



A village development  
of 18 beautiful 2,3 & 4  
bedroom homes





**18** homes,  
**4** different  
home styles



*Artist's impression of Plot 14*

# welcome

I am delighted to share with you our latest development of 18 stylish starter and family homes located in the popular village of Gobowen.

Gobowen is a well located north Shropshire village approximately 3 miles from Oswestry and 18 miles from the county town of Shrewsbury. This is a fantastic location for those seeking a rural life without compromising on excellent amenities and transport links close by. Fernhill Grange is a development of 18 homes which includes 2, 3 and 4 bedroom homes with a choice of 4 different home styles.

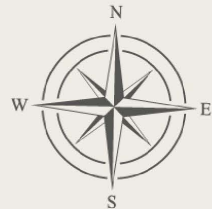
Shingler Homes are a family owned and run business dedicated to building new homes to the highest standards on smaller, exclusive developments. We pride ourselves in offering a superior level of customer service and have a genuine commitment to making your homebuying experience as easy and stress-free as possible.

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

A handwritten signature in white ink, appearing to read "Jeremy Shingler".

Jeremy Shingler  
Managing Director





## House types

● Affordable Homes Plot 17 & 18

### 2 Bed

● The Yeaton Plot 15 & 16

### 3 Bed

● The Marton Plot 14

● The Rowton Plot 2, 3, 4, 5, 6, 7, 8 & 9

### 4 Bed

● The Tedsmore Plot 1, 10, 11, 12 & 13



Fernhill  
Grange  
Gobowen





## The location

Gobowen is a north Shropshire village situated 3 miles from Oswestry, the 2<sup>nd</sup> largest town in Shropshire.

Benefitting from its own mainline railway station with free parking and regular trains connecting to Wrexham, Chester, Shrewsbury, Holyhead the North West Coast, Cardiff, Birmingham and London, Gobowen is ideal for day trippers and commuters alike.

The village has its own convenience store, hairdressers, dentist, takeaways and local village pub. Gobowen has its own primary school and the specialist 'Derwen College'. Nearby Oswestry boasts 'The Marches' secondary school and independent boarding school 'Oswestry School' along with nearby 'Moreton Hall'. Gobowen is also the home to a leading orthopaedic centre of excellence 'The Robert Jones and Agnus Hunt Orthopaedic hospital', a specialist hospital with a reputation for innovation.

The local area offers many tourist attractions such as Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. Oswestry Golf Club is only a ten-minute drive away.

Oswestry has its specialist independent shops and also large supermarkets. Both are accessed via the A5/A483 transport links, with regular bus services to Oswestry, St Martins, Ellesmere, Wrexham and Shrewsbury. Gobowen is easily accessible and is also ideally placed for the beautiful Shropshire and Welsh countryside.







Two Bedrooms

# The Yeaton

## Plots 15/16

2 bedroom semi-detached with parking spaces



*Artist's impression of plots 15 & 16*

The Yeaton is a spacious two - bedroom semi detached house. The ground floor has an entrance hall which leads to the kitchen and spacious living/dining area, with French doors out to the terrace and garden beyond. There is also an understairs storage cupboard and cloakroom. To the first floor there are two double bedrooms and a family bathroom.



# Key Details & Measurements

756 sqft

## Ground Floor

(L x W)

### Hall

3.25m (max) x 2.18m (max)

### Lounge/ Dining

5.02m (max) x 4.07m (max)

### Kitchen

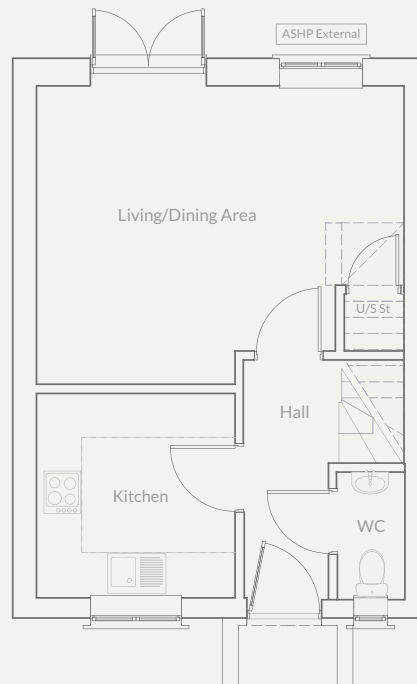
2.79m x 2.71m

### WC

1.71m x 0.91m

### Store

0.81m x 0.77m



## First Floor

### Landing

2.14m x 2.07m

### Bedroom 1

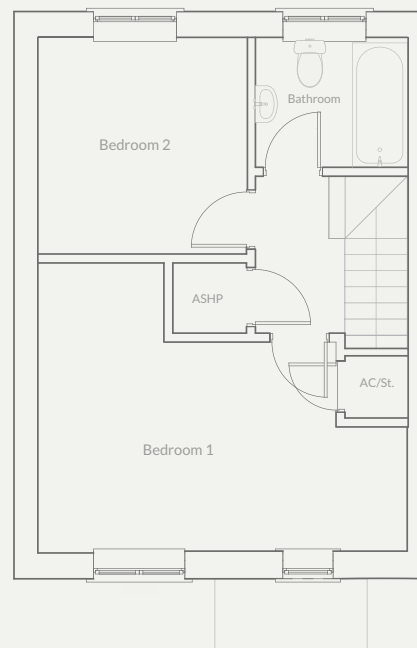
3.93m (max) x 5.02m (max)

### Bedroom 2

2.93m x 2.82m

### Bathroom

1.75m x 2.07m



Plots 15 is the mirror image of the drawing above

Three Bedrooms

# The Rowton

## Plots 2/3/4/5/6/7/8/9

3 bedroom semi-detached with parking spaces



*Artist's impression of plots 2,3,6 & 7*



*Artist's impression of plots 4 & 5*

The Rowton is an attractive three bedroom semi-detached family home. The ground floor comprises of; kitchen/ dining room with utility off, cloakroom, and separate living room with French doors out onto the patio. To the first floor the property has a master bedroom complete with ensuite, two further bedrooms and a family bathroom.



# Key Details & Measurements

905 sqft

## Ground Floor

(L x W)

### Hall

4.81m (max) x 1.87m (max)

### Living Room

2.94m x 4.84m

### Kitchen/Dining

4.4m x 2.87m

### WC

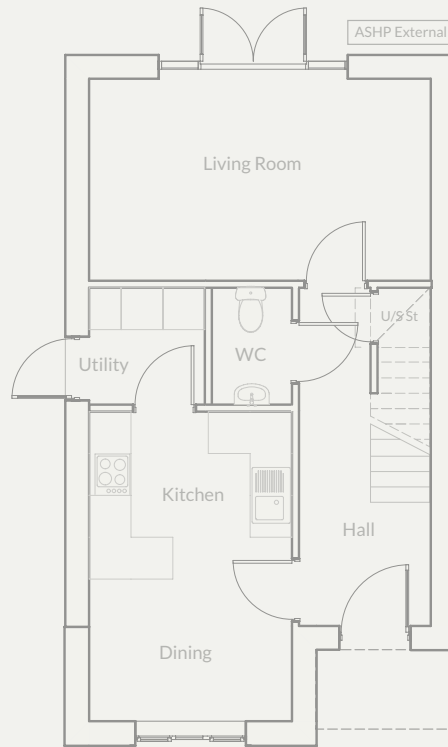
1.67m x 1.15m

### Utility

1.67m x 1.62m

### Store

1.5m x 0.75m



## First Floor

### Landing

3.07m (max) x 3.34m (max)

### Bedroom 1

4.11m (max) x 2.83m (max)

### En-Suite

2.75m (max) x 1.91m (max)

### Bedroom 2

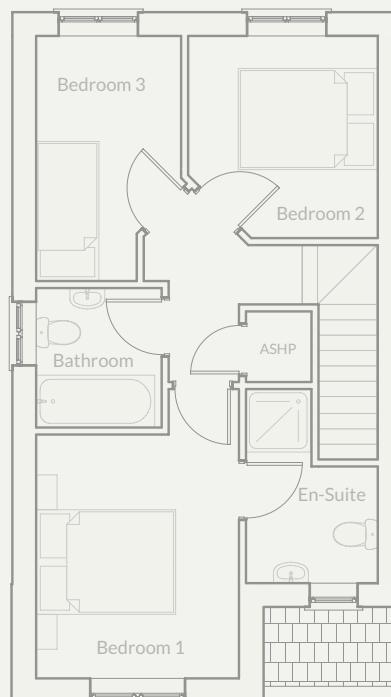
2.97m (max) x 2.70m (max)

### Bedroom 3

3.58m (max) x 2.04m (max)

### Bathroom

2.00m x 1.76m



Plots 2, 4, 6, 8 are the mirror image of the drawing above

Three Bedrooms

# The Marton Plot 14

3 bedroom detached with single garage



*Artist's impression of plot 14*

The Marton is a three-bedroom detached property with a single garage. To the ground floor the property has a kitchen dining area with utility off, cloakroom, and a separate living room with French doors out on to the terrace. On the first floor the property has a master bedroom with ensuite, a family bathroom and two further bedrooms.



# Key Details & Measurements

942 sqft

## Ground Floor

(L x W)

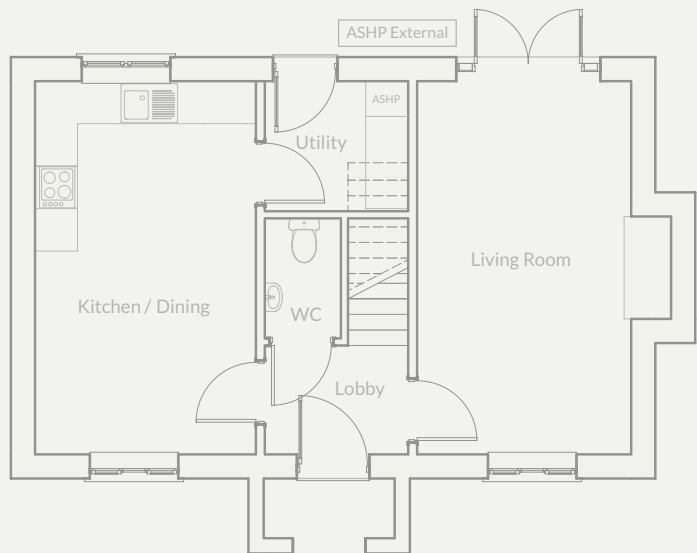
**Lobby**  
1.47m x 2.02m

**Lounge**  
5.19m x 2.98m

**Kitchen/Dining**  
5.19m x 3.08

**WC**  
1.70m x 1.05m

**Utility**  
1.77m x 2.02m



## First Floor

**Landing**  
3.41m x 1.98m

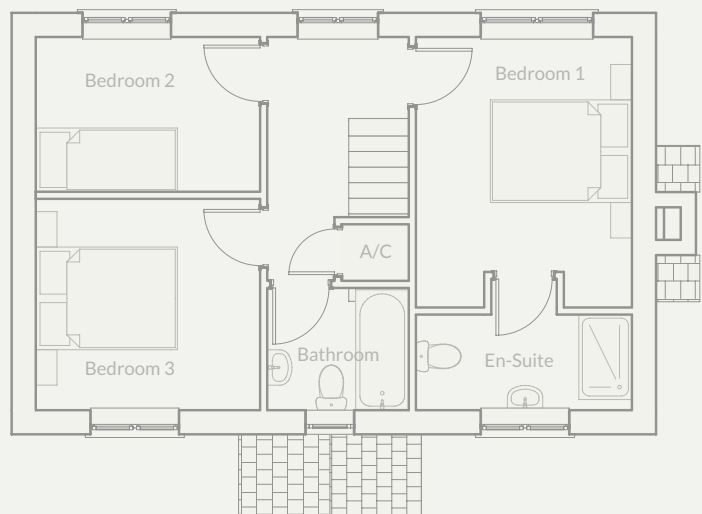
**Bedroom 1**  
3.76m x 2.99m

**En-Suite**  
1.31m x 2.99m

**Bedroom 2**  
2.13m x 3.13m

**Bedroom 3**  
2.95m x 3.13m

**Bathroom**  
1.70m x 1.99m



Four Bedrooms

# The Tedsmore

## Plots 1/10/11/12/13

4 bedroom detached



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 terraced patio. The Tedsmore also has a separate utility, WC, 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

**1437 sqft**

## Ground Floor

(L x W)

**Hall**

2.10m (max) x 3.93m (max)

**Living Room**

5.43m (max) x 3.72m (max)

**Family Room**

3.93m x 2.71m

**Kitchen**

3.38m x 3.36m

**Dining**

4.51m x 2.83m

**WC**

0.92m x 1.91m

**Utility**

2.34m x 1.91m



## First Floor

**Landing**

4.98m (max) x 2.36m (max)

**Bedroom 1**

3.38m x 3.24m

**En-Suite**

2.26m (max) x 1.59m

**Bedroom 2**

3.11m x 3.17m

**Bedroom 3**

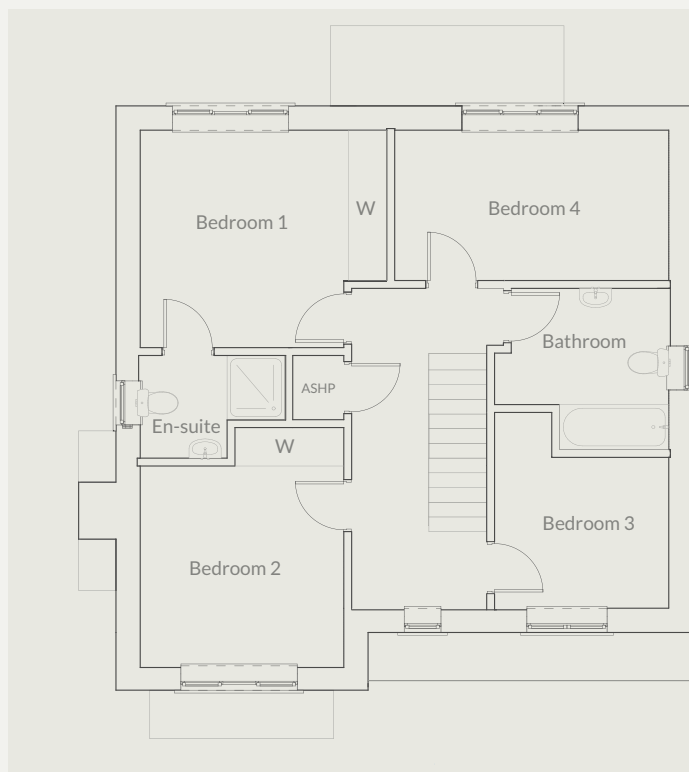
3.04 (max) x 2.71m (max)

**Bedroom 4**

2.34m x 4.26m

**Bathroom**

2.51m (max) x 2.71m (max)



# Building homes you'll be proud to own







# Specification Fernhill Grange

## Features

### Plots

	The Yeaton Plots 15,16	The Rowton Plots 2,3,4,5,6,7,8,9	The Marton Plot 14	The Tedsmore 1,10,11,12,13
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### Kitchen

Choice of quality fitted kitchen units	✓	✓	✓	✓
Built in double oven and electric ceramic hob				✓
Built under single oven and electric ceramic hob	✓	✓	✓	
Stainless steel chimney extractor hood	✓	✓	✓	
Curved glass extractor hood				✓
Integrated dishwasher				✓
Built in microwave				✓
Plumbing for washing machine	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓
Quartz worktops in the kitchen and utility				✓
Laminate worktops in kitchen and utility	✓	✓	✓	
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		✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓
Shaver point to en-suite		✓	✓	✓
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 karndean flooring to bathroom, ensuite and W.C				✓

### General

White four panel grained Colonial doors	✓	✓	✓	
Suffolk Oak doors				✓
Contemporary chrome ironmongery	✓	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓	✓
Fitted wardrobes to master bedroom				✓
Fitted wardrobes to bedroom 2				✓
Softwood staircases and balustrading	✓	✓	✓	
Softwood staircase and spindles with oak hand rail and newel caps				✓



Plots	The Yeaton Plots 15,16	The Rowton Plots 2,3,4,5,6,7,8,9	The Marton Plot 14	The Tedsmore 1,10,11,12,13
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### TV/Broadband/Electrical

TV & Sat points to living room	✓	✓	✓	✓
TV points to kitchen and all bedrooms	✓	✓	✓	✓
Telephone point to kitchen	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓
Digital aerial fitted in loft	✓	✓	✓	✓
Fibre to the premises (FTTP)	✓	✓	✓	✓
Data points to living room and master bed	✓	✓	✓	✓
Chrome sockets above the kitchen worktop				✓
Downlights to kitchen and all bathrooms				✓
Electric car charging point	✓	✓	✓	✓

### Energy saving features

Energy efficient upvc windows and external doors, composite front door	✓	✓	✓	✓
Energy efficient air source heat pump with electronic temperature and 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.	✓	✓	✓	✓

### Safety & Security

External lights with PIR sensors - front & rear	✓	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓	✓
Lockable windows	✓	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓	✓
Intruder alarm				✓
NHBC 10 year warranty	✓	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓	✓

### Parking & External

Block paved drives	✓	✓	✓	✓
Detached single garage			✓	✓ (plot 1 only)
Detached double garage				✓
Electrically operated garage door				✓
Textured concrete paving slabs to paths and patio	✓	✓	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓	✓	✓
External Cold Tap Rear	✓	✓	✓	✓
Turf front and rear gardens	✓	✓	✓	✓

### Fireplaces

Logburner on black slate hearth with oak beam mantle				✓
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*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 negotiator for further information.*

### 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 Fernhill Grange Gobowen is no exception.





# A beautiful location for your new home...



 SY11 3PP



# A personalised home-buying experience...

We're here to help you find  
your perfect home



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