



Castle Keep

Whittington

A village development
of two, three & four
bedroom homes





34 homes,
11 different
home styles



Artist's impression

House types

2 Bed

● The Moreton Plot 2, 3, 5 & 6

3 Bed

● The Marton Plot 1

● The Hindford Plot 4, 7, 8, 9, 10, 30 & 31

● The Halston Plot 14

● The Erbistock Plot 15 & 16

● The Frankton Plot 18, 19, 21 & 27

4 Bed

● The Cranford Plot 17, 20, 23 & 24

● The Colemere Plot 22, 26 & 29

● The Kenwick Plot 25

● The Tedsmore Plot 28, 33 & 34

● The Fernhill Plot 32



welcome

I am delighted to share with you our latest development of 34 beautiful new homes located in the popular village of Whittington.

Whittington is situated in the north west of Shropshire close to the Welsh border, an idyllic location for those seeking rural life but with excellent services close by. This exclusive development includes 2, 3, and 4 bedroom homes, with a mix of 11 different home styles.

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

The location

Whittington is a beautiful village with excellent amenities.

Whittington offers rural village life with excellent amenities on your door step. The village offers two pubs, White Lion and Ye Olde Boot Inn, both with restaurants. There is also a village shop with post office, a takeaway restaurant, parish church, local cricket club and a primary school. Local secondary schools include: The Marches in Oswestry, Lakelands in Ellesmere, Oswestry School, Moreton Hall and Ellesmere College.

Not only does Whittington offer plenty of amenities but it is also steeped in history, with Whittington Castle set in approximately 12 acres of beautiful grounds, famous for its swans that visit the moat. For healthcare, nearby Gobowen has The Robert Jones and Agnes Hunt Orthopaedic Hospital.

The development is only approximately 3 miles from Oswestry, a lively border market town with specialist independent shops and large supermarkets. Approximately 5.8 miles from the development is Ellesmere, a beautiful market town that draws tourists for its glacial mere. Castle Keep is approximately 17 miles from Shrewsbury, the county town of Shropshire, a vibrant medieval town with winding old streets and fascinating buildings.

Whittington has excellent transport links with the A5 less than 2 miles away and regular bus services in the village. There is a mainline railway station in Gobowen only three miles away, with planned direct routes to London.



The Moreton

Plots 2 / 3 / 5 & 6

2 bedroom terrace & semi-detached home



Artist's impression of plots 5 & 6

The Moreton is a two bedroom property, with kitchen, cloakroom, storage cupboard and a good size living room with space for a dining table. The living room opens out on to the patio and garden beyond. To the first floor the Moreton has two bedrooms and a family bathroom. Plots 5 and 6 have a slightly different exterior look to plots 2 and 3 due to their orientation. Plots 2 and 3 have French doors in to the garden and plots 5 and 6 have one door into the garden. This is shown on the floorplan.

(please check individual plots for specific details)

Key Details & Measurements

Plots 2 & 3 have French doors into the garden

Plots 5 & 6 have one door into the garden

Ground Floor

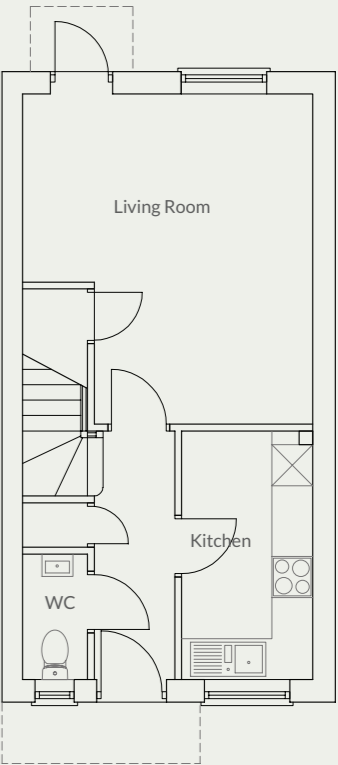
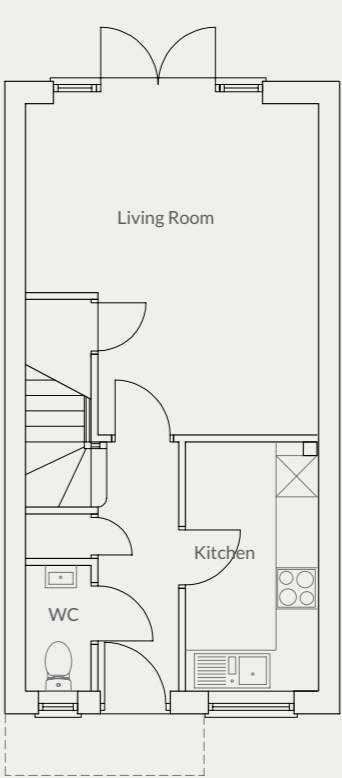
(W x L)

Hall
1.17m x 3.63m

Living Room
4.27m (max) x 4.82m (max)

Kitchen
1.94m x 3.63m

WC
0.95m x 1.83m



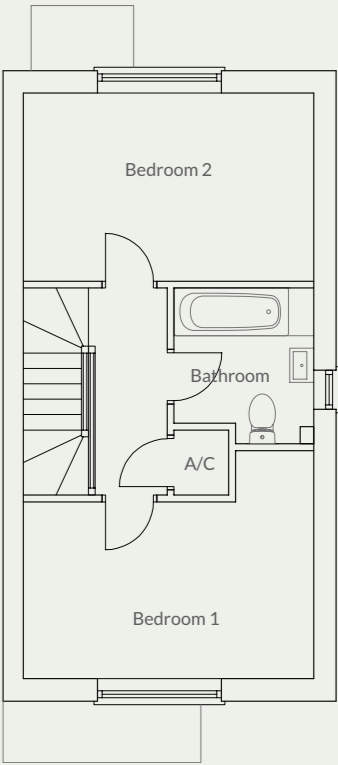
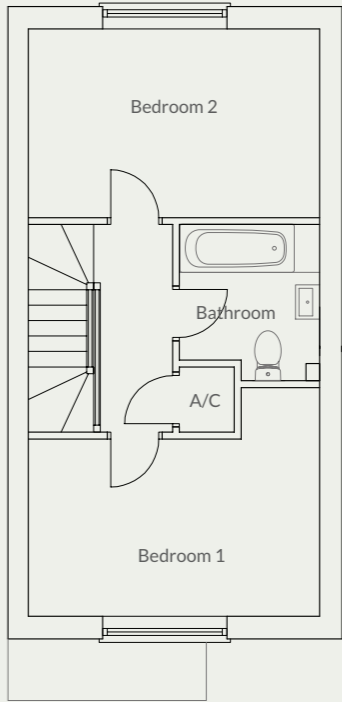
First Floor

Landing
1.05m x 3.02m

Bedroom 1
3.35m (max) x 4.27m (max)

Bedroom 2
2.75m x 4.27m

Bathroom
2.07m x 2.27m (max)



Three Bedrooms

The Marton Plot 1

3 bedroom semi-detached home



Artist's impression

The Marton is a three bedroom semi-detached property, the only one of its type on this development. With its rendered exterior and beautiful complimentary brickwork, including a round window, it stands as a striking home on the entrance to the development. To the ground floor the property has a kitchen dining area, cloakroom, and a separate living room with French doors out on to the patio and a feature fireplace ready to install your own log burner. On the first floor the property has a master bedroom with ensuite, a family bathroom and two further bedrooms.

The Marton Plot 1

Key Details & Measurements

Ground Floor

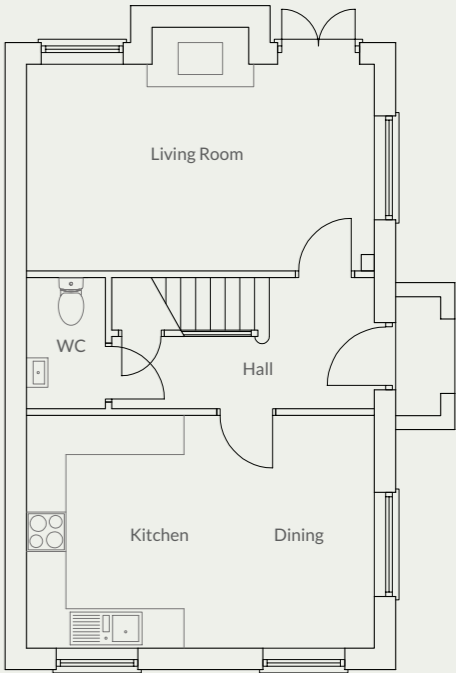
(W x L)

Hall
2.00m (max) x 4.00m (max)

Living Room
3.15m x 5.30m

Kitchen/Dining Room
3.55m x 5.30m

WC
1.20m x 2.00m



First Floor

Landing
2.10m (max) x 3.50m

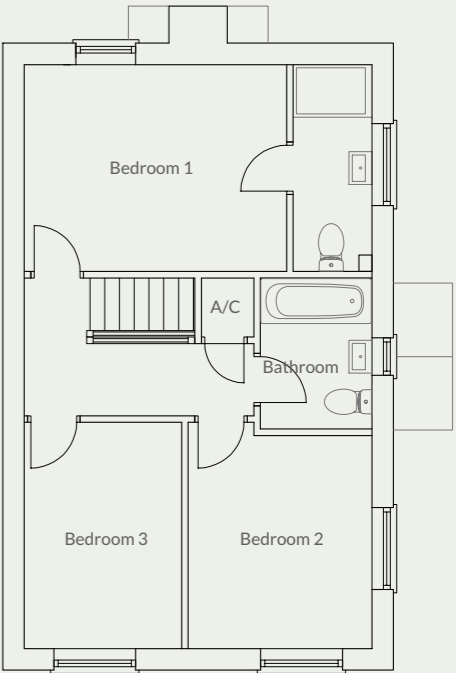
Bedroom 1
3.15m x 3.90m

Ensuite
1.20m x 3.15m

Bedroom 2
2.80m x 3.44m (max)

Bedroom 3
2.40m x 3.44m

Family Bathroom
1.70m x 2.30m



The Hindford A

Plots 7 / 8 / 9 & 10

3 bedroom terrace & semi-detached homes



Artist impression of plots 7 & 8



Artist's impression of plots 9 & 10 (7 & 8 are brick)

The Hindford is a three bedroom home. This property has the benefit of a kitchen/dining room with separate living room. The Hindford has a cloakroom and storage cupboard to the ground floor with three bedrooms and a family bathroom to the first floor.

(please check individual plots for specific detail)

Key Details & Measurements

Plots 7 & 8
are terrace homes.

Plots 9 & 10
are semi-detached homes

Ground Floor

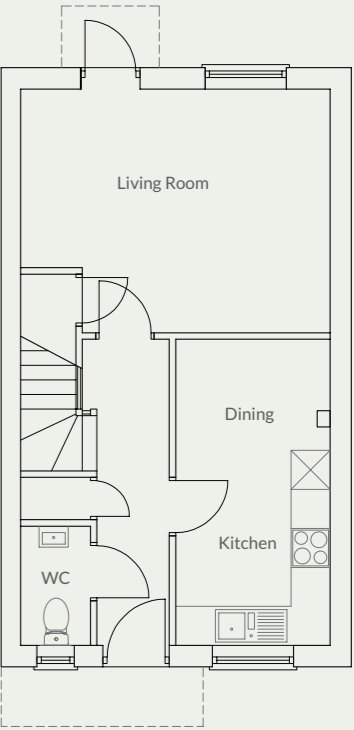
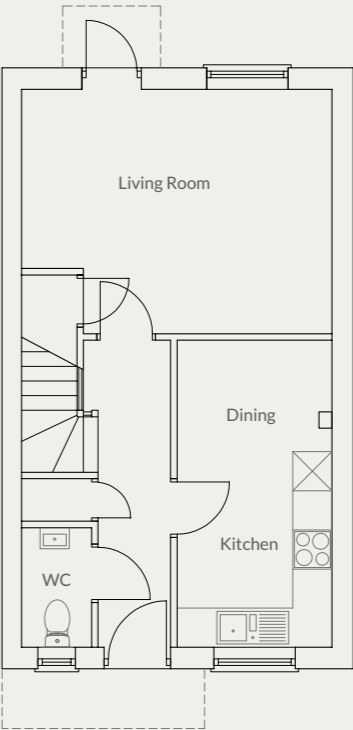
(W x L)

Hall
1.30m (max) x 4.70m

Living Room
3.75m (max) x 4.73m (max)

Kitchen/Dining Room
2.37m x 4.70m

WC
1.07m x 1.83m



First Floor

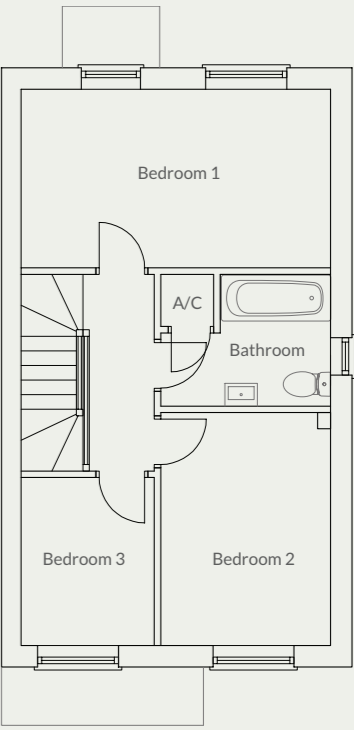
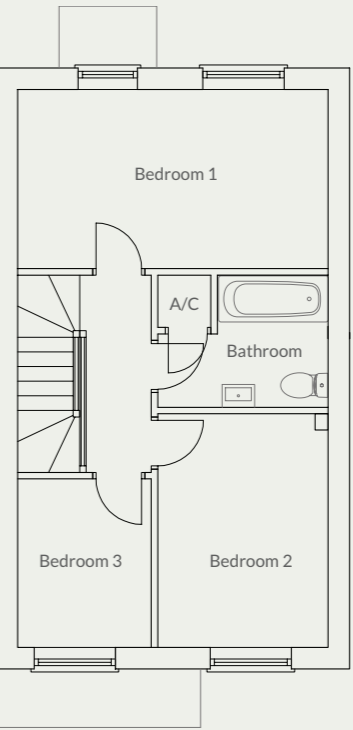
Landing
1.05m x 3.02m

Bedroom 1
2.75m x 4.73m

Bedroom 2
2.58m x 3.58m

Bedroom 3
2.05m x 2.58m

Bathroom
2.02m (max) x 2.58m (max)



Plot 8 is the mirror image
of the drawing above

Plot 10 is the mirror image
of the drawing above

The Hindford B

Plots 4 / 30 & 31

3 bedroom semi-detached homes



Artist's impression of plots 30 & 31

The Hindford is a three bedroom home. This property has the benefit of a kitchen/dining room with separate living room. The Hindford has a cloakroom and storage cupboard to the ground floor with three bedrooms and a family bathroom to the first floor.

(please check individual plots for specific detail)

Key Details & Measurements

Plot 4 is an end of terrace home and has a chimney breast in the living room

Plots 30 & 31 are semi-detached homes

Ground Floor

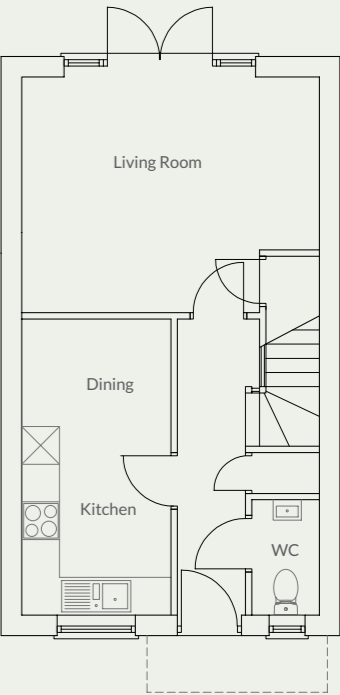
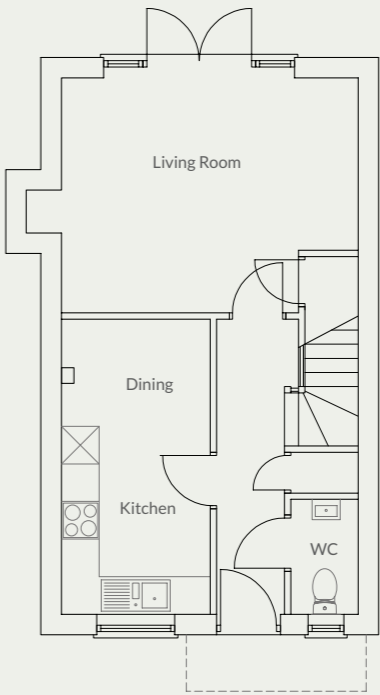
(W x L)

Hall
1.30m (max) x 4.70m

Living Room
3.75m (max) x 4.73m (max)

Kitchen/Dining Room
2.37m x 4.70m

WC
1.07m x 1.83m



First Floor

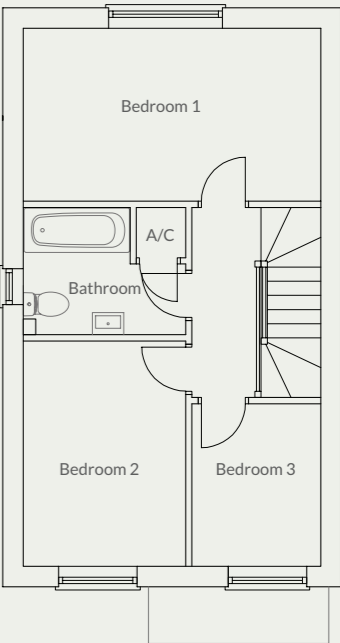
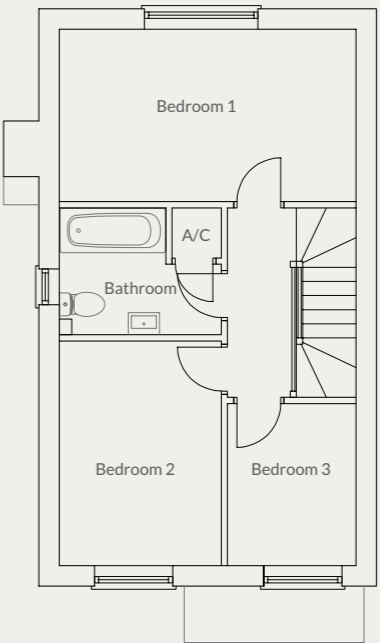
Landing
1.05m x 3.02m

Bedroom 1
2.75m x 4.73m

Bedroom 2
2.58m x 3.58m

Bedroom 3
2.05m x 2.58m

Bathroom
2.02m (max) x 2.58m (max)



Plot 30 is the mirror image of the drawing above

The Halston Plot 14

3 bedroom detached bungalow with single garage



Artist's impression

The Halston is the only one of its type on this development. This beautiful, individual three bedroom dormer bungalow has an open plan kitchen/dining area, with separate living room which has a log burner with oak mantel piece above and French doors opening in to the rear garden. The property also benefits from a separate utility room leading to a cloakroom. On the ground floor there are two bedrooms one complete with ensuite bathroom, and a family bathroom. On the first floor the property has the third and largest bedroom complete with an ensuite bathroom and a store room. The Halston also has a single garage.

Key Details & Measurements

Ground Floor

(W x L)

Hall
3.25m (max) x 5.70m (max)

Living Room
4.67m x 4.86m

Kitchen/Dining Room
3.72m x 6.03m (max)

Utility
1.82m x 2.37m

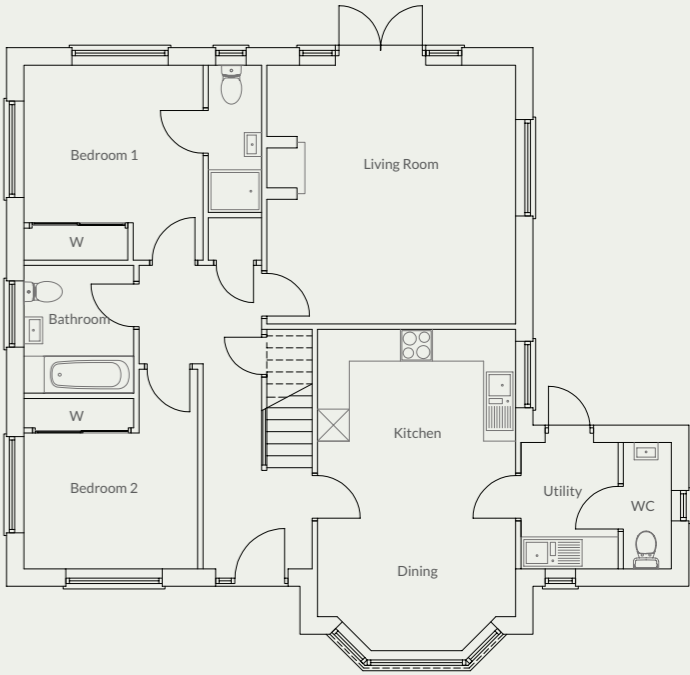
WC
0.90m x 2.37m

Bedroom 1
3.36m (max) x 3.66m (max)

Ensuite 1
1.00m x 2.76m

Bedroom 2
3.26m (max) x 3.75m (max)

Bathroom
2.06m x 2.40m



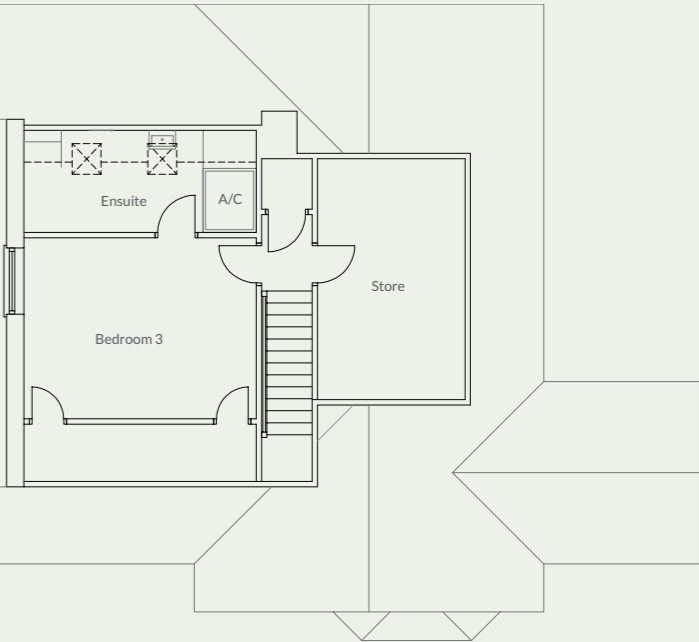
First Floor

Landing
0.95m x 1.63m

Bedroom 3
3.40m x 4.36m

Ensuite to bed 3
1.90m x 4.36m

Store
2.87m x 4.52m



The Erbistock Plots 15 & 16

3 bedroom semi-detached with integral single garage



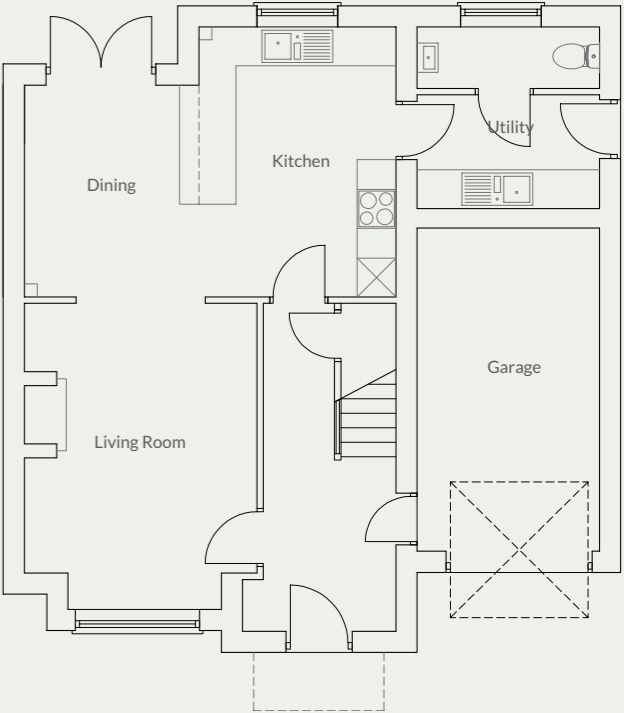
Artist's impression

The Erbistock is a three bedroom semi-detached home with integral single garage. This home is perfect for modern living with a generous sized kitchen/dining room, a separate utility and cloakroom. The living room has a bay window and feature fire place, ready for your log burner to be installed. On the first floor you have three bedrooms with the master bedroom having an ensuite bathroom. There is a separate family bathroom and further storage.

Key Details & Measurements

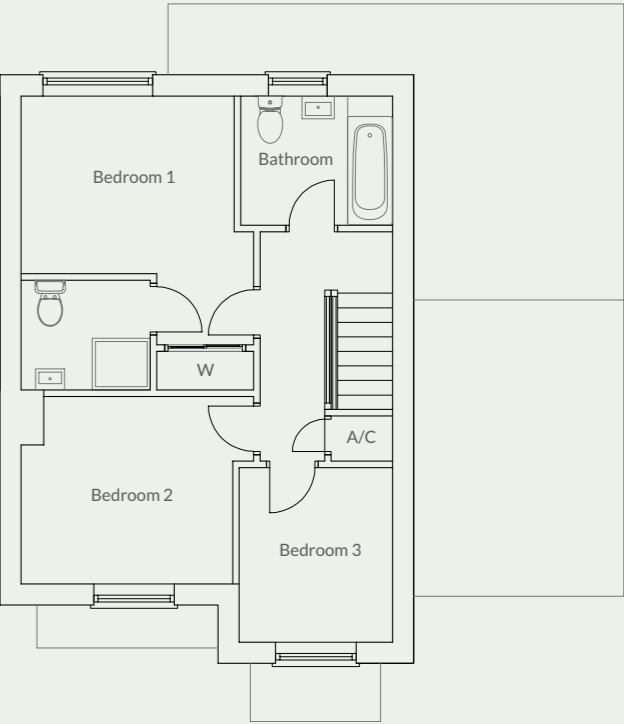
Ground Floor

- Hall
2.05m (max) x 5.07m (max)
- Living Room
3.59m (max) x 4.73 (max)
- Kitchen/Dining Room
4.17m (max) x 5.74m (max)
- Utility
1.76m x 2.82m
- WC
0.95m x 2.82m
- Garage
2.82m x 5.00m



First Floor

- Landing
2.05m (max) x 3.54m (max)
- Bedroom 1
3.59m (max) x 4.54m (max)
- Ensuite 1
1.70m x 2.00m
- Bedroom 2
2.90m (max) x 3.59m (max)
- Bedroom 3
2.37m x 2.70m
- Bathroom
2.00m x 2.35m



Plot 16 is the mirror image of the drawing above

The Frankton

Plots 18 / 19 / 21 & 27

3 bedroom detached with single garage



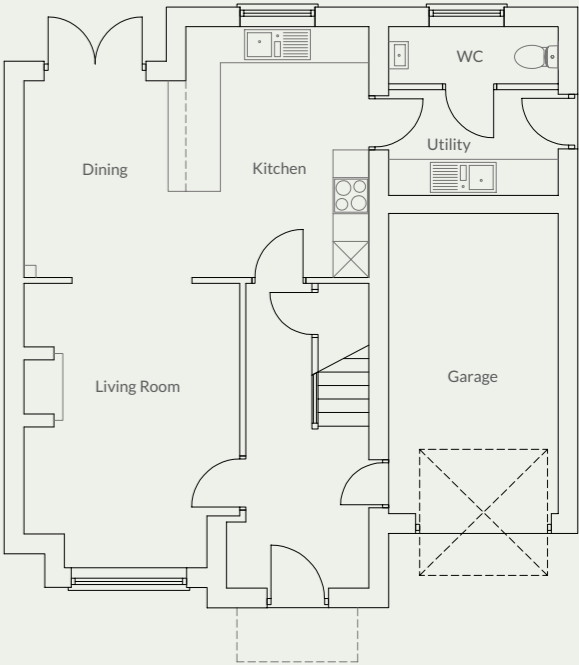
Artist's impression of plots 18 & 27

This attractive three bedroom family home boasts open plan, modern living. The kitchen and dining room is a generous size with the dining room offering French doors on to the patio. The property has a separate utility room and cloakroom. The Frankton has a single integral garage. To the first floor the property has a master bedroom complete with ensuite, two further bedrooms and a family bathroom.

Key Details & Measurements

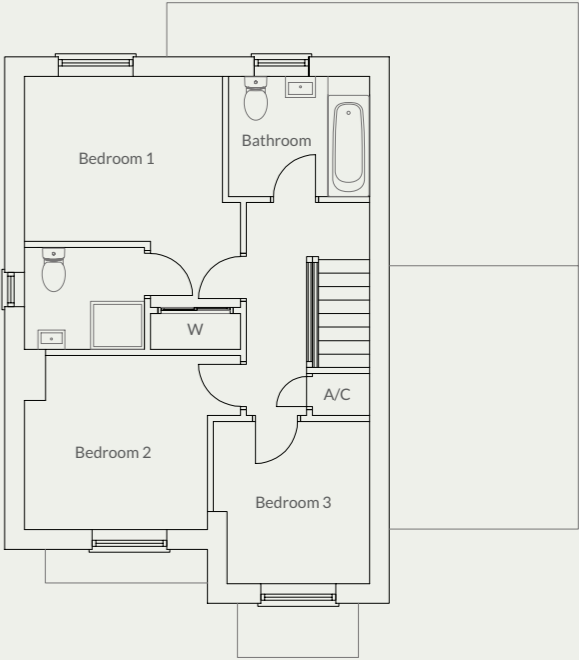
Ground Floor

- Hall
2.05m (max) x 5.07m (max)
- Living Room
3.59m (max) x 4.73m (max)
- Kitchen/Dining Room
4.17m (max) x 5.74m (max)
- Utility
1.76m x 2.82m
- WC
0.95m x 2.82m
- Garage
2.82m x 5.00m



First Floor

- Landing
2.05m (max) x 3.54m (max)
- Bedroom 1
3.59m (max) x 4.54m (max)
- Ensuite 1
1.70m x 2.00m
- Bedroom 2
2.90m (max) x 3.59m (max)
- Bedroom 3
2.60m (max) x 2.70m (max)
- Bathroom
2.00m x 2.35m



The plan for plots 18 and 27 are shown above, plots 19 and 21 are the mirror image

The Cranford

Plots 17 / 20 / 23 & 24

4 bedroom detached with single garage



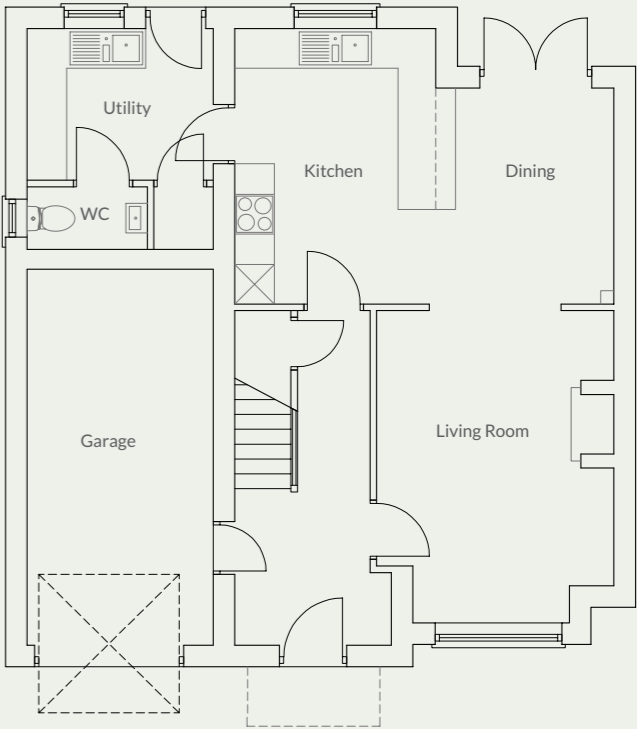
Artist impression of plots 17 & 23

The Cranford is a stunning four bedroom detached home with beautiful characterful features. The open plan kitchen/dining room and living room provides fantastic family living space. French doors from the dining room open out on to the patio, creating additional natural light in the home. The property has a separate utility, downstairs cloakroom, storage cupboard and integral garage. To the first floor The Cranford has four bedrooms, the master bedroom has its own ensuite bathroom and there is also a family bathroom.

Key Details & Measurements

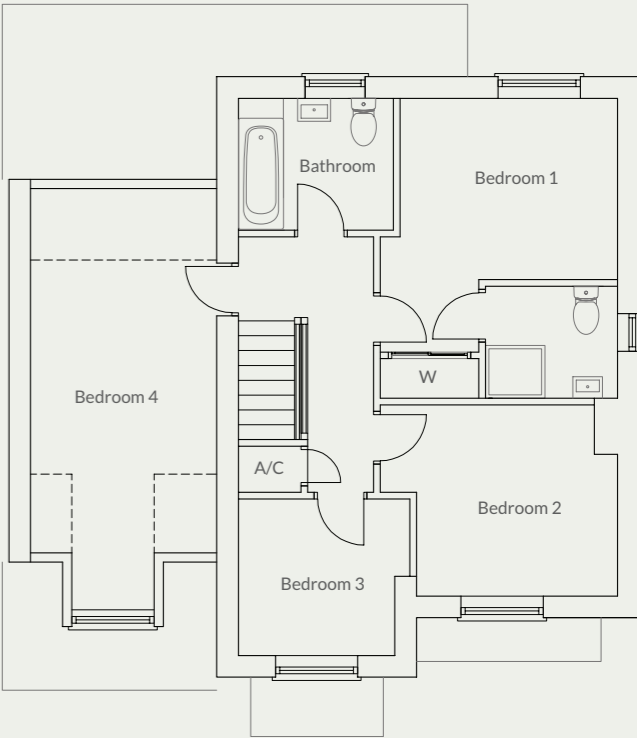
Ground Floor

- Hall
2.05m (max) x 5.07m (max)
- Living Room
3.59m (max) x 4.73m (max)
- Kitchen/Dining Room
4.17m (max) x 5.74m (max)
- Utility
2.29m x 2.82m
- WC
0.95m x 1.82m
- Garage
2.82m x 5.70m



First Floor

- Landing
2.05m (max) x 3.87m (max)
- Bedroom 1
3.59m (max) x 4.54m (max)
- Ensuite
1.70m x 2.00m
- Bedroom 2
2.90m (max) x 3.59m (max)
- Bedroom 3
2.37 (max) x 2.60m (max)
- Bedroom 4
2.82m x 5.52m
- Bathroom
2.00m x 2.35m



The plan for plots 17 and 23 are shown above, plots 20 and 24 are the mirror image

The Colemere

Plots 22 / 26 & 29

4 bedroom detached



Artist impression of plot 26



Artist impression of plot 29

The Colemere has a modern open plan living space with French doors opening in to the garden. There is a separate utility room and plenty of space for storage. It also has the benefit of a separate family room and a detached garage to create further space. There are four good sized bedrooms and a family bathroom and the master bedroom has an ensuite bathroom and fitted wardrobe.

 The Colemere Plots: 22, 26 & 29

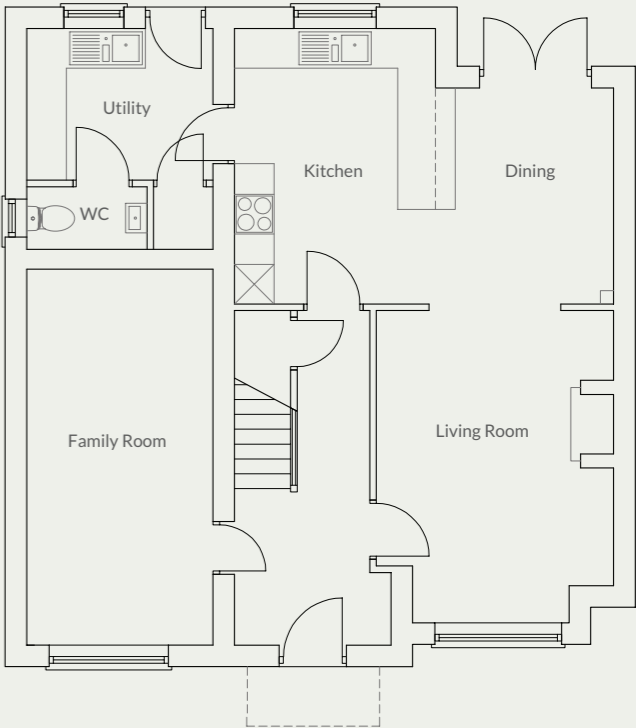
Plot 22 & 26 have a single garage
Plot 29 has a double garage

Key Details & Measurements

Ground Floor

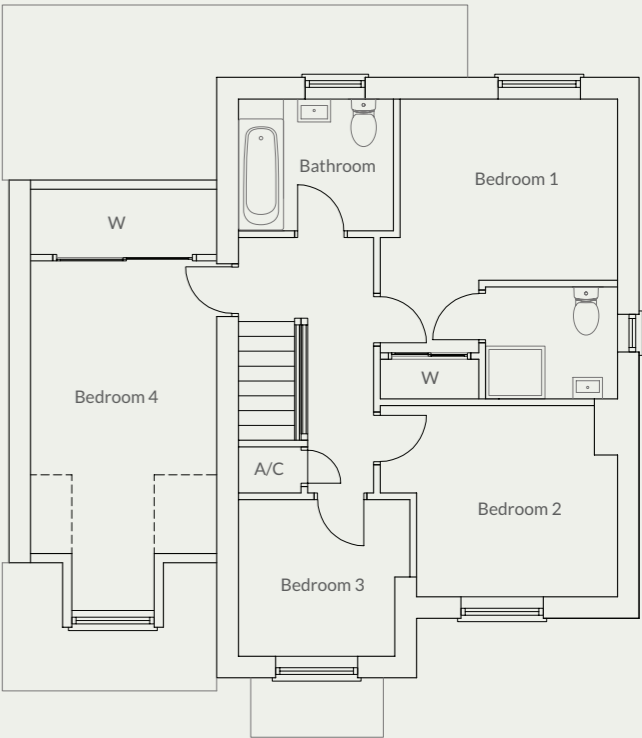
(W x L)

- Hall**
2.05m (max) x 5.07m (max)
- Living Room**
3.59m (max) x 4.73m (max)
- Family Room**
2.82m x 5.90m
- Kitchen/Dining Room**
4.17m (max) x 5.74m (max)
- Utility**
2.29m x 2.82m
- W.C**
0.95m x 1.82m



First Floor

- Landing**
2.05m (max) x 3.87m (max)
- Bedroom 1**
3.59m (max) x 4.54m (max)
- Ensuite**
1.70m x 2.00m
- Bedroom 2**
2.90m (max) x 3.59m (max)
- Bedroom 3**
2.37 (max) x 2.60m (max)
- Bedroom 4**
2.82m x 5.52m
- Bathroom**
2.00m x 2.35m



The Kenwick Plot 25

4 bedroom detached with single garage



Artist's impression

The Kenwick is the only one of its type on this development and benefits from our luxury specification. On the ground floor The Kenwick has a beautiful open plan kitchen and dining room with bifolding doors out into the garden. There is a utility and cloakroom and a separate living room with character fire place including oak mantel and log burner. There is also a family room offering lots of space in this lovely modern family home. The first floor has a large master bedroom with ensuite and fitted wardrobe and there are three further bedrooms and a family bathroom.

Key Details & Measurements

Ground Floor

(W x L)

Hall
2.06m (max) x 4.44m (max)

Living Room
3.16m x 5.17m

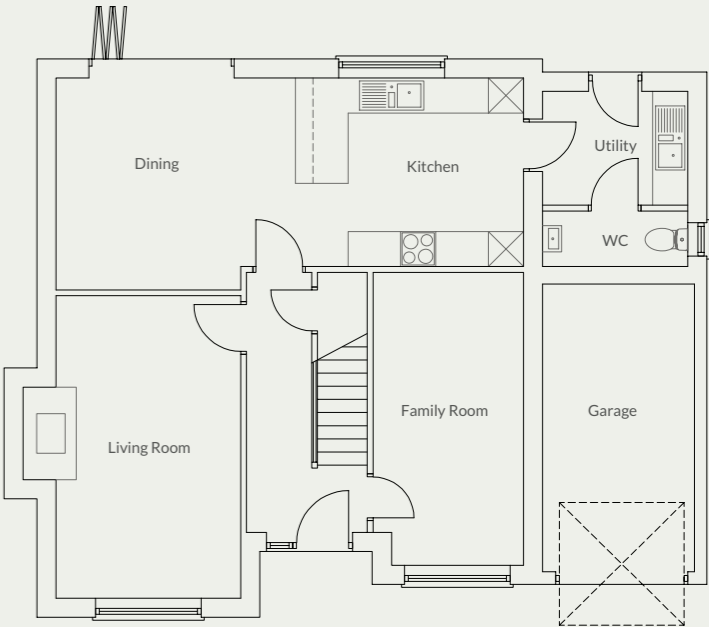
Kitchen/Dining Room
3.62m (max) x 7.99m (max)

Utility
1.95m x 2.48m

WC
0.95m x 2.48m

Family Room
2.57m x 5.01m

Garage
2.59m x 4.92m



First Floor

Landing
1.10m x 4.26m

Bedroom 1
3.16m (max) x 5.22m (max)

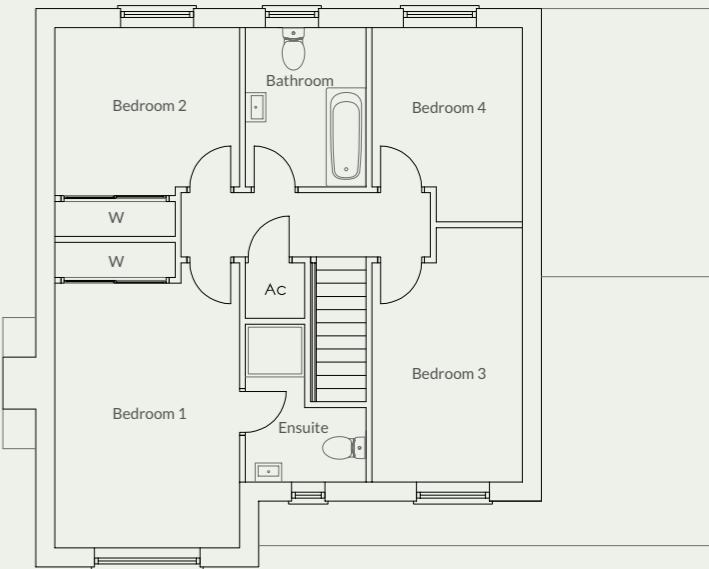
Ensuite
2.06m (max) x 2.70m (max)

Bedroom 2
3.16m (max) x 3.57m (max)

Bedroom 3
2.57m (max) x 4.35m (max)

Bedroom 4
2.57m (max) x 3.32m (max)

Bathroom
2.06m x 2.72m



The Tedsmore

Plots 28 / 33 & 34

4 bedroom detached



Artist impression of plot 34



Artist's impression of plot 33

The Tedsmore is a four bedroom detached home with generous size rooms for both family living and entertaining. On the ground floor there is an open plan kitchen with breakfast bar dividing the dining room. The dining room has French doors opening out on to the patio. The Tedsmore also has a separate utility, W.C, family room and living room. On the first floor the master bedroom has a fitted wardrobe and an ensuite, Bedroom 2 also has a fitted wardrobe, there are two further bedrooms and family bathroom.

The Tedsmore Plots 28, 33 & 34

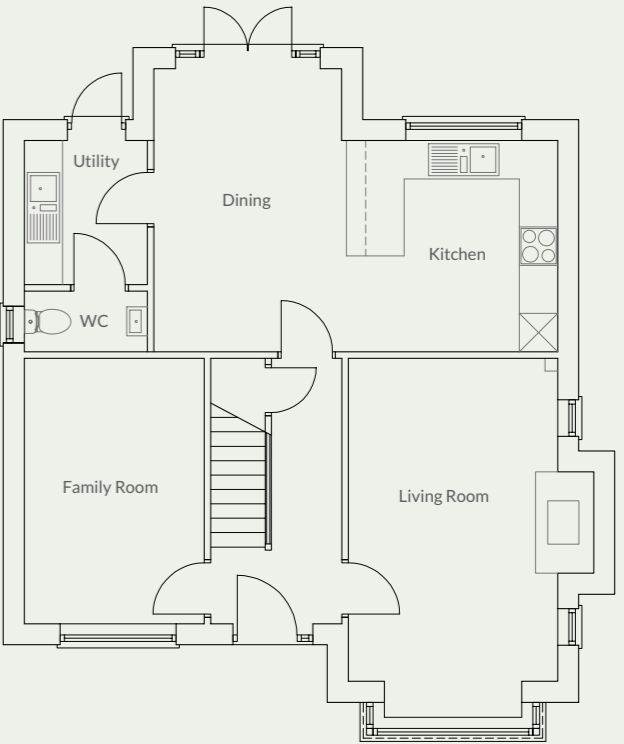
Plot 33 is a rendered property with a single detached garage

Plots 28 & 34 are brick properties with double detached garages

Ground Floor

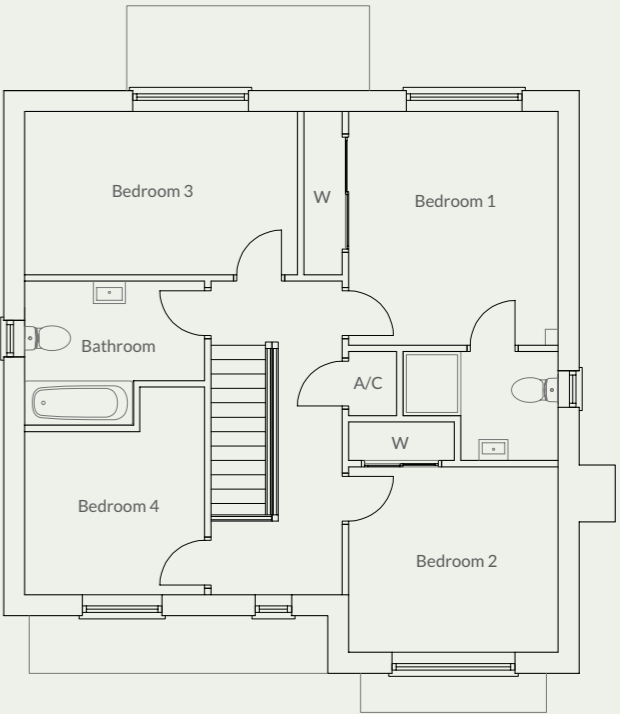
(W x L)

- Hall
2.05m (max) x 4.14m (max)
- Living Room
3.27m (max) x 5.61m (max)
- Kitchen/Dining
4.42 (max) x 6.31m (max)
- Utility
1.92m x 2.25m
- WC
0.95m x 1.92m
- Family Room
2.81m x 4.14m



First Floor

- Landing
2.05m (max) x 4.89m (max)
- Bedroom 1
3.65m (max) x 3.97m (max)
- Ensuite
1.70m (max) x 2.42m (max)
- Bedroom 2
2.89m x 3.27m
- Bedroom 3
2.55m x 4.26m
- Bedroom 4
2.81m (max) x 3.24m (max)
- Bathroom
2.25m (max) x 2.81m (max)



The plan shown above is for plot 34, plots 28 and 33 are the mirror image.

The Fernhill Plot 32

4 bedroom detached with garage



Artist's impression of plot 32

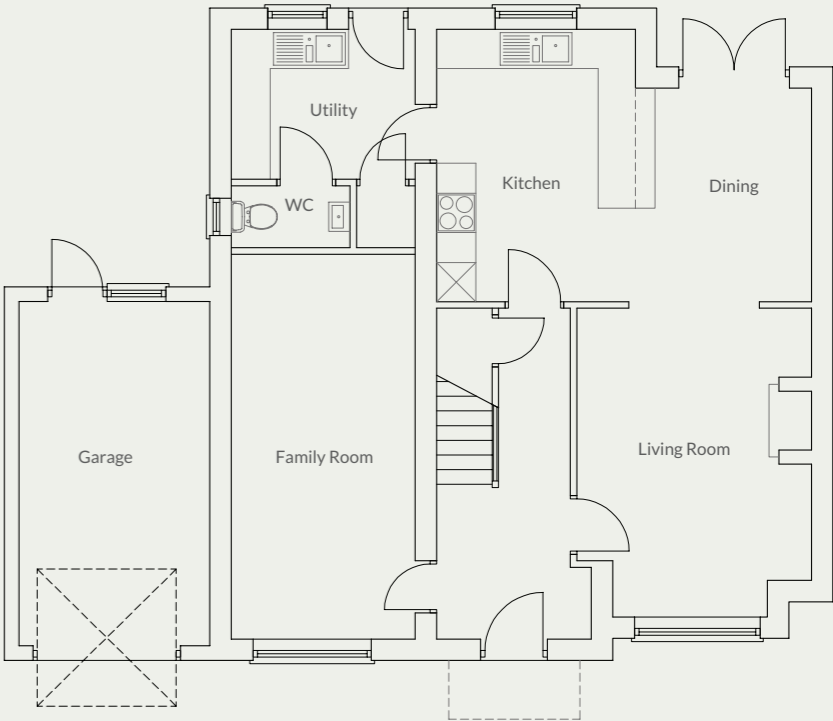
The Fernhill, a beautiful four bedroom property is the only one of its type on this development. This home provides open plan living which is perfect for entertaining friends and family and also benefits from a separate family room. The Fernhill provides a kitchen/ dining room with French doors on to the patio, a separate utility, store cupboard and cloakroom. The dining room flows in to the living room which has a fire place with oak mantle and log burner. The separate family room provides versatility, with the opportunity for an office, a snug or a playroom. The first floor has four bedrooms and a family bathroom with the master bedroom having the benefit of an ensuite bathroom.

The property has an attached garage

Key Details & Measurements

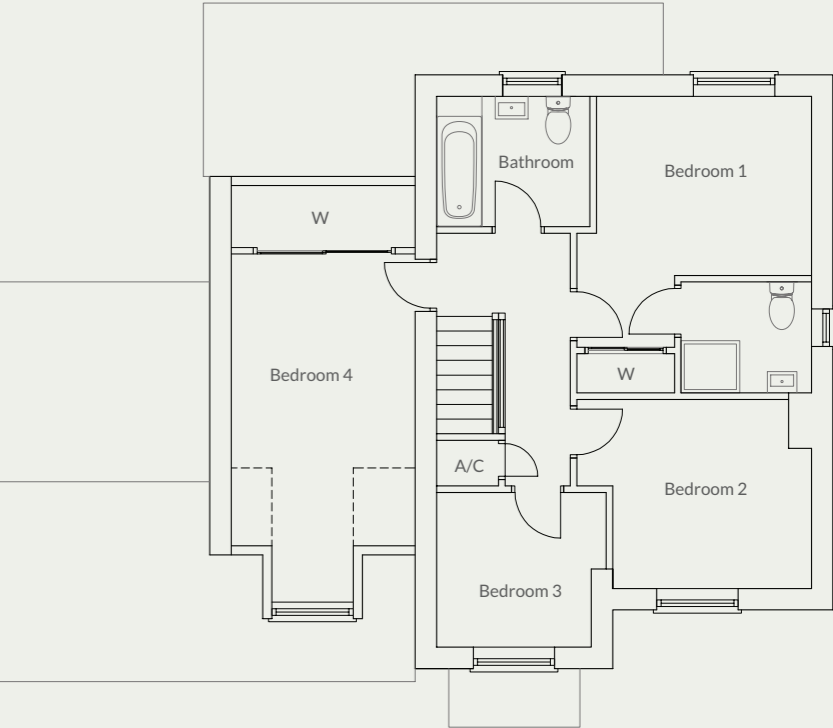
Ground Floor

- (W x L)
- Hall**
2.05m (max) x 5.07m (max)
 - Living Room**
3.59m (max) x 4.73m (max)
 - Kitchen/Dining room**
4.17m (max) x 5.74m (max)
 - Utility**
2.29m x 2.82m
 - WC**
0.95m x 1.82m
 - Family Room**
2.82m x 5.90m
 - Garage**
2.92m x 5.27m



First Floor

- Landing**
2.05m (max) x 3.87m (max)
- Bedroom 1**
3.29m (max) x 4.54m (max)
- Ensuite**
1.70m x 2.00m
- Bedroom 2**
2.90m (max) x 3.59m (max)
- Bedroom 3**
2.37m (max) x 2.60m (max)
- Bedroom 4**
2.82m x 5.52m
- Bathroom**
2.00m x 2.35m





Specification Castle Keep

Features	Classic	Premium	Luxury
Plots:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 30 & 31	15, 16, 17, 18, 19, 20, 21, 23, 24 & 27	14, 22, 25, 26, 28, 29, 32, 33 & 34

Kitchen

Choice of quality fitted kitchen units	✓	✓	✓
Built in double oven and gas hob		✓	✓
Built under single oven and gas hob	✓		
Stainless steel chimney extractor hood	✓	✓	
Curved glass extractor hood			✓
Integrated dishwasher		✓	✓
Built in Microwave			✓
Plumbing for washing machine	✓	✓	✓
Integrated fridge	✓ Excludes plot 11,12,13	✓	✓
Integrated freezer	✓ Excludes plot 11,12,13	✓	✓
Granite worktops in kitchen & utility room			✓
Laminate worktops in kitchen and utility room	✓	✓	
Chrome mixer taps and sinks	✓	✓	✓
Pelmet lighting to kitchen only		✓	✓
Choice of floor tiles to kitchen and utility		✓	✓
Choice of vinyl to Kitchen and utility	✓		

Bathrooms and en-suites

Contemporary white bathroom suites	✓	✓	✓
Contemporary chrome taps	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓
Chrome towel rail radiator in bathroom and ensuite	✓	✓	✓
En-suite to master bed	✓	✓	✓
Shaver point to bathroom	✓	✓	✓
Shaver point to en-suites	✓	✓	✓
Choice of wall tiles	✓	✓	✓
Shower areas fully tiled	✓	✓	✓
All bathrooms half tiled			✓
Splashback tiling only	✓	✓	
Vinyl flooring to bathroom, ensuite, W.C	✓		
Choice of tiled or vinyl flooring to bathroom, ensuite and W.C		✓	✓

General

Oak doors			✓
Contemporary white 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			✓ Excludes plots 22, 26, 29 & 32
Fitted wardrobes to bedroom 4			Plots 22, 26, 29 and 32 only
Softwood staircases and balustrading	✓	✓	
Softwood staircase & spindles, and oak hand rail and newels			✓

This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Shingler Homes reserves the right to change or alter the details or specifications where necessary. Any measurements or distances provided are approximate.

Features	Classic	Premium	Luxury
Plots:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 30 & 31	15, 16, 17, 18, 19, 20, 21, 23, 24 & 27	14, 22, 25, 26, 28, 29, 32, 33 & 34

TV/Broadband/Electrical

TV & Sat points to living room	✓	✓	✓
TV points to kitchen and all bedrooms	✓	✓	✓
Telephone point to kitchen	✓	✓	✓
Doorbells	✓	✓	✓
Digital Aerial fitted in loft	✓	✓	✓
Fibre broadband connection ready	✓	✓	✓
Network points to living room and master bed	✓	✓	✓
Chrome sockets above kitchen worktop			✓
Downlighters to kitchen and all bathrooms		✓	✓

Energy saving features

Energy efficient PVC windows and doors	✓	✓	✓
Natural 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		Plots: 28, 29 & 34	
Integral single garage		Plots: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 32	
Detached single garage		Plots: 14, 26 & 33	
Attached single garage		Plot: 32	
Electrically operated garage doors			✓
Concrete paving stones to paths and patios	✓		
Natural stone paths and patios		✓	✓
Paths from drives to patio & secondary entrance door	✓	✓	✓
External Cold Tap Rear	✓	✓	✓
Turf front and rear gardens	✓	✓	✓

Fireplaces

Black slate hearth with oak beam mantle (log burner not included)	Plots 1 & 4 only	✓	
Log burner on black slate hearth with oak beam mantle			✓

All computer generated images in this brochure are artists impressions, actual finishes may differ. Kitchen designs are indicative, final designs will be provided on reservation. Please contact our sales executive for further information.



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We are a local family owned and run business with an enviable reputation of building high quality homes for over 20 years. We pride ourselves in the personal home buying service we provide to our customers.

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