

WESTWOOD PARK

Lenham





Live the luxury lifestyle



Luxury living is about having it all

If you're searching for a beautiful home with a luxurious interior in a sought-after location, then look no further than Westwood Park.

Surrounded by breath-taking countryside and perfectly located in the picturesque village of Lenham, Westwood Park is an exclusive development of 3, 4 & 5 bedroom homes all built to traditionally high standards and designed with modern living in mind.

From the light and airy interiors that offer plenty of space to work, play and relax in style to the superior specification that comes as standard, Westwood Park really is a wonderful place to call home.

Described as 'the perfect village' Lenham offers the ultimate lifestyle in a traditional village location and also benefits from a good selection of pubs, local shops and schools.

Providing the perfect balance of rural living while offering easy access to a whole range of amenities in the nearby cities of Ashford & Maidstone, and the A20 right on the doorstep, Westwood Park really does 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 Westwood Park to help preserve and improve the natural environment.







1. Lenham countryside walks
2. Lenham Train Station, Lenham
3. Lenham shops
4. Red Lion Pub, Lenham
5. Saint John the Baptist, Harrietsham



Jones Homes, building quality homes

A quintessential village that provides the perfect haven for those seeking life in an idyllic countryside setting, yet with a profusion of amenities close by.

A favourite location for filmmakers this 'perfect village' presents itself with an array of quaint streets and pretty squares, that are synonymous with the character and charm of a traditional village setting. Located on the edge of the beautiful North Downs, the historical village of Lenham poses a typical village lifestyle from the cosy pubs and restaurants to the local shops and community centre.

Ashford and Maidstone are 10 miles away and offer excellent bars, cafés and entertainment venues. For those looking for some retail therapy boutiques, high street shops and shopping centres are plentiful.

Just 4 miles away is Leeds Castle, the 'loveliest castle in the world' where you can take a stroll around the beautiful gardens, cycle along the many scenic

routes or just simply take in the stunning scenery. There is lots on offer for outdoor enthusiasts, from fishing and sailing and leisurely walks along the River Great Stour to treks across the North Downs, Lenham offers plenty of opportunity for adventure.

For families there are excellent schools close by and for the commuter the A20 is a short drive away. Lenham train station has direct links to a variety of destinations including London Victoria which can be reached in just over 1 hour, and Ashford International rail station is close by, with the international airports of London City and Gatwick under 40 miles away, Westwood Park really does give you the best of both worlds.





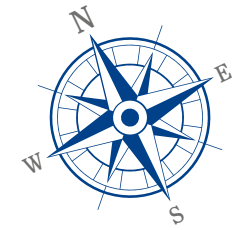
Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Westwood Park, 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.

Westwood Park



- The Ashby**
3 bedroom semi-detached home
- The Thornton**
3 bedroom semi-detached home
- The Baycliffe**
3 bedroom semi-detached home
- The Westwood**
4 bedroom semi-detached home
- The Holcombe A**
4 bedroom detached home
- The Holcombe B**
4 bedroom detached home
- The Lenham**
4 bedroom detached home
- The Banbury**
4 bedroom detached home
- The Davenham GR**
4 bedroom detached home with garden room
- The Northwood**
4 bedroom detached home
- The Bayswater**
4 bedroom detached home
- The Banbury GR**
4 bedroom detached home with garden room
- The Bayswater GR**
4 bedroom detached home with garden room
- The Connaught**
5 bedroom detached home



Davenham, Banbury & Bayswater House Types with Garden Rooms: Plots 2, 15, 25, 26 & 70. *Affordable homes, please ask Sales Advisor for details. **Sub Station.

These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserves the right to vary details from time to time as may be necessary.

Specification

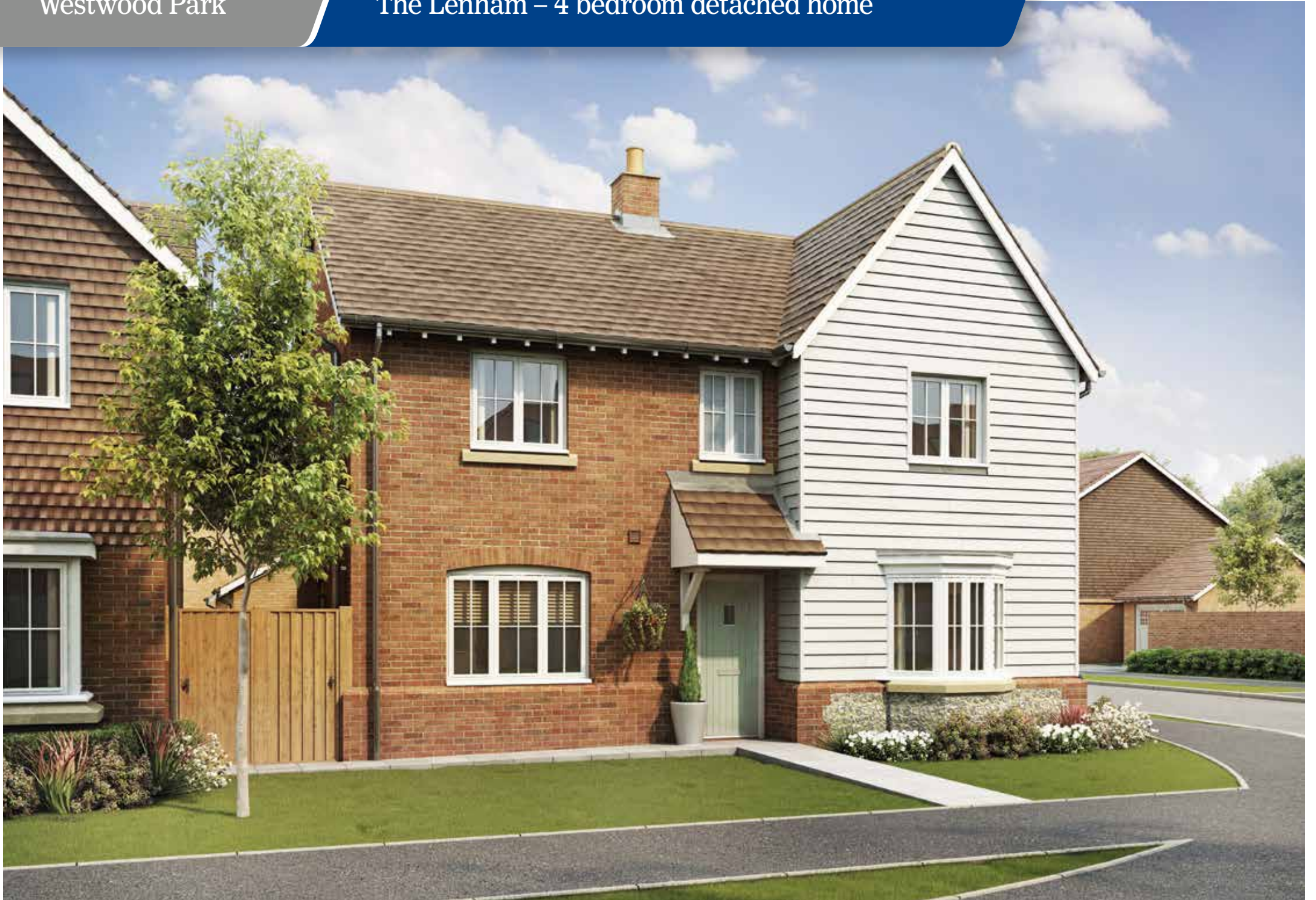
| Internal | 3 bedroom homes | 4 bedroom homes | 5 bedroom homes |
|---|-----------------|-----------------|-----------------|
| White double glazed PVCu windows with easy clean hinges | • | • | • |
| French doors or bi-fold doors to patio area | • | • | • |
| Contemporary white 2 panel doors with polished chrome furniture | • | • | • |
| Staircase with oak handrail with painted white newels & balusters | • | • | • |
| Smooth plastered ceilings throughout | • | • | • |
| Choice of wall colour throughout* | • | • | • |
| White telephone points | • | | |
| Chrome telephone points | | • | • |
| White TV points | • | | |
| Chrome TV points | | • | • |
| White power points throughout | • | | |
| Chrome power points throughout*** | | • | • |
| Gas central heating with energy efficient boiler | • | • | • |
| Thermostatically controlled radiator valves | • | • | • |
| Energy saving insulation to cavity walls & roof space | • | • | • |
| Wireless alarm system | • | • | • |
| Mains powered smoke detectors with battery back up | • | • | • |
| Battery powered carbon monoxide detector | • | • | • |
| Bathroom & En Suite | | | |
| Contemporary white sanitaryware | • | • | • |
| Aqualisa shower to bathroom and en suite (where applicable) | • | • | • |
| Choice of fully tiled walls from the Porcelanosa range* | • | • | • |
| Choice of fully tiled floors from the Porcelanosa range* | | • | • |
| Chrome heated ladder towel rail** | • | • | • |
| LED downlights in white | • | • | • |
| Hansgrohe taps | • | • | • |
| Mirrored & illuminated demisting cabinet including shaver point to bathroom & en suites | | • | • |
| Roper Rhodes polished chrome bathroom furniture to bathroom en suites & cloakroom | • | • | • |

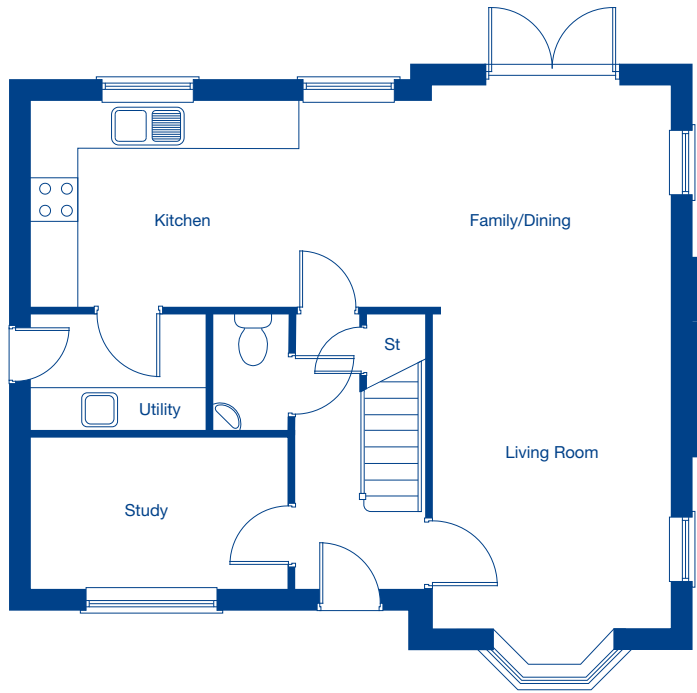
| Kitchen | 3 bedroom homes | 4 bedroom homes | 5 bedroom homes |
|---|-----------------|-----------------|-----------------|
| Choice of contemporary kitchen with soft closures & coordinating work top* | • | • | • |
| LED under unit lighting | • | • | • |
| LED downlights in white | • | • | • |
| NEFF built in stainless steel single electric oven | | • | • |
| Bosch built in stainless steel single electric oven | • | | |
| NEFF built in stainless steel combination microwave | | | • |
| NEFF stainless steel gas hob | | • | • |
| Bosch stainless steel gas hob | • | | |
| NEFF stainless steel chimney extractor | | • | • |
| Bosch stainless steel chimney extractor | • | | |
| NEFF integrated dishwasher | | • | • |
| Bosch integrated dishwasher | • | | |
| NEFF integrated washer (where no utility room) | • | | |
| NEFF integrated fridge freezer | | • | • |
| Bosch integrated fridge freezer | • | | |
| 1.5 bowl stainless steel sink with Hansgrohe mixer tap | | • | • |
| Single bowl stainless steel sink with Hansgrohe mixer tap | • | | |
| Choice of Porcelanosa floor tiles* | • | • | • |
| Utility | | | |
| Coordinating kitchen with choice of worktop* | | • | • |
| Reginox stainless steel sink with Hansgrohe single lever mixer tap | | • | • |
| Plumbing & power for washing machine | | • | • |
| Choice of Porcelanosa floor tiles* | | • | • |
| External | | | |
| Composite insulated front door, white internal face, polished chrome furniture & colour coordinated garage door | • | • | • |
| 1.8m close boarded boundary fencing to rear garden | • | • | • |
| Polished chrome wired door bell | • | • | • |
| Cold water tap | • | • | • |
| Remote controlled up & over garage doors | | | • |
| Turfed gardens to front & rear with paved patio area | • | • | • |
| Canopy downlight or coach light to front door | • | • | • |
| Elevational treatment as individual plot detailed drawings | • | • | • |
| General | | | |
| NHBC Buildmark cover | • | • | • |

*Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. **Confirm position with Sales Advisor. ***Chrome powerpoints only in areas which are visible, not throughout property. 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.

Westwood Park

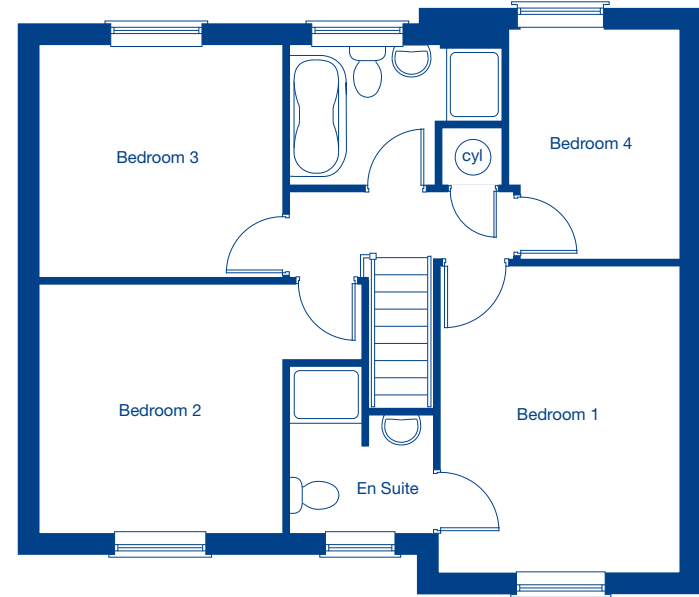
The Lenham – 4 bedroom detached home





Ground Floor

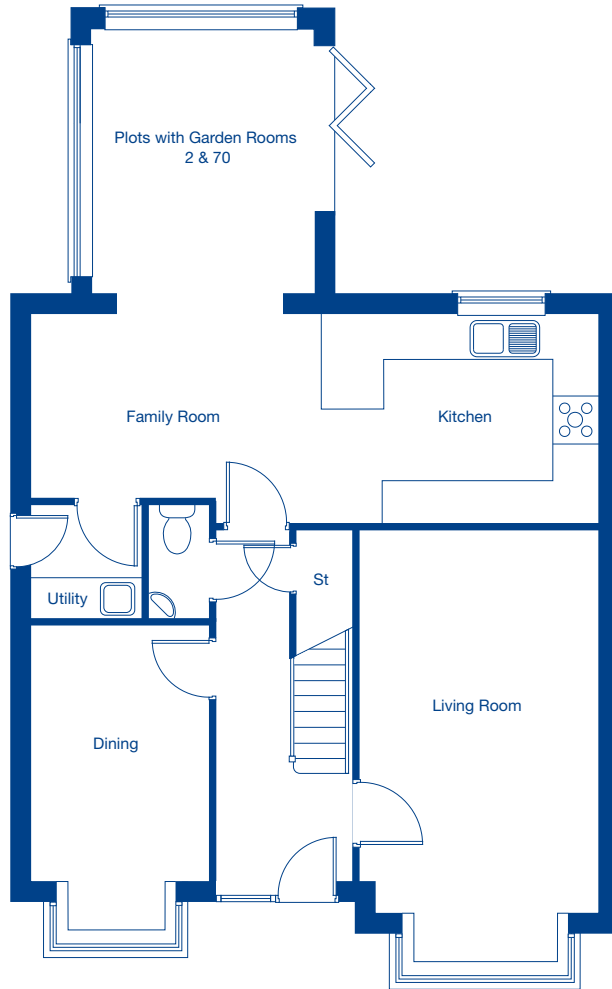
| | | |
|---------------|---------------|---------------|
| Family/Dining | 5.08m x 2.71m | 16'8" x 9'0" |
| Kitchen | 3.63m x 2.74m | 11'11" x 9'0" |
| Study | 3.49m x 2.03m | 11'6" x 6'8" |
| Living Room | 3.26m x 4.41m | 10'8" x 14'6" |



First Floor

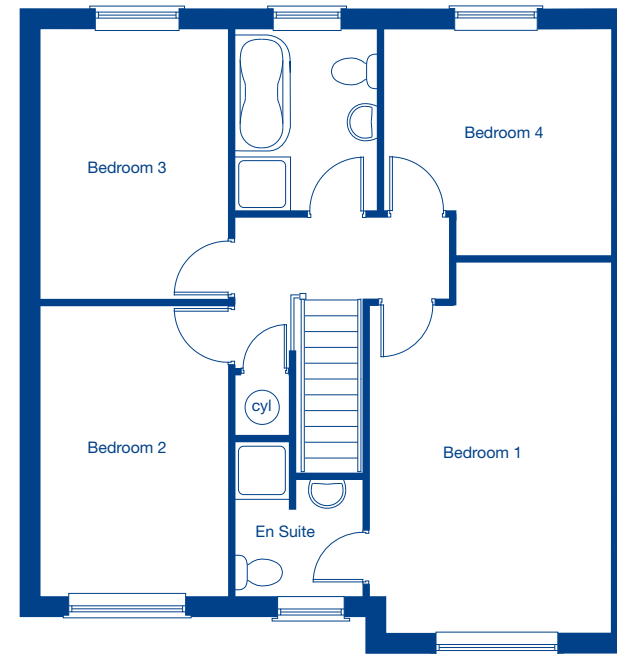
| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.26m x 4.17m | 10'8" x 13'8" |
| Bedroom 2 | 4.39m x 3.37m | 14'5" x 11'0" |
| Bedroom 3 | 3.30m x 3.15m | 10'4" x 10'0" |
| Bedroom 4 | 2.32m x 3.06m | 7'7" x 10'1" |





Ground Floor

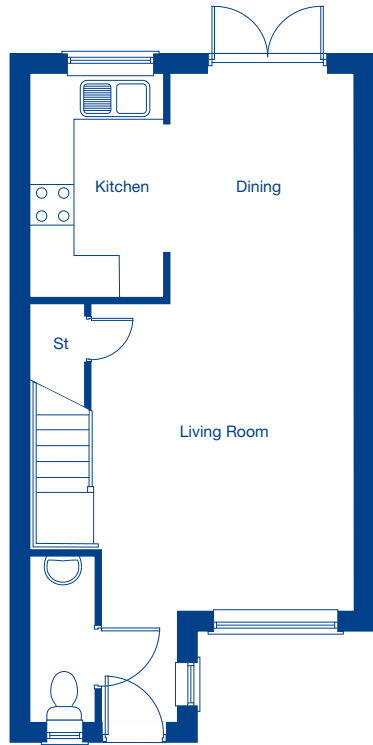
| | | |
|-------------|---------------|----------------|
| Family Room | 2.94m x 4.12m | 9'8" x 13'6" |
| Kitchen | 2.94m x 3.93m | 9'8" x 12'11" |
| Living Room | 3.34m x 6.15m | 10'11" x 20'2" |
| Dining | 2.51m x 4.23m | 8'3" x 13'10" |
| Garden Room | 3.14m x 3.69m | 10'4" x 12'1" |



First Floor

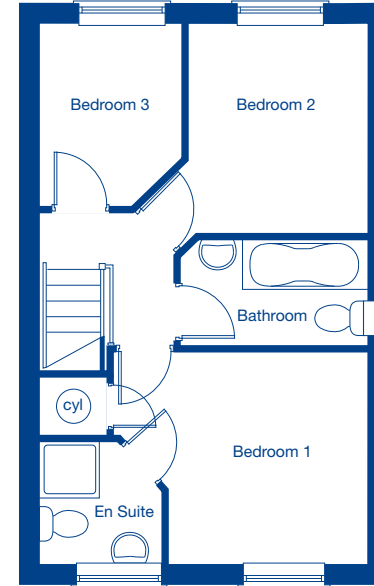
| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.41m x 5.21m | 11'2" x 17'1" |
| Bedroom 2 | 2.63m x 4.15m | 8'8" x 13'8" |
| Bedroom 3 | 2.63m x 3.80m | 8'8" x 12'6" |
| Bedroom 4 | 3.19m x 3.20m | 10'5" x 10'6" |





Ground Floor

| | | |
|-------------|---------------|---------------|
| Living Room | 3.72m x 4.38m | 12'3" x 14'4" |
| Kitchen | 1.80m x 3.14m | 6'2" x 10'4" |
| Dining | 2.59m x 3.23m | 8'6" x 10'7" |

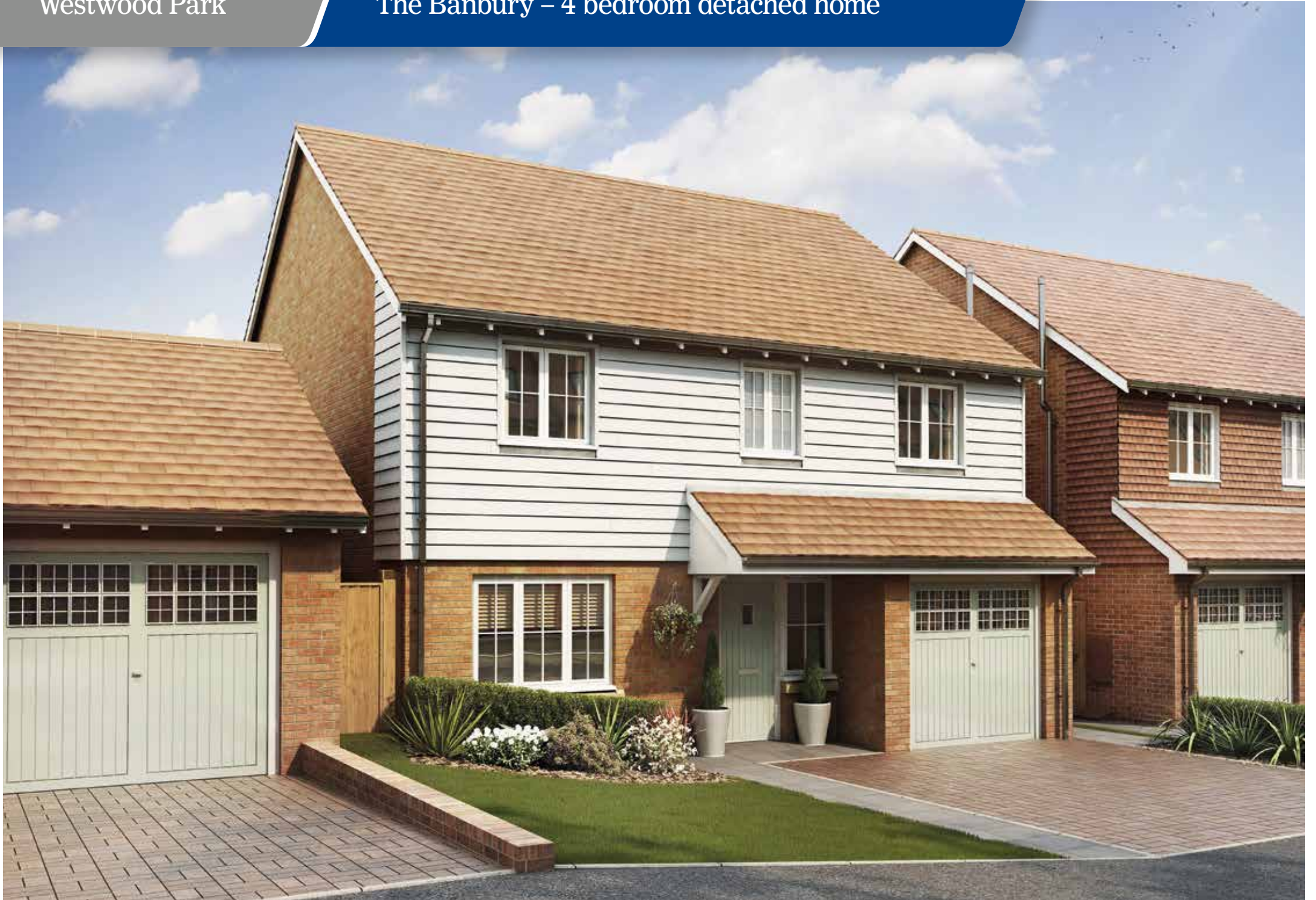


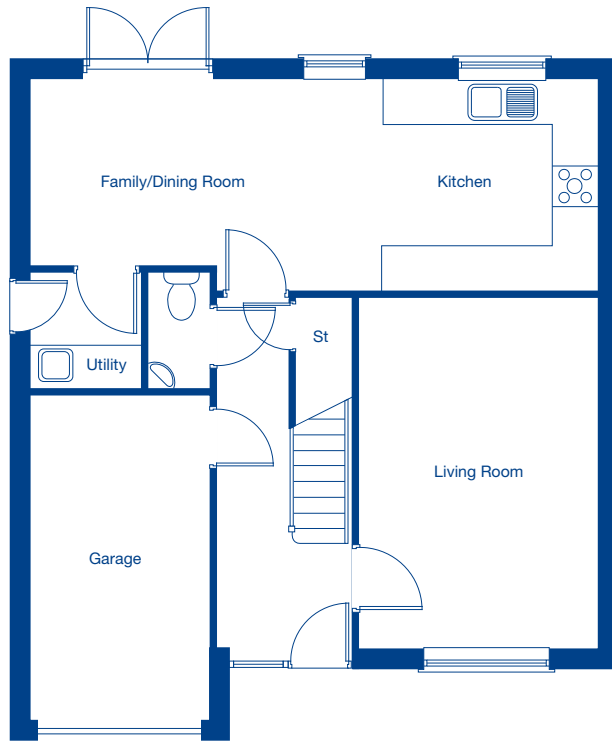
First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 3.55m x 2.94m | 11'8" x 9'8" |
| Bedroom 2 | 2.48m x 2.96m | 8'1" x 9'8" |
| Bedroom 3 | 2.00m x 2.54m | 6'7" x 8'4" |

Westwood Park

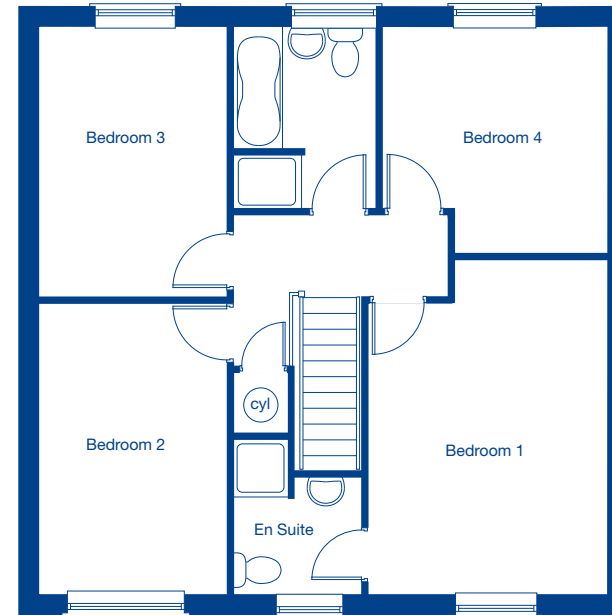
The Banbury – 4 bedroom detached home





Ground Floor

| | | |
|--------------------|---------------|---------------|
| Family/Dining Room | 5.02m x 2.95m | 16'6" x 9'8" |
| Kitchen | 3.03m x 2.95m | 9'8" x 9'11" |
| Living Room | 3.41m x 4.94m | 11'2" x 16'3" |



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.41m x 4.76m | 11'2" x 15'7" |
| Bedroom 2 | 2.64m x 4.16m | 8'8" x 13'8" |
| Bedroom 3 | 2.64m x 3.78m | 8'8" x 12'5" |
| Bedroom 4 | 3.19m x 3.19m | 10'6" x 10'6" |

Buying a Jones home is easier than you think

It's time to take a closer look at Westwood Park. Just call 01622 858390 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.

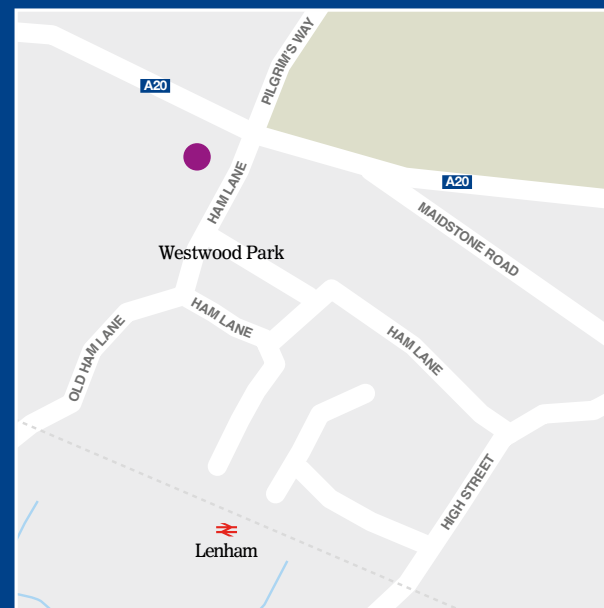


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www.consumercode.co.uk

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