

The image is a horizontal banner. The left half is a solid dark blue gradient. The right half is an aerial photograph of a rural landscape, including fields, a village, and mountains in the distance, with a warm orange tint. The text 'STUNNING VIEWS' is centered in the orange area.

STUNNING
VIEWS



WELCOME

I am delighted to share with you our latest development of three exclusive new homes in the beautiful village of Little Ness in Shropshire. No 1 and 2 are five bedroom homes and No 3 is a four bedroom home. All have beautiful layouts which suit modern family living.

The development offers rural seclusion but is still close to good road links and amenities. The exceptionally high quality homes are approached via private electric gates through which you can see glimpses of the sensational views that lie beyond.

Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. We pride ourselves in 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

A stunning new development of three exceptional new homes in a beautiful village with sensational views.

Located in the heart of the countryside, Little Ness Grange stands in a private, commanding position with an exceptional backdrop of the Shropshire Hills, and only a 20 minute drive from the historic market town of Shrewsbury, which is approximately 8 miles away. Oswestry, another market town is approximately 12 miles away.

Little Ness and the surrounding area are very well known for the beautiful countryside and the lovely walks.

Adcote School for Girls is an independent day and boarding school, it is highly regarded and is located in the village, less than a mile from Little Ness Grange.

The neighbouring village of Nesscliffe has a country pub, primary school and two fuel stations, which is located approximately 2 miles away. There is a farm shop and florist less than 2 miles from the development.

The nearby village of Baschurch has further facilities such as a convenience store, two country pubs, farm shop with café, primary and secondary schools and two takeaway facilities. Baschurch is approximately 2 miles from the development.

Little Ness whilst being in a rural location, has great links to facilities in nearby villages and towns, and is only 2 miles from the A5 which provides excellent road links.



Little Ness

No. 2 Little Ness Grange



Exceptional design with
an exquisite finish



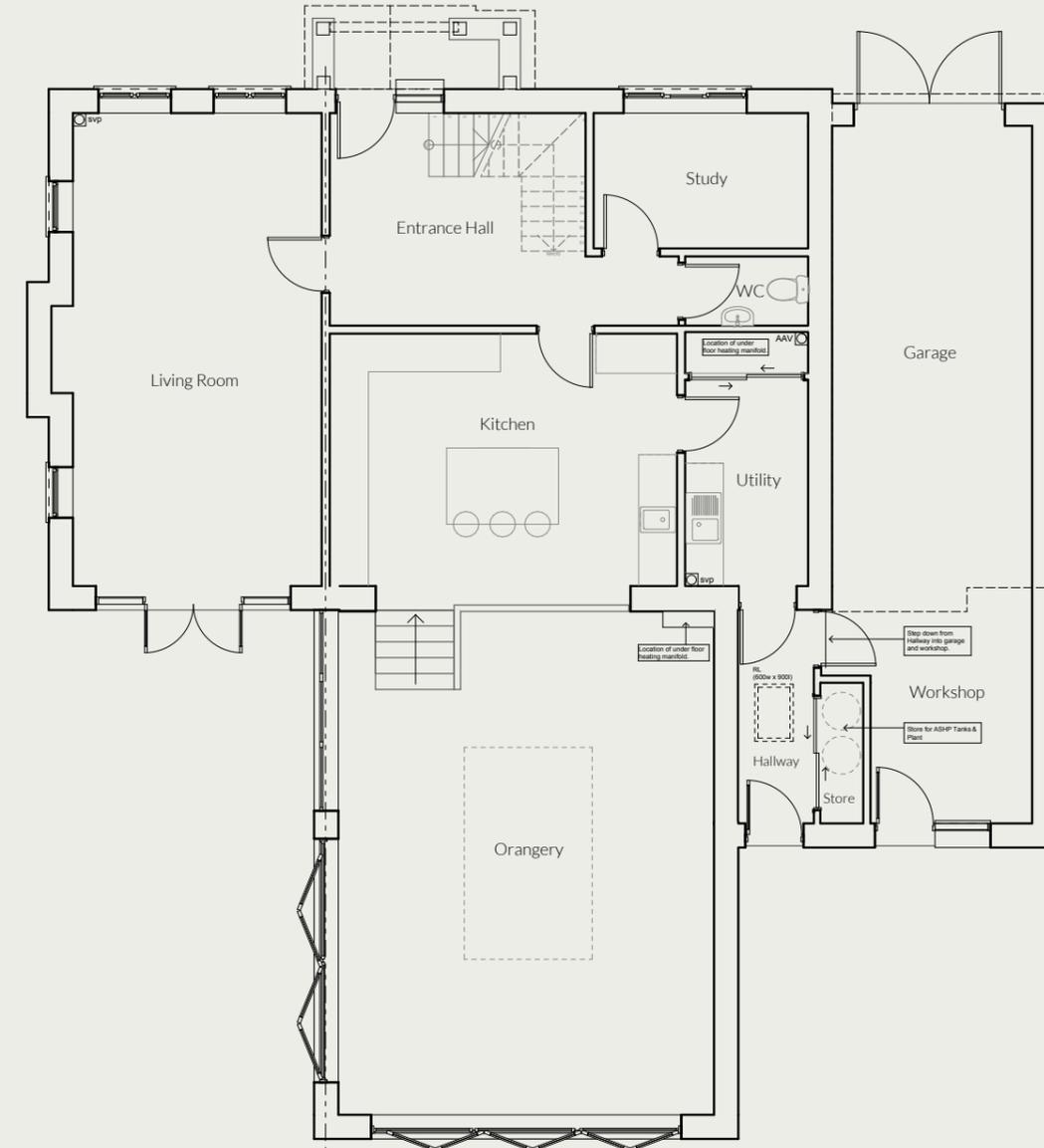
This fantastic five bedroom home boasts a large and welcoming entrance hallway with a beautiful oak and glass staircase.

At the centre of the home is the spacious kitchen which provides a modern, open-plan layout. The island unit is central to the kitchen and includes a Neff induction hob. There are two 'Slide and Hide' ovens, an inbuilt coffee machine and a boiling water tap providing you with modern luxuries. The kitchen and orangery provide a fantastic space for socialising and dining. Early purchasers have the benefit of personalising the space, by selecting finishes from our modern kitchen range. From the kitchen there is a large utility room which leads into a further hallway which provides access outside or into the workshop and tandem garage.

Beyond the kitchen is the stunning orangery, offering a bright, well-lit social space with bifolding aluminium doors on two elevations, overlooking incredible countryside views.

The contemporary living room offers a spacious setting for relaxing with family or entertaining guests, with a beautiful feature fireplace complete with log burner. There are windows to three elevations and French patio doors; which creates plenty of light looking out to a spacious, private garden with a backdrop of the Shropshire hills.

This home is designed for modern family living offering a great study space, which is perfect for working from home in comfort. There is also a downstairs cloakroom. There is underfloor heating throughout the ground floor.



GROUND FLOOR

- Entrance Hall**
3.35m x 5.43m (max)
- Living Room**
7.45m x 3.89m
- Kitchen**
3.97m x 5.41m
- Orangery**
7.82m x 5.65m
- Study**
2.13m x 3.35m
- Utility**
3.25m x 1.92m
- WC**
1.09m x 1.92m
- Workshop**
3.33m x 3.30m (max)
- Garage**
7.65m x 3.12m

As you make your way up the bespoke oak and glass staircase, enjoying the views of the Shropshire countryside, you get a feeling of the space the property offers.

On the first floor, the master bedroom offers a good size bedroom with a glazed Juliet balcony providing views out towards the rural landscape, it also benefits from an ensuite bathroom and a separate dressing room. On this floor there is a family bathroom complete with bath and separate shower, two further bedrooms both of which have fitted wardrobes and bedroom two has an ensuite bathroom.

On the second floor, there are two generously sized bedrooms with fitted wardrobes and a further shower room.

Externally the property is accessed via electric gates on to the private driveway that provides parking. There is also a tandem garage which has electrically operated doors.

FIRST FLOOR

Master Bedroom
5.20m x 4.05m

Ensuite
2.15m x 2.23m

Dressing Room
1.83m x 2.70m

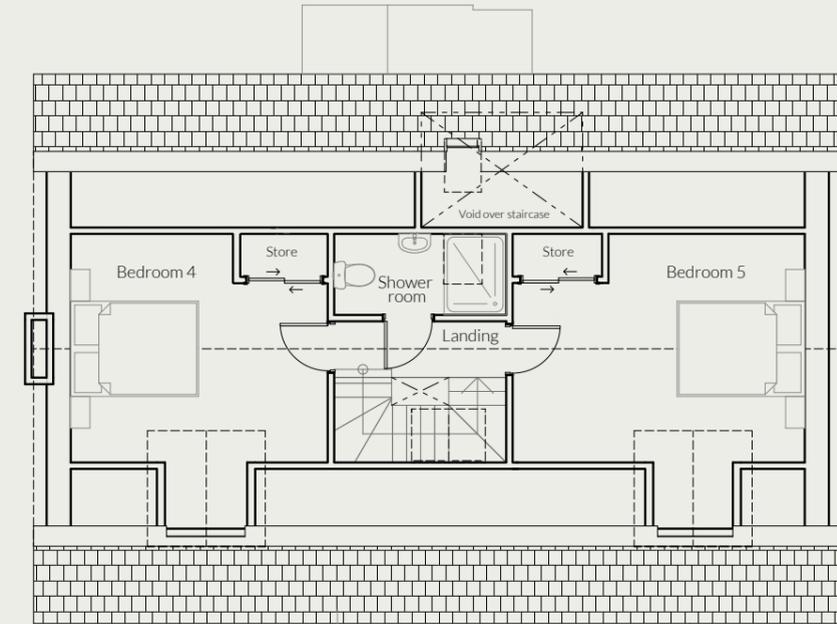
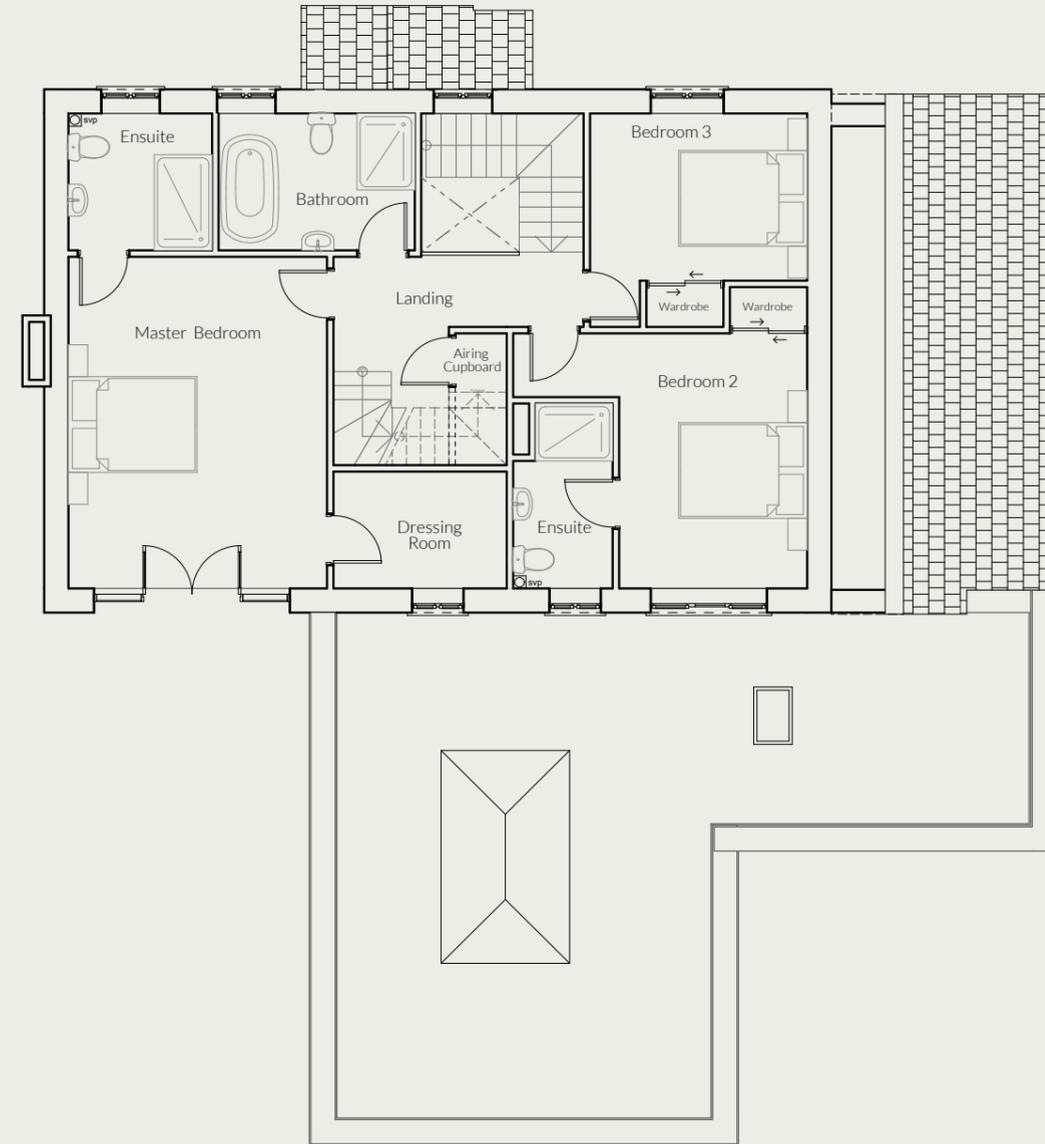
Bathroom
2.15m x 3.05m

Bedroom 2
4.00m x 4.58m (max)

Ensuite
2.90m (max) x 1.55m (max)

Bedroom 3
3.35m (max) x 3.34m (max)

Landing
2.39m (max) x 3.89m (max)



SECOND FLOOR

Bedroom 4
4.60m (max) x 4.13m (max)

Shower Room
1.28m x 2.69m

Bedroom 5
4.60m (max) x 4.58m (max)

Landing
1.1m x 2.69m

A stunning new development of three exceptional new homes.





Early purchasers can choose their own finishing touches to add to our luxury specification.

Kitchen

Choice of quality fitted kitchen units	✓
Built in Neff slide and hide oven x 2	✓
Neff Induction hob (90cm)	✓
Neff integrated island extractor fan	✓
Integrated dishwasher	✓
Built in Neff microwave	✓
Integrated larder fridge	✓
Integrated larder freezer	✓
Built in coffee machine	✓
Quartz worktops in kitchen & utility room	✓
Pop up power dock in the kitchen island	✓
Chrome mixer taps and stainless steel sinks	✓
Boiling hot water tap to kitchen & water filter	✓
Wine cooler	✓
Pelmet lighting to kitchen & utility	✓
Plinth lighting to kitchen only	✓
Choice of floor tiles to kitchen, utility & orangery	✓
Plumbing for washing machine in utility	✓

General

Oak doors	✓
Contemporary chrome ironmongery	✓
MDF moulded skirtings and architrave	✓
Fitted wardrobes to all bedrooms	✓
Ground floor - Oak staircase with glass, oak hand rail with open treads.	✓
2nd staircase softwood with oak handrail and newel caps to No. 1 and 2.	✓
Choice of flooring from our range to hallways	✓
Carpets included to all other rooms from our range	✓

Bathrooms & En-suites

Contemporary white bathroom suites	✓
Contemporary chrome taps	✓
Vanity units throughout	✓
Thermostatically controlled showers with rain water shower heads and concealed valves (apart from No 1 and 2 second floor shower rooms)	✓
Thermostatically controlled showers with exposed valves and standard shower heads in No 1 and 2 second floor shower rooms	✓
Wet room shower trays in all bathrooms apart from bedroom 2 ensuites	✓
Chrome towel rail radiator in bathroom & ensuites	✓
Ensuite to master bedroom and bedroom two	✓
Shower room to bedroom 4 & 5 in plots 2 & 3	✓
Shaver point to bathroom and ensuites	✓
Choice of wall tiles	✓
Shower areas fully tiled	✓
All bathrooms half tiled	✓
Choice of tiled or vinyl flooring to bathrooms, ensuites and W.C	✓

Safety & Security

External lights with PIR sensors - front & rear	✓
External double socket to 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	✓

Fireplaces

Log burner on black slate hearth with oak beam mantle	✓
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Luxury specification

TV/Broadband/Electrical

Home network wiring ready, subject to final connection by third party	✓
TV & Sat points to living room	✓
TV and data points to reception rooms & all bedrooms	✓
Telephone point to kitchen and study	✓
Doorbell	✓
Digital Aerial fitted in loft void	✓
Fibre broadband to door connection ready	✓
Chrome sockets above kitchen worktop	✓
Downlights to kitchen, all bathrooms and ensuites	✓
Underfloor heating to downstairs only. Rest of house has radiators	✓
Energy efficient aluminium windows and doors	✓
Energy efficient air source heat pump with electronic temperature and zone control	✓
Energy efficient lighting throughout	✓
Latest cavity, floor & roof insulation technology	✓

Parking & External

Block paved drives	✓
Detached double garage	No 1 and 3
Attached tandem garage	No 2
Electrically operated garage doors	✓
Natural stone paths and patios	✓
External cold tap rear of property and to garage	✓
Turf front and rear gardens	✓
Electrically operated front gates to the development	✓



📍 SY4 2LG



