

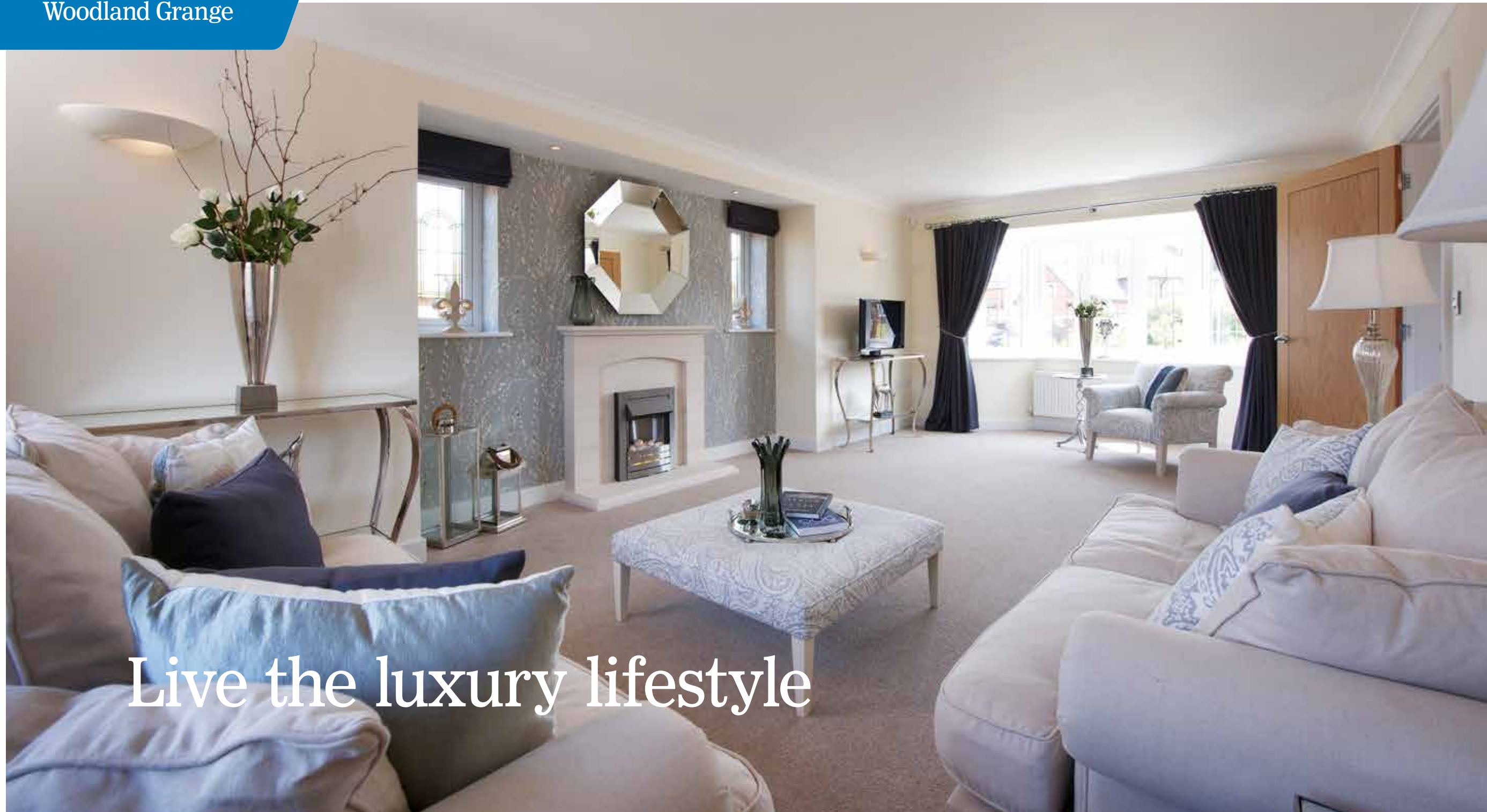
# Woodland Grange

Harworth



**JONES**  
HOMES





Live the luxury lifestyle



## Luxury living is about having it all

If you dream of living in a beautiful home, with a high quality interior in a sought-after location, it can all be yours at Woodland Grange.

This exclusive development offers a range of beautiful 2, 3 and 4 bedroom homes built to traditionally high standards, suiting everyone from first time buyers to families. Traditionally designed with modern living in mind, the light and airy interiors offer plenty of space to work, play and relax in style whilst the variety of external finishes gives each home character and identity.

The development is ideally located in the small town of Harworth, close to the neighbouring villages of Tickhill and Bawtry. Which means there is a good range of amenities on hand, including cafes, shops, restaurants, local schools and health care facilities. For commuters, the close proximity of the A1 provides good access to South Yorkshire, Nottinghamshire and M1 links.



## Perfecting every last detail

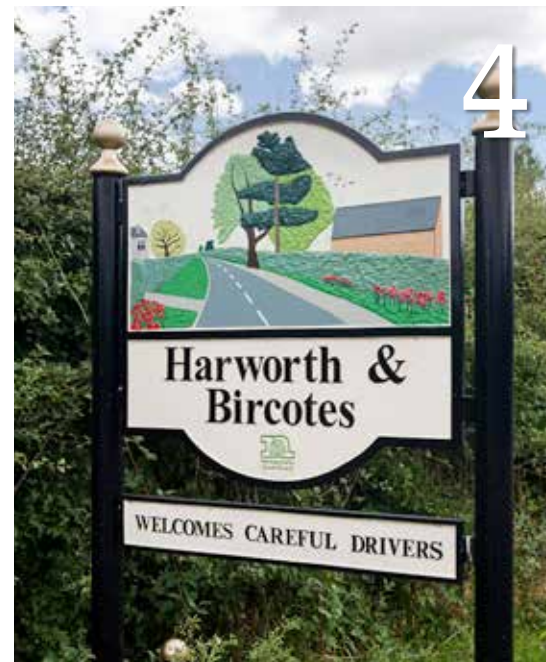
Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen with top of the range stainless steel appliances, and modern bathrooms with Aqualisa showers, low profile shower trays and a choice of stunning Porcelanosa tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Woodland Grange to help preserve and improve the natural environment.







1. Harworth & Bircotes Cricket Club
2. Tickhill Market Place
3. Asda Superstore
4. Welcome to Harworth & Bircotes
5. River Ryton

## Jones Homes, building superior homes in all the best locations

Harworth, a warm and welcoming town in Nottinghamshire.

Originally a mining town, Harworth has become a busy little town which serves the community well with everything it needs for modern living. Currently under regeneration with many new additions including a new Asda Superstore and many other employment and retail opportunities which will be ongoing, this semi-rural location also benefits from being surrounded by a wealth of wildlife at nearby Plumtree Park and the Yorkshire Wildlife Park. These natural beauty spots are perfect for long leisurely walks, cycling and al fresco dining.

What's more, the thriving and cosmopolitan city of Sheffield is just 30 minutes' drive away. Here you'll find a vibrant and varied mix of arts, culture, dining and entertainment, as well as Meadowhall shopping centre. And if you want to explore further afield, the City of Nottingham is just an hour's drive South.





## Homes built with pride

With over 55 years' experience building individual houses in locations as desirable as Harworth, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well considered layouts, every new

development is the best it can possibly be. It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.



## Phase 3

- **The Davenham**  
4 bedroom detached home
- **The Wellington**  
4 bedroom detached home
- **The Bramhall**  
4 bedroom detached home
- **The Malham**  
4 bedroom detached home
- **The Calder**  
4 bedroom detached home
- **The Thornton**  
3 bedroom semi-detached home
- **The Birch**  
3 bedroom semi-detached home
- **The Birch**  
3 bedroom mews home
- **The Langley**  
3 bedroom semi-detached home
- **The Henbury 2**  
2 bedroom mews home



## Specification

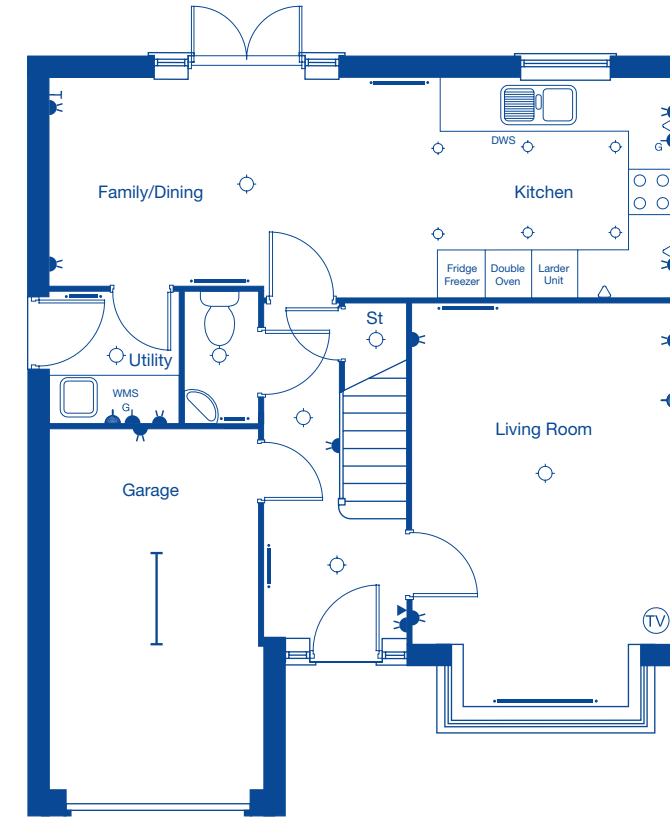
General	Detached	Mews
Double glazed PVCu windows with low 'E' glazing	•	•
Smooth plastered ceiling throughout in white	•	•
White gloss painted 6 panel doors with polished chrome furniture		•
White gloss painted 2 panel doors with polished chrome furniture	•	
White gloss architrave and skirting	•	•
White PVCu French doors to patio area	•	•
Choice of wall colour throughout*	•	•
TV points to lounge, family and bedrooms	•	
BT/TV points to lounge and bedroom 1		•
BT points to hall, lounge, bedroom 1 and kitchen	•	
Oak stained handrail with white gloss painted newels and spindles	•	•
Gas central heating with combi boiler		•
Gas central heating with condensing boiler	•	
Thermostatic controlled radiator valves†	•	•
Energy saving insulation to cavity walls and roof space	•	•
Smoke detectors and carbon monoxide detectors, plus heat detectors†	•	•
Coloured front door** with white internal face and polished stainless steel furniture	•	•
Canopy light to porch†	•	•
Colour coordinating garage door**	•	
Gas point in lounge	•	
NHBC Buildmark Cover	•	•
Alarm keypad to WC†	•	•
Polished chrome door bell with white chime†	•	•

Kitchen	Detached	Mews
Choice of fitted kitchen and square edge worktops* and upstands plus stainless steel splashback	•	•
Stainless steel sink and drainer	•	•
Integrated NEFF fridge-freezer, hob, double oven and cooker hood	•	
Bosch stainless steel gas hob, single oven and cooker hood		•
Plumbing and power for washing machine and dishwasher	•	•
Delta worktop lighting to kitchen wall units	•	•
LED downlighters*	•	•
Bathroom/En Suite		
Modern bathroom suite in white with chrome fittings	•	•
Aqualisa shower over bath with shower screen†	•	•
Aqualisa shower cubicle to bathroom and en suites	•	
White vanity units to wash-hand bases recess†	•	
Illuminated cabinet with heated mirror to bathroom	•	
Shaver socket to bathroom or en suite†	•	
Mirror to recess behind basin to en suite†	•	
Heated chrome ladder towel rail to bathroom and en suite†	•	
Fully tiled walls in a choice of tiles from Porcelanosa*		•
Fully tiled walls and floors in a choice of tiles from Porcelanosa*	•	
LED downlighters*	•	•
External		
Turfed rear garden with paved patio area and landscaped** front garden	•	•
Elevational treatment and finish as individual plot detailed drawings**	•	•
Cold water tap to garage†	•	
Fluorescent light to garage	•	
Tarmac driveways	•	•
Private drive lighting†	•	

These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

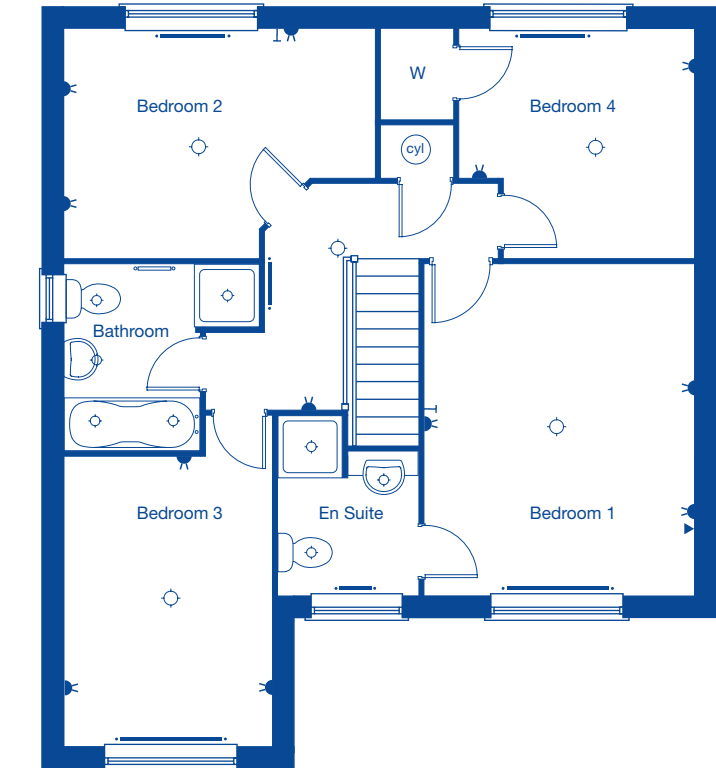
†Where applicable. \*Where a choice is stated, it will form our standard range and will be subject to the build stage of your chosen plot. \*\*As per streetscene. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details.





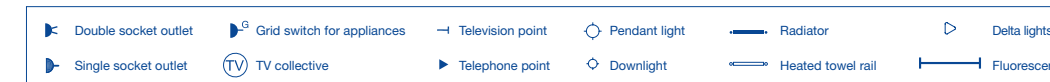
**Ground Floor**

Living Room	5.00m x 3.34m	16'5" x 10' 11"
Kitchen/Family/Dining	8.03m x 2.75m	26'4" x 9'0"
Garage	4.58m x 2.56m	15'3" x 8'4"



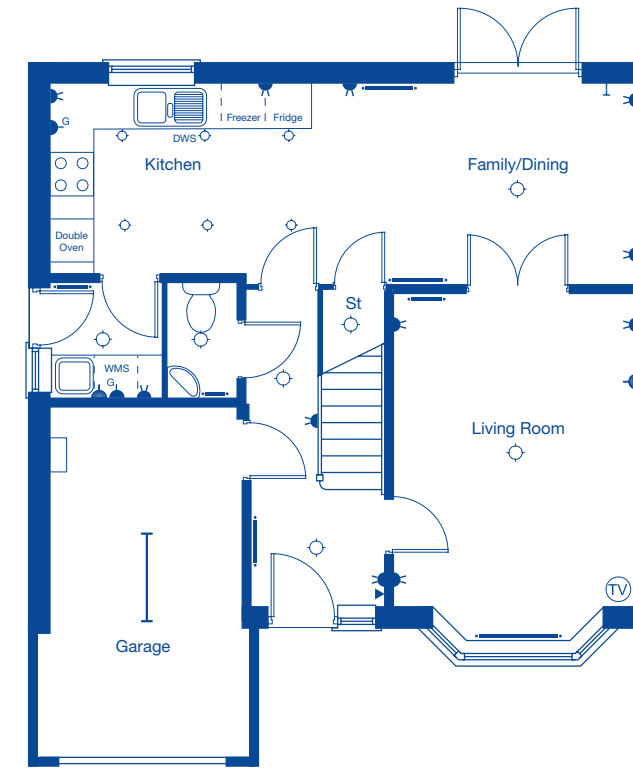
**First Floor**

Bedroom 1	4.18m x 3.41m	13'9" x 11'2"
Bedroom 2	3.97m x 2.88m	13'0" x 9'5"
Bedroom 3	3.64m x 2.66m	11'11" x 8'9"
Bedroom 4	2.95m x 2.87m	9'8" x 9'5"



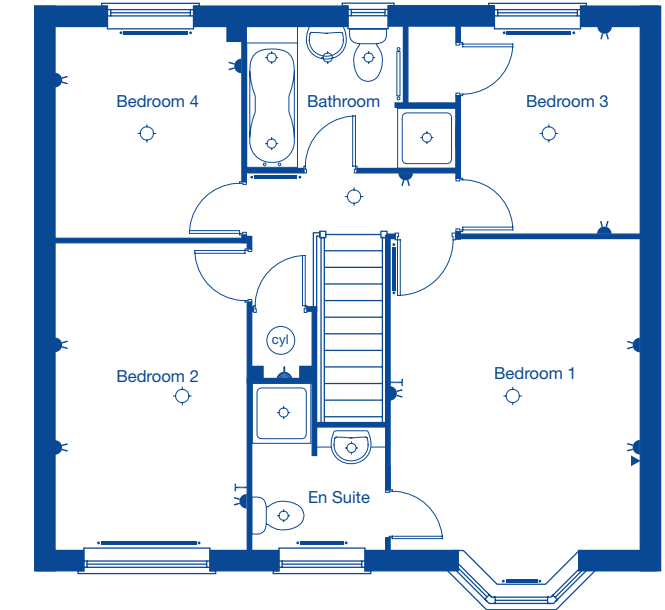
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**Ground Floor**

Living Room	4.24m <sup>†</sup> x 3.32m	13'11" <sup>††</sup> x 10'11"
Kitchen/Family/Dining	8.03m x 2.74m*	26'4" x 9'0"*



**First Floor**

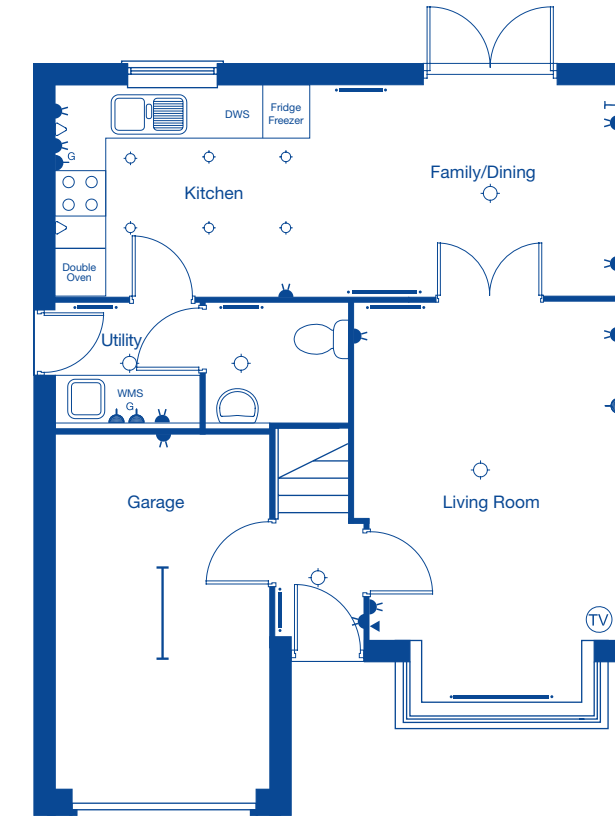
Bedroom 1	4.25m <sup>†</sup> x 3.39m	13'11" <sup>††</sup> x 11'1"
Bedroom 2	4.18m* x 3.53m*	13'9"* x 11'7"*
Bedroom 3	2.80m x 2.41m	9'2" x 7'11"
Bedroom 4	2.87m x 2.56m	9'5" x 8'5"



\* Maximum dimensions  
† Plus bay

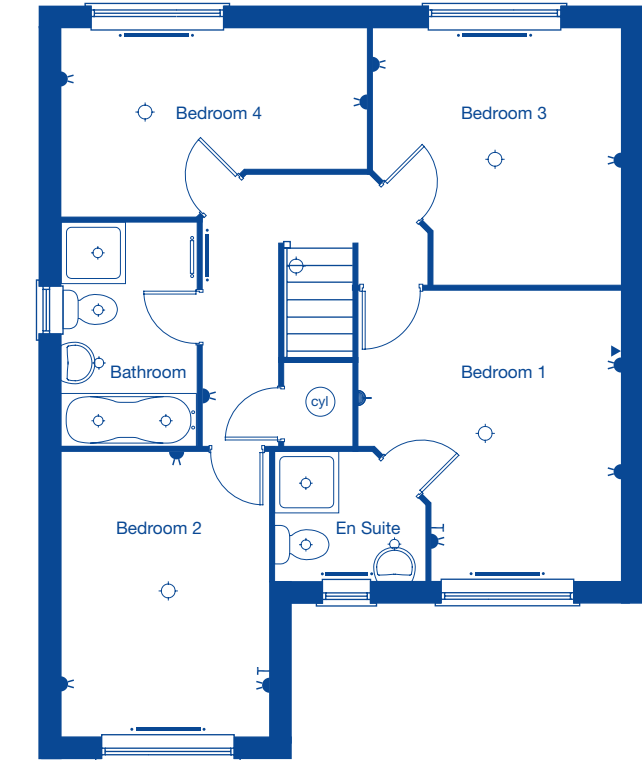
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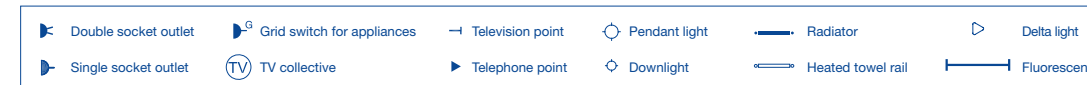
**Ground Floor**

Living Room	5.10m x 3.41m	16'9" x 11'2"
Kitchen/Family/Dining	7.26m x 2.66m	23'10" x 8'9"
Garage	4.69m x 2.72m	15'4" x 8'11"



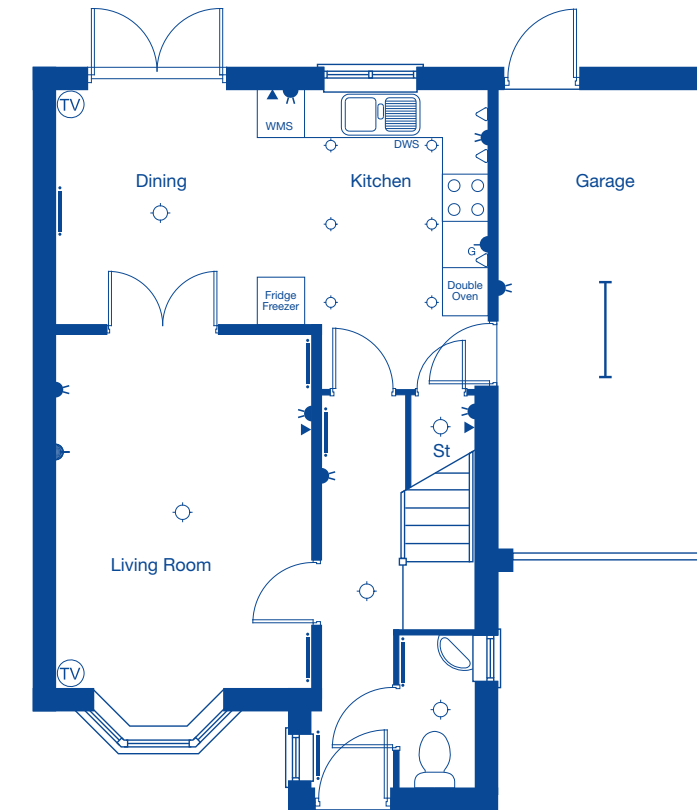
**First Floor**

Bedroom 1	3.78m x 3.41m	12'5" x 11'2"
Bedroom 2	3.66m x 2.66m	12'0" x 8'9"
Bedroom 3	3.29m x 3.23m	10'10" x 10'7"
Bedroom 4	3.94m x 2.40m	12'11" x 7'10"



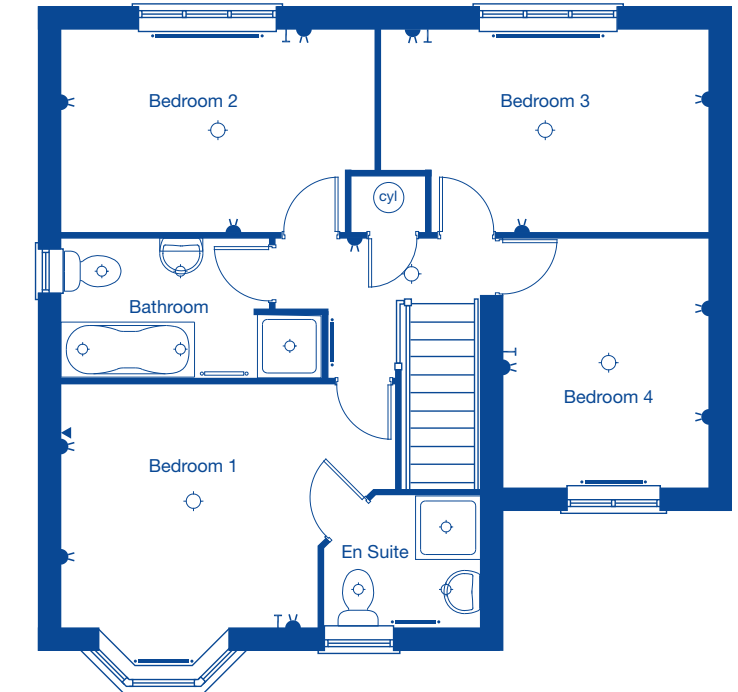
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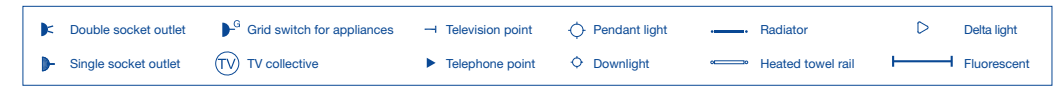
**Ground Floor**

Living Room	4.50m <sup>†</sup> x 3.21m	14'9"† x 10'6"
Dining	2.95m x 2.51m	9'8" x 8'3"
Kitchen	3.79m x 2.95m	12'5" x 9'8"
Garage	6.13m x 2.62m	20'1" x 8'7"



**First Floor**

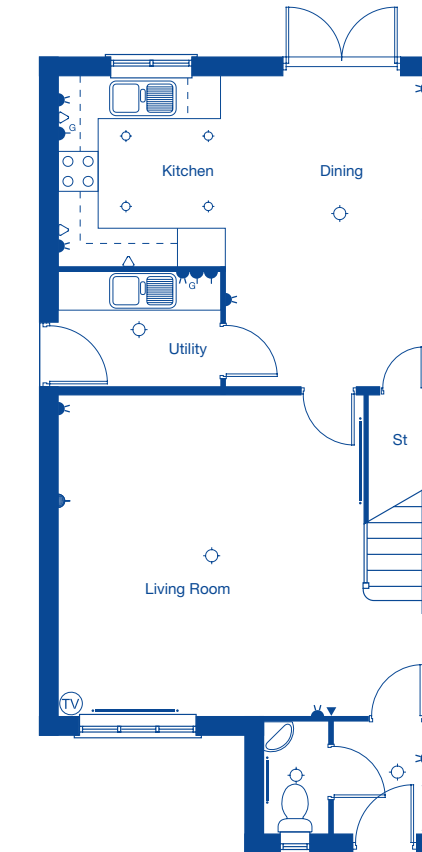
Bedroom 1	4.24m x 3.10m <sup>†</sup>	13'11" x 10'2"†
Bedroom 2	3.97m x 2.58m	13'0" x 8'6"
Bedroom 3	4.17m x 2.58m	13'8" x 8'6"
Bedroom 4	3.15m x 2.56m	10'4" x 8'5"



† Plus bay

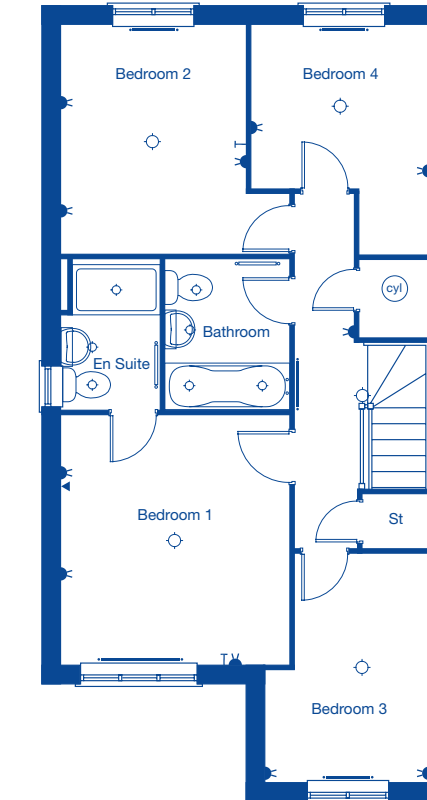
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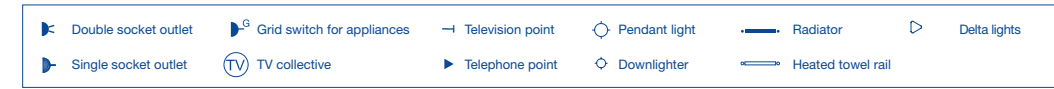
**Ground Floor**

Living Room	5.12m x 4.49m	16'10" x 14'9"
Kitchen/Dining	5.12m x 4.32m	16'10" x 14'2"



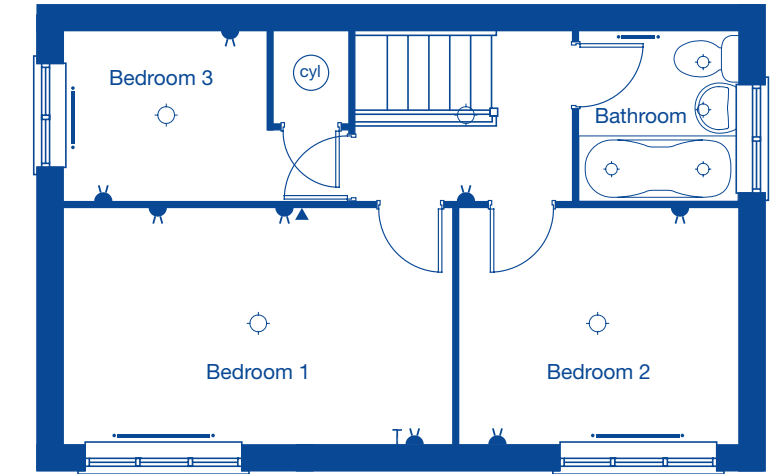
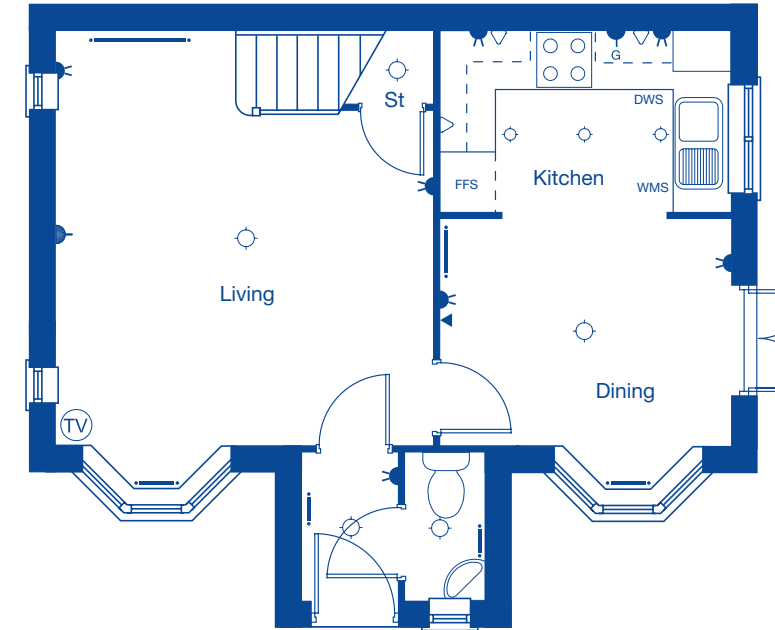
**First Floor**

Bedroom 1	3.47m x 3.18m	11'5" x 10'5"
Bedroom 2	3.24m x 2.56m	10'8" x 8'5"
Bedroom 3	3.20m x 2.27m	10'6" x 7'5"
Bedroom 4	3.18m x 2.48m	10'6" x 8'1"



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**Ground Floor**

Living Room	4.45m <sup>†</sup> x 4.08m	14'7"† x 13'5"
Kitchen	3.14m x 1.93m	10'4" x 6'4"
Dining	3.14m x 2.42m <sup>†</sup>	10'4" x 8'0"†

**First Floor**

Bedroom 1	4.21m x 2.55m	13'10" x 8'4"
Bedroom 2	3.01m x 2.55m	9'10" x 8'4"
Bedroom 3	3.08m x 1.81m	10'1" x 5'11"



† Plus bay

Please note that Plot 69 is opposite handed. These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific streetscenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.





The Birch – 3 bedroom home



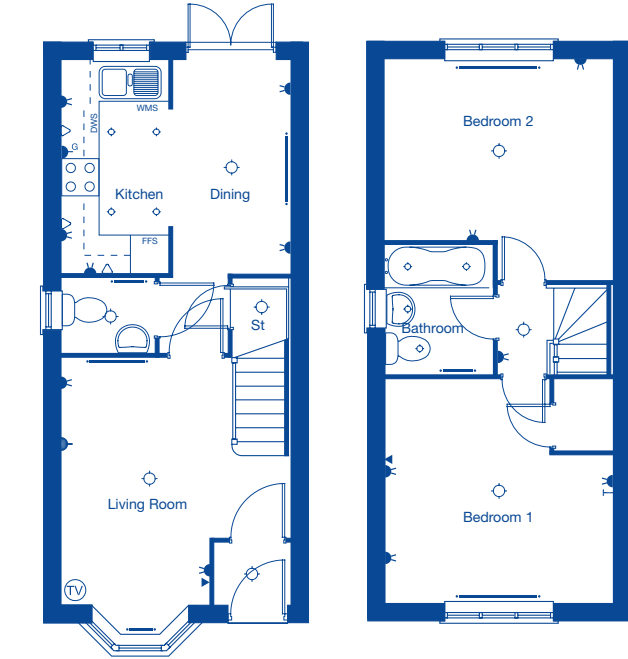
**Ground Floor**

Living Room	4.59m x 4.47m	15'1" x 14'8"
Kitchen/Dining	4.59m x 2.87m	15'1" x 9'5"

**First Floor**

Bedroom 1	3.83m x 2.65m	12'7" x 8'8"
Bedroom 2	3.52m x 2.65m*	11'7" x 8'8"**
Bedroom 3	3.02m x 2.09m*	9'11" x 6'10"**
Bathroom	2.02m x 1.98m	6'8" x 6'6"

The Henbury – 2 bedroom home



**Ground Floor**

Living Room	3.94m† x 3.62m	12'11"† x 11'10"
Kitchen/Dining	3.36m x 3.62m	11'0" x 11'10"

**First Floor**

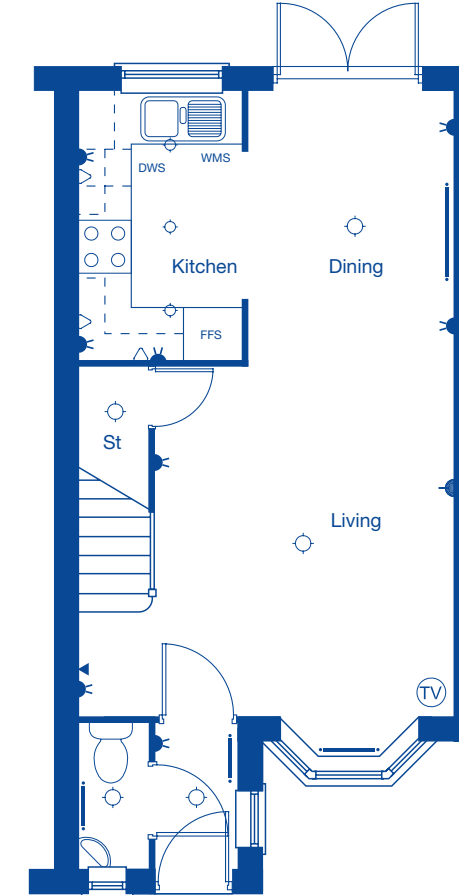
Bedroom 1	3.62m x 3.58m*	11'10" x 11'9"**
Bedroom 2	3.62m x 3.50m*	11'10" x 11'6"**
Bathroom	1.70m x 2.08m	5'7" x 6'9"



\* Maximum dimensions  
† Plus bay

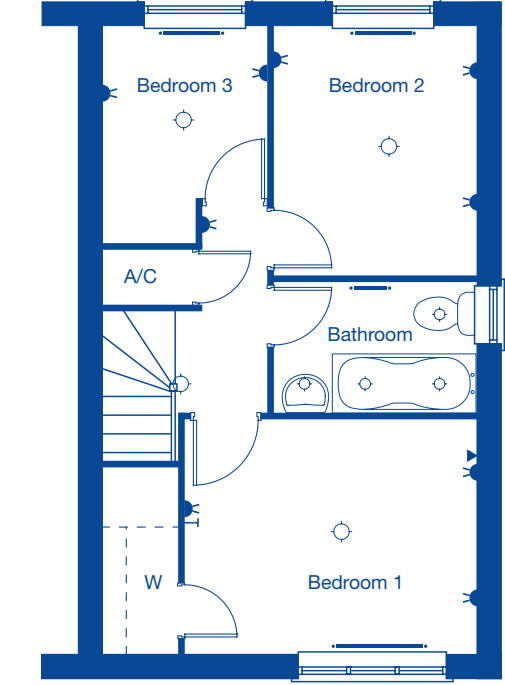
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**Ground Floor**

Living	4.07m† x 3.49m	13'4"† x 11'5"
Dining	3.24m x 2.42m	10'8" x 7'11"
Kitchen	3.14m x 1.88m	10'4" x 6'2"



**First Floor**

Bedroom 1	3.41m x 2.69m	11'2" x 8'10"
Bedroom 2	2.90m x 2.37m	9'6" x 7'9"
Bedroom 3	2.54m x 1.93m	8'4" x 6'4"

▶ Double socket outlet  
 TV TV collective  
 ▶ Telephone point  
 ◊ Downlighter  
 ▶ Delta lights  
▶ Single socket outlet  
 → Television point  
 ○ Pendant light  
 — Radiator

† Excluding bay

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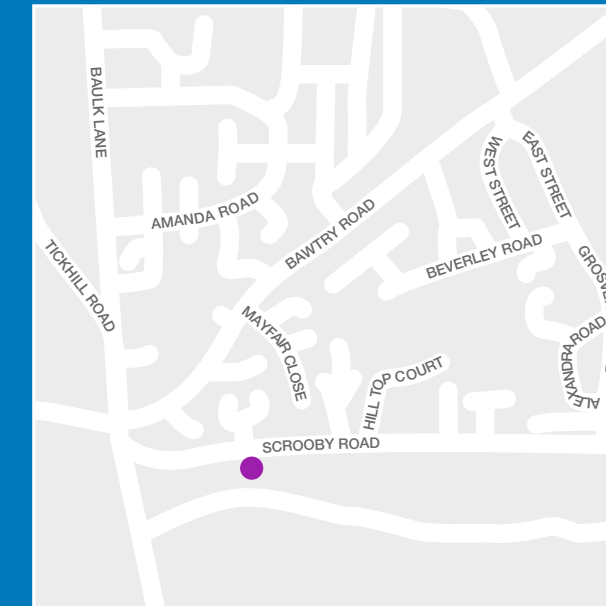
# Buying a Jones home is easier than you think

It's time to take a closer look at Woodland Grange. Once you've decided which house is perfect for you, you're ready to buy your new home.

- 1** Reserve your new home  
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage  
An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.
- 3** Appoint a solicitor  
Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our sales advisors.
- 4** Personalise your new home  
By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate. (Subject to build stage).
- 5** Exchange and complete  
Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.
- 6** Move in  
Following legal completion you can collect your keys from the sales advisor and site manager who will accompany you to your new home.



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[jones-homes.co.uk](http://jones-homes.co.uk)

Details correct at time of going to print. Images representative only. Internal photography may show upgraded specification. Ask Sales Advisor for details. J366105/February 2017.

