

HILLSIDE GREEN

Harthill





Live the luxury lifestyle



Luxury living is about having it all

If you dream of living in a beautiful home, with a luxurious interior in a sought-after location, then it could all be yours at Hillside Green.

Perfectly located in the historic village of Harthill, this exclusive development of 4 & 5 bedroom detached homes will be built to traditionally high standards and designed with modern living in mind. From the light and airy interiors that offer plenty of space to work, play and relax in style to the superior specification that comes as standard, Hillside Green really is the perfect place to call home.

Harthill is a small village with all the benefits of a semi-rural location yet offering easy access to an extensive range of amenities in the neighbouring town of Worksop which is just 5 miles away. The major cities of Chesterfield, Rotherham and Sheffield can also be easily reached and the M1 and M18 are right on the doorstep.

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 Hillside Green to help preserve and improve the natural environment.





1. Harthill Village sign
2. Harthill Village Hall
3. Harthill countryside
4. Horse sign, Harthill
5. Reservoir at Harthill

Jones Homes, building quality homes

Ideally located in the pretty village of Harthill, Hillside Green provides the perfect haven for those looking for the best of both worlds.

Only a few miles from Worksop, the picturesque village of Harthill has a selection of public houses, a post office, a primary school and local shops. Harthill is also the ideal place to enjoy the great outdoors and is popular with anglers and home to Rotherham Sailing Club and Rother Valley Country Park, where you can enjoy the countless activities on offer all year round.

From shopping at Sheffield's Crystal Peaks and Meadowhall Shopping Centre to simply admiring the stunning views of the Peak District countryside with a leisurely stroll along the Chesterfield Canal, you can have it all at Hillside Green.

For families, there are well-regarded schools close by and commuting is easy with local rail stations providing regular services to surrounding areas and the major cities of Sheffield and Manchester.

With the M1 and M18, 5 miles away and Chesterfield, Rotherham and Sheffield within 30 minutes this semi-rural location makes Hillside Green the ideal place to enjoy modern life in an idyllic setting.

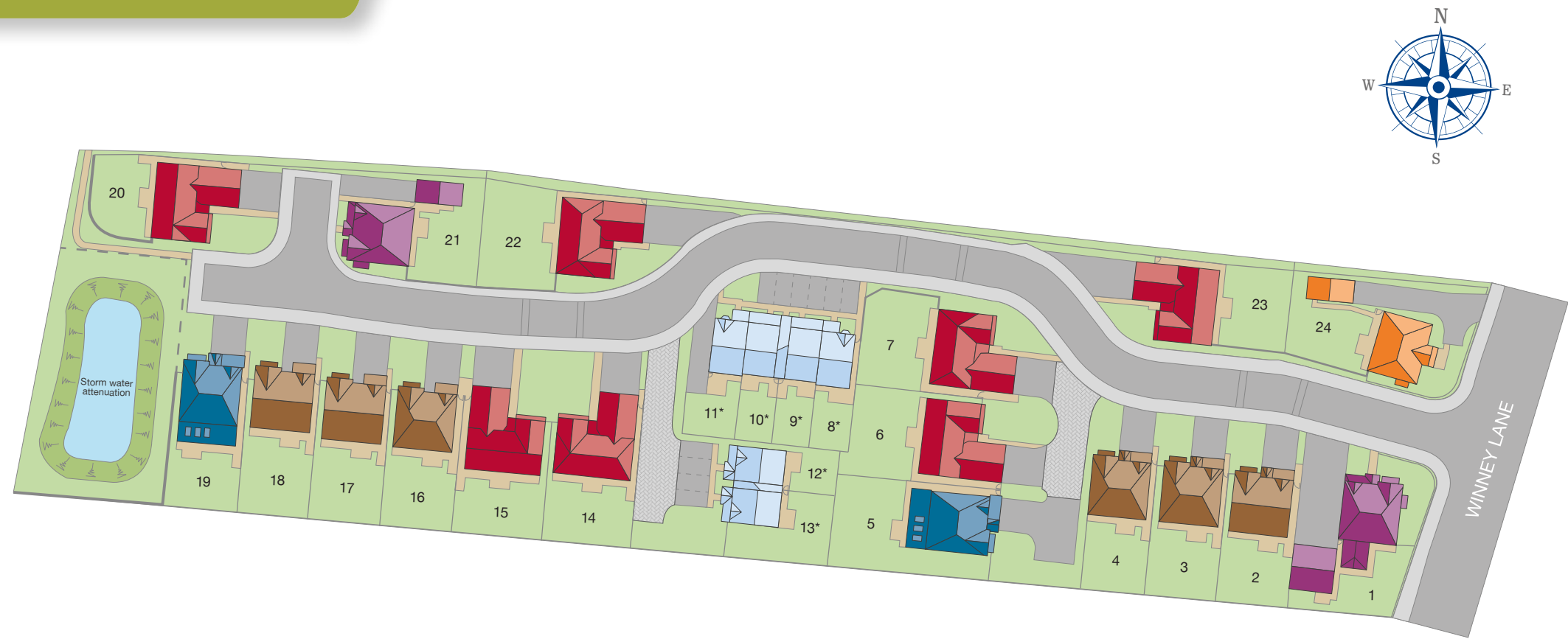


Homes built with pride

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



- 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

Specification – 4 & 5 bedroom detached homes

General

- Choice of fitted wardrobes to bedroom 1*
- Smooth plastered ceiling throughout in white
- White gloss architrave and skirting
- Choice of three paint colours*
- Oak veneered satin finished internal doors with polished chrome furniture
- Staircase featuring oak and glass balustrade
- Chrome screwless light switches
- Chrome power points to kitchen (above worktop level), hall, stairs and landing
- TV point to living room, family/dining area, study+ and all bedrooms
- Telephone point to living room, kitchen, hall cupboard, study+ and bedroom 1
- Gas point to living room
- Gas fired central heating with energy efficient boiler
- Thermostatic controlled radiator valves+
- 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 double glazed PVCu windows throughout with easy clean hinges to upper floor
- White PVCu French doors to paved area+
- White double glazed bi-fold doors to paved area to The Bentley
- Composite insulated coloured** front door with white internal face and polished chrome furniture
- Polished chrome wired door bell with internal white chime
- Texecom wired burglar alarm system to house and integral garage+
- Canopy downlight to front door
- Coach light to front door to The Hollin
- Remote controlled electric up and over door to double garage+
- Power and light to garage
- External cold water tap+
- NHBC Buildmark cover

Kitchen

- Choice of Symphony kitchen with quartz worktop* with drainer grooves, matching upstands and breakfast bar
- Reginox undermounted stainless steel 1½ bowl sink with Hansgrohe taps
- Integrated NEFF fridge-freezer, stainless steel gas hob***, single oven and microwave
- Integrated NEFF dishwasher
- Stainless steel and glass cooker hood with glass splash back***
- LED lighting to kitchen wall units+
- LED ceiling downlighters to kitchen area in a choice of finish*
- Utility room with plumbing and power provided for washing machine
- Aqualisa digital shower with remote switch to bathroom and en suites to 5 bedroom homes
- Mirrored illuminated cabinet including shaver point to bathroom
- Mirrored illuminated cabinet including shaver point to en suite to The Hollin and The Stratton II
- Vanity unit to wash hand basin recess with choice of worktop*, fitted mirror behind basin and shaver point to en suite to The Banbury, The Bayswater and The Bentley
- Chrome heated ladder towel rail and furniture to bathroom and en suite/s
- Fully tiled walls and floors in a choice of tiles, with feature wall tile+ from Porcelanosa*
- LED ceiling downlighters in a choice of finish*

Bathroom/En Suite

- Modern bathroom suite in white with Villeroy & Boch sanitaryware with chrome fittings and Hansgrohe taps
- Aqualisa dream shower cubicle to bathroom and en suite to 4 bedroom homes

External

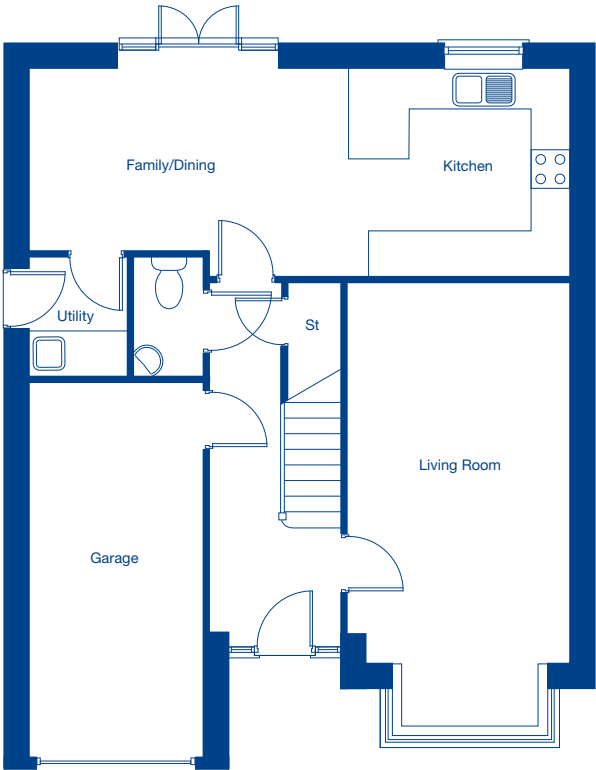
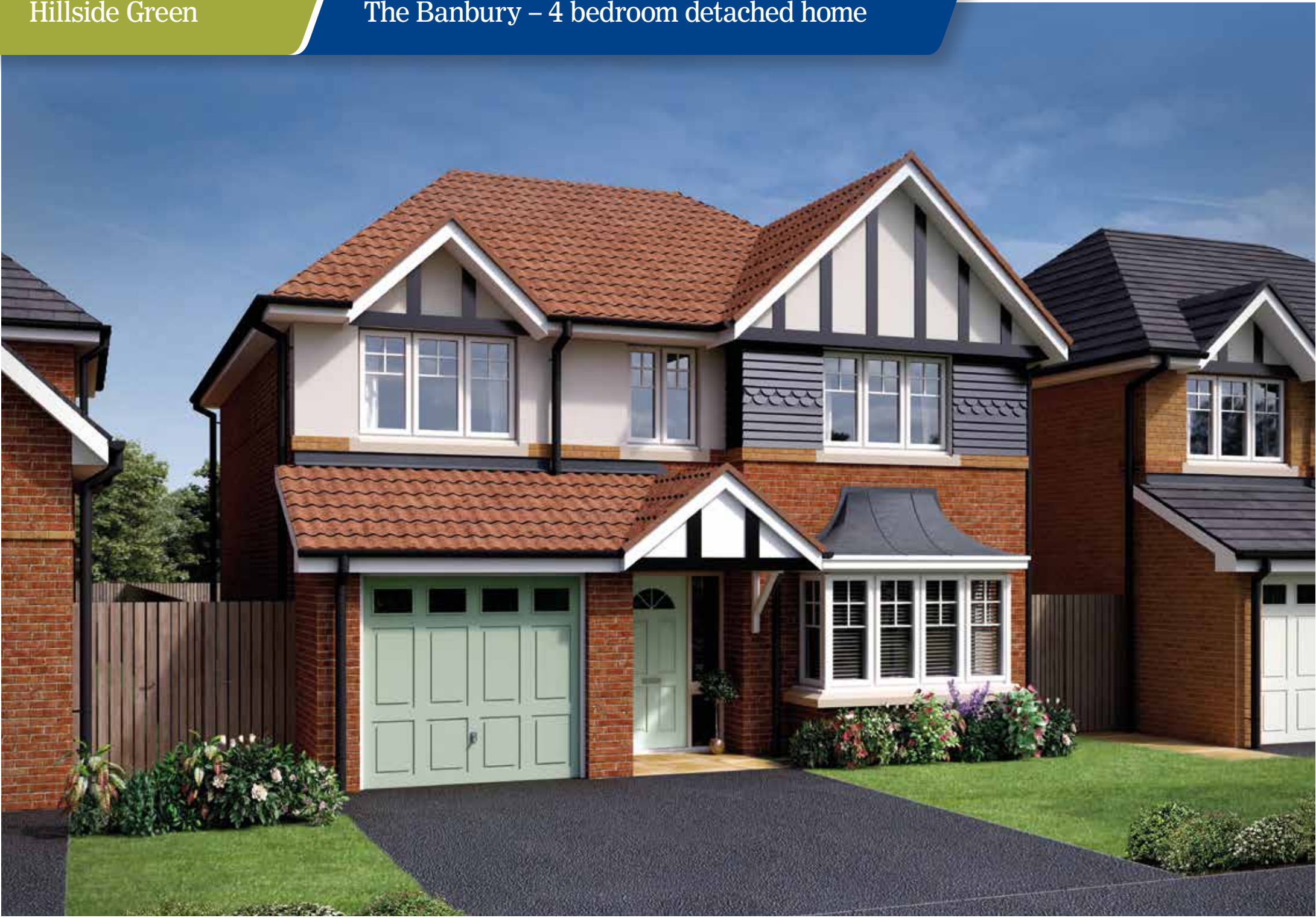
- Turfed rear garden with paved area and landscaped front garden
- Elevational treatment and finish as individual plot detailed drawings**
- 1800mm feather edge close-boarded boundary fencing to the rear garden with coordinating gate

There are a number of retaining walls on this development, variation in ground level may also occur, please ask Sales Advisor for plot specific details.

*Affordable homes – Ask Sales Advisor for details

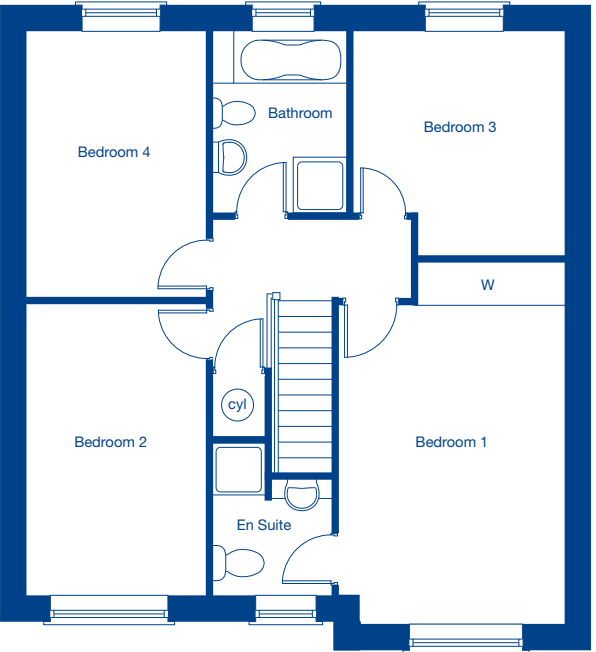
These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

*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. **As per street scene. ***4 bedroom homes will have a 600mm 4 ring gas hob, 5 bedroom homes will have a 700mm 5 ring gas hob. 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. JHY5059/April 2020.



Ground Floor

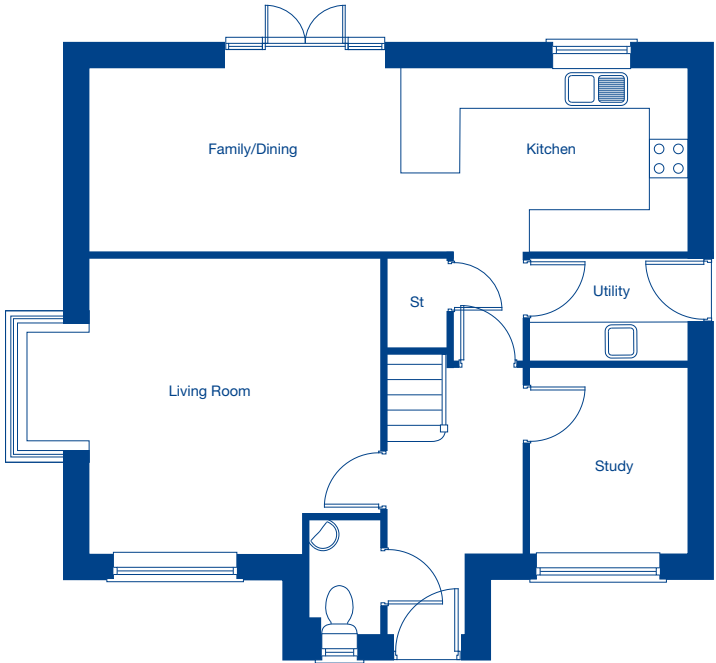
Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage	5.36m x 2.66m	17'7" x 8'9"



First Floor

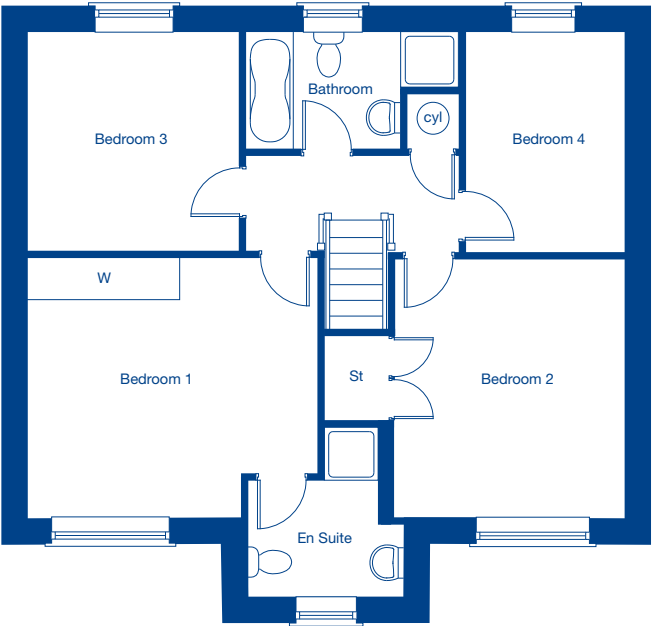
Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

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. JHY5059/April 2020.



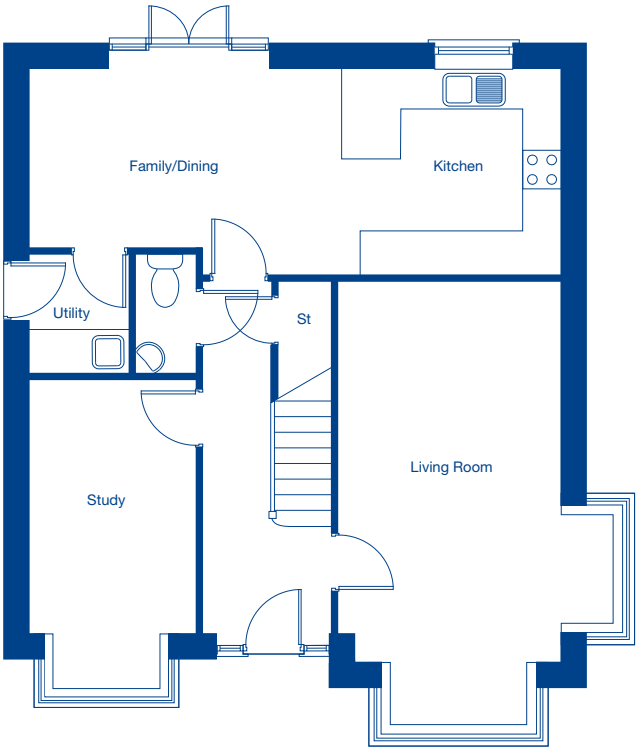
Ground Floor

Living Room	4.25m x 4.24m	14'0" x 13'11"
Kitchen/Family/Dining	8.71m x 2.64m	28'7" x 8'8"
Study	2.67m x 2.26m	8'9" x 7'5"



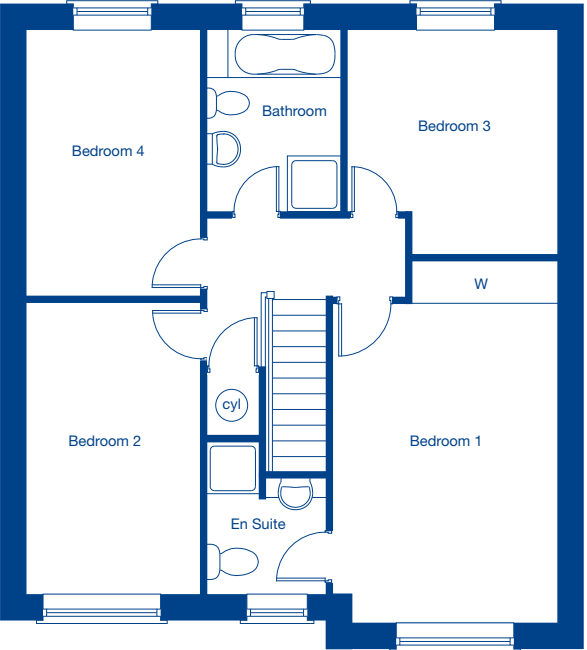
First Floor

Bedroom 1	4.25m x 3.79m	14'0" x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.15m x 3.10m	10'4" x 10'2"
Bedroom 4	3.15m x 2.29m	10'4" x 7'6"



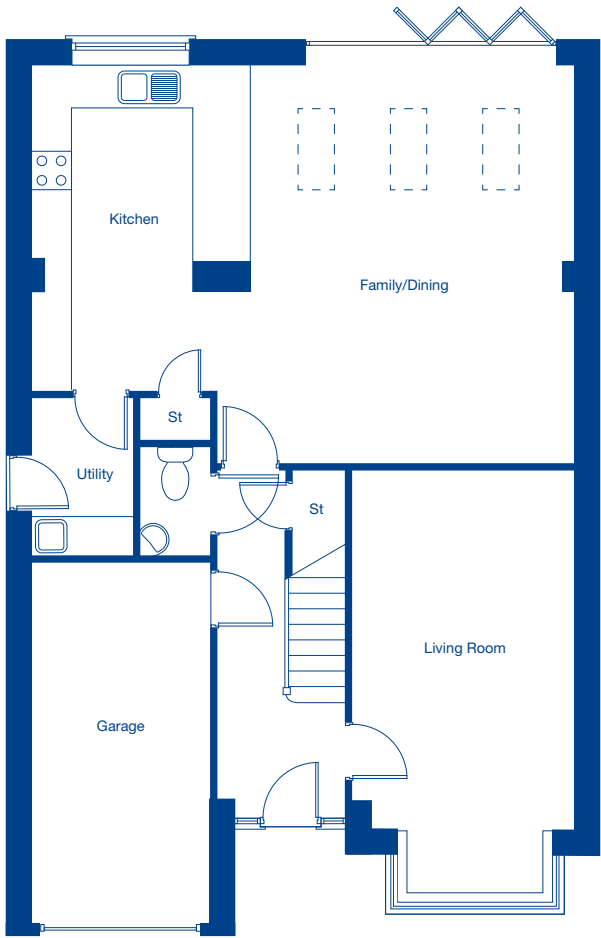
Ground Floor

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"



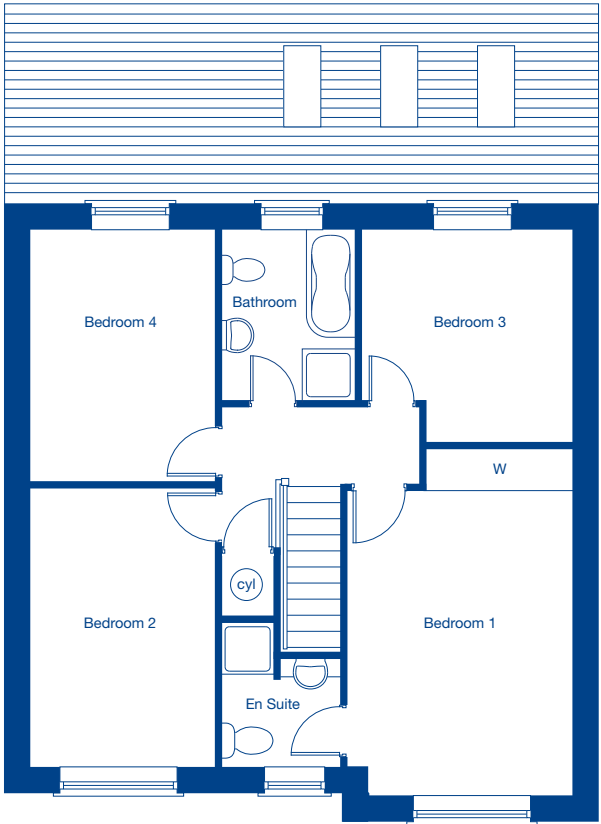
First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.64m	13'8" x 8'8"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.79m x 2.64m	12'6" x 8'8"



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"

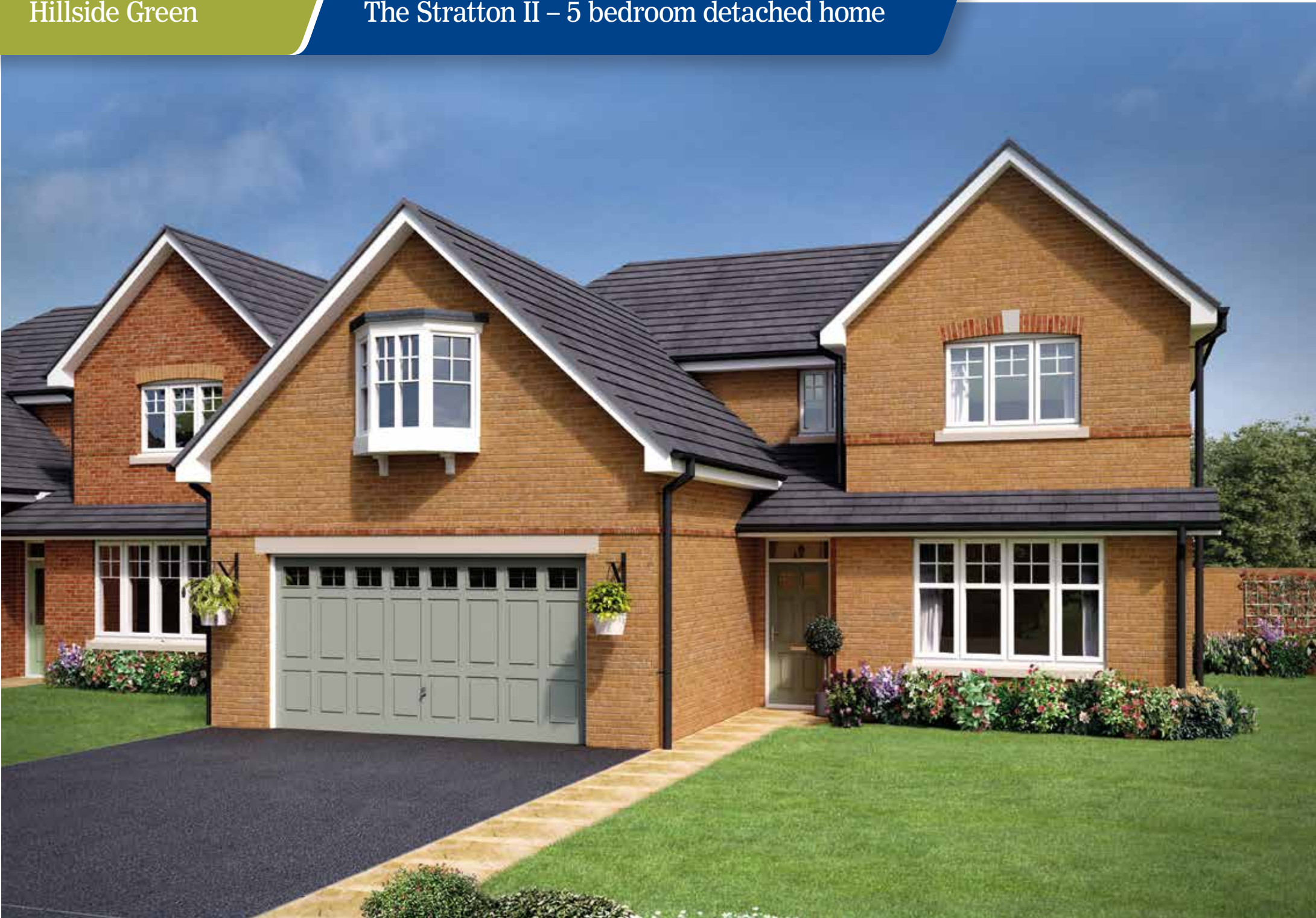


First Floor

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	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

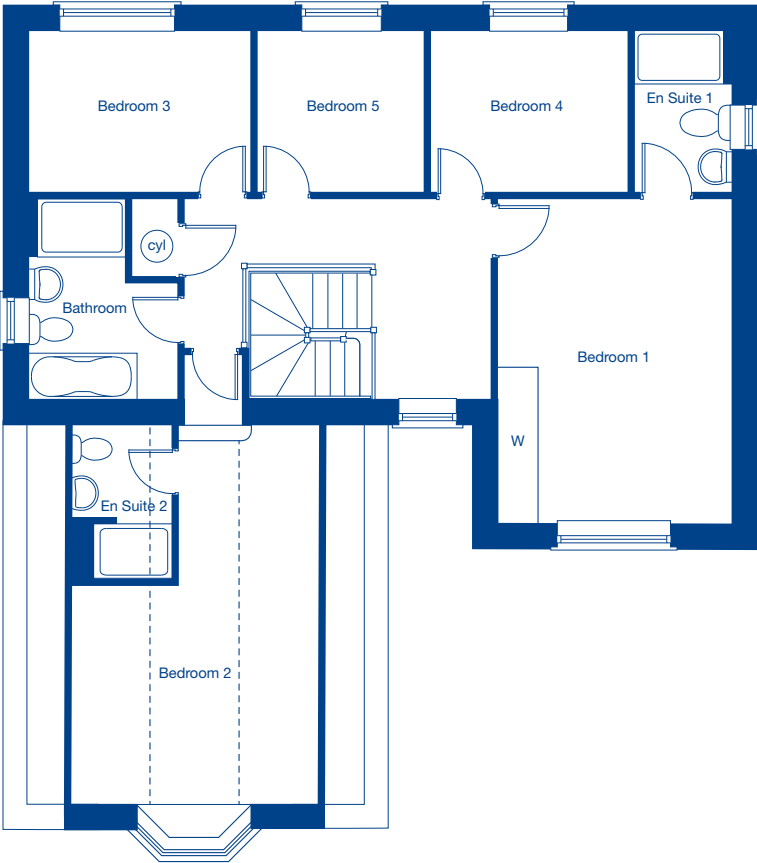
— — — Skylights

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Ground Floor

Living Room	5.10m x 3.62m	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	4.98m x 3.62m	16'4" x 11'11"
Bedroom 2	5.83m x 3.74m	19'2" x 12'4"
Bedroom 3	3.43m x 2.47m	11'3" x 8'2"
Bedroom 4	3.02m x 2.47m	9'11" x 8'2"
Bedroom 5	2.55m x 2.47m	8'5" x 8'2"

--- Restricted ceiling height

*Additional side window for plots 7 & 22 only.

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Buying a Jones home is easier than you think

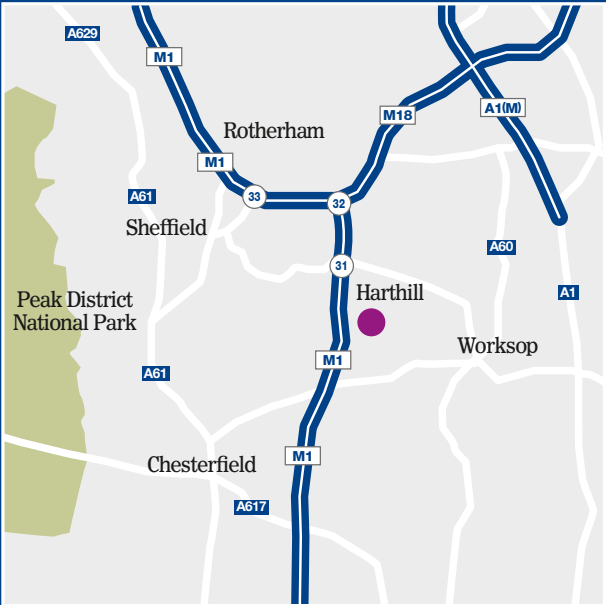
It's time to take a closer look at Hillside Green. Just call 01274 852700 to book an appointment to view or visit jones-homes.co.uk for more information. Once you've decided which house is perfect for you, you're ready to buy your new home.

- 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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www.consumercode.co.uk

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