

# BEAUMONT GRANGE

Treeton





Live the luxury lifestyle



## Luxury living is about having it all

If you're looking for a beautiful home, with a luxurious interior, in a sought-after location, then it could all be yours at Beaumont Grange.

No stranger to Treeton, Jones Homes are delighted to introduce this new and exciting development of 3, 4 & 5 bedroom homes.

Built to traditionally high standards and designed with modern living in mind, Beaumont Grange is perfect for first time buyers, growing families and downsizers alike.

Impeccably complimented with a superior specification, these stunning homes burst with individual charm and

character, offering light and airy interiors with plenty of space to work, play and relax in style.

This sought-after location offers a typical village lifestyle with local amenities including a chemist, newsagents, post office and a church. With Rotherham just over 3 miles away, the major city of Sheffield 6 miles and the M1 also within easy reach, Beaumont Grange is the perfect place to call home.



## 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 Beaumont Grange to help preserve and improve the natural environment.







- 1. Rotherham Town Centre, Rotherham.
- 2. Rotherham Minster, All Saints Church, Rotherham.
- 3. Countryside cycling.
- 4. Sheffield City Centre, Sheffield.
- 5. Forgemasters Tip and Treeton Dyke, Treeton.

# Jones Homes, building quality homes

Surrounded by open countryside, Beaumont Grange is ideal for those seeking life in a picturesque countryside setting, yet with a profusion of amenities close by.

The historic village of Treeton has a good selection of local shops and is perfect for those seeking a country lifestyle. Situated on the outskirts of Rotherham, yet surrounded by stunning scenery, this beautiful village provides the perfect haven for those looking for the best of both worlds.

Right on your doorstep, are the great outdoors where you can relish in multiple activities from cycling, fishing or canoeing at Rother Valley and Clifton Country Park's to a family day out at Gulliver's Valley and a peaceful walk around Forgemasters Tip or Treeton Dyke, whatever you choose, there is plenty on offer.

Neighbouring Rotherham and Sheffield provide everything you need for modern living, with a choice of independent shops, restaurants, cafés and bars as well as sporting clubs. For those wanting an even greater shopping experience, Sheffield's leading shopping and leisure destination Meadowhall, is just 4 miles away and offers an array of designer and high street shops.

For the commuter, Treeton benefits from excellent transport links, thanks to the close proximity of the M1 and the M18 which connect you to a variety of major destinations. And with an excellent selection of primary and secondary schools also nearby, you really can have it all at Beaumont Grange.





# Homes built with pride

With over 55 years’ experience building individual houses in locations as desirable as Treeton, 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.



Beaumont Grange

Phase 1

-  **The Birch**  
3 bedroom semi-detached home
-  **The Baycliffe**  
3 bedroom semi-detached home
-  **The Baycliffe**  
3 bedroom detached home
-  **The Hargrave**  
3 bedroom detached home
-  **The Banbury**  
4 bedroom detached home
-  **The Hollin**  
4 bedroom detached home
-  **The Bayswater**  
4 bedroom detached home
-  **The Bentley**  
4 bedroom detached home
-  **The Stratton II**  
5 bedroom detached home







+ Affordable Homes - Ask Sales Advisor for details  
+ Starter Homes - Ask Sales Advisor for details  
† Miners Monument

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.

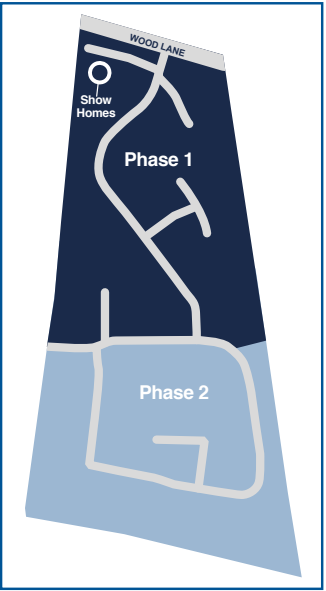


Future Phase

Phase 2

-  **The Birch**  
3 bedroom semi-detached home
-  **The Baycliffe**  
3 bedroom semi-detached home
-  **The Baycliffe**  
3 bedroom detached home
-  **The Banbury**  
4 bedroom detached home
-  **The Bayswater**  
4 bedroom detached home
-  **The Bentley**  
4 bedroom detached home
-  **The Sherwood**  
4 bedroom detached home
-  **The Stratton II**  
5 bedroom detached home

+ Starter Homes - New homes available at discounted prices - Ask Sales Advisor for details  
+ Affordable Homes - Ask Sales Advisor for details  
\*\* Sub-Station \*\*\* Pump Station  
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# Specification-Phase 2

## General

	The Birch	The Baycliffe	The Banbury	The Bayswater	The Bentley	The Sherwood	The Stratton II
White gloss architrave, skirting and smooth white plastered ceiling	•	•	•	•	•	•	•
Choice of three paint colours*	•	•	•	•	•	•	•
White gloss painted 2 panel doors with chrome furniture			•	•	•	•	•
White gloss painted 6 panel doors with chrome furniture	•	•					
Oak handrail with newel posts and spindles painted in white gloss to stairs			•	•	•	•	•
Softwood handrail with oak finish with newel posts and spindles painted in white gloss to stairs	•	•					
Chrome screwless light switches to all rooms and chrome power points to kitchen, hall, stairs and landing			•	•	•	•	•
White power points and light switches to all rooms	•	•					
TV and Virgin Media points to living room and all bedrooms and TV point to family/dining area and study <sup>+</sup>			•	•	•	•	•
TV and Virgin Media points to living room and bedroom 1 & 2	•	•					
Telephone point to kitchen, understairs cupboard, study <sup>+</sup> and bedroom 1			•	•	•	•	•
Telephone point to kitchen/living room <sup>+</sup> and bedroom 1	•	•					
Gas point to living room			•	•	•	•	•
Gas fired central heating with energy efficient boiler	•	•	•	•	•	•	•
Thermostatic controlled radiator valves <sup>+</sup>	•	•	•	•	•	•	•
Energy saving insulation to cavity walls and roof space	•	•	•	•	•	•	•
Mains powered smoke detectors with battery back up to both floors	•	•	•	•	•	•	•
Battery operated carbon monoxide detector	•	•	•				
White PVCu French doors	•	•	•	•		•	•
White aluminium bi-fold doors					•		
Chrome wired door bell with internal white chime	•	•	•	•	•	•	•
Texecom wired burglar alarm system	•	•	•	•	•	•	•
NHBC Buildmark cover	•	•	•	•	•	•	•

## External

Turfed rear garden with paved area and landscaped front garden	•	•	•	•	•	•	•
Tarmac driveway / parking spaces <sup>+</sup>	•	•	•	•	•	•	•
1800mm fencing to the rear garden with coordinating gate	•	•	•	•	•	•	•
Canopy downlight to front door	•	•	•	•	•	•	•
Garage with colour coordinating door**, power and light			•	•	•	•	•
Remote controlled electric up and over door to double garage <sup>+</sup>					•	•	
Cold water tap to integral garage and external tap where garage is detached <sup>+</sup>			•	•	•	•	•

## Kitchen

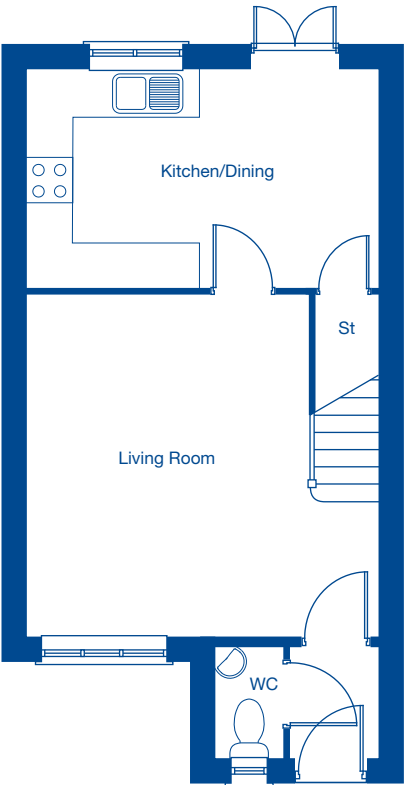
	The Birch	The Baycliffe	The Banbury	The Bayswater	The Bentley	The Sherwood	The Stratton II
Choice of Symphony kitchen* with coordinating worktop and upstand	•	•	•	•	•	•	•
Reginox stainless steel sink and drainer with Hansgrohe taps			•	•	•	•	•
Reginox stainless steel single bowl sink with Hansgrohe taps	•	•					
Integrated fridge-freezer, stainless steel hob & splash back and double oven <sup>†</sup>			•	•	•	•	•
Integrated dishwasher			•	•	•	•	•
Integrated fridge-freezer, stainless steel hob & splash back and single oven <sup>†</sup>	•	•					
Plumbing and power provided for dishwasher and washing machine	•	•	•	•	•	•	•
LED lighting to kitchen wall units <sup>+</sup>	•	•	•	•	•	•	•
LED ceiling downlighters to kitchen area in a choice of finish*	•	•	•	•	•	•	•

## Bathroom/En Suite

Modern bathroom suite in white with Villeroy & Boch sanitaryware with chrome fittings and Hansgrohe taps			•	•	•	•	•
Modern bathroom suite in white with Geberit sanitaryware with chrome fittings and Hansgrohe taps	•	•					
Aqualisa smart shower with remote switch to bathroom and en suites							•
Aqualisa smart shower with remote switch to bathroom and Aqualisa Mian shower cubicle to en suite							•
Aqualisa Mian shower cubicle to bathroom and en suite			•	•	•		
Aqualisa shower over bath with shower screen to bathroom	•	•					
Aqualisa Mian shower cubicle to en suite		•					
Mirrored illuminated cabinet including shaver point to bathroom and en suite 1						•	•
Mirrored illuminated cabinet including shaver point to bathroom			•	•	•		
Vanity unit to wash hand basin recess with choice of worktop*, fitted mirror and shaver point to en suite			•	•	•		
Chrome heated ladder towel rail to bathroom and en suite/s <sup>+</sup>			•	•	•	•	•
Chrome toilet roll holder and towel ring/rails <sup>+</sup> to bathroom and en suite/s <sup>+</sup>	•	•	•	•	•	•	•
Fully tiled floors in a choice of tiles from Porcelanosa*			•	•	•	•	•
Fully tiled walls in a choice of tiles, with feature wall tile* from Porcelanosa*	•	•	•	•	•	•	•
LED ceiling downlighters in a choice of finish*	•	•	•	•	•	•	•

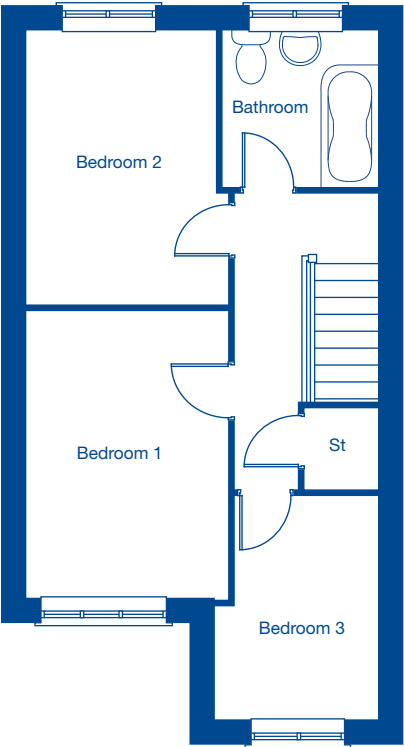
\*Where applicable, please refer to working drawings. \*Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. †Brand will vary from semi-detached to detached housetypes. \*\*As per street scene. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details.





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"

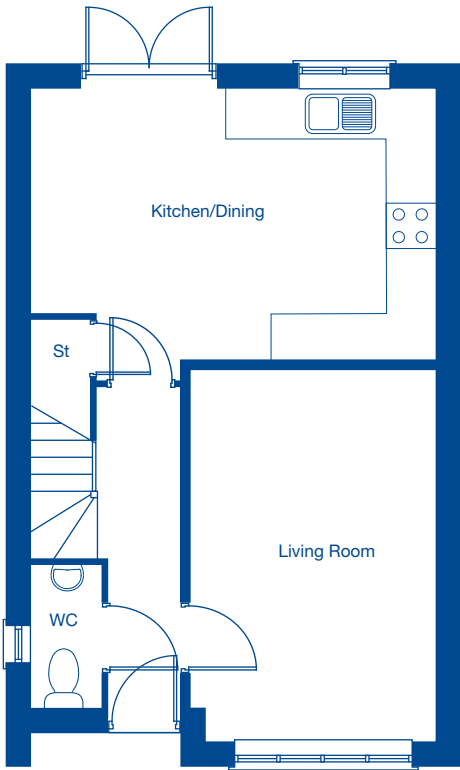


First Floor

Bedroom 1	3.82m x 2.64m	12'7" x 8'8"
Bedroom 2	3.52m x 2.64m	11'7" x 8'8"
Bedroom 3	3.01m x 2.09m	9'11" x 6'10"

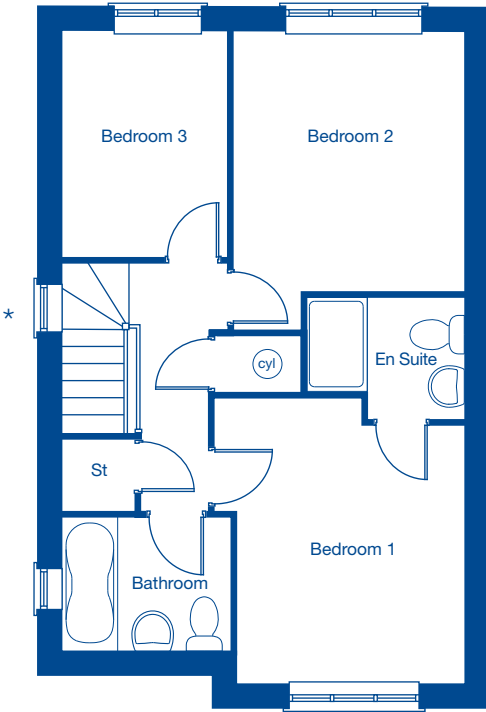
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Ground Floor

Living Room	4.83m x 3.20m	15'10" x 10'6"
Kitchen/Dining	5.26m x 3.51m	17'3" x 11'6"



First Floor

Bedroom 1	3.35m x 2.95m	11'0" x 9'8"
Bedroom 2	3.32m x 3.02m	10'11" x 9'11"
Bedroom 3	2.91m x 2.15m	9'6" x 7'1"

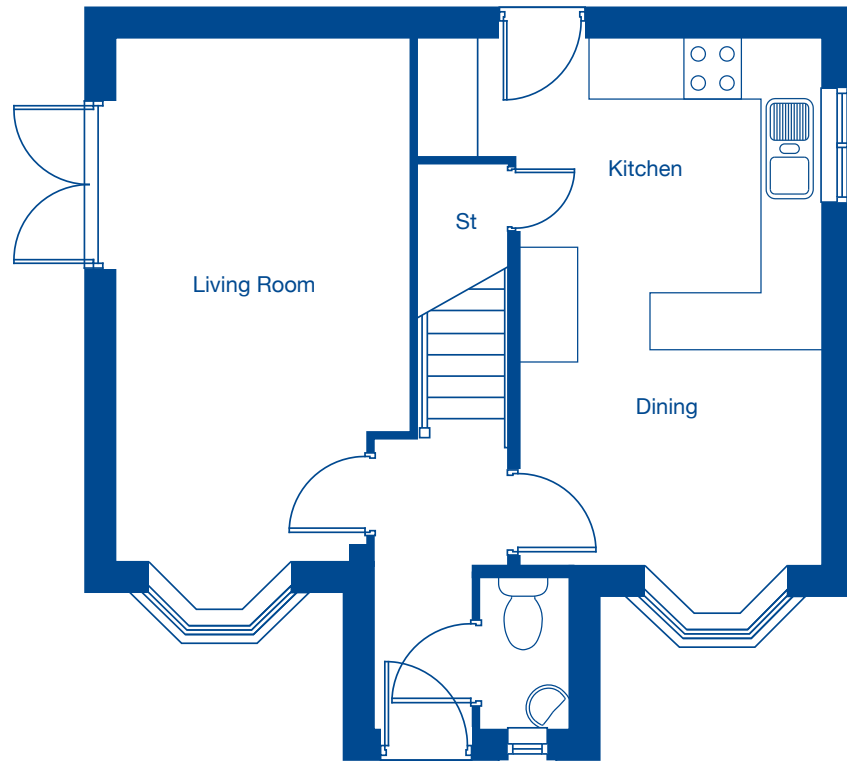
\*Window omitted to plots 25, 26, 74 & 75

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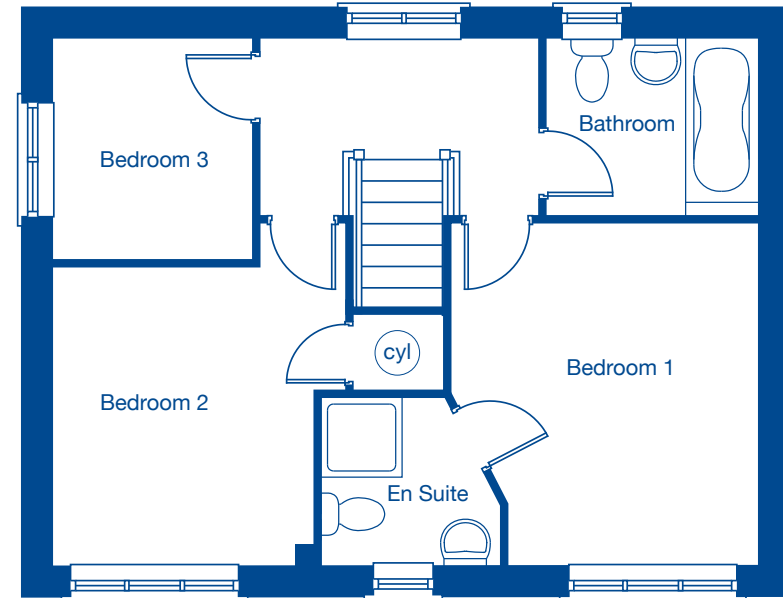






### Ground Floor

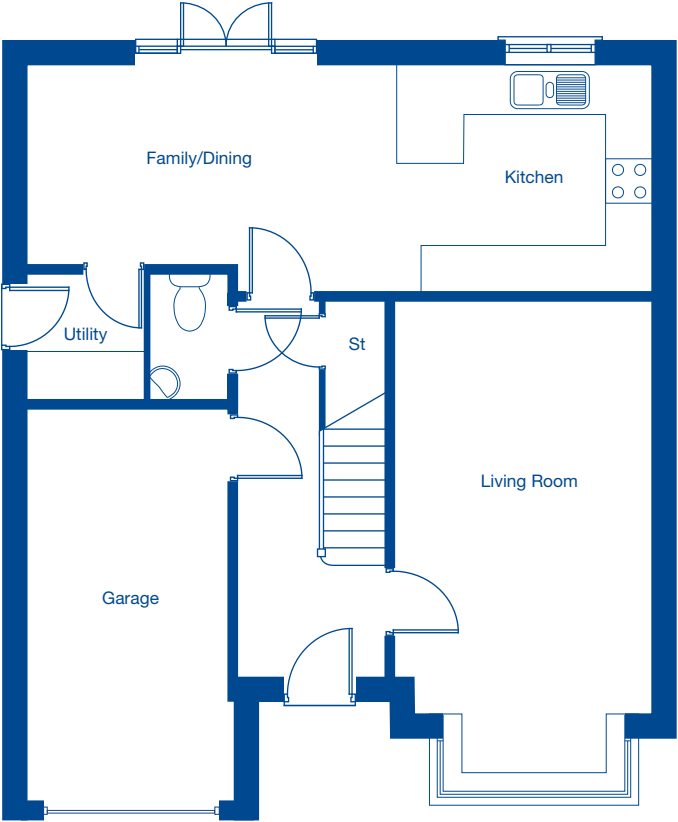
Living Room	5.96m x 3.05m	19'7" x 10'0"
Kitchen/Dining	5.96m x 3.14m	19'7" x 10'4"



### First Floor

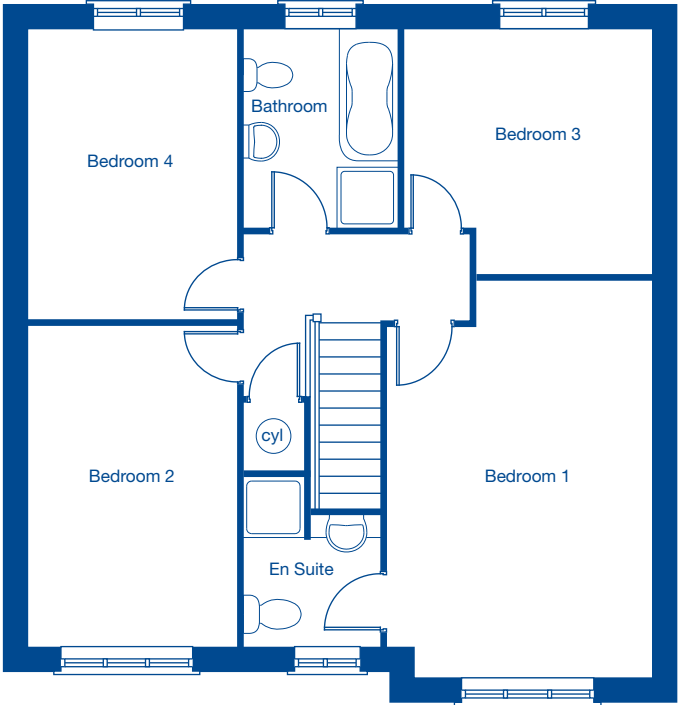
Bedroom 1	3.55m x 3.14m	11'8" x 10'4"
Bedroom 2	3.03m x 3.09m	10'0" x 10'2"
Bedroom 3	2.27m x 2.08m	7'5" x 6'10"





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	5.36m x 2.66m	17'7" x 8'9"

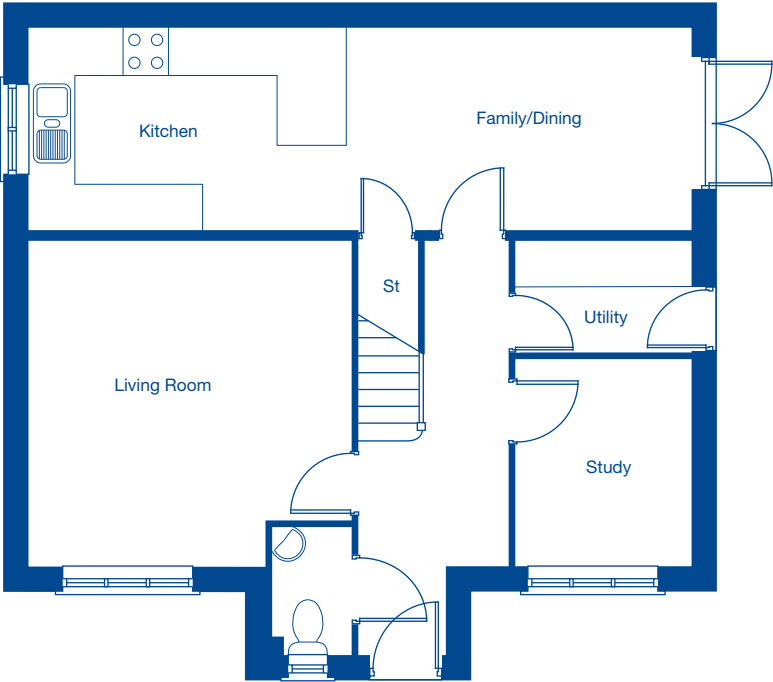


First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

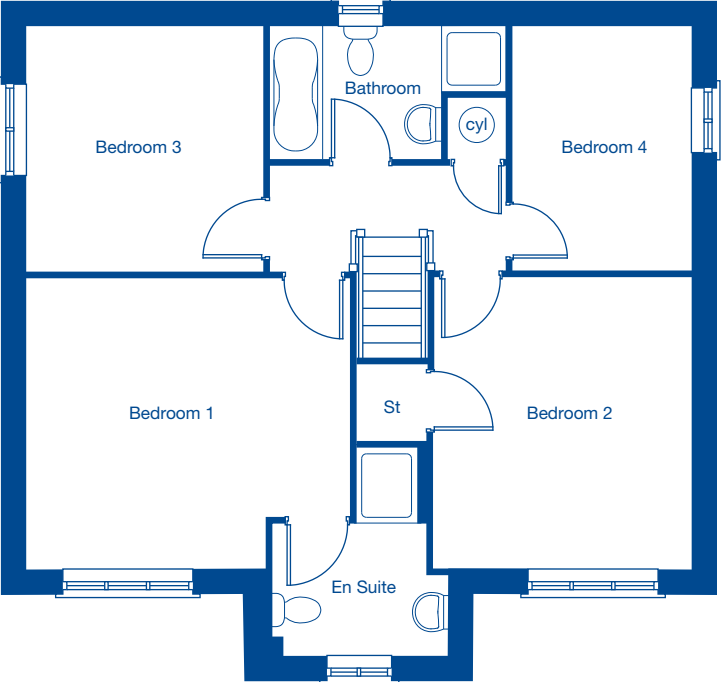
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Ground Floor

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	5.64m x 2.62m	18'6" x 8'7"

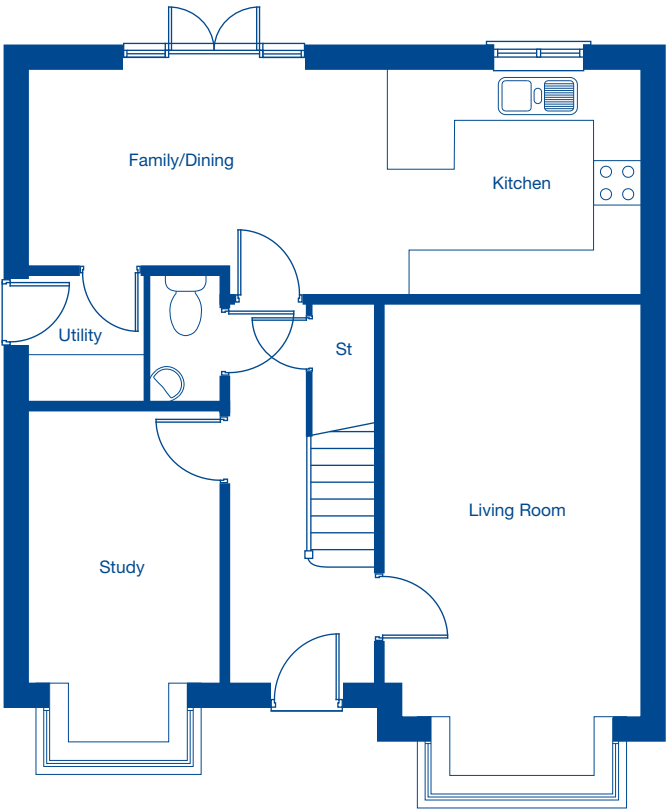


First Floor

Bedroom 1	4.24m x 3.79m	13'11" x 12'5"
Bedroom 2	3.79m x 3.35m	12'5" x 11'0"
Bedroom 3	3.16m x 3.05m	10'4" x 10'0"
Bedroom 4	3.15m x 2.26m	10'4" x 7'5"

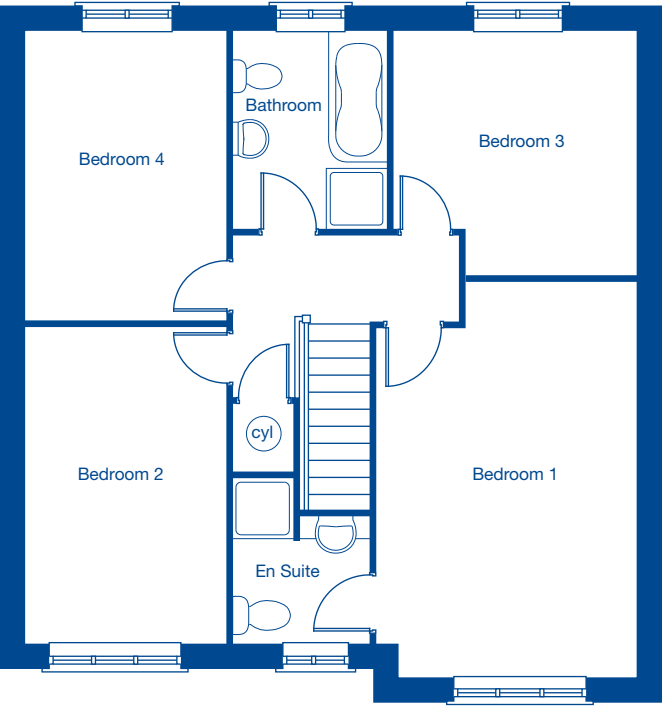
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Ground Floor

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 2.51m	13'8" x 8'3"

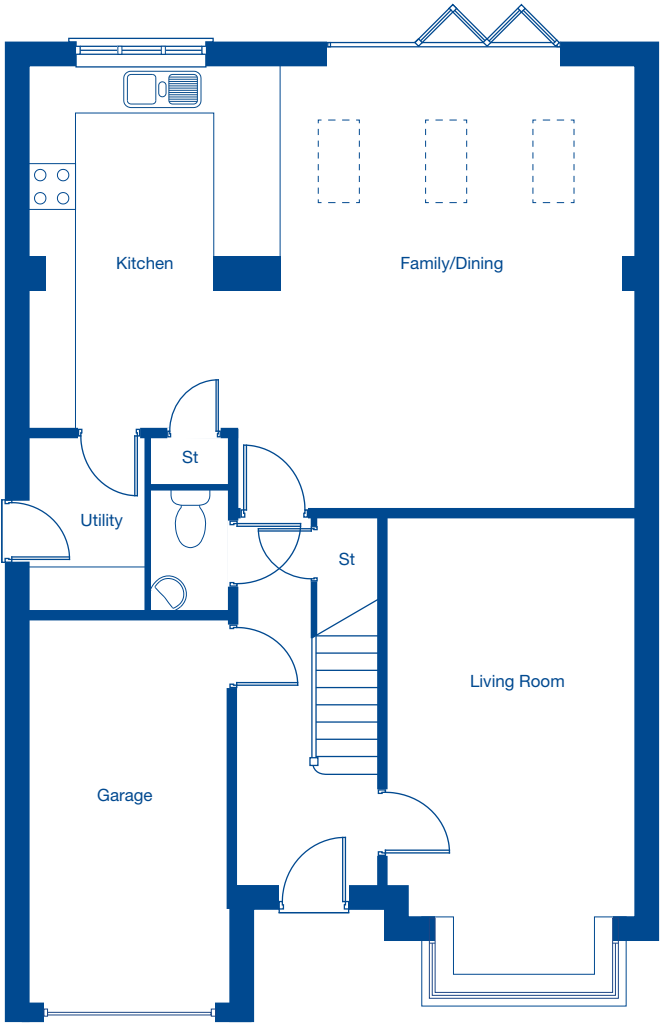


First Floor

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	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

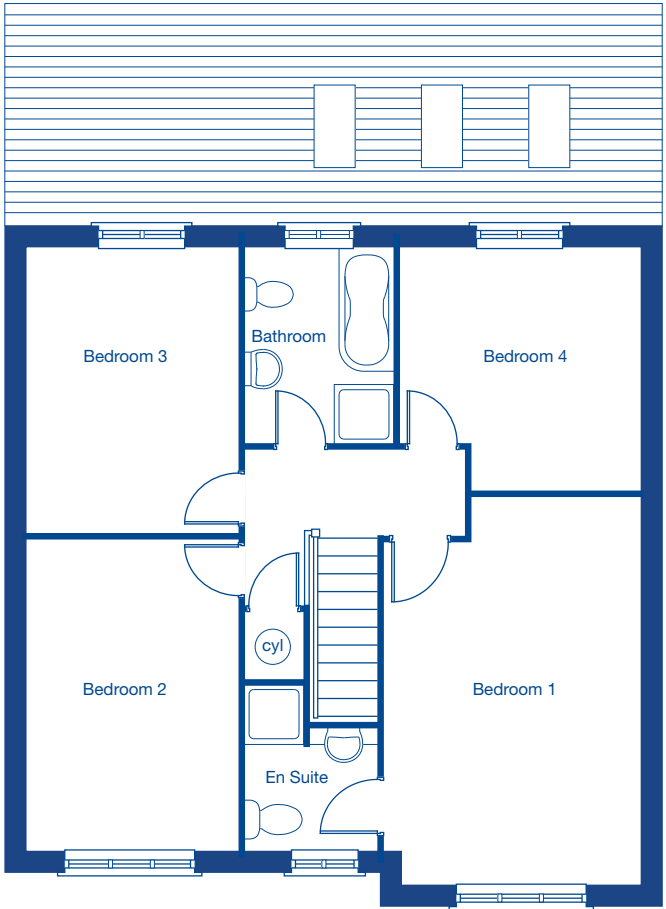
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Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 5.94m	26'11" x 19'6"
Garage	5.36m x 2.66m	17'7" x 8'9"



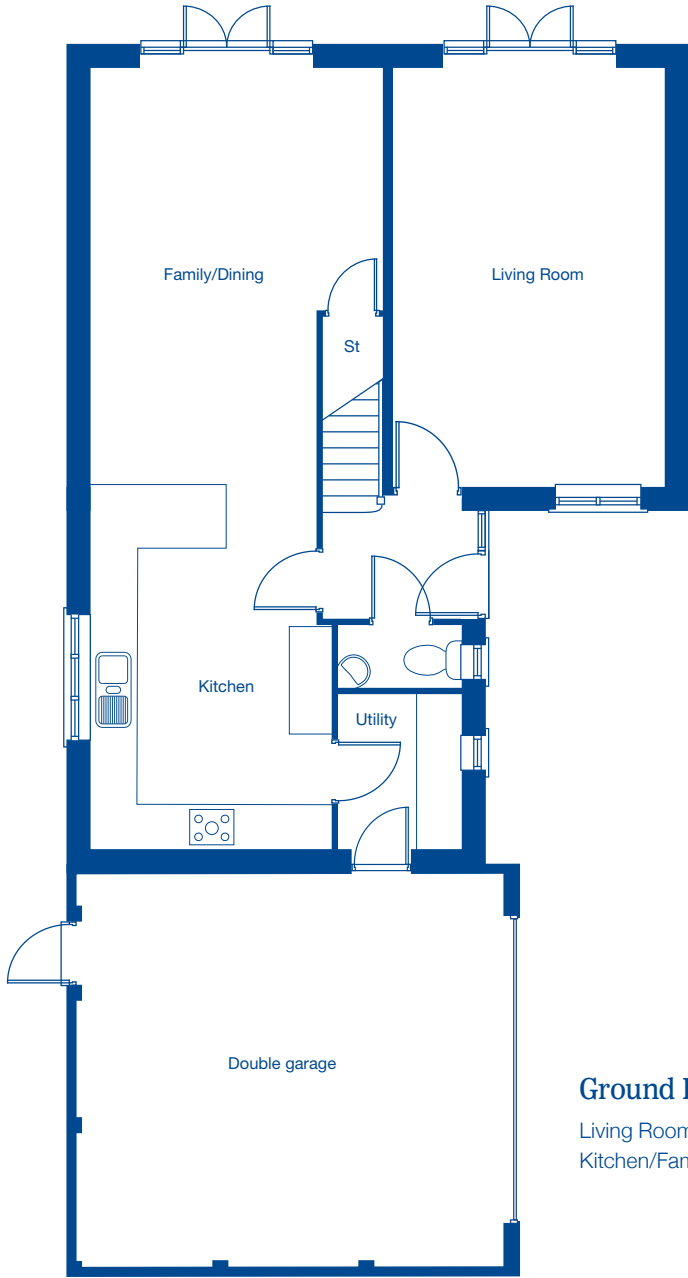
First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.80m x 2.79m	12'6" x 9'2"
Bedroom 4	3.19m x 3.18m	10'6" x 10'5"

--- Skylights

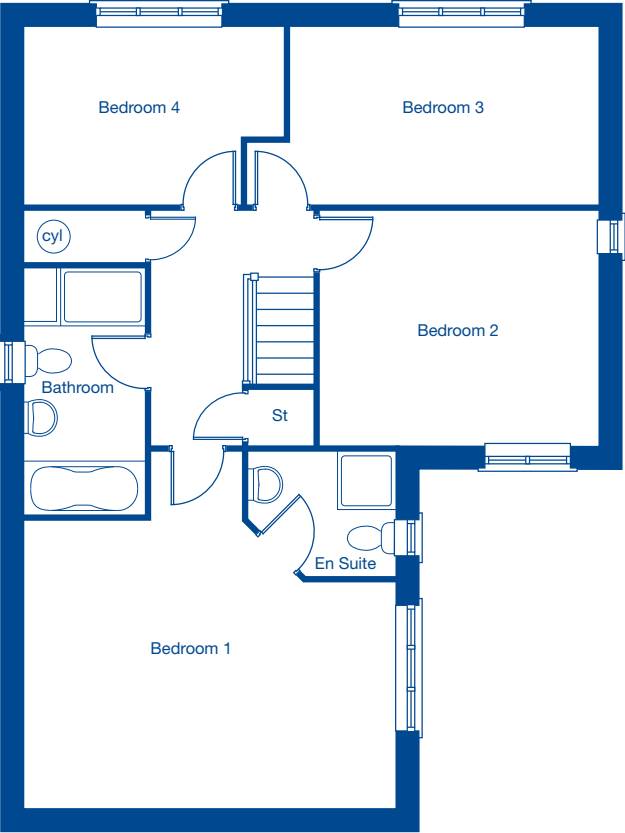
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Ground Floor

Living Room	5.80m x 3.77m	19'00" x 12'4"
Kitchen/Family/Dining	10.88m x 3.14m	35'6" x 10'4"

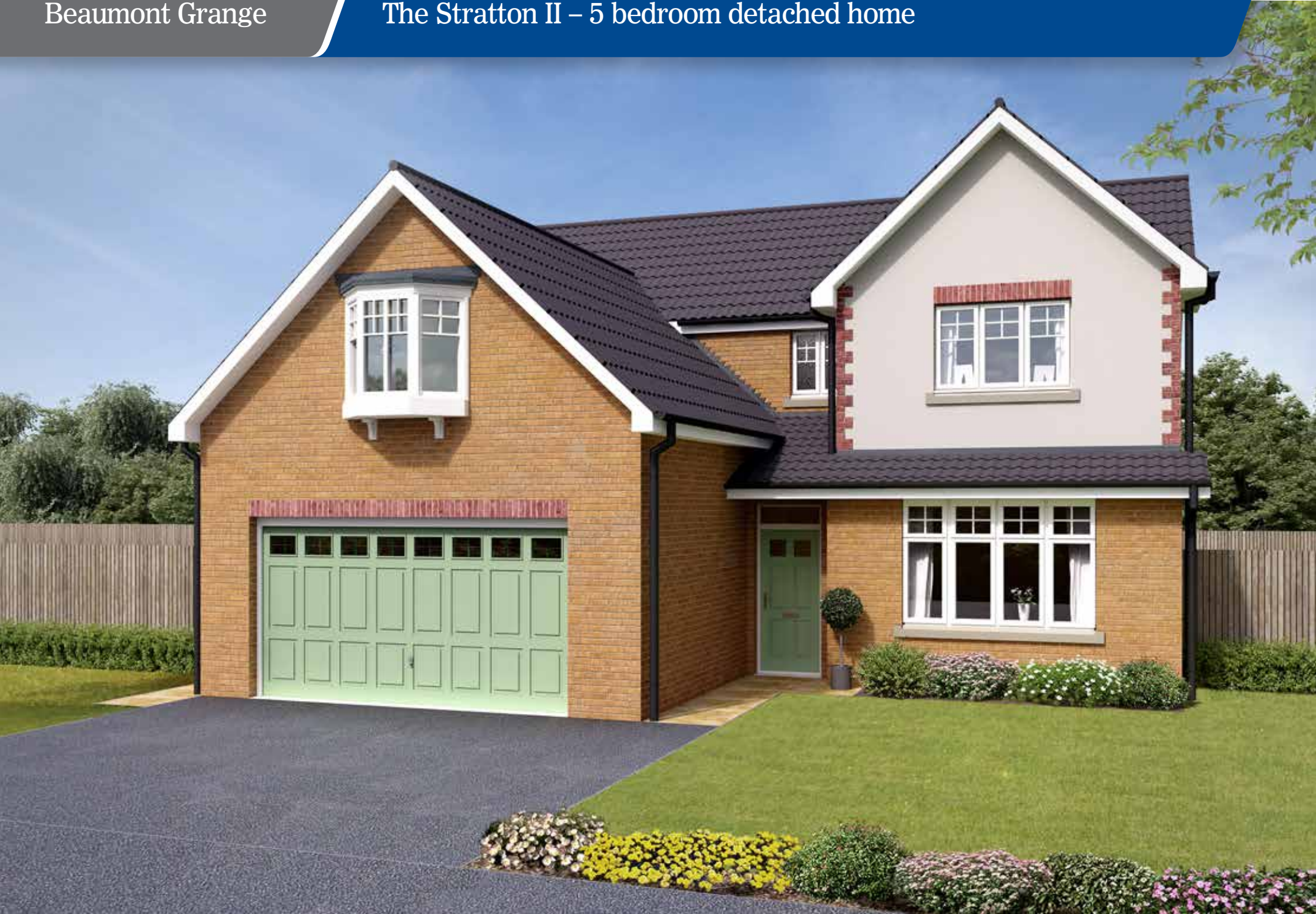


First Floor

Bedroom 1	5.14m x 3.99m	16'10" x 13'0"
Bedroom 2	3.82m x 3.26m	12'6" x 10'8"
Bedroom 3	4.23m x 2.48m	13'10" x 8'1"
Bedroom 4	3.65m x 2.48m	12'00" x 8'1"

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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	3.43m 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

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# Buying a Jones home is easier than you think

It's time to take a closer look at Beaumont Grange. Just call 01274 852700 to book an appointment to view or visit [jones-homes.co.uk](http://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

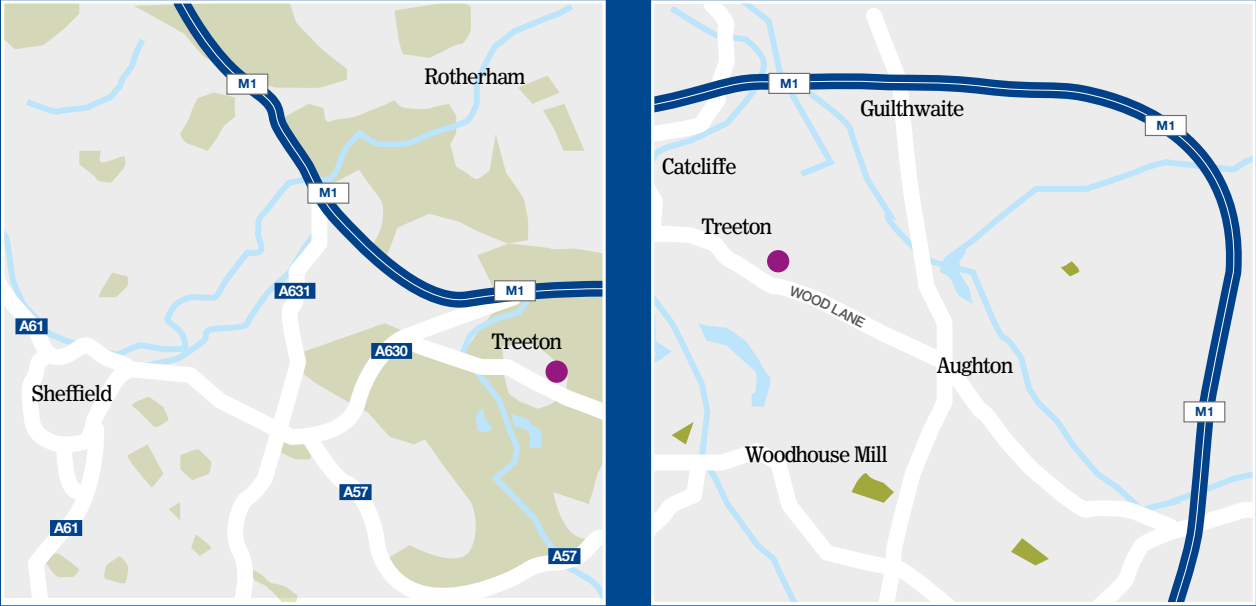
Following legal completion you can collect your keys from the sales advisor and site manager who will accompany you to your new home.



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Beaumont Grange, Treeton, South Yorkshire S60 5QQ



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Telephone: 01274 852700

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