

St Peter's Park

Mawdesley



JONES
HOMES





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 St Peter's Park.

Mawdesley offers a picture-perfect location so it is not surprising that this pretty village has been a past winner of the title "Best Kept Village in Lancashire".

St Peter's Park provides the tranquillity of village living with the benefit of being just 8 miles from Chorley town centre and 12 miles from Preston city centre. The motorway network is within easy reach with J27 of the M6 just 8 miles away and a train station only 3 miles away at Rufford.

Nestling in the picturesque Lancashire countryside between neighbouring villages of Croston and Wrightington, Mawdesley, in the borough of Chorley is a charming village surrounded by lush green farmland with views of local landmark Harrock Hill from many locations in the village.

This really is a perfect location to enjoy a 21st century lifestyle in an idyllic village setting. At St Peter's Park in Mawdesley 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 St Peter's Park to help preserve and improve the natural environment.







1. Welcome to Mawdesley
2. Cedar Farm Gallery, Mawdesley
3. Worthington Reservoir
4. Mawdesley Millennium Green, Mawdesley
5. Views from Parbold Hill



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5

Jones Homes, building quality homes

St Peter's Park offers a superb range of very high specification 4 & 5 bedroom detached homes.

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.

Mawdesley has three churches serving the community, Mawdesley Methodist, St Peter and Paul's Catholic Church and St Peter's CE Church. These share their name with two small primary schools, Mawdesley St Peter's C of E School and St Peter and Paul's Catholic School, which both have a 'Good' Ofsted rating. Secondary schools are close by in the neighbouring village of Croston.

The village hall is a local hub providing a variety of events and activities for the community, such as Cubs, Beavers, Scouts, and Mawdesley Amateur Dramatics whilst outdoor activities make use of the Millennium Green, a public green space created in 2000 to mark the millennium.

A village store and The Red Lion pub help complete village life in Mawdesley, but with a network of surrounding villages just a countryside stroll away, there are many pubs, eateries and independent retailers to enjoy and make the most of rural living in Lancashire.





Homes built with pride

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

St Peter's Park

-  **The Banbury**
4 bedroom detached home
-  **The Bayswater**
4 bedroom detached home
-  **The Hollin**
4 bedroom detached home
-  **The Hollin B**
4 bedroom detached home
-  **The Bretherton II**
5 bedroom detached home
-  **The Latchford II**
5 bedroom detached home
-  **The Stratton II**
5 bedroom detached home

 - Cycle Sheds

BS - Bin Store

*Plots 34-54 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. JHL4255/October 2019.



Specification

General	Detached
Double glazed PVCu windows with low 'E' glazing, with easy clean hinges and featured glazing**	•
Smooth plastered ceiling throughout in white	•
Choice of paint colours for internal walls	•
Victorian Oak veneer 4 panel doors with polished chrome furniture	•
White gloss architrave and skirting	•
Aluminium double glazed bi-fold doors for garden access	•
TV point to lounge, family room, study* and all bedrooms	•
Telephone points to kitchen, hall cupboard, lounge, study* and bedroom 1	•
All homes wired to receive fibre optic broad band (communication providers subscription required)	•
Decorative screwless polished chrome light switches	•
Decorative screwless polished chrome power points	•
Choice of fitted wardrobes to bedroom 1	•
Oak handrail, newel post and balustrade with lacquered finish and white gloss painted spindles	•
Choice of ceramic tiles or Amtico to kitchen, utility, cloakroom and hallway	•
Choice of carpet to all other rooms	•
Condensing boiler positioned in the garage or utility	•
Thermostatic controlled radiator valves*	•
Gas point to living room	•
Energy saving insulation to wall cavity and roof space	•
Insulated coloured composite external front door with white internal face** and polished chrome furniture	•
Downlighters/coach light to porch*	•
Colour co-ordinating garage door*	•
Double garages to include fully automated garage door. Detached garages to include personnel door*	•
Power and light to garage*	•
Texecom wired burglar alarm system	•
Mains powered smoke detectors	•
Polished chrome push doorbell to front door	•
NHBC buildmark	•

Kitchen	Detached
Choice of Symphony fitted kitchen with soft close buffers as standard	•
Choice of Granite or Glitterstone Quartz worktops, window cill and upstands*	•
Reginox 1 ½ bowl stainless steel sink with single drainer	•
Fully integrated NEFF dishwasher, fridge, freezer, single oven and built-in microwave	•
Choice of gas or electric induction hob	•
Plumbing and power for dishwasher and washing machine	•
LED downlighters in white	•
LED light bar lighting to kitchen wall units	•
Built-in digital audio system to family room	•
Bathroom / En Suite	
Villeroy & Boch sanitaryware with chrome finish Hansgrohe taps	•
Aqualisa thermostatic shower cubicle	•
Choice of worktop to white San Marco vanity unit to en suite (Bayswater and Banbury only)	•
Tissino Lustre mirrored cabinet with LED lighting, built in magnifier, soft close doors and a demister pad*	•
Soap dish attached to slider rail in shower	•
Mirror to recess behind basin to en suite (Bayswater and Banbury only)	•
Heated chrome ladder towel rail to bathroom and en suite*	•
Fully tiled walls (with feature wall) and floors in a choice of tiles from Porcelanosa*	•
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**	•
Rooftop photovoltaic panels on pre-selected plots only	•
Cold water tap to garage/adjacent to utility door	•
Fluorescent light to garage**	•
Stained 1800mm feather edged boundary fencing to rear garden	•
Block paved driveway	•

*Where applicable **As per street scene

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. JHL4255/October 2019.





Ground Floor

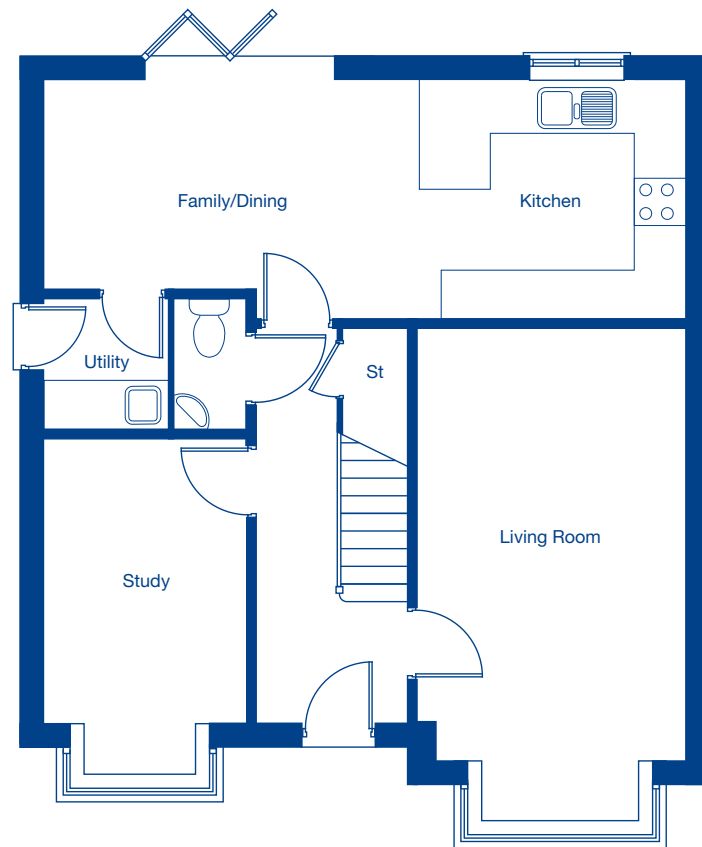
Living Room	4.26m x 4.24m	14'0" x 13'11"
Kitchen/Family/Dining	8.71m x 2.64m	28'7" x 8'8"
Study	2.68m x 2.27m	8'9" x 7'5"
Detached Single Garage	5.64m x 2.62m	18'6" x 8'7"



First Floor

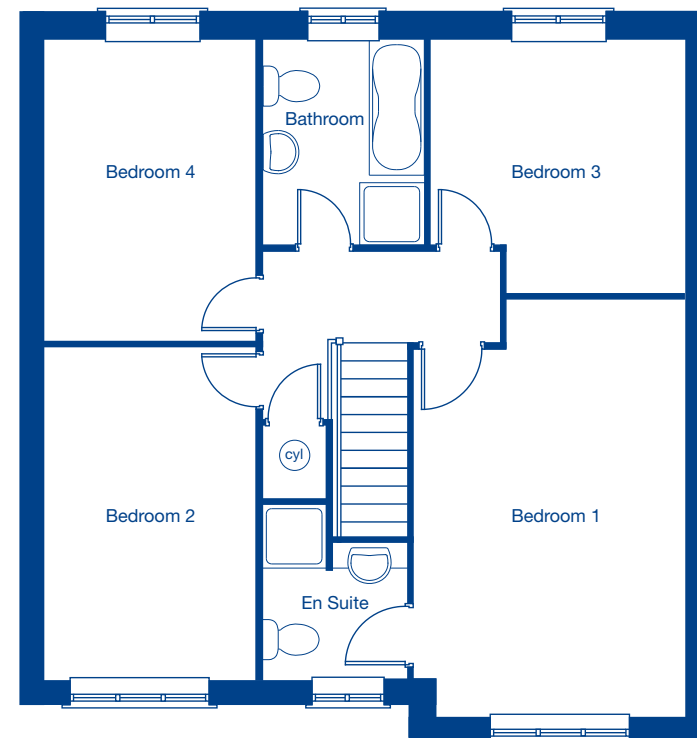
Bedroom 1	4.26m x 3.79m	14'0" x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.16m x 3.05m	10'4" x 10'0"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"





Ground Floor

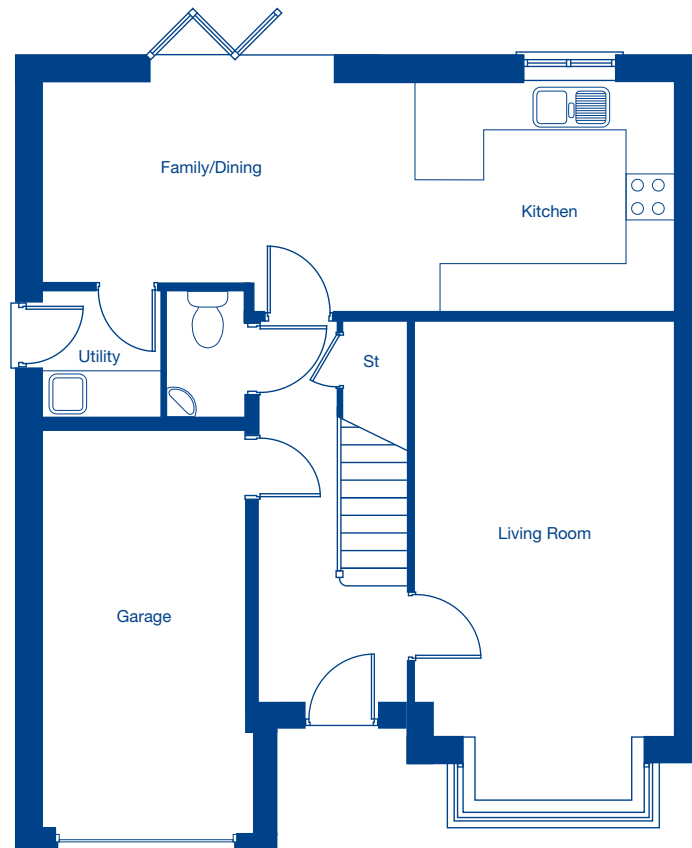
Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Study	4.16m x 2.51m	13'8" x 8'3"
Detached Single Garage	3.05m x 6.07m	10'0" x 19'11"
Detached Double Garage	6.07m x 6.07m	19'11" x 19'11"



First Floor

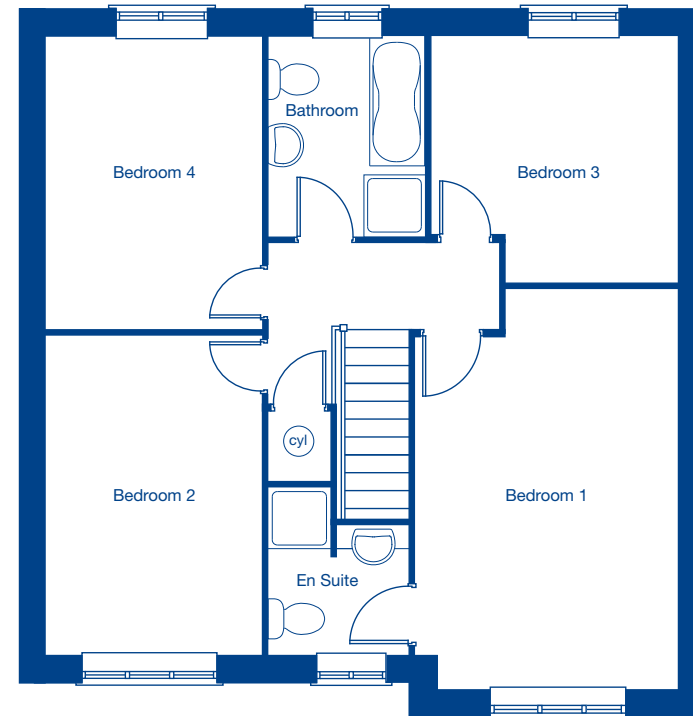
Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.64m	13'8" x 8'8"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"





Ground Floor

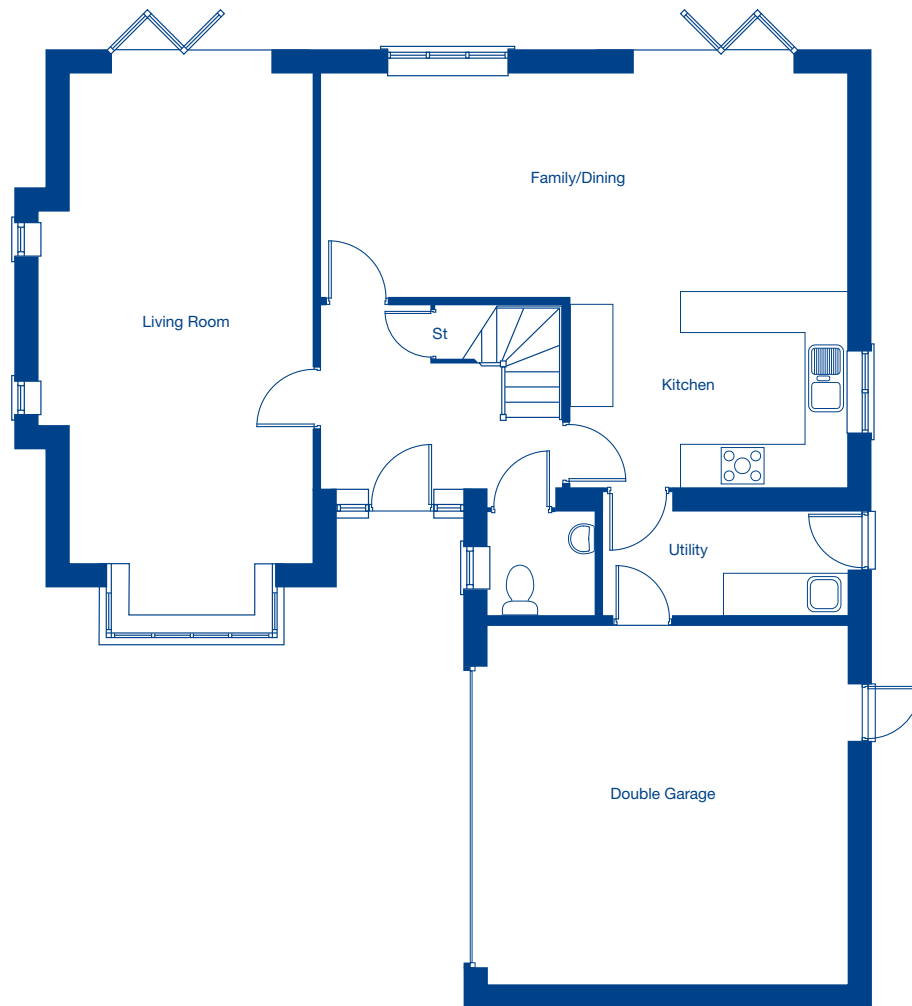
Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage	5.27m x 2.67m	17'3" x 8'9"



First Floor

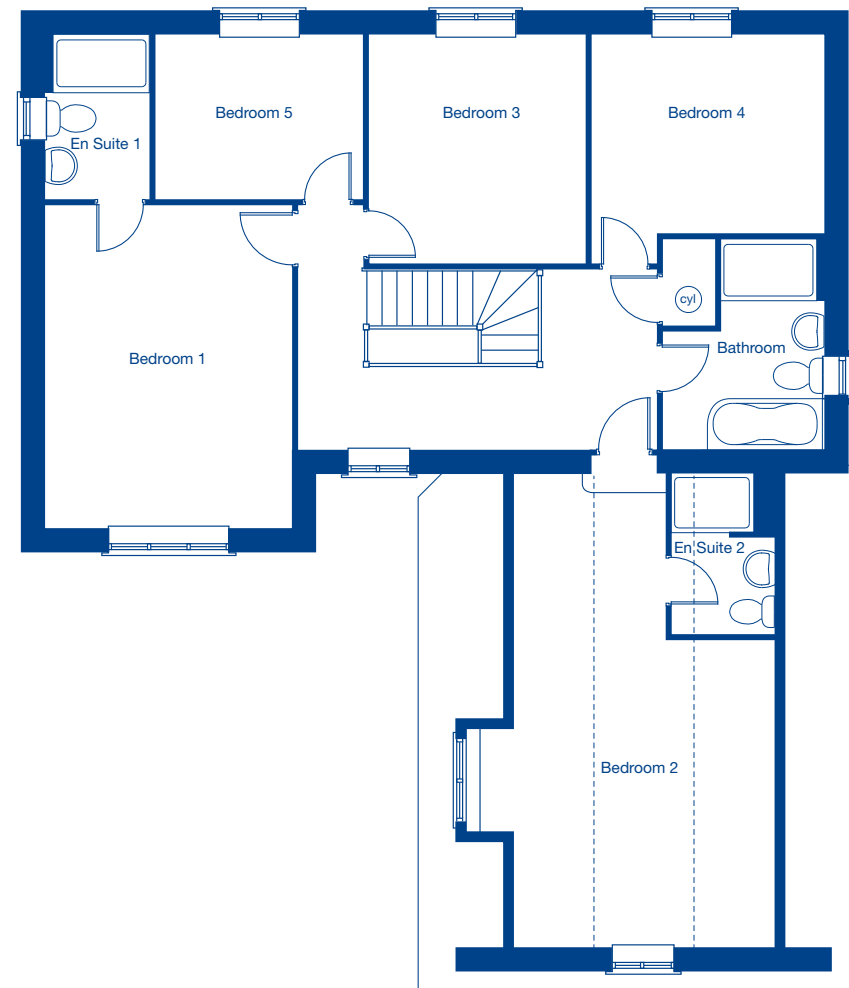
Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"





Ground Floor

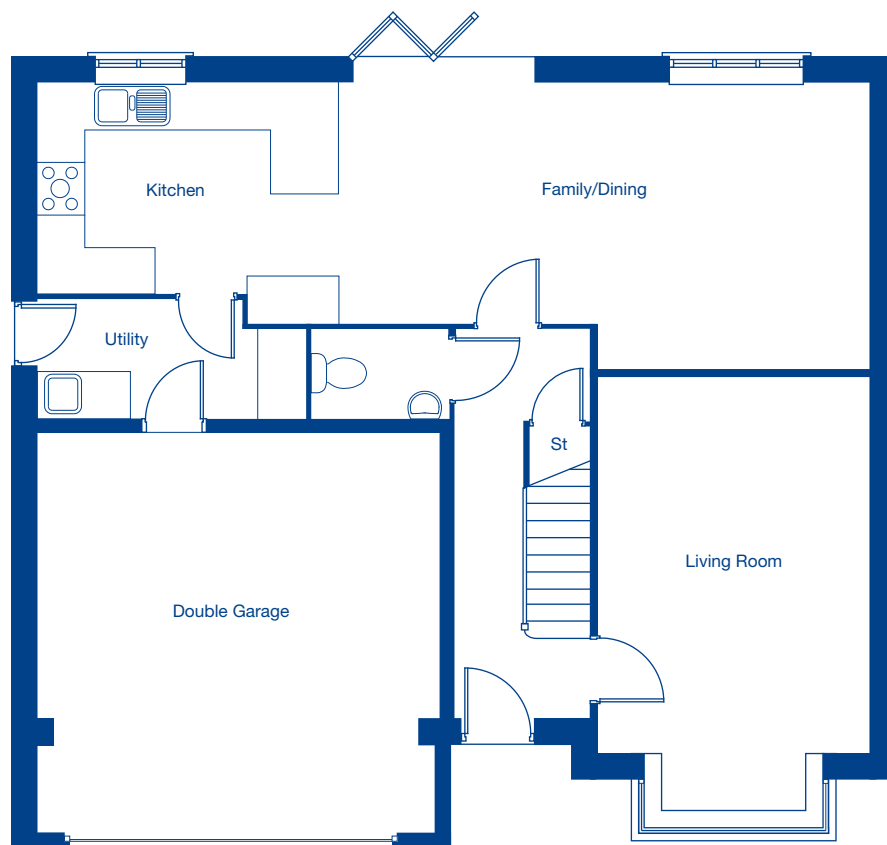
Living Room	7.94m x 4.00m	26'1" x 13'1"
Dining/Family Room	7.68m x 3.24m	25'2" x 10'8"
Kitchen	2.86m x 4.02m	9'5" x 13'2"
Double Garage	5.30m x 5.27m	17'5" x 17'3"



First Floor

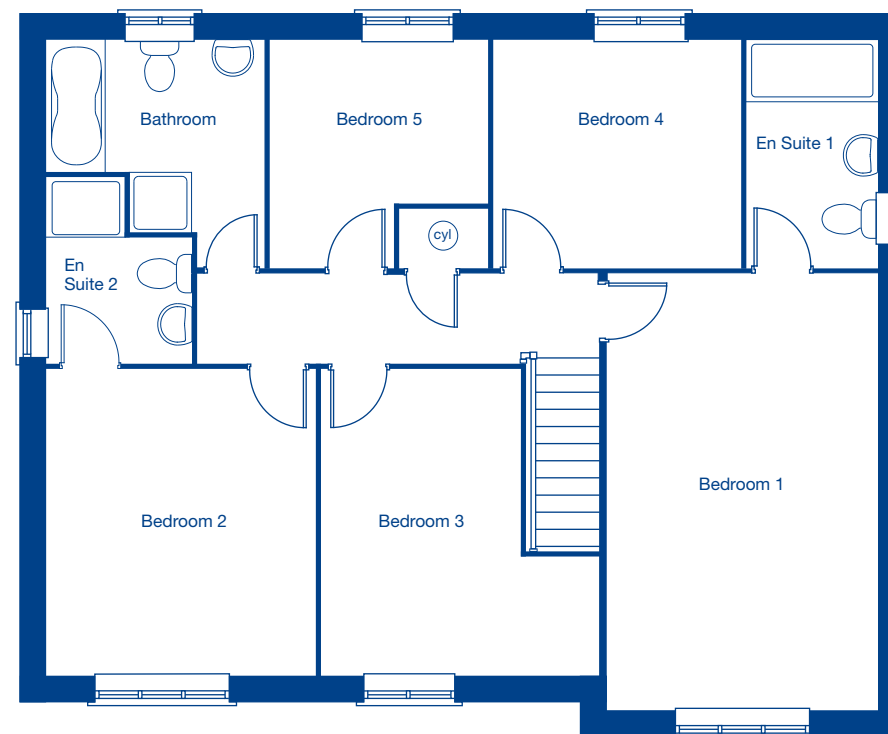
Bedroom 1	4.73m x 3.55m	15'6" x 11'8"
Bedroom 2	6.89m x 4.51m	22'7" x 14'10"
Bedroom 3	3.18m x 3.31m	10'5" x 10'10"
Bedroom 4	3.39m x 3.31m	11'1" x 10'10"
Bedroom 5	3.03m x 2.36m	9'11" x 7'9"





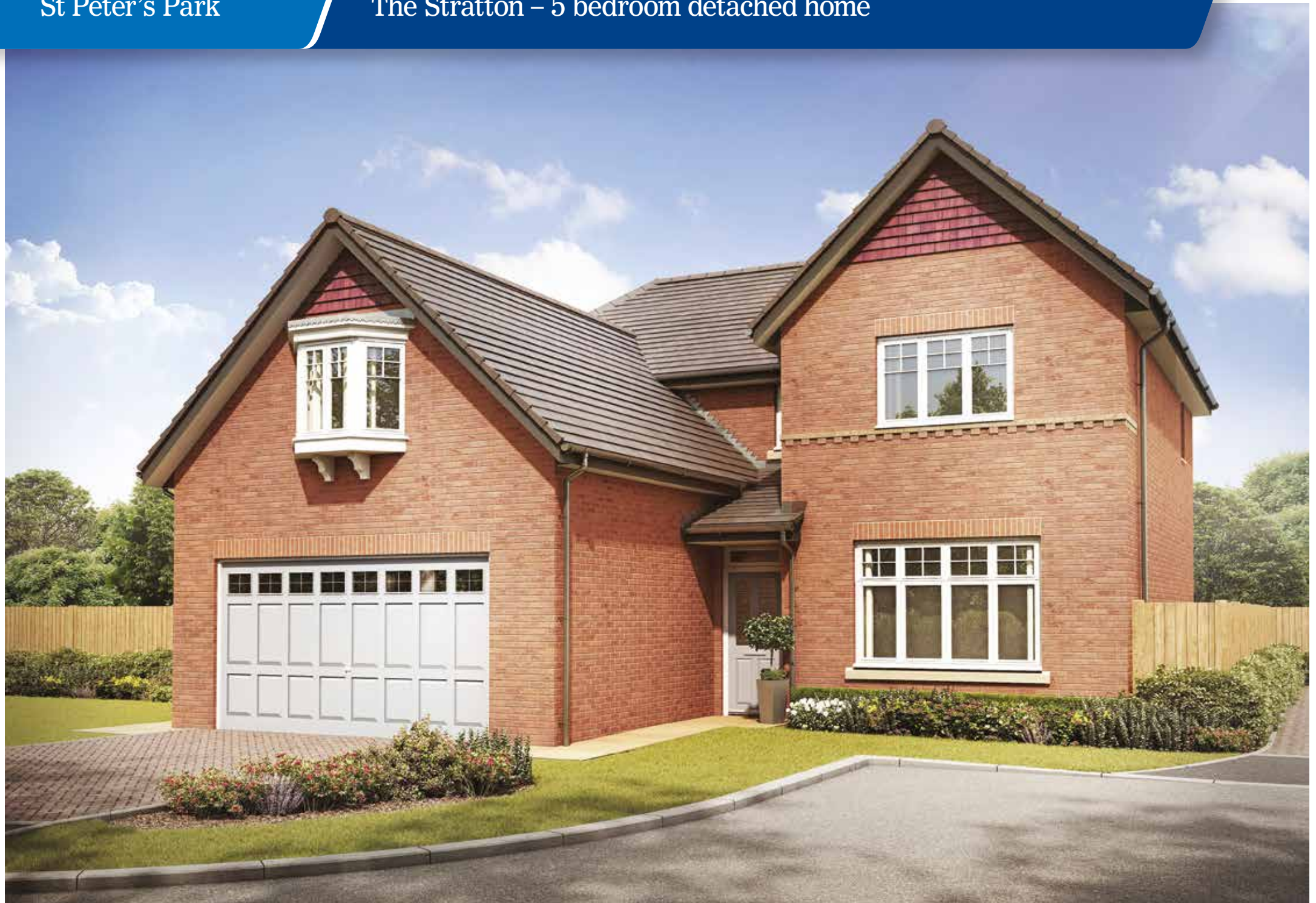
Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Double Garage	5.51m x 5.38m	18'1" x 17'8"



First Floor

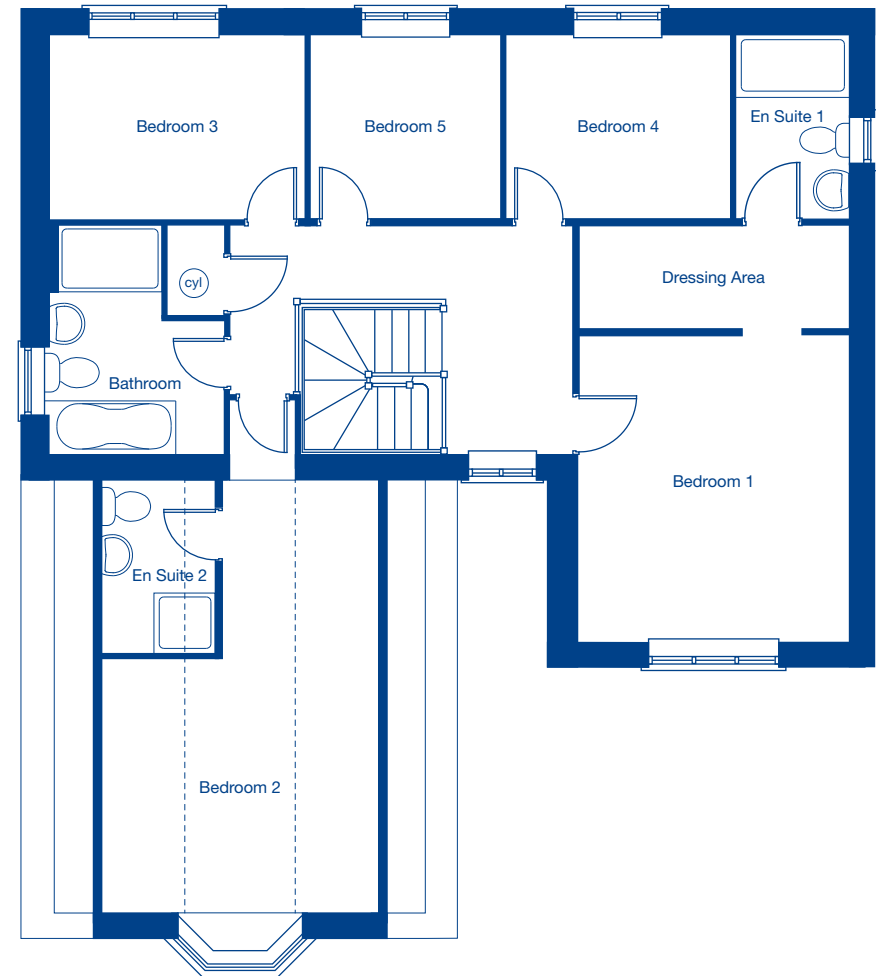
Bedroom 1	5.75m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.79m	13'2" x 12'5"
Bedroom 4	3.26m x 2.99m	10'8" x 9'10"
Bedroom 5	2.99m x 2.86m	9'10" x 9'5"





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	3.97m x 3.63m	13'0" x 11'11"
Dressing Area	3.63m x 1.60m	11'11" x 5'3"
Bedroom 2	5.83m x 3.75m	19'2" x 12'4"
Bedroom 3	3.44m 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

Buying a Jones home is easier than you think

It's time to take a closer look at St Peter's Park. 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

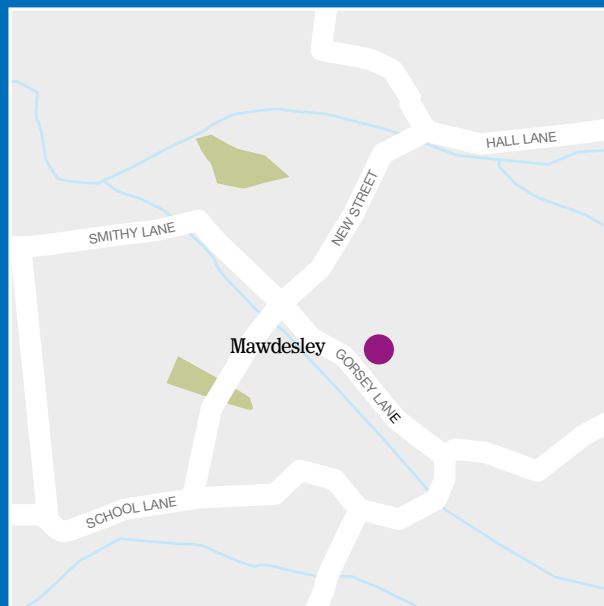
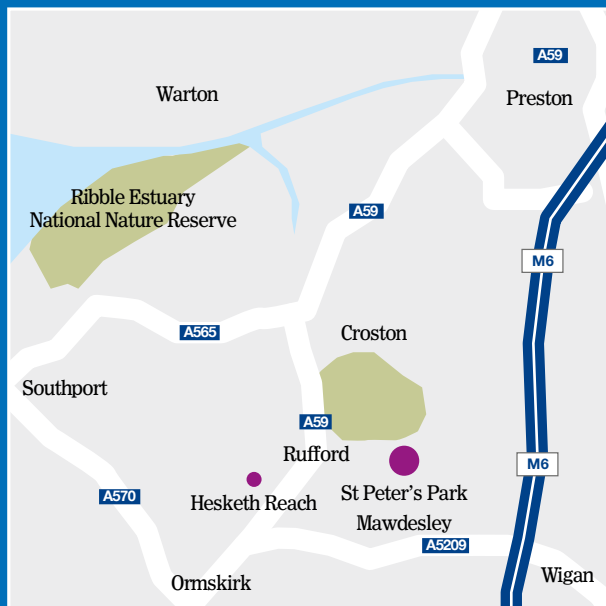
Following legal completion you can collect your keys from the sales advisor and site manager who will accompany you to your new home.



**CONSUMER
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www.consumercode.co.uk

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