



CASTLE MEADOWS

— ECCLESHALL —



CASTLE MEADOWS

— ECCLESHALL —

We appreciate that the decision to purchase your new home is one of the most exciting, momentous and important choices you will make. Customer satisfaction is at the heart of what we do and is behind our consistent focus on exceptional design and high standards of quality. Our experienced team will be with you every step of the way, before and after you move into your new home.



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Castle Meadows

Eccleshall

Castle Street,
Eccleshall,
Staffordshire,
ST21 6DF

Welcome to Castle Meadows, a welcoming development nestled in the heart of the picturesque town of Eccleshall. Located on Castle Street, Castle Meadows offers 37 beautifully crafted new build homes that blend contemporary living with the timeless charm of this historic market town. Each home is thoughtfully designed to maximise usable space, while the serene surroundings and rich heritage of Eccleshall create an idyllic backdrop for family life. Whether you are a young family, a professional couple, or seeking a peaceful retirement retreat, Castle Meadows promises the perfect setup to call home. Discover a new standard of living in the heart of Eccleshall at Castle Meadows.





Perys of Eccleshall Butchery
0.1 mile | 2 min walk

Location

Eccleshall

Discover the unique charm of Eccleshall, a vibrant market town nestled in the heart of Staffordshire. With its perfect blend of historical allure and modern living, Eccleshall offers a dynamic yet peaceful lifestyle. Stroll along the bustling high street, where independent shops, cosy cafes, and excellent dining options cater to every taste.



Eccleshall is more than just a beautiful town; it's a lively community with a rich heritage and holds regular local events. From the bustling farmers' markets to the well-known Eccleshall Show, there's always something happening to bring people together. The town is surrounded by beautiful countryside, offering over 130 public footpaths that are perfect for nature lovers and families looking for outdoor activities.

Just a short drive away, the Trentham Estate adds to the area's charm with its stunning gardens, tranquil lake, and vibrant shopping village. Whether you're exploring the beautiful landscape or enjoying a day out with the family, Trentham offers a delightful escape close to home.

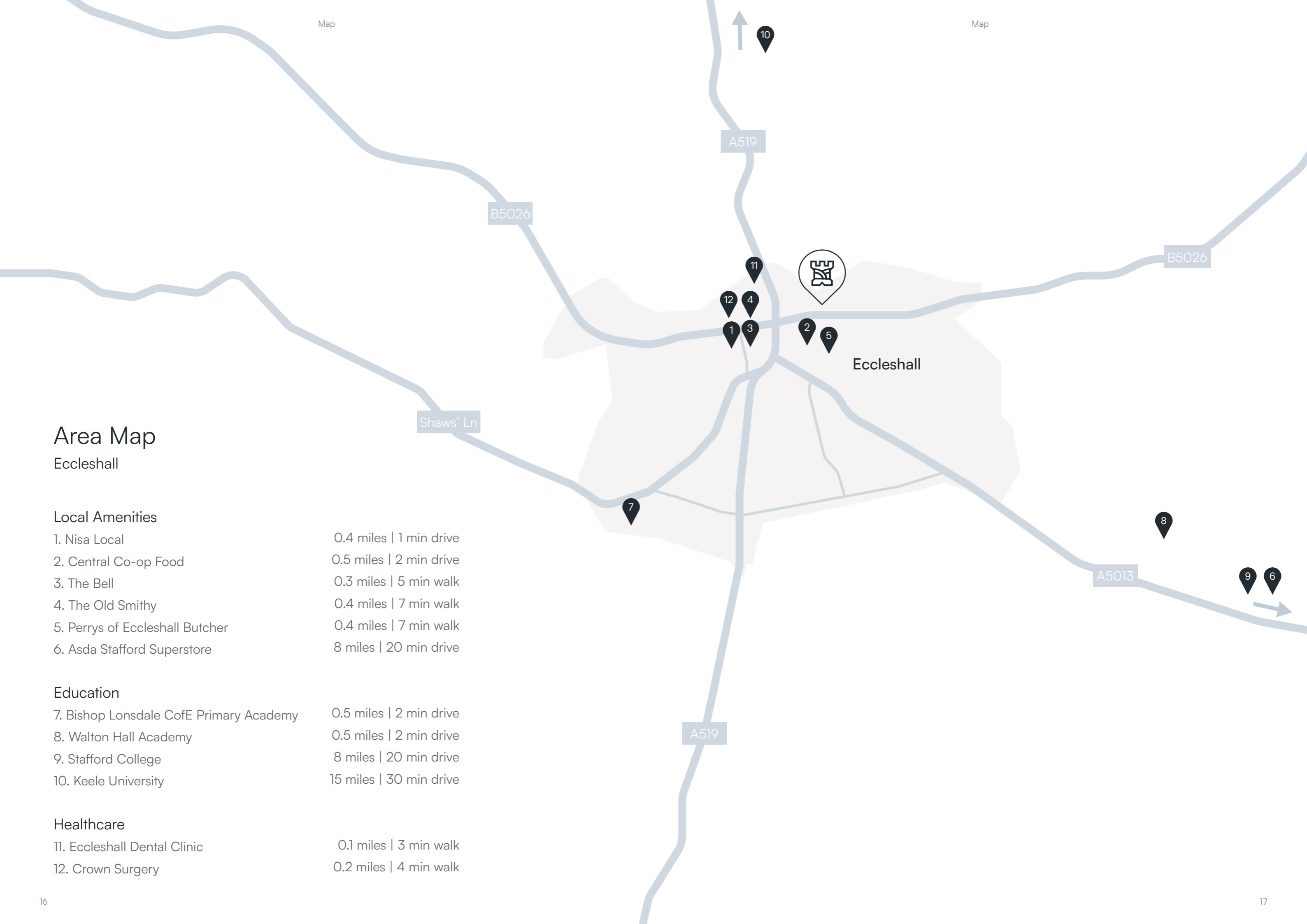
With top-rated schools, convenient transport links, and a welcoming atmosphere, Eccleshall offers the perfect balance of rural tranquility and access to nearby urban centres. This town provides not just a place to live, but a lifestyle filled with beauty, community, and convenience, making it the perfect location for your next home.



The Trentham Estate
9.2 miles | 18 min drive







Area Map

Eccleshall

Local Amenities

- 1. Nisa Local
- 2. Central Co-op Food
- 3. The Bell
- 4. The Old Smithy
- 5. Perrys of Eccleshall Butcher
- 6. Asda Stafford Superstore

Education

- 7. Bishop Lonsdale CofE Primary Academy
- 8. Walton Hall Academy
- 9. Stafford College
- 10. Keele University

Healthcare

- 11. Eccleshall Dental Clinic
- 12. Crown Surgery

0.4 miles | 1 min drive

0.5 miles | 2 min drive

0.3 miles | 5 min walk

0.4 miles | 7 min walk

0.4 miles | 7 min walk

8 miles | 20 min drive

0.5 miles | 2 min drive

0.5 miles | 2 min drive

8 miles | 20 min drive

15 miles | 30 min drive

0.1 miles | 3 min walk

0.2 miles | 4 min walk



Designed for comfort living

Living Spaces

Experience the height of luxury with our family homes that redefine opulence. Each detail has been thoughtfully designed to provide the utmost in comfort, style, and sophistication. With contemporary design and premium finishes, these homes showcase exceptional craftsmanship and modern elegance.

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Bedrooms

Experience ultimate comfort in beautifully appointed bedrooms. Rooms are bathed in natural light, creating a soothing and restful environment.

Kitchens

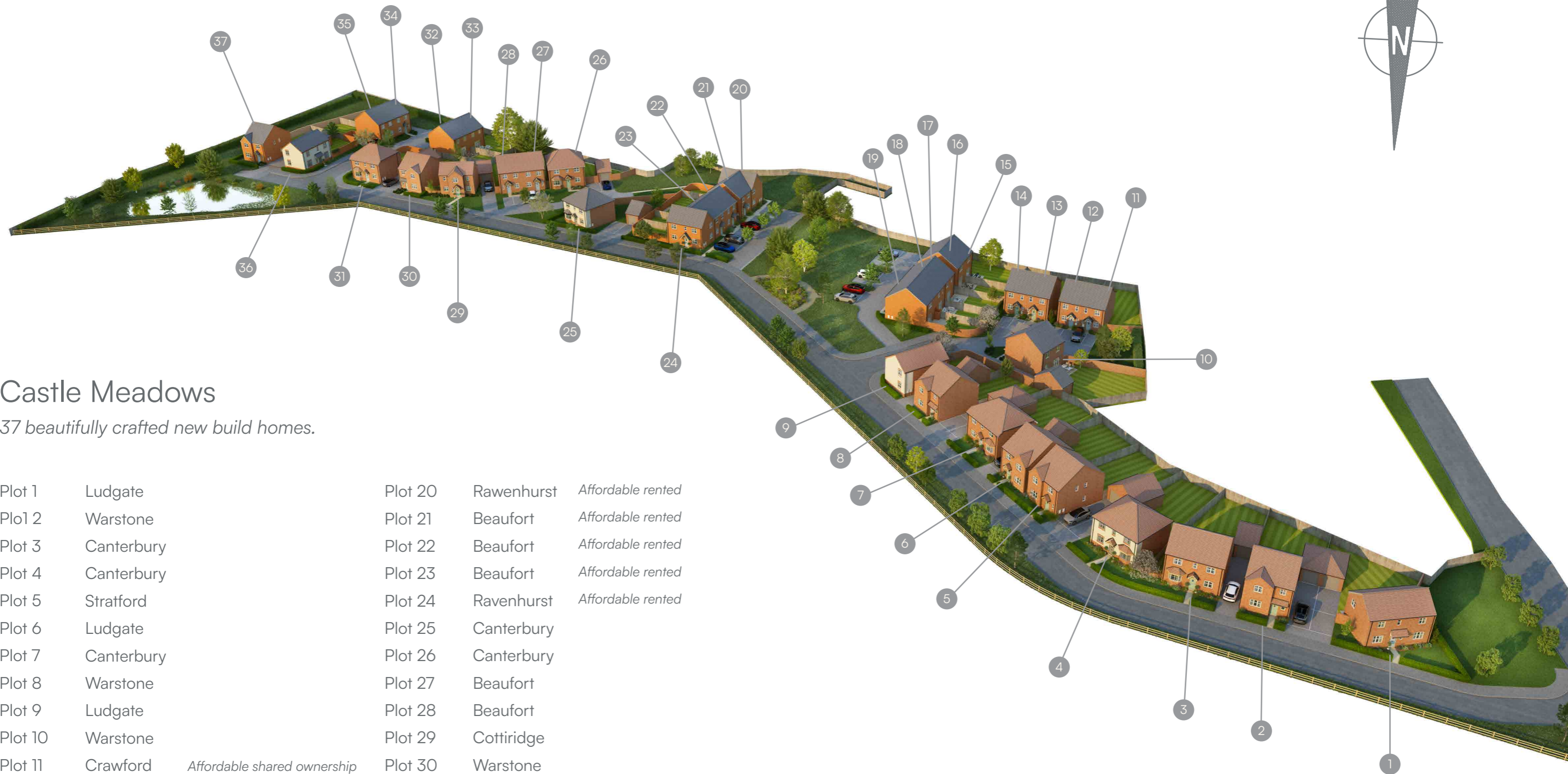
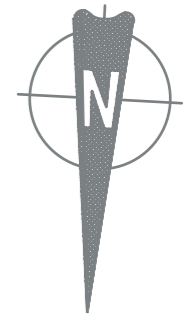
We have partnered with Gaddesby Kitchens, the UK's leading privately owned manufacturer of fitted kitchens, which showcases the very best in contemporary design. Each property includes a range of luxury base and wall units, complete with round-edge worktops and stainless steel hob splashbacks. Other appliances by Zanussi include an oven, electric hob, and extractor.





Bathrooms

Each bathroom and en-suite is carefully designed to offer an inspiring combination of functionality and style. Relax in a desirable bathroom space which boasts a luxurious contemporary finish and features Roper Rhodes sanitary ware and sleek Porcelanosa tiles.



Castle Meadows

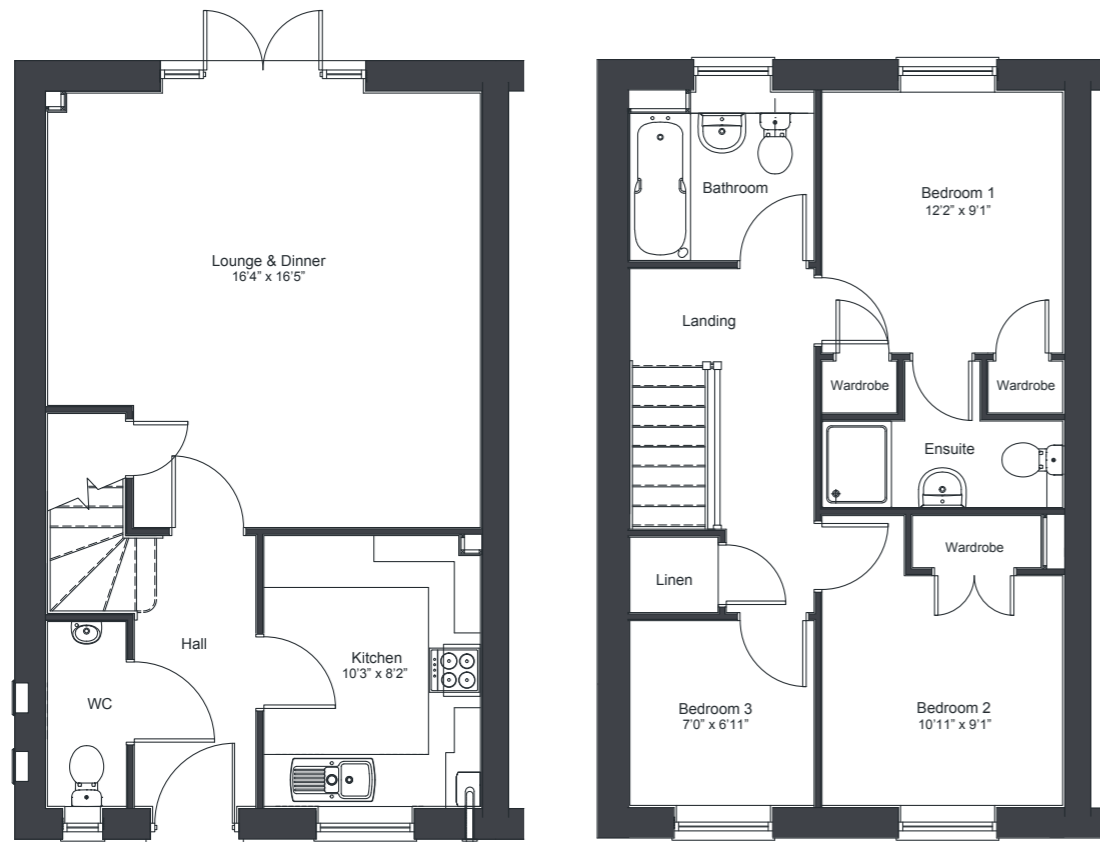
37 beautifully crafted new build homes.

Plot 1	Ludgate	Plot 20	Rawenhurst	Affordable rented
Plot 2	Warstone	Plot 21	Beaufort	Affordable rented
Plot 3	Canterbury	Plot 22	Beaufort	Affordable rented
Plot 4	Canterbury	Plot 23	Beaufort	Affordable rented
Plot 5	Stratford	Plot 24	Ravenhurst	Affordable rented
Plot 6	Ludgate	Plot 25	Canterbury	
Plot 7	Canterbury	Plot 26	Canterbury	
Plot 8	Warstone	Plot 27	Beaufort	
Plot 9	Ludgate	Plot 28	Beaufort	
Plot 10	Warstone	Plot 29	Cottiridge	
Plot 11	Crawford	Plot 30	Warstone	Affordable shared ownership
Plot 12	Crawford	Plot 31	Canterbury	Affordable shared ownership
Plot 13	Crawford	Plot 32	Beaufort	Affordable shared ownership
Plot 14	Crawford	Plot 33	Beaufort	Affordable shared ownership
Plot 15	Crawford	Plot 34	Beaufort	Affordable rented
Plot 16	Crawford	Plot 35	Beaufort	Affordable rented
Plot 17	Beaufort	Plot 36	Ludgate	Affordable rented
Plot 18	Crawford+	Plot 37	Stratford	Affordable rented
Plot 19	Crawford			Affordable rented

Beaufort

3 Bedrooms
3 Bathrooms

2 Storeys



Ground Floor

First Floor

Plot Size: 84.531 m2 / 910 sq.ft



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Beaufort

Plot 27 | 28 | 32 | 33 | 34 | 35

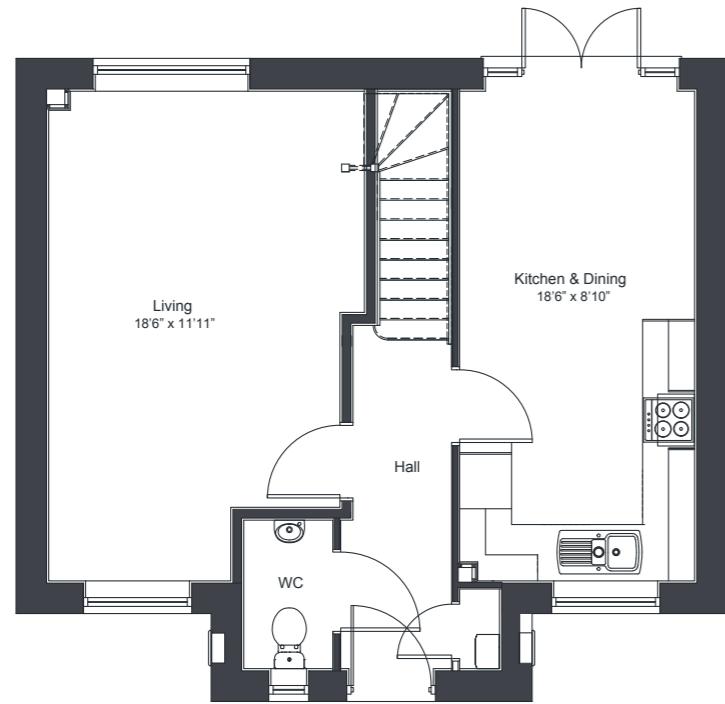
BEDROOMS	3
BATHROOMS	3

Beaufort, a stunning two-storey home featuring three bedrooms and three bathrooms, is located in the heart of the British countryside, offering the perfect retreat for family living.

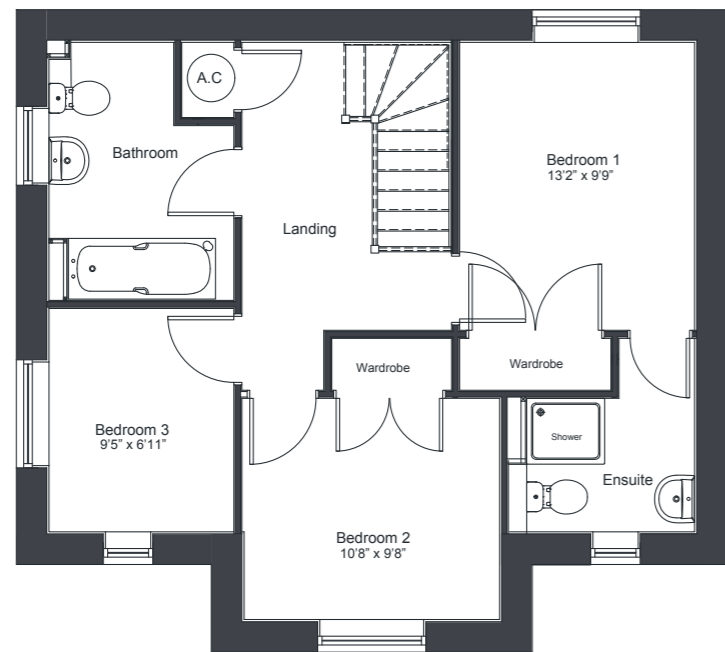
Cotteridge

3 Bedrooms
3 Bathrooms

2 Storeys



Ground Floor



First Floor

Plot Size: 93.92 sq.m / 1011 sq.ft



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Cotteridge

Plot 29

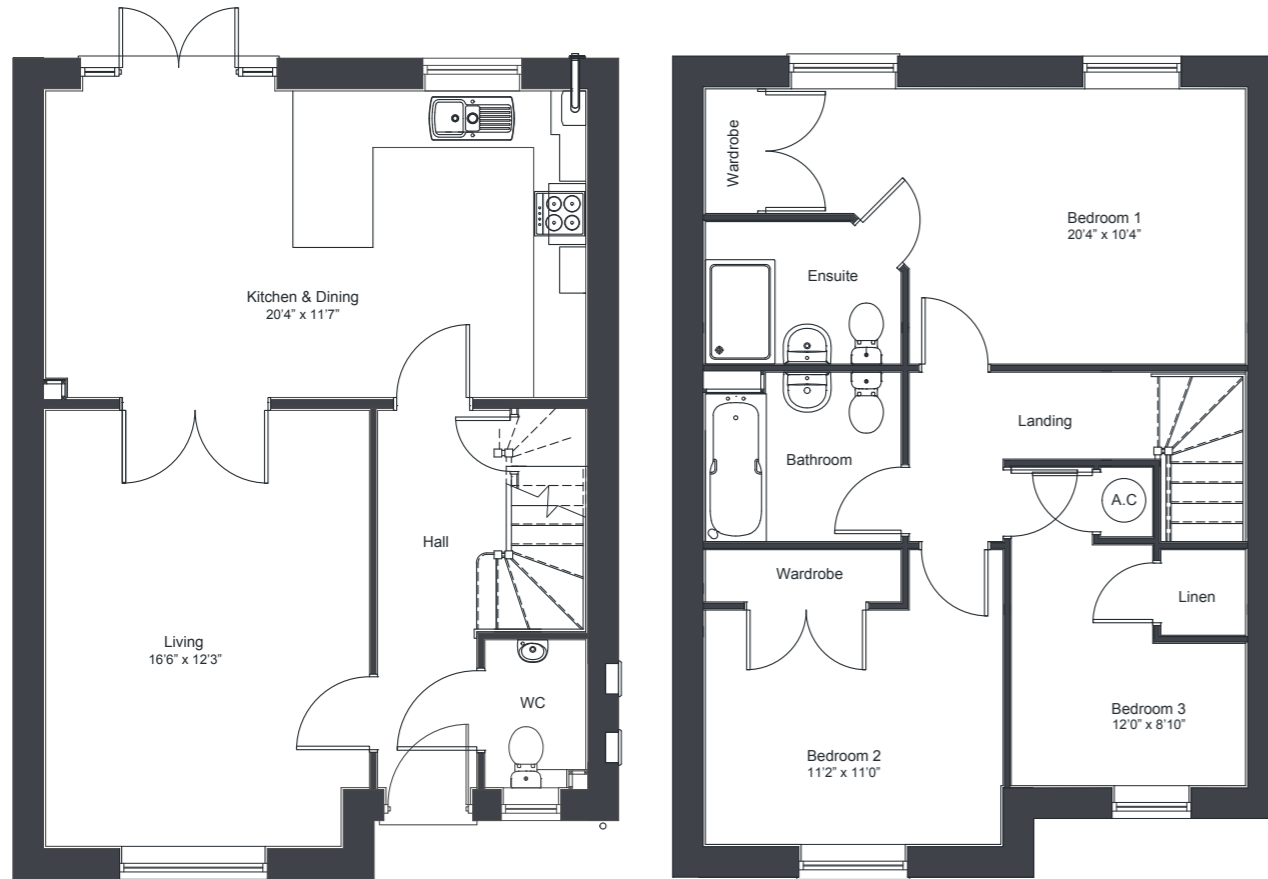
BEDROOMS	3
BATHROOMS	3

Cotteridge, with its spacious living room, offers three bedrooms and three bathrooms, providing a perfect refuge for a family.

Warstone

2 Storeys

3 Bedrooms
3 Bathrooms



Ground Floor

First Floor

Plot Size: 107.02 sq.m / 1152 sq.ft



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Warstone

Plot 2 | 8 | 10 | 30

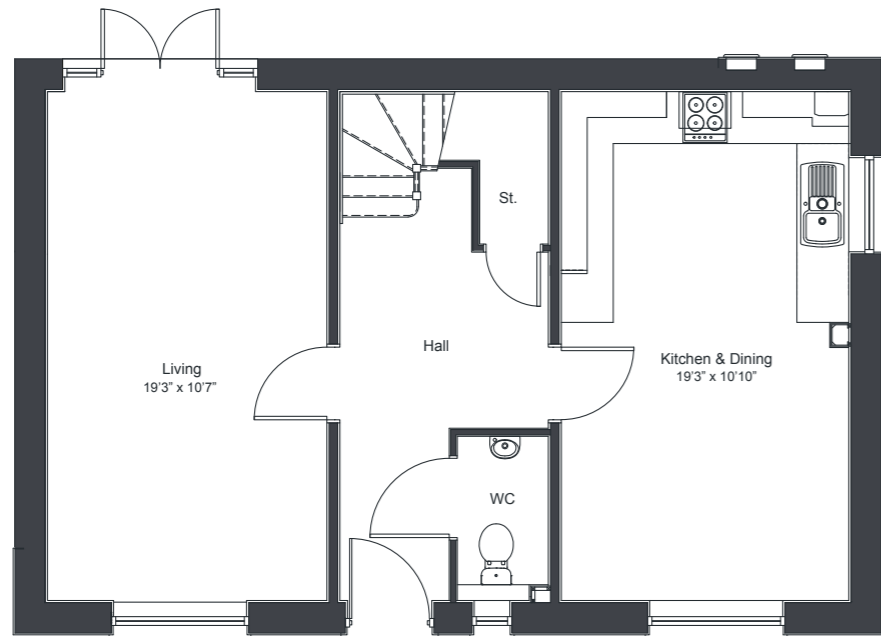
BEDROOMS	3
BATHROOMS	3

A beautifully built two-story home, Warstone is ideal for families. This well-built home has a large master bedroom and two smaller bedrooms, perfect for a two-child family. Its three bathrooms and open-plan kitchen/dining area make it ideal for daily living and entertaining, all made of high-quality materials.

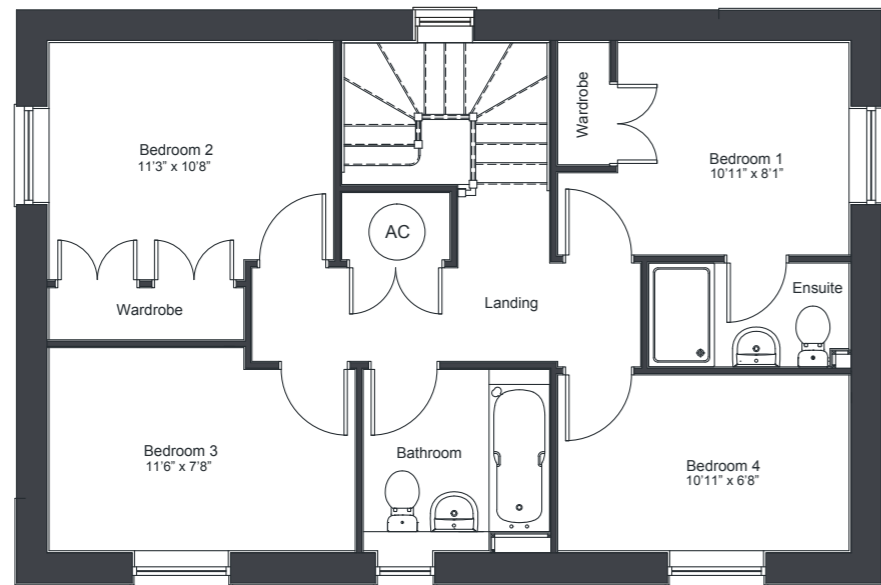
Ludgate - Wide

4 Bedrooms
3 Bathrooms

2 Storeys



Ground Floor



First Floor

Plot Size: 11.65 sq.m / 1201.84 sq.ft



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Ludgate - Wide

Plot 1

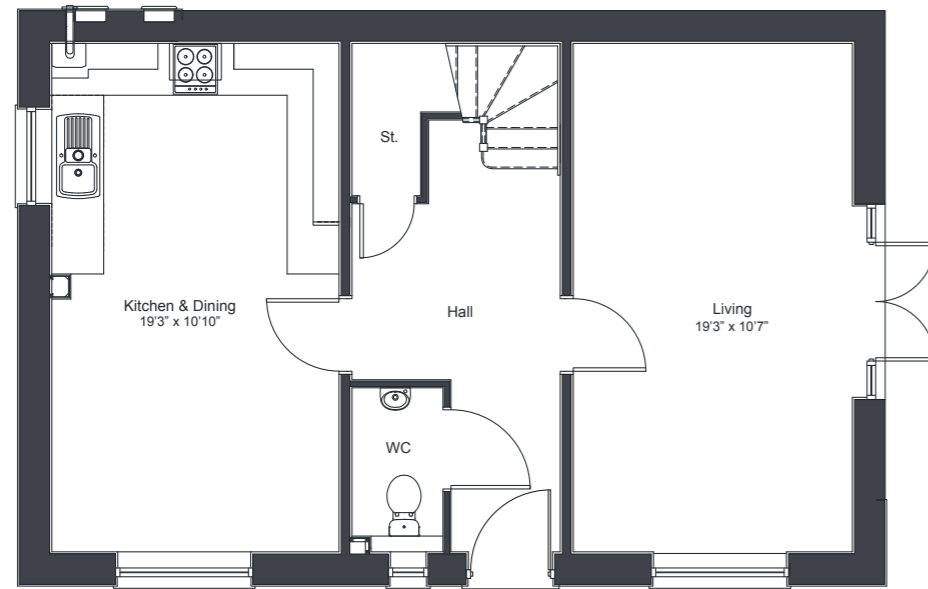
BEDROOMS	4
BATHROOMS	3

Ludgate, spacious and inviting, this home features a large living room, four bedrooms, and three bathrooms, all designed for comfortable family living. With plenty of natural light and ample space for both relaxation and entertaining, it's an ideal family retreat.

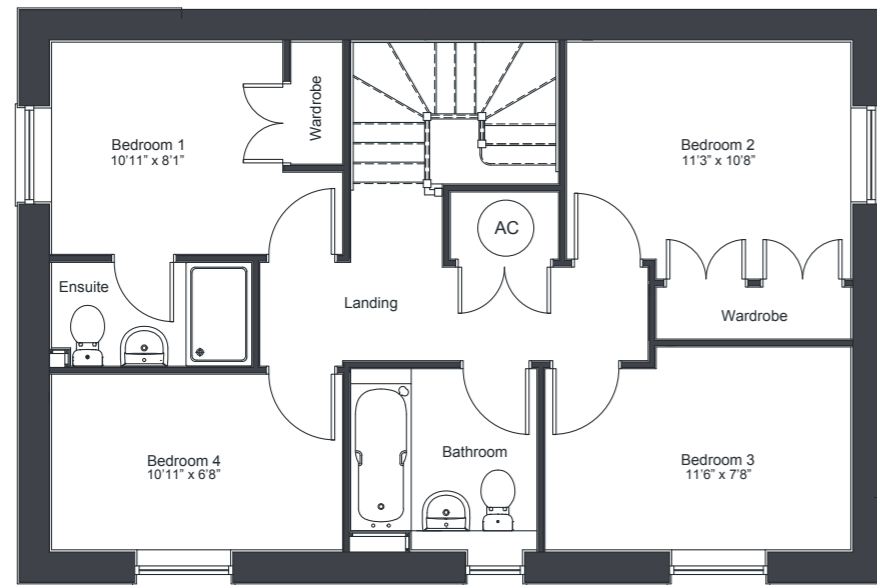
Ludgate - Render

4 Bedrooms
3 Bathrooms

2 Storeys



Ground Floor



First Floor

Plot Size: 111.65 sq.m / 1201.84 sq.ft



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Ludgate - Render

Plot 9 | 36

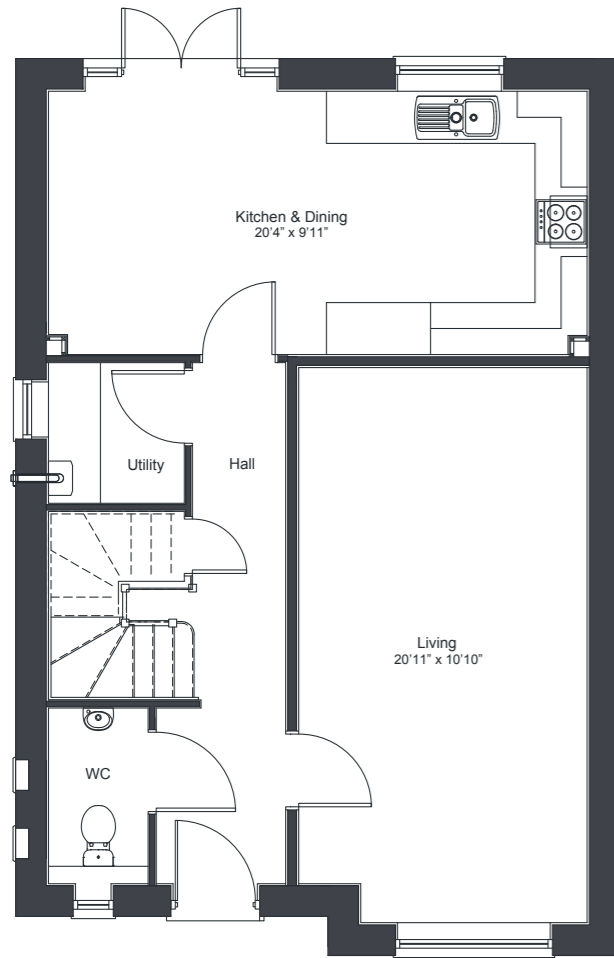
BEDROOMS	4
BATHROOMS	3

Ludgate Render, With a refined light exterior, this spacious home features a large living room, four bedrooms, and three bathrooms. Designed for comfortable family living, it offers ample natural light and well-proportioned spaces, perfect for relaxation and entertaining.

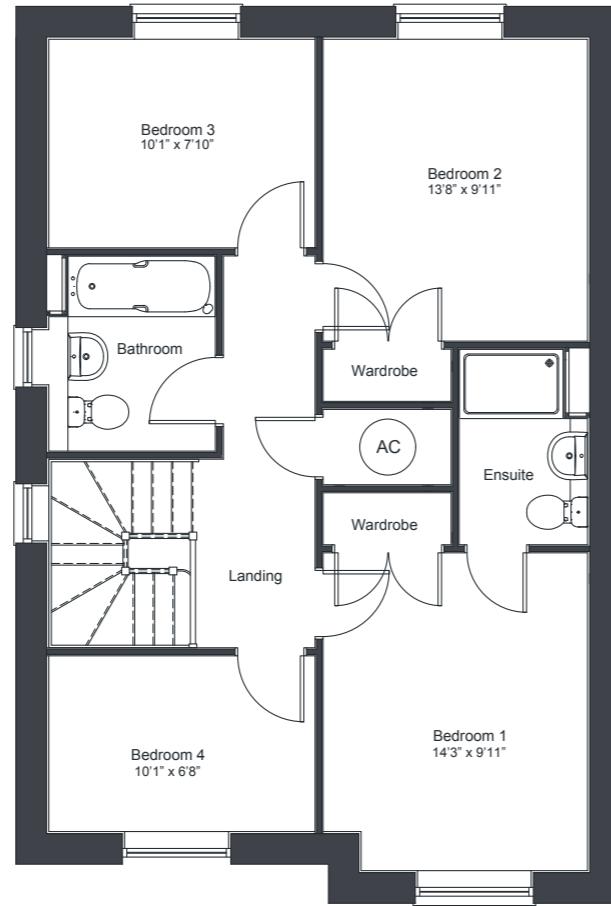
Stratford

4 Bedrooms
3 Bathrooms

2 Storeys



Ground Floor



First Floor

Plot Size: 118.95 sq.m / 1280 sq.ft



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Stratford

Plot 5 | 6 | 37

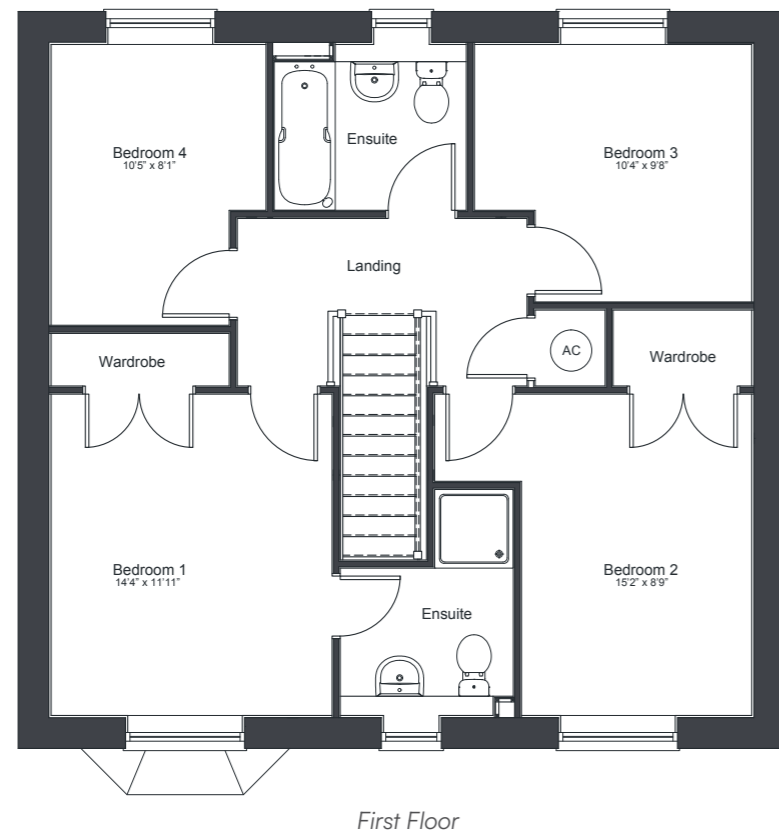
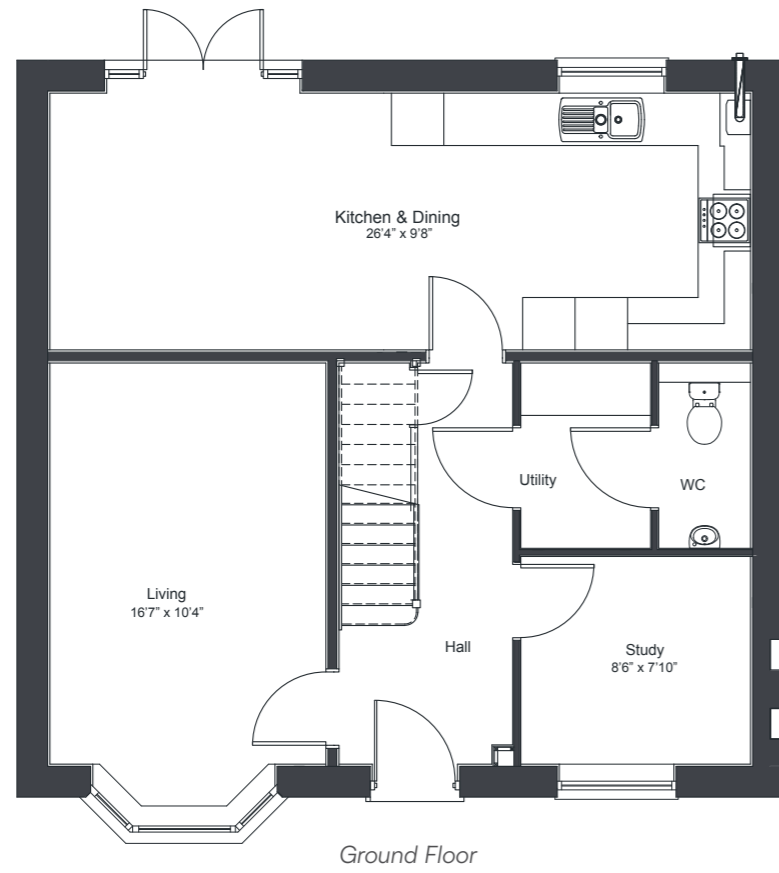
BEDROOMS	4
BATHROOMS	3

Carefully constructed with high-quality materials, this two-storey home features four bedrooms and three bathrooms, making it ideal for a family. It offers the perfect setting to appreciate the charm of English rural life.

Canterbury

4 Bedrooms
3 Bathrooms

2 Storeys



Plot Size: 125.74 sq.m / 1364 sq.ft



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Canterbury

Plot 3

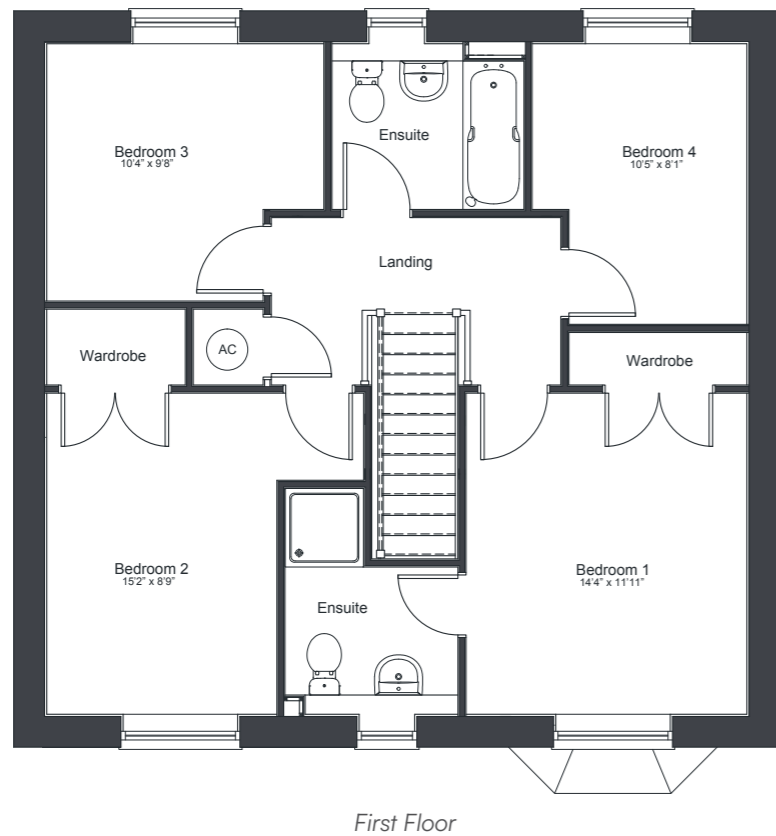
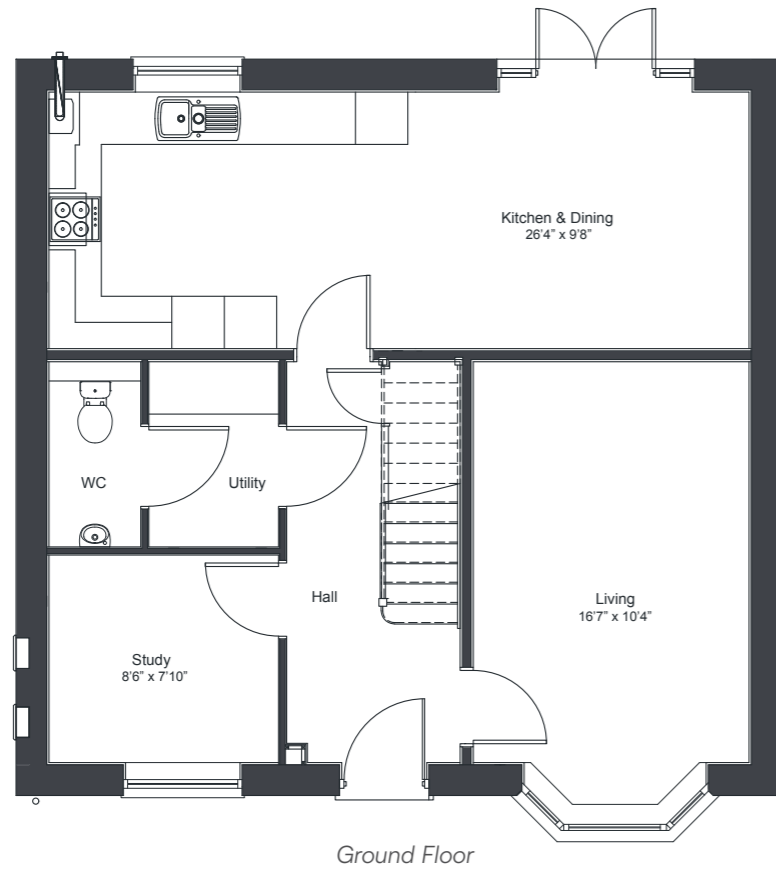
BEDROOMS	4
BATHROOMS	3

Canterbury, the largest house type in the development, is a two-storey home with four generously sized bedrooms, three luxurious bathrooms, and distinctive open-plan kitchen and dining areas—perfect for a large family.

Canterbury - Hipped Barn

4 Bedrooms
3 Bathrooms

2 Storeys



Plot Size: 125.79 sq.m / 1364 sq.ft



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Canterbury - Hipped Barn

Plot 7 | 26 | 31

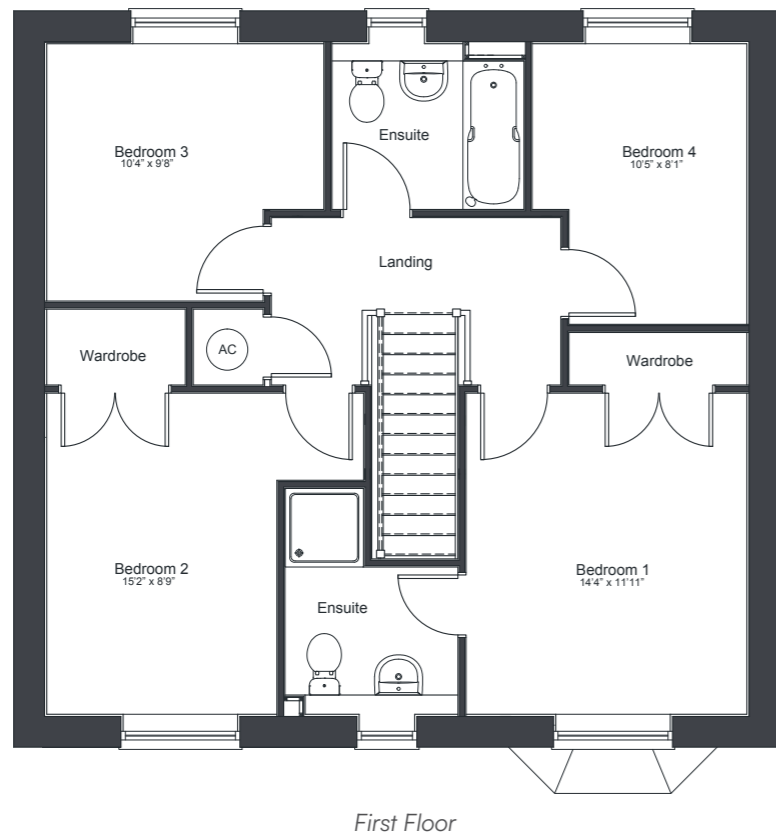
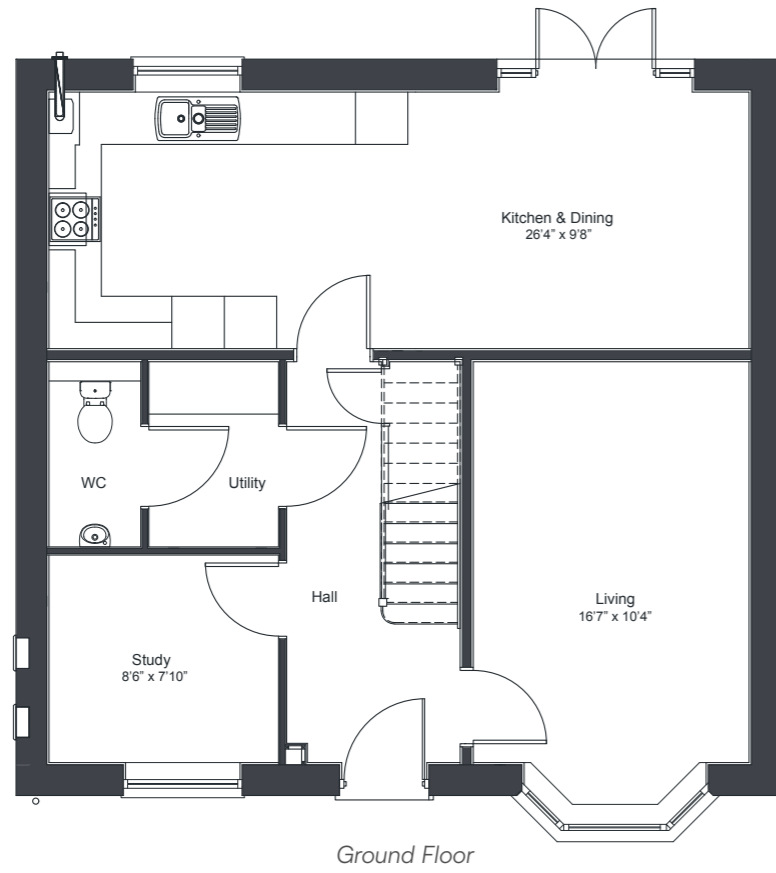
BEDROOMS	4
BATHROOMS	3

The Canterbury Hipped Barn, an expansive two-storey home, is the largest house type in the development. It boasts four generously sized bedrooms, three bathrooms, and open-plan kitchen and dining spaces, all thoughtfully designed to enhance both comfort and functionality.

Canterbury - Hipped Render

4 Bedrooms
3 Bathrooms

2 Storeys



Plot Size: 125.79 sq.m / 1364 sq.ft



COMPUTER GENERATED IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

Canterbury - Hipped Render

Plot 4 | 25

BEDROOMS	4
BATHROOMS	3

This expansive two-storey home, the largest in the development, offers four spacious bedrooms, three elegant bathrooms, and an open-plan kitchen and dining space, along with large living areas, perfect for family living. Unlike the Hipped Barn style, this home features a pristine white exterior that adds timeless elegance.

OUR PLEDGE

We appreciate the decision to purchase your new home is one of the most exciting and important decisions you will ever make.

We want you to feel fully informed, happy and secure when you buy your new home, which is why we clearly outline the levels of protection and service you can expect from us. Our experienced team will be with you every step of the way, both before and after you move into your new home, and here are some of the ways in which we will be there to help.



TRUST & EXPERIENCE

Customer satisfaction is at the heart of what we do, and is behind our consistent focus on exceptional design and high standards of quality. With a specialist team of reliable housebuilder professionals, we have a wealth of experience to deliver quality homes and excellent service.

WARRANTIES

St Philips Homes Ltd, through a nationally recognised provider, offers a 10 year structural warranty approved by the Council of Mortgage Lenders and underwritten by an A Rated insurance company authorised and regulated by the Financial Conduct Authority.

CONSUMER CODE

For your protection, the Consumer Code sets independent standards and procedures for homebuilders to follow. We support and fully comply with these industry regulations to provide you with the highest level of assurance, customer satisfaction and a clear procedure which you can rely on should you need it.

ENVIRONMENTALLY RESPONSIBLE

We set targets to reduce water, energy and waste on our sites, in our offices and to our homes. We always take care to protect biodiversity and natural habitats. Our homes include features that encourage sustainable living and reduction of energy bills such as low energy lighting, dual flush mechanism to WCs (to reduce water use), energy efficient appliances, high levels of loft insulation and external wall cavities to reduce heat loss in the winter and reduce heat gain in the summer.

Buying with St. Philips Homes



1. INITIAL ENQUIRY

When you make an enquiry with us, or visit our development, we will answer any questions you have about the property or the process and send you the sales brochure by post or email. We will also provide you with marketing information.

2. RESERVATION OF YOUR NEW HOME

Once you have chosen the home for you, our Sales Executive will guide you through the reservation process, including exchange of contracts, customer options, independent financial mortgage advice and indicative time scales. You will also meet the site manager responsible for building your new home and we will explain to you how the site manager and our sales team will keep in touch with you.

3. UPDATES ON YOUR NEW HOME

Throughout the process the site manager or a member of our sales team will provide you with regular updates on the progress of the build of your new home, and the likely completion date. During the process, the site manager and our sales team will be on hand during office hours to assist with any questions you may have.

4. FAMILIARISATION

Once your home is complete, we will organise a personal demonstration visit. This is the exciting moment when we show you around your new home for the first time and explain how everything works.

5. MOVING DAY

The most exciting day of all! When you have legally completed on the purchase of your new home, our sales team will be on hand with the keys to welcome you and ensure a smooth handover. We will also issue you with your Handover Manual.

6. SETTLING IN

We will contact you a week after moving in, and again after a month, to check that you are happy with your new home and that it meets all your expectations. If anything isn't quite right, we will resolve it promptly. We will ensure that you understand the procedure for reporting any problems during the warranty period.

7. CONSUMER CODE

We will provide you with a copy of the Consumer Code for Home Builders at the time of reservation and will adhere to the requirements it places upon us.

8. CUSTOMER SURVEY

8 weeks after you have moved into your new home we will send you a detailed customer survey form. Your feedback is vitally important to us, please let us know how we have performed.

9. BUILD-ZONE 10 YEAR STRUCTURAL WARRANTY

For further details about your warranty provider please contact: build-zone.com or call: 0345 230 9873

Castle Street, Eccleshall Sales Specification & Finishes.

	Beaufort	Cotteridge	Warstone	Ludgate	Stratford	Canterbury
Kitchen						
A choice of Gaddesby base and wall units fitted with soft closers to drawers and doors.	•	•	•	•	•	•
90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).	•	•	•	•	•	•
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.	•	•	•	•	•	•
Zanussi stainless steel built in tall double fan oven with 75cm five burner gas hob and 60cm chimney extractor hood. Refer to the kitchen design.				•	•	•
Zanussi stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood. Refer to the kitchen design.	•	•	•			
Integrated fridge/freezer 50/50 split (available as sales extra)						
Space for fridge/freezer.	•	•	•	•	•	•
Plumbing for washing machine or washer dryer space if no Utility . (Washing machine or washer dryer available as a sales extra).	•	•	•	•		
Integrated dishwasher (available as sales extra)						
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).	•	•	•	•	•	•
Stainless steel single and half inset sink bowl and drainer with chrome mixer tap.	•	•	•	•	•	•
Downlights to kitchen area and low voltage under wall unit lighting (available as sales extra)						
4 way spot light	•	•	•	•	•	•
White double socket with USB	•	•	•	•	•	•
Utility / Utility Cupboard / Laundry (where applicable)						
Units to match main kitchen.						•
A choice of 40mm laminated worktops and matching upstands.						•
Plumbing for washing machine or washer dryer space . (Washing machine or washer dryer available as a sales extra).						•
Tumble dryer space. (Space only - appliance to be self purchased & installed)						•
Bathroom						
Roper Rhodes steel bath with bath panel and frameless hinged screen and thermostatic shower with connection hose from bath mixer taps to shower head. Full height tiling to perimeter of bath.	•	•	•	•	•	•
Roper Rhodes WC with chrome dual flushplate and soft close toilet seat	•	•	•	•	•	•
Roper Rhodes semi-ped washbasin with chrome mixer tap.	•	•	•	•	•	•
Porcelanosa half height wall tiling behind sanitaryware	•	•	•	•	•	•
Porcelanosa half height wall tiling behind WC & tiled splashback above basin.						
Porcelanosa tiled finish to window cills (if window shown on plot specific drawings).	•	•	•	•	•	•
Shaver Sockets	•	•	•	•	•	•
Recessed Downlights (available as sales extra)						
Low Energy pendant light fitting.	•	•	•	•	•	•
Master En-suite (where provided)						
Glass panel shower enclosure to en-suite with Roper Rhodes marine round exposed thermostatic mixer overhead shower, separate handset on slide rail.	•	•	•	•	•	•
Roper Rhodes WC with chrome dual flushplate and soft close toilet seat	•	•	•	•	•	•
Roper Rhodes semi-ped washbasin with chrome mixer tap.	•	•	•	•	•	•
Porcelanosa full height wall tiling to shower enclosure, half height wall tiling behind sanitaryware.	•	•	•	•	•	•
Porcelanosa tiled finish to window cills (if window shown on plot specific drawings).			•			•
Shaver Socket	•	•	•	•	•	•
Recessed Downlights (available as sales extra)						
Low Energy pendant light fitting.	•	•	•	•	•	•
Cloackroom / WC						
Roper Rhodes WC with chrome dual flushplate and soft close toilet seat.	•	•	•	•	•	•
Roper Rhodes semi-ped washbasin with chrome mixer tap.	•	•	•	•	•	•
Porcelanosa wall tiling splashback above basin.	•	•	•	•	•	•
Recessed Downlights (available as sales extra)						

Low Energy batten light fitting.	•	•	•	•	•	•
Bedrooms						
Wardrobe to Bed 1 , fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips.	•	•	•	•	•	•
Wardrobe to Bed 2, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips.	•		•	•	•	•
Electrical						
Electrical sockets in white	•	•	•	•	•	•
Lounge pre-wired for BT & Terrestrial Digital TV	•	•	•	•	•	•
Master bedroom pre-wired for BT & Terrestrial Digital TV	•	•	•	•	•	•
Data (telephone) point in study (Refer to Working drawings for exact location).						•
2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).						•
Door bell	•	•	•	•	•	•
Low energy lighting to Building Regulations standard.	•	•	•	•	•	•
Energy saving in roof Solar PV panels (refer to plot or specific outputs).	•	•	•	•	•	•
Car charging point (refer to site layout for location)	•	•	•	•	•	•
Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings.		•	•	•	•	•
Heating						
Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).	•	•	•	•	•	•
Thermostat with digital display. (Refer to Working drawings for exact location). Single zone						
Thermostat with digital display. (Refer to Working drawings for exact location). Double zone	•	•	•	•	•	•
Internal & External Windows & Doors						
PVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).	•	•	•	•	•	•
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule.	•	•	•	•	•	•
Garage up & over steel door with Plastisol finish (where applicable).	•	•	•	•	•	•
White finished cottage style doors with chrome finish door furniture.	•	•	•	•	•	•
Insulated, drop down, loft hatch.	•	•	•	•	•	•
Decoration						
All walls to be finished in white matt emulsion.	•	•	•	•	•	•
Ceiling finished in white matt emulsion.	•	•	•	•	•	•
White gloss painted staircase with white gloss balustrades, handrails and newel caps.	•	•	•	•	•	•
White gloss painted MDF skirting & Archtrave	•	•	•	•	•	•
White gloss painted woodwork.	•	•	•	•	•	•
Security						
Multi-point door locking to external / french / patio / bi-fold doors (refer to layout for front door colour).	•	•	•	•	•	•
Windows fitted with window locks with key, unless fire escape (refer to layout for window colour).	•	•	•	•	•	•
Mains supply smoke detectors to Building Regulation requirements.	•	•	•	•	•	•
Carbon monoxide alarm to Building Regulation requirements.	•	•	•	•	•	•
Through door viewer and chain	•	•	•	•	•	•
PIR controlled external light to front door.	•	•	•	•	•	•
Pre-wire for external lights to rear	•	•	•	•	•	•
External Features						
Front garden graded, turfed and planted as applicable.	•	•	•	•	•	•
Rear garden graded and turfed	•	•	•	•	•	•
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).	•	•	•	•	•	•
Paths - Buff paving flags as indicated on site layouts.	•	•	•	•	•	•
Patio - Buff paving flags outside patio door as indicated on site layout.	•	•	•	•	•	•
External Tap	•	•	•	•	•	•
Oak canopy to entrance door	•	•	•	•	•	•
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).	•	•	•	•	•	•
Black gutters and downpipes.	•	•	•	•	•	•

DISCLAIMERS

SPECIFICATION

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases a similar alternative will be provided. St Philips Homes reserves the right to make these changes if required. Whilst these particulars are prepared with all due care for the convenience of the purchasers, the information is intended as a guide only. For specific information please contact St Philips Homes.

FLOOR PLANS

The Consumer Protection from Unfair Trading Regulations 2008. St Philips Homes Ltd operates a policy of continual product development, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. Room measurements are approximate only, floor plans, measurements and specifications are correct at the time of print. This information does not constitute a contract or warranty. Applicants are advised to contact St Philips Homes to ascertain the availability of any particular property. All computer generated images are indicative only.

MANAGEMENT COMPANY

A management company will be appointed to administer the effective operation and maintenance of the estate facilities for which a service charge will be levied and apportioned to the benefit offered.

GENERAL

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Philips Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The illustrated location map is a general guide only. All distances sourced from Google Maps and www.thetrainline.com. The Silk Works is a marketing name and will not necessarily form part of the approved postal address. Lifestyle photography images are indicative only. Applicants are advised to contact St Philips Homes to ascertain the availability of any particular property.



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