



ST GEORGE'S GROVE

SHREWSBURY ROAD PONTESBURY



# A NEW DEVELOPMENT IN HARMONY WITH NATURE

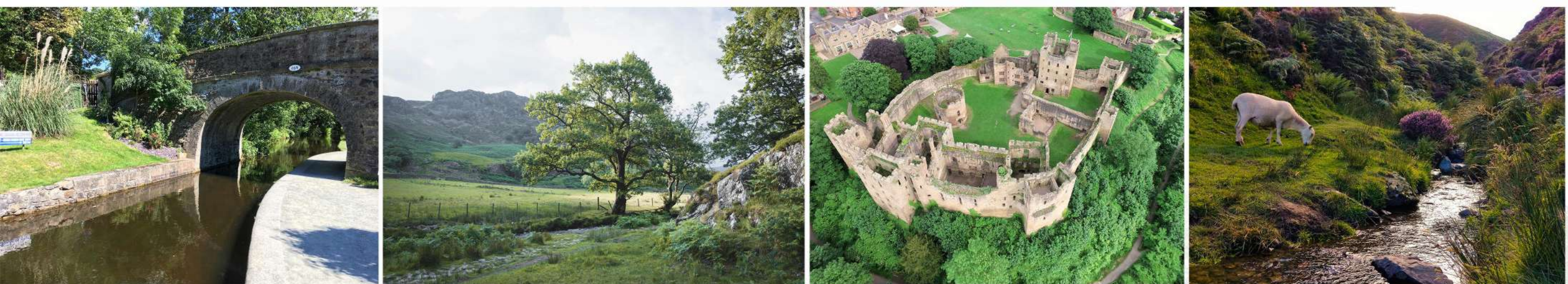
Welcome to **St George's Grove**, a beautiful development in the quiet village of Pontesbury located in Shropshire Hills area of Outstanding natural beauty.

Architecturally Designed, Modern Detached Executive Family Homes, 3 Plots are available consisting of two no. 4 Bedroom / 3 bathroom Detached Executive Family Homes with a detached Double Garage and one no. 4 Bedroom / 2 bathroom Detached Executive Family Home with a detached Single Garage.



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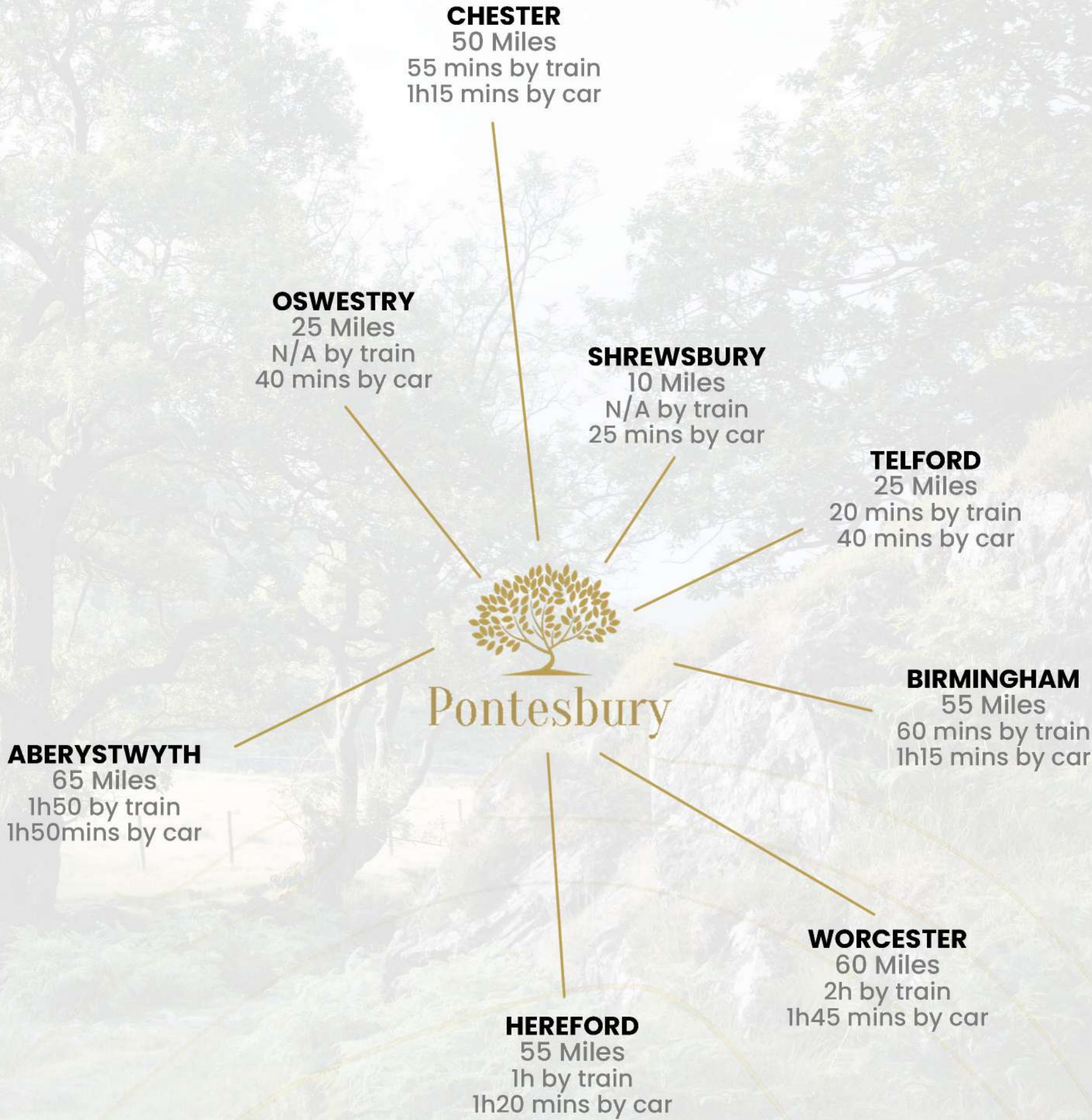


# SHROPSHIRE

**Shropshire** One of the last remaining rural areas in Britain, Shropshire is home to a **UNESCO World Heritage Site at Ironbridge Gorge**, an area of outstanding natural beauty in the **Shropshire Hills**, and the most varied of landscapes.

This is the spot to enjoy being outside: Shropshire offers it all, whether it's strolling and climbing through the hills, discovering pathways and trails through fields and woodlands, or playing about on canals and rivers. When it comes to entertainment, you may unwind at classy pubs, restaurants, and bars after perusing some of the distinctive independent stores in quaint ancient towns like Bridgnorth, Church Stretton, Ludlow, Oswestry, and Telford. Charles Darwin was born in the county town of Shrewsbury, which is surrounded by the River Severn.

Two of Shrewsbury's best places to shop are the renowned Market Hall and Wyle Cop, which is said to be the nation's longest continuous row of independent stores.



## TRANSPORT LINKS



# PONTESBURY

With Anglo-Saxon origins and an 800 year old church, Pontesbury is steeped in history. Situated 8 miles south-west of the market town of Shrewsbury, the village offers a delightfully rural backdrop whilst still being conveniently located to a wealth of nearby amenities.



## Pontesbury Village amenities:

- Pontesbury C of E Primary School.
- Mary Webb Secondary School.
- Ark Children's Nursery.
- Cooperative supermarket.
- Pontesbury GP Medical Practice.
- Hignetts renowned local butcher and baker.
- Several landmark restaurants and public houses.



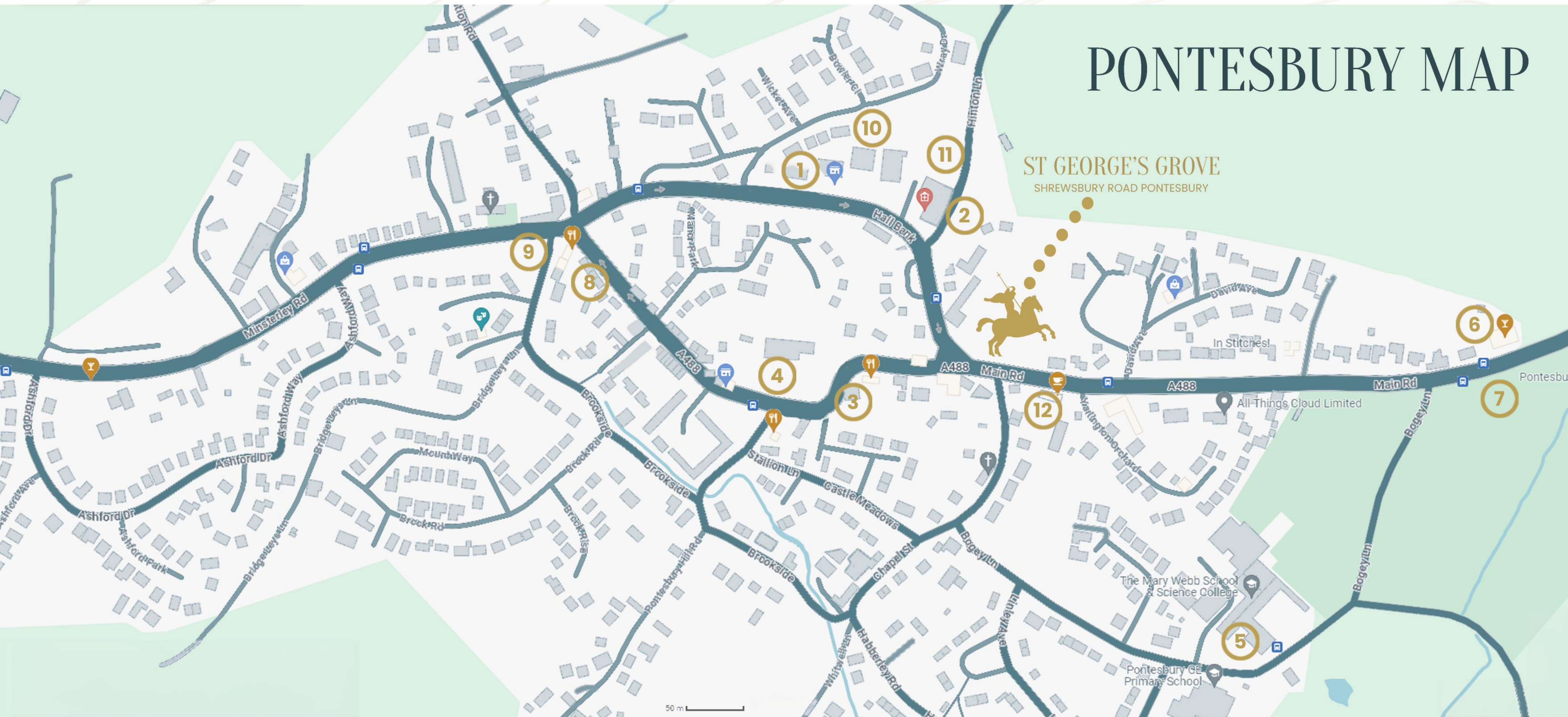
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## A HISTORICAL SHROPSHIRE VILLAGE

The nearby Earls Hill is a Site of Specific Scientific Interest, owing to the fact it was an Anglo-Saxon hillfort dating back to 600BC, and is renowned for excellent walking routes, as well as far-reaching views. Pontesbury also has excellent access into the historic market towns and walking routes of mid wales and Snowdonia National Park. Bus routes through the village provide direct access into Shrewsbury, with its train links to London, Birmingham, and Manchester.



# PONTESBURY MAP



Situated in the heart of Pontesbury, St George's Grove is an exclusive development offering country-living with the convenience of a thriving village on your doorstep. Pontesbury offers everything one would need on a day-to-day basis, with a wider range of amenities available in the market town of Shrewsbury (8 miles by bus or car).

1. Co-operative supermarket
2. Pontesbury and Worthen Medical Practice
3. Hignetts Grocers and Butchers

4. St. George's Church
5. Mary Webb Primary and Secondary School
6. The Nags Head Public House
7. Pontesbury Cricket Club

8. Pontesbury Pharmacy
9. Zenna's Chinese Restaurant
10. Pontesbury Police Station
11. The Arc Childrens Nursery
12. Pontesbury Post Office



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IN THE VILLAGE CENTRE

Nested in a lush, peaceful and secluded area within Pontesbury.





Indicative image.



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CONTEMPORARY LIVING AT THE HEART OF VILLAGE LIFE.

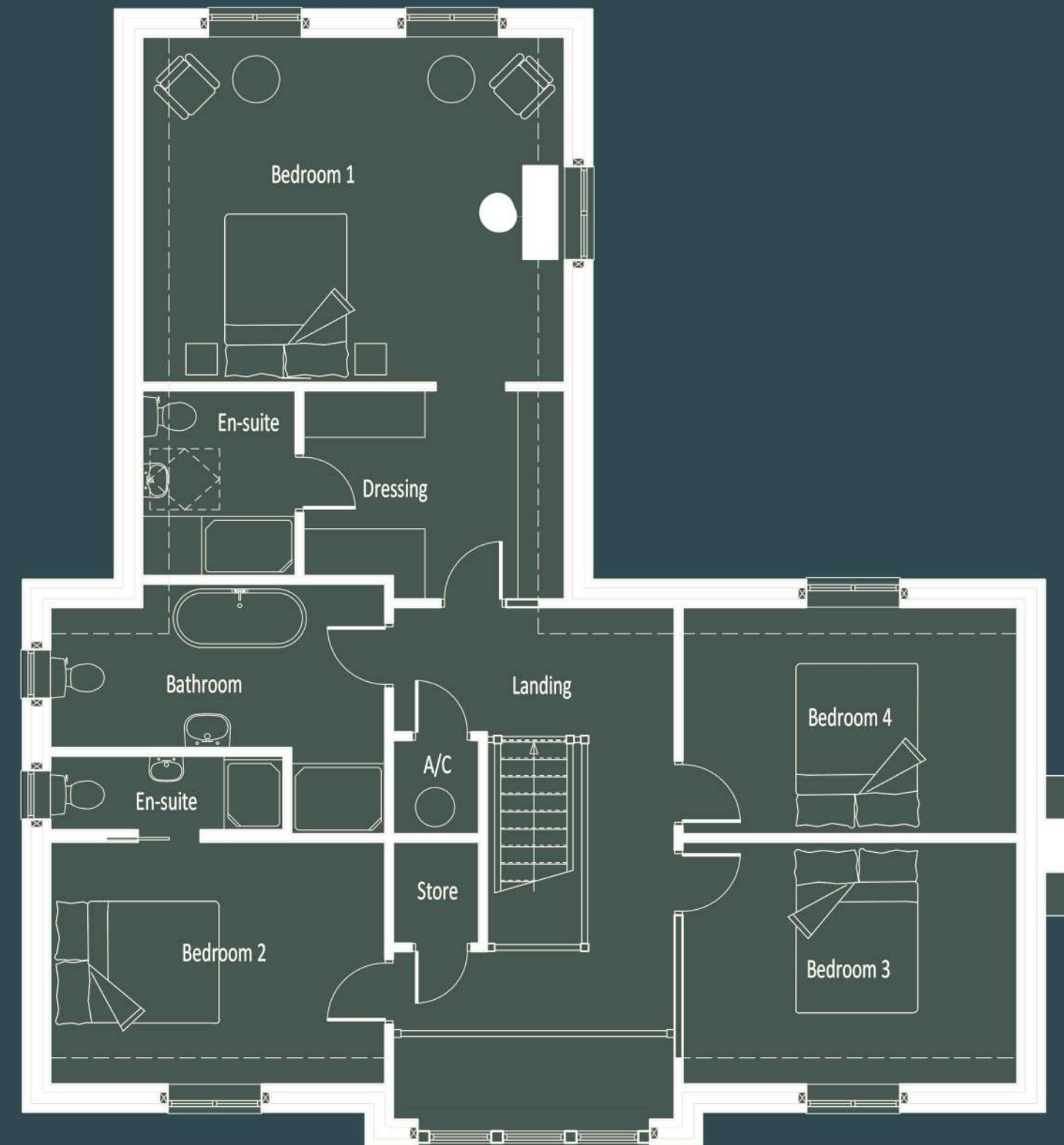


# PLOT 1

## STUNNING TWO STOREY FAMILY HOME FOUR BEDROOMS / THREE BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### GROUND FLOOR

Hallway 3.05 x 3.60m  
Lounge 6.10 x 5.50m  
Office 4.28 x 3.90m  
Utility 2.10 x 4.28m  
Living 7.19 x 5.40m  
WC 1.60 x 1.00m

### FIRST FLOOR

Bedroom 1 4.42 x 5.40m  
En-suite 2.37 x 1.96m  
Dressing 3.34 x 2.67m  
Bedroom 2 3.10 x 4.28m  
En-suite 0.95 x 2.98m  
Bathroom 4.28 x 3.20m  
Bedroom 3 3.10 x 4.28m  
Bedroom 4 2.90 x 4.28m

**TOTAL HOUSE SIZE**  
**234 SQM / 2518 SQFT**

### BEAUTIFULLY DESIGNED

4-bedroom home or downsizer that maximises space and light. With downstairs Office and Utility, functional L-shaped kitchen and large living/dining space opening to the garden and letting the light in through the bi-fold doors. Upstairs, two double bedrooms with ensuite, two large bedrooms and a family bathroom complete a home that is perfect for families.

Indicative image.



**ST GEORGE'S GROVE**  
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NOTE: All dimensions are approximate.



Beautifully crafted homes



Indicative image.



# PLOT 2

## STUNNING TWO STOREY FAMILY HOME FOUR BEDROOMS / THREE BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### GROUND FLOOR

Hallway 3.60 x 6.10m  
Lounge 6.55 x 4.28m  
Office 4.28 x 3.90m  
Utility 2.10 x 4.28m  
Living 8.59 x 5.40m  
WC 1.60 x 0.85m

### FIRST FLOOR

Bedroom 1 4.28 x 4.05m  
En-suite 2.40 x 2.40m  
Dressing 2.40 x 1.78m  
Bedroom 2 3.10 x 4.28m  
En-suite 0.95 x 2.98m  
Bathroom 3.5 x 4.28m  
Bedroom 3 3.30 x 5.40m  
Bedroom 4 3.19 x 4.00m

**TOTAL HOUSE SIZE**  
234 SQM / 2518 SQFT

### BEAUTIFULLY DESIGNED

4-bedroom or downsizer home that maximises space and light. With downstairs Office and Utility, functional L-shaped kitchen and large living/dining space opening to the garden and letting the light in through the bi-fold doors. Upstairs, two double bedrooms with ensuite, two large bedrooms and a family bathroom complete a home that is perfect for families.



**ST GEORGE'S GROVE**  
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NOTE: All dimensions are approximate.



Beautifully crafted homes



Indicative image.



# PLOT 3

**STUNNING TWO STOREY FAMILY HOME**  
FOUR BEDROOMS / TWO BATHROOMS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## GROUND FLOOR

Hallway 2.70 x 4.42m  
Living 8.14 x 8.61m  
Utility 1.90 x 1.60m  
WC 0.85 x 1.50m

## FIRST FLOOR

Bedroom 1 5.11 x 4.11m  
En-suite 1.96 x 1.80m  
Bedroom 2 4.40 x 4.39m  
Bathroom 2.15 x 2.85m  
Bedroom 3 3.52 x 2.85m  
Office 2.10 x 2.85m

**TOTAL HOUSE SIZE**  
142 SQM / 1528 SQFT

## BEAUTIFULLY DESIGNED

4-bedroom or downsizer home that maximises space and light. With downstairs Dining Room and Utility, functional U-shaped kitchen and large living space opening to the garden and letting the light in through the french doors. Upstairs, one double bedroom with ensuite, two large bedrooms, a bedroom / home office and a family bathroom complete a home that is perfect for families.

NOTE: All dimensions are approximate.



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Beautifully crafted homes



Indicative image.



PLOT 1

PLOT 2

PLOT 3

SHREWSBURY ROAD

Indicative image and boundaries

# ST GEORGE'S GROVE

A tranquil and private development comprising of 3 Detached Executive Family Homes.



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# INTERIORS



Indicative image.

## INTERIOR VIEW OF PLOT 2 LIVING SPACE

St Georges Grove is an exclusive development, designed with high-end quality and a timeless style in mind. Full-height ceilings and open-plan living spaces provide light and space, whilst still maintaining the elegance of a country residence. Underfloor heating and wallmounted radiators, combined with high grade insulation, create a warm and energy efficient environment. Our luxury kitchen design can be tailored to your requirements, including matte finished units, a composite worktop and the latest Hotpoint appliances.



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# INTERIORS



## INTERIOR VIEW OF PLOT 2 MASTER BEDROOM

Bathrooms and cloakrooms will be fitted with Roca suites, whilst the main bedrooms will include a walk-in dressing area, with fitted wardrobes. All properties have gated driveways, a double garage and PIR controlled external lighting. Bi-fold doors in the bespoke kitchen / diner open onto a paved patio and landscaped gardens.



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# SPECIFICATION

## EXTERNALS AND FAÇADE

- Full height glazed Oak frame gable to front of dwelling with grand double height entrance lobby to Plot 1 & 2.
- Traditional mixed brick plinth with saffron coloured render above.
- Quality UPVC double glazed windows in Cotswold Green.
- Clay tiled roof with feature dormer windows, integrated skylights and brick chimney.
- Feature oak framework internally to kitchen and lounge to Plot 1 & 2.
- Solid timber main entrance door.
- Solid timber frame feature porch with tiled roof to Plot 2.

## INTERIOR FINISHES

- Painted internal walls (colour options available subject to cut-off dates).
- Timber paneled doors to internal rooms.
- Painted timber architraves and skirtings throughout.
- Brushed steel door handles throughout.
- Staircase with timber handrails, balustrade and carpeted.
- Feature brick inglenook fireplace with solid oak lintel over.
- Fitted wardrobes to dressing area of master suite to Plot 1 & 2. Internal fittings include rails and shelves.
- Large format porcelain floor finishes to ground floor hallway, cloakroom, utility, kitchen, en suites and bathrooms.
- Carpet finishes to lounge, study and first floor landing and bedrooms (options available subject to cut-off dates).

## UTILITY ROOM

- Fitted utility room with stainless steel sink and plumbing for washing machine/ tumble dryer.

## CLOAKROOMS

- Floor standing Roca pan with soft close seat/ cover
- Roca wall hung basin with thermostatic mixer tap
- Polished chrome towel rail
- Large format porcelain floor finishes to match entrance hall floor finishes to ground floor cloakroom.

## KITCHEN

- Luxury kitchen design tailored to clients requirements and budget.
- 200mm Composite stone work surfaces (options available - subject to cut-off dates).
- Stainless steel 1 ½ bowl undermount sink and brushed stainless steel mixer tap.
- Full height splashback to wall behind hob.
- 100mm composite stone upstands to match work surfaces (options available - subject to cut-off dates).
- Matt finish back panel to island units (options available - subject to cut-off dates).
- Matt finishes to cabinets and doors (options available -subject to cut-off dates).
- Large format porcelain floor finishes (options available - subject to cut-off dates).
- Hotpoint integrated multi-function oven.
- Hotpoint combination microwave oven.
- Hotpoint 4 zone induction hob with extractor fan.
- Hotpoint built in integrated fridge / freezer.
- Hotpoint integrated multi-function dishwasher.
- Integrated recycling bin.



## BEDROOMS

- Plot 1 - Master bedroom with vaulted ceiling with full height glazing, fully fitted en suite and generous walk in wardrobe and dressing area
- Plot 2 - Master bedroom with double fronted windows fully fitted en suite and generous walk in wardrobe and dressing area
- Plot 3 - Master bedroom with en suite
- Second bedroom with en suite including shower to Plot 1 & 2.
- Two further bedrooms.
- Fitted wardrobe to master bedroom and walk in dressing room wardrobe to Plot 1 & 2.



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# Thoughtfully planned living spaces and stylish interiors.



# SPECIFICATION

## BATHROOMS

- Roca bath in family bathroom with pull out hand shower
- Roca shower with 200mm head and hand shower to family bathroom and en suites
- Walk-in shower areas to bathrooms and shower rooms
- 4-Drawer Vanity Unit with his and her basins to family bathroom
- 2-Drawer Vanity Unit and basin to en suites
- Floor standing Roca WC pan with soft close seat/ cover to family bathroom, en suite and cloakroom
- Large fixed mirror with lighting to vanity units
- Polished chrome finish heated towel rail to bathrooms and en suites
- Half height large format tiling to walls and full height tiling to shower walls ( options available subject to cut-off dates)
- Large format tiled floor finishes to family bathroom and en suites ( options available subject to cut-off dates)
- Extract ventilation fan with flow to outside
- Recessed LED downlighters to bathrooms / shower rooms



## ELECTRICAL FITTINGS

- LED downlighting zoned to suit room situation
- Pre-wired for future pendant lighting (suitable for chandeliers) to kitchen and lounge
- 5 amp lighting circuit to reception rooms and bedrooms
- Television points ( wired for terrestrial and Sky+ / Virgin Media) to kitchen, reception rooms and bedrooms
- Telephone and CAT 5e data points provided to reception rooms
- Lighting controlled by push button dimming controls
- Brushed metal power sockets and light switches

## HEATING, COOLING, INSULATION & WATER SERVICES

- Air Source Heat Pump with mains pressure hot water.
- Underfloor heating to ground floor.
- Wall mounted radiators to first floor.
- Insulated concrete ground floor.
- Double glazed windows and casement doors.

## DOUBLE GARAGE

- External walls traditional mixed brick plinth with saffron coloured render finish to match main dwelling.
- Feature porthole window to gable of Plot 1 & 2.
- Clay roof tiles to match main dwelling.
- Block work finish to internal walls.
- Concrete finish to floors.
- Power, lighting and water provided.

## SECURITY

- PIR controlled external lighting
- Mains supply smoke detectors
- Multi point locking external doors
- Lockable windows

## GARDEN & TERRACE

- Bifold or French doors to kitchen leading to rear garden
- Stone paving to rear terrace area
- Garden laid to turf with landscaped planter beds
- External power, and water provision

## DRIVEWAY

- Traditional stone entrance wall to development with brick pillars and stone capping
- Stone entrance sign to development with feature lighting
- Solid timber feature entrance gate
- Gravel driveway with concrete curbs and planting
- Maintenance costs apportioned between users.

## TENURE AND WARRANTY

- Freehold
- Dwellings benefit from 10 year build warranty





# About Maelor Homes



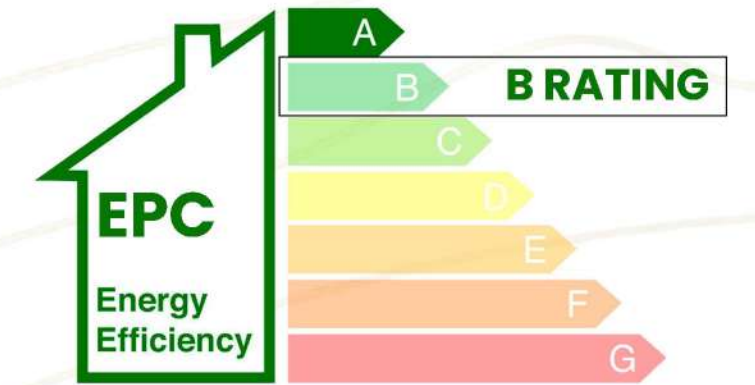
**Maelor Homes** specialises in the delivery of bespoke executive family homes in the most picturesque areas of Shropshire. The Managing Director has overseen the delivery of over 1000 new homes in the UK, with a total construction value of over £300m including one of the countries most prestigious new residential developments.

**Maelor Homes** benefits from a wide network of local suppliers and contractors with a focus on detail and quality of product. We advocate a collaborative approach throughout the development process, including early engagement at design stage which allows us to create a bespoke dream home for our Clients.



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# SUSTAINABILITY



## High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof. To combat this we install high performance insulation in our homes to keep you warm and reduce energy loss.



## Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light in your home.



## Energy efficient appliances

We aim to only install appliances in your home that are highly-rated, ensuring low running costs for your new home.



## High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside your home, leading to a reduction in energy bills, and also added soundproofing from the outside world.



## Air leakage tested

As part of the build process all our homes are tested for air leakage to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.





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## Directions

From Shrewsbury – Take the A488 (Bishops Castle Road) South , continuing through the village of Hanwood. Upon reaching Pontesford, continue past the Nag's Hed public house (on your right) and The Mary Webb School (on your left) until you reach the village of Pontesbury. The entrance is on your right before entering the one way system, diagonally opposite the Yew Tree Close.

A DEVELOPMENT BY



FOR SALES ENQUIRIES AND INFORMATION PLEASE CONTACT:



165 FRANKWELL, WELSH BRIDGE, FRANKWELL, SHREWSBURY SY3 8LG

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