

Henley Grange

LUDLOW



Henley Grange Ludlow, Shropshire

DISCOVER YOUR NEW HOME

Henley Grange is an exceptional collection of luxury two, three and four bedroom homes situated on the edge of Ludlow, a vibrant market town in south Shropshire.

Sensitive to its semi-rural setting, Henley Grange captures the essence of a garden village, offering plenty of open space amidst tree-lined avenues and green footpaths. Ludlow town centre, with its unique high street of independent shops and award-winning restaurants, is within walking distance. So whether you're an urbanite or a country lover, a home at Henley Grange provides the best of both worlds.





Ludlow & the Shropshire Hills

ABOUT THE TOWN

Ludlow is a beautiful historic market town with an established reputation as a 'foodie destination'. It is renowned for its award-winning restaurants, unique independent shops, pubs and weekly farmer's market. It is host to vibrant festivals including the annual food and drink festival in September.

Ludlow has a medieval castle that dates from around 1086, along with many listed buildings of architectural and historic significance.

Henley Grange is located 1.5 miles north east of Ludlow town centre, offering easy access to the A49 to Hereford to the south and Shrewsbury to the North. Ludlow train station is ideally situated less than 2 miles away with regular services to Shrewsbury, Hereford, Birmingham (just over an hour) and London (just over 3 hours) away.

There are three primary schools, one secondary school and the independent Moor Park School, all within 2 miles of Henley Grange. Independent secondary schools Saint Michael's College and Bedstone College are within a 15 minute drive.





Welcome to Henley Grange



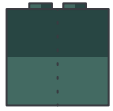
A RELAXED WAY OF LIFE

Henley Grange is a luxury collection of two, three and four bedroom homes. With ten unique house types, offering a range of interior layouts and configurations, there is sure to be a home to suit you.

Our homes are carefully and thoughtfully designed, featuring generous plot sizes and plenty of green, open spaces. They are low maintenance and highly efficient, built to the latest in building excellence standards. Blending traditional exteriors with stylish and contemporary interiors, the homes at Henley Grange offer the very best for modern family life.

Henley Grange

SITE PLAN



Tweed

**2 Bedroom
Semi-detached**
Plots: 1-2



Roeburn

**3 Bedroom
Detached**
Plots: 4, 20, 21, 25,
26, 32, 33



Witham

**3 Bedroom
Detached**
Plots: 3, 8, 23, 37,
39, 46, 70



Tamar

**4 Bedroom
Detached**
Plots: 7, 29, 35



Stretford

**4 Bedroom
Detached**
Plots 6, 14, 17, 41,
43, 62, 67, 69



Sherbourne

**4 Bedroom
Detached**
Plots: 5, 10, 19, 42,
63, 68





The Tweed

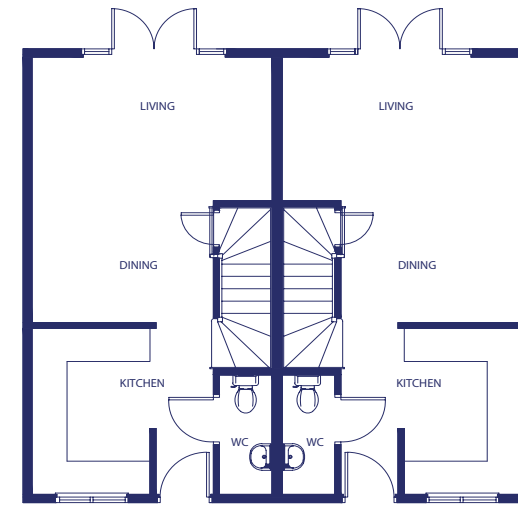
2 BEDROOM SEMI-DETACHED

PLOTS 1-2

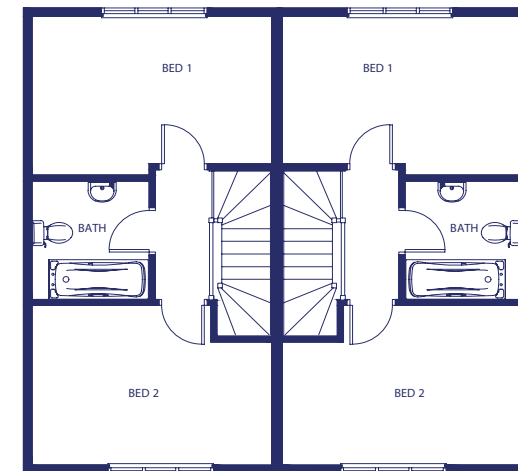


DIMENSIONS

Living Room	4.11m x 4.79m	13' 5" x 15' 8"
Kitchen / Dining	2.21m x 3.00m	7' 3" x 9' 10"
WC	0.90m x 2.16m	2' 11" x 7' 1"
Bedroom 1	2.79m x 4.11m	9' 1" x 13' 5"
Bedroom 2	2.81m x 4.11m	9' 2" x 13' 5"
Bathroom	2.00m x 2.08m	6' 6" x 6' 9"



Ground Floor



First Floor



The Roeburn

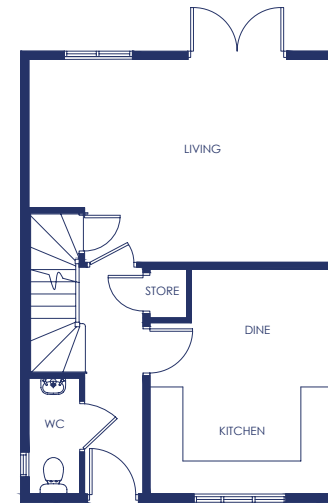
3 BEDROOM HOUSE



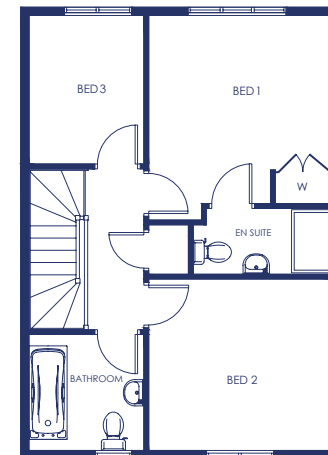
DIMENSIONS

Living Room	3.70m x 5.56m	12' 1" x 18' x 2"
Kitchen / Dining	3.35m x 4.10m	10' 11" x 13' 5"
WC	0.93m x 2.11m	2' 11" x 6' 11"
Bedroom 1	3.37m x 3.72m	11' 0" x 12' 2"
Bedroom 2	3.37m x 3.12m	11' 0" x 10' 2"
Bedroom 3	2.09m x 2.70m	6' 10" x 8' 10"
Bathroom	2.09m x 2.11m	6' 10" x 6' 11"

PLOTS 4, 20-21, 25-26, 32-33



Ground Floor



Ground Floor

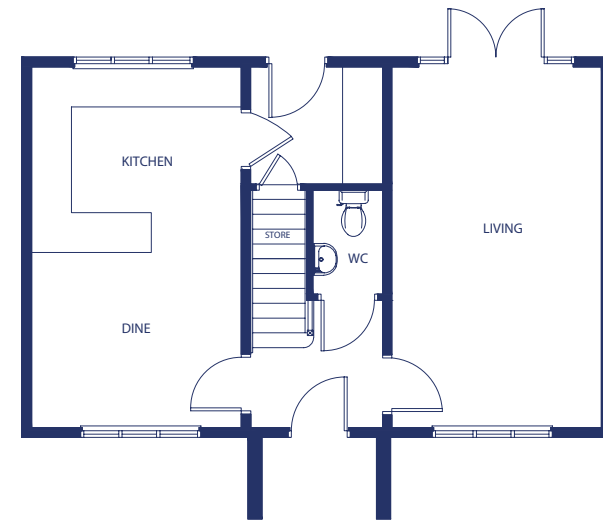


The Witham

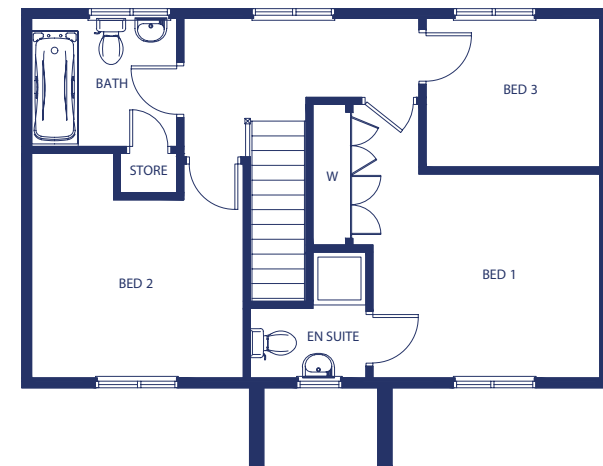
3 BEDROOM HOUSE



PLOTS 3, 8, 23, 37, 39, 46, 70



Ground Floor



First Floor

DIMENSIONS

Living Room	3.15m x 5.42m	10'4" x 17' x 9"
Kitchen / Dining	3.15m x 5.42m	10'4" x 17' x 9"
Utility	1.76m x 1.98m	5' 9" x 6' 5"
WC	1.50m x 1.56m	3' 4" x 5' 1"
Bedroom 1	3.07m x 3.42m	10' 0" x 11' 2"
Bedroom 2	3.19m x 3.37m	10' 5" x 11' 0"
Bedroom 3	2.25m x 2.62m	8' 7" x 7' 4"
Bathroom	1.05m x 1.74m	3' 5" x 5' 8"



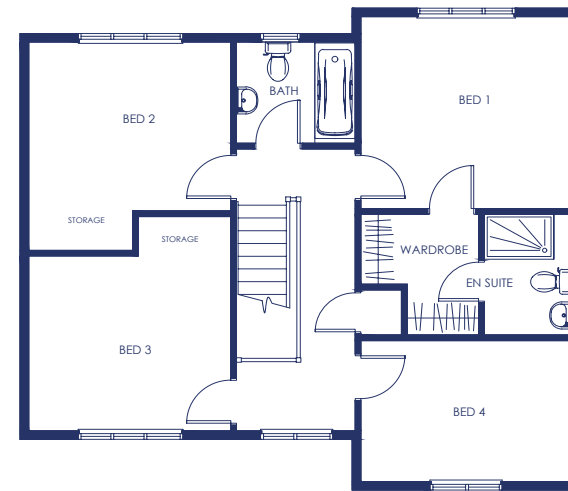
The Tamar

4 BEDROOM HOUSE

PLOTS 7, 29, 35



Ground Floor



First Floor

DIMENSIONS

Living Room	3.63m x 8.24m	11' 10" x 27' 0"
Kitchen / Dining	3.45m x 6.89m	11' 4" x 22' 7"
Utility	2.00m x 1.84 m	6' 6" x 6' 0"
WC	2.00m x 0.90m	6' 6" x 2' 11"
Bedroom 1	3.63m x 3.40m	11' 10" x 11' 1"
En suite	1.50m x 2.14m	8' 9" x 5' 8"
Bedroom 2	3.49m x 3.69m	11' 5" x 12' 1"
Bedroom 3	3.49m x 3.80m	11' 5" x 15' 5"
Bedroom 4	3.63m x 2.50m	11' 10" x 8' 2"
Bathroom	2.04m x 1.79m	6' 8" x 5' 10"



The Stretford

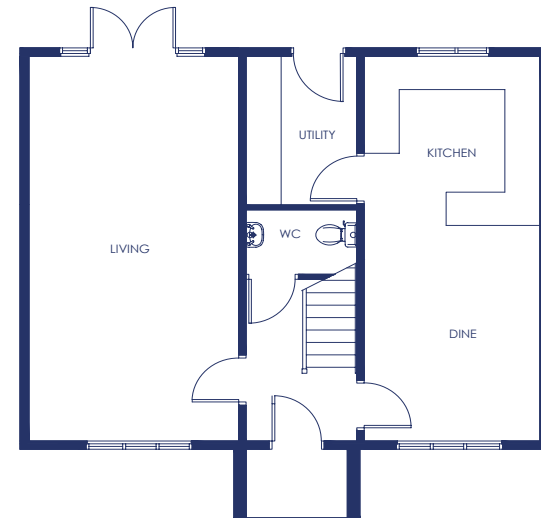
4 BEDROOM HOUSE

PLOTS 6, 14, 17, 41, 43, 62, 67, 69

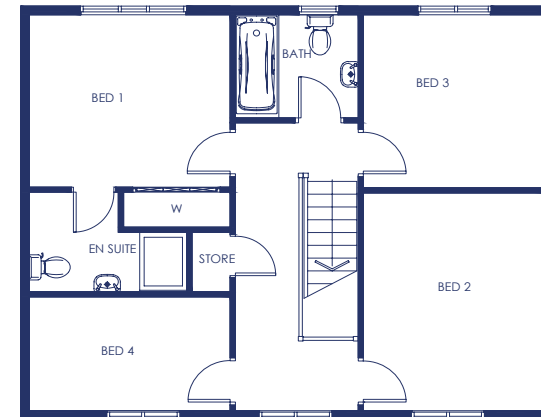


DIMENSIONS

Living Room	3.57m x 6.91m	11' 8" x 22' 8"
Kitchen / Dining	2.99m x 6.91m	11' 8" x 22' 8"
Utility	1.88m x 2.67m	6' 2" x 8' 9"
WC	1.88m x 1.15m	6' 2" x 3' 9"
Bedroom 1	3.41m x 3.71m	11' 2" x 12' 2"
En suite	2.67m x 1.73m	6' 2" x 3' 9"
Bedroom 2	3.03m x 3.08m	9' 11" x 10' 1"
Bedroom 3	3.03m x 3.02m	9' 11" x 9' 10"
Bedroom 4	3.41m x 1.98m	11' 2" x 6' 5"
Bathroom	2.08m x 1.80m	6' 9" x 5' 10"



Ground Floor



First Floor



The Sherbourne

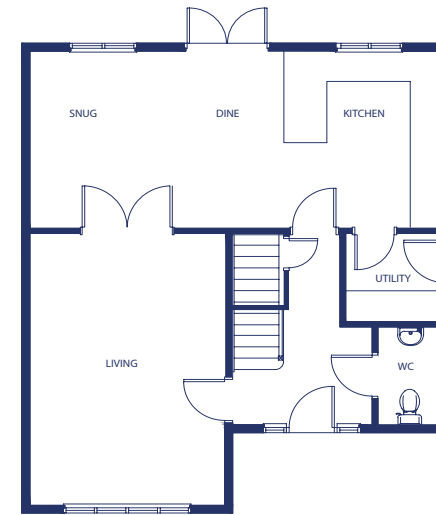
4 BEDROOM HOUSE

PLOTS 5, 10, 68

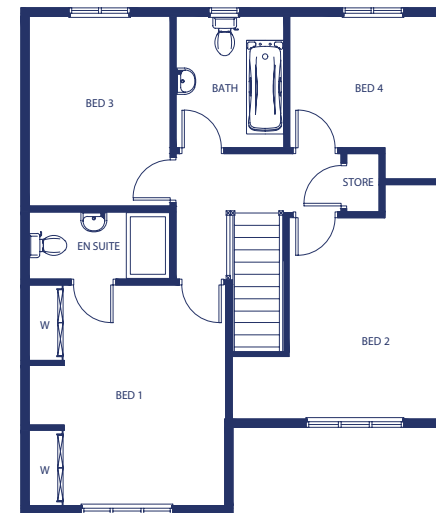


DIMENSIONS

Living Room	3.62m x 5.31m	11' 10" x 17' 5"
Kitchen / Dining / Family	7.67m x 3.46m	25' 1" x 11' 4"
Utility	1.80m x 1.70m	5' 10" x 5' 6"
Bedroom 1	3.63m x 4.01m	11' 10" x 13' 1"
En suite	2.61m x 1.22m	8' 6" x 4' 0"
Bedroom 2	3.90m x 4.26m	12' 9" x 13' 11"
Bedroom 3	2.61m x 3.46m	8' 6" x 11' 4"
Bedroom 4	2.85m x 2.96m	9' 4" x 9' 8"
Bathroom	2.00m x 2.40m	6' 6" x 7' 10"



Ground Floor



First Floor

Luxury as standard

SPECIFICATIONS

Pickstock Homes is proud to offer the very best internal specification on the current new homes market, with quality fixtures and fittings that come as standard. We can also guide you through the optional extras to help you personalise your dream home.

General

- NHBC Build Mark 10 year warranty
- Pickstock Homes 2 year warranty
- Worcester Bosch Boiler with 5 year warranty
- UPVC Secure by Design compliant windows
- Brushed chrome accessories and doorbell
- TV point in lounge, family room and all bedrooms. These are wired to a star splitter unit to receive homeowner's Sky+ system
- Wiring provided for homeowner's alarm system
- Muscat dusk to dawn PIR sensor lighting to front and rear of the property
- Category 5 cabling. One USB charge point to kitchen and master bedroom
- Downlights to kitchen, bathrooms and en-suites. Pendant lights to all other rooms.
- Fitted wardrobe to master bedroom
- Oak handrails to staircase

Kitchens

- Symphony Kitchens is the preferred supplier for all of our homes, selected for their experience and expertise in the industry. Choose from a wide range of quality modern and traditional kitchens.
- Fully fitted kitchen of your choice
- Laminated worktops with the option to upgrade to Earthstone or granite
- Upstands
- Glass splashback to hob – choose from a selection of colours
- Stainless steel insert 1.5 bowl sink with mobile drainer
- Chrome Blanco Strand mono tap in kitchen
- Chrome Blanco Prinz level mixer tap in utility room (where applicable)





3 bedroom properties

- ZOB343X single oven
- Electric hob
- Stainless steel hood
- ZBB28441SA integrated fridge freezer

4+ bedroom properties

- ZOF35561XK built-under double oven or ZOD35511XK built-in double oven
- Electric hob
- Stainless steel hood
- ZBB28441SA integrated fridge freezer
- ZDT12011FA integrated dishwasher

Bathrooms, en suites and cloakrooms

- Vitra bath and chrome bath filler
- Vitra close-coupled WC
- Vitra pedestal basin with chrome basin mixer
- Full height tiling to bath and shower enclosure. Half wall tiling to cloakroom basin
- One shaving point per property located in the bathroom or en suite (if applicable)
- Greenwood extractor fans in all bathrooms, en suites and cloakrooms

External

- Turf-planted front and rear gardens – refer to *landscape layout*
- Wooden gates to side access
- 1.8M close board fencing to rear garden
- External tap

Flooring

- We offer ceramic floor tiles as standard or you can choose from a wide range of Amtico wood and vinyl flooring to personalise your home.

Storage

- Fitted wardrobes are the ideal storage solution. We offer bespoke options to suit your needs and ensure that your bedroom is calm and clutter free.

Carpets

- Our design advisors will guide you through the range of options to help you choose the right carpet for your home.



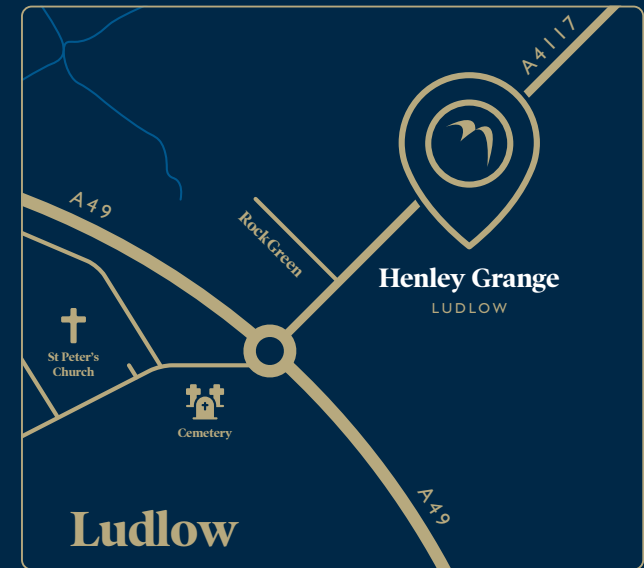
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The Consumer Code came into force on 1 April 2010. This edition applies to all Reservations signed on or after 1 June 2019. It sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. Home Builders must adopt the standards of good practice, procedures and information detailed in the Guidance against each Requirement, unless they take a different approach that also satisfies the Requirements. More advice is available on the Consumer Code website www.consumercode.co.uk



Henley Grange

LOCATION MAP | L44 HS2



INVITATION TO VIEW

For more information about any of our properties or to book a viewing, please contact the sales office on 01691 677940 or visit www.pickstockhomes.com



Pickstockhomes

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