



SHINGLER HOMES

*The Signature Collection*

Premium homes with  
a signature difference

NESSCLIFFE, SHROPSHIRE

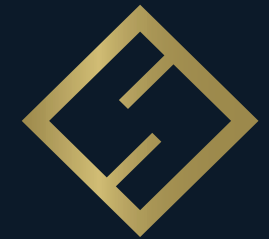
# Contemporary luxury in the heart of the Shropshire countryside

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# Welcome

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The Signature Collection by Shingler Homes is more than a place to live - it's a statement of style, comfort, and individuality.

Thoughtfully designed with distinctive architecture and contemporary luxury in sought-after locations, these exclusive homes are smaller in number but greater in distinction. They offer a premium living experience that celebrates quality, character, and the art of exceptional living - within a community made for those who value both home and lifestyle.



# Nesscliffe - A Picturesque Shropshire Village

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Nestled in the heart of rural Shropshire, Nesscliffe is a charming village just 8 miles northwest of Shrewsbury, offering the perfect blend of countryside tranquility and excellent connectivity. Positioned near the A5, Nesscliffe provides easy access to Oswestry, Shrewsbury, and the Welsh border, making it ideal for commuters and those seeking a peaceful lifestyle with modern convenience.

The village is renowned for Nesscliffe Hill Country Park, a stunning 70-hectare expanse of woodland and heathland with panoramic views across Shropshire and into Wales. This natural haven is rich in history, featuring an Iron Age hillfort, historic sandstone

quarries, and the legendary Kynaston's Cave, linked to the 15th-century outlaw Humphrey Kynaston. Walking trails, wildlife habitats, and scenic picnic spots make it a favourite for outdoor enthusiasts.

Community life thrives around St Andrew's Primary School and Nesscliffe Village Hall- a hub for events, clubs, meetings and celebrations. With a strong sense of heritage and easy access to Shrewsbury's amenities, Nesscliffe offers a unique opportunity to enjoy countryside living without compromise.



# Transport & Amenities



Birmingham  
1 hr 15 mins

M54  
20 mins

A5  
3 mins

Oswestry  
20 mins

Chester  
45 mins

Liverpool  
1 hr 20 mins

Wolverhampton  
1hr

Telford  
30 mins

Shrewsbury  
15 mins

Wrexham  
30 mins



## Nesscliffe

### Pubs & Dining

The Royal Hill, Edgerley  
The Cross Keys at Kinnerley  
A variety of restaurants in Shrewsbury & Oswestry

### Shopping & Essentials

Local village shop and post office within walking distance  
Major supermarkets and retail parks in Shrewsbury

### Schools & Family

St Andrew's Primary School nearby  
Packwood School  
The Corbet School  
Adcote School for Girls  
Local nurseries and family services

### Leisure

Nesscliffe Hill Country Park  
Woodland walks, cycling routes, panoramic views





# NESSCLIFFE

*The Signature Collection*

## House Types

4 Bed

● Edgecliffe

Plot 1

● Ridgecroft

Plot 2



4 BEDROOM DETACHED WITH SINGLE GARAGE

# Edgecliffe



Edgecliffe is a beautifully designed detached family home that blends generous space with a thoughtful layout. From the welcoming hallway, you are able to access the garage, a practical utility room and the ground floor bedrooms. The principal bedroom provides a private retreat with its own en-suite, complemented by two additional bedrooms and a family bathroom.

Upstairs, you step into a spacious living room measuring 5.20m x 5.63m, perfect for family gatherings and relaxed evenings. The open-plan kitchen and dining areas form the heart of the home, creating an inviting space for cooking, dining, and entertaining with doors opening out on the garden. An additional bedroom with its own en-suite offers flexibility for guests or multi-generational living. The design flows seamlessly, with the first floor centered around social spaces and the ground floor offering privacy and comfort for every member of the household.

## 1985 sqft

### Ground Floor

(W X L)

Hallway  
4.89m x 4.63m

Utility  
1.83m x 1.98m

Bedroom 1  
5.20m x 2.80m

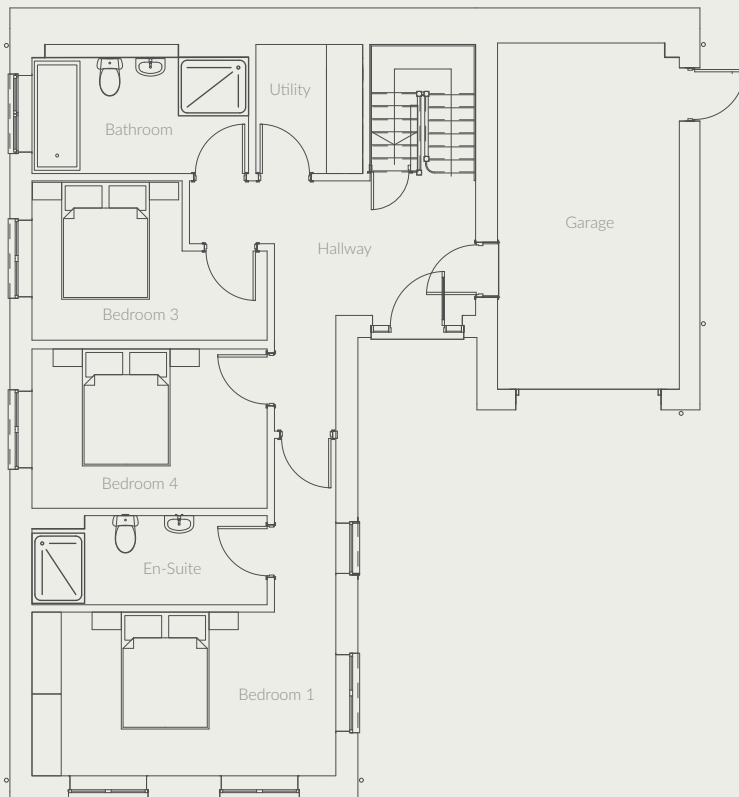
En-Suite  
4.02m x 1.65m

Bedroom 3  
4.02m x 2.73m

Bedroom 4  
4.02m x 2.73m

Bathroom  
3.70m x 1.98m

Garage  
3.11m x 5.92m



### First Floor

(W X L)

Landing  
3.38m x 4.63m

WC  
1.45m x 2.21m

Store  
0.99m x 2.00m

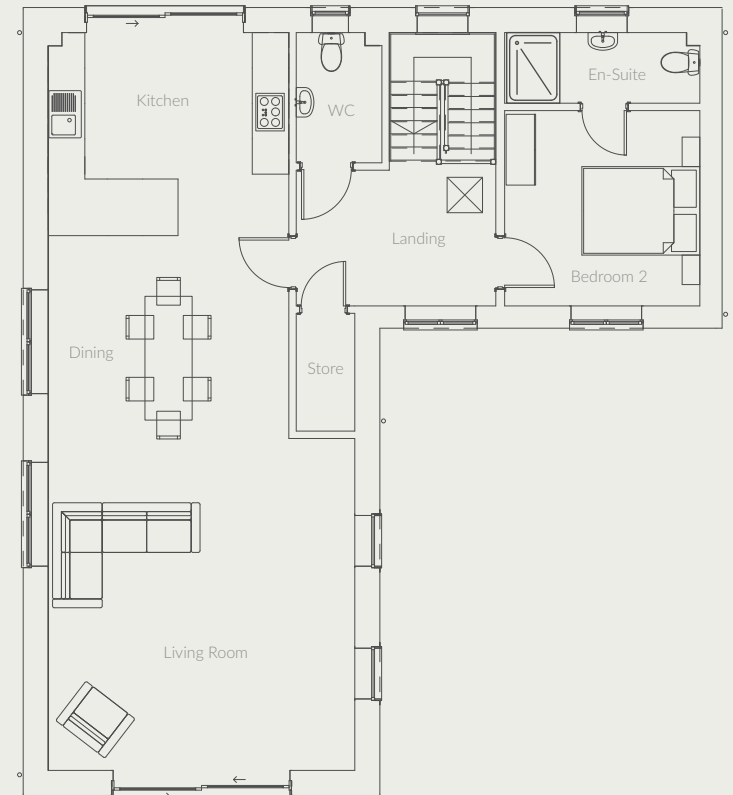
Living Room  
5.20m x 5.63m

Kitchen  
4.08m x 3.44m

Dining  
4.08m x 3.44m

Bedroom 2  
3.31m x 3.31m

En-Suite  
3.31m x 1.20m



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4 BEDROOM DETACHED WITH SINGLE GARAGE

# Ridgecroft



Ridgecroft combines modern elegance with practical family living. At its heart lies an expansive kitchen and dining area, designed for entertaining and everyday life, with doors opening onto the rear garden. The comfortable living room provides a cosy space to unwind, while a pantry adds valuable storage and functionality. The first-floor principal bedroom impresses with generous proportions and a private en-suite.

On the ground floor, three further bedrooms, including one with its own en-suite, and a family bathroom ensure space and flexibility for all. The layout offers smooth transitions from the entrance hall to the open-plan living areas, with bedrooms arranged for privacy and convenience.

## 1901 sqft

### Ground Floor

(W X L)

**Hallway**  
5.08m x 3.91m

**Utility**  
1.63m x 2.69m

**Bedroom 2**  
3.65m x 3.45m

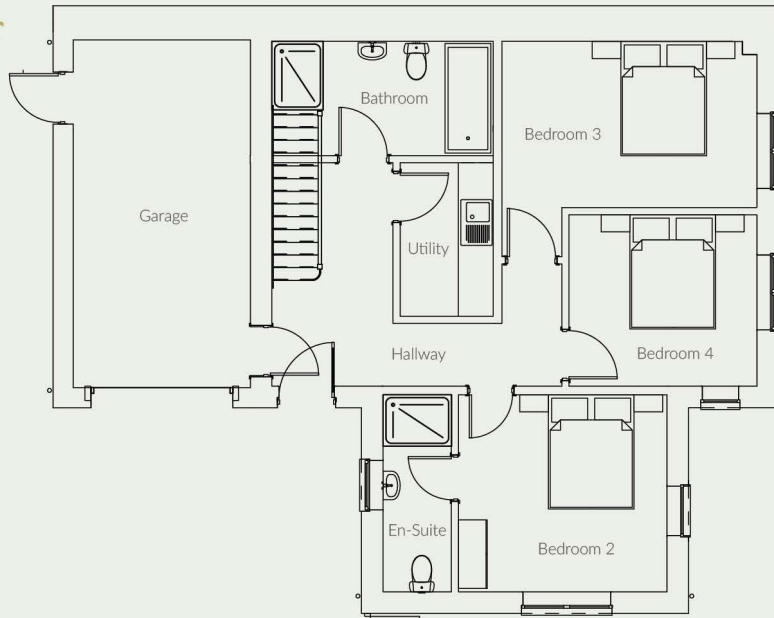
**En-Suite**  
1.20m x 3.45m

**Bedroom 3**  
4.47m x 3.77m

**Bedroom 4**  
3.29m x 3.00m

**Bathroom**  
3.88m x 2.00m

**Garage**  
3.10m x 6.09m



### First Floor

(W X L)

**Landing**  
2.47m x 4.21m

**WC**  
1.14m x 1.94m

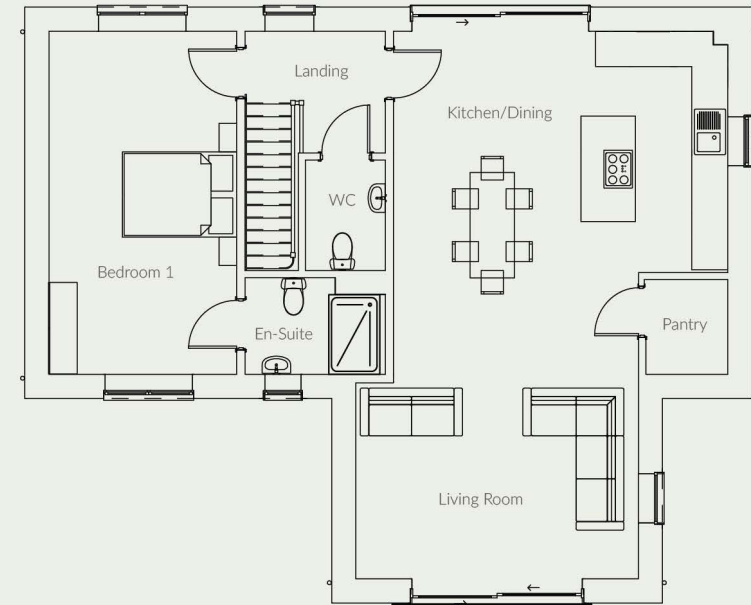
**Pantry**  
1.45m x 1.41m

**Living Room**  
4.97m x 3.39m

**Kitchen/Dining**  
5.88m x 6.19m

**Bedroom 1**  
3.30m x 6.04m

**En-Suite**  
2.47m x 1.70m



## SPECIFICATION

# Building homes you'll be proud to own



### Plots

EDGECLIFFE

RIDGECROFT

### Kitchen

Choice of quality fitted kitchen units	✓	✓
Bosch black built in/under double oven	✓	✓
Bosch microwave oven	✓	✓
Bosch 5 ring induction hob	✓	✓
Bosch black angled extractor hood	✓	✓
Integrated dishwasher	✓	✓
Plumbing for washing machine	✓	✓
Integrated fridge freezer	✓	✓
Silestone worktops in the kitchen and utility	✓	✓
Silestone overhang to island		✓
Silestone overhang to breakfast bar	✓	
Chrome mixer taps and composite inset sink	✓	✓
Chrome mixer taps and ceramic sink to utility		✓
Pelmet lighting to kitchen only	✓	✓
Choice of ceramic floor tiles to kitchen and utility	✓	✓

### Bathrooms and en-suites

Contemporary white bathroom suites with jacuzzi bath	✓	✓
Contemporary chrome taps	✓	✓
Inset shower tray with concealed thermostatic controls, rainwater head and glass shower screen to ensuite 1 and bathroom	✓	✓
Low profile shower tray with thermostatic mixer tap and sliding glass screen to ensuite 2	✓	✓
Vertical anthracite electric radiator in bathroom, en-suites and WC	✓	✓
Contemporary vanity unit to ensuite 1 and bathroom	✓	✓
LED Mirror with shaver point over basin in ensuite 1 and bathroom	✓	✓
Shaver point to en-suite in bedroom 2	✓	✓
Choice of wall tiles	✓	✓
Shower areas fully tiled	✓	✓
All bathrooms half tiled	✓	✓
Splashback tiling only		
Choice of ceramic floor tiles to bathroom, ensuite and W.C	✓	✓

Plots	EDGECLIFFE	RIDGECROFT
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## General

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

## TV/Broadband/Electrical

TV & satellite point to living room	✓	✓
TV point to principal bedroom	✓	✓
BT point to kitchen	✓	✓
Doorbell	✓	✓
Digital aerial fitted in loft	✓	✓
Fibre to the premises (FTTP)	✓	✓
Data points to understairs cupboard	✓	
Data point to store cupboard in utility		✓
Downlights to all wet rooms	✓	✓
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 both floors	✓	✓
Energy efficient lighting throughout	✓	✓
Cavity, floor, wall and roof insulation to the latest regulations	✓	✓

Plots	EDGECLIFFE	RIDGECROFT
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## 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	✓	✓
10 year warranty (Advantage Insurance)	✓	✓
Carbon monoxide detectors where applicable	✓	✓

## Parking & External

Block paved drives	✓	✓
Integral single garage	✓	✓
Detached single garage		
Electrically operated garage doors to garage	✓	✓
Textured concrete paving slabs to paths and patio	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓
External cold tap to upper and lower garden	✓	✓
Turf front and rear gardens	✓	✓

## Fireplaces

Log burner	✓	✓
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*This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Shingler Homes reserves the right to change or alter the details or specifications where necessary. Any measurements or distances provided are approximate.*

*All computer generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales executive for further information.*



# A beautiful location for your new home

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