



SEVERN BANKS

MYTTON | SHREWSBURY



SEVERN BANKS

Introducing Severnbanks. Set in the heart of the stunning Shropshire countryside and occupying a picturesque spot along the River Severn. A truly remarkable, architecturally designed contemporary development from prestigious developers, Homesmiths. This really is a little piece of heaven.

- Two architecturally designed contemporary homes heavily influenced by West Coast Hamptons waterside living. Unique opportunity for buyers input to custom design layout and finish
- A 2 bed dream cottage with incredible views
- Environmentally designed to ensure a more sustainable way of living
- Large detached garaging with multiple accommodation options including habitable annexe, guest quarters, officing, gym or games room
- Flush with the latest technology from automation to lighting
- Bespoke handmade kitchens by Anthony Lewis and luxurious bathrooms and ensuites
- Once in a lifetime lifestyle opportunity. 150 meters of private river access with a host of water sports, delightful scenic walks and nearby country pursuits including fishing and horse riding
- Approximately a 10-minute drive to the idyllic town of Shrewsbury with excellent transport links



3 SEVERN BANKS

This property has elegance and charm in abundance. All rooms are generously sized, totalling over 5,000 square feet of accommodation. The layout of the house and usage of rooms can be tailored to suit buyers' requirements.

Ground Floor

The ground floor is characterised by the grand entrance hall. A central feature glass-panelled staircase is backed by a double-height space, home to a 4.8-meter window framing the stunning views to the south. A large open-plan kitchen flows into a stunning dining and seating area perfectly suited to family life.

The orangery is flanked on three sides by large windows and doors that look out onto the delightful gardens and far-reaching views beyond. A true representation of inside-outside living. This is a wonderfully versatile space that is perfect for entertaining. The kitchen flows seamlessly into an adjacent snug/TV room, which is perfect for day-to-day living. On the opposite flank are two further sitting rooms, providing flexible space for both formal and informal living or the opportunity to house a games room. Both have plenty of space and natural light.

You have an abundance of adaptable space thanks to the additional washrooms

and cloakrooms, a ground floor perfect for both day-to-day life and entertaining. The combined utility and boot rooms provide practical solutions for day-to-day living. As well as an abundance of much-needed storage space, there is a separate entrance for muddy boots and a dog wash after those long walks. NB: An alternative ground floor layout proposal shown in Number 2 is also an option for Number 3.

First Floor

The stairs rise to a galleried area flooded with light from the large window, drawing in the panoramic views. The magnificent principal suite includes a large dressing area with bespoke fitted wardrobes and a dressing table accessing the spacious adjoining ensuite bathroom. Large sliding doors lead from the bedroom to a large terrace with spectacular views. Bedrooms two and three are both spacious and feature ensuite bathrooms and integrated storage. Bedrooms four and five are both large doubles with attractive features and stunning views. Both rooms could lend themselves to multiple uses, adding to the versatility of this home.

A family bathroom also boasts generous space with the opportunity for custom design. A large linen room housing a washing machine and dryer complements the well-

thought-out washing facilities in the ground-floor utility. NB: An alternative first floor layout proposal is shown in the inserted appendix.

Outside

Outside the property, large rear gardens offer plenty of space with multiple seating areas to soak up the idyllic scenery. The gardens are laid to lawn with well-established shrubs, hedging, and trees. With such beautiful surroundings, it's difficult not to imagine long summer nights spent around the fire pit or on the terrace. The property's landscaped front area provides ample parking for multiple vehicles on the gravel driveway through the property's electric gates. A combination of estate and horizontal slatted venetian timber fencing provides a stunning aesthetic as well as privacy between plots and boundaries.

Garaging

In addition to the main house, a large, double garage provides flexible and adaptable accommodation. There is an opportunity to create independent living quarters (including a lift), guest space, a gym, a games room, or a home office. Please see the attached appendix for alternative proposed layouts.



CGI - Artists Impression



CGI - Artists Impression



CGI - Artists Impression



CGI - Artists Impression



CGI - Artists Impression



CGI - Artists Impression

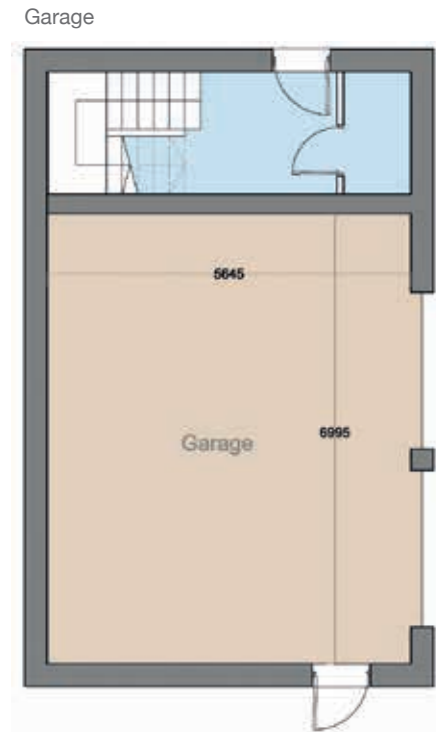


CGI - Artists Impression

3 SEVERN BANKS

GROUND FLOOR PLAN

Ground Floor Approximate Gross Internal Area
 House: 200 m² (2,152 ft²)
 Residential Space in Garage: 13 m² (140 ft²)
 Garage: 37 m² (398 ft²)

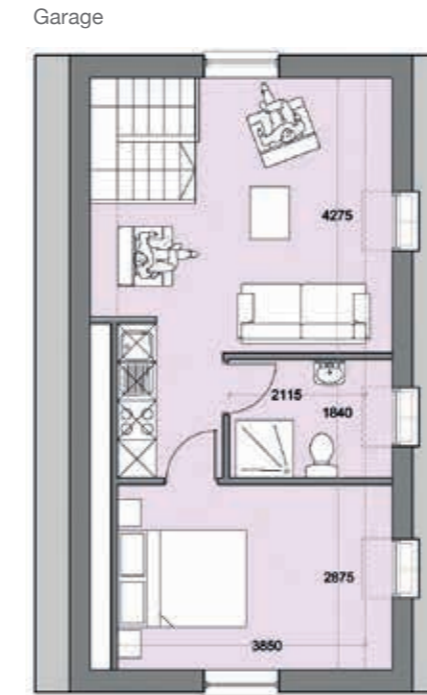


For identification only. Not to scale.

3 SEVERN BANKS

FIRST FLOOR PLAN

First Floor Approximate Gross Internal Area
 House: 182 m² (1,959 ft²)
 Residential Space in Garage: 36 m² (387 ft²)



TOTAL AREAS

3 Severnbanks Approximate Total Gross Areas
 Gross Internal Residential Area: 431 m² (4,638 ft²)
 Gross Internal Garage Area: 37 m² (398 ft²)
 Gross Site Area: 0.67 acres

For identification only. Not to scale.



2 SEVERN BANKS

This property oozes style and sophistication. All rooms are generously sized, totalling almost 5,000 square feet of accommodation. The layout of the house and usage of rooms can be tailored to suit buyers' requirements.

Ground Floor

On entry, the ground floor is characterised by the grand entrance hall. A central feature glass-panelled staircase is backed by a double-height space, home to a 4.8-meter window framing the stunning views to the south and east. For party guests, there are centrally located restrooms and cloakrooms. The entrance flows to the right into a seating area perfectly suited to family life, backed by a fitted media and display wall.

The adjacent orangery is flanked on three sides by large windows and doors that look out onto the delightful gardens and far-reaching views beyond. This provides a truly flexible area for entertaining, dining, or day-to-day living. The right wing of the property houses the stunning bespoke kitchen with a large island and split-level dining.

There is also a walk-in pantry on hand and access to the substantial utility room and boot room. This area provides a mass of storage and practical solutions for day-to-day living. Following those long river walks, a separate outside entrance into the boot room

with a dog wash is ideal. On the opposite flank are two further sitting rooms, providing flexible space for both formal and informal living or the opportunity to house a games room. Both have plenty of space and natural light.

First Floor

The stairs rise to a galleried area flooded with light from the large window, drawing in the panoramic views. The magnificent principal suite includes a large dressing area with bespoke fitted wardrobes and a dressing table accessing the spacious adjoining ensuite bathroom. Large sliding doors lead from the bedroom to a large terrace with spectacular views. Bedrooms two and three are both spacious and feature ensuite bathrooms and integrated storage. Bedrooms four and five are both large doubles with attractive features and stunning views. Both rooms could lend themselves to multiple uses, adding to the versatility of this home.

A family bathroom also boasts generous space with the opportunity for custom design. A large linen room housing a washing machine and dryer complements the well-thought-out washing facilities on the ground floor utility. NB: An alternative first floor layout proposal is shown in the inserted appendix.

Outside

Outside the property, large rear gardens to the south offer plenty of space with multiple seating areas to soak up the idyllic scenery. There is also an extended garden to the east, which presents a unique opportunity for an orchard or further landscaping. The gardens are laid to lawn with well-established shrubs, hedging, and trees. With such beautiful surroundings, it's difficult not to imagine long summer nights spent around the fire pit or on the terrace.

Number 2 also has the option to purchase an additional acre of land adjacent to the garden - perfect for pony-loving kids. The property's landscaped front area provides ample parking for multiple vehicles on the gravel driveway through the property's electric gates. A combination of estate and horizontal slatted venetian timber fencing provides a stunning aesthetic as well as privacy between plots and boundaries.

Garaging

In addition to the main house, a large, double garage provides flexible and adaptable accommodation. There is an opportunity to create independent living quarters (including a lift), guest space, a gym, a games room, or a home office. Please see the attached appendix for alternative proposed layouts.



CGI - Artists Impression





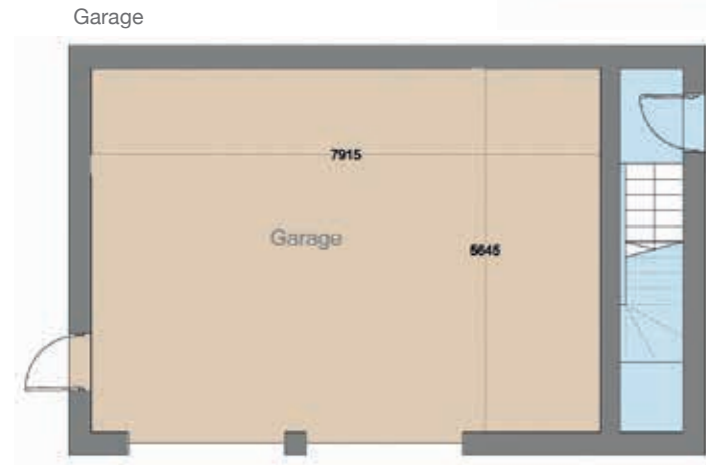
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CGI - Artists Impression

2 SEVERN BANKS GROUND FLOOR PLAN

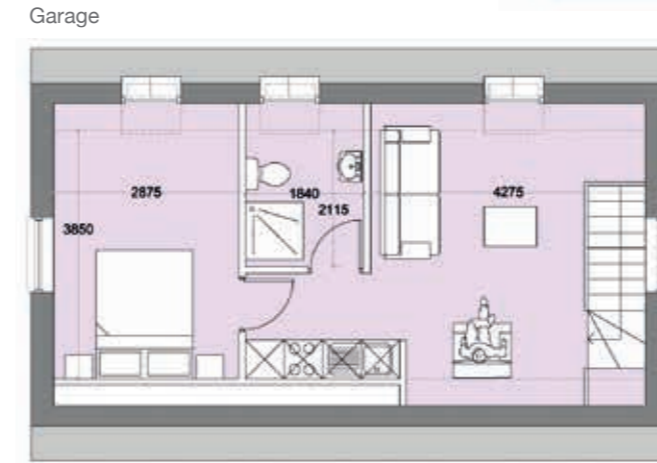
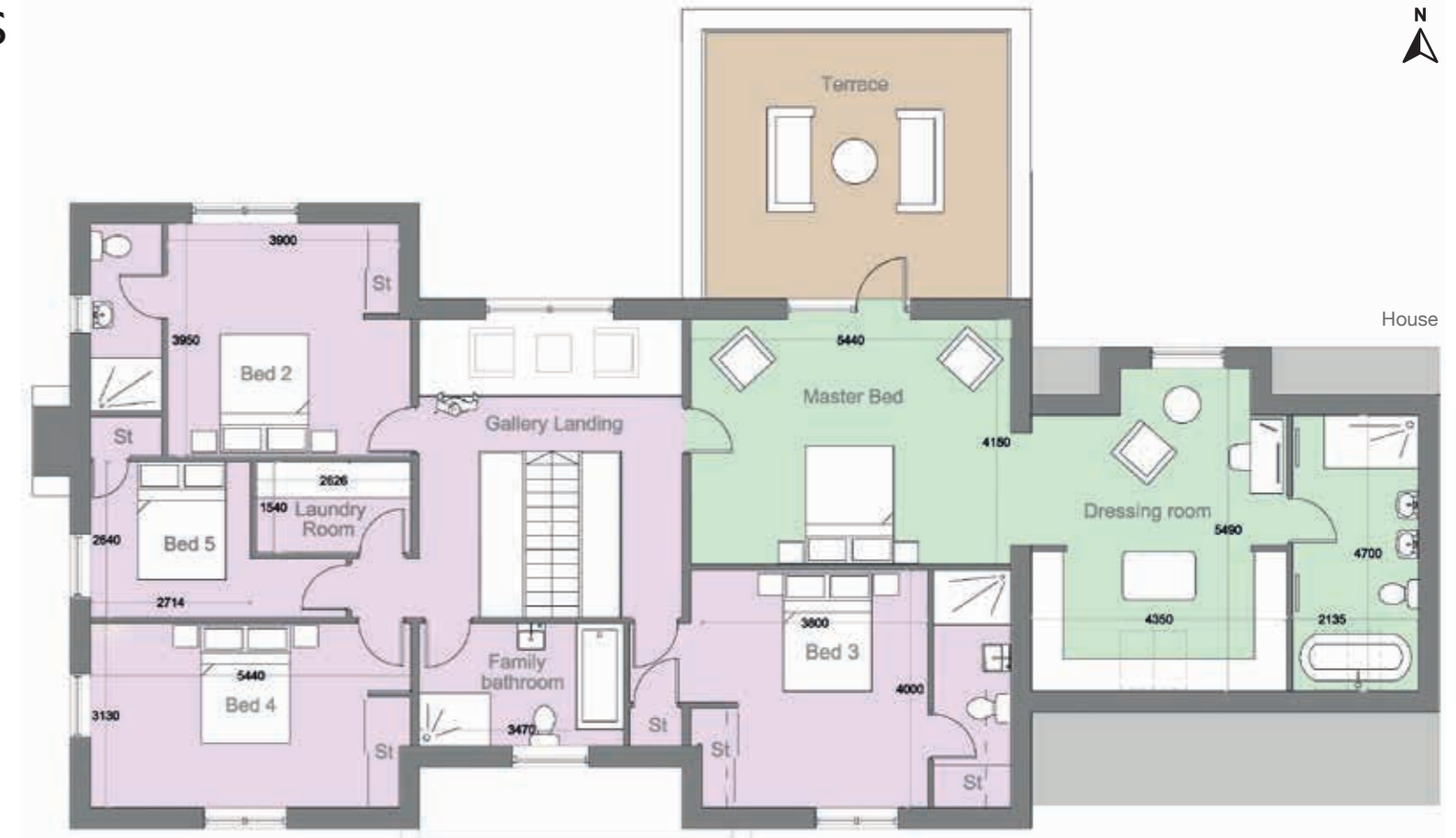
Ground Floor Approximate Gross Internal Area
House: 203 m² (2,185 ft²)
Residential Space in Garage: 13 m² (140 ft²)
Garage: 37 m² (398 ft²)



For identification only. Not to scale.

2 SEVERN BANKS FIRST FLOOR PLAN

First Floor Approximate Gross Internal Area
House: 171 m² (1,840 ft²)
Residential Space in Garage: 36 m² (387 ft²)



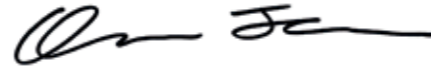
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TOTAL AREAS

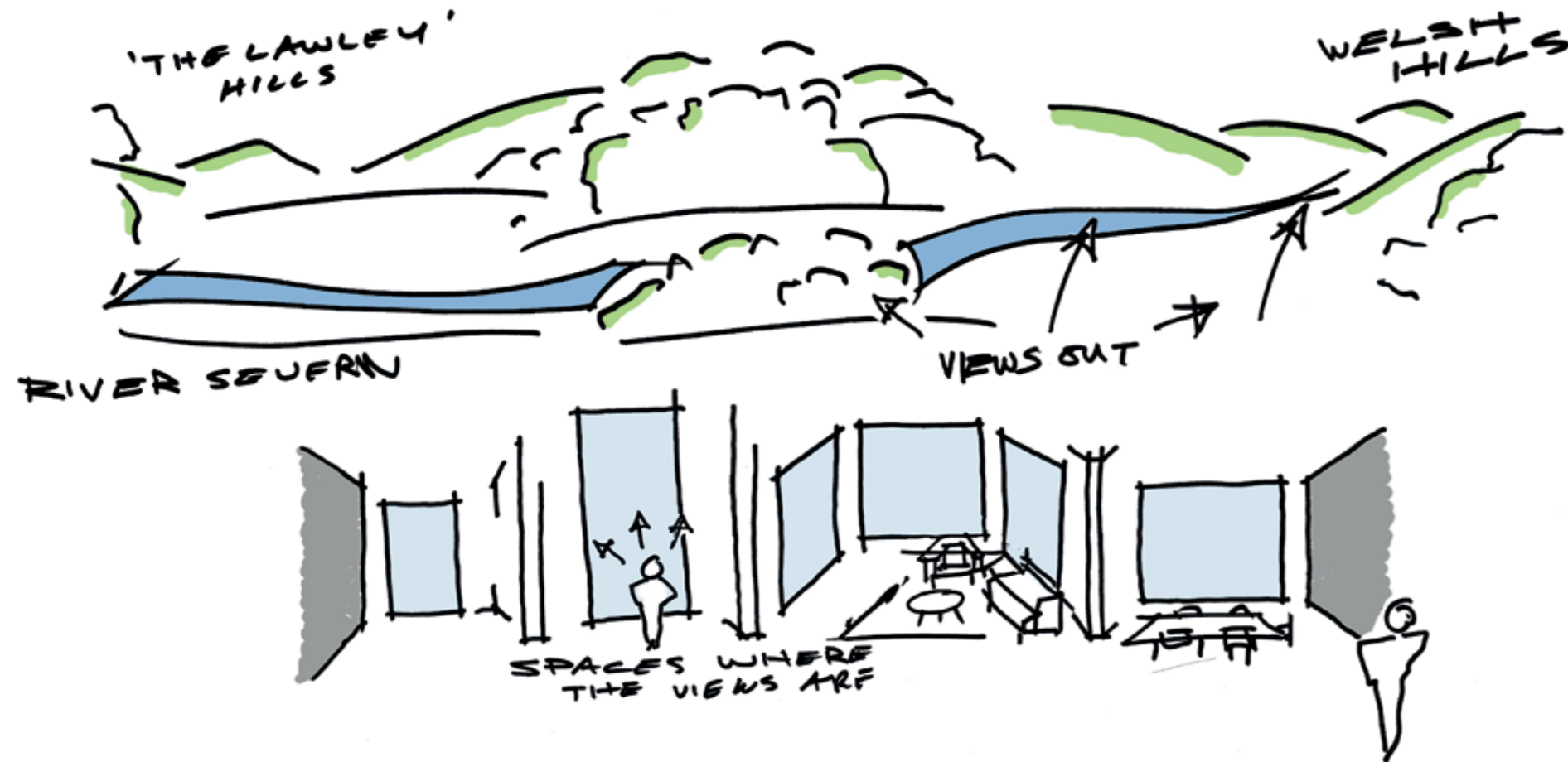
2 Severnbanks Approximate Total Gross Areas
Gross Internal Residential Area: 423 m² (4,552 ft²)
Gross Internal Garage Area: 37 m² (398 ft²)
Gross Site Area: 0.88 acres

ARCHITECT'S VISION

"Nothing was spared in the meticulous design and construction of these properties. Each property has been carefully considered to create the most efficient and exciting spaces that maximise the magnificent views."



Osian Jones
Architect



ECO-CREDENTIALS AND TECHNICAL SPECIFICATION

Energy efficient and eco-friendly home to reduce running costs

- Lowered CO2 construction emissions; blockwork quarried and manufactured within 12 mile radius
- South facing solar electrical roof panels with battery storage for evening use
- Air source heat pump with underfloor heating to ground floor
- Improved air tightness in the walls and windows
- Minimise heat losses through mechanical room ventilation with heat recovery system
- Additional mineral wool wall insulation and new generation of reflective hybrid reflective insulation
- Energy efficient windows with solar control coated glass to south elevations to control summer heating
- Electric car charging points

Advanced Home Technology

- Bespoke lighting and audio-visual design service
- Superfast Fibre Broadband
- Home automation system integrated with Amazon Alexa, Google Home, Apple Homekit and Sonos
- Automated curtain and blind control system
- Smart lighting with digital control offer multiple lighting scenes, pre-sets and remote capability
- Whole house WIFI coverage
- CAT 6 data wiring to central data control cabinet
- CCTV and alarm system package

Agents Comment: Please see separate specification sheet for items that are included or optional upgrades.



Lifestyle

The Severnbanks houses have private access to the river and all the benefits this brings

- Private access to a tranquil river paradise. Quintessential British Countryside at its best
- A 250 metre walk through beautiful farmland to 150 metres of private riverbank access leading to over 5km of stunning river walks
- Fishing rights along the river for superb coarse and fly fishing opportunities
- Private 'beach' picnics in the summer months
- For the more adventurous, wild water swimming and unlimited canoeing, boating and paddle boarding along the river



THE SITE

- 1 Severnbanks**
- 2 Severnbanks** - 3,558 sq m/ 0.88 acres
- 3 Severnbanks** - 2,710 sq m/ 0.67 acres
- Additional Land (available to 2 Severnbanks by separate negotiation)** - 1 acre

THE AREA

The properties are situated in the desirable rural hamlet of Mytton overlooking the stunning Shropshire Countryside, close to Shropshire's county town, Shrewsbury.

Shrewsbury is built on the banks of the River Severn and is positioned within a twisting meander of the river. This cosmopolitan, progressive market town hosts countless architectural delights from a neo-gothic train station to black and white Tudor houses. You can spend endless days wandering down the cobbled streets and indulging in the many local boutiques and quirky shops. The town features a

variety of charming local coffee shops, wine bars, and fine dining restaurants, making it a great place to eat for any occasion. The Quarry, a recreational park with 29 acres of parkland and riverfront footpaths, is well-known for hosting the famed Shrewsbury Flower Show and Regatta each summer. Other places to visit include Hencote, an award-winning English vineyard; the Theatre Severn; and Shrewsbury Cathedral.

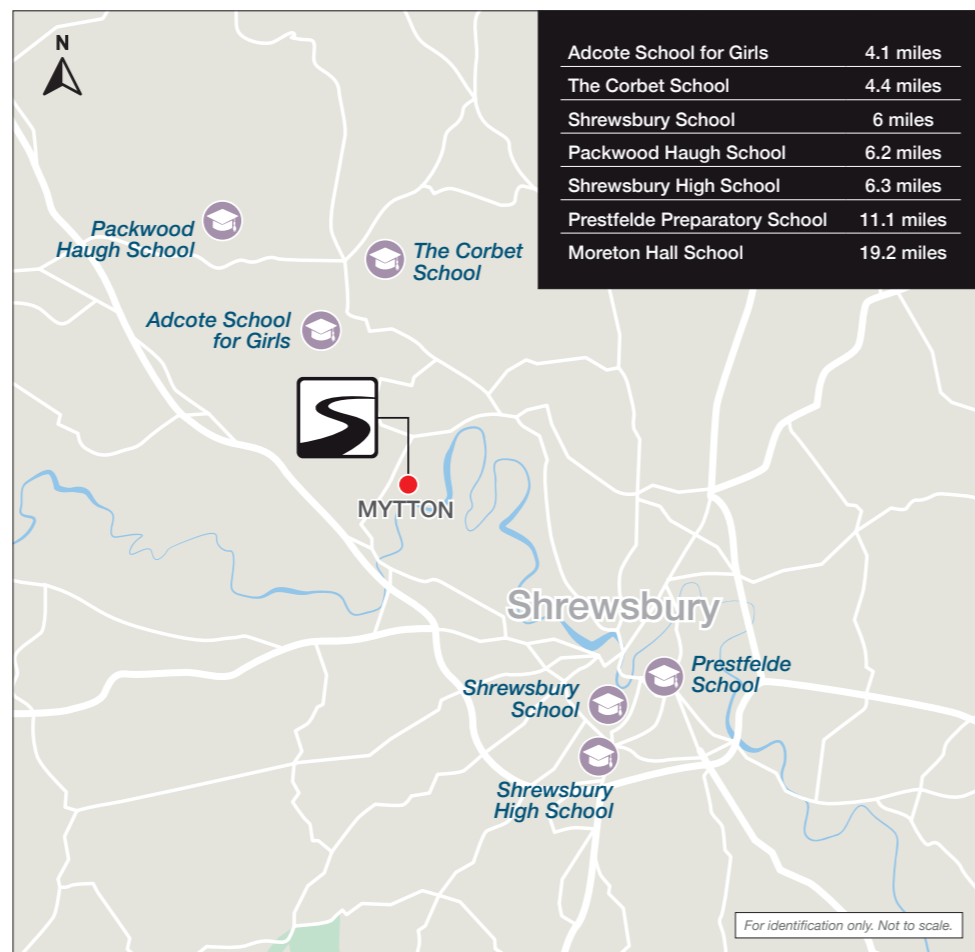


The Shropshire Hills

DIRECTIONS

From the M54 northbound: Continue onto the A5 continuing over the roundabouts, heading north to Oswestry. Turn right signed to Montford Bridge and follow this road through a series of bends and then continue along the straight taking the first

right turn sign posted Mytton. Continue along this lane and proceed over a sandstone bridge and up the bank into the hamlet and the driveway to the properties will be on your right hand side.



SCHOOLING

The locality is famed for its exceptional schools both within the state and independent sectors.

This is one of the many reasons so many people aspire to live near Shrewsbury. Some of the stand out schools include; Prestfelde the renowned preparatory school, Packwood Haugh preparatory school which is linked to the prestigious

Shrewsbury School, and Shrewsbury High School, all of which are situated in or close to Shrewsbury. The Corbet School, Baschurch, Adcote School for Girls and Moreton Hall School are also nearby and highly regarded.



Shrewsbury Town Centre



Chester City Centre



Shrewsbury School



Birmingham City Centre

CONNECTIVITY

Idyllic country living, with excellent road and rail connectivity.

Severnbanks is positioned in some of Shropshire's finest countryside with views to the Welsh Marches and superb access to the surrounding countryside to include the River Severn. However, it is positioned in a

very accessible location to make the most of Shropshire's excellent services being just a 10 minute drive to the county town of Shrewsbury, with a wealth of shops, services and buzzing social scene.

Shrewsbury	6.8 miles	10 minutes
Chester	40 miles	1 hour
Birmingham	52.6 miles	1 hour
M54	16 miles	20 minutes
Shrewsbury Rail	6.3 miles	13 minutes
Birmingham Airport	62.4 miles	1 hour 15 minutes



THE DEVELOPERS | HOMESMITHS

Established in 2002, Homesmiths delivers a unique style of property development. We control every aspect of our projects from acquisition and design through to construction and sale to ensure they have the focus and continuity that is required to create outstanding properties.

We work with a small, highly skilled team of artisans, craftsmen, architects and designers to ensure quality and finish is at the highest of standards. Our 30 strong construction team has an unrivalled expertise in both renovations and new builds. Many years

of experience in local building projects have earned us an enviable reputation as dependable, innovative developers who consistently deliver rock-solid results to our home buyers.

Equally important is that we are genuinely passionate about what we do. We truly live and breathe property, treating all our projects as if we were designing our own homes and producing results we are proud to call Homesmith homes. This is the guiding principle behind Homesmiths approach to doing business.

www.homesmithsuk.co.uk

'At Homesmiths our vision is simple. It is to create exceptional spaces.'

IMPORTANT NOTICE

Savills and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Savills nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Savills West Midlands
Hall Court, Telford
Shropshire TF3 4NF
+44 (0) 1952 239 500

Peter Daborn
peter.daborn@savills.com
+44 (0) 1952 239 511

www.savills.co.uk

Your attention is drawn to the Important Notice on the last page of the text.