



CHATEAU MEWS

WILFORD LANE,
WEST BRIDGFORD,
NOTTINGHAM
NG2 7ST

2 & 3 BED SHARED
OWNERSHIP
PROPERTIES

UPGRADE
SPECIFICATIONS
LIMITED STOCK
AVAILABLE

**Beautifully Designed.
Ideally Located.
Thoughtfully
Delivered.**

Exclusive Homes at Chateau Mews
Step into a development that captures the very best of modern suburban living. The West Bridgford Collection at Chateau Mews offers an exclusive release of just four beautifully designed homes, set within one of Nottingham's most sought-after neighborhoods.

West Bridgford is a place where charm meets modern sophistication.

Picture tree-lined avenues, weekend brunches in independent cafés, riverside walks along the River Trent, and evenings spent enjoying the area's vibrant nightlife. Here, every day feels connected and full of choice from shopping and schools to sport and leisure.

At Chateau Mews, elegant design meets practicality and convenience. Whether you're a young professional, a growing family, or simply seeking a home that blends lifestyle with location, this is a chance to put down roots in a community that continues to thrive and evolve.

Not just a place to live, but a place to belong!

**Chateau Mews – A Rare Opportunity in Nottingham's
Most Prestigious Neighbourhood.**





Own a Home at Chateau Mews –

With upgraded specifications to include flooring and kitchen appliances (plot specific)

A very limited number of Shared Ownership homes are now available, Offering you the chance to secure a brand-new property in the heart of West Bridgford. With only a handful released on site, this is a truly unique opportunity to step onto the property ladder.

Choose from two thoughtfully designed house types:

2-Bedroom Homes – 818 sqft -The Langley

3-Bedroom Homes – 917 sqft - The Clarendon

Each home has been crafted with modern living in mind. Blending stylish interiors with practical layouts that maximize space and natural light and ready for modern family life.

Every detail has been carefully considered to ensure a high-quality finish throughout, including:

- Modern thoughtfully designed kitchens
- Beautiful flooring included: Leoline Comfytex vinyl to kitchens, bathrooms and cloakrooms, with carpeting in bedrooms and living areas
- Energy efficient solar panels
- Turfed rear gardens with patio areas, ideal for relaxing or entertaining
- Peace of mind with a 10-year NHBC structural warranty.
- **PLOT SPECIFIC INCENTIVES INCLUDED** - see individual plot description below for details

The Langley



Why Chateau Mews?

A prime West Bridgford location – moments from green spaces, river walks, and vibrant cafés.

An affordable route to home ownership in a thriving, sought-after community.

Limited stock – Once they're gone, they're gone!



An opportunity not to be missed! These homes are ready to move into!

THE CLARENDON
3 BEDROOM HOME

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DIMENSIONS

GROUND FLOOR

Carport	3252 x 8497mm	10'8" x 27'10"
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FIRST FLOOR

Kitchen	2560 x 5880mm	8'5" x 19'3"
Lounge / Dining	2822 x 4725mm	9'3" x 15'6"
WC	2041 x 1000mm	6'8" x 3'3"

SECOND FLOOR

Bedroom 1	3380 x 2730mm	11'1" x 8'11"
En-suite	2335 x 1450mm	7'8" x 4'9"
Bedroom 2	3190 x 2590mm	10'6" x 8'6"
Bedroom 3	2800 x 2020mm	9'2" x 6'7"
Bathroom	2590 x 1650mm	8'6" x 5'5"

Auxesia Homes Incentives Packages

All plots come with flooring throughout

In Addition

- Plot's 84 and 85 – The Clarendon with freestanding oven and hob
- Plot 86 – The Langley with integrated oven and hob
- Plot 87 – The Langley with integrated oven and hob **plus** freestanding washing machine & dishwasher

THE LANGLEY
2 BEDROOM HOME

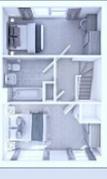
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DIMENSIONS

GROUND FLOOR

Carport	3200 x 7484mm	10'6" x 24'7"
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FIRST FLOOR

Lounge / Dining	4218 x 4725mm	13'10" x 15'6"
Kitchen	3216 x 2560mm	10'7" x 8'5"
WC	2041 x 1000mm	6'8" x 3'3"

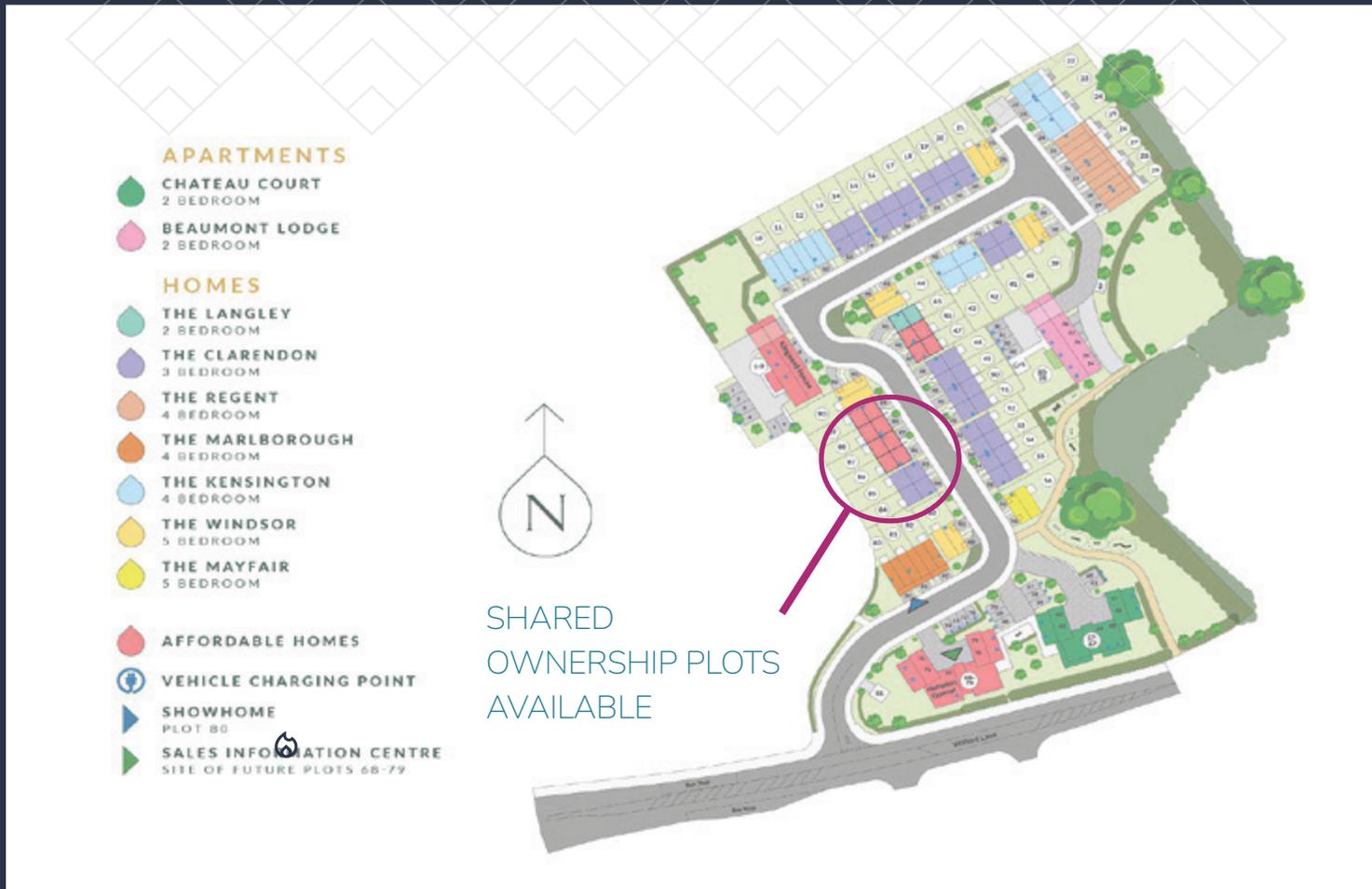
SECOND FLOOR

Bedroom 1	4725 x 2730mm	15'6" x 8'11"
Bedroom 2	4725 x 2310mm	15'6" x 7'7"
Bathroom	2165 x 2455mm	7'1" x 8'1"

Around the area. Family Activities & things to do

- A day out at Nottingham Castle & the Curious Caves
- The third oldest Test Match ground in the world
- The City Ground, home to two-time European Cup winners, Nottingham Forest
- National Water Sports Centre at Holme Pierrepont, white water rafting course & a regatta lake
- Snap a selfie with Robin Hood at the Castle Quarter
- Grab a Flagon or two at the oldest inn in England, Ye Olde Trip To Jerusalem
- Seasonal fun for all the family at Goose Fair, Europe's oldest and largest travelling fair, a tradition dating back 736 years!
- Visit Wayne Manor, Wollaton Hall the home of Batman in the 2012 blockbuster! with 500 acres of gardens and parkland to explore
- Explore the Old County Gaol, Hang out in Hockley, the indie quarter & visit the world famous Lace Market and so much more....

The area of West Bridgford has it all and more!



Well Connected, Ideally Located

From top-rated schools and universities, to world-class sporting venues like Trent Bridge and The City Ground, everything you need is within easy reach. Excellent transport links make commuting simple, with the M1, Nottingham Train Station and East Midlands Airport all nearby.

At Chateau Mews, you're perfectly placed for work, leisure, and everything in between.

AMENITY / LANDMARK	DISTANCE (APPROX.)
CENTRAL AVENUE, W BRIDGFORD	0.5 MILES
NOTTINGHAM CITY CENTRE	2 MILES
NOTTINGHAM TRAIN STATION	1.8 MILES
EAST MIDLANDS AIRPORT	13 MILES
M1 MOTORWAY (JUNCTION 24)	10 MILES
RUSHCLIFFE COUNTRY PARK	6 MILES
UNIVERSITY OF NOTTINGHAM	3.5 MILES
NOTTINGHAM TRENT UNIVERSITY	2 MILES
QUEEN'S MEDICAL CENTRE (HOSPITAL)	3 MILES





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INVESTORS IN PEOPLE®
We invest in people Standard



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Important Information:

The items shown on this floorplan are for illustrative purposes only and may be subject to change. Layouts, dimensions, and positions of fixtures may vary from those indicated. Please speak to a Sales Advisor for specific details relating to your chosen plot.

Furniture layouts are indicative and not to scale. Items shown are not included in the sale.

This brochure contains computer generated images for illustrative purposes only. External finishes, landscaping, and plot configuration may vary. For further information and individual plot details, please consult a Sales Advisor.

All dimensions are approximate and should not be used to calculate carpet sizes, appliance space, or furniture fit. We operate a policy of continuous improvement. As a result, certain features – including kitchen and bathroom layouts, doors, windows, garages, and elevations – may vary over time. These particulars are intended as general guidance only and do not form part of any offer, contract or warranty. Changes can be made to the specification, or floor layout at any time and without notice.

