



BOLLIN PARK

W I L M S L O W

JONES
HOMES

Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.



Introducing a new chapter at Bollin Park, Wilmslow

A unique opportunity awaits, as we begin a new phase on this unique development.

Tucked away on a leafy corner on the edge of Bollin Park, these magnificent, highly specified 5 bedroom homes are set in their own private grounds with exclusive access to Adlington Road, one of the most sought-after addresses in Wilmslow.

With distinctive exteriors and impeccably designed interior features, each home in this latest collection offers space and luxury for a lifestyle that people dream of.

Sophisticated and stylish, Wilmslow really is the perfect backdrop for the elegance of this prestigious development and as this new chapter unfolds in this highly desirable location, why not make Bollin Park part of your story...



Exclusive & bespoke

Our enviable reputation of high-quality craftsmanship and exceptional design is evident at Bollin Park. Sophisticated and stylish, you'll find luxurious finishes and exclusive features, creating a lasting impression. For those who appreciate the difference, our enhanced specification which includes the smallest of details, makes each home stand out in terms of quality, appearance, layout and style.







An area of natural beauty

As well as having access to such an exclusive mix of everyday amenities, it's also easy to enjoy a more relaxed pace of life in Wilmslow. From leisurely strolls along the River Bollin to exploring the beautiful Cheshire countryside, there is little wonder why this idyllic location is one of the most aspirational places to live in the UK.



Live life luxuriously

Cheshire's 'Golden Triangle' the sophisticated and stylish town of Wilmslow, offers a wealth of fine eateries, stylish bars and cafes, designer boutiques and upmarket stores. The pretty, trendy village of Alderley Edge is just a few miles away.

For families, there are plenty of excellent schools close by and for the commuter, there are fantastic road links and direct rail routes to Manchester, London and other major destinations. With Manchester International Airport only a 15 minute drive away, you really can live the lifestyle you've always dreamt of at Bollin Park.







An exquisite specification

Designed with the modern family in mind, each home is complete with the ultimate specification. This includes designer products that are only available in our most luxurious properties. Make your home your own with a choice of high quality floor coverings. Plus, the home audio system with ceiling speakers throughout, allows quality sound to be played via the built in control panel.

Select your own Symphony kitchen from the Linear or Gallery range, which is complete with Hansgrohe brassware and the finest freestanding and integrated appliances.

Stunning bathrooms and en suites are complete with the outstanding Villeroy & Boch sanitaryware, Hansgrohe taps and a choice of full height tiling by Porcelanosa. You'll also find Bluetooth mirrors with speakers to connect your phone wirelessly.

Built to reflect the highest of standards, we have thought of everything, so you don't have to.

General

- Double glazed PVCu windows with easy clean hinges
- Gas fired central heating with energy efficient boiler
- Thermostatic controlled radiator valves[†]
- Timber front door
- Contemporary panel doors (some glazed) with polished chrome furniture
- Bi-fold doors from the family garden room to patio area
- Choice of floor covering to family/dining area, garden room and cloakroom*
- Choice of carpets to lounge and bedrooms*
- Choice of wardrobes to bedrooms 1 & 2*
- Smooth plastered ceilings throughout
- White walls throughout
- TV point to lounge, family/garden room, dining room, study, bonus room and bedrooms
- Telephone point to hall, lounge and bedroom 1
- CAT 6 voice and data points
- Home audio system
- Wired alarm system and smoke detectors
- Remote controlled electric garage door
- NHBC Buildmark Cover

Kitchen

- Choice of Symphony fitted kitchen with Quartz worktops and upstands*
- Choice of floor covering to kitchen, utility* and pantry
- Built in stainless steel oven and microwave oven
- Induction hob with touch control
- Island unit
- American fridge freezer with freestanding washer, dryer and integrated dishwasher
- Hansgrohe brassware
- LED ceiling downlights and worktop lighting

Bathroom/En Suite

- Villeroy & Boch sanitaryware with Hansgrohe brassware
- Aqualisa thermostatic shower to bathroom and en suites
- Fully tiled walls and floors in a choice of tiles from Porcelanosa*
- Chrome ladder towel rails to bathrooms and en suites[†]
- Freestanding bath to en suite 1
- Illuminated mirror
- LED downlights

External

- Turfed gardens to front and rear with paved patio area
- Boundary fencing to the rear garden
- Block paving to driveway
- Elevational treatment and finish as individual plot detailed drawings
- Electric gates with audio entry system
- Exterior floodlights (at high level) to rear
- CCTV
- Stainless steel up/downlights
- Bollard lighting to driveway

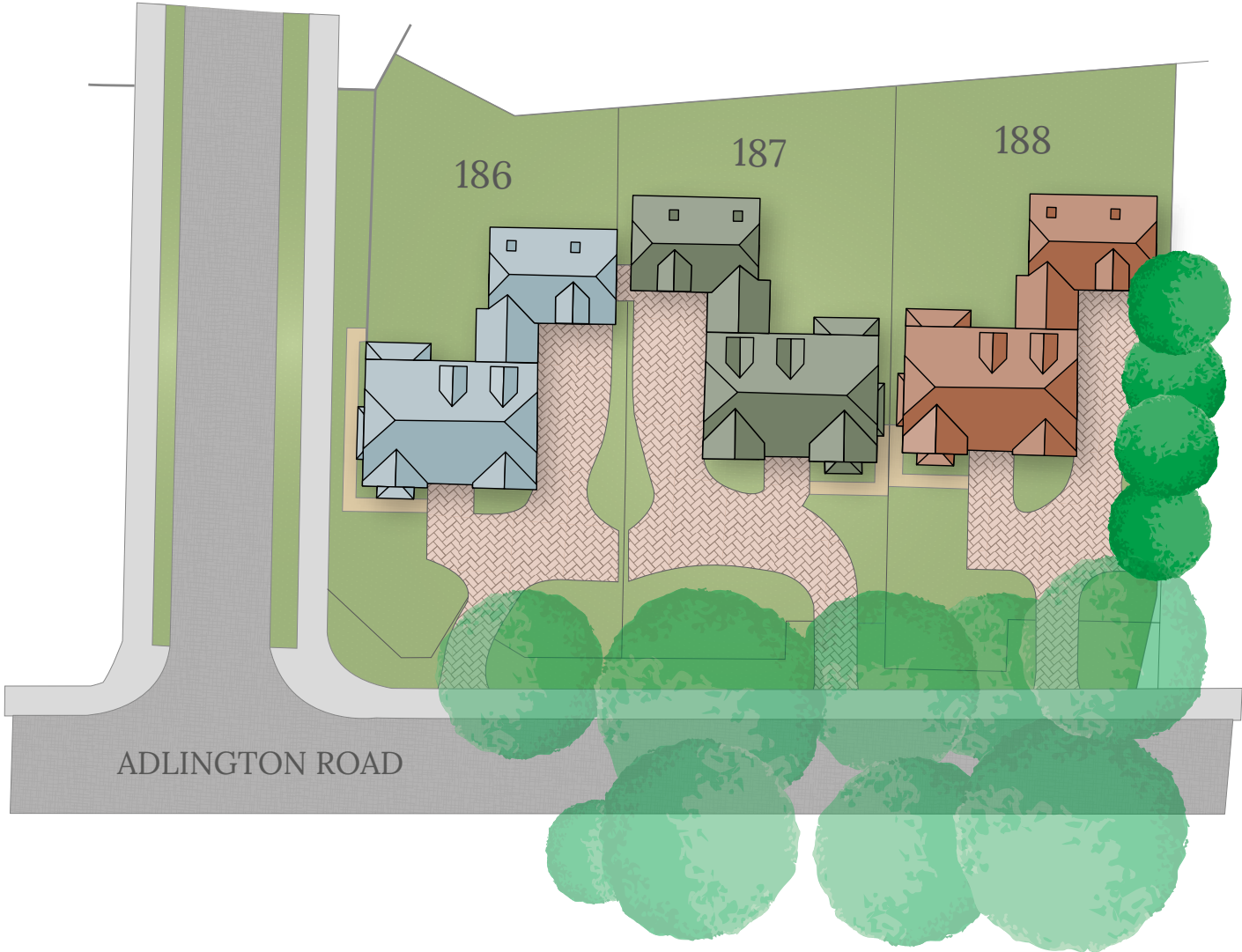
*Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. †Where feasible. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details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



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Exclusive address, exclusively Jones

Unique and exclusive these impressive homes sit proudly in their own individual grounds, with private driveways and exclusive access straight onto Adlington Road.



-  **Plot 186**
5 bedroom detached home
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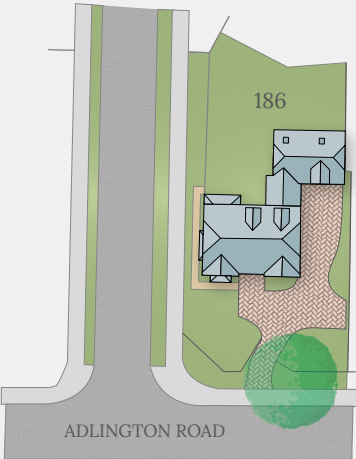


- Plot -
186

5 bedroom detached home with family/garden room area,
spacious bedrooms with en suites and integral double garage

Ground Floor

- Family/Garden Room**
3.85m x 3.75m 12'8" x 12'4"
- Dining Room**
3.91m x 3.37m 12'10" x 11'1"
- Kitchen 1**
7.08m x 3.66m 23'3" x 12'0"
- Sitting Room**
6.37m x 4.30m 20'11" x 14'1"
- Study/Dining Room**
3.56m x 3.35m 11'8" x 11'1"
- Utility**
3.78m x 2.27m 12'5" x 7'5"
- Garage**
6.17m x 5.78m 20'3" x 18'11"



First Floor

Bedroom 1

4.96m x 4.17m 16'3" x 13'8"

Dressing Room 1

4.17m x 3.15m 13'8" x 10'4"

Bedroom 2

4.16m x 3.85m 13'8" x 12'8"

Dressing Room 2

4.13m x 1.83m 13'7" x 6'0"

Bonus Room

5.83m x 5.33m 19'2" x 17'6"

Kitchen 2

2.30m x 1.38m 7'7" x 4'6"



Second Floor

Bedroom 3

6.98m x 3.85m 22'11" x 12'8"

Bedroom 4

6.43m x 3.56m 21'1" x 11'8"





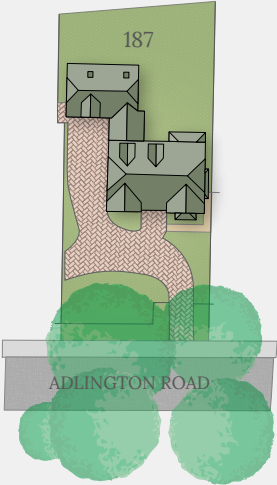
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Bedroom 4

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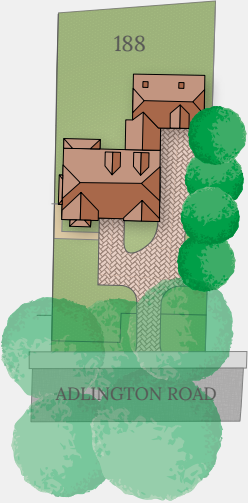


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Please note, floor plans and CGI's are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions. Please ask our Sales Advisor for details on your chosen plot.

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.



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

Just call 01625 529810 to book an appointment to view or visit jones-homes.co.uk/bollin-park 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.



BOLLIN PARK

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