

Old Castle Fields

HODNET



Old Castle Fields Hodnet, Shropshire

DISCOVER YOUR NEW HOME

Since 1982, Pickstock Homes has taken pride in the homes and communities we have built in Shropshire. Although many things have changed over the years, our values have remained the same, as so much of what was important then is still important today.

We always take care in how we build our new homes, to ensure our homes are built to last. It means that everything about your new home is thoughtfully planned from the moment we construct the foundations, to when we open your door to show you around your new home.

We have combined the best in new technologies with traditional designs and materials that have stood the test of time, which means that we build in harmony with the environment and the local community, so that our new homes become an integral part of the community from the start.



ENTERTAINMENT

The village of Hodnet offers a diverse range of activities for all ages and interests from quaint markets to specialist shops, historic church's, gardens, parks and excellent safe cycle and walking routes.

Old Castle Fields is a stones throw away from The Bear Inn which is a former 16th century coaching inn. They offer seasonal food, local ales and exceptional accommodation.

LOCATION

Despite being positioned in a rural setting, Old Castle Fields has good travel connections with primary roads A53 & A442 being just 1 mile away. The neighbouring town of Wem (6.9miles) offers direct train links to Shrewsbury, Telford, Birmingham & London.

The popular towns of Shrewsbury & Telford are just a 30 minute drive away. Here you will find various high street shops, restaurants and entertainment.

SCHOOLS

Schools are an essential deciding factor for families looking to buy a new home. At Old Castle Fields you are within walking distance to the local primary school, and close driving distance to a couple of good OFSTED secondary schools. There are also a number of independent schools, including Haberdashers Adams for boys and Adcote school for girls; both within a 30-minute drive.

COUNTRYSIDE

In the heart of the North Shropshire countryside, Hodnet is surrounded by an abundance of woodland walks which includes those at Hodnet Hall Gardens. Here you can discover the 17th century dovecot & Tithe Bar, the historic restaurant and waterfalls.

Not too further afield lies Hawstone Park Follies; a 100 acre parkland with rugged sandstone hills, gullies and caves.





Welcome to Old Castle Fields

A RELAXED WAY OF LIFE

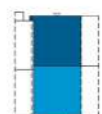
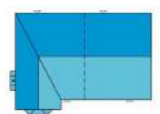
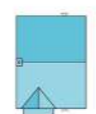






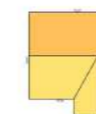



Welcome to Old Castle Fields, an exceptional development of two three and four bedroomed luxury homes situated off Station Road, in the attractive village of Hodnet. Whether you are a first-time buyer or moving up the property ladder, there is sure to be a home to suit you.

Hodnet, recently described as one of the most desirable villages to live in Britain, is a very exciting community to be part of. With The Bear a handsome 16th century Coaching Inn, the Norman Church of St. Luke's and Hodnet Hall and Gardens at its heart the village offers a wealth of local activities, clubs and societies, which with its rural location and stunning views over the Shropshire countryside make Old Castle Fields the perfect place to call home. Whilst its good road links and proximity to Shrewsbury and Telford means you won't miss out on the vibrancy of a larger town, on your doorstep.

Old Castle Fields

SITE PLAN

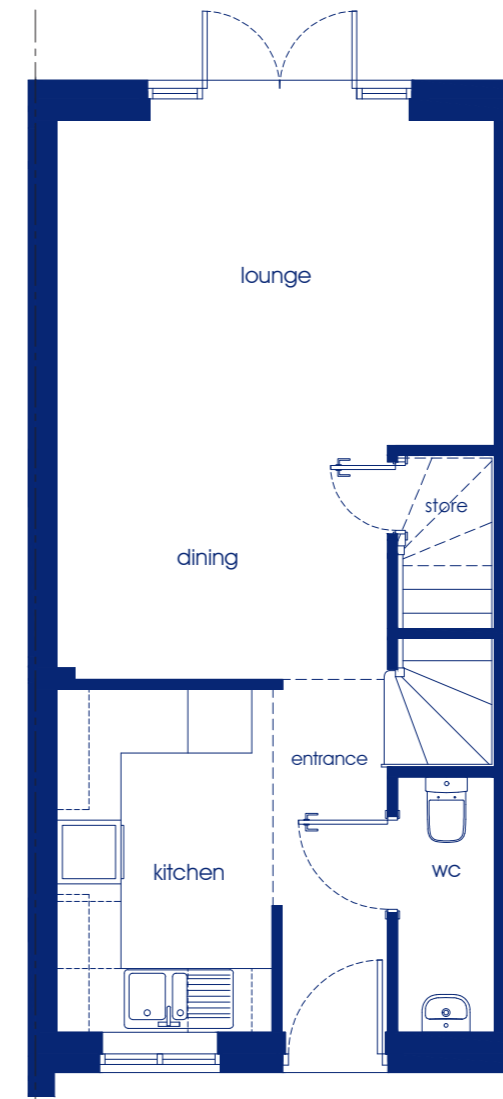


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|---|---|---|--|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tweed
2 bedroom
terraced house | EDEN
3 bedroom
semi-
detached
house | AIRE
3 bedroom
semi-
detached
house | ROEBURN
3 bedroom
detached house | WITHAM
3 bedroom
detached house | DEVERON
3 bedroom
terraced house | WINSTAR
3 bedroom
detached house | TETBURY
3 bedroom
detached house | STRETFORD
4 bedroom
detached
house | SHERBOURNE
4 bedroom
detached
house | TAMAR
4 bedroom
detached house | CALDER
4 bedroom
detached house & attached
double garage | WOODBRIDGE
4 bedroom
detached house |

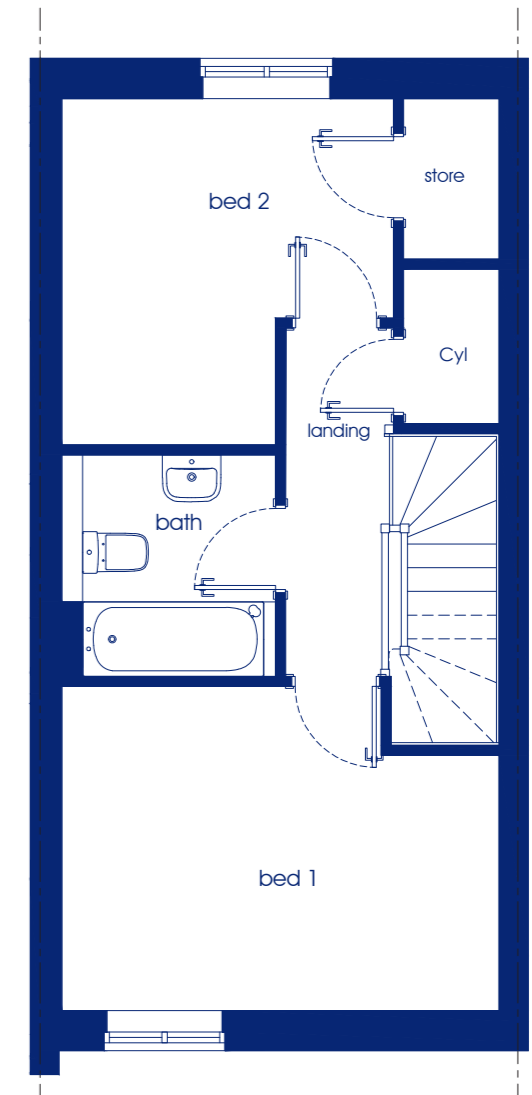


Tweed

2 BEDROOM TERRACED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Living/dining	4.11m x 5.25m	13'6" x 17'3"
Kitchen	2.02m x 3.22m	6'8" x 10'7"
Cloakroom	0.91m x 2.40m	3'0" x 7'10"

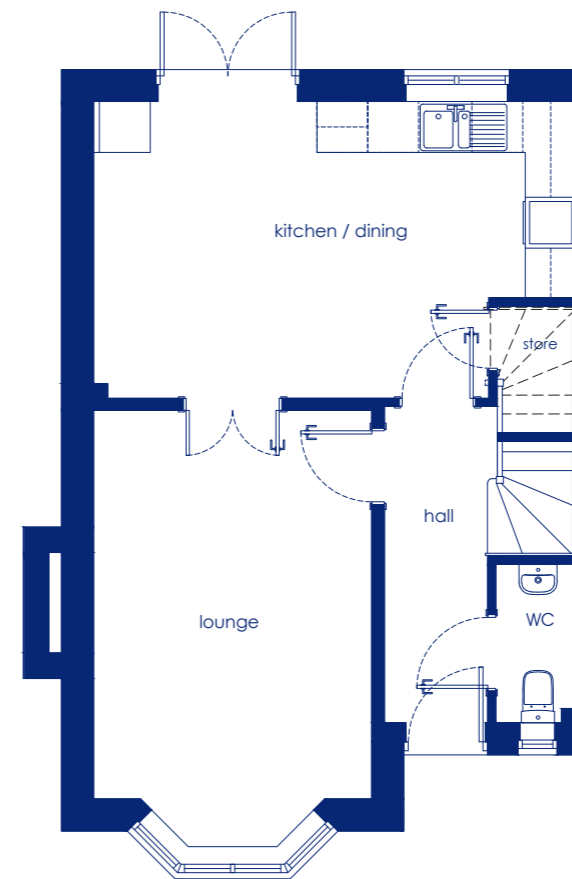
First Floor

Bedroom 1	4.11m x 3.04m	13'6" x 10'0"
Bedroom 2	3.11m x 3.25m	10'3" x 10'8"
Bathroom	2.01m x 2.08m	6'7" x 6'10"

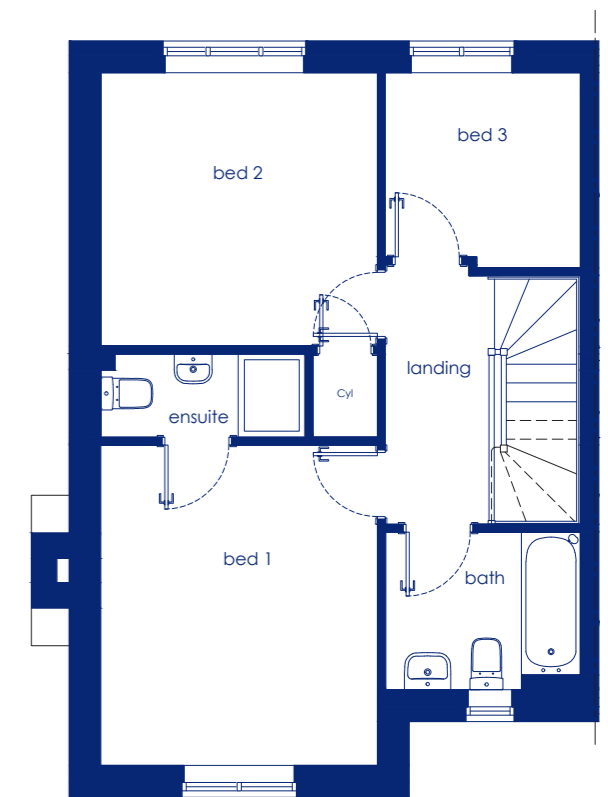


Eden

3 BEDROOM SEMI DETACHED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	5.69m x 3.50m	18'8" x 11'6"
Living Room	3.28m x 5.15m	10'9" x 16'11"
Cloakroom	0.95m x 1.87m	3'1" x 6'2"

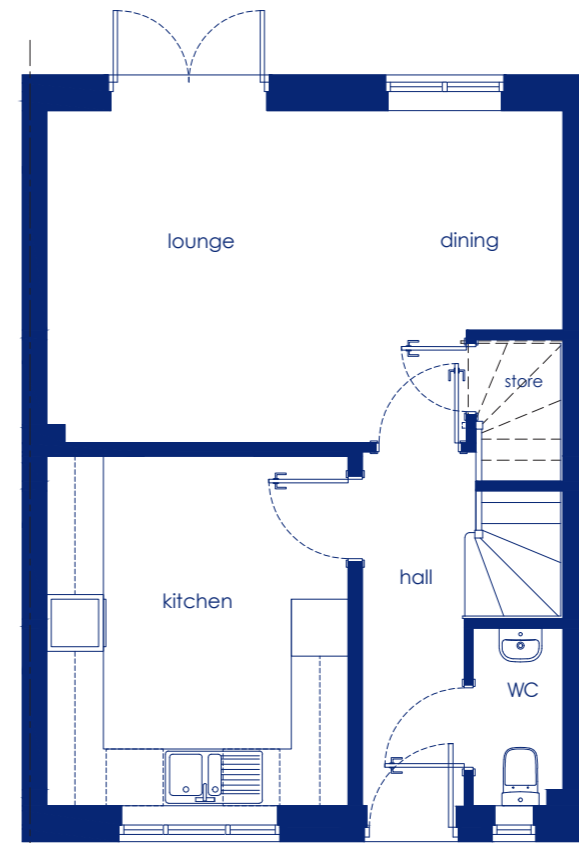
First Floor

Bedroom 1	3.29m x 3.81m	10'10" x 12'6"
En suite	2.42m x 0.99m	7'11" x 3'3"
Bedroom 2	3.28m x 3.24m	10'9" x 10'8"
Bedroom 3	2.32m x 2.31m	7'7" x 7'7"
Bathroom	2.31m x 1.87m	7'7" x 6'2"

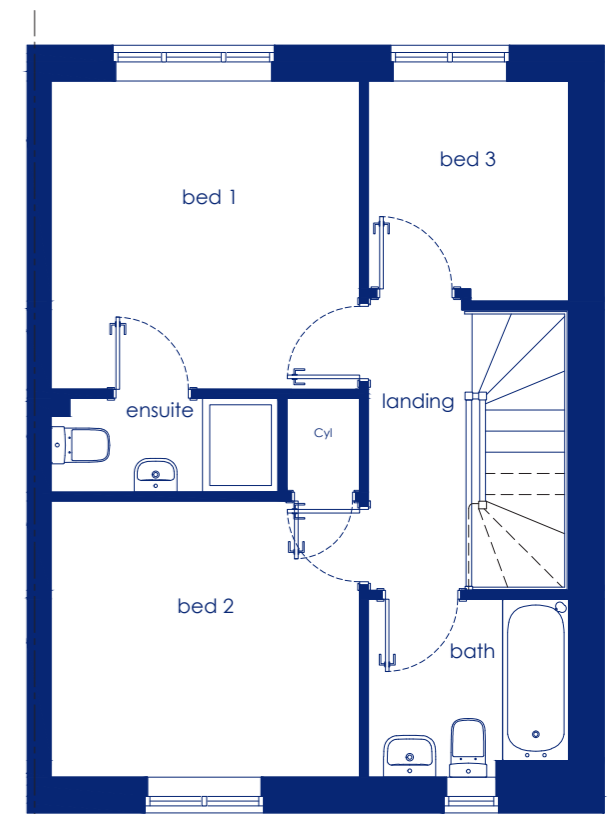


Aire

3 BEDROOM SEMI DETACHED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Living/dining	5.45m x 3.50m	17'11" x 11'6"
Kitchen	3.18m x 3.69m	10'5" x 12'1"
Cloakroom	0.95m x 1.87m	3'1" x 6'2"

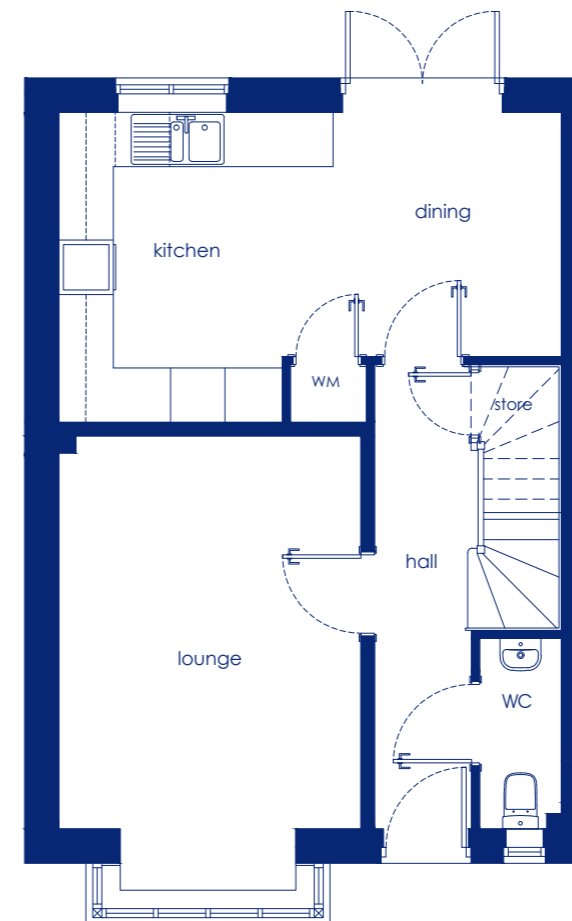
First Floor

Bedroom 1	3.25m x 3.24m	10'8" x 10'8"
En suite	2.39m x 0.99m	7'10" x 3'3"
Bedroom 2	3.25m x 2.91m	10'8" x 9'7"
Bedroom 3	2.10m x 2.31m	6'11" x 7'7"
Bathroom	2.11m x 1.87	6'11" x 6'2"

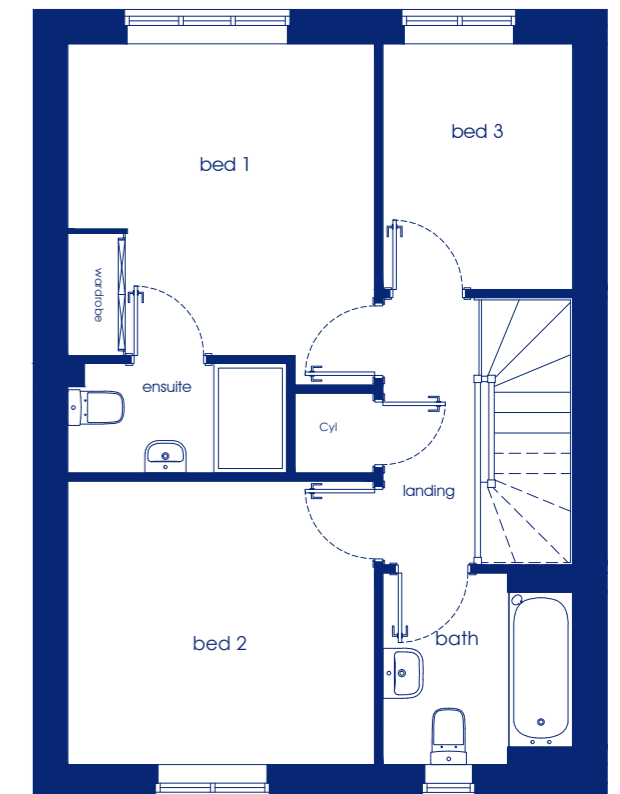


Roeburn

3 BEDROOM DETACHED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	5.53m x 3.41m	18'2" x 11'3"
Living Room	3.32m x 5.00m	10'11" x 16'5"
Cloakroom	0.90m x 2.10m	2'11" x 6'11"

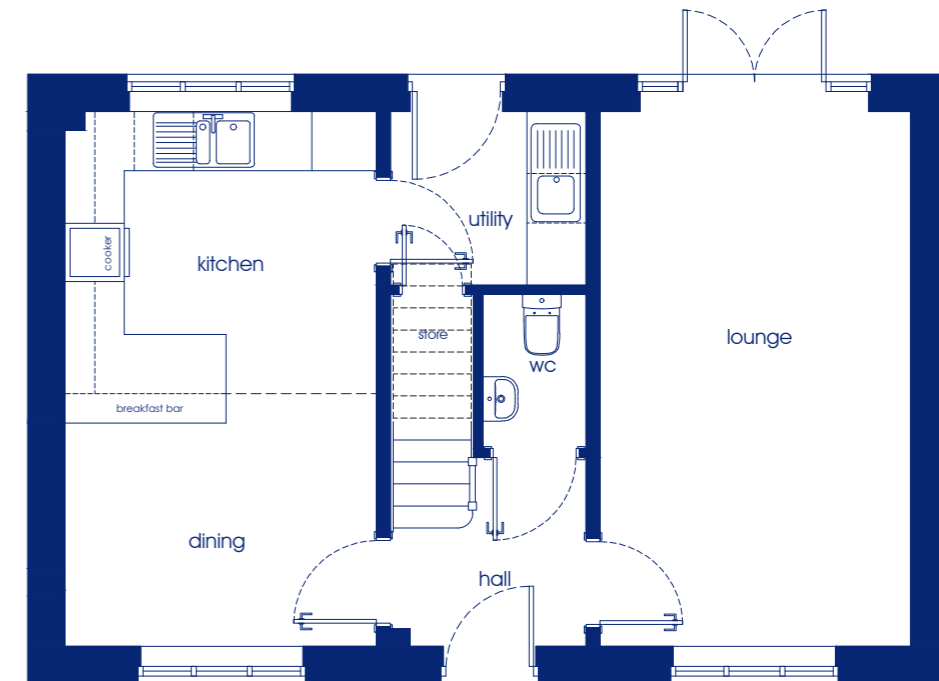
First Floor

Bedroom 1	3.36m x 3.41m	11'0" x 11'2"
En suite	2.40m x 1.20m	7'11" x 3'11"
Bedroom 2	3.36m x 3.10m	11'0" x 10'2"
Bedroom 3	2.08m x 2.10m	6'10" x 8'10"
Bathroom	2.08m x 2.10m	6'10" x 6'11"

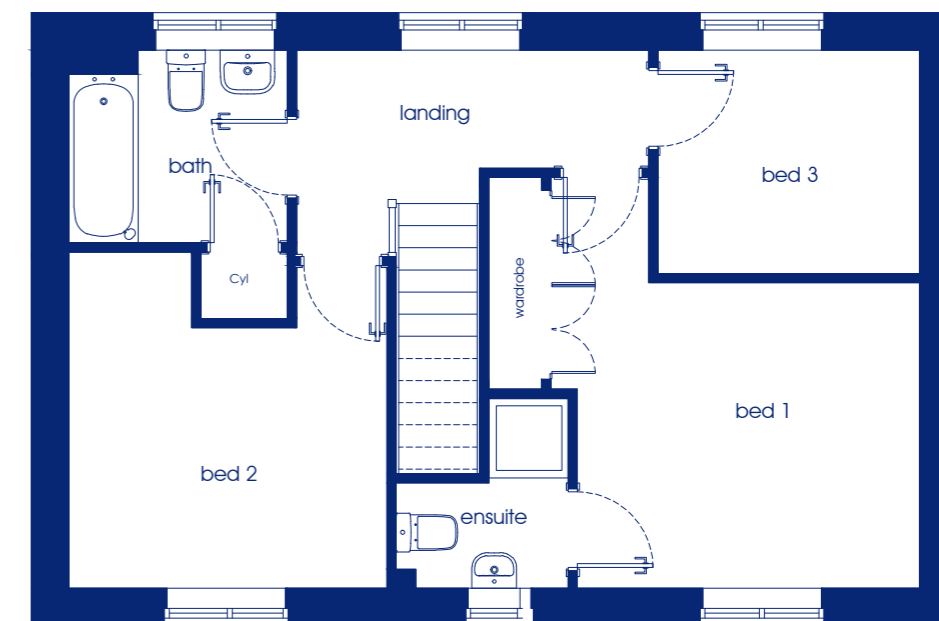


Witham

3 BEDROOM DETACHED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	3.15m x 5.42m	10'4" x 17'9"
Living Room	3.15m x 5.42m	10'4" x 17'9"
Cloakroom	1.04m x 1.56m	3'5" x 5'1"
Utility	1.98m x 1.76m	6'6" x 5'9"

First Floor

Bedroom 1	4.33m x 3.07m	14'3" x 10'1"
En suite	1.73m x 1.91m	5'8" x 6'3"
Bedroom 2	3.20m x 3.38m	10'6" x 11'1"
Bedroom 3	2.63m x 2.25m	8'8" x 7'5"
Bathroom	2.20m x 1.94m	7'3" x 6'4"



Deveron

3 BEDROOM TERRACED



DIMENSIONS

Ground Floor

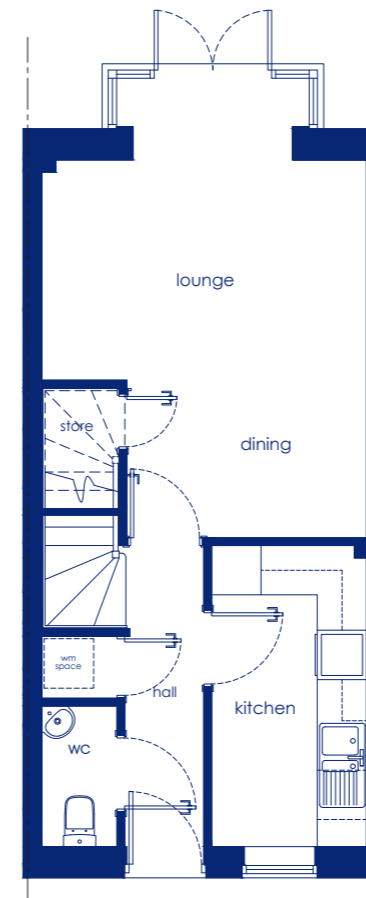
Living/dining	3.94m x 5.58m	12'11" x 18'4"
Kitchen	1.88m x 3.66m	6'2" x 12'0"
Cloakroom	0.91m x 1.71m	3'0" x 5'7"

First Floor

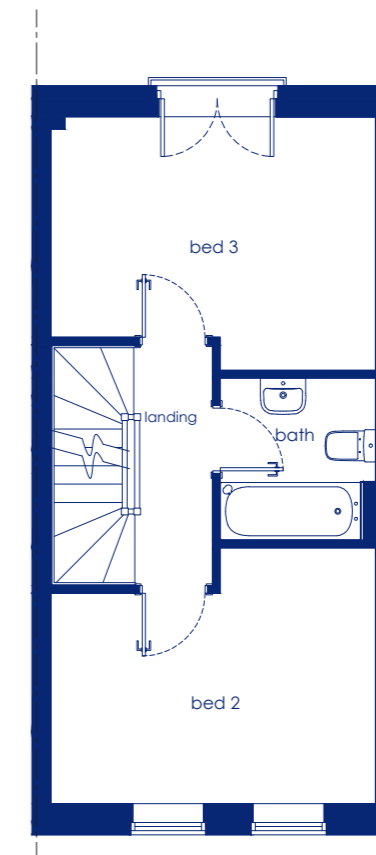
Bedroom 2	3.94m x 3.11m	12'11" x 10'2"
Bedroom 3	3.94m x 3.08m	12'11" x 10'1"
Bathroom	1.88m x 1.97m	6'2" x 6'6"

Second Floor

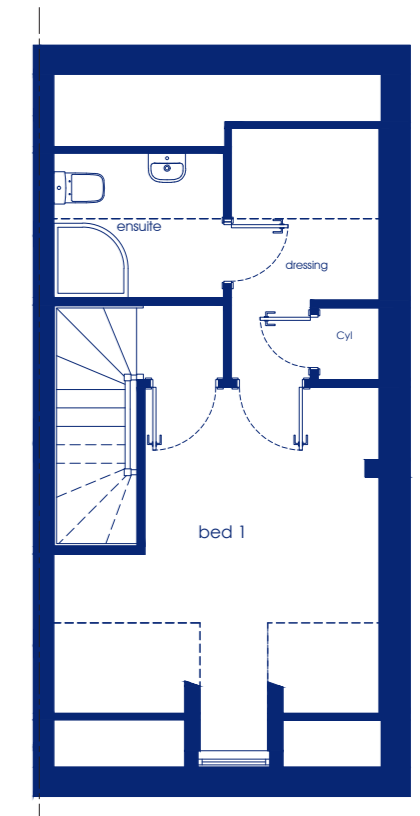
Bedroom 1	3.94m x 3.95m	12'11" x 13'0"
Dressing Room	1.78m x 2.08m	5'10" x 6'10"
En Suite	2.6m x 1.75m	6'9" x 5'9"



Ground Floor



First Floor



Second Floor



Winster

3 BEDROOM DETACHED



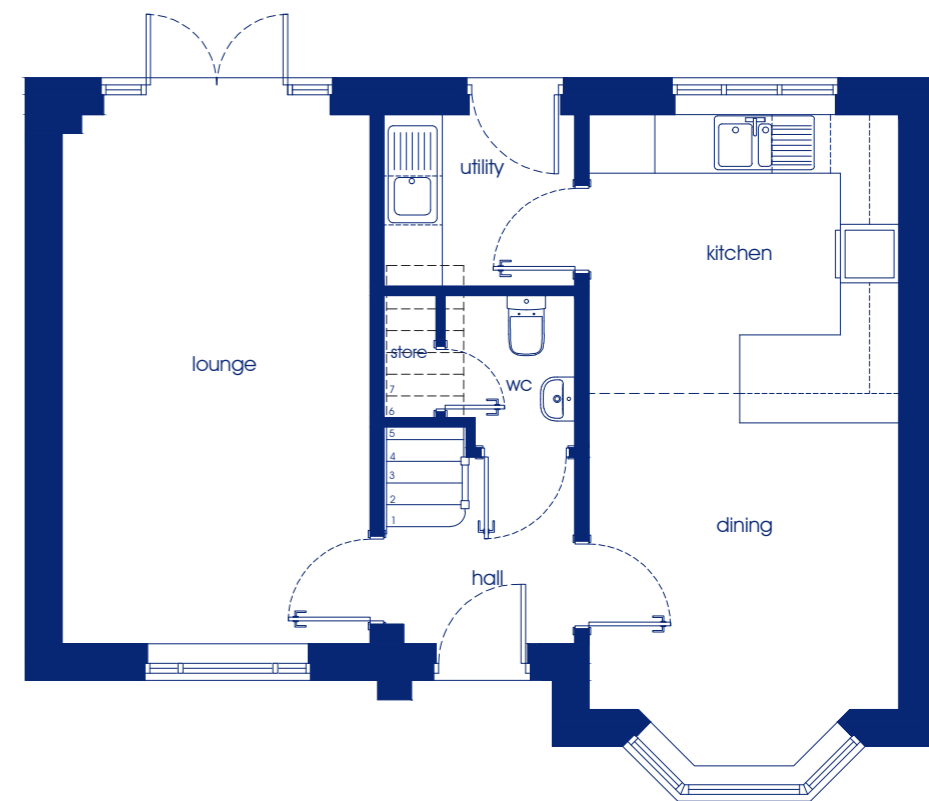
DIMENSIONS

Ground Floor

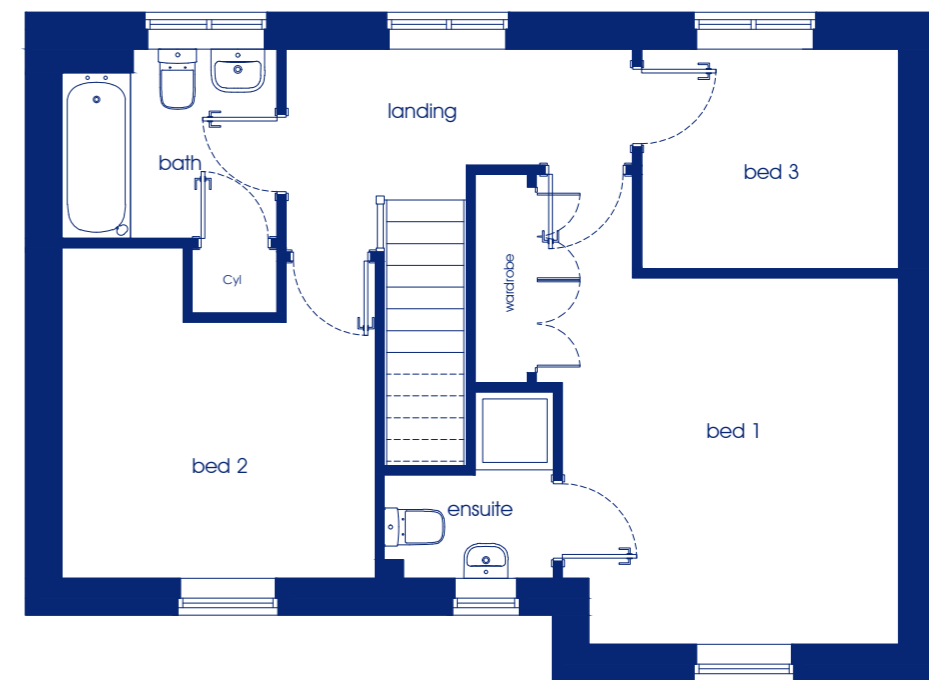
Kitchen/dining	3.17m x 6.67m	10'5" x 21'11"
Living Room	3.15m x 5.42m	10'4" x 17'9"
Cloakroom	1.33m x 1.25m	4'4" x 4'1"
Utility	1.96m x 1.76m	6'5" x 5'9"

First Floor

Bedroom 1	4.33m x 3.75m	14'3" x 12'4"
En suite	1.73m x 1.91m	5'8" x 6'3"
Bedroom 2	3.20m x 3.38m	10'6" x 11'1"
Bedroom 3	2.63m x 2.25m	8'8" x 7'5"
Bathroom	2.20m x 1.94m	7'3" x 6'4"



Ground Floor



First Floor



Tetbury

3 BEDROOM DETACHED



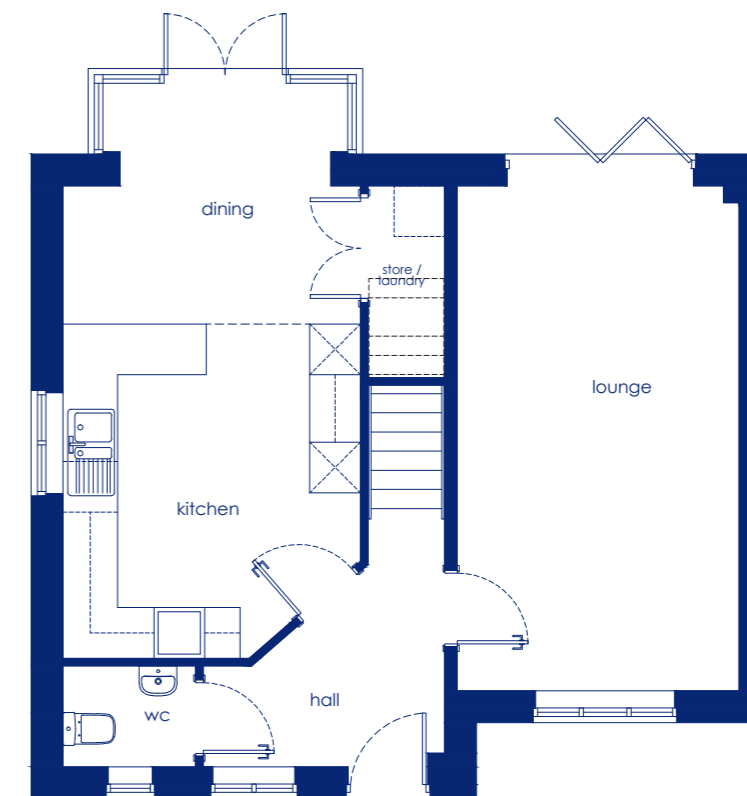
DIMENSIONS

Ground Floor

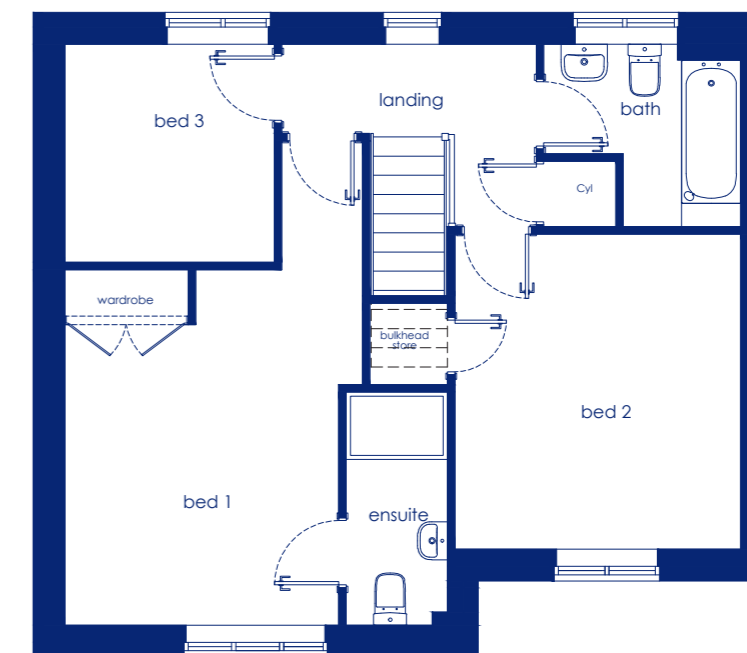
Kitchen/dining	3.52m x 6.81m	11'7" x 22'4"
Living Room	3.33m x 5.98m	10'11" x 19'8"
Cloakroom	1.57m x 1.19m	5'2" x 3'11"

First Floor

Bedroom 1	3.52m x 4.21m	11'7" x 13'10"
En suite	1.20m x 2.76m	3'11" x 9'1"
Bedroom 2	3.38m x 3.73m	11'11" x 12'3"
Bedroom 3	2.48m x 2.58m	8'2" x 8'6"
Bathroom	2.33m x 2.16m	7'8" x 7'1"



Ground Floor

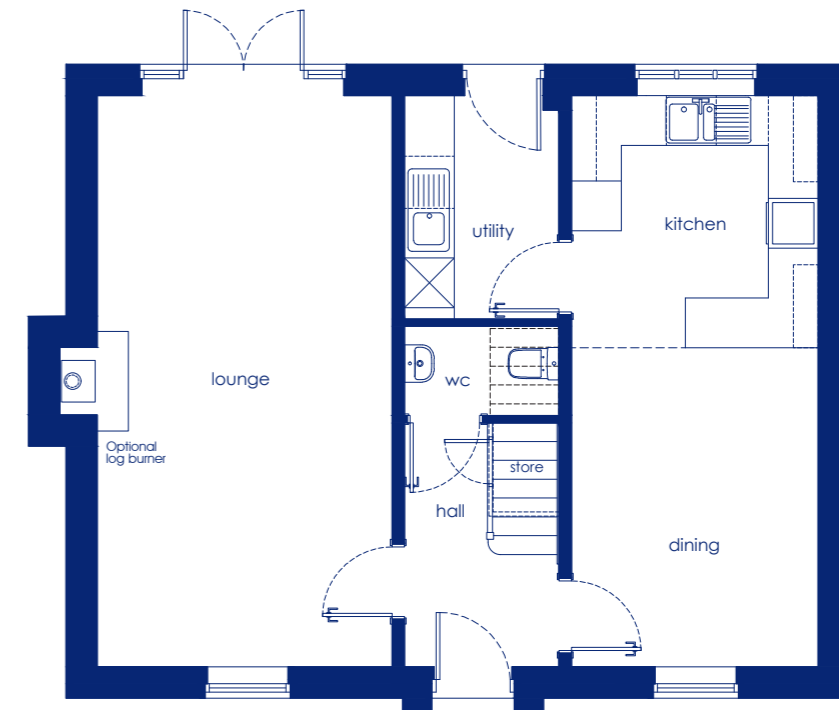


First Floor

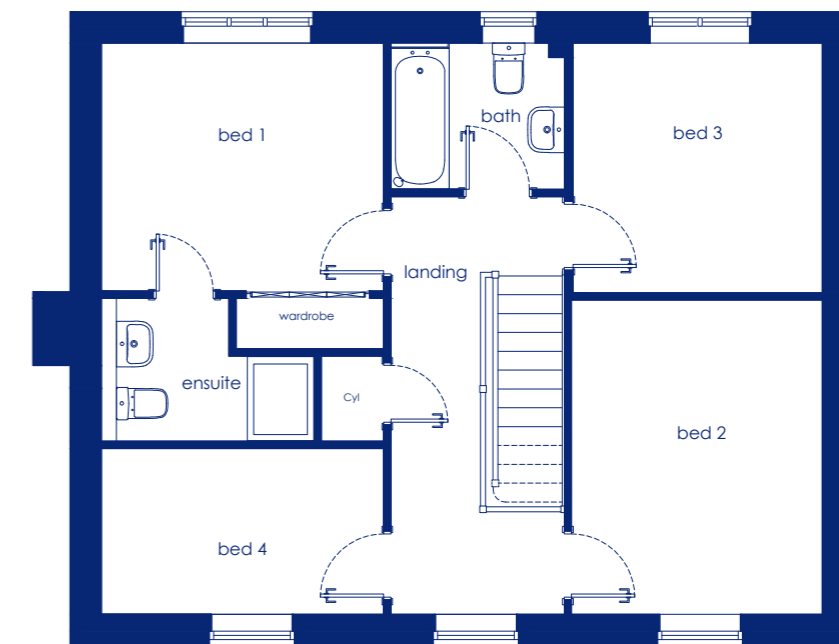


Stretford

4 BEDROOM DETACHED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	2.97m x 6.88m	9'9" x 22'7"
Living Room	3.55m x 6.88m	11'8" x 22'7"
Cloakroom	1.86m x 1.07m	6'1" x 3'6"
Utility	1.86m x 2.69m	6'1" x 8'10"

First Floor

Bedroom 1	3.40m x 2.99m	11'2" x 9'10"
En suite	2.56m x 1.72m	8'5" x 5'8"
Bedroom 2	3.02m x 3.78m	9'11" x 12'5"
Bedroom 3	3.00m x 3.00m	9'10" x 9'10"
Bedroom 4	3.39m x 1.99m	11'2" x 6'7"
Bathroom	2.08m x 1.76m	6'10" x 5'9"



Sherbourne

4 BEDROOM DETACHED



DIMENSIONS

Ground Floor

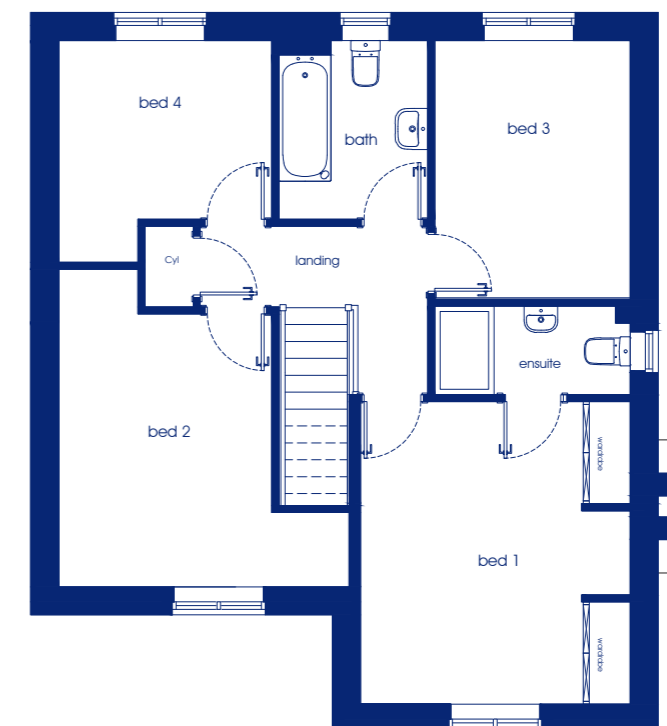
Kitchen/dining/ family area	7.67m x 3.45m	25'2" x 11'4"
Living Room	3.62m x 5.30m	11'11" x 17'5"
Cloakroom	1.20m x 1.91m	3'11" x 6'3"
Utility	1.81m x 1.72m	5'11" x 5'8"

First Floor

Bedroom 1	3.62m x 4.06m	11'11" x 13'4"
En suite	2.62m x 1.19m	8'7" x 3'11"
Bedroom 2	3.90m x 4.26m	12'10" x 14'0"
Bedroom 3	2.62m x 3.47m	8'7" x 11'5"
Bedroom 4	2.86m x 2.97m	9'5" x 9'9"
Bathroom	2.00m x 2.40m	6'7" x 7'10"



Ground Floor

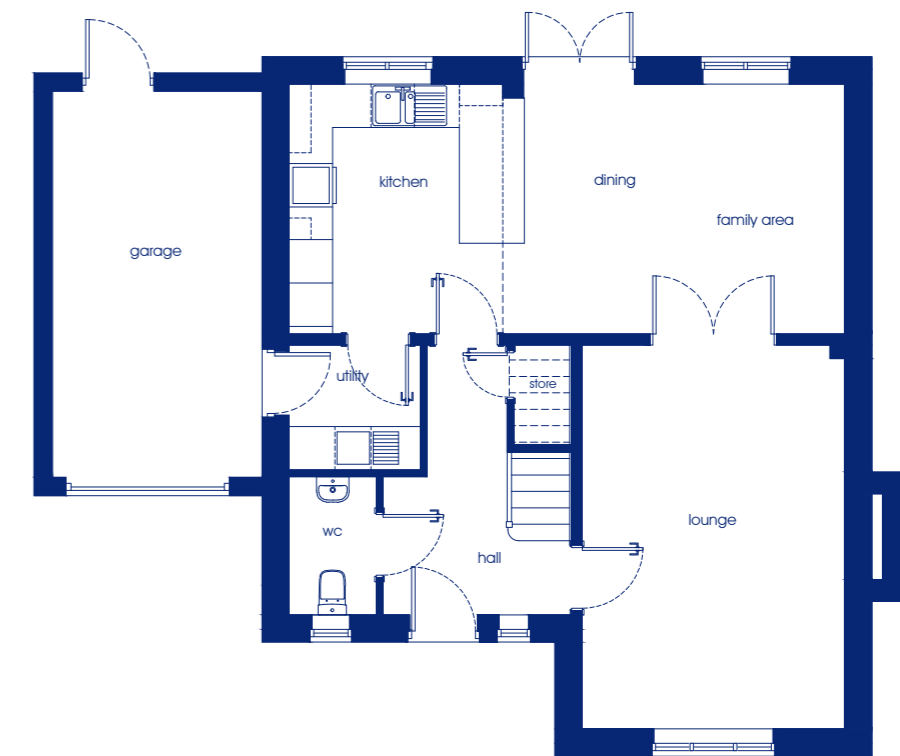


First Floor

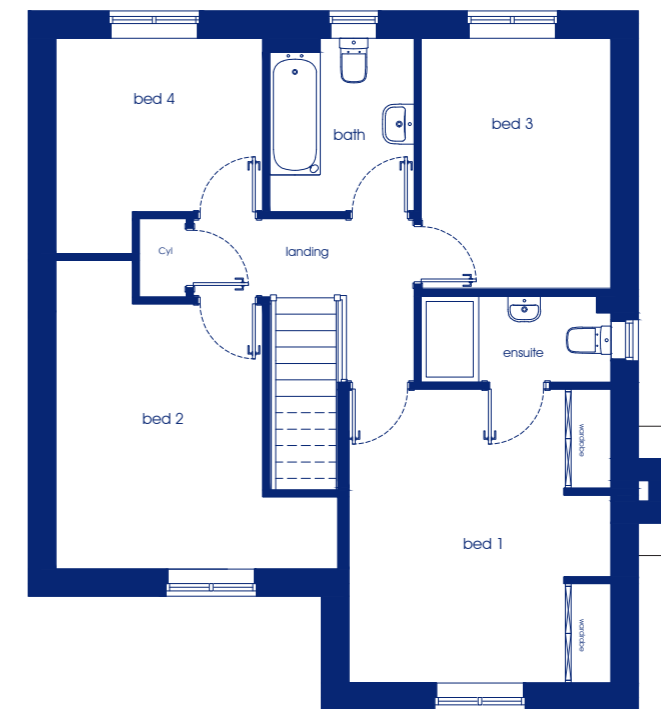


Sherbourne

4 BEDROOM DETACHED
(WITH ATTACHED GARAGE)



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining/ family area	7.67m x 3.45m	25'2" x 11'4"
Living Room	3.62m x 5.30m	11'11" x 17'5"
Cloakroom	1.20m x 1.91m	3'11" x 6'3"
Utility	1.81m x 1.72m	5'11" x 5'8"

First Floor

Bedroom 1	3.62m x 4.06m	11'11" x 13'4"
En suite	2.62m x 1.19m	8'7" x 3'11"
Bedroom 2	3.90m x 4.26m	12'10" x 14'0"
Bedroom 3	2.62m x 3.47m	8'7" x 11'5"
Bedroom 4	2.86m x 2.97m	9'5" x 9'9"
Bathroom	2.00m x 2.40m	6'7" x 7'10"



Tamar

4 BEDROOM DETACHED



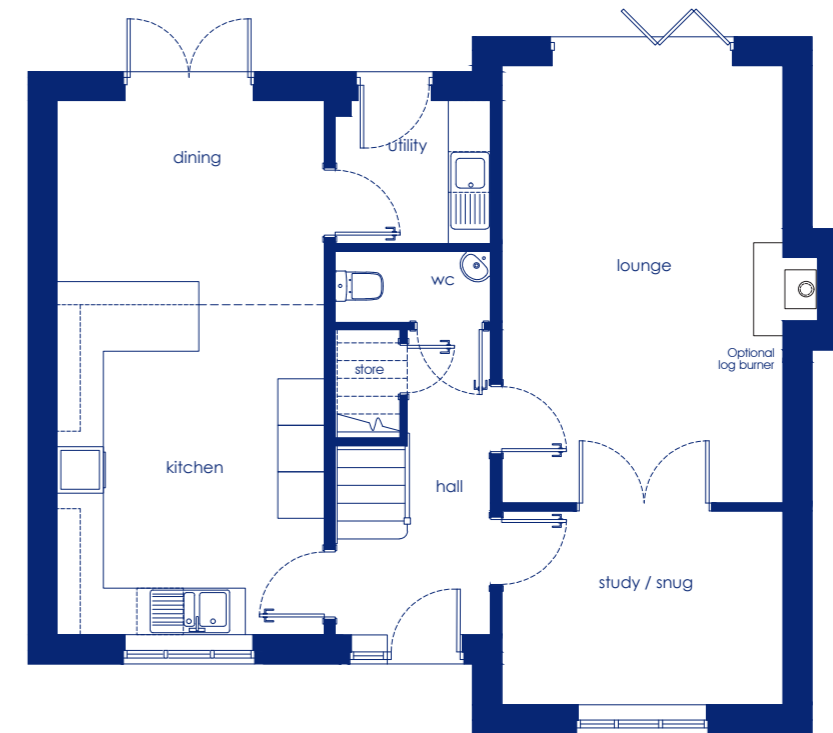
DIMENSIONS

Ground Floor

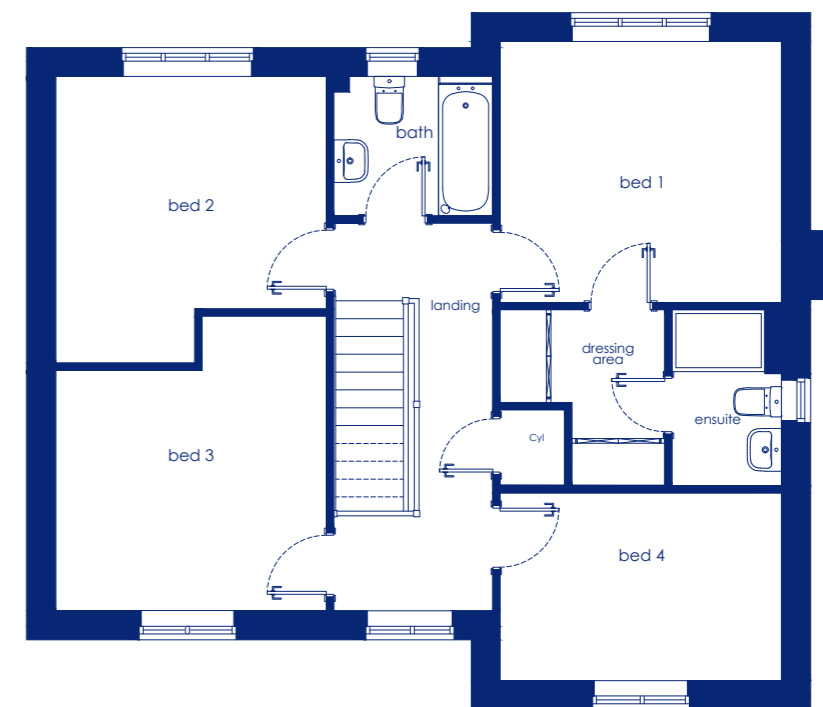
Kitchen/dining	3.45m x 6.89m	11'4" x 22'7"
Living Room	3.63m x 5.64m	11'11" x 18'6"
Study/Snug	3.63m x 2.50m	11'11" x 8'2"
Cloakroom	2.00m x 0.91m	6'7" x 3'0"
Utility	2.00m x 1.84m	6'7" x 6'1"

First Floor

Bedroom 1	3.63m x 3.36m	11'11" x 11'11"
En suite	1.41m x 2.27m	4'8" x 7'5"
Dressing Room	2.21m x 2.27m	7'0" x 7'5"
Bedroom 2	3.49m x 3.69m	11'5" x 12'2"
Bedroom 3	3.49m x 3.79m	11'5" x 12'6"
Bedroom 4	3.63m x 2.42m	11'11" x 7'11"
Bathroom	2.05m x 1.80m	6'9" x 5'11"



Ground Floor

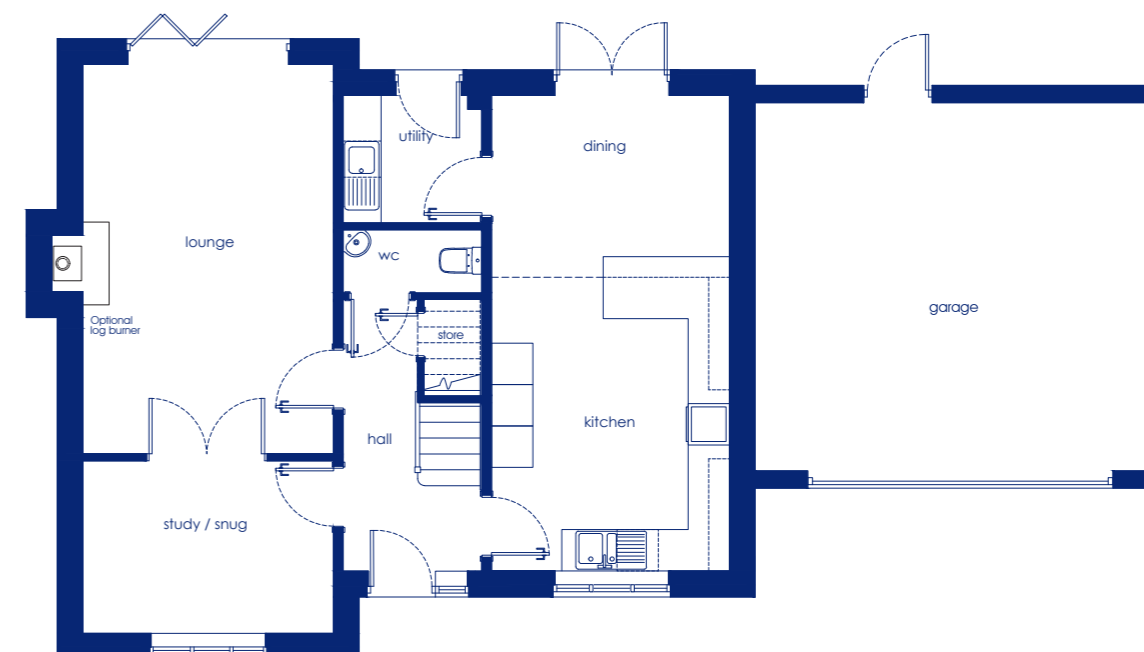


First Floor

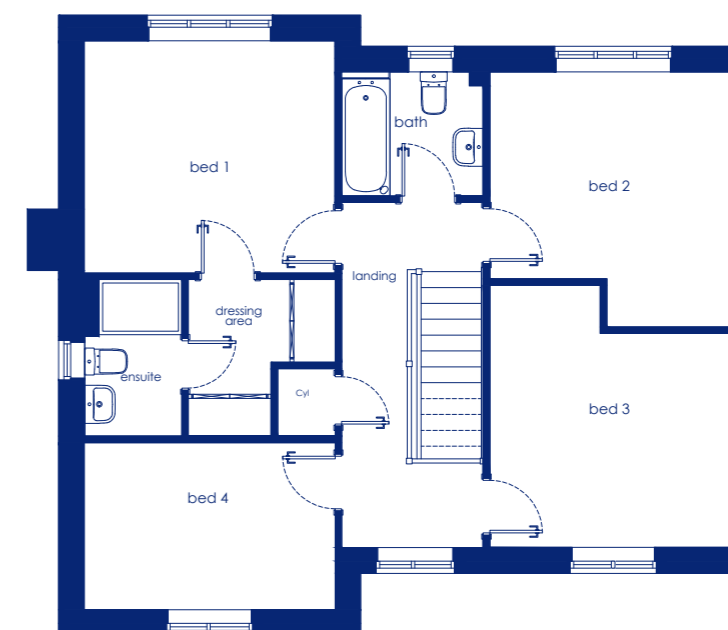


Tamar

4 BEDROOM DETACHED
(WITH ATTACHED GARAGE)



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	3.45m x 6.89m	11'4" x 22'7"
Living Room	3.63m x 5.64m	11'11" x 18'6"
Study/Snug	3.63m x 2.50m	11'11" x 8'2"
Cloakroom	2.00m x 0.91m	6'7" x 3'0"
Utility	2.00m x 1.84m	6'7" x 6'1"

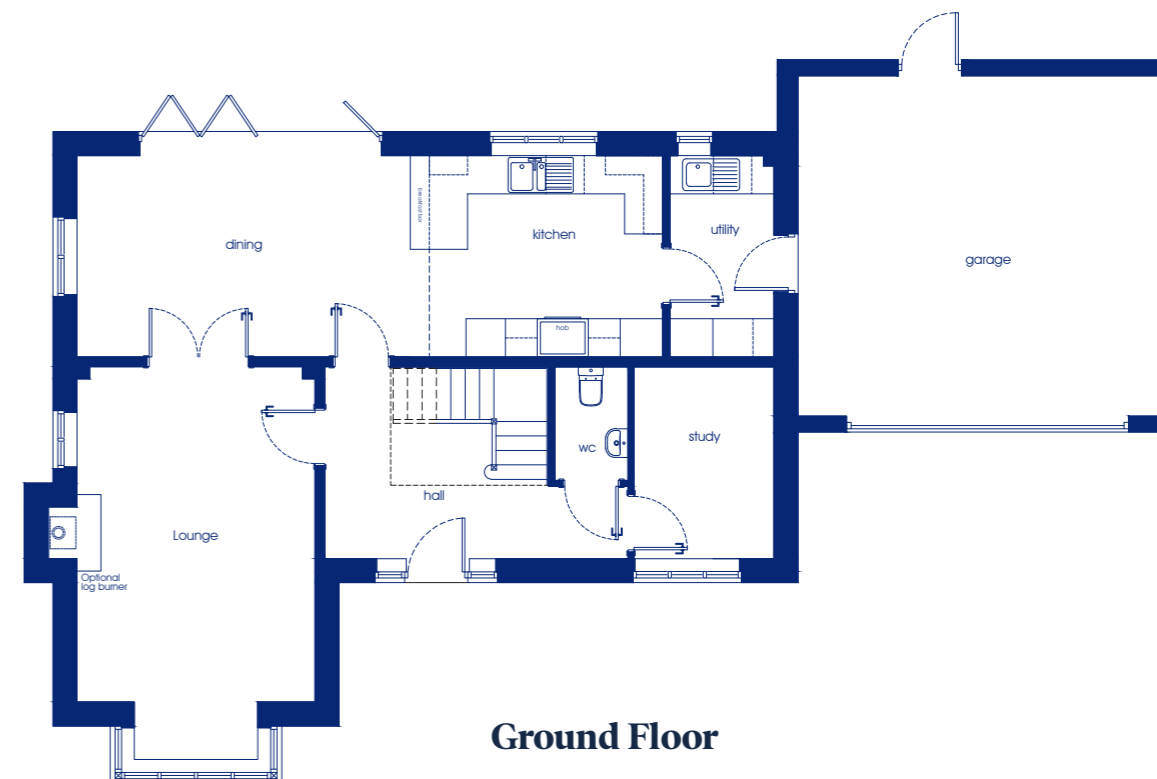
First Floor

Bedroom 1	3.63m x 3.36m	11'11" x 11'11"
En suite	1.41m x 2.27m	4'8" x 7'5"
Dressing Room	2.21m x 2.27m	7'0" x 7'5"
Bedroom 2	3.49m x 3.69m	11'5" x 12'2"
Bedroom 3	3.49m x 3.79m	11'5" x 12'6"
Bedroom 4	3.63m x 2.42m	11'11" x 7'11"
Bathroom	2.05m x 1.80m	6'9" x 5'11"

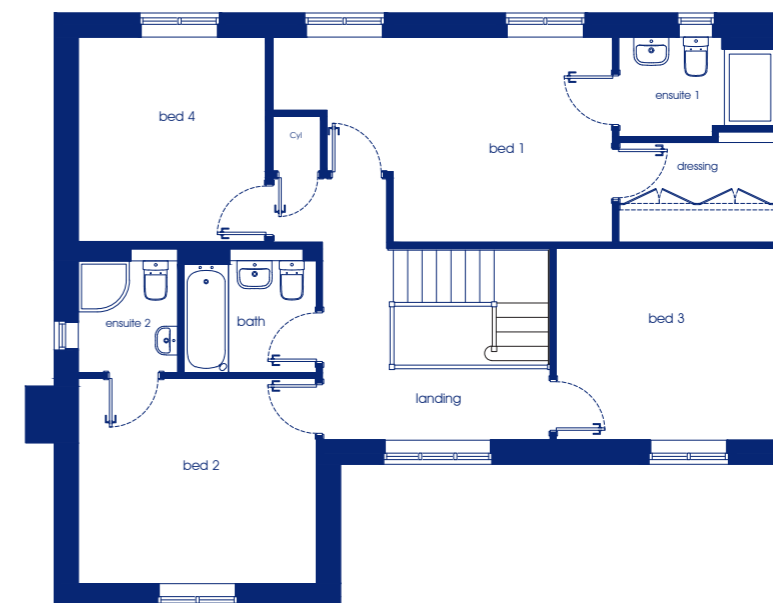


Calder

4 BEDROOM DETACHED
(WITH ATTACHED DOUBLE GARAGE)



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	9.18m x 3.16m	30'2" x 10'4"
Living Room	3.73m x 6.16m	12'3" x 20'3"
Study	2.19m x 3.01m	7'2" x 9'11"
Cloakroom	1.15m x 1.78m	3'9" x 5'10"
Utility	1.63m x 3.16m	5'4" x 10'4"

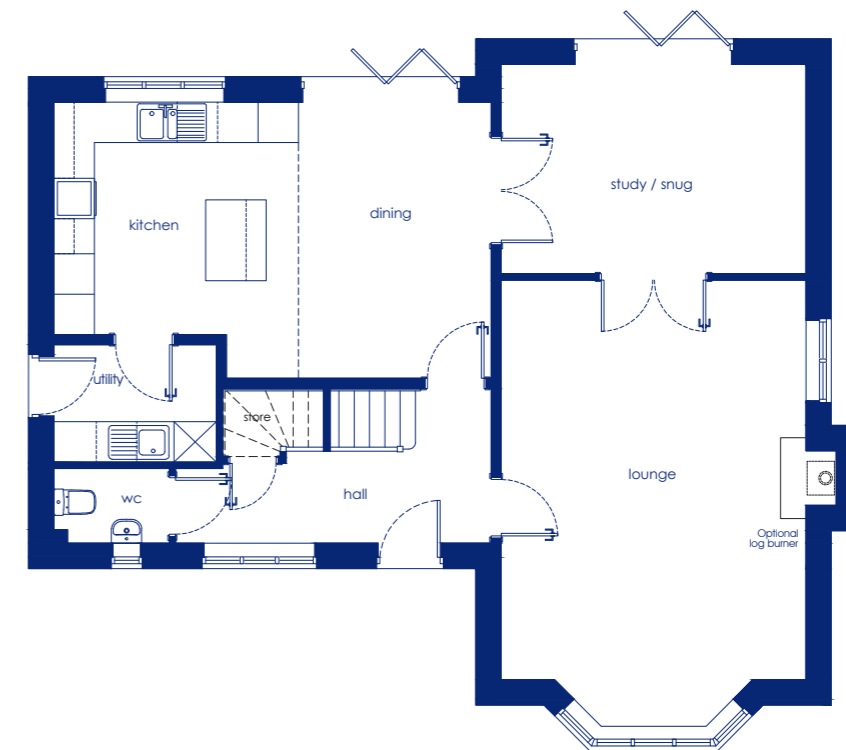
First Floor

Bedroom 1	5.32m x 3.21m	17'6" x 10'7"
En suite 1	2.46m x 1.56m	8'1" x 5'1"
Dressing Room	2.46m x 1.73m	8'1" x 5'8"
Bedroom 2	3.73m x 3.22m	12'3" x 10'7"
En Suite 2	1.56m x 1.93m	5'1" x 6'4"
Bedroom 3	3.44m x 3.01m	11'3" x 9'11"
Bedroom 4	2.93m x 3.20m	9'8" x 10'6"
Bathroom	2.08m x 1.93m	6'10" x 6'4"

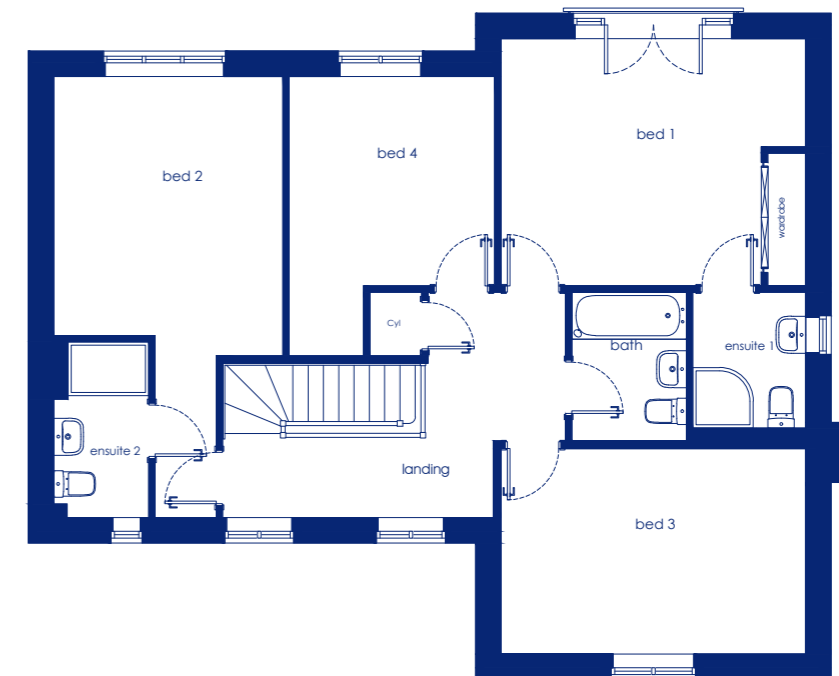


Woodbridge

4 BEDROOM DETACHED



Ground Floor



First Floor

DIMENSIONS

Ground Floor

Kitchen/dining	6.48m x 4.10m	21'3" x 13'5"
Living Room	4.52m x 6.62m	14'10" x 21'9"
Study/Snug	4.52m x 3.11m	14'10" x 10'2"
Cloakroom	1.71m x 1.11m	5'7" x 3'8"
Utility	2.41m x 1.74m	7'11" x 5'9"

First Floor

Bedroom 1	4.52m x 3.66m	14'10" x 12'0"
En suite 1	1.68m x 2.02m	5'6" x 6'8"
Bedroom 2	3.40m x 4.14m	11'2" x 13'10"
En suite 2	1.41m x 2.61m	4'8" x 8'7"
Bedroom 3	4.52m x 3.04m	14'10" x 10'0"
Bedroom 4	3.05m x 4.14m	10'0" x 13'7"
Bathroom	1.70m x 2.20m	5'7" x 7'3"

The Pickstock Homes promise



MADE FOR LIFE

With a home at Old Castle Fields you can be assured of the Pickstock Homes “Quality Guarantee” promise. We are registered with NHBC (National House Building Council) which means we follow a strict regulatory compliance process when building our new homes. Each property comes with a 10 year NHBC structural warranty and a 2 year Pickstock Home warranty for added peace of mind.

Old Castle Fields’ properties are built to last with traditional exteriors and high-quality contemporary interiors. Our homes embrace innovative new technology for a more sustainable way of life, with solar panels, air source heat pumps and electric vehicle charging they are more energy efficient than ever. Each of our homes is built with the future in mind, they feature solar panels, zoned heating, highly thermally efficient insulation, and argon-filled double glazing as standard which results in an Energy Efficiency Rating of B ensuring running costs will be less than 50% when compared with older properties and an Environmental Impact Rating of A based on the extremely low carbon dioxide emissions.



Luxury as standard

SPECIFICATION

Pickstock Homes is proud to offer the very best internal specification on the current new homes market, with quality fixtures and fittings installed as standard. Finest attention to detail and exceptional finish are the trademarks of a Pickstock Homes property.

Kitchen & Appliances

- Choice of laminate worktop with the option to upgrade to Earth stone
- Matching upstands
- Glass splashback to hob - choose from a selection of colours
- Stainless steel insert bowl and half with mobile drainer
- Chrome Blanco Mixer tap
- Chrome Blanco mixer tap (in utility rooms where applicable)

4 Bedroom Properties

- Zanussi built-under double oven/ built-in double oven
- Ceramic electric hob
- Stainless steel extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Solar Panels
- Air source heat pump

2&3 Bedroom Properties

- Zanussi single oven
- Ceramic Electric hob
- Stainless steel extractor hood
- Zanussi integrated fridge freezer
- Solar Panels
- Air source heat pump

Bathrooms & En suites

- Vitra 1700mm acrylic bath with chrome Bristan Napoli bath filler
- Vitra close-coupled wc and cistern
- Vitra single tap hole basin with pedestal and chrome Bristan Napoli basin mixer
- Coram slimline shower tray with pivot door and side panels
- Chrome towel rail
- Full height tiling to bath and shower enclosure. Half height tiling to all other walls
- Half height tiling to all walls in cloakroom
- One shaving point in bathroom or en-suite (where applicable)
- Advent whisper quiet continuous extractor fan with boost function in all bathrooms, kitchens, cloakrooms and en suites (where applicable)





The finishing touch

Fixtures & Fittings

- Brushed chrome electrical fittings. 1 no socket with USB port in living, kitchen/dining or study, family room and master bedroom
- TV point in lounge, family room and all bedrooms. These are wired to a star-splitter unit located in the loft ready to receive homeowner's own Sky+ system
- 1 telephone points in the living room, one in the master bedroom and one in the study (where applicable)
- Spur outlet point for homeowner's own alarm system
- Pendant light fitted with low energy bulb to all rooms excluding kitchens, bathrooms and en suites
- Downlights to kitchen, bathroom and en-suites
- Under cupboard lighting in all kitchens
- Dusk to Dawn PIR sensor lighting to front and rear of property
- Chrome push doorbell
- Oak handrails to staircase
- All internal timber items to be site finished
- White or Gardinia matt finish emulsion to ceilings
- Chrome/silver beading with angle junction corners
- 1 no electric car charger point adjacent to parking space
- Surge protection devices installed as per ICE regulations

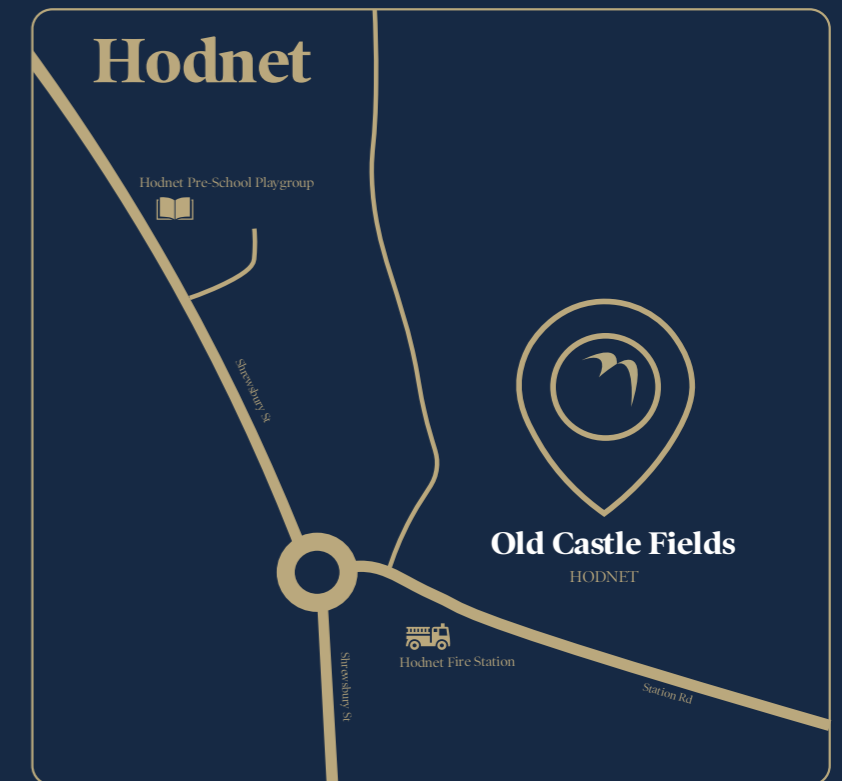
Please be advised that floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract or warranty. Room sizes are approximate and may be subject to alterations. Every effort has been made to ensure that floor plans are as accurate as possible at the time of printing. Please ask a development sales advisor for details on specification and plot specific detail. Pickstock Homes reserves the right to vary detail without notice.

The Consumer Code came into force on 1 April 2010. This edition applies to all Reservations signed on or after 1 June 2019. It sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. Home Builders must adopt the standards of good practice, procedures and information detailed in the Guidance against each Requirement, unless they take a different approach that also satisfies the Requirements. More advice is available on the Consumer Code website at www.consumercode.co.uk.



Old Castle Fields

LOCATION MAP | TF9 3GZ



INVITATION TO VIEW

For more information about any of our properties or to book a viewing, please contact the sales office on 01952 977498, email sales@pickstockhomes.com or visit www.pickstockhomes.com

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