



The Crown Collection

Proudly presented by Monks



2 Kingsley House Barns Whitley Fields  
Eaton-On-Tern  
TF9 2BX

---

5 bedroom House - Detached property  
Offers in the region of £750,000

For homes with  
that royal touch.



## THE KINGSLEY

Wow.... what a show stopper! For those who love to entertain, work from home or just require space this stunning brand new Kingsley 5 bedroom home offers impressive, versatile accommodation perfect for today's new lifestyle.

Constructed with energy conservation in mind these forward thinking homes include the latest air source heat pumps and underfloor heating along with maintenance free aluminium power coated double glazing.

The Show Home is available for viewing each Thursday to Monday between 10.30 am and 4.30pm.

2 Kingsley House Barns Whitley Fields  
Eaton-On-Tern  
TF9 2BX

### LOCATION

Whitley Fields is set on the edge of this most desirable semi rural village and has the perfect backdrop of open views over adjoining countryside. Perfectly placed for commuters there is excellent access to the nearby County Town of Shrewsbury (16 miles) where you will find a host of national and independent stores, award winning restaurants, theatre, the famous Shrewsbury Quarry and many historic buildings of interest. The more modern purpose built Town of Telford (11 miles) boasts a large internal Shopping Centre, cinema complexes and is home to the International Centre. The Potteries are approximately 24 miles distance from where you will gain ease of access to the M6 North. There are rail links to all major cities including a direct link to London from both Shrewsbury and Telford.W

Whitley Fields is located on the edge of the village on Mill Lane and will be found by using Sat Nav with the postcode TF9 2BX.





**DESCRIPTION**

We are delighted to offer on behalf of Shrewsbury Homes Ltd their latest development Whitley Fields, Eaton upon Tern.

Forming part of an exclusive development of impressive family homes in this much sought after semi rural location.

1 Kingsley House Barns affords great space which is totally versatile to suit today's new modern lifestyle - perfect for a growing family, particularly its ground floor living space which features an impressive open plan Living/Dining/Kitchen with bi-folds leading onto the sun terrace and gardens, fabulous Lounge naturally well lit from 4 sets of French doors again leading to the gardens and large Games/Family Room. The First Floor landing has an impressive full height ceiling from the Reception Hall and there are 3 Bedrooms each with their own en suite and a family Bathroom to complement the 2 further Bedrooms.

With an exceptional standard of finish including a stunning hand made Kitchen with integrated appliances, contemporary Bath and Shower Rooms finished with tiling from the impressive Porcelenosa range. Sustainable high energy efficiency including underfloor heating to the ground floor and contemporary radiators to the first floor provided by air source heat pump. High insulation and double glazing.

Set in a larger than average plot with sun terraces, gardens, ample hardstanding for cars and Double Garage.

**VIEWING**

To book a personal viewing appointment outside of the advertised opening hours please contact [judy@monks.co.uk](mailto:judy@monks.co.uk). 07890 573553

**RECEPTION HALL**

Large impressive covered entrance with outside lighting and door opening to Reception Hall.

**STUNNING LOUNGE**

An impressive room, naturally well light from four sets of French doors which provide a lovely aspect over the gardens, media points.

**FABULOUS OPEN PLAN LIVING/DINING/KITCHEN**

The perfect room for those who love to entertain with a designated dining family area with feature bi-folding doors opening onto the garden and sun terrace, ideal for extending your dining space to the alfresco lifestyle. The Kitchen has been beautifully fitted with a range of hand made units with integrated appliances and central breakfast island. Tiled flooring, recessed ceiling lights and double opening doors to

**FAMILY/GAMES ROOM**

Again an excellent well proportioned multi purpose room naturally well lit from four sets of windows to two elevations. An ideal Games/Hobbies Room.

**UTILITY/BOOT ROOM**

With range of units to complement the Kitchen - deep glazed Belfast sink with pet washing tap and space for appliances.

**CLOAKROOM**

With suite comprising WC and wash hand basin.

**FIRST FLOOR LANDING**

From the Reception Hall staircase with quarter landing and feature window leads to the First Floor Landing off which lead

**PRINCIPAL BEDROOM**

with feature windows providing outlooks over the gardens and countryside beyond. Range of fitted wardrobes, dressing table area, media point, radiator.

**EN SUITE SHOWER ROOM**

With suite comprising walk in shower cubicle with direct mixer shower unit, wash hand basin and WC suite. Complementary tiling from the Porcelenosa range and low level blue night lighting.

**GUEST BEDROOM**

Naturally well lit with windows to the front and side with outlooks over the garden and stunning rural views beyond. Media point, radiator and fitted wardrobe.

**EN SUITE SHOWER ROOM**

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC suite. Complementary tiling from the Porcelenosa range, heated towel rail

**BEDROOM 3**

with feature window to the side with outlooks over the garden. Media point, radiator.

**EN SUITE SHOWER ROOM**

Again with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC suite. Complementary tiling from the Porcelenosa range, heated towel rail.

**BEDROOM 4**

with window providing lovely outlook over the garden, media point, radiator.

**BEDROOM 5/HOME OFFICE**

with window providing outlook over the garden, media point, radiator.

**FAMILY BATHROOM**

With suite comprising panelled bath with back lit tiled display recess, wash hand basin and WC suite. Complementary tiling from the Porcelenosa range, heated towel rail and low level blue night lighting.

**OUTSIDE**

The properties form part of a select courtyard development of exclusive homes. Approached over driveway with parking for several vehicles and leading to the Garage. The Gardens lie to the front and rear and are set in a good sized plot which will be enclosed with fencing.

**DOUBLE GARAGE**

Barn style Garaging With power and lighting.

**TENURE**

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

**GENERAL INFORMATION**

**FINANCIAL SERVICES**

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

**LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

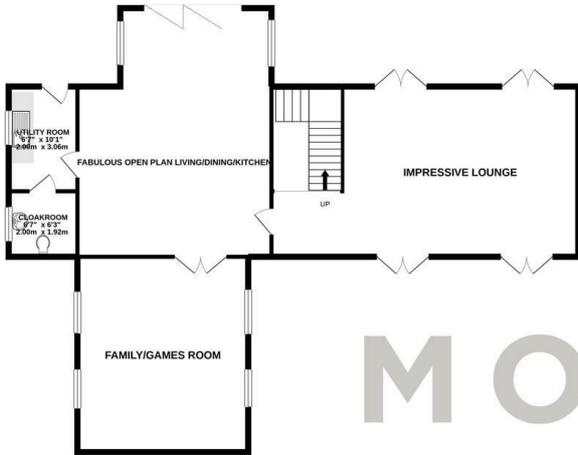
**REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

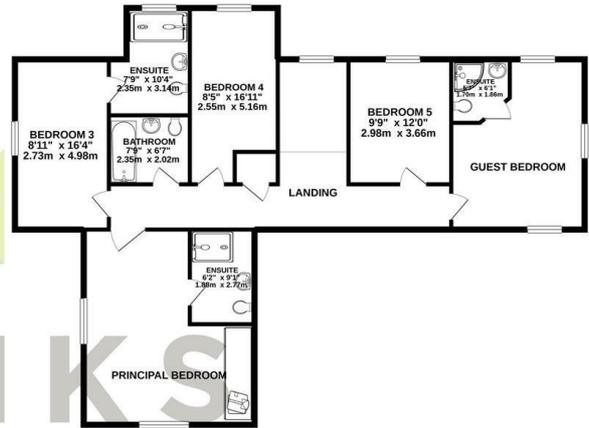
**NEED TO CONTACT US**

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

GROUND FLOOR  
1300 sq.ft. (120.8 sq.m.) approx.



1ST FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



MONKS

TOTAL FLOOR AREA : 2563 sq.ft. (238.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



**Judy Bourne**  
Director at Monks  
Judy@monks.co.uk

**Get in touch**

Call. 01743 361422  
Email. sales.shrewsbury@monks.co.uk  
Click. www.monks.co.uk

**Shrewsbury office**

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.