

**Ling**  
homes | exclusive  
collection

Exclusively designed and lovingly built  
by Ling Homes in Tibberton

An exclusive development of three beautifully designed, individual,  
luxury five bedroom homes, in the tranquil setting of Tibberton



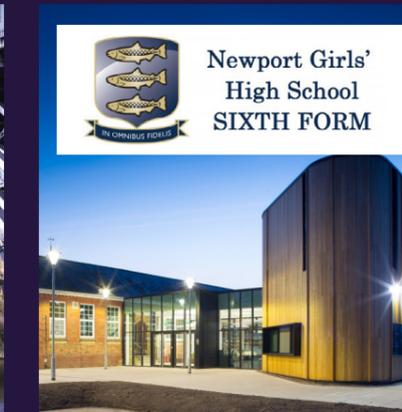
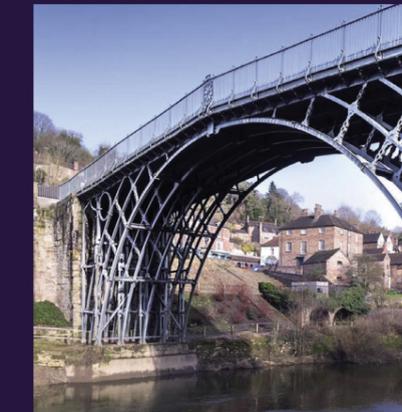
## Tibberton and surrounding area

Our exclusive Tibberton development is situated in the heart of this scenic village in the county of Shropshire.

Beautiful Tibberton is a quintessential English village and includes a fantastic country pub (The Sutherland Arms), community shop, church, and Tibberton C of E Primary school is Ofsted Outstanding rated.

This tranquil setting offering panoramic views over the English countryside and lazy walks to nearby pubs for Sunday lunch, is less than a mile away from the B5062 road and Tibberton is served by the regular Shrewsbury to Newport bus service. This offers quick access to the artisan coffee shops and high street stores of the busy market town of Newport, which is only 6 miles away. Home to the Ofsted Outstanding Newport Girls' High School - one of the country's leading grammar schools and leading specialist university Harper Adams University.

The shopping malls of the bustling city of Telford are also within a short drive as are the English Heritage site of the Augustinian Lilleshall Abbey and the world famous Iron Bridge - fantastic for a day out.



## Welcome to the Ling Homes Exclusive Collection

A brand new development of beautifully designed five bedroom, luxury detached homes, lovingly built by Ling Homes.

Situated in the scenic village of Tibberton, these homes are built to the exacting standards and quality we know our customers love.

Designed with the modern family lifestyle in mind, offering spaces to relax, to come together, to entertain, to snuggle up and watch the world go by. These exceptional homes flow seamlessly from one room to the next and on to beautiful outdoor spaces - large, open-plan, family kitchen areas, providing integrated appliances, lead to a cosy snug, overlooking beautiful gardens. As well as bright airy bedrooms leading to luxurious en-suites and dressing rooms.

Luxury specification and innovative technology, from trusted brands, bring quality to the home to make life easy, safe and better for the environment.

Our new homes at Tibberton, offer a great opportunity to live village life, in a beautiful location from the sanctuary of a luxurious home.

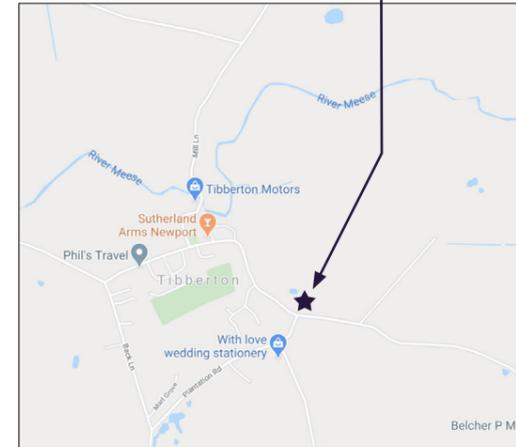


## How to find our beautiful Tibberton homes



Tibberton,  
Newport  
TF10 8NW

We are directly opposite the end of Plantation Road, near the bus stop and post box.



Please contact Wakeman Estate Agents on 01384 459999 to arrange an appointment to view.



## Every detail considered...

### Lounge

The quiet space in our home, with a beautiful (energy-efficient) gas fireplace with oak beam and ambient lighting.

### Kitchen, dinner and family space

The beautifully large entertainment space spans across the rear of our homes, all windows and bi-fold doors look onto the large gardens and out over the beautiful Tibberton countryside.

Spacious kitchens are designed by local company, Hadens, and fitted with AEG appliances, innovative in-cupboard storage and are complimented by a quartz worktop and a Quooker hot tap. In-ceiling entertainment and lighting controls enable you to set the ambiance just right for the occasion.

### Utility and boot room

We have created a space for you to move from outside in, with coat and boot racking, washing and drying machines, deep sink and plenty of cupboard space to keep things tidy.

### Butler's pantry (Hamilton House only)

For formal entertainment, the butler's pantry includes a wine fridge and space to store the tableware required for the perfect dinner.

### Dining room

A great space with in-ceiling entertainment and controls to create the perfect atmosphere...

### Bathrooms and en-suite

Luxuriously appointed with Porcelanosa tiles and sanitaryware, Hansgrohe brassware including rainfall showers, vanity units and de-mist mirrors, every detail has been beautifully designed. Master en-suites have in-ceiling entertainment along with lightning controls to enjoy peaceful time in the indulgent freestanding bath.

### Finishing touches

Woodwork has been designed to match the overall modern traditional style with a welcoming oak staircase, white solid doors with deep architrave and skirting, and quality architectural hardware. We have designed our homes to be warm and energy efficient, including stylish flush uPVC windows for low maintenance, integrated roof solar panel system that provides free electricity and underfloor heating throughout the ground floor.

### Outside

Luxury and attention to detail continue outside with electric points, outside tap, and beautiful lighting. Paved driveways and pathways lead to outside living spaces and lawns.

### Garages

Spacious double garages with remote controlled doors and security alarm.



Image for illustrative purposes only.

# Hamilton House

Hamilton House is a five bedroom home standing in approximately 1/3 of an acre, with a gated driveway and double garage.

Quintessentially designed for both entertaining and family times, we have created beautiful spaces for both - from a large, open-plan kitchen and butler's pantry to the cosy snug overlooking the garden. Bi-fold doors allow light to flood the family area and for those sunny days, a seamless flow to garden spaces.

Upstairs, you'll find a spacious master suite with dressing room and en-suite bathroom, with french doors opening to beautiful views. Four further double bedrooms with two en-suites and a house bathroom.

Throughout Hamilton House, you will love the luxurious specification from rainfall showers and free-standing baths to underfloor heating on the ground floor and integrated appliances.



**Hall**

**Guest WC**

**Lounge**  
4.4m (14'5") x 6.0m (19'8")

**Kitchen/Family Room**  
15.5m (50'10") x 4.1m\* (13'5")

**Dining Room**  
4.6m (15'1") x 5.3m (17'4")

**Office**  
3m (9'10") x 3.6m (11'8")

**Plant Room**

**Utility/Boot Room**  
3m (9'10") x 2.4m (7'10")

**Butlers Pantry**

**Landing**

**Bedroom One**  
5.6m (18'4") x 6.8m† (22'3")

**Dressing Room**

**En-suite One**

**Bedroom Two**  
7.8m+ (25'7") x 5.0m (16'4")

**En-suite Two**

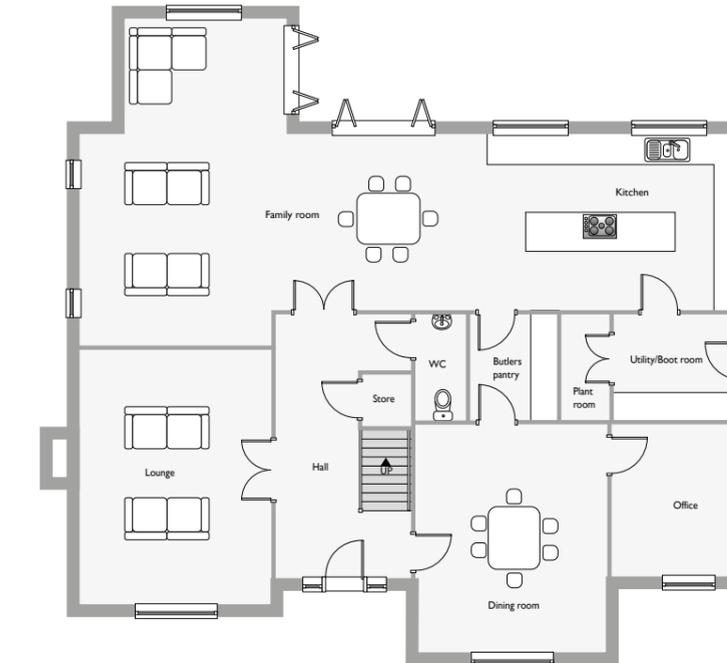
**Bedroom Three**  
4.9m (16'1") x 4.6m (15'1")

**En-suite Three**

**Bedroom Four**  
3.7m (12'1") x 4.4m (14'5")

**Bedroom Five**  
3.6m (11'9") x 4.4m (14'5")

**Family Bathroom**



Ground Floor Layout



First Floor Layout

Image is a CGI representation. All room sizes are approximate, scaled from plan and are subject to change throughout the development period.  
† Maximum Measurement  
\* Minimum Measurement

# Hayman House

Hayman House is a five bedroom home standing in approximately 1/4 of an acre, with a double garage and accessed via a private driveway from the village.

Designed for entertaining and family times there are spaces for both, from a large kitchen with utility room to the snug overlooking the garden. Bi-fold doors allow light to flood the family area and for those warm days a seamless flow to garden spaces.

Upstairs is a spacious master suite with dressing room and en-suite bathroom, with french doors opening to beautiful views. Four further double bedrooms with 2 en-suite and a house bathroom.

Throughout Hayman House, you will love the luxurious specification from rainfall showers and free-standing baths to underfloor heating on the ground floor and integrated appliances.



## Hall

### Guest WC

**Lounge**  
4.4m (14'5") x 6.0m (19'8")

**Kitchen/Family Room**  
12.3m (40'4") x 4.1m\* (13'5")

**Dining Room**  
4.5m (14'9") x 5.1m (16'8")

### Plant Room

### Landing

**Bedroom One**  
7.3m† (23'11") x 5.0m† (16'4")

### Dressing Room

**En-suite One**  
**Bedroom Two**  
4.3m (14'1") x 5.5m† (18'0")

### En-suite Two

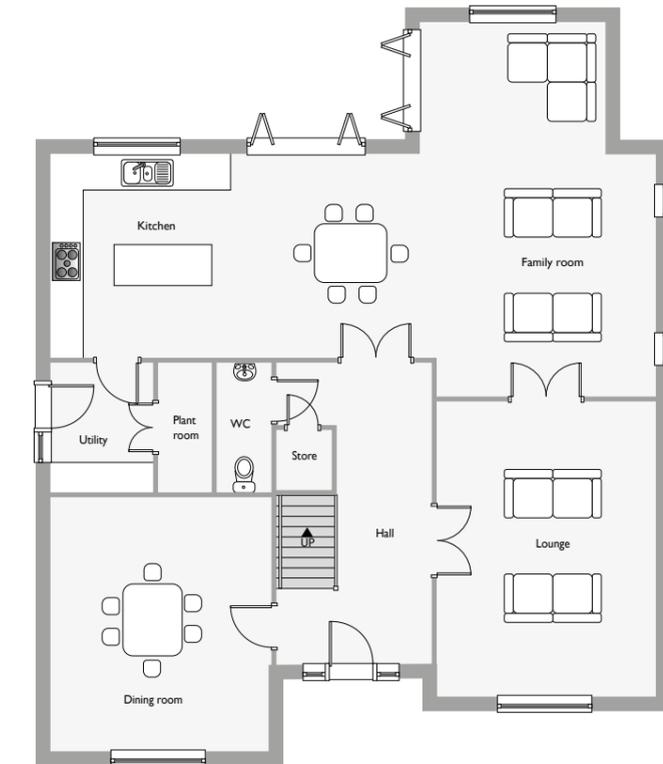
**Bedroom Three**  
4.3m (14'1") x 4.7m (15'5")

### En-suite Three

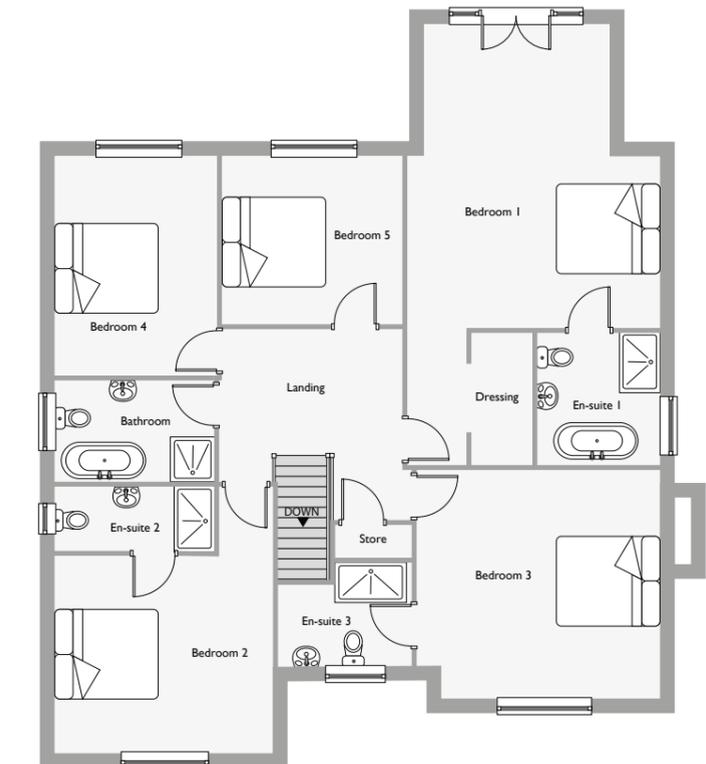
**Bedroom Four**  
3.2m (10'5") x 4.2m (13'9")

**Bedroom Five**  
3.7m (12'1") x 3.1m (10'2")

### Family Bathroom



Ground Floor Layout



First Floor Layout

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† Maximum Measurement  
\* Minimum Measurement

## Fraser House

Fraser House is a five bedroom home standing in approximately 1/4 of an acre, with a double garage and accessed via a private driveway from the village.

Designed for entertaining and family times there are spaces for both, from a large kitchen with utility room to the snug overlooking the garden. Bi-fold doors allow light to flood the family area and for those warm days a seamless flow to garden spaces.

Upstairs is a spacious master suite with dressing room and en-suite bathroom, with french doors opening to beautiful views. Four further double bedrooms with 2 en-suite and a house bathroom.

Throughout Fraser House, you will love the luxurious specification from rainfall showers and free-standing baths to underfloor heating on the ground floor and integrated appliances.



### Hall

### Guest WC

**Lounge**  
4.4m (14'5") x 6.0m (19'8")

**Kitchen/Family Room**  
12.3m (40'4") x 4.1m\* (13'5")

**Dining Room**  
4.5m (14'9") x 5.1m (16'8")

### Plant Room

### Landing

**Bedroom One**  
7.3m† (23'11") x 5.0m† (16'4")

### Dressing Room

**En-suite One**  
4.3m (14'1") x 5.5m† (18'0")

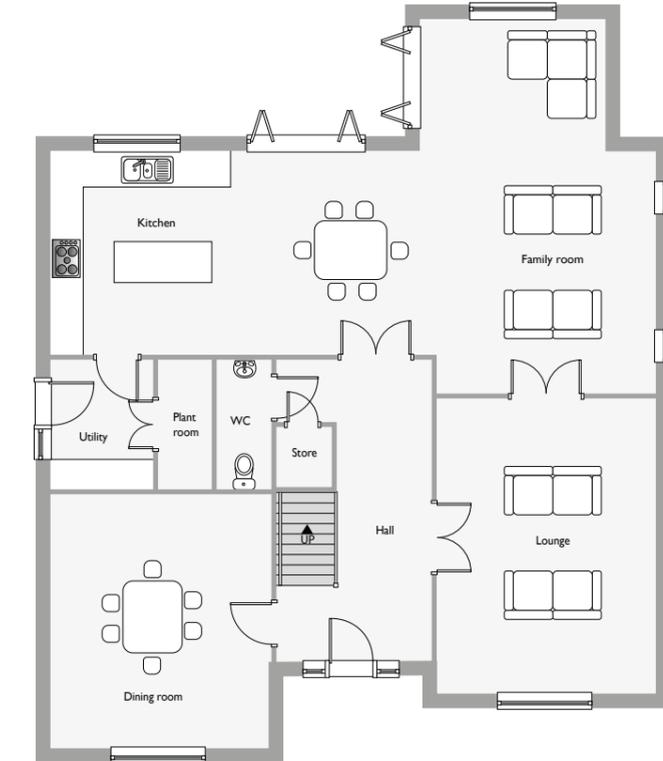
### En-suite Two

**Bedroom Three**  
4.3m (14'1") x 4.7m (15'5")

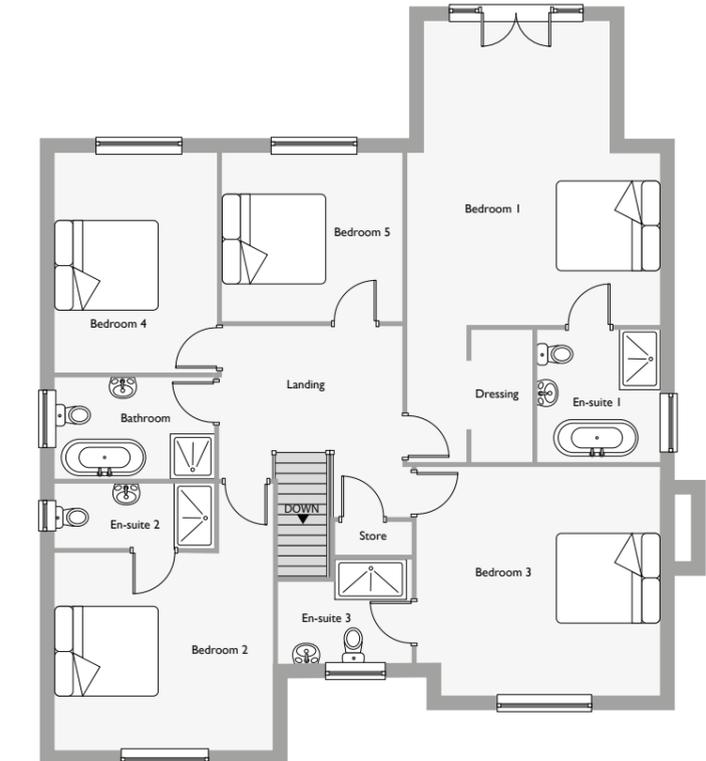
**En-suite Three**  
3.2m (10'5") x 4.2m (13'9")

**Bedroom Four**  
3.7m (12'1") x 3.1m (10'2")

### Family Bathroom



Ground Floor Layout



First Floor Layout

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† Maximum Measurement  
\* Minimum Measurement



## Get in touch

Ling Homes Exclusive Collection, Tibberton is marketed through Wakeman Chartered Surveyors and Estate Agents. A well established, independent firm well known locally for honest, friendly and professional service, with properties for sale and to let throughout the West Midlands.

Viewing is by prior appointment with Wakeman Estate Agents on **01384 459999**

Wakeman's office is open 6 days a week,  
Monday to Friday 9:00am - 5:30pm  
and Saturdays 9:00am - 1:00pm

WAKEMAN ESTATE AGENTS  
202 Wolverhampton Street, Dudley,  
West Midlands, DY1 1ED

Tel: **01384 459999**

Email: [enquiries@wakeman-online.com](mailto:enquiries@wakeman-online.com)



## Ling Homes

Ling Homes are a local house builder, based in Wordsley, West Midlands. We design all of our beautiful homes in-house and we employ local tradespeople to lovingly build our developments.

All of our homes are designed for modern living and include only the highest specifications as standard.

Go to [www.lingexclusivecollection.co.uk](http://www.lingexclusivecollection.co.uk) to view a video of some of our previous developments.



These particulars are for illustration only and consequently should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified matters prescribed by any Order made under the Property Misdescriptions Act 1991. Dimensions are taken from plans and not from the completed property and therefore should be used for general guidance only and should not be relied upon or used for floor sizes, appliance spaces, or proposed furniture or fixtures, fittings or placement. Illustrated furniture, kitchen, bathrooms and en-suite layouts may be of a different size to that of a purchasers own. Images are taken from a recently built Ling Homes development unless otherwise specified.

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