

# Henley Grange

LUDLOW





# Henley Grange Ludlow, Shropshire

## DISCOVER YOUR NEW HOME

Henley Grange is an exceptional collection of luxury two, three and four bedroom homes situated on the edge of Ludlow, a vibrant market town in south Shropshire.

Sensitive to its semi-rural setting, Henley Grange captures the essence of a garden village, offering plenty of open space amidst tree-lined avenues and green footpaths. Ludlow town centre, with its unique high street of independent shops and award-winning restaurants, is within walking distance. So whether you're an urbanite or a country lover, a home at Henley Grange provides the best of both worlds.





# Ludlow & the Shropshire Hills

## ABOUT THE TOWN

Ludlow is a beautiful historic market town with an established reputation as a 'foodie destination'. It is renowned for its award-winning restaurants, unique independent shops, pubs and weekly farmer's market. It is host to vibrant festivals including the annual food and drink festival in September.

Ludlow has a medieval castle that dates from around 1086, along with many listed buildings of architectural and historic significance.

Henley Grange is located 1.5 miles north east of Ludlow town centre, offering easy access to the A49 to Hereford to the south and Shrewsbury to the North. Ludlow train station is ideally situated less than 2 miles away with regular services to Shrewsbury, Hereford, Birmingham (just over an hour) and London (just over 3 hours) away.

There are three primary schools, one secondary school and the independent Moor Park School, all within 2 miles of Henley Grange. Independent secondary schools Saint Michael's College and Bedstone College are within a 15 minute drive.







## Welcome to Henley Grange



### A RELAXED WAY OF LIFE

Henley Grange is a luxury collection of two, three and four bedroom homes. With 13 unique house types, offering a range of interior layouts and configurations, there is sure to be a home to suit you.

Our homes are carefully and thoughtfully designed, featuring generous plot sizes and plenty of green, open spaces. They are low maintenance and highly efficient, built to the latest in building excellence standards. Blending traditional exteriors with stylish and contemporary interiors, the homes at Henley Grange offer the very best for modern family life.

# Welcome to Henley Grange

A RELAXED WAY OF LIFE



## Torridge

4 Bedroom  
Detached  
Plot: 74



## Tamar

4 Bedroom  
Detached  
Plots: 76, 83, 136,  
137



## Sherbourne

4 Bedroom  
Detached  
Plots: 128, 130, 134



## Stretford

4 Bedroom  
Detached  
Plots: 78, 92, 114,  
115, 129, 132, 133



## Perry

4 Bedroom  
Detached  
Plots: 73, 116, 123,  
127, 131, 135, 138



## Hertford

4 Bedroom  
Detached  
Plots: 80, 81



## Tetbury

3 Bedroom  
Detached  
Plots: 75, 77, 79,  
109, 113



## Clyde

3 Bedroom  
Detached  
Plots: 85, 126



## Witham

3 Bedroom  
Detached  
Plots: 84, 90, 94,  
108, 111, 112, 125



## Roeburn

3 Bedroom  
Semi-detached  
Plots: 106/107,  
119/120, 121/122



## Roeburn V2

3 Bedroom  
Detached  
Plots: 86, 91, 93, 110,  
117, 118, 124, 139



## Tweed

2 Bedroom  
Semi/Mid-terrace  
Plots 87/88/89,  
102/103/104



## Swindale

3 Bedroom  
Semi/Mid-terrace  
Plots: 99/100/101



## WUA

1 Bedroom  
Apartment  
Plot: 95/96/97/98







# Tweed

2 BEDROOM SEMI-DETACHED



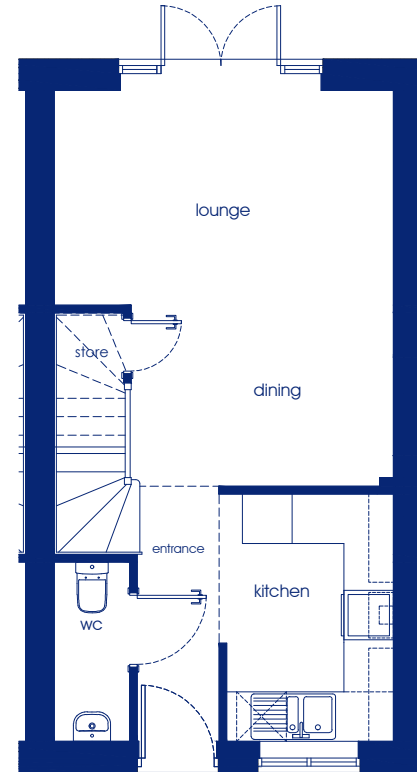
## DIMENSIONS

### Ground Floor

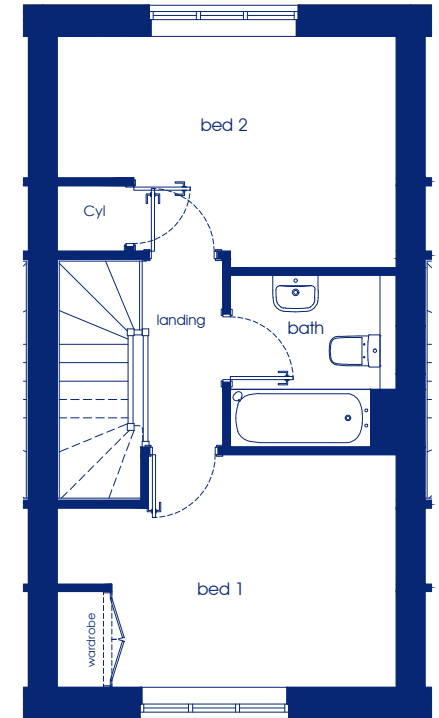
Living	4.11m x 4.79m	13' 5" x 15' 8"
Kitchen/Dining	2.11m x 3.00m	7' 3" x 9' 10"
WC	0.90m x 2.16m	2' 11" x 7' 1"

### Ground Floor

Bedroom 1	2.79m x 4.11m	9' 1" x 13' 5"
Bedroom 2	2.81m x 4.11m	9' 2" x 13' 5"
Bathroom	2.00m x 2.08m	6' 6" x 6' 9"



GROUND FLOOR PLAN

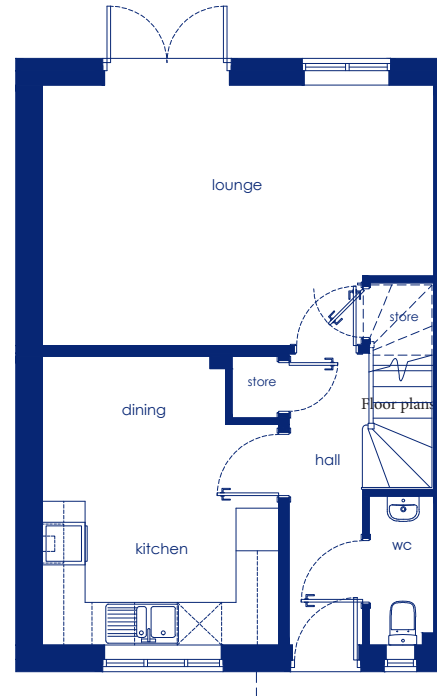


FIRST FLOOR PLAN

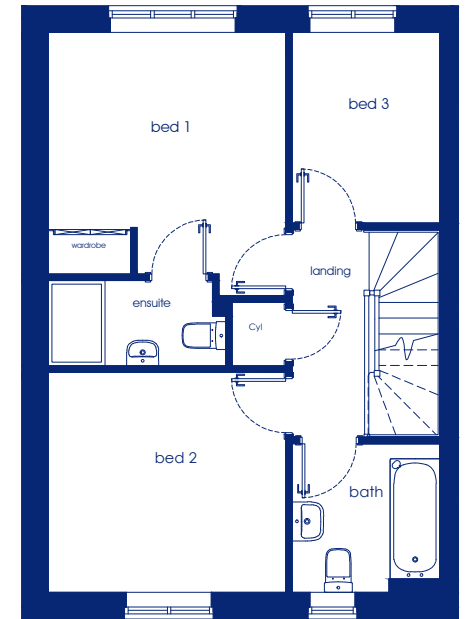


# Roeburn

3 BEDROOM SEMI-DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## DIMENSIONS

### Ground Floor

Living	5.51m x 3.67m	10' 11" x 13' 4"
Kitchen/Dining	3.32m x 4.07m	10' 11" x 13' 4"
WC	0.91m x 2.10m	3' 0" x 6' 11"

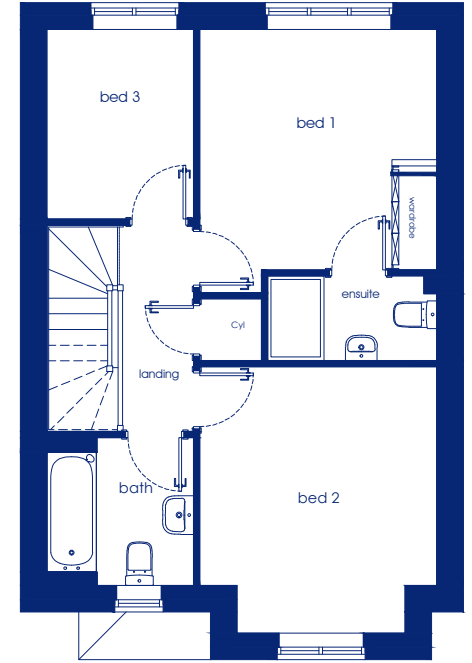
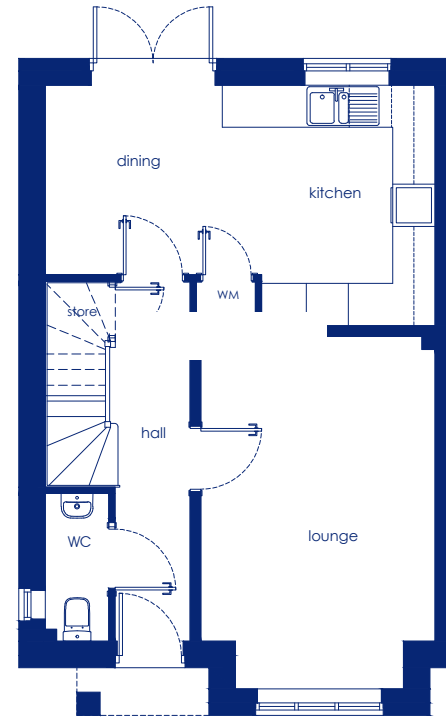
### Ground Floor

Bedroom 1	3.34m x 3.40m	11' 0" x 11' 2"
En suite	2.50m x 1.20m	8' 2" x 3' 11"
Bedroom 2	3.34m x 3.10m	11' 0" x 10' 2"
Bedroom 3	2.08m x 2.68m	6' 10" x 8' 10"
Bathroom	2.08m x 2.09m	6' 10" x 6' 11"



# Roeburn

3 BEDROOM DETACHED



## DIMENSIONS

### Ground Floor

Living	3.70m x 5.56m	12' 1" x 18' 2"
Kitchen/Dining	3.35m x 4.10m	10' 11" x 13' 5"
WC	0.93m x 2.11m	2' 11" x 6' 11"
Garage	2.89m x 5.33m	9' 5" x 17' 5"

### Ground Floor

Bedroom 1	3.37m x 3.72m	11' 10" x 12' 2"
En suite	2.40m x 1.20m	7' 11" x 3' 11"
Bedroom 2	3.37m x 3.12m	11' 0" x 10' 2"
Bedroom 3	2.09m x 2.70m	6' 10" x 8' 10"
Bathroom	2.09m x 2.11m	6' 10" x 6' 11"

GROUND FLOOR PLAN

FIRST FLOOR PLAN





# Clyde

## 3 BEDROOM BUNGALOW



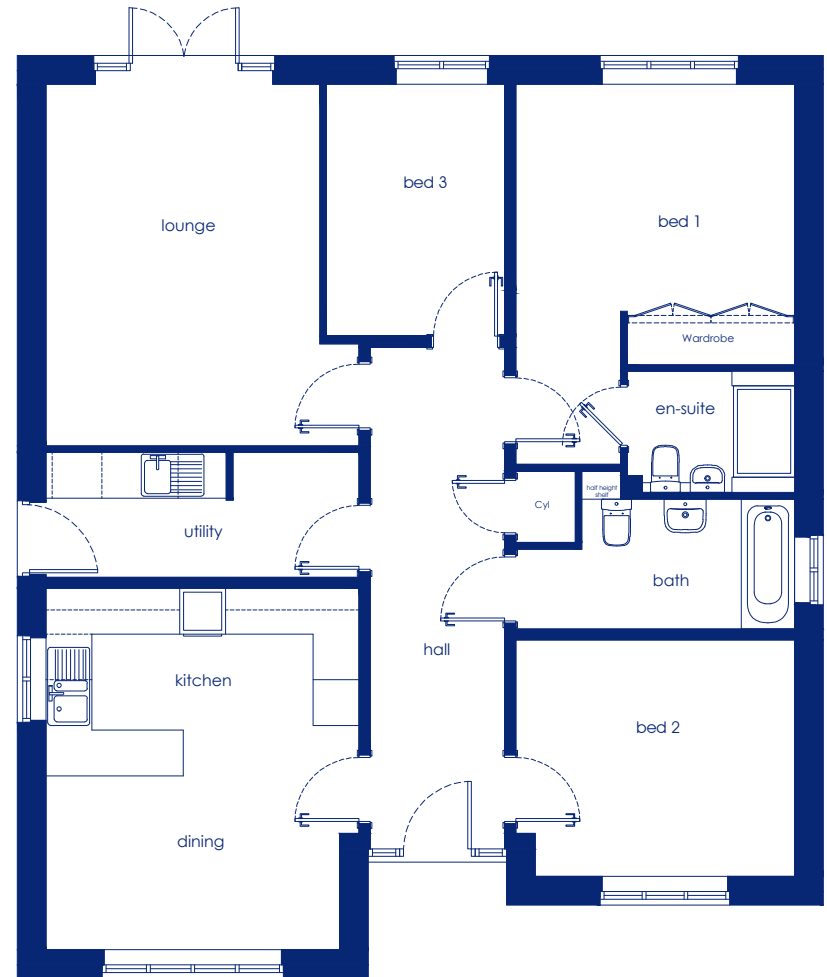
### DIMENSIONS

#### Ground Floor

Living	3.58m x 4.74m	11' 9" x 15' 7"
Kitchen/Dining	4.10m x 4.73m	13' 5" x 15' 6"
Utility	4.10m x 1.63m	13' 5" x 5' 4"

#### Ground Floor

Bedroom 1	3.65m x 3.67m	12' 0" x 12' 1"
En suite	2.19m x 1.58m	7' 2" x 5' 3"
Bedroom 2	3.65m x 3.09m	12' 0" x 10' 2"
Bedroom 3	2.33m x 3.30m	7' 8" x 10' 10"
Bathroom	3.65m x 1.70m	12' 0" x 5' 7"



FLOOR PLAN



# Witham

3 BEDROOM DETACHED



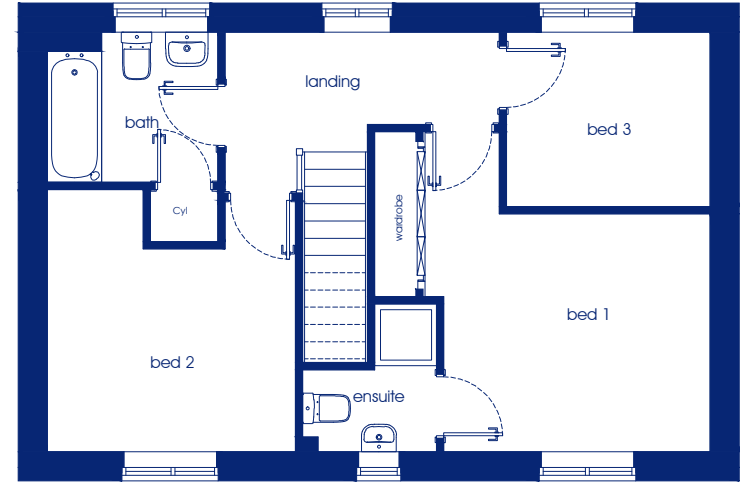
## DIMENSIONS

### Ground Floor

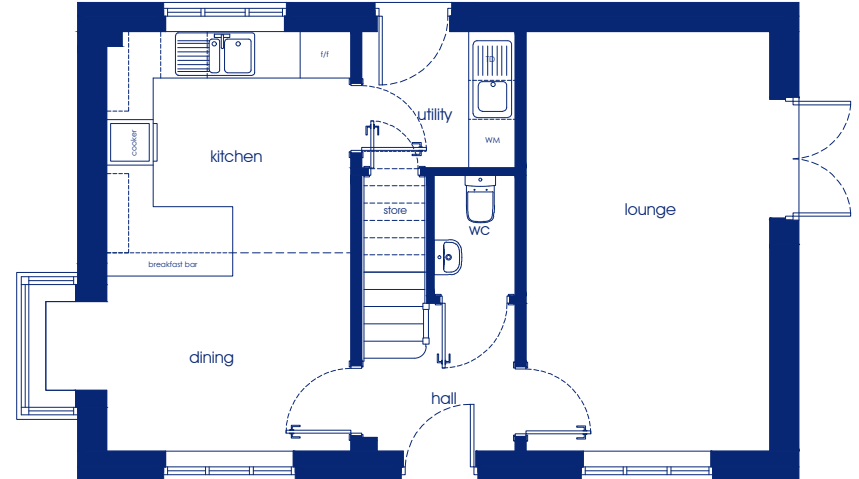
Living	3.15m x 5.42m	10' 4" x 17' 9"
Kitchen/Dining	3.15m x 5.42m	10' 4" x 17' 9"
Utility	1.76m x 1.98m	5' 9" x 6' 5"
WC	1.50m x 1.56m	4' 9" x 5' 11"

### Ground Floor

Bedroom 1	3.07m x 3.42m	10' 0" x 11' 2"
Bedroom 2	3.19m x 3.37m	10' 5" x 11' 0"
Bedroom 3	2.25m x 2.62m	8' 7" x 7' 4"
Bathroom	1.05m x 1.74m	3' 5" x 5' 8"



FIRST FLOOR PLAN



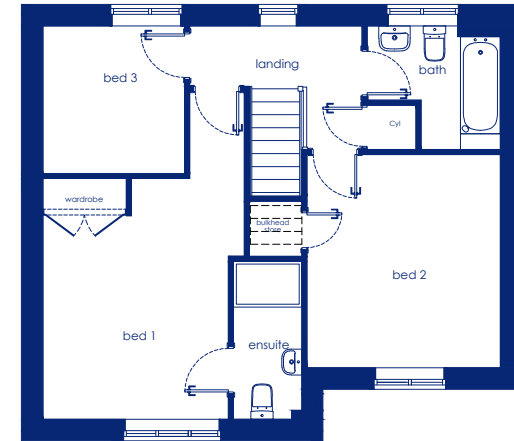
GROUND FLOOR PLAN



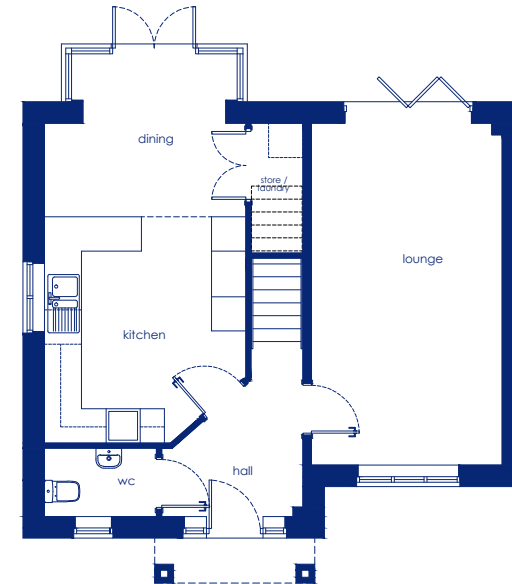


# Tetbury

## 3 BEDROOM DETACHED



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### DIMENSIONS

#### Ground Floor

Living	3.56m x 6.01m	11'8" x 19'8"
Kitchen/Dining	3.54 x 5.61m	11'7" x 18'4"
WC	1.21m x 2.02m	3'11" x 6'7"

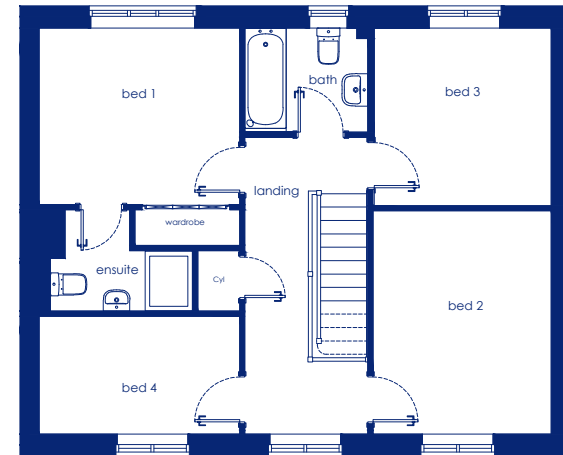
#### Ground Floor

Bedroom 1	3.54m x 4.31m	11'7" x 14'1"
En suite	1.20m x 2.77m	3'11" x 9'1"
Bedroom 2	3.40m x 3.78m	11'1" x 14'4"
Bedroom 3	2.51m x 2.55m	8'2" x 8'4"
Bathroom	2.14m x 2.33m	7'0" x 7'7"

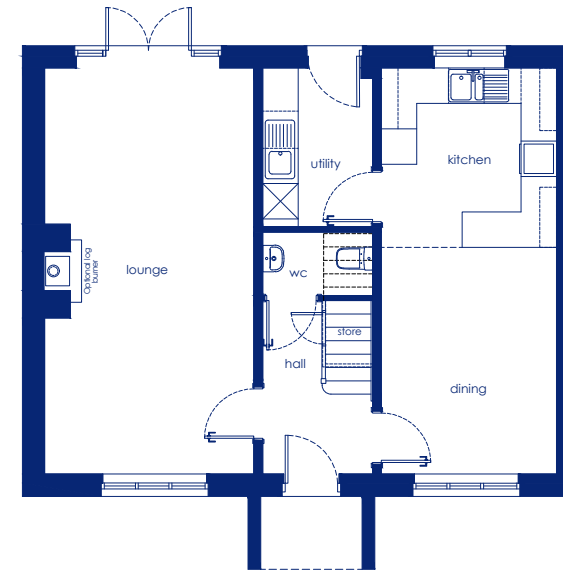


# Stretford

4 BEDROOM DETACHED



FIRST FLOOR PLAN



GROUND FLOOR PLAN

## DIMENSIONS

### Ground Floor

Living	3.57m x 6.91m	11'8" x 22' 8"
Kitchen/Dining	2.99m x 6.91m	11' 8" x 22' 8"
Utility	1.88m x 2.67m	6' 2" x 8' 9"
WC	1.88 m x 1.15m	6' 2" x 3' 9"
Garage	3.01m x 5.11m	9' 10" x 16' 9"

### Ground Floor

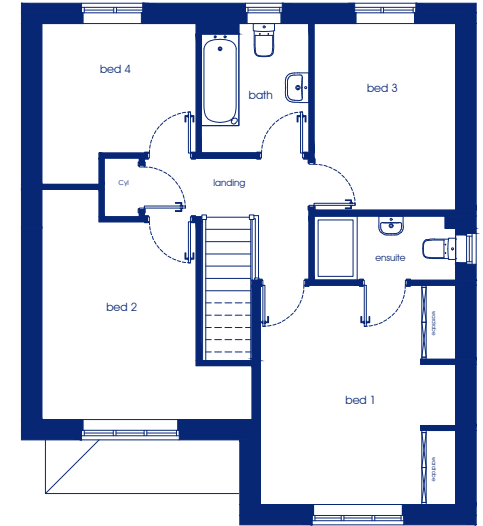
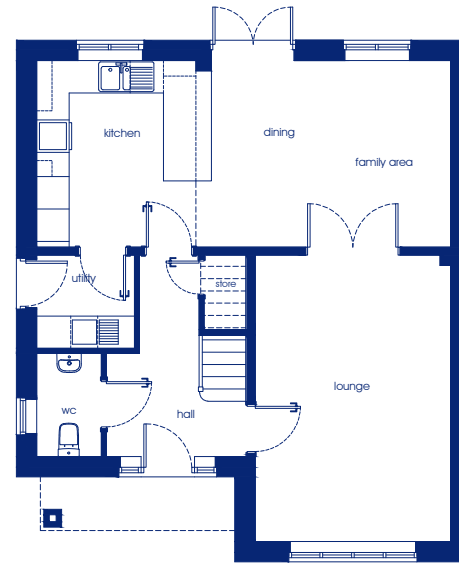
Bedroom 1	3.41m x 3.71m	11' 2" x 12' 2"
En suite	2.67m x 1.73m	6' 2" x 3' 9"
Bedroom 2	3.03m x 3.08m	9' 11" x 10' 1"
Bedroom 3	3.03m x 3.02m	9' 11" x 9' 10"
Bedroom 4	3.41m x 1.98m	11' 2" x 6' 5"
Bathroom	2.08m x 1.80m	6' 9" x 5' 10"





# Sherbourne

4 BEDROOM DETACHED



## DIMENSIONS

### Ground Floor

Living	3.62m x 5.31m	11'10" x 17' 5"
Kitchen/Dining	7.67m x 3.46m	25' 1" x 11' 4"
Utility	1.80m x 1.70m	5' 10" x 5' 6"
Garage	2.89m x 5.33m	9' 5" x 17' 5"

### Ground Floor

Bedroom 1	3.63m x 4.01m	11' 10" x 13' 1"
En suite	2.61m x 1.22m	8' 6" x 4' 0"
Bedroom 2	3.90m x 4.26m	12' 9" x 13' 11"
Bedroom 3	2.61m x 3.46m	8' 6" x 11' 4"
Bedroom 4	2.85m x 2.96m	9' 4" x 9' 8"
Bathroom	2.00m x 2.40m	6' 6" x 7' 10"

GROUND FLOOR PLAN

FIRST FLOOR PLAN



# Tamar

## 4 BEDROOM DETACHED



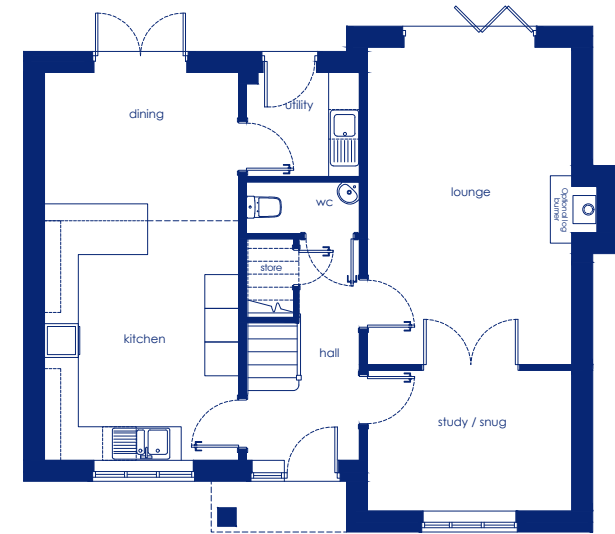
### DIMENSIONS

#### Ground Floor

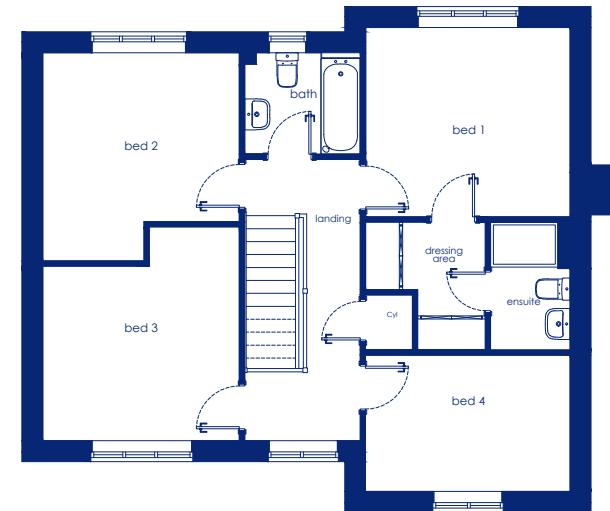
Living	3.63m x 8.24m	11'10" x 27'0"
Kitchen/Dining	3.45m x 6.89m	11'4" x 22'7"
Utility	2.00m x 1.84m	6'6" x 6'0"
WC	2.00m x 0.90m	6'6" x 2'11"

#### Ground Floor

Bedroom 1	3.63m x 3.40m	11'10" x 11'1"
En suite	1.50m x 2.14m	8'9" x 5'8"
Bedroom 2	3.49m x 3.69m	11'5" x 12'1"
Bedroom 3	3.49m x 3.80m	11'5" x 15'5"
Bedroom 4	3.63m x 2.50m	11'10" x 8'2"
Bathroom	2.04m x 1.79m	6'8" x 5'10"



GROUND FLOOR PLAN



FIRST FLOOR PLAN





# Torridge

4 BEDROOM DETACHED



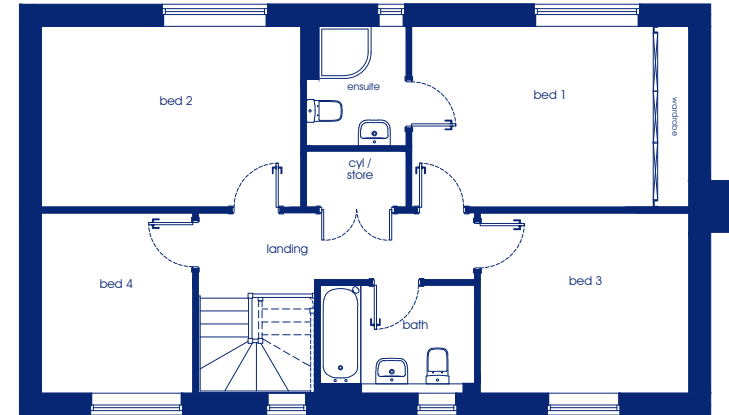
## DIMENSIONS

### Ground Floor

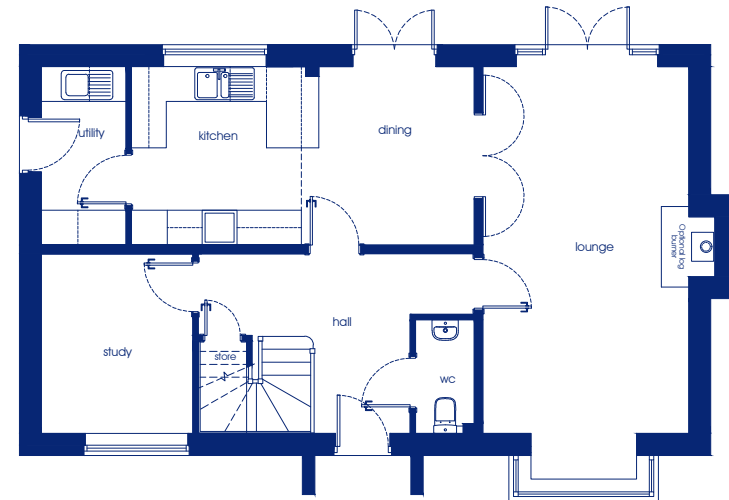
Living	3.55m x 7.10m	11'8" x 23' 4"
Kitchen/Dining	5.90m x 3.07m	19' 5" x 10' 1"
Utility	1.46m x 3.07m	4' 9" x 10' 1"
WC	1.01 m x 1.96m	3' 4" x 6' 5"
Study	2.61m x 3.09m	8' 7" x 10' 2"

### Ground Floor

Bedroom 1	4.77m x 3.12m	15' 8" x 10' 3"
En suite	1.72m x 2.06m	5' 8" x 6' 9"
Bedroom 2	4.47m x 3.12m	15' 8" x 10' 3"
Bedroom 3	3.59m x 3.10m	11' 10" x 10' 2"
Bedroom 4	2.61m x 3.10m	8' 7" x 10' 2"
Bathroom	2.66m x 1.69m	8' 9" x 5' 7"



FIRST FLOOR PLAN

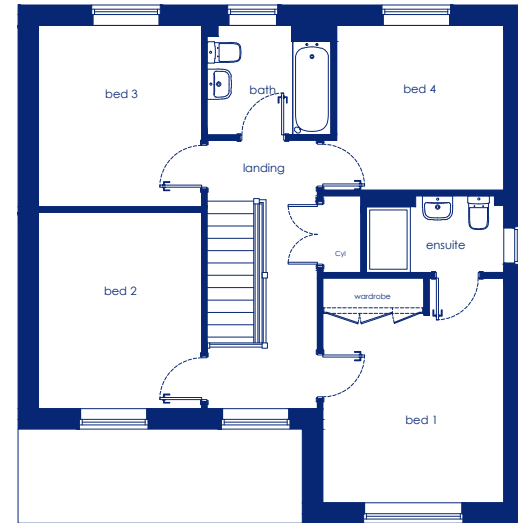


GROUND FLOOR PLAN

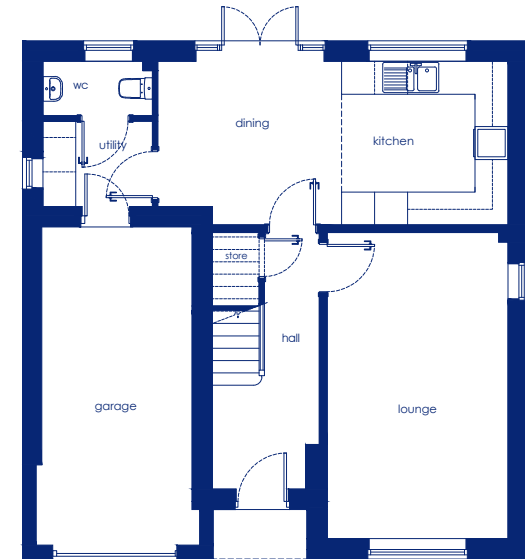


# Hertford

4 BEDROOM DETACHED



FIRST FLOOR PLAN



GROUND FLOOR PLAN

## DIMENSIONS

### Ground Floor

Living	3.29m x 5.57m	10' 10" x 18' 3"
Kitchen/Dining	6.37m x 2.98m	20' 11" x 9' 9"
Utility	1.99m x 1.55m	6' 6" x 5' 1"
WC	1.99 m x 0.99m	6' 6" x 3' 3"

### Ground Floor

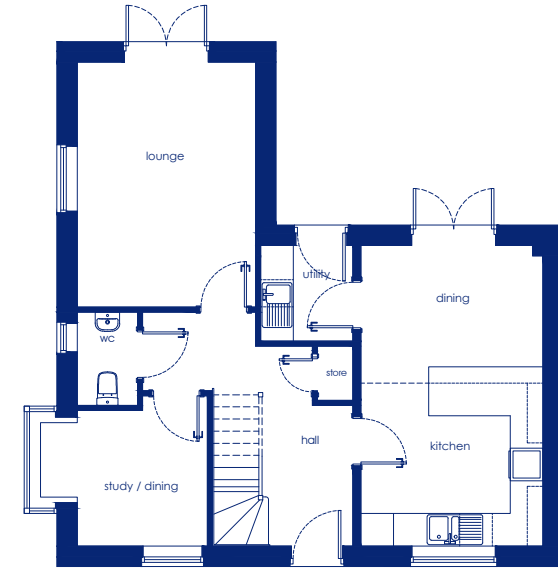
Bedroom 1	3.29m x 4.09m	10' 10" x 13' 5"
En suite	2.50m x 1.39m	8' 2" x 4' 7"
Bedroom 2	2.96m x 3.57m	9' 9" x 11' 9"
Bedroom 3	2.96m x 3.30m	9' 9" x 10' 10"
Bedroom 4	3.04m x 3.00m	10' 0" x 9' 10"
Bathroom	2.26m x 1.99m	7' 5" x 6' 6"



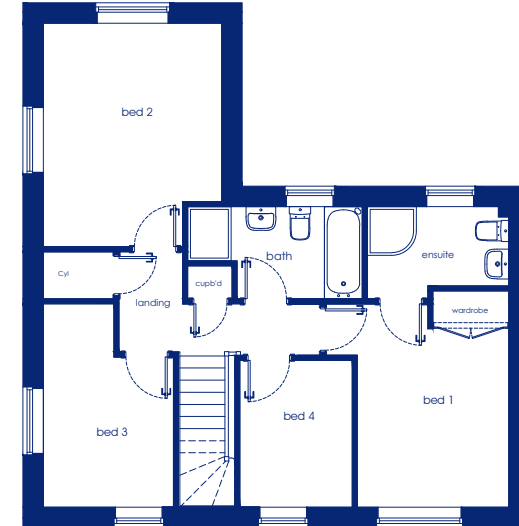


# Perry

## 4 BEDROOM DETACHED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### DIMENSIONS

#### Ground Floor

Living	3.28m x 4.51m	10' 9" x 14' 10"
Kitchen/Dining	3.35m x 5.53m	11' 0" x 18' 2"
Utility	1.69m x 1.76m	5' 7" x 5' 9"
WC	1.11m x 1.72m	3' 8" x 5' 8"
Study	3.07m x 2.49m	10' 1" x 8' 2"

#### Ground Floor

Bedroom 1	2.79m x 3.98m	9' 2" x 13' 1"
En suite	2.60m x 1.46m	8' 7" x 4' 9"
Bedroom 2	3.28m x 4.11m	10' 9" x 13' 6"
Bedroom 3	2.39m x 3.74m	7' 10" x 12' 3"
Bedroom 4	2.07m x 2.70m	6' 9" x 8' 10"
Bathroom	3.22m x 1.70m	10' 7" x 5' 7"



## The Pickstock Homes promise

### MADE FOR LIFE

Quality homes deserve quality finishing touches. With a home at Henley Grange you can be assured of the Pickstock Homes promise: quality guaranteed. Pickstock Homes is registered with the NHBC (National House Building Council), which means that we follow strict regulatory compliance processes when building our homes. All of our properties in Shropshire and Mid Wales come with a 10 year NHBC structural warranty.





# 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. The finest attention to detail and an exceptional finish are the trademarks of a Pickstock Homes property.

### Kitchen

- Your choice of fully fitted kitchen
- Laminate worktops with the option to upgrade to Earthstone
- Upstands
- Glass splashback to hob – choose from a range of colours
- Stainless steel insert 1.5 bowl sink with mobile drainer
- Chrome Blanco Strand mono tap in kitchen
- Chrome Blanco Prinz level mixer tap in utility room (where applicable)
- Gas hob
- Zanussi integrated fridge freezer
- Stainless steel hood

### 2 & 3 bedroom properties

- Zanussi single oven

### 4 bedroom properties

- Zanussi built-in double oven
- Zanussi integrated dishwasher

### External

- Turf-planted front and rear gardens
- Wooden gates to side access
- 1.8M close board fencing to rear garden
- External tap
- PV Panels
- EV Charger

### Bathrooms, en suites and cloakrooms

- Vitra bath and chrome bath filler
- Vitra close-coupled WC
- Vitra pedestal basin with chrome basin mixer
- Full height tiling to bath and shower enclosure. Half wall tiling to cloakroom basin
- One shaving point per property
- Extractor fans in all bathrooms, en suites and cloakrooms
- Vanity units to all bathrooms

### General

- NHBC Build Mark 10 year warranty
- Pickstock Homes 2 year warranty
- Worcester Bosch Boiler with 5 year warranty
- UPVC windows
- Brushed chrome accessories and doorbell
- TV point in lounge, family room and all bedrooms
- Wiring provided for homeowner's alarm system
- Dusk to dawn PIR sensor lighting to front and rear of the property
- One USB charge point to kitchen and master bedroom
- Downlights to kitchen, bathrooms and en suites. All other rooms have pendant lights
- Fitted wardrobe to master bedroom
- Oak handrails to staircase





# The finishing touch

## OPTIONAL EXTRAS

Let us guide you through the optional extras to personalise your dream home. We offer design solutions for fitted wardrobes, tiles and carpets, and your choice of kitchen to make your home unique. Interiors are fitted to the highest quality standards before you move in, so that your house will feel like home from day one.

### Kitchens

- Symphony Kitchens is our preferred supplier, chosen for its exceptional quality and wide range of modern and classic kitchens. Choose your own fully fitted kitchen with the option to upgrade to Earthstone worktops.

### Flooring

- We offer ceramic or porcelain floor tiles in kitchens and bathrooms.
- Our design advisors will guide you through the options to help you choose the right carpet for your home.

### Storage

- Fitted wardrobes are the ideal storage solution. We offer bespoke options to suit your needs and ensure that your bedrooms are calm and clutter free.

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](http://www.consumercode.co.uk).







# Henley Grange

LOCATION MAP | SY8 2DW



## INVITATION TO VIEW

For more information about any of our properties or to book a viewing, please contact the sales office on 01691 677940, email [camilla@pickstockhomes.com](mailto:camilla@pickstockhomes.com) or visit [www.pickstockhomes.com](http://www.pickstockhomes.com)



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