



# Five Oaks

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**ANWYL**

**01743 291 597**  
[anwyl.co.uk/fiveoaks](http://anwyl.co.uk/fiveoaks)



# When it comes to *new homes* we think of everything.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice really matters.



## At Anwyl Homes, we know what it's like.

We should do. After all we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features - not to mention personal touches and friendly smiles every step of the way - your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.





# Welcome to the *neighbourhood.*

Five Oaks is a charming collection of energy efficient two, three and four-bedroom homes just outside of Shrewsbury.

The development offers an enviable lifestyle for you and your family. Just 3 miles from Shrewsbury town centre, you have great motorway access, speedy commuter links and fantastic schools nearby.

Stylish Shrewsbury is famed for its history and heritage. With shops, restaurants and frequent festivals, there's always something to do. Further afield, enjoy days out in vibrant Birmingham, hike Snowdonia's peaks or explore the area's many natural beauty spots.







# Built for the future

The **eco features** of your new Anwyl Home combine to give you complete **peace of mind** and ensure an efficient, comfortable living space for all.



## HEATING YOUR HOME

Our homes use a combination of modern heating and hot water systems to ensure a comfortable living space. The systems are designed to provide the most effective use of energy all year round.



## INSULATION

Modern full build insulation ensures a more efficient home. From slab to roof insulation every Anwyl home is designed with the best insulation in mind to ensure a more efficient home.



## WATER EFFICIENCY

Our sanitary fittings use less water without compromising on the function within your home.



## AIR TIGHT DESIGN

Every Anwyl Home is built to conserve heat through airtight design. This is crucial to reducing unwanted heat loss and maintaining a suitable level of natural ventilation.



## PV PANELS

Photovoltaic (PV) 'solar' panels generate electricity in daylight hours. The PV panels are mounted on the roof of your home and the electricity generated by PV panels immediately disperse within your home.



## EV CHARGER

Homes feature an EV charging point for electric vehicles.



# Five Oaks, Shrewsbury



## Key:



Burton



Bretton



Eccleston



Birkdale



Evesham



Ascot



Oakmere



Cheltenham



Hartford



Downham



Affordable

### LEAP - Local Equipment Area for Play

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyll Homes reserves the right to alter or replan at any time. 09/04/25

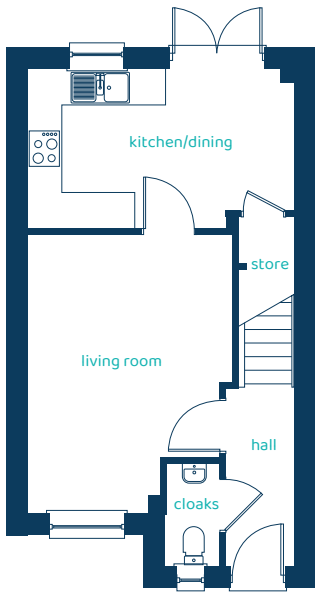


# The Burton

## 2 bed semi-detached

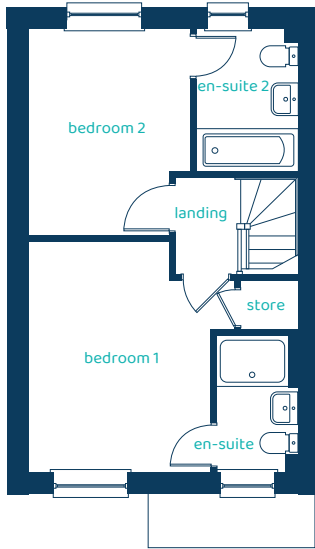
A luxurious two-bedroom home with impeccable finishes and high-end specification throughout. Both double bedrooms have en-suites and downstairs there's a spacious living room, modern open-plan kitchen-diner, and a cloaks, making it ideal for first-time buyers and growing families alike.

Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 14'9" x 8'9"  | 4.51m x 2.67m |
| Living Room    | 11'5" x 15'4" | 3.47m x 4.68m |
| Cloaks         | 2'11" x 5'8"  | 0.90m x 1.73m |

First Floor Plan



| Room       | Imperial      | Metric        |
|------------|---------------|---------------|
| Bedroom 1  | 10'0" x 12'9" | 3.05m x 3.89m |
| En-suite   | 4'6" x 7'6"   | 1.36m x 2.29m |
| Bedroom 2  | 8'10" x 11'4" | 2.70m x 3.46m |
| En-suite 2 | 5'7" x 7'10"  | 1.71m x 2.38m |

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Predicted EPC rating



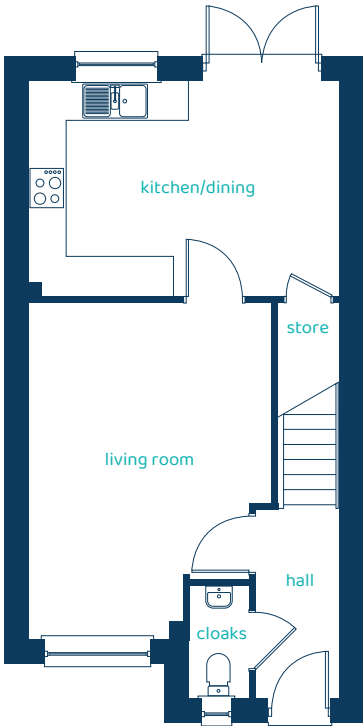


# The Bretton

## 3 bed semi-detached

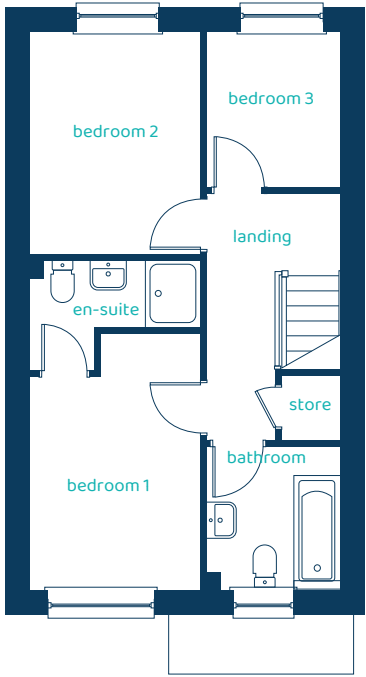
Perfect for families and first-time buyers, this three-bedroom semi-detached home has plenty of space. The heart of the home is the modern open-plan kitchen/diner, with French doors leading to the garden. Upstairs, you'll find two double bedrooms and a single, with the master boasting a luxurious en-suite. Plus, there's a family bathroom to make busy mornings easier.

Ground Floor Plan



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 15'6" x 10'9" | 4.73m x 3.27m |
| Living         | 12'2" x 16'9" | 3.71m x 5.10m |
| Cloaks         | 2'11" x 5'7"  | 0.90m x 1.70m |

First Floor Plan



| Room      | Imperial     | Metric        |
|-----------|--------------|---------------|
| Bedroom 1 | 8'6" x 12'9" | 2.59m x 3.88m |
| En-suite  | 8'6" x 5'6"  | 2.59m x 1.67m |
| Bedroom 2 | 8'6" x 11'1" | 2.59m x 3.37m |
| Bedroom 3 | 6'9" x 7'8"  | 2.05m x 2.35m |
| Bathroom  | 6'9" x 7'2"  | 2.05m x 2.18m |

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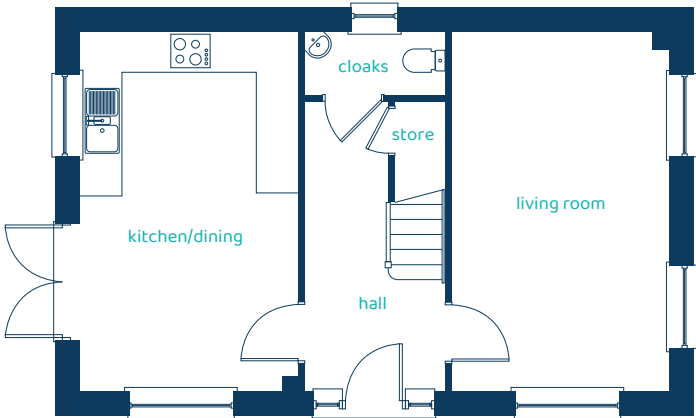


Predicted EPC rating



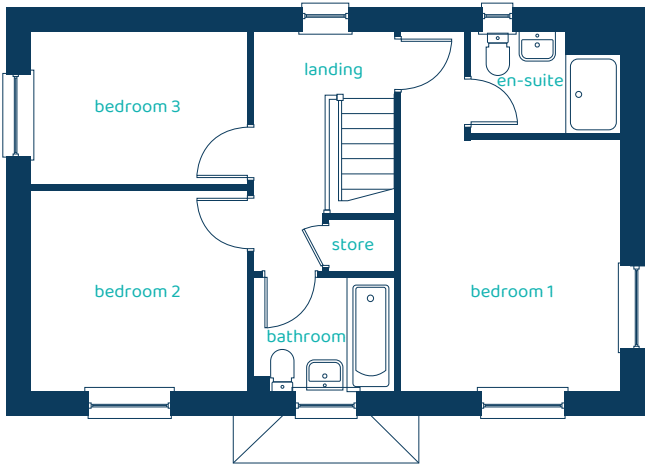


Ground Floor Plan



| Room           | Imperial       | Metric        |
|----------------|----------------|---------------|
| Kitchen/Dining | 10'9" x 17'10" | 3.26m x 5.42m |
| Living Room    | 10'9" x 17'10" | 3.26m x 5.42m |
| Cloaks         | 6'10" x 3'1"   | 2.08m x 0.95m |

First Floor Plan



| Room      | Imperial       | Metric        |
|-----------|----------------|---------------|
| Bedroom 1 | 10'11" x 12'5" | 3.32m x 3.79m |
| En-suite  | 7'5" x 5'1"    | 2.26m x 1.54m |
| Bedroom 2 | 10'9" x 9'11"  | 3.28m x 3.02m |
| Bedroom 3 | 10'8" x 7'7"   | 3.25m x 2.31m |
| Bathroom  | 6'11" x 5'7"   | 2.10m x 1.71m |

# The Eccleston

## 3 bed detached

Start your future in this comfy three-bedroom detached home. Perfect for growing families and first-time buyers, the Eccleston features beautifully designed living spaces. The ground floor offers a spacious lounge and an open-plan kitchen/diner with French doors to the garden. Upstairs, there are three bedrooms, a well-appointed family bathroom, and an en-suite to the main bedroom.

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Predicted EPC rating



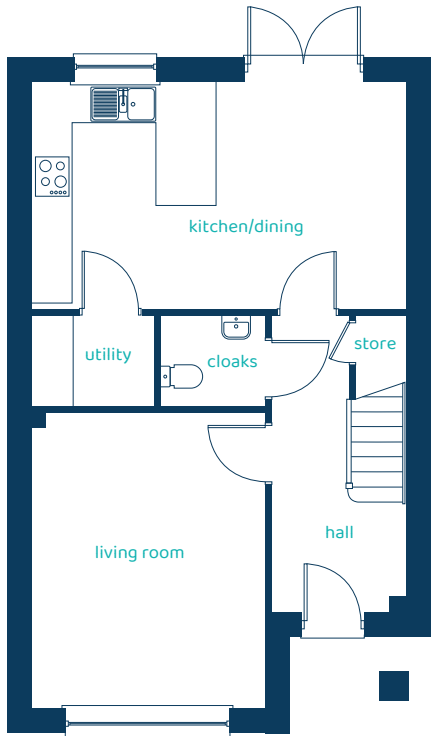


# The Birkdale

## 3 bed detached/semi-detached

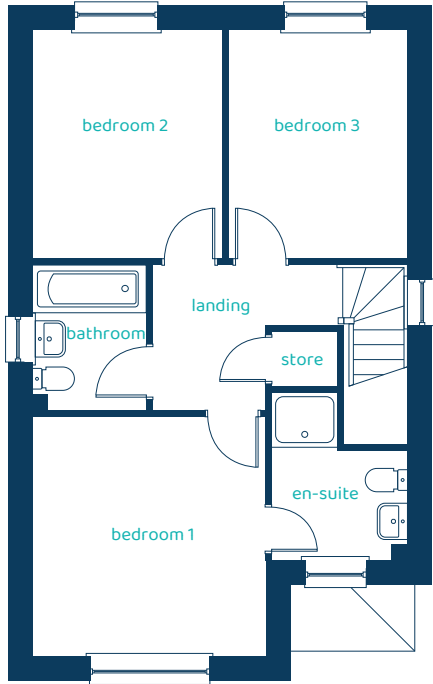
Built just for you. The open-plan kitchen/diner, with a breakfast bar and French doors to the garden, is the heart of the home. A large living room is perfect for family movie nights, and the utility room and downstairs cloaks add convenience. Upstairs, the main bedroom is a sleep sanctuary with a luxurious en-suite, while two more double bedrooms and a spacious bathroom offer plenty of room for the whole family.

Ground Floor Plan



| Room           | Imperial        | Metric        |
|----------------|-----------------|---------------|
| Kitchen/Dining | 18' 6" x 11' 2" | 5.65m x 3.41m |
| Living Room    | 11'6" x 14'8"   | 3.51m x 4.47m |
| Utility        | 6' 1" x 4' 5"   | 1.85m x 1.35m |
| Cloaks         | 5' 2" x 4' 5"   | 1.57m x 1.35m |

First Floor Plan



| Room      | Imperial       | Metric        |
|-----------|----------------|---------------|
| Bedroom 1 | 11'6" x 11'11" | 3.51m x 3.62m |
| En-suite  | 6'8" x 8'3"    | 2.04m x 2.53m |
| Bedroom 2 | 9'5" x 11'4"   | 2.86m x 3.46m |
| Bedroom 3 | 8'10" x 11'4"  | 2.69m x 3.46m |
| Bathroom  | 5'7" x 7'1"    | 1.71m x 2.15m |

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Predicted EPC rating

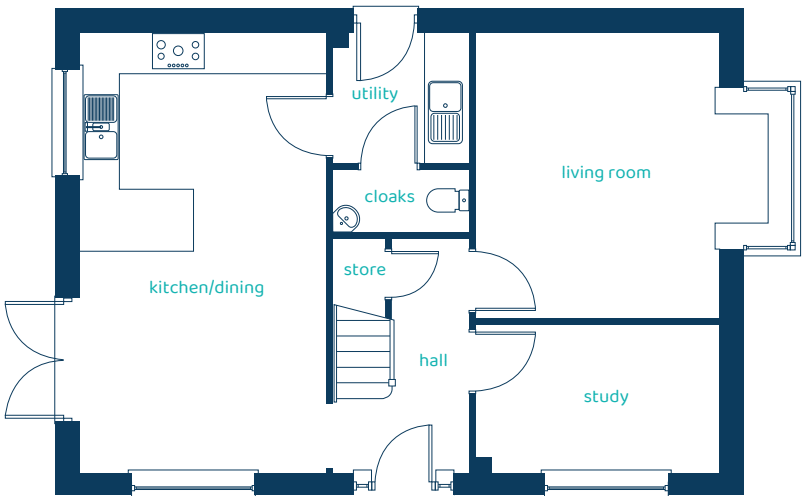




# The Evesham

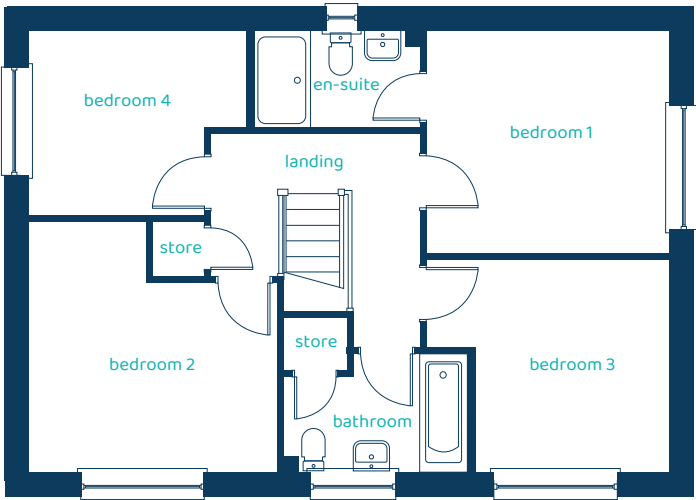
## 4 bed detached

Superb design and ample space make this four-bedroom home ideal for families. With high ceilings and impressive proportions, it offers plenty of room to relax. Beautiful windows brighten the cosy living room, and the kitchen/diner's French doors open to the rear garden. The Evesham also includes a downstairs study, perfect for home working. Upstairs, four double bedrooms provide space for everyone, with an en-suite in the main bedroom and a luxurious family bathroom completing this spacious property.



Ground Floor Plan

| Room           | Imperial        | Metric        |
|----------------|-----------------|---------------|
| Kitchen/Dining | 11'9" x 21'1"   | 3.57m x 6.43m |
| Living Room    | 14' 2" x 13' 9" | 4.33m x 4.18m |
| Study          | 11' 7" x 7' 1"  | 3.54m x 2.16m |
| Utility        | 6' 5" x 6' 3"   | 1.95m x 1.90m |
| Cloaks         | 6' 5" x 3' 0"   | 1.95m x 0.92m |



First Floor Plan

| Room      | Imperial        | Metric        |
|-----------|-----------------|---------------|
| Bedroom 1 | 11' 8" x 10' 8" | 3.55m x 3.25m |
| En-suite  | 8' 0" x 4' 7"   | 2.43m x 1.40m |
| Bedroom 2 | 11'11" x 12'0"  | 3.63m x 3.65m |
| Bedroom 3 | 11'8" x 10'2"   | 3.55m x 3.09m |
| Bedroom 4 | 10' 5" x 8' 10" | 3.17m x 2.69m |
| Bathroom  | 8' 10" x 5' 7"  | 2.70m x 1.71m |

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Predicted EPC rating



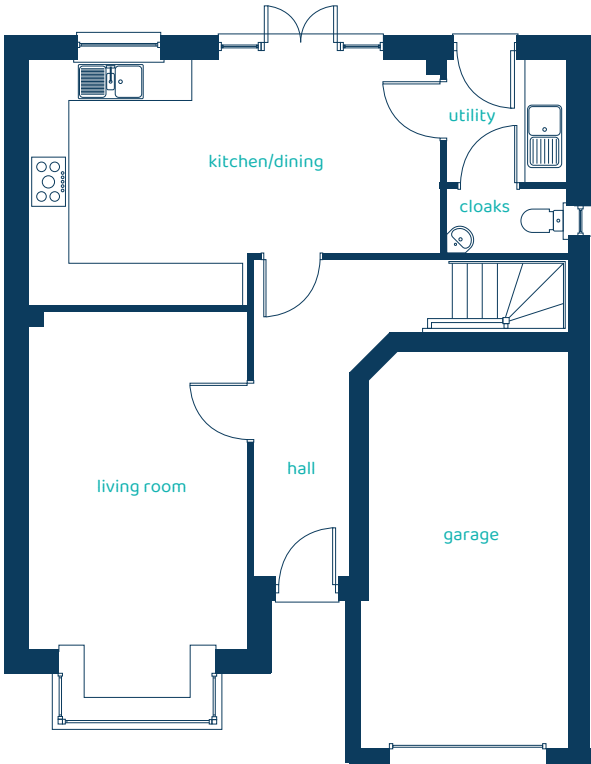


# The Ascot

## 4 bed detached

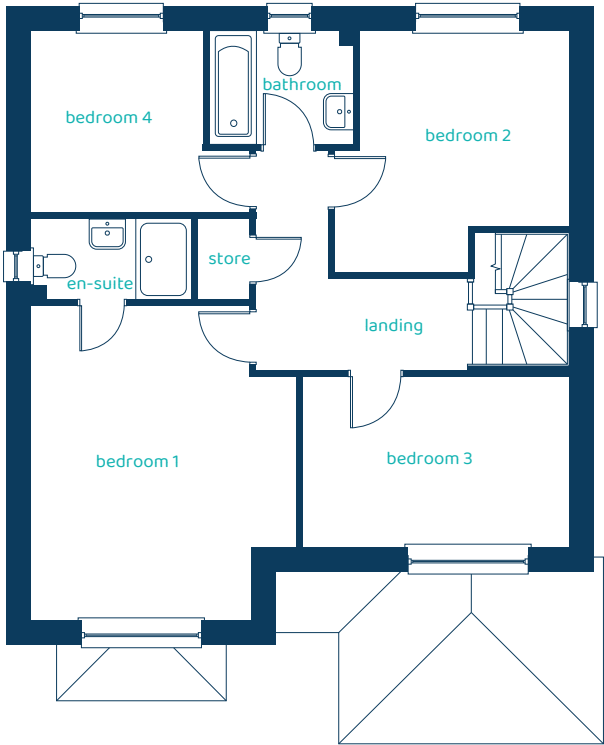
With four bedrooms and an integral garage, this detached home is a family favourite. The ground floor features a large open-plan kitchen/dining area with French doors to the garden and a roomy lounge with a beautiful bay window. Upstairs, there are three double bedrooms, a large single, and an en-suite in the main bedroom. A spacious family bathroom provides plenty of room for everyone.

Ground Floor Plan



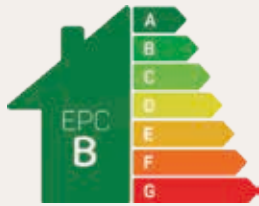
| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 20'5" x 12'1" | 6.23m x 3.67m |
| Living Room    | 10'9" x 19'4" | 3.29m x 5.88m |
| Utility        | 5'11" x 6'1"  | 1.80m x 1.85m |
| Cloaks         | 5'11" x 3'1"  | 1.80m x 0.95m |
| Garage         | 10'3" x 19'8" | 3.13m x 6.00m |

First Floor Plan



| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 10'9" x 15'8" | 3.28m x 4.76m |
| En-suite  | 7'10" x 3'11" | 2.39m x 1.20m |
| Bedroom 2 | 11'8" x 12'0" | 3.55m x 3.65m |
| Bedroom 3 | 13'3" x 8'5"  | 4.04m x 2.56m |
| Bedroom 4 | 8'6" x 9'0"   | 2.58m x 2.73m |
| Bathroom  | 7'2" x 5'7"   | 2.18m x 1.71m |

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Predicted EPC rating



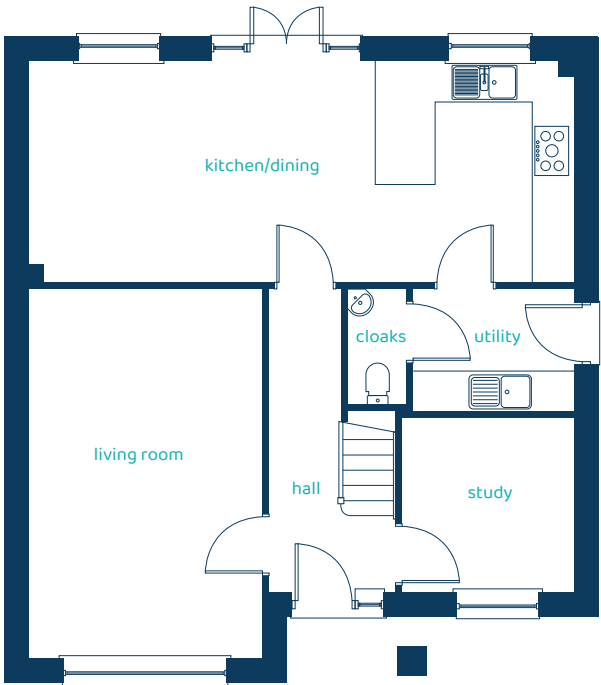


# The Oakmere

## 4 bed detached

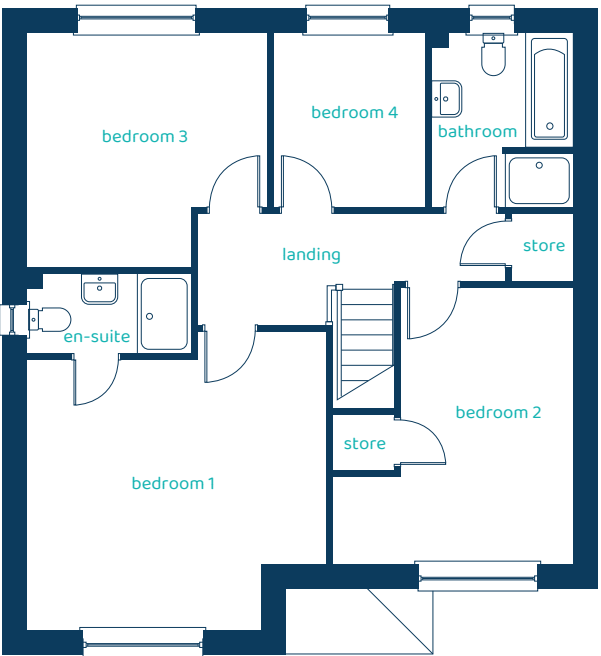
Generous proportions and high ceilings make The Oakmere perfect for families. Its expansive kitchen/dining area welcomes everyone with room to spare, and the separate living room and study provide even more space. Upstairs, there are four bedrooms, including a master with an en-suite and fitted wardrobes, plus a luxurious family bathroom with quality fixtures.

Ground Floor Plan



| Room           | Imperial       | Metric        |
|----------------|----------------|---------------|
| Kitchen/Dining | 27'0" x 10'10" | 8.24m x 3.31m |
| Living Room    | 11'6" x 18'3"  | 3.51m x 5.56m |
| Study          | 8'6" x 8'7"    | 2.59m x 2.62m |
| Utility        | 7'11" x 6'0"   | 2.42m x 1.83m |
| Cloaks         | 2'11" x 5'8"   | 0.90m x 1.72m |

First Floor Plan



| Room      | Imperial        | Metric        |
|-----------|-----------------|---------------|
| Bedroom 1 | 14'10" x 14'10" | 4.52m x 4.51m |
| En-suite  | 8'1" x 3'11"    | 2.47m x 1.20m |
| Bedroom 2 | 11'10" x 13'8"  | 3.62m x 4.16m |
| Bedroom 3 | 11'11" x 11'7"  | 3.62m x 3.54m |
| Bedroom 4 | 7'7" x 8'8"     | 2.31m x 2.63m |
| Bathroom  | 6'11" x 8'8"    | 2.11m x 2.63m |

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Predicted EPC rating



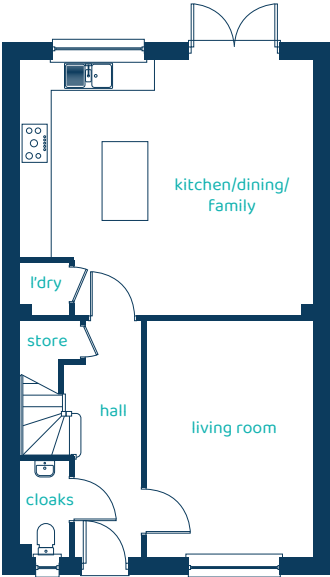


# The Cheltenham

## 4 bed detached

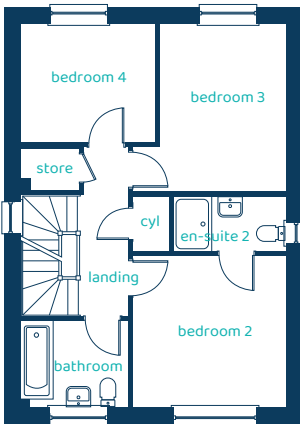
The Cheltenham blends traditional styling with modern, open-plan living, making it a welcoming home. Spanning three storeys, it offers generous proportions and high ceilings for optimal family life. The ground-floor living room and open-plan kitchen/diner are perfect for quality time together. On the first floor, there are three spacious bedrooms, one with an en-suite. The second-floor premier suite is a luxurious retreat with large, fitted wardrobes and its own en-suite bathroom.

Ground Floor Plan



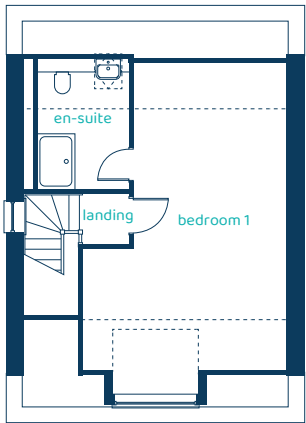
| Room                  | Imperial         | Metric        |
|-----------------------|------------------|---------------|
| Kitchen/Dining/Family | 18' 11" x 16' 6" | 5.76m x 5.03m |
| Living Room           | 10' 8" x 15' 2"  | 3.25m x 4.63m |
| Laundry               | 3' 1" x 3' 5"    | 0.95m x 1.03m |
| Cloaks                | 3' 1" x 6' 2"    | 0.95m x 1.88m |

First Floor Plan



| Room       | Imperial          | Metric        |
|------------|-------------------|---------------|
| Bedroom 2  | 10' 11" x 10' 10" | 3.33m x 3.29m |
| En-suite 2 | 8' 0" x 3' 11"    | 2.44m x 1.20m |
| Bedroom 3  | 10' 11" x 12' 0"  | 3.33m x 3.65m |
| Bedroom 4  | 9' 7" x 8' 6"     | 2.93m x 2.60m |
| Bathroom   | 7' 8" x 6' 2"     | 2.34m x 1.88m |

Second Floor Plan



| Room      | Imperial         | Metric        |
|-----------|------------------|---------------|
| Bedroom 1 | 14' 7" x 23' 10" | 4.43m x 7.27m |
| En-suite  | 6' 7" x 9' 4"    | 2.00m x 2.85m |

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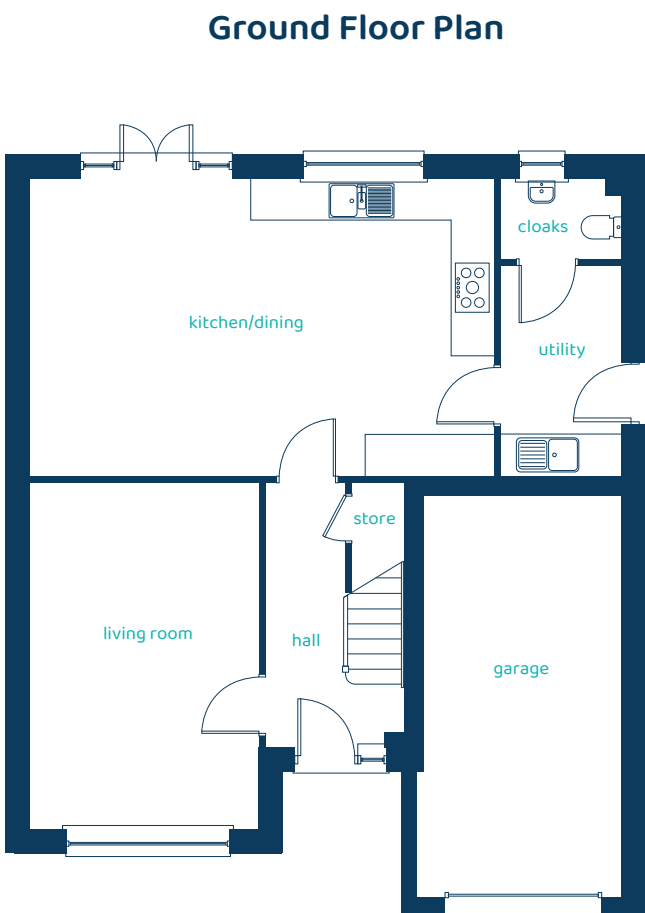




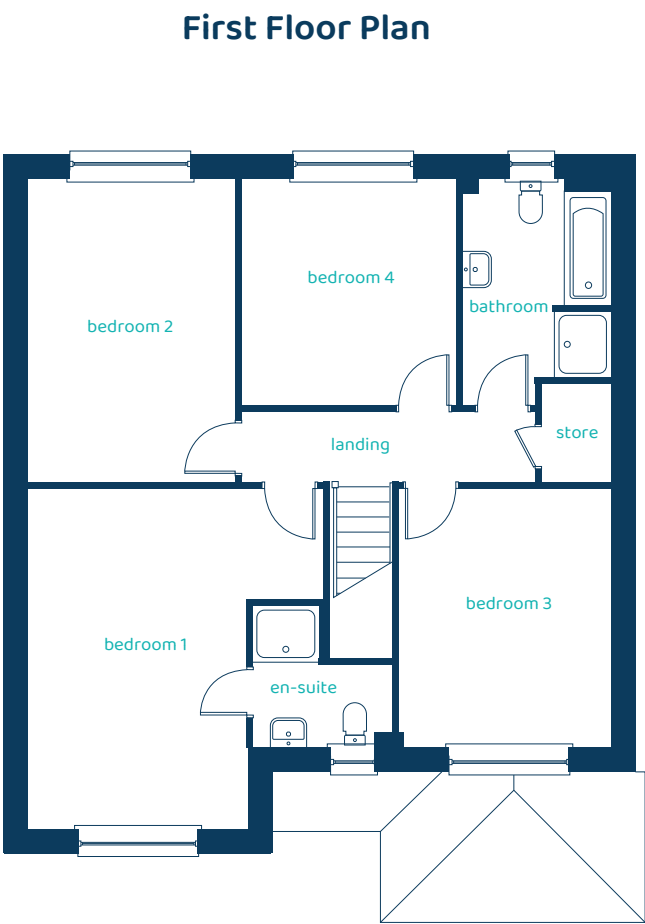
# The Hartford

## 4 bed detached

Growing families will love this superb four-bedroom detached home. The large open-plan kitchen/ dining area is perfect for busy families, and the separate living room is great for relaxing. The kitchen's breakfast bar enjoys light from elegant French doors leading to the garden. Upstairs, there are four double bedrooms. The spacious main bedroom features an en-suite for unwinding, and a well-equipped family bathroom ensures everyone can get ready with ease.



| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 22'6" x 14'8" | 6.85m x 4.46m |
| Living Room    | 10'9" x 17'1" | 3.29m x 5.20m |
| Utility        | 5'11" x 10'5" | 1.80m x 3.17m |
| Cloaks         | 5'11" x 3'11" | 1.80m x 1.20m |
| Garage         | 9'10" x 20'0" | 3.00m x 6.09m |



| Room      | Imperial       | Metric        |
|-----------|----------------|---------------|
| Bedroom 1 | 14'7" x 16'10" | 4.44m x 5.14m |
| En-suite  | 6'11" x 6'11"  | 2.12m x 2.12m |
| Bedroom 2 | 10'3" x 14'11" | 3.11m x 4.55m |
| Bedroom 3 | 10'6" x 12'10" | 3.20m x 3.90m |
| Bedroom 4 | 10'7" x 11'3"  | 3.22m x 3.42m |
| Bathroom  | 7'5" x 11'3"   | 2.25m x 3.42m |

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Predicted EPC rating





# The Downham

## 4 bed detached

The Downham is a perfect family home with four spacious double bedrooms and an attached double garage. The ground floor features an open-plan kitchen and breakfast area, separate family dining room, and a spacious lounge, offering plenty of room for a growing family. Upstairs, there are three large double bedrooms, a single bedroom, and a family bathroom.

Ground Floor Plan



| Room                  | Imperial      | Metric        |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Family | 12'7" x 27'9" | 3.84m x 8.46m |
| Living Room           | 17'1" x 10'8" | 5.2m x 3.26m  |
| Media Room            | 10'7" x 10'9" | 3.23m x 3.29m |
| Cloaks                | 4'3" x 6'7"   | 1.31m x 2.00m |
| Utility               | 7'1" x 6'7"   | 2.17m x 2.00m |
| Garage                | 16'9" x 20'0" | 5.10m x 6.08m |

First Floor Plan



| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 16'0" x 10'9" | 4.88m x 3.29m |
| En-suite  | 8'2" x 6'7"   | 2.5m x 2.00m  |
| Bedroom 2 | 12'4" x 11'1" | 3.76m x 3.38m |
| Bedroom 3 | 12'9" x 10'4" | 3.89m x 3.15m |
| Bedroom 4 | 12'2" x 9'6"  | 3.7m x 2.89m  |
| Bathroom  | 8'8" x 7'3"   | 2.63m x 2.21m |

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Predicted EPC rating



# How to find us



Gains Park Way, Bicton Heath,  
Shrewsbury SY3 5HT



01743 291 597



fiveoaks@anwyl.co.uk



loses.vegetable.strumming



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