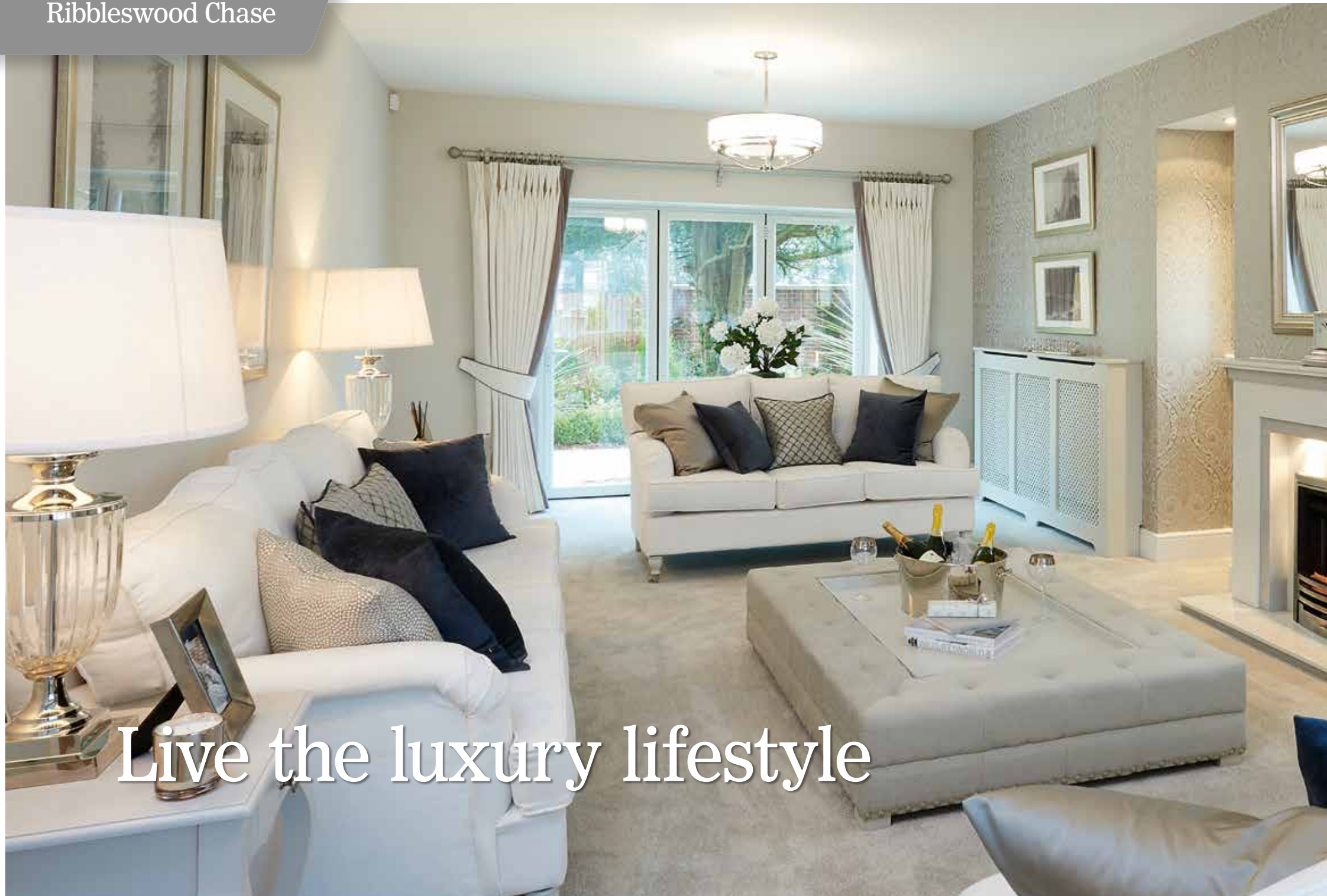


Ribbleswood Chase

Cottam, Preston



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 Ribbleswood Chase.

This exclusive development offers a range of beautiful 2, 3, 4 and 5 bedroom homes located at Hoyles Lane in the popular village of Cottam. All are built to traditionally high standards, and designed with modern living in mind. The light and airy interiors offer plenty of space to work, play and relax in style.

The development is ideally located in a growing suburb with a strong community feel and yet within easy reach of Preston City centre. Cottam is close to all amenities with a good selection of schools within a close proximity. The M6 provides motorway network access just a few minutes away making it ideal for commuters.

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 Ribbleswood Chase to help preserve and improve the natural environment.





Ribbleswood Chase



1. The Ancient Oak
2. Cottam public gardens
3. Guild Wheel at Cottam
4. Preston Flag Market & Town Hall
5. Lancaster Canal



Jones Homes, building quality homes

Cottam is a popular residential area within easy reach of Preston City centre and the city shops, quaint cafes and nightlife.

The Cottam area is currently experiencing investment and growth making it a popular choice for those looking for a suburban location close to the city and transport links. Cottam Primary School also boasts an outstanding Ofsted rating and is only minutes away from our Ribbleswood Chase development. Buses are frequent and allow easy access to local amenities and beauty spots.

As well as some local neighbourhood venues, Cottam is centrally located to benefit from the excellent range of pubs, gastro-pubs and restaurants in Broughton, Garstang or Preston.

Other bonuses include close easy access to the M6, M65 and M61 motorways which will reduce travelling time to the Lake District, regional airports and other regional cities such as Lancaster, Manchester, and Liverpool.

Ribbleswood Chase
















Homes built with pride

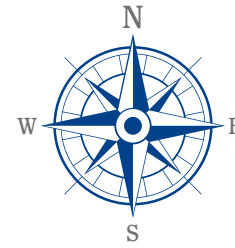
With over 55 years' experience building individual houses in locations as desirable as Cottam, you can trust Jones Homes to create your perfect new home.

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.

Ribbleswood Chase

-  **The Latchford II**
5 bedroom detached home
-  **The Lindow II**
4 bedroom detached home
-  **The Bayswater**
4 bedroom detached home
-  **The Styal**
4 bedroom detached home
-  **The Banbury**
4 bedroom detached home
-  **The Holly**
4 bedroom detached home
-  **The Orchard**
3 bedroom detached home
-  **The Huxley A**
3 bedroom detached home
-  **The Baycliffe A**
3 bedroom detached home
-  **The Baycliffe A**
3 bedroom semi-detached home
-  **The Elm**
2 bedroom semi-detached home
-  **The Birch**
3 bedroom semi-detached home
-  **The Birch A**
3 bedroom semi-detached home
-  **The Handforth B**
2 bedroom semi-detached home
-  **Apartments**
2 bedroom apartment



*Indicates affordable home. Plots are discounted open market; Birch 19, 20, 38, 39, 40 / Birch A 41 / Handforth B 17 & 18 / Apartments 21/24, 22/25, 23/26. 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/ Semi Det.	Birch Handforth	Apartments
Double glazed PVCu windows with low 'E' glazing, with easy clean hinges and featured glazing**	•	•	•
Smooth plastered ceiling throughout	•	•	•
White gloss painted 2 panel doors with polished chrome furniture	•	•	•
White gloss architrave and skirting	•	•	•
White PVCu double glazed French doors	•	•	
TV point to lounge, family room, study* and all bedrooms	•		
TV point to lounge and bedroom 1		•	•
BT points to kitchen, hall, lounge, study* and bedroom 1	•		
BT points to lounge and bedroom 1		•	•
Oak handrail with lacquered finish and white gloss painted newel post and spindles*	•	•	
Condensing boiler positioned in the garage or utility*	•		
Combi-boiler positioned in kitchen*	•	•	•
Thermostatic controlled radiator valves*	•	•	•
Energy saving insulation to wall cavity and roof space	•	•	•
Coloured external front door** with white internal face and polished chrome furniture*	•	•	•
Downlighters / coach light to porch*	•	•	•
Colour co-ordinating garage door***	•		
Alarm system and smoke detectors	•	•	•
NHBC buildmark cover	•	•	•
Kitchen			
Choice of fitted kitchen with choice of square edge laminate work-tops and upstands and stainless steel splashback	•	•	•
Reginox 1 1/2 bowl stainless steel sink with single drainer	•		
Reginox single bowl stainless steel sink with single drainer		•	•
Fully integrated NEFF dishwasher, fridge freezer and double oven*	•		
Fully integrated BOSCH single oven, hob and freestanding fridge freezer		•	•
Plumbing and power for washing machine	•		•
Plumbing and power for washing machine and dishwasher		•	
LED downlighters in white	•	•	•
LED light bar lighting to kitchen wall units	•	•	•

Bathroom / En Suite	Detached/ Semi Det.	Birch Handforth	Apartments
Villeroy & Boch sanitaryware with Hansgrohe brassware	•		
Twyford sanitaryware with Hansgrohe brassware		•	•
Aqualisa thermostatic shower to bathroom and en suites*	•	•	•
Fitted vanity unit under wash basin in bathroom and en suite~	•		
Tissino Lustre mirrored cabinet with LED lighting, built in magnifier, soft close doors and a demister pad*	•		
Mirror to recess behind basin to en suite*	•		
Heated chrome ladder towel rail to bathroom and en suite*	•	•	•
Fully tiled walls and floors in a choice of tiles from Porcelanosa*	•		
Fully tiled walls in a choice of tiles from Porcelanosa*		•	•
LED downlighters in white	•	•	•
External			
Turfed rear garden with paved patio and landscaped front garden	•	•	
Elevational treatment and finish as individual plot drawings***	•	•	•
Cold water tap to garage / under kitchen window	•		
Batten light to garage*	•		
Stained 1800mm feather edged boundary fencing to rear garden	•	•	
Tarmac driveway	•	•	
Tarmac parking space			•

*Where applicable **Apartment front doors will be white ***As per street scene ~ May vary by house type

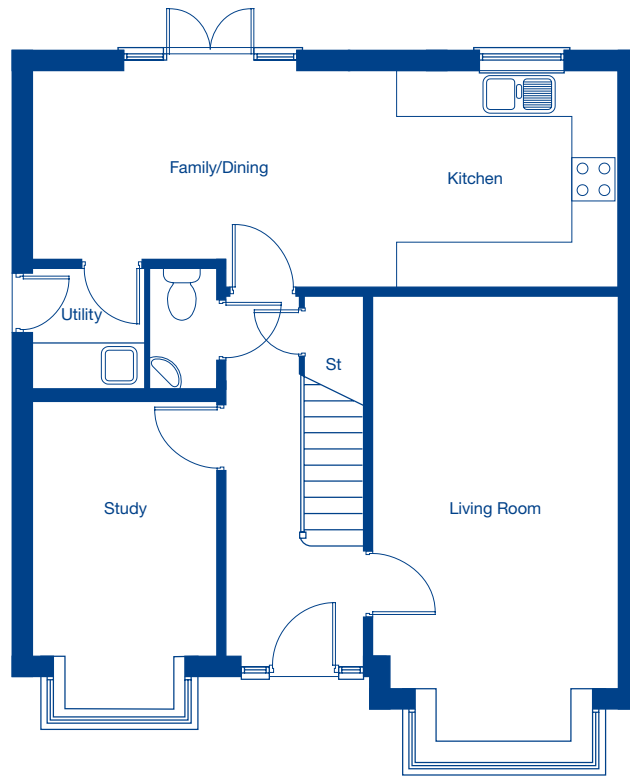


Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details.

Ribbleswood Chase

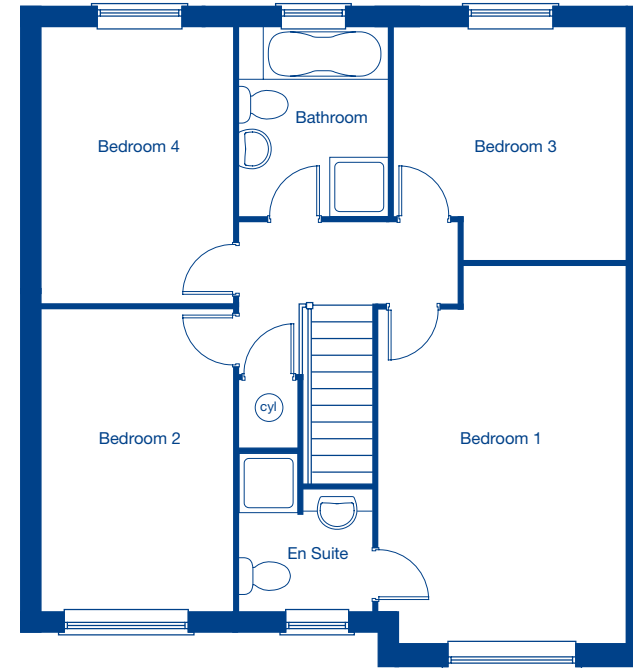
The Bayswater – 4 bedroom detached home





Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Family/Dining/Kitchen	8.05m x 2.94m	26'5" x 9'8"
Study	4.16m x 2.51m	13'8" x 8'3"

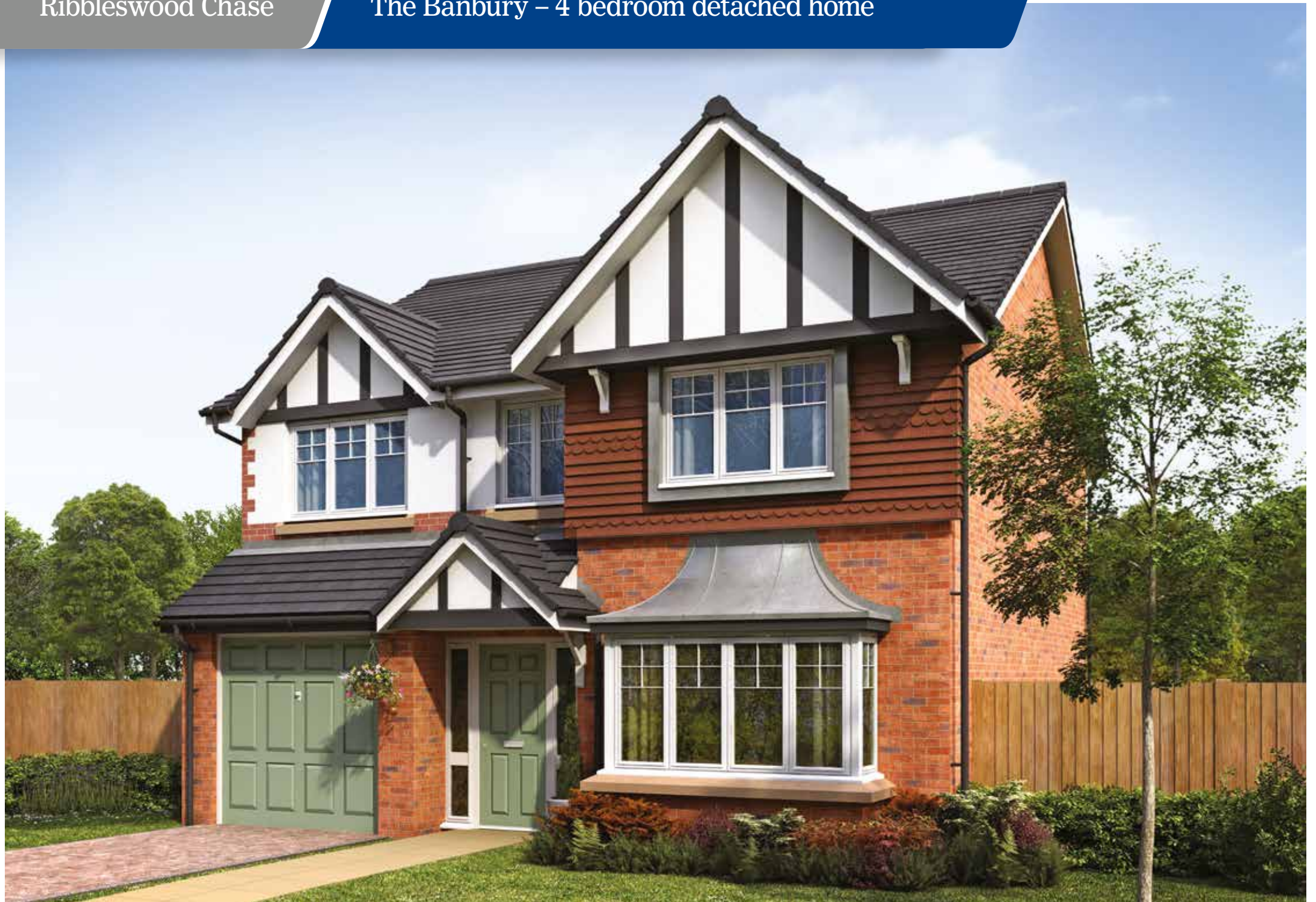


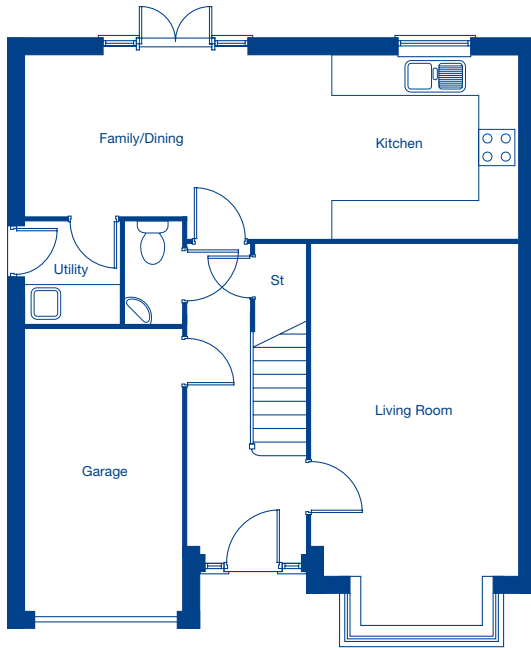
First Floor

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"

Ribbleswood Chase

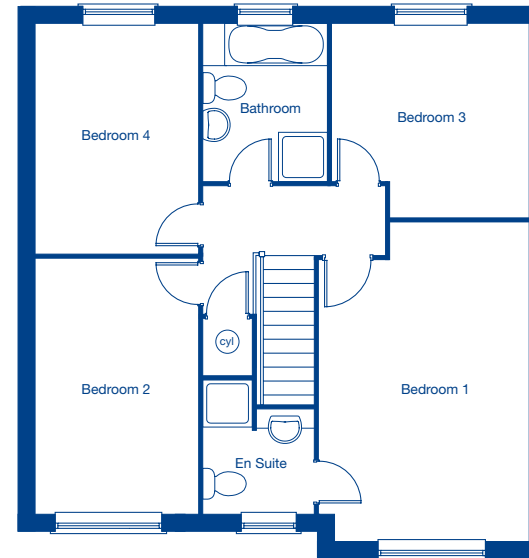
The Banbury – 4 bedroom detached home





Ground Floor

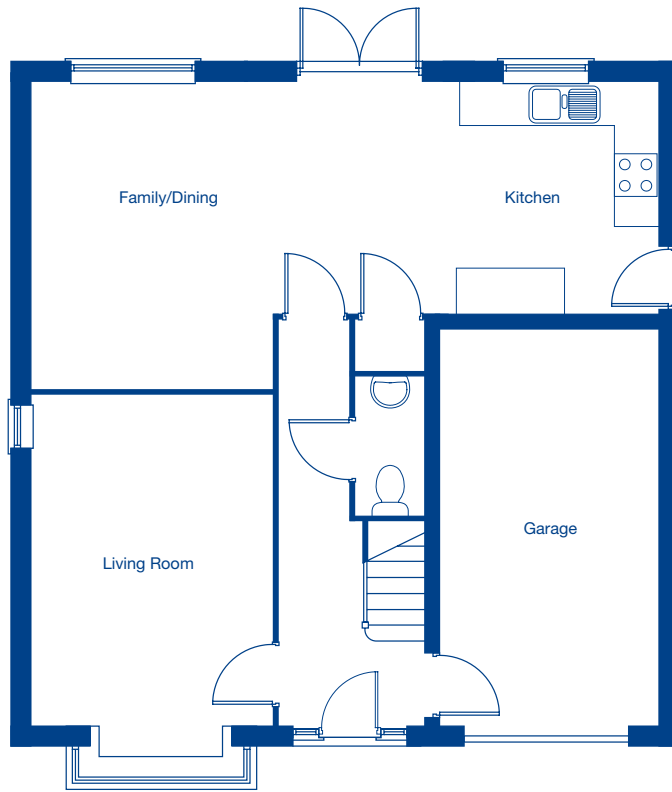
Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Garage	4.63m x 2.49m	15'2" x 8'2"



First Floor

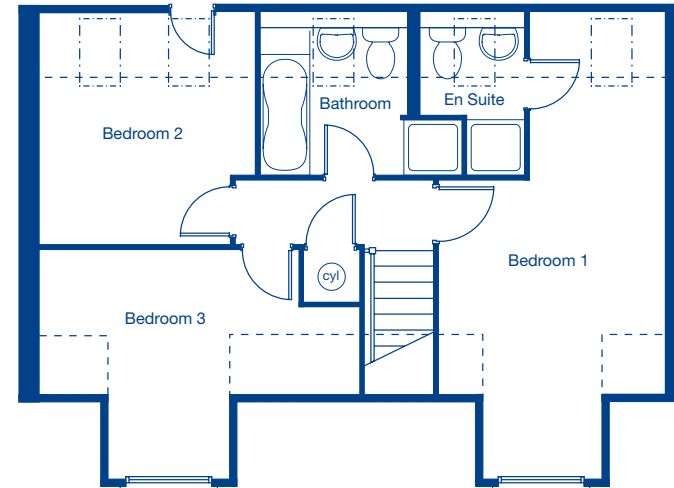
Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.64m	13'8" x 8'8"
Bedroom 3	3.21m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"





Ground Floor

Living Room	5.71m x 3.36m	18'9" x 11'0"
Kitchen/Family/Dining	8.74m x 3.74m	28'8" x 12'3"



First Floor

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

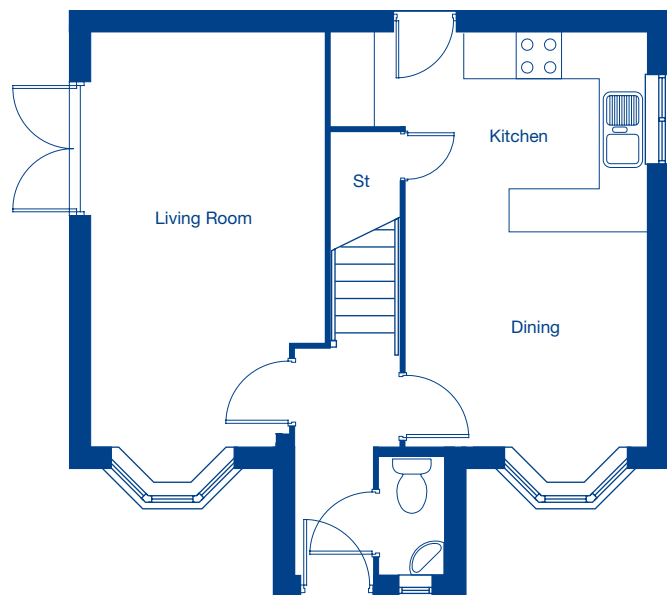
----- Skylight
 ----- Restricted head height

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.

Ribbleswood Chase

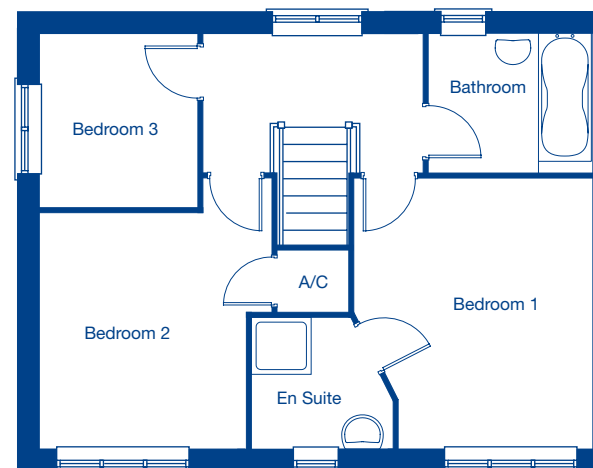
The Huxley A - 3 bedroom detached home





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

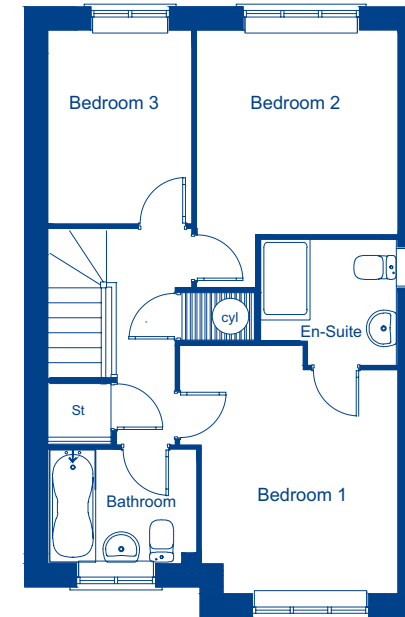
Bedroom 1	3.55m x 3.14m	11'8" x 10'4"
Bedroom 2	3.09m x 2.72m	10'2" x 8'11"
Bedroom 3	2.27m x 2.08m	7'5" x 6'10"





Ground Floor

Living Room	4.84m x 2.95m	15'10" x 9'8"
Kitchen/Dining	5.27m x 3.79m	17'3" x 12'5"



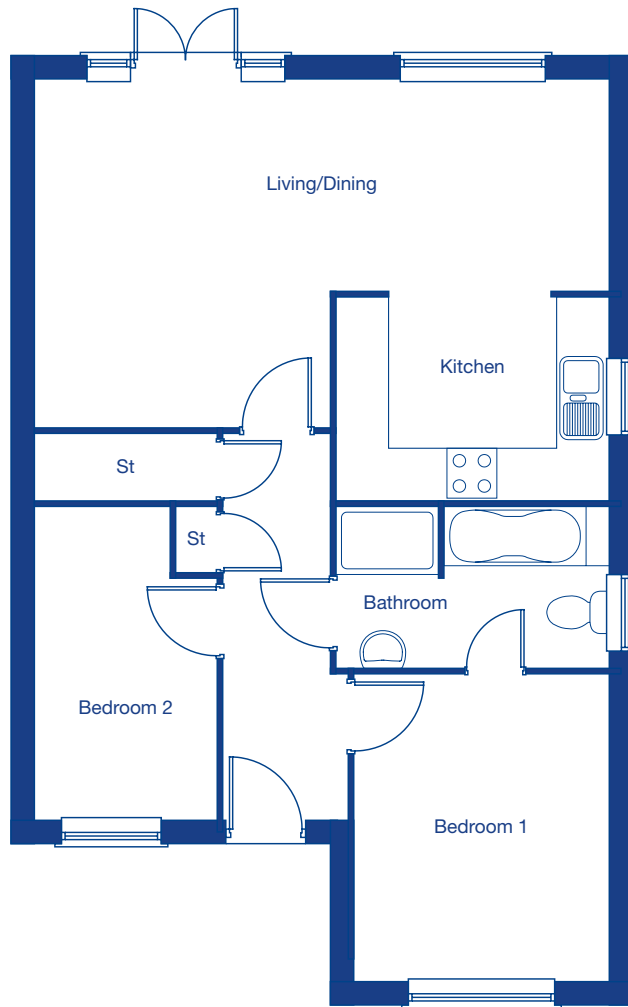
First Floor

Bedroom 1	3.73m x 3.28m	12'3" x 10'9"
Bedroom 2	3.87m x 3.02m	12'8" x 9'11"
Bedroom 3	2.90m x 2.15m	9'6" x 7'1"

The Baycliffe is available in both detached and semi detached

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.





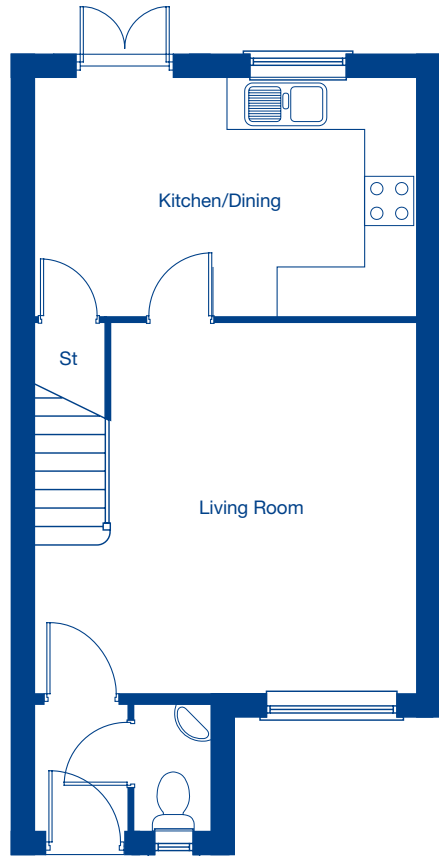
Ground Floor

Living/Dining	6.84m x 4.15m	22'5" x 13'7"
Kitchen	3.24m x 2.42m	10'8" x 7'11"
Bedroom 1	4.63m x 2.49m	15'2" x 8'2"
Bedroom 2	3.73m x 2.14m	12'3" x 7'0"
Detached Single Garage	5.30m x 2.76m	17'5" x 9'1"

Ribbleswood Chase

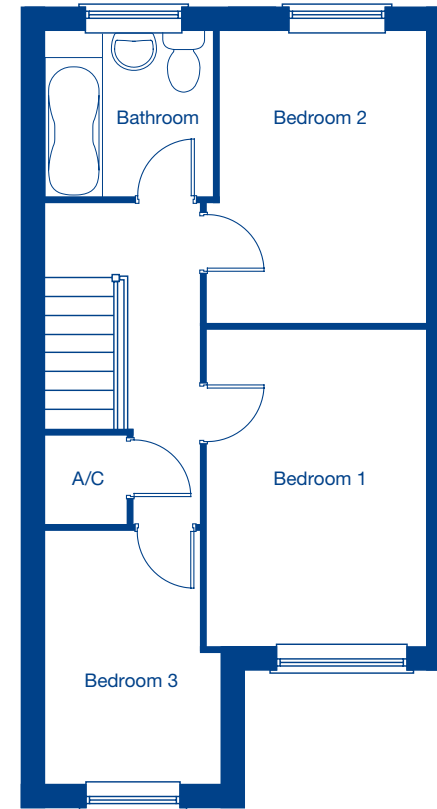
The Birch – 3 bedroom semi-detached home





Ground Floor

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



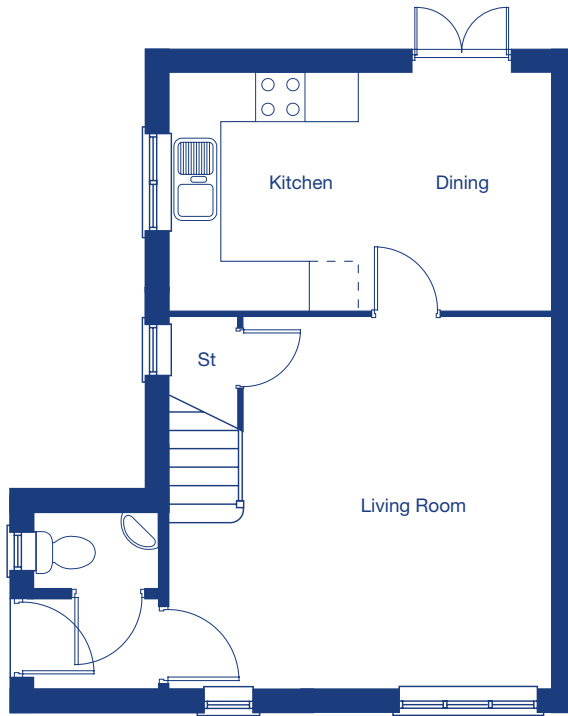
First Floor

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"

Ribbleswood Chase

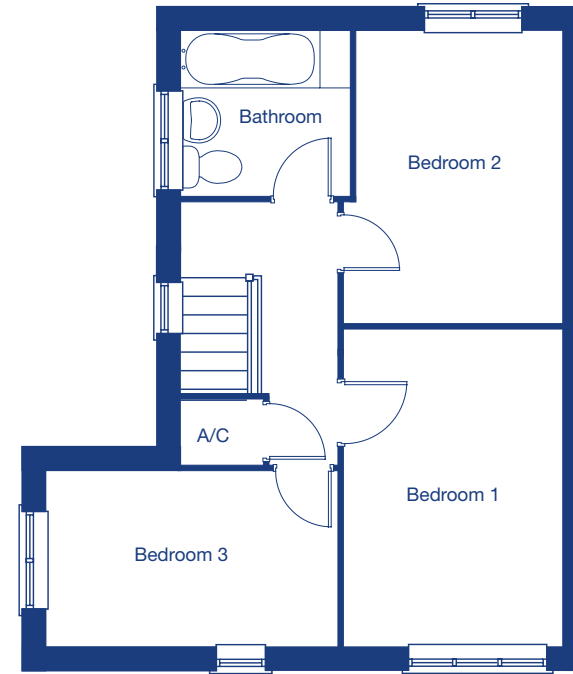
The Birch A – 3 bedroom semi-detached home





Ground Floor

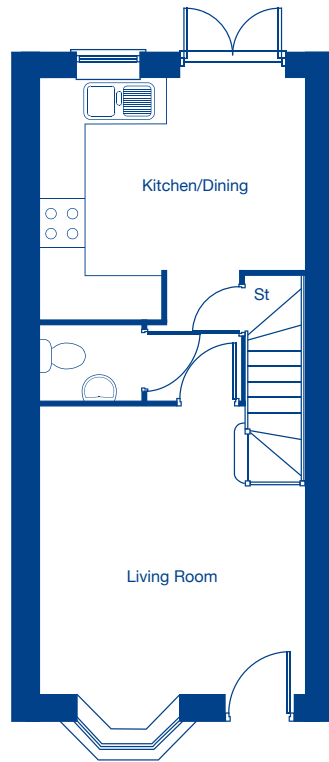
Living Room	4.59m x 4.47m	15'1" x 14'8"
Kitchen/Dining	4.59m x 2.87m	15'1" x 9'5"



First Floor

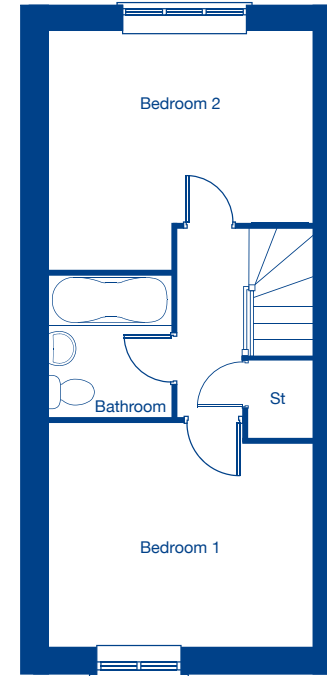
Bedroom 1	3.83m x 2.65m	12'7" x 8'8"
Bedroom 2	3.52m x 2.65m	11'7" x 8'8"
Bedroom 3	3.49m x 2.09m	11'5" x 6'10"





Ground Floor

Living Room	4.56m x 3.73m	15'0" x 12'3"
Kitchen/Dining	3.73m x 3.37m	12'3" x 11'1"



First Floor

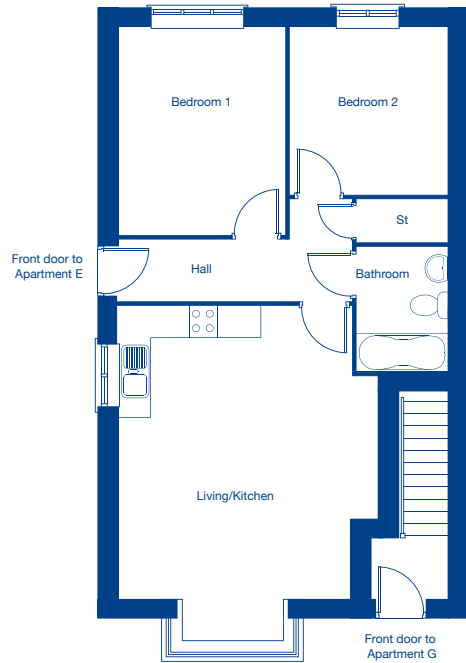
Bedroom 1	3.73m x 3.16m	12'3" x 10'4"
Bedroom 2	3.73m x 3.34m	12'3" x 10'11"

Ribbleswood Chase

Apartments - 2 bedroom



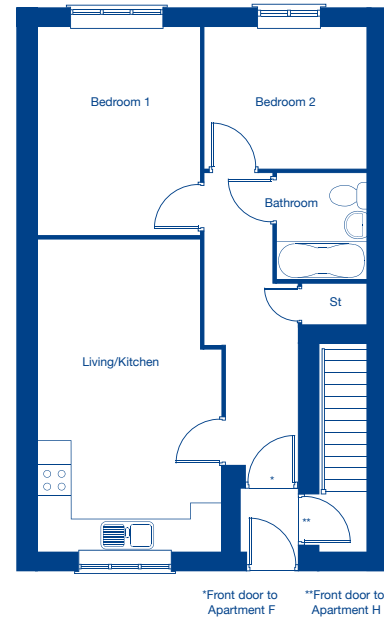
Type E



Ground Floor

Living/Kitchen	6.29m x 4.87m	20'8" x 16'0"
Bedroom 1	3.90m x 3.15m	12'10" x 10'4"
Bedroom 2	3.15m x 2.97m	10'4" x 9'9"

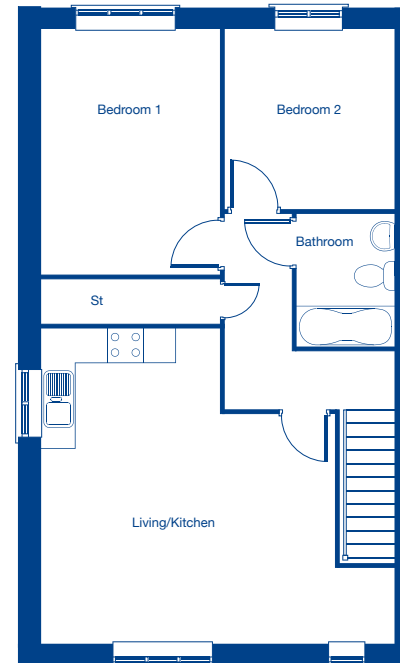
Type F



Ground Floor

Living/Kitchen	5.89m x 3.46m	19'4" x 11'4"
Bedroom 1	3.90m x 3.05m	12'10" x 10'0"
Bedroom 2	3.08m x 2.65m	10'1" x 8'9"

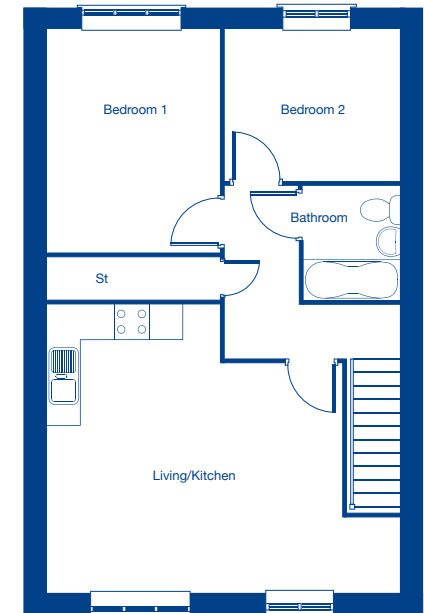
Type G



First Floor

Living/Kitchen	6.22m x 5.53m	20'5" x 18'2"
Bedroom 1	4.31m x 3.15m	14'2" x 10'4"
Bedroom 2	3.15m x 2.97m	10'4" x 9'9"

Type H



First Floor

Living/Kitchen	6.22m x 5.03m	20'5" x 16'6"
Bedroom 1	3.90m x 3.05m	12'10" x 10'0"
Bedroom 2	3.08m x 2.65m	10'1" x 8'9"

Buying a Jones home is easier than you think

It's time to take a closer look at Ribbleswood Chase. Just call 01253 728760 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.

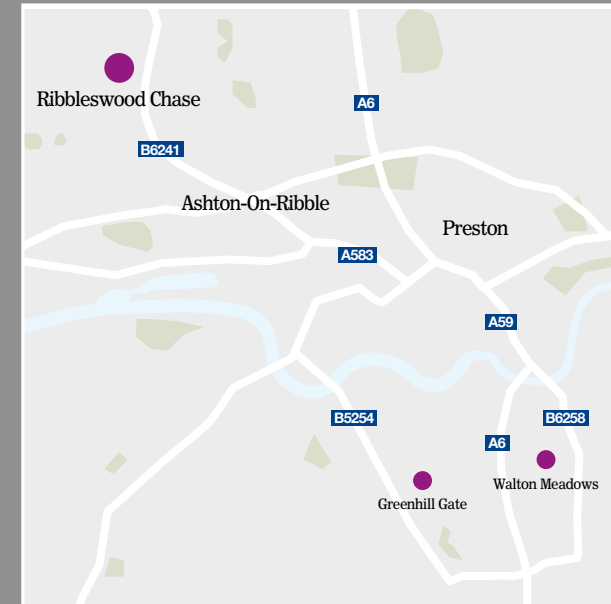
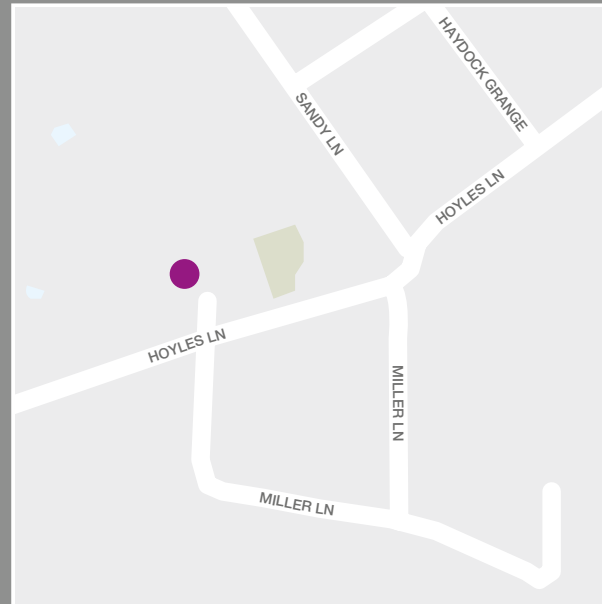


**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Ribbleswood Chase

Hoyles Lane, Cottam, Preston PR4 0NB



Regional Office:
Newfield House, 5 Fleet Street, Lytham St Annes, Lancashire FY8 2DQ.
Telephone: 01253 728760

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. JHL3250/June 2019.

JONES
HOMES