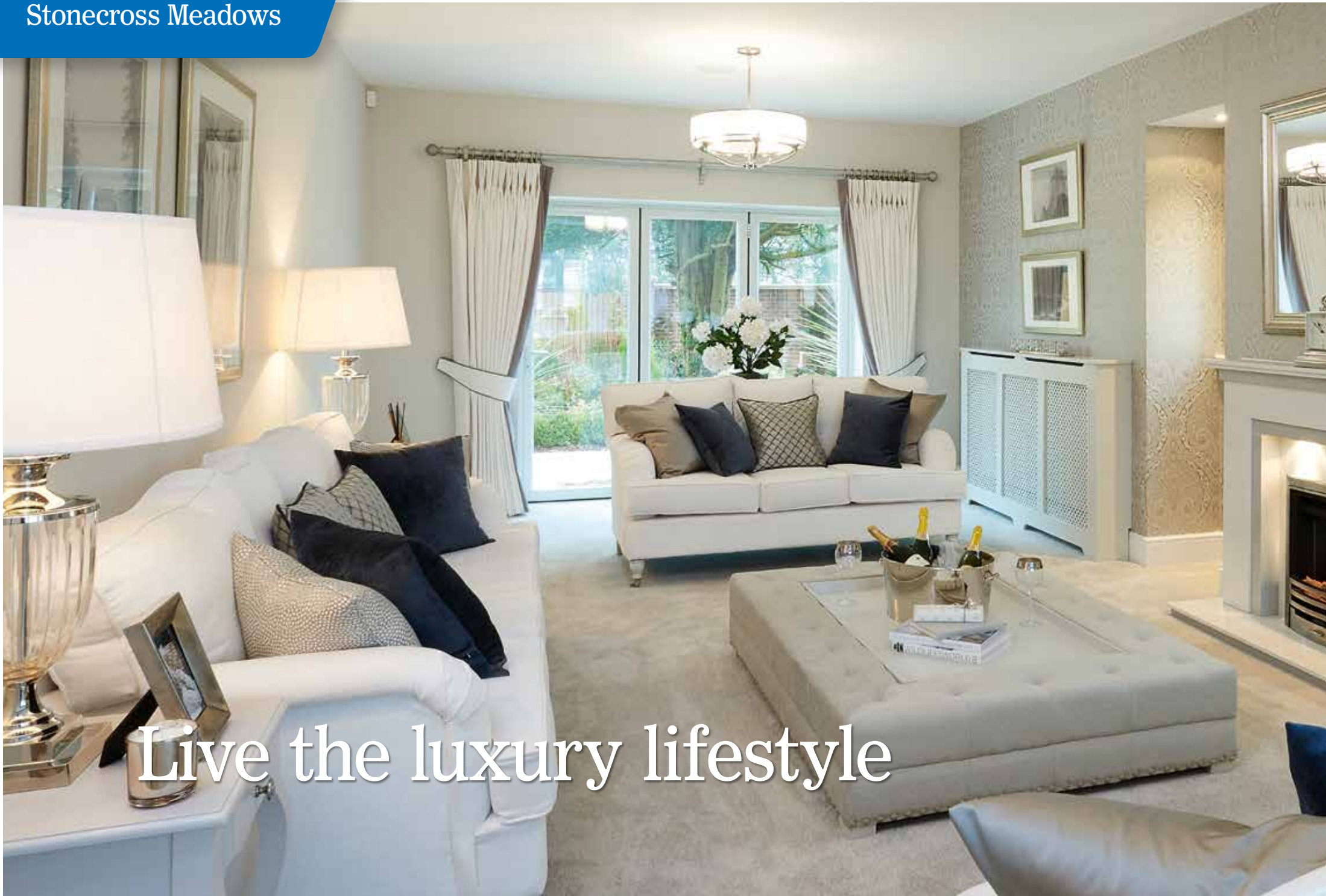


STONECROSS MEADOWS

Kendal





Live the luxury lifestyle



Luxury living is about having it all

If you dream about living in a beautiful home, with a high quality interior in a highly desirable location, it can all be yours at Stonecross Meadows.

This stunning development offers a range of 3, 4 and 5 bedroom semi-detached and detached homes with a high specification. With a variety of house styles available there is something for everyone, from young professionals to growing families or perhaps those looking to down-size but still requiring a spacious, well served home.

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. Stonecross Meadows is located close to the historic market town of Kendal just off the A6 Milnthorpe Road.

Perfecting every last detail

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

You'll find a contemporary kitchen with integrated 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 Stonecross Meadows to help preserve and improve the natural environment.





Stonecross Meadows



1. The river Kent
2. Open fields at Kendal
3. Strickland Gate, Kendal
4. Kendal Parish Church
5. View over Kendal



Jones Homes, building quality homes

The picturesque market town of Kendal has so much to offer. Situated in the South of the Lake District, 6 miles from the M6 motorway (J36) and just a few minutes drive from the West Coast mainline station at Oxenholme.

Often referred to as 'The Gateway to the Lakes' Kendal offers an enviable mix of town and country with the coast just a short drive away. Home to two castles, two museums, a host of historical buildings and bridges, Kendal is a notorious favourite for photographers.

Kendal has a selection of both independent and high street shopping and the area has many eateries. From Michelin starred restaurants to gastro-pubs galore and with the Lake District National Park on your doorstep, there is always a scenic walking route to be explored.

For families, the Kendal area has several primary schools and the local senior school is just 1.5 miles away.

It is little surprise that in a Sunday Times list of best places to live in the UK, Kendal was ranked in the top 3. According to the paper, Kendal has “superlative shopping, bags of community spirit and an enviable location”.

Stonecross Meadows





Homes built with pride








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

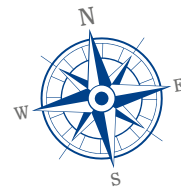
All our homes are built on the same values, and as one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the

best it can possibly be. This is 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.

Stonecross Meadows

Phase 2

-  **The Alton**
2 bedroom apartments
-  **The Handforth B**
2 bedroom semi-detached home
-  **The Birch**
3 bedroom semi-detached home
-  **The Richmond A**
3 bedroom semi-detached home
-  **The Richmond B**
3 bedroom semi-detached home
-  **The Huxley A**
3 bedroom detached home
-  **The Kent**
4 bedroom detached home
-  **The Holly**
4 bedroom detached home
-  **The Bayswater**
4 bedroom detached home
-  **The Rothay**
4 bedroom detached home
-  **The Hollin**
4 bedroom detached home
-  **The Lindow**
4 bedroom detached home
-  **The Connaught**
5 bedroom detached home
-  **The Latchford**
5 bedroom detached home



*Plots 27, 28, 39, 40 and 47 to 50 are Affordable Homes – Ask Sales Advisor for details.

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.

Specification

General	Detached	Mews / Town House
White double glazed PVCu windows with low 'E' glazing, with easy clean hinges and featured glazing**	•	•
Smooth plastered ceiling throughout in white	•	•
Oak veneer 4 panel door with polished chrome furniture	•	
White gloss painted 2 panel door with polished chrome furniture		•
White gloss architrave and skirting	•	•
Choice of paint colours for internal walls	•	•
All floor coverings included from our standard range	•	•
Aluminium double glazed bi-fold doors for garden access in white	•	
White PVCu double glazed French doors from kitchen		•
Fitted wardrobes to bedroom 1	•	•
TV point to living room, family room, study* and all bedrooms	•	•
Lounge media plate in polished chrome	•	
Lounge media plate in white		•
Telephone points to kitchen, hall cupboard, study* and bedroom 1	•	•
Decorative screwless polished chrome light switches	•	•
Polished chrome power points* (to include USB sockets to bedroom 1 and kitchen)	•	•
Satin finish oak newel post with oak handrail and choice* of oak spindles or glass balustrading	•	
Oak handrail with satin finish with white gloss painted newel post and spindles		•
Energy efficient condensing boiler positioned in the garage or utility	•	
Energy efficient condensing boiler positioned in kitchen		•
Thermostatic controlled radiator valves*	•	•
Energy saving insulation to wall cavity and roof space	•	•
Insulated coloured composite front door** with white internal face and polished chrome furniture	•	•
Downlight / coach light to porch*	•	•
Colour co-ordinating garage door**	•	•
Texecom wired burglar alarm system	•	•
Mains powered smoke detectors	•	•
Polished chrome push doorbell to front door	•	•
NHBC buildmark cover	•	•
Power and light to garage*	•	•
Fully automated garage door with remote control	•	

Kitchen	Detached	Mews / Town House
Choice* of Symphony fitted kitchen with choice of Granite or Glitterstone Quartz worktops with matching upstands and cill to kitchen window	•	
Choice of Symphony fitted kitchen with a choice of square edge laminate worktops, upstands and stainless steel splashback		•
Reginox 1½ bowl stainless steel sink with single drainer	•	•
Fully integrated NEFF dishwasher, fridge freezer, single oven with microwave oven and hob	•	•
Plumbing and power for washing machine	•	•
LED downlighters in a choice of chrome or white	•	•
LED light bar lighting to kitchen wall units	•	•
Built-in digital audio system to Family Room	•	
Under counter dual zone wine cabinet*	•	
Modern white bathroom suite with Villeroy and Boch sanitaryware with chrome fittings and Hansgrohe taps	•	•
Shower cubical with Aqualisa thermostatic shower	•	
Aqualisa over bath thermostatic shower		•
Tissino Lustre mirrored cabinet with LED lighting, built in magnifier, soft close doors and a demister pad*	•	•
Vanity unit to wash basin and recess with choice of worktop to en suite†	•	
Mirror to recess behind basin to en suite*	•	
Heated chrome ladder towel rail to bathroom and en suite*	•	•
Roper Rhodes polished chrome toilet roll holder	•	•
Fully tiled walls and floors in a choice of tiles from Porcelanosa*	•	•
LED downlighters in a choice of chrome or white	•	•
External		
Turfed rear garden with paved patio and landscaped front garden	•	•
Elevation treatment and finish as individual plot drawings**	•	•
Cold water tap to garage/adjacent to utility door	•	
Fluorescent light to garage*	•	•
1800mm feather edged boundary fencing to rear garden	•	•
Block paved driveway	•	•

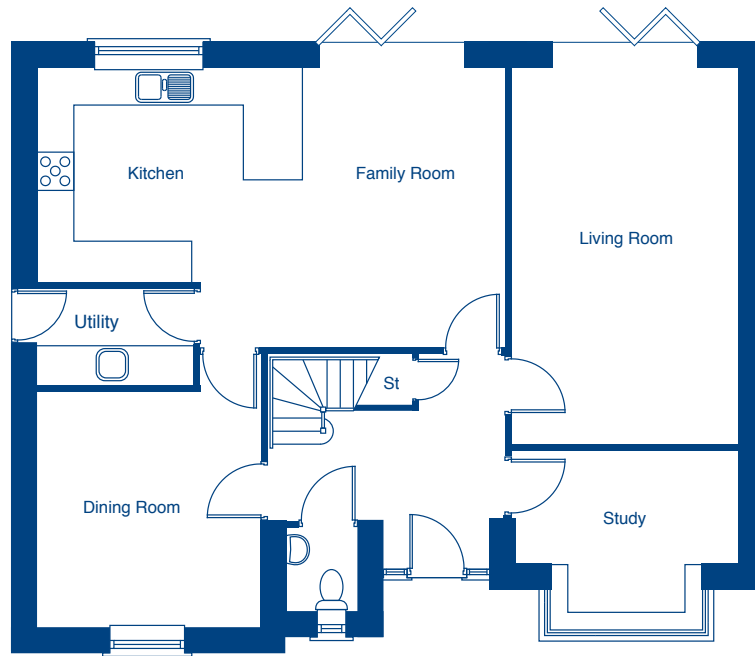
*Where applicable **As per street scene † Banbury, Bayswater and Davenham only

Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. 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. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHL5172/June 2020.

Stonecross Meadows

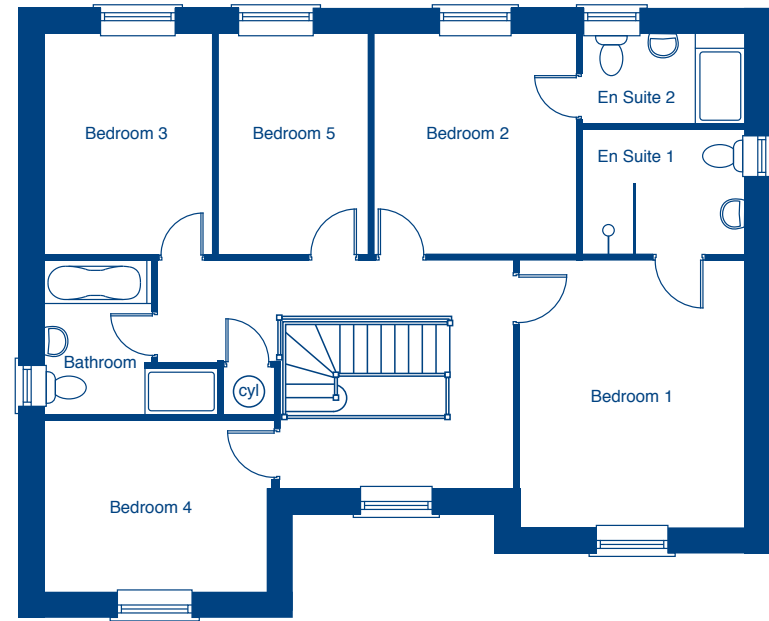
The Knightsbridge – 5 bedroom detached home





Ground Floor

Living Room	6.10m x 3.66m	20'0" x 12'0"
Kitchen/Family	7.59m x 4.52m	24'11" x 14'10"
Dining Room	4.40m x 3.66m	14'5" x 12'0"
Study	3.66m x 2.59m	12'0" x 8'5"



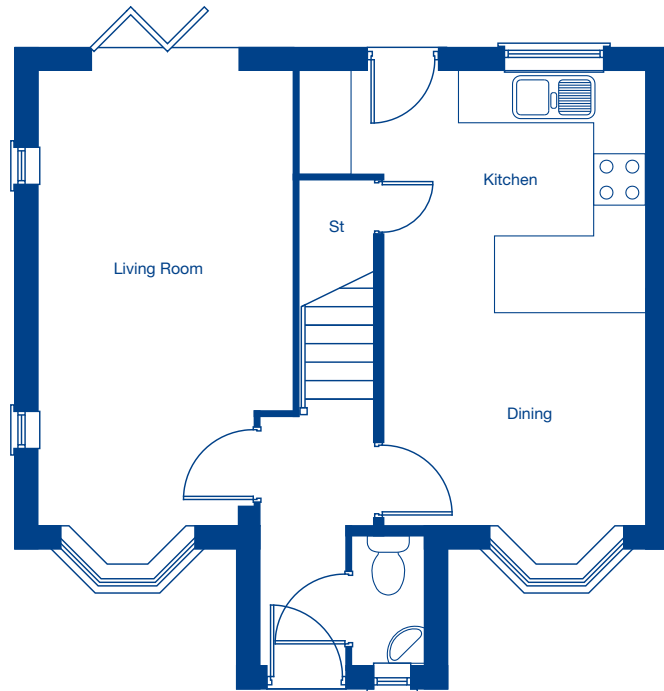
First Floor

Bedroom 1	4.37m x 3.66m	14'4" x 12'0"
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
Bedroom 3	3.62m x 2.71m	11'11" x 8'11"
Bedroom 4	3.75m x 2.78m	12'3" x 9'2"
Bedroom 5	3.62m x 2.44m	11'11" x 8'0"

Stonecross Meadows

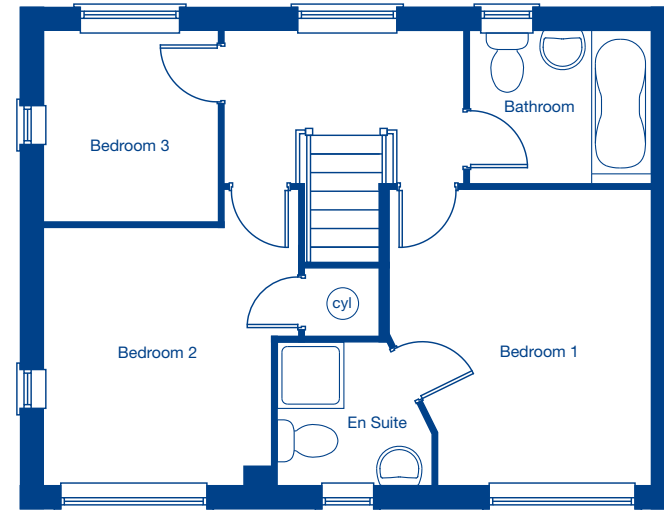
Huxley A – 3 bedroom detached home





Ground Floor

Living Room	5.45m† x 3.05m	17'11"† x 10'0"
Kitchen/Dining	5.45m† x 4.17m	17'11"† x 13'8"



First Floor

Bedroom 1	3.55m x 3.14m	11'8" x 10'4"
Bedroom 2	3.09m x 2.72m	10'2" x 8'11"
Bedroom 3	2.27m x 2.08m	7'5" x 6'10"

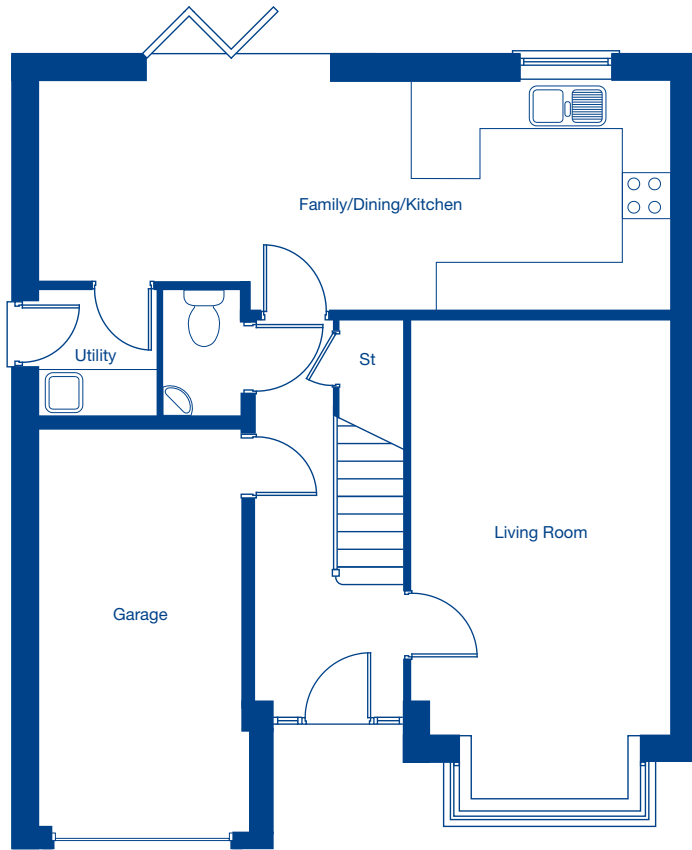
†Plus bay

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 street scenes. 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. JHL3322/June 2020.

Stonecross Meadows

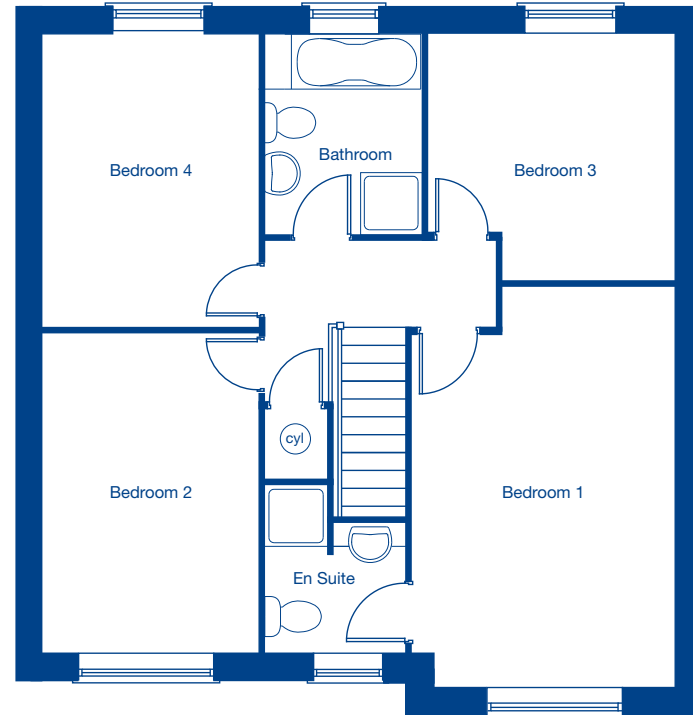
The Banbury – 4 bedroom detached home





Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage	5.27m x 2.67m	17'3" x 8'9"



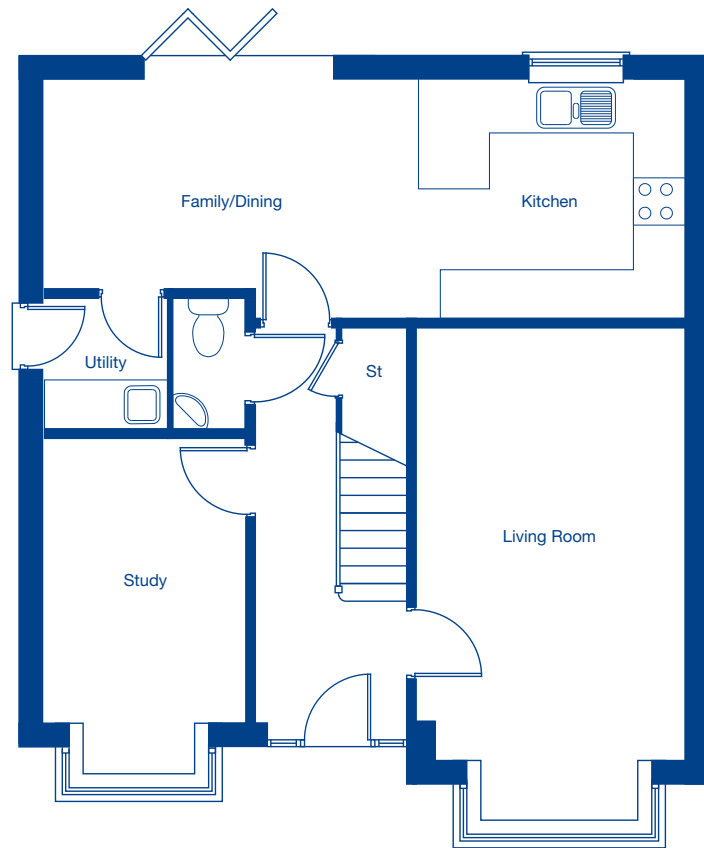
First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

Stonecross Meadows

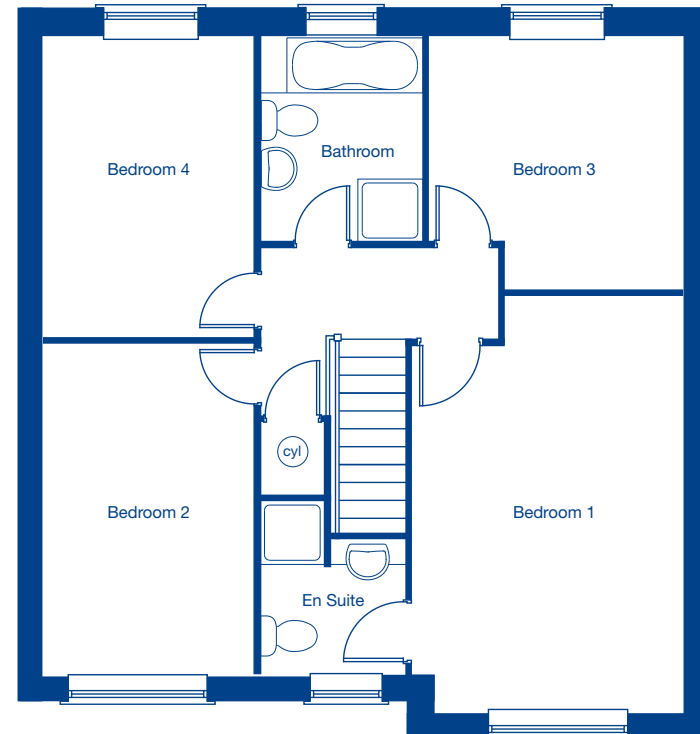
The Bayswater – 4 bedroom detached home





Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Study	4.16m x 2.50m	13'8" x 8'3"



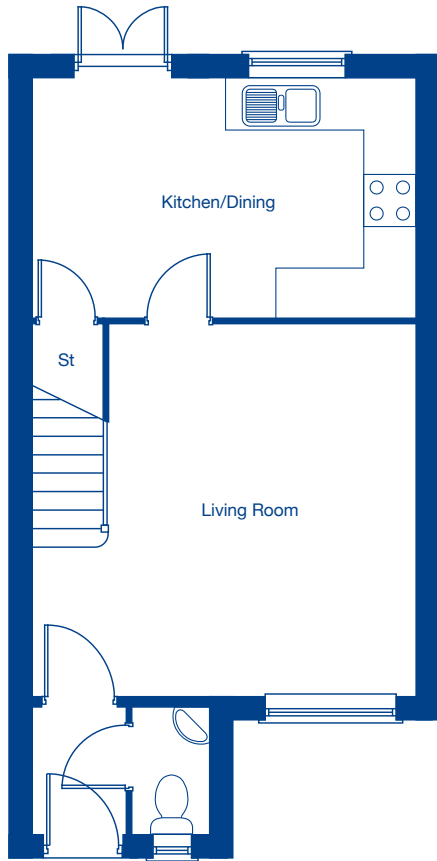
First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.64m	13'8" x 8'8"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

Stonecross Meadows

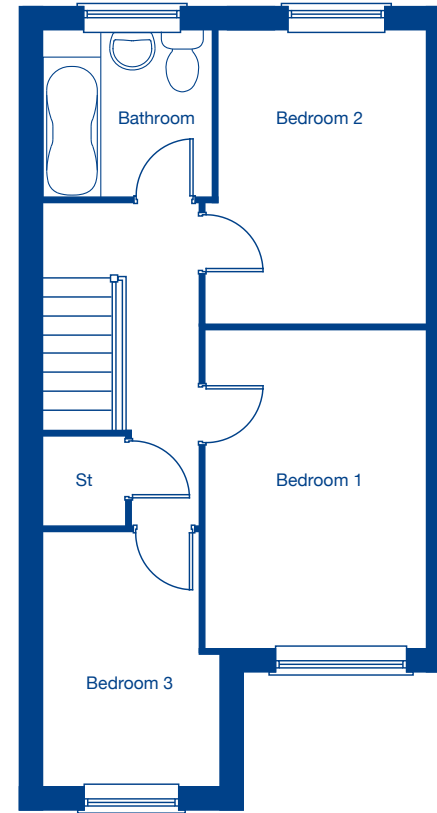
The Birch – 3 bedroom semi-detached home





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"



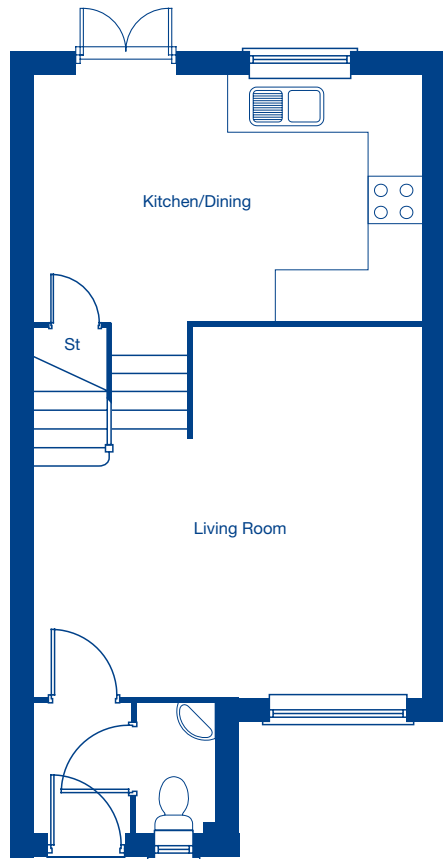
First Floor

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"

Stonecross Meadows

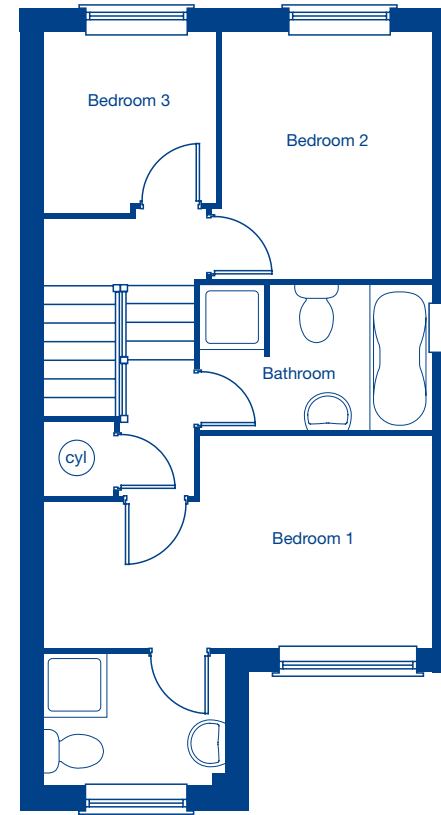
The Birch Split – 3 bedroom semi-detached home





Ground Floor

Living Room	4.59m x 4.33m	15'1" x 14'3"
Kitchen/Dining	4.59m x 2.95m	15'1" x 9'8"



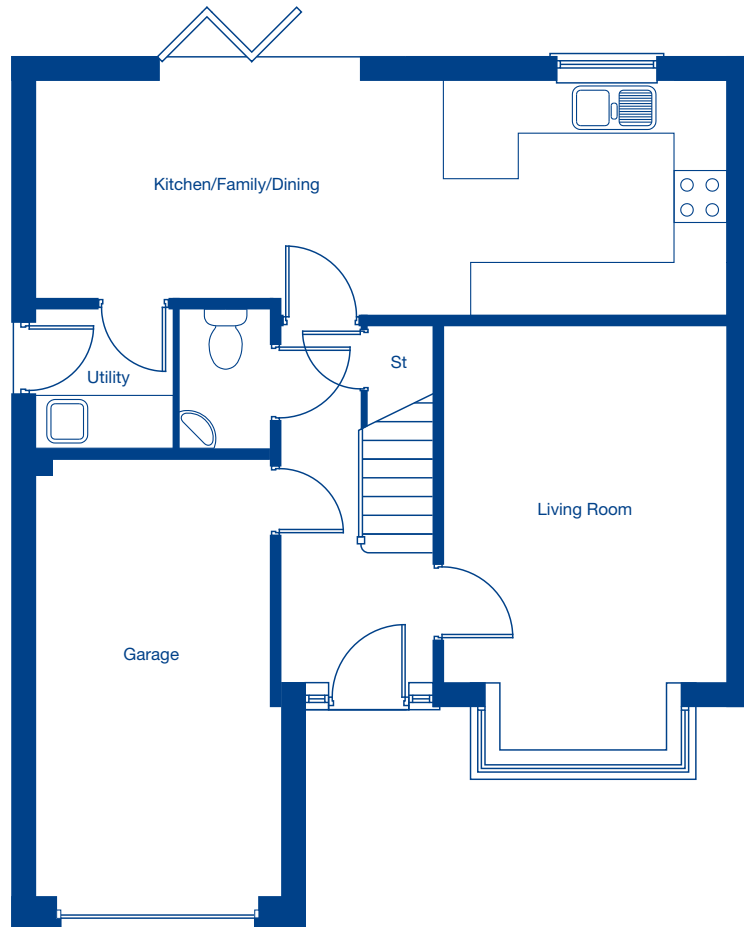
First Floor

Bedroom 1	4.59m x 2.55m	15'1" x 8'4"
Bedroom 2	2.98m x 2.48m	9'9" x 8'2"
Bedroom 3	2.16m x 2.03m	7'1" x 6'8"

Stonecross Meadows

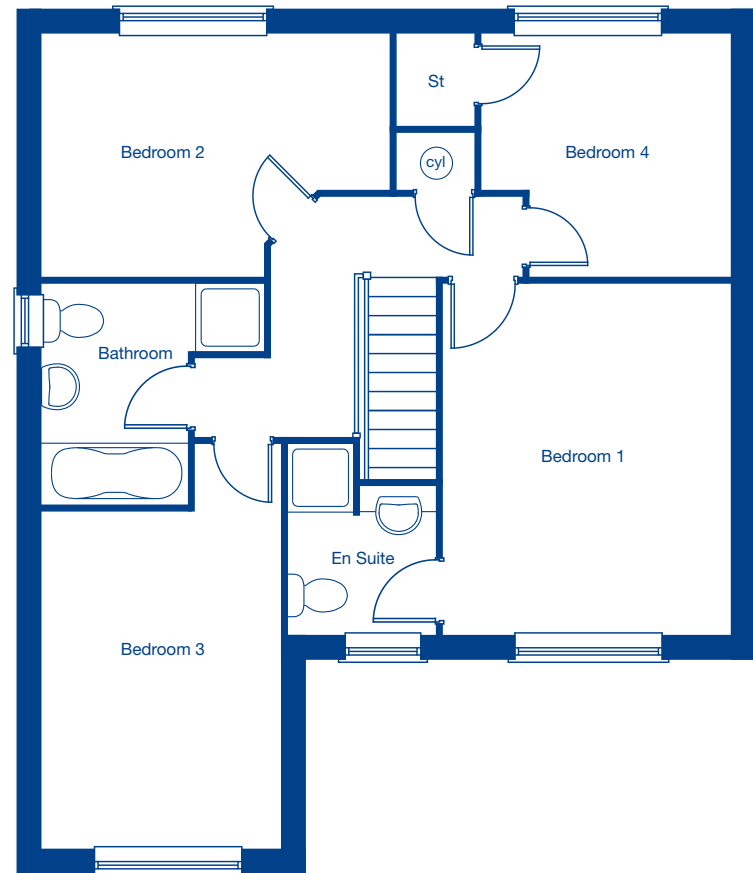
The Davenham – 4 bedroom detached home





Ground Floor

Living Room	5.00m x 3.34m	16'5" x 10'11"
Kitchen/Family/Dining	8.17m x 2.75m	26'10" x 9'0"
Garage	5.21m x 2.86m	17'1" x 9'5"

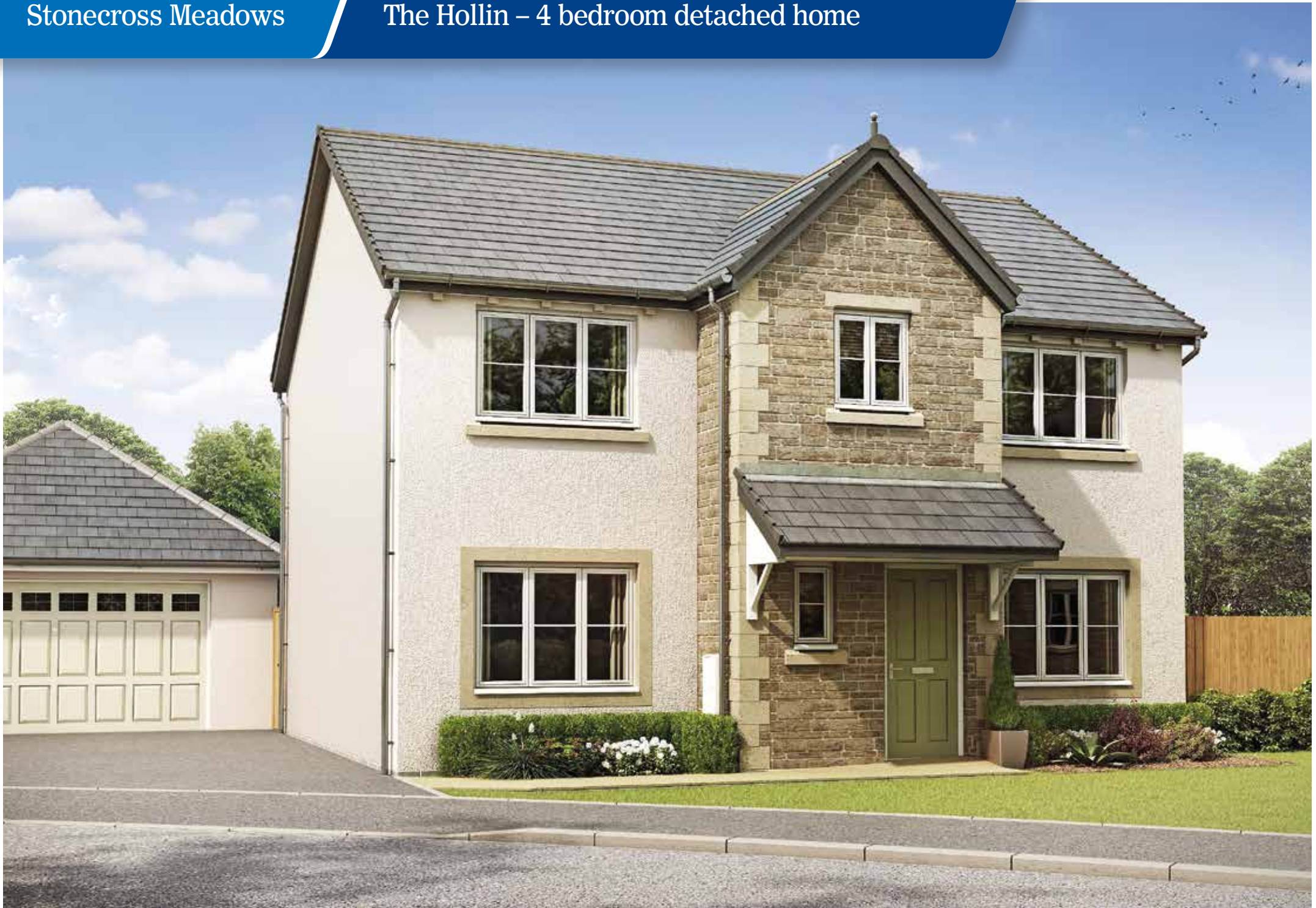


First Floor

Bedroom 1	4.18m x 3.41m	13'9" x 11'2"
Bedroom 2	4.12m x 2.87m	13'6" x 9'5"
Bedroom 3	3.99m x 2.80m	13'1" x 9'2"
Bedroom 4	2.95m x 2.87m	9'8" x 9'5"

Stonecross Meadows

The Hollin – 4 bedroom detached home





Ground Floor

Living Room	4.26m x 4.24m	14'0" x 13'11"
Kitchen/Family/Dining	8.71m x 2.64m	28'7" x 8'8"
Study	2.68m x 2.27m	8'9" x 7'5"
Detached Single Garage	5.30m x 2.76m	18'6" x 8'7"



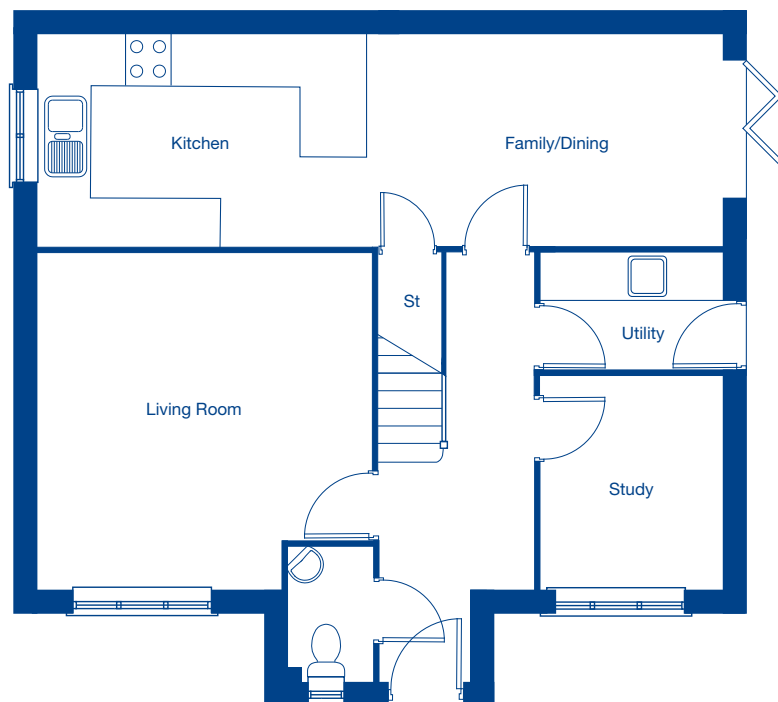
First Floor

Bedroom 1	4.29m x 3.79m	14'0" x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.16m x 3.10m	10'4" x 10'2"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"

Stonecross Meadows

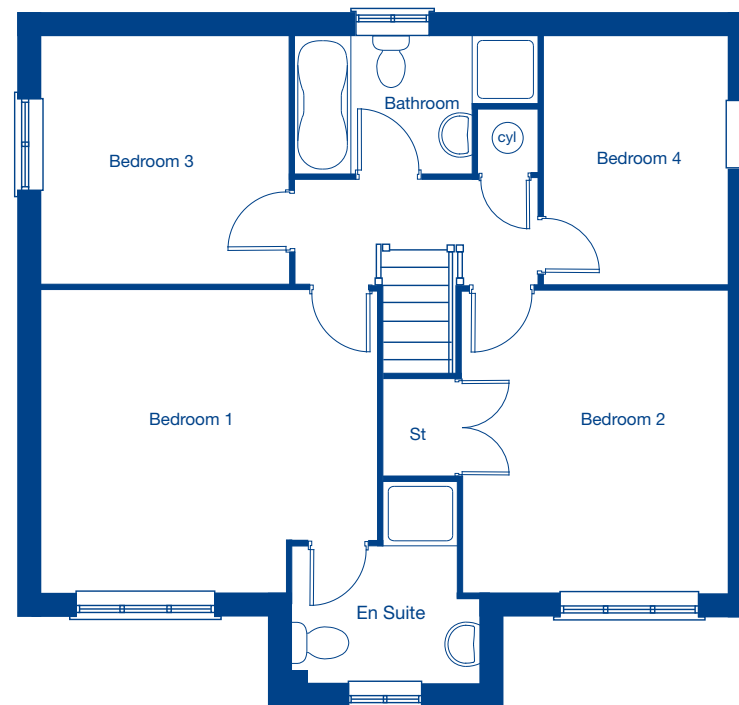
The Hollin B – 4 bedroom detached home





Ground Floor

Living Room	4.26m x 4.24m	14'0" x 13'11"
Kitchen/Family/Dining	8.71m x 2.64m	28'7" x 8'8"
Study	2.68m x 2.27m	8'9" x 7'5"
Double Garage	5.87m x 5.74m	19'3" x 18'10"



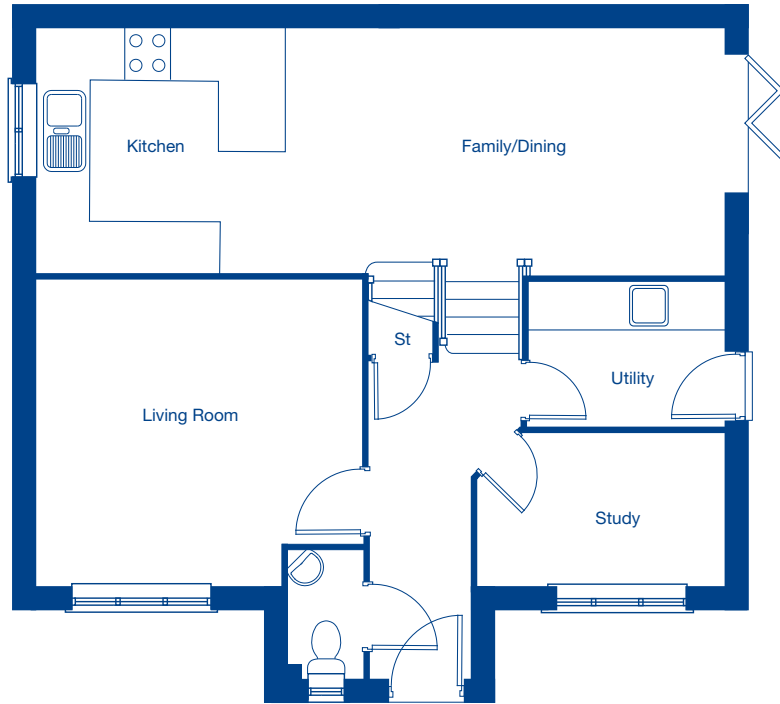
First Floor

Bedroom 1	4.26m x 3.79m	14'0" x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.16m x 3.10m	10'4" x 10'2"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"

Stonecross Meadows

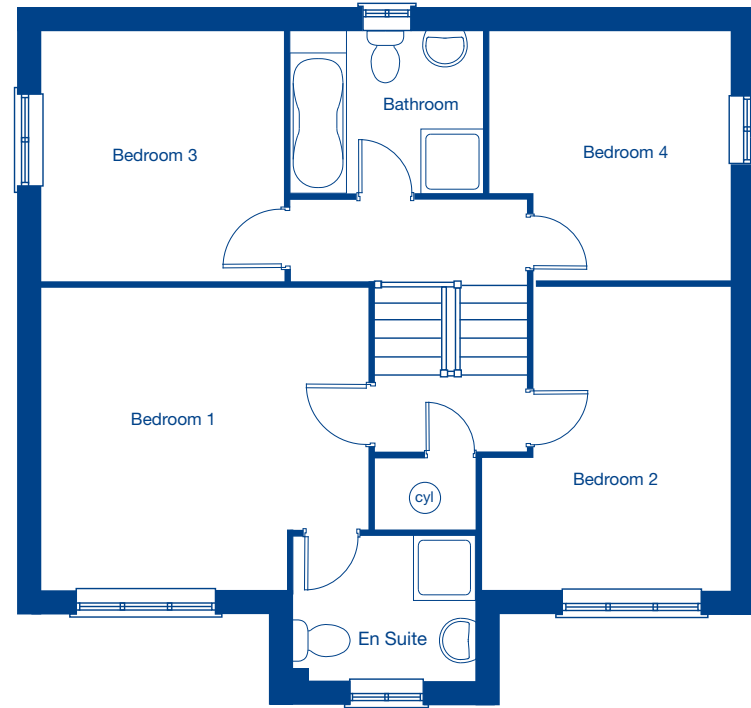
The Hollin B Split – 4 bedroom detached home





Ground Floor

Living Room	4.09m x 3.83m	13'5" x 12'9"
Kitchen/Family/Dining	8.71m x 3.05m	28'7" x 10'0"
Study	3.12m x 1.96m	10'3" x 6'5"
Double Garage	5.87m x 5.74m	19'3" x 18'10"



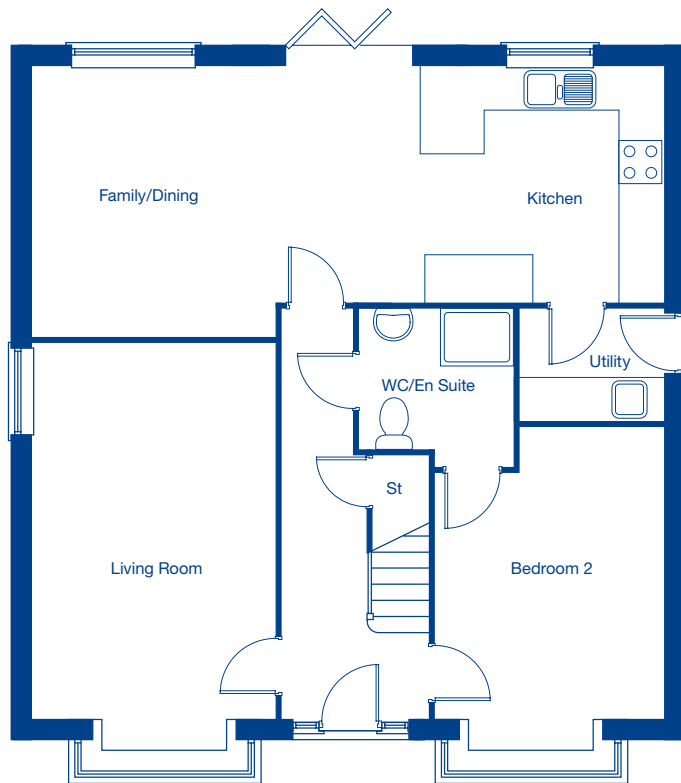
First Floor

Bedroom 1	4.09m x 3.83m	13'5" x 12'7"
Bedroom 2	3.83m x 3.12m	12'7" x 10'3"
Bedroom 3	3.05m x 3.05m	10'0" x 10'0"
Bedroom 4	3.05m x 3.02m	10'0" x 9'11"

Stonecross Meadows

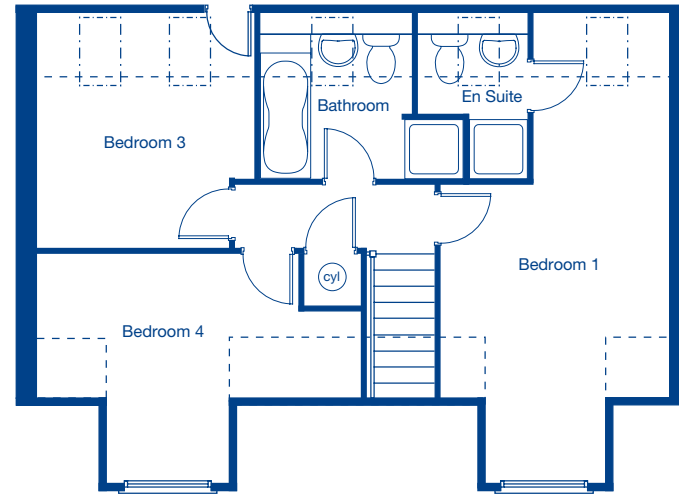
The Holly – 4 bedroom detached home





Ground Floor

Living Room	5.71m x 3.36m	18'9" x 11'0"
Family/Dining/Kitchen	8.74m x 3.67m	28'8" x 12'0"
Bedroom 2	4.54m x 3.16m	14'11" x 10'4"



First Floor

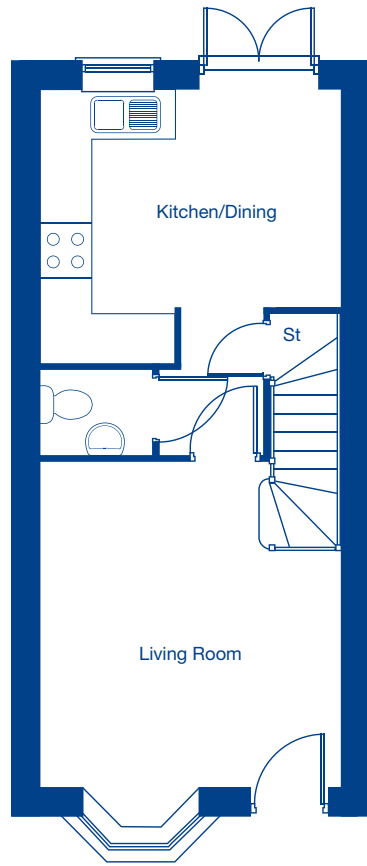
Bedroom 1	6.45m x 3.16m	21'2" x 10'4"
Bedroom 3	3.23m x 3.01m	10'7" x 9'10"
Bedroom 4	4.47m x 3.15m	14'8" x 10'4"

----- Skylight
 ----- Restricted head height

Stonecross Meadows

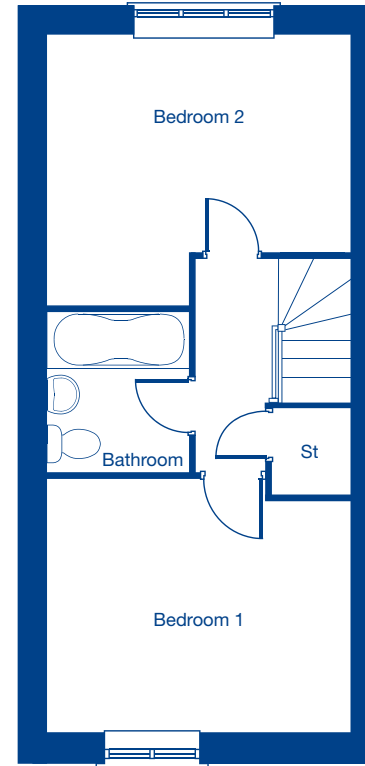
The Handforth B – 2 bedroom semi-detached home





Ground Floor

Living Room	4.55m x 3.73m	14'11" x 12'3"
Kitchen/Dining	3.73m x 3.37m	12'3" x 11'1"



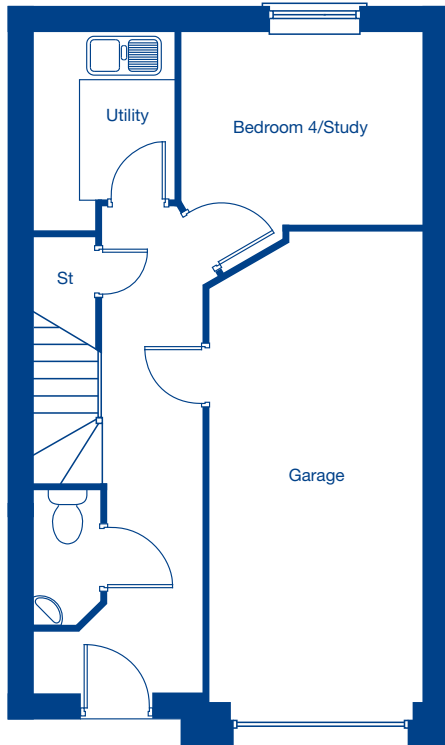
First Floor

Bedroom 1	3.73m x 3.16m	12'3" x 10'4"
Bedroom 2	3.73m x 3.33m	12'3" x 10'11"

Stonecross Meadows

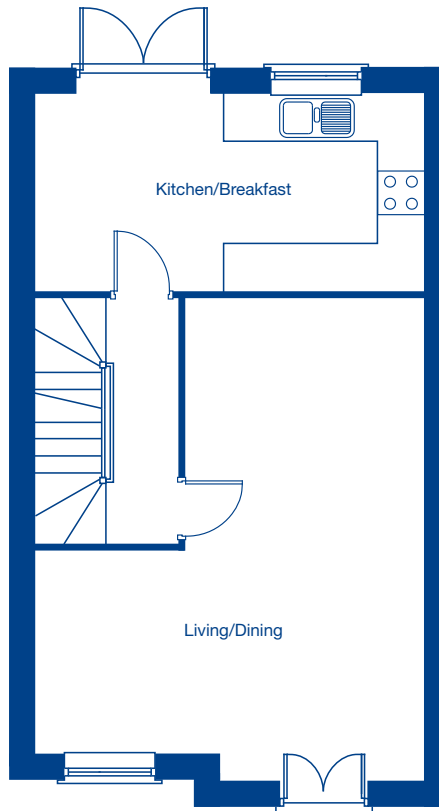
The Richmond A – 3 bedroom semi-detached home





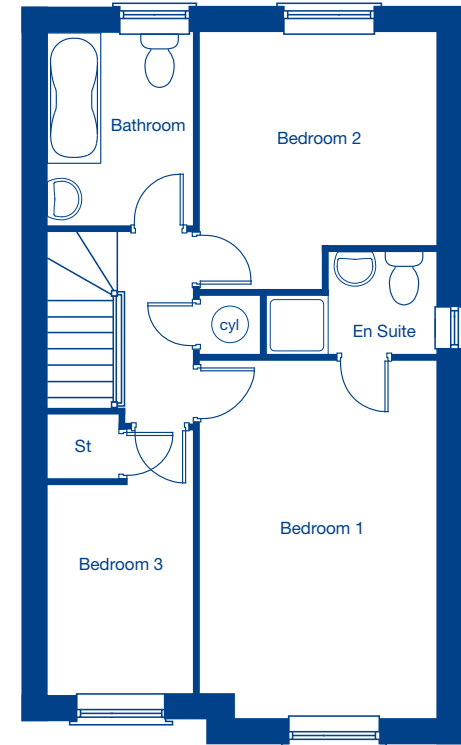
Ground Floor

Bedroom 4/Study	3.16m x 2.51m	10'5" x 10'4"
Utility	2.56m x 1.85m	8'5" x 6'1"
Garage	6.15m x 2.72m	20'2" x 8'11"



First Floor

Living/Dining	6.33m x 5.09m	20'9" x 16'8"
Kitchen/Breakfast	5.09m x 2.56m	16'8" x 8'5"



Second Floor

Bedroom 1	4.59m x 3.09m	15'1" x 10'2"
Bedroom 2	3.51m x 3.09m	11'6" x 10'2"
Bedroom 3	3.27m x 1.91m	10'9" x 6'3"

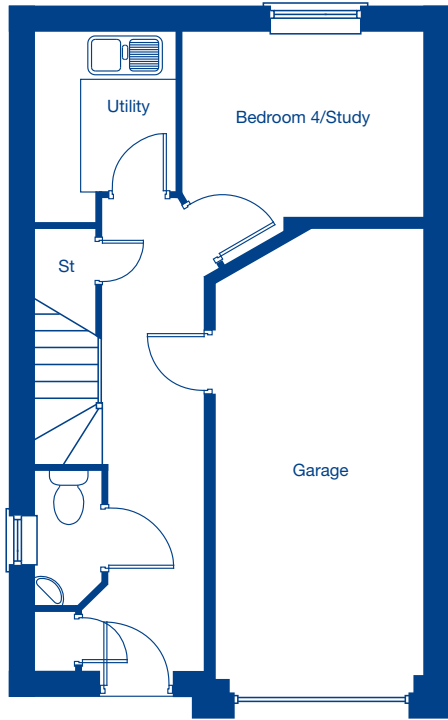
Please refer to floor plans for orientation of the property

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Stonecross Meadows

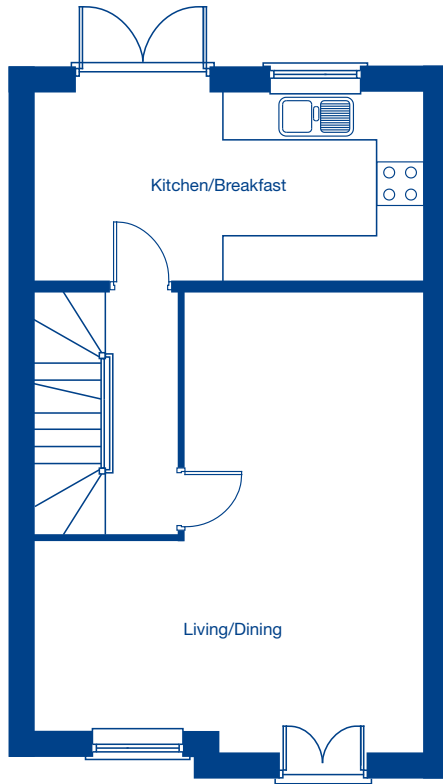
The Richmond B – 3 bedroom semi-detached home





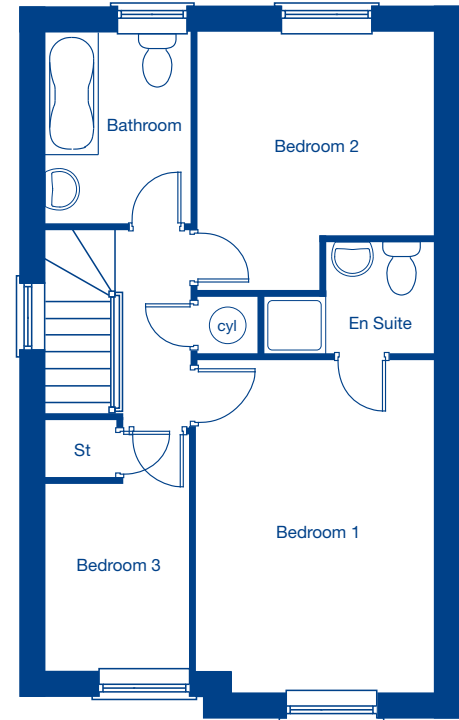
Ground Floor

Bedroom 4/Study	3.15m x 2.51m	10'4" x 8'3"
Utility	2.56m x 1.85m	8'5" x 6'1"
Garage	6.15m x 2.72m	20'3" x 8'11"



First Floor

Living/Dining	6.33m x 5.09m	20'9" x 16'8"
Kitchen/Breakfast	5.09m x 2.56m	16'8" x 8'5"



Second Floor

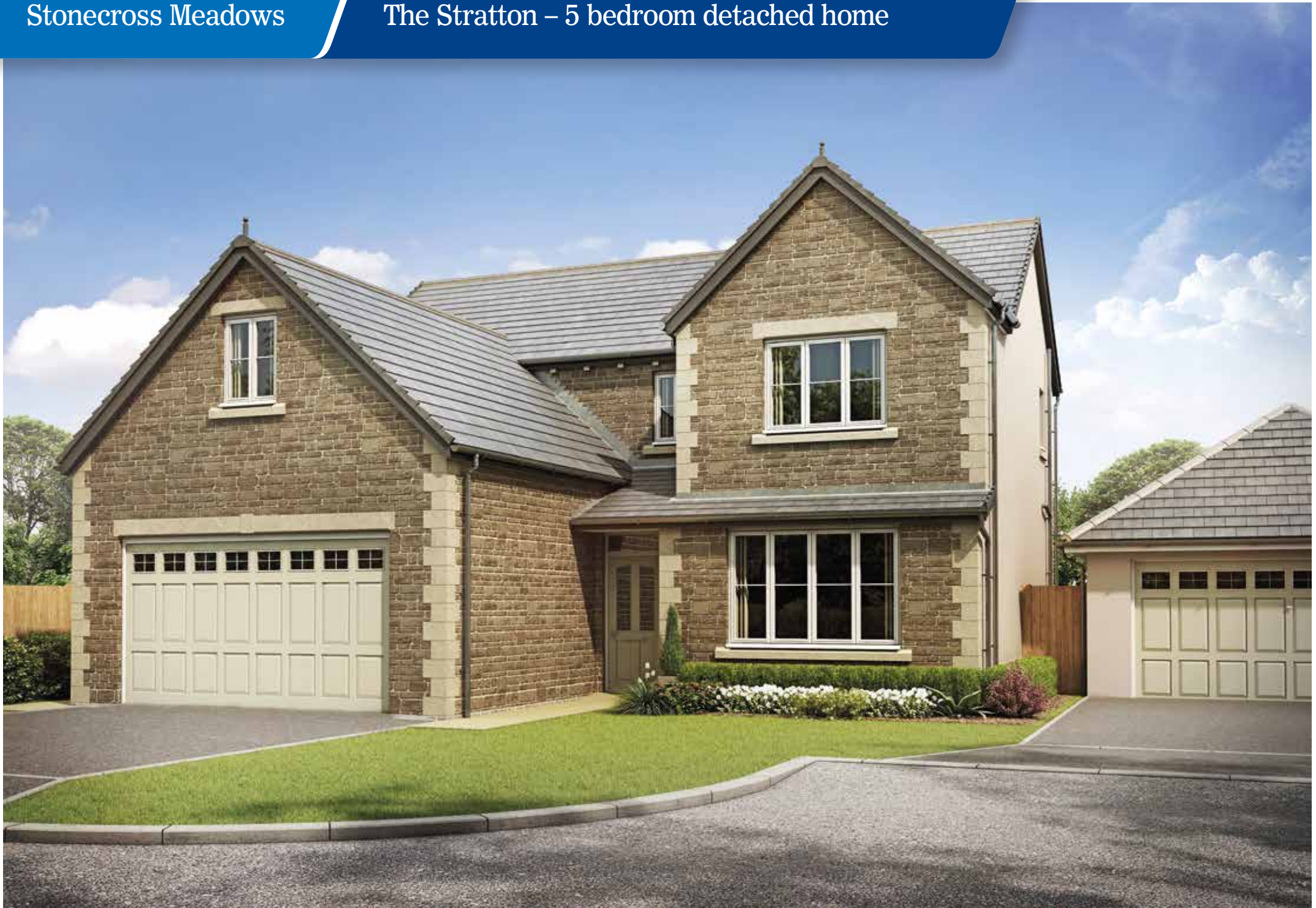
Bedroom 1	4.59m x 3.09m	15'1" x 10'2"
Bedroom 2	3.51m x 3.09m	11'6" x 10'2"
Bedroom 3	3.27m x 1.91m	10'9" x 6'3"

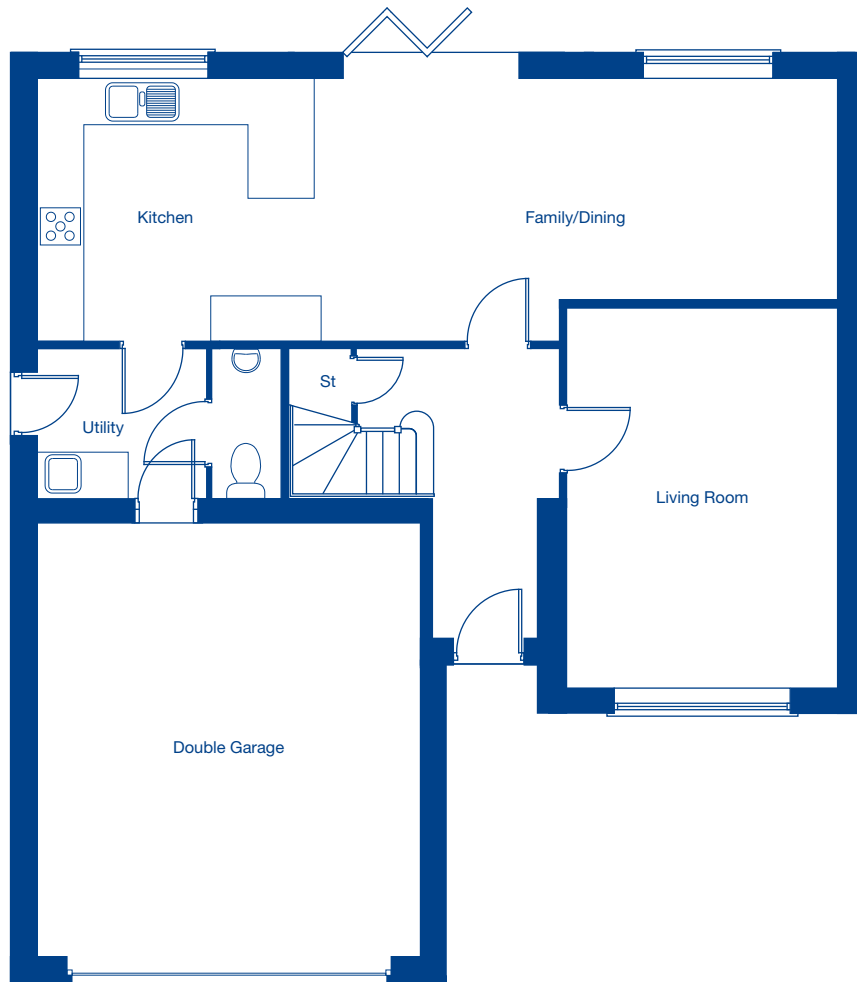
Please refer to floor plans for orientation of the property

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Stonecross Meadows

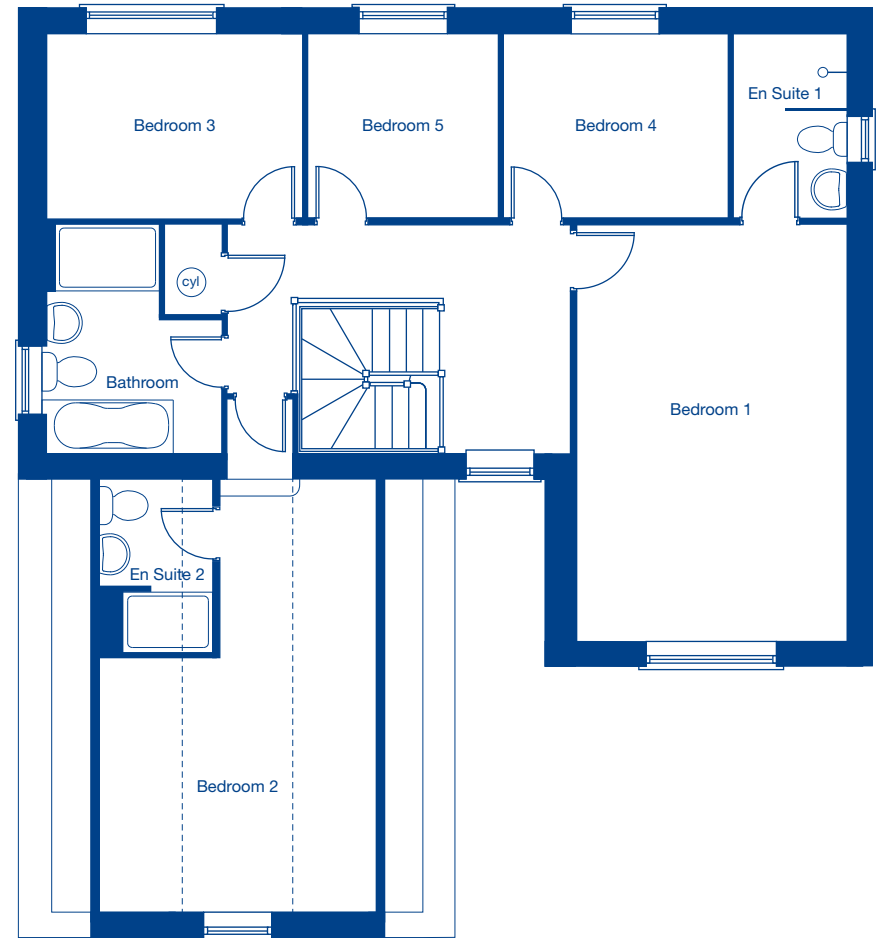
The Stratton – 5 bedroom detached home





Ground Floor

Living Room	5.10m x 3.63m	16'9" x 11'11"
Kitchen/Family/Dining	10.82m x 3.53m	35'6" x 11'7"
Double Garage	5.89m x 5.20m	19'4" x 17'1"



First Floor

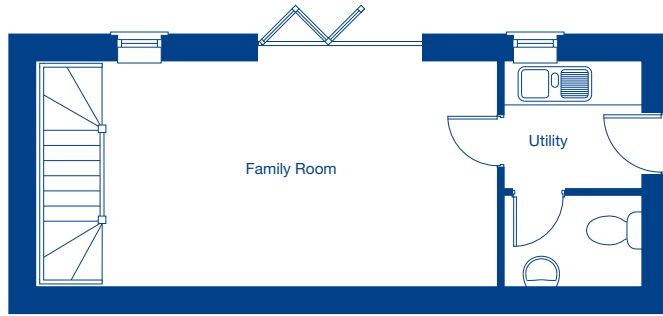
Bedroom 1	4.99m x 3.63m	16'4" x 11'11"
Bedroom 2	5.83m x 3.75m	19'2" x 12'4"
Bedroom 3	3.44m x 2.48m	11'3" x 8'2"
Bedroom 4	3.03m x 2.48m	9'11" x 8'2"
Bedroom 5	2.56m x 2.48m	8'5" x 8'2"

--- Restricted ceiling height

Stonecross Meadows

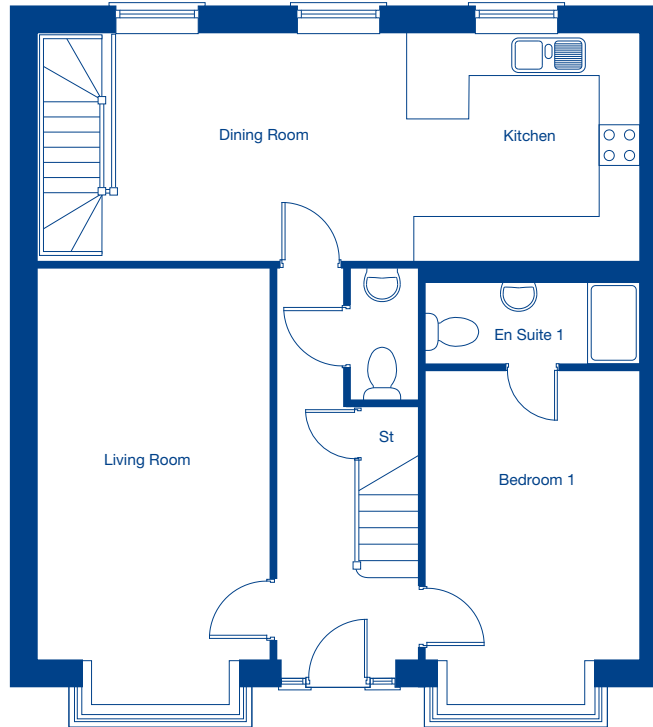
The Rothay – 4 bedroom detached home





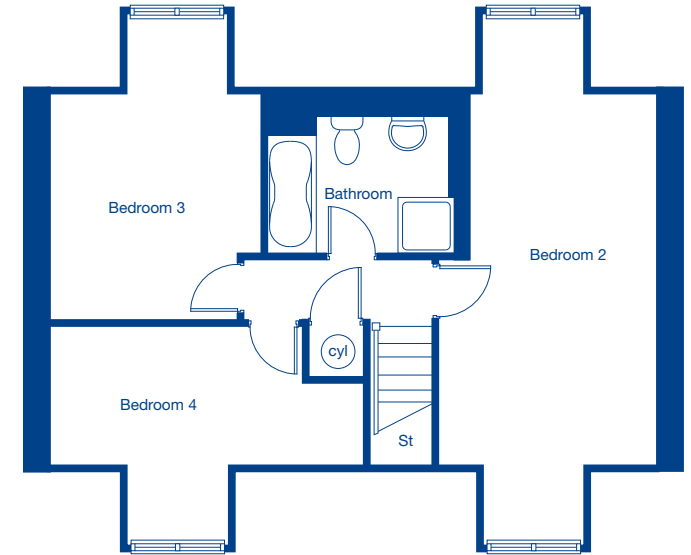
Lower Ground Floor

Family Room 6.69m x 3.26m 21'11" x 10'8"



Ground Floor

Living Room 6.13m x 3.36m 20'1" x 11'0"
 Dining Room/Kitchen 8.74m x 3.26m 28'8" x 10'8"
 Bedroom 1 4.65m x 3.16m 15'3" x 10'4"

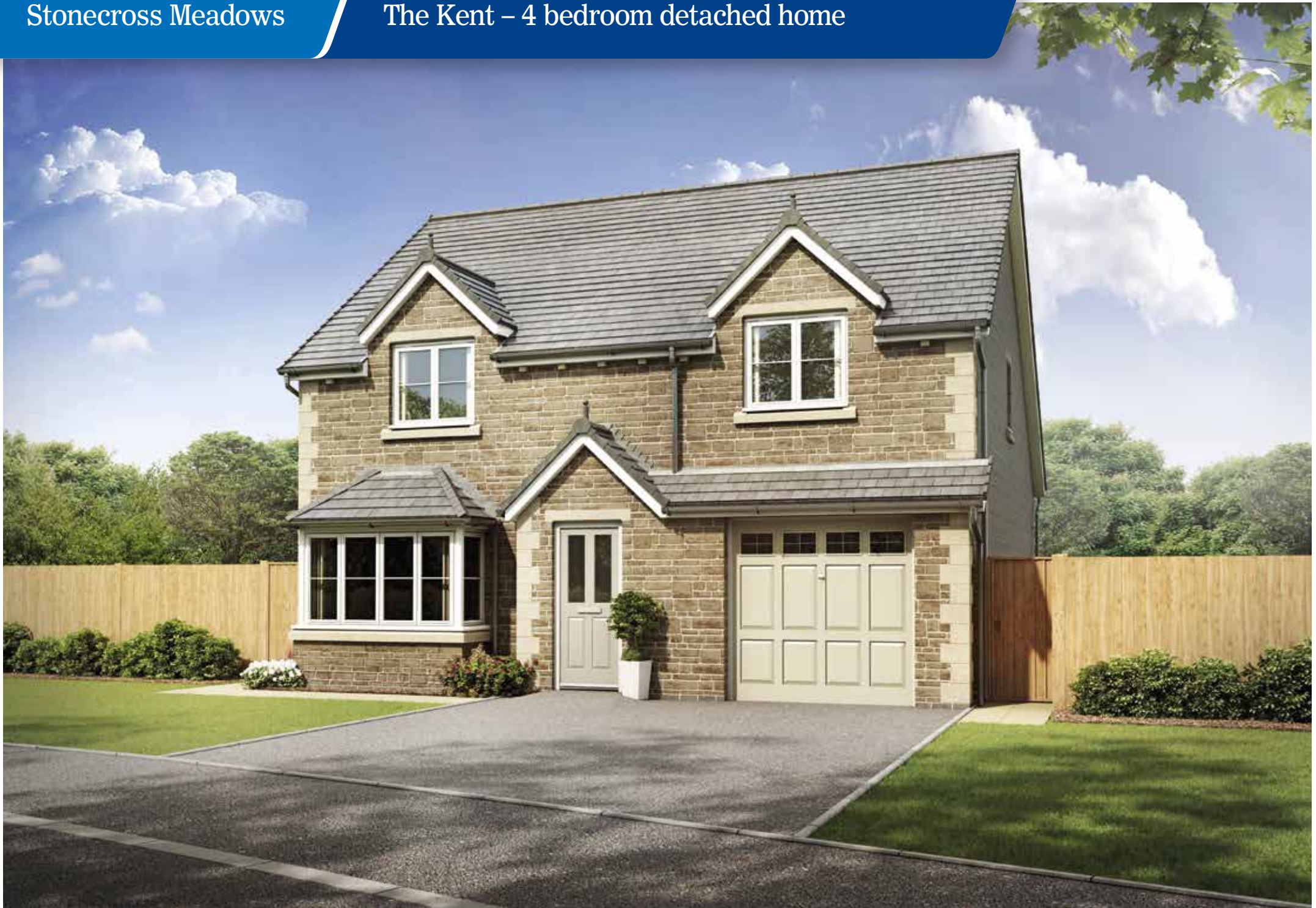


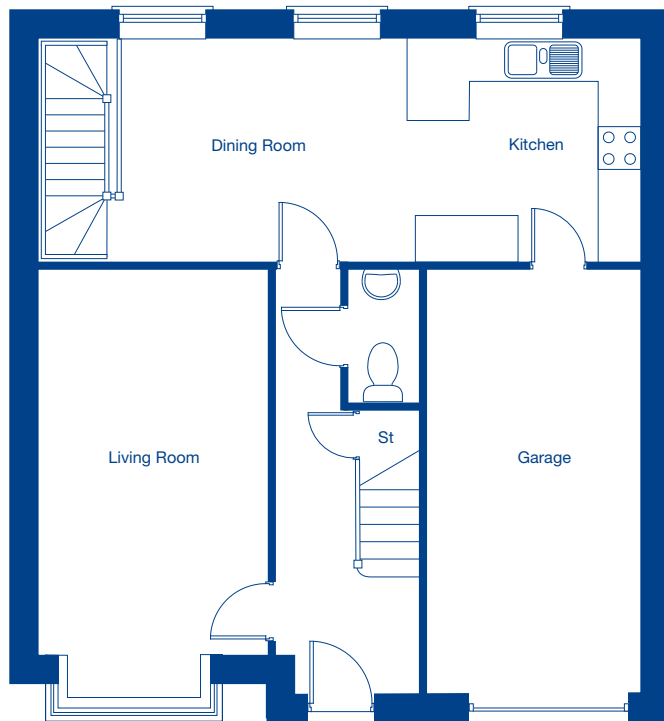
First Floor

Bedroom 2 6.45m x 3.16m 21'2" x 10'4"
 Bedroom 3 4.38m x 3.23m 14'4" x 10'7"
 Bedroom 4 4.47m x 3.15m 14'8" x 10'4"

Stonecross Meadows

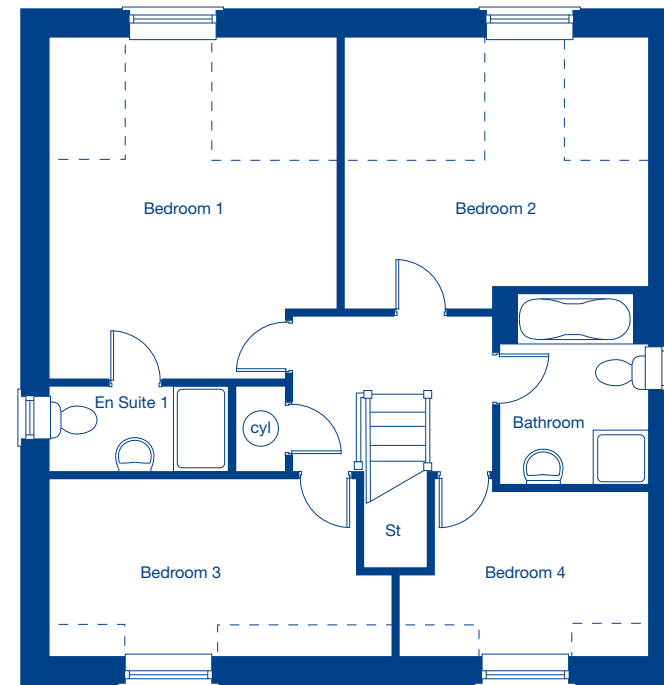
The Kent – 4 bedroom detached home





Ground Floor

Living Room	6.13m x 3.36m	20'1" x 11'0"
Dining Room/Kitchen	8.74m x 3.26m	28'8" x 10'8"
Garage	6.12m x 3.09m	20'1" x 10'1"



First Floor

Bedroom 1	4.98m x 4.17m	16'4" x 13'8"
Bedroom 2	4.41m x 3.63m	14'6" x 11'11"
Bedroom 3	4.98m x 2.68m	16'4" x 8'9"
Bedroom 4	3.67m x 2.46m	12'0" x 8'1"

--- Restricted ceiling height

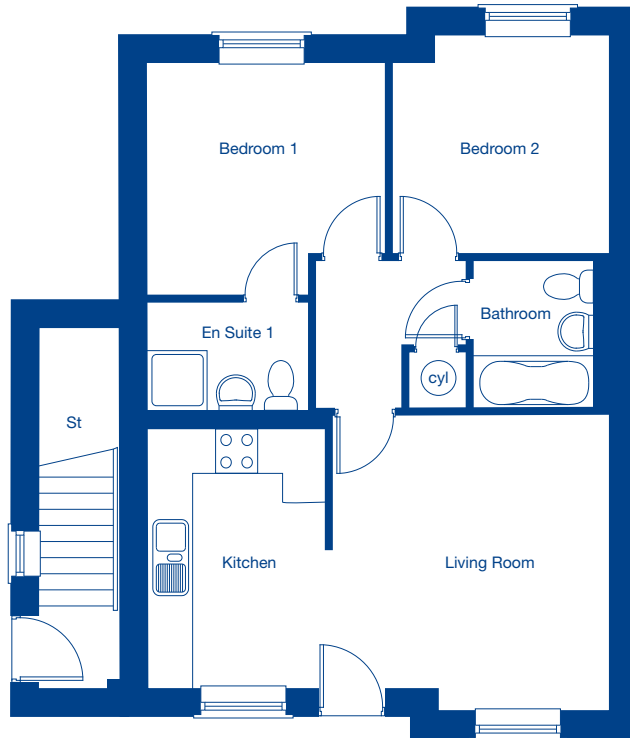
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Stonecross Meadows

The Alton Apartments – 2 bedroom homes

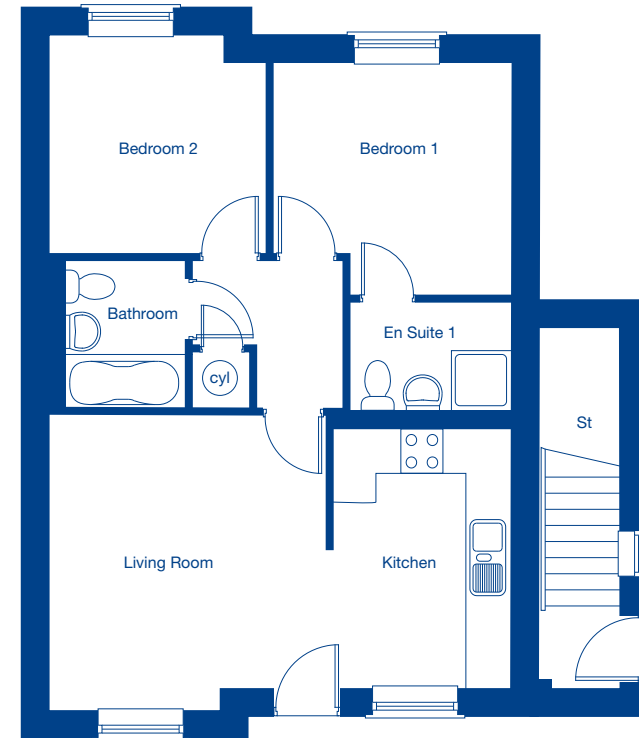


Type A



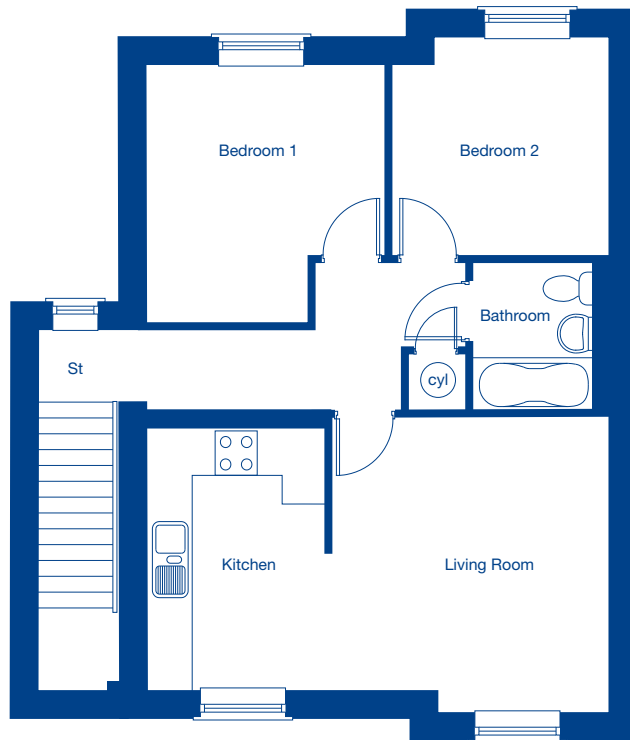
Living Room	4.16m x 3.88m	13'8" x 12'9"
Kitchen	3.61m x 2.46m	11'10" x 8'1"
Bedroom 1	3.32m x 3.32m	10'11" x 10'11"
Bedroom 2	3.06m x 3.01m	10'0" x 9'11"

Type B



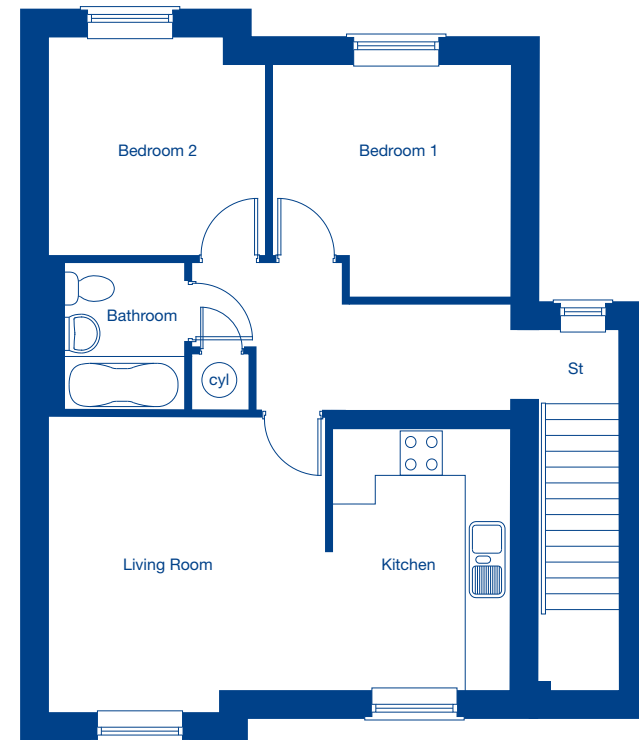
Living Room	4.16m x 3.88m	13'8" x 12'9"
Kitchen	3.61m x 2.46m	11'10" x 8'1"
Bedroom 1	3.32m x 3.32m	10'11" x 10'11"
Bedroom 2	3.06m x 3.01m	10'0" x 9'11"

Type C



Living Room	4.16m x 3.88m	13'8" x 12'9"
Kitchen	3.61m x 2.46m	11'10" x 8'1"
Bedroom 1	3.62m x 3.32m	11'11" x 10'11"
Bedroom 2	3.06m x 3.01m	10'0" x 9'11"

Type D



Living Room	4.16m x 3.88m	13'8" x 12'9"
Kitchen	3.61m x 2.46m	11'10" x 8'1"
Bedroom 1	3.62m x 3.32m	11'11" x 10'11"
Bedroom 2	3.06m x 3.01m	10'0" x 9'11"

Buying a Jones home is easier than you think

It's time to take a closer look at Stonecross Meadows. Just call 01253 807623 to book an appointment to view or visit jones-homes.co.uk for more information. Once you've decided which house is perfect for you, you're ready to buy your new home.

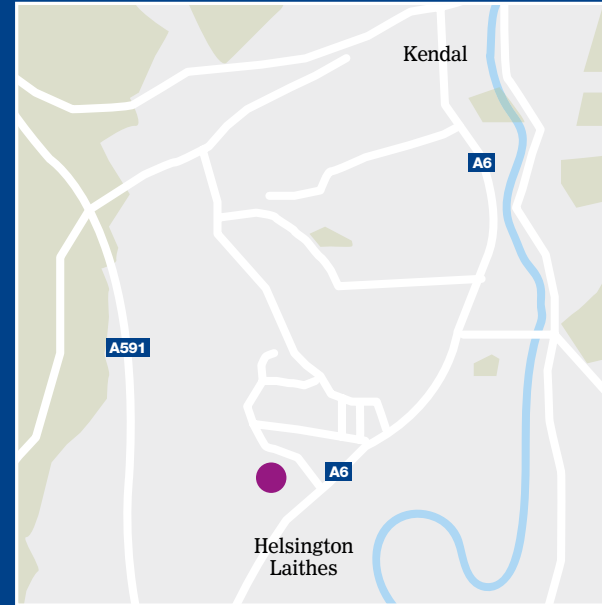
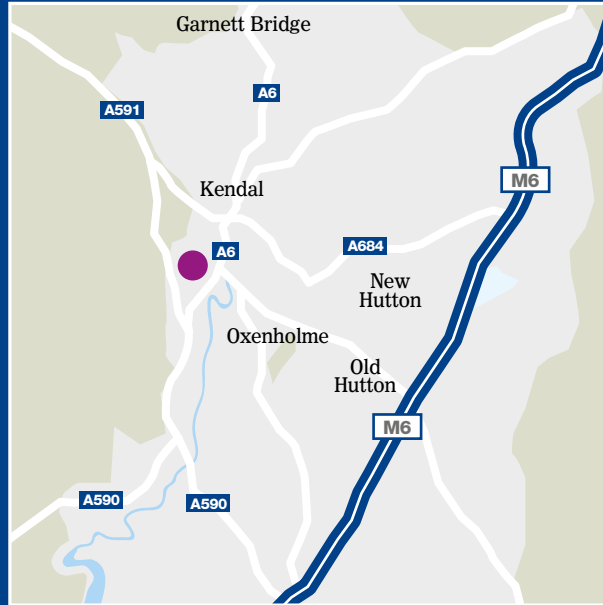
- 1** Reserve your new home
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage
An independent financial advisor can help you decide which mortgage is right 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.



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