



# Eastridge View

Minsterley

A village development  
of three and four  
bedroom homes





14 homes,  
6 different  
home styles



Artist's impression

## welcome

Shingler Homes are delighted to share with you our latest development of 14 beautiful new homes located in the idyllic village of Minsterley. Eastridge View neighbours our current development of 6 bespoke barn conversions at Hall Farm Barns.

Minsterley is a rural North Shropshire village, located approximately 10 miles south-west of Shrewsbury and 15 miles to both the historic town of Welshpool and the market town of Church Stretton. This fantastic location is perfect for those looking to embrace a rural way of life without compromising on local amenities and good road links. Eastridge View is a development of 14 homes which includes 3 and 4 bedroom properties with a choice of 6 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 on 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 look forward to welcoming you to this beautiful part of Shropshire.



Jeremy Shingler  
Managing Director



# House types

● Affordable Homes Plot 3 & 4

## 3 Bed

- The Hawkstone Plot 1
- The Fernhill Plot 5 & 6
- The Montford Plot 2 & 13
- The Merrington Plot 14

## 4 Bed

- The Tedsmore Plot 7, 8 & 11
- The Elbridge Plot 9 & 10



## The location



## Minsterley offers all the charm of countryside living.

Experience the charm of countryside living with all the modern conveniences at Eastridge View, a stunning new development in the picturesque village of Minsterley, Shropshire.

Nestled in the heart of Shropshire's rolling hills, Minsterley offers a peaceful rural lifestyle while being just 10 miles from Shrewsbury for easy access to shopping, dining and cultural attractions.

The village offers a range of amenities including a local pub, garage/convenience store and takeaway outlets. Minsterley Primary School, Minsterley Fire Station and Malthouse veterinary surgery are also great facilities to have on your doorstep.

Only 1 mile away is the neighbouring village of Pontesbury, which offers a nursery, primary and secondary school, a medical practice and dentist, sports facilities as well as a variety of small shops and businesses.

The local area offers a fantastic backdrop to explore the Shropshire Hills, a designated area of natural beauty, providing some of the most breath-taking views that can be explored by foot, or on one of the many local cycle routes.

Local bus services operate within the area providing transport into Shrewsbury. The cities of Birmingham and Chester can also be reached via the A49 and A5 onto the M54.

Minsterley is a fantastic location to those who need amenities close by whilst also providing a gateway to the stunning Shropshire countryside.



Three Bedrooms

The Hawkstone

# The Hawkstone Plot 1

3 bedroom detached bungalow with single garage



Artist's impression of plot 1

The Hawkstone is the only property of this type on this development. It has an open plan kitchen/dining area with a separate living room that has French doors opening out onto the rear garden. There is also a separate utility, WC and storage cupboard. There are two bedrooms and a family bathroom with the third and largest bedroom benefitting from an ensuite shower room.

## Key Details & Measurements

1134 sqft

### Ground Floor

(L x W)

**Hall**  
5.70m x 4.47m (max)

**Store**  
0.7m x 0.9m

**Bathroom**  
2.23m (max) x 2.84m

**Kitchen/Dining**  
3.95m x 4.33m

**Utility**  
1.62m x 2.51m

**Living Room**  
5.21m x 3.81m

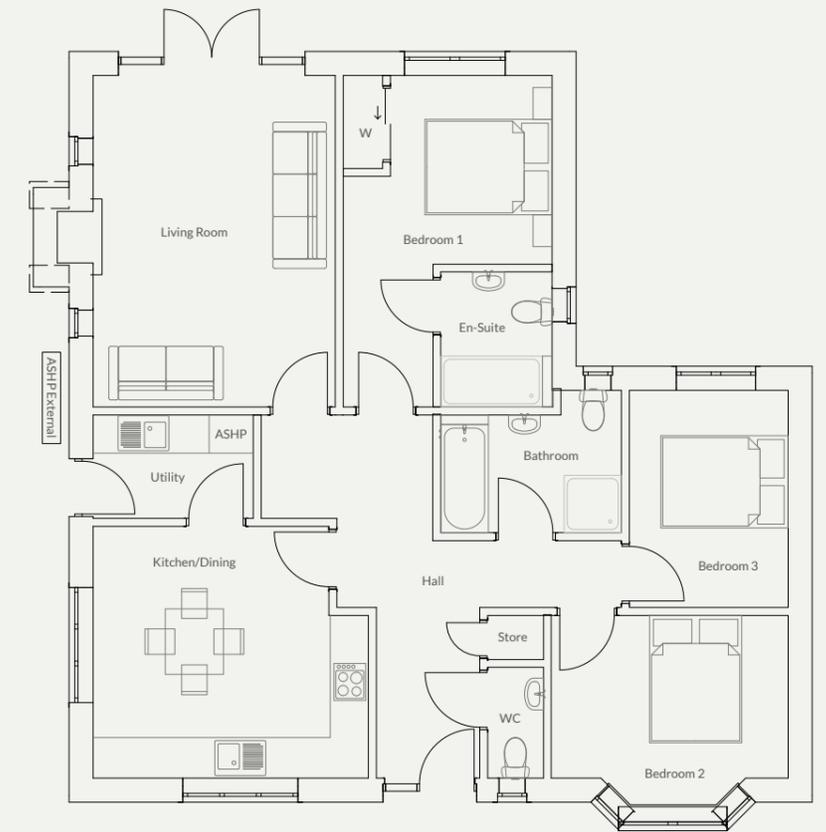
**Bedroom 1**  
5.21m (max) x 3.28m (max)

**En-suite**  
2.21m x 1.75m

**Bedroom 2**  
2.99m (max) x 3.72m

**Bedroom 3**  
3.41m x 2.49m

**WC**  
1.74m x 0.9m



# The Fernhill

## Plots 5 & 6

3 bedroom semi detached



Artist's impression of plots 5 & 6

The Fernhill is a three bedroom home. This property has the benefit of a kitchen/dining room with separate living room. The Fernhill has a cloakroom and storage cupboard to the ground floor with three bedrooms and a family bathroom to the first floor.

## Key Details & Measurements

908 sqft

### Ground Floor

(L x W)

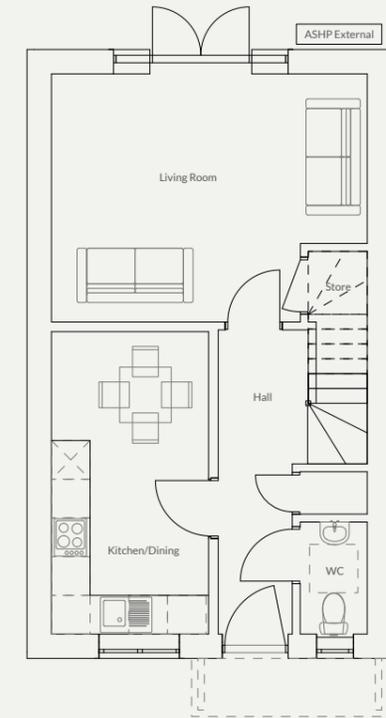
**Hall**  
4.71m(max) x 1.39m (max)

**Living Room**  
3.84m (max) x 4.89m (max)

**Kitchen/Dining**  
4.68m x 2.43m

**WC**  
1.73m x 1.04m

**Store (Understairs)**  
0.91m x 1.09m



### First Floor

**Landing**  
3.29m x 1.13m

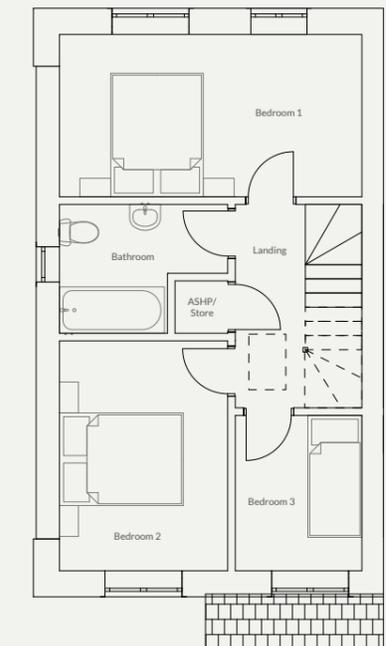
**Bedroom 1**  
2.62m x 4.89m

**Bedroom 2**  
3.72m x 2.72m

**Bedroom 3**  
2.51m x 2.05m

**Bathroom**  
2.08m x 2.72m (max)

**Store/AC**  
0.85m x 0.85m



Plot 6 is the mirror image  
of the drawing above

# The Montford Plots 2 & 13

3 bedroom detached with single garage



Artist's impression of plots 2 & 13

This attractive three-bedroom family home boasts open plan, modern living. The kitchen and dining room is a generous size with the dining room offering French doors on to the patio. The property also has a WC, store and understairs storage cupboard. On the first floor the property has a master bedroom complete with ensuite shower room, two further bedrooms and a family bathroom.

## Key Details & Measurements

**1022 sqft**

### Ground Floor

(L x W)

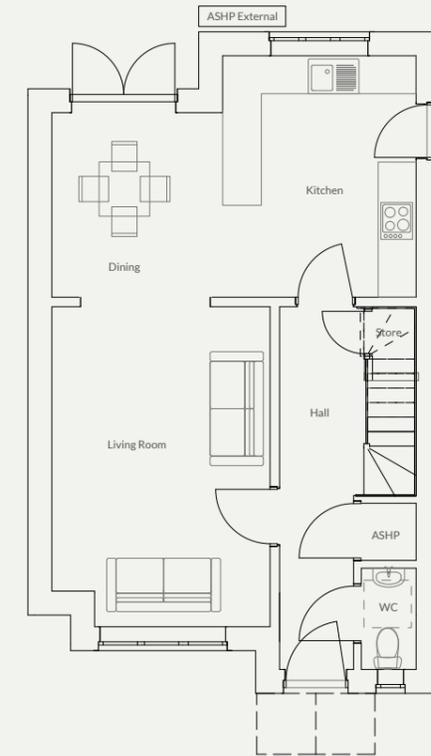
**Hall**  
5.73m x 1.34m (max)

**WC**  
1.60 x 0.9m

**Kitchen/Dining**  
3.81 (max) x 5.75m

**Living Room**  
5.05m (max) x 3.45m

**Store (Understairs)**  
0.90m x 0.87m



### First Floor

**Landing**  
3.30m x 1.25m (max)

**Store/AC**  
0.80m x 0.85m

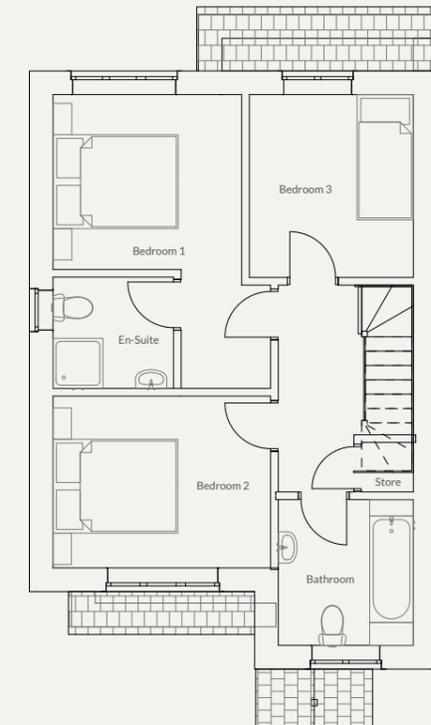
**Bedroom 1**  
4.69m (max) x 3.01m

**En-Suite**  
1.77m x 1.92m

**Bedroom 2**  
2.74m x 3.47m

**Bedroom 3**  
2.91m x 2.62m

**Bathroom**  
2.16m x (max) x 2.33m



# The Merrington Plot 14

3 bedroom detached with single garage



Artist's impression of plot 14

The Merrington is a fantastic three bedroom detached family home with single integral garage. The ground floor boasts an open plan layout with kitchen/dining area and living room, perfect for modern day living. The kitchen benefits from having a utility off and ground floor WC. To the first floor two bedrooms are served by the family bathroom with the largest master bedroom benefitting from an ensuite shower room.

## Key Details & Measurements

1105 sqft

### Ground Floor

(L x W)

**Hall**  
5.50m (max) x 2.04m (max)

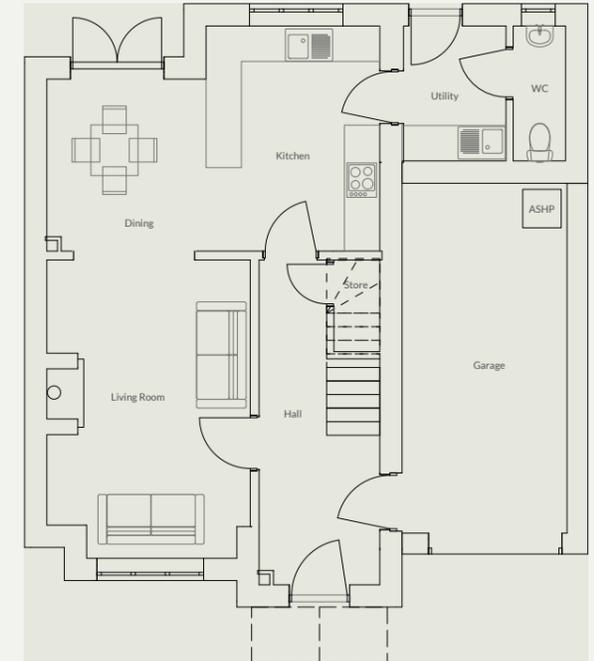
**Living room**  
5.05m (max) x 3.44m

**Kitchen/Dining**  
3.81m (max) x 5.64m (max)

**WC**  
2.28m x 0.88m

**Utility**  
2.28m x 1.73m

**Garage**  
5.93m x 2.78m



### First Floor

**Landing**  
3.30m x 1.14m

**Bedroom 1**  
4.69m (max) x 3.01m

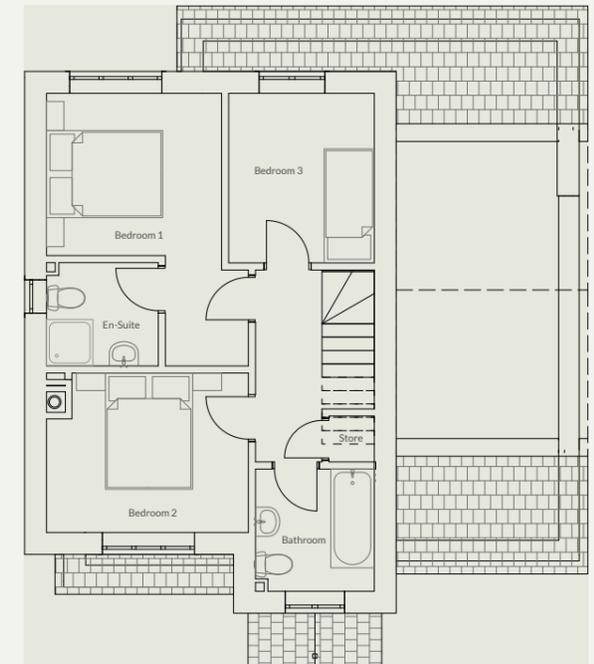
**En-Suite**  
1.77m x 1.92m

**Bedroom 2**  
2.74m (max) x 3.47m (max)

**Bedroom 3**  
2.91m x 2.50m

**Bathroom**  
2.10m (max) x 2.04m

**Store/AC**  
0.79m x 0.75m



# The Tedsmore Plots 7, 8 & 11

4 bedroom detached with single garage



Artist's impression of plots 7 & 11



Artist impression of plot 8

The Tedsmore is a four-bedroom detached home with generous size rooms for both family living and entertaining. On the ground floor there is an open plan kitchen with breakfast bar dividing the dining room. The dining room has French doors opening out on to the patio. The Tedsmore also has a separate utility, WC, family room and living room. On the first floor the master bedroom has a fitted wardrobe and an ensuite. Bedroom 2 also has a fitted wardrobe, there are two further bedrooms and family bathroom.

## Key Details & Measurements

**1469 sqft**

### Ground Floor

(L x W)

**Hall**  
3.93m (max) x 2.10m (max)

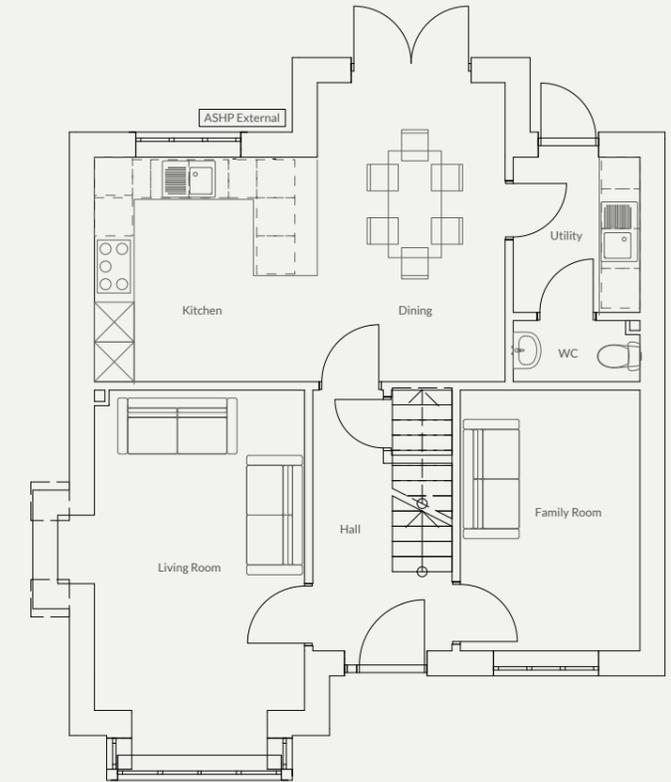
**Living Room**  
5.50m (max) x 3.17m

**Family Room**  
3.93m x 2.71m

**Kitchen/Dining**  
4.51m (max) x 6.19m (max)

**WC**  
1.91m x 0.92m

**Utility**  
2.32m x 1.91m



### First Floor

**Landing**  
4.98m (max) x 2.36m (max)

**Bedroom 1**  
3.38m x 3.17m

**En-Suite**  
2.25m (max) x 1.72m

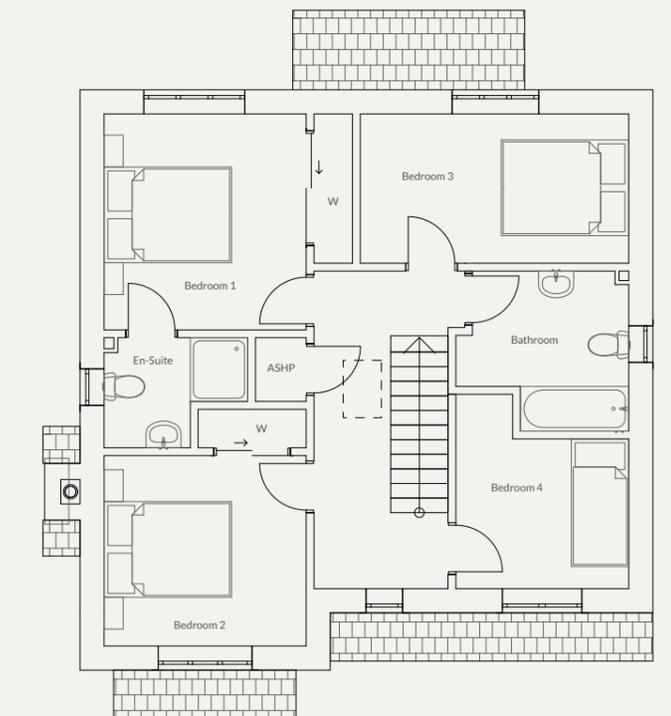
**Bedroom 2**  
2.98m x 3.17m

**Bedroom 3**  
3.04 (max) x 2.71m (max)

**Bedroom 4**  
2.34m x 4.21m

**Bathroom**  
2.51m (max) x 2.71m

**Store/AC**  
0.80m x 1.00m



Plots 7 & 11 are the mirror image of the drawing above

# The Elbridge

## Plots 9, 10 & 12

4 bedroom detached with single garage



Artist's impression of plots 10 & 12



Artist impression of plot 9

The Elbridge is a stunning four bedroom detached home with single garage. On the ground floor there is a beautiful open plan kitchen/dining/family area with bi-fold doors opening onto the patio. The spacious living room with feature fireplace also has French doors opening onto the garden. A separate utility and study with cloaks complete the ground floor. To the first floor both the master and second bedroom benefit from an ensuite shower room, two further double bedrooms are served by a family bathroom.

## Key Details & Measurements

**1652 sqft**

### Ground Floor

(L x W)

**Hall**  
5.22m (max) x 2.11m

**Living Room**  
6.20m (max) x 3.56m (max)

**Kitchen**  
4.56m (max) x 3.49m (max)

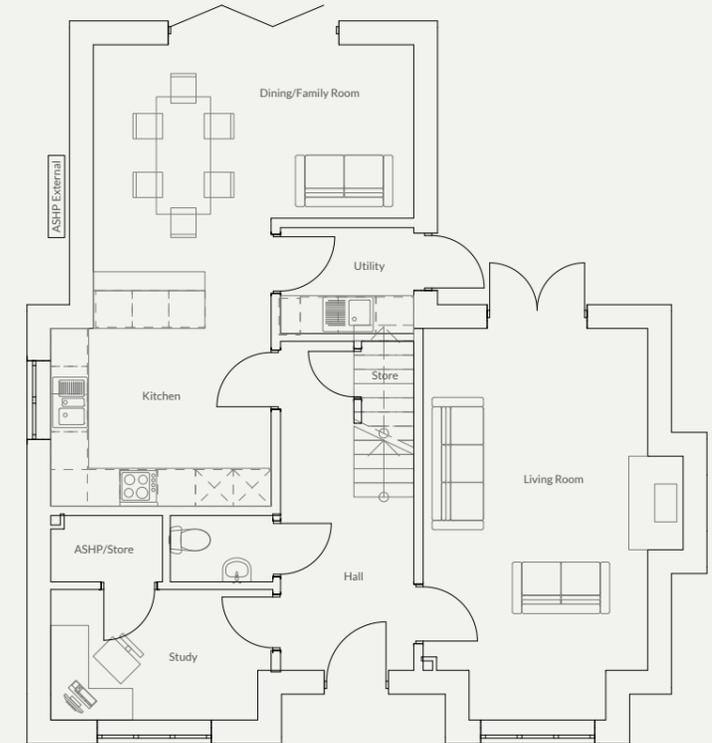
**Dining/Family Room**  
2.75m x 5.05m

**Study**  
2.07 x 3.49 (max)

**WC**  
1.05m x 1.63m (max)

**Utility**  
1.68m x 2.11m

**Store**  
1.05m x 1.77m



### First Floor

**Landing**  
4.72m (max) x 3.02m (max)

**Bedroom 1**  
3.26m x 4.36m

**En-Suite 1**  
2.17m x 2.92m (max)

**Bedroom 2**  
2.92m x 3.79m (max)

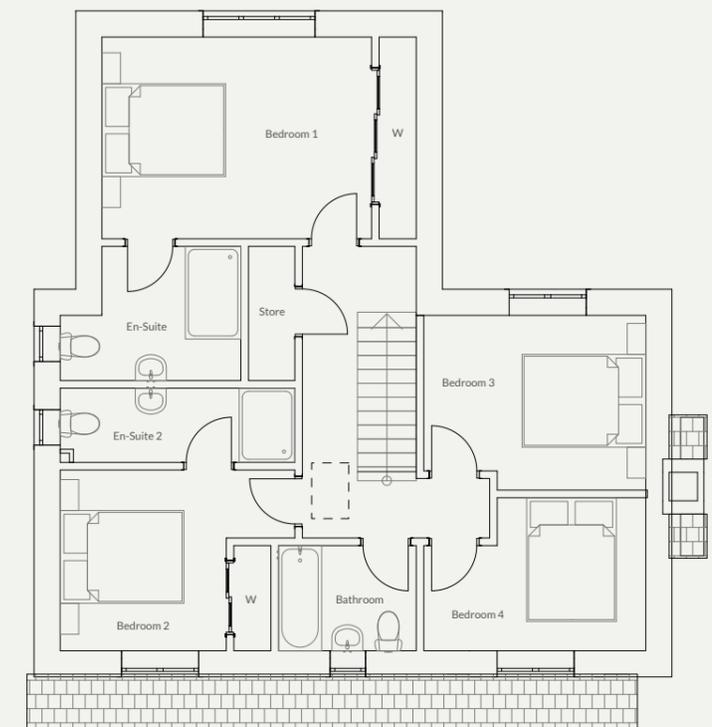
**En-Suite 2**  
3.79m x 1.20m

**Bedroom 3**  
2.82m x 3.59m

**Bedroom 4**  
2.47m x 3.59m

**Bathroom**  
1.70m x 2.22m

**Store**  
0.75m x 2.12m



Plots 10 & 12 are the mirror image of the drawing above



Building homes you'll  
be proud to own





Our new homes are designed to be lived in



# Specification Eastridge View

Features	Classic	Premium			Luxury	
Plots	The Fernhill Plots 5 & 6	The Montford Plot 2 & 13	The Merrington Plot 14	The Hawkstone Plot 1	The Tedsmore Plots 7, 8 & 11	The Elbridge Plots 9 & 10

## Kitchen

Choice of quality fitted kitchen units	✓	✓	✓	✓	✓	✓
Built in/under double oven and electric ceramic hob				✓	✓	✓
Built under single oven and electric ceramic hob	✓					
Built under double oven and electric ceramic hob		✓	✓			
Stainless steel chimney extractor hood	✓	✓	✓	✓		
Curved glass extractor hood					✓	✓
Integrated dishwasher		✓	✓	✓	✓	✓
Built in microwave					✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓
Quartz worktops in the kitchen and utility					✓	✓
Laminate worktops in kitchen and utility room	✓	✓	✓	✓		
Chrome mixer taps and stainless steel sinks	✓	✓	✓	✓	✓	✓
Pelmet lighting to kitchen only		✓	✓	✓	✓	✓
Choice of ceramic floor tile to kitchen and utility		✓	✓	✓	✓	✓
Choice of vinyl flooring to kitchen and utility	✓					

## Bathrooms and en-suites

Contemporary white bathroom suites	✓	✓	✓	✓	✓	✓
Contemporary chrome taps	✓	✓	✓	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓	✓	✓	✓
White radiator in bathroom and ensuite	✓					
White towel rail radiator in bathroom and ensuite		✓	✓	✓	✓	✓
En-suite to master bed		✓	✓	✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓	✓	✓
Shaver point to en-suite		✓	✓	✓	✓	✓
Choice of wall tiles	✓	✓	✓	✓	✓	✓
Shower areas fully tiled	✓	✓	✓	✓	✓	✓
All bathrooms half tiled					✓	✓
Splashback tiling only	✓	✓	✓	✓		
Choice of vinyl flooring to bathroom, ensuite, W.C	✓					
Choice of ceramic floor tiles to bathroom, ensuite and W.C		✓	✓	✓	✓	✓

## General

White four panel grained Colonial doors	✓					
Suffolk White doors		✓	✓	✓		
Suffolk Oak doors					✓	✓
Contemporary chrome ironmongery	✓	✓	✓	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓	✓	✓	✓
Fitted wardrobes to master bedroom					✓	✓
Fitted wardrobe to bedroom 2					✓	✓
Softwood staircases and balustrading	✓	✓	✓			
Softwood staircase and spindles with oak hand rail and newel caps					✓	✓

Features	Classic	Premium			Luxury	
Plots	The Fernhill Plots 5 & 6	The Montford Plot 2 & 13	The Merrington Plot 14	The Hawkstone Plot 1	The Tedsmore Plots 7, 8 & 11	The Elbridge Plots 9 & 10

## TV/Broadband/Electrical

TV & Sat points to living room	✓	✓	✓	✓	✓	✓
TV point to master bedroom	✓	✓	✓	✓	✓	✓
BT point to kitchen	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓
Digital aerial fitted in loft	✓	✓	✓	✓	✓	✓
Fibre to the premises (FTTP)	✓	✓	✓	✓	✓	✓
Data point to understairs cupboard	✓	✓	✓	✓	✓	✓
Downlights to kitchen and all bathrooms		✓	✓	✓	✓	✓
Electric car charging point	✓	✓	✓	✓	✓	✓

## Energy saving features

Energy efficient upvc double glazed windows and external doors, composite front door	✓	✓	✓	✓	✓	✓
Solar panels (roof)	✓	✓	✓	✓	✓	✓
Energy efficient air source heat pump with electronic temperature and zone control	✓	✓	✓	✓	✓	✓
Underfloor heating to the ground floor and radiators with thermostatic radiator valves to the first floor.					✓	✓
Energy efficient lighting throughout	✓	✓	✓	✓	✓	✓
Cavity, floor, wall and roof insulation to the latest regulations	✓	✓	✓	✓	✓	✓

## Safety & Security

External lights with PIR sensors - front & rear	✓	✓	✓	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓	✓	✓	✓
Lockable windows	✓	✓	✓	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓	✓	✓	✓
Intruder alarm					✓	✓
Build -Zone 10 year warranty	✓	✓	✓	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓	✓	✓	✓

## Parking & External

Block paved drives	✓	✓	✓	✓	✓	✓
Integral single garage			✓			
Detached single garage				✓	✓	✓
Electrically operated garage doors					✓	✓
Textured concrete paving slabs to paths and patio	✓	✓	✓	✓	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓	✓	✓	✓	✓
External Cold Tap Rear	✓	✓	✓	✓	✓	✓
Turf front and rear gardens	✓	✓	✓	✓	✓	✓

## Fireplaces

Black slate hearth with oak beam mantle (log burner not included)			✓	✓		
Log burner on black slate hearth with oak beam mantle					✓	✓



## 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

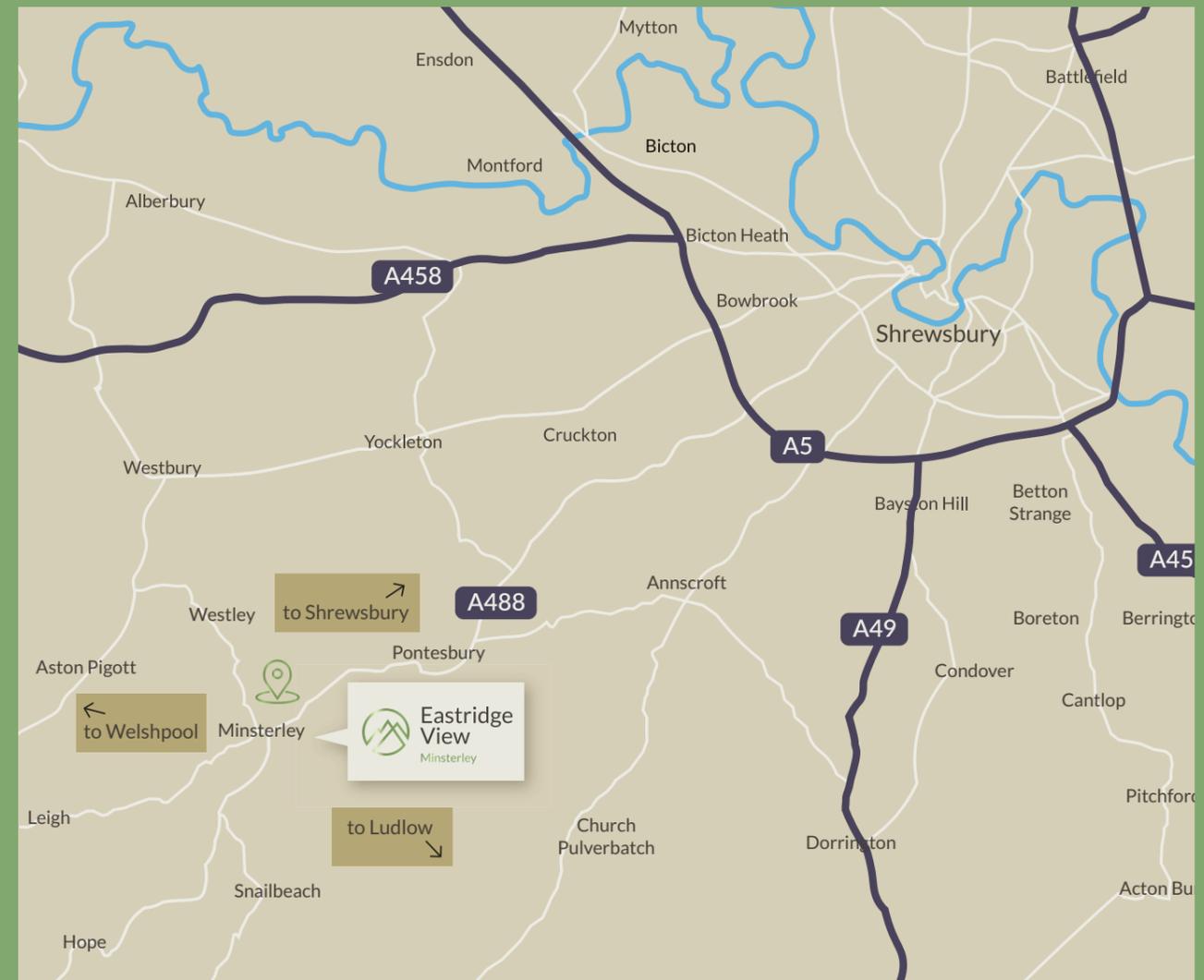
We build exclusive developments with individual and attractive house types that are sympathetic to their surroundings. Our homes are designed with an emphasis on light, space, layout and quality fixtures and fittings, both inside and out.

Our development at Eastridge View, Minsterley is no exception.



# A beautiful location for your new home...

 SY5 0AD



# A personalised home-buying experience...

We're here to help you find your perfect home

## Environmentally conscious

At Shingler Homes we are committed to improving the energy efficiency of our homes, so they are better for the planet, and your bank balance. Running an energy efficient Shingler Home could reduce your energy bills by more than £130 a month, saving homeowners over £1570 a year. \*

That's why our homes at Eastridge View include many energy efficient features such as Solar panels, Air Source heat pumps, Electric car charging points, high quality double glazing and insulation that exceeds industry standard specifications.

"Did you know? Air Source Heat Pumps are more environmentally responsible and could cut your carbon emissions by more than 23 tonnes of CO2 over 10 years. Not only that but to retrospectively change from a gas system in the future could cost you up to £20,000.



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