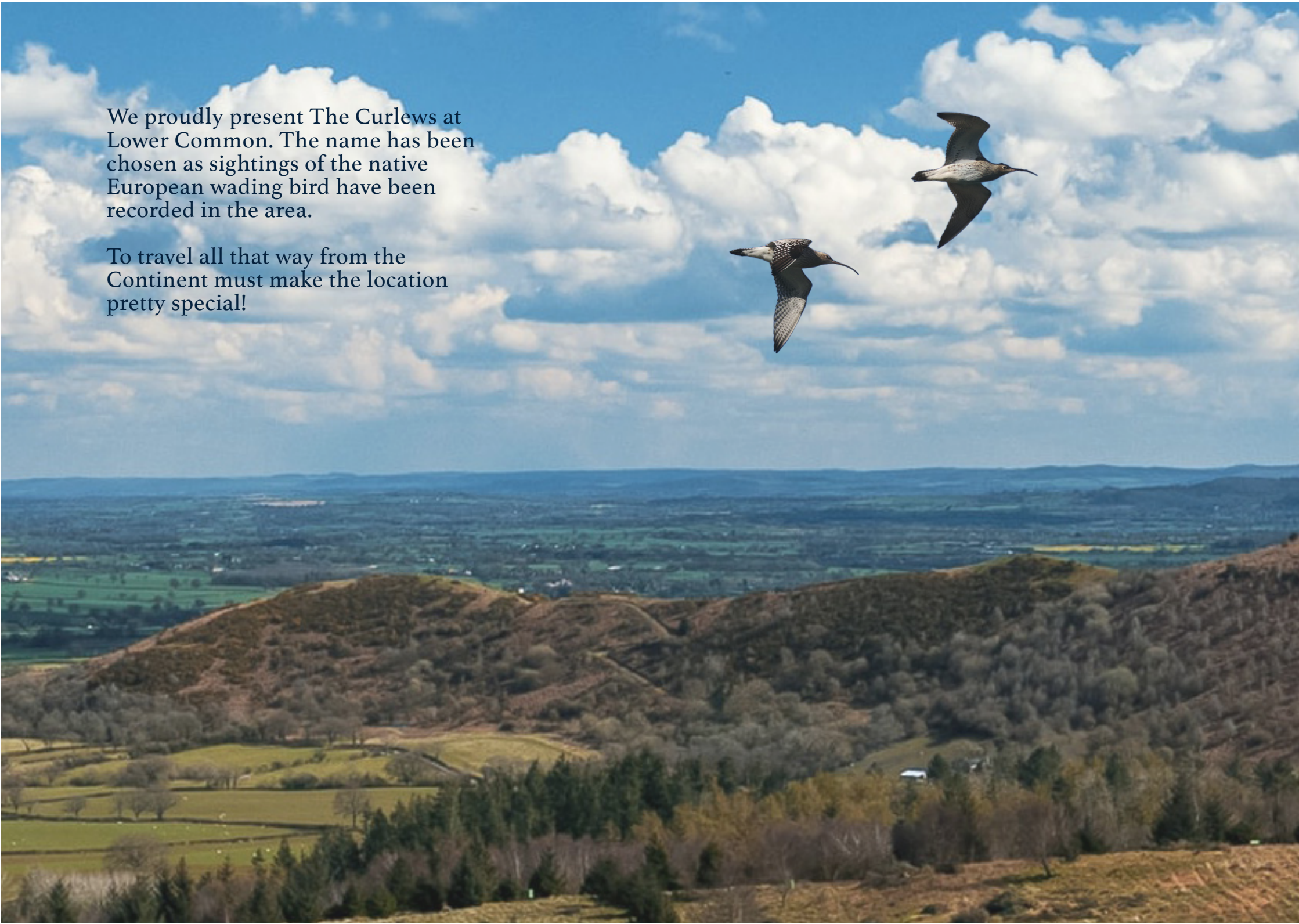


H
BENNETT
HOMES



THE CURLEWS

Lower Common, Shrewsbury
SY5 8HF



We proudly present The Curlews at Lower Common. The name has been chosen as sightings of the native European wading bird have been recorded in the area.

To travel all that way from the Continent must make the location pretty special!

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THE DEVELOPER

Bennett Homes develop luxury homes in some of the most picturesque and sought-after locations across the West Midlands.

Combining quality craftsmanship with impressive design, our wealth of experience has earned us an enviable reputation for designing and building some of the region's finest properties.

Established in 1983 and remaining a family run business, quality underpins everything we do. Our signature style seamlessly blends country charm with refined, contemporary elegance, utilising intuitive design to create generously spacious homes that feel warmly intimate.

THE PROCESS

We understand that the success of our developments lies not only in the aesthetically pleasing end result but also in the process, so we take particular pride and care in the relationships we develop with our clients and are able to offer some level of flexibility within our designs to meet individual needs, provided that timescales allow.

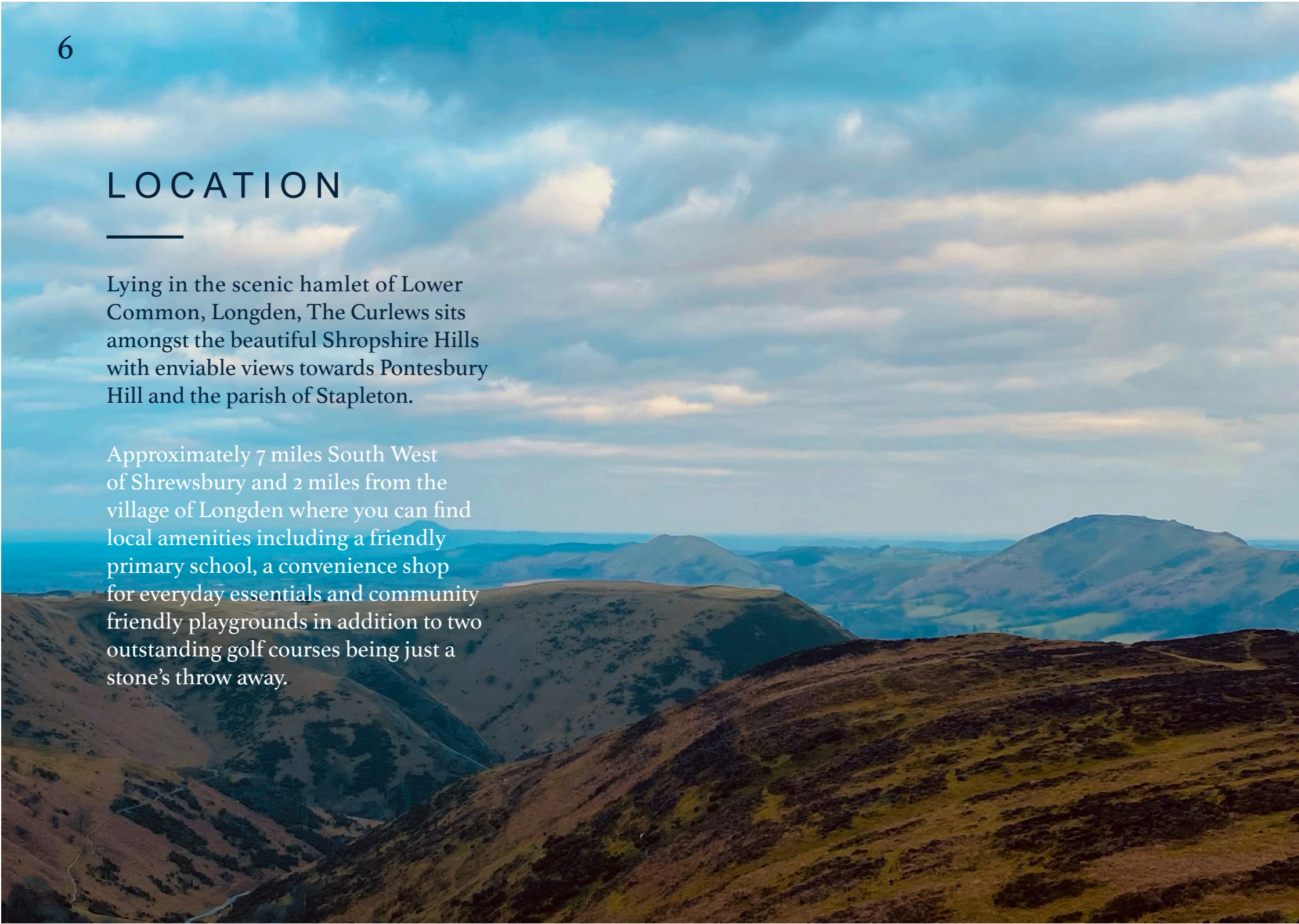
Our design and planning processes are conducted with meticulous attention to detail, ensuring each home is developed with unique character, individuality and excellence. In order to deliver on our promise of luxury, we continually review our materials to ensure the highest quality is achieved in the elegant and stylish interior finishes with high specification integrated appliances.



LOCATION

Lying in the scenic hamlet of Lower Common, Longden, The Curlews sits amongst the beautiful Shropshire Hills with enviable views towards Pontesbury Hill and the parish of Stapleton.

Approximately 7 miles South West of Shrewsbury and 2 miles from the village of Longden where you can find local amenities including a friendly primary school, a convenience shop for everyday essentials and community friendly playgrounds in addition to two outstanding golf courses being just a stone's throw away.



Shrewsbury Train station 7.7 Miles



Independent Schools (Primary & Prep)

- Prestfelde Preparatory School 6.6 Miles
- St Winefride's Convent School 7.1
- Miles Packwood Haugh School 19 Miles



Independent Schools (Senior & All-through)

- Shrewsbury School 6.1 Miles
- Shrewsbury High School 7.1 Miles
- Concord College 7.7 Miles
- Adcote School for Girls 14.4 Miles
- Wrekin College 16.3 Miles
- Bedstone College 23.5 Miles
- Ellesmere College 25.8 Miles
- Moreton Hall School 26.2 Miles



THE DEVELOPMENT

The Curlews comprises two, 4 bed detached homes that include detached, insulated double garages and generous front and rear gardens that are enclosed by high quality, robust timber fencing.

Both properties are offered as freehold and the development will not be subject to a service/management charge. The access drive shall be private and will be shared between both properties. Maintenance of the shared driveway will remain the responsibility of both properties.

Each home will come with a ten year, insurance backed structural defects building warranty.



SITE PLAN

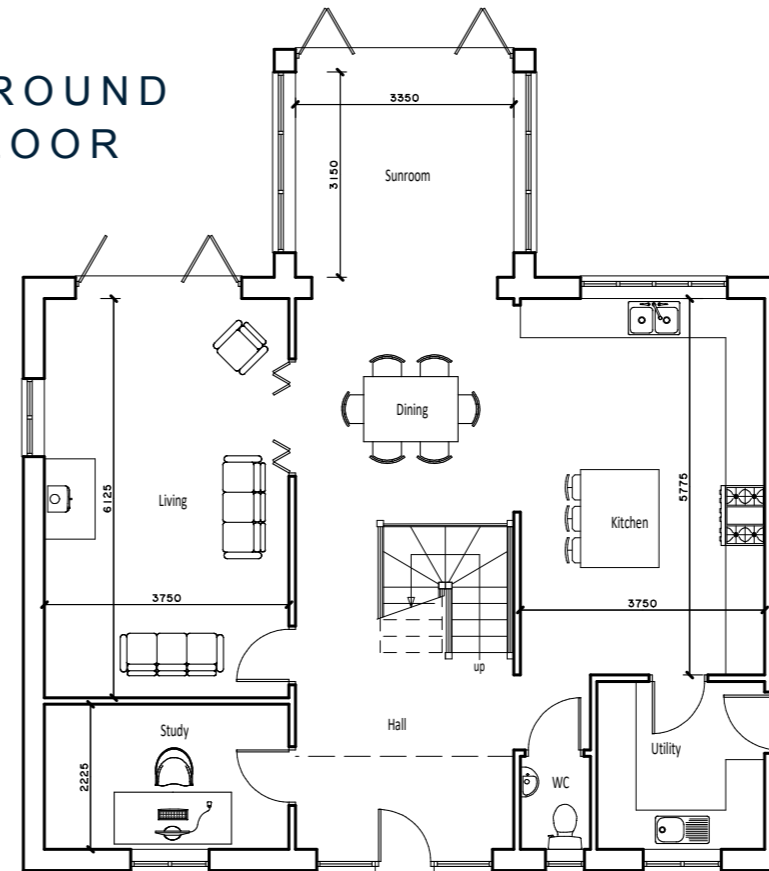


PLOT 1







FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



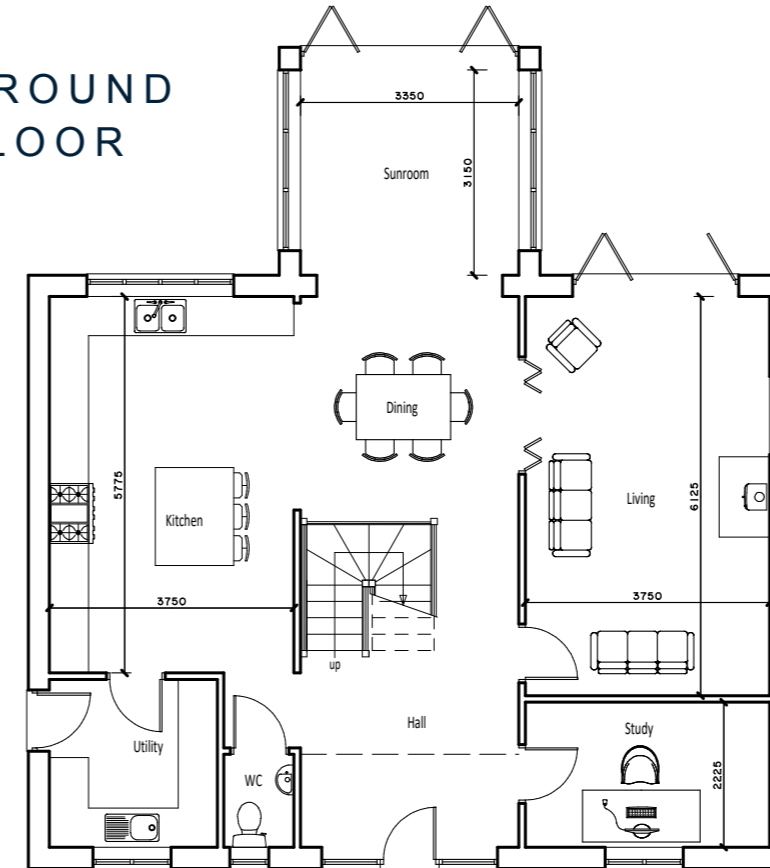
-  x4
-  x1
-  x3
-  x4

Floor plans shown are for approximate measurements only. The exact sizes may vary. Furniture layouts are indicative only.

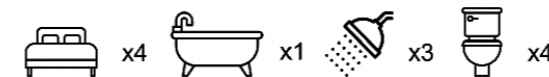


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



Floor plans shown are for approximate measurements only. The exact sizes may vary. Furniture layouts are indicative only.

KITCHEN

Luxury designed handle-less style kitchen, featuring soft close cabinet doors and drawers with a wide range of colour options available to choose from.

20mm thick Silestone worktops

Full height back painted glass splashback between worktop and wall units with a choice of a wide range of colours

Under wall unit, under counter and plinth lighting

Stainless Steel 1.5 bowl undermount sink and stylish polished chrome mixer tap

Integrated waste separation recycling bins

Suite of SMEG appliances comprising:

- Integrated single oven
- Integrated compact oven with microwave
- Down-draft extracting Induction hob to kitchen island
- Free-standing American style fridge freezer
- Integrated dishwasher
- Under counter wine chiller



UTILITY ROOM

Luxury designed handle-less style base and wall units, featuring soft close cabinet doors with a wide range of colour options available to choose from

40mm thick MFC worktop

Stainless steel, single bowl sink and drainer with stylish polished chrome mixer tap

SMEG Appliances comprising:

- Free standing washing machine
- Free standing tumble dryer

BATHROOM

Large format porcelain floor tiles

Half height porcelain tiling to walls (full height within shower areas)

Wall hung basin with associated vanity unit and matt black single lever basin mixer

Wall mounted, illuminated black framed mirror

Back to wall pan with soft close seat, concealed cistern and matt black flush plate

Matt black, electric heated towel radiator

Stylish, free-standing bath with matt black free standing pillar mixer tap

Low profile shower tray with associated matt black framed, glass shower screen with matt black shower mixer/system



ENSUITE SHOWER ROOM

Large format porcelain floor tiles

Half height porcelain tiling to walls (full height within shower areas)

Wall hung basin with associated vanity unit and matt black single lever basin mixer

Wall mounted, illuminated black framed mirror

Back to wall pan with soft close seat, concealed cistern and matt black flush plate

Low profile shower tray with associated matt black framed, glass shower screen with matt black shower mixer/system

Matt black, electric heated towel radiator



ELECTRICS, LIGHTING & COMMUNICATIONS

Super-fast fibre broadband (subject to purchaser subscription)

Wiring for Sky Q (subject to purchaser subscription) to living room, dining area and bedrooms

Television point provided in living room, dining area, study and bedrooms

Telephone point provided to hall cupboard, study, living room, dining area and bedrooms

LED down-lights to hallway, kitchen, utility room, cloakroom, landing, bathroom and en-suite shower rooms

Pendant lights to entrance atrium, above kitchen island, above dining area, study, living room and bedrooms

Master on/off light switch adjacent to front door

2-way light switch to master bedroom
Dimmer switch to living room

USB sockets to kitchen, living room and bedrooms

Generous amount of double sockets located appropriately throughout

Shaver socket to bathroom and en-suite shower rooms

Three Phase electric car charging point to garage

Approx. 6kW PV solar array to South facing, rear roof pitch (generating circa 5,500kWh) of electricity

Optional extra to incorporate battery storage for unused, self-generated electricity



PLUMBING, HEATING & HOT WATER

Electronic Air Source Heat pump with weather compensating features

Hot water cylinder located within roof space

Underfloor heating to ground floor comprising different, programmable zones

Traditional, wet, convection radiators to first floor
Modern and stylish wood burning stove to living room

INTERIOR FINISHES

Oak internal doors with matt black ironmongery

Painted bi-folding doors to living room

Hardwood staircase with open risers, glazed balustrade and hardwood handrail

Engineered oak flooring in a chevron pattern to entrance hallway and dining area with associated oak skirting and architrave

Large format tiling to kitchen area with associated oak skirting

Deep pile carpet to lounge, study, landing and bedrooms with associated white painted skirting board and architrave





INTERIOR FINISHES (CONTINUED)

Bespoke fitted wardrobe to master bedroom dressing room, internal fittings include mirror, hanging rail, shelving and 1nr cabinet of drawers.



EXTERIOR FINISHES

Façade treatments as per CGI utilising (typically) coloured render to the ground floor, timber boarding to first floor with copper effect aluminium standing seam roof.

Velfac (or similar) composite external windows and doors

Shared access with adjacent plot with private driveway finished with gravel.

Insulated detached double garage with electronically operated roller shutter doors



Turfed front and rear garden

Generous porcelain paved patio areas to the perimeter of house

External power point and cold water tap to rear garden

Please note, that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Bennett Homes reserves the right to alter, amend or update the specification which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Bennett Homes reserves the right to make these changes as required.

CLIENT EXTRAS

Typically, our clients are able to choose from a pre-selected range of wall and floor tiles for bathrooms, ensuites and w/c, along with a choice of carpet colours for landings, bedrooms, study and lounge, in addition to the colour choice of kitchen and utility cabinets and worktops.

Other extras that will be considered are limited to the following;

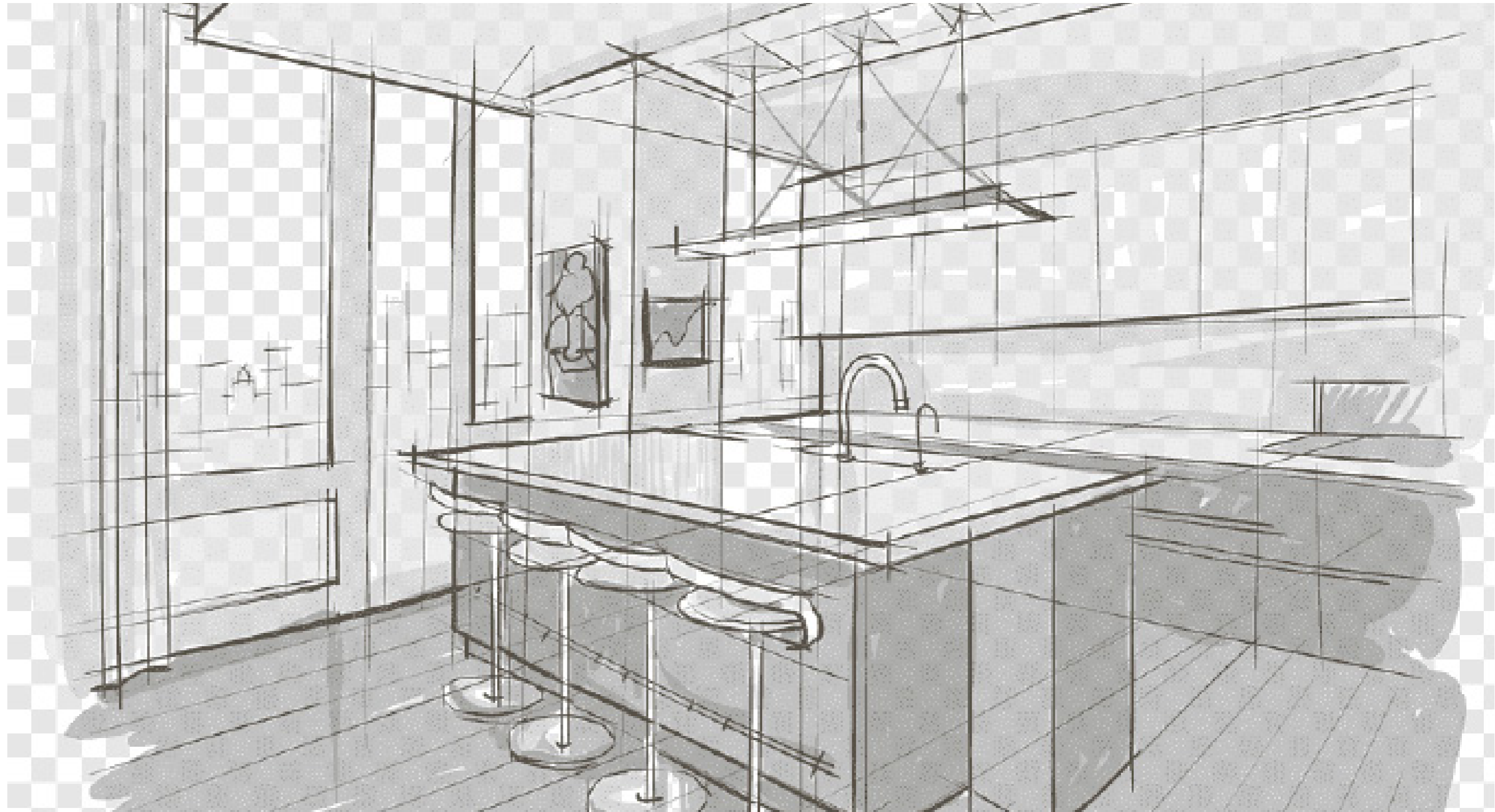
Alterations to the kitchen design;

Specifically relating to pull out drawers/ lemans corner units and pull-out larder units

Additional wardrobes, over and above the wardrobe and cabinetry included in the master bedroom dressing room

Additional areas of patio externally

Incorporation of a hot & cold outside tap



PREVIOUSLY COMPLETED DEVELOPMENTS



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BENNETT

HOMES

Netley Old Hall Farm, Dorrington,
Shrewsbury, Shropshire
SY5 7JY

www.bennetthomes.co.uk

01743 718414