

CHESTNUT GRANGE

Tarporley





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 much sought-after Cheshire location, it can all be yours at Chestnut Grange, Tarporley.

This prestigious development of stunning of 2, 3 & 4 bedroom homes has something to suit everyone from first time buyers to families. All 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.

Located off the High Street in Tarporley and surrounded by breathtaking countryside, Chestnut Grange benefits from a rural location whilst providing an array of shops, restaurants and local amenities on the doorstep.

Chestnut Grange is perfect for those who want modern life in an idyllic setting.

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 Chestnut Grange to help preserve and improve the natural environment.





1. St Helen's Church, Tarporley
2. Tarporley in Bloom
3. High Street, Tarporley
4. The Bench on the High Street, Tarporley
5. Bridge Street, Chester
6. River Dee, Chester

Jones Homes, building quality homes

Chestnut Grange is the perfect location for those in search of a rural lifestyle with the advantage of a bustling village atmosphere.

Tarporley is considered to be one of the country's most attractive villages, nestled on the border of Delamere Forest offering 2,400 acres of enchanting woodland. This natural haven provides miles of walking, cycling and horse riding trails for all ages and abilities.

This award winning village boasts a variety of local shops, church, traditional pubs and several excellent restaurants, with outstanding primary and secondary schools on the doorstep.

The beautiful city of Chester is only 10 miles away bursting with many historical sights and must-see treasures. It too boasts an abundance of shops, restaurants and bars, as well as the oldest racecourse in England and famous city walls.

For commuters, Tarporley offers easy connections to the M56 and M6 bringing Liverpool, Manchester, North Wales and The Midlands within easy reach.

Chestnut Grange

-  **The Handforth**
2 bedroom mews home
-  **The Howarth**
2 bedroom mews home
-  **The Maple**
3 bedroom semi-detached home
-  **The Elm**
3 bedroom detached home
-  **The Ash**
3 bedroom detached home
-  **The Olive**
3 bedroom detached home
-  **The Willow**
4 bedroom detached home
-  **The Oak**
4 bedroom detached home



CS – Cycle Store
† – Drainage pumping station compound
PS – Pump Station
*Affordable Homes – please ask the 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. Landscaping is indicative, please refer to landscaping layout for existing and proposed trees and hedges positions. JHNW1431/September 2018.



Specification

General	3 & 4 bedroom detached homes	3 bedroom semi-detached homes
Double glazed PVCu windows with easy clean hinges	•	•
Energy saving insulation to cavity walls and roof space	•	•
Gas central heating with energy efficient boiler	•	•
Contemporary panel doors with polished chrome furniture	•	•
Choice of carpets to lounge and bedrooms*	•	•
French doors to patio area	•	•
Choice of feature staircase*	•	
Choice of wall colour throughout*	•	•
Choice of wardrobes to bedroom 1*	•	
Smooth plastered ceilings	•	•
Wired alarm system & smoke detectors	•	•
Television and telephone points	•	•
Colour co-ordinating front and garage door	•	
Remote controlled electric garage door	•	
Canopy light to porch**	•	•
NHBC Buildmark Cover	•	•
External		
Elevational treatment and finish as individual plot detailed drawings	•	•
Block paving to driveway	•	•
Turfed gardens with paved patio area	•	•
Boundary fencing the rear garden	•	•
External cold water tap	•	•



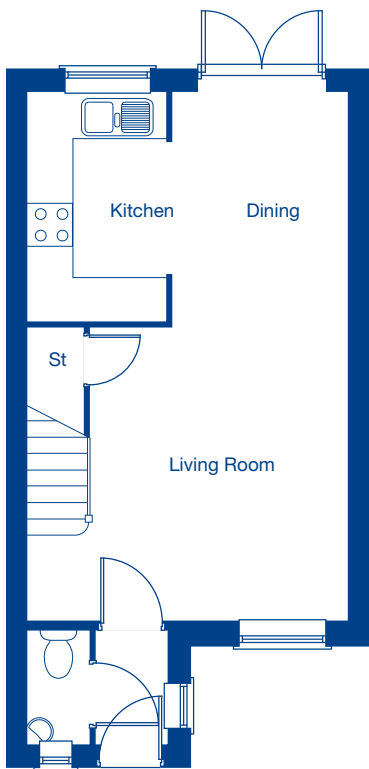
Kitchen	3 & 4 bedroom detached homes	3 bedroom semi-detached homes
Choice of contemporary Symphony kitchen with soft close doors*	•	•
Choice of toning square edge laminate worktops and upstands*	•	•
Choice of floor tiles from the Porcelanosa range*	•	•
Built in oven, microwave, hob and stainless steel splash back	•	
Built in oven, hob and stainless steel splash back		•
Chimney style extractor	•	•
Integrated fridge and freezer	•	•
Integrated dishwasher	•	•
Stainless steel sink with Hansgrohe mixer tap	•	•
LED downlights and worktop lighting	•	•
Bathroom/En Suite**		
Villeroy & Boch bathroom suite with Hansgrohe taps	•	•
Aqualisa thermostatic shower to bathroom and en suite**	•	•
Heated chrome ladder towel rail to bathroom and en suite**	•	•
Illuminated bathroom cabinet with heated mirror	•	
Fully tiled walls and floors in a choice of Porcelanosa* tiles	•	•
LED downlights	•	•

The above specification does not apply to the affordable homes on this development. *Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. **Where available. 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. JHNW1431/September 2018.

The Maple

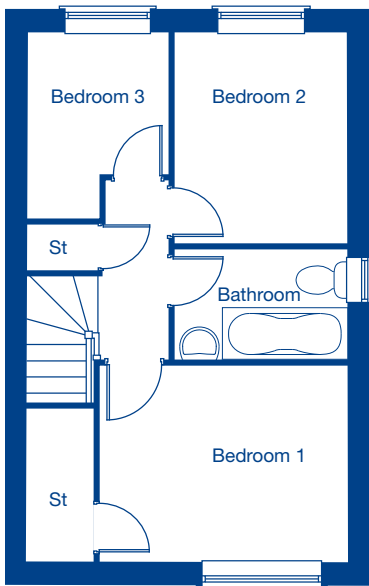
3 bedroom semi-detached home





Ground Floor

Living Room	4.40m x 4.08m	14'5" x 13'5"
Kitchen	3.14m x 1.88m	10'4" x 6'2"
Dining	3.23m x 2.52m	10'7" x 8'3"



First Floor

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

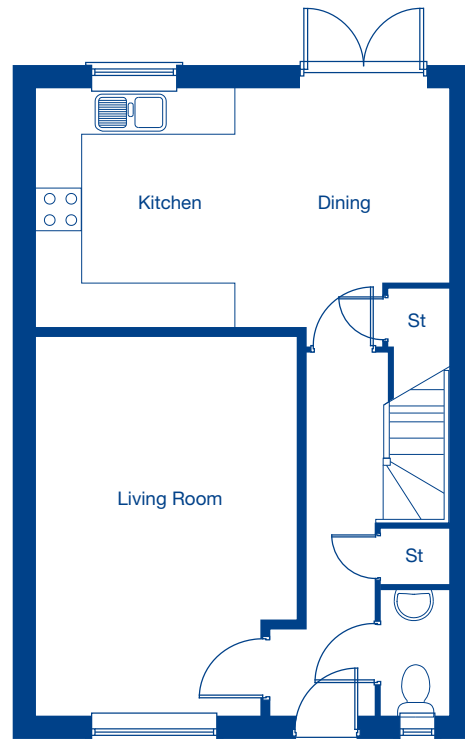
These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific 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. JHNW1432/November 2018.

Chestnut Grange

The Elm – 3 bedroom detached home

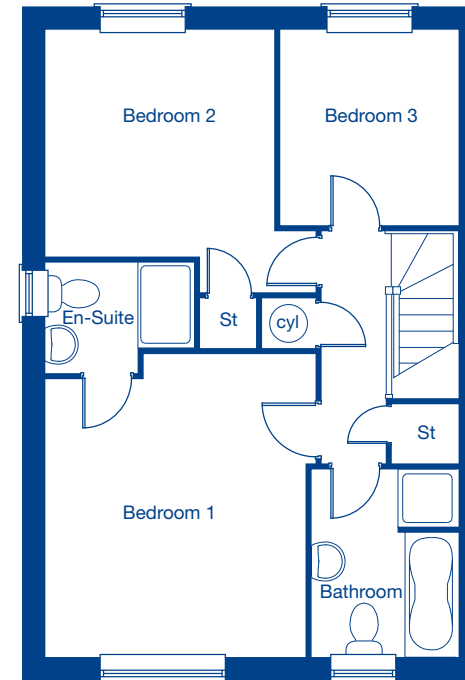


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Ground Floor

Living Room	5.29m x 3.62m	17'4" x 11'11"
Kitchen/Dining	5.74m x 3.29m	18'10" x 10'10"
Double Garage	5.41m x 5.30m	17'9" x 17'5"



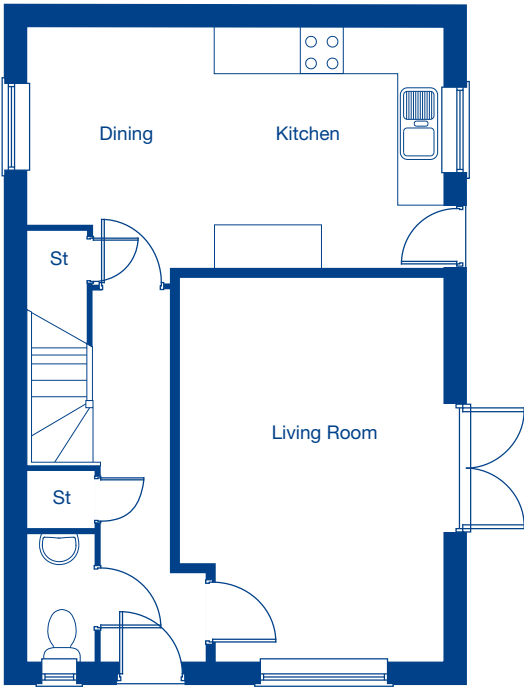
First Floor

Bedroom 1	4.22m x 3.77m	13'10" x 12'5"
Bedroom 2	3.77m x 3.65m	12'5" x 12'0"
Bedroom 3	2.70m x 2.45m	8'10" x 8'0"

The Ash

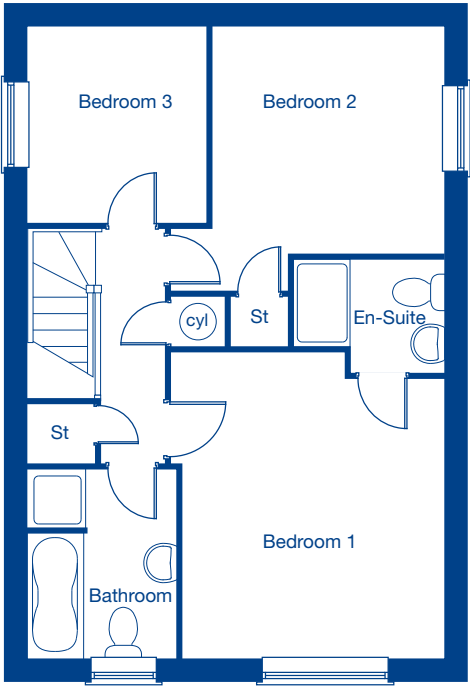
3 bedroom detached home





Ground Floor

Living Room	5.29m x 3.62m	17'4" x 11'11"
Kitchen/Dining	5.74m x 3.29m	18'10" x 10'10"
Double Garage	5.41m x 5.30m	17'9" x 17'5"



First Floor

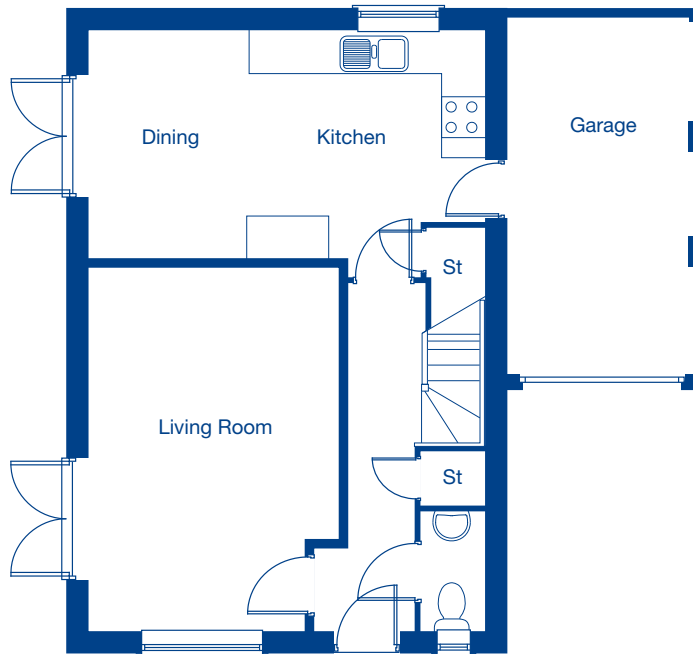
Bedroom 1	4.22m x 3.77m	13'10" x 12'5"
Bedroom 2	3.77m x 3.65m	12'5" x 12'0"
Bedroom 3	2.70m x 2.45m	8'10" x 8'0"

Chestnut Grange

The Olive – 3 bedroom detached home

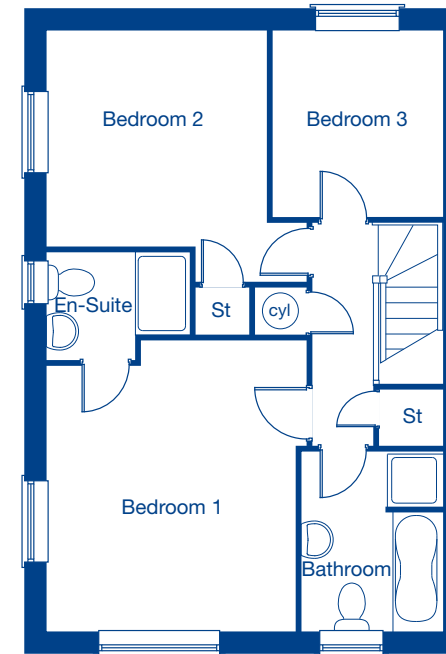


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HOMES



Ground Floor

Living Room	5.29m x 3.62m	17'4" x 11'11"
Kitchen/Dining	5.74m x 3.29m	18'10" x 10'10"
Single Garage	5.30m x 2.77m	17'5" x 9'1"



First Floor

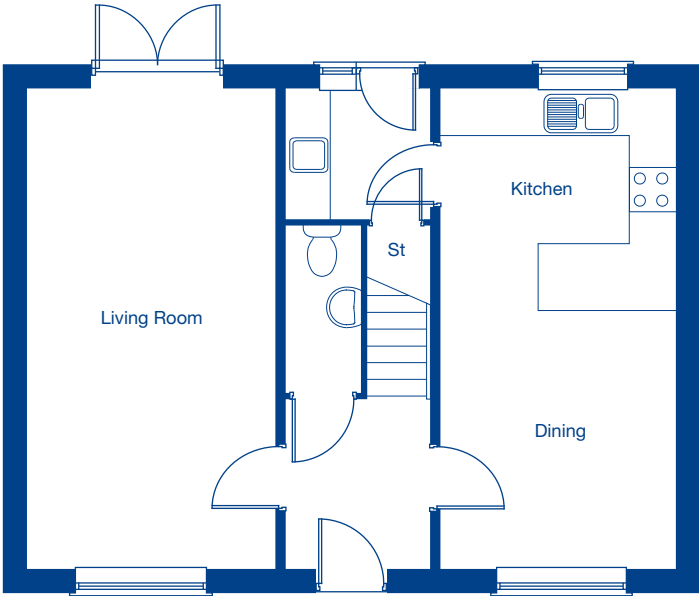
Bedroom 1	4.22m x 3.77m	13'10" x 12'5"
Bedroom 2	3.77m x 3.65m	12'5" x 12'0"
Bedroom 3	2.70m x 2.45m	8'10" x 8'0"

Chestnut Grange

The Willow – 4 bedroom detached home

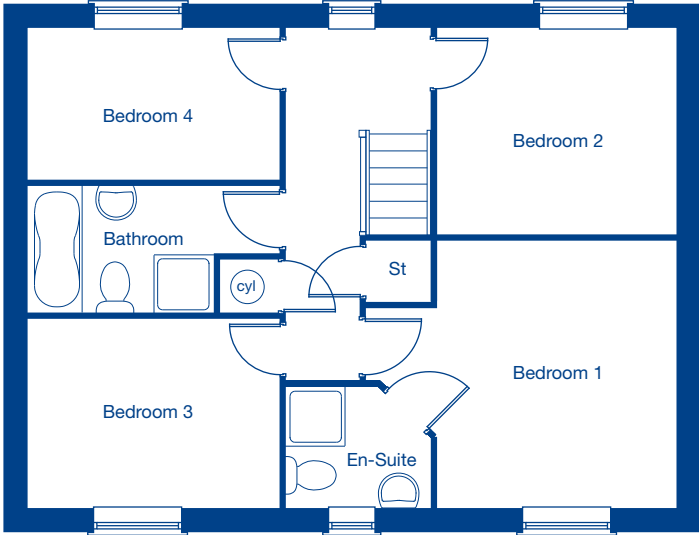


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Ground Floor

Living Room	6.42m x 3.31m	21'1" x 10'10"
Kitchen/Dining	6.42m x 3.14m	21'1" x 10'4"
Single Garage*	5.30m x 2.77m	17'5" x 9'1"
Double Garage**	5.41m x 5.30m	17'9" x 17'5"



First Floor

Bedroom 1	4.16m x 3.57m	13'8" x 11'8"
Bedroom 2	3.21m x 2.76m	10'6" x 9'1"
Bedroom 3	3.66m x 2.52m	11'0" x 8'3"
Bedroom 4	3.66m x 2.02m	11'0" x 6'7"

*Single garage to plots 5 & 28.
**Double garage to plots 21, 23 & 24.

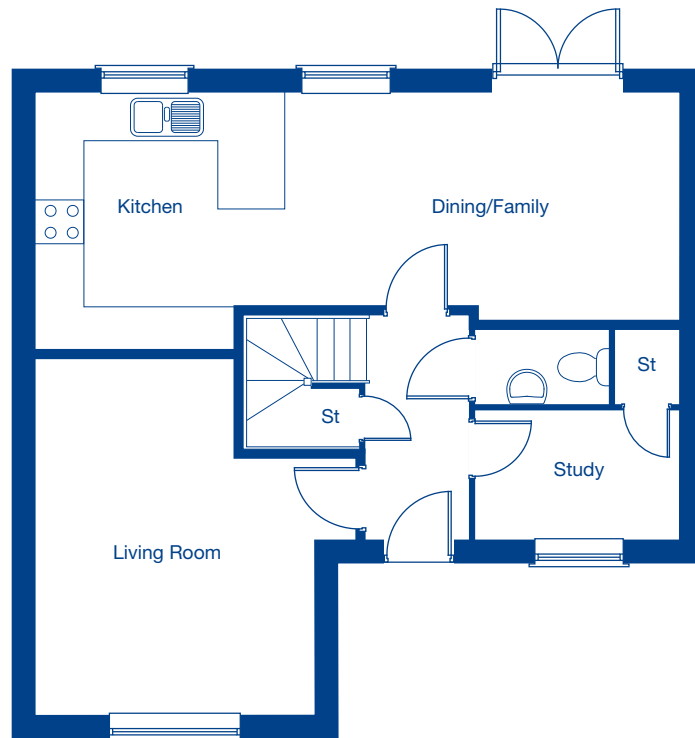
Plots 5, 23 & 24 subject to additional windows. Plot 28 subject to repositioned and additional French doors & windows and variation to the kitchen layout. These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to 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. JHNW1432/November 2018.

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The Oak – 4 bedroom detached home



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Ground Floor

Living Room	4.82m x 4.33m	15'10" x 14'2"
Kitchen/Family/Dining	8.74m x 3.46m	28'8" x 11'4"
Study	2.75m x 1.70m	9'0" x 5'7"
Single Garage*	5.30m x 2.77m	17'5" x 9'1"
Double Garage**	5.41m x 5.30m	17'9" x 17'5"



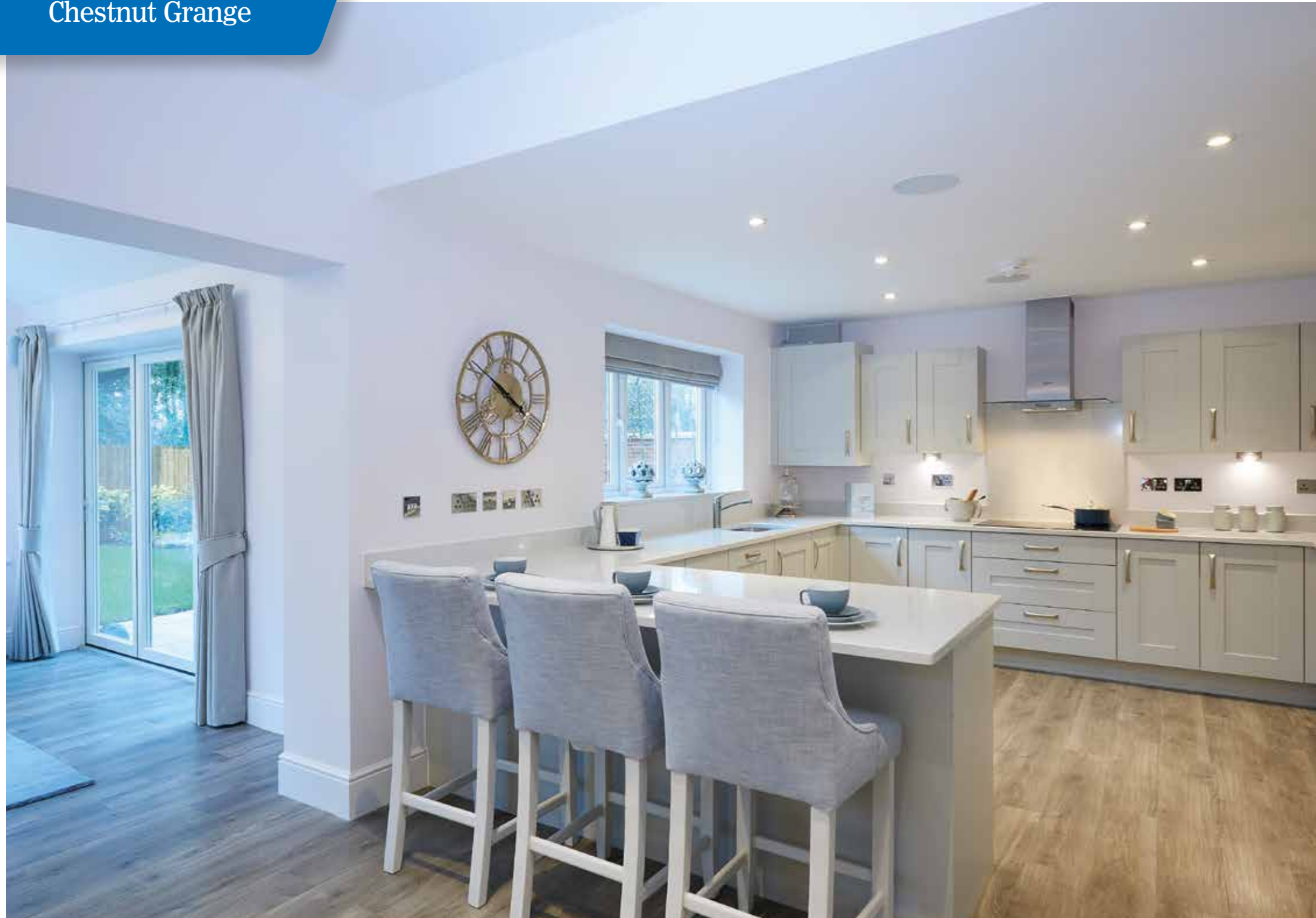
First Floor

Bedroom 1	4.40m x 3.53m	14'5" x 11'7"
Bedroom 2	3.52m x 3.37m	11'7" x 11'0"
Bedroom 3	3.58m x 2.69m	11'9" x 8'10"
Bedroom 4	3.06m x 2.37m	10'0" x 7'9"

*Single garage to plot 4.

**Double garage to plots 1, 2, 6, 18, 19, 20, 22, 25 & 26.

Plot 4 subject to additional French doors. Plot 18 subject to additional windows. Plots 19, 20 & 25 subject to additional French doors and repositioned windows. Plots 22 subject to integral garage access and variation to kitchen layout. Plot 26 subject to additional French doors and variation to kitchen layout. These floor plans and CGI 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. JHNNW1432/November 2018.



Homes built with pride

With over 55 years' experience building individual houses in locations as desirable as Tarporley, 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

It's time to take a closer look at Chestnut Grange. Just call 01625 415348 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

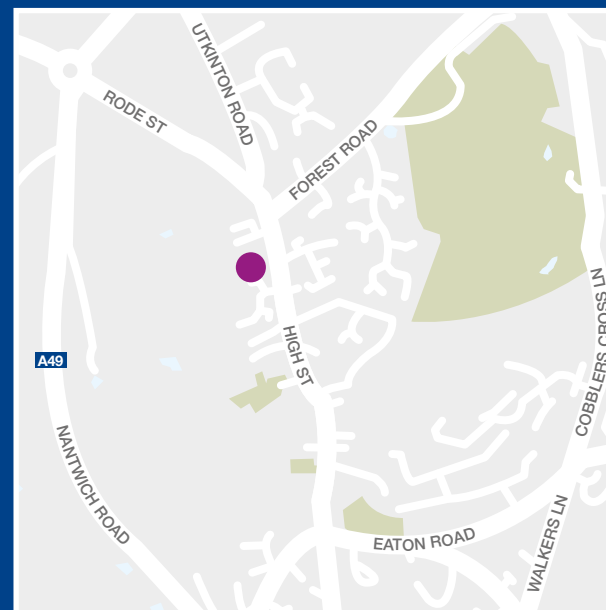
Following legal completion you can collect your keys from the sales advisor and site manager who will accompany you to your new home.



**CONSUMER
CODE FOR
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www.consumercode.co.uk

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