

**JONES**  
**HOMES**

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# Shurland Park

Minster on Sea, Kent



## Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.





Live the  
luxury lifestyle

Built with you in mind



## 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 Kent location, it could all be yours at Shurland Park.

Coastal living, a vibrant community, and easy links to central London all make the Isle of Sheppey a remarkable place to live. This picturesque part of the Kent coast is becoming ever more popular as city dwellers are tempted here by a different kind of lifestyle - one that offers big skies, natural wonders, and award-winning beaches... without having to leave the benefits of urban life behind.

Imagine enjoying all that while living in a stylish and spacious contemporary property. Shurland Park offers exactly that, with a range of high-quality one, two, three, and four-bedroom homes. The area has good schools, leisure facilities and shops nearby, and Sittingbourne is just a 15-minute drive away. A home at Shurland Park offers a lifestyle that has it all.



## Perfecting every last detail

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

At Shurland Park, you can expect a contemporary kitchen with integrated appliances, and modern bathrooms with showers, low profile shower trays and a choice of stunning 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 and external finishes around Shurland Park to help preserve and improve the natural environment.



## The perfect location

A tranquil oasis, yet just a stone's throw from a host of modern amenities and attractions, Minster on Sea really is the perfect place to call home.



Scenic bike ride  
on the Isle of Sheppey



Nature Reserve, Isle of Sheppey



The Ferry House, Harty

Built with you in mind

## A place to suit every lifestyle

The perfect home,  
in the perfect location

Coastal living is a dream for many of us, and here at Shurland Park it can be a reality.

Whether you are looking for wide open spaces and nature reserves for a weekend walk, clean beaches for the children to play on, or a place to stroll by the sea, this stunning location has it all.

And you can enjoy it all without compromising on convenience. Good schools, supermarkets and leisure facilities are all nearby and you don't have to travel far to expand your entertainment and shopping horizons as Bluewater Shopping Centre is only around half an hour away by car. Sheppey also has several golf clubs and a leisure complex. There are opportunities for something more adventurous, with paddleboarding, kayaking and windsurfing available on the beach. And if you need to get to the city for work or pleasure, it's easy to do. Minster on Sea is only eight miles from Sittingbourne and a rail journey from there to London St Pancras takes just under an hour.

For anyone seeking a lifestyle that includes a beautiful contemporary home, access to the great outdoors, easy links to the city and all you need for day-to-day life on your doorstep, Shurland Park delivers.

Beautiful coastline of the Isle of Sheppey

The Isle of Sheppey has three Blue Flag award-winning beaches, and one of them is right next to Minster on Sea.



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## Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Minster on Sea, Kent, 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.

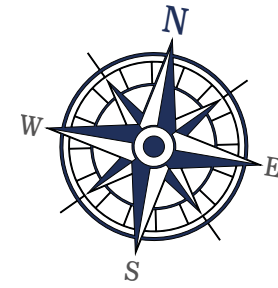
It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families have chosen to stay and move up with us over the years.



# Site layout at Shurland Park

## Phase 1

- The Holford**  
4 bedroom detached home
- The Huxley-A**  
3 bedroom detached home
- The Huxley-C**  
3 bedroom detached home
- The Birch-A**  
3 bedroom detached or mews home
- The Langley**  
3 bedroom semi-detached home
- The Thornton**  
3 bedroom semi-detached home
- The Shurland**  
3 bedroom semi-detached home
- The Baycliffe**  
3 bedroom detached or semi-detached home
- The Marton**  
2 bedroom semi-detached home
- The Cranford**  
2 bedroom mews home
- The Sutton**  
2 bedroom mews home



+ Sub Station

These details are prepared for the guidance of prospective purchasers and do not form part of any contract, purchasers are required to rely on deed plans for full boundary details. Jones Homes reserve the right to vary details and specification from time to time as may be necessary. JHS6208/March 2023.

# Specification

Internal	2 bedroom homes	3 bedroom homes	4 bedroom homes
White double glazed PVCu windows with easy clean hinges	•	•	•
French doors to patio area**	•	•	•
Contemporary white 2 panel doors with polished chrome furniture	•	•	•
Staircase with oak handrail with painted white newels & balusters	•	•	•
Choice of wall colour throughout*	•	•	•
White telephone points	•	•	•
White power points throughout	•	•	•
Gas central heating with energy efficient boiler	•	•	•
Thermostatically controlled radiator valves	•	•	•
Energy saving insulation to cavity walls & roof space	•	•	•
Wireless alarm system	•	•	•
Mains powered smoke detectors with battery back up	•	•	•
Battery powered carbon monoxide detector	•	•	•

Bathroom & En Suite	2 bedroom homes	3 bedroom homes	4 bedroom homes
Contemporary white sanitaryware	•	•	•
Shower to bathroom and en suite (where applicable)	•	•	•
Choice of Porcelanosa wall tiles*	•	•	•
LED downlights in white	•	•	•
Hansgrohe taps	•	•	•
Shaver point to bathroom & en suite**	•	•	•
Mirrored & illuminated cabinet including shaver point to bathroom & en suite**			•

General	2 bedroom homes	3 bedroom homes	4 bedroom homes
NHBC Buildmark cover	•	•	•

Kitchen	2 bedroom homes	3 bedroom homes	4 bedroom homes
Choice of Symphony kitchen with laminate worktop & upstand*	•	•	•
Stainless steel splashback behind hob	•	•	•
LED under unit lighting	•	•	•
LED plinth lighting	•	•	•
LED downlights in white	•	•	•
Bosch built in stainless steel single electric oven	•	•	•
Bosch stainless steel gas hob	•	•	•
Bosch stainless steel chimney extractor	•	•	•
Bosch integrated dishwasher	•	•	•
Bosch integrated washing machine**	•	•	•
Bosch integrated fridge freezer	•	•	•
Single bowl stainless steel sink with Hansgrohe mixer tap	•	•	•
Choice of Porcelanosa floor tiles*	•	•	•

Utility†	2 bedroom homes	3 bedroom homes	4 bedroom homes
Cabinets and worktop to match kitchen*			•
Single bowl stainless steel sink with Hansgrohe mixer tap			•
Plumbing & power for washing machine			•
Choice of Porcelanosa floor tiles*			•

External	2 bedroom homes	3 bedroom homes	4 bedroom homes
Composite insulated grey front door, white internal face, polished chrome furniture & colour coordinated garage door**	•	•	•
1.8m close boarded boundary fencing to rear garden	•	•	•
Cold water tap	•	•	•
Turfed gardens to front & rear with paved patio area	•	•	•
Canopy downlight or stainless steel wall light to front door	•	•	•
Elevational treatment as individual plot detailed drawings	•	•	•
Electric vehicle charging point	•	•	•

\*Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. \*\*Confirm position with Sales Advisor. †Where applicable.

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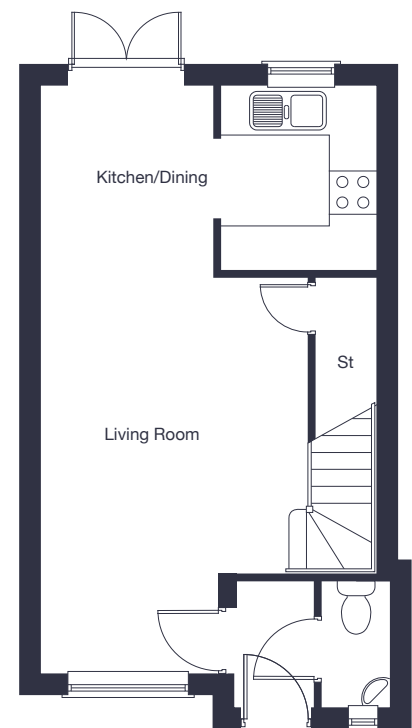
at Shurland Park

## The Cranford

2 bedroom  
mews home

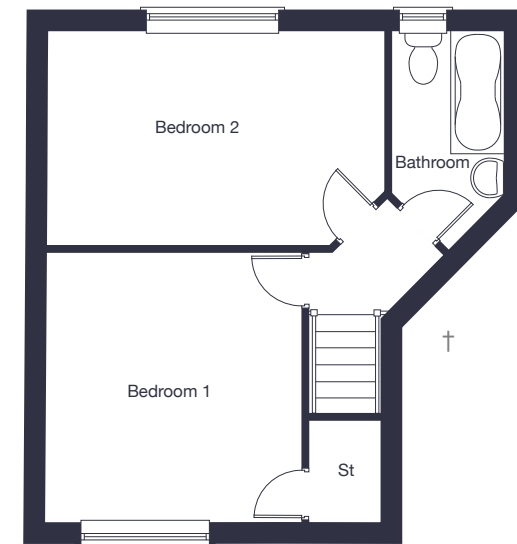
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### Ground Floor

Kitchen/Dining	4.40m x 2.53m	14'5" x 8'4"
Living Room	5.29m x 3.56m	17'4" x 11'8" (plus bay)



### First Floor

Bedroom 1	3.58m x 3.35m	11'9" x 11'0"
Bedroom 2	4.47m x 2.83m	14'8" x 9'4"

† Handed Cranford has different first floor layout. Please ask our Sales Advisor for details.

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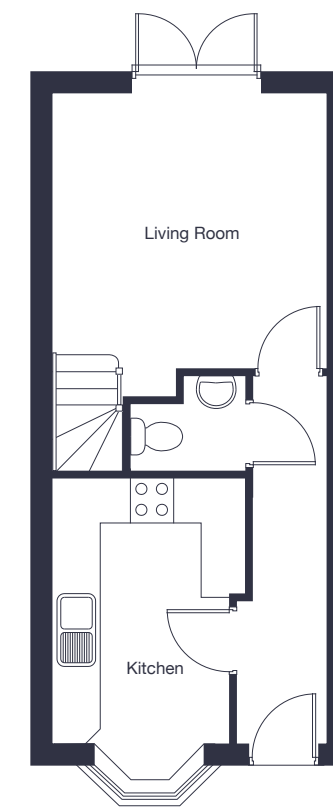
at Shurland Park

## The Sutton

2 bedroom  
mews home

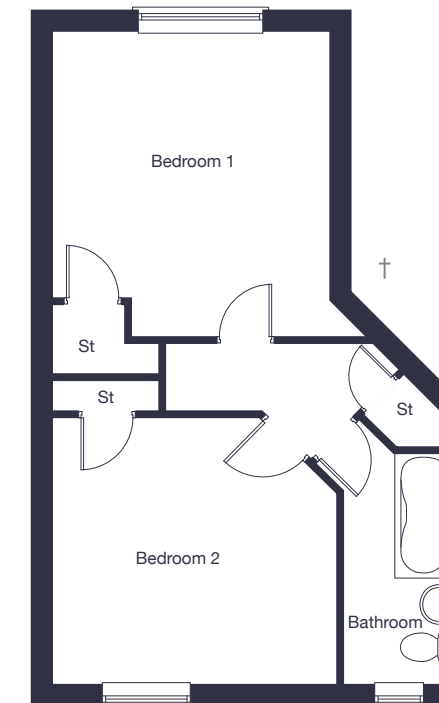
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### Ground Floor

Kitchen	2.56m* x 3.54m (plus bay)	8'5"* x 11'8"
Living Room	3.62m x 4.05m	11'10" x 13'3"



### First Floor

Bedroom 1	3.62m x 4.03m	11'10" x 13'3"
Bedroom 2	3.77m x 3.54m	12'4" x 11'8"

\* Denotes maximum dimension.

† Handed Sutton has different first floor layout. Please ask our Sales Advisor for details.

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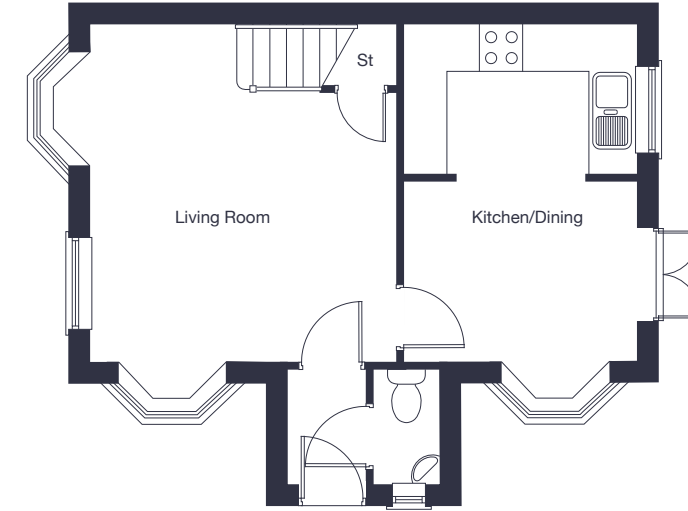
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## The Thornton

3 bedroom  
semi-detached home

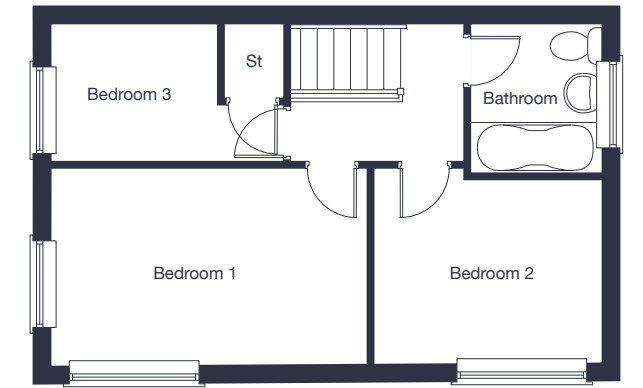
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### Ground Floor

Kitchen/Dining	3.14m x 4.45m (plus bay)	10'4" x 14'7" (plus bay)
Living Room	4.08m x 4.45m (plus bay)	13'5" x 14'7" (plus bay)



### First Floor

Bedroom 1	4.21m x 2.55m	13'10" x 8'4"
Bedroom 2	3.01m x 2.40m	9'10" x 7'10"
Bedroom 3	3.08m x 1.81m	10'1" x 5'11"

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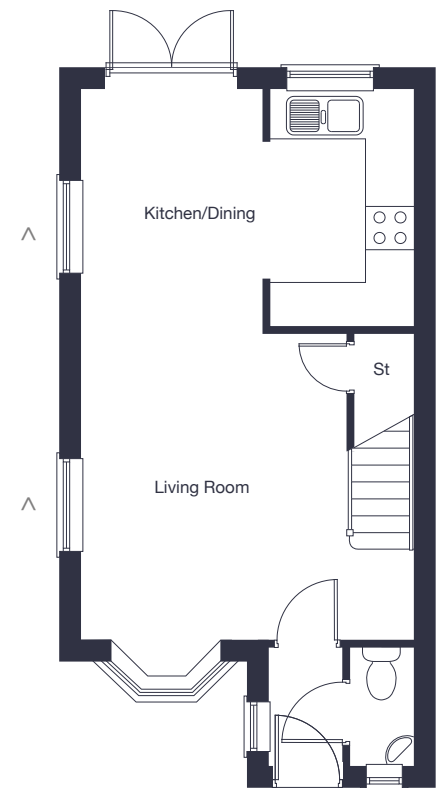
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## The Langley

3 bedroom  
semi-detached home

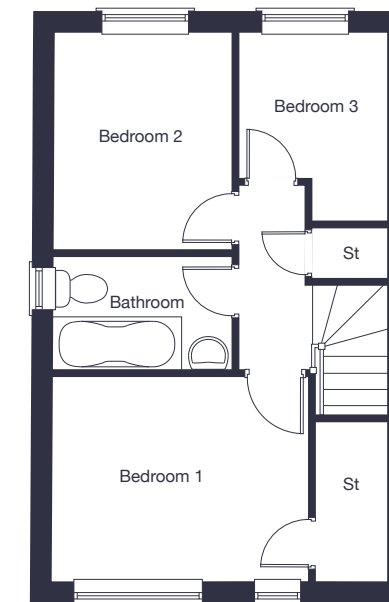
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### Ground Floor

Kitchen/Dining	4.40m x 3.23m	14'5" x 10'7"
Living Room	3.37m x 4.08m (plus bay)	11'8" x 13'5" (plus bay)



### First Floor

Bedroom 1	3.42m x 2.70m	11'3" x 8'10"
Bedroom 2	2.38m x 2.90m	7'10" x 9'6"
Bedroom 3	1.93m x 2.55m	6'4" x 8'4"

^ Windows to plots 31, 32, 50, 54 & 130 only.

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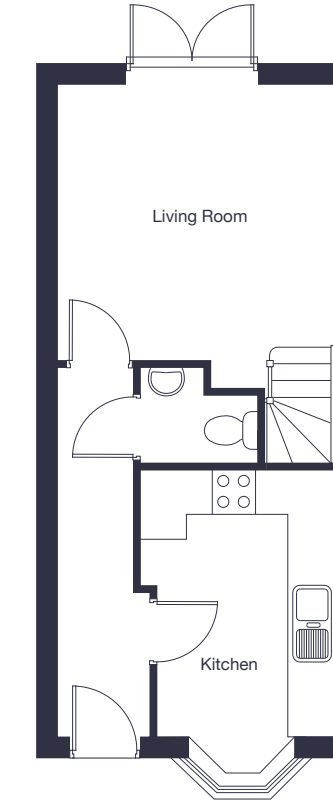
at Shurland Park

# The Marton

2 bedroom  
semi-detached home

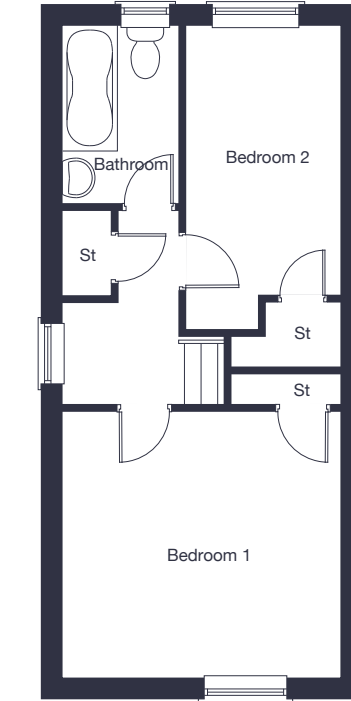
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### Ground Floor

Kitchen	2.56m* x 3.54m (plus bay)	8'5"* x 11'8" (plus bay)
Living Room	3.62m x 4.05m	11'10" x 13'3"



### First Floor

Bedroom 1	3.62m x 3.54m	11'10" x 11'8"
Bedroom 2	2.02m x 4.05m*	6'7" x 13'3"*

\* Denotes maximum dimension.

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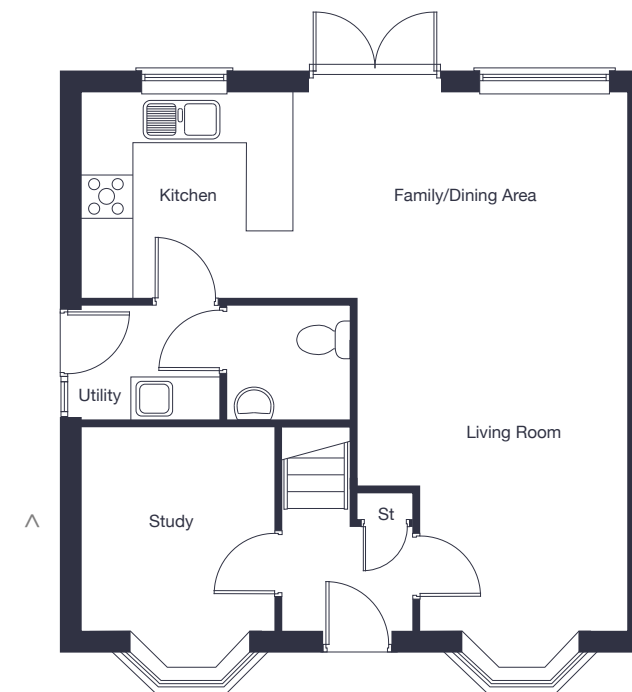
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## The Holford

4 bedroom  
detached home

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### Ground Floor

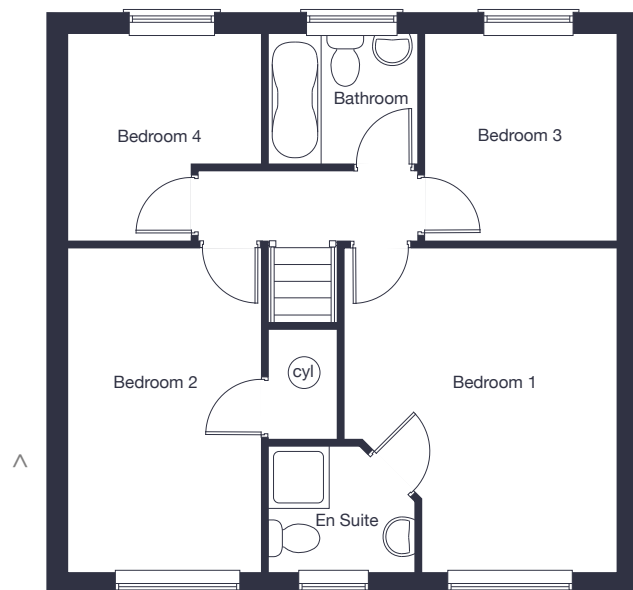
Kitchen	2.81m x 2.70m	9'3" x 8'10"
Family/Dining Area	4.45m x 2.86m	14'7" x 9'5"
Living Room	4.30m x 3.60m* (plus bay)	14'1" x 11'0"* (plus bay)
Study	2.71m x 2.55m (plus bay)	8'11" x 8'5" (plus bay)

\* Denotes maximum dimension.

^ Additional windows to plot 96.

‡ Additional windows to plot 141.

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### First Floor

Bedroom 1	4.32m* x 3.60m*	14'2"* x 11'10"*
Bedroom 2	4.30m x 2.53m	14'1" x 8'4"
Bedroom 3	2.52m x 2.74m	8'3" x 9'0"
Bedroom 4	2.74m x 2.52m	9'0" x 8'3"



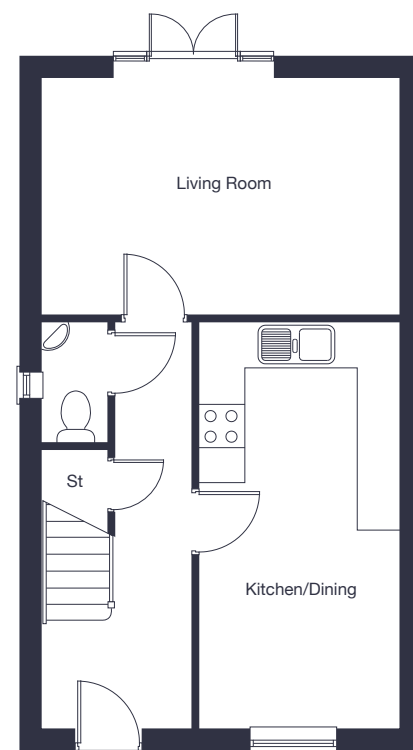
at Shurland Park

## The Shurland

3 bedroom  
semi-detached home

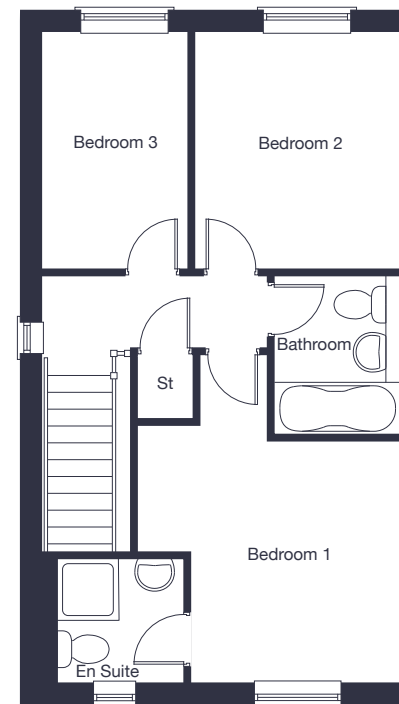
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### Ground Floor

Kitchen/Dining	5.44m x 2.71m	17'10" x 8'11"
Living Room	4.81m x 3.15m	15'9" x 10'4"



### First Floor

Bedroom 1	3.56m* x 3.19m	11'8"* x 10'5"
Bedroom 2	3.15m x 2.78m	10'4" x 9'2"
Bedroom 3	3.15m x 1.94m	10'4" x 6'4"

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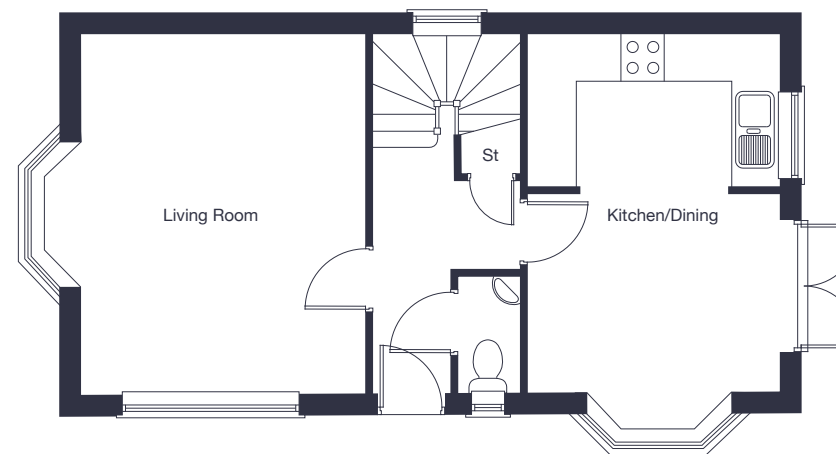
at Shurland Park

## The Huxley C

3 bedroom  
detached home

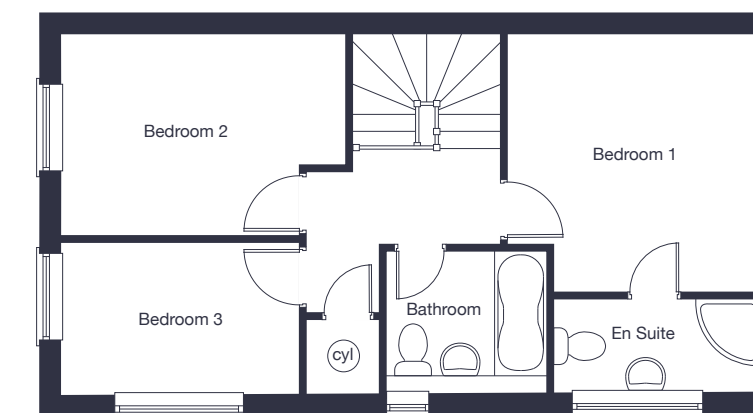
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### Ground Floor

Kitchen/Dining	3.35m x 1.98m	11'0" x 6'6"
Living Room	3.35m x 2.67m (plus bay)	11'0" x 8'9" (plus bay)



### First Floor

Bedroom 1	3.45m* x 3.35m*	11'4"* x 11'0"*
Bedroom 2	3.76m* x 2.67m*	12'4"* x 8'9"*
Bedroom 3	3.18m x 1.98m	10'5"* x 6'6"*

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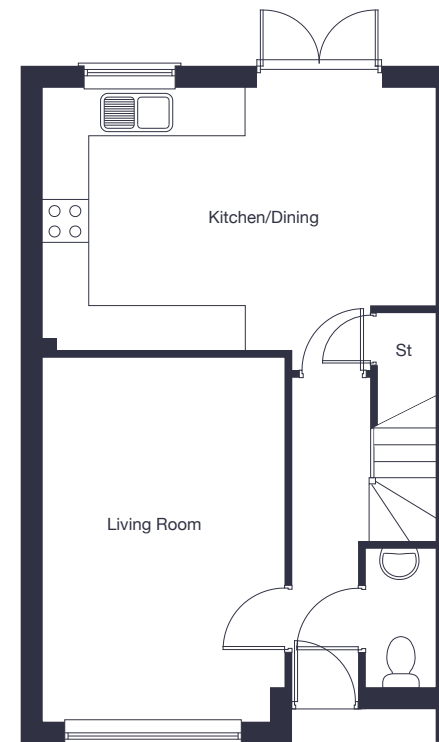
at Shurland Park

## The Baycliffe

3 bedroom detached  
or semi-detached home

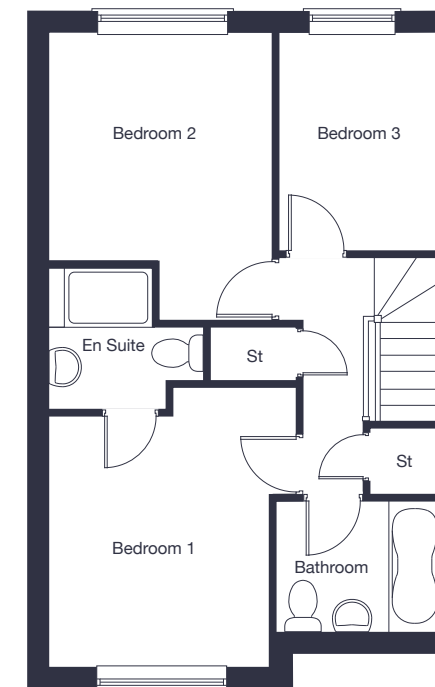
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### Ground Floor

Kitchen/Dining	5.27m x 3.51m	17'3" x 11'6"
Living Room	4.48m x 3.20m	15'10" x 10'6"



### First Floor

Bedroom 1	3.73m x 2.95m	12'3" x 9'8"
Bedroom 2	3.87m* x 3.02m	12'8"* x 9'11"
Bedroom 3	2.91m x 2.15m	9'6" x 7'1"

\* Denotes maximum dimension.

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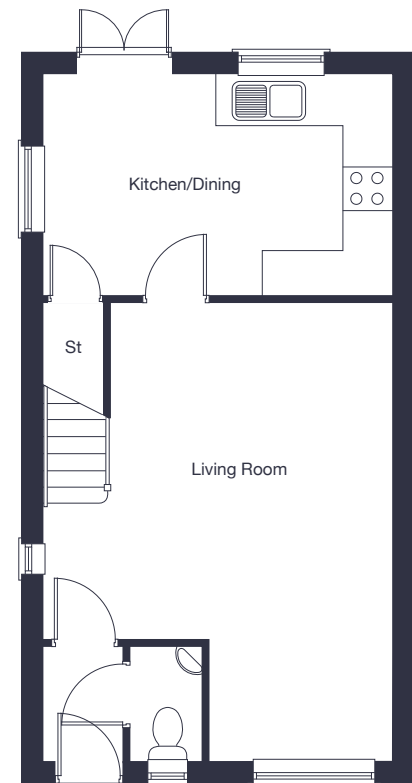
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## The Birch A

3 bedroom detached  
or mews home

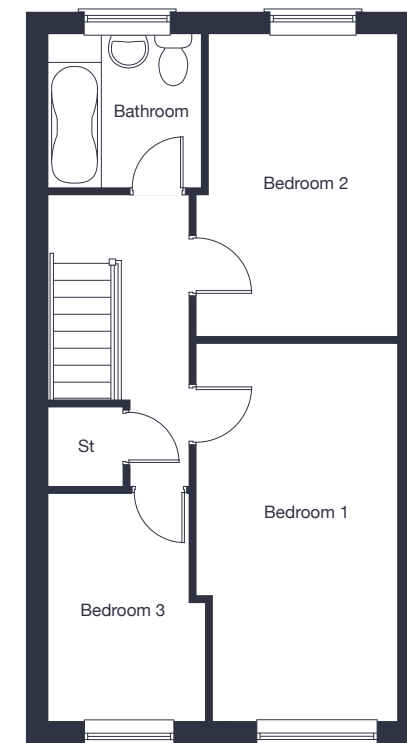
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### Ground Floor

Kitchen/Dining	4.59m x 2.87m	15'1" x 9'5"
Living Room	4.59m* x 6.10m	15'1"* x 20'0"



### First Floor

Bedroom 1	5.00m* x 2.65m*	16'5" x 8'8"*
Bedroom 2	3.98m x 2.65m*	13'1" x 8'8"*
Bedroom 3	3.02m x 2.09m*	9'11" x 6'10"*

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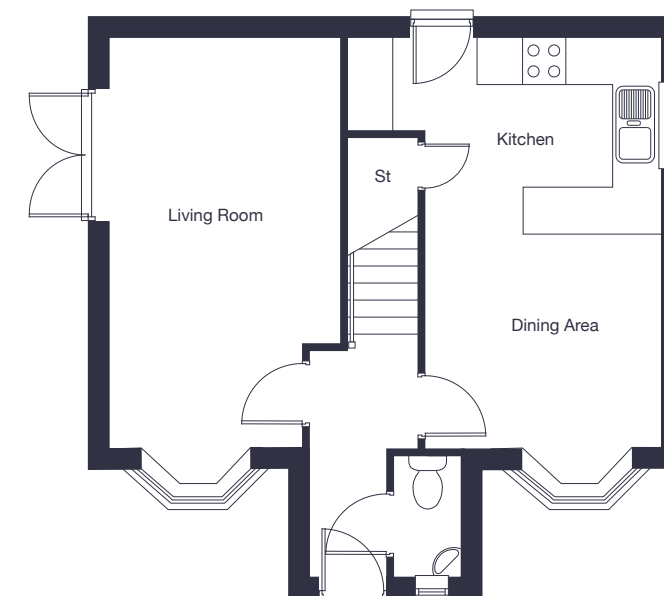
at Shurland Park

# The Huxley A

3 bedroom detached home

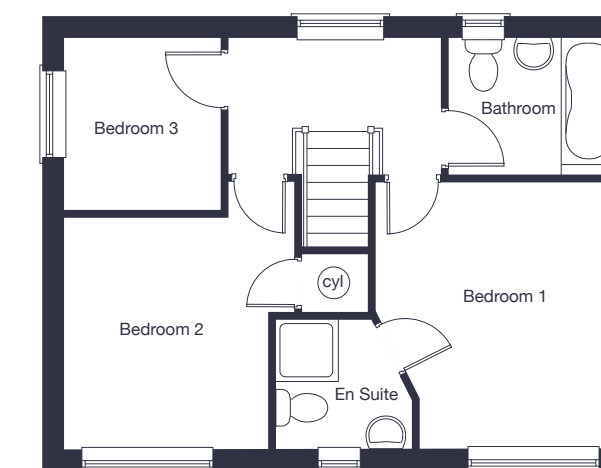
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### Ground Floor

Kitchen	4.17m* x 2.60m	13'8** x 8'6"
Dining Area	3.14m x 2.85m (plus bay)	10'4" x 9'4" (plus bay)
Living Room	3.05m x 5.45m (plus bay)	10'0** x 17'11" (plus bay)

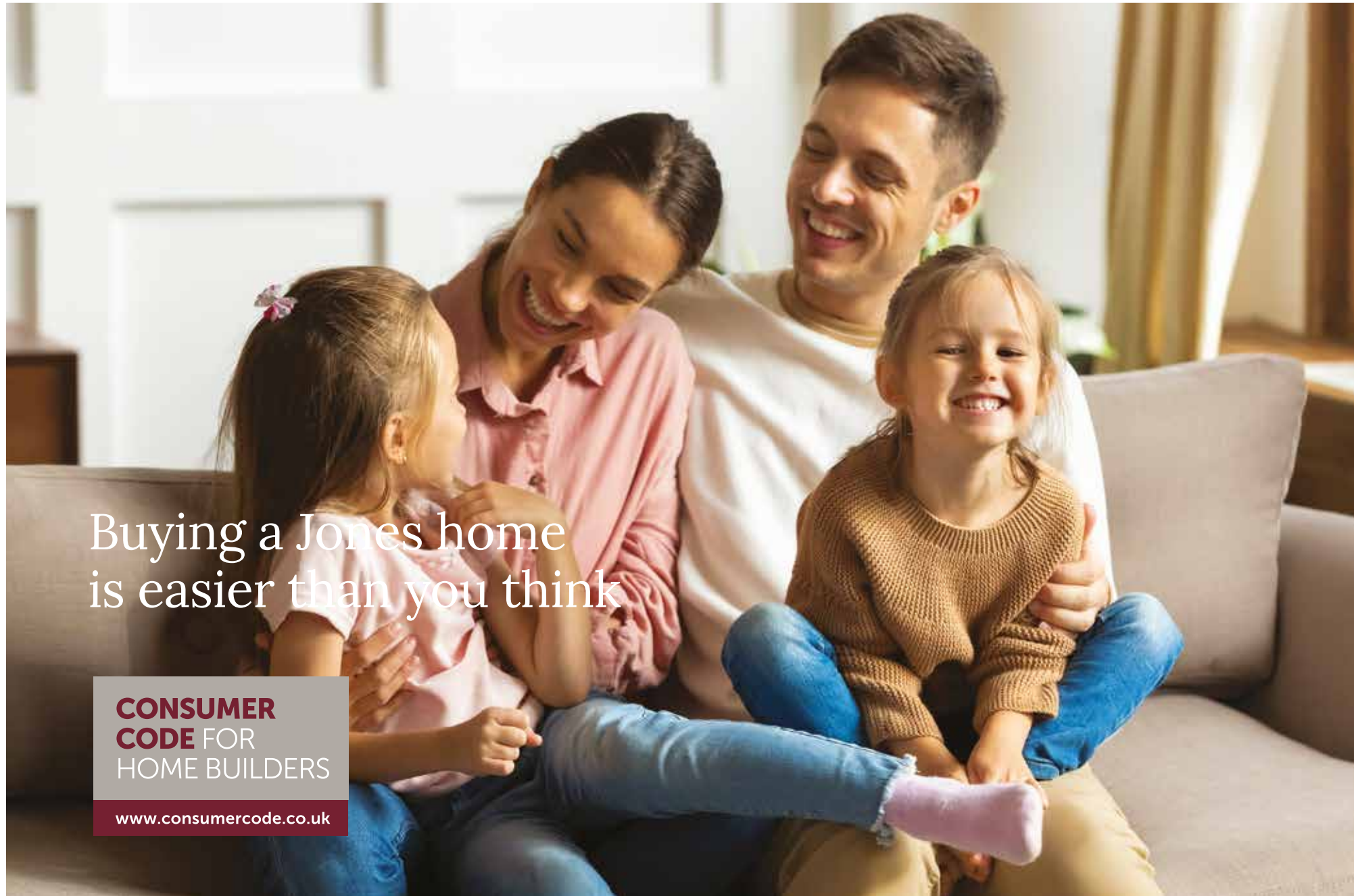


### First Floor

Bedroom 1	3.14m* x 3.55m	10'4** x 11'8"
Bedroom 2	3.05m* x 3.09m	10'0" x 10'2"
Bedroom 3	2.08m x 2.27m	6'10" x 7'5"

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Buying a Jones home  
is easier than you think

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HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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## It's time to take a closer look at Shurland Park.

Just call 01795 873995 to book an appointment to view or visit [jones-homes.co.uk/shurland-park](http://jones-homes.co.uk/shurland-park) for more information.

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.

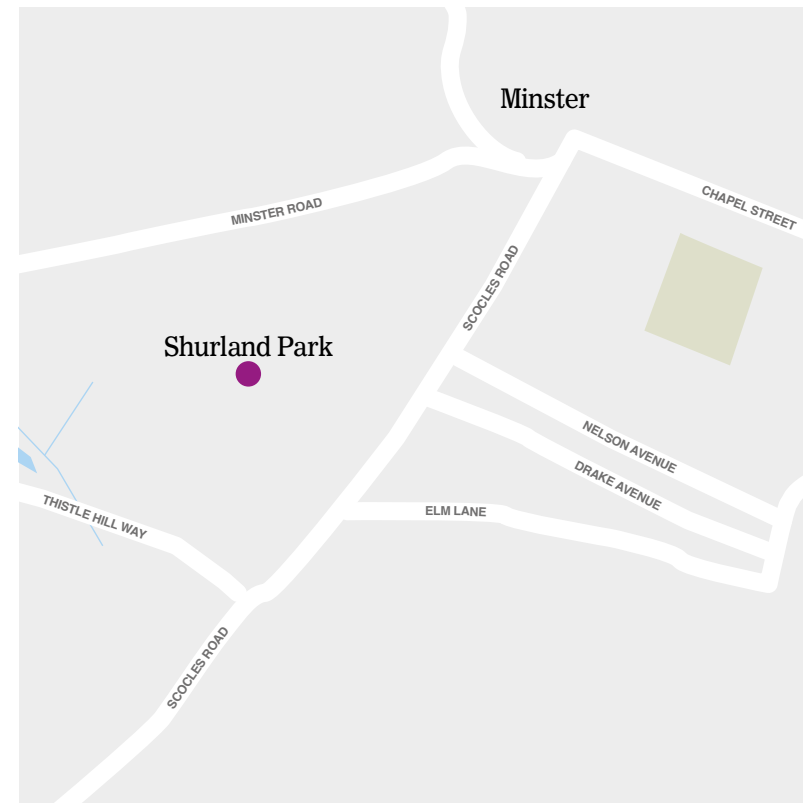
### 6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

# How to find us...

## Shurland Park

Minster on Sea, Kent ME12 3FJ



## Shurland Park

Minster on Sea, Kent ME12 3FJ

Telephone: 01795 873995

Jones Homes Regional Office:  
3 White Oak Square, Swanley, Kent BR8 7AG  
Telephone: 01322 665000

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

**JONES  
HOMES**

Details correct at time of going to print. Images representative only.  
Internal photography may show upgraded specification, ask the Sales Advisor for details.  
JHS6210/April 2023.