

phase two



# Castle Keep

Whittington

A village development  
of two, three & four  
bedroom homes





39 homes,  
7 different  
home styles



Artist's impression

## welcome

I am delighted to introduce you to our second phase of 39 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 7 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.

A handwritten signature in white ink.

Jeremy Shingler  
Managing Director

# House types

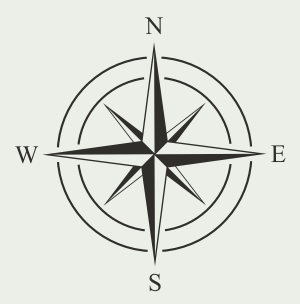
● Affordable Homes Plot 7, 8, 9 & 10

## 3 Bed

- The Marton Plot 11
- The Hindford Plot 18 & 19
- The Frankton Plot 2, 3, 6, 13, 14, 22, 28, 30, 38 & 39

## 4 Bed

- The Tilley Plot 24, 26, 27, 33 & 36
- The Cranford Plot 4, 5, 12, 15, 16, 20 & 21
- The Tedsmore Plot 1, 17, 23, 25, 29, 31, 32, 34, 35 & 37



## 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 Marton Plot 11

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. 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. On the first floor the property has a master bedroom with ensuite, a family bathroom and two further bedrooms.

## Key Details & Measurements

1003 sqft

### Ground Floor

(W x L)

#### Hall

2.00m (max) x 4.00m (max)

#### Living Room

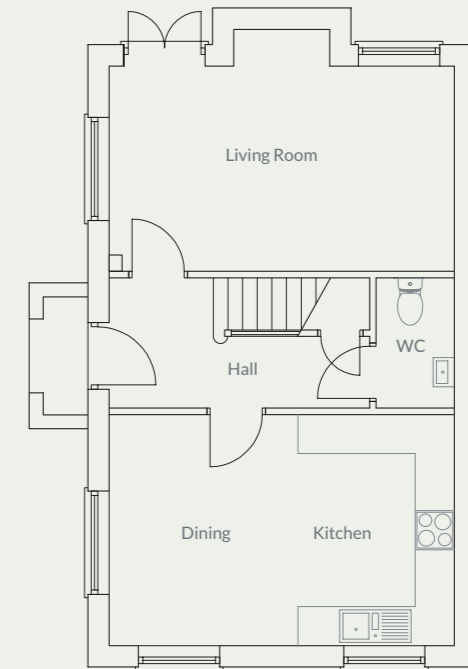
3.15m x 5.30m

#### 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

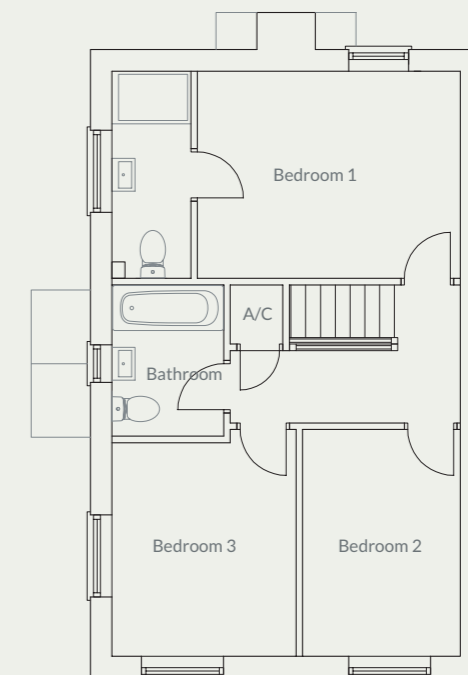
2.80m x 3.44m (max)

#### Bedroom 3

2.40m x 3.44m

#### Family Bathroom

1.70m x 2.30m



# The Hindford Plots 18 & 19

3 bedroom semi-detached homes



Artist's impression of plots 18 & 19

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

872 sqft

### Ground Floor

(W x L)

#### Hall

1.30m (max) x 4.70m

#### Living Room

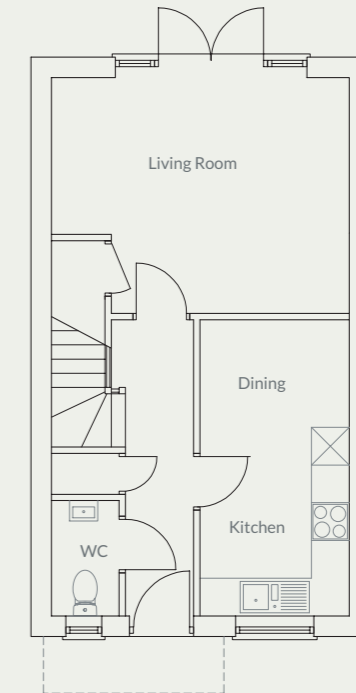
3.75m (max) x 4.73m (max)

#### 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

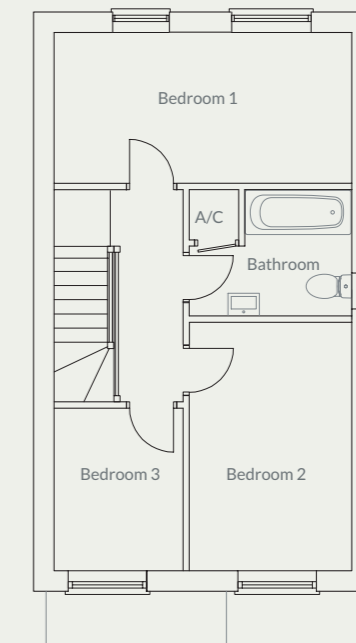
2.58m x 3.58m

#### Bedroom 3

2.05m x 2.58m

#### Bathroom

2.02m (max) x 2.58m (max)



Plot 19 is the mirror image of the drawing above

# The Frankton

Plots 2 / 3 / 6 / 13 / 14 / 22  
28 / 30 / 38 & 39

3 bedroom detached with single garage



Artist's impression of plots 2, 13, 38 & 39

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

1120 sqft

### Ground Floor

(W x L)

**Hall**  
2.05m (max) x 5.07m (max)

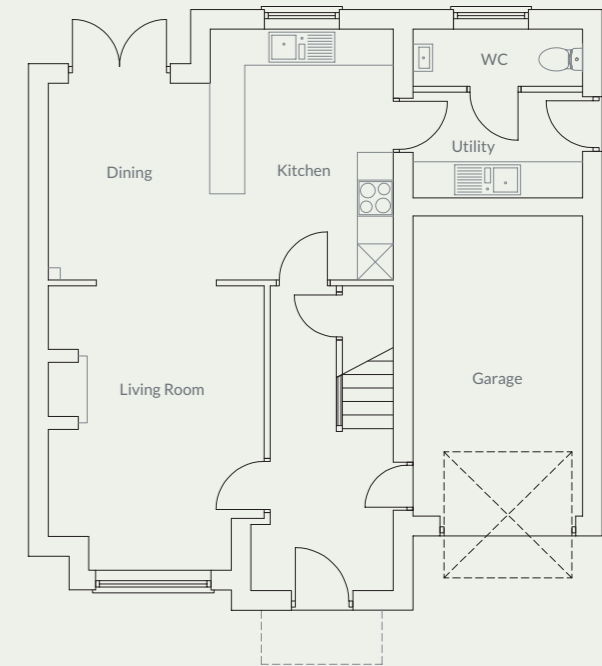
**Living Room**  
3.59m (max) x 4.73m (max)

**Kitchen/Dining Room**  
4.17m (max) x 5.74m (max)

**Utility**  
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)

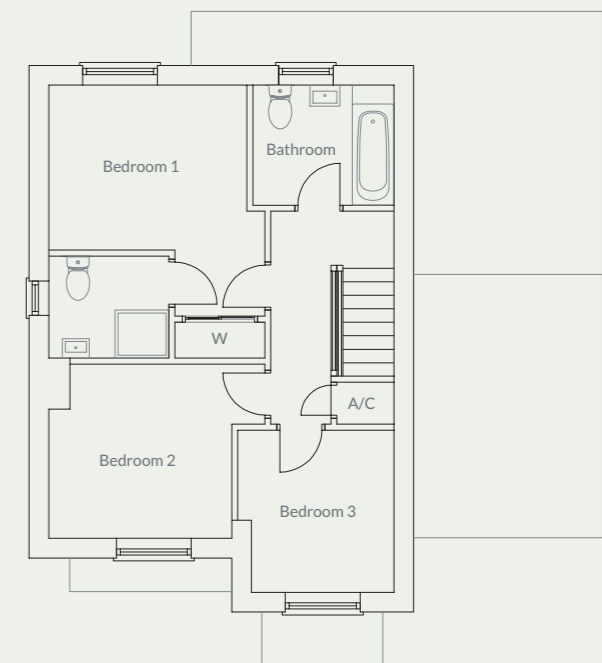
**Bedroom 1**  
3.59m (max) x 4.54m (max)

**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



Plots 3,6,14,22,28 & 30 are the mirror image of the drawing above

# The Tilley

Plots 24 / 26 / 27 / 33 & 36

4 bedroom detached with single garage



Artist impression of plot 36



Artist impression of plots 24 (26 & 27 are a mirror image)

The Tilley is a fantastic four bedroom detached home with integral single garage. This home benefits from a modern living layout with a functional kitchen/dining room and a separate utility with access to the garage. The Tilley has a cloakroom and storage cupboard to the ground floor with a front facing living room with bay window. On the first floor you have four bedrooms with the master bedroom having an ensuite bathroom. There is a separate family bathroom and further storage.

## Key Details & Measurements

1200 sqft

### Ground Floor

(W x L)

**Hall**  
2.00m (max) x 5.82m (max)

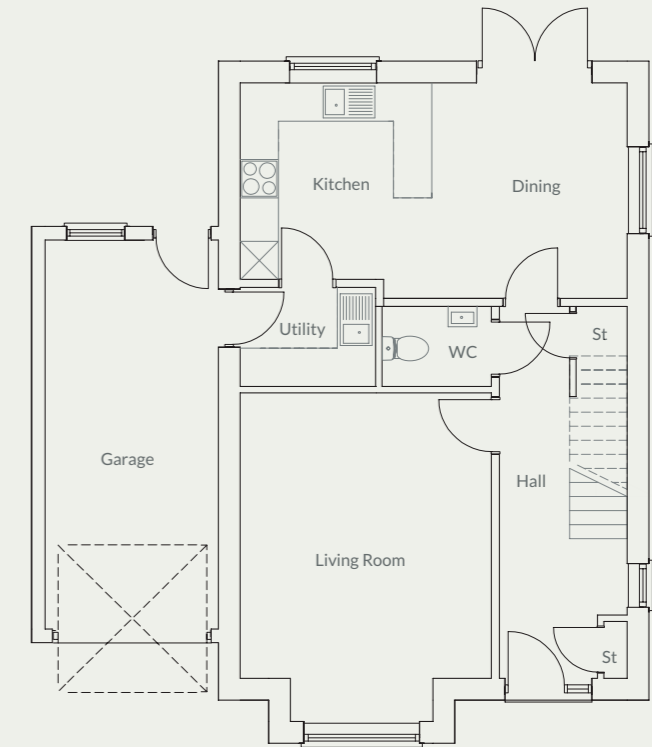
**Living Room**  
3.93m x 5.14m (max)

**Kitchen/Dining Room**  
6.05m x 3.37m

**Utility**  
2.12m x 1.55m

**WC**  
1.71m x 1.25m

**Garage**  
2.71m x 6.09m



### First Floor

**Landing**  
1.89m (max) x 4.05m (max)

**Bedroom 1**  
4.06m (max) x 3.77m (max)

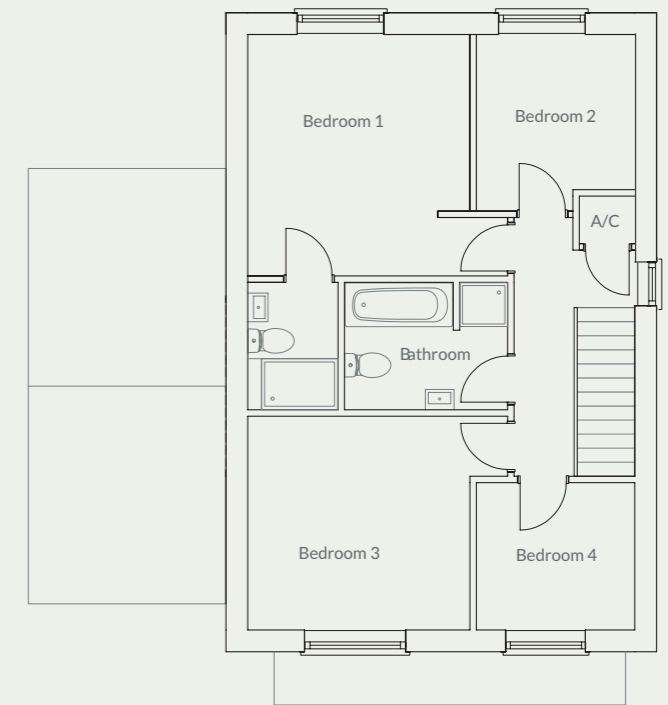
**Ensuite**  
1.41m x 1.99m (max)

**Bedroom 2**  
2.48m (max) x 2.76m (max)

**Bedroom 3**  
4.06m (max) x 3.34m (max)

**Bedroom 4**  
2.48m x 2.30m

**Bathroom**  
2.55m x 1.99m



Plots 24 are the mirror image of the drawing above



# The Cranford

Plots 4 / 5 / 12 / 15 / 16 / 20 & 21

4 bedroom detached with single garage



Artist impression of plot 15



Artist impression of plots 5, 12, & 21

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

1338 sqft

### Ground Floor

(W x L)

**Hall**  
2.05m (max) x 5.07m (max)

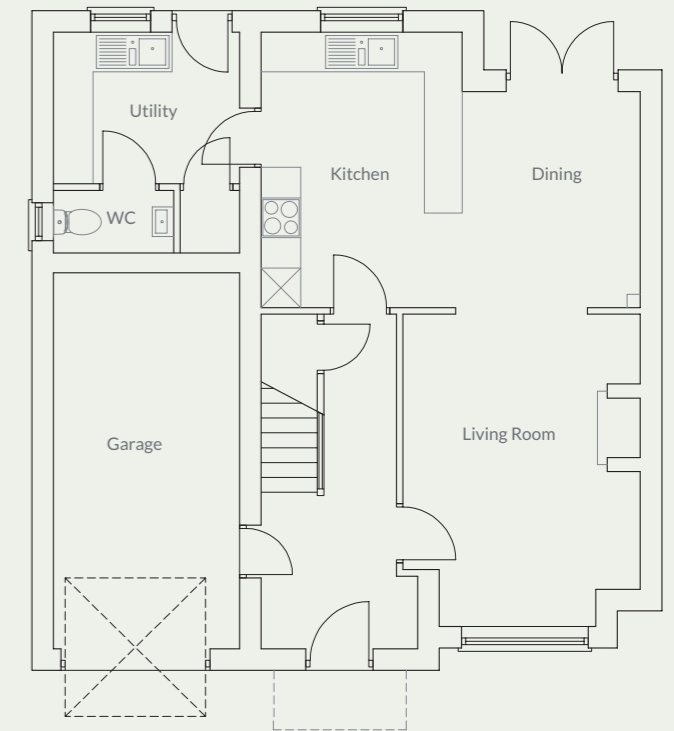
**Living Room**  
3.59m (max) x 4.73m (max)

**Kitchen/Dining Room**  
4.17m (max) x 5.74m (max)

**Utility**  
2.29m x 2.82m

**WC**  
0.95m x 1.82m

**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)

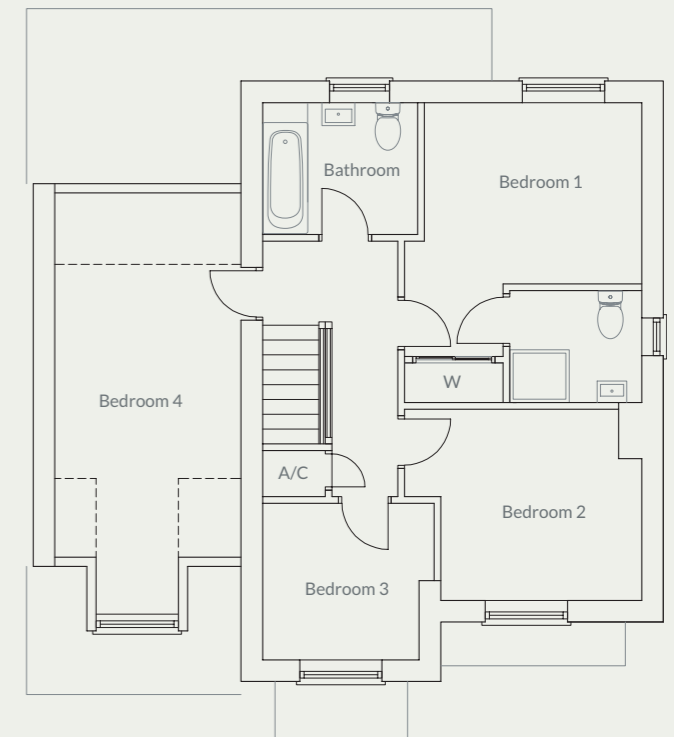
**Ensuite**  
1.70m x 2.00m

**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



Plots 4, 16 & 20 are the mirror image of the drawing above

# The Tedsmore

Plots 1 / 17 / 23 / 25 / 29  
31 / 32 / 34 / 35 & 37

4 bedroom detached



Artist impression of plot 37



Artist impression of plots 23 & 32



Artist impression of plot 25 & 31

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.

## Key Details & Measurements

1450 sqft

### Ground Floor

(W x L)

**Hall**  
2.02m (max) x 3.82m (max)

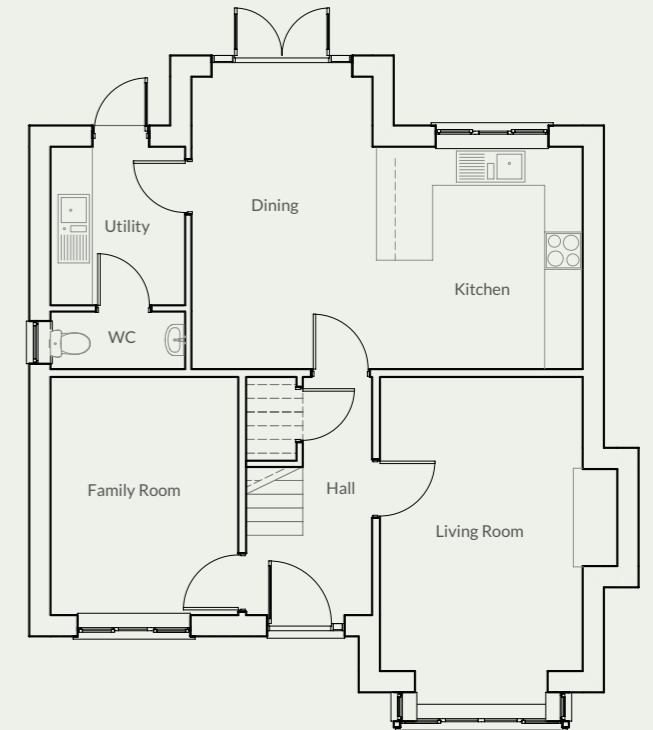
**Living Room**  
3.26m x 5.36m

**Kitchen/Dining**  
6.28m (max) x 4.70m (max)

**Utility**  
2.16m x 2.55m

**WC**  
2.16m x 0.92m

**Family Room**  
3.02m x 3.82m



### First Floor

**Landing**  
2.25m (max) x 5.02m (max)

**Bedroom 1**  
3.89m (max) x 3.48m (max)

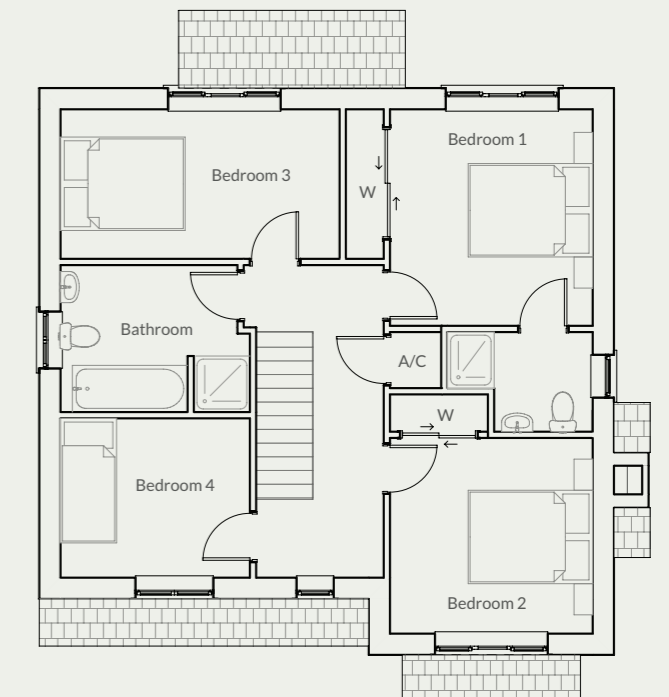
**Ensuite**  
2.33m (max) x 1.60m (max)

**Bedroom 2**  
3.25m x 3.84m (max)

**Bedroom 3**  
3.04m x 2.56m (max)

**Bedroom 4**  
4.46m x 2.40m

**Bathroom**  
3.04m x 2.36m



Plots 1, 17, 29 & 35 are the mirror image of the drawing above



Our new homes are designed to be lived in





Building homes you'll  
be proud to own



# Specification Castle Keep

Features	Classic	Premium	Luxury
	Plots: 11, 18, 19	Plots: 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 20, 21, 22, 24, 26, 27, 28, 30, 33, 36, 38, 39	Plots: 1, 17, 23, 25, 29, 31, 32, 34, 35, 37
<b>Kitchen</b>			
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	✓	✓	✓
Integrated freezer	✓	✓	✓
Granite worktops in kitchen & utility room			✓
Laminate worktops in kitchen and utility room	✓	✓	
Chrome mixer taps and stainless steel 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	<b>Plot 11 only</b>	✓	✓
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			✓
Softwood staircases and balustrading	✓	✓	
Softwood staircase & spindles, and oak hand rail and newel caps			✓

Features	Classic	Premium	Luxury
	Plots: 11, 18, 19	Plots: 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 20, 21, 22, 24, 26, 27, 28, 30, 33, 36, 38, 39	Plots: 1, 17, 23, 25, 29, 31, 32, 34, 35, 37
<b>TV/Broadband/Electrical</b>			
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	✓	✓	✓
Data 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: 1, 17, 23, 25, 29, 31, 32, 34, 35, 37		
Integral single garage	Plots: 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 20, 21, 22, 24, 26, 27, 28, 30, 33, 36, 38, 39		
Electrically operated garage doors			✓
Textured concrete paving slabs to paths and patio	✓ 2.4m x 2.4m	✓ 3m x 3m	✓ 3.6m x 3.6m
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)		✓ Excludes Plots: 24, 26, 27, 33, 36	
Log burner on black slate hearth with oak beam mantle			✓



## Why choose a Shingler home

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.

## Smaller, exclusive developments

We build exclusive developments with individual and attractive house types that are sympathetic to their surroundings. Our homes are designed with an emphasis on light, space, layout and quality fixtures and fittings, both inside and out.

Our development at Castle Keep Whittington is no exception.



# A beautiful location for your new home...

 SY11 4PF



# A personalised home-buying experience...

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your perfect home



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