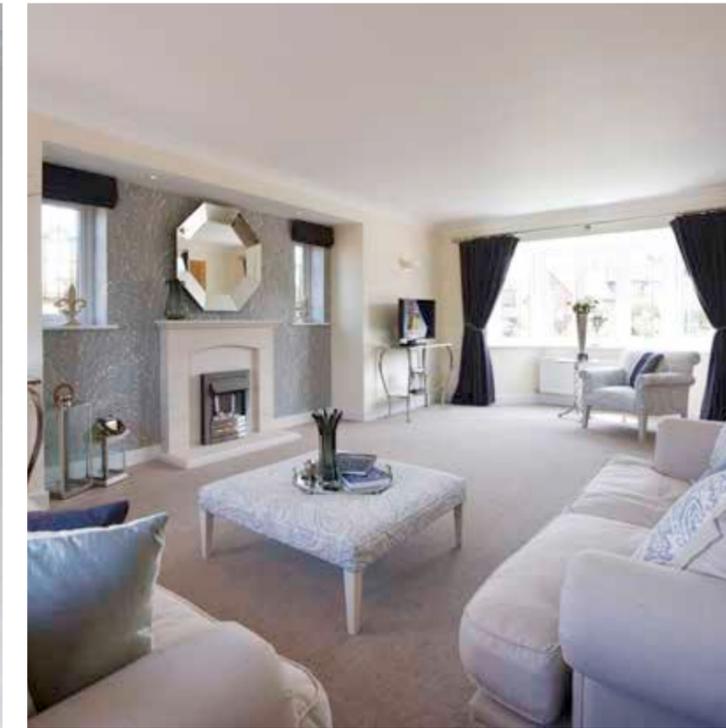


# Kingsfield Park

Tytherington



**JONES**  
HOMES



## Luxury living is about having it all

If you dream of living in a beautiful home, with a luxurious interior in a much sought-after Cheshire location, it can all be yours at Kingsfield Park, Tytherington.

This luxury development offers a range of high specification 2, 3, 4 & 5 bedroom homes built to traditionally high standards, suiting everyone from first time buyers to families. Designed with modern living in mind, the light and airy interiors offer plenty of space to work, play and relax in style.

Kingsfield Park is ideally located in Tytherington, an affluent suburb north of Macclesfield. It's close to the Peak District as well as the upmarket shops and restaurants of Alderley Edge and Prestbury. Kingsfield Park offers the perfect balance of a traditional community with everything you need for modern life.

## Perfecting every last detail

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

You'll find a contemporary kitchen with top of the range stainless steel 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 Kingsfield Park to help preserve and improve the natural environment.





1. St Peter's Church, Prestbury
2. Macclesfield Canal
3. Macclesfield Town Hall
4. Churchside, Macclesfield
5. Tytherington countryside

## Jones Homes, building superior homes in all the best locations

Tytherington is a highly sought-after place to live. Its beautiful rural setting within undulating countryside is close to the Macclesfield Canal and River Bollin as well as the majestic Peak District.

This outstanding setting affords a wealth of activities for leisure and pleasure, business and culture. With everything from spectacular walks and the nearby Tytherington Golf Club, to shopping and dining in Cheshire's 'Golden Triangle', you really can enjoy the best of all worlds. The thriving market town of Macclesfield is a short drive away and if you ever

want to explore a little further afield, the excellent road and rail links mean that there are good connections to Wilmslow, Stockport and Manchester. The area also boasts a range of local amenities with easy access to a small selection of local shops, Tytherington High School and good primary schools.



## Homes built with pride

With over 50 years' experience building individual houses in locations as desirable as Tytherington, 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.

# Kingsfield Park

- The Handforth**  
2 bedroom mews home
- The Sutton**  
2 bedroom mews home
- The Langley**  
3 bedroom mews home
- The Thornton**  
3 bedroom mews home
- The Davenham**  
4 bedroom detached home
- The Holcombe**  
4 bedroom detached home
- The Holcombe Special**  
4 bedroom detached home
- The Banbury**  
4 bedroom detached home
- The Northwood Special**  
4 bedroom detached home
- The Styal**  
4 bedroom detached home
- The Lindow II**  
4 bedroom detached home
- The Hartford II**  
4 bedroom detached home
- The Beaumont Plus**  
4 bedroom detached home
- The Stratton II**  
5 bedroom detached home
- The Latchford II**  
5 bedroom detached home
- The Knightsbridge II**  
5 bedroom detached home
- The Knightsbridge II Special**  
5 bedroom detached home
- The Connaught II**  
5 bedroom detached home



## Specification

General	Detached	Mews <sup>†</sup>
Double glazed PVCu windows with easy clean hinges	•	•
Energy saving insulation to cavity walls and roof space	•	•
Gas central heating with energy efficient boiler	•	•
Thermostatic controlled radiator valves**	•	•
Composite insulated front door	•	•
Contemporary panel doors with polish chrome furniture	•	•
French doors to patio area	•	•
Smooth plastered ceilings throughout	•	•
Choice of wall colour throughout*	•	•
TV point to lounge, family/dining room and bedrooms 1 & 2	•	
TV point to lounge and bedroom 1		•
Telephone point to hall**, lounge and bedroom 1	•	
Telephone point to lounge and bedroom 1		•
Smoke detectors	•	•
Kitchen		
Choice of fitted kitchen with toning worktops and upstands*	•	•
Built in stainless steel oven	•	•
Stainless steel gas hob and splash back with chimney style extractor	•	•
Integrated fridge and freezer	•	
Stainless steel sink with Hansgrohe mixer tap	•	•
LED downlights	•	•
Delta worktop lighting	•	•

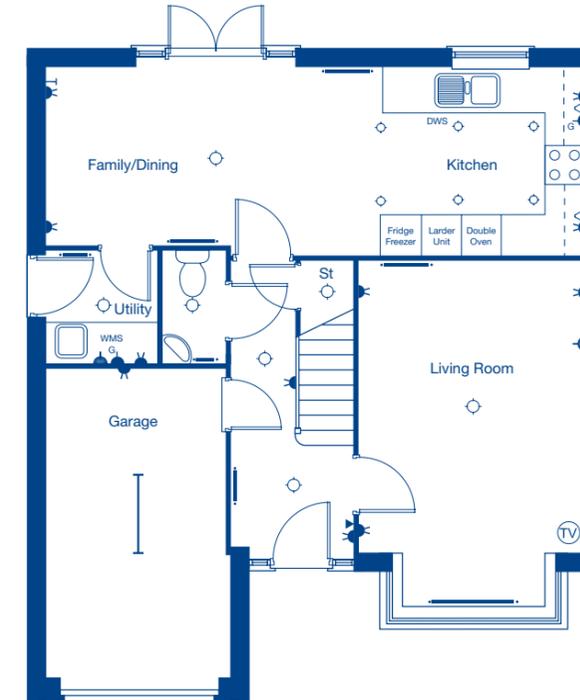
Bathroom/En Suite**	Detached	Mews <sup>†</sup>
Modern bathroom suite with Hansgrohe monoblock taps	•	•
Aqualisa thermostatic shower to bathroom and en suite**	•	•
Fully tiled walls in a choice of tiles from Porcelonosa*	•	•
LED downlights	•	•
External		
Turfed gardens to front and rear with paved patio area**	•	•
Elevation treatment and finish as individual plot detailed drawings	•	•
Boundary fencing the rear garden	•	•
General		
NHBC Buildmark Cover	•	•



\*Affordable Homes – please ask the Sales Advisor for details

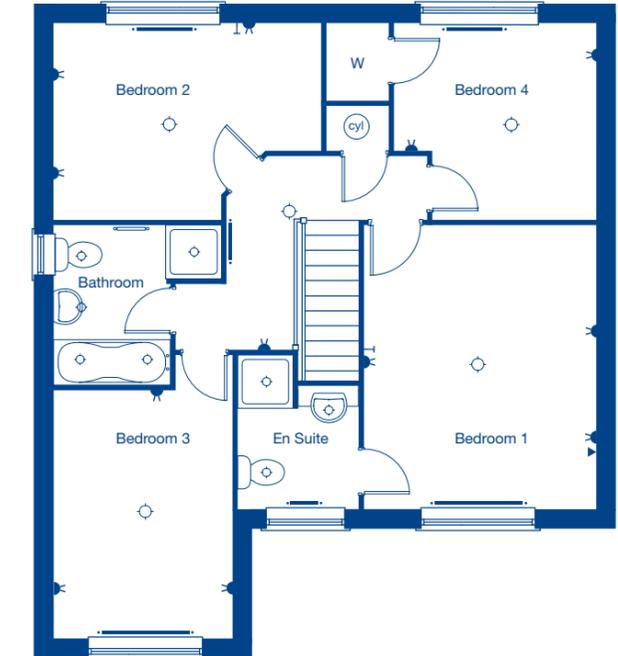
These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

\*Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. †The specification for Affordable Homes may vary from the above. Please ask the Sales Advisor for details. \*\*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**

Living Room	5.00m x 3.34m	16'5" x 10'11"
Kitchen/Family/Dining	8.03m x 2.75m	26'4" x 9'0"
Garage	4.58m x 2.56m	15'3" x 8'4"

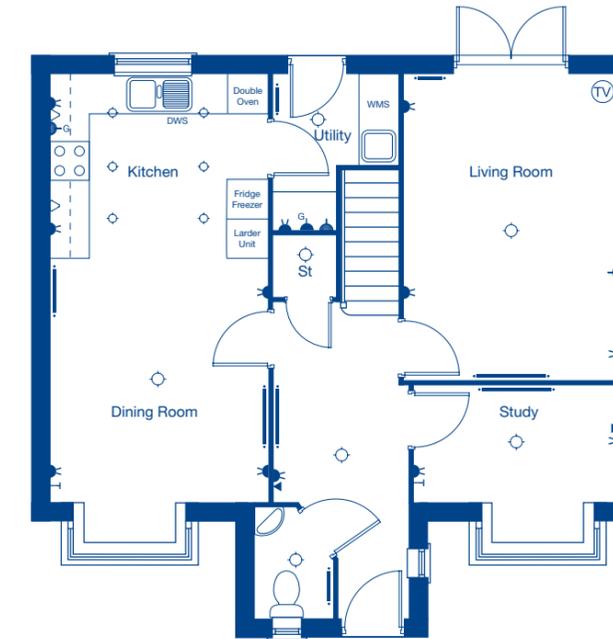


**First Floor**

Bedroom 1	4.18m x 3.41m	13'9" x 11'2"
Bedroom 2	3.97m x 2.88m	13'0" x 9'5"
Bedroom 3	3.64m x 2.66m	11'11" x 8'9"
Bedroom 4	2.95m x 2.87m	9'8" x 9'5"

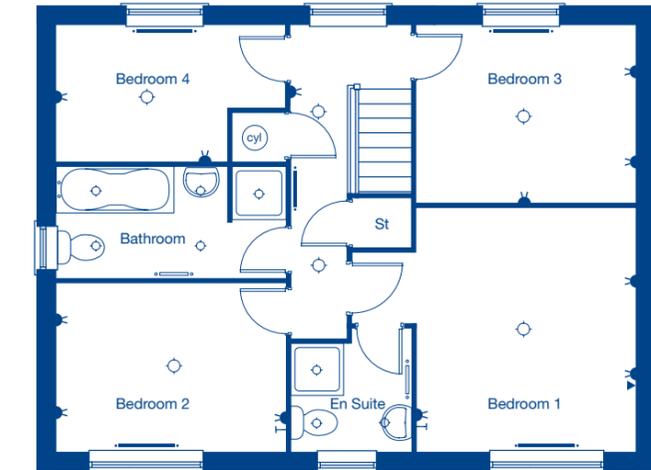


These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific streetscenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



**Ground Floor**

Living Room	4.61m x 3.27m	15'2" x 10'9"
Kitchen/Family/Dining	7.04m x 3.30m	23'1" x 10'10"
Study	3.12m x 2.34m	10'3" x 7'8"



**First Floor**

Bedroom 1	3.68m x 3.27m	12'1" x 10'9"
Bedroom 2	3.41m x 2.52m	11'2" x 8'3"
Bedroom 3	3.27m x 2.65m	10'9" x 8'8"
Bedroom 4	3.41m x 2.03m	11'2" x 6'8"

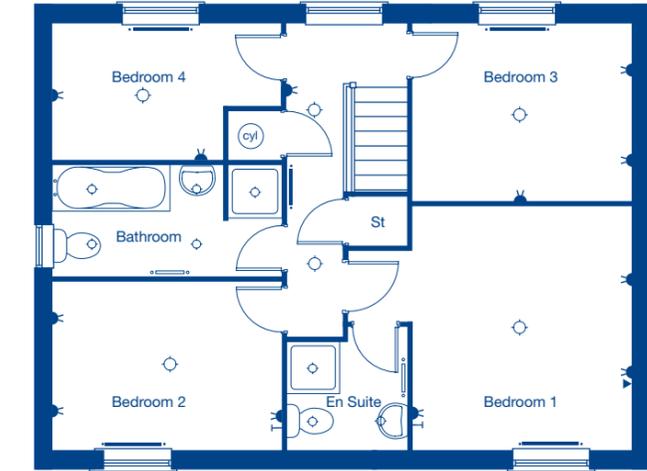


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**Ground Floor**

Living Room	4.61m x 3.27m	15'2" x 10'9"
Kitchen/Family/Dining	6.42m x 3.30m	21'0" x 10'10"
Study	3.12m x 1.71m	10'3" x 5'7"

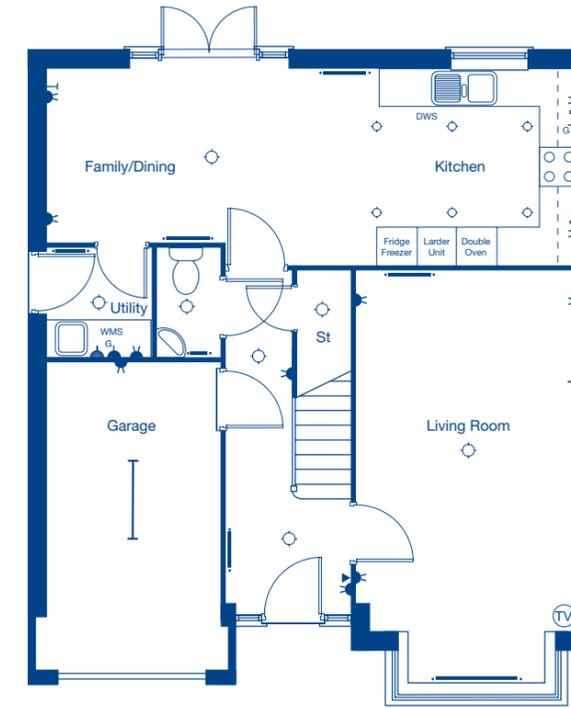


**First Floor**

Bedroom 1	3.68m x 3.27m	12'1" x 10'9"
Bedroom 2	3.41m x 2.52m	11'2" x 8'3"
Bedroom 3	3.27m x 2.65m	10'9" x 8'8"
Bedroom 4	3.41m x 2.03m	11'2" x 6'8"

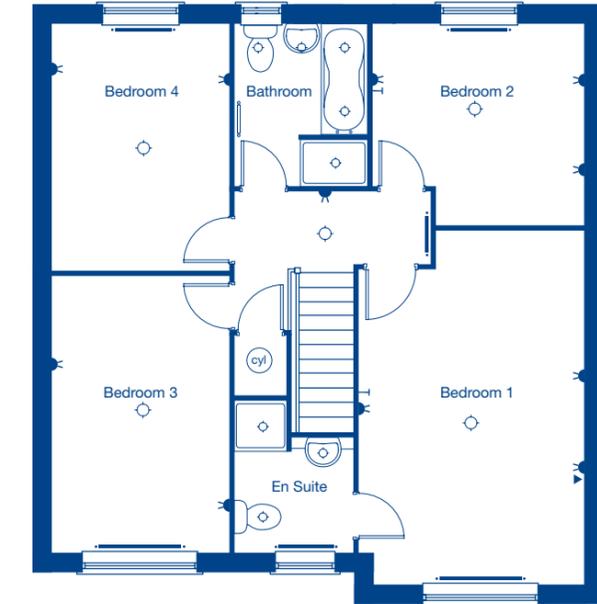


\*Some plots may be subject to additional or repositioned windows. Please ask the Sales Advisor for plot specific details. These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



**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"
Garage	3.87m x 2.49m	12'8" x 8'2"



**First Floor**

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	3.19m x 3.19m	10'6" x 10'5"
Bedroom 3	4.16m x 2.64m	13'8" x 8'8"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

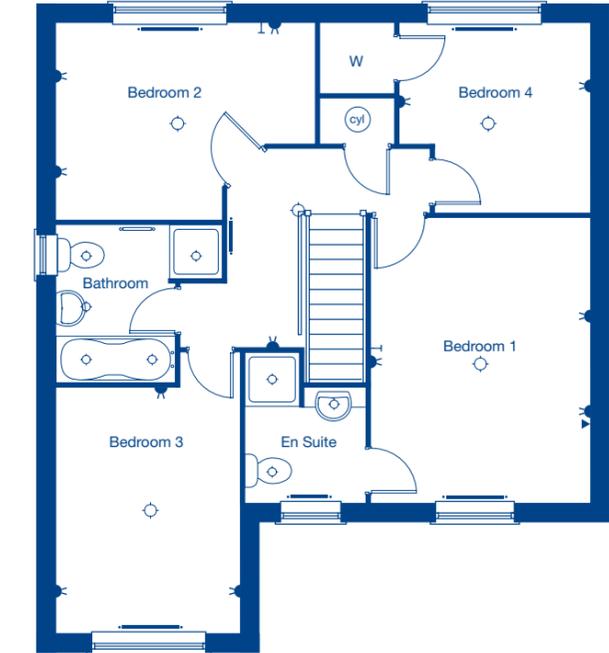


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**Ground Floor**

Living Room	4.20m x 3.27m	13'9" x 10'9"
Kitchen/Family/Dining	7.98m x 2.79m	26'2" x 9'2"
Study	3.30m x 2.67m	10'10" x 8'9"
Garage (Single)	5.30m x 2.60m	17'5" x 8'6"

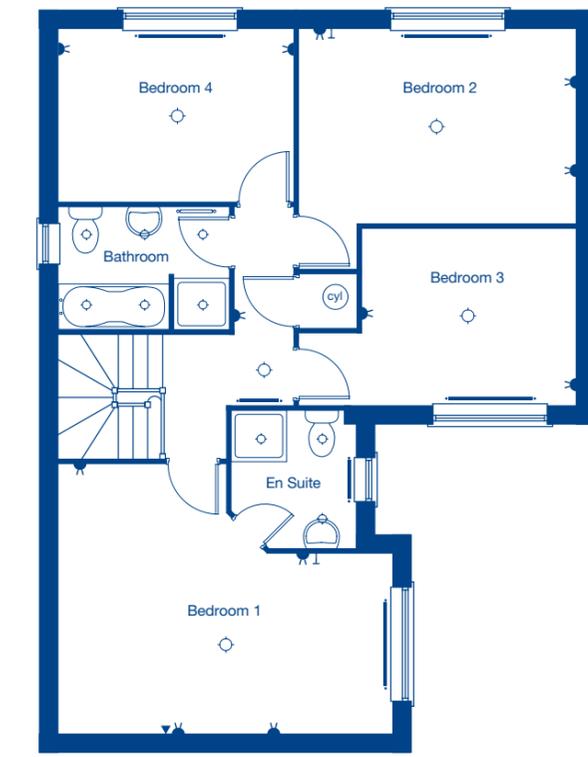
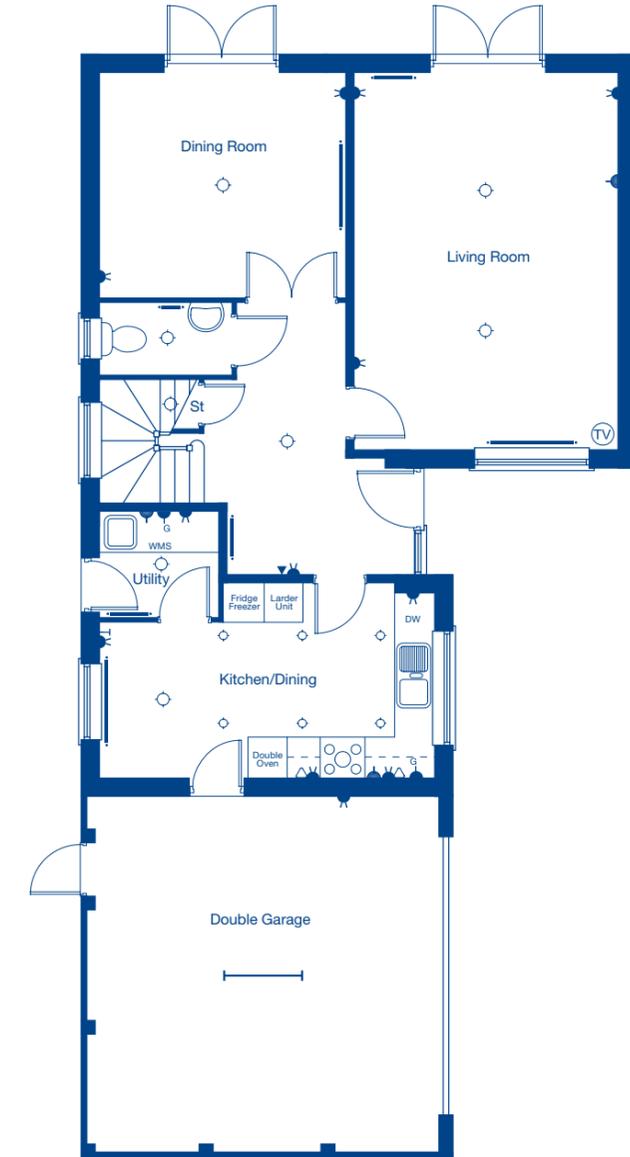


**First Floor**

Bedroom 1	4.28m x 3.34m	14'0" x 10'11"
Bedroom 2	3.80m x 2.86m	12'6" x 9'5"
Bedroom 3	3.67m x 2.67m	12'1" x 8'9"
Bedroom 4	2.90m x 2.78m	9'6" x 9'1"



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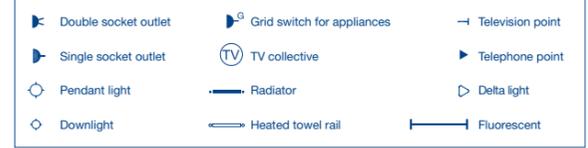


**Ground Floor**

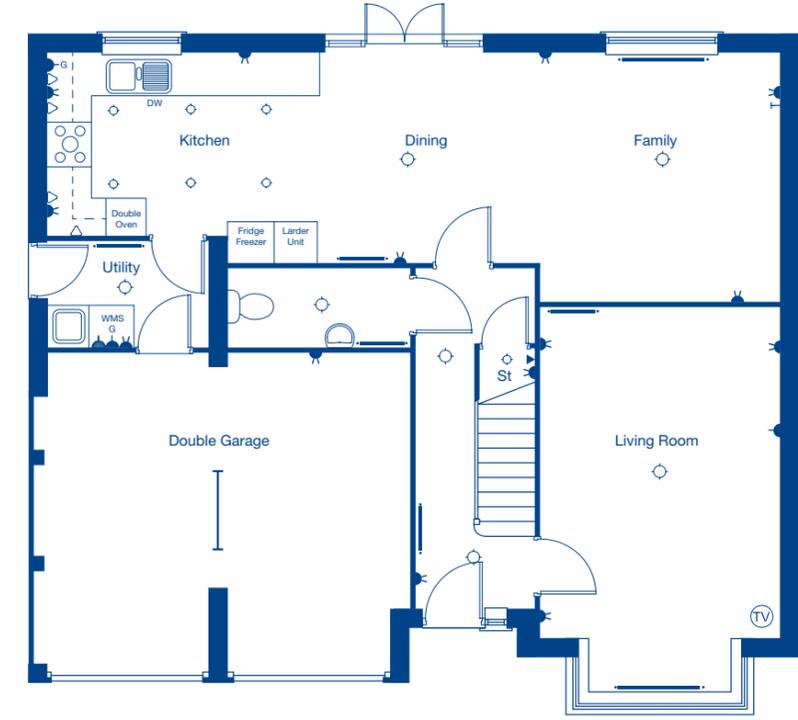
Living Room	5.76m x 4.00m	18'11" x 13'1"
Kitchen/Dining	5.08m x 2.97m	16'8" x 9'9"
Dining Room	3.73m x 3.43m	12'3" x 11'3"
Double Garage	5.53m x 5.42m	18'2" x 17'9"

**First Floor**

Bedroom 1	5.08m x 4.12m	16'8" x 13'6"
Bedroom 2	4.21m x 2.96m	13'10" x 9'9"
Bedroom 3	4.21m x 2.70m	13'10" x 8'10"
Bedroom 4	3.59m x 2.65m	11'9" x 8'8"



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**Ground Floor**

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	10.97m x 3.74m	36'0" x 12'3"
Double Garage	5.58m x 4.75m	18'4" x 15'7"

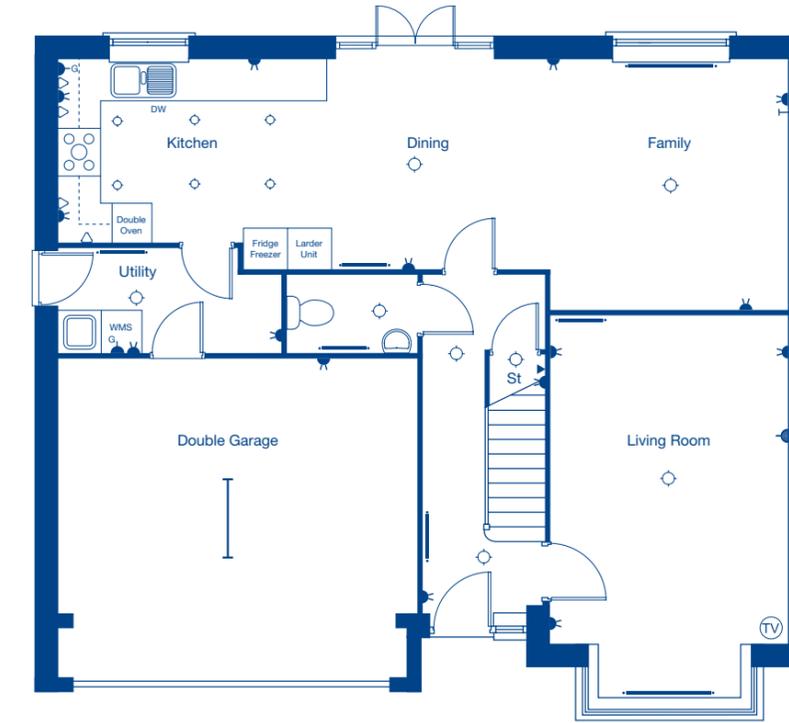


**First Floor**

Bedroom 1	5.75m x 3.54m	18'10" x 11'7"
Bedroom 2	4.57m x 3.00m	15'0" x 9'10"
Bedroom 3	3.62m x 2.99m	11'10" x 9'10"
Bedroom 4	2.99m x 2.76m	9'10" x 9'1"



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**Ground Floor**

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	10.97m x 3.74m	36'0" x 12'3"
Double Garage	5.33m x 4.75m	17'6" x 15'7"

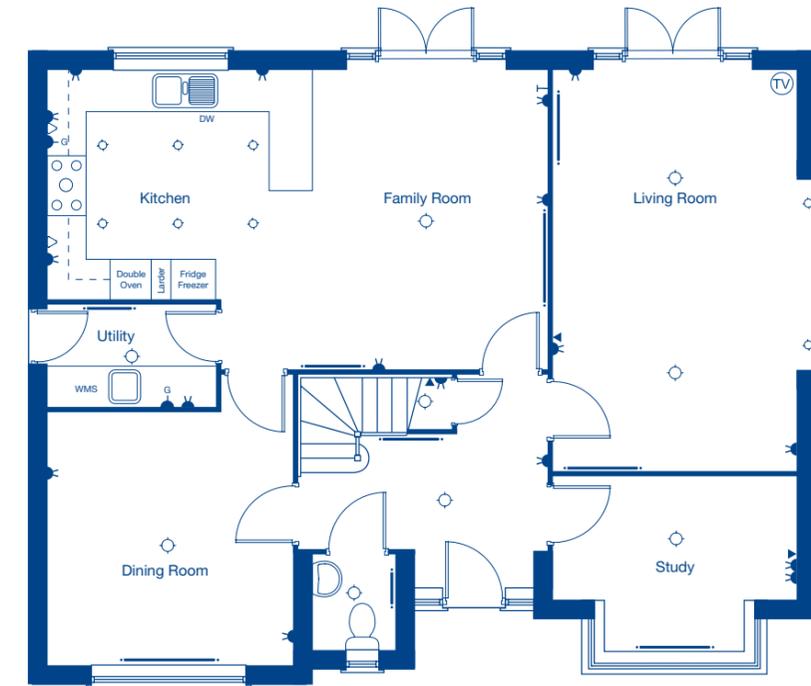


**First Floor**

Bedroom 1	5.75m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.38m	13'2" x 11'1"
Bedroom 3	4.02m x 2.77m	13'2" x 9'1"
Bedroom 4	3.24m x 2.99m	10'8" x 9'10"
Bedroom 5	2.99m x 2.86m	9'10" x 9'5"



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**Ground Floor**

Living Room	6.10m x 4.11m	20'0" x 13'6"
Kitchen/Family	7.59m x 4.52m	24'11" x 14'10"
Dining Room	4.40m x 3.72m	14'5" x 12'2"
Study	3.66m x 2.59m	12'0" x 8'5"

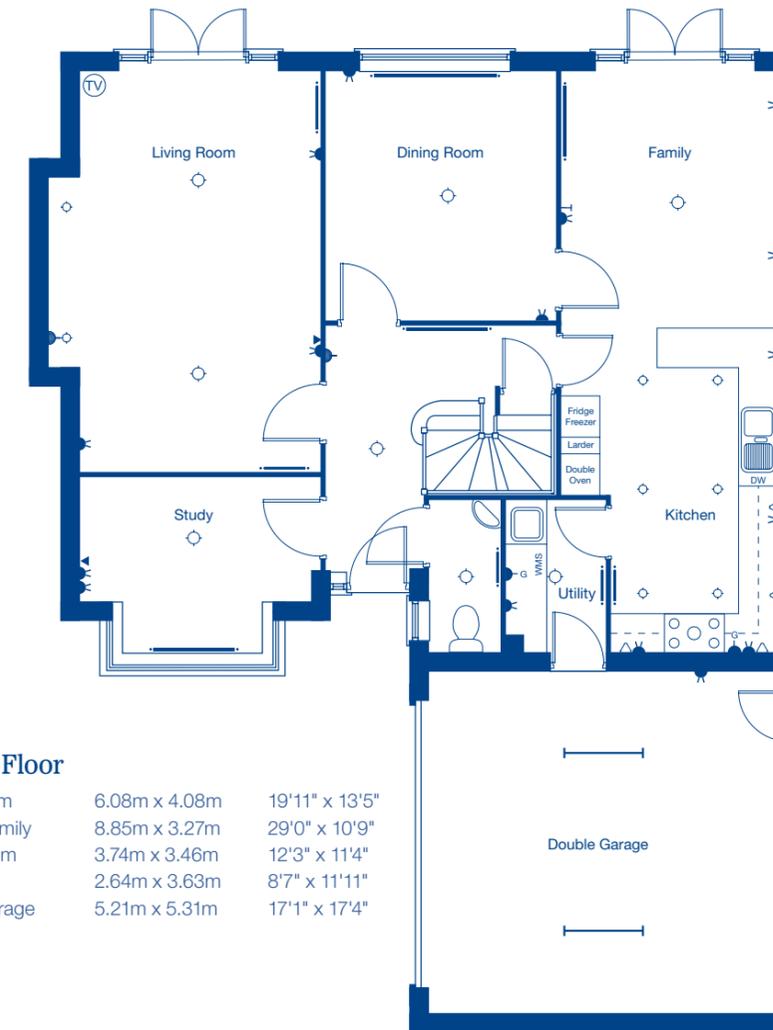


**First Floor**

Bedroom 1	4.37m x 3.66m	14'4" x 12'0"
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
Bedroom 3	2.71m x 3.62m	8'11" x 11'11"
Bedroom 4	3.72m x 2.78m	12'2" x 9'2"
Bedroom 5	2.44m x 3.62m	8'0" x 11'11"



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**Ground Floor**

Living Room	6.08m x 4.08m	19'11" x 13'5"
Kitchen/Family	8.85m x 3.27m	29'0" x 10'9"
Dining Room	3.74m x 3.46m	12'3" x 11'4"
Study	2.64m x 3.63m	8'7" x 11'11"
Double Garage	5.21m x 5.31m	17'1" x 17'4"



**First Floor**

Bedroom 1	5.14m x 3.45m	16'10" x 11'4"
Dressing Area 1	2.10m x 1.78m	6'11" x 5'10"
Bedroom 2	4.32m x 5.15m	14'2" x 16'11"
Dressing Area 2	3.37m x 2.06m	11'1" x 6'9"
Bedroom 3	3.39m x 3.48m	11'1" x 11'5"
Bedroom 4	3.06m x 3.48m	10'1" x 11'5"
Bedroom 5	2.45m x 3.48m	8'0" x 11'5"



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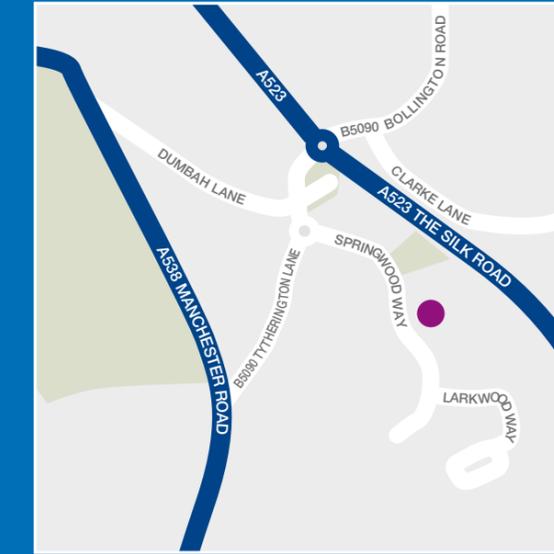
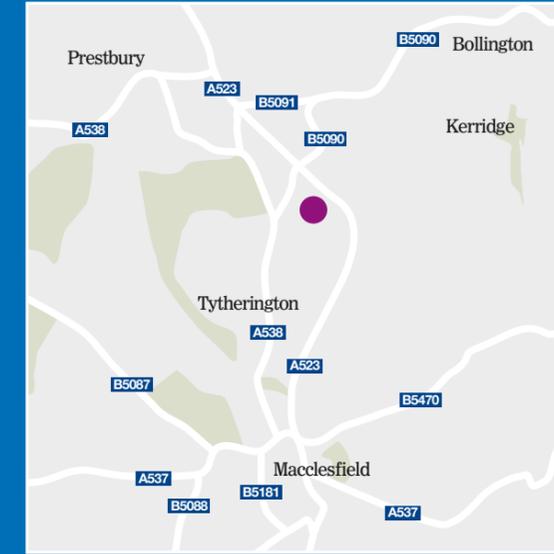
# Buying a Jones home is easier than you think

It's time to take a closer look at Kingsfield Park. Just call 0800 128812 to book an appointment to view or visit [jones-homes.co.uk](http://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.



## Kingsfield Park Springwood Way, Tytherington, Cheshire SK10 2XA



Head Office:  
Emerson House, Heyes Lane, Alderley Edge, Cheshire SK9 7LF  
Telephone: 0800 128812

[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 Sales Advisor for details. JHNW213/January 2015.