

# Hesketh Reach

Rufford



**JONES**  
HOMES



Live the luxury lifestyle





## Luxury living is about having it all

If you dream about living in a beautiful new home, with a stylish and modern interior in a desirable location, it can all be yours at Hesketh Reach in Rufford.

This exclusive development in the tranquil village of Rufford is a stunning collection of semi-detached and detached 3 & 4 bedroom homes.

In an area surrounded by lush farmland, Hesketh Reach offers the perfect balance of rural living and easy access to local amenities. There are a variety of

local shops, leisure facilities and schools, as well as excellent transport links with a local train station and the A59 and M6 motorway just a short drive away.

Set in a perfect location to enjoy a 21st century lifestyle in an idyllic village setting. At Hesketh Reach in Rufford you really can have it all.

## 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.

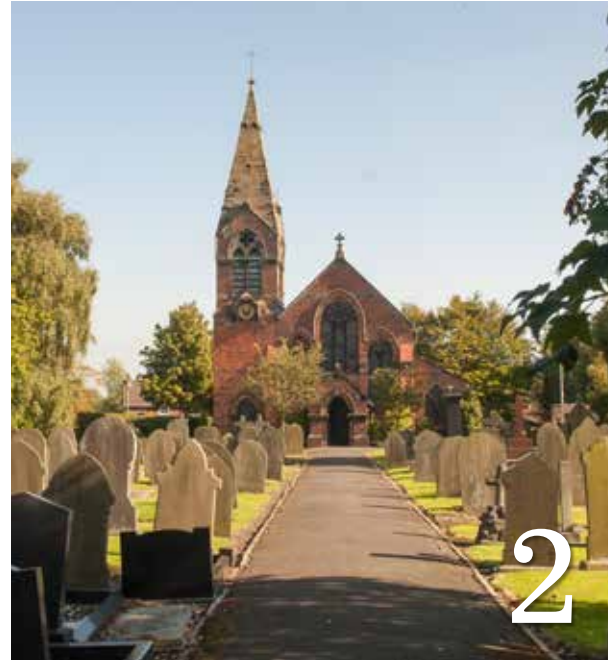
Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Hesketh Reach to help preserve and improve the natural environment.











1. Mere Sands Wood Nature Reserve, Rufford
2. St Mary's Church, Rufford
3. Hesketh Arms Pub, Rufford
4. Rufford Old Hall
5. Leeds Liverpool Canal, Rufford



## Jones Homes, building quality homes

Hesketh Reach offers a superb range of 3 and 4 bedroom semi-detached and detached homes.

The beautiful village of Rufford offers miles of tranquil towpaths to wander and explore.

For a relaxing pit-stop, the nearby Homestead Farm offers a varied menu of home-cooked local food and afternoon teas. The nearby National Trust's Rufford Old Hall stands proud over wonderful Victorian and Edwardian Gardens and was home to the Hesketh family for 500 years. For a day out with the family, a visit to Mere Sands Wood nature reserve in Holmeswood will not disappoint.

For families with younger children, Rufford lies in the catchment area for several good primary and secondary schools. While the area is surrounded by

picturesque countryside, you're always within easy reach of the hustle and bustle of local towns and cities. Rufford's railway station has direct links to Preston and connections to Manchester, while the village is close to the M6 providing access to Preston, Liverpool and Manchester.

These energy efficient low maintenance homes 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.









## Homes built with pride

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

All our homes are built on the same values, and 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. This is 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.

# Hesketh Reach

-  **The Bayswater**  
4 bedroom detached home
-  **The Hollin**  
4 bedroom detached home
-  **The Baycliffe A**  
3 bedroom detached home
-  **The Baycliffe A**  
3 bedroom semi-detached home
-  **The Huxley A Aspect**  
3 bedroom detached home
-  **The Huxley A**  
3 bedroom detached home

 - Cycle Sheds

BS - Bin Store

\*Plots 12a - 22 are 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. JHL3564/December 2019.





# Specification

General	
White double glazed PVCu windows with low 'E' glazing, with easy clean hinges and featured glazing**	•
White painted ceilings throughout	•
Oak veneer 4 panel doors with polished chrome furniture	•
White gloss architrave and skirting	•
Fitted wardrobes to bedroom 1	•
Choice of paint colours for internal walls	•
White PVCu double glazed French doors from kitchen	•
TV point to living room, family room, study* and all bedrooms	•
Telephone points to kitchen, hall cupboard, study* and bedroom 1	•
Decorative screwless polished chrome light switches	•
Decorative screwless polished chrome power points (USB point to kitchen and bedroom 1)	•
Oak handrail and newel post with lacquered finish and white painted spindles	•
Energy efficient condensing boiler positioned in kitchen, utility or garage	•
Gas point to living room (detached only)	•
Thermostatic controlled radiator valves*	•
Energy saving insulation to wall cavity and roof space	•
Insulated coloured composite front door** with white internal face and polished chrome furniture	•
Up/downlight/coach light to porch*	•
Colour co-ordinating garage door*	•
Texecom wired burglar alarm system	•
Mains powered smoke detectors	•
Polished chrome push doorbell to front door	•
NHBC buildmark cover	•
Power and light to garage*	•

Kitchen	
Choice of Symphony fitted kitchen with a choice of square edge laminate worktops, upstands and stainless steel splashback	•
Reginox 1½ bowl stainless steel sink with single drainer to kitchen	•
Reginox single bowl stainless steel sink with single drainer to utility*	•
Fully integrated NEFF dishwasher, fridge freezer, single oven, microwave oven*, choice of gas or induction hob and cooker hood	•
Plumbing and power for washing machine	•
LED downlighters in white	•
LED light bar lighting to kitchen wall units	•
Bathroom / En Suite	
Modern white bathroom suite with Villeroy and Boch sanitaryware with chrome fittings and Hansgrohe taps	•
Aqualisa dream shower to bathroom and en suites* (detached)	•
Aqualisa over bath thermostatic shower (semi-detached)	•
Choice of vanity units to hand basin recess*	•
Roper Rhodes Fever Cabinet with illuminated mirror, heated demister and shaver point*	•
Soap dish attached to slider rail in shower	•
Mirror to recess behind basin to en suite*	•
Heated chrome ladder towel rail to bathroom and en suite*	•
Roper Rhodes polished chrome toilet roll holder	•
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/adjacent to utility door (detached only)	•
Fluorescent light to garage*	•
1800mm feather edged boundary fencing and gate to rear garden	•
Block paved driveway	•

\*Where applicable \*\*As per street scene †Bayswater only ~May vary by house type ^Built in microwave excludes The Huxley

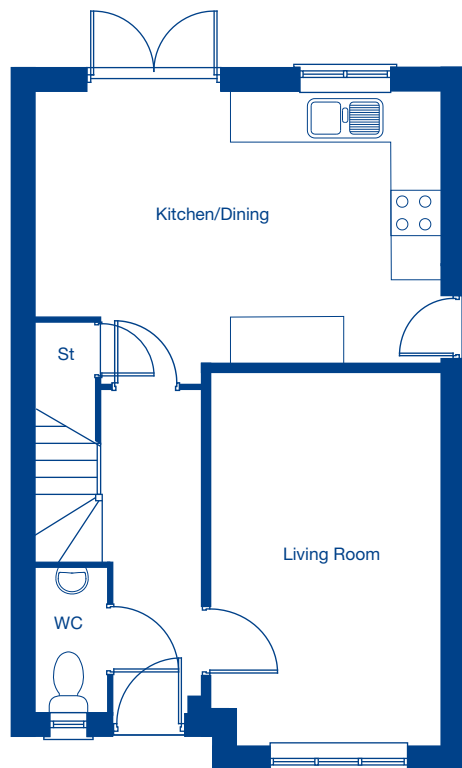
Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore, Jones Homes reserve the right to vary details from time to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

Hesketh Reach

The Baycliffe A – 3 bedroom semi detached home

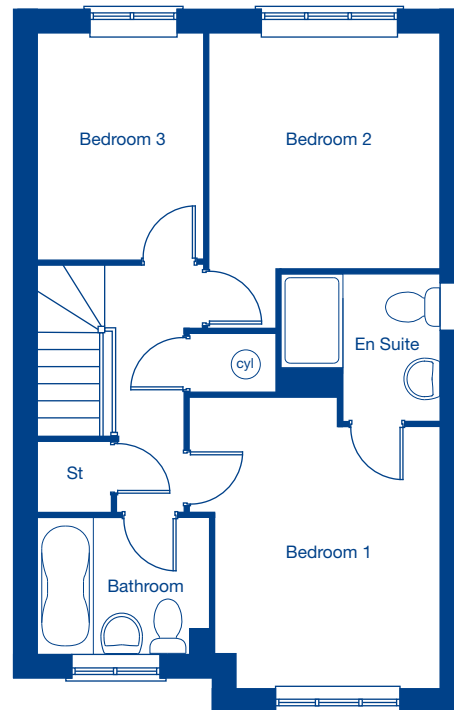






### Ground Floor

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"

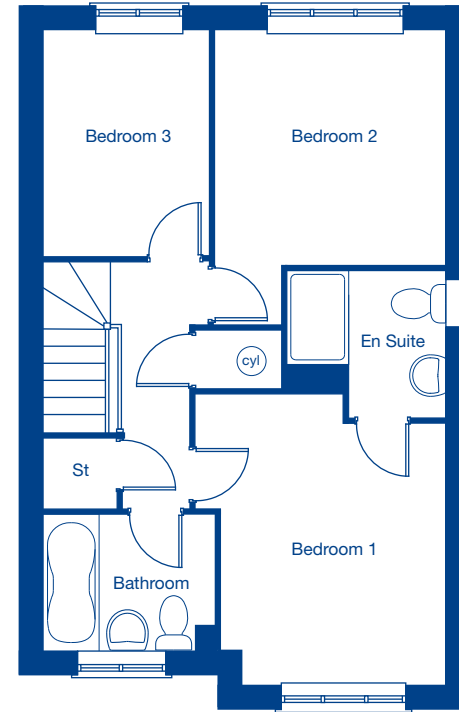






### Ground Floor

Living Room	4.84m x 2.95m	15'10" x 9'8"
Kitchen/Dining	5.27m x 3.51m	17'3" x 11'6"
Detached Single Garage	4.58m x 2.72m	15'0" x 8'11"

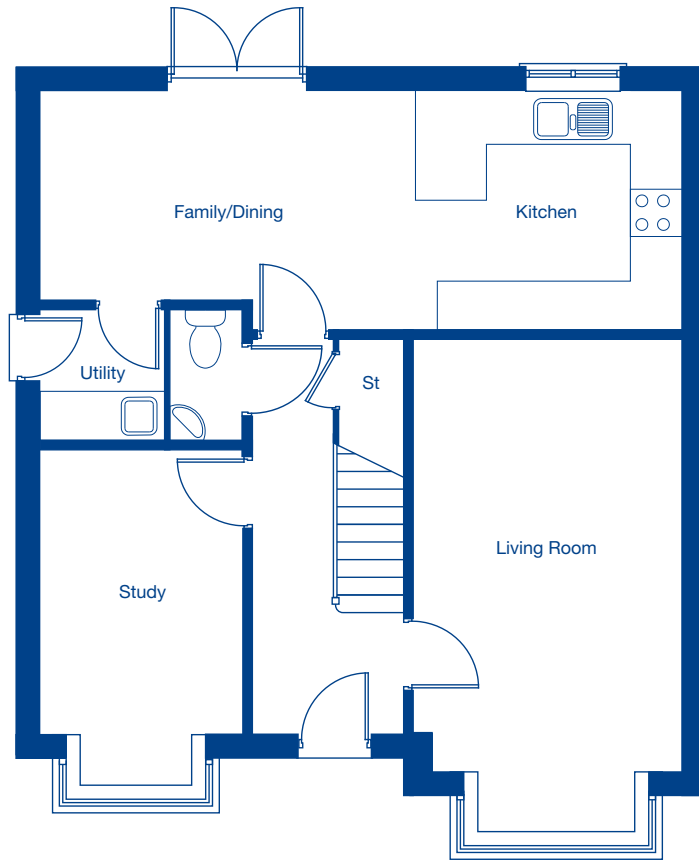


### First Floor

Bedroom 1	3.73m x 3.28m	12'3" x 10'9"
Bedroom 2	3.07m x 3.02m	10'1" x 9'11"
Bedroom 3	2.91m x 2.15m	9'6" x 7'1"

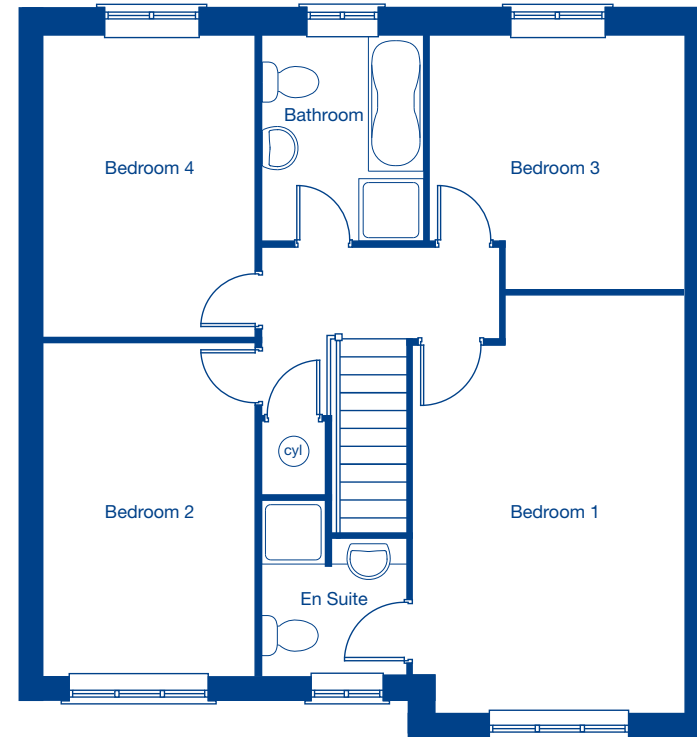






### Ground Floor

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"
Detached Single Garage	3.05m x 6.07m	10'0" x 19'11"
Detached Double Garage	6.07m x 6.07m	19'11" x 19'11"



### 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"







### 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"

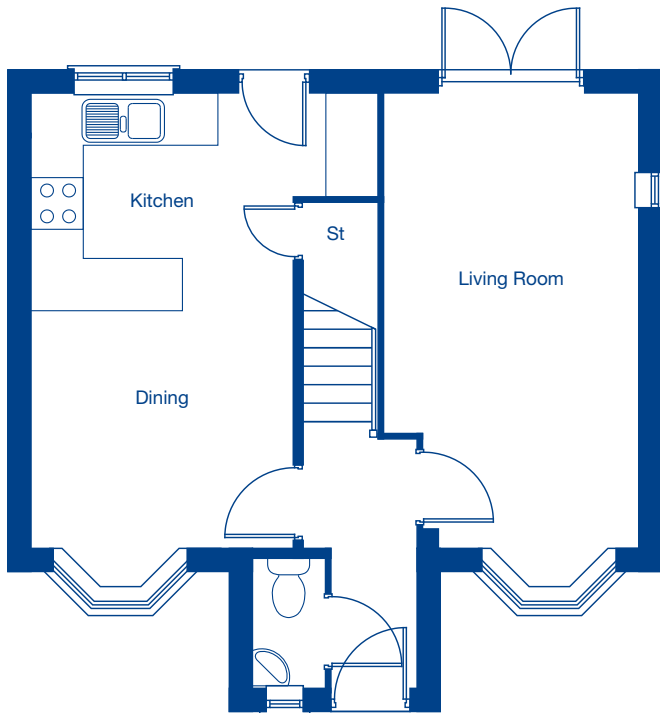


### First Floor

Bedroom 1	4.26m 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 3.05m	10'4" x 10'0"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"

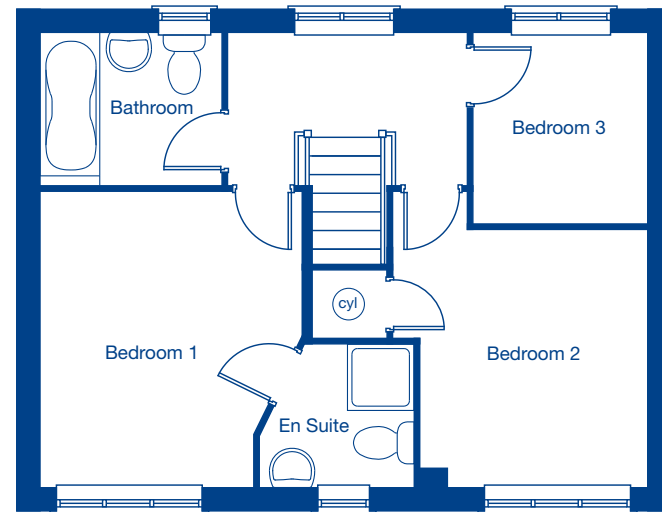






### Ground Floor

Living Room	5.45m <sup>†</sup> x 3.05m	17'11" x 10'0"
Kitchen/Dining	5.45m <sup>†</sup> x 4.17m	17'11" x 13'8"



### First Floor

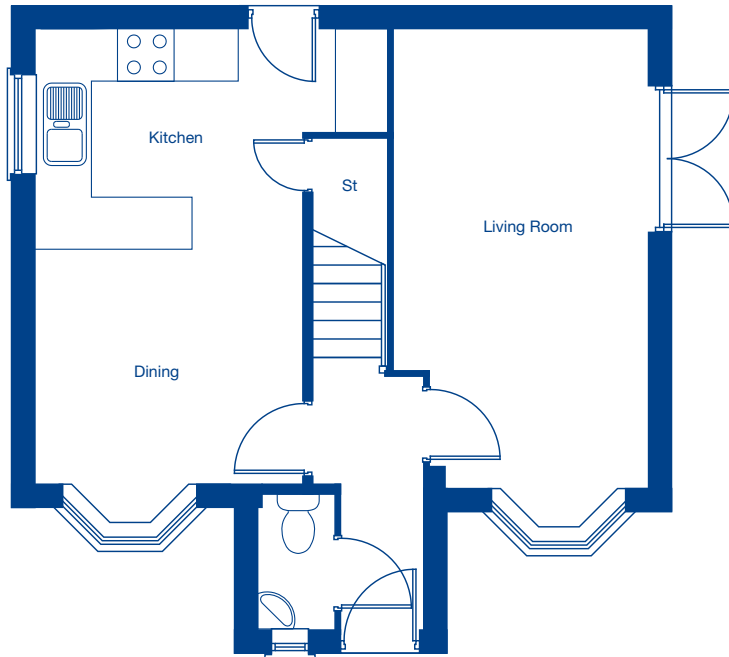
Bedroom 1	3.55m x 3.14m	11'8" x 10'4"
Bedroom 2	3.09m x 2.72m	10'2" x 8'11"
Bedroom 3	2.27m x 2.08m	7'5" x 6'10"

† Plus bay

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. JHL3734/December 2019.

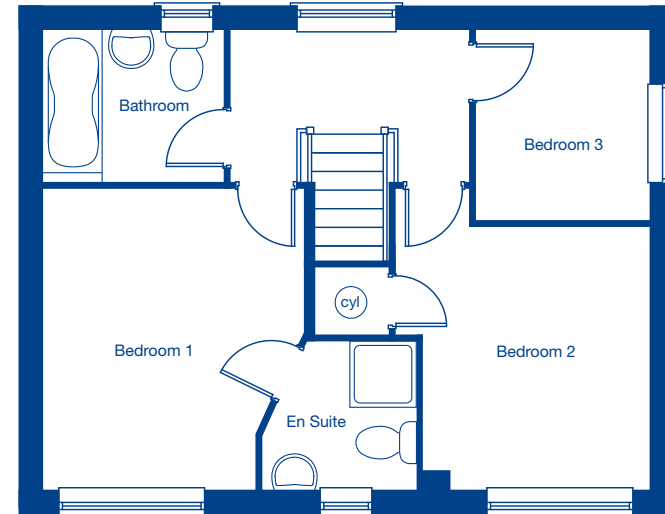






### Ground Floor

Living Room	5.45m <sup>†</sup> x 3.05m	17'11" <sup>†</sup> x 10'0"
Kitchen/Dining	5.45m <sup>†</sup> x 4.17m	17'11" <sup>†</sup> x 13'8"



### First Floor

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# Buying a Jones home is easier than you think

It's time to take a closer look at Hesketh Reach. Just call 01253 728760 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.



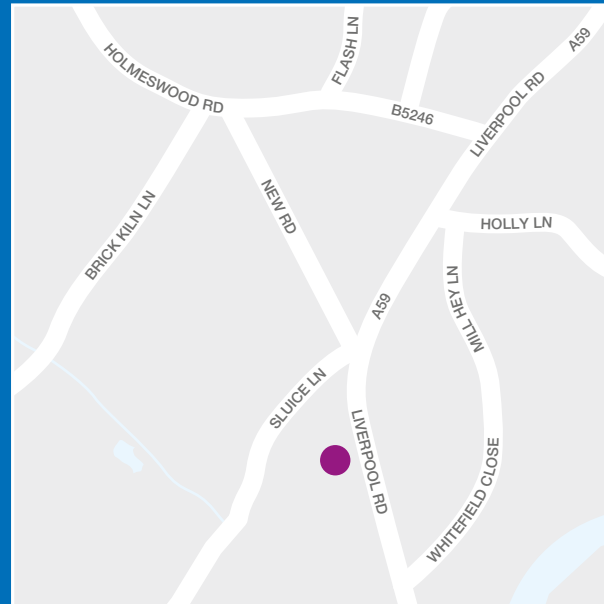
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# Hesketh Reach

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