



# Shurland Park

Minster on Sea, Kent







Live the  
luxury lifestyle

Built with you in mind



## Luxury living is about having it all

Welcome to the Isle of Sheppey – where coastal charm meets modern convenience.

Just a short drive from Sittingbourne and with easy connections to central London, this beautiful part of the Kent coast is attracting more people seeking a refreshing lifestyle. With wide open skies, stunning natural scenery, and award-winning beaches, it's the perfect escape from the city without giving up any of its perks.

At Shurland Park, you'll find a selection of stylish, high-quality homes – from one to four bedrooms – designed with comfort and space in mind. With excellent local schools, shops, and leisure facilities close by, this is a place where community thrives and every day feels like a breath of fresh air.





## Perfecting every last detail

We have thought of everything so you don't have to.

At Shurland Park we believe it's the little things that make a big difference. Every home is thoughtfully designed and finished to a high specification, inside and out. Expect a sleek, contemporary kitchen complete with integrated appliances, and stylish bathrooms featuring low-profile shower trays and a range of beautiful tile options. From LED downlights to polished chrome door handles, premium fixtures and fittings come as standard — not extras. And we don't stop at your front door.

We've taken just as much care with the outdoor spaces, ensuring the landscaping and surroundings complement the natural beauty of the area, creating a welcoming community you'll be proud to call home.



Built with you in mind



# The perfect location

A tranquil oasis, yet just a stone's throw from a host of modern amenities and attractions, Minster on Sea really is the perfect place to call home.



Scenic bike ride  
on the Isle of Sheppey



Nature Reserve, Isle of Sheppey



The Ferry House, Harty

Built with you in mind

# A place to suit every lifestyle

For many, coastal living is a dream — at Shurland Park, it's a reality.

Nestled in a stunning part of the Kent coastline, this is where natural beauty meets everyday convenience.

Whether you're seeking peaceful walks through nature reserves, clean beaches for the kids to explore, or seaside strolls at sunset, the Isle of Sheppey offers it all. And you won't be giving up modern comforts to enjoy it. Excellent schools, supermarkets, and leisure facilities are close at hand, while Bluewater Shopping Centre is just a 30-minute drive away.

Outdoor enthusiasts will love the local golf clubs, leisure complex, and beachside adventures like paddleboarding, kayaking, and windsurfing. Need to get into London? Sittingbourne is only eight miles away, with direct rail links to St Pancras in under an hour. At Shurland Park, you'll find not just a beautiful contemporary home, but a lifestyle that offers space, freedom, and all the essentials right on your doorstep.



Beautiful coastline of the Isle of Sheppey





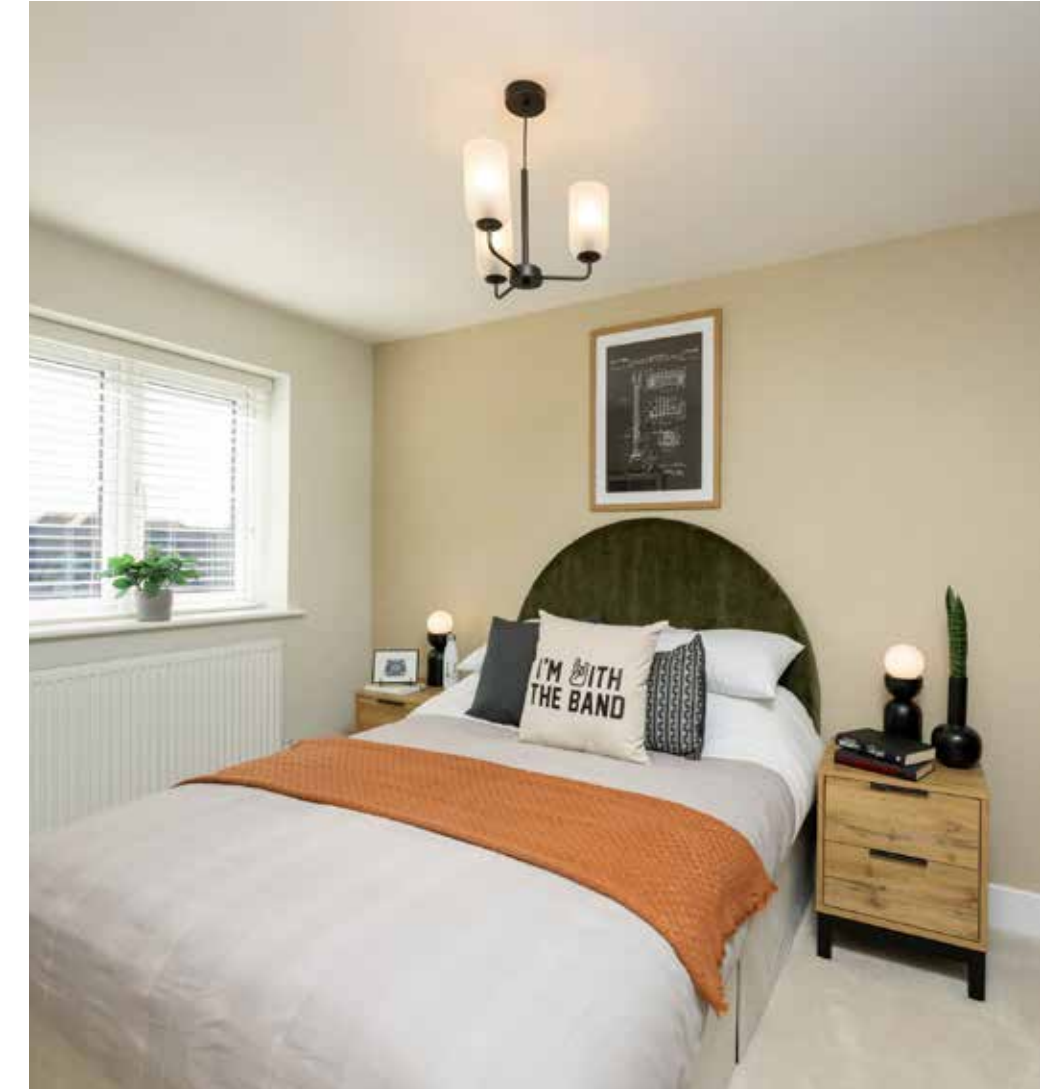
Built with you in mind

## Homes built with pride

With over 65 years' experience building individual houses in locations as desirable as Minster on Sea, Kent, 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 have chosen to stay and move up with us over the years.





Site layout  
at Shurland Park

- The Holford**  
4 bedroom detached home
- The Huxley-A**  
3 bedroom detached home
- The Birch**  
3 bedroom detached or mews home
- The Shurland**  
3 bedroom semi-detached home
- The Thornton**  
3 bedroom semi-detached home
- The Baycliffe**  
3 bedroom semi-detached home
- The Huxley-C**  
3 bedroom detached home
- The Langley**  
3 bedroom semi-detached home
- The Cranford A & B**  
2 bedroom mews home
- The Marton**  
2 bedroom semi-detached home
- The Sutton A & B**  
2 bedroom mews home



CP Car Port

These details are prepared for the guidance of prospective purchasers and do not form part of any contract, purchasers are required to rely on deed plans for full boundary details. Jones Homes reserve the right to vary details and specification from time to time as may be necessary. JHS13431/June 2025.

Specification

Internal	2 bedroom homes	3 bedroom homes	4 bedroom homes
White double glazed PVCu windows with easy clean hinges	•	•	•
French doors to patio area	•	•	•
Contemporary white 2 panel doors	•	•	•
Staircase with oak handrail with painted white newels & balusters	•	•	•
Choice of wall colour throughout*	•	•	•
White telephone points	•	•	•
White power points throughout	•	•	•
Heating via air source heat pump <sup>+</sup>	•	•	•
Thermostatically controlled radiator valves	•	•	•
Energy saving insulation to cavity walls & roof space	•	•	•
Mains powered smoke detectors with battery back up	•	•	•
Underfloor heating (ground floor only)			•

Bathroom & En Suite	2 bedroom homes	3 bedroom homes	4 bedroom homes
Contemporary white sanitaryware	•	•	•
Shower to bathroom and en suite (where applicable)	•	•	•
Choice of Porcelanosa wall tiles*	•	•	•
LED downlights in white	•	•	•
Hansgrohe taps	•	•	•
Shaver point to bathroom & en suite**	•	•	•
Chrome heated towel rail	•	•	•

General	2 bedroom homes	3 bedroom homes	4 bedroom homes
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 with Sales Advisor.  
<sup>+</sup>Confirm heating air source heat pump location with Sales Advisor.

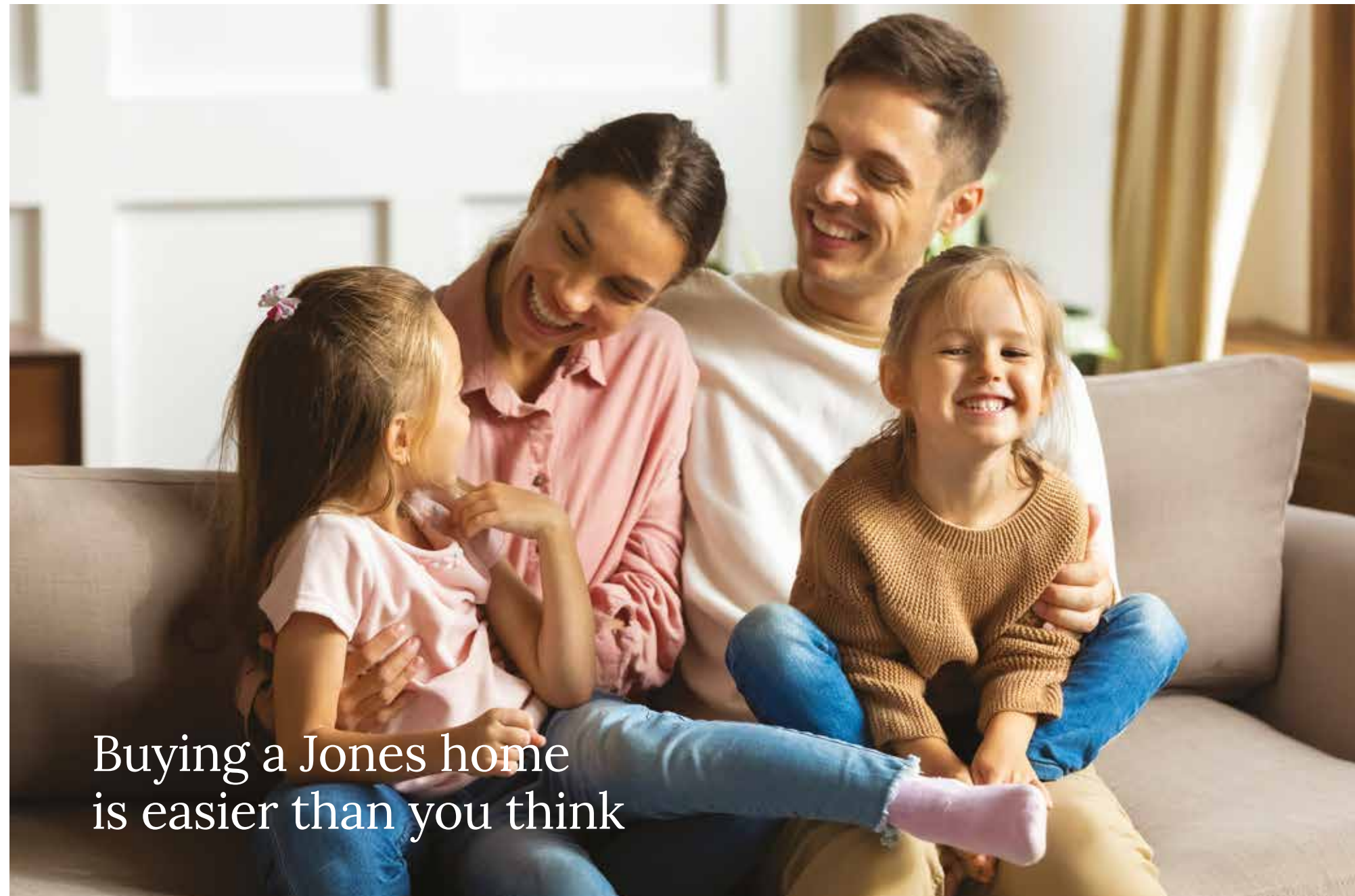
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Kitchen	2 bedroom homes	3 bedroom homes	4 bedroom homes
Choice of Symphony kitchen with laminate worktop & upstand*	•	•	•
Stainless steel splashback behind hob	•	•	•
LED under unit lighting	•	•	•
LED downlights in white	•	•	•
Built in stainless steel single electric oven	•	•	•
Electric hob	•	•	•
Chimney style cooker hood	•	•	•
Integrated dishwasher	•	•	•
Integrated washing machine**	•	•	•
Integrated fridge freezer	•	•	•
Single bowl stainless steel sink with Hansgrohe mixer tap	•	•	•
Choice of Porcelanosa floor tiles*	•	•	•

Utility	2 bedroom homes	3 bedroom homes	4 bedroom homes
Cabinets and worktop to match kitchen*			•
Plumbing & power for washing machine			•
Choice of Porcelanosa floor tiles*			•

External	2 bedroom homes	3 bedroom homes	4 bedroom homes
Composite insulated grey front door, white internal face, polished chrome furniture & colour coordinated garage door**	•	•	•
1.8m close boarded boundary fencing to rear garden	•	•	•
Cold water tap	•	•	•
Turfed gardens to front & rear with paved patio area	•	•	•
Canopy downlight or coach light to front door	•	•	•
Elevational treatment as individual plot detailed drawings	•	•	•
Electric vehicle charging point	•	•	•





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

Just call 01795 358 254 to book an appointment to view or visit [jones-homes.co.uk/shurland-park](http://jones-homes.co.uk/shurland-park) for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.



Protection for new-build home buyers

### 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.

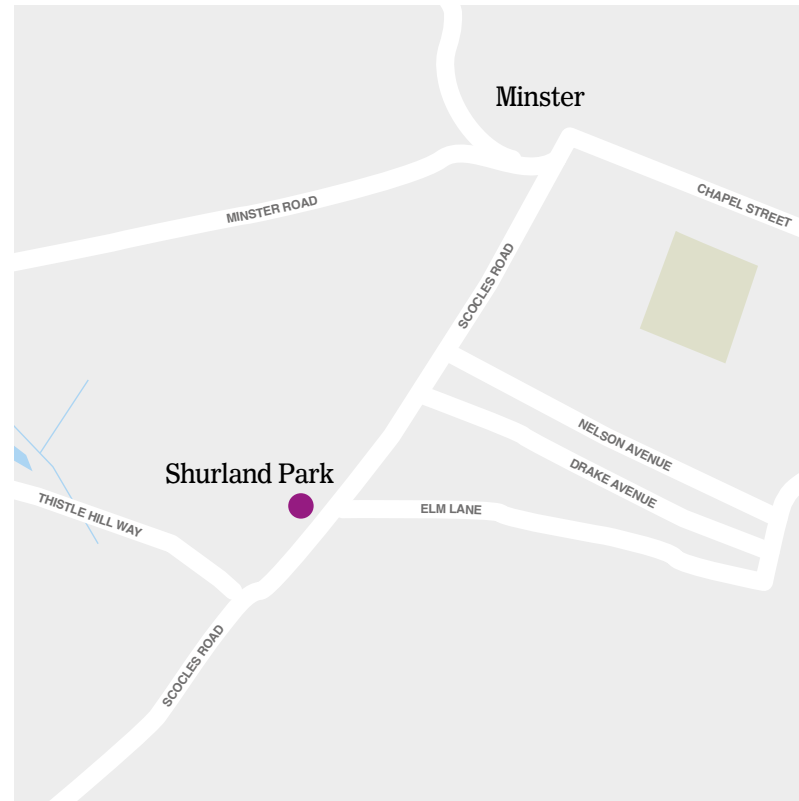
### 6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

# How to find us...

## Shurland Park

Minster on Sea, Kent ME12 3SN



## Shurland Park

Minster on Sea, Kent ME12 3SN

Telephone: 01795 358 254

Jones Homes Regional Office:  
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[jones-homes.co.uk](http://jones-homes.co.uk)



Details correct at time of going to print. Images representative only.  
Internal photography may show upgraded specification, ask the Sales Advisor for details.  
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**JONES**  
HOMES