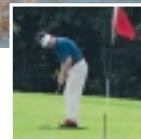
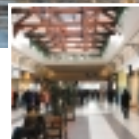
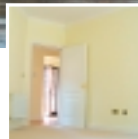
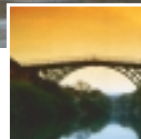




W E L L I N G T O N S H R O P S H I R E



[malamarhomes](https://www.malamarhomes.co.uk)

Phase 2 Arleston Manor Drive

A R L E S T O N M A N O R W E L L I N G T O N



Arleston Manor Mews and Arleston Manor Drive is an historic, gated development of just fourteen three to six bedroom homes. Situated in the former grounds of Arleston Manor, a Grade II listed timber framed house of the late 16th century, you will be able to savour the unique character of this special location. According to local tradition, Arleston Manor was built as a hunting lodge for James I, though others say it was built by the Foresters for the same purpose. Apparently, Henry II also made it his abode on his hunting expeditions to the Wrekin Forest. The Forester family have been hereditary custodians of the portion of the Wrekin Forest known as Wellington Hay since the 12th century, and their name itself is derived from their profession.

Today, however, you have the chance to live in this historic environment whilst benefiting from Malamar Homes' customary exacting specification for modern living.



A R L E S T O N M A N O R W E L L I N G T O N



PHASE 2: Arleston Manor Drive

Plot 1	Exley House	4/5 Bedroom detached house
Plot 2	Corbet House	4 Bedroom house
Plot 3	Forester House	5/6 Bedroom house
Plot 4	Wollstein House	4/5 Bedroom detached house

House names subject to approval by Royal Mail and Telford and Wrekin Council



Arleston Manor Sales Centre: 01952 245847

Area Information



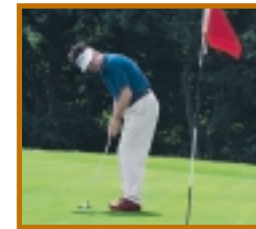
Arleston Manor is situated just a short distance from Ironbridge Gorge – a UNESCO World Heritage Site – an area whose conservation is of universal importance. The history of this major centre of Britain’s Industrial Revolution is reflected in the famous Ironbridge Gorge Museum that extends from Coalbrookdale to Coalport.



Also conveniently close by is Telford. A first class road system ensures, as best you can, trouble-free driving even at peak times. Central focus of the town’s splendid selection of attractions is the climate-controlled Telford Shopping Centre, Shropshire’s largest, combining 120 stores under one roof and parking for 3000 cars.



Telford also has a ten-screen UCI Cinema, and the Oakengates Theatre is certain to impress, hosting a variety of shows, plays and productions. The 450 acre Telford Town Park offers safe play areas for youngsters of all ages, nature trails, sports pitches, a lakeside amphitheatre and beautiful gardens.



Multi-purpose sports venues are situated throughout the area, offering a broad range of activities to suit all tastes and abilities, including the international standard Telford Athletics Centre and the Telford Ski Centre. Or perhaps try the prestigious Horsehay Village Golf Centre, ideal for both the serious and casual golfer.



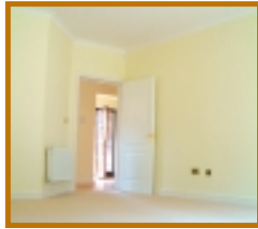
Moving outside Telford, Hawkstone Park and Follies is one of Britain’s greatest historic parklands incorporating a woodland fantasy of caves, cliffs, concealed grotto, secret tunnels and hidden pathways. There is also Weston Park, where the parkland was designed by Capability Brown and stretches across a thousand acres.



A R L E S T O N M A N O R W E L L I N G T O N



Remote access gates to Arleston Manor provide an increased level of privacy. Individual answer/entry systems are installed in each house, with keypad entry for pedestrians and radio remote control entry for homeowners. With less casual traffic, it is a safer environment for children and a more pleasant place to live.



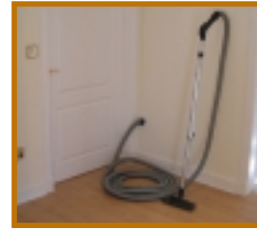
Compared to normal standards, many Malamar homes benefit from additional ceiling height. Not only is this a great design feature but it also creates an enhanced feeling of space within the house.



With multi-room sound and vision systems, programmable mood lighting, home theatre systems, computer networking, telephone systems and surveillance cameras, the integrated entertainment and communication systems in a Malamar home are of the highest standard.



Whole house ventilation systems are a standard Malamar Homes feature that provide a filtered, fresh air environment throughout the house. They cut out draughts, remove odours, and reduce dust, condensation and allergy-causing pollutants. Heating costs are also better controlled.



The central vacuuming system in a Malamar home means never again will you have to drag around a heavy dust canister or trip over awkward cables. Operation is reduced to a virtual whisper, and dust and dirt is removed well away from the living areas, leaving the house cleaner and fresher.

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A R L E S T O N M A N O R W E L L I N G T O N

Structure

Timber Frame with brick and stone elevations under a quality plain clay tiled roof.

External Windows

Conservation style stone window surrounds with opening lights in metal frames set in hardwood timber linings fitted with Planatherm double glazed units with Argon Gas filled cavity, with obscure glass to bathrooms and toughened glass to stairwell windows.

External Doors

Conservation style in hardwood with vac vac treated Redwood doorframes set in stone door surrounds. Multipoint locking system to single doors and shoot bolt locking system to double doors, open out doors fitted with 90 degree door restrictors.

Garage Doors

Side hung or slide away timber or GRP depending on plot no. and house type style. Electrically operated by remote control with automatic dual safety system.

Heating and Hot Water

Gas fired radiator central heating with individually controlled thermostatic radiator valves, controlled by either a SystemMate 2000 (3 storey properties) or a Boilermate 2000 (2 storey properties) integrated thermal storage unit. Complete with an electronically operated integrated emergency back up system to provide heating and hot water in the event of boiler failure. Driven by a Potterton balanced flue boiler. Hot and cold systems at mains pressure to provide a high-powered water system.

Kitchen and Laundry

A choice of framed kitchens from the Mereway Revival Prestige Range. Each individually designed with the following CDA appliances: range cooker, integrated extractor hood, microwave combination oven and grill, integrated dishwasher, Whirlpool American style side-by-side fridge freezer. 5 Year warranty for all CDA appliances. Sinks by Leisure. Feature kitchen tap/hand spray by Grohe. Choice of wall and floor finish (ceramic standard) some at extra cost. Feature worktop and pelmet lighting.

Bathrooms

White sanitary ware from Vitra with taps and showers from Grohe and Vitra in chrome finish. Feature corner and 1200mm shower units where possible. Full floor to ceiling ceramic tiling to bedroom 1 en suite walls with matching or complimentary ceramic tiles

to the floor. Half height ceramic wall tiles and ceramic floor tiles to all other bathrooms, except shower or bath areas where wall tiling will be full height. Feature furniture cabinetry, mirrors and lights by Vasari from their Soho, Terra-Millano and Millano ranges.

Bedrooms

All with deep built-in wardrobes.

Internal Doors

Oak Veneered set in white door frames with chrome handles and hinges, safety locks to bathrooms and cloakrooms.

Decorative Finishes

Internal walls painted with DH White emulsion from the Dulux Heritage range. (Other colours available at extra cost). Smooth plaster finish to ceilings and cornice throughout the property, painted white.

Fireplace

All plots feature inglenooks with air-dried reclaimed oak timber beams and brick piers, inner walls and hearth. Plot 3 will feature a traditional fireplace in the master bedroom.

Ceiling Heights

As an architectural feature ceiling heights in these homes will vary between 2.8m (9ft 2in) and 2.4m (7ft 10in). Where angular ceilings are present they may slope down to a height of 1m (3ft 3in). Plot 3 will feature a vaulted galleried ceiling through to the eaves of the roof to the rear of the inglenook providing a headroom of approximately 26ft.

Electrical System

A 240v 13 amp power supply distributed from a central consumer unit is fitted with a separate isolation switch consumer unit for the kitchen and utility room. Ample twin 13 amp wall sockets are provided in each room with a 5 amp low level lighting loop provided to the lounge for table lamps, switchable at the main light switch. Designer multipoint light switches in white are fitted throughout as standard with adjustable down lighters fitted to the kitchen, hall, landings, all bathrooms, cloakrooms and the master bedroom. Optional wall lights are available in the master bedroom and lounge; optional down lighters are available in the lounge.



A R L E S T O N M A N O R W E L L I N G T O N

Sapphire Mood Lighting

Light switches are upgradeable to handle the Sapphire lighting control moodlighting systems at extra cost and the electrical wiring has been designed throughout the house where possible to allow for upgrading. To achieve maximum effects please see separate Sapphire Lighting Control System brochure.

Communications

Connecting Intelligent Technologies: Homes at Arleston Manor Drive have been wired as standard to allow for modern audio visual communications.

Audio Communications

Up to 35 communications points (depending on house type) are installed to handle your voice and data communications in analogue or digital formats, ISDN, ADSL, PC Networking and TV surround sound. The telephone module allows handling of up to 2 lines and 8 extensions as standard. Quality ceiling speakers are fitted in the kitchen, dining room and study with wiring in place to provide additional speakers in bedroom 1 ensuite and the family bathroom. Plug a music or radio source into the system in one room and hear the output sound in any room fitted with a ceiling speaker. Each speaker having its own wall mounted volume control. Separate literature is available at the sales centre for more detailed information.

Visual Communications

The TV Broadcast system enables you to watch TV all around the house with simultaneous viewing of different programmes, tape or DVD sources with one channel dedicated to the home security video cameras, if fitted as an option. Recreation room 1 where available is pre-wired for a home cinema and plasma screen system with 5.1 cinema surround sound. Plasma screen and sound systems are available at extra cost. Terrestrial analogue and digital aerials are pre-installed within the roof eaves space (an extra digital converter will be required to receive digital signals from Freeview at extra cost) A satellite dish can be provided at extra cost to a pre-determined installation position (a suitable decoder will be required to receive satellite channels). A babywatch camera can be installed for watching young children in their bedrooms on a pre-determined TV channel. Wiring provision has also been made to accommodate Television TFT built-in televisions in the family bathroom and kitchen in pre-determined positions. Please see separate literature for further information.

Environmental Control

A Villavent whole house ventilation system is fitted as standard with a heat exchanger fitted to provide a filtered clean fresh air environment to the whole house, whilst maintaining the healthiest and most energy efficient living environment and eliminating the need for noisy bathroom extractor fans. An integral vacuum cleaning system provides for the quiet and efficient removal of dust from the living environment.

Security & Safety

A full security alarm system is fitted to NACOSS requirements by Crown Securities with PIR detectors monitoring the ground floor of the properties with keypad entry/exit in the hallway. Additional PIR detectors and remote monitoring are available at extra cost. Mains powered smoke alarms are fitted to the hall and landing areas, Security locks to all ground floor windows and doors. (See the window and door specification.)

External

Arleston Manor Drive will be accessed via an automatic gated entrance with an entry/exit control system. Operated by either radio remote control (2 per home, additional transmitters available at extra cost) keypad or the entry telephone system, Teleguard. The main development roadway will be finished to dressed tarmac standard. Individual driveways finished with rolled granular adhesive stone. Front and rear gardens laid to lawn using either turf or seed whichever is appropriate. All homes will have feature patio areas to suit the landscape within which they stand. External lighting and meter points are provided to suit individual property designs. Individual driveway gates can be automated at extra cost.

Warranty

A ten year NHBC warranty is provided for all the homes with a six month maintenance re-inspection by Malamar. External doors and windows, all electrical appliances, garage door operators, the whole house ventilation system, vacuum system and Connect IT system all carry the various manufacturers' warranties.

Management Company

Arleston Manor will be controlled and maintained by its own management company equally owned by the residents of the development. An annual management charge will therefore be payable to the management company. Please ask our sales advisor for further information.



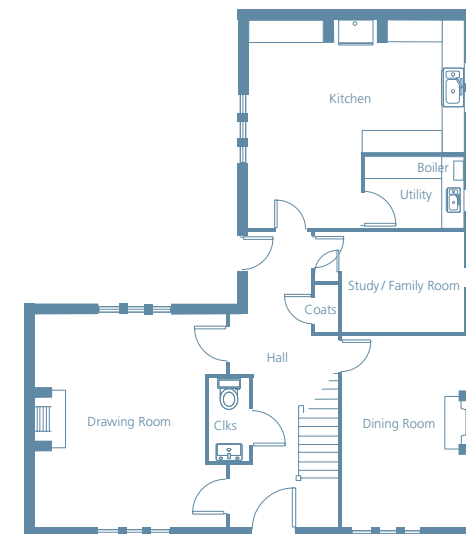
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W E L L I N G T O N



PLOT 1

Exley House



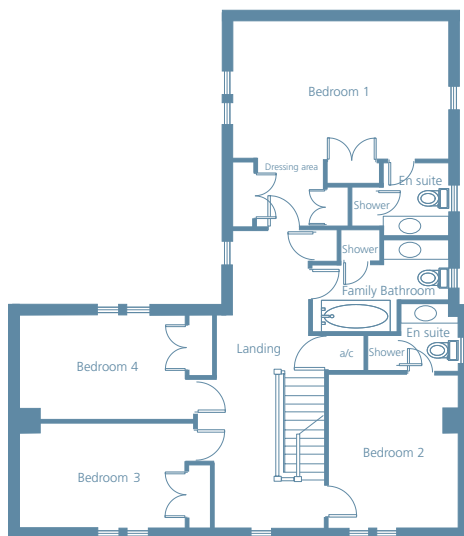
Ground Floor

Hall	7.6m x 2.7m	24'11" x 8'10"
Drawing Room	5.5m x 4.8m	18'0" x 15'9"
Dining Room	4.9m x 3.3m	16' 0" x 10'10"
Study/Family Room	3.7m x 2.5m	12'4" x 8'2"
Kitchen	5.5m x 5.4m	18'0" x 17'8"
Utility	2.5m x 1.8m	8'2" x 5'11"
Cloakroom	2.1m x 1m	6'10" x 3'3"



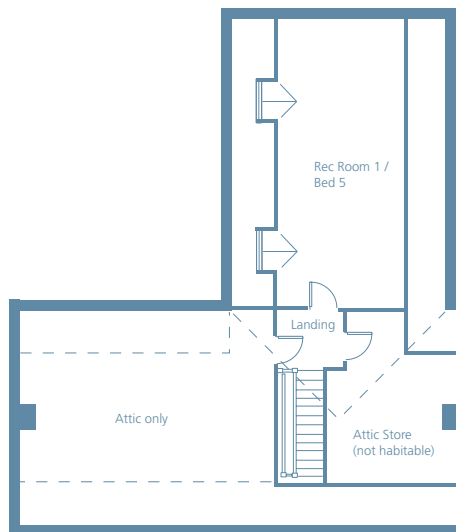
Please see our 3 dimensional model in the Sales Centre for a more detailed visualisation of this house type.

A R L E S T O N M A N O R W E L L I N G T O N



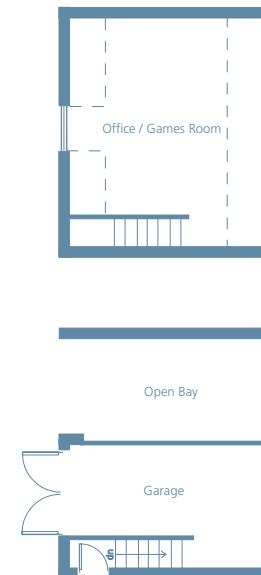
First Floor

Landing	7.6m x 2.1m	24'11" x 6'10"
Bedroom 1	5.4m x 3.7m	17'8" x 12-1"
Dressing Area	3m x 1.8m	9'10" x 5'11"
En-suite	2.4m x 1.9m	7'10" x 6'2"
Bedroom 2	3.9m x 3.25m	12'9" x 10'7"
En-suite	2.3m x 1.7m	7'6" x 5'6"
Bedroom 3	4.1m x 2.7m	13'5" x 8'10"
Bedroom 4	4.1m x 2.7m	13'5" x 8'10"
Family Bathroom	3.4m x 2.35m	11'1" x 7'8"



Second Floor

Recreation Room 1/Bed 5	7.5m x 3.2m	24'7" x 10'6"
Landing	1.6m x 1.4m	5'3" x 4'7"
Attic Store (not habitable)	4.4m x 3.3m	14'5" x 10'9"



Garage

Office/Games Room	6.4m x 5.5m	21'0" x 18'0"
Garage	5.6m x 3.5m	18'4" x 11'6"
Open Bay	5.6m x 2.75m	18'4" x 9'0"

Illustration is intended as a general guide to the appearance of Plot 1. All measurements are approximate and maximum indications where appropriate.



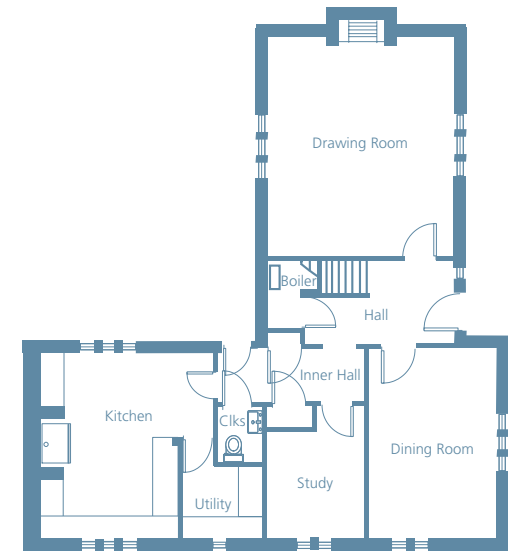
A R L E S T O N M A N O R

W E L L I N G T O N



PLOT 2

Corbet House



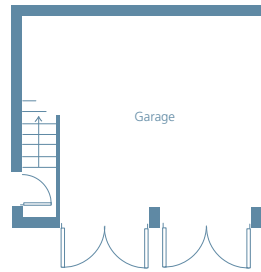
Ground Floor

Hall	4.1m x 2.25m	13'5" x 7'4"
Inner Hall	4m x 1.4m	13'1" x 4'7"
Drawing Room	6.0m x 5.2m	19'8" x 17'0"
Dining Room	5.2m x 3.5m	17'0" x 11'6"
Study	3.65m x 2.65m	12'0" x 8'8"
Cloakroom	1.5m x 1.2m	4'11" x 3'11"
Kitchen	5.2m x 4.7m	17'0" x 15'5"
Utility	2.75m x 2.1m	9'0" x 6'10"



Please see our 3 dimensional model in the Sales Centre for a more detailed visualisation of this house type.

A R L E S T O N M A N O R W E L L I N G T O N



First Floor

Landing 1	3.5m x 2.25m	11'6" x 7'4"
Landing 2	4.1m x 2.5m	13'5" x 8'2"
Bedroom 1	5.1m x 4.3m	16'8" x 14'1"
Dressing Area	1.7m x 1.2m	5'6" x 3'11"
En-suite	2.5m x 1.6m	8'2" x 5'2"
Bedroom 2	5.1m x 3.3m	16'8" x 10'9"
En-suite	2.6m x 1.5m	8'6" x 4'11"
Bedroom 3	4.7m x 2.5m	15'5" x 8'2"
Bedroom 4	3.65m x 2.5m	12'0" x 8'2"
Family Bathroom	3.5m x 2.6m	11'6" x 8'6"

Garage

Office/Games Room	5.3m x 5.3m	17'4" x 17'4"
Garage	6.3m x 5.25m	20'7" x 17'2"

Illustration is intended as a general guide to the appearance of Plot 2.
All measurements are approximate and maximum indications where appropriate.



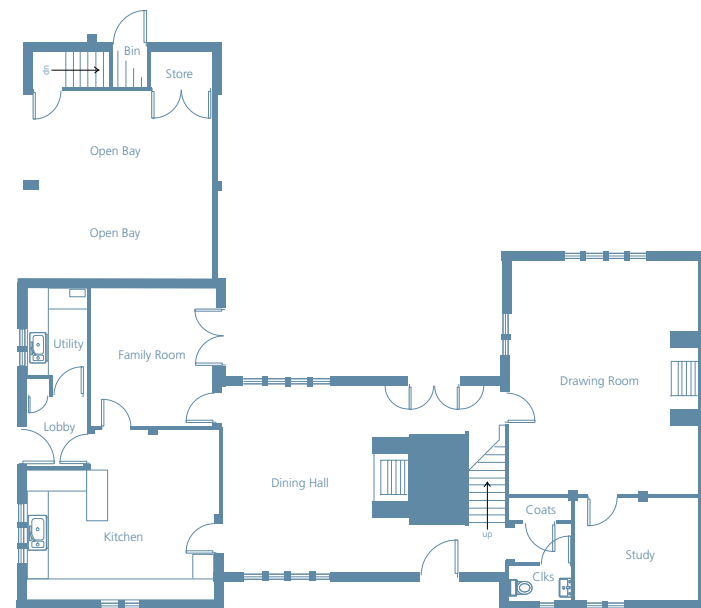
A R L E S T O N M A N O R



PLOT 3

Forester House

W E L L I N G T O N



Ground Floor

Dining Hall	7.5m x 4.9m	24'7" x 16'0"
Drawing Room (sunken)	6.2m x 5.0m	20'4" x 16.4"
Study (sunken)	3.2m x 2.8m	10'6" x 9'1"
Cloakroom	2.7m x 1.6m	8'10" x 5'2"
Kitchen	5.0m x 4.6m	16'4" x 15'0"
Utility Room	2.8m x 1.6m	9'1" x 5'2"
Family Room	3.7m x 3.3m	12'1" x 10'9"
Lobby	1.85m x 1.6m	6'1" x 5'2"
Store	1.70m x 1.0m	5'6" x 3'3"



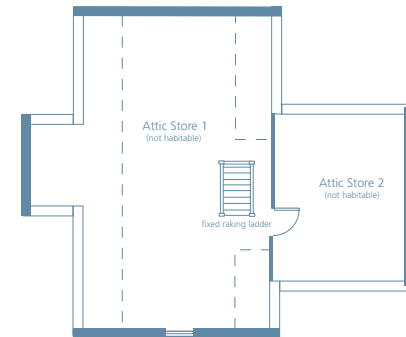
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A R L E S T O N M A N O R W E L L I N G T O N



First Floor

Gallery (left to right)	4.0m x 1.1m	13'1" x 3'7"	Bedroom 3	3.6m x 3.5m	11'9" x 11'5"
Gallery (top to bottom)	4.8m x 1.3m	15'9" x 4'3"	Upper Hall	5.65m x 2.3m	18'6" x 7'6"
Landing (left to right)	3.9m x 1.2m	12'9" x 3'11"	Bedroom 4	5.0m x 3.1m	16'4" x 10'2"
Bedroom 1	5.0m x 4.4m	16'4" x 14'5"	Bedroom 5	3.2m x 3.0m	10'6" x 10'0"
Dressing Room	2.0m x 1.8m	6'6" x 6'0"	Family Bathroom	3.9m x 2.5m	12'9" x 8'2"
En-suite	2.8m x 1.8m	9'1" x 6'0"	Recreation Room/Bed 6	5.0m x 4.7m	16'4" x 15'5"
Bedroom 2	3.5m x 3.1m	11'5" x 10'2"			
En-suite	3.0m x 1.4m	10'0" x 4'6"			



Second Floor

Attic/Store 1 (not habitable)	8.7m x 5.0m	28'6" x 16'4"
Attic/Store 2 (not habitable)	4.85m x 3.5m	15'11" x 11'5"

Illustration is intended as a general guide to the appearance of Plot 3.
All measurements are approximate and maximum indications where appropriate.



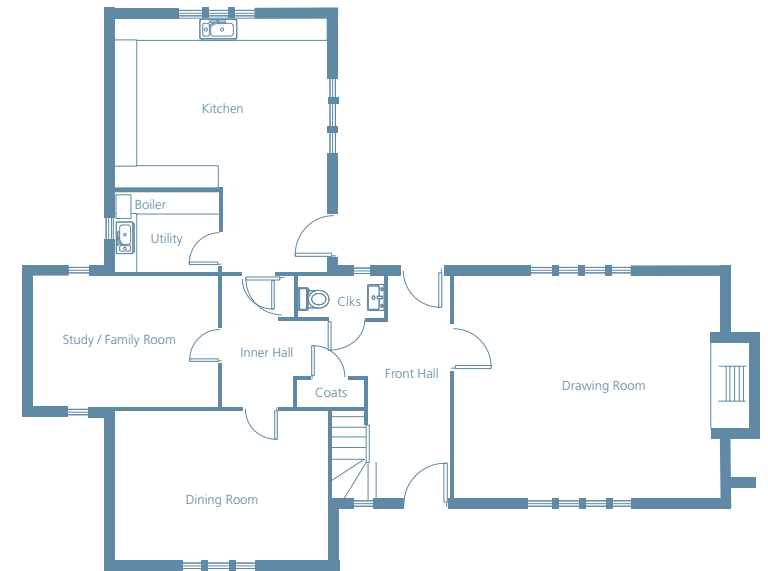
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PLOT 4

Wollstein House

W E L L I N G T O N



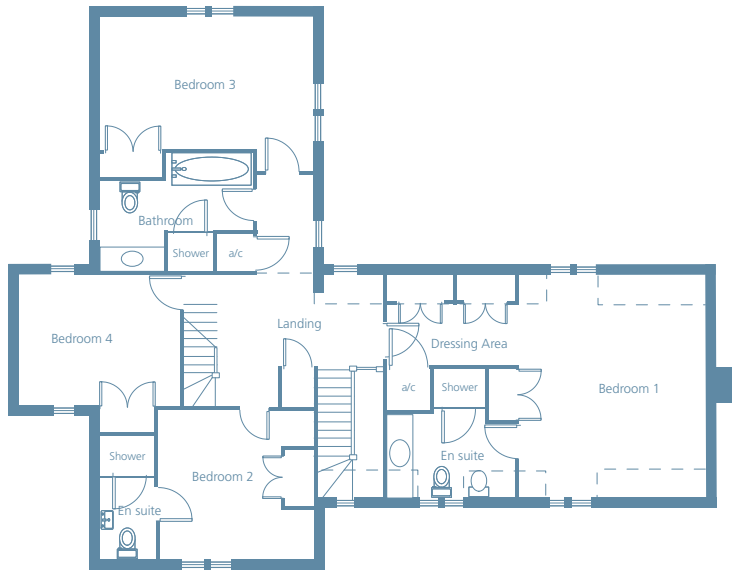
Ground Floor

Drawing Room	6m x 4.95m	19'8" x 16'3"
Dining Room	4.9m x 3.15m	16'3" x 10'4"
Study/Family Room	4.15m x 3.0m	13'7" x 9'10"
Kitchen	5.80m x 4.85m	19' x 15'11"
Utility Room	2.35m x 1.80m	7'8" x 5'11"
Cloakroom	1.80m x 0.90m	5'11" x 2'11"
Front Hall	6m x 1.75m	19'8" x 5'9"
Inner Hall	3.25m x 3.0m	10'8" x 9'10"



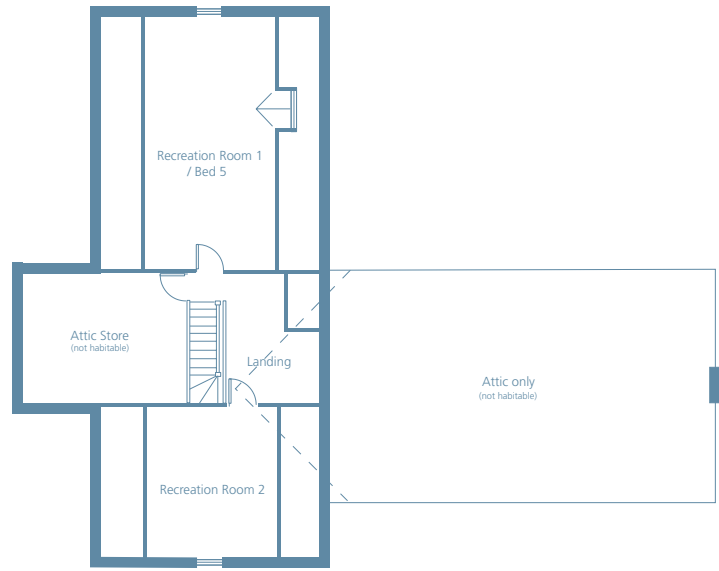
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A R L E S T O N M A N O R W E L L I N G T O N



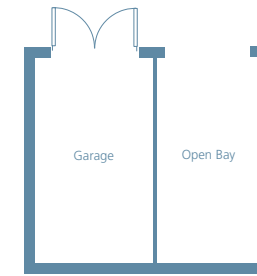
First Floor

Bedroom 1	4.9m x 4.25m	16'0" x 13'11"
Dressing area	3.0m x 2.0m	9'10" x 6'6"
En-Suite	2.90m x 2.80m	9'6" x 9'2"
Bed 2	3.40m x 3.15m	11'2" x 10'4"
En-suite	2.10m x 1.4m	6'10" x 4'7"
Bed 3	4.90m x 3.55m	16'0" x 11'7"
Bed 4	3.65m x 3.0m	12'0" x 9'10"
Family Bathroom	3.50m x 2.10m	11'6" x 6'10"
Landing	4.45m x 3.0m	14'7" x 9'10"



Second Floor

Rec Room 1/Bed 5	5.75m x 3.4m	18'10" x 11'1"
Rec Room 2	3.15m x 3.4m	10'4" x 11'1"
Landing	3.0m x 2.9m	9'10" x 9'6"



Garage

Open Bay	5.5m x 2.7m	18'0" x 8'10"
Garage	5.5m x 2.9m	18'0" x 9'6"

Illustration is intended as a general guide to the appearance of Plot 4. All measurements are approximate and maximum indications where appropriate.





malamarhomes

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Arleston Manor Sales Centre: 01952 245847

Arleston Manor Mews and Arleston Manor Drive have been designed by award winning Architect Francis Turner. Malamar would like to produce more developments with Francis. If you are aware of, or own, quality building land Malamar would be interested to discuss it with you. Francis Turner can be contacted on 01952 850 411.

Due to our policy of continuous improvement, certain details may have changed since printing this brochure. Therefore, please check the exact room dimensions and specifications with our representative as this brochure does not constitute a part of any contract and is not legally binding.

This brochure has been designed by Right Angle, Tel: 01494 882953