



# Walnut Grange

Hoo St Werburgh



Live the  
luxury lifestyle

Built with you in mind



## Luxury living is about having it all

If you're searching for a beautiful home with a luxurious interior, in the perfect location, then look no further than Walnut Grange.

Encompassed by the picturesque views of the Hoo Peninsula and just a short drive from a host of amenities in nearby Rochester, Walnut Grange is the perfect place to call home.

Built to traditionally high standards this exclusive development of highly specified 3 and 4 bedroom homes provide light and airy interiors that offer plenty of space to work, play and relax in style.

Ideal for growing families and country-loving commuters alike, Hoo village has a good selection of shops, sports centre with swimming pool and well-regarded schools are close by.

The A228 provides easy access to surrounding areas and Maidstone is 20 miles via the A2. For the professional, Strood train station is located 6 miles away and hosts regular direct services to Ebbsfleet International, Stratford International and London St Pancras in under 1 hour.





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# Perfecting every last detail

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

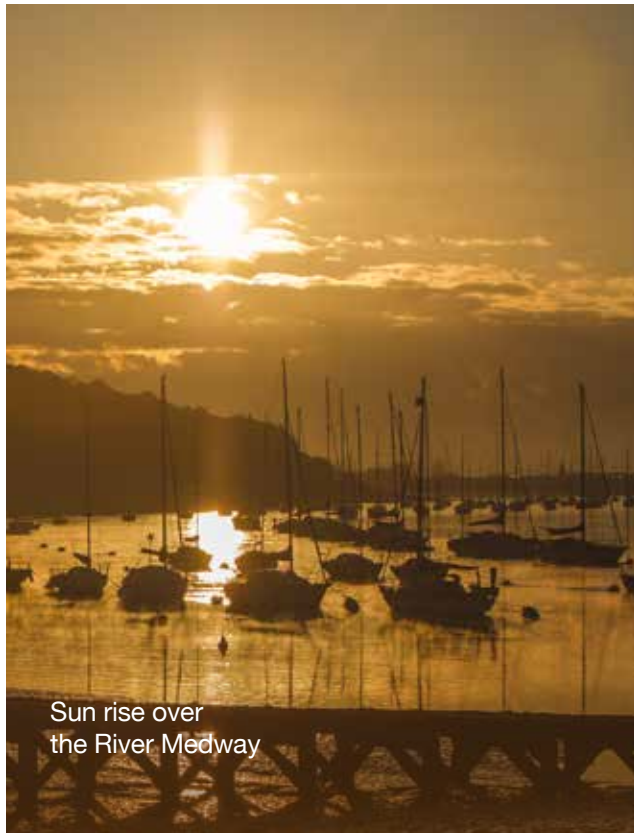
At Walnut Grange you'll find contemporary kitchens with premium integrated appliances. Bathrooms and en-suites feature modern showers, low profile shower trays and a range of luxury tiling.

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 Walnut Grange to help preserve and improve the natural environment.

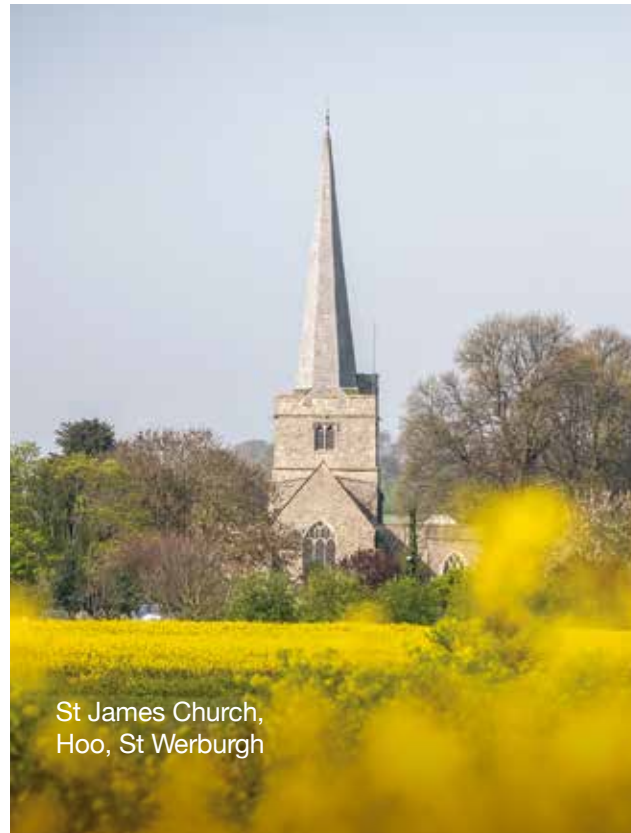


# The perfect location

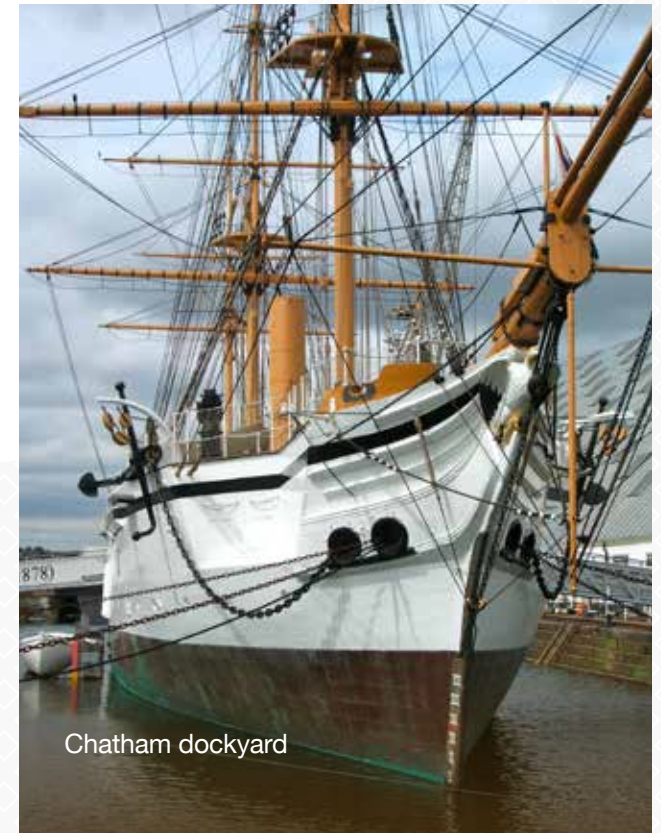
A quintessential village that provides the perfect haven for those seeking life in an idyllic countryside setting, yet with a profusion of amenities close by.



Sun rise over  
the River Medway



St James Church,  
Hoo, St Werburgh



Chatham dockyard



Rochester High Street

## A place to suit every lifestyle

Enjoy modern life in a countryside setting, with the great outdoors right on your doorstep.

From waterside walks along the River Medway, cycling across the Heron Trail, to exploring caves at Saxon Shore Way and family days out at Chatham dockyard. There is something for everyone.

Just 6 miles away lies the historic city of Rochester, offering an array of quaint, independent shops, cafes and restaurants. The larger towns of Chatham and Gravesend have a wider range of amenities available.

For the more discerning shopper, Bluewater at Greenhithe provides the ultimate in retail therapy, with high street and designer shops, restaurants, cafes, multi-screen cinema and an adventure park.

A new home at Walnut Grange means enjoying a 21st century lifestyle in an idyllic village setting.



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# Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Hoo St Werburgh, 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.





Buying a Jones home  
is easier than you think

**CONSUMER  
CODE** FOR  
HOME BUILDERS

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

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## It's time to take a closer look at Walnut Grange.

Just call 07483 427 833 to book an appointment to view or visit [www.jones-homes.co.uk](http://www.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.

# Walnut Grange

Hoo St Werburgh, Kent

Site plan & Specification

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# Site plan



**The Baycliffe**  
3 bedroom semi-detached home

**The Birch**  
3 bedroom semi-detached and detached home

**The Walnut**  
3 bedroom semi-detached and detached home

**The Huxley**  
3 bedroom semi-detached and detached home

**The Shurland**  
3 bedroom semi-detached home

**The Banbury**  
4 bedroom detached home

**The Holford**  
4 bedroom detached home

**The Hollin**  
4 bedroom detached home

**The Northwood**  
4 bedroom detached home

\*Affordable homes, please ask Sales Advisor for details.  
SS Sub Station.

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. JHS6205/November 2021.

# Specification

Internal	3 bedroom homes	4 bedroom homes
White double glazed PVCu windows with easy clean hinges	•	•
French doors or bi-fold doors to patio area	•	•
Contemporary white 2 panel doors with polished chrome furniture	•	•
Staircase with oak handrail with painted white newels & balusters	•	•
Smooth plastered ceilings throughout	•	•
Choice of wall colour throughout*	•	•
White telephone points	•	•
White TV 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	•	•
<b>Bathroom &amp; En Suite</b>		
Contemporary white sanitaryware	•	•
Shower to bathroom and en suite (where applicable)	•	•
Choice of Porcelanosa wall tiles	•	•
Choice of Porcelanosa floor tiles		•
Chrome heated ladder towel rail**	•	•
LED downlights in white	•	•
Hansgrohe taps	•	•
White shaver point	•	
Mirrored & illuminated demisting cabinet including shaver point to bathroom & en suites		•
<b>General</b>		
NHBC Buildmark cover	•	•

## Kitchen

	3 bedroom homes	4 bedroom homes
Choice of contemporary cabinets with soft closures & coordinating work top*	•	•
LED under unit lighting	•	•
LED plinth lighting	•	•
LED downlights in white	•	•
NEFF built in stainless steel single electric oven		•
Bosch built in stainless steel single electric oven	•	
NEFF stainless steel gas hob		•
Bosch stainless steel gas hob	•	
NEFF stainless steel chimney extractor		•
Bosch stainless steel chimney extractor	•	
NEFF integrated dishwasher		•
Bosch integrated dishwasher	•	
Bosch integrated washing machine	•	
NEFF integrated fridge freezer		•
Bosch integrated fridge freezer	•	
1.5 bowl stainless steel sink with Hansgrohe mixer tap		•
Single bowl stainless steel sink with Hansgrohe mixer tap	•	
Choice of Porcelanosa floor tiles*	•	•

## Utility

Cabinets and worktop to match kitchen*		•
Reginox stainless steel sink with Hansgrohe single lever mixer tap		•
Plumbing & power for washing machine		•
Choice of Porcelanosa floor tiles*		•

## External

Composite insulated coloured 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	•	•

\*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. 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. JHNW6205/November 2021.



Walnut Grange  
**The Baycliffe**

3 bedroom  
semi-detached home

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

Built with you in mind





A typical Jones Homes kitchen

### Ground Floor

Kitchen/Dining	5.27m x 3.51m*	17'3" x 11'6"
Living Room	4.84m* x 3.20m*	15'10" x 10'6"

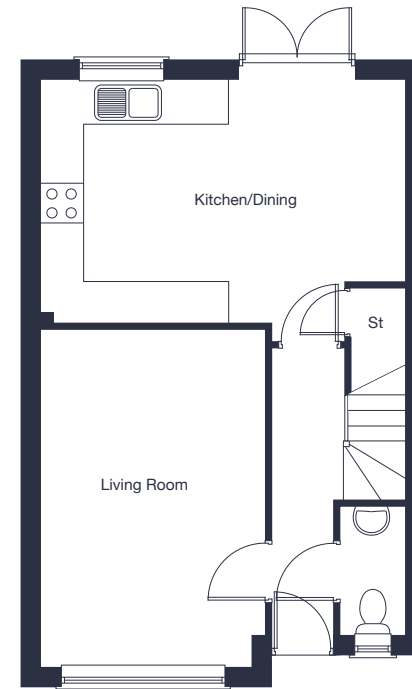
### First Floor

Bedroom 1	4.54m* x 2.95m	14'11" 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"

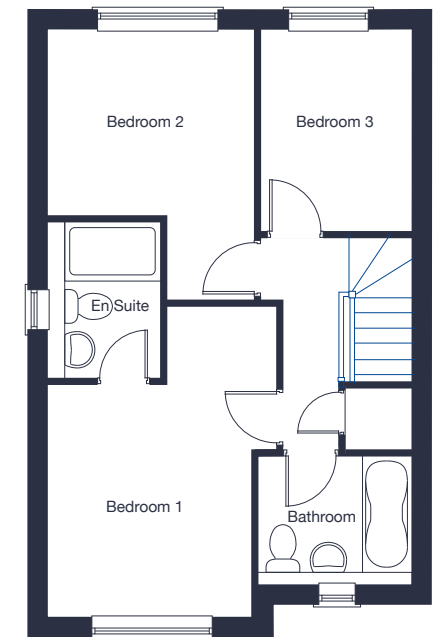
\* Denotes maximum dimension.

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### Ground Floor



### First Floor







Walnut Grange  
**The Birch**

3 bedroom  
semi-detached  
& detached home

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A typical Jones Homes kitchen

### Ground Floor

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

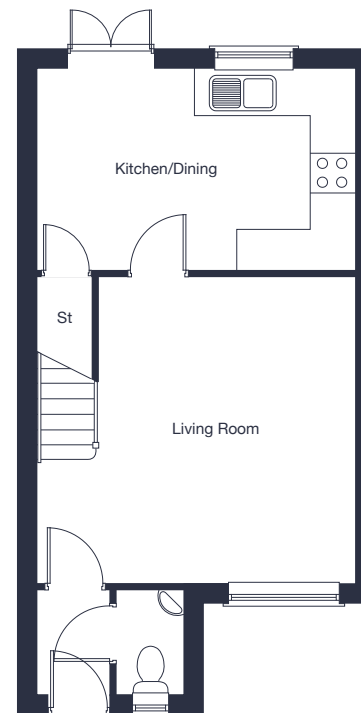
### First Floor

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"*

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Ground Floor



First Floor





Walnut Grange  
**The Walnut**

3 bedroom  
semi-detached  
& detached home

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A typical Jones Homes kitchen

### Ground Floor

Kitchen/Dining	5.27m x 3.51m*	17'3" x 11'6"
Living Room	4.84m* x 3.20m*	15'10"* x 10'6"

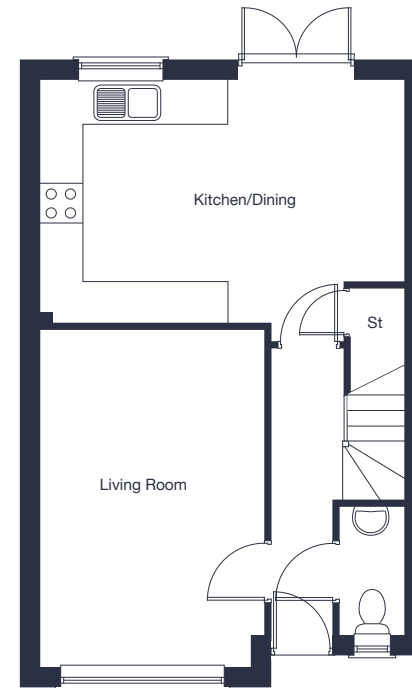
### First Floor

Bedroom 1	4.54m* x 2.95m	14'11" 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"

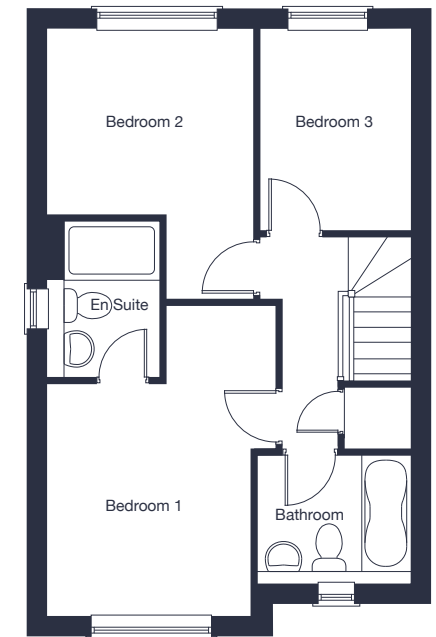
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### Ground Floor



### First Floor





Walnut Grange  
**The Huxley**

3 bedroom  
semi-detached  
& detached home

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A typical Jones Homes kitchen

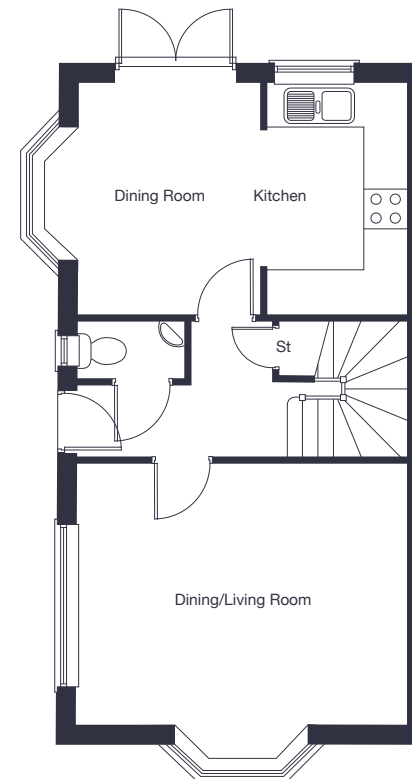
### Ground Floor

Dining/Kitchen	3.35m x 4.74m (plus bay)	11'0" x 15'7" (plus bay)
Dining/Living	4.74m x 3.79m (plus bay)	15'7" x 12'5" (plus bay)

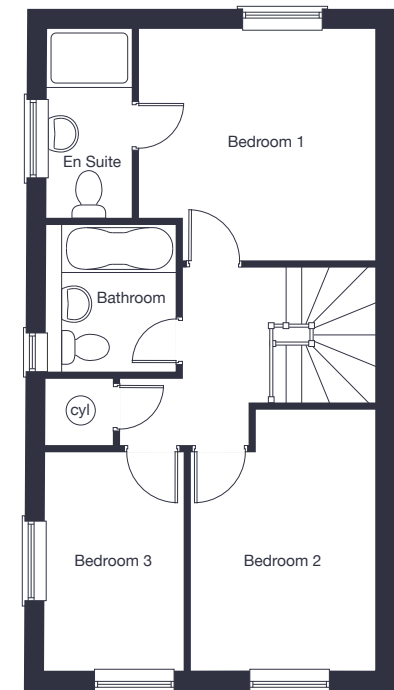
### First Floor

Bedroom 1	3.45m* x 3.35m*	11'4"* x 11'0"*
Bedroom 2	3.79m* x 2.67m*	12'5"* x 8'9"*
Bedroom 3	3.18m x 1.98m	10'5"* x 6'6"*

Ground Floor



First Floor



‡ Attached Garage to plot 8, 11, 42 & 45. Detached Garage to plots 6, 36 & 50.  
 \* Denotes maximum dimension.

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Walnut Grange  
**The Shurland**

3 bedroom  
semi-detached home

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A typical Jones Homes kitchen

### 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"

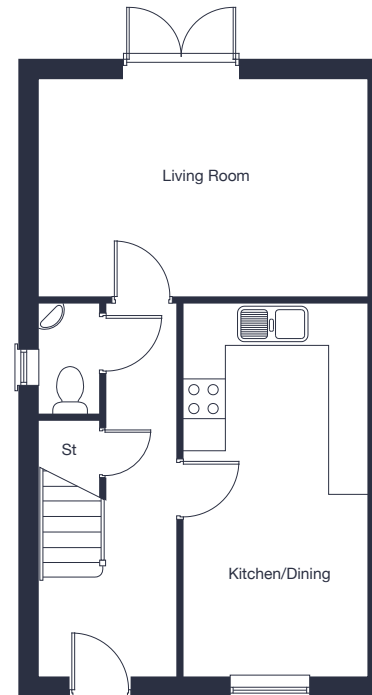
### First Floor

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"

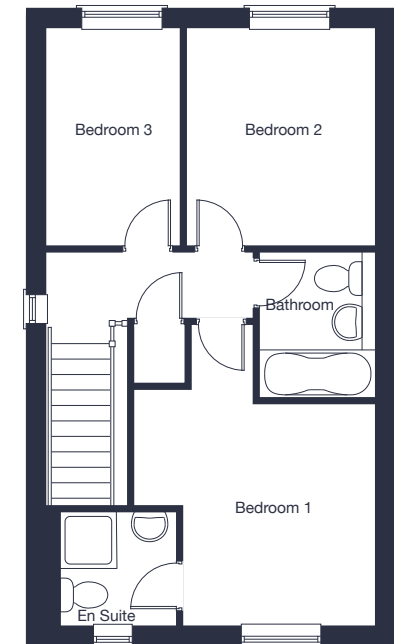
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### Ground Floor



### First Floor







Walnut Grange  
**The Banbury**

4 bedroom  
detached home

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A typical Jones Homes kitchen

### Ground Floor

Kitchen/Family/Dining	8.20m x 2.94m*	26'11" x 9'8"*
Living Room	6.15m* x 3.34m*	20'2" x 10'11"*

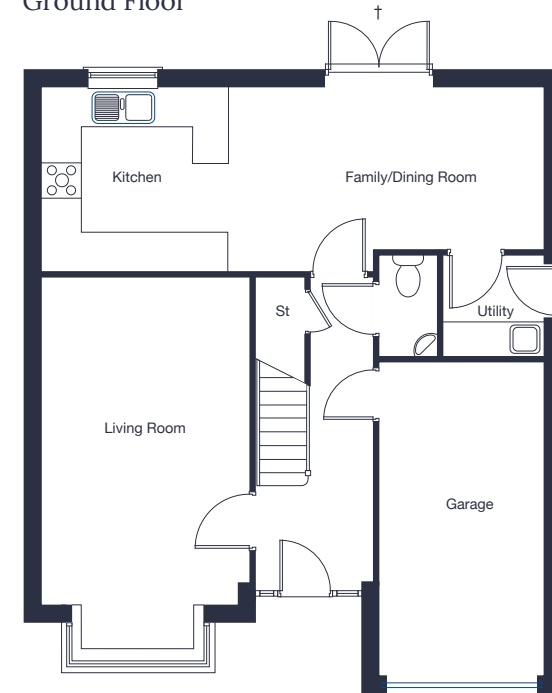
### First Floor

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"

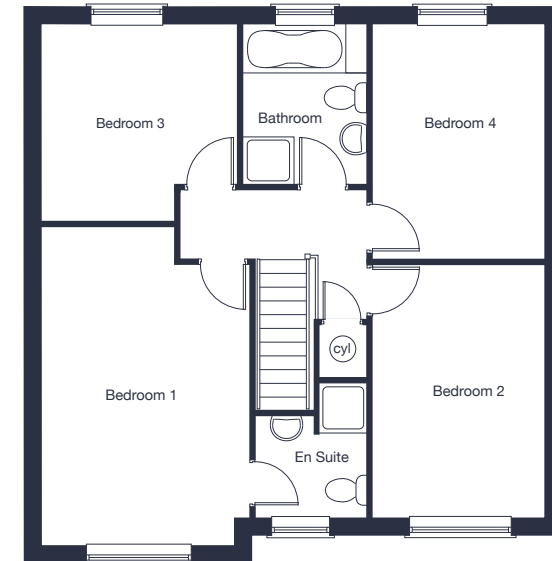
† Garden Rooms to plots 41 & 65. No Garden Room to plot 18  
 \* Denotes maximum dimension.

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### Ground Floor



### First Floor





Walnut Grange  
**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	4.45m x 2.86m	14'7" x 9'5"
Living Room	4.30m (plus bay) x 3.60m*	14'1" (plus bay) x 11'10"*
Study	2.71m (plus bay) x 2.55m	8'11" (plus bay) x 8'5"

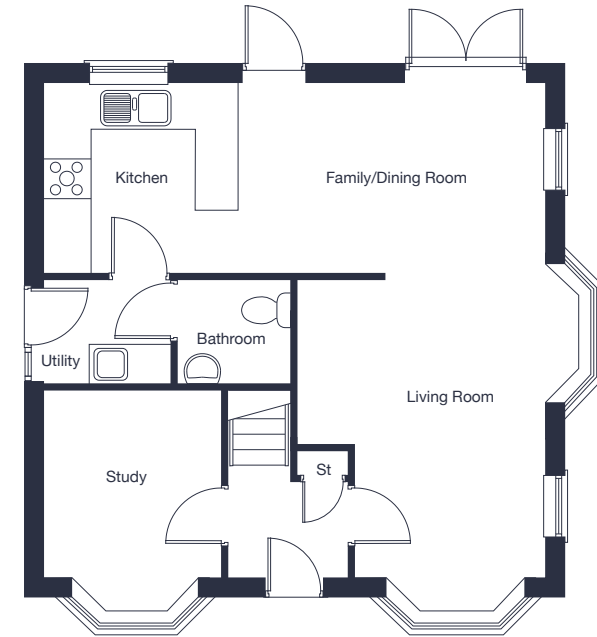
## First Floor

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	9'0"* x 8'3"*	9'0"* x 8'3"*

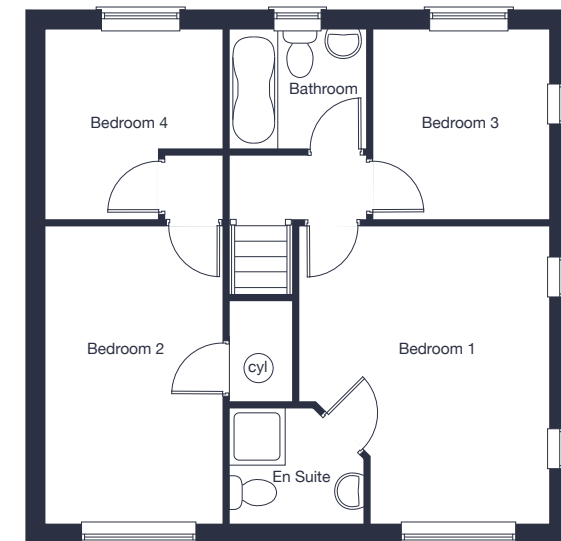
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## Ground Floor



## First Floor





Walnut Grange  
**The Hollin**

4 bedroom  
detached home

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Built with you in mind





A typical Jones Homes kitchen

### Ground Floor

Family/Dining Room	4.53m x 2.64m	14'10" x 8'8"
Kitchen	4.18m x 2.64m	13'8" x 8'8"
Living Room	4.26m* x 4.24m*	14'0"* x 13'11"*
Study	2.68m x 2.27m	8'9" x 7'5"

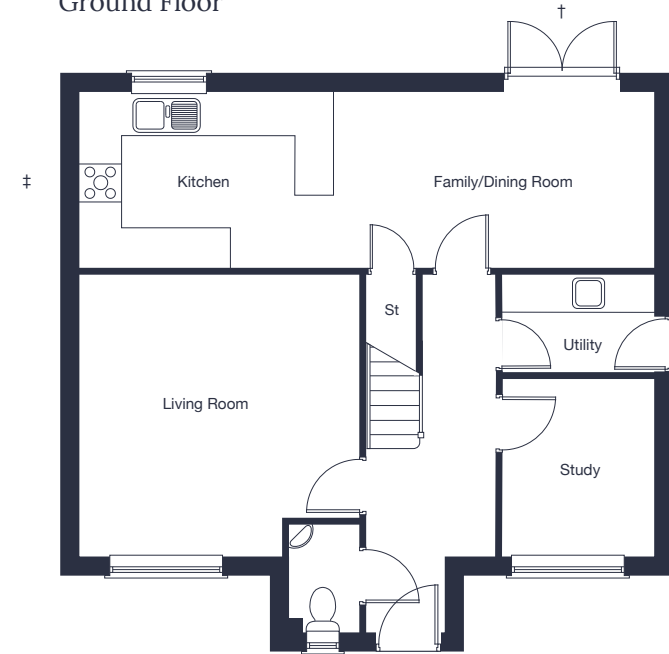
### First Floor

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 3.10mm	10'4" x 10'2"
Bedroom 4	3.16m x 2.31m*	10'4" x 7'7"

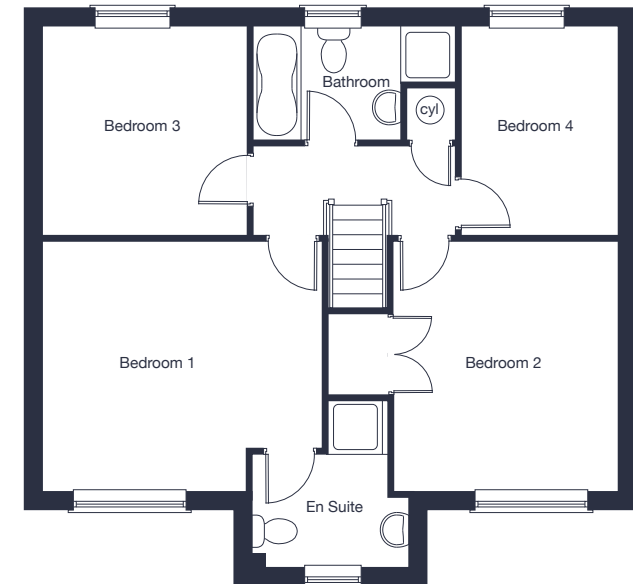
† Garden Rooms to plots 7, 48 & 64. ‡ Attached Garage to plot 7.  
 \* Denotes maximum dimension.

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### Ground Floor



### First Floor





Walnut Grange

## The Northwood

4 bedroom detached home  
with Garden Room

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A typical Jones Homes kitchen

### Ground Floor

Family/Dining Room	4.65m x 2.79m	15'3" x 9'2"
Kitchen	3.33m x 2.79m	10'11" x 9'2"
Living Room	4.20m (plus bay) x 3.27m	13'9" (plus bay) x 10'9"
Study	3.30m (plus bay) x 2.67m*	10'10" (plus bay) x 8'9"*
Garden Room	3.14m x 3.69m	10'4" x 12'1"

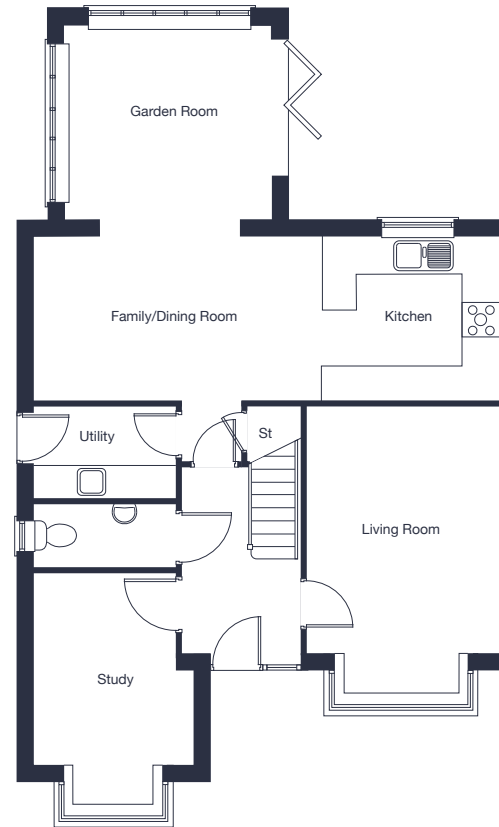
### First Floor

Bedroom 1	4.28m x 3.34m	14'0" x 10'11"
Bedroom 2	3.80m* x 2.86m*	12'6"* x 9'5"*
Bedroom 3	3.48m x 2.67m	11'5" x 8'9"
Bedroom 4	2.90m* x 2.78m*	9'6"* x 9'1"*

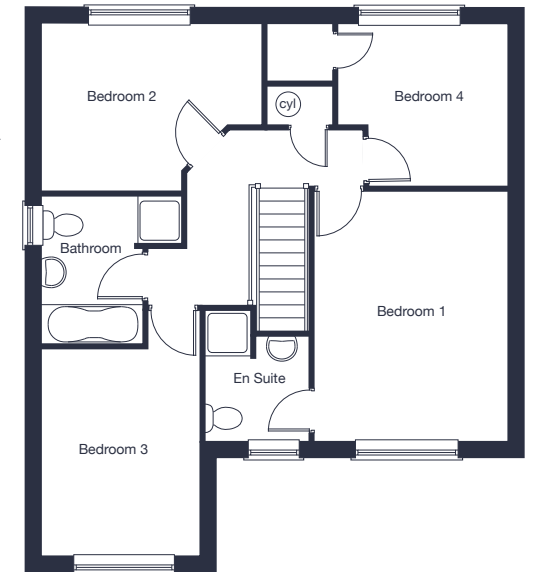
† Detached Garage to plot 63. ‡ Attached Garage to plot 1.  
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### Ground Floor



### First Floor





# How to find us...

## Walnut Grange

Hoo St Werburgh, Kent ME3 9BH

