

CHARTLAND HOMES

The Rectory

Willow Grove, Kinnerley SY10 8DH



A beautifully designed house, set in a secluded hamlet of 18 houses in the village of Kinnerley. The property enjoys easy access to the historic towns of Oswestry and Shrewsbury.



4

Bedrooms



3

Bathrooms



2

Sitting Rooms



2

Covered Spaces



4

Parking Spaces



Yes

Integrated Kitchen



Yes

Underfloor Heating



upto
1000
Mbps
FTTP

Internet*

Yes



*Chartland homes is not an Internet Service Provider (ISP), Internet speed claims represent maximum speed capabilities, please check with your own ISP as actual Internet speeds may vary and are not guaranteed.

Imposing and strong, The Rectory stands as the 'Manor House' of the hamlet.

Approaching down the lane towards elegant brick gateposts, the symmetrical and handsome house stands tall, inspired by the English Georgian country house. .



GROUND FLOOR

Kitchen / Dining Open Plan	4.2m x 7.3m
Living	4.8m x 3.6m
Sitting Room	4.2m x 7.3m
Cloak	2.0m x 1.0m
Utility	3.1m x 2.0m

FIRST FLOOR

Master Bedroom with en suite	4.1m x 3.6m
Bedroom 2 with en suite	4.2m x 3.2m
Bedroom 3	4.0m x 3.6m
Bedroom 4	4.6m x 3.6m
Family Bathroom	2.7m x 2.1m



Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Furniture and landscaping is shown for illustrative purposes only.

CHARTLAND HOMES

Developer

The Chartland Group are synonymous with renovating and converting individual and small complexes of listed heritage buildings into stunning homes in desirable locations.

We are now breaking the mould by bringing this wealth of knowledge, architectural skill and artistic vision from our in-house team of designers to show that, with careful thought, new dwellings can also benefit from a glorious mix and blend of modern and traditional materials.



Location



Kinnerley (Welsh: Chen-ar-dinlle) is a small village in Shropshire, England.



The village has a primary school, a church, a cemetery, and a shop. Its pub, the Cross Keys, closed in 2014 following a fire. In 2018 the pub was refurbished and re-opened in 2019 and now enjoys a selection of great food and drink, bringing a traditional community atmosphere to the village. It is a small village separating neighbouring villages Dovaston and Pentre.

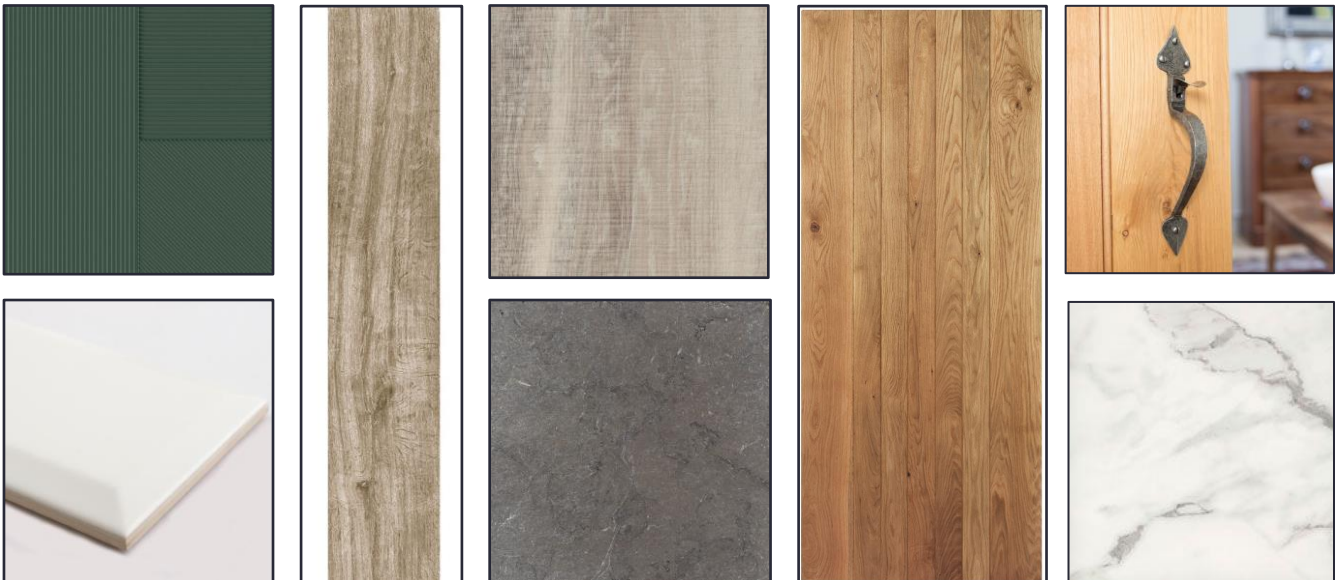


Walk down Argoed Lane, in the pretty little Shropshire village of Kinnerley, and you will find one of our most prestigious and unique projects to date.

Conveniently positioned between the historic towns of Shrewsbury and Oswestry, Kinnerley village will proudly boast our first 'hamlet' in the form of eighteen village houses.

Specification

Our own interpretation of traditional and contemporary living incorporates a palette of materials designed to soften with age whilst providing 'appropriate' homes of character with an exceptional quality of workmanship. Brick and plain tiled terraced cottages sit alongside more a more urban styled Georgian houses on the village green.



Our attention to detail sets us apart from others; dropped ridgelines that soften the buildings into the surrounding landscapes, intriguing elevational projections that interplay one house with the next, gables, porches, dormers and timber framed coach houses, efficient and practical internal layouts with contemporary open plan living arrangements along side the conventional symmetrical design of Georgian room division. All of these complimented with bespoke ironmongery, fixtures, fittings and interior decoration.