

Damson Fields

Market Drayton

A rural development
of luxury four
bedroom homes



In association with Yareal Llanforda Ltd



House types

4 Bed

- | | | |
|---|----------------------|-----------|
|  | The Wollerton | Plot 1 |
|  | The Bletchley | Plot 2, 4 |
|  | The Hodnet | Plot 3 |



Damson Fields
Market Drayton



welcome

I am delighted to share with you our latest development of four stunning new homes in the beautiful hamlet of Longslow, Market Drayton.

These desirable homes offer a spacious open plan family/living area, alongside four double bedrooms.

The development offers you rural seclusion whilst still being nearby to good traffic links and amenities. Properties featured at Damson Fields are modern homes with traditional features that offer a much sought-after way of life for families of all ages.

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 have joined forces with Yareal Llanforda Limited on this project who have the same ethos as Shingler Homes for quality and customer service. We will be working with them as their developer and sales agent.

We look forward to welcoming you to this beautiful part of Shropshire.

Jeremy Shingler
Managing Director



The location

Longslow is a small hamlet on the edge of Market Drayton, a market town in north Shropshire.

Close to the Welsh and Staffordshire border, it's located along the river Tern, between Shrewsbury and Stoke-on-Trent.

The Shropshire Union Canal and Regional Cycle Route 75 pass through the town whilst the A53 road bypasses the town providing access to links further afield.

The market town of Market Drayton offers comprehensive amenities, with a range of pubs, restaurants and both doctors and dentists' surgeries.

Market Drayton also offers nursery, primary and junior schools with Newport, Telford and Shrewsbury offering a selection of both private and state schools, including the well renowned Newport girls' high school, Adam's grammar and Wrekin College. Train services are available at Stafford, Shrewsbury and Crewe with links to Chester, Wolverhampton and Birmingham. There is also a direct service to London Euston from Stafford and Crewe as well as a link to London Marylebone from Telford.

4 homes,
3 different home styles



Four Bedrooms

The Wollerton Plot 1

4 bedroom detached with single garage



The Wollerton is a stunning four-bedroom family home with a detached single garage. The accommodation benefits from an open plan kitchen/dining/family room with Bi-fold doors opening onto the patio. The central hallway has access to a separate utility, cloakroom and living room. To the first floor there are four double bedrooms, a family bathroom and an ensuite to the master bedroom.

Artist's impression of plot 1

1603 sqft

Ground Floor

(L x W)

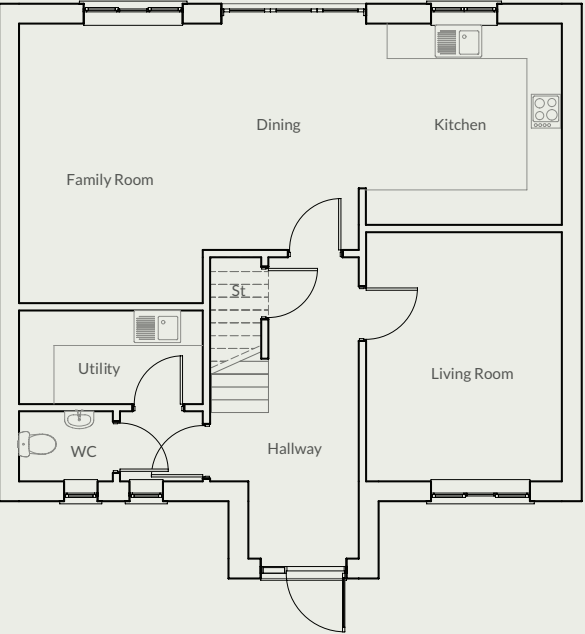
Hall
5.17m (max) x 2.55m (max)

WC
1.20m x 1.61m

Kitchen/Dining/Family Room
4.79m (max) x 9.32m (max)

Utility
1.60m x 3.15m

Living Room
4.27m (max) x 3.36m



First Floor

(L x W)

Landing
1.70m (max) x 3.47 (max)

Store/AC
1.70m x 0.67m

Bedroom 1
3.25m(max) x 4.91m (max)

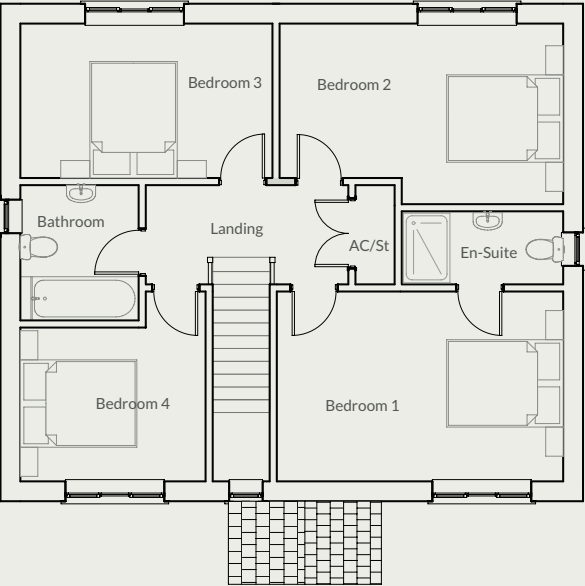
En-Suite
1.25m (max) x 2.77m (max)

Bedroom 2
3.10m (max) x 4.87m (max)

Bedroom 3
2.65m x 4.32m

Bedroom 4
3.25m (max) x 3.18m

Bathroom
2.32m x 2.03



Four Bedrooms

The Bletchley
Plots 2 & 4

4 bedroom detached with garage



Artist impression of plot 2 - with single garage



The Bletchley is a beautiful and spacious family home with a detached garage. The property features an open plan Kitchen/ dining/family room with Bi fold doors opening onto the patio, and a separate utility. The dual aspect living room, separate study and cloakroom complete the ground floor layout. To the first floor there are four double bedrooms, a family bathroom and an ensuite to the master bedroom.

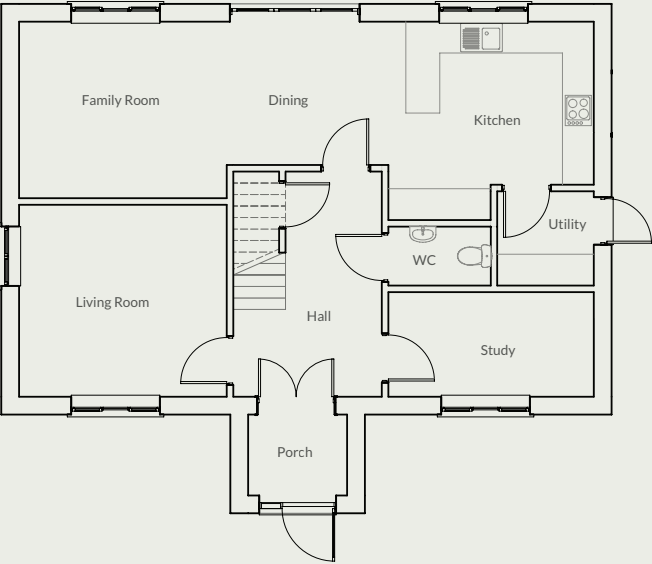
Artist's impression of plot 4 - with double garage

1740 sqft

Ground Floor

(L x W)

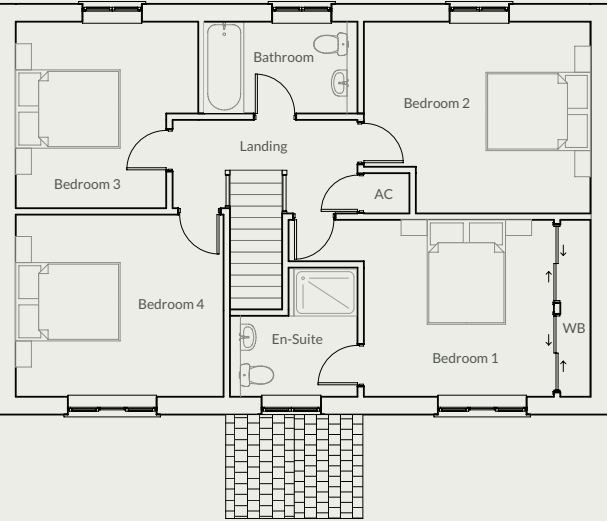
- Porch**
1.55m x 1.98m
- Hall**
4.31m (max) x 2.84 (max)
- WC**
1.12m x 1.96m
- Kitchen/Dining/
Family Room**
3.79m (max) x 11.00 (max)
- Utility**
1.80m x 1.85m
- Living Room**
3.67m x 3.97m
- Study**
2.00m x 3.93m



First Floor

(L x W)

- Landing**
1.69m (max) x 3.54 (max)
- Store/AC**
0.77m x 0.87m
- Bedroom 1**
3.38m (max) x 5.08m (max)
- En-Suite**
2.47m (max) x 2.44m (max)
- Bedroom 2**
3.67m (max) x 4.34m (max)
- Bedroom 3**
3.57m (max) x 3.49m (max)
- Bedroom 3**
3.48m x 3.98m
- Bathroom**
1.75m x 2.92m



Four Bedrooms

The Hodnet Plots 3

4 bedroom detached with double garage



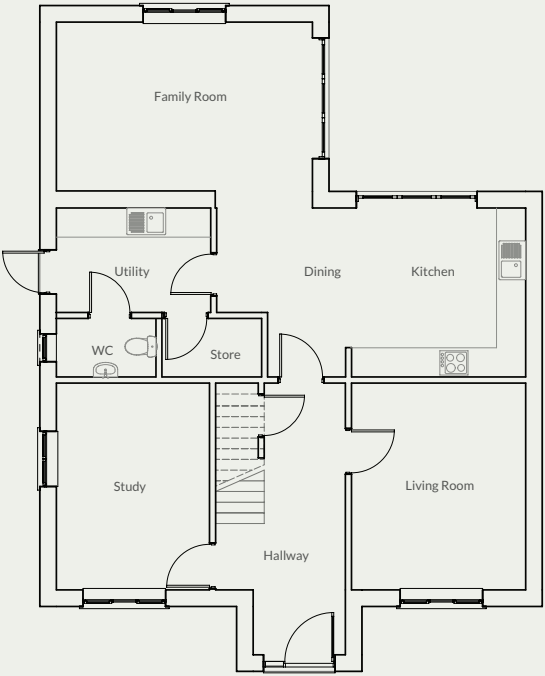
The Hodnet is an attractive four-bedroom family home with a detached double garage. The ground floor boasts a spacious open plan kitchen/dining/family room with two sets of bi-fold doors opening onto the patio. A separate utility offers access to a store cupboard and downstairs cloakroom. There is also a further separate living room and study. To the first floor there are four double bedrooms, a family bathroom and an ensuite to the master bedroom.

1877 sqft

Ground Floor

(L x W)

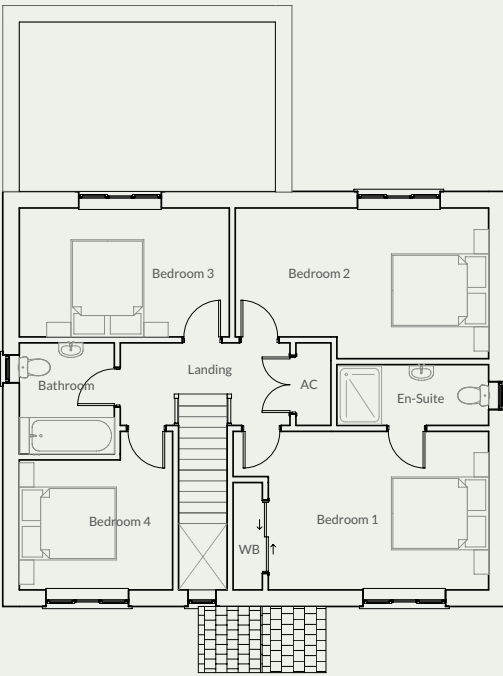
- Hall**
5.59m (max) x 2.67m (max)
- WC**
1.20m x 2.05m
- Store**
1.20m x 2.05m
- Kitchen/Dining**
3.47m (max) x 6.35m (max)
- Family Room**
3.47m x 5.27m
- Utility**
2.15m x 3.17m
- Study**
4.25m x 3.15m
- Living Room**
3.56m x 4.11m



First Floor

(L x W)

- Landing**
1.69m (max) x 3.49m (max)
- Store/AC**
1.69m x 0.72m
- Bedroom 1**
3.26m (max) x 5.25m (max)
- En-Suite**
1.25m (max) x 3.12m (max)
- Bedroom 2**
3.10m (max) x 5.21m (max)
- Bedroom 3**
2.65m x 4.32m
- Bedroom 4**
3.26m (max) x 3.15m
- Bathroom**
2.28m x 1.95m



Specification Damson Fields

Our new homes are designed to be lived in



Plot Features	The Wollerton Plot 1	The Bletchley Plot 2 & 4	The Hodnet Plot 3

Kitchen

Choice of quality fitted kitchen units	✓	✓	✓
Built in double oven and electric hob	✓	✓	✓
Stainless steel chimney extractor hood	✓	✓	✓
Integrated dishwasher	✓	✓	✓
Plumbing for washing machine	✓	✓	✓
Integrated fridge freezer	✓	✓	✓
Quartz worktops in kitchen and utility	✓	✓	✓
Chrome mixer taps & stainless steel sinks	✓	✓	✓
Choice of floor tiles to kitchen, dining, family room & utility	✓	✓	✓

Bathrooms and en-suites

Contemporary white bathroom suites	✓	✓	✓
Contemporary chrome taps	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓
Chrome towel rail radiator in WC, bathroom and ensuite	✓	✓	✓
En-suite to master bedroom	✓	✓	✓
Shaver point to bathroom	✓	✓	✓
Shaver point to en-suites	✓	✓	✓
Choice of wall tiles	✓	✓	✓
Bath and shower areas fully tiled	✓	✓	✓
Half tiled walls where sanitary ware is fitted to bathroom and ensuite	✓	✓	✓
WC half tiled	✓	✓	✓
Choice of tiled or vinyl flooring to bathroom, ensuite and W.C	✓	✓	✓

Plot Features	The Wollerton Plot 1	The Bletchley Plot 2 & 4	The Hodnet Plot 3

General

Suffolk oak doors	✓	✓	✓
Contemporary chrome ironmongery	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓
Fitted wardrobes to master bedrooms		✓	✓
Softwood staircase & oak handrail, spindles and newel posts	✓	✓	✓

TV/Broadband/Electrical

TV & Sat points to living room	✓	✓	✓
TV points to family room & all bedrooms	✓	✓	✓
Telephone point to kitchen	✓	✓	✓
Doorbells	✓	✓	✓
Digital Aerial fitted in loft	✓	✓	✓
Fibre to the premises (FTTP)	✓	✓	✓
Data points to living room, study and master bedroom	✓	✓	✓
Chrome sockets & switches to the kitchen, dining & family areas	✓	✓	✓
Downlights to kitchen and all bathrooms	✓	✓	✓

Energy saving features

Energy efficient PVC windows and doors	✓	✓	✓
Air source heat pump with electronic temperature & zone control	✓	✓	✓
Underfloor heating to the ground floor and radiators with thermostatic radiator valves to the first floor	✓	✓	✓
Energy efficient lighting throughout	✓	✓	✓
Latest cavity, floor and roof insulation technology.	✓	✓	✓

Plot Features	The Wollerton Plot 1	The Bletchley Plot 2 & 4	The Hodnet Plot 3

Safety & Security

External lights with PIR sensors - front & rear	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓
Lockable windows	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓
Intuder alarm	✓	✓	✓
Build-Zone 10 year warranty	✓	✓	✓

Parking & External

Block paved drives	✓	✓	✓
Detached single garage	✓	Plot 2	
Detached double garage		Plot 4	✓
Indian sandstone paving slabs to paths and patio	✓	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓	✓
External Cold Tap Rear	✓	✓	✓
Turf to front and rear garden	✓	✓	✓

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.

All computer generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales executive for further information.

Our new homes are
designed to be lived in





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 Damson Fields, Longslow is no exception.

Management company

As you will see from our site plan, this site offers areas of open space. To keep this in good order there will be a management company looking after this area. The amount of money we anticipate it to be per annum will be discussed with you prior to you reserving a property. You will be asked for your first years payment at completion of your property purchase but this money will not be used until the site has been completed.

A beautiful location for your new home...



A personalised home-buying experience...

We're here to help you find
your perfect home



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