

MONTGOMERY PLACE

MARKET DRAYTON

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



TILIA
HOMES

Welcome to Montgomery Place

With its beautiful collection of three and four bedroom homes, Montgomery Place is perfectly placed for access to the local market town of Market Drayton. With shops, amenities and good transport links to the area, Market Drayton is ideal for first-time buyers, growing families and downsizers.



Education

Families will benefit at Market Drayton due to its close proximity to several schools.

Market Drayton Infant & Nursery School

A busy yet friendly school aiming to support all aspects of a child's development in a safe environment. Pupils are encouraged to respect all faiths, races and cultures, while key values such as democracy and liberty prepare young people for modern life in Britain.

Market Drayton Junior School

Part of the Empower Trust Inspire to Achieve network dedicated to providing outstanding education for every child in its care, Market Drayton Junior thrives on respect, aspiration, and collaboration where pupils are encouraged to explore the world with open eyes.

Grove School

The Grove School vision of 'achievement through caring' has resulted in outstanding support for pupils to achieve at the highest level. An infectious lifelong enthusiasm for learning and personal growth is engendered for all through stimulating and challenging lessons.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

21
min

Whitchurch
12.8 miles

39
min

Stoke-on-Trent
16.8 miles

44
min

Shrewsbury
21 miles



Destinations by train

From Whitchurch Station

28
min

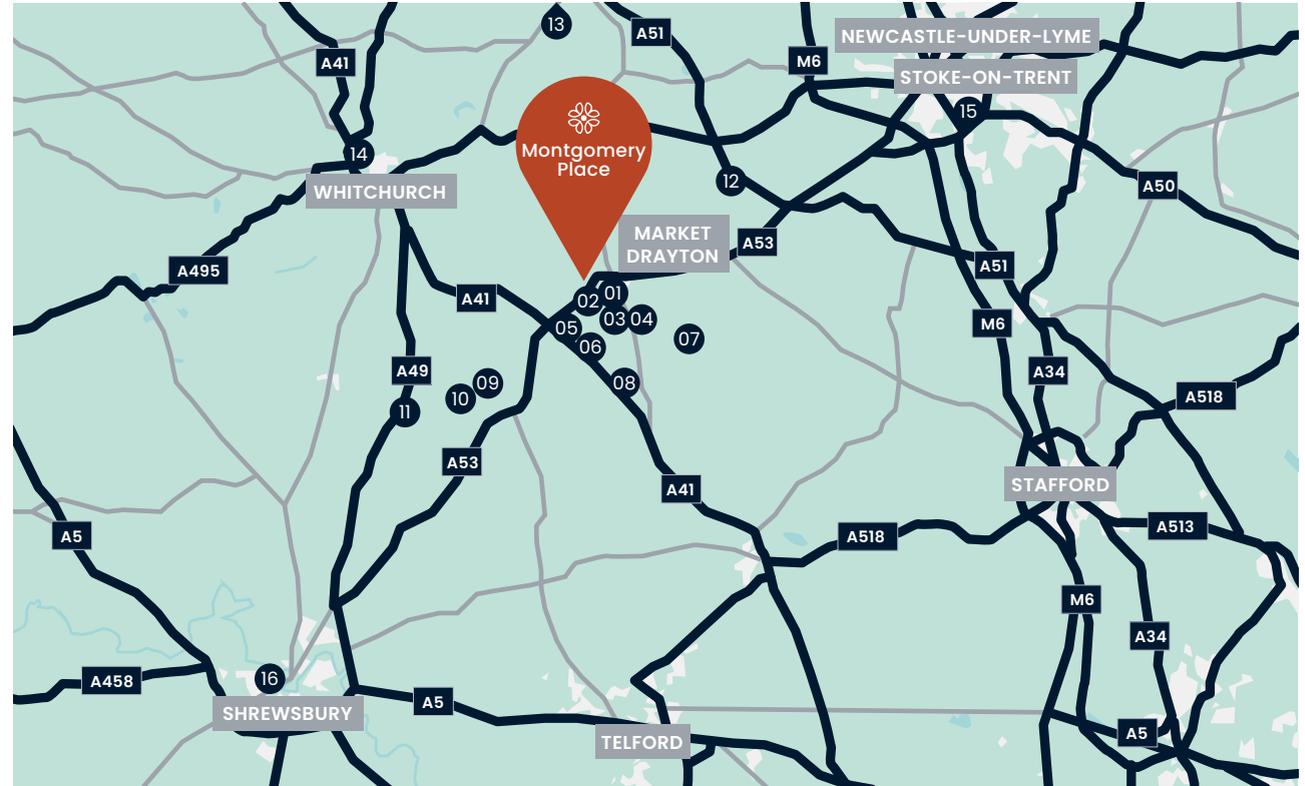
Shrewsbury

1 17
hr min

Stoke-on-Trent

1 36
hr min

Birmingham New Street



Your nearest transport links



Whitchurch Station



A54



Manchester Airport

Up to 2 Miles

01. Morrisons
02. Salisbury Hill Woodland
03. Market Drayton Town Centre
04. Market Drayton Museum & Resource Centre

Up to 5 Miles

05. Buntingsdale Hall
06. Market Drayton Golf Club
07. Tyrley Lock
08. Woodseaves Miniature Railway

Up to 10 Miles

09. Wollerton Old Hall Garden
10. Hodnet Hall Gardens
11. Hawkstone Park Follies
12. The Dorothy Clive Garden

Up to 25 Miles

13. Hack Green Secret Nuclear Bunker
14. Whitchurch
15. Stoke-on-Trent
16. Shrewsbury



The benefits of buying new

When you buy a home from Tilia Homes, you receive a 10-year NHBC Buildmark policy, ensuring long-term protection.

You will also receive a two-year builder warranty from Tilia Homes starting at legal completion and an additional eight years of structural insurance cover from a warranty provider (e.g. NHBC and LABC), which we hope gives you peace of mind in your new home.



Energy Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. It's brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



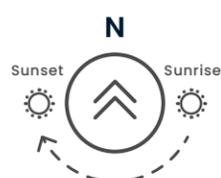
Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. November 2025.

MONTGOMERY PLACE

MARKET DRAYTON



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. The location of affordable homes are indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Please speak to our Sales Executives for more details. October 2025.



- Affordable Homes
- BCP - Bin Collection Point
- LAP - Local Area of Play
- SS - Sub-Station

The Dalston

2 Bedroom Semi-Detached Home



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The Dalston

2 Bedroom Semi-Detached Home

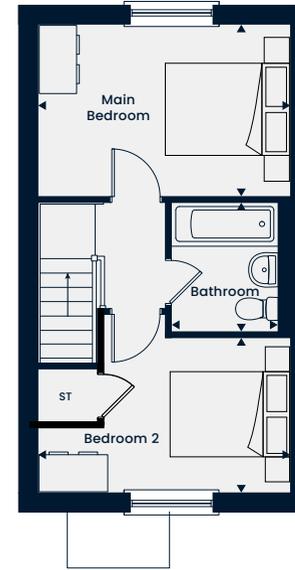
Total Area 660 sq. ft.

A charming two bedroom home featuring a spacious living room with double doors leading into the rear garden and a separate kitchen/dining area on the ground floor. Upstairs, two good-sized bedrooms are found alongside the family bathroom.



Ground Floor

Kitchen/Dining Area	4.69m x 1.88m 15'4" x 6'2"
Living Room	4.01m x 2.71m 13'2" x 8'10"



First Floor

Main Bedroom	4.01m x 2.76m 13'2" x 9'1"
Bedroom 2	4.01m x 2.48m 13'2" x 8'1"
Bathroom	2.07m x 1.90m 6'9" x 6'3"

ST – Storage WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2025.



The Marston

2 Bedroom Semi-Detached Home



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The Marston

2 Bedroom Semi-Detached Home

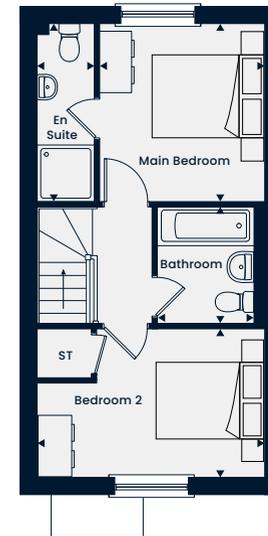
Total Area 709 sq. ft.

The Marston is a delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading into the garden and a separate living room. On the first floor, the main bedroom features an en suite, there is a second good-sized bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.01m x 3.16m 13'2" x 10'4"
Living Room	4.01m x 3.71m 13'2" x 12'2"



First Floor

Main Bedroom	3.16m x 2.91m 10'4" x 9'6"
En Suite	3.16m x 1.00m 10'4" x 3'3"
Bedroom 2	4.01m x 2.64m 13'2" x 8'8"
Bathroom	2.07m x 1.90m 6'9" x 6'3"

ST – Storage WC – Cloakroom

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The Cornwood

3 Bedroom Semi-Detached Home



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The Cornwood

3 Bedroom Semi-Detached Home

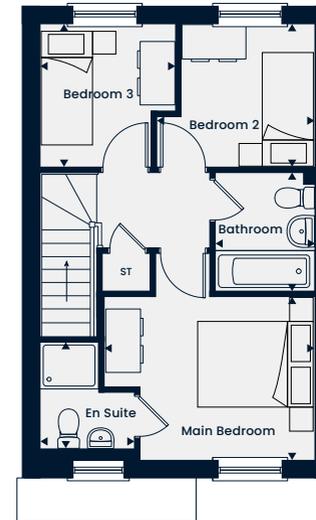
Total Area 783 sq. ft.

A three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.68m x 2.86m 15'4" x 9'4"
Living Room	4.68m x 4.54m 15'4" x 14'10"



First Floor

Main Bedroom	3.59m x 2.81m 11'9" x 9'2"
En Suite	2.03m x 1.61m 6'8" x 5'3"
Bedroom 2	2.70m x 2.46m 8'10" x 8'1"
Bedroom 3	2.46m x 2.31m 8'1" x 7'7"
Bathroom	2.04m x 1.70m 6'8" x 5'7"

ST – Storage WC – Cloakroom

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The Alderley

3 Bedroom Home



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The Alderley

3 Bedroom Home

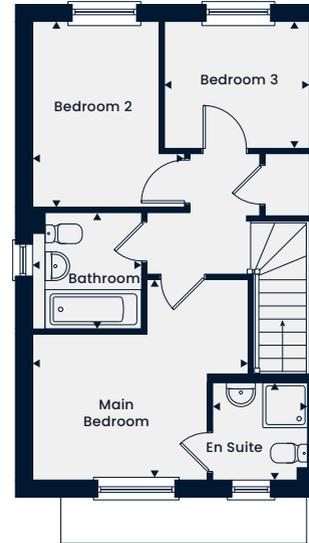
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.14m x 3.17m 13'7" x 10'5"
Living Room	4.84m x 3.43m 15'10" x 11'3"



First Floor

Main Bedroom	3.78m x 3.54m 12'5" x 12'4"
En Suite	1.71m x 1.68m 5'7" x 5'6"
Bedroom 2	3.35m x 2.65m 11'0" x 8'8"
Bedroom 3	2.53m x 2.23m 8'3" x 7'3"
Bathroom	2.07m x 1.90m 6'9" x 6'2"

WC – Cloakroom

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The Hartwood

3 Bedroom Semi-Detached Home



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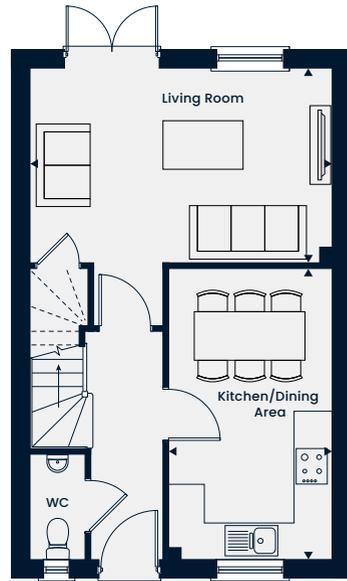


The Hartwood

3 Bedroom Semi-Detached Home

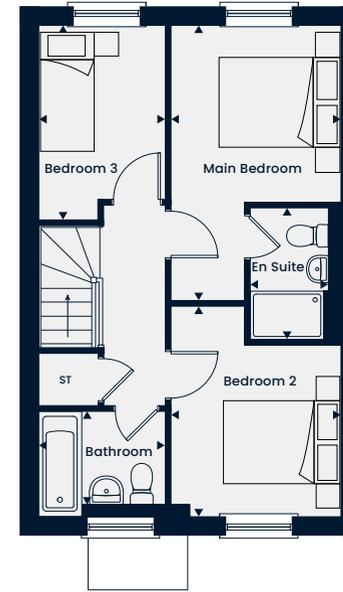
Total Area 866 sq. ft.

A spacious three bedroom home featuring a living room with double doors leading out to the garden and an open-plan kitchen/dining area. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.77m x 2.66m 15'8" x 8'9"
Living Room	4.91m x 3.20m 16'1" x 10'6"



First Floor

Main Bedroom	4.52m x 2.76m 14'10" x 9'0"
En Suite	2.15m x 1.47m 7'0" x 4'10"
Bedroom 2	3.45m x 2.76m 11'4" x 9'0"
Bedroom 3	3.20m x 2.06m 10'6" x 6'9"
Bathroom	2.06m x 1.72m 6'9" x 5'7"

ST – Storage WC – Cloakroom

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The Monkwood

3 Bedroom Detached Home



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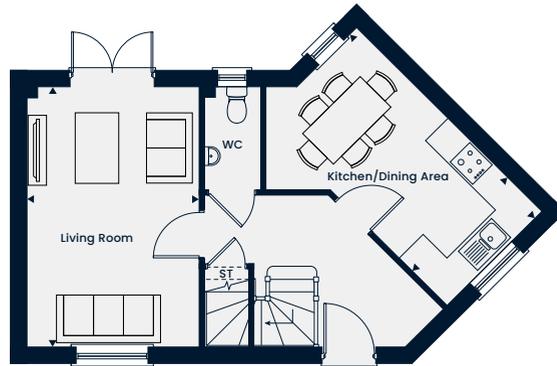


The Monkwood

3 Bedroom Detached Home

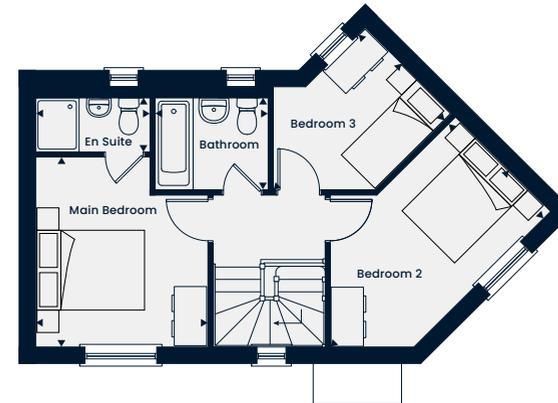
Total Area 890 sq. ft.

A delightful three bedroom home that benefits from a spacious living area with double doors leading out to the garden and an open-plan kitchen/dining area. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	4.80m x 2.46m 15'9" x 8'1"
Living Room	4.80m x 3.14m 15'9" x 10'3"



First Floor

Main Bedroom	3.50m x 3.14m 11'6" x 10'3"
En Suite	2.09m x 1.20m 6'10" x 3'11"
Bedroom 2	4.58m x 2.46m 15'0" x 8'1"
Bedroom 3	3.27m x 2.25m 10'8" x 7'4"
Bathroom	2.06m x 1.90m 6'9" x 6'3"

ST – Storage WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2025.



The Bembridge

3 Bedroom Home



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The Bembridge

3 Bedroom Home

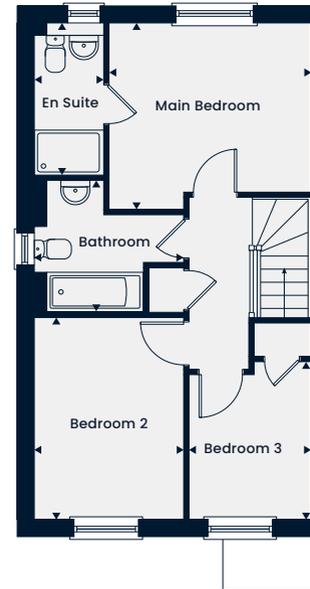
Total Area 915 sq. ft.

The Bembridge is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and a large open-plan kitchen/dining area. Upstairs, there is a main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.26m x 2.68m 17'3" x 8'9"
Living Room	4.83m x 3.43m 15'10" x 11'3"



First Floor

Main Bedroom	3.54m x 3.29m 11'7" x 10'9"
En Suite	2.68m x 1.20m 8'9" x 3'11"
Bedroom 2	3.57m x 2.61m 11'8" x 8'7"
Bedroom 3	2.78m x 2.13m 9'1" x 7'0"
Bathroom	2.61m x 2.34m 8'7" x 7'8"

WC – Cloakroom

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The Derwent

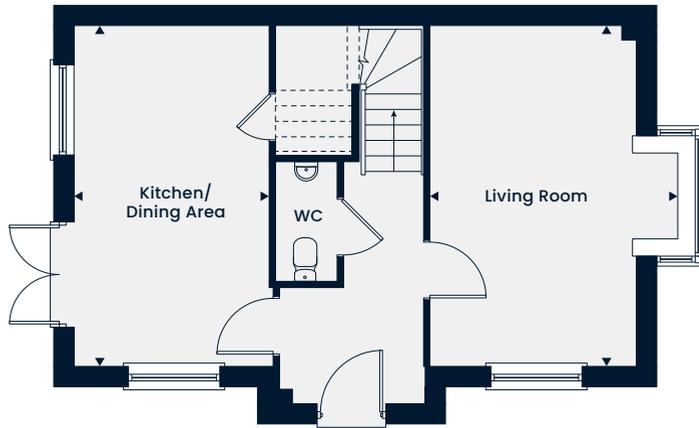
3 Bedroom Home



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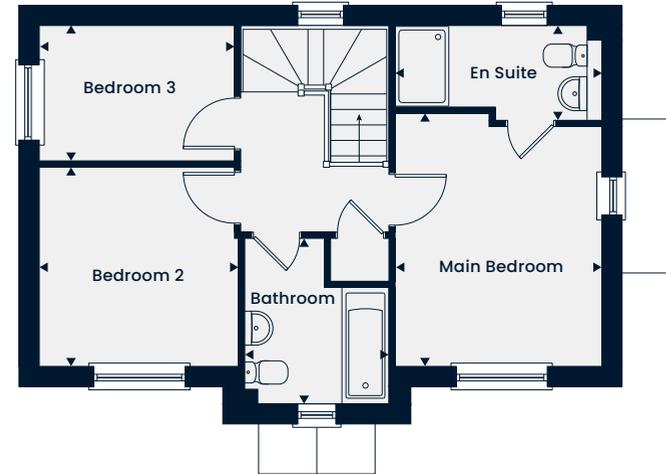


A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.07m x 2.88m 16'7" x 9'5"
Living Room	5.07m x 3.73m 16'7" x 12'3"



First Floor

Main Bedroom	3.78m x 3.05m 12'5" x 10'0"
En Suite	3.05m x 1.40m 10'0" x 4'7"
Bedroom 2	2.97m x 2.94m 9'9" x 9'8"
Bedroom 3	2.88m x 2.01m 9'5" x 6'7"
Bathroom	2.46m x 2.15m 8'0" x 7'0"

WC – Cloakroom

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The Dunstable

3 Bedroom Home



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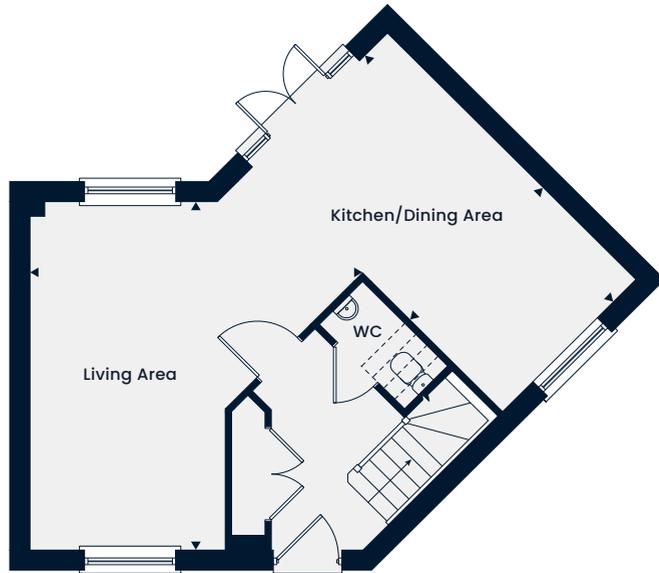


The Dunstable

3 Bedroom Home

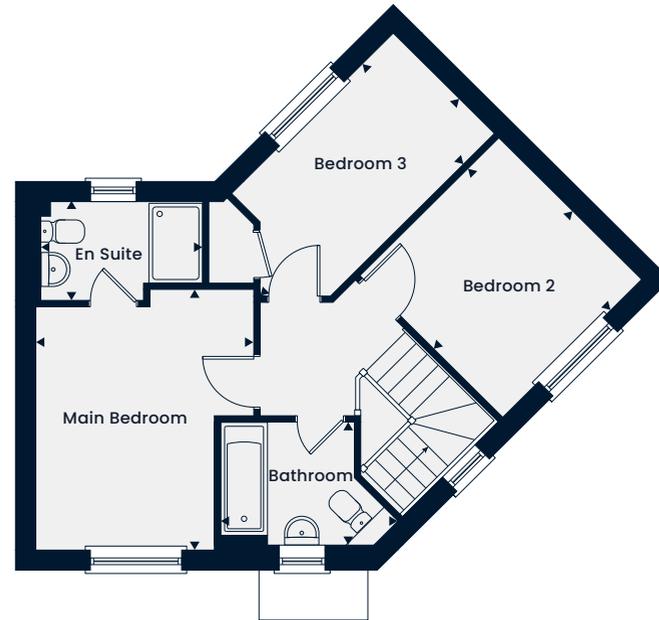
Total Area 947 sq. ft.

A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	5.18m x 2.78m 17'0" x 9'1"
Living Area	5.18m x 4.93m 17'0" x 16'2"



First Floor

Main Bedroom	3.89m x 3.22m 12'9" x 10'6"
En Suite	2.41m x 1.46m 7'10" x 4'9"
Bedroom 2	2.98m x 2.90m 9'9" x 9'6"
Bedroom 3	4.17m x 2.11m 13'8" x 6'11"
Bathroom	2.62m x 1.85m 8'7" x 6'0"

WC – Cloakroom

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The Kingston

3 Bedroom Home



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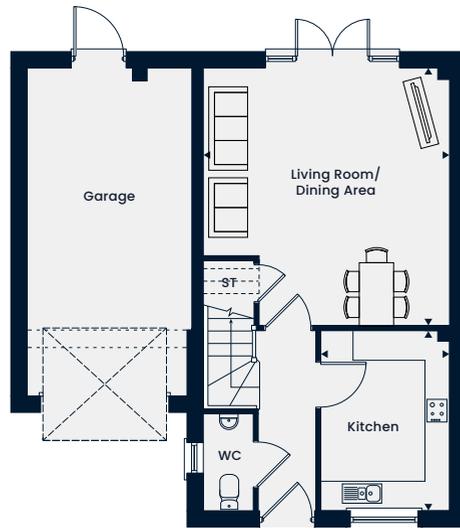


The Kingston

3 Bedroom Home

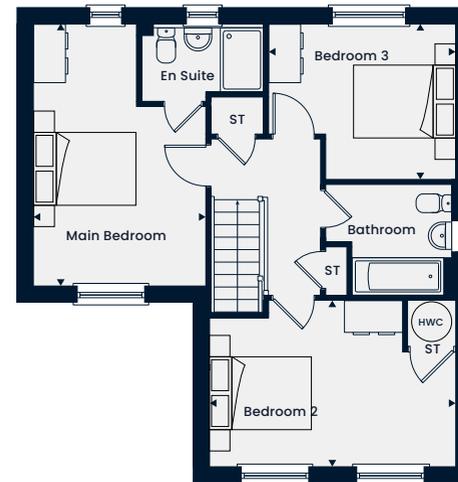
Total Area 969 sq. ft.

A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



Ground Floor

Kitchen/Dining Area	4.64m x 2.38m 15'2" x 7'9"
Living Room	4.48m x 3.48m 14'8" x 11'5"



First Floor

Main Bedroom	4.85m x 3.17m 15'10" x 10'4"
En Suite	2.26m x 1.42m 7'4" x 4'8"
Bedroom 2	4.51m x 3.08m 14'9" x 10'1"
Bedroom 3	3.44m x 2.88m 11'3" x 9'5"
Bathroom	2.33m x 2.07m 7'7" x 6'9"

WC – Cloakroom

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The Melford

3 Bedroom Home



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The Melford

3 Bedroom Home

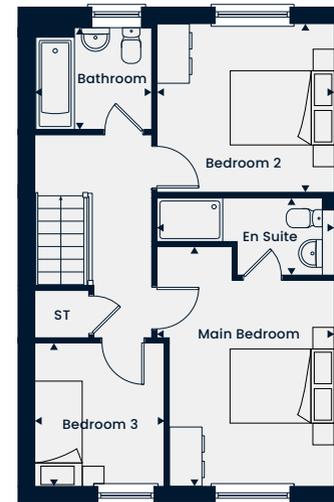
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

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The Scotswood

3 Bedroom Detached Home



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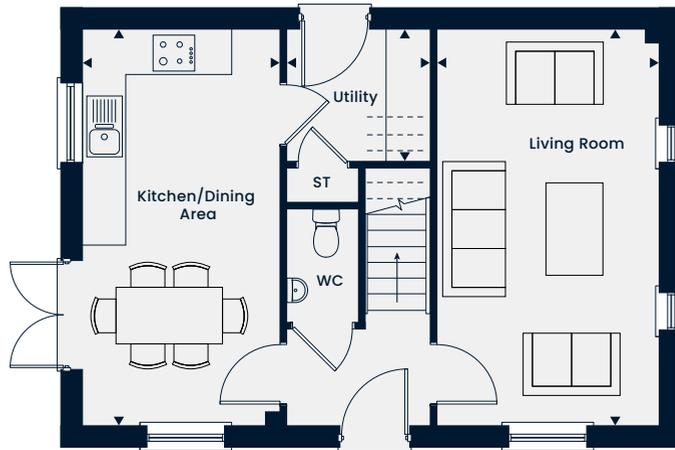


The Scotswood

3 Bedroom Detached Home

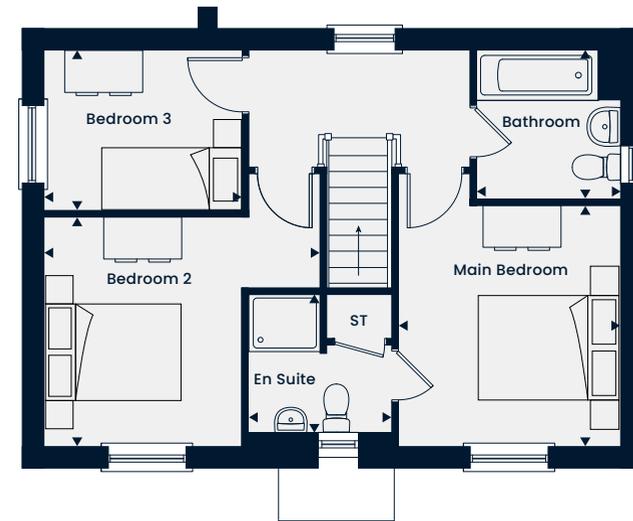
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a separate family room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.58m x 2.76m 18'3" x 9'1"
Living Room	5.58m x 3.10m 18'3" x 10'2"
Utility	2.00m x 1.86m 6'7" x 6'1"



First Floor

Main Bedroom	3.39m x 3.10m 11'1" x 10'2"
En Suite	2.14m x 2.00m 7'0" x 6'7"
Bedroom 2	3.86m x 3.27m 12'8" x 10'8"
Bedroom 3	2.77m x 2.26m 9'1" x 7'5"
Bathroom	2.10m x 2.01m 6'10" x 6'7"

ST – Storage WC – Cloakroom

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The Chelford

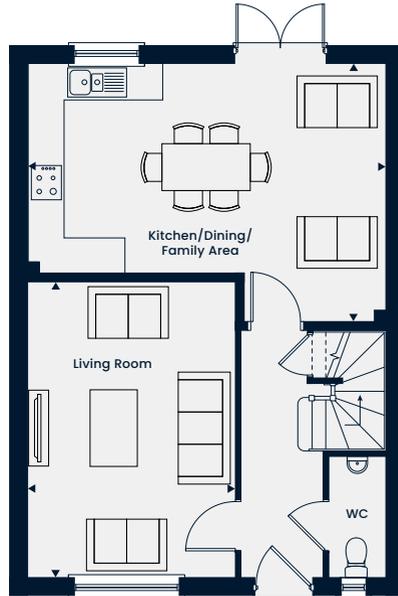
4 Bedroom Detached Home



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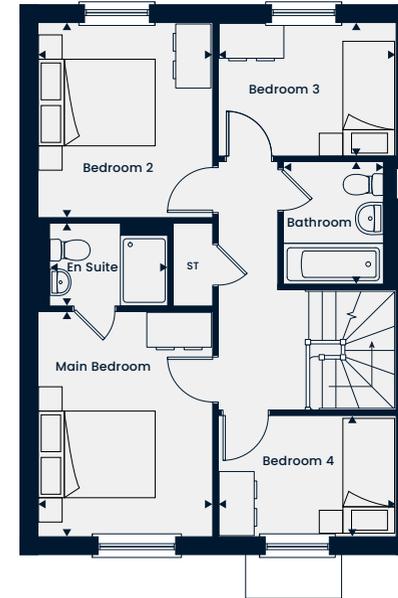


A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.03m x 4.39m 19'9" x 14'5"
Living Room	5.02m x 3.50m 16'5" x 11'6"



First Floor

Main Bedroom	3.83m x 2.95m 12'7" x 9'8"
En Suite	2.19m x 1.40m 7'2" x 4'7"
Bedroom 2	3.30m x 2.95m 10'10" x 9'8"
Bedroom 3	2.99m x 2.27m 9'9" x 7'5"
Bedroom 4	2.99m x 2.06m 9'9" x 6'9"
Bathroom	2.07m x 1.90m 6'9" x 6'3"

ST – Storage WC – Cloakroom

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The Fairford

4 Bedroom Detached Home



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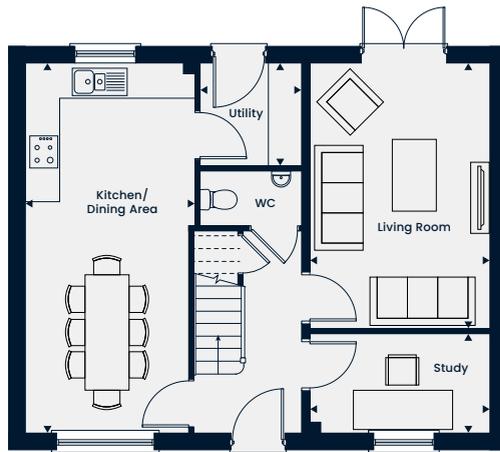


The Fairford

4 Bedroom Detached Home

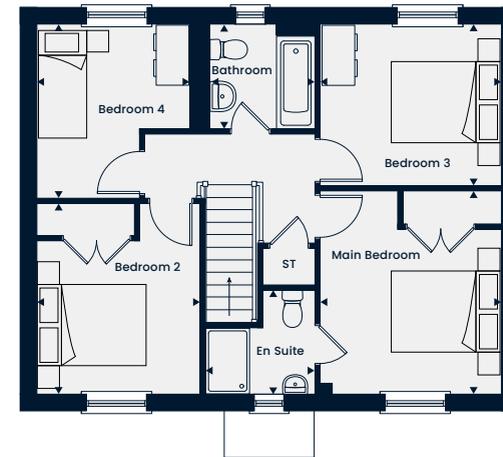
Total Area 1,230 sq. ft.

A spacious four bedroom home which benefits from a study, utility, open-plan kitchen/dining area and a separate living room with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.71m x 3.06m 22'0" x 10'0"
Living Room	4.82m x 3.25m 15'9" x 10'8"
Study	3.25m x 1.80m 10'8" x 5'11"
Utility	1.86m x 1.84m 6'1" x 6'0"



First Floor

Main Bedroom	3.68m x 3.27m 12'1" x 10'9"
En Suite	1.98m x 1.88m 6'6" x 6'2"
Bedroom 2	3.46m x 2.94m 11'4" x 9'7"
Bedroom 3	3.27m x 2.93m 10'9" x 9'7"
Bedroom 4	3.16m x 2.76m 10'4" x 9'1"
Bathroom	2.17m x 1.90m 7'1" x 6'3"

ST – Storage WC – Cloakroom

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The Ashleworth

4 Bedroom Home



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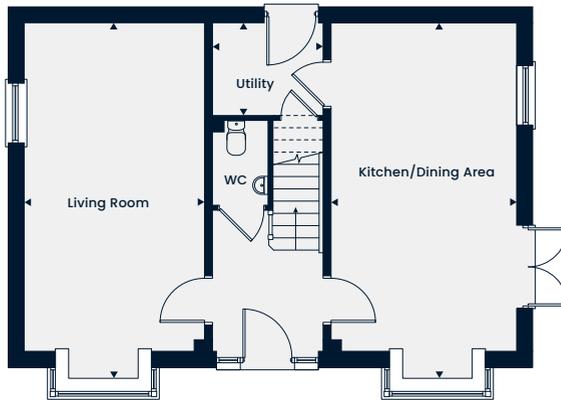


The Ashleworth

4 Bedroom Home

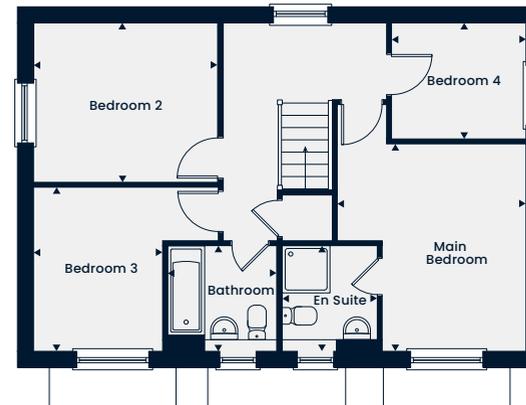
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



Ground Floor

Kitchen/Dining Area	6.76m x 3.47m 22'2" x 11'4"
Living Room	6.76m x 3.37m 22'2" x 11'0"
Utility	2.08m x 1.74m 6'10" x 5'8"



First Floor

Main Bedroom	3.92m x 3.53m 12'10" x 11'7"
En Suite	1.98m x 1.79m 6'6" x 5'10"
Bedroom 2	3.45m x 3.01m 11'4" x 9'10"
Bedroom 3	3.09m x 2.41m 10'1" x 7'11"
Bedroom 4	2.51m x 2.18m 8'3" x 7'1"
Bathroom	2.06m x 1.98m 6'9" x 6'6"

WC – Cloakroom

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The Buckland

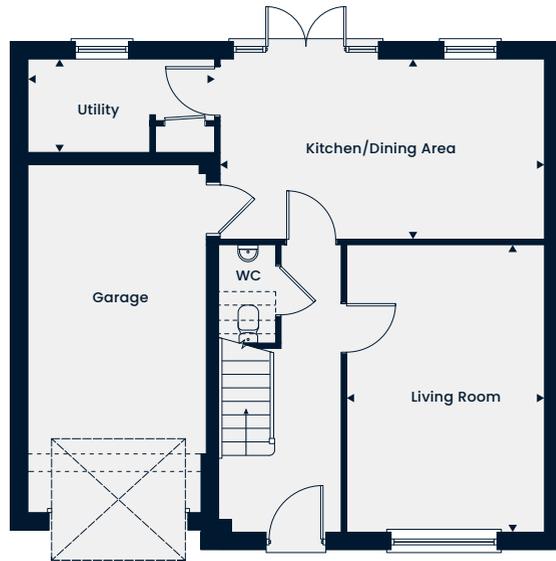
4 Bedroom Home



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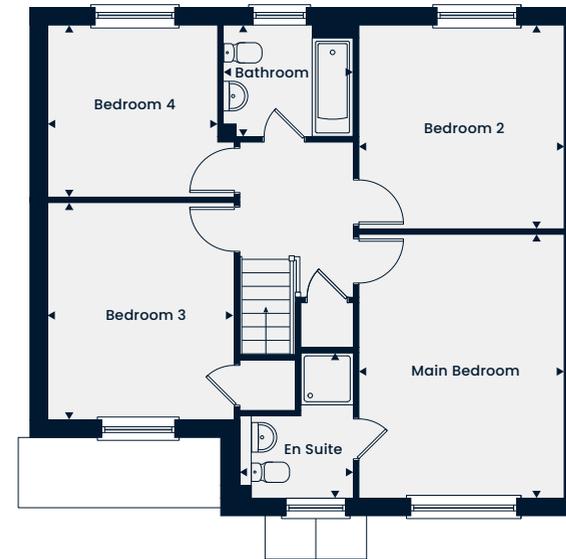


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.08m 18'1" x 10'1"
Living Room	4.93m x 3.36m 16'2" x 11'0"
Utility	3.17m x 1.56m 10'4" x 5'1"



First Floor

Main Bedroom	4.52m x 3.48m 14'10" x 11'5"
En Suite	2.48m x 1.94m 8'1" x 6'4"
Bedroom 2	3.49m x 3.48m 11'5" x 11'5"
Bedroom 3	3.72m x 3.17m 12'2" x 10'4"
Bedroom 4	2.94m x 2.88m 9'7" x 9'5"
Bathroom	2.22m x 1.90m 7'3" x 6'3"

WC – Cloakroom

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The Chiddingstone

4 Bedroom Home



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The Chiddingstone

4 Bedroom Home

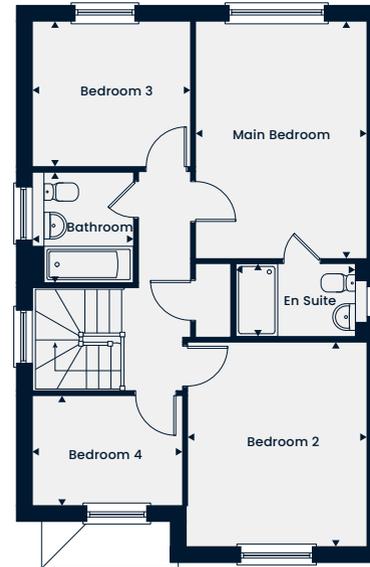
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with a bi-folding door leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

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The Cliveden

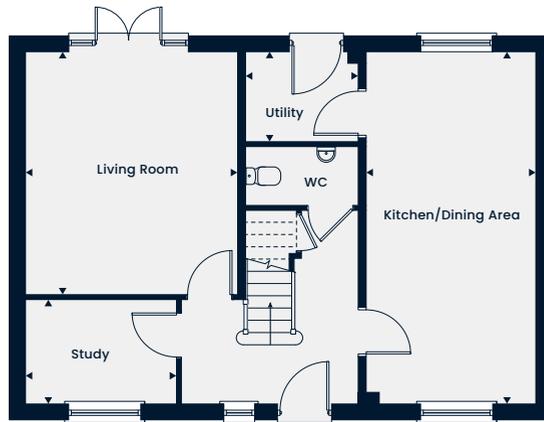
4 Bedroom Home



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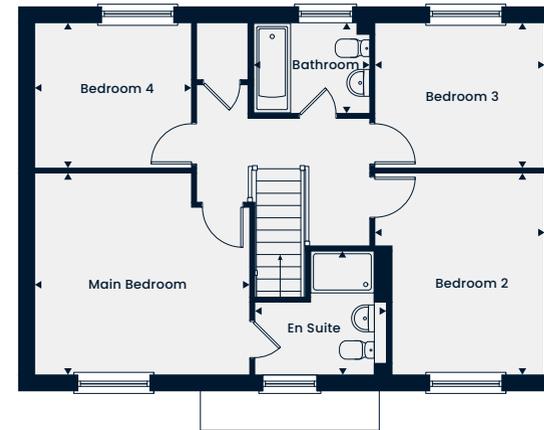


A generous four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, the main bedroom features an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.64m x 3.17m 21'9" x 10'5"
Living Room	4.59m x 3.97m 15'0" x 13'0"
Study	2.82m x 1.96m 9'3" x 6'5"
Utility	2.12m x 1.68m 6'11" x 5'6"



First Floor

Main Bedroom	4.03m x 3.81m 13'2" x 12'6"
En Suite	2.48m x 2.33m 8'1" x 7'8"
Bedroom 2	3.81m x 3.18m 12'6" x 10'5"
Bedroom 3	3.18m x 2.74m 10'5" x 9'0"
Bedroom 4	2.93m x 2.74m 9'7" x 9'0"
Bathroom	2.19m x 1.70m 7'2" x 5'7"

WC – Cloakroom

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