



MORLAS
MEADOWS



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MORLAS
MEADOWS

LOCATION





LOCATION

COUNTRY LIVING WITHOUT COMPROMISE

Morlas Meadows is ideally located within a 10-minute car journey of Oswestry town centre, with Shrewsbury, Wrexham and Chester all within approximately 30 minutes drive.

Background

The Morlas Meadows development is centred around the historic Rhos y Llan Farm, a grade-II listed building that has been a farmstead since the 16th century, boasting records that can be traced back as far as 1732. As well as its attractively designed homes, the sympathetic development also features a selection of bungalows carefully designed to resemble conversions of traditional farm buildings and preserve the historical character of the location.

Sports & Leisure

The Venue at Park Hall is just 4 miles away and is perfect for all the family with a gym, bowling alley, exercise classes, food and a bar. There are also regular football matches held at The Venue, by The New Saints.

There are many golf clubs within the area such as Oswestry, Henlle and Mile End Golf Club.

The Lion Quays Hotel & Spa is great for relaxing and unwinding with a wide variety of treatments available.

Days Out

Park Hall Farm Countryside Experience is just a couple of miles away from Morlas Meadows. The farm offers a fun educational day out for children of all ages, where they can get to meet and feed the farm animals and go on tractor and trailer rides.

The British Iron Works Museum is also close by. This free museum is a great trip out for all the family, as you wander around a 'safari' of iron animals and even see the blacksmith at work.

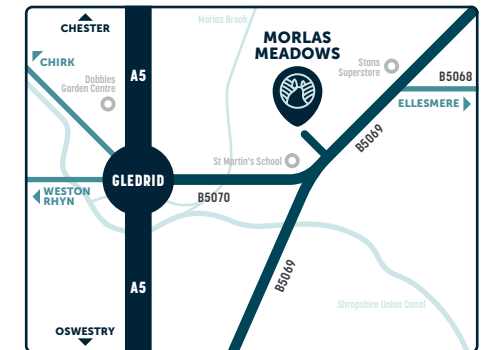
Slightly further afield are Chester Zoo, Blue Planet Aquarium, West Midlands Safari Park and many National Trust Properties.

Shopping

There are many supermarkets close by in Oswestry, as well as many independent shops in the historic town centre. Both Wrexham and Shrewsbury are great for treating yourself to some retail therapy with a great selection of high street and independent shops. Chester is the closest city to Morlas Meadows and has something to offer everybody.

DIRECTIONS

When approaching from the north or the south, leave the A5 at Gledrid Roundabout and follow the B5070 towards St. Martin's for about one mile. Morlas Meadows is located on the left approximately 200 metres after the school.



TRANSPORT

There are two main bus routes that pass hourly past Morlas Meadows, while Gobowen railway station is located just 2 miles away with links across the whole country.

EDUCATION

Primary

St Martins School
Whittington CE
Bellan House
The Catholic School

Secondary

The Marches School
Oswestry School
Moreton Hall School

Colleges

North Shropshire College

COMMUTING

Oswestry	6 m
Wrexham	12 m
Chester	23 m
Shrewsbury	22 m

Train Stations

Gobowen	2 m
Wrexham	12 m
Shrewsbury	22 m

Airports

Liverpool	47 m
Manchester	56 m
Birmingham	79 m

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MORLAS
MEADOWS



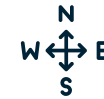
MORLAS
MEADOWS

SITE PLAN



SITE PLAN

ST. MARTINS



A1/2 FOXGLOVE & HONEYSUCKLE

2 Bedroom
Semi-detached
Houses



B1/2 DAISY & PRIMROSE

3 Bedroom
Semi-detached
Houses



BU1 LUPINE

2 Bedroom
Detached Bungalow
& Single Garage



BU2 BLUEBELL

3 Bedroom
Detached Bungalow
& Single Garage



BU3 CROCUS

2 Bedroom
Detached Bungalow
& Single Garage



BU4/5 LILY

3 Bedroom
Bungalow &
Double Garage



BU6 BUTTERCUP

3 Bedroom
Bungalow &
Single Garage



C SNOWDROP

3 Bedroom
Detached House &
Single Garage



D DAFFODIL

3 Bedroom
Detached House &
Single Garage



E MARIGOLD

4 Bedroom
Detached House &
Double Garage



F HAWTHORN

4 Bedroom
Detached House &
Single Garage



G CAMPION

4 Bedroom
Detached House &
Double Garage



Site plan for illustrative and guidance purposes only. This does not form part of any contract or warranty unless specified in writing. Morlas Meadows is the marketing name for this development and may not be the designated postal address.

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MORLAS
MEADOWS

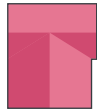


FOXGLOVE AT

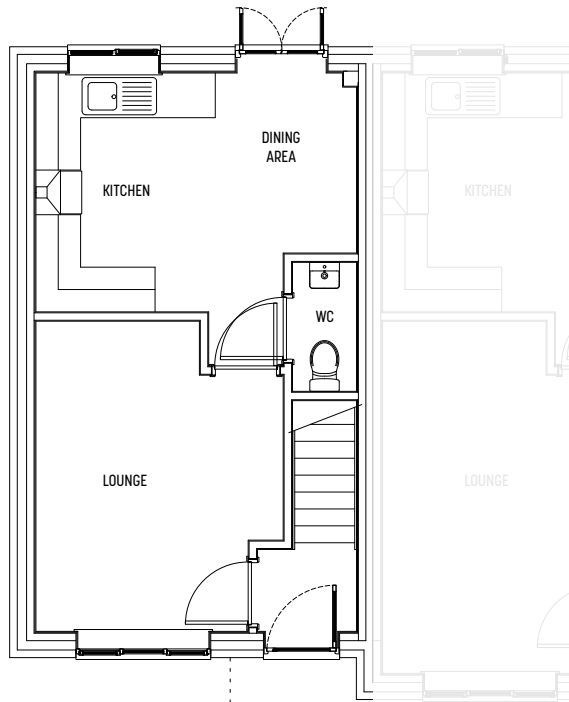
2 BEDROOM | SEMI-DETACHED HOUSE

Desirable, modern and airy
countryside property ideally situated
within easy reach of local amenities.



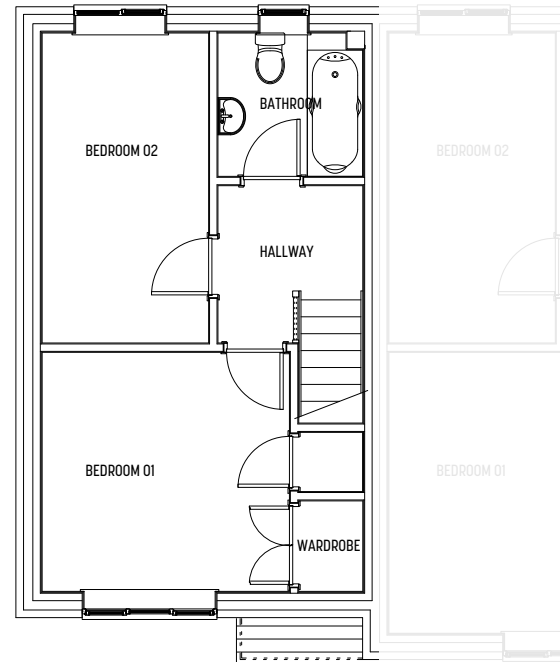


GROUND FLOOR



Lounge	2850 x 4165mm	9'-4 1/4" x 13'-8"
Kitchen	4305 x 3208mm	14'-1 1/2" x 10'-6 1/4"
WC	860 x 1732mm	2'-9 7/8" x 5'-8 1/4"

FIRST FLOOR



Bedroom 1	3320 x 3210mm	10'-10 3/4" x 10'-6 3/8"
Bedroom 2	2235 x 4163mm	7'-4" x 13'-7 7/8"
Bathroom	1945 x 1925mm	6'-4 5/8" x 6'-3 3/4"

The property benefits from a spacious open plan kitchen/dining area that is further enhanced by double patio doors leading out to the garden which is perfect for enjoying the outdoors with family and friends during the summer months. At the heart of the house is a spacious living room that offers the perfect space to relax and unwind.

Upstairs, the generous master bedroom gives you the space you need to create your ideal sleeping environment, and also benefits from plenty of storage space with its large built in wardrobe and airing cupboard.

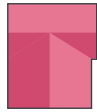
Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.



HONEYSUCKLE A2
2 BEDROOM | SEMI-DETACHED HOUSE

**Desirable, modern and airy
countryside property ideally situated
within easy reach of local amenities.**

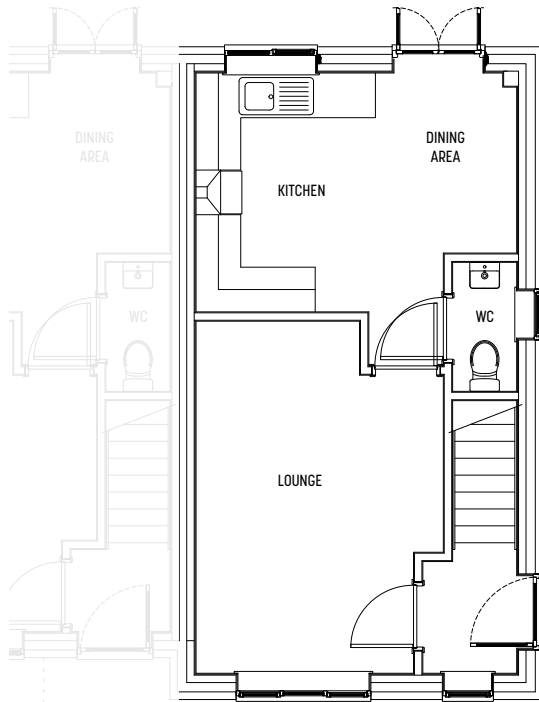




HONEYSUCKLE ^{A2}

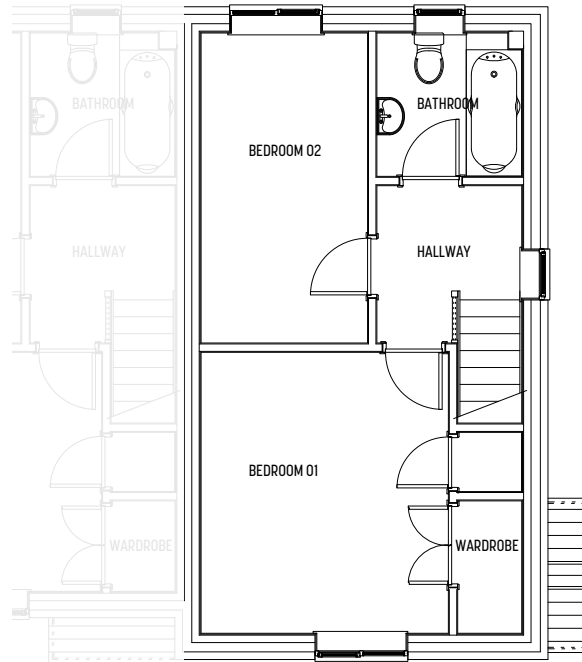
2 BEDROOM | SEMI-DETACHED HOUSE

GROUND FLOOR



Lounge	2920 x 4728mm	9'-7" x 15'-6 1/8"
Kitchen	4305 x 3207mm	14'-1 1/2" x 10'-6 1/4"
WC	860 x 1732mm	2'-9 7/8" x 5'-8 1/4"

FIRST FLOOR



Bedroom 1	3320 x 3772mm	10'-10 3/4" x 12'-4 1/2"
Bedroom 2	2235 x 4163mm	7'-4" x 13'-7 7/8"
Bathroom	1945 x 1925mm	6'-4 5/8" x 6'-3 3/4"

The property benefits from a spacious open plan kitchen/dining area that is further enhanced by double patio doors leading out to the garden which is perfect for enjoying the outdoors with family and friends during the summer months. At the heart of the house is a spacious living room that offers the perfect space to relax and unwind.

Upstairs, the generous master bedroom gives you the space you need to create your ideal sleeping environment, and also benefits from plenty of storage space with its large built in wardrobe and airing cupboard.

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PRIMROSE ^{B1}

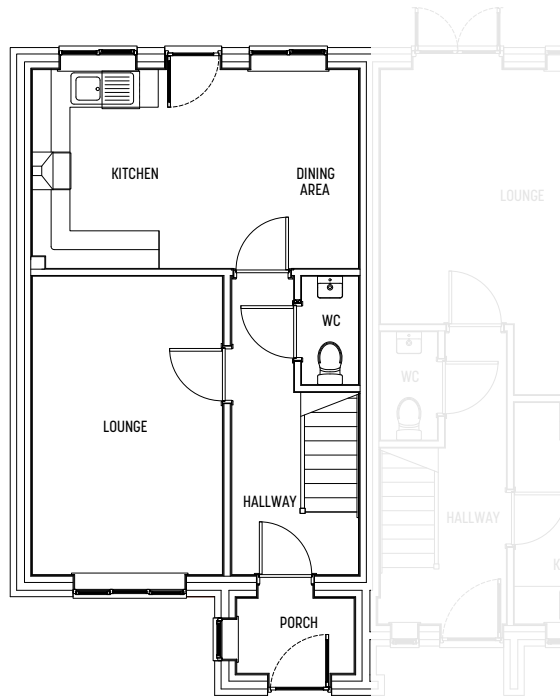
3 BEDROOM | SEMI-DETACHED HOUSE

An elegant, spacious and versatile property that is a perfect fit for established and growing families and those who like to entertain.



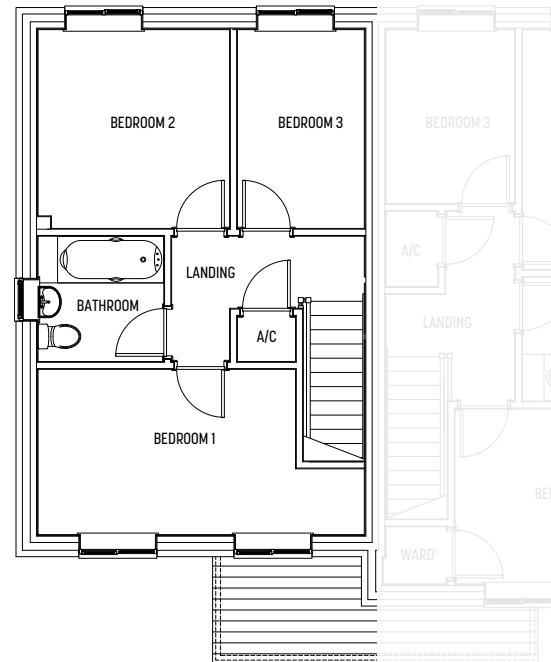


GROUND FLOOR



Lounge	3034 x 4762mm	9'-11 3/8" x 15'-7 1/2"
Kitchen/Dining Area	5206 x 3173mm	17'-1" x 10'-4 7/8"
WC	910 x 1730mm	2'-11 13/16" x 5'-8 1/8"

FIRST FLOOR



Bathroom	2006 x 2000mm	6'-7" x 6'-6 3/4"
Bedroom 1	5206 x 4108mm	17'-1" x 13'-5 3/4"
Bedroom 2	3056 x 3173mm	10'-0 3/8" x 10'-4 7/8"
Bedroom 3	2025 x 3173mm	6'-7 3/4" x 10'-4 7/8"

The Primrose embraces classic style with its front porch leading into a spacious hallway. The large living/ dining area provides a delightful and versatile family space that is also perfectly suited to hosting those special guests. The downstairs also features an attractively sized kitchen and the convenience of a downstairs cloakroom.

Upstairs, the property provides families the room they need to grow with three impressively sized bedrooms which are complimented by the spacious family bathroom. The third bedroom also features a built in wardrobe with outward opening doors, giving you all the space you need to get every day off to the right start, whatever your style.

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DAISY ^{B2}

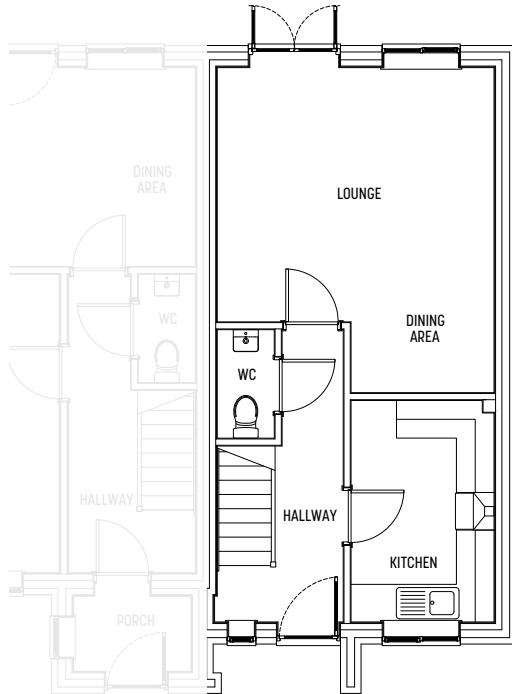
3 BEDROOM | SEMI-DETACHED HOUSE

An elegant, spacious and versatile property that is a perfect fit for established and growing families.



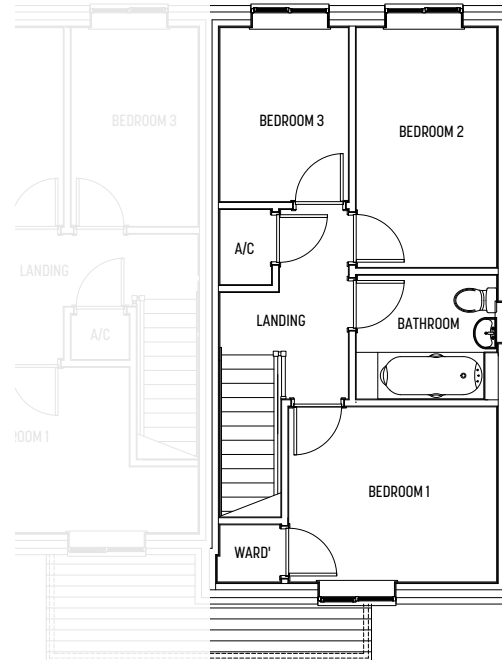


GROUND FLOOR



Lounge/ Dining Area	4417 x 5187mm	14'-5 7/8" x 17'-0 1/4"
Kitchen	2282 x 3535mm	7'-5 7/8" x 11'-7 1/8"
WC	910 x 1730mm	2'-11 13/16" x 5'-8 1/8"

FIRST FLOOR



Bathroom	2242 x 1975mm	7'-4 1/4" x 6'-5 3/4"
Bedroom 1	3319 x 2795mm	10'-10 5/8" x 9'-2"
Bedroom 2	2242 x 3827mm	7'-4 1/4" x 12'-6 3/4"
Bedroom 3	2050 x 2777mm	6'-8 3/4" x 9'-1 3/8"

The Daisy embraces classic style with its front porch leading into a spacious hallway. The large living/ dining area provides a delightful and versatile family space that is also perfectly suited to hosting those special guests. The downstairs also features an attractively sized kitchen and the convenience of a downstairs cloakroom.

Upstairs, the property provides families the room they need to grow with three impressively sized bedrooms which are complimented by the spacious family bathroom. The master bedroom also features a built in wardrobe with outward opening doors, giving you all the space you need to get every day off to the right start, whatever your style.

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LUPINE BU1

2 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

A spacious 2 bedroom bungalow nestled in the heart of the Shropshire countryside with attached single garage.





LUPINE BU1

2 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

GROUND FLOOR



Lounge	3529 x 5330mm	11'-7" x 17'-5 7/8"	Bedroom 1	4255 x 2695mm	13'-11 1/2" x 8'-10 1/8"
Kitchen	3005 x 3055mm	9'-10 1/4" x 10'-0 1/4"	Bedroom 2	3731 x 3465mm	12'-2 7/8" x 11'-4 3/8"
Garage	3612 x 5185mm	11'-10 1/4 x 17'-0 1/8"	Bathroom	2606 x 2100mm	8'-6 5/8" x 6'-10 5/8"

As you enter the property there is a porch or hallway that then leads into the generous lounge area.

The rear facing kitchen offers plenty of worktop space and built in hob, with picture window above the sink that offers a great view of the rear garden and fields beyond. The external door in the kitchen allows direct access to the rear garden and patio area, which enables enjoyment of the garden all year round.

The two double bedrooms are accessed from the central hallway, with family bathroom conveniently located between them.

The Lupine benefits from an attached single garage with direct access to the kitchen, ideal for unloading groceries when it is raining.

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BLUEBELL BU2

3 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

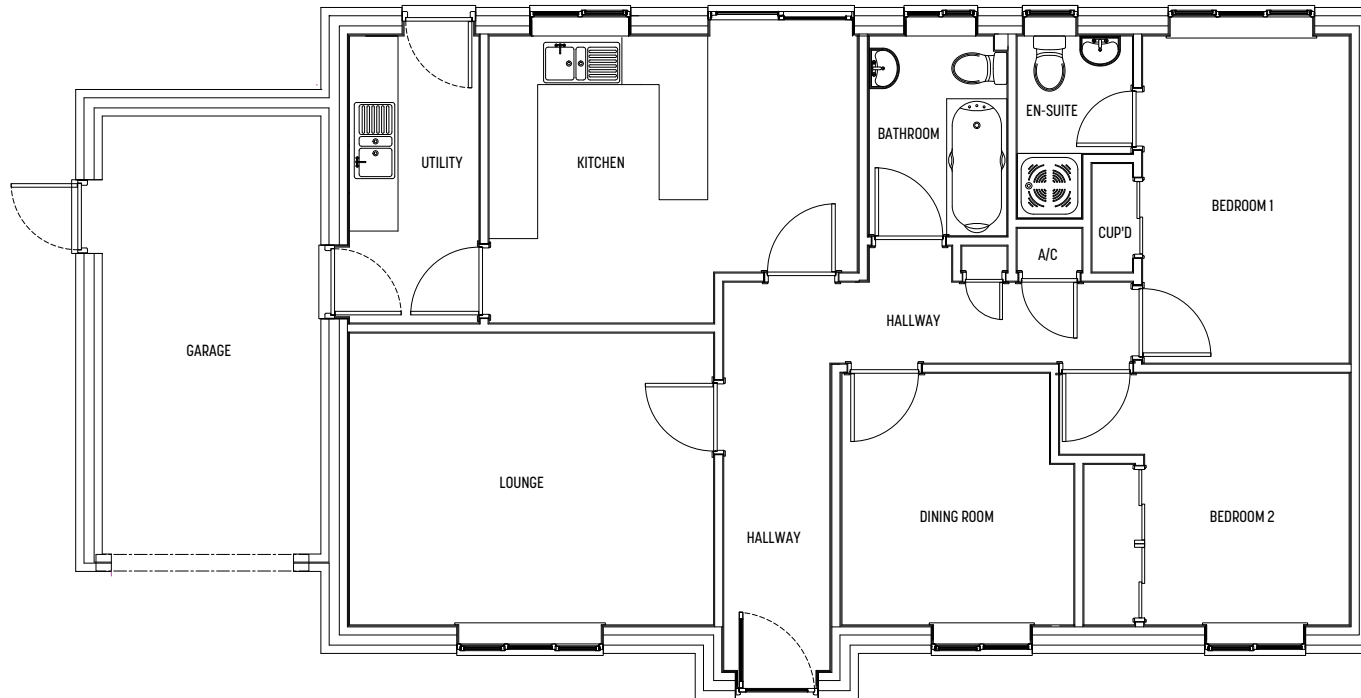
A modern and spacious bungalow ideal for those who wish to move into the peaceful and relaxing Shropshire countryside.



BLUEBELL BU2

3 BEDROOM | DETACHED BUNGALOW & SINGLE GARAGE

GROUND FLOOR



Dining Room	2863 x 3107mm	9'-4 3/4" x 10'-2 3/8"
Lounge	4498 x 3616mm	14'-9 1/8" x 11'-10 3/8"
Garage	5409 x 2700mm	17'-9" x 8'-10 5/16"
Utility	1599 x 3544mm	5'-3" x 11'-7 1/2"
Kitchen	4546 x 2915mm	14'-11" x 9'-6 3/4"

Bathroom	1700 x 2470mm	5'-6 7/8" x 8'-11/4"
Bedroom 1	2550 x 4040mm	8'-4 3/8" x 13'-3"
En-Suite	1425 x 1450mm	4'-8 1/8" x 4'-9 1/16"
Bedroom 2	2525 x 3108mm	8'-3 3/8" x 10'-2 3/8"

As you enter the property you will see that it is laid out around a large L shaped hallway.

This well proportioned home offers plenty of living space with a spacious lounge, kitchen/dining area and utility room.

The three generous sized bedrooms each feature built in wardrobes and the master bedroom is equipped with an en-suite bathroom. The family bathroom and useful store cupboard complete the property and are located directly off the hallway.

The Bluebell also benefits from an attached single garage, which can be accessed from the rear garden, as can the utility room.

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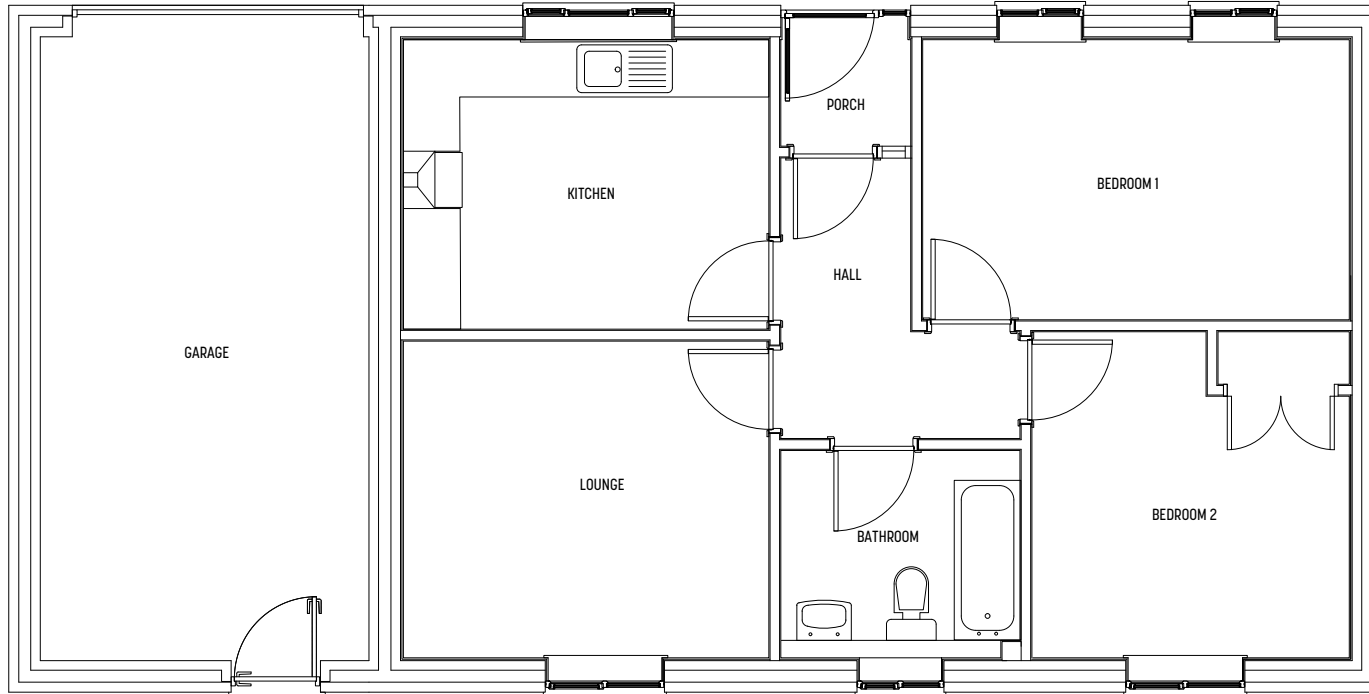
CROCUS BU3

2 BEDROOM | BUNGALOW & SINGLE GARAGE

A spacious, detached 2-bedroom bungalow carefully designed to retain the look of the traditional farm buildings on this historic farmstead.



GROUND FLOOR



The property is entered through a central porch and hall, which opens onto the two spacious bedrooms, lounge and kitchen.

The master bedroom is exceptionally light and airy thanks to its two forward-facing windows, while the rear-facing second bedroom benefits from generous built-in storage. A good-sized bathroom is conveniently located at the rear of the hall.

The bright and spacious kitchen has a large window overlooking the approach to the property, while the lounge, located at the rear of the property, enjoys a perfect balance of comfort and privacy.

Completing the home is a single garage adjoining the kitchen, with pedestrian access to the rear.

Kitchen	3825 x 3030mm	12'-6 5/8" x 9'-11 1/4"	Bedroom 1	4465 x 2932mm	14'-7 3/4" x 9'-7 3/8"
Lounge	3825 x 3328mm	12'-6 5/8" x 10'-11"	Bedroom 2	3322 x 3413mm	10'-10 3/4" x 11'-2 3/8"
Garage	3440 x 6530mm	11'-3 3/8" x 21'-5 1/8"	Bathroom	2503 x 2170mm	8'-2 1/2" x 7'-1 3/8"

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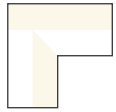
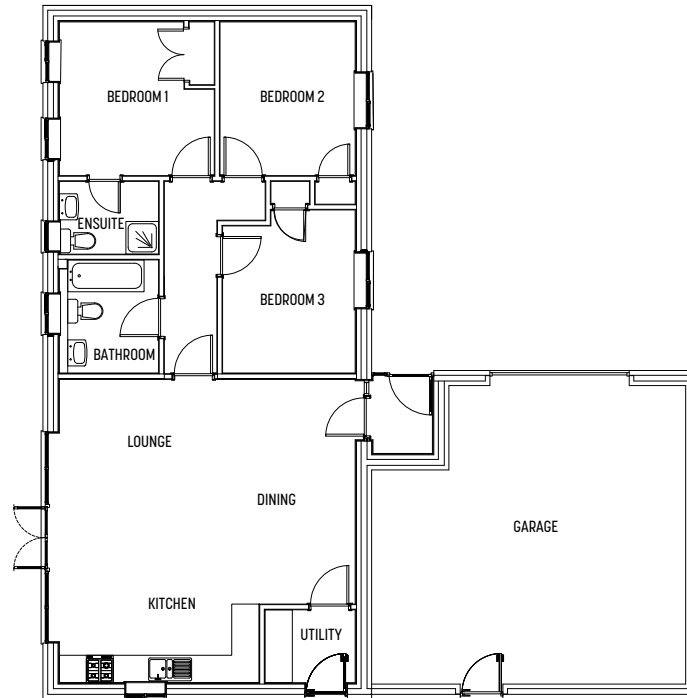


LILY BU4/5

3 BEDROOM | BUNGALOW & DOUBLE GARAGE

Large, modern 3-bedroom bungalow designed with a country house feel, skilfully designed to recreate the look and feel of an original farm building.




GROUND FLOOR


Lounge/Kitchen/Dining Room	6470 x 6635mm	21'-2 3/4" x 21'-9 1/4"	Bedroom 1	3388 x 3364mm	11'-1 3/8" x 11'-0 3/8"
Utility	1975 x 1595mm	6'-5 3/4" x 5'-2 3/4"	En-Suite	2170 x 1593mm	7'-1 3/8" x 5'-2 3/4"
Garage	6870 x 6530mm	22'-6 1/2" x 21'-5 1/8"	Bedroom 2	2957 x 3364mm	9'-8 3/8" x 11'-0 3/8"
Bathroom	2170 x 2475mm	7'-1 3/8" x 8'-11 1/2"	Bedroom 3	2900 x 3568mm	9'-6 1/8" x 11'-8 1/2"

This property features three bedrooms accessed from a central hall.

The desirable master bedroom is en-suite and also features generous built in storage. Its two rear-facing windows give it an airy and spacious feel. The property also enjoys a generous bathroom with a bath.

The attractive and spacious open plan kitchen, lounge and dining area to the rear of the property enjoys exceptional light thanks to the large windows either side of the patio doors, and also features a convenient utility room that offers external access.

The property is completed by a large double garage with a generous amount of space, offering plenty of room for any car, as well as additional storage, workshop or hobby space.

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BUTTERCUP BU6
3 BEDROOM | BUNGALOW & SINGLE GARAGE

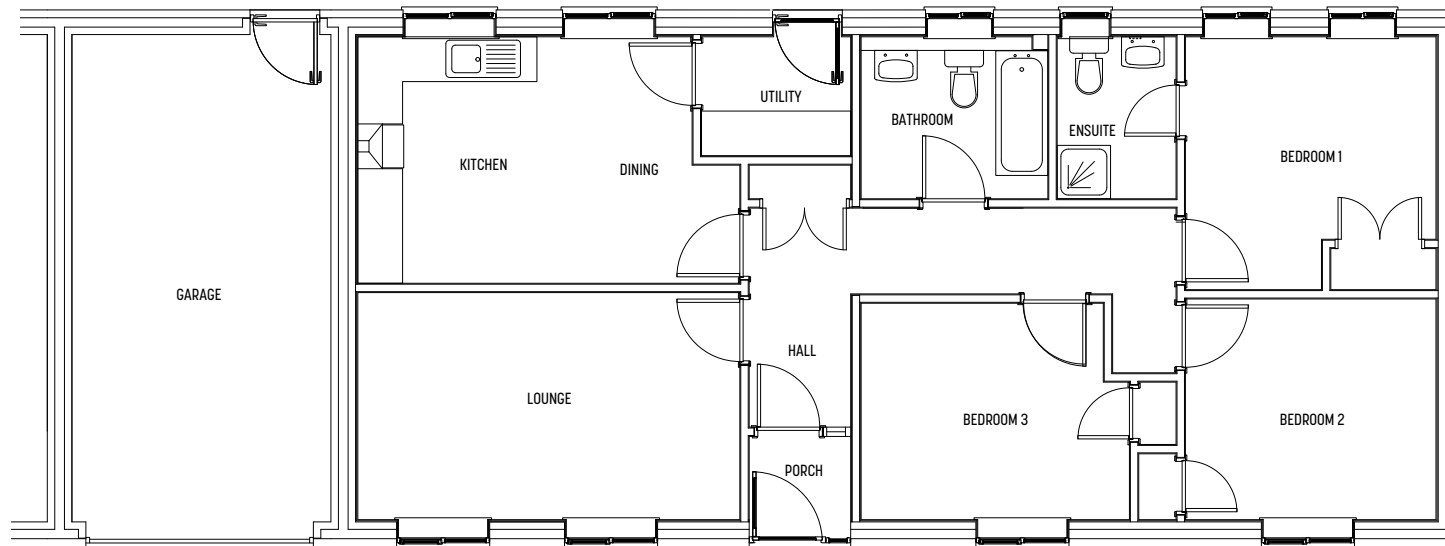
A stunning, spacious modern bungalow
that boasts the look and feel of a
traditional farm building.



BUTTERCUP BU6

3 BEDROOM | BUNGALOW & SINGLE GARAGE

GROUND FLOOR



Lounge	5119 x 3042mm	16'-9 1/2" x 9'-11 3/4"	Bedroom 1	3357 x 3388mm	11'-0 1/8" x 11'-1 3/8"
Utility	2000 x 1595mm	6'-6 3/4" x 5'-2 3/4"	En-Suite	1593 x 2170mm	5'-2 3/4" x 7'-1 3/8"
Kitchen/ Dining Room	4479 x 3303mm	14'-8 3/8" x 10'-10"	Bedroom 2	3357 x 2957mm	11'-0 1/8" x 9'-8 3/8"
Garage	3470 x 6530mm	11'-4 5/8" x 21'-5 1/8"	Bedroom 3	3594 x 2900mm	11'-9 1/2" x 9'-6 1/8"
Bathroom	2501 x 2170mm	8'-11 1/2" x 7'-1 3/8"			

This exceptional three-bedroom property is entered through the front-facing porch and hall. It boasts three bedrooms, with the master bedroom located overlooking the front garden and enjoying an ensuite bathroom.

With two windows in the bedroom as well as a further window in the en-suite, the master bedroom feels light and airy. The two rear-facing bedrooms both benefit from built-in storage.

The large, forward-facing lounge and open-plan kitchen and dining area are a great space for entertaining and relaxing, it is complemented by a large utility room with external access.

The property is completed with a single garage that also offers pedestrian access to the rear.

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MORLAS
MEADOWS



SNOWDROP [®]

3 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

A spacious, beautifully presented modern family home in an attractive countryside setting.

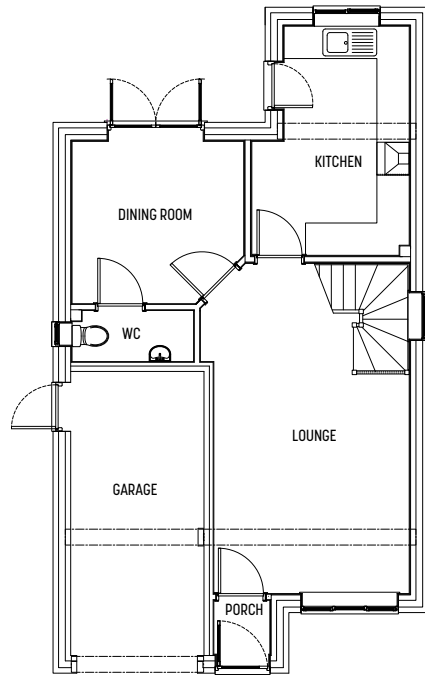




SNOWDROP^C

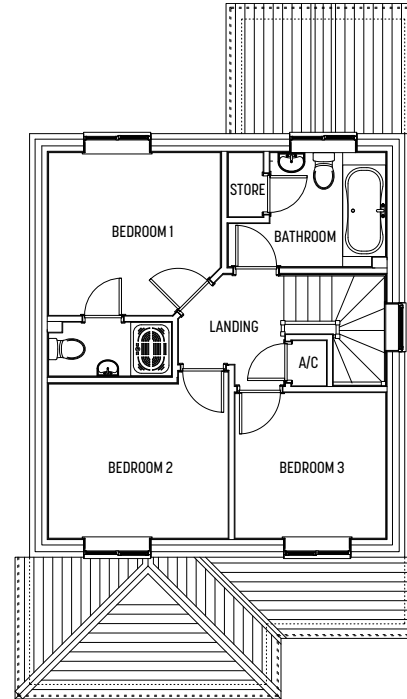
3 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

GROUND FLOOR



Porch	1040 x 1000mm	3'-4 15/16" x 3'-3 3/8"
Lounge	3627 x 6131mm	11'-10 13/16" x 20'-1 3/8"
Kitchen	2923 x 4254mm	9'-7" x 13'-11 1/2"
Dining Room	3188 x 3015mm	10'-5 1/2" x 9'-10 3/4"
WC	2258 x 950mm	7'-4 7/8" x 3'-1 3/8"
Garage	2475 x 5275mm	8'-1 1/2" x 17'-3 5/8"

FIRST FLOOR



Bedroom 1	3188 x 3022mm	10'-5 1/2" x 9'-11"
En-Suite	2285 x 1000mm	7'-6" x 3'-3 3/8"
Bedroom 2	3335 x 2862mm	10'-11 1/4" x 9'-4 3/4"
Bedroom 3	2800 x 2704mm	9'-2 1/4" x 8'-10 1/2"
Bathroom	2150 x 2117mm	7'-5/8" x 6'-11 3/8"

As you enter the property through the front door there is a hallway which leads into a spacious living room. Off the living room there is a downstairs cloakroom, dining room and fitted kitchen.

There are double patio doors leading from the dining room to the garden and patio area which enable the garden to be used all year round, and floods the dining area with natural light.

Upstairs there are three double bedrooms including a master bedroom with en-suite bathroom, with walk in shower. There is also a family bathroom and airing cupboard off the landing.

The Snowdrop also offers an integral single garage.

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DAFFODIL D

3 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

A modern and spacious family home that offers the best of country living balanced with easy access to local amenities.

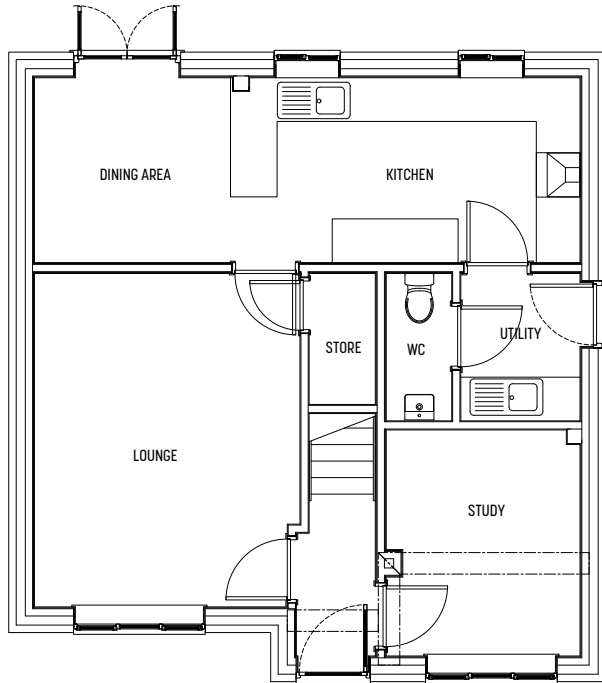




DAFFODIL D

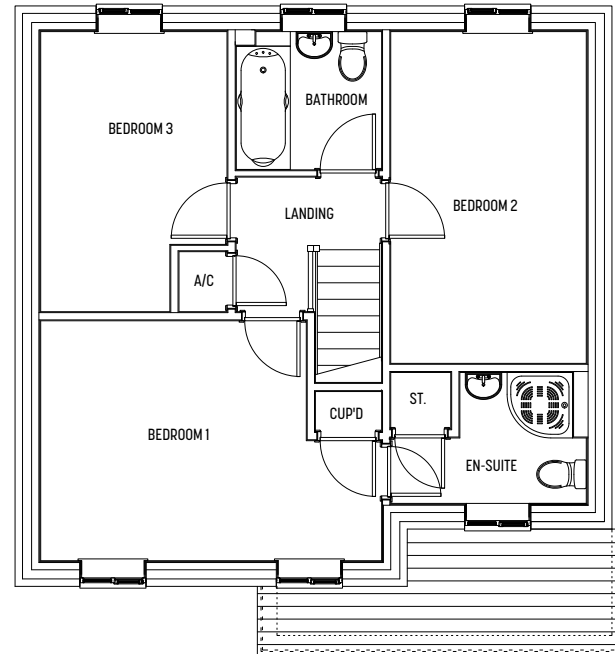
3 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

GROUND FLOOR



Study	2662 x 3107mm	8'-8 7/8" x 10'-2 3/8"
Utility	1637 x 2025mm	5'-4 1/2" x 6'-7 3/4"
WC	900 x 2025mm	2'-11 7/16" x 6'-7 3/4"
Kitchen/Dining Area	7498 x 2540mm	24'-7 1/8" x 8'-4"
Lounge	4582 x 3650mm	15'-0 3/8" x 11'-11 3/4"

FIRST FLOOR



Bedroom 1	4685 x 3297mm	15'-4 1/2" x 10'-9 7/8"
En-Suite	1550 x 1800mm	5'-1" x 5'-10 7/8"
Bedroom 2	2687 x 4560mm	8'-9 3/4" x 14'-11 1/2"
Bedroom 3	2560 x 3850mm	8'-4 3/4" x 12'-7 5/8"
Bathroom	2000 x 1900mm	6'-6 3/4" x 6'-2 3/4"

The downstairs offers plenty of living space including a generous lounge, open plan kitchen dining area, utility and cloakroom.

In addition to the front entrance the property the Daffodil benefits from two further single doors and also patio doors to access the garden and patio area.

The three bedrooms upstairs are all of generous size with the master bedroom benefiting from an en-suite bathroom with walk in shower.

There is also a further family bathroom and airing cupboard directly off the landing.

The Daffodil also offers a detached single garage.

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MARIGOLD ^E

4 BEDROOM | DETACHED HOUSE & DOUBLE GARAGE

A spacious and detached family home offering countryside living with easy access to local amenities and schools.

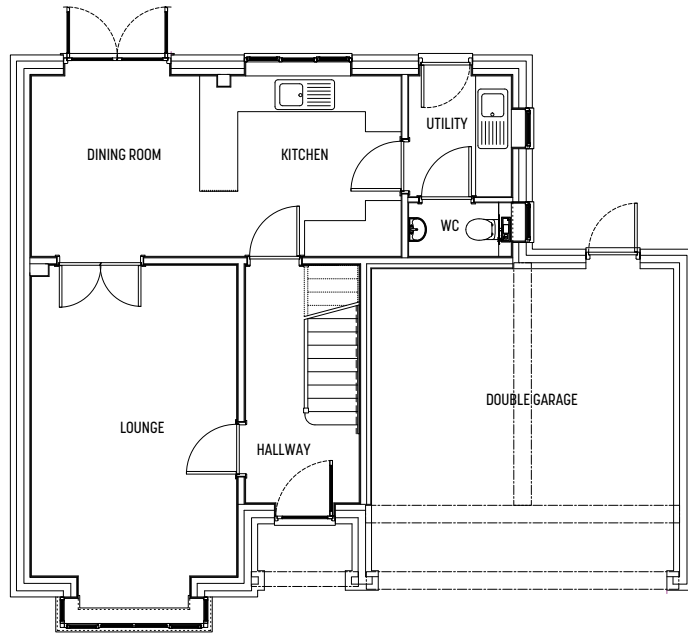




MARIGOLD E

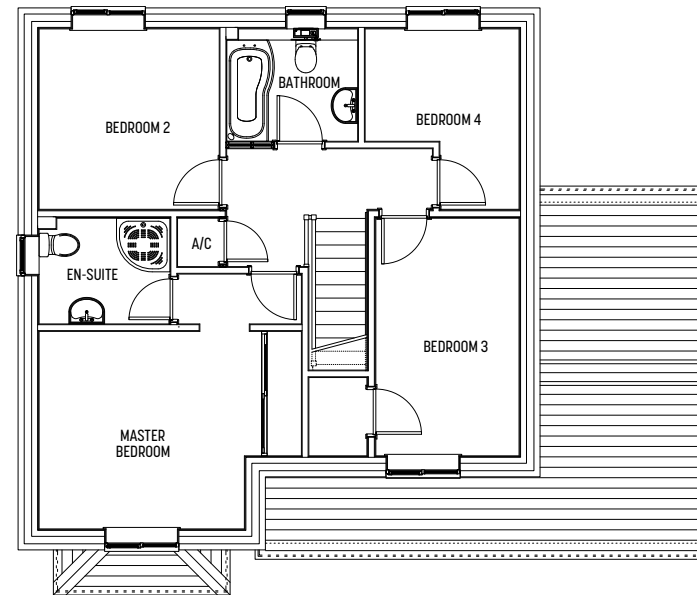
4 BEDROOM | DETACHED HOUSE & DOUBLE GARAGE

GROUND FLOOR



WC	1725 x 900mm	5'-7 15/16" x 2'-11 7/16"
Dining Room	2826 x 3030mm	9'-3 1/4" x 9'-11 1/4"
Kitchen	3384 x 3030mm	11'-11 1/4" x 9'-11 1/4"
Kitchen/Dining Area Collectively	6210 x 3030mm	20'-4 1/2" x 9'-11 1/4"
Utility	1725 x 2030mm	5'-7 15/16" x 6'-7 15/16"
Lounge	3448 x 5217mm	11'-3 3/4" x 17'-1 3/8"
Double Garage	5073 x 5073mm	16'-7 3/4" x 16'-7 3/4"

FIRST FLOOR



Master Bedroom	3448 x 3317mm	11'-3 3/4" x 10'-10 5/8"
En-suite	2200 x 1775mm	7'-2 5/8" x 5'-9 7/8"
Bedroom 2	3025 x 3030mm	9'-11 1/8" x 9'-11 1/4"
Bedroom 3	2405 x 3990mm	7'-10 5/8" x 13'-1 1/8"
Bedroom 4	2585 x 3030mm	8'-5 3/4" x 9'-11 1/4"
Bathroom	2200 x 1888mm	7'-2 5/8" x 6'-2 1/4"

As you enter the property through the covered porch you proceed through into the hallway.

Leading off the hallway there is plenty of living space throughout this outstanding property including the generous lounge and large open plan kitchen dining area.

The property also benefits from a utility leading directly out to the garden and downstairs cloakroom. Upstairs is equally spacious with four good sized bedrooms, family bathroom and airing cupboard.

The master bedroom features an en-suite bathroom with walk in shower.

The Marigold also offers an attached / integral double garage.

Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.



HAWTHORN

4 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

A spacious and airy modern family home located on the edge of the Shropshire countryside.

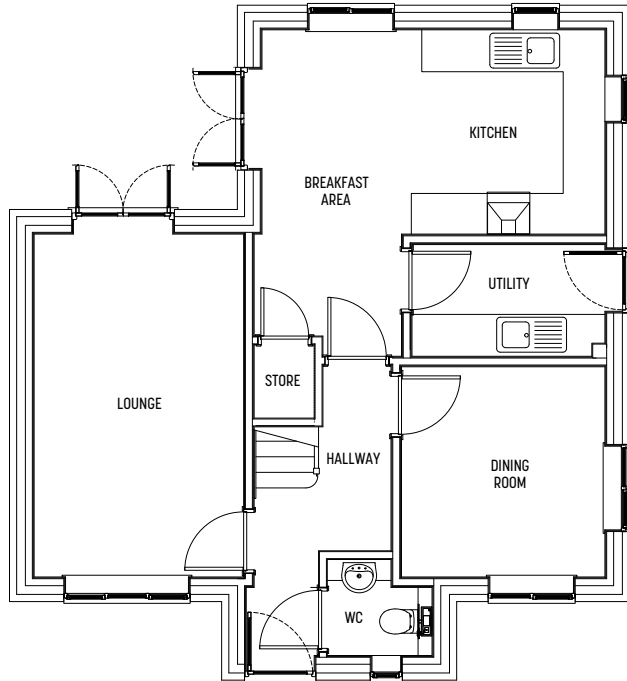




HAWTHORN F

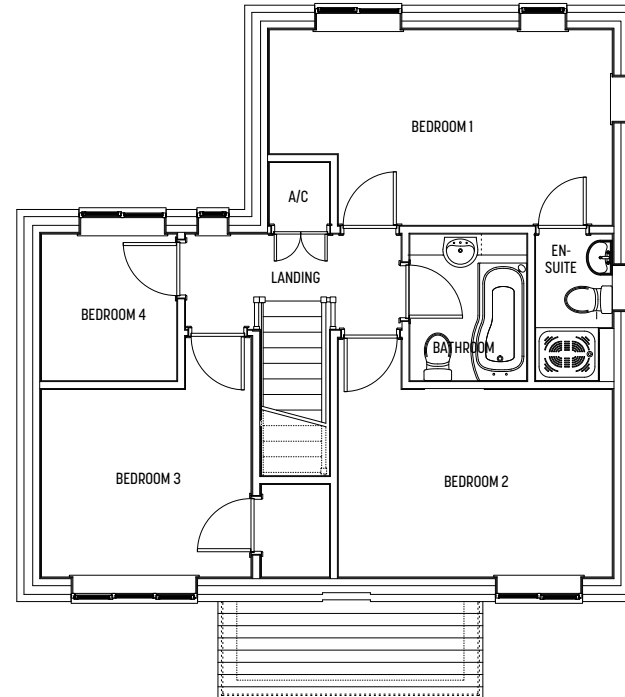
4 BEDROOM | DETACHED HOUSE & SINGLE GARAGE

GROUND FLOOR



WC	1500 x 1375mm	4'-11 1/16" x 4'-6 1/8"
Dining Room	2913 x 3010mm	9'-6 5/8" x 9'-10 1/2"
Utility	2813 x 1600mm	5'-3" x 9'-2 3/4"
Kitchen/Breakfast Area	4910 x 2925mm	16'-11 1/4" x 9'-7 1/8"
Lounge	4910 x 3960mm	16'-11 1/4" x 12'-11 7/8"

FIRST FLOOR



Bedroom 1	4910 x 2800mm	16'-11 1/4" x 9'-2 1/4"
En-Suite	1098 x 2100mm	3'-7 1/4" x 6'-10 5/8"
Bedroom 2	3923 x 2685mm	12'-10 3/8" x 8'-9 3/4"
Bedroom 3	3000 x 2685mm	9'-10 1/8" x 8'-9 3/4"
Bedroom 4	1937 x 2100mm	6'-4 1/4" x 6'-10 5/8"
Bathroom	1675 x 2100mm	5'-5 7/8" x 6'-10 5/8"

The downstairs is ideal for entertaining as it boasts a large kitchen and breakfast area and a very useful store cupboard. In addition the property offers a separate dining area along with a spacious lounge and downstairs cloakroom.

Another highlight of the Hawthorn is the two sets of patio doors, to the rear of the property, that flood the inside with natural light. They also enable the patio and garden area to be easily accessed throughout the year.

Upstairs there are four good sized bedrooms, with a family bathroom, airing cupboard and en suite bathroom to the master bedroom.

The Hawthorn also offers a detached single garage.

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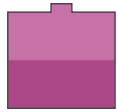


CAMPION G

4 BEDROOM | DETACHED HOUSE & DOUBLE GARAGE

A well designed spacious and elegant modern country home that offers space and comfort in a convenient countryside setting.

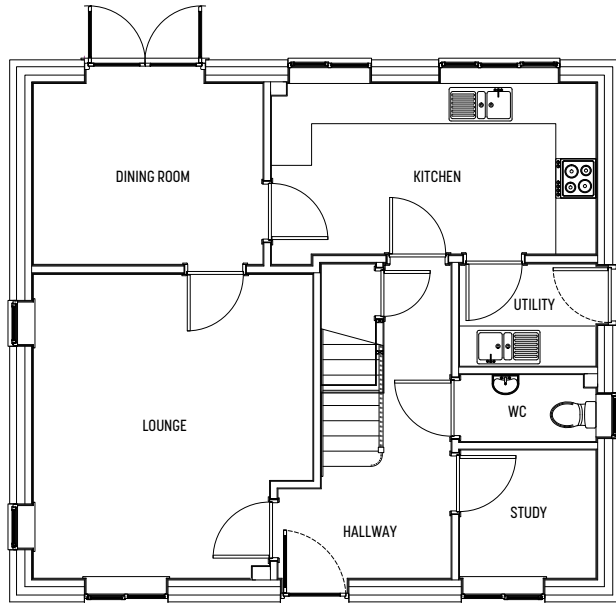




CAMPION ^G

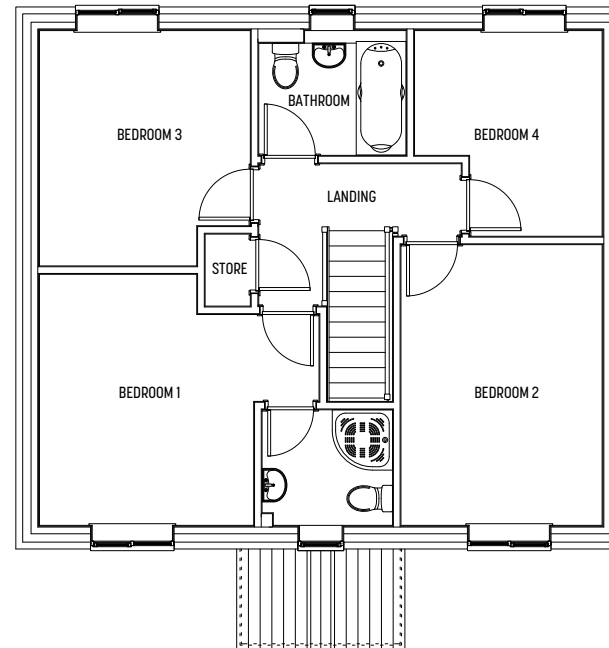
4 BEDROOM | DETACHED HOUSE & DOUBLE GARAGE

GROUND FLOOR



Hallway	2584 x 4690mm	8'-5 3/4" x 15'-4 5/8"
Study	2037 x 1915mm	6'-8 1/4" x 6'-3 3/8"
Lounge	4535 x 4173mm	14'-10 1/2" x 13'-8 1/4"
Dining Room	3429 x 2725mm	11'-3" x 8'-11 1/4"
Kitchen	4844 x 2570mm	15'-10 3/4" x 8'-5 1/8"
Utility	2037 x 1525mm	6'-8 1/4" x 5'
WC	2037 x 1000mm	6'-8 1/4" x 3'-3 3/8"

FIRST FLOOR



Bedroom 1	3198 x 3748mm	10'-5 7/8" x 12'-3 1/2"
En-Suite	1947 x 1725mm	6'-4 5/8" x 5'-7 7/8"
Bedroom 2	3002 x 4190mm	9'-10 1/4" x 13'-9"
Bedroom 3	3148 x 3513mm	10'-3 7/8" x 11'-6 1/4"
Bedroom 4	2800 x 3095mm	9'-2 1/4" x 10'-1 7/8"
Bathroom	2200 x 1862mm	7'-2 5/8" x 6'-1 5/16"

This wonderful property boasts plentiful downstairs living space with a large lounge and a well lit and airy dining room with double doors leading onto the patio and garden area. In addition there is a generous kitchen with utility room and also a downstairs cloakroom and study.

The equally spacious upstairs comprises of four good size bedrooms, a family bathroom and airing cupboard. The master bedroom also features an en suite bathroom with walk in shower.

The Campion also offers a detached double garage.

Customers should note that this illustration is an example of this house type, all dimensions indicated are approximate and external treatments (bricks, render, cladding and tiles) will vary per plot and are for illustrative purposes only.

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MORLAS
MEADOWS



MORLAS
MEADOWS

SPECIFICATION



SPECIFICATIONS

MAKE A HOUSE A HOME

At Primoris Homes, we pride ourselves on building homes we would want to live in ourselves. We believe it's the little touches that make a house a home and this is why our plots on Morlas Meadows include the following features:

- NHBC 10 year warranty
- Worcester Bosch Energy Efficient Gas Boilers
- UPVC maintenance free grey modern windows
- Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer*
- Choice of ceramic floor tiles and carpets
- Contemporary white bathrooms with chrome fittings
- En-suite bathroom to selected master bedrooms
- White panel doors
- Garages**
- Fire alarms
- BT Fibre Broadband to all plots
- Large plots bordering open countryside
- Turfed front and rear gardens
- Maintenance free Anthracite grey UPVC Soffit and fascias

* At relevant stage and as specified for individual house types - ask for details.

** Available on some plots.

The specification of each house type may vary. Please ask for more details on specific plots.



MORLAS
MEADOWS

HELP TO BUY



HELP TO BUY

OPEN THE DOOR TO BUYING YOUR NEW HOME

Help to Buy: Equity Loans

A new Help to Buy: Equity Loan scheme open to first-time buyers only will be available for two-years from 1 April 2021. The Help to Buy scheme will end on 31 March 2023. Find out more at about Help to Buy scheme 2021-2023 visit: www.helptobuy.gov.uk

With a Help to Buy: Equity Loan the government lends you up to 20% (40% if you're in London) of the cost of your newly built home.

You pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest.

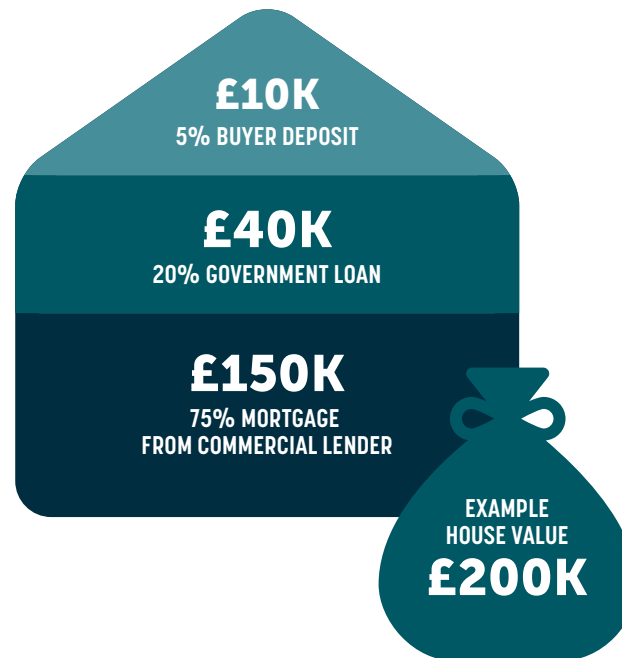
You won't be charged interest on the 20% loan for the first five years of owning your home.

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000.

When you buy your new home with an equity loan, you must:

- be able to afford the monthly fee and interest payments
- not own any other property or enter a part exchange deal on your old home
- not sublet or rent out the property after you buy it

If you have a large deposit and can secure a mortgage without our assistance, consider if a Help to Buy: Equity Loan is right for you. Getting independent financial advice could help you make the right choice.



Customer should note this is for guidance only as this is a Government scheme, that may be subject to change.

PAYING BACK THE EQUITY LOAN

For the first five 5 years:

- the equity loan is interest free
- you pay a £1 monthly management fee by Direct Debit

From year 6:

- you continue to pay the £1 monthly management fee
- you start to pay a monthly interest fee of 1.75% of the equity loan
- your interest fee will rise each year in April by the Regional Price Index (RPI) plus 1% until you repay your loan

You only need to repay the equity loan in full when you:

- pay off your mortgage
- sell your home
- come to the end of your equity loan term



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