

WESTLOW HEATH

Congleton





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 Westlow Heath, Congleton

This prestigious development offers a stunning collection of 2, 3, 4 & 5 bedroom homes, with 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.

Surrounded by scenic Cheshire countryside, yet just a short distance from Congleton's charming town centre, Westlow Heath offers a magnificent place to call home. Located midway between the M6 and the Peak District National Park, this stunning development offers the perfect balance of rural living and easy access to local amenities with excellent transport links.

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 Westlow Heath to help preserve and improve the natural environment.







1. St Mary's Church, Astbury
2. Manchester Road, Congleton
3. Congleton Town Centre, Congleton
4. Little Moreton Hall, Congleton
5. Astbury Mere, Congleton



Jones Homes, building superior homes

Congleton is a highly desirable location, offering a tranquil rural oasis that's just a stone's throw from all the modern amenities and attractions you could need.

This delightful market town, known locally as Beartown, is home to a wide range of local shops, including supermarkets, chemists, florists and newsagents. And you can take time out and relax at Little Moreton Hall, Astbury Mere Country Park or Congleton Museum.

As the gateway to Cheshire's Peak District, a world of idyllic countryside walks, cycle trails and picturesque riverside picnic spots are on your doorstep. If you're after a spot of retail therapy, Macclesfield's Grosvenor Centre is just

10 miles away, or you're just a 45 minute drive away from The Trafford Centre and Manchester city centre.

For families, there are excellent primary and secondary schools in the area. And for commuters, Congleton is close to junction 17 of the M6 for easy links to Manchester and Stoke-on-Trent. Or if you prefer to go by train, you've got direct services into Manchester Piccadilly and Manchester International Airport to beyond.





Homes built with pride

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

Phase 2

-  **The Handforth**
2 bedroom mews home
-  **The Cranford**
2 bedroom mews home
-  **The Sutton**
2 bedroom mews home
-  **The Langley**
3 bedroom mews home
-  **The Birch**
3 bedroom mews home
-  **The Davenham**
4 bedroom detached home
-  **The Chester**
4 bedroom townhouse
-  **The Hollin**
4 bedroom detached home
-  **The Hollin B**
4 bedroom detached home
-  **The Banbury**
4 bedroom detached home
-  **The Bayswater**
4 bedroom detached home
-  **The Winchester**
4 bedroom townhouse
-  **The Sherwood**
4 bedroom detached home



*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 the landscaping layout for existing and proposed tree and hedge positions.

Specification

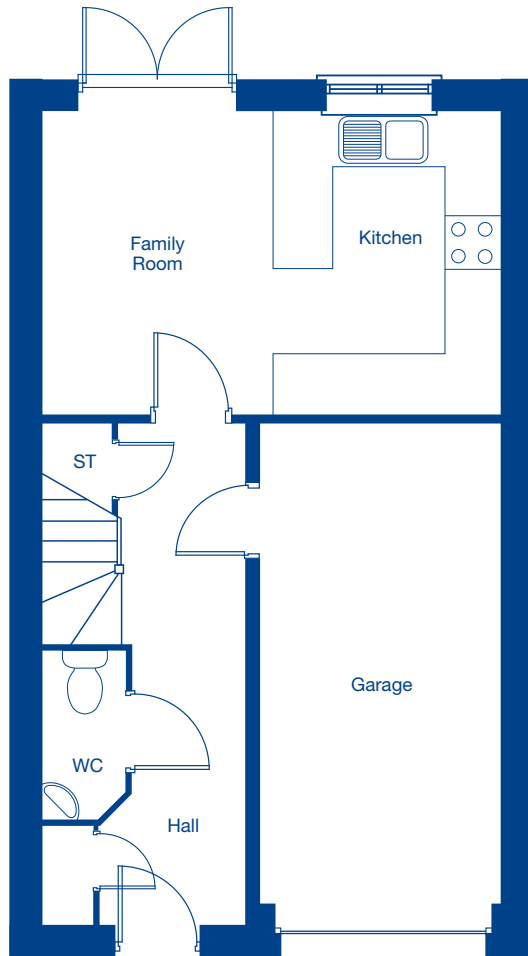
	4 & 5 bedroom detached homes	2 & 3 bedroom mews†
General		
Double glazed PVCu windows with easy clean hinges	•	•
Energy saving insulation to cavity walls and roof space	•	•
Gas central heating with energy efficient boiler	•	•
Contemporary panel doors with polished chrome furniture	•	•
French doors to patio area	•	•
Choice of wall colour throughout*	•	•
Smooth plastered ceilings	•	•
Wired alarm system	•	
Wired smoke detectors	•	•
Television and telephone points	•	•
Colour co-ordinating front and garage door	•	
Canopy light to porch**	•	•
NHBC Buildmark Cover	•	•
External		
Elevational treatment and finish as individual plot detailed drawings	•	•
Turfed gardens with paved patio area	•	•
Boundary fencing to the rear garden	•	•
Cold water tap and LED light to garage**	•	



	4 & 5 bedroom detached homes	2 & 3 bedroom mews†
Kitchen		
Choice of contemporary Symphony kitchen with soft close doors*	•	•
Choice of toning square edge laminate worktops and upstands*	•	•
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	•	
Stainless steel sink with Hansgrohe mixer tap	•	•
LED downlights and worktop lighting	•	
Bathroom/En Suite**		
Modern bathroom suite with Hansgrohe taps	•	•
Aqualisa thermostatic shower to bathroom and en suite**	•	•
Heated ladder towel rail to bathroom and en suite**	•	
Choice of Porcelanosa tiles to walls*	•	•
LED downlights	•	

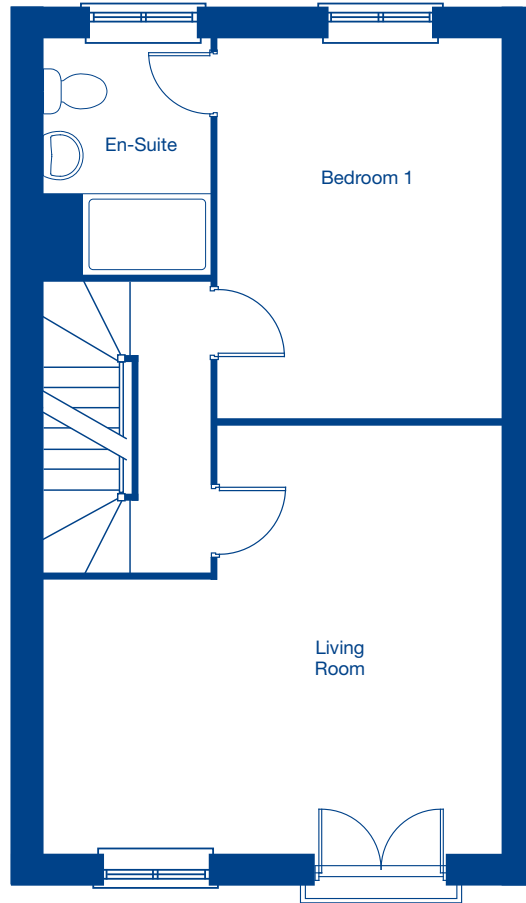
†The specification for the affordable homes varies from the above. Please ask the Sales Advisor for details. * Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. **Where available. These details are prepared for the guidance of prospective 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.





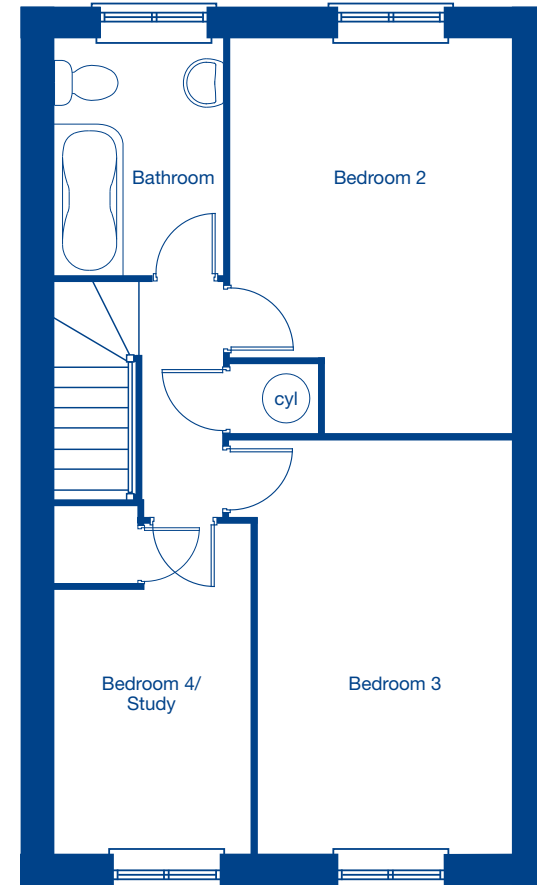
Ground Floor

Kitchen/Family Room 3.29m x 5.09m 10'10" x 16'8"



First Floor

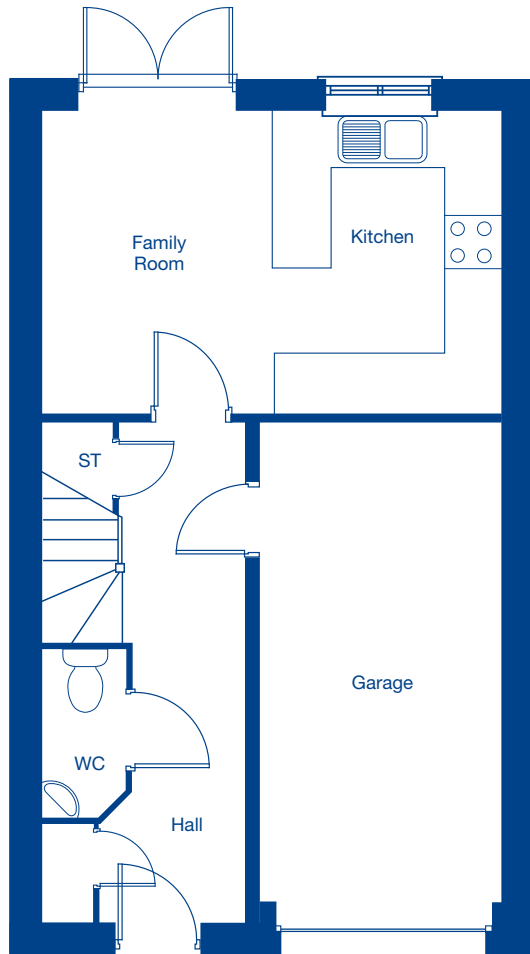
Living Room 4.72m x 5.09m 15'6" x 16'8"
 Bedroom 1 4.18m x 3.15m 13'8" x 10'4"



Second Floor

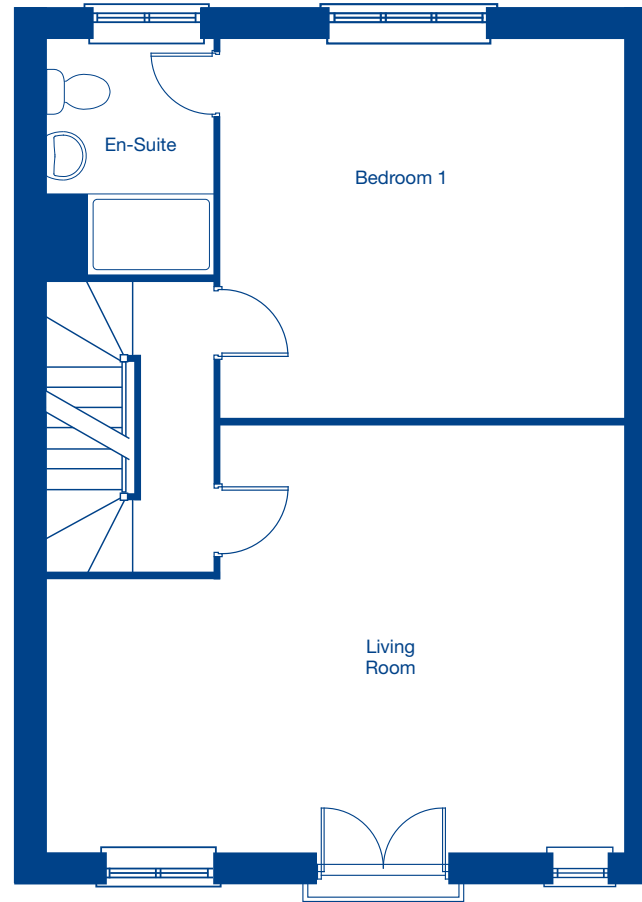
Bedroom 2 4.38m x 3.12m 14'4" x 10'3"
 Bedroom 3 4.58m x 2.82m 15'0" x 9'3"
 Bedroom 4/Study 3.64m x 2.17m 12'0" x 7'2"





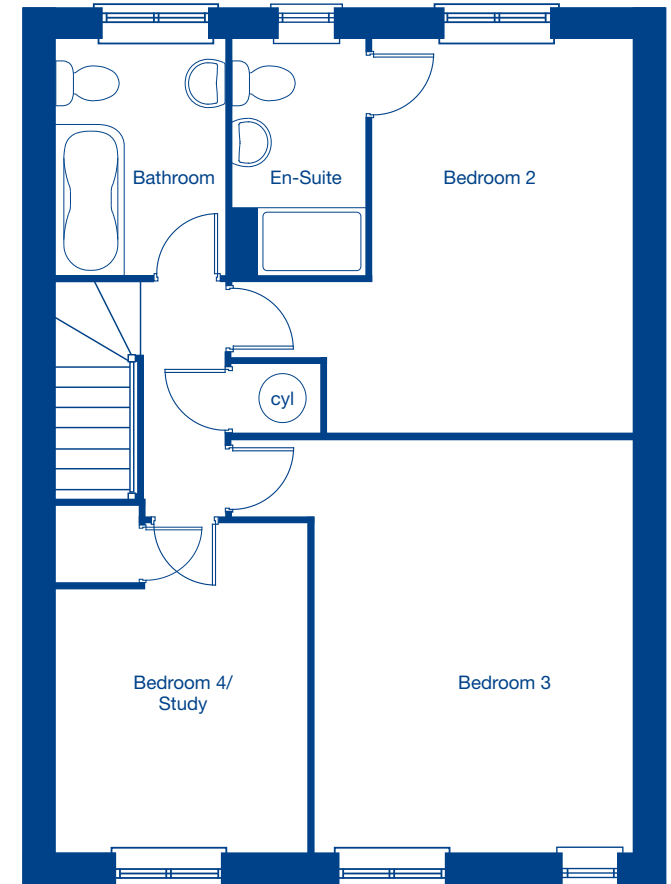
Ground Floor

Kitchen/Family Room 3.29m x 5.09m 10'10" x 16'8"



First Floor

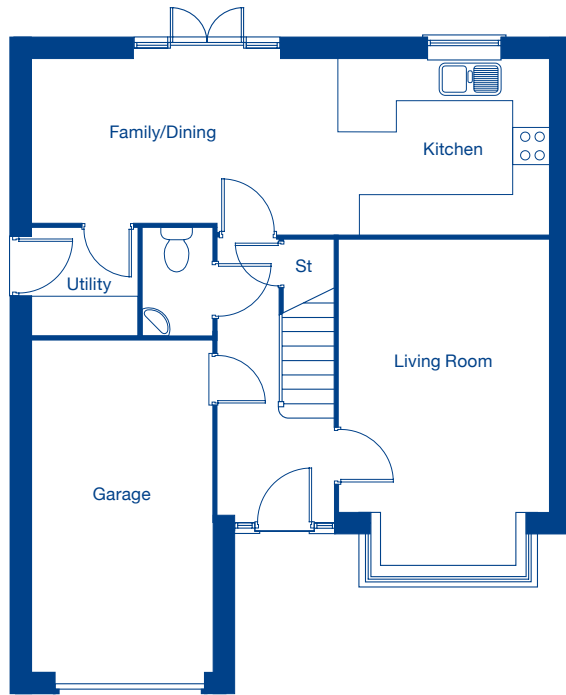
Living Room 4.72m x 6.44m 15'6" x 21'2"
 Bedroom 1 4.18m x 4.50m 13'8" x 14'9"



Second Floor

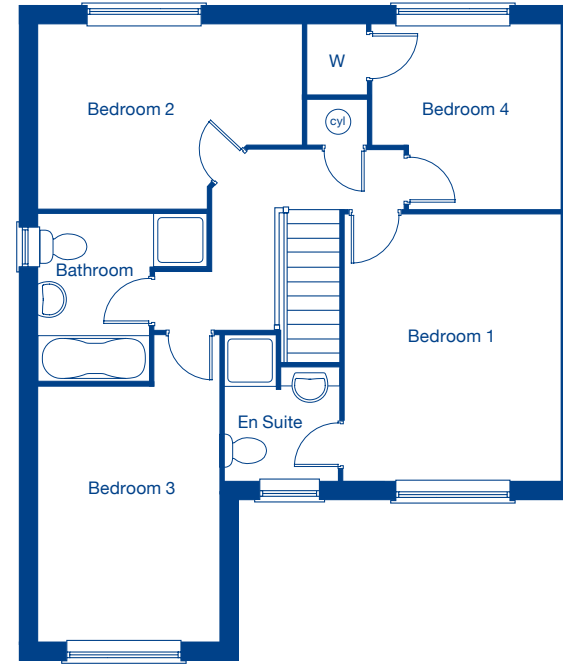
Bedroom 2 4.38m x 3.41m 14'4" x 11'3"
 Bedroom 3 4.58m x 3.54m 15'0" x 11'8"
 Bedroom 4/Study 3.64m x 2.79m 12'0" x 9'2"





Ground Floor

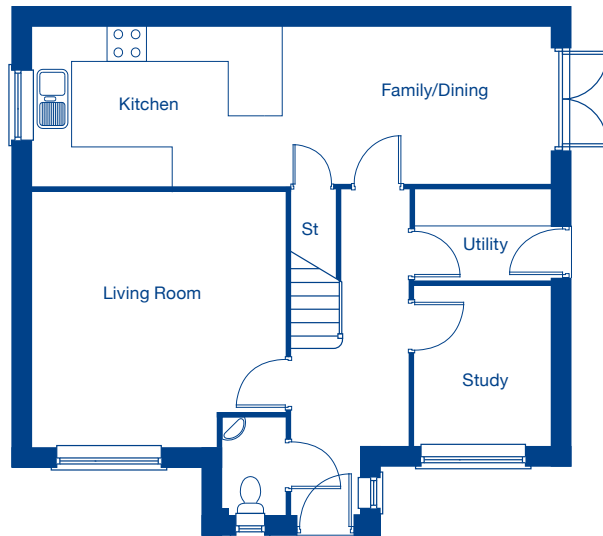
Living Room	5.00m x 3.34m	16'5" x 10'11"
Kitchen/Family/Dining	8.18m x 2.75m	26'10" x 9'0"
Garage	5.21m x 2.86m	17'1" x 9'5"



First Floor

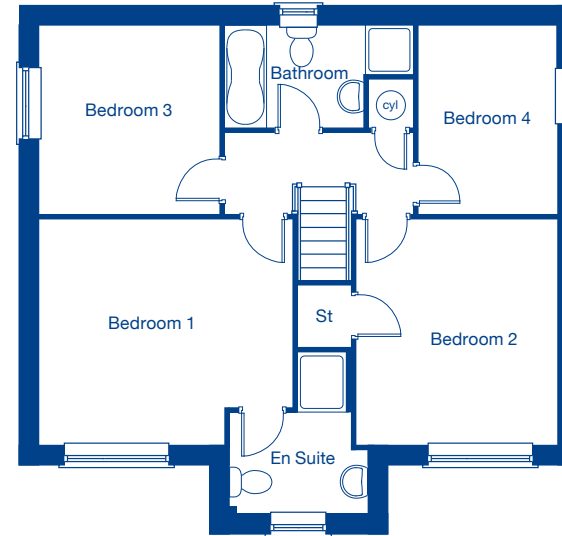
Bedroom 1	4.18m x 3.41m	13'9" x 11'2"
Bedroom 2	4.12m x 2.88m	13'6" x 9'5"
Bedroom 3	3.99m x 2.81m	13'1" x 9'3"
Bedroom 4	2.95m x 2.87m	9'8" x 9'5"





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"



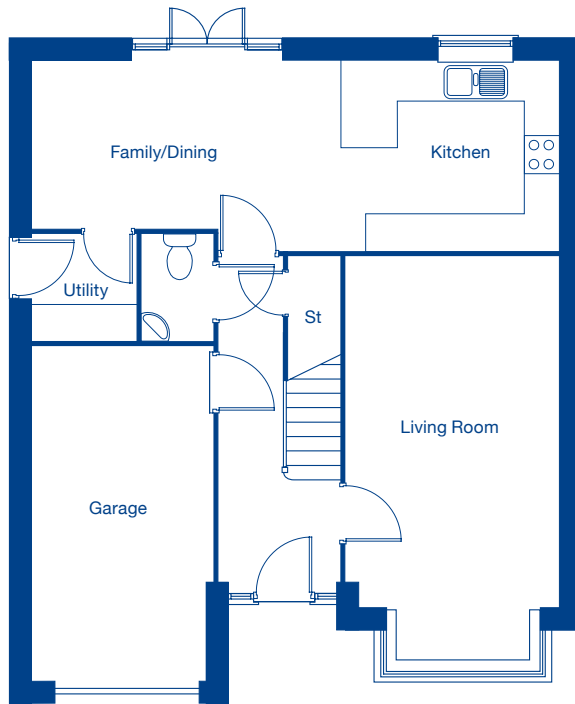
First Floor

Bedroom 1	4.26m x 3.79m	14'0" x 12'5"
Bedroom 2	3.35m x 3.79m	11'10" x 12'5"
Bedroom 3	3.16m x 3.10m	10'4" x 10'2"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"

Westlow Heath

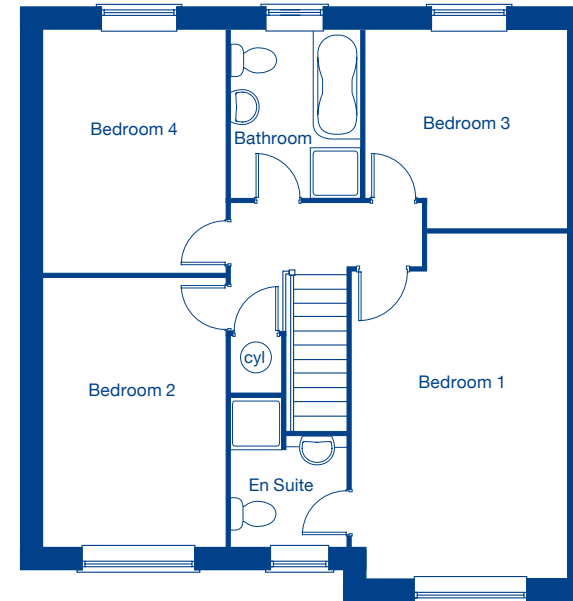
The Banbury – 4 bedroom detached home





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	5.37m x 2.67m	17'7" 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	3.19m x 3.19m	10'6" x 10'6"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

Buying a Jones home is easier than you think

It's time to take a closer look at Moorfield 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.

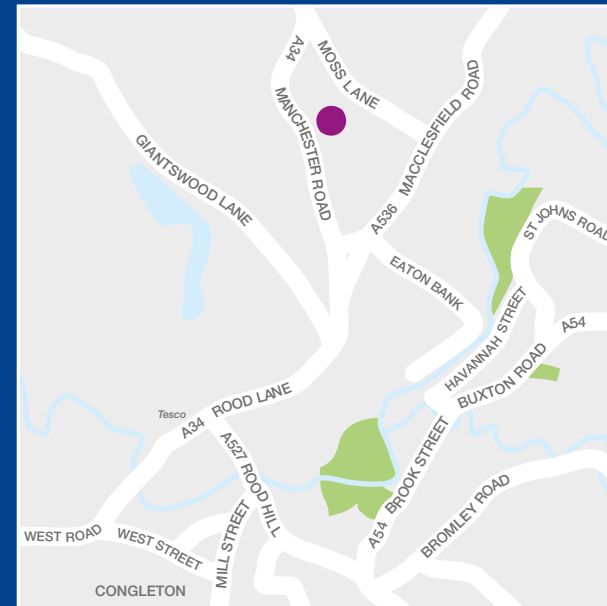
- 1** Reserve your new home
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage
An independent financial advisor can help you decide which mortgage is right 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
CODE FOR
HOME BUILDERS**

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