



A village development
of two, three & four
bedroom homes



In association with **Plas Foxen Homes**



49 homes,
8 different
home styles



Artist's impression

welcome

I am delighted to share with you our latest development of 49 beautiful new homes located in the rural village of Four Crosses.

Four Crosses is a rural village situated within Powys, on the Welsh/English border. This is a fantastic location for those searching for the rural idyll, on the gateway to the Welsh countryside with access to great amenities and road links on your doorstep. Kings Acre is a development of 49 homes which includes 2, 3, and 4 bedroom homes with a choice of 8 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 have joined forces with local developer Plas Foxen Homes 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 Powys.



Jeremy Shingler
Managing Director



House types

2 Bed

- The Blenheim Plot 6, 46, 47, 16, 17, 18, 19, 35 & 36
- The Highgrove Plot 4, 13 & 38

3 Bed

- The Clarence Plot 3, 5, 7, 8, 20, 22, 23, 34, 37 & 43
- The Balmoral Plot 2, 9, 15, 24, 26, 29, 32, 40 & 42

4 Bed

- The Sandringham Plot 11, 12, 14, 21, 44
- The Kensington Plot 45 & 48
- The Windsor Plot 1, 10, 25, 27, 28, 30, 31, 33, 39 & 41
- The Buckingham Plot 49



The Location

Four Crosses, the gateway to the Shropshire and Powys countryside.

Four Crosses is a rural village in Powys, situated on the border of Shropshire. The village offers a range of facilities including a medical centre, veterinary surgery, garage, petrol station, a takeaway restaurant and a primary school; “Llandysillio Church of Wales School”. Secondary schools nearby are Llanfyllin High School and Welshpool High School; both of which are bilingual schools.

The local area offers many tourist attractions, with Four Crosses being on the Offas Dyke path, a 177 mile route following the remnants of Offas Dyke, an earth work built in the late 8th century following orders of King Offa of Mercia; hence the name for our development, Kings Acre.

There is much to explore locally, not only is the village itself filled with lots of things to do, there are excellent road links with the A483 less than half a mile away. Local market towns are close by with Oswestry & Welshpool both approximately 8 miles away and Shrewsbury the county town of Shropshire, is approximately 15 miles away. These towns are steeped in history. There is a regular bus service through Four Crosses to Welshpool, Oswestry, and Machynlleth. Four Crosses is a fantastic location for those who need amenities close by whilst also providing a gateway to the Shropshire and Powys countryside.



Artist's impression

The Blenheim

Plots 6 / 46 / 47 (semi-detached)
Plots 16 / 17 / 18 / 19 / 35 & 36 (terrace)

2 bedroom terrace & semi-detached home

Plots 16, 17, 18, 19, 35 & 36
are terrace homes

Plots 6, 46 & 47
are semi-detached homes



Artist's impression - Image shot is plot 46 & 47 (porches differ depending on plot)

The Blenheim is a two bedroom home. Plots 6, 46 and 47 are semi-detached properties, the other properties are terraced homes. On the ground floor, there is a living room which opens into the kitchen dining room. French doors from the dining room lead out onto the patio and garden beyond. There is also a storage cupboard and a cloakroom. To the first floor there are two bedrooms, the master bedroom has the benefit of an ensuite bathroom. There is also a family bathroom.

Note: In the family bathroom there is a window to the end terrace and end semi-detached units only.

Key Details & Measurements

Ground Floor

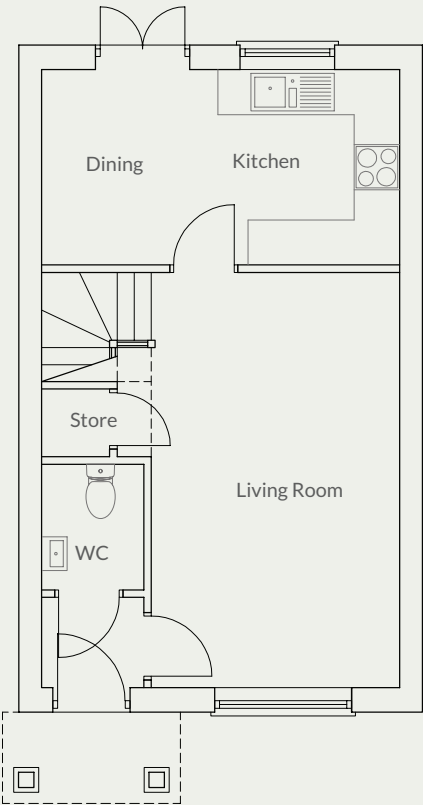
(W x L)

Hall
1.35m x 1.20m

Living Room
5.52m x 3.27m

Kitchen/Dining
4.72m x 2.60m

WC
1.67m x 1.35m



First Floor

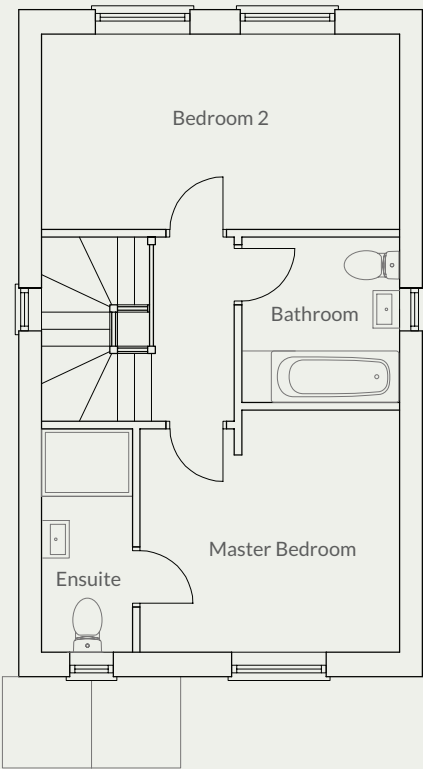
Landing
2.45m x 1.06m

Master Bedroom
3.42m x 3.22m (max)

Ensuite
2.97m x 1.20m

Bedroom 2
4.72m x 2.60m

Bathroom
2.20m x 2.08m



The Highgrove

Plots 4 /13 & 38

2 bedroom bungalow



Artist's impression

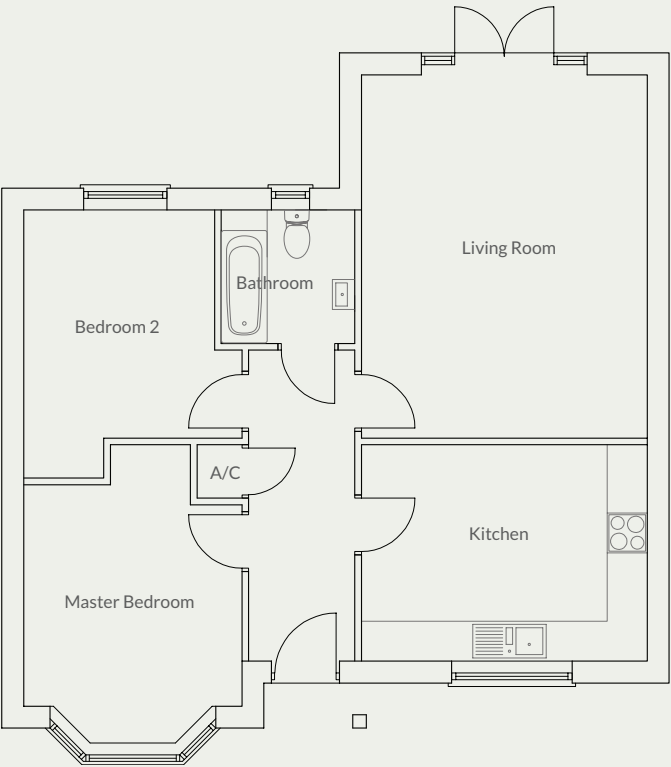
The Highgrove is a fantastic two bedroom bungalow. The property comprises a kitchen, living room with French doors out on to the garden, a family bathroom and two good sized bedrooms; the master bedroom benefits from a feature bay window.

Key Details & Measurements

Ground Floor

(W x L)

- Hall**
4.60m x 1.59m
- Living Room**
5.44m x 4.28m
- Kitchen/Dining**
4.28m x 3.24m
- Master Bedroom**
3.91m (max) x 3.27m (max)
- Bedroom 2**
4.01m (max) x 3.27m (max)
- Bathroom**
2.00m x 2.00m



The Clarence

Plots 3 / 5 / 7 / 8 / 20 / 22 / 23 / 34 / 37 & 43

3 bedroom detached home

(plot 5 is a semi detached home, plot 37 which is an end terrace)

- Plots 3 & 20**
have a stone façade to the front elevation
- Plots 3,8, 23 & 43**
have a single detached garage
- Plots 3, 8, 20 & 23**
are handed (the mirror image of the floor plan shown)



Artist's impression



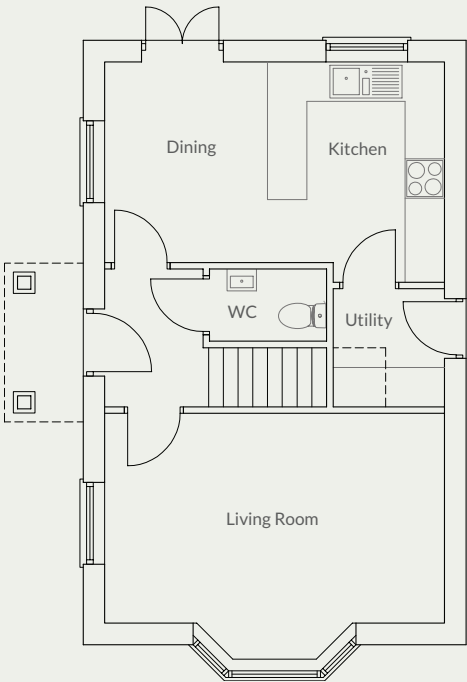
Artist's impression

The Clarence is a three bedroom detached property, apart from plot 5 which is a semi-detached property and plot 37 which is an end terrace. The house has an open plan kitchen and dining room, living room with a bay window, and downstairs cloakroom. The dining room has French doors opening out on to the patio. To the first floor, the Clarence has three bedrooms, a family bathroom and an airing cupboard. The master bedroom also has the benefit of an ensuite bathroom.

Key Details & Measurements

Ground Floor

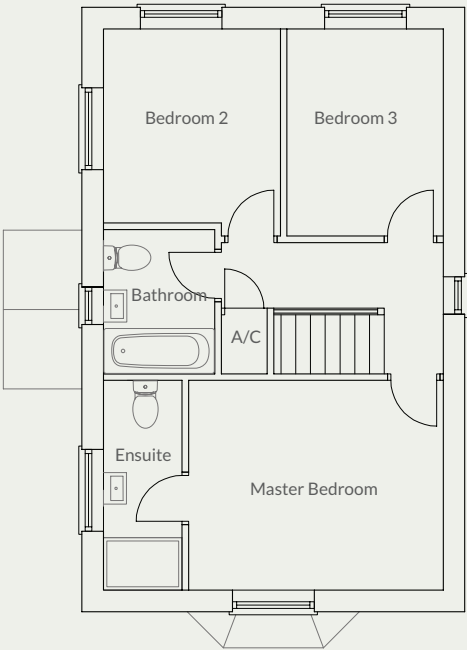
- (W x L)
- Hall**
2.10m x 1.50m
 - Living Room**
5.18m x 3.20m
 - Kitchen/Dining Room**
5.18m x 3.06m
 - Utility**
1.80m x 1.70m
 - WC**
1.78m x 1.10m



no door on utility room on plot 5 or 37

First Floor

- Landing**
3.38m x 2.00m (max)
- Master Bedroom**
3.88m x 3.20m
- Ensuite**
3.20m x 1.20m
- Bedroom 2**
2.96m x 2.70m
- Bedroom 3**
3.16 x 2.38m
- Bathroom**
2.20m x 1.70m



no window on landing on plot 5 or 37

Three Bedrooms

The Balmoral

Plots 2 / 9 / 15 / 24 / 26 / 29 / 32 / 40 & 42

3 bedroom detached

Plot 42
has a stone façade to the front elevation

Plots 9 & 40
are handed (the mirror image of the floor plan shown)



Artist's impression



Artist's impression

The Balmoral is a fantastic three bedroom detached home with integral single garage. The hallway leads to a living room with feature fireplace, an open plan kitchen dining room and integral garage. Bi fold doors from the dining room open out onto the patio. Off the kitchen there is a separate utility room and cloakroom.

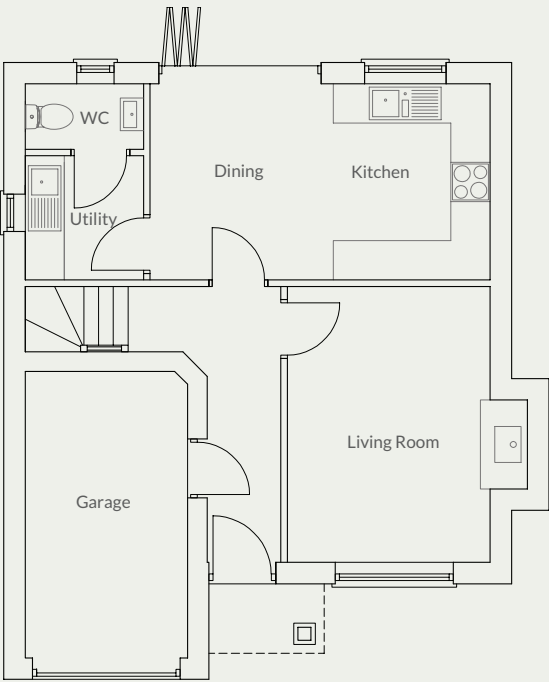
To the first floor there are three bedrooms and a family bathroom which has a bath and separate shower. The master bedroom has the benefit of an ensuite bathroom.

The Balmoral
Plots 2, 9, 15, 24, 26, 29, 32, 40 & 42

Key Details & Measurements

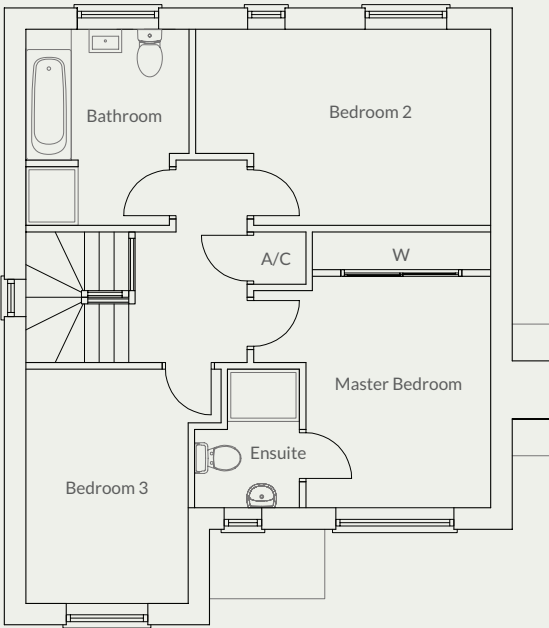
Ground Floor

- (W x L)
- Hall**
4.22m (max) x 2.33m (max)
 - Living Room**
4.22m x 3.10m
 - Kitchen/Dining Room**
5.20m x 3.00m
 - Utility**
1.90m x 1.80m
 - WC**
1.80m x 1.00m
 - Garage**
4.38m (max) x 2.48m (max)



First Floor

- Landing**
3.10m (max) x 1.71m (max)
- Master Bedroom**
4.22m (max) x 3.63m (max)
- Ensuite**
2.12m (max) x 1.60m (max)
- Bedroom 2**
4.50m (max) x 3.00m (max)
- Bedroom 3**
3.58m x 2.98m (max)
- Bathroom**
3.00m (max) x 2.5m (max)



The Sandringham

Plots 11 / 12 / 14 / 21 & 44

4 bedroom detached

Plots 14 & 44
has a stone façade to
the front elevation

Plots 11, 21 & 44
are handed (the mirror image
of the floor plan shown)



Artist's impression



Artist's impression

The Sandringham is a beautiful home with an open plan kitchen, dining room. French doors open onto the patio and garden beyond. From the kitchen there is a utility room and cloakroom. There is a living room with feature fireplace and a study, perfect for home working. To the first floor there are four bedrooms and a family bathroom, the master bedroom has an ensuite bathroom.

Key Details & Measurements

Ground Floor

(W x L)

Hall
3.26m x 2.10 (max)

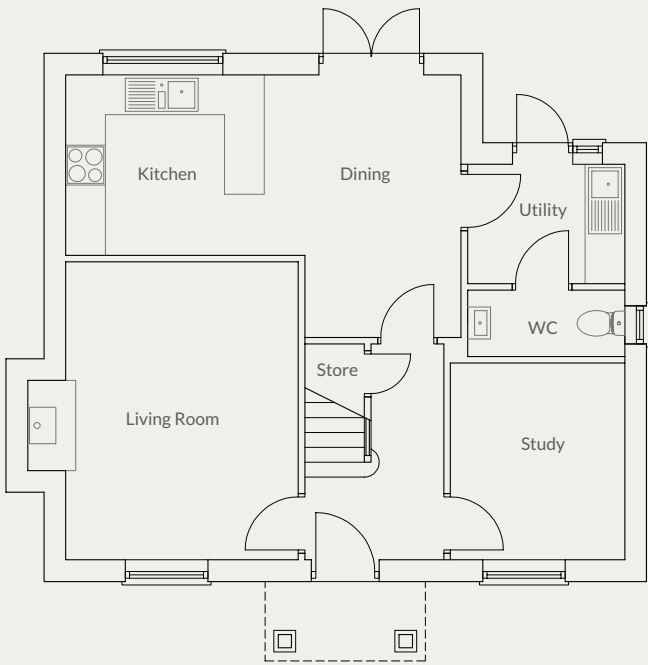
Living Room
4.50m x 3.51m

Kitchen/Dining Room
5.97m (max) x 3.96 (max)

Study
2.97m x 2.63m

Utility
2.37m x 1.80m

WC
2.37m x 1.00m



First Floor

Landing
3.20m (max) x 2.00m (max)

Master Bedroom
3.87m (max) x 3.40m (max)

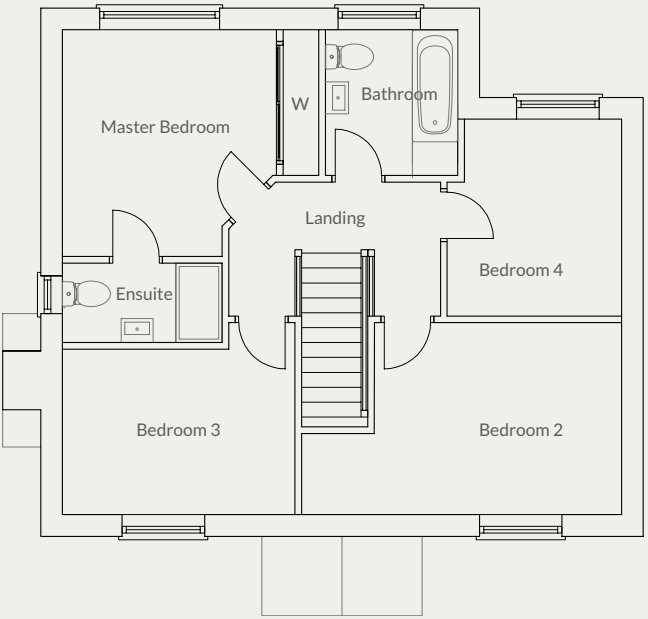
Ensuite
2.40m x 1.20m

Bedroom 2
3.73m x 2.90m

Bedroom 3
3.51m x 2.90 (max)

Bedroom 4
2.98m x 2.63m (max)

Bathroom
2.20m x 2.00m



The Kensington Plots 45 & 48

4 bedroom detached with single garage

Plot 48
has a stone façade to
the front elevation



Artist's impression



Artist's impression

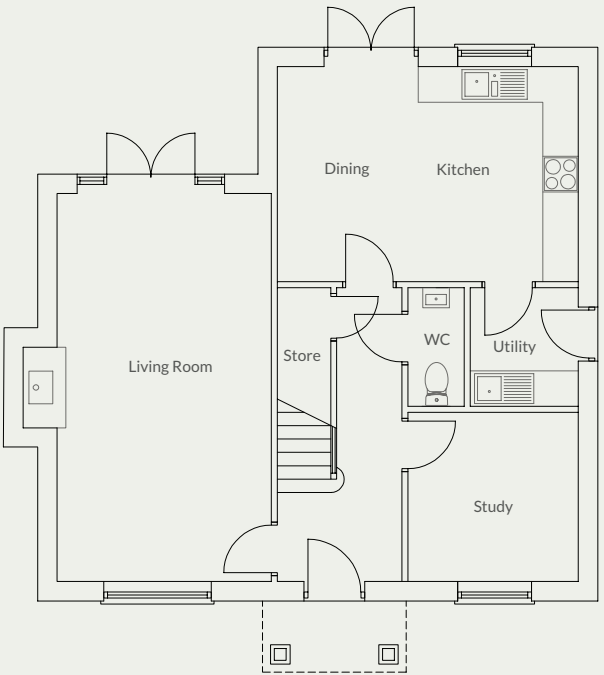
The Kensington is a modern family home with plenty of character. This four bedroom detached house provides an open plan kitchen dining room with French doors out to the garden from both the living room and the dining room. There is a utility room, cloakroom, living room with feature fireplace and a study which is perfect for working from home. To the first floor there are four bedrooms and a family bathroom, with the master bedroom boasting two windows over looking the garden and an ensuite bathroom.

Key Details & Measurements

Ground Floor

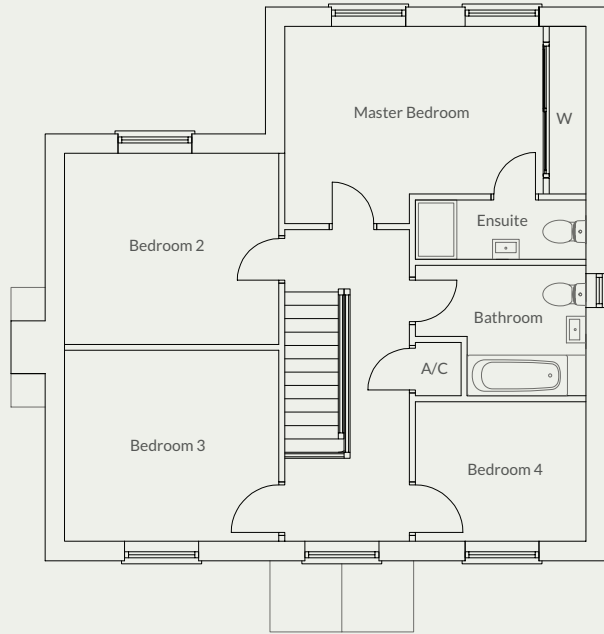
(W x L)

- Hall
4.95m (max) x 2.10m (max)
- Living Room
6.53m x 3.61m
- Study
2.87m x 2.85m
- Kitchen/Dining Room
5.07m x 3.62m
- Utility
1.82m x 2.00m
- WC
2.00m x 0.95m



First Floor

- Landing
5.25m (max) x 2.10m (max)
- Master Bedroom
5.07m (max) x 3.32 (max)
- Ensuite
2.87m (max) x 1.00m (max)
- Bedroom 2
3.61m x 3.21m
- Bedroom 3
3.61m x 3.21m
- Bedroom 4
2.87m x 2.35m
- Bathroom
2.87m (max) x 2.2m (max)



The Windsor

Plots 1 / 10 / 25 / 27 / 28
30 / 31 / 33 / 39 & 41

4 bedroom detached

Plots 1, 10, 33 & 39
have a stone façade to
the front elevation

Plots 1, 10, 27, 28, 33 & 39
are handed (the mirror image
of the floor plan shown)



Artist's impression



Artist's impression

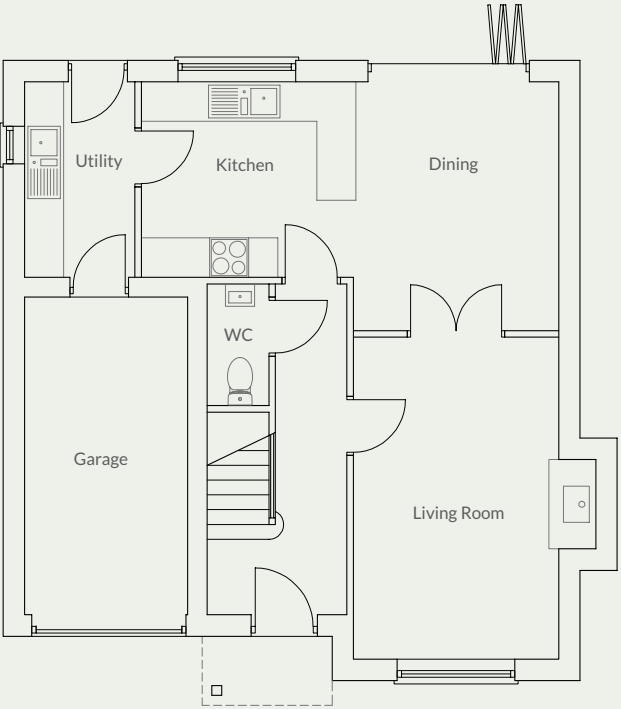
The Windsor has an open plan kitchen, dining room with bi folding doors opening out on to the garden; this creates a light and spacious room perfect for modern family living. The living room has a feature fireplace and double doors opening into the kitchen, dining room. There is a utility room, cloakroom and integral garage.

To the first floor there are four bedrooms, and a family bathroom. The master bedroom has the benefit of an ensuite bathroom.

Key Details & Measurements

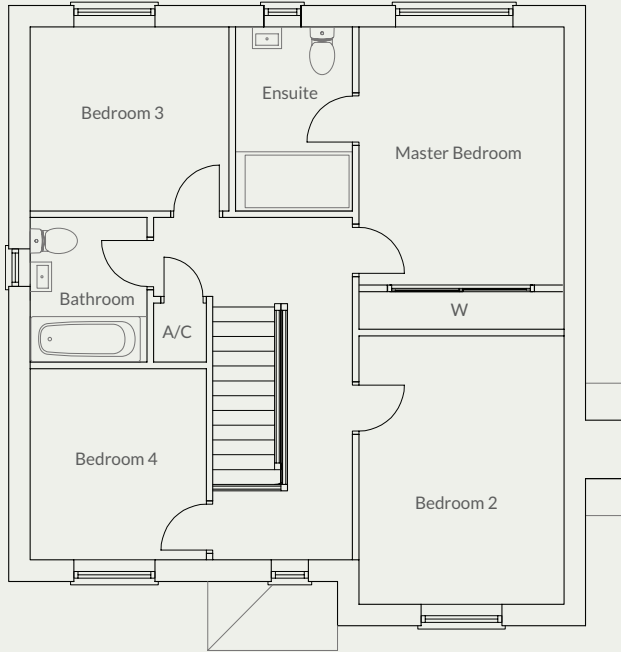
Ground Floor

- (W x L)
- Hall
5.03m (max) x 2.15m (max)
 - Living Room
4.90m x 3.16m
 - Kitchen/Dining
6.42m (max) x 3.78m (max)
 - Utility
2.97m x 1.70m
 - WC
1.85m x 0.95m
 - Garage
4.83m x 2.51m



First Floor

- Landing
5.21m (max) x 3.06m (max)
- Master Bedroom
4.60m x 3.16m
- Ensuite
2.80m x 1.80m
- Bedroom 2
4.08m x 3.16m
- Bedroom 3
3.06m x 2.80m
- Bedroom 4
2.91m x 2.71m
- Bathroom
2.20m x 1.80m



The Buckingham Plot 49

4 bedroom detached with garage



Artist's impression

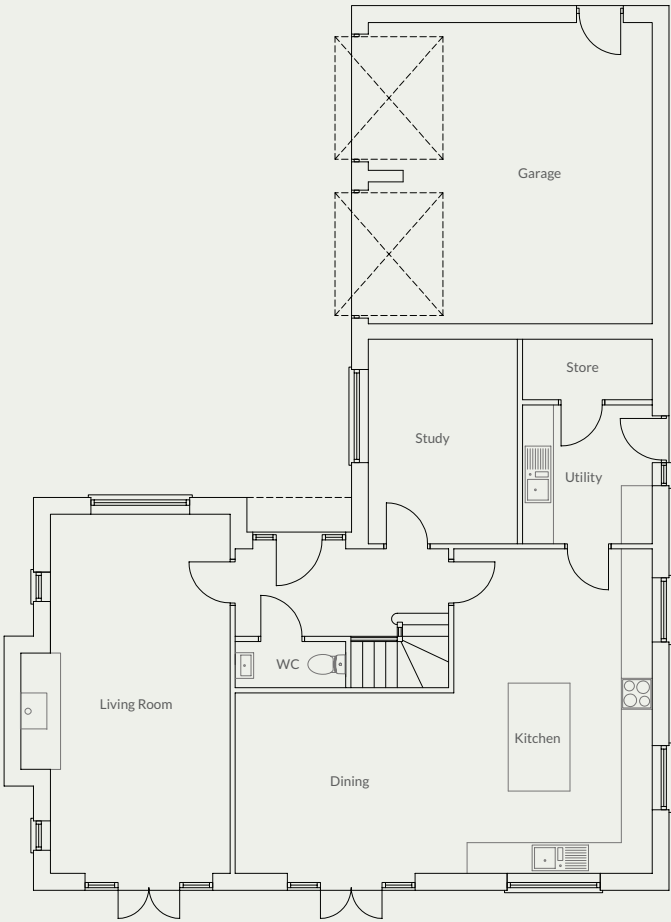
The Buckingham is the only home of its type on this development, this four bedroom home benefits from our luxury specification. This property offers an impressive kitchen dining room perfect for modern family living with French doors leading out on to the patio area. The property also benefits from a utility room and further store room. The Buckingham has a study, perfect for home working. The spacious living room has a feature fireplace and French doors opening out on to the garden. To the first floor there are four bedrooms and a family bathroom. The master bedroom and bedroom two both have ensuite bathrooms. The Buckingham has a double garage.

Key Details & Measurements

Ground Floor

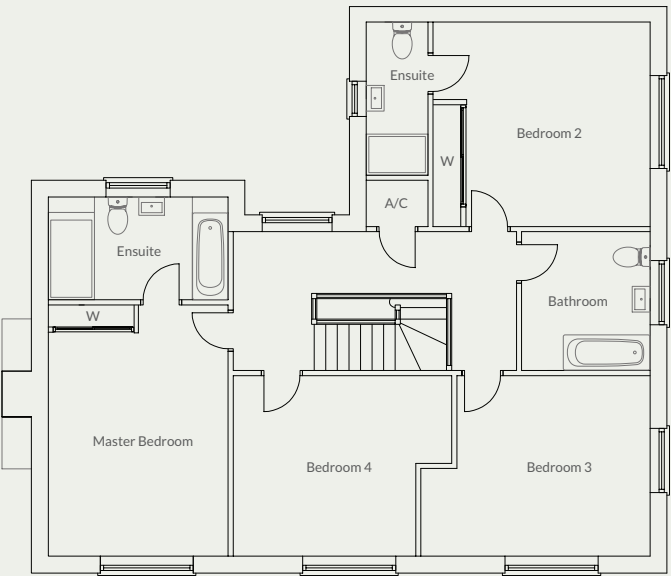
(W x L)

- Hall**
4.15m (max) x 1.70m (max)
- Living Room**
6.98m x 3.49m
- Study**
3.97m x 2.90m
- Kitchen/Dining room**
8.11m (max) x 6.31m (max)
- Utility**
2.70m x 2.52m
- Store**
2.52 x 1.17m
- WC**
2.15m x 0.90m
- Garage**
5.86m x 5.52m



First Floor

- Landing**
5.51m (max) x 2.70m (max)
- Master Bedroom**
4.88m x 3.49m
- Ensuite**
3.49m x 2.00m
- Bedroom 2**
4.22 x 3.97m
- Ensuite**
2.97m x 1.20m
- Bedroom 3**
4.46m (max) x 3.51m (max)
- Bedroom 4**
4.25m (max) x 3.51m (max)
- Bathroom**
2.70m x 2.50m





Our new homes are
designed to be lived in



Specification Kings Acre

Features	Classic	Premium	Luxury
Plots:	3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 22, 23, 34, 35, 36, 37, 38, 43, 46 & 47	1, 2, 9, 10, 11, 12, 14, 15, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 42, 44, 45 & 48	49
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	✓	✓	✓
Integrated freezer	✓	✓	✓
Granite worktops in kitchen and 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 Ensuites			
Contemporary white bathroom suites	✓	✓	✓
Contemporary chrome taps	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓
Chrome towel rail radiator in bathroom and ensuite	✓	✓	✓
Ensuite to master bedroom	✓ apart from plots 4, 13, 38	✓	✓
Shaver point to bathroom	✓	✓	✓
Shaver point to ensuites	✓	✓	✓
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 veneer doors			✓
Contemporary white internal doors		✓	
Gloss white panelled 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 and spindles, and oak hand rail and newel caps			✓

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:	3, 4, 5, 6, 7, 8, 13, 16, 17, 18, 19, 20, 22, 23, 34, 35, 36, 37, 38, 43, 46 & 47	1, 2, 9, 10, 11, 12, 14, 15, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 42, 44, 45 & 48	49
TV/Broadband/Electrical			
TV and 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 bedroom	✓	✓	✓
Chrome sockets above kitchen worktop			✓
Downlighters to kitchen and all bathrooms		✓	✓
Energy Saving Features			
Energy efficient PVC windows and doors	✓	✓	✓
LPG Gas fired condensing boilers with electronic temperature and zone control	✓	✓	✓
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	✓	✓	✓
Electronic burglar alarm system			✓
LABC 10 year warranty	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓
Parking & External			
Block paved drives	✓	✓	✓
Detached double garage			Plot: 49
Integral single garage	Plots: 1, 2, 9, 10, 15, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 39, 40, 41, 42, 48		
Detached single garage	Plots: 3, 4, 8, 11, 12, 14, 21, 22, 43		
Electrically operated garage doors			✓
Natural stone paths and patios	✓	✓	✓
Paths from drives to patio and secondary entrance door	✓	✓	✓
External cold tap rear	✓	✓	✓
Turf front and rear gardens	✓	✓	✓
Fireplaces			
Black slate hearth with oak beam mantle (log burner not included)		✓ where applicable	
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.

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 with quality fixtures and fittings, both inside and out.

Our development at Kings Acre
Four Crosses 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, Plas Foxen Management Company Ltd. The amount of money we anticipate per annum will be discussed with you prior to you reserving a property. You will be asked for your first year’s payment on 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...

 SY22 6RL



A personalised home-buying experience...

We're here to help you find
your perfect home



Hillcrest Works | Myddle
Shrewsbury | SY4 3SE

01939 291082
info@shinglergroup.co.uk