

# Newington Grange

Newington



**JONES**  
HOMES





## Luxury living is about having it all

If you dream about living in a beautiful home, with a high quality interior in a desirable location, it can all be yours at Newington Grange.

This exclusive gated development offers just 14 stunning 3, 4 & 5 bedroom homes. All built to traditionally high standards and designed with modern living in mind, the light and airy interiors offer plenty of space to work, play and relax in style.

Ideally located in the tranquil village of Newington, here you can enjoy an idyllic country-lifestyle, yet with easy access to the

M2 less than 2 miles away it has excellent links to all that Kent has to offer.

Newington is situated to the west of Sittingbourne and is one of the larger villages in the area, with a good range of local amenities, shops, restaurant, and post office. From here, you can be in London in just over an hour by train.



## Perfecting every last detail

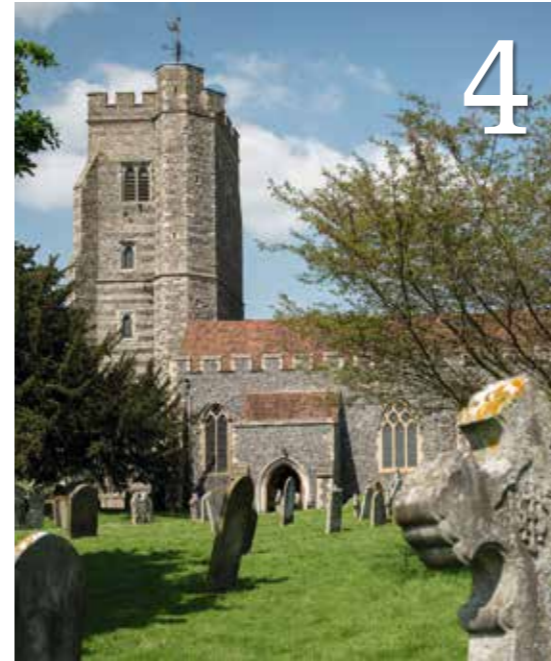
Each and every Jones home is highly designed and specified throughout.

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 Newington Grange to help preserve and improve the natural environment.







1. View from St Mary the Virgin church, Newington
2. Newington train station
3. School Lane, Newington
4. St Mary the Virgin church
5. Newington

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

The village of Newington is a delightful location, offering everything you need for modern living, all surrounded by beautiful countryside.

Here, you'll find a number of amenities, right on the doorstep, including convenience stores, restaurants and hairdressers. For commuters, Newington train station is just a five minute walk away and is on the mainline route for central London. There are also excellent bus and rail links to nearby Sittingbourne and Rainham.

As well as having a good selection of shops close to hand, the Bluewater Shopping Centre – one of the largest in Europe, is just over half an hour away.

For families, Newington is also home to a preschool nursery, Lower Halstow School and Newington C of E primary school.





## Homes built with pride

With over 55 years' experience building individual houses in locations as desirable as Newington, 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.



## 3 Bedroom Homes

- The Borden
- The Farthing
- The Iwade
- The Tunstall

## 4 Bedroom Homes

- Newington House
- DeLucy House
- The Halstow
- The Hartlip
- The Highsted
- The Kemsley
- The Kingsdown
- The Otterham

## 5 Bedroom Homes

- Blaxland House
- The Upchurch



# Specification

Each Jones home at Newington Grange has been designed to a high specification throughout and perfected down to the very last detail.

## Interior

- Multi-point locking front door
- Timber double glazed windows
- Gas central heating with energy efficient boiler
- Thermostatically controlled radiator valves
- Two panel white painted doors with polished chrome ironmongery
- BT points
- TV points
- Mains operated smoke detectors with battery backup
- Battery operated carbon monoxide detector
- \*Choice of wall colours
- White satin finish woodwork

## Kitchen

- \*Choice of contemporary kitchens with soft closures and pelmet lighting
- \*Choice of stylish coordinating worktops with upstands to complement the kitchen style
- Hansgrohe taps
- \*Choice of Porcelanosa floor tiles
- NEFF built in double electric oven
- NEFF gas hob
- NEFF chimney extractor hood
- NEFF integrated fridge/freezer



- NEFF integrated washing machine (Housestyles without separate utility)
- NEFF integrated dishwasher
- Ceiling downlights

## Utility Room

- Space for washing machine
- \*Choice of Porcelanosa floor tiles
- Units to match kitchen choice
- Worktops with upstand

## Bathroom and en suite

- Villeroy & Boch stylish white sanitaryware



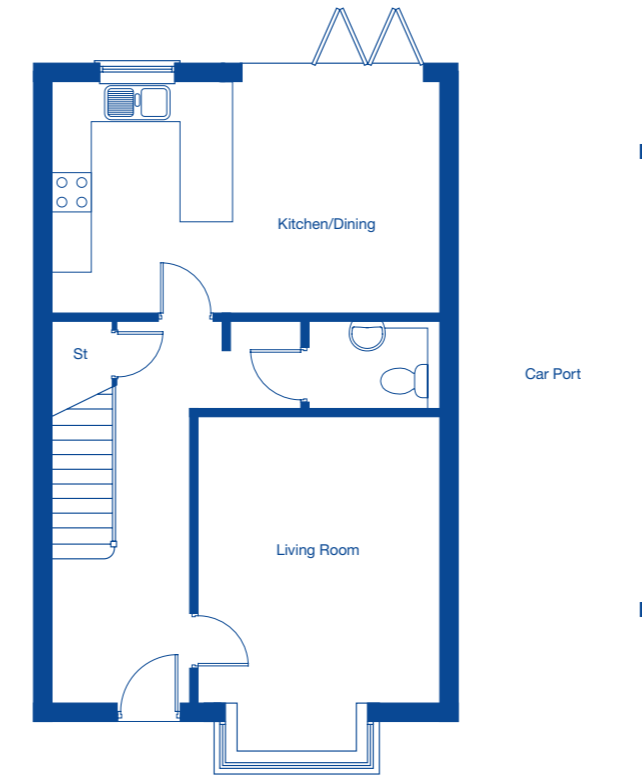
- Hansgrohe taps
- Illuminated bathroom cabinet with heated mirror (to family bathroom)
- Thermostatic shower to en suite
- \*Choice of Porcelanosa wall tiles
- \*Choice of Porcelanosa floor tiles
- Chrome heated towel warmer (to some house styles, please ask our Sales Advisor for more detail)
- Ceiling downlights

## External

- Turf to front & rear gardens
- NHBC Buildmark cover







**Ground Floor**

Living Room	4.31m x 3.66m	14'2" x 12'0"
Kitchen/Family/Dining	5.85m x 3.45m	19'2" x 11'4"

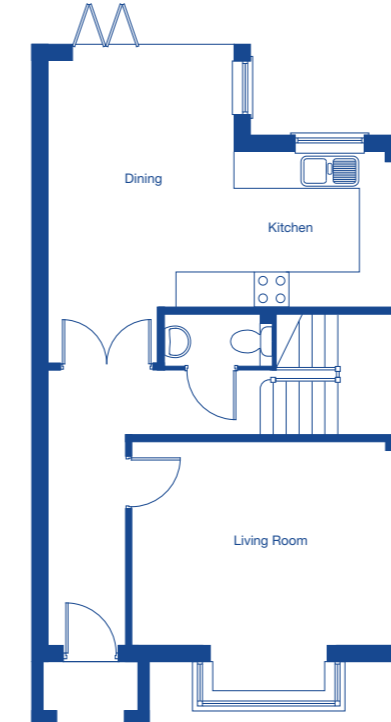


**First Floor**

Bedroom 1	4.56m x 3.66m	15'0" x 12'0"
Bedroom 2	4.31m x 3.47m	14'2" x 11'5"
Bedroom 3	3.80m x 2.74m	12'6" x 9'0"

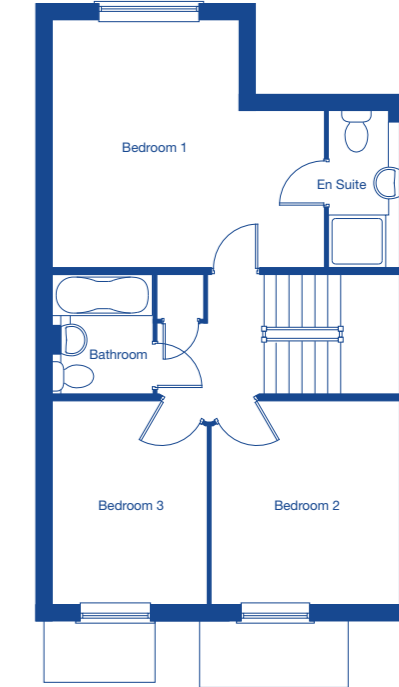
These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot 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	3.46m x 4.52m	11'4" x 14'10"
Kitchen/Family/Dining	5.96m x 4.23m	19'7" x 13'11"

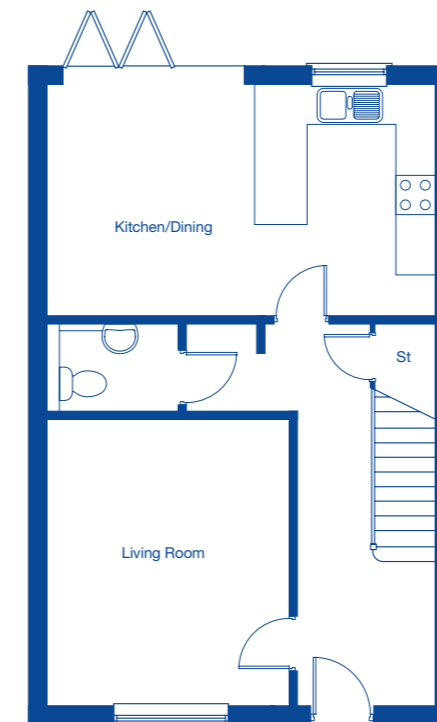


**First Floor**

Bedroom 1	4.67m x 4.23m	15'4" x 13'11"
Bedroom 2	3.47m x 3.22m	11'5" x 10'7"
Bedroom 3	3.47m x 2.66m	11'5" x 8'9"

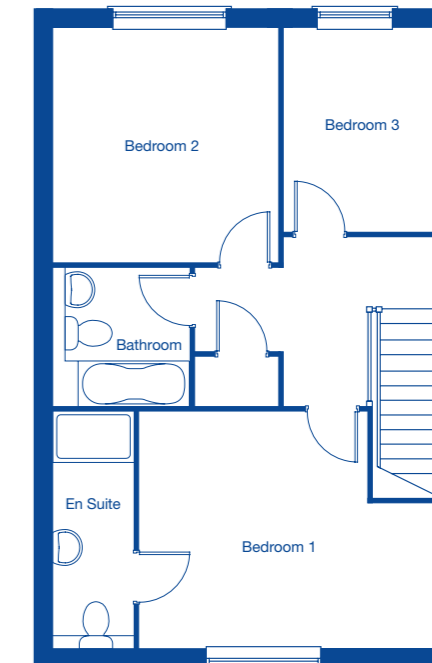
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**Ground Floor**

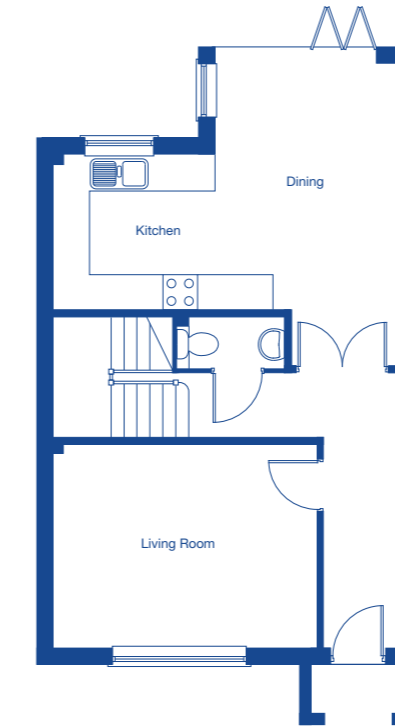
Living Room	4.32m x 3.65m	14'2" x 12'0"
Kitchen/Family/Dining	5.83m x 3.45m	19'2" x 11'4"



**First Floor**

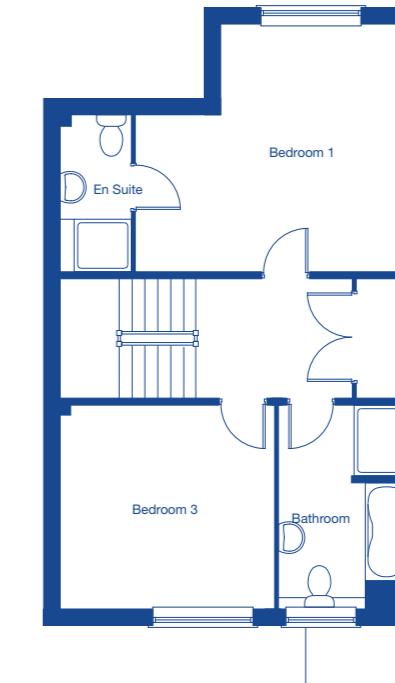
Bedroom 1	4.56m x 3.56m	15'0" x 11'8"
Bedroom 2	3.53m x 3.41m	11'7" x 11'2"
Bedroom 3	3.06m x 2.35m	10'0" x 7'9"





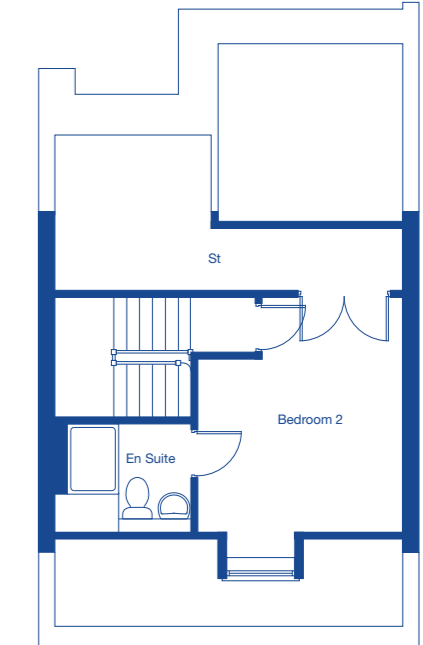
**Ground Floor**

Living Room	4.51m x 3.46m	14'10" x 11'4"
Kitchen/Dining	5.94m x 4.23m	19'6" x 13'11"



**First Floor**

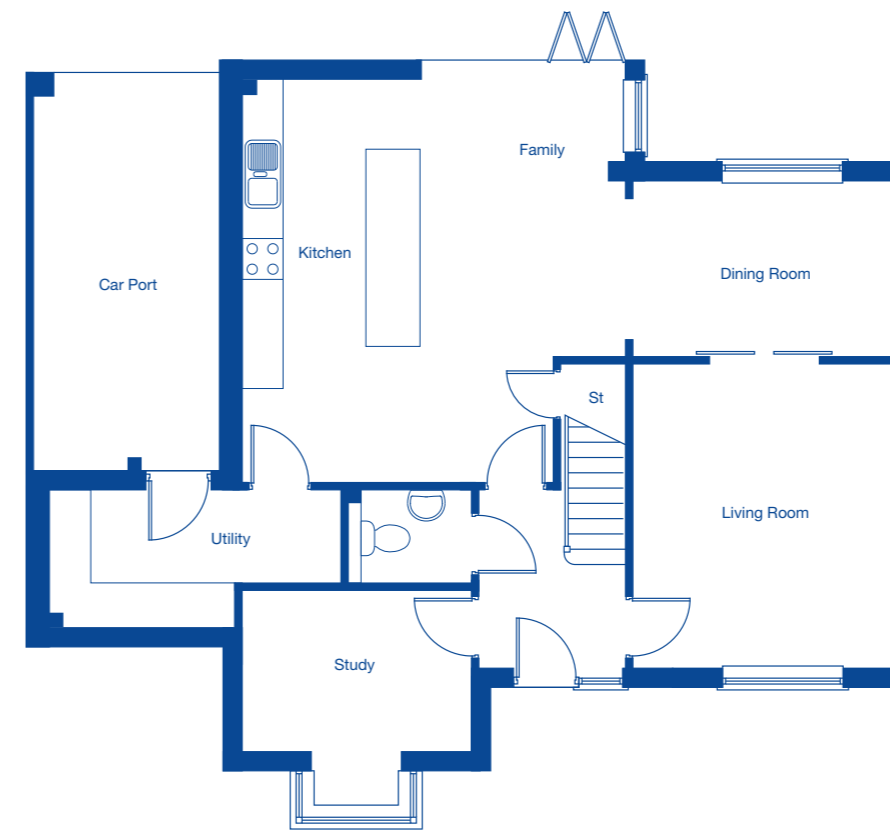
Bedroom 1	4.67m x 4.23m	15'4" x 13'11"
Bedroom 3	3.46m x 3.67m	11'4" x 12'0"



**Second Floor**

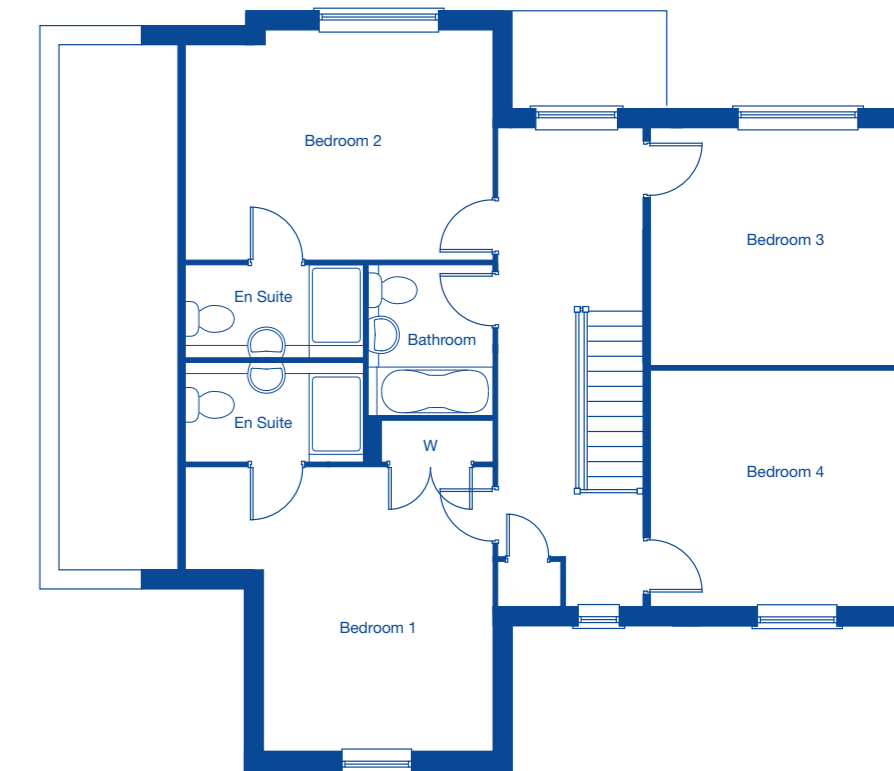
Bedroom 2	3.51m x 4.07m	11'6" x 13'4"
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**Ground Floor**

Living Room	4.34m x 3.79m	14'3" x 12'5"
Kitchen/Family/Dining	9.48m x 5.82m	31'1" x 19'1"
Study	3.29m x 2.29m	10'10" x 7'6"
Utility	4.20m x 1.94m	13'9" x 6'4"

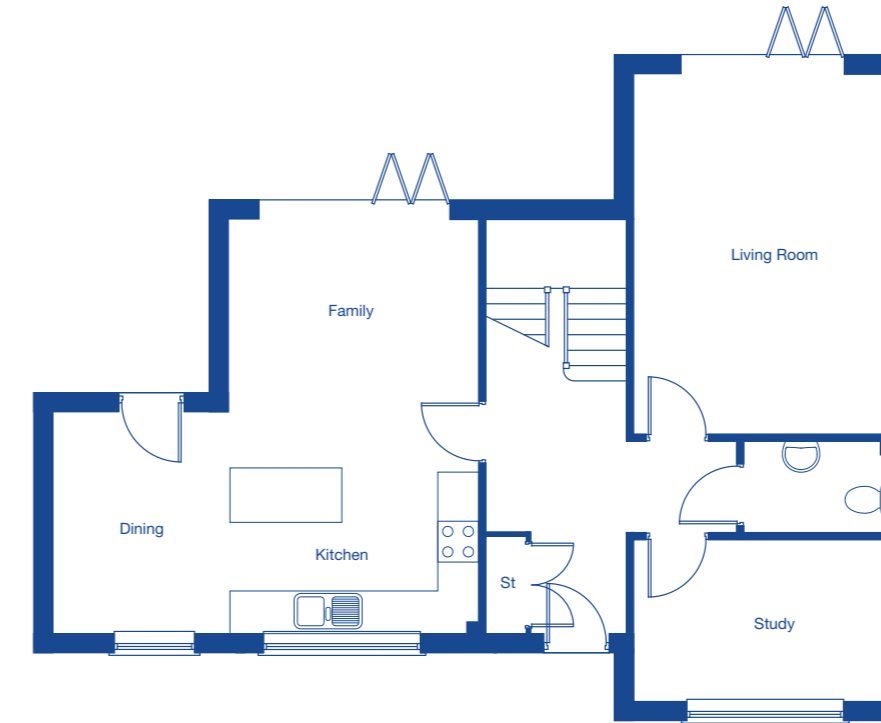


**First Floor**

Bedroom 1	4.51m x 4.16m	14'10" x 13'8"
Bedroom 2	4.51m x 3.14m	14'10" x 10'4"
Bedroom 3	3.48m x 3.79m	11'5" x 12'5"
Bedroom 4	3.45m x 3.79m	11'4" x 12'5"

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**Ground Floor**

Living Room	5.23m x 3.74m	17'2" x 12'3"
Kitchen/Family/Dining	6.20m x 5.99m	20'4" x 19'8"
Study	3.74m x 2.32m	12'3" x 7'7"

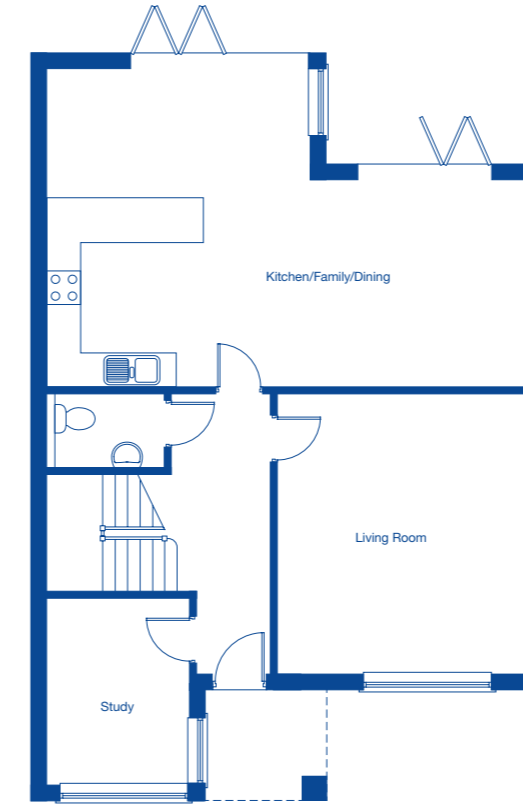


**First Floor**

Bedroom 1	3.74m x 3.99m	12'3" x 13'1"
Bedroom 2	3.74m x 3.53m	12'3" x 11'7"
Bedroom 3	3.62m x 2.96m	11'11" x 9'9"
Bedroom 4	3.62m x 2.95m	11'11" x 9'8"

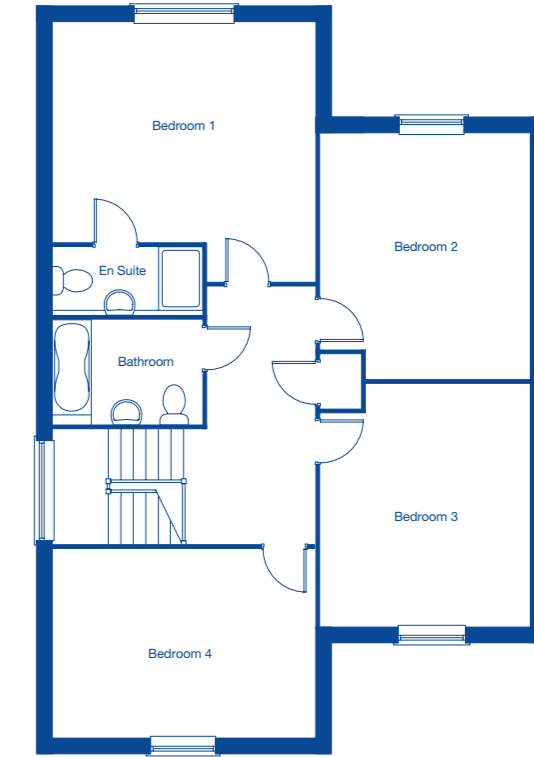
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**Ground Floor**

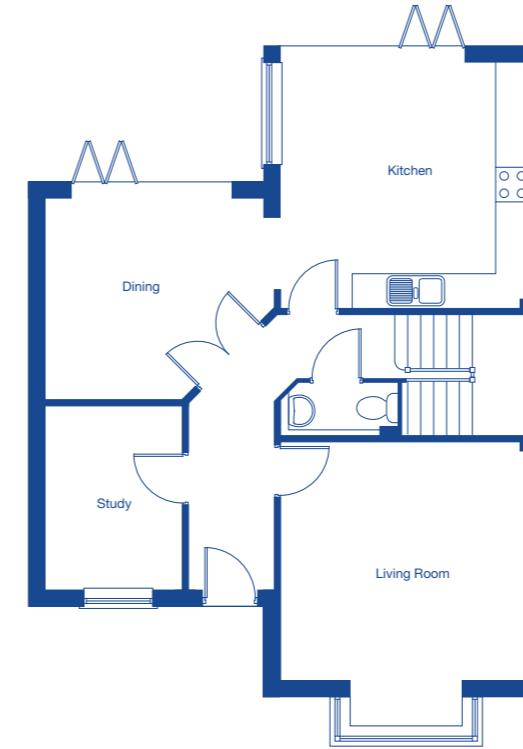
Living Room	4.92m x 4.35m	16'2" x 14'3"
Kitchen/Family/Dining	8.45m x 5.65m	27'9" x 18'6"



**First Floor**

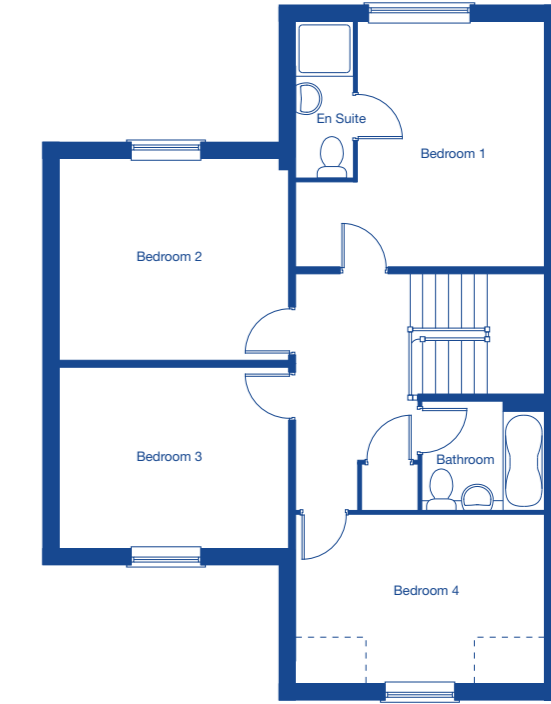
Bedroom 1	4.62m x 4.64m	15'2" x 15'3"
Bedroom 2	4.35m x 3.74m	14'3" x 12'3"
Bedroom 3	4.26m x 3.74m	14'0" x 12'3"
Bedroom 4	4.64m x 3.35m	15'3" x 11'0"





**Ground Floor**

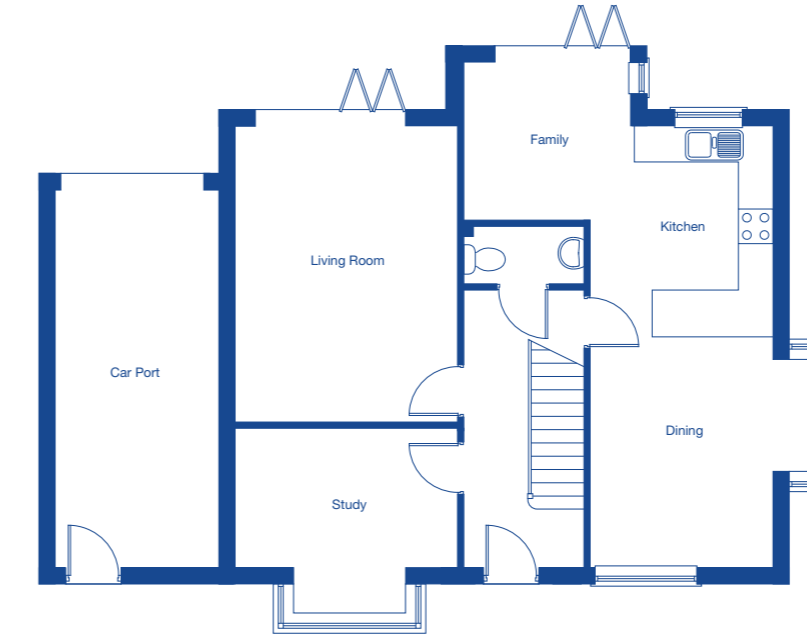
Living Room	4.05m x 4.29m	13'3" x 14'1"
Kitchen	4.20m x 4.29m	13'9" x 14'1"
Dining	3.44m x 3.78m	11'3" x 12'5"
Study	3.08m x 2.30m	10'1" x 7'7"



**First Floor**

Bedroom 1	4.29m x 4.20m	14'1" x 13'9"
Bedroom 2	3.90m x 3.44m	12'10" x 11'3"
Bedroom 3	3.90m x 3.08m	12'10" x 10'1"
Bedroom 4	4.29m x 2.89m	14'1" x 9'6"





**Ground Floor**

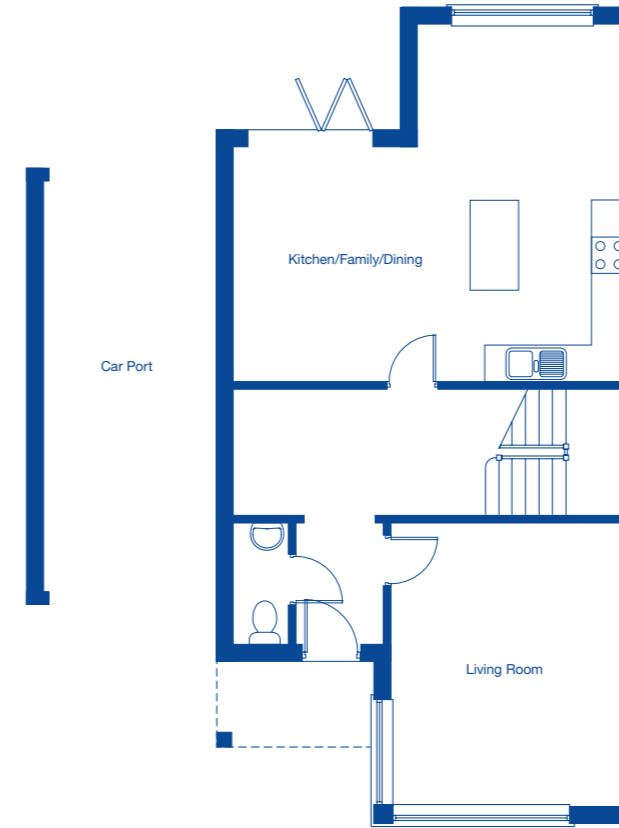
Living Room	5.06m x 3.79m	16'7" x 12'5"
Kitchen/Family/Dining	7.56m x 5.32m	24'10" x 17'5"
Study	3.79m x 2.35m	12'5" x 7'9"



**First Floor**

Bedroom 1	4.00m x 3.79m	13'1" x 12'5"
Bedroom 2	4.23m x 3.79m	13'11" x 12'5"
Bedroom 3	3.75m x 3.12m	12'4" x 10'3"
Bedroom 4	3.75m x 3.12m	12'4" x 10'3"





**Ground Floor**

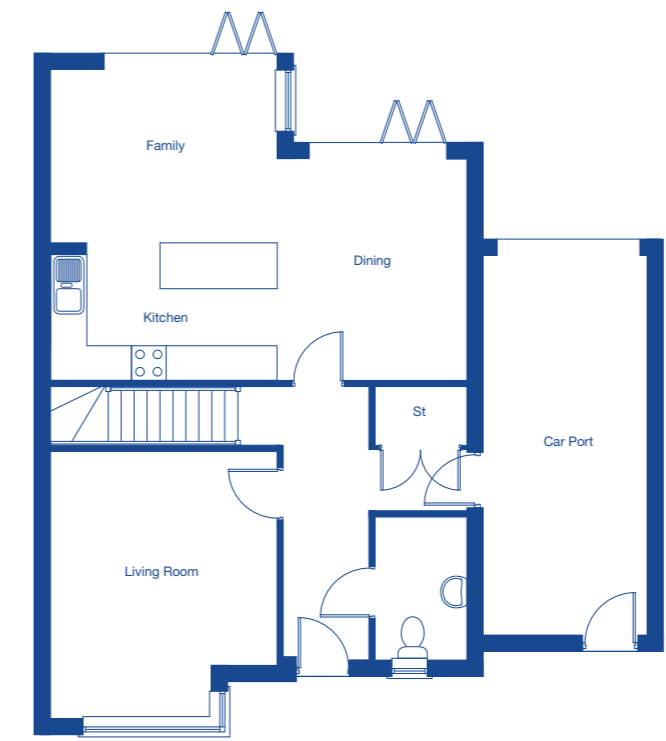
Living Room	4.65m x 3.85m	15'3" x 12'8"
Kitchen/Family/Dining	6.44m x 5.85m	21'2" x 19'2"



**First Floor**

Bedroom 1	3.00m x 3.95m	9'10" x 13'0"
Bedroom 2	3.91m x 3.40m	12'10" x 11'2"
Bedroom 3	3.80m x 2.74m	12'6" x 9'0"
Bedroom 4	3.83m x 2.96m	12'7" x 9'9"





**Ground Floor**

Living Room	4.56m x 3.85m	15'0" x 12'8"
Kitchen/Family/Dining	7.11m x 5.35m	23'4" x 17'7"

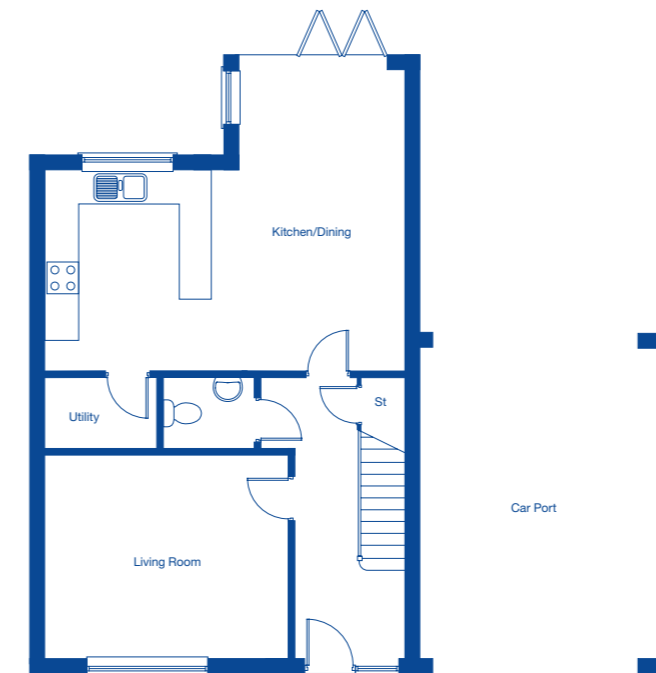


**First Floor**

Bedroom 1	4.43m x 3.66m	14'6" x 12'0"
Bedroom 2	2.97m x 3.85m	9'9" x 12'8"
Bedroom 3	3.19m x 2.71m	10'6" x 8'11"
Bedroom 4	3.66m x 2.75m	12'0" x 9'0"

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**Ground Floor**

Living Room	4.53m x 3.80m	14'10" x 12'6"
Kitchen/Family/Dining	6.73m x 5.67m	22'1" x 18'7"

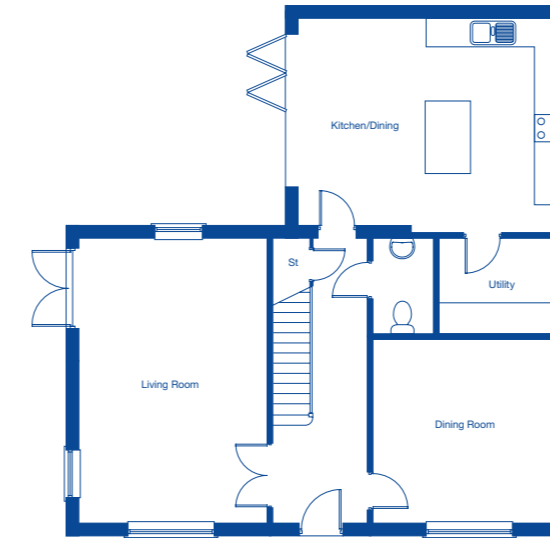


**First Floor**

Bedroom 1	4.53m x 3.16m	14'10" x 10'4"
Bedroom 2	3.75m x 3.56m	12'4" x 11'8"
Bedroom 3 (full head height)	4.71m x 2.60m	15'5" x 8'6"
Bedroom 4	3.10m x 2.68m	10'2" x 8'10"

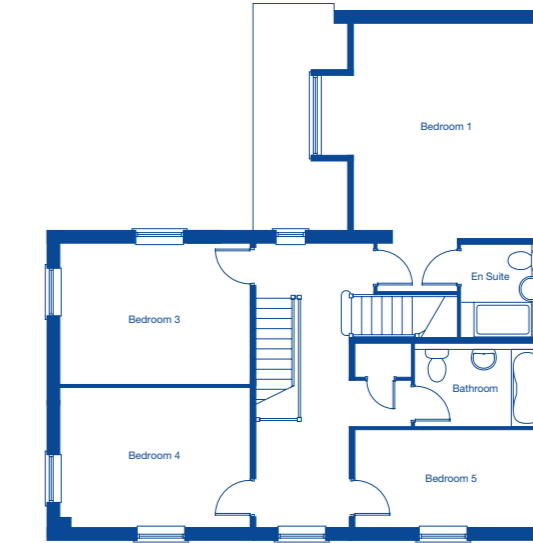
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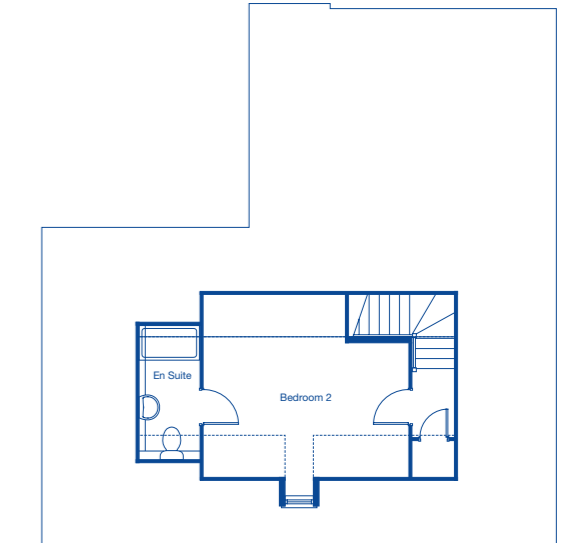
**Ground Floor**

Living Room	6.22m x 4.13m	20'5" x 13'7"
Kitchen/Dining	5.77m x 4.69m	18'11" x 15'5"
Dining Room	4.13m x 4.02m	13'7" x 13'2"
Utility	2.68m x 2.05m	8'10" x 6'9"



**First Floor**

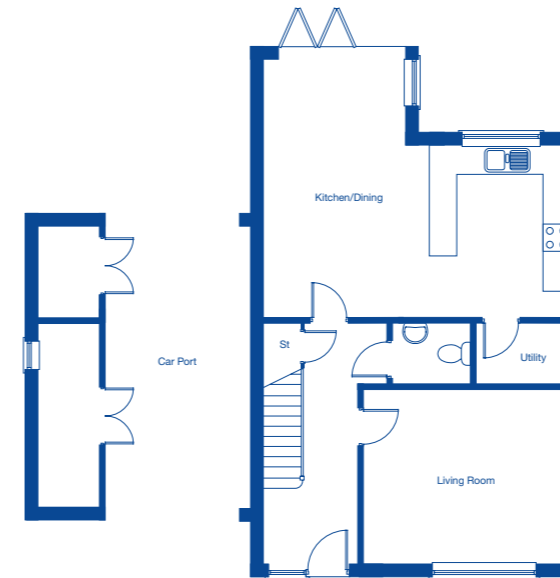
Bedroom 1	4.69m x 4.15m	15'5" x 13'7"
Bedroom 3	4.13m x 3.07m	13'7" x 10'1"
Bedroom 4	4.13m x 3.07m	13'7" x 10'1"
Bedroom 5	4.13m x 2.14m	13'7" x 7'0"



**Second Floor**

Bedroom 2 (full head height)	4.44m x 2.14m	14'7" x 7'0"
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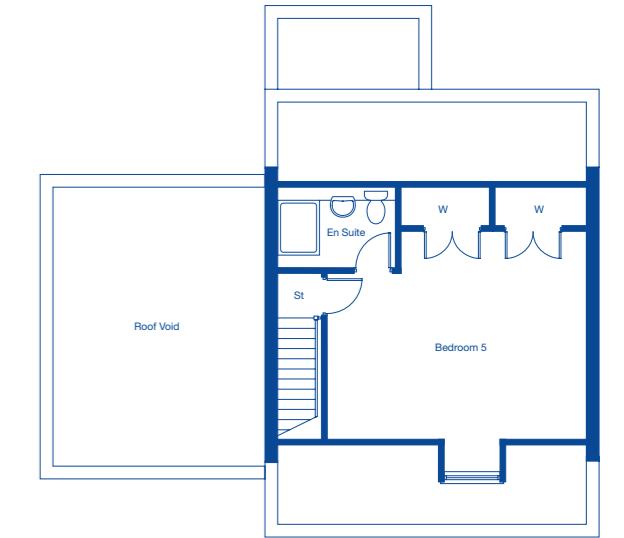
**Ground Floor**

Living Room	4.54m x 3.80m	14'11" x 12'6"
Kitchen/Dining	6.73m x 5.67m	22'1" x 18'7"
Utility	2.05m x 1.30m	6'9" x 4'3"



**First Floor**

Bedroom 1	4.96m x 4.55m	16'3" x 14'11"
Bedroom 2	3.75m x 3.56m	12'4" x 11'8"
Bedroom 3	3.76m x 3.14m	12'4" x 10'4"
Bedroom 4	3.10m x 2.68m	10'2" x 8'10"



**Second Floor**

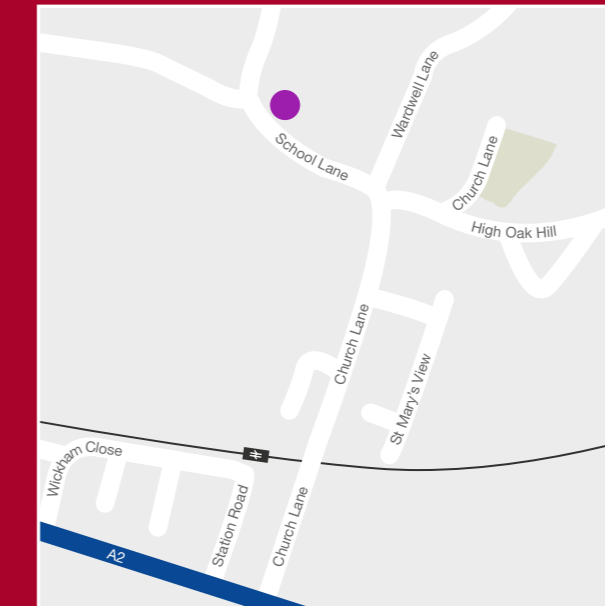
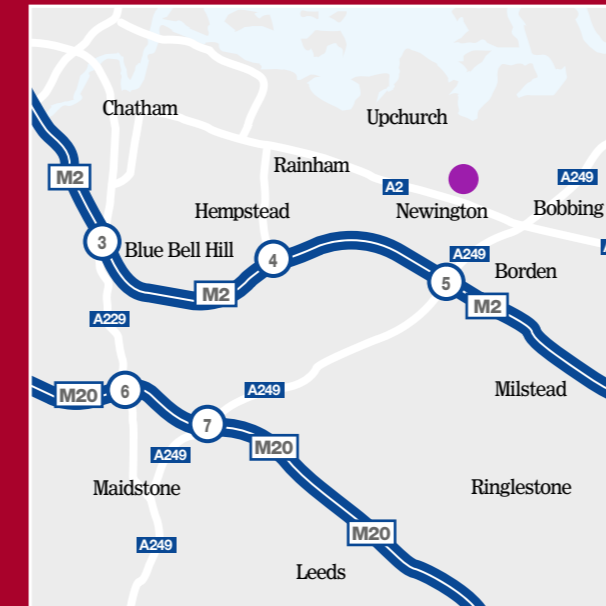
Bedroom 5 (full head height)	5.66m x 4.12m	18'7" x 13'6"
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# Buying a Jones home is easier than you think

It's time to take a closer look at Newington Grange. Just call 01322 665000 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 home 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.



**Head Office:**  
Jones Homes (Southern), 3 White Oak Square, Swanley, Kent, BR8 7AG  
Telephone: 01322 665000

[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. JHSO359/July 2016.