

SHELBOURNE

— ESTATES —

— Arden Park —

Welcome to Arden Park

Shelbourne Estates is proud to present this exclusive collection of homes, set amid stunning landscaping and neighbouring countryside.

Every aspect of Arden Park has been meticulously crafted to provide you with a home of distinction. Each of our high-quality 1, 2, 3 and 4-bedroom homes is architecturally designed to fuse classic style with a contemporary edge. Interiors are bathed in natural light and completed with impressive specifications to suit modern lifestyles.





The natural choice

Arden Park offers the best of country living with city connections. Nestled on the fringe of Redditch and adjoining open countryside, Arden Park is secluded while still being accessible to local schools, shops and leisure facilities.

There's plenty of choice when it comes to enjoying life, whether it's a Sunday stroll through nearby woodland, keeping active, or spending quality time with family and friends. Each of our distinctive homes combines character and quality, so you can discover a perfect balance of natural beauty and modern convenience.

All the right connections

Birmingham, one of Britain’s largest and most vibrant cities, is just 15 miles from Arden Park. With its prestigious university, 50 annual festivals, and cultural attractions including the Ikon Gallery and the Jewellery Quarter, Birmingham is rich in culture. The National Exhibition Centre (NEC) hosts world-class events, while The Bullring & Grand Central offer premier shopping.

Arden Park connects you with the best the area has to offer, from the Malvern Hills, Warwick, and Royal Leamington Spa, to quaint Cotswold villages. The attractive market town of Stratford upon Avon is home to the Royal Shakespeare Company (RSC) and the British Motor Museum.

Excellent transport links offer access to the motorway network via the M42, just four miles away, or the M40, eight miles away. Trains from Redditch connect directly to Birmingham and beyond. Birmingham airport is just 16 miles while Heathrow is 100 miles by road or under four hours by rail.

Get out and explore further...



Central
London
112 miles



Birmingham
City Centre
15 miles



Stratford-
upon-Avon
13 miles



Royal
Leamington Spa
17 miles



Birmingham
Airport
16 miles



Worcester
City Centre
24 miles





Closer to home

Discover a wealth of activities for diverse interests and lifestyles on your doorstep. Abbey Stadium Sports Centre and Kingsley Sports Centre provide excellent facilities including a gym, pool, and various sports courts.

The 9000 acres of Arrow Valley Country Park offer a fishing lake, sailing, and a supervised skatepark with a BMX track.

The challenging Abbey Hotel Golf Course or Redditch Golf Club will appeal to golfers, while families can create memories at Attwell Farm Park.

Reputable local schools cater for children of all ages, from pre-schools to numerous courses at the Heart of Worcestershire College.

Nearby attractions include Forge Mill Needle Museum, Bordesley Abbey ruins, Compton Verney and Hidcote Manor & Gardens. Redditch itself hosts a Vue Cinema and the historic Palace Theatre, as well as diverse independent and high-street stores and a tempting array of eateries.



Arden Park. A place to belong.



Every part of the
home has a story.



We regard the people who make our homes as 'Thoughtful Creators', and they carefully consider every element, right down to the materials we choose and the suppliers we trust. We work with architects, designers and stylists to retain craftsmanship at the heart of everything we do; inside and out, all judged against two criteria - looks and longevity.

It means you can surround yourself with style in the knowledge that your home will continue to look beautiful for years to come.





Carefully curated interiors

Exacting standards, as standard.

The unmistakable excellence of a Shelbourne home is evident everywhere you look, and our attention to detail results in a quality that you'll discover over and over again. A specification that is a cut above comes as standard, with fixtures and fittings from world-renowned brands.

Every home at Arden Park features the luxury of underfloor heating to the ground floor, Siemens kitchen appliances, Franke granite sinks and Villeroy & Boch sanitaryware.

But many find that it's the little touches – like traditional panelling – that go a long way to making our homes beyond the ordinary.

Our partnered brands





Every collection, expertly collated.

A Shelbourne home isn't so much
a blank canvas - more like perfectly
prepped to bring your own style,
and we're here to help you express it.

You can choose from a curated
collection of finishes and flooring
to make your mark across the kitchen,
bathroom and bedroom.

The Dulux Heritage Collection

We love the character and timeless style
of the contemporary classic look. That's why
we give customers a choice of five Dulux
Heritage palette colours. Simply choose the
one that matches your style, and we'll paint
your house from top to bottom.



Chalk White



Flax Seed



China White



Chiltern White



Quartz Grey



Make it exceptional.

We place a lot of time and expert consideration on the interior specification of our homes, but it's not about us; it's all about you. That's why we give you the option to elevate your interiors with a handpicked selection of extra special features.

Perhaps an integrated wine cooler, or quartz worktops to complete your look. You can even choose an instant boiling water tap or filter tap that offers the ultimate in kitchen convenience.

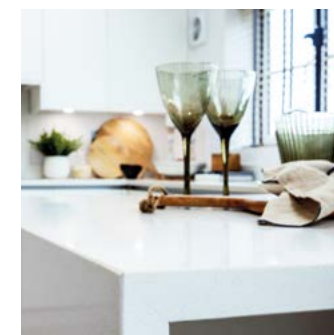
To discover the options you have to further personalise your home, speak to one of our experts at Arden Park.

We've got you covered.

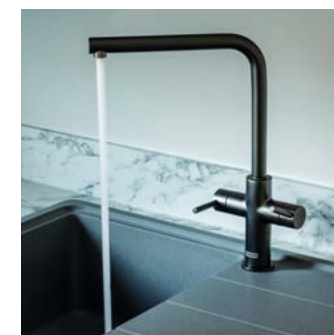
Every Shelbourne home has NHBC Warranty. This means that your home is structurally protected for ten years after legal completion.



A new home for your wine collection?



Choose an even more sublime surface.



Even the water can be upgraded.



What next?

If the Arden Park lifestyle appeals to you, this is the perfect moment to take the next step.

Contact our experts to discuss the type of home and lifestyle you're looking for.

We'll then arrange a private appointment for you to visit Arden Park where you can discover everything this development has to offer, for today, tomorrow and always.

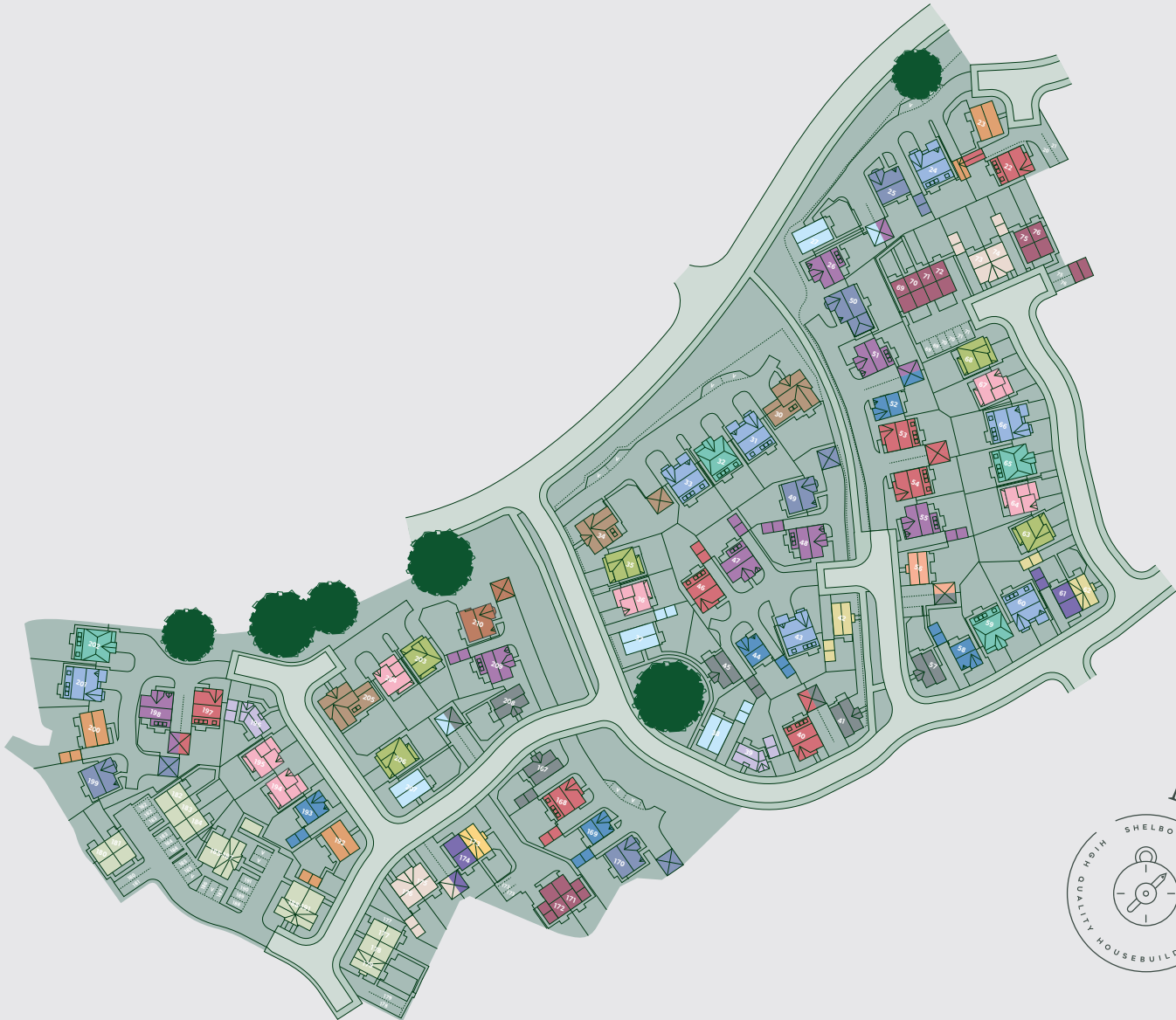
Call us on: 01527 958 618



SHELBOURNE
— ESTATES —

Arden Park
Arrow

Development Site Map



 The Adbury	4 Bedrooms	 The Napsbury	4 Bedrooms	 The Drybrook	3 Bedrooms
 The Addlestone	4 Bedrooms	 The Oxhill	4 Bedrooms	 The Dursley	3 Bedrooms
 The Barnwell	4 Bedrooms	 The Willingham	4 Bedrooms	 The Kidlington	3 Bedrooms
 The Cadley	4 Bedrooms	 The Wimborne	4 Bedrooms	 The Ryebank	3 Bedrooms
 The Harbury	4 Bedrooms	 The Caterham	3 Bedrooms	 The Tiverton	3 Bedrooms
 The Hoveton	4 Bedrooms	 The Congleton	3 Bedrooms	 The Canterbury	2 Bedrooms
 The Mollington	4 Bedrooms	 The Dorchester	3 Bedrooms		

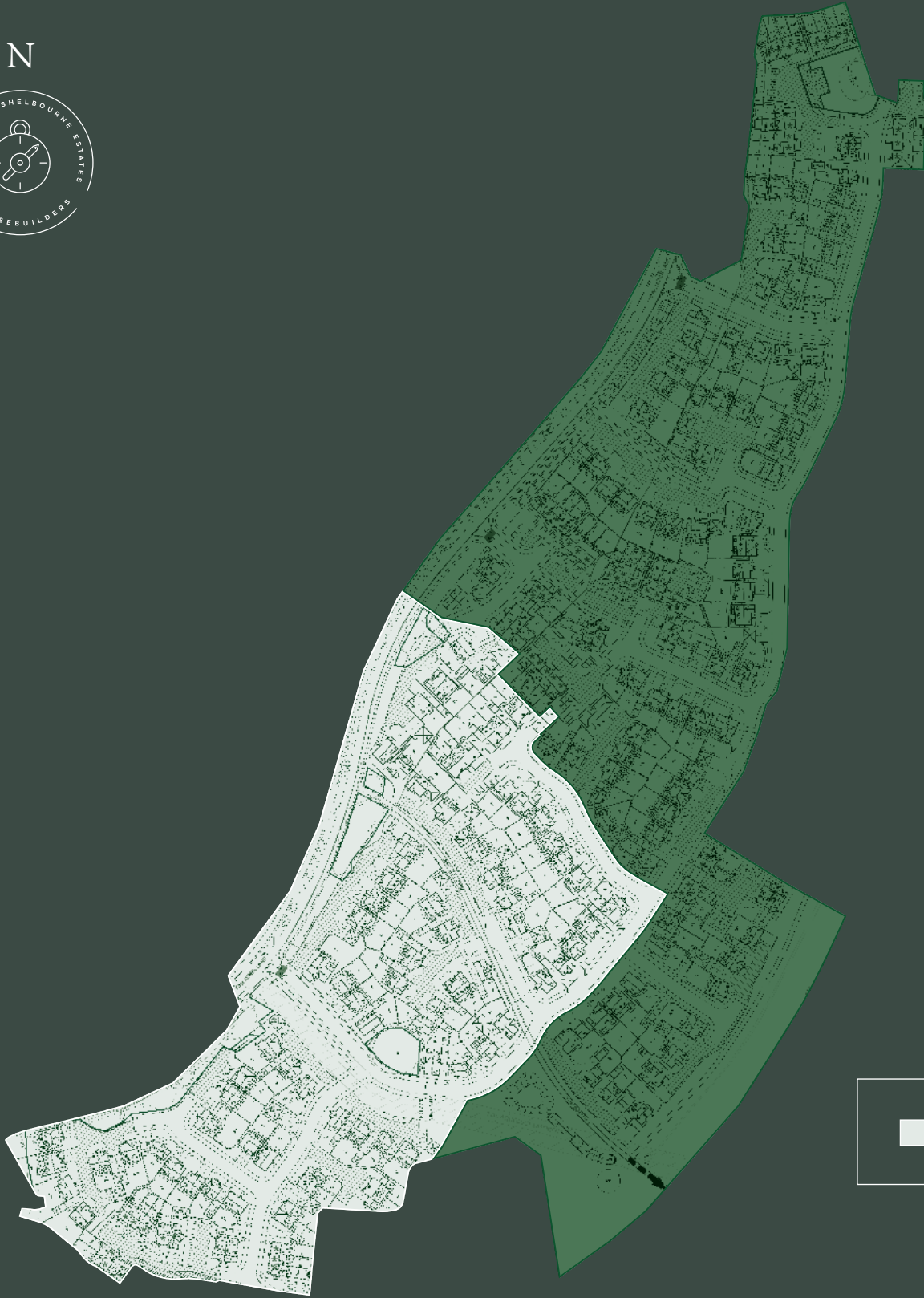
Details correct at time of going to print. This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting.
Plots 177-191 are allocated for affordable housing. Highway details are subject to Local Authority approval. Shelbourne Estates reserve the right to change the layout of the development and housetypes without prior notice.

Arden Park

Development Phase Map



N



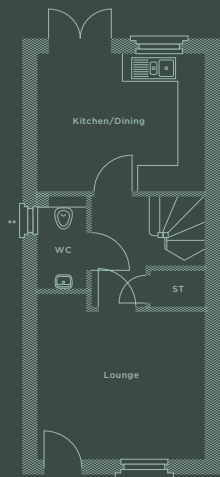
Arrow

The Canterbury

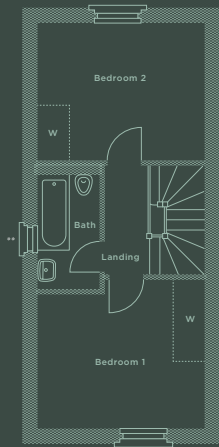
2 Bedrooms
753 TOTAL SQ FT



Classic style with a contemporary interior, the Canterbury is a beautiful home for modern living. Step into a spacious lounge which leads through the hallway to an open-plan kitchen/dining room featuring French doors opening out onto your garden. Enjoy the luxury of 2 generously sized bedrooms and a sleek and stylish bathroom.



Downstairs



Upstairs

Lounge	3750 x 3305mm	12'4" x 10'10"
Kitchen/Dining	3750 x 3115mm	12'4" x 10'3"
Cloaks/WC	1115 x 2095mm	3'8" x 6'11"

Bedroom 1	3775 x 3110*mm	12'5" x 10'3"*
Bedroom 2	3150 x 3195mm	10'4" x 10'6"
Bathroom	1400 x 2600mm	4'7" x 8'6"

*Denotes maximum room dimensions.
**Windows are plot specific.

This is a computer generated image of The Canterbury, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

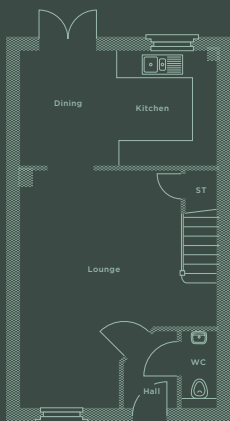
The Dursley

3 Bedrooms

934 TOTAL SQ FT

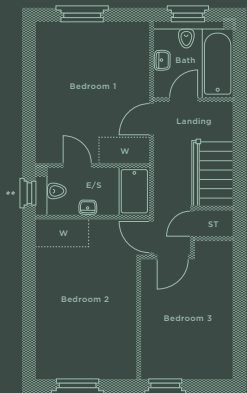


The Dursley is designed for easy entertaining and relaxing home life. The hallway opens into a large, welcoming lounge which leads through to the open plan kitchen/dining room where French doors open out to the garden. Upstairs, you'll find 3 well-planned bedrooms, including the master bedroom with its very own en-suite and a luxurious family bathroom.



Downstairs

Lounge	4850* x 5845*mm	15'11"* x 19'2"*
Kitchen/Dining	4850 x 2805mm	15'11" x 9'2"
Cloaks/WC	885 x 1850mm	2'11" x 6'1"



Upstairs

Bedroom 1	2800 x 3485mm	9'2" x 11'5"
Ensuite	2800 x 1195mm	9'2" x 3'11"
Bedroom 2	2800* x 3945*mm	9'2"* x 12'11"*
Bedroom 3	2280* x 3410*mm	7'6"* x 11'2"*
Bathroom	1965 x 1855mm	6'5" x 6'1"

*Denotes maximum room dimensions.
**Windows are plot specific.

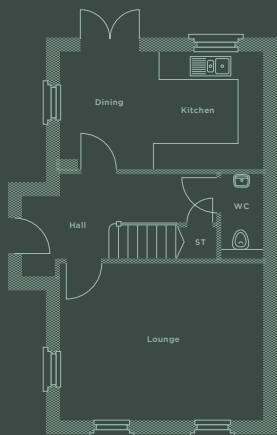
This is a computer generated image of The Dursley, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Congleton

3 Bedrooms
947 TOTAL SQ FT

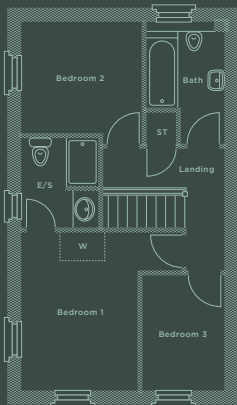


Spacious and stylish, this luxury three bedroom home is perfect for the growing family. Showcasing an impressive layout, discover an open plan kitchen/dining room with French doors opening out onto a beautiful garden. Upstairs, you'll find 3 generously sized bedrooms, including the master bedroom with a luxurious en-suite. Carefully curated to the highest specification, this home has everything you look for in a family home of today.



Downstairs

Lounge	4825 x 3725mm	15'10" x 12'3"
Kitchen/Dining	4825 x 2780*mm	15'10" x 9'1"*
Cloaks/WC	1010 x 1995*mm	3'4" x 6'7"*



Upstairs

Bedroom 1	3835* x 3790*mm	12'7"* x 12'5"*
Ensuite 1	1830 x 2185*mm	6'0" x 7'2"*
Bedroom 2	2875 x 2910*mm	9'5" x 9'7"*
Bedroom 3	1965 x 2755*mm	6'5" x 9'0"*
Bathroom	1800 x 2910*mm	5'11" x 9'7"*

*Denotes maximum room dimensions.

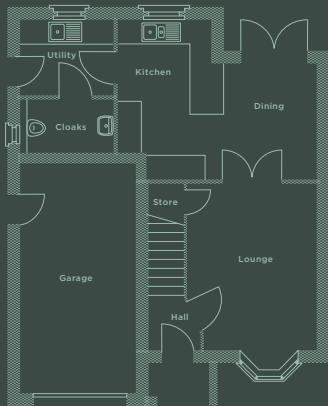
This is a computer generated image of The Congleton, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Kidlington

3 Bedrooms
1,058 TOTAL SQ FT

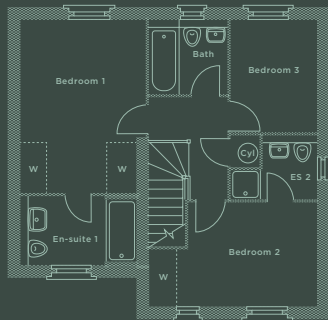


The Kidlington is a truly spacious family home, the ground floor has a sizeable lounge and separate open plan kitchen/dining and family room with large French doors leading to the garden, as well as under stair storage space. A first floor master bedroom has an en-suite bathroom, while two additional bedrooms and a shared bathroom help to complete the feel of a comfortable and roomy home.



Downstairs

Lounge	3310* x 4750*mm	10'10"* x 15'7"*
Kitchen/Dining	5100* x 4065*mm	16'9"* x 13'4"*
Utility	2390 x 1955mm	7'10" x 6'5"
Cloaks	2390 x 1365mm	7'10" x 4'6"
Garage	3000 x 6100mm	9'10" x 20'0"



Upstairs

Bedroom 1	3260* x 4435*mm	10'8"* x 14'7"*
En-suite 1	2950 x 1765mm	9'8" x 5'9"
Bedroom 2	4290* x 2630*mm	14'1"* x 8'8"*
En-suite 2	2210* x 1640*mm	7'3"* x 5'5"*
Bedroom 3	2210 x 2900mm	7'3" x 9'6"
Bathroom	1990 x 1900mm	6'6" x 6'3"

*Denotes maximum room dimensions.

This is a computer generated image of The Kidlington, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

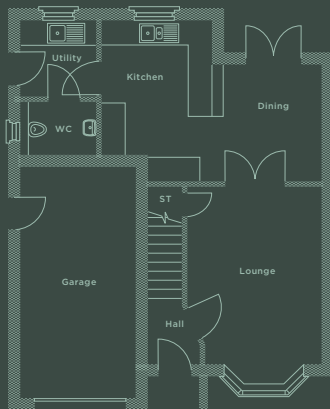
The Adbury

4 Bedrooms

1,126 TOTAL SQ FT

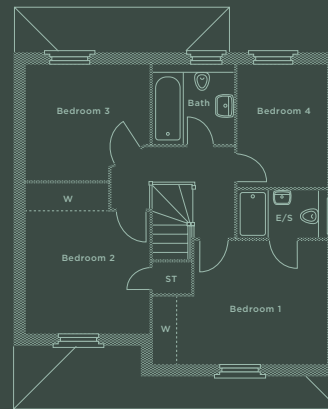


A substantial family home with luxurious master bedroom, featuring an arched cathedral window and en suite shower room. Downstairs there is a separate dining room and cloakroom/wc.



Downstairs

Lounge	3415* x 5000*mm	11'2"* x 16'5"*
Kitchen/Dining	5600* x 4065*mm	18'4"* x 13'4"*
Utility	1940 x 1955mm	6'4" x 6'5"
Cloaks/WC	1940 x 1365mm	6'4" x 4'6"
Garage	3050* x 6100mm	10'0"* x 20'0"



Upstairs

Bedroom 1	4390* x 3130*mm	14'5"* x 10'3"*
En-suite	2260 x 1195mm	7'5" x 3'11"
Bedroom 2	3210 x 3810*mm	10'6"* x 12'6"*
Bedroom 3	3200* x 2920*mm	10'6"* x 9'7"*
Bedroom 4	2260 x 3105mm	7'5" x 10'2"
Bathroom	2055 x 2010mm	6'9" x 6'7"

*Denotes maximum room dimensions.

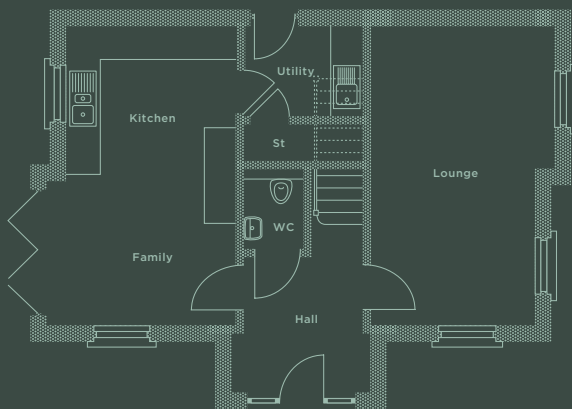
This is a computer generated image of The Adbury, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Barnwell

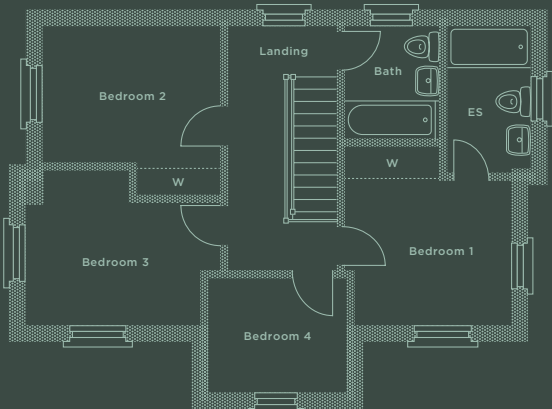
4 Bedrooms
1,169 TOTAL SQ FT



Traditional architecture meets contemporary style with this impressive 4 bedroom detached home.
Ideal for growing families, this home is built to the highest quality and has space and style in abundance.



Downstairs



Upstairs

Lounge	3390* x 5550*mm	11'1"* x 18'3"*
Kitchen/Family	3490* x 5550mm	11'5"* x 18'3"
Utility	2250 x 1700mm	7'5" x 5'7"
WC/Cloaks	1220 x 1525mm	4'0" x 5'0"

Bedroom 1	3110 x 3315*mm	10'3"* x 10'11"*
En-suite	1590 x 2785mm	5'3" x 9'2"
Bedroom 2	3340* x 3235*mm	11'0"* x 10'7"*
Bedroom 3	3695* x 2930*mm	12'2"* x 9'7"*
Bedroom 4	2550 x 2100mm	8'4" x 6'11"
Bathroom	1770 x 2085mm	5'10" x 6'10"

*Denotes maximum room dimensions.

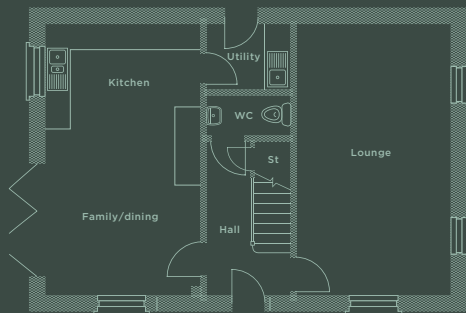
This is a computer generated image of The Barnwell, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Hoveton

4 Bedrooms
1,325 TOTAL SQ FT

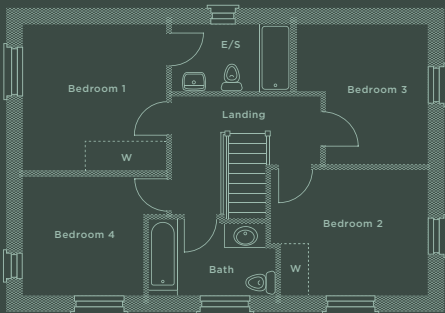


This beautiful home, with its spectacular facade, is just as impressive inside as out. The living room stretches the entire length of the house, there's a dining/family room and four generously sized bedrooms.



Downstairs

Lounge	3620 x 6400mm	11'11" x 21'0"
Kitchen/Dining	3620* x 6400*mm	11'11"* x 21'0"*
Utility	1950 x 1560mm	6'5" x 5'2"
WC/Cloaks	1950 x 1005mm	6'5" x 3'4"

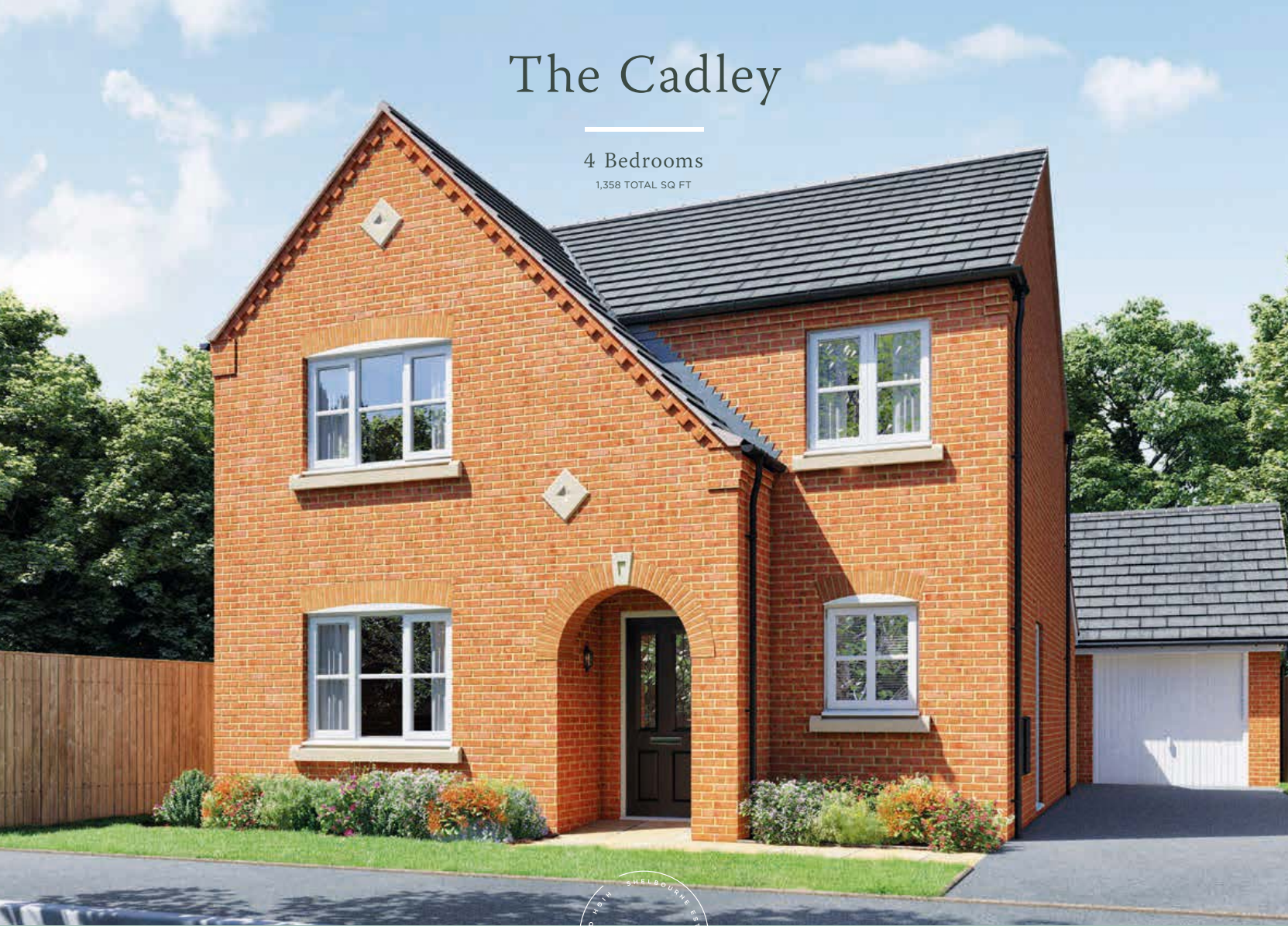


Upstairs

Bedroom 1	3375 x 3470*mm	11'1" x 11'5"
En-suite	2845 x 1610mm	9'4" x 5'3"
Bedroom 2	3685* x 2990*mm	12'1"* x 9'10"*
Bedroom 3	3100* x 3320*mm	10'2"* x 10'11"*
Bedroom 4	3375* x 2840*mm	11'1"* x 9'4"*
Bathroom	2950* x 1840*mm	9'8"* x 6'0"

*Denotes maximum room dimensions.

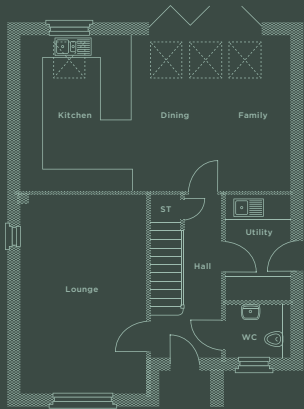
This is a computer generated image of The Hoveton, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.



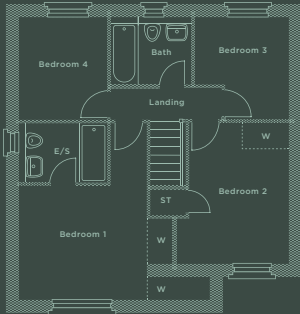
The Cadley

4 Bedrooms
1,358 TOTAL SQ FT

Complementing the classic design of The Cadley is an equally impressive interior. The open-plan kitchen/dining and family room is bathed in natural light from above with 4 skylight windows while bi-folding doors open out to the garden for seamless indoor/outdoor living. A separate lounge offers a spacious retreat while a utility room takes care of practicalities. With 4 bedrooms and 2 stylish bathrooms, the Cadley is an outstanding home.



Downstairs



Upstairs

Lounge	3450 x 5450mm	11'4" x 17'11"
Kitchen/ Family/Dining	7430 x 4275mm	24'5" x 14'0"
Utility	1750 x 2875mm	5'9" x 9'5"
Cloaks/WC	1750 x 1425mm	5'9" x 4'8"

Bedroom 1	5230* x 4860*mm	17'2"* x 15'11"*
En-suite	2425 x 1595mm	7'11" x 5'3"
Bedroom 2	3115* x 3860mm	10'3"* x 12'8"
Bedroom 3	2605* x 2825*mm	8'7"* x 9'3"*
Bedroom 4	2425 x 2860mm	7'11" x 9'5"
Bathroom	2160 x 1850mm	7'1" x 6'1"

*Denotes maximum room dimensions.

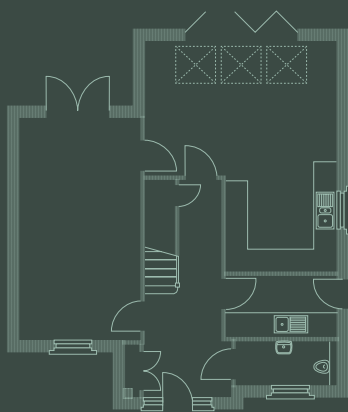
This is a computer generated image of The Cadley, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Willingham

4 Bedrooms
1,424 TOTAL SQ FT

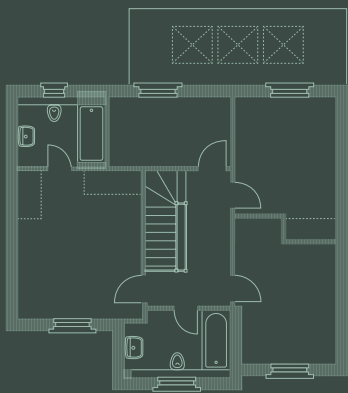


Blending traditional charm and architecture with all the benefits of living in a modern energy efficient home, the Willingham has a lot to offer. Boasting an impressive entrance hall and a generous open plan kitchen area, with living areas that flow seamlessly throughout creating wonderful entertaining spaces and everything you look for in the family home of today, and more.



Downstairs

Lounge	3300 x 6025mm	10'10" x 19'9"
Kitchen/ Family/Dining	5175* x 6265*mm	17'0"* x 20'7"*
Utility	3000 x 1625mm	9'10" x 5'4"
Cloaks/WC	2725 x 1170mm	8'11" x 3'10"



Upstairs

Bedroom 1	3350 x 4025mm	11'0" x 13'2"
En suite 1	2390* x 1915mm	7'10"* x 6'3"
Bedroom 2	2775* x 3860*mm	9'1"* x 12'8"*
Bedroom 3	2775* x 4010*mm	9'1"* x 13'2"*
Bedroom 4	3285 x 1910mm	10'9" x 6'3"
Bathroom	2890 x 1860*mm	9'6" x 6'1"*

*Denotes maximum room dimensions.

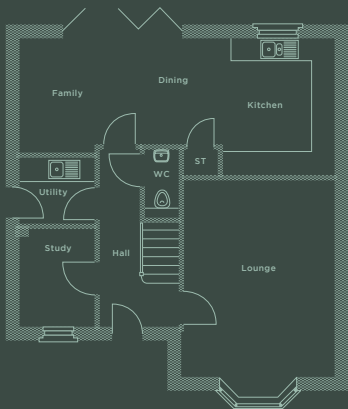
This is a computer generated image of The Willingham, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Harbury

4 Bedrooms
1,462 TOTAL SQ FT

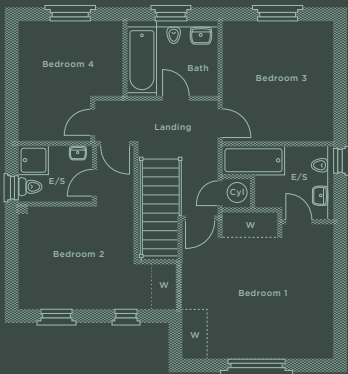


Confident in design, The Harbury provides 4 double bedrooms with both the master and guest suite benefitting from en-suite bathrooms. The spacious lounge features an angled-bay window, while a separate study makes working from home (or homework) a little easier. The family/dining/kitchen spans the rear of the home to create a welcoming space to gather with the benefits of bi-folding doors leading out to the garden, with a separate utility room.



Downstairs

Lounge	4000* x 5600*mm	13'1"* x 18'4"*
Family/Dining/		
Kitchen	8200 x 3550*mm	26'11" x 11'8"*
Utility	1950 x 1700mm	6'5" x 5'7"
Study	1950 x 2550mm	6'5" x 8'4"
Cloaks/WC	890 x 1715mm	2'11" x 5'7"



Upstairs

Bedroom 1	4000* x 3850*mm	13'1"* x 12'8"*
Ensuite 1	2910* x 1955*mm	9'7"* x 6'2"*
Bedroom 2	4110* x 4275*mm	13'6"* x 14'0"*
Ensuite 2	1910 x 1475mm	6'3" x 4'10"
Bedroom 3	2910 x 3155mm	9'7" x 10'2"
Bedroom 4	2675* x 3140*mm	8'9"* x 10'4"*
Bathroom	2375 x 1965mm	7'9" x 6'5"

*Denotes maximum room dimensions.

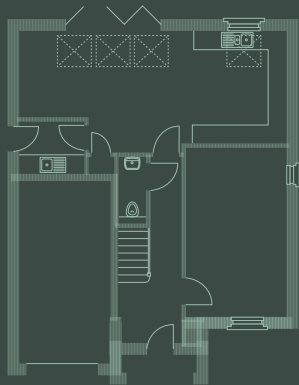
This is a computer generated image of The Harbury, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Addlestone

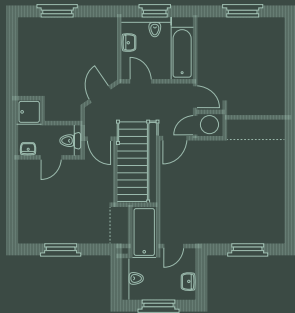
4 Bedrooms
1,469 TOTAL SQ FT



Offering superior design with an impressive, imposing double fronted elevation and integral garage, The Addlestone is a stunning four bedroom family home that combines both superior design and an excellent interior layout including a large open plan kitchen area complimented by excellent storage space, generous living areas, and large bi-fold doors leading out into the garden.



Downstairs



Upstairs

Lounge	3250 x 5450mm	10'8" x 17'11"
Kitchen/Dining/		
Family	8620* x 3915*mm	28'3"* x 12'10"*
Utility	2150 x 1680mm	7'1" x 5'6"
Cloakroom	990 x 2160mm	3'3" x 7'1"
Garage	3000 x 6000mm	9'10" x 19'8"

Bedroom 1	4075* x 4025*mm	13'4"* x 13'3"*
En-suite 1	2400* x 3000*mm	7'10"* x 9'10"*
Bedroom 2	3645* x 3325*mm	12'0"* x 10'11"*
En-suite 2	2060* x 1815*mm	6'9"* x 5'11"*
Bedroom 3	2880* x 3205*mm	9'5"* x 10'6"*
Bedroom 4	3220* x 3375*mm	10'7"* x 11'1"*
Bathroom	2375 x 2035mm	7'10" x 6'8"

*Denotes maximum room dimensions.

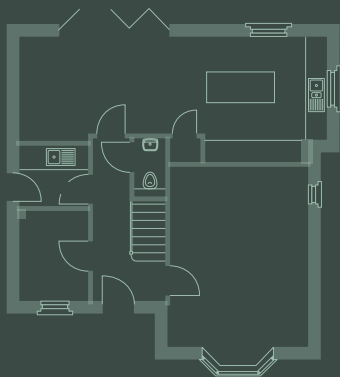
This is a computer generated image of The Addlestone, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Oxhill

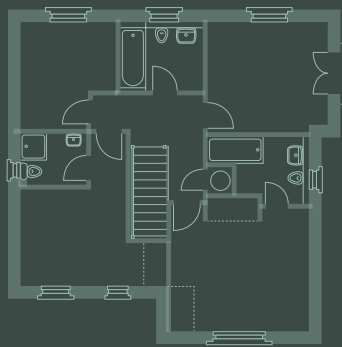
4 Bedrooms
1,498 TOTAL SQ FT



Echoes of classic Victorian-era architecture lead into this superb home designed for contemporary lifestyles. A stylish kitchen/dining/family room spans the full width of the Oxhill, with bi-folding doors opening out to the garden for that perfect blend of indoor/outdoor living. With a generous lounge, separate study and a utility, plus 4 well-planned bedrooms including the master bedroom with ensuite shower room, the Oxhill is an exceptional home.



Downstairs



Upstairs

Lounge	4000* x 5600*mm	13'1"* x 18'4"*
Family/Dining/		
Kitchen	8755* x 3550*mm	28'9"* x 11'8"*
Study	1950 x 2550mm	6'5" x 8'4"
Utility	1950 x 1700mm	6'5" x 5'7"
Cloaks/WC	890 x 1715mm	2'11" x 5'7"

Bedroom 1	3960* x 3820*mm	13'0"* x 12'6"*
Ensuite 1	2910 x 1925*mm	9'7" x 6'4"*
Bedroom 2	4150* x 4350*mm	13'7"* x 14'3"*
Ensuite 2	1910 x 1475mm	6'3" x 4'10"
Bedroom 3	3465* x 3160*mm	11'4"* x 10'5"*
Bedroom 4	2735* x 3065*mm	9'0"* x 10'1"*
Bathroom	2375 x 1965mm	7'10" x 6'5"

*Denotes maximum room dimensions.

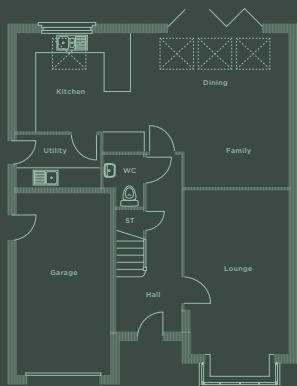
This is a computer generated image of The Oxhill, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Napsbury

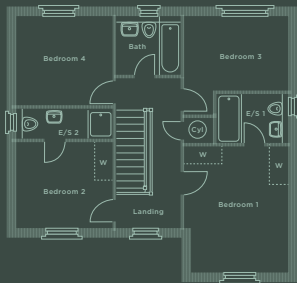
4 Bedrooms
1,502 TOTAL SQ FT



The Napsbury is a truly spacious family home, the ground floor has a sizeable lounge and separate open plan kitchen/dining and family room with large bi-fold doors leading to the garden, as well as under stair storage space. A first floor master bedroom has an en-suite bathroom, while three additional bedrooms and a shared bathroom help to complete the feel of a comfortable and roomy home.



Downstairs



Upstairs

Lounge	3375* x 5990*mm	11'1"* x 19'8"*
Kitchen/Dining/		
Family	8790* x 4950*mm	28'10"* x 16'3"*
Utility	2670 x 1650mm	8'9" x 5'5"
Cloaks/WC	1275* x 1665*mm	4'2"* x 5'5"*
Garage	3015 x 6000mm	9'11" x 19'8"

Bedroom 1	3355* x 4085*mm	11'0"* x 13'5"*
En-suite 1	2340 x 1590mm	7'8" x 5'3"
Bedroom 2	3130 x 2790mm	10'3" x 9'2"
En-suite 2	3130 x 975mm	10'3" x 3'2"
Bedroom 3	3365* x 3175*mm	11'0"* x 10'5"*
Bedroom 4	3130 x 2890mm	10'3" x 9'6"
Bathroom	2115 x 1880mm	6'11" x 6'2"

*Denotes maximum room dimensions.

This is a computer generated image of The Napsbury, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

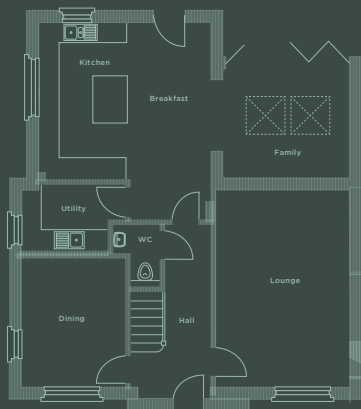
The Wimborne

4 Bedrooms

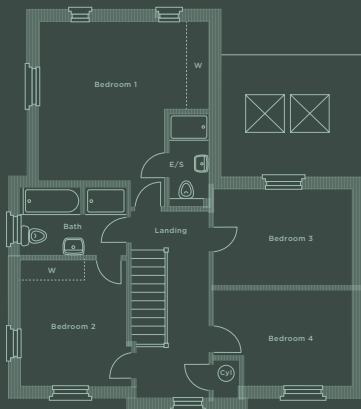
1,796 TOTAL SQ FT



The Wimborne rises above other family homes to offer unrivalled space and style. The innovative layout of this four bedroom home gives the whole family the flexibility to live life just how they choose.



Downstairs



Upstairs

Lounge	3770 x 5650mm	12'4" x 18'6"
Kitchen/ Breakfast	4905 x 5595*mm	16'1" x 18'4"
Utility	2950* x 1950mm	9'8" x 6'5"
Dining Room	2950 x 3650mm	9'8" x 12'0"
Family Room	3520 x 3125mm	11'7" x 10'3"
Cloaks/WC	1360* x 1780*mm	4'6" x 5'10"

Bedroom 1	4905* x 5265*mm	16'1" x 17'3"
En-suite	1195 x 2615mm	3'11" x 8'7"
Bedroom 2	3255* x 3600mm	10'8" x 11'10"
Bedroom 3	3830 x 2780mm	12'7" x 9'1"
Bedroom 4	3830* x 2780*mm	12'7" x 9'1"
Bathroom	3010 x 1965mm	9'11" x 6'5"

*Denotes maximum room dimensions.

This is a computer generated image of The Wimborne, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

