



Find your way around

SUTTON GRANGE PHASE 2

SHREWSBURY | SHROPSHIRE

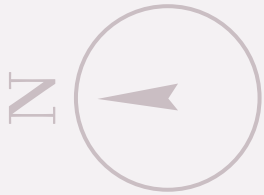
Get to know

SUTTON GRANGE PHASE 2

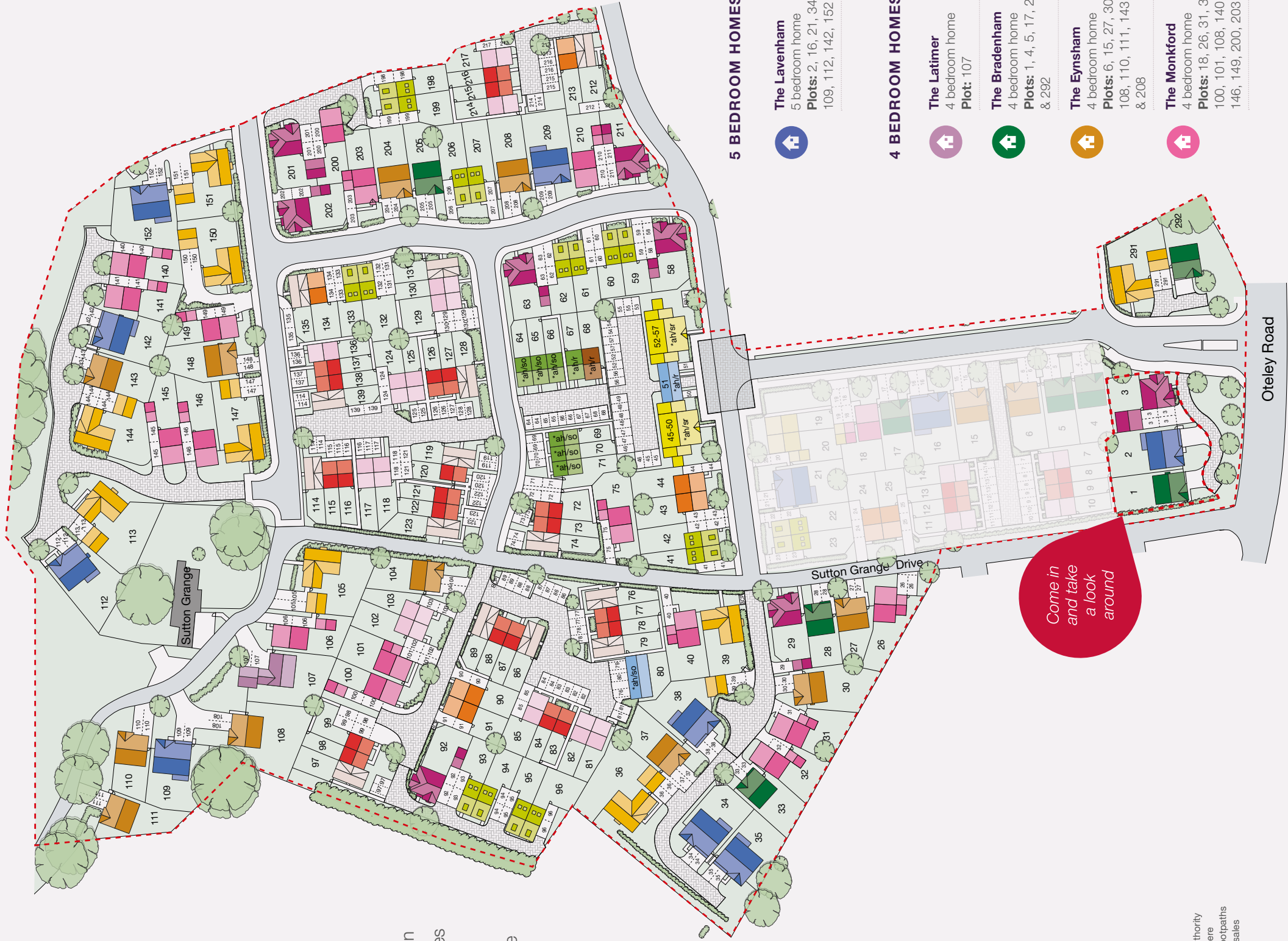
SHREWSBURY | SHROPSHIRE

The Sutton Grange development features a collection of traditional two, three, four and five-bedroom homes in the Shropshire area.

Located in a peaceful and picturesque region on the edge of Shrewsbury town in Rea Brook Valley, the development is ideal for buyers looking to combine convenience with the countryside.



Come in
and take
a look
around



4 BEDROOM HOMES



The Clifford
4 bedroom home
Plots: 3, 29, 58, 63, 92, 201, 202 & 211



The Barley
4 bedroom home
Plots: 36, 39, 105, 113, 144, 147, 150, 151 & 291



The Belbury
4 bedroom home
Plots: 19 & 20

3 BEDROOM HOMES



The Dadford
3 bedroom home
Plots: 7, 10, 11, 14, 81, 82, 85, 102, 103, 117, 118, 124, 125, 129, 130, 136, 214 & 217



The Flatford
3 bedroom home
Plots: 24, 25, 43, 44, 90, 91, 134 & 213



The Ingletton
3 bedroom home
Plots: 22, 23, 41, 42, 59-62, 93-96, 132, 133, 198, 199, 206 & 207



The Milldale
3 bedroom home
Plots: 74, 76, 79, 86, 89, 97, 114, 119, 123, 128, 131, 135, 139 & 212



3 bedroom home
Plot: 68

2 BEDROOM HOMES



The Beckford
2 bedroom home
Plots: 8, 9, 12, 13, 72, 73, 77, 78, 83, 84, 87, 88, 98, 99, 115, 116, 120-122, 126, 127, 137, 138, 215 & 216



2 bedroom home
Plots: 64-67 & 69-71



2 bedroom coach house
Plot: 51 & 80

1 & 2 BEDROOM HOMES



1 & 2 bedroom homes
Plots: 45-50 & 52-57



The Lavenham
5 bedroom home
Plots: 2, 16, 21, 34, 35, 38, 109, 112, 142, 152 & 209

4 BEDROOM HOMES



The Latimer
4 bedroom home
Plot: 107



The Bradenham
4 bedroom home
Plots: 1, 4, 5, 17, 28, 33, 205 & 292



The Eynsham
4 bedroom home
Plots: 6, 15, 27, 30, 37, 104, 108, 110, 111, 143, 148, 204 & 208



The Monkford
4 bedroom home
Plots: 18, 26, 31, 32, 40, 75, 100, 101, 108, 140, 141, 145, 146, 149, 200, 203 & 210

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 52871 TVNM MARCH 2019

*ah/r = Affordable Rent
*ah/so = Shared Ownership
*ah/sr = Social Rent
BCP = Bin Collection Point

SUTTON GRANGE PHASE 2

Oteley Road
Shrewsbury
Shropshire
SY2 6QJ

CONTACT US ON

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Facebook taylorwimpey

taylorwimpey.co.uk

FROM M54:

- Head west on M54 and continue onto A5, going straight over the next roundabout
- At the roundabout, take the third exit onto Thieves Lane/B4380
- Go through the next two roundabouts and continue straight along Oteley Road to reach the development

FROM CENTRAL SHREWSBURY:

- Leave central Shrewsbury east over the English Bridge
- Having passed the abbey on your right, stay in the right hand lane as you temporarily join the A458, following signs and road markings for Belle Vue
- Immediately turn right onto Old Potts Way before taking a left onto the A5191 (Coleham Head)
- Drive for just over a mile and at the roundabout take the second exit on Oteley Road
- The development entrance will be on your right after a quarter of a mile



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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

A 5 bedroom detached house with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 153.0 sq. m. / 1,646 sq. ft.

GROUND FLOOR



Kitchen *max.* 5.69m x 3.30m 18' 8" x 10' 10"

Lounge *min.* 5.26m x 3.90m 17' 3" x 12' 10"

Dining Room 3.06m x 3.20m 10' 1" x 10' 6"

FIRST FLOOR



Bedroom 1 *max/min.* 4.53m x 3.81m 14' 10" x 12' 6"

Bedroom 2 3.81m x 3.52m 12' 6" x 11' 7"

Bedroom 3 3.40m x 2.69m 11' 2" x 8' 10"

Bedroom 4 3.28m x 2.69m 10' 9" x 8' 10"

Bedroom 5 *min.* 2.85m x 3.00m 9' 4" x 9' 10"



Plot: 209

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 51033 TWNM / November 2018

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THE BRADENHAM

4 BEDROOM HOME



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THE BRADENHAM

A 4 bedroom detached house with integral garage which offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. An en suite master bedroom and three further bedrooms occupy the first floor, along with a family bathroom.

TOTAL 107.1 sq. m. / 1,153 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area 5.42m x 2.35m 17' 10" x 7' 9"

Lounge 4.64m x 3.43m 15' 3" x 11' 3"

Dining Room 2.87m x 2.35m 9' 5" x 7' 9"

FIRST FLOOR



Bedroom 1 max. 4.43m x 4.02m 14' 6" x 13' 2"

Bedroom 2 max. 4.37m x 2.67m 14' 4" x 8' 9"

Bedroom 3 max. 3.58m x 2.67m 11' 9" x 8' 9"

Bedroom 4 3.32m x 2.40m 10' 11" x 7' 11"



Plot: 205

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THE EYNESHAM

4 BEDROOM HOME



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THE EYNSHAM

A superb 4 bedroom detached home, The Eynsham provides all the practicality and living space you could need. A fitted kitchen with breakfast area features French doors leading to the garden, while a spacious lounge overlooks the front of the property and features double doors leading to a separate dining area. Two en suite bedrooms are found upstairs, along with two further bedrooms and family bathroom located off the central landing.

TOTAL 124.0 sq. m. / 1,334 sq. ft.

GROUND FLOOR



Kitchen	2.98m × 2.50m	9' 10" × 8' 3"
Lounge	5.59m × 3.32m	18' 4" × 10' 11"
Family Area	2.98m × 2.60m	9' 10" × 8' 7"
Dining Area	2.98m × 2.96m	9' 10" × 9' 9"

FIRST FLOOR



Master Bedroom max.	3.90m × 4.59m	12' 10" × 15' 1"
Bedroom 2 max.	4.16m × 2.90m	13' 8" × 9' 6"
Bedroom 3	3.14m × 2.70m	10' 3" × 8' 10"
Bedroom 4	2.58m × 3.13m	8' 5" × 10' 4"



Plots: 204 & 208

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THE MONKFORD

4 BEDROOM HOME



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THE MONKFORD

The Monkford is a spacious four bedroom home ideally suited to growing families or professional couples. The entrance hallway leads to a spacious kitchen/diner, a guest cloakroom, and a light and airy lounge with French doors to the garden. On the first floor is an en suite master bedroom, two double bedrooms, a bathroom, and a fourth bedroom which could be used as a study or nursery.

TOTAL 108.7 sq. m. / 1,170 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.29m × 3.62m	14' 1" × 11' 11"
Lounge	5.71m × 3.68m	18' 9" × 12' 1"

FIRST FLOOR



Bedroom 1	3.61m × 3.27m	11' 10" × 10' 9"
Bedroom 2	3.53m × 2.81m	11' 7" × 9' 3"
Bedroom 3 min.	2.81m × 2.52m	9' 3" × 8' 3"
Bedroom 4	2.35m × 2.23m	7' 9" × 7' 4"



Plots: 200, 203 & 210

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THE CLIFFORD

4 BEDROOM HOME



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THE CLIFFORD

The Clifford is a 4 bedroom detached home designed with family living in mind. A stunning open plan kitchen and dining area runs almost the entire width of the property, and features double doors to the garden. A handy utility room completes the downstairs. Upstairs, the master bedroom benefits from an en suite shower room. Three further good sized bedrooms and a family bathroom complete this floor.

TOTAL 125.0 sq. m. / 1,346 sq. ft.

GROUND FLOOR



Kitchen	2.88m x 3.43m	9' 6" x 11' 3"
Lounge	5.07m x 3.61m	16' 8" x 11' 10"
Study	2.75m x 3.05m	9' 0" x 10' 0"
Dining Area	2.88m x 2.48m	9' 6" x 8' 2"

FIRST FLOOR



Bedroom 1	3.67m x 3.56m	12' 1" x 11' 8"
Bedroom 2 max.	4.17m x 2.73m	13' 8" x 9' 0"
Bedroom 3	2.94m x 2.74m	9' 8" x 9' 0"
Bedroom 4 max.	2.94m x 2.67m	9' 8" x 8' 9"



Plots: 58, 63, 201, 202 & 211

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THE DADFORD

3 BEDROOM HOME



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THE DADFORD

With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.

TOTAL 70.0 sq. m. / 753 sq. ft.

GROUND FLOOR



Kitchen 3.37m x 2.23m 11' 1" x 7' 4"

Lounge/Dining Area max. 4.38m x 4.36m 14' 5" x 14' 4"

FIRST FLOOR



Bedroom 1 4.15m x 2.40m 13' 7" x 7' 10"

Bedroom 2 3.61m x 2.40m 11' 10" x 7' 10"

Bedroom 3 2.77m x 1.87m 9' 1" x 6' 2"



Plots: 129, 130, 214 & 217

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THE FLATFORD

3 BEDROOM HOME



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THE FLATFORD

With a versatile layout of the 3 bedroom Flatford is suited to couples and families alike. The lounge/diner has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

TOTAL 80.5 sq. m. / 866 sq. ft.

GROUND FLOOR



Kitchen *max.* 3.43m x 3.08m 11' 3" x 10' 1"

Lounge/Dining Area 4.72m x 3.70m 15' 6" x 12' 2"

FIRST FLOOR



Bedroom 1 *min.* 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 *max.* 3.70m x 2.00m 12' 2" x 6' 7"



Plots: 43, 44, 134 & 213

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THE INGLETON

3 BEDROOM HOME



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THE INGLETON

The Ingleton is a stylish three-bedroom, three-storey townhouse, perfect for couples and young families. On the ground floor is the kitchen/dining area, spacious lounge featuring French doors to the private rear garden and handy guest cloakroom. Upstairs, the first floor consists of two-bedrooms and a stylish family bathroom. The private master bedroom occupies the entire top floor with an en suite shower room and dressing area.

TOTAL 101.1 sq. m. / 1,089 sq. ft.

GROUND FLOOR



Lounge	3.93m x 3.77m	12' 11" x 12' 5"
Kitchen/Dining Area max.	5.55m x 2.87m	18' 3" x 9' 5"

FIRST FLOOR



Bedroom 2	3.93m x 3.79m	12' 11" x 12' 5"
Bedroom 3	3.39m x 1.90m	11' 1" x 6' 3"

SECOND FLOOR



Bedroom 1 max.	4.93m x 3.90m	16' 2" x 12' 10"
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Plots: 41, 42, 59-62, 132, 133, 198, 199, 206, 207

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THE MILLDALE

3 BEDROOM HOME



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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large lounge opening through French doors to the garden, as well as a separate kitchen/diner and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 80.7 sq. m. / 869 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.62m × 2.96m	15' 2" × 9' 9"
Lounge	4.62m × 3.23m	15' 2" × 10' 7"

FIRST FLOOR



Bedroom 1	3.23m × 2.83m	10' 7" × 9' 3"
Bedroom 2	3.03m × 2.61m	9' 11" × 8' 7"
Bedroom 3	3.03m × 1.92m	9' 11" × 6' 3"



Plots: 131, 135 & 212

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THE BECKFORD

2 BEDROOM HOME

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THE BECKFORD

The 2 bedroom Beckford starter home features a convenient layout for contemporary living. The entrance hallway leads to a lounge/dining room, which opens through French doors to the private rear garden. A practical kitchen, a guest cloakroom and under stairs storage complete the ground floor accommodation. Upstairs, the landing leads to the master bedroom. There's also a main bathroom and a second double bedroom.

TOTAL 56.0 sq. m. / 602 sq. ft.

GROUND FLOOR



Kitchen	3.02m x 1.85m	9' 11" x 6' 1"
Lounge/Dining Area max.	3.98m x 3.73m	13' 1" x 12' 3"

FIRST FLOOR



Bedroom 1 max.	3.98m x 2.56m	13' 1" x 8' 5"
Bedroom 2 max.	3.98m x 2.18m	13' 1" x 7' 2"



Plots: 215 & 216

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SUTTON GRANGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Sutton Grange.

Here you'll find a superb collection of two, three, four and five-bedroom homes.

Surrounded by rolling green fields, Sutton Grange offers a premium lifestyle for first-time buyers, professional couples and growing families alike.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

ENJOY LAID-BACK LIVING


Situated in a well sought-after area, Sutton Grange offers peaceful solace away from the hustle and bustle of everyday life.

Nestled in Shropshire's stunning countryside, Sutton Grange enjoys an idyllic setting near the Rea Brook Valley where a beautiful country park and local nature reserve provide stunning oak woodland, nature trails and breathtaking views as far as the eye can see.



 Pride Hill, Shrewsbury



 Shrewsbury is an historic town



 The Quarry, Shrewsbury

THE PERFECT PLACE TO BE

For commuter convenience, Sutton Grange boasts excellent links to the M54, A5 and A49 as well as being just a short drive away from the medieval market town of Shrewsbury, which boasts a range of restaurants, traditional pubs and boutique retailers.


Traditionally designed, the exceptional new homes at Sutton Grange offer a wealth of choice for buyers in a range of circumstances.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).




 Local shopping, Shrewsbury



 Shrewsbury Town Football Club



 The river Severn runs through Shrewsbury



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYSOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

