



## Features

Entrance hallway, Kitchen breakfast room, Utility room, Sitting room, W.C., 4 Double bedrooms (2 en-suite), Family bathroom, Double garage, Parking, Gardens, EPC Rating B

Internal area 1,756 sq ft (163 sq m)

Garage Unit Plot 1 internal area 410 sq ft (38 sq m)

Garage Unit Plot 6 internal area 410 sq ft (38 sq m)

Total internal area 2,576 sq ft (239 sq m)

## Floorplan



FLOORPLAN FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE.

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# The Willow

Plots 2 & 3



## Features

Entrance hallway, Kitchen/breakfast room, Sitting room, W.C., 5 Bedrooms (2 en-suite), Family Bathroom, Home office, Double garage (plot 2), Single garage (plot 3), Parking, Gardens, EPC Rating B.

Internal area 2,248 sq ft (209 sq m)

Garage Unit Plot 2 internal area 410 sq ft (38 sq m)

Garage Unit Plot 3 internal area 201 sq ft (19 sq m)

Total internal area 2,859 sq ft (266 sq m)

## Floorplan



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# The Hazel

Plots 4 & 5

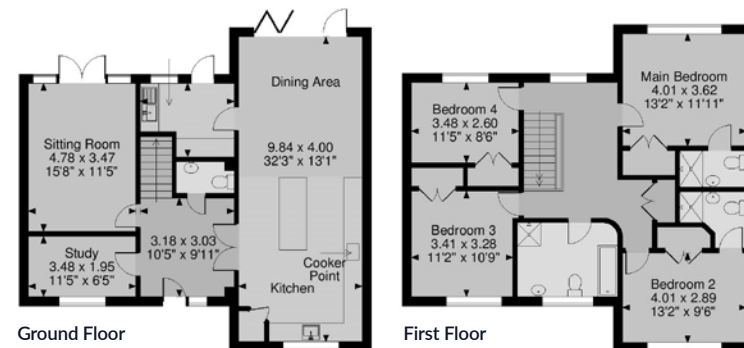


## Features

Entrance hallway, Kitchen/breakfast room, Sitting room, Utility room, Home office/playroom, W.C., 4 Double bedrooms (2 en-suite), Family Bathroom, Parking, Gardens, EPC Rating B.

The Hazel (Plots 4 & 5) internal area 1,866 sq ft (173 sq m)

## Floorplan



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# Plot 1 – The Showhome



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