

# MONTGOMERY PLACE

MARKET DRAYTON

A STUNNING COLLECTION OF  
3 & 4 BEDROOM HOMES



**TILIA**  
HOMES

## Welcome to Montgomery Place

With its beautiful collection of three and four bedroom homes, Montgomery Place is perfectly placed for access to the local market town of Market Drayton. With shops, amenities and good transport links to the area, Market Drayton is ideal for first-time buyers to growing families.



## Education

Families will benefit at Market Drayton due to its close proximity to several schools.

### Market Drayton Infant & Nursery School

A busy yet friendly school aiming to support all aspects of a child's development in a safe environment. Pupils are encouraged to respect all faiths, races and cultures, while key values such as democracy and liberty prepare young people for modern life in Britain.

### Market Drayton Junior School

Part of the Empower Trust Inspire to Achieve network dedicated to providing outstanding education for every child in its care, Market Drayton Junior thrives on respect, aspiration, and collaboration where pupils are encouraged to explore the world with open eyes.

### Grove School

The Grove School vision of 'achievement through caring' has resulted in outstanding support for pupils to achieve at the highest level. An infectious lifelong enthusiasm for learning and personal growth is engendered for all through stimulating and challenging lessons.

Although the schools listed above are nearby, we cannot guarantee admission.





## Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

**21**  
min

**Whitchurch**  
12.8 miles

**39**  
min

**Stoke-on-Trent**  
16.8 miles

**44**  
min

**Shrewsbury**  
21 miles



Destinations by train  
From Whitchurch

**28**  
min

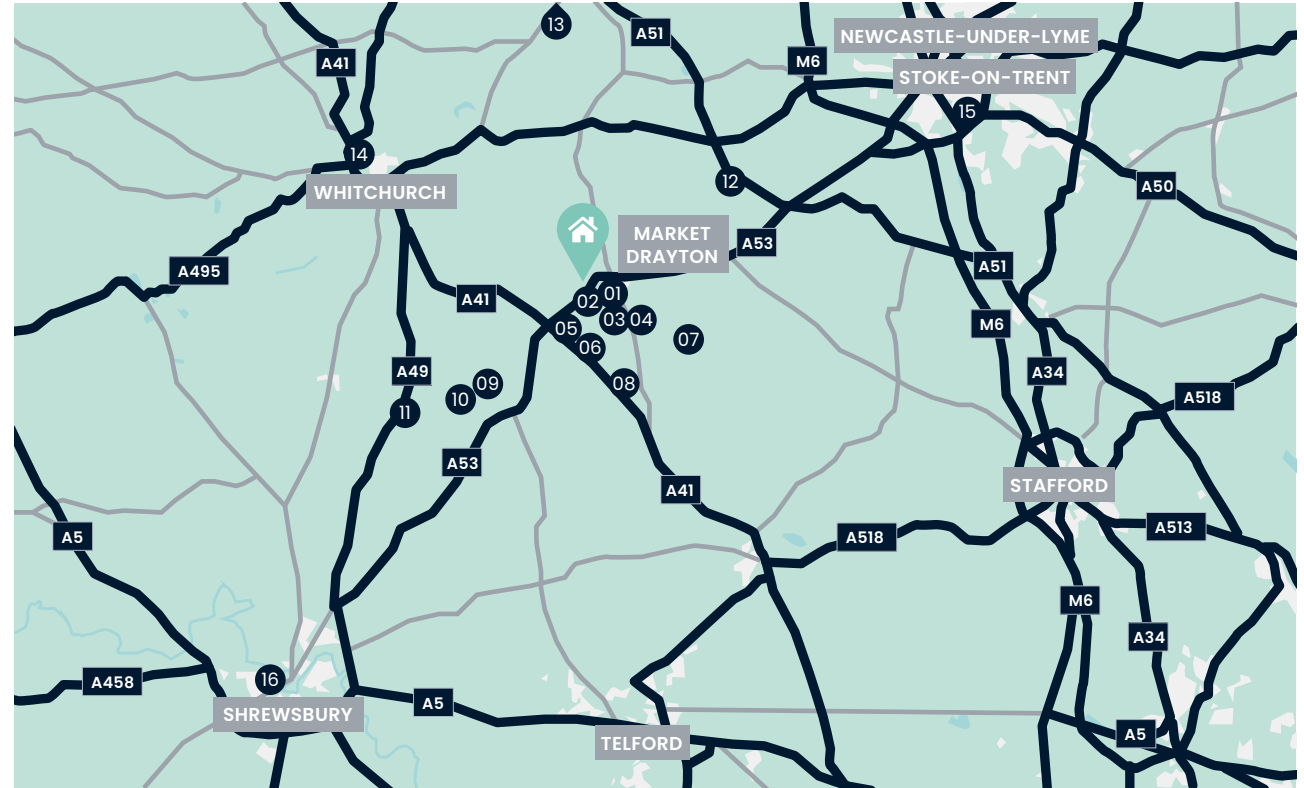
**Shrewsbury**

**1 17**  
hr min

**Stoke-on-Trent**

**1 36**  
hr min

**Birmingham  
New Street**



## Your nearest transport links



Whitchurch  
Station



A54



Manchester  
Airport

### Up to 2 Miles

01. Morrisons
02. Salisbury Hill Woodland
03. Market Drayton Town Centre
04. Market Drayton Museum & Resource Centre

### Up to 5 Miles

05. Buntingsdale Hall
06. Market Drayton Golf Club
07. Tyrley Lock
08. Woodseaves Miniature Railway

### Up to 10 Miles

09. Wollerton Old Hall Garden
10. Hodnet Hall Gardens
11. Hawkstone Park Follies
12. The Dorothy Clive Garden

### Up to 25 Miles

13. Hack Green Secret Nuclear Bunker
14. Whitchurch
15. Stoke-on-Trent
16. Shrewsbury



# The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. It's brand new – and all yours!

\*Available only at specified stages of build.

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



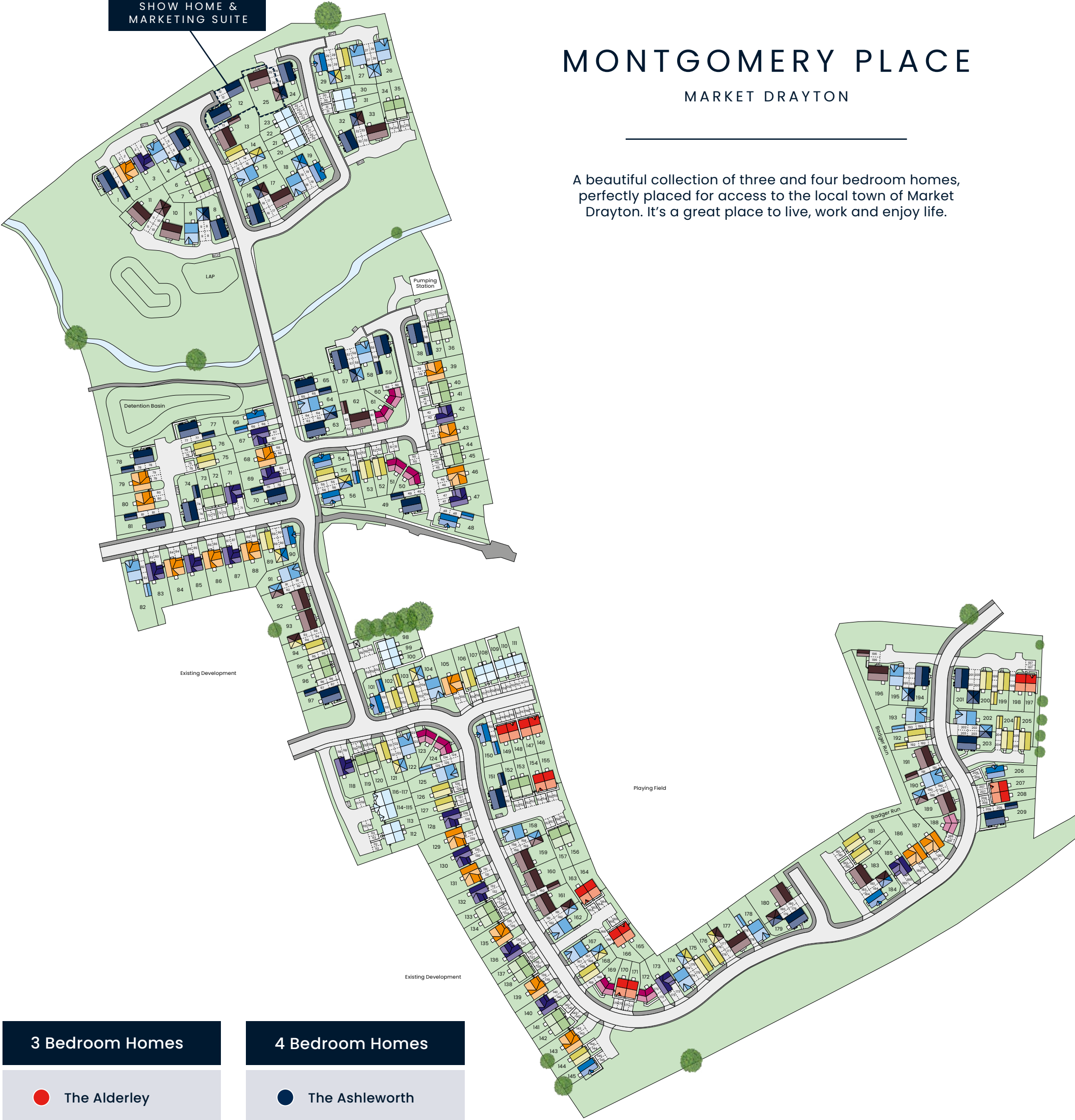
Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. July 2022.

SHOW HOME & MARKETING SUITE

# MONTGOMERY PLACE

MARKET DRAYTON

A beautiful collection of three and four bedroom homes, perfectly placed for access to the local town of Market Drayton. It's a great place to live, work and enjoy life.



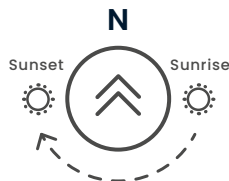
**3 Bedroom Homes**

- The Alderley
- The Bembridge
- The Derwent
- The Dunstable
- The Kingston
- The Melford

**4 Bedroom Homes**

- The Ashleworth
- The Buckland
- The Chiddingstone
- The Cliveden

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2022.



- - Affordable Homes
- BCP - Bin Collection Point
- LAP - Local Area of Play
- SS - Sub-Station

# The Alderley

## 3 Bedroom Home



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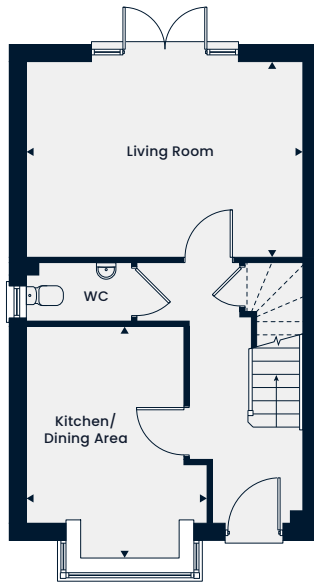


# The Alderley

## 3 Bedroom Home

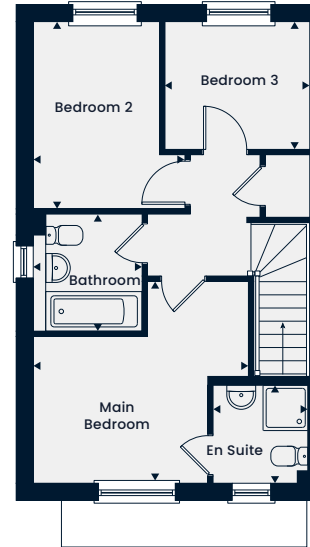
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.14m x 3.17m   13'7" x 10'5"
Living Room	4.84m x 3.43m   15'10" x 11'3"



### First Floor

Main Bedroom	3.78m x 3.54m   12'5" x 12'4"
En Suite	1.71m x 1.68m   5'7" x 5'6"
Bedroom 2	3.35m x 2.65m   11'0" x 8'8"
Bedroom 3	2.53m x 2.23m   8'3" x 7'3"
Bathroom	2.07m x 1.90m   6'9" x 6'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



# The Bembridge

3 Bedroom Home



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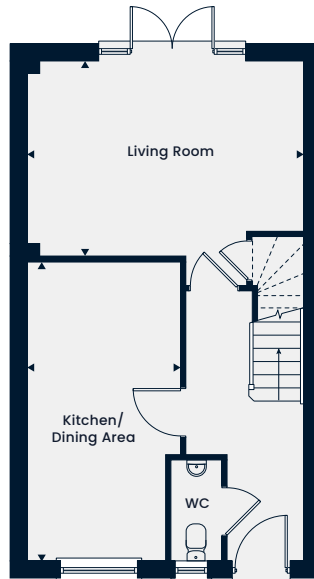


# The Bembridge

## 3 Bedroom Home

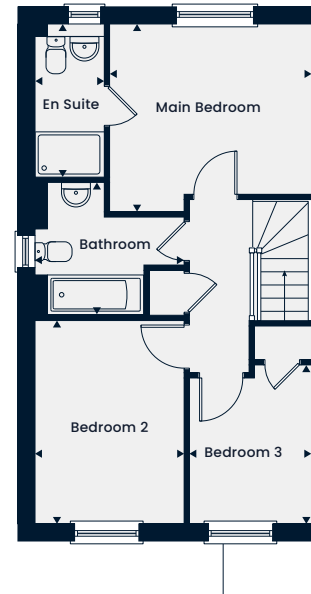
Total Area 915 sq. ft.

The Bembridge is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and a large open-plan kitchen/dining area. Upstairs, there is a main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.26m x 2.68m   17'3" x 8'9"
Living Room	4.83m x 3.43m   15'10" x 11'3"



### First Floor

Main Bedroom	3.54m x 3.29m   11'7" x 10'9"
En Suite	2.68m x 1.20m   8'9" x 3'11"
Bedroom 2	3.57m x 2.61m   11'8" x 8'7"
Bedroom 3	2.78m x 2.13m   9'1" x 7'0"
Bathroom	2.61m x 2.34m   8'7" x 7'8"

WC – Cloakroom

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# The Derwent

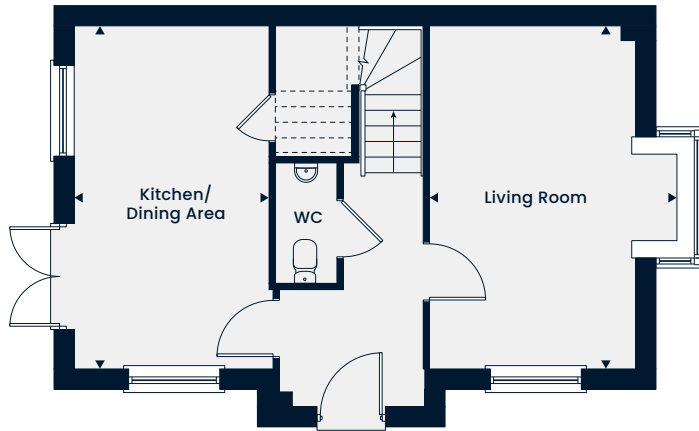
3 Bedroom Home



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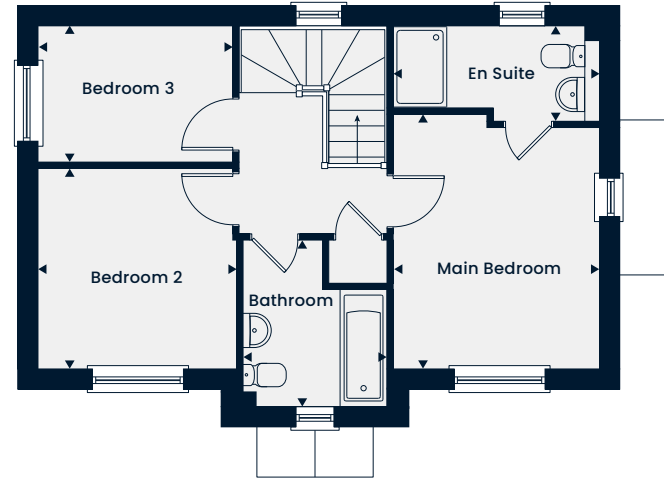


A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.07m x 2.88m   16'7" x 9'5"
Living Room	5.07m x 3.73m   16'7" x 12'3"



### First Floor

Main Bedroom	3.78m x 3.05m   12'5" x 10'0"
En Suite	3.05m x 1.40m   10'0" x 4'7"
Bedroom 2	2.97m x 2.94m   9'9" x 9'8"
Bedroom 3	2.88m x 2.01m   9'5" x 6'7"
Bathroom	2.46m x 2.15m   8'0" x 7'0"

WC – Cloakroom

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# The Dunstable

3 Bedroom Home



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A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	5.18m x 2.78m   17'0" x 9'1"
Living Area	5.18m x 4.93m   17'0" x 16'2"



### First Floor

Main Bedroom	3.89m x 3.22m   12'9" x 10'6"
En Suite	2.41m x 1.46m   7'10" x 4'9"
Bedroom 2	2.98m x 2.90m   9'9" x 9'6"
Bedroom 3	4.17m x 2.11m   13'8" x 6'11"
Bathroom	2.62m x 1.85m   8'7" x 6'0"

WC – Cloakroom

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# The Kingston

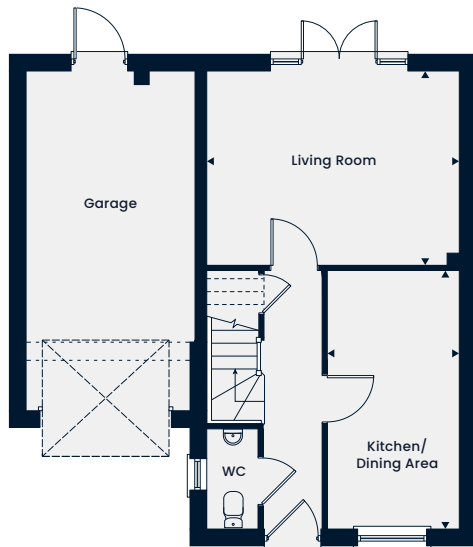
3 Bedroom Home



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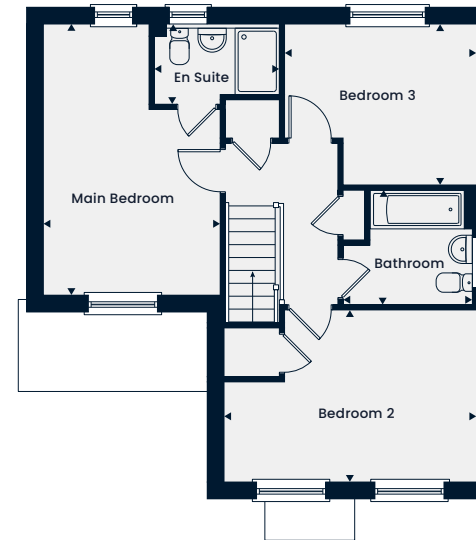


A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



### Ground Floor

Kitchen/Dining Area	4.64m x 2.38m   15'2" x 7'9"
Living Room	4.48m x 3.48m   14'8" x 11'5"



### First Floor

Main Bedroom	4.85m x 3.17m   15'10" x 10'4"
En Suite	2.26m x 1.42m   7'4" x 4'8"
Bedroom 2	4.51m x 3.08m   14'9" x 10'1"
Bedroom 3	3.44m x 2.88m   11'3" x 9'5"
Bathroom	2.33m x 2.07m   7'7" x 6'9"

WC – Cloakroom

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# The Melford

## 3 Bedroom Home



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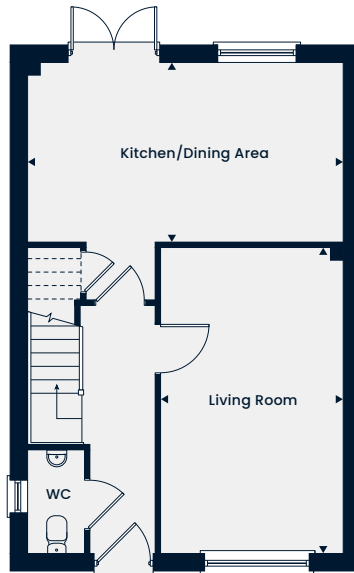


# The Melford

## 3 Bedroom Home

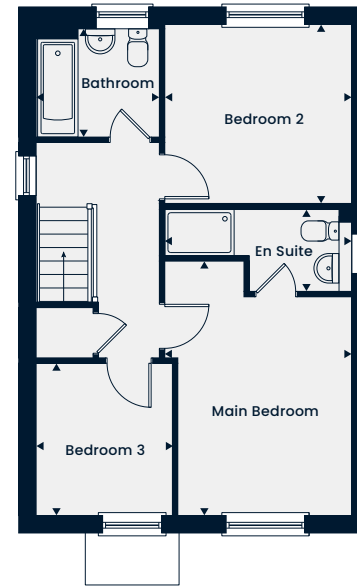
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.41m x 3.07m   17'8" x 10'0"
Living Room	5.27m x 3.13m   17'3" x 10'3"



### First Floor

Main Bedroom	4.37m x 3.21m   14'4" x 10'6"
En Suite	3.21m x 1.42m   10'6" x 4'8"
Bedroom 2	3.21m x 3.07m   10'6" x 10'0"
Bedroom 3	2.61m x 2.33m   8'6" x 7'7"
Bathroom	2.10m x 1.87m   6'10" x 6'1"

WC – Cloakroom

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# The Ashleworth

## 4 Bedroom Home



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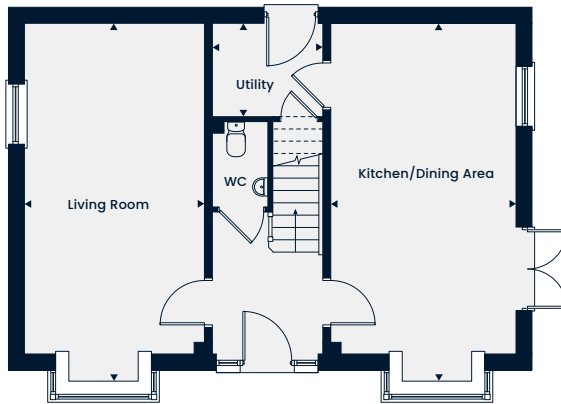


# The Ashleworth

## 4 Bedroom Home

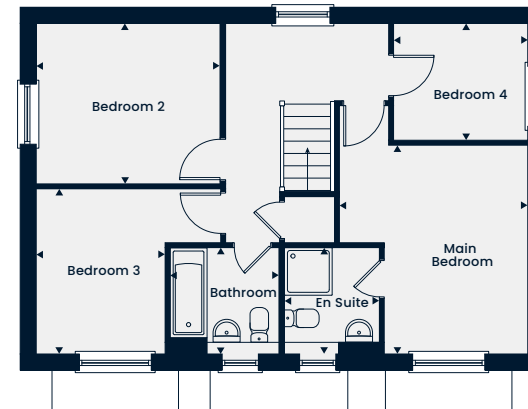
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



### Ground Floor

Kitchen/Dining Area	6.76m x 3.47m   22'2" x 11'4"
Living Room	6.76m x 3.37m   22'2" x 11'0"
Utility	2.08m x 1.74m   6'10" x 5'8"



### First Floor

Main Bedroom	3.92m x 3.53m   12'10" x 11'7"
En Suite	1.98m x 1.79m   6'6" x 5'10"
Bedroom 2	3.45m x 3.01m   11'4" x 9'10"
Bedroom 3	3.09m x 2.41m   10'1" x 7'11"
Bedroom 4	2.51m x 2.18m   8'3" x 7'1"
Bathroom	2.06m x 1.98m   6'9" x 6'6"

WC – Cloakroom

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# The Buckland

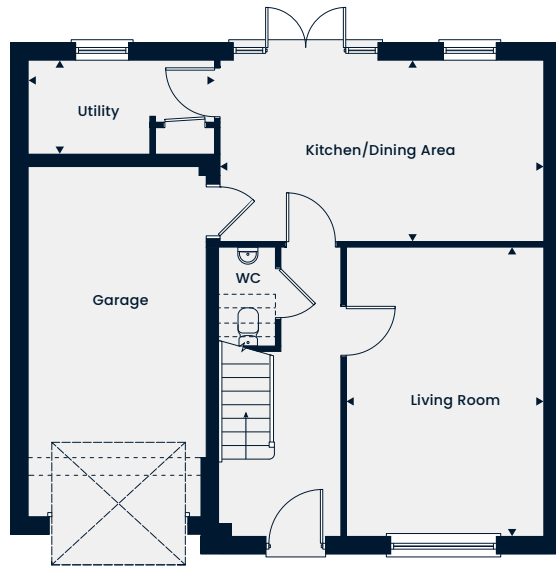
4 Bedroom Home



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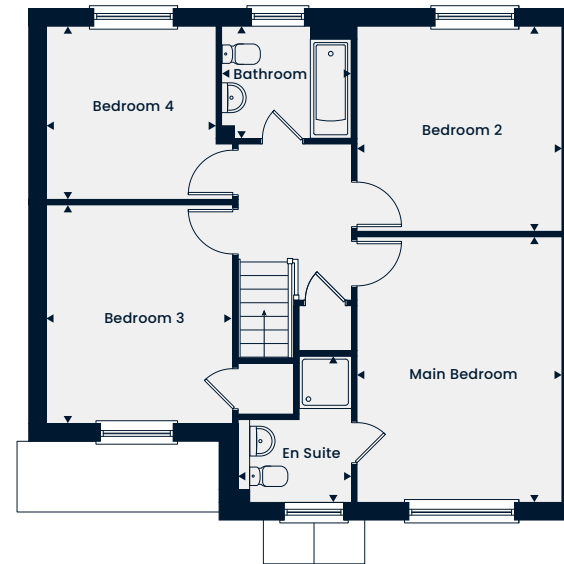


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.52m x 3.08m   18'1" x 10'1"
Living Room	4.93m x 3.36m   16'2" x 11'0"
Utility	3.17m x 1.56m   10'4" x 5'1"



### First Floor

Main Bedroom	4.52m x 3.48m   14'10" x 11'5"
En Suite	2.48m x 1.94m   8'1" x 6'4"
Bedroom 2	3.49m x 3.48m   11'5" x 11'5"
Bedroom 3	3.72m x 3.17m   12'2" x 10'4"
Bedroom 4	2.94m x 2.88m   9'7" x 9'5"
Bathroom	2.22m x 1.90m   7'3" x 6'3"

WC – Cloakroom

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# The Chiddingstone

4 Bedroom Home



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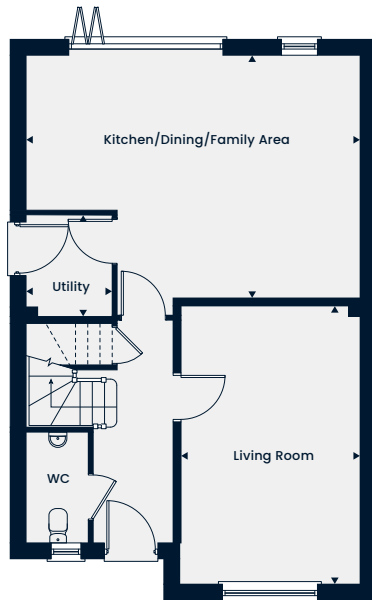


# The Chiddingstone

## 4 Bedroom Home

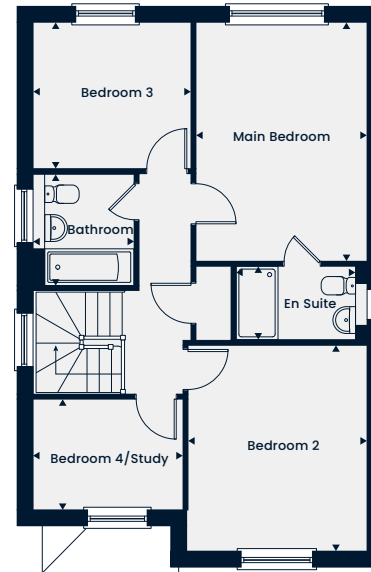
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with a bi-folding door leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m   20'8" x 15'1"
Living Room	5.27m x 3.38m   17'3" x 11'1"
Utility	1.93m x 1.61m   6'4" x 5'3"



### First Floor

Main Bedroom	4.52m x 3.23m   14'10" x 10'7"
En Suite	2.47m x 1.40m   8'1" x 4'7"
Bedroom 2	3.89m x 3.38m   12'9" x 11'1"
Bedroom 3	2.98m x 2.73m   9'9" x 8'11"
Bedroom 4/Study	2.83m x 2.08m   9'3" x 6'10"
Bathroom	2.12m x 1.90m   6'11" x 6'3"

WC – Cloakroom

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# The Cliveden

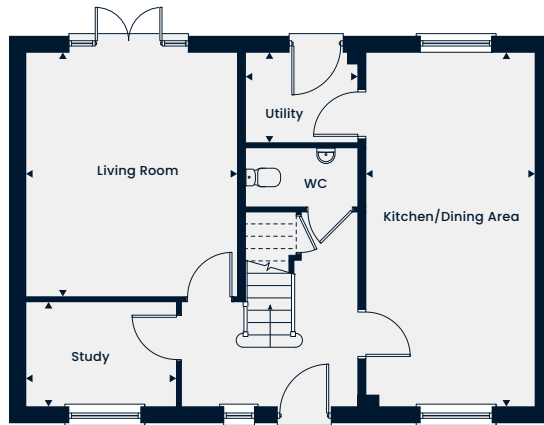
## 4 Bedroom Home



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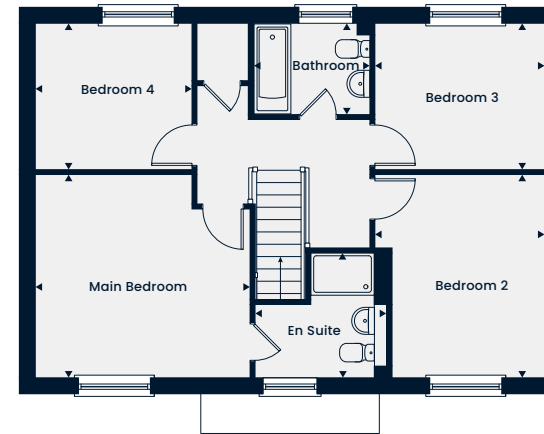


A generous four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, the main bedroom features an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.64m x 3.17m   21'9" x 10'5"
Living Room	4.59m x 3.97m   15'0" x 13'0"
Study	2.82m x 1.96m   9'3" x 6'5"
Utility	2.12m x 1.68m   6'11" x 5'6"



### First Floor

Main Bedroom	4.03m x 3.81m   13'2" x 12'6"
En Suite	2.48m x 2.33m   8'1" x 7'8"
Bedroom 2	3.81m x 3.18m   12'6" x 10'5"
Bedroom 3	3.18m x 2.74m   10'5" x 9'0"
Bedroom 4	2.93m x 2.74m   9'7" x 9'0"
Bathroom	2.19m x 1.70m   7'2" x 5'7"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

# TILIA HOMES

## YOUR NEW HOME SPECIFICATION



For more information visit: [tiliahomes.co.uk](http://tiliahomes.co.uk)



# Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

## Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

## Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

## Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

## External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. \*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. \*\*Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. May 2022.

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