

THE GROVE
AT KINGSBOROUGH MANOR
Eastchurch

Signature

JONES
HOMES

Exclusive address, exclusively Jones

Kingsborough Manor is one of the most prestigious new housing developments in Kent, located in Eastchurch on the Isle of Sheppey.

These sophisticated and stylish 4 & 5 bedroom detached new homes have luxurious finishes and exclusive features throughout which create a level of perfection you won't find anywhere else.

Carefully designed with modern living in mind, each house boasts impressive use of space, light and airy interiors, double garages, wide paved driveways and surprisingly large gardens. These aspirational homes all offer fabulous open plan kitchens with ample space to dine, relax and be social.

Enviably superior, The Signature Collection at The Grove is for those who appreciate the difference.





Live life luxuriously

Every inch of our exquisite specification is reserved exclusively for The Signature Collection with features that are only seen in the most luxurious properties.

From individual elevational finishes to bright and airy interiors, we've designed homes around the way you aspire to live.

Stunning bathrooms and en suites are complete with Villeroy and Boch sanitaryware, Hansgrohe taps and a choice of full height wall and floor tiling by Porcelanosa.

Contemporary designed kitchens beautifully combine form and function with top of the range appliances.

Jones Homes, building quality homes

The diverse history, open countryside, award-winning beaches and breathtaking scenery make the Isle of Sheppey a peaceful location and the perfect place to enjoy a relaxed lifestyle.

Life in Eastchurch can move at any pace you choose; from leisurely walks through Swale National Nature Reserve and the RSPB site at Elmley Marshes, to sporting activities like surfing and kayaking or cycling along the seafront – there are many ways to enjoy the island life.

Discover the island's past with a visit to Shurland Hall or Minster Abbey, and its historical claim as the home of British aviation. Just 35 minutes away, you will find Europe's most innovative retail and leisure destination Bluewater, which provides an array of shops and restaurants.

Ebbsfleet International Station provides a direct high-speed rail service to London St Pancras and to international destinations such as France, Brussels and Holland. Commuting is easy with access to the M2, M20, rail links and the mainland via the Sheerness Line.



Shurland Place, Isle of Sheppey



Minster Abbey Gatehouse Museum



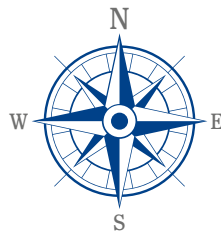
New Beach Huts at The Leas, Minster

THE GROVE AT KINGSBOROUGH MANOR



Site plan

-  The Stafford II – 4 bedroom home
-  The Hartford II – 4 bedroom home
-  The Hartford Regent II – 4 bedroom home
-  The Hartford Regent A II – 4 bedroom home
-  The Lindow II – 4 bedroom home
-  The Hartford A II – 5 bedroom home



Specification

Our new and exquisite specification is reserved exclusively for The Signature Collection at The Grove, and has been lovingly crafted, right down to every last detail.

Decoration & Finish/ Features

- White double glazed PVCu windows with featured glazing**
- Bi-fold doors leading from the garden room†
- 2 panel white internal doors with polished chrome furniture
- White satin wood architrave and skirting
- Choice of wall colour throughout*
- Staircase with oak newell and hand rail with painted white balusters
- Choice of fitted wardrobes* to bedroom 1 and bedroom 2
- Light switches, sockets, media plate and USB points† in polished chrome
- TV points to lounge, family room, study† and all bedrooms
- Telephone points to kitchen, hall cupboard, lounge, study† and bedroom 1
- Pre wired for home audio system
- Gas fired central heating with energy efficient boiler
- Thermostatic controlled radiator valves†
- Smoke detectors and carbon monoxide† detectors to be fitted
- LED downlights in white to kitchen and utility

Kitchen

- Choice of premium Symphony kitchen* with soft closures
- Choice of stone worktop, upstand, window sill and splash back*
- Reginox undermount 1 1/2 bowl stainless steel sink with Hansgrohe single lever mixer tap
- NEFF Stainless steel and glass extractor hood
- NEFF 5 zone induction hob
- Fully integrated NEFF fridge-freezer†, dishwasher and single electric oven plus combination microwave/oven†
- LED light bar lighting to under wall kitchen units†
- Wine cooler
- Plinth lighting
- Choice of floor tiling to kitchen, garden room and utility†

Utility

- Coordinating Symphony kitchen with choice of worktop
- Reginox stainless steel sink with Hansgrohe single lever mixer tap
- Plumbing and power for washing machine

Bathroom/En Suite

- Villeroy & Boch sanitaryware in white with Hansgrohe taps
- Choice of vanity unit colour
- Aqualisa digital showers to shower cubicles to bathroom and en suites†
- Aqualisa digital bath filler
- Chrome heated ladder towel rail to bathroom and en suite†
- Mirrored and illuminated demisting cabinet including shaver point to bathroom and en suites†
- Roper Rhodes polished chrome bathroom furniture† to bathroom, en suites and cloakroom
- Fully tiled walls and floors in bathroom and en suites† in a choice of tiles from Porcelanosa*
- LED Downlights in white to bathroom and en suites

External

- Polished chrome wired door bell
- Canopy downlight or coach light to front door†
- Turfed gardens to front and rear with generous paved patio area
- Flood lights with PIR†

- Composite insulated front door with white internal face polished chrome furniture, and colour coordinating garage door
- Light and power to garage
- Cold water tap to garage and rear garden
- Remote controlled electric up and over double garage door
- Painted garage floor
- 1800 fencing to rear of property**
- Block paving to driveways
- Remote controlled wireless alarm
- NHBC Buildmark Cover



*Indicates affordable home. 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.

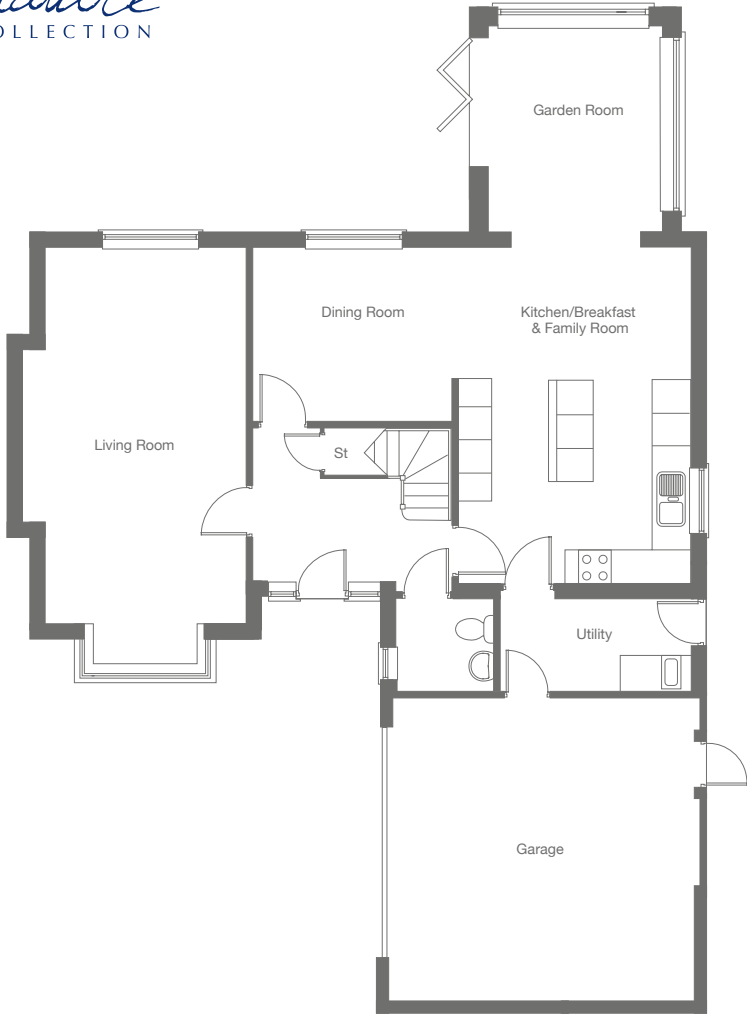
†Where applicable. *Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. **As per street scene. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve 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. JHS2177/December 2018.

THE GROVE AT KINGSBOROUGH MANOR

The Hartford II
4 bedroom detached home

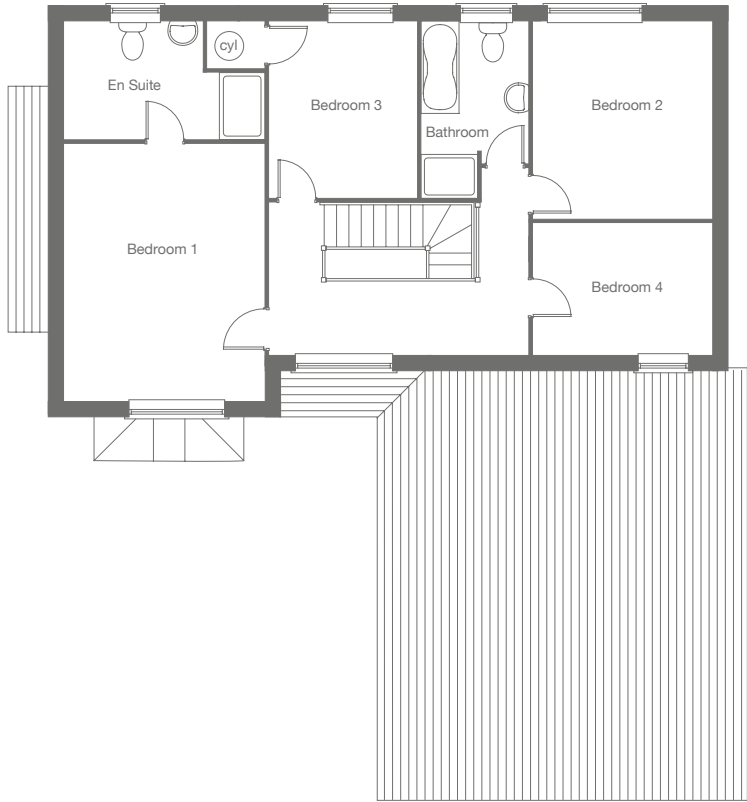


The Hartford II
4 bedroom detached home



Ground Floor

Living Room	6.83m x 3.62m	22'5" x 11'11"
Dining Room	3.61m x 3.12m	11'10" x 10'3"
Kitchen/Breakfast & Family Room	6.05m x 4.18m	19'10" x 13'8"
Garden Room	3.16m x 3.71m	10'4" x 12'2"



First Floor

Bedroom 1	4.63m x 3.62m	15'2" x 11'11"
Bedroom 2	3.56m x 3.23m	11'8" x 10'7"
Bedroom 3	3.21m x 2.62m	10'6" x 8'7"
Bedroom 4	3.23m x 2.42m	10'7" x 7'11"

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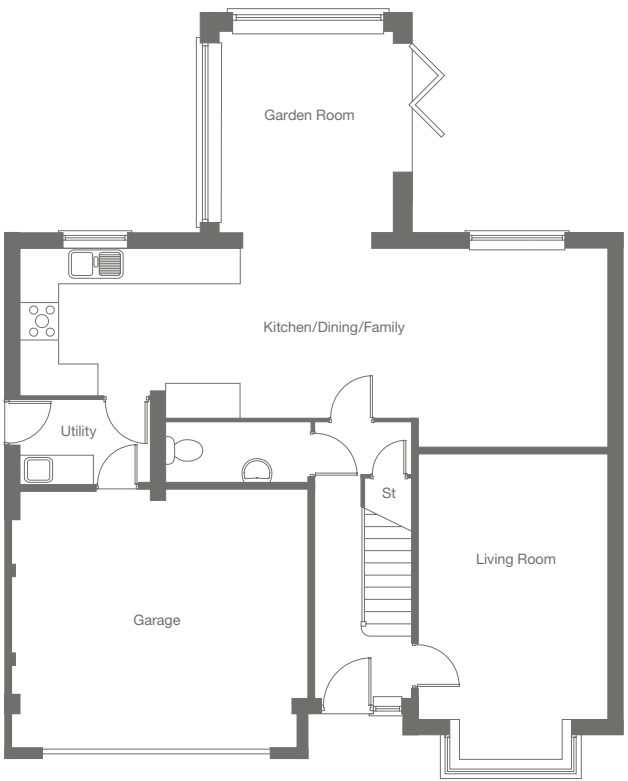
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THE GROVE AT KINGSBOROUGH MANOR

The Lindow II
4 bedroom detached home

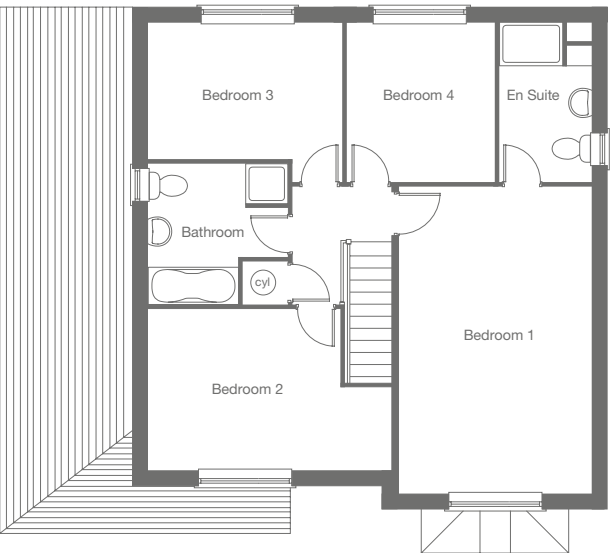


The Lindow II
4 bedroom detached home



Ground Floor

Living Room	3.55m x 5.69m	11'8" x 18'8"
Kitchen/Dining/Family	10.97m x 3.76m	36'0" x 12'4"
Garden Room	3.15m x 3.70m	10'4" x 12'2"



First Floor

Bedroom 1	3.56m x 5.77m	11'8" x 18'11"
Bedroom 2	4.59m x 3.02m	15'0" x 9'11"
Bedroom 3	3.63m x 2.56m	11'11" x 8'5"
Bedroom 4	2.78m x 2.99m	9'1" x 9'10"

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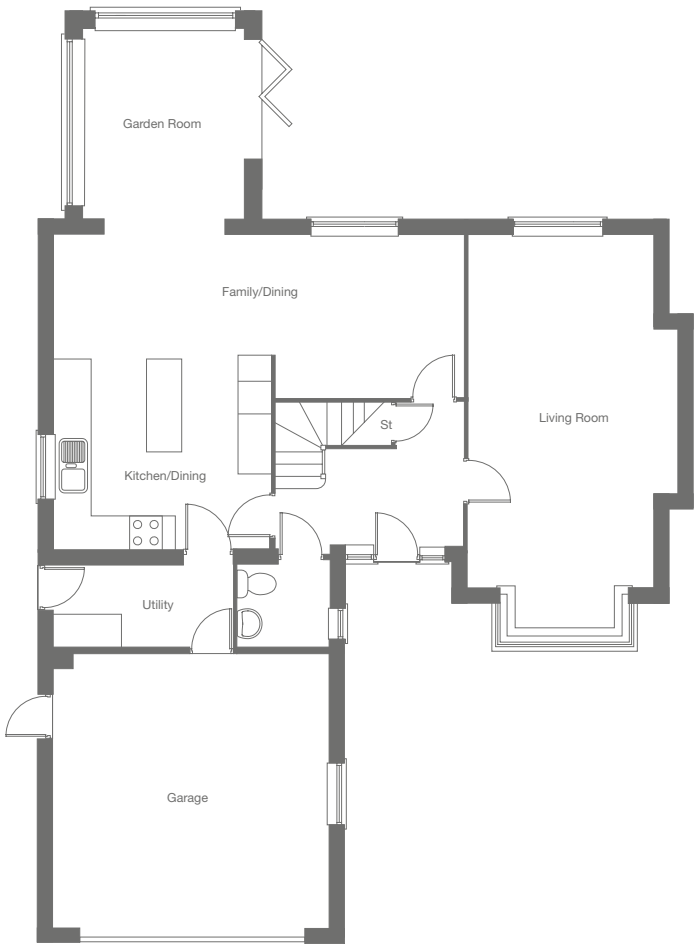
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THE GROVE AT KINGSBOROUGH MANOR

The Hartford A II
5 bedroom detached home

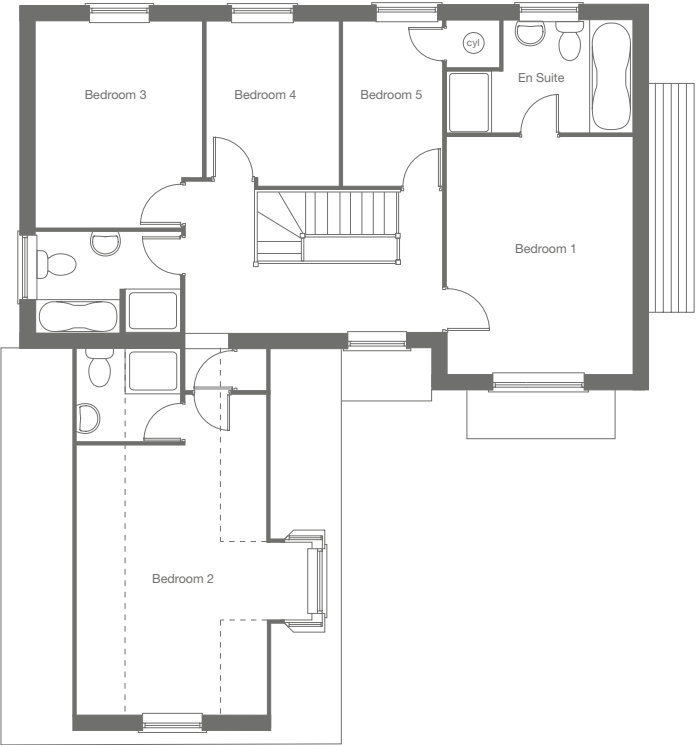


The Hartford A II
5 bedroom detached home



Ground Floor

Living Room	7.59m [†] x 3.61m	24'11" x 11'10"
Kitchen/Dining	6.05m x 7.89m	19'10" x 25'11"
Garden Room	3.15m x 3.70m	10'4" x 12'2"



First Floor

Bedroom 1	4.62m x 3.615m	15'2" x 11'10"
Bedroom 2	5.27m x 3.70m	17'3" x 12'2"
Bedroom 3	4.00m x 3.22m	13'1" x 10'7"
Bedroom 4	3.19m x 2.62m	10'6" x 8'7"
Bedroom 5	3.19m x 1.95m	10'6" x 6'5"

[†] Including bay

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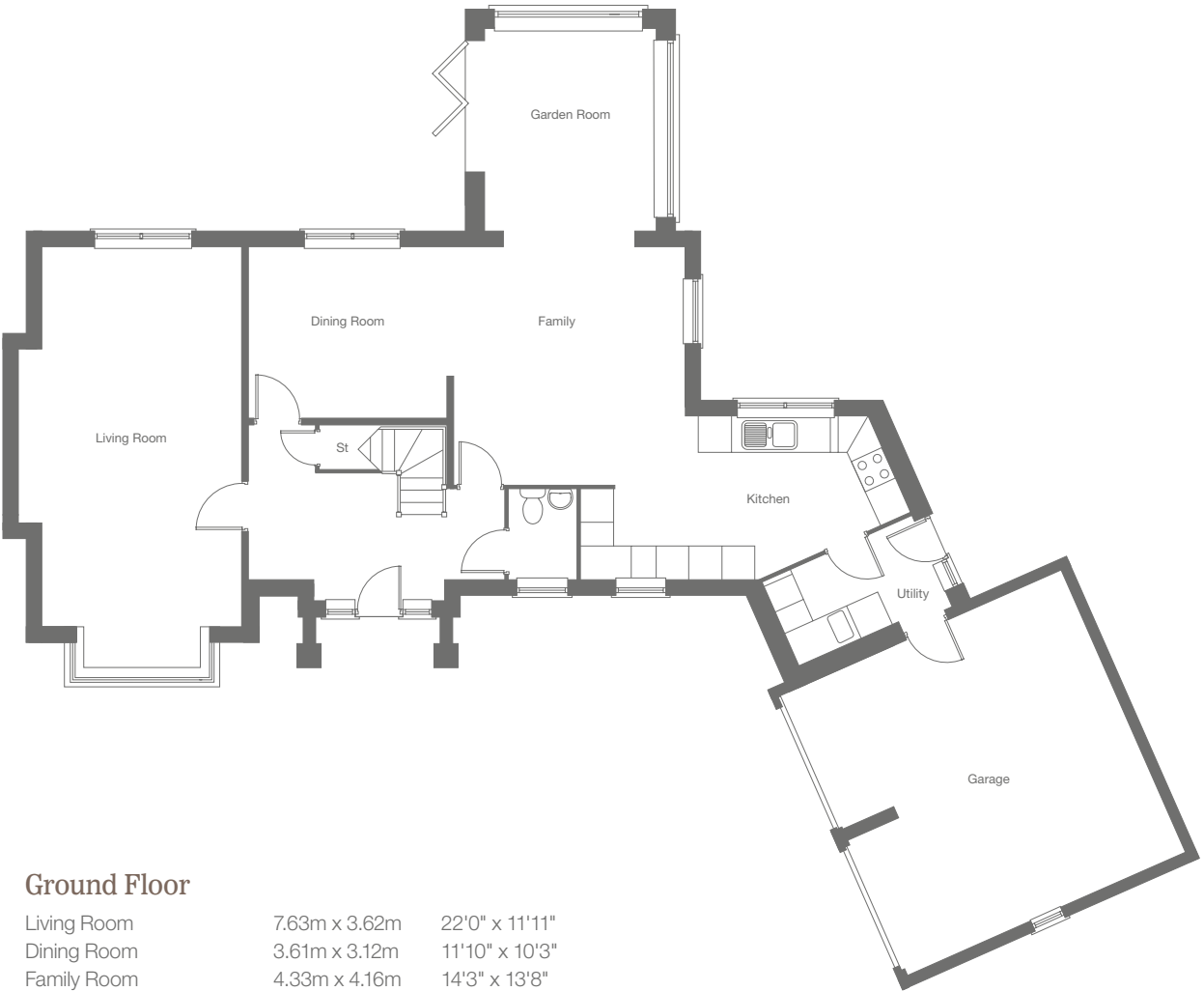
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THE GROVE AT KINGSBOROUGH MANOR

The Hartford Regent II
4 bedroom detached home

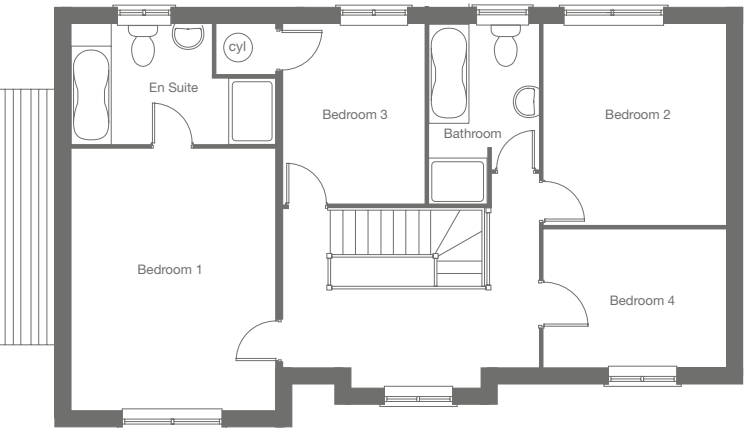


The Hartford Regent II
4 bedroom detached home



Ground Floor

Living Room	7.63m x 3.62m	22'0" x 11'11"
Dining Room	3.61m x 3.12m	11'10" x 10'3"
Family Room	4.33m x 4.16m	14'3" x 13'8"
Kitchen	5.99m x 2.96m	19'8" x 9'8"
Garden Room	3.150m x 3.70m	10'4" x 12'2"



First Floor

Bedroom 1	4.62m x 3.61m	15'2" x 11'10"
Bedroom 2	3.56m x 3.22m	11'8" x 10'7"
Bedroom 3	3.18m x 2.62m	10'5" x 8'7"
Bedroom 4	3.22m x 2.42m	10'7" x 7'11"

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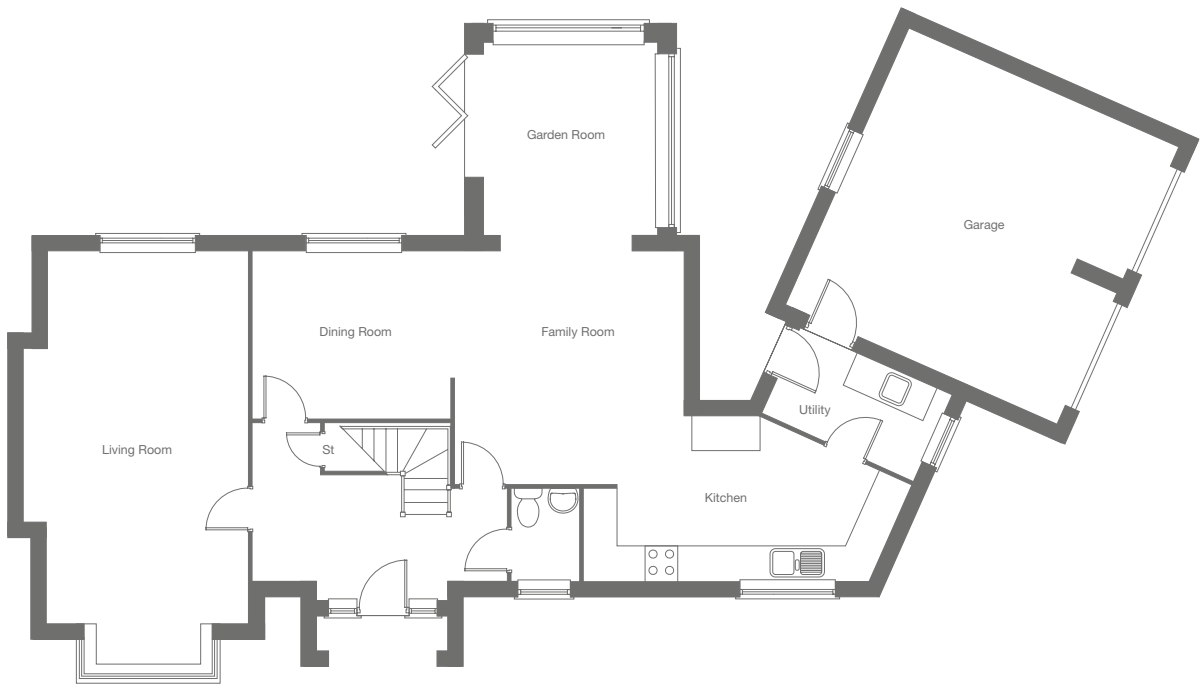
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THE GROVE AT KINGSBOROUGH MANOR

The Hartford Regent A II
4 bedroom detached home

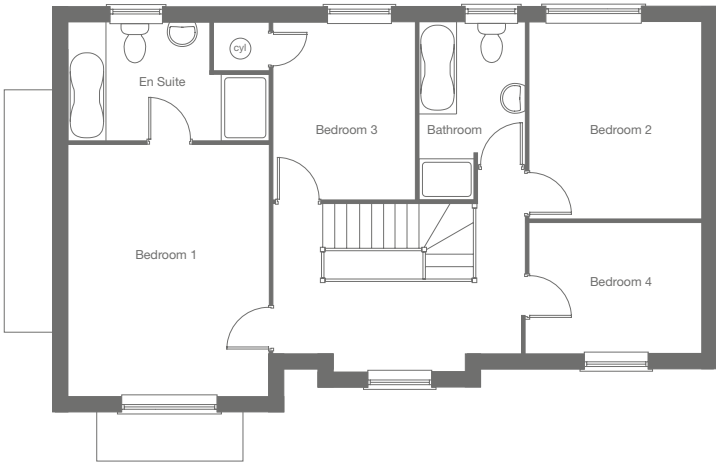


The Hartford Regent A II
4 bedroom detached home



Ground Floor

Living Room	7.63m x 3.62m	22'0" x 11'11"
Dining Room	3.61m x 3.12m	11'10" x 10'3"
Family Room	4.33m x 4.16m	14'3" x 13'8"
Kitchen	5.99m x 2.96m	19'8" x 9'8"
Garden Room	3.15m x 3.70m	10'4" x 12'2"



First Floor

Bedroom 1	4.62m x 3.61m	15'2" x 11'10"
Bedroom 2	3.56m x 3.22m	11'8" x 10'7"
Bedroom 3	3.18m x 2.62m	10'5" x 8'7"
Bedroom 4	3.22m x 2.42m	10'7" x 7'11"

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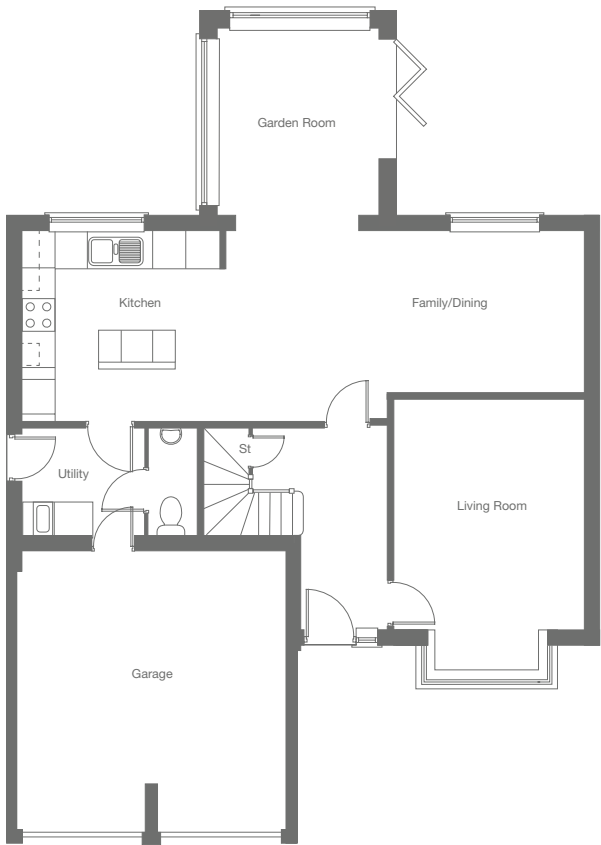
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THE GROVE AT KINGSBOROUGH MANOR

The Stafford II
4 bedroom detached home

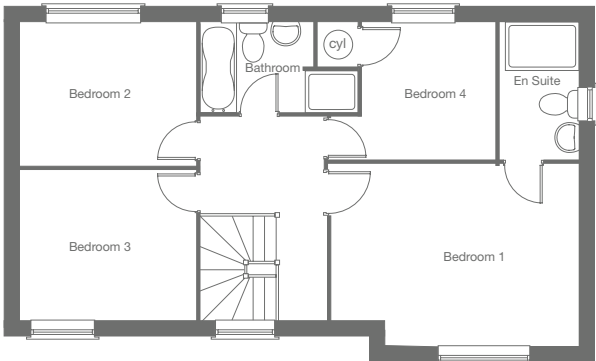


The Stafford II
4 bedroom detached home



Ground Floor

Kitchen & Family/Dining Room	10.68m x 3.54m*	35'0" x 11'7"**
Living Room	5.04m x 3.64m*	16'6" x 11'11"**
Garden Room	3.15m x 3.70m	10'4" x 12'2"



First Floor

Bedroom 1	4.75m x 3.50m	15'7" x 11'6"
Bedroom 2	3.33m x 2.73m	10'11" x 8'11"
Bedroom 3	3.33m x 2.93m	10'11" x 9'7"
Bedroom 4	2.61m x 2.57m	8'7" x 8'5"

* Maximum dimensions

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Exclusive customer service

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.

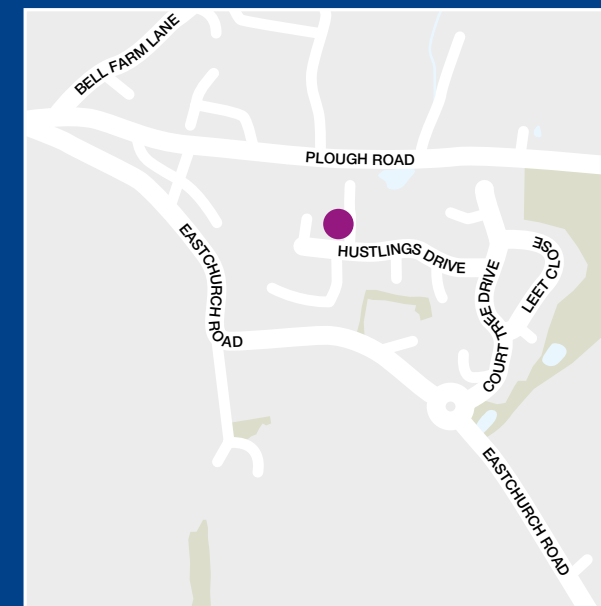
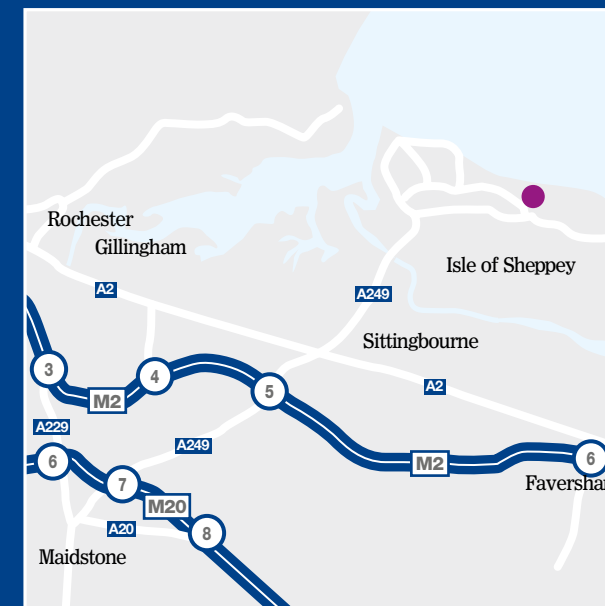
At the heart of everything we do lies an unwavering commitment to exceptional customer service. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value. We're also dedicated to protecting and improving your environment, which is why we pledge to continue using sustainable sources and products, refurbishing older buildings and developing landscaping schemes, well into the future.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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HOMES**

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