



Pickstock
Homes

St. Oswald's Meadow

Built on Trust.
Crafted with Care.



Welcome to St. Oswald's Meadow

Discover St. Oswald's Meadow, a truly special new address from Pickstock Homes, where the next chapter of your life begins.

Here, every home has been carefully created to bring your vision of modern, effortless living to life. Imagine waking up each day surrounded by expansive green spaces, friendly neighbours, and the peace of mind that comes with exceptional build quality.

Reinforced in decades of experience and guided by family values, each home at St. Oswald's Meadow blends timeless craftsmanship with contemporary design, energy efficiency, and lasting comfort. As you explore these pages, we invite you to picture yourself in a place built just for you, where every detail, both inside and out, has been thoughtfully considered to help you truly feel at home, today and for years to come.

Located at the heart of Shropshire's beauty

St. Oswald's Meadow sits gracefully on the edge of Oswestry, one of Shropshire's most historic and characterful market towns.

Here, gentle hills and wide open fields provide a peaceful retreat, while everything you need, from shops and charming cafés to well-regarded schools and leisure spots, is always within easy reach.

For those who love to explore, the renowned Oswald's Trail awaits just beyond your doorstep. This 12.6-mile scenic walk weaves through the town's rich heritage landscapes, with highlights like the Hill Fort, Old Racecourse, and the green sanctuary of Wilfred Owen Green inviting you to connect with nature and local history.

The outskirts of Oswestry is celebrated for its genuine community spirit and its connections to the best that Oswestry has to offer. Whether you're commuting to Shrewsbury, enjoying the culture of Chester, or simply savouring countryside calm, life at St. Oswald's Meadow offers both timeless tranquillity and modern convenience. Here, the beauty of rural Shropshire meets the warmth of neighbours, inviting you to become part of it all.

The British Ironworks Centre

>1 mile

Stonehouse Brewery & Distillery

3 miles

Llanymynech Rocks Nature Reserve

5 miles

Lion Quays Resort & Spa

6 miles

Pistyll Rhaeadr Waterfall

18 miles



Everything you need, right on your doorstep

Living on the outskirts of Oswestry means enjoying a wealth of local amenities right on your doorstep. From vibrant markets and independent shops to charming cafés and scenic parks, everything you need for a comfortable, connected lifestyle is right here.

Schools

Families at St. Oswald's Meadow benefit from excellent education nearby.

With trusted junior schools like The Meadows Primary and Our Lady and St. Oswald's Catholic, alongside senior options including The Marches School and the independent Oswestry School – offering outstanding education and supportive communities for children of all ages.

Entertainment

Oswestry pulses with creativity and celebration throughout the year.

Discover live music and local talent in welcoming pubs or explore seasonal markets and festivals that bring the town's heritage to life. From art exhibitions to cinema screenings and vibrant community events, Oswestry offers endless opportunities to connect, celebrate, and enjoy memorable experiences all year round.

Community

St. Oswald's Meadow is at the heart of a friendly and welcoming community, with active local groups and charities bringing people together.

There are countless ways to connect, share, and make lasting relationships – whether that's through joining local social clubs or participating in volunteering opportunities, you'll be sure to build lasting relationships here.



Designed for the way you live

At St. Oswald's Meadow, every Pickstock home is a testament to exceptional quality and thoughtful design, crafted with you in mind. Backed by decades of trusted experience, our homes blend timeless craftsmanship with modern energy efficiency, creating spaces where comfort meets sustainability.

We believe in more than just building houses; we build homes you can truly rely on. From the careful selection of materials to expert construction, each property offers lasting durability and peace of mind. Throughout your journey, you'll enjoy personal, transparent support from our dedicated team, ensuring your move is seamless and reassuring.

Superior Build Quality

Precision construction with premium materials for homes that stand the test of time.

Energy-Efficient Living

Smart features designed to lower costs and care for the environment.

Dedicated Customer Support

A friendly, reliable Pickstock expert by your side from start to finish.

Peace of Mind

Covered by a 10-year NHBC warranty and a 2-year Pickstock Homes warranty for lasting reassurance.

A diverse collection of Pickstock Homes

Explore our diverse collection of Pickstock Homes, where thoughtful design meets unparalleled choice. We understand that finding your perfect home is a personal journey, which is why we offer a range of beautifully crafted house types, each designed with meticulous attention to detail.

From cosy to spacious family homes, our properties offer varied layouts and features, ensuring you'll discover a home that perfectly suits your lifestyle and provides lasting comfort and confidence in your house.

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The Alwen

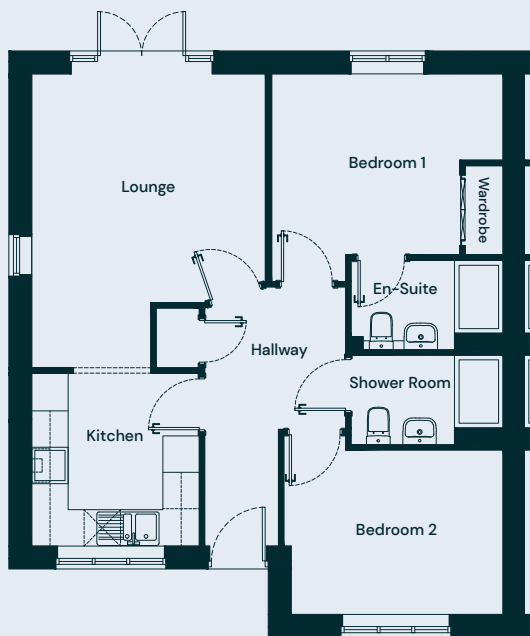
2 BEDROOMS

Step into the Alwen, a semi-detached bungalow where comfort and ease are beautifully brought together on a single level.

Designed for those who value both quality and a welcoming atmosphere, this home makes every day feel brighter with generous windows that fill the living spaces with natural light. The spacious open-plan lounge and dining area flow seamlessly into a modern kitchen, making it ideal for laid-back mornings, memorable dinners, and gatherings.

Thoughtful storage ensures life stays effortlessly organised, while your private rear garden awaits as an escape for sunny afternoons or peaceful evenings under the stars. Energy-efficient features and a considered layout mean you can savour every moment, confident in a home built for lasting comfort. The Alwen isn't just a place to live, it's a place to imagine your future, to relax, recharge, and feel truly at home.





Room Type	Dimensions	Room Type	Dimensions
Lounge	3.84m x 4.82m	Bedroom 2	3.61m x 1.47m
Kitchen	2.76m x 2.85m	Shower Room	2.5m x 1.47m
Bedroom 1	3.81m x 2.98m	En-Suite	2.50m x 1.47m

693.20 SQFT

Please note: Plot dimensions may vary.

ST. OSWALD'S MEADOW



The Tweed

🏠 2 BEDROOMS

Introducing The Tweed, a charming two-bedroom semi-detached home that perfectly balances modern living with timeless style.

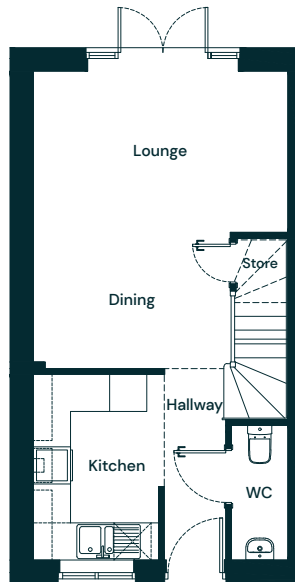
Its classic, high-quality exterior exudes a welcoming and distinctive appeal, setting the tone for the comfort within. Inside, the thoughtfully designed layout features a spacious lounge that's perfect for relaxing, paired with a bright, open-plan kitchen and dining area that flows effortlessly to your private garden—ideal for everyday living and casual entertaining.

Upstairs, two well-proportioned double bedrooms offer flexible and comfortable accommodation, complemented by a contemporary family bathroom. Additional conveniences include a ground-floor WC and integrated solar panels that support energy-efficient living. Whether you're a first-time buyer or seeking a stylish, low-maintenance home, The Tweed provides a practical yet inviting place to start your next chapter.

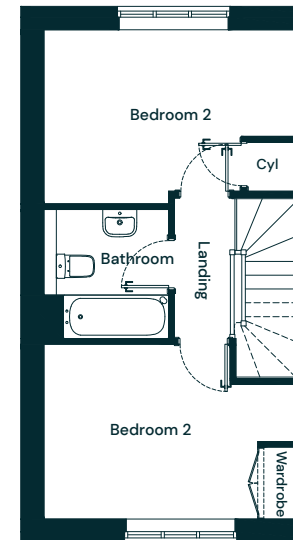


For illustrative purposes only.





Room Type	Dimensions	Room Type	Dimensions
Lounge/Dining	4.11m x 4.80m	WC	0.91m x 2.17m
Kitchen	2.02m x 3.22m		



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	4.11m x 2.82m	Bathroom	2.01m x 2.08m
Bedroom 2	4.11m x 2.80m		

698.79 SQFT

Please note: Plot dimensions may vary.

The Burwell

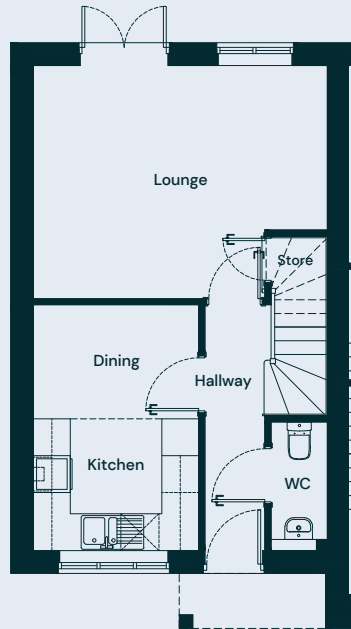
3 BEDROOMS

The Burwell is a charming three-bedroom home thoughtfully designed for comfortable, practical family living across two floors.

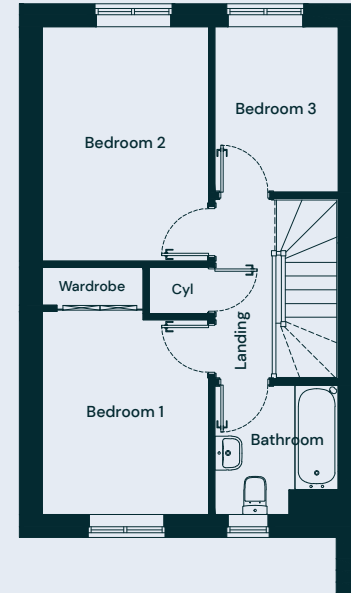
On the ground floor, a welcoming lounge provides the perfect space to unwind, while the open-plan kitchen and dining area creates a bright, sociable hub for everyday life and entertaining. A convenient downstairs WC adds to the home's practicality.

Upstairs, three well-proportioned bedrooms offer flexible and spacious accommodation, ideal for families or guests, alongside a stylish family bathroom. The exterior showcases classic, high-quality materials and finishes, complemented by an inviting cottage-style front door that enhances the home's timeless appeal.





Room Type	Dimensions	Room Type	Dimensions
Lounge	4.79m x 3.80m	WC	0.92m x 1.91m
Kitchen/Dining	2.69m x 4.00m		



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	2.69m x 3.29m	Bedroom 3	2.00m x 2.68m
Bedroom 2	2.69m x 3.80m	Bathroom	2.00m x 2.09m

813.54 SQFT

Please note: Plot dimensions may vary.

The Swindale

3 BEDROOMS

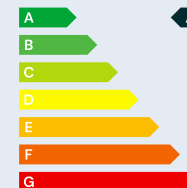
The Swindale is a meticulously designed three-bedroom home offering spacious and modern living across two levels.

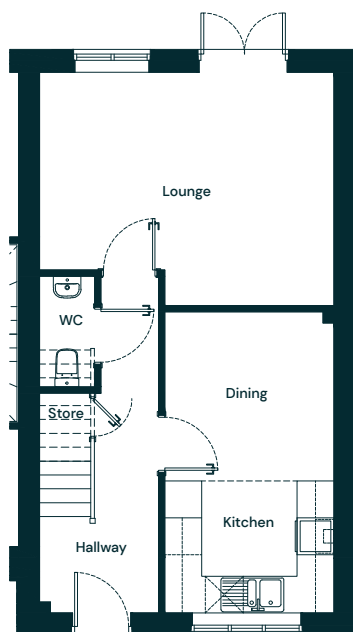
On the ground floor, a generously sized lounge invites relaxation, while the open-plan kitchen and dining area create a welcoming space for social gatherings and everyday moments. A practical utility room and separate WC further enhance daily convenience.

Upstairs, three comfortable bedrooms provide private retreats, with the main bedroom enjoying its own en-suite bathroom, offering a touch of luxury. A stylish family bathroom serves the remaining rooms. Outside, the home is beautifully finished with classic, high-quality materials and design touches such as a charming cottage-style front door, delivering an inviting and dependable home for contemporary living.

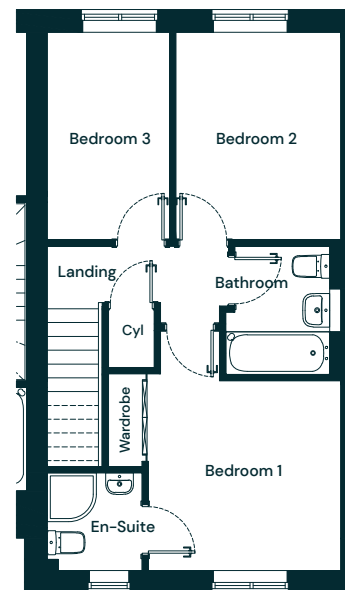


For illustrative purposes only.





Room Type	Dimensions	Room Type	Dimensions
Lounge	4.79m x 3.80m	WC	0.90m x 1.80m
Kitchen/Dining	2.75m x 4.90m		



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.15m x 3.10m	Bathroom	1.70m x 2.10m
Bedroom 2	2.69m x 3.40m	En-Suite	1.60m x 1.60m
Bedroom 3	2.00m x 3.40m		

906.32 SQFT

Please note: Plot dimensions may vary.

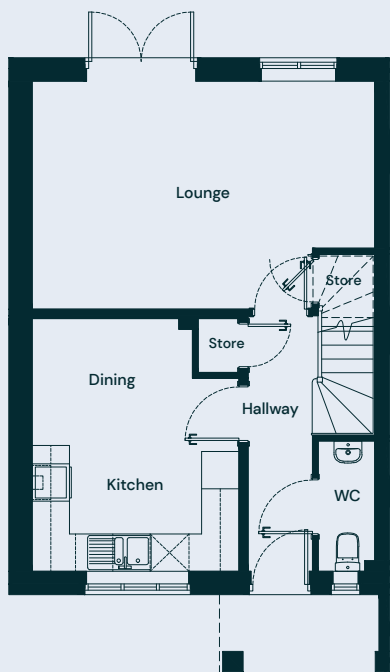
The Roeburn (Semi) 3 BEDROOMS

The Roeburn is one of our most popular designs – a stylish three-bedroom semi-detached home created to suit the flow of modern family life.

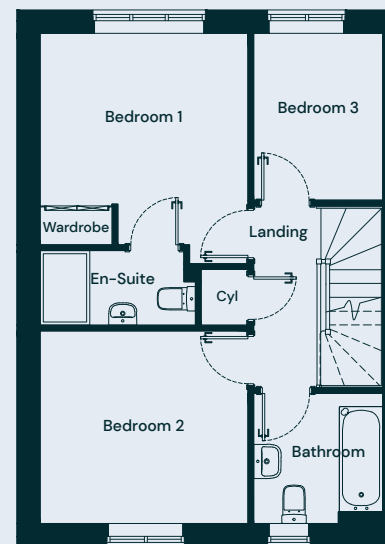
On the ground floor, a welcoming lounge sits alongside a spacious open-plan kitchen and dining area, offering the ideal setting for relaxed daily living or entertaining friends. A convenient ground-floor WC and clever storage solutions enhance day-to-day practicality.

Upstairs, three well-proportioned bedrooms provide comfort and flexibility. The master bedroom includes its own private en-suite, while a contemporary family bathroom serves the remaining rooms. With an intelligent layout, high-quality finishes, and all the efficiency features you'd expect, the Roeburn brings together space, style, and lasting comfort in a home designed for today and tomorrow.





Room Type	Dimensions	Room Type	Dimensions
Lounge	5.51m x 3.67m	WC	0.91m x 2.10m
Kitchen/Dining	3.32m x 4.07m		



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.34m x 3.40m	Bathroom	2.08m x 2.09m
Bedroom 2	3.34m x 3.10m	En-Suite	2.50m x 1.20m
Bedroom 3	2.08m x 2.09m		

937.97 SQFT

Please note: Plot dimensions may vary.

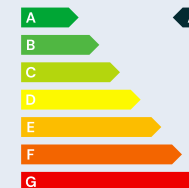
The Roeburn (Detached)

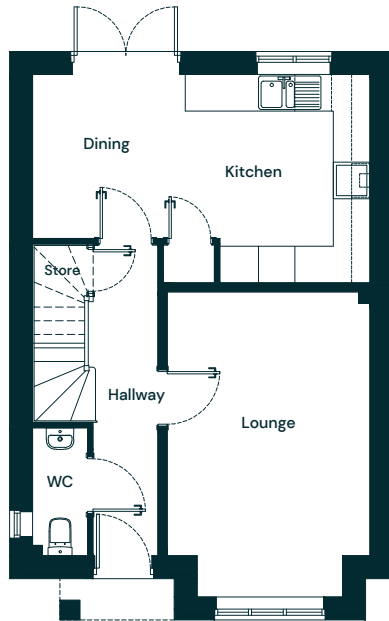
 3 BEDROOMS

One of our most popular homes, The Roeburn is a beautifully designed three-bedroom home that adapts effortlessly to modern family life.

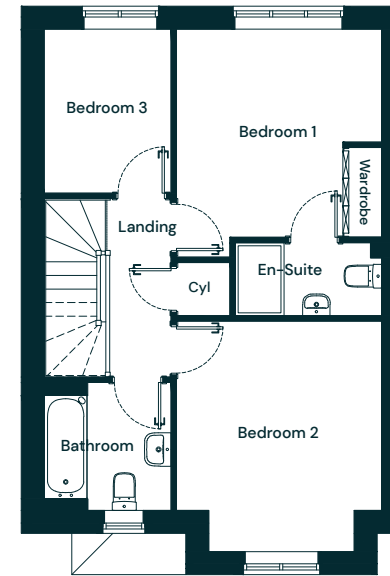
The ground floor features a comfortable lounge and a spacious open-plan kitchen and dining area, creating the perfect space for relaxed everyday living and entertaining friends and family. A convenient ground-floor WC and smart storage solutions complete this level, adding to the home's practicality.

Upstairs, three inviting bedrooms await, including a master with its own private en-suite for extra privacy and comfort. A well appointed family bathroom serves the other bedrooms. With a thoughtfully intelligent layout and quality finishes throughout, The Roeburn promises a harmonious blend of style, comfort, and dependable living – a place you'll be proud to call home.





Room Type	Dimensions	Room Type	Dimensions
Lounge	3.32m x 5.00m	WC	0.90m x 2.10m
Kitchen/Dining		5.53m x 3.41m	



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.36m x 3.41m	Bathroom	2.08m x 2.10m
Bedroom 2	3.36m x 3.78m	En-Suite	2.40m x 1.20m
Bedroom 3	2.08m x 2.69m		

975.64 SQFT

Please note: Plot dimensions may vary.

The Witham

3 BEDROOMS

The Witham is a thoughtfully designed three-bedroom home that brings together comfort and contemporary living across two spacious floors.

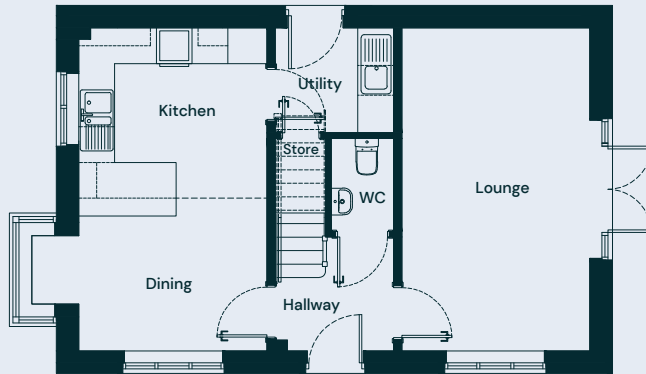
On the ground floor, you'll find a generous lounge that's perfect for unwinding or gathering with family and friends. An inviting open-plan kitchen and dining area, enhanced by thoughtfully placed downlights, creates a bright and welcoming space ideal for everything from busy breakfasts to relaxed evening meals. Practical features, including a dedicated utility room and a modern WC, cater seamlessly to the rhythms of everyday life.

Upstairs, three well-proportioned bedrooms offer plenty of space for everyone. The main bedroom enjoys the added luxury of a private en-suite, while a stylish family bathroom serves the remaining bedrooms. Externally, The Witham showcases classic, high-quality materials and refined details, ensuring a welcoming presence and long-lasting appeal. With energy-efficient features integrated throughout, The Witham stands as a dependable, comfortable home, designed for making memories and living well.



For illustrative purposes only.

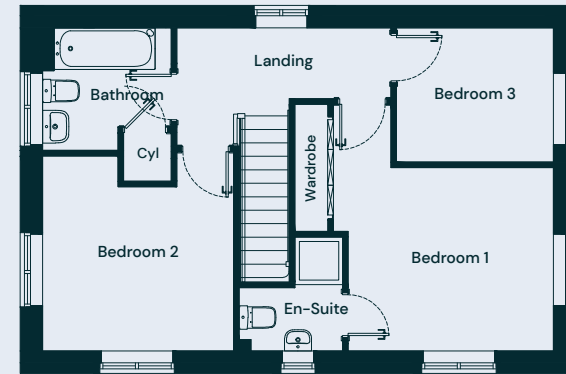




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.15m x 5.42m	Utility	1.98m x 1.76m
Kitchen/Dining	3.15m x 5.42m	WC	1.04m x 1.56m

1000.61 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.69m x 3.07m	Bathroom	2.20m x 1.94m
Bedroom 2	3.20m x 3.38m	En-Suite	1.73m x 1.91m
Bedroom 3	2.63m x 2.25m		

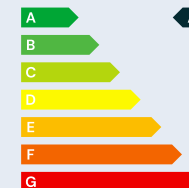
The Deveron

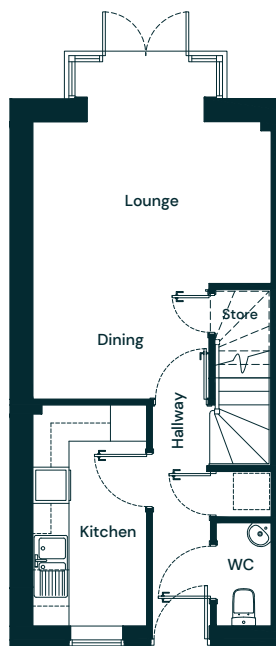
3 BEDROOMS

The Deveron is a stylish three-storey semi-detached home designed to grow with your family.

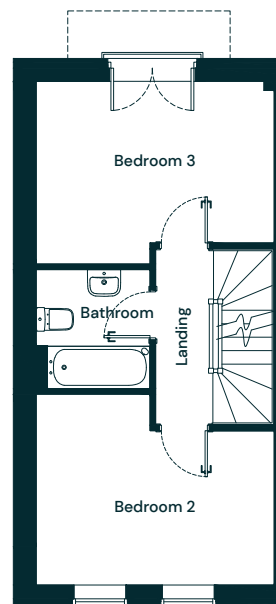
The ground floor features a dedicated kitchen alongside a spacious dining and living area, perfect for busy days and relaxing evenings alike. Upstairs, two well-sized bedrooms and a modern family bathroom provide flexible space for children, guests, or a home office. The top floor is reserved for a peaceful principal bedroom, complete with a private en-suite, dressing area, and charming dormer windows that create a calming retreat.

With clever storage, energy-efficient features, and quality finishes throughout, The Deveron balances comfort and practicality. A private rear garden and elegant architectural touches complete this modern home, making it an ideal choice for families looking to settle in Oswestry.

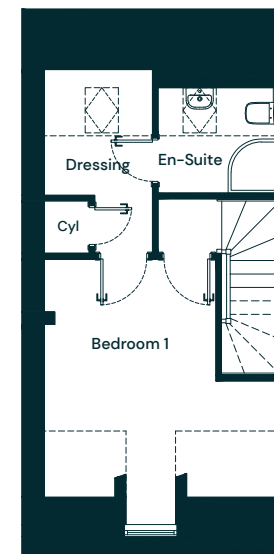




Room Type	Dimensions
Lounge/Dining	3.94m x 5.58m
Kitchen	1.88m x 3.66m
WC	0.91m x 1.71m



Room Type	Dimensions
Bedroom 2	3.94m x 3.16m
Bedroom 3	3.94m x 3.02m
Bathroom	1.88m x 1.97m



Room Type	Dimensions
Bedroom 1	3.94m x 3.95m
En-Suite	2.06m x 1.75m
Dressing	1.78m x 2.08m

1010.73 SQFT

Please note: Plot dimensions may vary.

The Winstler

3 BEDROOMS

Discover The Winstler, an exquisitely designed three-bedroom home that effortlessly blends classic charm with sophisticated modern living.

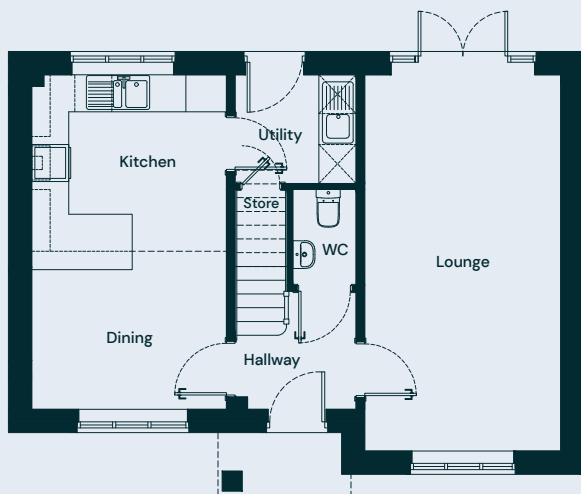
Its timeless exterior features classic, high-quality materials and refined architectural details, creating a beautiful impression every time. Step inside to a spacious lounge that flows seamlessly into a bright, open-plan kitchen and dining area, perfect for everyday living and gatherings with friends and family. Practicality has been thoughtfully considered with a dedicated utility room and a convenient ground-floor WC, helping keep busy lifestyles running smoothly.

Upstairs, a luxurious master bedroom with private en-suite provides a tranquil retreat, while two versatile additional bedrooms and a stylish family bathroom ensure comfort for every member of the household. Energy-efficient features are thoughtfully integrated throughout The Winstler, supporting a lifestyle that is both contemporary and sustainable.



For illustrative purposes only.

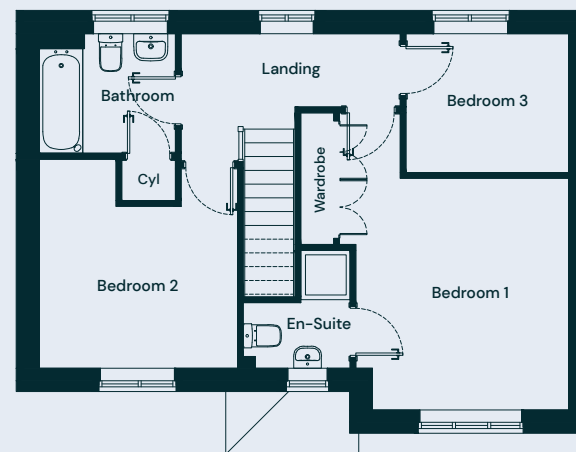




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.17m x 6.09m	Utility	1.96m x 1.76m
Kitchen/Dining	3.15m x 5.42m	WC	1.02m x 1.56m

1046.68 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	4.33m x 3.75m	Bathroom	2.20m x 1.94m
Bedroom 2	3.20m x 3.38m	En-Suite	1.73m x 1.91m
Bedroom 3	2.63m x 2.25m		

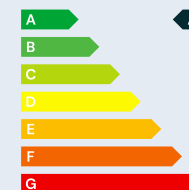
The Tetbury

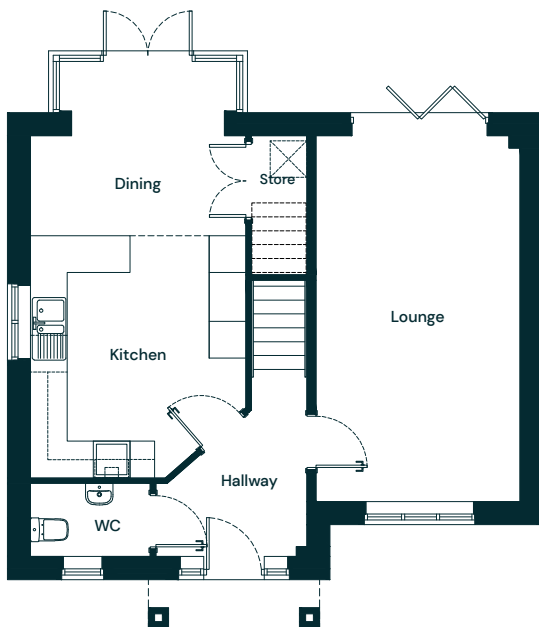
3 BEDROOMS

The Tetbury is an inviting three-bedroom home that showcases a distinctive, high-quality exterior with classic features.

This property creates a uniquely welcoming impression from the very first glance. Step inside to discover intelligently zoned living spaces. A wonderfully spacious separate lounge provides the perfect retreat for relaxation or quiet evenings, while the bright, open-plan kitchen and dining area flows seamlessly to your private garden, ideal for entertaining guests or enjoying quality family time. Practical details have been carefully considered, including a dedicated storage area that conveniently serves as a laundry space, enhancing day-to-day ease.

Upstairs, the expansive master bedroom offers a tranquil haven complete with a private en-suite. The second bedroom is generously sized for comfort, and the versatile third room is ideal as a dedicated home office or a cosy child's bedroom. Energy-efficient features and thoughtful design throughout ensure The Tetbury is ready to support your lifestyle now and into the future.

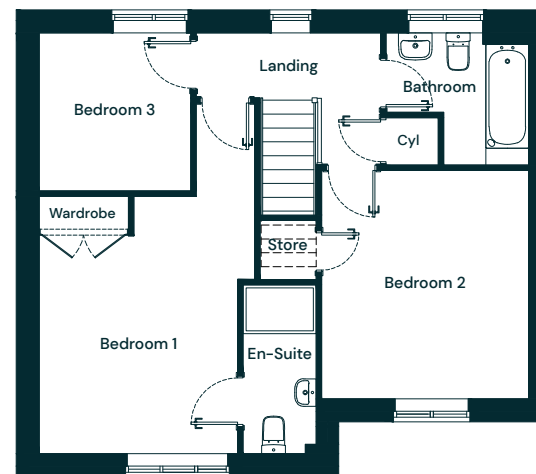




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.33m x 5.98m	WC	1.96m x 1.19m
Kitchen/Dining	3.52m x 6.81m		

1146.79 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.24m x 4.21m	Bathroom	2.33m x 1.97m
Bedroom 2	3.38m x 3.73m	En-Suite	1.20m x 2.76m
Bedroom 3	2.48m x 2.58m		

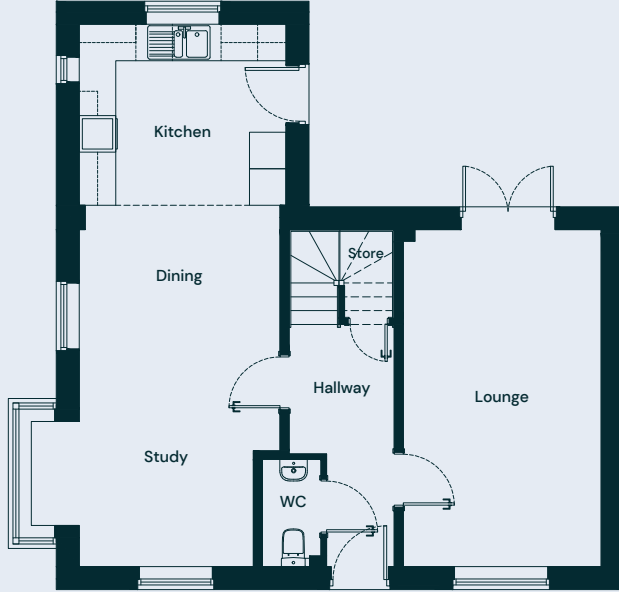
The Medway 3 BEDROOMS

The Medway is a beautifully crafted three-bedroom home where comfort meets contemporary living in the heart of Oswestry.

Step inside to a welcoming lounge that flows seamlessly into a bright, open-plan kitchen and dining area, perfect for creating treasured family moments or hosting friends with ease. A practical utility room and modern WC enhance everyday convenience.

Upstairs, three spacious bedrooms offer restful retreats, with the master bedroom featuring a private en-suite sanctuary. Outside, a charming porch and thoughtfully designed driveway complete the picture, welcoming you home each day. With carefully considered energy-efficient features throughout, The Medway is more than a house, it's a home built for your future.

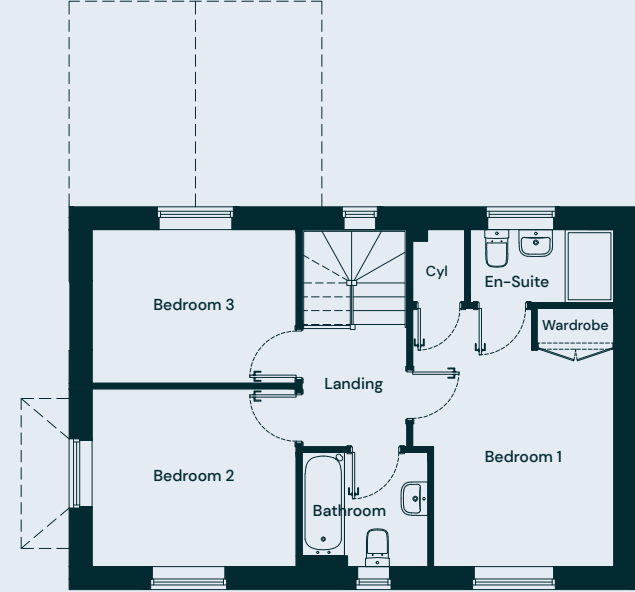




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.25m x 5.53m	Dining/Study	3.64m x 5.93m
Kitchen/Dining	3.32m x 4.07m	WC	0.96m x 1.76m
Dining/Study	3.64m x 5.93m		

1158.30 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.30m x 4.24m	Bathroom	2.07m x 1.87m
Bedroom 2	3.35m x 2.92m	En-Suite	2.36m x 1.20m
Bedroom 3	3.35m x 2.52m		

The Clyde

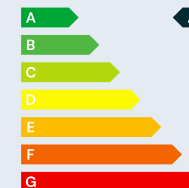
 3 BEDROOMS

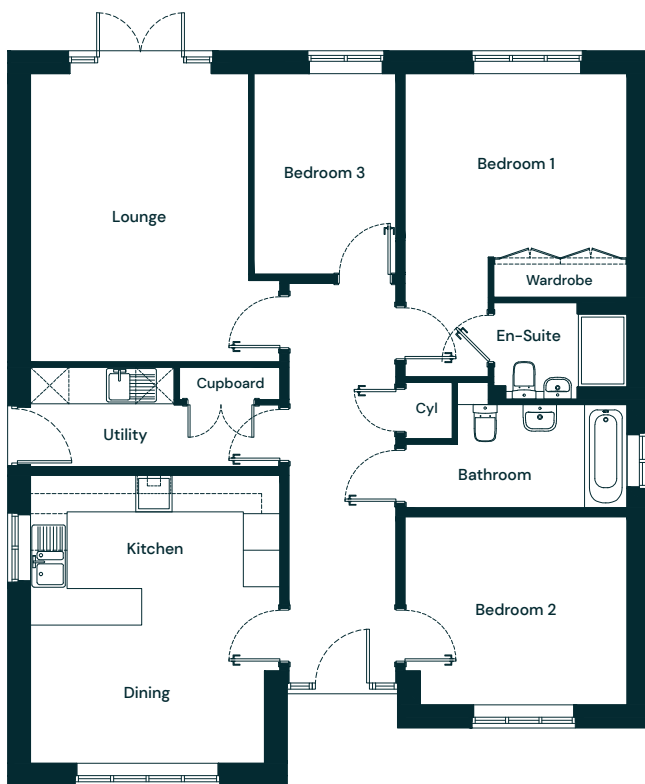
The Clyde is a beautifully designed detached bungalow that delivers spacious single-level living with modern convenience at its heart.

This impressive home features a generous open-plan lounge and dining area flowing seamlessly into a contemporary kitchen, perfect for both family and sociable life.

With three comfortable bedrooms, including a master with en-suite, plus a family bathroom and practical utility room, The Clyde offers excellent accommodation throughout. Large windows fill the living spaces with natural light, while thoughtful storage solutions and energy-efficient features, including solar panels, demonstrate our commitment to sustainable living.

With a beautiful garden to enjoy, The Clyde provides peaceful outdoor space and appeals to downsizers, growing families, or anyone seeking a stylish forever home that adapts beautifully to changing needs over time.





Room Type	Dimensions	Room Type	Dimensions
Lounge	3.58m x 4.74m	Bedroom 2	3.65m x 3.09m
Kitchen/Dining	4.10m x 4.73m	Bedroom 3	2.33m x 3.30m
Utility	4.10m x 1.63m	Bathroom	3.65m x 1.70m
Bedroom 1	3.65m x 3.02m	En-Suite	2.19m x 1.58m

1121.71 SQFT

Please note: Plot dimensions may vary.

The Hertford

4 BEDROOMS

The Hertford is a remarkable four-bedroom home thoughtfully designed to support modern family living.

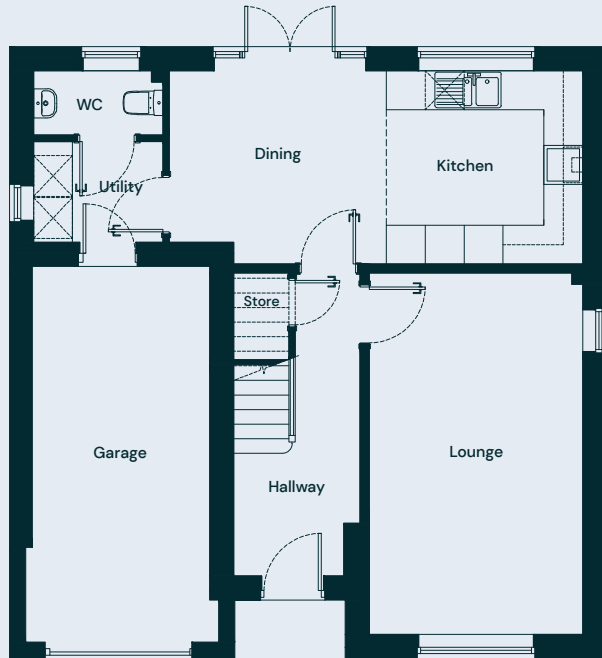
On the ground floor, a spacious open-plan lounge, dining area, and contemporary kitchen create a seamless flow, perfect for everyday life and entertaining. A convenient utility room and ground-floor WC add practical ease to your daily routine.

Upstairs, four comfortable bedrooms offer restful retreats, including a master bedroom with a private en-suite. A well-appointed family bathroom serves the remaining bedrooms. The home is finished with classic, high-quality materials and elegant architectural details that enhance its timeless appeal. An integral garage provides added convenience and secure parking for peace of mind. With carefully considered energy-efficient features, The Hertford exemplifies Pickstock Homes' commitment to quality, comfort, and peace of mind.



For illustrative purposes only.

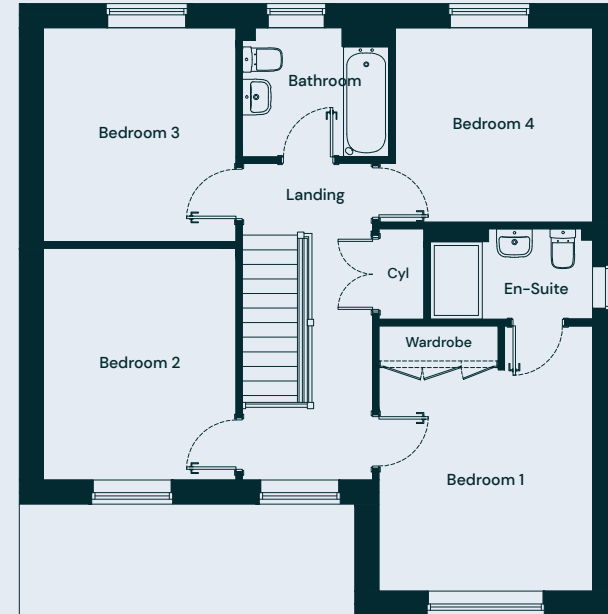




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.29m x 5.57m	Utility	1.99m x 1.55m
Kitchen/Dining	6.37m x 2.98m	WC	1.99m x 0.99m

1264.97 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.29m x 4.09m	Bedroom 4	3.04m x 3.00m
Bedroom 2	2.96m x 3.57m	Bathroom	2.26m x 1.99m
Bedroom 3	2.96m x 3.30m	En-Suite	2.50m x 1.39m

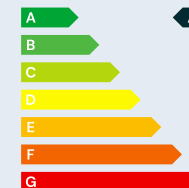
The Perry

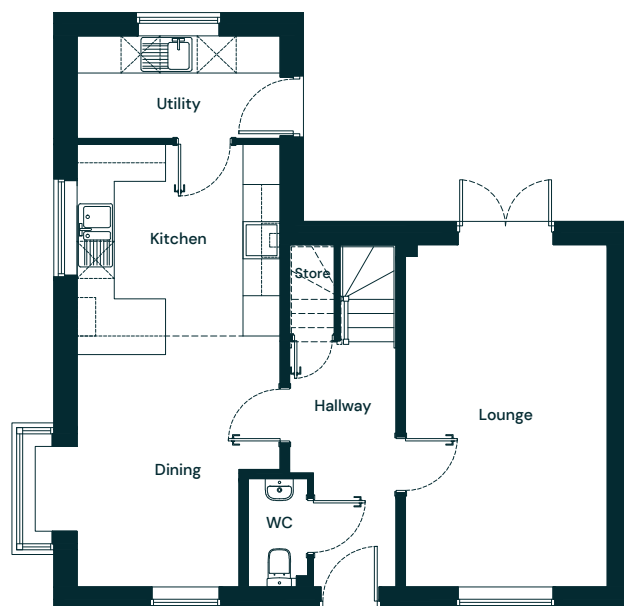
🛏 4 BEDROOMS

The Perry is an exquisite four-bedroom home thoughtfully crafted for growing families.

On the ground floor, a welcoming lounge flows into a bright, open-plan kitchen and dining area, creating an expansive space ideal for treasured moments and lively gatherings. Practical features such as a utility room and a convenient WC add ease to everyday living.

Upstairs, four generously sized bedrooms provide beautiful sanctuaries for family members or guests, with the master bedroom enjoying its own private en-suite. A stylish family bathroom serves the additional bedrooms, ensuring ample comfort for all. The Perry is finished with classic, high-quality materials and incorporates carefully considered energy-efficient features throughout, reflecting a commitment to quality, peace of mind, and sustainable living in a forever home.

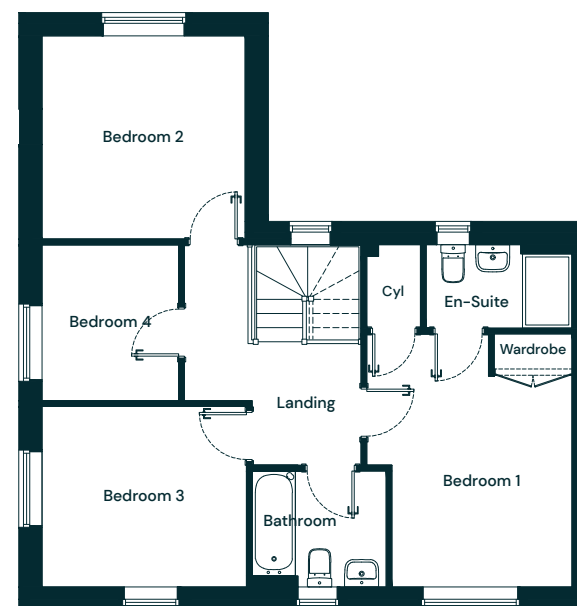




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.26m x 5.53m	Utility	3.28m x 1.66m
Kitchen/Dining	3.28m x 7.15m	WC	0.96m x 1.75m

1270.03 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.32m x 4.09m	Bedroom 4	2.21m x 2.52m
Bedroom 2	3.28m x 3.28m	Bathroom	2.17m x 1.87m
Bedroom 3	3.30m x 2.92m	En-Suite	2.36m x 1.35m

The Stretford

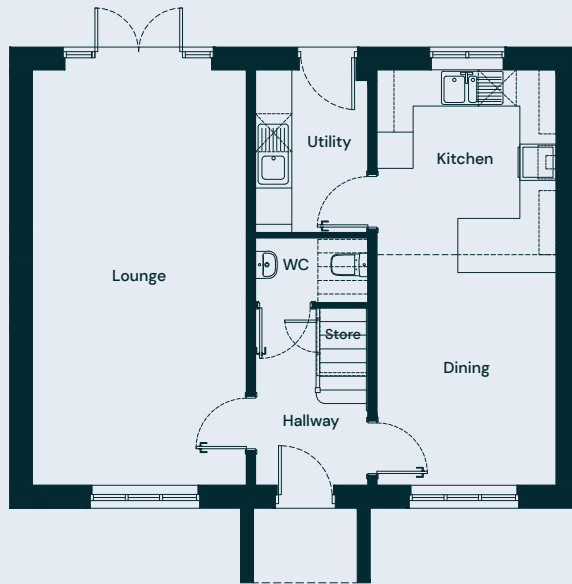
 4 BEDROOMS

The Stretford is an exceptional four-bedroom detached home, beautifully crafted for versatile family living.

Its timeless exterior showcases classic, high-quality materials and refined architectural details, creating a welcoming first impression that is both enduring and stylish. Inside, you'll discover two remarkably spacious living areas. The generous lounge offers a relaxing haven for family time or entertaining, while the expansive open-plan kitchen and dining area is perfect for connecting with loved ones and enjoying everyday moments. Designed for seamless transition to your private rear garden, these versatile spaces invite light and foster a warm, sociable atmosphere.

Upstairs, four comfortable bedrooms provide tranquil retreats for each family member. The luxurious master suite offers a private sanctuary, complemented by a spacious main family bathroom serving the other bedrooms with style and practicality. Thoughtfully integrated energy-efficient features further support a sustainable, comfortable lifestyle. The Stretford reflects a strong commitment to superior quality, comfort, and style, offering a truly aspirational setting for modern family life.

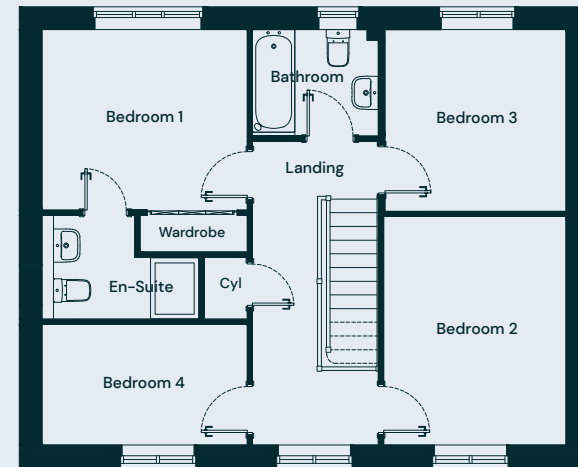




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.55m x 6.88m	Utility	1.86m x 2.69m
Kitchen/Dining	2.97m x 6.88m	WC	1.86m x 1.07m

1287.15 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.40m x 2.99m	Bedroom 4	3.39m x 1.99m
Bedroom 2	3.02m x 3.78m	Bathroom	2.08m x 1.76m
Bedroom 3	3.00m x 3.01m	En-Suite	2.60m x 1.72m

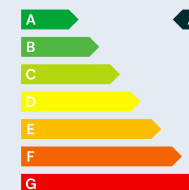
The Sherbourne

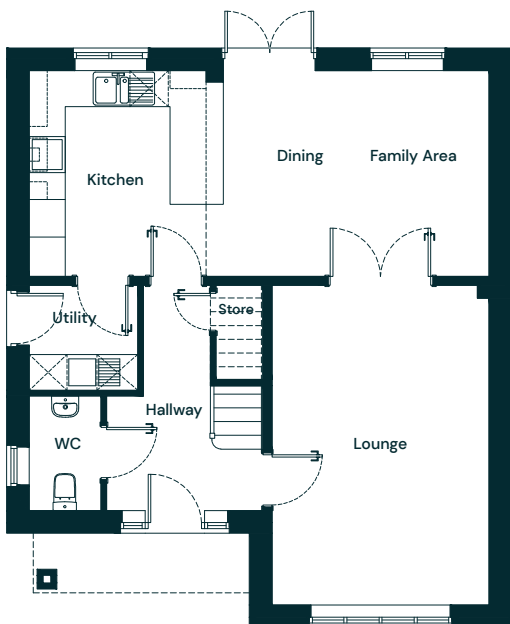
4 BEDROOMS

The Sherbourne is a striking four-bedroom home, meticulously crafted to deliver expansive, modern family living.

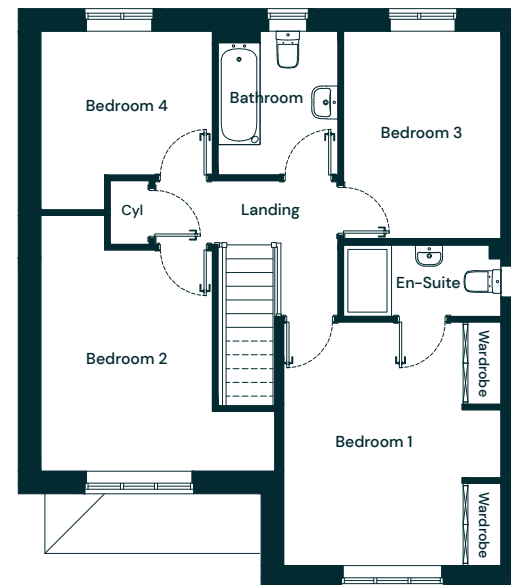
Its exterior showcases timeless, high-quality materials and elegant architectural features, ensuring immediate curb appeal and enduring style. Step inside to a generous lounge that invites relaxation and quiet moments, while the impressive open-plan kitchen and dining area becomes the welcoming heart of the home. With direct patio access to your private garden, this flexible space is perfect for seamless indoor-outdoor living, ideal for lively gatherings or peaceful afternoons.

Upstairs, four well-proportioned bedrooms provide plenty of personal space for family and guests. The luxurious master bedroom boasts a private en-suite bathroom, while a stylish family bathroom serves the additional bedrooms, ensuring comfort for all. Thoughtful energy-efficient features are integrated throughout for cost-saving and environmentally friendly living.





Room Type	Dimensions	Room Type	Dimensions
Lounge	3.62m x 5.53m	Utility	1.81m x 1.75m
Kitchen/Dining/ Family	7.67m x 3.43m	WC	1.20m x 1.91m



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.62m x 4.06m	Bedroom 4	2.86m x 2.97m
Bedroom 2	3.90m x 4.26m	Bathroom	2.00m x 2.40m
Bedroom 3	2.62m x 3.45m	En-Suite	2.62m x 1.19m

1334.29 SQFT

Please note: Plot dimensions may vary.

The Tamar

4 BEDROOMS

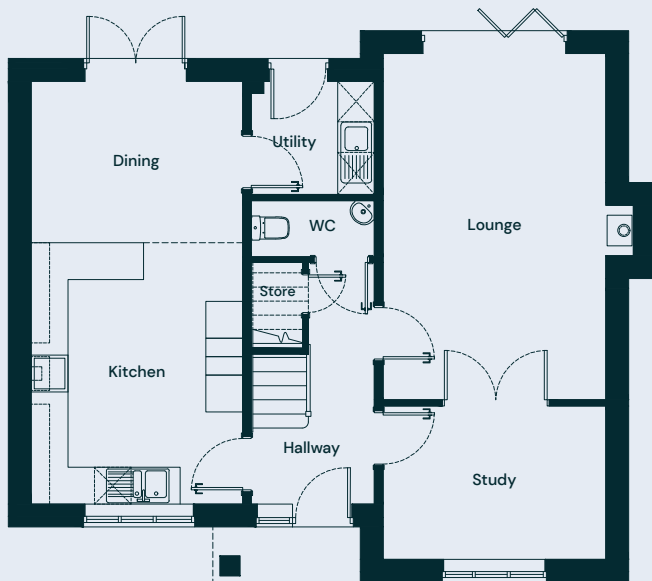
The Tamar is a distinguished four-bedroom detached home where thoughtful design meets everyday luxury.

Its striking exterior, finished in classic, high-quality materials and refined architectural touches, creates an impressive first impression that endures over time.

Inside, flexible living spaces await. A spacious separate lounge offers a peaceful retreat for relaxation or hosting guests, while the inviting open-plan kitchen and dining area flows seamlessly to your private garden through elegant patio doors, perfect for family life and entertaining. For those who love a cosy atmosphere, there's the option to include a log burner, adding warmth and charm to your living space, while a practical utility room enhances daily convenience.

Upstairs, the master suite is a true sanctuary, boasting a dedicated dressing area and a private en-suite bathroom. Three additional well-proportioned bedrooms and a stylish family bathroom ensure comfort and versatility for every member of the household. Energy-efficient features are thoughtfully integrated, supporting a home that is as dependable as it is sophisticated.

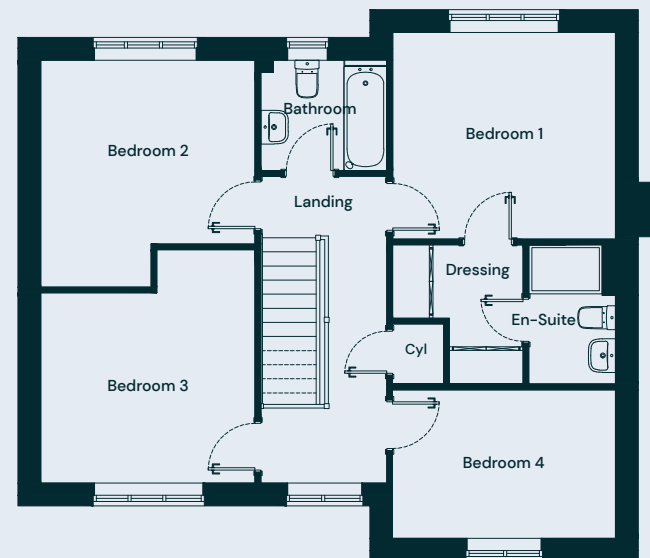




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.63m x 5.64m	Utility	2.00m x 1.84m
Kitchen/Dining	3.45m x 6.89m	WC	2.00m x 0.91m
Study	3.63m x 2.50m		

1492.52 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	3.63m x 3.36m	Bathroom	2.05m x 1.80m
Bedroom 2	3.49m x 3.69m	En-Suite	1.41m x 2.26m
Bedroom 3	3.49m x 3.80m	Dressing	2.12m x 2.26m
Bedroom 4	3.63m x 2.42m		

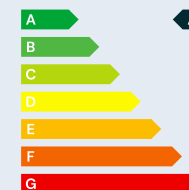
The Torridge

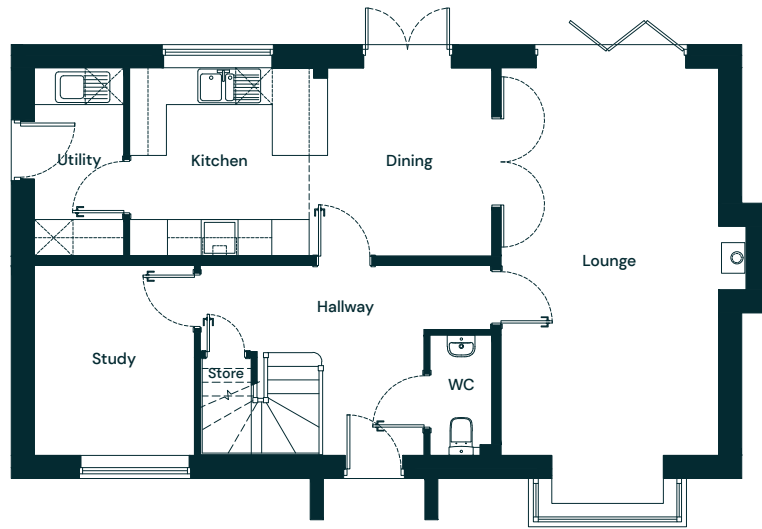
4 BEDROOMS

Welcome to the largest property on St. Oswald's Meadow, The Torridge offers a spacious four-bedroom layout designed for modern family living.

Its timeless exterior features classic, high-quality materials that create a warm and welcoming presence. Inside, generously sized living spaces include an exceptionally spacious lounge and an open-plan kitchen and dining area that flows seamlessly to your private garden, perfect for relaxing or entertaining. A dedicated utility room adds practical convenience.

Upstairs, the master bedroom serves as a peaceful retreat with a private en-suite. Three further well-proportioned bedrooms, including a particularly generous second bedroom, provide comfort and versatility. A stylish family bathroom completes the upper floor. With its intelligent design, enduring quality, and thoughtful features, The Torridge balances elegance and practicality, making it an ideal, dependable family home.

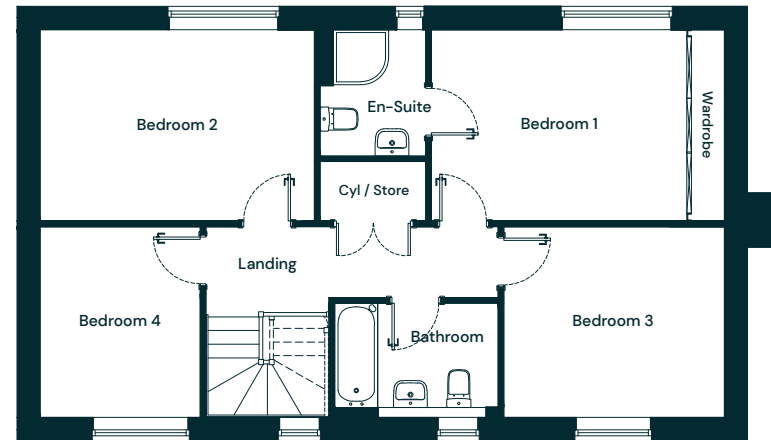




Room Type	Dimensions	Room Type	Dimensions
Lounge	3.55m x 7.10m	Utility	1.46m x 3.07m
Kitchen/Dining	5.90m x 3.07m	WC	1.01m x 1.96m
Study	2.61m x 3.09m		

1534.18 SQFT

Please note: Plot dimensions may vary.



Room Type	Dimensions	Room Type	Dimensions
Bedroom 1	4.77m x 3.12m	Bedroom 4	2.61m x 3.10m
Bedroom 2	4.47m x 3.12m	Bathroom	2.66m x 1.69m
Bedroom 3	3.59m x 3.10m	En-Suite	1.72 x 2.06m

Luxury as standard

Pickstock Homes is proud to offer the very best internal specification on the current new homes market, with quality fixtures and fittings installed as standard. The finest attention to detail and an exceptional finish are the trademarks of a Pickstock Homes property.

Kitchen

- Your choice of fully fitted kitchen.
- Quartz worktops with the option to upgrade to Earthstone.
- Upstands.
- Glass splashback to hob – choose from a range 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).
- Gas hob.
- Zanussi integrated fridge freezer.
- Stainless steel hood.

2 – 3 bedroom homes

- Zanussi single oven.

4 bedroom properties

- Zanussi built-in double oven.
- Zanussi integrated dishwasher.

External

- Turf-planted front and rear gardens. Wooden gates to side access.
- 1.8m close board fencing to rear garden.
- External tap.
- PV panels.
- EV charger.

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.
- Extractor fans in all bathrooms, en-suites and cloakrooms.
- Vanity units to all bathrooms.

General

- NHBC Build Mark 10-year warranty.
- Pickstock Homes 2-year warranty.
- Worcester Bosch Boiler with 5-year warranty.
- UPVC windows.
- Brushed chrome accessories and doorbell.
- TV point in lounge, family room and all bedrooms.
- Wiring provided for homeowner's alarm system.
- Dusk to dawn PIR sensor lighting to front and rear of the property.
- One USB charge point to kitchen and master bedroom.
- Downlights to kitchen, bathrooms and en-suites. All other rooms have pendant lights.
- Fitted wardrobe to master bedroom.
- Oak handrails to staircase.



The finishing touch

Let us guide you through the optional extras to personalise your dream home. We offer design solutions for fitted wardrobes, tiles and carpets, and your choice of kitchen to make your home unique. Interiors are fitted to the highest quality standards before you move in, so that your house will feel like home from day one.

Kitchen

Symphony Kitchens is our preferred supplier, chosen for its exceptional quality and wide range of modern and classic kitchens. Choose your own fully fitted kitchen with the option to upgrade to Earthstone worktops.

Flooring

We offer ceramic or porcelain floor tiles in kitchens and bathrooms.

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

Storage

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

Please be advised that floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract or warranty. Room sizes are approximate and may be subject to alterations. Every effort has been made to ensure that floor plans are as accurate as possible at the time of printing. Please ask a development sales advisor for details on specification and plot specific detail. Pickstock Homes reserves the right to vary detail without notice.

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 at www.consumercode.co.uk.



A legacy of craftsmanship and care

Since 1982, Pickstock Homes has been creating homes and nurturing communities across Shropshire – rooted in trust, quality, and genuine care. While the world has changed, our core values remain steadfast: what mattered to us then matters just as much today.

Every home we build is constructed with meticulous attention to detail, ensuring that each property stands the test of time. From the very first foundation to the moment we welcome you inside, we take pride in every step – always guided by integrity, reliability, and a personal touch.

We blend the best of new technology with traditional craftsmanship and materials, creating homes that fit seamlessly into their surroundings. Our commitment to sustainable, community-focused building means your new Pickstock home isn't just a house; it's a natural part of the local landscape and a place where you can truly belong.



USPs

Natural Beauty

Proudly rooted in our Shropshire heritage, we're committed to creating homes that harmonise with their surroundings. Our architects, developers, and builders work closely with local communities to ensure each home complements the natural beauty of the area.

Quality Craftsmanship

Our attention to detail is unwavering across all aspects of Pickstock Homes – from expertly constructed builds to hand-selected materials and high-specification fixtures and fittings, all delivered as standard.

Peace of Mind

We take pride in every home we build and hold ourselves accountable to the highest standards. All our properties are covered by a 10-year NHBC structural warranty and a 2-year Pickstock Homes warranty, meaning quality is guaranteed and lasting peace of mind is a given.

Personal Touch

We know buying a home is one of life's biggest decisions. That's why our team is here to guide and support you every step of the way – offering honest advice and a friendly face to welcome you to your new Pickstock home, naturally making our house your home.

Values

Trusted Expertise

With a wealth of knowledge, experience and industry insight, our team is here to support you at every stage of the homebuying journey and relate to your unique needs, providing reliable guidance you can trust from day one.

Family-Run

For over four decades, our family has taken pride in building high-quality homes across Shropshire that complement the rural landscape and foster thriving communities. No call centres or third parties – our customers deal directly with the Pickstock family.

Assured Quality

From our skilled builders to carefully sourced materials and meticulous attention to detail, quality underpins everything we do – and it's something we never compromise on, in our homes or our service.

Rich Heritage

With over 40 years of experience, our legacy is built on strong foundations. As a family-run business rooted in Shropshire, we combine traditional values with modern expertise and a commitment to sustainability to deliver homes that stand the test of time.



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