



# CRICKETERS' MEADOW

An exciting collection of quality homes in Pontesbury







## PONTESBURY

Pontesbury is one of Shropshire's largest villages, set on the edge of the Shropshire Hills Area of Outstanding Natural Beauty.

The village boasts all the facilities required for a thriving and welcoming community, including a medical centre, dentist's surgery and pharmacy. Education facilities extend from the Ark Nursery, which is adjacent to Cricketers' Meadow, to a primary school rated as "outstanding" by OFSTED and the respected Mary Webb School and Science College. There is also a thriving "University of the Third Age" together with many other sports and social clubs for young and old.

Village shops include a craft baker and butcher, a new Co-op mini supermarket, hair salons, DIY shop, florist, garage and Post Office.

Pontesbury has three pubs, the historic Plough, located in the heart of the old village, the Horseshoes and the Nags Head which is renowned for its bowling green, good food and real ales. In addition there are two Chinese restaurants, an Indian restaurant and a coffee shop.

The A5 / M54 is only 4 miles away making commuting to Shrewsbury, Telford or the West Midlands an easy option.



St George's Church, Pontesbury

## THE HOMES

Cricketers' Meadow comprises a collection of nine different dwellings, from the two bedroom Belgrave to the large, four bedroom Cardington. The popular Whittington bungalow is also available.

Cricketers' Meadow features two attractive areas of open space. A small green will be situated behind the new Community Hub whilst a larger area of public parkland will be created between the development and the village playground. It is expected that these facilities will be adopted by the Parish Council.

All of the properties are available with Help to Buy, the government backed shared equity scheme.



The Plough Inn, Pontesbury

## INCLUDED IN EACH HOME...

- NHBC 10-year Build-mark warranty
- Gas central heating
- UPVC windows
- Ground floor cloakroom
- En-suite to master bedroom^
- Choice of kitchen units with granite, quartz or Formica worktops\*^
- Range cooker or oven and hob^
- Integrated dishwasher and fridge freezer^
- Contemporary white bathrooms
- Choice of wall and floor tiles\*^
- Stovax multi-fuel burner (Rydal & Cardington)
- Sliding door wardrobes^
- Wireless alarm^
- Garage^
- Turf laid to front garden
- Fibre ready (FTTP)

\* At relevant stage

^ As specified for individual house types - ask Sales Advisor for full details.



CRICKETERS' MEADOW

KEY

- WHITTINGTON
- BELGRAVE
- GRANGE
- BERWICK
- ARUNDEL
- EARLSDALE
- GRASMERE
- RYDAL
- CARDINGTON
- AFFORDABLE HOMES



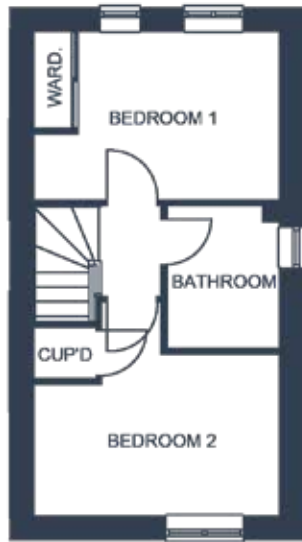
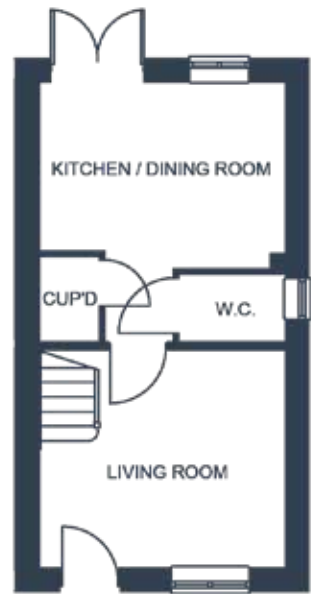
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# BELGRAVE

PLOTS

33, 34, 35, 36, 37, 38, 49, 50



An appealing two-bedroom semi-detached home with patio doors leading from the spacious kitchen/diner into the rear garden.

This pretty home includes a downstairs WC and fitted wardrobes to bedroom one.

## GROUND FLOOR

Living Room  
12'6 x 11' - 3800 x 3355

Kitchen/Dining Room  
12'6 x 9'5 - 3800 x 2875

## FIRST FLOOR

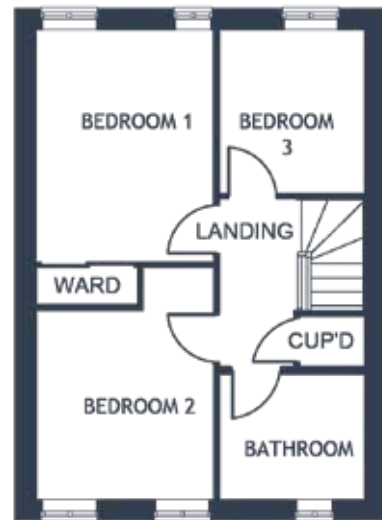
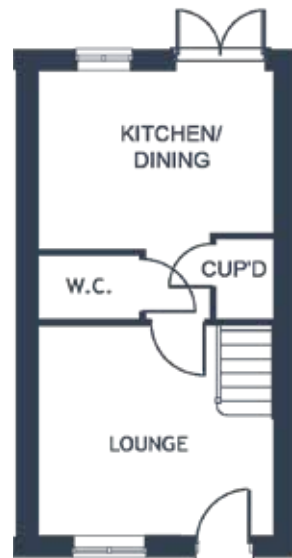
Bedroom 1  
10'3 x 8'7 - 3115 x 2605

Bedroom 2  
12'6 x 8'3 - 3795 x 2505

# GRANGE (BELGRAVE VARIATION)

PLOTS

02, 05, 08, 55, 71



The Grange is a low maintenance three-bedroom house ideal for a young family.

On the ground floor there is an open-plan kitchen/diner and separate lounge.

Bedroom 1 has fitted wardobes and bedroom 3 can be used as a study.

## GROUND FLOOR

Kitchen/Dining  
12'6 x 9'5 - 3800 x 2880

Living Room  
12'7 x 11'2 - 3820 x 3390

## FIRST FLOOR

Bedroom 1  
12'2 x 9'3 - 3705 x 2830

Bedroom 2  
9'11 x 9'3 - 3025 x 2830

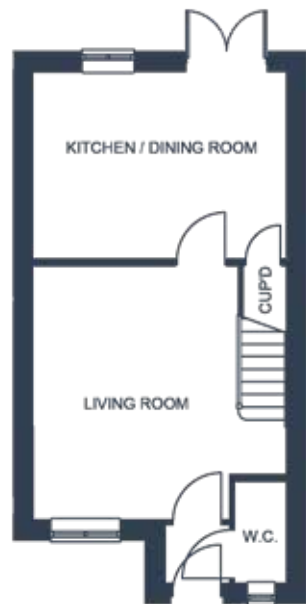
Bedroom 3  
8'7 x 7'8 - 2610 x 2325



# BERWICK

PLOTS

03, 04, 06, 07, 32, 39, 51, 53, 56, 58, 65, 70



## GROUND FLOOR

Living Room  
**14'9 x 12' - 4505 x 3645**

Kitchen/Dining Room  
**14'9 x 10'10 - 4500 x 3310**

## FIRST FLOOR

Bedroom 1  
**12'3 x 8'3 - 3725 x 2510**

Bedroom 2  
**11'4 x 8'3 - 3450 x 2510**

Bedroom 3  
**8'2 x 6'3 - 2475 x 1910**

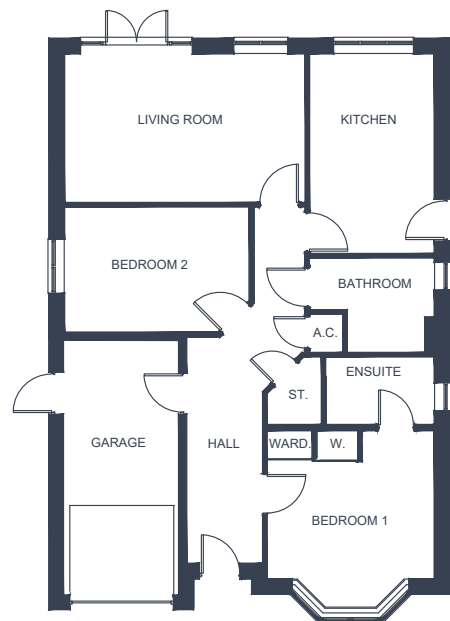
An attractive semi-detached home offering a large kitchen/dining room with patio doors leading to the garden.

There are three good sized bedrooms with fitted wardrobes to bedrooms 1 & 2.

# WHITTINGTON

PLOTS

66, 67, 68, 69



## GROUND FLOOR

Living Room  
**17'4 x 10'9 - 5285 x 3275**

Kitchen  
**14'5 x 9' - 4390 x 2750**

Bedroom 1  
**12'9 x 12'1 - 3875 x 3680**

Bedroom 2  
**13'4 x 9'1 - 4060 x 2765**

The Whittington is a spacious and low maintenance two-bedroom bungalow with garage.

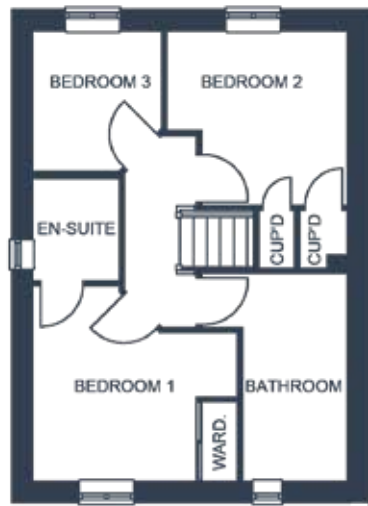
Bedroom 1 benefits from an en-suite shower room and fitted wardrobes. The living room has double doors leading out to the garden.



# ARUNDEL

PLOTS

01, 09, 48, 52, 54, 57, 64, 72



This three-bedroom semi-detached home includes a large lounge with a pretty bay window. The kitchen/diner has double doors leading to the rear garden.

Bedroom 1 benefits from an en-suite shower room and fitted wardrobes.

## GROUND FLOOR

Living Room  
17'2 x 11'1 - 5230 x 3385

Kitchen/Dining Room  
17'2 x 9'1 - 5230 x 2755

## FIRST FLOOR

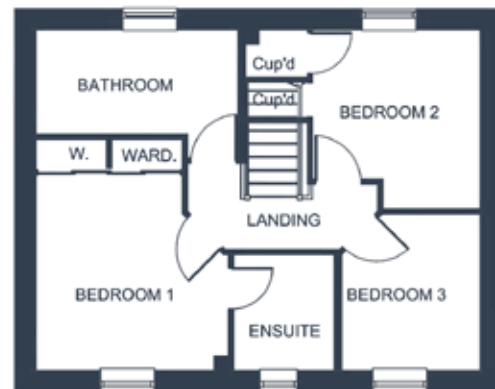
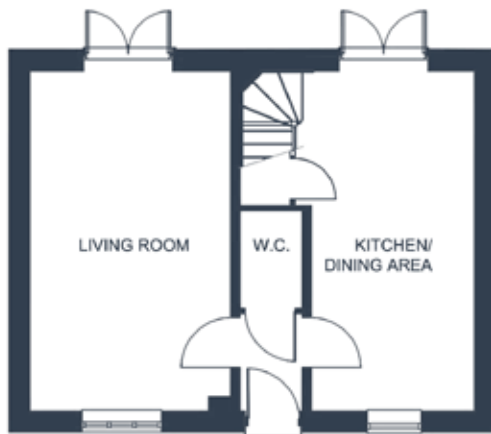
Bedroom 1  
10'8 x 8'11 - 3255 x 2720

Bedroom 2  
9'10 x 9'6 - 3005 x 2905

Bedroom 3  
7'8 x 7'1 - 2335 x 2145

PLOTS

31 & 40



The Arundel is a three-bedroom detached house with a spacious open-plan kitchen/diner.

There are patio doors leading to the rear garden from the kitchen/diner and living room.

Upstairs there are three good sized bedrooms with fitted wardrobes and en-suite to the master bedroom.

## GROUND FLOOR

Living Room  
18'9 x 11'1 - 5710 x 3385

Kitchen/Dining Room  
18'10 x 9'1 - 5730 x 2755

## FIRST FLOOR

Bedroom 1  
12'10 x 10'8 - 3900 x 3255

Bedroom 2  
13' x 9'11 - 3955 x 3015

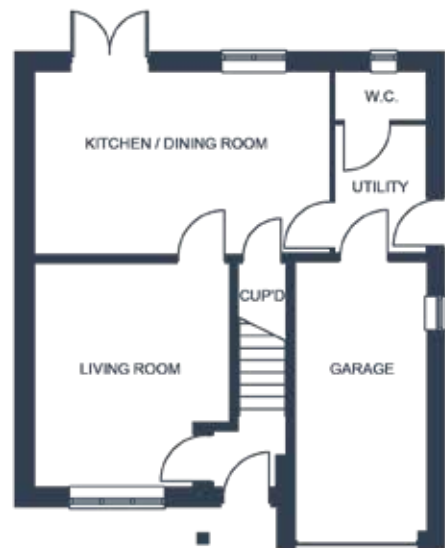
Bedroom 3  
8'8 x 7'8 - 2645 x 2335



# EARLSDALE

PLOTS

19, 20, 41, 43, 46, 83, 84



The Earlsdale is a spacious three-bedroom detached home with large kitchen/dining room and separate utility space.

Bedroom 1 benefits from fitted wardrobes and an en-suite shower room. Fitted wardrobes are also in bedroom 2.

GROUND FLOOR

Living Room  
13'8 x 11'11 - 4165 x 3625

Kitchen/Dining Room  
18' x 11'2 - 5485 x 3405

FIRST FLOOR

Bedroom 1  
12'2 x 11'5 - 3695 x 3470

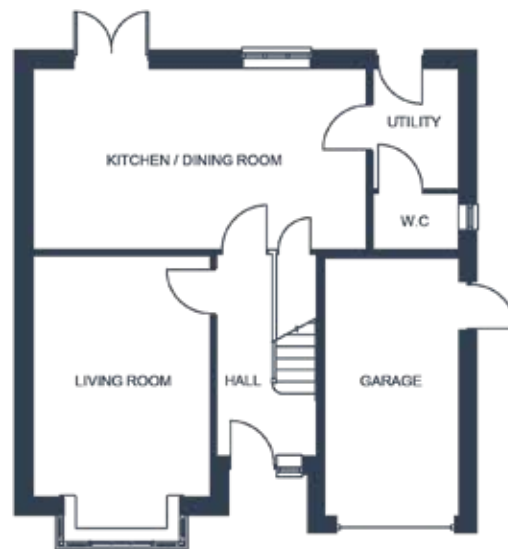
Bedroom 2  
12'5 x 11'5 - 3775 x 3485

Bedroom 3  
11'2 x 7'11 - 3410 x 2405

# GRASMERE

PLOTS

11, 15, 21, 24, 29, 30, 42, 44, 45, 47, 85, 86



A well-proportioned four-bedroom home, which is the ideal choice for families.

A spacious living room with an attractive bay window, combined with a large master bedroom with superb en-suite shower room.

Plot 86 has a double garage.

GROUND FLOOR

Living Room  
15'3 x 11'3 - 4655 x 3420

Kitchen/Dining Room  
21'2 x 11'6 - 6435 x 3495

FIRST FLOOR

Bedroom 1  
12'11 x 11'3 - 3945 x 3420

Bedroom 2  
11'8 x 10'4 - 3565 x 3145

Bedroom 3  
14' x 8'9 - 4255 x 2655

Bedroom 4  
10'4 x 7'11 - 3145 x 2410



# RYDAL

PLOTS  
 10, 12, 14, 16, 17, 23, 25



## GROUND FLOOR

Living Room  
 16'6 x 10'6 - 5040 x 3210  
 Kitchen/Dining Room  
 27'9 x 11' - 8450 x 3350  
 Study  
 8'11 x 8'6 - 2725 x 2595

## FIRST FLOOR

Bedroom 1  
 15'2 x 10'6 - 4625 x 3210  
 Bedroom 2  
 12'5 x 9'2 - 3790 x 2795  
 Bedroom 3  
 10'6 x 10'1 - 3195 x 3075  
 Bedroom 4  
 10'10 x 7'10 - 3295 x 2395



This distinctly attractive four-bedroom home offers spacious, adaptable accommodation with garage.  
 The large kitchen/dining room offers double doors to the rear garden. A desirable home for the growing family.  
 Large living room with feature inglenook fireplace.  
 Each home has a double garage.

# CARDINGTON

PLOTS  
 13, 18, 22, 26, 27, 28



## GROUND FLOOR

Living Room  
 18'1 x 12'9- 5520 x 3890  
 Kitchen/Dining Room  
 28' x 10'8 - 8530 x 3240  
 Study  
 10'4 x 8'10 - 3150 x 2700

## FIRST FLOOR

Bedroom 1  
 13'8 x 10'10 - 4175 x 3310  
 Bedroom 2  
 12' x 10'6 - 3670 x 3200  
 Bedroom 3  
 12'8 x 9' - 3850 x 2750  
 Bedroom 4  
 9' x 8'7 - 2750 x 2610



The Cardington is an impressive four-bedroom home.  
 The open kitchen/dining room provides space for today's modern family lifestyle, with double doors opening to the garden, creating a spacious living environment.  
 Large living room with feature inglenook fireplace.  
 Each home has a double garage.



SHREWSBURY

A458

A488

A5

Cricketer's Meadow

Pontesbury

Minsterley

A49

Shropshire Hills AONB

## WHO TO CONTACT

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## WHERE TO GO

HALL BANK,

PONTESBURY,

SHREWSBURY

**SY5 0RF**

## SALES & MARKETING SUITE OPENING TIMES:

Thursday-Monday 10am - 5pm

*(Closed Tuesdays & Wednesdays)*



### THE DEVELOPER

Shropshire Homes is an award-winning house-builder, which has over 35 years of experience developing homes of quality and character in the most desirable locations in and around Shropshire.



### HELP TO BUY\*

This government backed scheme will enable many purchasers to benefit from 20% shared equity loan and purchase a new home with 5% deposit. Help to Buy is available to both first-time buyers and existing homeowners. Please ask our Sales Advisor for details.

\*Subject to status, terms & conditions

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