

An exclusive collection of 19 stylish four and five-bedroom homes

CHETWYND MERE

Located less than a mile from the centre of Newport, Chetwynd Mere offers 19 prestigious four and five-bedroom properties, bordering acres of Shropshire countryside. This beautiful collection combines rural surroundings with town centre convenience, creating a desirable place to call home.

Newport is located approximately nine miles north east of Telford and just a few minutes' drive from Harper Adams University.

Despite its secluded location, Newport offers straightforward access to the M6 and M54 motorways. Around nine miles away, Telford Central train station provides direct connections with Shrewsbury, Birmingham and London.

Along with a variety of shops, restaurants and amenities, this attractive market town

is home to a selection of respected schools, including St Peter and St Paul Catholic Primary School, Adams' Grammar School and Newport Girls' High School.

The development is also near to Chetwynd Deer Park - a beautiful country estate and venue for the annual Newport Show. First held in 1890, the show features live music, a festival of food and a variety of agricultural attractions.



Aqualate Golf Club



Newport Town



Norbury Junction

Off Chetwynd Road, Newport TF10 7JZ



GALLIERS

Chetwynd Deer Park

Chetwynd Mere is approximately three miles from Aqualate Mere - the Midlands' largest natural lake and a National Nature Reserve. This beautiful location is perfect for enjoying long walks and spotting local wildlife.

For those who enjoy their time on the green, Aqualate Golf Club is approximately five minutes' drive from the development. It offers a nine-hole parkland course, floodlit driving range and practice putting green.

Newport is famous for its traditional indoor market, open every Friday and Saturday. It's a great place to shop for fresh produce from local farms, along with a selection of crafts and antiques.

For a larger dose of retail therapy, nearby Telford Shopping Centre is home to a range of leading stores, including Marks and Spencer, Warehouse and River Island.

With history that can be traced back to 1388, Chetwynd Mere Deer Park is the perfect venue for a range of activities and special occasions with its spacious, modern lodge and beautiful surroundings.



A convenient location, bordering acres of Shropshire countryside

Chetwynd Mere street scene



Computer generated image, details may vary.

Chetwynd Mere offers a selection of seven individual layouts, all of which feature a garage, a luxury specification and an en suite master bedroom, complete with fitted wardrobes.

Inside each four and five-bedroom home, you'll find a contemporary bathroom and a bright open plan kitchen with quality integrated appliances.

Galliers Homes has a long-established reputation for building stunning new homes throughout Shropshire, and this collection is no exception.

Discover a place where your perfect home awaits. Welcome to Chetwynd Mere.

With seven beautifully designed layouts to choose from, you're sure to find a home to suit you.



gallierhomes.co.uk

Ground Floor

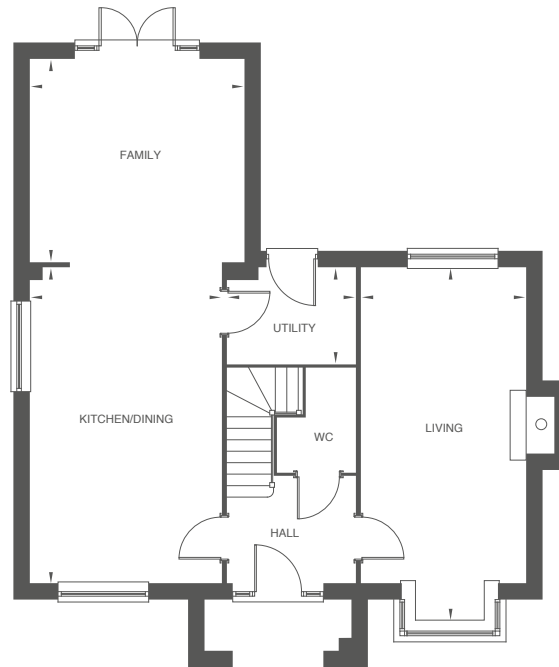
Living	3.26m x 7.02m max. 10' 8" x 23' 1" max.
Kitchen/Dining	3.79m x 6.27m 12' 5" x 20' 7"
Family	4.24m x 4.02m 13' 11" x 13' 2"
Utility	2.53m max. x 1.90m max. 8' 4" max. x 6' 3" max.

First Floor

Bedroom 1	4.24m max. x 4.06m max. 13' 11" max. x 13' 4" max.
Dressing	2.66m max. x 2.82m max. 8' 9" max. x 9' 3" max.
En Suite 1	1.74m max. x 2.12m max. 5' 9" max. x 7' 0" max.
Bedroom 2	3.36m x 3.66m 11' 0" x 12' 0"
En Suite 2	1.77m max. x 1.90m max. 5' 10" max. x 6' 3" max.
Bedroom 3	2.78m max. x 4.02m max. 9' 2" max. x 13' 2" max.
Bedroom 4	3.36m x 2.51m 11' 0" x 8' 3"
Bathroom	2.89m max. x 2.16m max. 9' 6" max. x 7' 1" max.

Total Area = 162.77m² 1752 ft²

Ground Floor



First Floor



Plots 10 & 18

Behind the Ashford's stunning double-fronted exterior, you'll find luxurious, contemporary interiors and a spacious layout. The bright, dual-aspect living room is complete with a bay window that allows natural light to flood in, and the fireplace sets the perfect atmosphere for cosy nights in.

The expansive open plan kitchen, dining and family area is a superb social space, fitted with integrated appliances and French doors to the garden.

Along with a separate utility room which leads out to the generous rear garden, you'll also enjoy a separate double garage and private driveway.

The luxurious master suite includes an elegant en suite shower room, and a dressing area complete with mirrored fitted wardrobes.

With three further bedrooms, the stylish main bathroom and a second en suite to bedroom two, the Ashford offers the perfect setting for a luxurious lifestyle.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a separate double garage and an inviting open plan kitchen.

Ground Floor

Kitchen/Family	6.27m x 3.35m 20' 7" x 11' 0"
Living	3.68m x 7.03m max. 12' 1" x 23' 1" max.
Dining	4.36m x 3.12m 14' 4" x 10' 3"
Utility	1.90m x 1.73m 6' 3" x 5' 8"
Garage	5.18m x 5.18m 17' 0" x 17' 0"

First Floor

Bedroom 1	3.66m max. x 4.37m max. 12' 0" max. x 14' 4" max.
En Suite 1	2.54m max. x 1.80m max. 8' 4" max. x 5' 11" max.
Bedroom 2	4.36m max. x 4.21m max. 14' 4" max. x 13' 10" max.
Jack and Jill En Suite	1.68m max. x 2.87m max. 5' 6" max. x 9' 5" max.
Bedroom 3	3.36m x 3.29m 11' 0" x 10' 10"
Bedroom 4	2.84m max. x 3.29m max. 9' 4" max. x 10' 10" max.
Bathroom	2.16m x 1.80m 7' 1" x 5' 11"

Total Area = 157.47m² 1695 ft²



Plots 8 & 12

With an abundance of bright living space and a large double garage, the Exeter is beautifully designed inside and out.

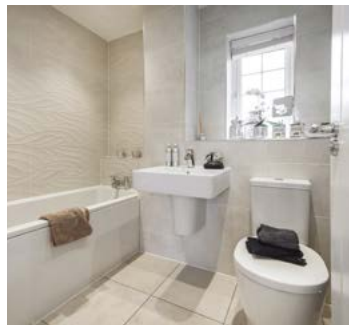
The family kitchen is spacious and practical, complete with quality integrated appliances, French doors and a separate utility room.

The Exeter also offers a dedicated dining room and a dual aspect living room, so there's no shortage of space for family time and entertaining.

An indulgent master suite featuring fitted wardrobes and an en suite shower room, along with three other generous bedrooms can be found on the first floor.

Bedrooms two and three share a Jack and Jill en suite, and the main bathroom is finished to a superb specification, just like every detail of this striking new home.

Images reflect typical interiors.



Computer generated image, details may vary.

A luxurious four-bedroom home with a spacious open plan kitchen.

Ground Floor

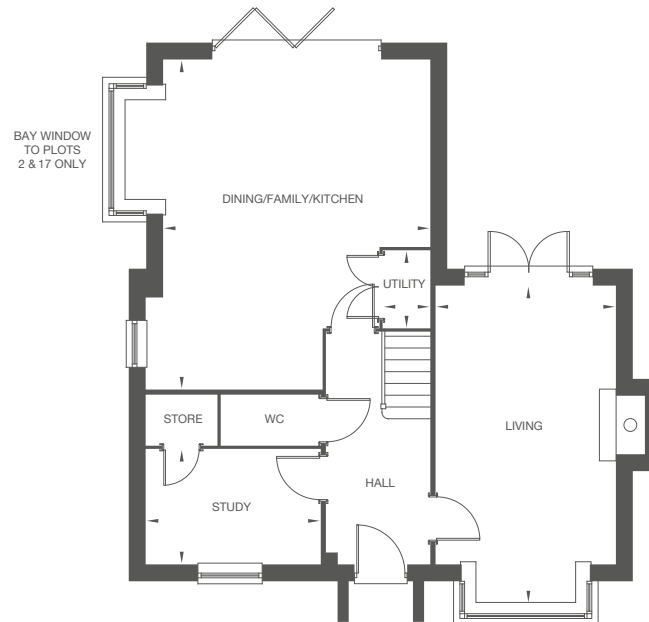
Dining/Family/ Kitchen	5.14m x 6.36m max. 16' 11" x 20' 11" max.
Living	3.46m x 6.13m max. 11' 4" x 20' 1" max.
Study	3.36m x 2.20m 11' 0" x 7' 3"
Utility	0.85m x 1.48m 2' 11" x 4' 10"

First Floor

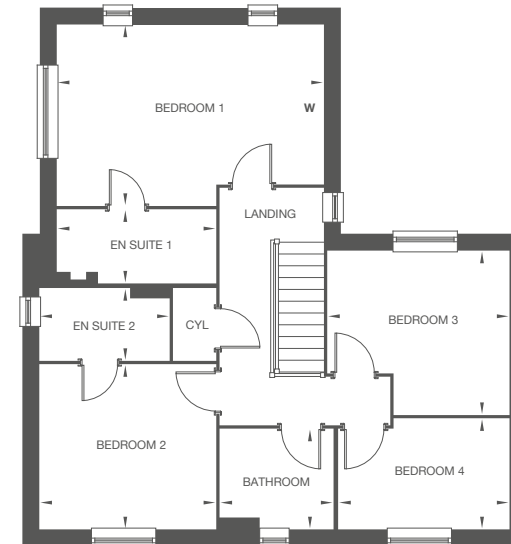
Bedroom 1	5.14m max. x 3.48m max. 16' 11" max. x 11' 5" max.
En Suite 1	3.05m max. x 1.40m max. 10' 0" max. x 4' 7" max.
Bedroom 2	3.39m x 3.16m 11' 2" x 10' 5"
En Suite 2	2.49m max. x 1.37m max. 8' 2" max. x 4' 6" max.
Bedroom 3	3.50m max. x 3.15m max. 11' 6" max. x 10' 4" max.
Bedroom 4	3.28m max. x 2.11m max. 10' 9" max. x 6' 11" max.
Bathroom	2.17m max. x 1.91m max. 7' 1" max. x 6' 4" max.

Total Area = 146.60m² 1578 ft²

Ground Floor



First Floor



Plots 2, 7 & 17

Inside the Lancaster, an open plan kitchen, dining and family area features contemporary bi-fold doors, creating a bright and inviting social space.

The dual aspect living room has French doors to the rear garden. You'll also find a separate study that's perfect for creating a secluded home office.

Overlooking the rear garden, the impressive master bedroom features fitted wardrobes and an en suite shower room.

In addition to the main bathroom, bedroom two also features an en suite.

With two more bedrooms and a separate double garage, this double-fronted four-bedroom home has style and space in equal measure.

Images reflect typical interiors.



Computer generated image, details may vary.

The contemporary kitchen and dining area features sleek bi-fold doors to the garden.

Ground Floor

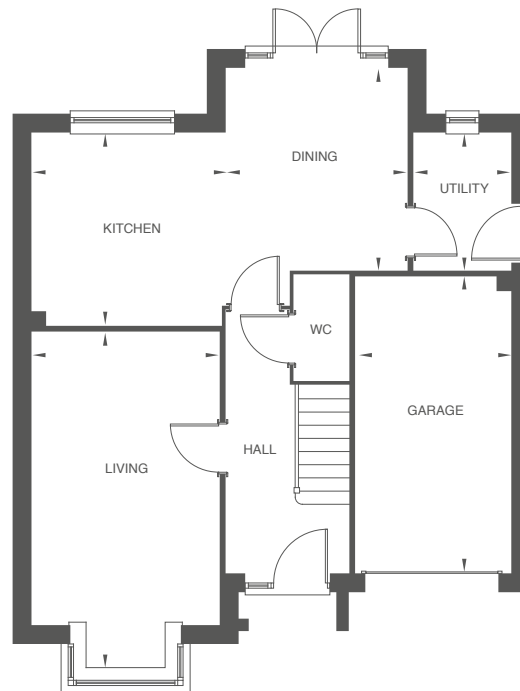
Kitchen	3.37m x 3.32m 11' 1" x 10' 11"
Dining	3.12m max. x 3.44m 10' 3" max. x 11' 3"
Living	3.23m max. x 5.82m max. 10' 7" max. x 19' 1" max.
Utility	1.66m x 2.31m 5' 5" x 7' 7"
Garage	2.64m x 5.16m 8' 8" x 16' 11"

First Floor

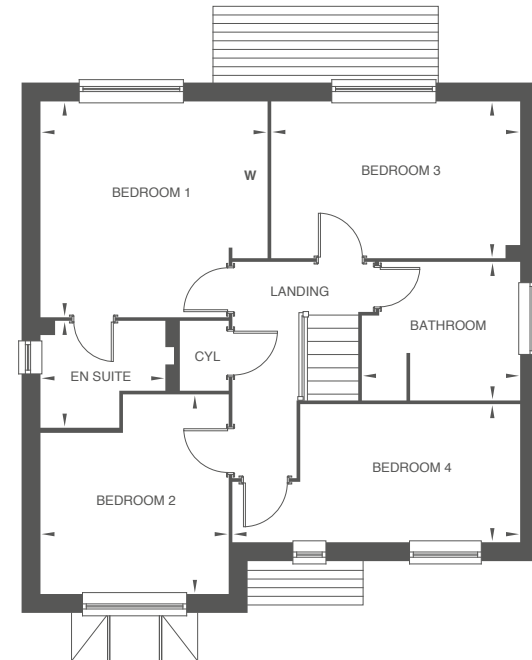
Bedroom 1	3.91m max. x 3.71m max. 12' 10" max. x 12' 2" max.
En Suite	2.13m max. x 1.82m max. 7' 0" max. x 6' 0" max.
Bedroom 2	3.23m max. x 3.43m max. 10' 7" max. x 11' 3" max.
Bedroom 3	4.28m x 2.68m 14' 1" x 8' 10"
Bedroom 4	4.96m max. x 2.36m max. 16' 3" max. x 7' 9" max.
Bathroom	2.71m max. x 2.37m max. 8' 11" max. x 7' 9" max.

Total Area = 121.52m² 1308 ft²

Ground Floor



First Floor



Plots 5, 6, 11, 13 & 14

There's a lot to love about the Rippon. With its four bright bedrooms, contemporary layout and quality specification, it's a superb family home.

At the rear of the house, an open plan kitchen and dining area includes integrated appliances, a separate utility room and French doors leading out to the attractive garden.

The master bedroom features fitted wardrobes and an en suite

shower room, and the main bathroom includes both a bath and a shower.

With three further bedrooms, an inviting living room and an integral garage, this fantastic home has been beautifully designed with modern life in mind.

Images reflect typical interiors.



Computer generated image, details may vary.

Complete with a bright open plan kitchen and an integral garage.

Ground Floor

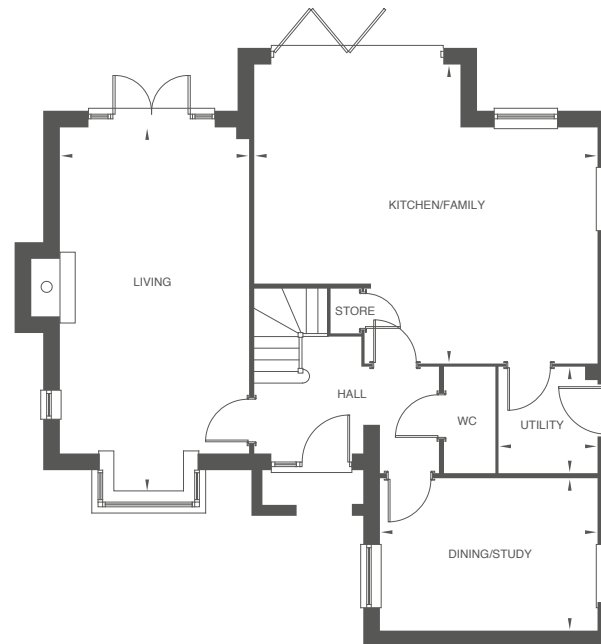
Kitchen/Family	6.72m max. x 5.85m max. 22' 1" max. x 19' 2" max.
Dining/Study	4.24m x 2.96m 13' 11" x 9' 9"
Living	3.68m x 7.14m max. 12' 1" x 23' 5" max.
Utility	1.91m max. x 2.06m max. 6' 3" max. x 6' 9" max.

First Floor

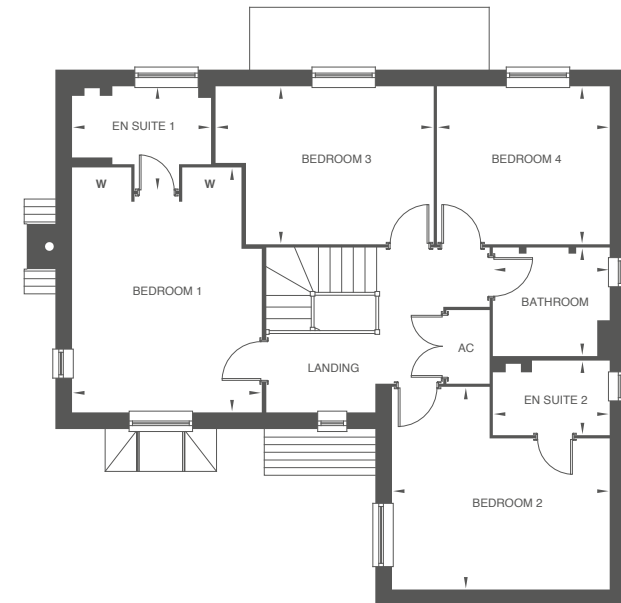
Bedroom 1	3.70m max. x 4.78m max. 12' 2" max. x 15' 8" max.
En Suite 1	2.70m max. x 2.02m max. 8' 10" max. x 6' 8" max.
Bedroom 2	4.24m max. x 3.95m max. 13' 11" max. x 13' 0" max.
En Suite 2	2.26m max. x 1.43m max. 7' 5" max. x 4' 8" max.
Bedroom 3	4.26m max. x 3.07m max. 14' 0" max. x 10' 1" max.
Bedroom 4	3.36m x 3.07m 11' 0" x 10' 1"
Bathroom	2.26m x 2.10m 7' 5" x 6' 11"

Total Area = 170.20m² 1832 ft²

Ground Floor



First Floor



Plots 1 & 19

The Tibberton is an impressive four-bedroom home, featuring an expansive layout, a grand exterior and a large double garage. Inside, you'll find a dual aspect living room, complete with a bay window, French doors and a welcoming fireplace.

The spectacular open plan kitchen and family room is a wonderful setting for entertaining or enjoying quality time together. Along with integrated appliances and a separate utility room, this stylish space includes contemporary bi-fold doors with views of the garden.

On the first floor, the master bedroom includes fitted wardrobes and an

en suite shower room, and bedroom two also includes a second en suite.

The Tibberton's generous layout is completed by two further bedrooms, a sleek main bathroom, a dining room or study, and a superb specification that adds a touch of luxury to everyday life.

Images reflect typical interiors.



Computer generated image, details may vary.



Features a double garage and a bright family kitchen with bi-fold doors.

Ground Floor

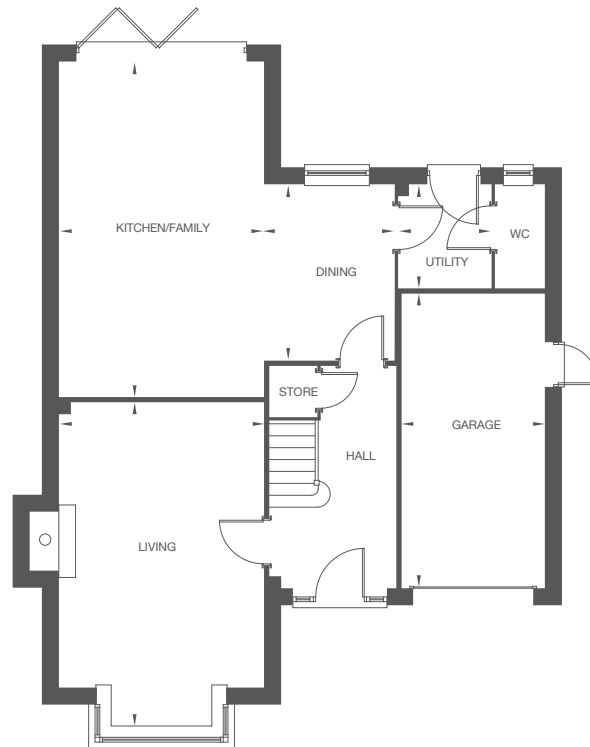
Kitchen/Family	3.90m x 6.42m 12' 10" x 21' 1"
Dining	2.51m x 3.35m 8' 3" x 11' 0"
Living	3.91m x 6.21m max. 12' 10" x 20' 4" max.
Utility	1.76m max. x 1.93m max. 5' 9" max. x 6' 4" max.
Garage	2.76m x 5.67m 9' 1" x 18' 7"

First Floor

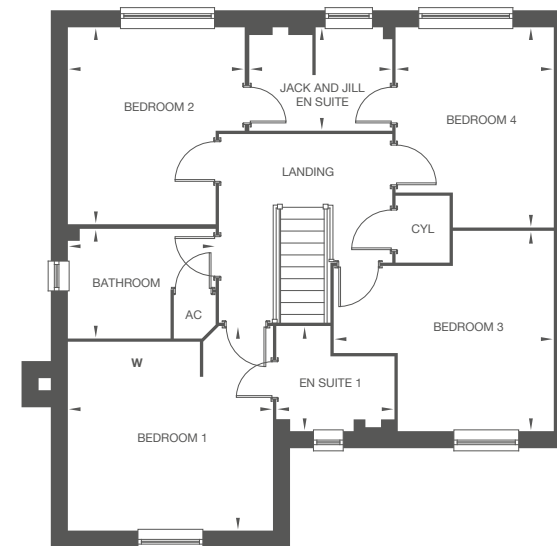
Bedroom 1	3.91m max. x 3.90m max. 12' 10" max. x 12' 10" max.
En Suite 1	2.23m max. x 1.98m max. 7' 4" max. x 6' 6" max.
Bedroom 2	3.36m max. x 3.75m max. 11' 0" max. x 12' 4" max.
Jack and Jill En Suite	2.71m max. x 1.95m max. 8' 11" max. x 6' 5" max.
Bedroom 3	4.19m max. x 3.81m max. 13' 9" max. x 12' 6" max.
Bedroom 4	3.00m max. x 3.81m max. 9' 10" max. x 12' 6" max.
Bathroom	2.80m max. x 2.07m max. 9' 2" max. x 6' 10" max.

Total Area = 154.13m² 1659 ft²

Ground Floor



First Floor



Plots 3, 4 & 15

The elegant Westminster features an extensive kitchen, dining and family area, complete with a utility room, integrated appliances and sleek bi-fold doors.

The living room offers a cosy space to relax and unwind, complete with a bright bay window and a welcoming fireplace.

Upstairs, you'll find an indulgent master suite with fitted wardrobes and an en suite shower room,

while a Jack and Jill en suite is shared by two of the remaining four bedrooms.

The contemporary main bathroom and integral garage complete the layout of this first class family home.

Images reflect typical interiors.



Computer generated image, details may vary.

An expansive kitchen, dining and family area features stunning bi-fold doors.

Ground Floor

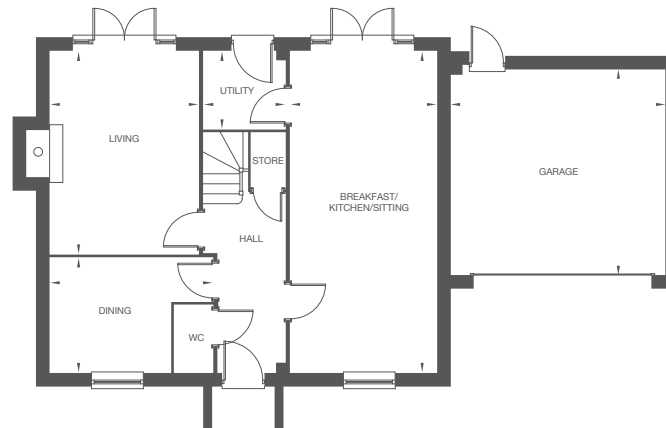
Breakfast/ Kitchen/Sitting	3.51m x 7.73m 11' 6" x 25' 5"
Living	3.56m x 4.88m max. 11' 8" x 16' 0" max.
Dining	3.90m max. x 2.75m max. 12' 10" max. x 9' 1" max.
Utility	1.95m max. x 1.86m max. 6' 5" max. x 6' 1" max.
Garage	5.17m max. x 4.96m max. 17' 0" max. x 16' 3" max.

First Floor

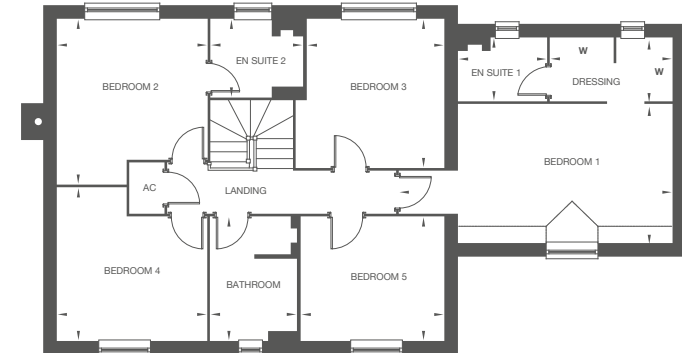
Bedroom 1	6.56m max. x 3.32m max. 21' 6" max. x 10' 11" max.
Dressing	2.92m x 1.50m 9' 7" x 4' 11"
En Suite 1	2.11m max. x 1.50m max. 6' 11" max. x 4' 11" max.
Bedroom 2	3.60m max. x 3.96m max. 11' 10" max. x 13' 0" max.
En Suite 2	2.20m max. x 1.86m max. 7' 3" max. x 6' 1" max.
Bedroom 3	3.28m max. x 3.56m max. 10' 9" max. x 11' 8" max.
Bedroom 4	3.59m max. x 3.67m max. 11' 9" max. x 12' 1" max.
Bedroom 5	3.42m x 2.97m 11' 3" x 9' 9"
Bathroom	2.06m max. x 2.97m max. 6' 9" max. x 9' 9" max.

Total Area = 170.76m² 1838 ft²

Ground Floor



First Floor



Plots 9 & 16

As the largest layout available at Chetwynd Mere, the Wyre is a prestigious double-fronted property with a luxurious, modern interior. Along with an adjoining double garage, you'll find an inviting living room, a dedicated dining room and a convenient utility room.

The ground floor also features an exceptionally spacious open plan kitchen, breakfast area and sitting room, with French doors and quality fitted appliances.

The master suite is among the Wyre's most impressive features, with its elegant en suite shower room and a dressing area that includes mirrored fitted wardrobes.

Bedroom two is also complete with an en suite shower room, while the remaining three bedrooms share the sleek main bathroom. As you'd expect from a home of this standard, you'll also enjoy a luxury specification throughout.

Images reflect typical interiors.



Computer generated image, details may vary.

Features a contemporary open plan kitchen and an integral double garage.



Discover the finer details of your new home.

Every Chetwynd Mere plot has an outstanding specification throughout, full of thoughtful finishing touches to make your new home feel even more luxurious.

You can expect to find contemporary kitchens with quality integrated appliances and stylish ceramic tiling, creating a space you'll look forward to cooking in.

Each home features internal five-panel cottage style doors and external entrance lighting to the rear and front of the home.

With family living in mind, we've included plumbing points for a washing machine and a dishwasher as well as installed compact style radiators to keep the whole house warm and cosy.

We haven't forgotten about the finer details, from Hörmann Up and Over garage doors to bathroom wall tiling, turf in the front garden and TV/Sky and BT points to keep you connected.

It's this attention to detail and dedication to quality that makes every Galliers home special, inside and out.

See the specification and options handout for detailed information on each plot's specification.

Options



Create a style that's all you.

Your Chetwynd Mere home already has a quality specification, but our additional options are your opportunity to tailor it to your taste.

Create an interior that's unmistakably yours with a choice of ceramic tiling and paint colours, or choose finishing touches to make life easier, like a remote-controlled garage door.

Make your kitchen even more modern by adding Under Wall Unit LED Lighting, USB charging points, a ceramic/induction hob or superior units and worktops.

If you think you'll need more storage space, opt for stylish sliding wardrobe doors in additional bedrooms and select smart fitted storage solutions to help you stay organised.

In selected plots, we can even offer the option to add a wine cooler or a built in microwave to make your kitchen even more desirable. Where flues are available you will have the option to install a multi-fuel stove.

See the specification and options handout for full details of the options available.

Whatever you have in mind to make your new home exactly as you imagined, speak to a Sales Advisor and we'll do our best to make it a reality.



What's an NHBC HUG?

When you buy a Galliers home, you'll receive an NHBC HUG - an online home user guide, full of useful information on your new property. Accessible on your computer or tablet*, it's a secure platform that gives you access to everything you need to know about your new home, whenever you need it.

*Most tablets supported

Your new home comes with an NHBC HUG.

Get your bearings

Your NHBC HUG will tell you all about your development, including details of your local council and utilities providers.

How to

Not sure how something works? You'll find the operating manuals for your new boiler and appliances here, so there's no need to rummage through drawers to find them! You can also find DIY guides and upload manuals for any new appliances you buy.

Your new home

Whatever you want to know about your new home, you'll find it here. Along with detailed floorplans, your NHBC HUG contains information on the materials that make up your home, from the type of bricks used, to the tiles and paint colours inside.

Keep in touch

Your NHBC HUG includes details for our after-sales department, so you'll know who to contact if any issues arise.

Your new home warranty

Our homes come with a 10 year NHBC Buildmark warranty. You'll find full details on your HUG, along with contact details for NHBC.

Helpful reminders

To make life a little easier, NHBC HUG will send you reminders for things like servicing your boiler or watering-in new turf. You can also set your own reminders for key dates like insurance renewals.



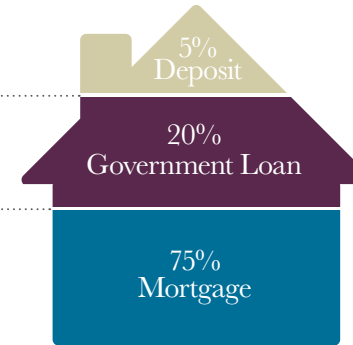
Help to Buy is now available from Galliers Homes, so with just a 5% deposit we could help you move into your dream home.

Here's an example of a Help to Buy government equity loan based on a new home with a purchase price of £300,000.

Buyer deposit
£15,000

Government equity loan
£60,000

Buyer mortgage
£225,000



- You'll only need a 5% deposit to qualify
- You'll receive a government loan of up to 20%, which can be repaid at any time or on the sale of your property, interest free for the first 5 years
- You may only need to secure a 75% mortgage - qualifying for some of the best mortgage rates around

- If you have a 5% deposit and want to buy a new-build Galliers home, you'll be able to access the Help to Buy equity loan scheme - subject to approval
- Help to Buy is available for any new-build home buyer, purchasing up to a price of £600,000
- What's important is that you must be buying a new-build home and you must have a 5% deposit
- The government will provide you with an equity loan of up to 20% of the value of a new-build property
- The loan is interest free for the first five years. From year six a fee of 1.75% is payable on the equity loan, which rises annually by Retail Price Index inflation plus 1%
- The equity loan can be repaid at any time within 25 years (or the term of the mortgage), or on sale of the property
- Help to Buy is only available on capital repayment mortgages. It's not available on interest only loans
- Help to Buy will only be available on properties which are occupied by the individual or individuals taking out the mortgage. You cannot buy a property using Help to Buy and then rent it out
- You don't need to be a first-time buyer
- Our independent Financial Advisor can provide information on the lenders supporting the scheme and, subject to meeting that lender's criteria, help you gain a mortgage

Ashford

Four-bedroom home with a separate double garage

Plots: 10 18

Exeter

Four-bedroom home with a double garage

Plots: 8 12

Lancaster

Four-bedroom home with a separate double garage

Plots: 2 7 17

Rippon

Four-bedroom home with an integral garage

Plots: 5 6 11 13 14

Tibberton

Four-bedroom home with a separate double garage

Plots: 1 19

Westminster

Four-bedroom home with an integral garage

Plots: 3 4 15

Wyre

Five-bedroom home with an adjoining double garage

Plots: 9 16



Computer generated image, details may vary.

We're here to help you

Are you struggling to raise a deposit?
Having difficulty trying to sell your home?
Or do you think that you can't afford to buy?

Whatever you feel may be standing between you and your new home, we are here to help. Whether your current home has been on the market for some time, saving for a deposit has become a struggle, or you're having difficulty finding the right mortgage, we have a wide range of offers and incentives available to help.

Whatever your situation, our primary concern is assisting you in buying your new home. We pride ourselves on our ability to tailor our packages to suit you; our Sales Advisors can discuss your requirements and put together a bespoke package especially for you.

Over the years, we have helped countless people to become homeowners, or to take the next

step up the property ladder. Now, with some fantastic new developments available, there couldn't be a better time to join them.

We can also put you in touch with an experienced independent Financial Advisor, who can help to point you in the right direction. Offering unbiased advice on mortgage options, home insurance and income protection. Their knowledge will ensure that you have every eventuality covered.

Speak to one of our team today and get one step closer to owning your fabulous new home.





Susan Wells
Sales Manager

Understanding that a home is more than just bricks and mortar is central to our beliefs.

We strive to provide an exceptional customer experience, whether you're just beginning to look for your first home, or preparing to move into the home of your dreams.

Offering a friendly service, tailored to your specific requirements, we aim to be there every step of the way, providing honest advice, invaluable support and first class aftercare.

Formed in 1987, we bring many years of valuable experience to the table.

From the integrity and professionalism of our expert team and the respect and consideration we give our customers, to the locations, designs and specification of our homes, everything we do is carried out with meticulous attention to detail and the utmost care.

We treat every one of our customers as individuals, working hard to ensure that their expectations are not only met, but exceeded.

We are Galliers. We look forward to welcoming you home.

The Galliers Team

Flexible tailored packages

We pride ourselves on our ability to put together tailored packages to suit each buyer. Simply speak to our Sales Advisors to find out more about the superb deals available to make buying easier.