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# Lambcote Meadows

Maltby, Rotherham





# 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.







Live the  
luxury lifestyle

Built with you in mind



## Luxury living is about having it all

If you dream of living in a beautiful home, with a high quality interior in a sought-after location, it can all be yours at Lambcote Meadows.

Whether you're a young professional, growing family or looking to downsize Lambcote Meadows has something for everyone with a superb choice of 3, 4 & 5 bedroom homes.

The interiors of these traditional homes have been designed with ample room for work, play and leisure while their diverse range of external finishes create an identity of their own.

Lambcote Meadows, Maltby enjoys excellent transport links, providing residents with convenient access to major road networks. The nearby M18 motorway with links to the M1 and A1 are within easy reach to both Sheffield and Rotherham. These well-connected transport links enhance convenience, allowing residents to easily explore neighbouring towns, access amenities, and take advantage of the wider road and rail network in the region. With train links from Doncaster to London King Cross averaging 1 hour 45mins.





## Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

A modern kitchen with integrated appliances, as well as bathrooms with walk-in showers, low-profile shower trays, and a variety of exquisite wall and floor tiles, are available at Lambcote Meadows.

Many high-quality fixtures and fittings come as standard throughout each home from contemporary kitchens to the LED downlights.

We are committed to getting more than just your new home's interior absolutely perfect for you. To help protect and enhance the natural environment, we have given Lambcote Meadows' landscaping the same level of care and consideration.





## The perfect location

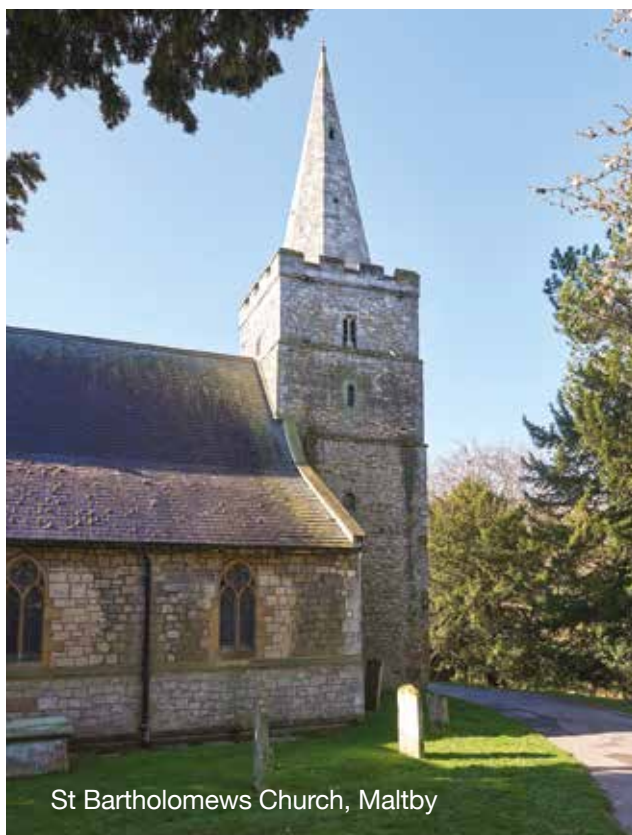
The perfect place to call home. Lambcote Meadows is ideal for those looking for the best of both worlds. This stunning development benefits from a picturesque location whilst offering easy access to an extensive range of local amenities in both Maltby and neighbouring Rotherham.



Maltby Sign



Maltby Leisure Centre, Library & Hub



St Bartholomews Church, Maltby



Local Countryside Walks



Countryside cycling



The ruins of Roche Abbey, a 12th Century monastery in Maltby



Maltby Miners Memorial

## A place to suit every lifestyle

The South Yorkshire town of Maltby is a former mining town, located about 8 miles east of Rotherham town centre, offering many leisure activities for the whole family.

Offering the best of both worlds, Lambcote Meadows benefits from a picturesque location whilst only 8 miles from the centre of Rotherham and just 2.5 miles from the M18, which provides links to Doncaster, Chesterfield and the M1. The M1 provides easy access to the city of Sheffield and its many opportunities, be it employment or shopping. The town of Maltby itself neighbours villages such as Bramley, Wickersley and Tickhill, which all have an extensive range of local amenities. Additionally, there are a number of primary and secondary schools close by for families.

Built with you in mind





The Baycliffe Kitchen

## Homes built with pride

With over 60 years' experience building individual houses in desirable locations 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 be.

It is just one of the reasons we are 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.



The Bayswater

Built with you in mind



# Site layout

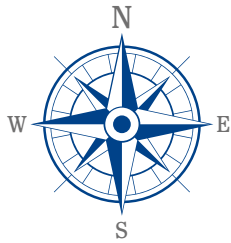
## at Lambcote Meadows

### Phase 1

- The Baycliffe I**  
3 bedroom semi-detached home
- The Baycliffe II**  
3 bedroom semi-detached home
- The Banbury**  
4 bedroom detached home
- The Bayswater**  
4 bedroom detached home
- The Bentley**  
4 bedroom detached home
- The Barbridge**  
4 bedroom detached home
- The Stratton II**  
5 bedroom detached home



\*Sub Station \*\*Management access only.  
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.



# Specification

### General

White gloss architrave, skirting and smooth white plastered ceiling	The Baycliffe I & II	The Banbury	The Bayswater	The Bentley	The Barbridge	The Stratton II
Choice of three paint colours*	.	.	.	.	.	.
White gloss painted 2 panel doors with chrome furniture	.	.	.	.	.	.
White gloss painted 6 panel doors with chrome furniture	.	.	.	.	.	.
Oak handrail with newel posts and spindles painted in white gloss to stairs	.	.	.	.	.	.
Softwood handrail with oak finish with newel posts and spindles painted in white gloss to stairs	.	.	.	.	.	.
White power points and light switches to all rooms	.	.	.	.	.	.
TV and Virgin Media points to living room and bedroom 1 & 2	.	.	.	.	.	.
TV point to family/dining area and study+	.	.	.	.	.	.
Telephone point to kitchen, understairs cupboard, study+ and bedroom 1	.	.	.	.	.	.
Telephone point to kitchen/living room+ and bedroom 1	.	.	.	.	.	.
Gas fired central heating with energy efficient boiler	.	.	.	.	.	.
Thermostatic controlled radiator valves+	.	.	.	.	.	.
Energy saving insulation to cavity walls and roof space	.	.	.	.	.	.
Mains powered smoke detectors with battery back up to both floors	.	.	.	.	.	.
Battery operated carbon monoxide detector	.	.	.	.	.	.
White PVCu French doors	.	.	.	.	.	.
White aluminium bi-fold doors	.	.	.	.	.	.
Chrome wired door bell with internal white chime	.	.	.	.	.	.
Texecom wired burglar alarm system	.	.	.	.	.	.
NHBC Buildmark cover	.	.	.	.	.	.

### External

Turfed rear garden with paved area and landscaped front garden	.	.	.	.	.	.
Tarmac driveway/parking spaces+	.	.	.	.	.	.
Boundary fencing to the rear garden with coordinating gate***	.	.	.	.	.	.
Canopy downlight to front door	.	.	.	.	.	.
Garage with colour coordinating door,** power and light	.	.	.	.	.	.
Remote controlled electric up and over door to double garage+	.	.	.	.	.	.

### Kitchen

Choice of Symphony kitchen* with coordinating worktop and upstand	The Baycliffe I & II	The Banbury	The Bayswater	The Bentley	The Barbridge	The Stratton II
Reginox stainless steel sink and drainer with Hansgrohe taps	.	.	.	.	.	.
Reginox stainless steel single bowl sink with Hansgrohe taps	.	.	.	.	.	.
Integrated fridge-freezer, stainless steel hob & splash back and double oven†	.	.	.	.	.	.
Integrated dishwasher	.	.	.	.	.	.
Integrated fridge-freezer, stainless steel hob & splash back and single oven†	.	.	.	.	.	.
Plumbing and power provided for dishwasher and washing machine	.	.	.	.	.	.
LED lighting to kitchen wall units+	.	.	.	.	.	.
LED ceiling downlighters to kitchen area in a choice of finish*	.	.	.	.	.	.

### Bathroom/En Suite

Modern bathroom suite in white with Vitra sanitaryware with chrome fittings and Hansgrohe taps	.	.	.	.	.	.
Modern bathroom suite in white with Geberit sanitaryware with chrome fittings and Hansgrohe taps	.	.	.	.	.	.
Aqualisa shower cubicle to bathroom and en suite/s+	.	.	.	.	.	.
Aqualisa shower over bath with shower screen to bathroom	.	.	.	.	.	.
Aqualisa shower cubicle to en suite	.	.	.	.	.	.
Vanity unit to wash hand basin recess with choice of worktop* and fitted mirror to en suite	.	.	.	.	.	.
Shaver point to bathroom and en suite	.	.	.	.	.	.
Chrome heated ladder towel rail to bathroom and en suite	.	.	.	.	.	.
Fully tiled floors in a choice of tiles from Porcelanosa*	.	.	.	.	.	.
Half tiled walls in a choice of tiles from Porcelanosa*	.	.	.	.	.	.
LED ceiling downlighters in a choice of finish*	.	.	.	.	.	.

+Where applicable, please refer to working drawings. \*Where a choice is stated it will be from our standard range and will be subject to the build stage of your chosen plot. †Brand will vary from semi-detached to detached housetypes. \*\*As per street scene. \*\*\*Please ask Sales Advisor for specific boundary 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. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details.





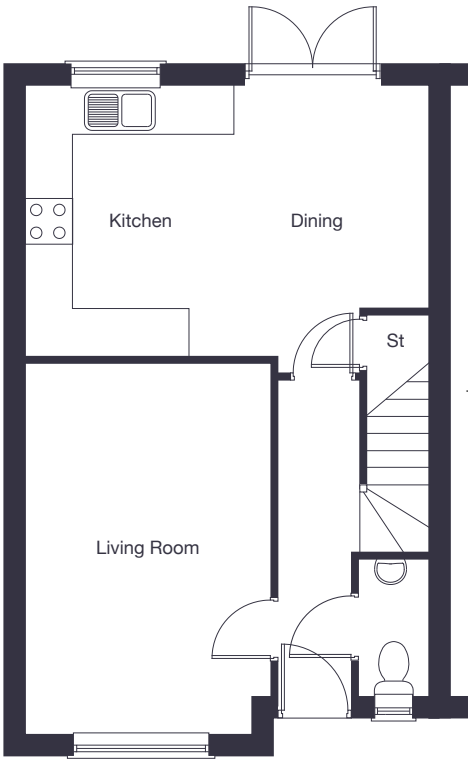
at Lambcote  
Meadows

The Baycliffe I

3 bedroom  
semi-detached home

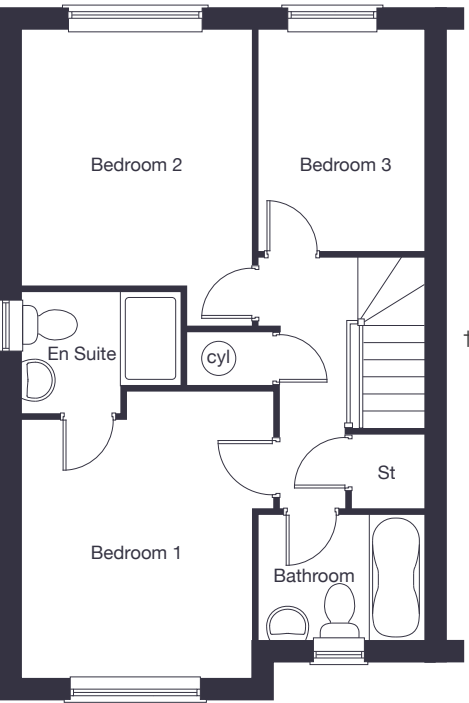
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Built with you in mind



Ground Floor

Living Room	4.83m x 3.20m	15'10" x 10'6"
Kitchen/Dining	5.26m x 3.51m	17'3" x 11'6"



First Floor

Bedroom 1	3.35m x 2.95m	11'0" x 9'8"
Bedroom 2	3.39m x 3.02m	11'1" x 9'11"
Bedroom 3	2.90m x 2.15m	9'6" x 7'1"

Applies to plots 5 & 6, 52 & 53

† Party Wall

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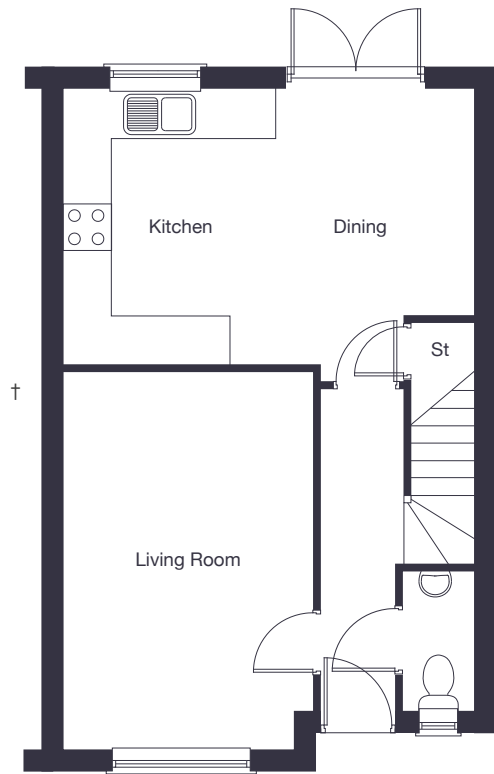
at Lambcote  
Meadows

The Baycliffe II

3 bedroom  
semi-detached home

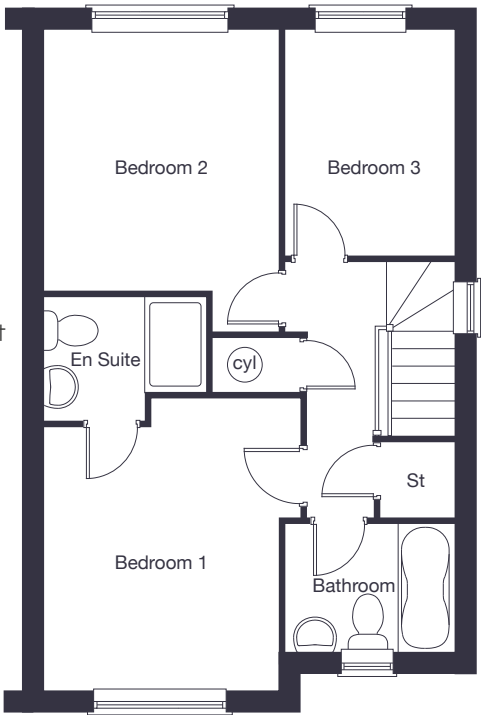
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Built with you in mind



Ground Floor

Living Room	4.83m x 3.20m	15'10" x 10'6"
Kitchen/Dining	5.26m x 3.51m	17'3" x 11'6"



First Floor

Bedroom 1	3.35m x 2.95m	11'0" x 9'8"
Bedroom 2	3.39m x 3.02m	11'1" x 9'11"
Bedroom 3	2.90m x 2.15m	9'6" x 7'1"

Applies to plots 3, 4, 18, 19, 21, 22, 50 & 51

† Party Wall

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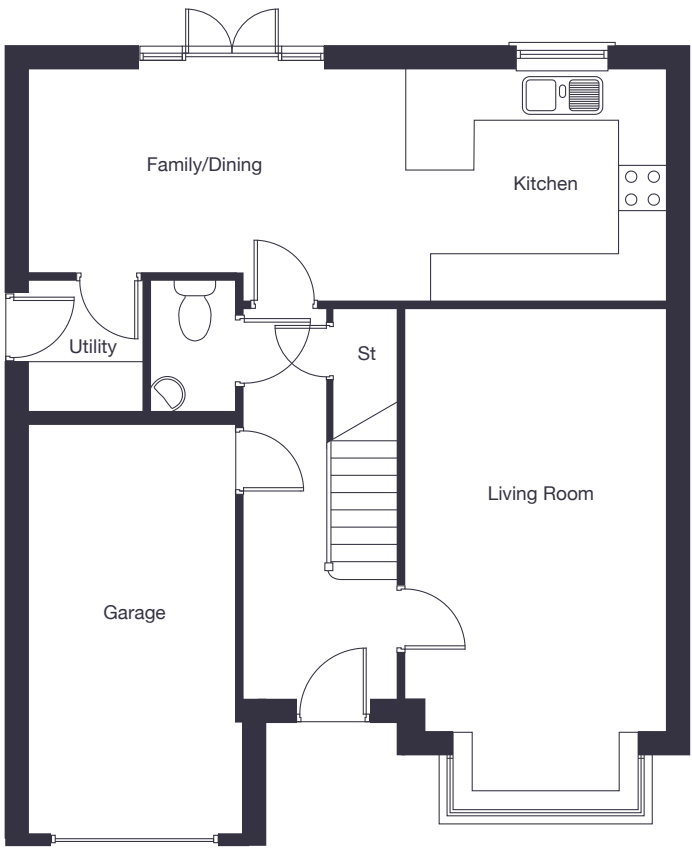
at Lambcote  
Meadows

The Banbury

4 bedroom  
detached home

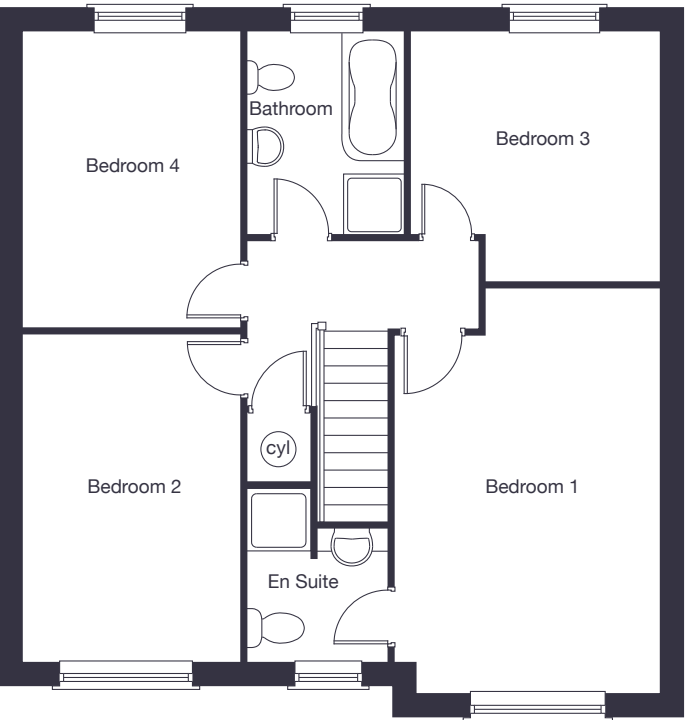
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Ground Floor

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	5.26m x 2.66m	17'3" x 8'9"



First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.79m x 2.79m	12'6" x 9'2"

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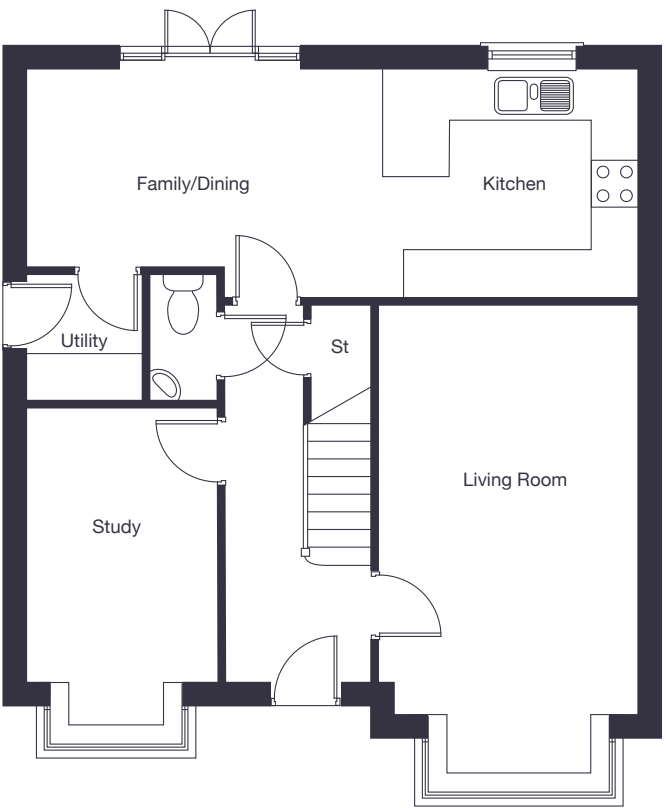
at Lambcote  
Meadows

# The Bayswater

4 bedroom  
detached home

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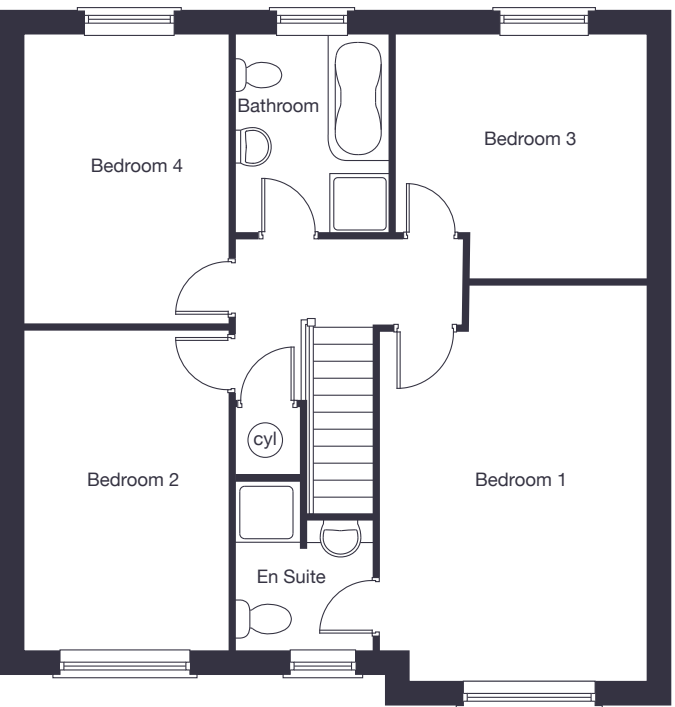


## Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Study	4.16m x 2.50m	13'8" x 8'3"
Detached Single Garage*	5.64m x 2.77m	18'6" x 9'1"
Detached Double Garage*	5.64m x 5.63m	18'6" x 18'6"

\*Please refer to site plan for plot specific garage size.

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## First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.64m	13'8" x 8'8"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.79m x 2.64m	12'6" x 8'8"





at Lambcote  
Meadows

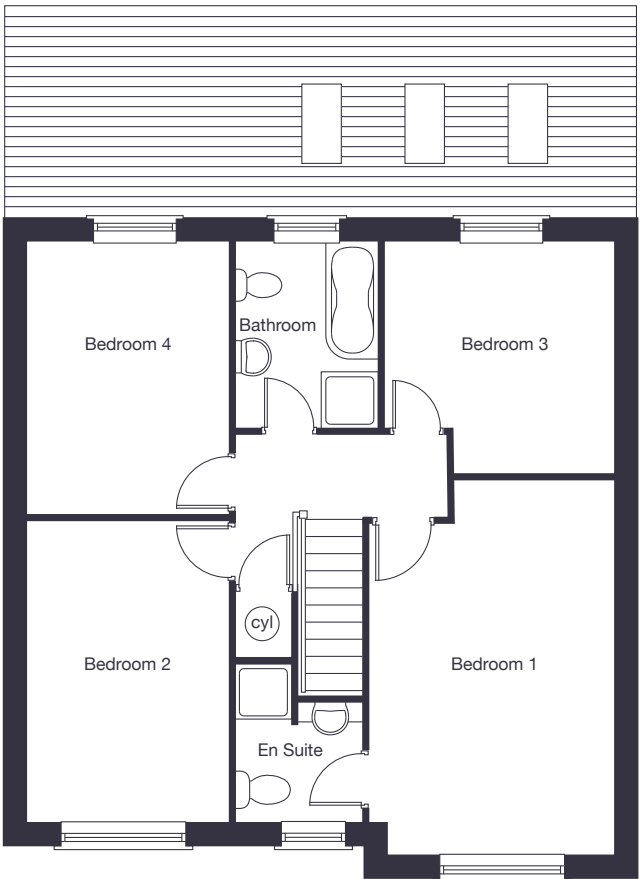
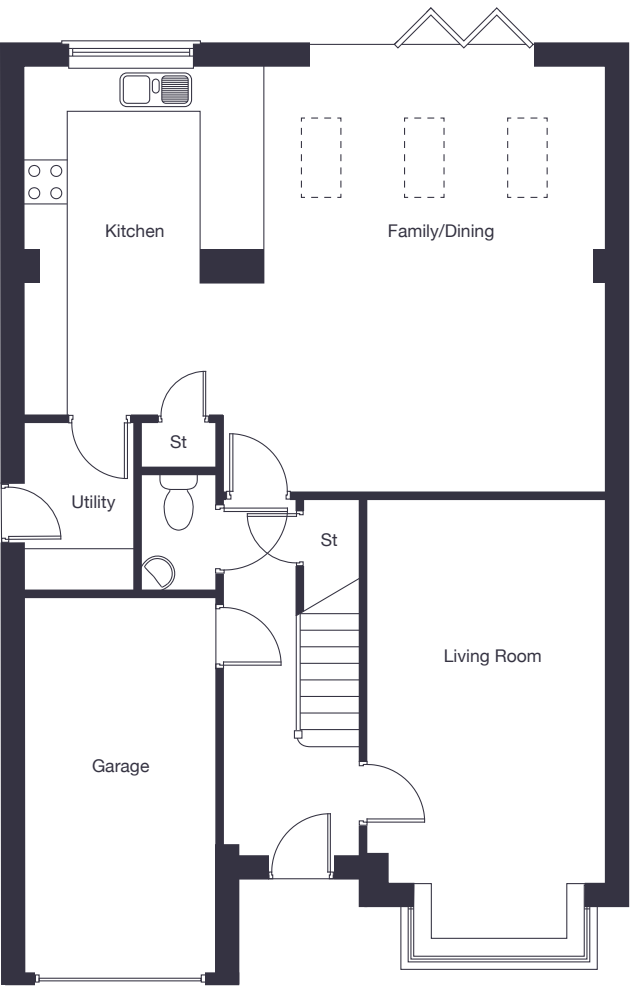
The Bentley

4 bedroom  
detached home



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Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 5.94m	26'11" x 19'6"
Garage	5.26m x 2.66m	17'3" x 8'9"

First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.79m x 2.79m	12'6" x 9'2"

--- Skylights

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at Lambcote  
Meadows

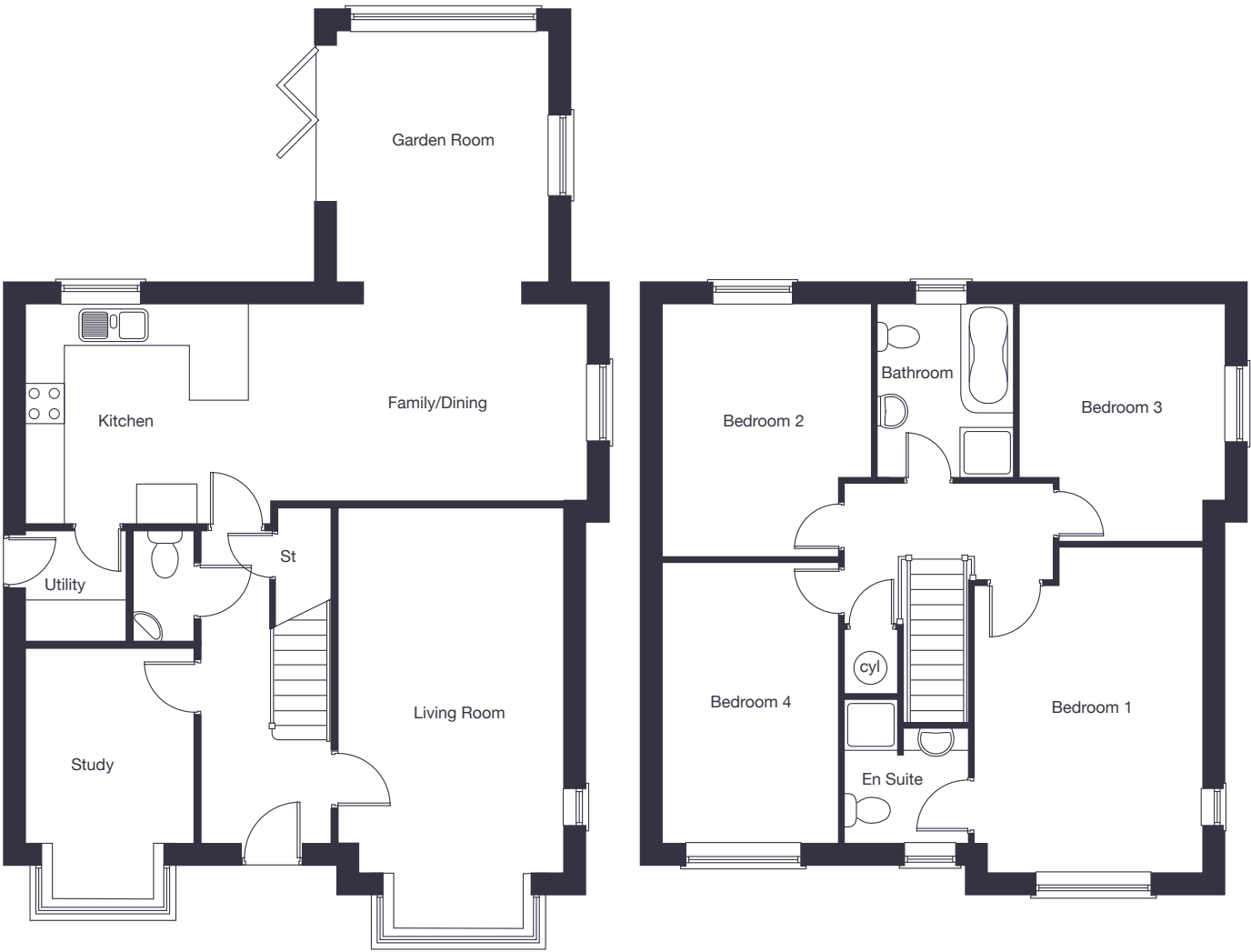
The Barbridge

4 bedroom  
detached home



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Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.39m x 3.24m	27'7" x 10'8"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Study	3.51m x 2.50m	11'6" x 8'3"
Detached Single Garage*	5.64m x 2.77m	18'6" x 9'1"
Detached Double Garage*	5.64m x 5.63m	18'6" x 18'6"

First Floor

Bedroom 1	4.86m x 3.40m	15'11" x 11'2"
Bedroom 2	3.79m x 3.13m	12'6" x 10'3"
Bedroom 3	3.54m x 3.04m	11'8" x 10'0"
Bedroom 4	4.15m x 2.64m	13'8" x 8'8"

\*Please refer to site plan for plot specific garage size.  
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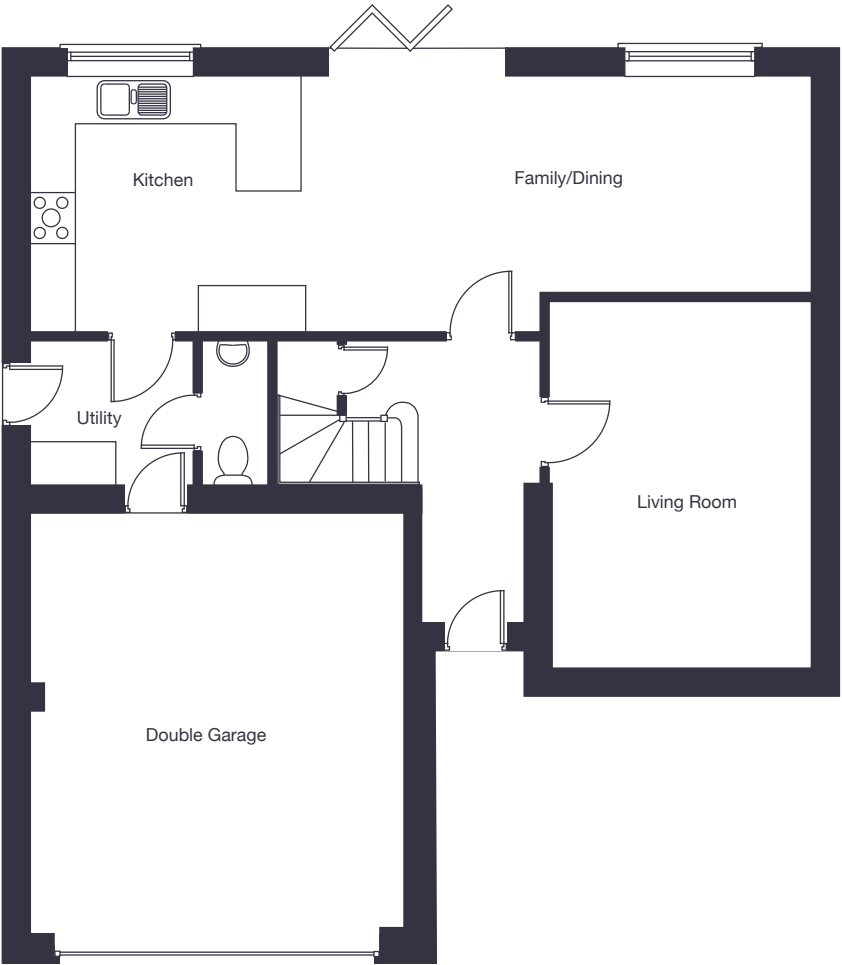
at Lambcote  
Meadows

The Stratton II

5 bedroom  
detached home

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Built with you in mind

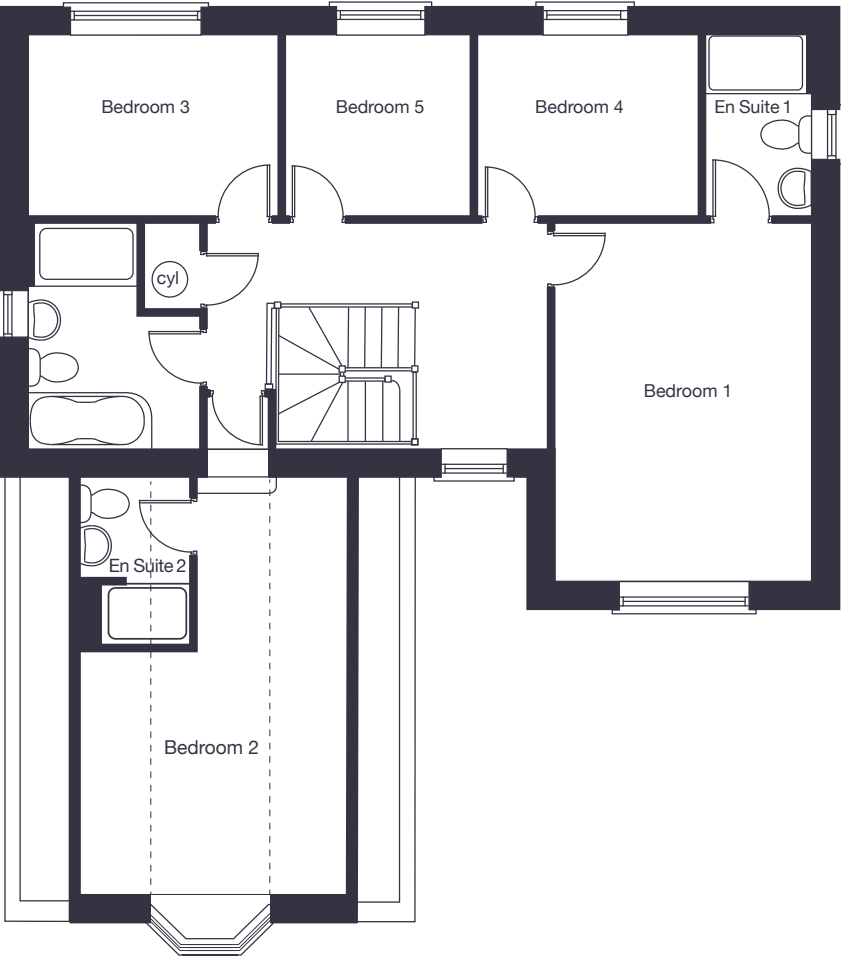


Ground Floor

Living Room	5.10m x 3.62m	16'9" x 11'11"
Kitchen/Family/Dining	10.82m x 3.53m	35'6" x 11'7"
Double Garage	5.89m x 5.19m	19'4" x 17'1"

--- Restricted ceiling height

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First Floor

Bedroom 1	4.98m x 3.62m	16'4" x 11'11"
Bedroom 2	5.83m x 3.74m	19'2" x 12'4"
Bedroom 3	3.43m x 2.47m	11'3" x 8'2"
Bedroom 4	3.02m x 2.47m	9'11" x 8'2"
Bedroom 5	2.55m x 2.47m	8'5" x 8'2"





Buying a Jones home  
is easier than you think

**CONSUMER  
CODE** FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Built with you in mind

## It's time to take a closer look at Lambcote Meadows.

Just call 07484 534 389 to book an appointment to view  
or visit [jones-homes.co.uk/lambcote-meadows](http://jones-homes.co.uk/lambcote-meadows)  
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

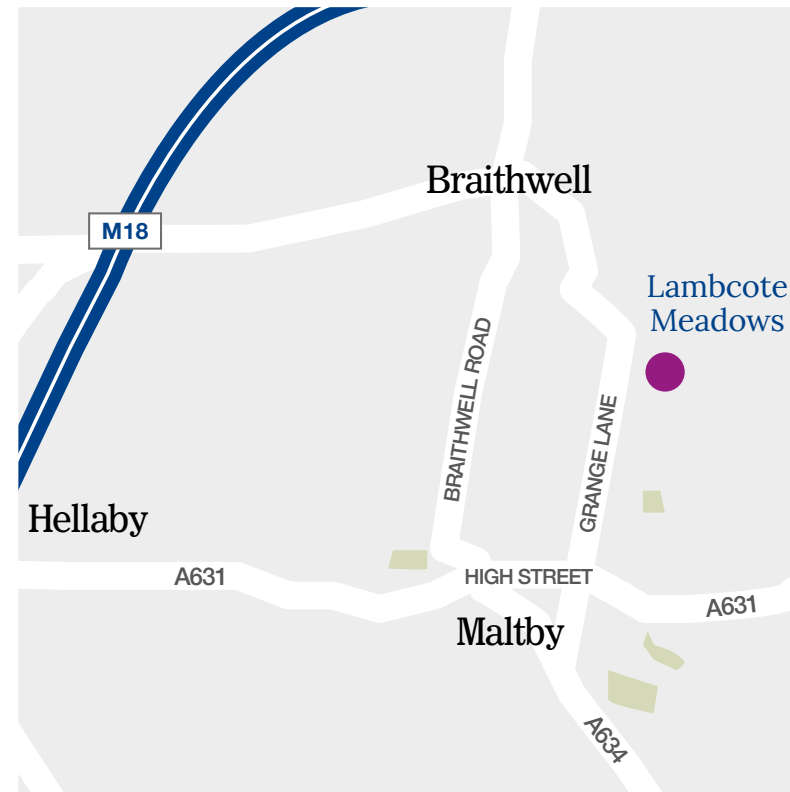
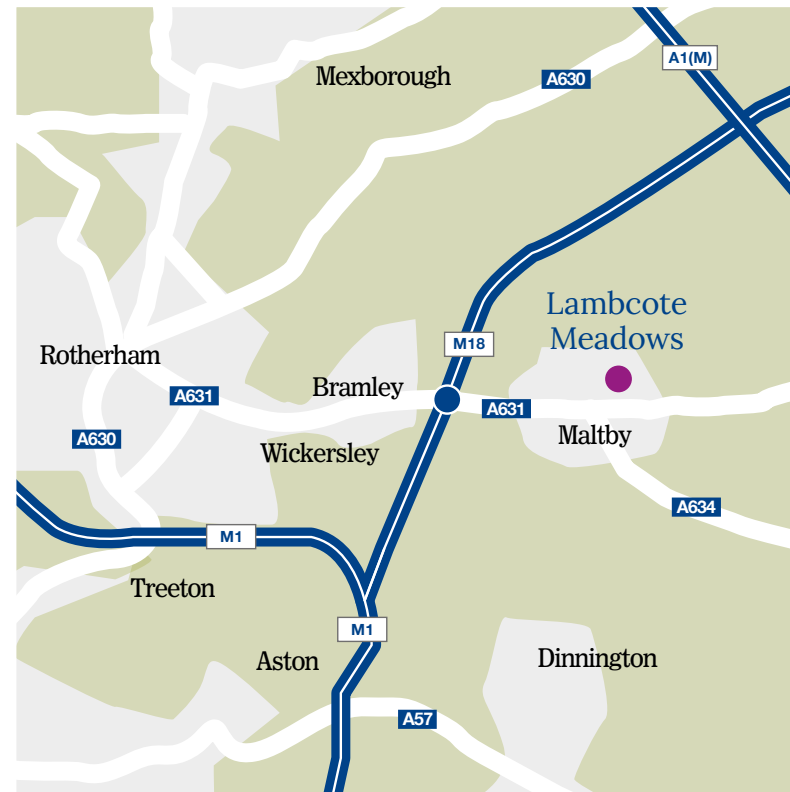
Following legal completion  
you can collect your keys  
from the Sales Advisor  
and Site Manager who will  
accompany you to your  
new home.



# How to find us...

## Lambcote Meadows

Off Grange Lane, Maltby, Rotherham, South Yorkshire S66 7DN



## Lambcote Meadows

Off Grange Lane, Maltby, Rotherham, South Yorkshire S66 7DN

Telephone: 07484 534 389

Jones Homes Regional Office:

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Telephone: 01274 852700

[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.  
JHY9458/July 2023.

**JONES**  
HOMES