



# TIBBERTON FIELDS

A stylish collection of country homes

PHASE II



## TIBBERTON

Tibberton Fields is located in the vibrant village of Tibberton, approximately four miles from Newport town centre. Tibberton village is a beautiful and quaint location, ideal for families, first-time buyers or downsizers looking for a quality home in a charming setting.

The village includes a primary school rated 'outstanding' by Ofsted, a local pub and a community shop. There is a regular bus service which links to Shrewsbury and Newport, with each boasting a superb range of services and facilities.

For those who enjoy the great outdoors, the River Meese flows to the north of the village through extensive fields and woodlands, making the perfect evening stroll for you and your family.

## THE HOMES

Tibberton Fields offers a selection of 15 family homes, including two bungalows. Each home is traditionally constructed on two storeys with a garage and private garden. Every home is finished to a high-quality specification creating a stylish interior for a modern and comfortable lifestyle.



## INCLUDED IN EACH HOME...

- NHBC 10-year Buildmark warranty
- Gas central heating
- UPVC windows
- Ground floor cloakroom
- En-suite to master bedroom
- Choice of kitchen units with granite/quartz worktops\*
- Range cooker or oven and hob^
- Integrated dishwasher and fridge freezer\*^
- Contemporary white bathrooms
- Choice of wall and floor tiles\*^
- Focal Point fire (Earlsdale & Grasmere)
- Stovax multi-fuel burner
- Sliding door wardrobes\*
- Garage

TENURE - All homes are freehold. A small service charge may be levied to cover maintenance on communal area.

\*At relevant stage and as specified for individual house types - ask Sales Advisor for full details.

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



TIBBERTON FIELDS

KEY

RYDAL

CARDINGTON

LEATHERBY

HAWKSMOOR

LOWESTOFT

AFFORDABLE



RYDAL

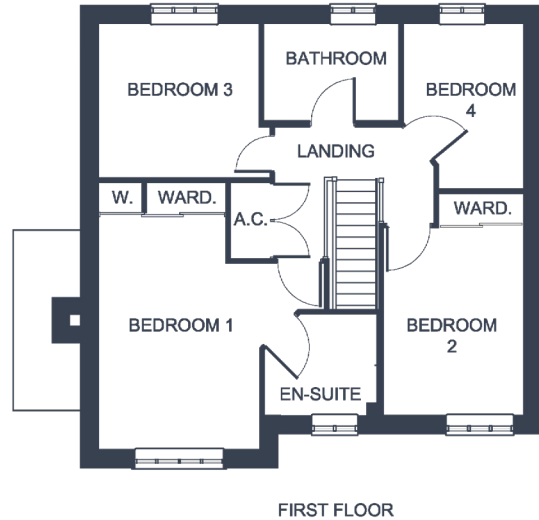
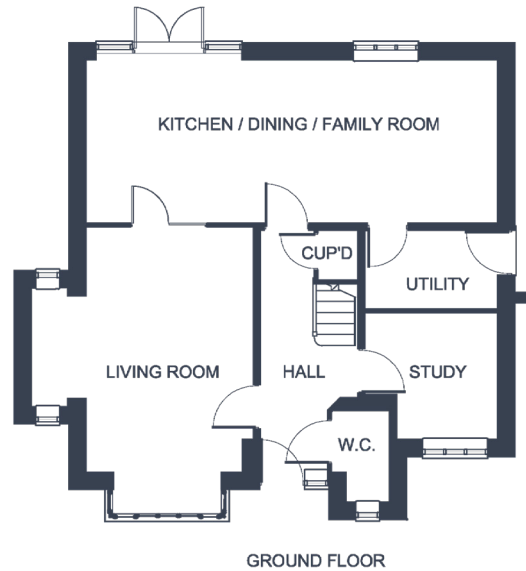
PLOTS

01

07

08

22



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/breakfast room offers double doors to the rear garden. A desirable home for the growing family.



# CARDINGTON

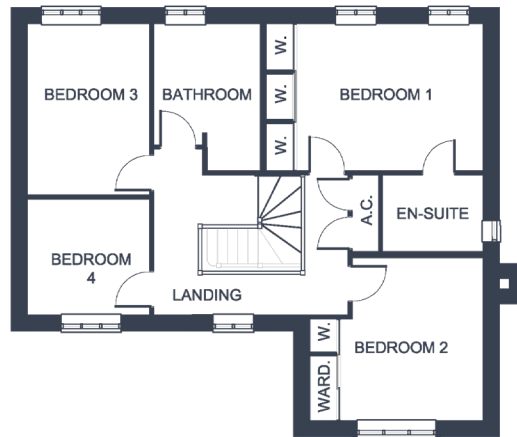
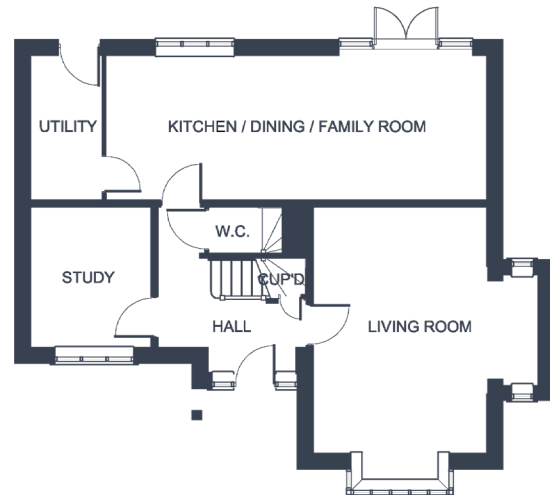
PLOTS

05

06

09

21



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/breakfast room provides space for today's modern family lifestyle, with double doors opening to the garden, creating a spacious living environment.

Each home has a double garage.

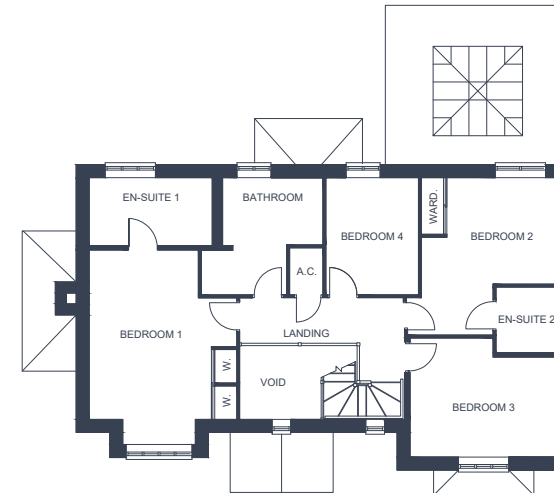
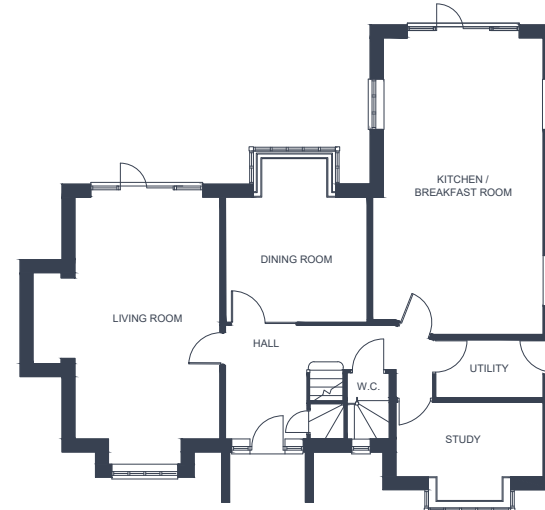
# LETHABY

PLOTS

03

04

11



GROUND FLOOR

Living Room  
21'4 x 12'9 (6490 x 3890)

Kitchen/Breakfast Room  
26'1 x 14'1 (7955 x 4290)

Dining Room  
12'6 x 11' (3800 x 3355)

Study  
13' x 6'7 (3951 x 2005)

FIRST FLOOR

Bedroom 1  
14'11 x 10'9 (4545 x 3280)

Bedroom 2  
12' x 9'5 (3645 x 2859)

Bedroom 3  
13' x 8'10 (3951 x 2682)

Bedroom 4  
10'4 x 8'2 (3145 x 2485)

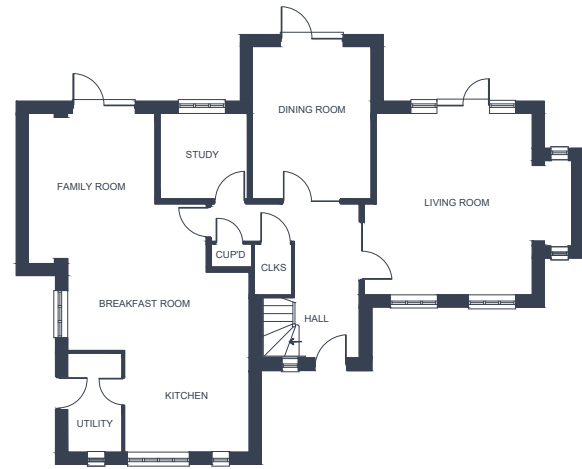
The Letherby, elegantly attractive from inside and out, this four-bedroom house makes an appealing home for a family.

The open-plan kitchen/breakfast room and separate living room have large patio doors leading to the rear garden.

Upstairs bedrooms 1 & 2 have en-suites and fitted wardrobes



# HAWKSMOOR



PLOTS

02

10

This exquisite home has a show stopper downstairs open-plan kitchen/ breakfast/family room with patio doors leading to the rear garden. As well as a large separate living room, dining room, study and utility.

The living room boasts a stylish inglenook fireplace with a log burning stove, ideal for the winter months.

Upstairs there are four good-sized bedrooms two of which have en-suite and fitted wardrobes.

Each home has a double garage.

GROUND FLOOR

Living Room

**5190 (17') x 4462 (14'8)**

Kitchen/Breakfast/Family room

**9690 (31'10) x 5190 (17')**

Dining room

**4352 (14'3) x 3390 (11'2)**

Study

**2493 (8'2) x 2440 (8')**

FIRST FLOOR

Bedroom 1

**5215 (17'1) x 4845 (15'11)**

Bedroom 2

**5190 (17') x 2850 (9'4)**

Bedroom 3

**4422 (14'6) x 3390 (11'2)**

Bedroom 4

**5210 (17'1) x 2510 (8'3)**

# LOWESWATER



PLOTS

23

24

The popular Loweswater bungalow is designed for comfort and ease, whilst still maintaining a stylish interior for the modern lifestyle.

The master bedroom has fitted wardrobes and en-suite.

There is a large kitchen/family room with two sets of patio doors leading to the rear garden.

The separate living room and dining room offer other alternatives for relaxation and entertaining family and friends. The dining room also has patio doors leading to the rear garden.

GROUND FLOOR

Living Room

**5447 (17'11) x 3677 (12'1)**

Kitchen/Family Room

**5925 (19'5) x 4915 (16'2)**

Dining Room

**4125 (13'7) x 3970 (13')**

BEDROOMS

Bedroom 1

**3810 (12'6) x 3318 (10'11)**

Bedroom 2

**3765 (12'4) x 2582 (8'6)**

Bedroom 3

**3172 (10'5) x 2809 (9'3)**



## WHERE TO GO

### FROM M54

Take junction 6 A5223 exit to A442 – Telford West / Whitchurch  
Next roundabout 3rd exit onto A5223  
Next 3 roundabouts take 2nd exit to continue on A5223  
Next roundabout continue straight over onto A442  
After 3 miles turn right onto B5062  
After 3.5 miles turn left for Tibberton  
After 0.2 miles the destination is on your right

### FROM NEWPORT

Take B5062 out of town  
Continue for 4 miles until right turn for Tibberton  
After 0.2 miles the destination is on your right

SAT NAV TF10 8NS

## WHO TO CONTACT

For all enquiries: 01743 761789

Website: [www.shropshire-homes.com](http://www.shropshire-homes.com)

Email: [sales@shropshire-homes.com](mailto:sales@shropshire-homes.com)

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### THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, 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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