

FOLDERS GROVE

Burgess Hill





Live the luxury lifestyle



Luxury living is about having it all

If you dream of living in a beautiful home, with a luxurious interior in a sought-after location, it could all be yours at Folders Grove.

Ideally located in the charming town of Burgess Hill, Folders Grove is a select development of stylish 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.

Overlooking the breathtaking views of the South Downs, Folders Grove benefits from a countryside location whilst offering easy access to a host amenities in Burgess Hill.

For the commuter, Burgess Hill has excellent transport links to surrounding areas, central London and international airports.

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 Folders Grove to help preserve and improve the natural environment.







1. Clayton Windmills (Jack and Jill), Clayton, Ditchling Beacon
2. Burgess Hill Train Station, Burgess Hill
3. Shopping, Burgess Hill
4. Waitrose, Burgess Hill
5. St John the Evangelist's Church, Burgess Hill



Jones Homes, building quality homes

Encompassed by the stunning views of the South Downs countryside, Folders Grove is the perfect location to enjoy the great outdoors right from your doorstep.

Burgess Hill is a friendly, fast-growing town, which offers plenty to see and do. Shops are plentiful with many high street, independent stores and local themed markets. An excellent choice of cafes, restaurants and cosy pubs are also available for you to enjoy. The town also benefits from two leisure centres, a skate park and a Cricket and Tennis Club.

For those looking for the best the South Downs has to offer, Folders Grove is the ideal place to call home. From here, you can enjoy cycling, horse riding and countless leisurely walks throughout this truly inspiring landscape. Take time out to rest and reflect, with panoramic views over some of England's most delightful scenery: pretty villages, spectacular coastline and of course the iconic Clayton Windmills (known to the locals as 'Jack and Jill').

Just 11 miles away is the popular seaside resort of Brighton, ideal for days out or weekend breaks. With its vibrant bars, eclectic collection of shops, cafés, restaurants and nightlife to walks along the beach, Brighton is a city that has it all.

The professional commuter, has easy access to a variety of destinations. With two mainline stations within walking distance from Folders Grove, you can be in the centre of London in just one hour. Gatwick Airport is under 20 miles away via the M23 and the A23 and Heathrow Airport is accessible via the M25. With well-regarded schools also close by, Folders Grove is the ideal place for growing families and country-loving commuters alike.











Homes built with pride

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

Folders Grove

-  **The Knightsbridge II**
5 bedroom detached home
-  **The Knightsbridge A II**
5 bedroom detached home
-  **The Connaught II**
5 bedroom detached home
-  **The Lindfield II**
4 bedroom detached home
-  **The Hartford Regent II**
4 bedroom detached home
-  **The Hartford Regent A II**
4 bedroom detached home



Knightsbridge II, Knightsbridge II A, Connaught II, Lindfield II, Hartford Regent II & Hartford Regent A II, House Types with Garden Rooms: Plots 42, 44, 45, 72 & 73.

*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 reserve the right to vary details from time to time as may be necessary.

Specification

Internal
White double glazed PVCu windows with easy clean hinges
Feature Bi-fold or French doors to patio area
Choice of fitted wardrobes to bedroom 1**
Oak veneered panel doors with polished chrome furniture
Staircase with oak newel, hand rail and balusters
Smooth plastered ceilings throughout
Choice of wall colour throughout*
Chrome telephone points
Chrome USB socket to kitchen & bedroom 1
Chrome TV points
Chrome power points throughout
Gas central heating with energy efficient boiler
Thermostatically controlled radiator valves†
Energy saving insulation to cavity walls & roof space
Alarm system
Mains powered smoke detectors with battery back up
Battery powered carbon monoxide detector
Bathroom & En Suite
Contemporary white sanitaryware
Choice of vanity unit colour*
Aqualisa shower to bathroom and en suite
Aqualisa digital bath filler
Choice of fully tiled walls and floors from the Porcelanosa range*
Chrome heated ladder towel rail
Choice of Porcelanosa floor tiles*
LED Downlights in white
Hansgrohe Taps
Mirrored and illuminated cabinet including shaver point to bathroom and en suites
Roper Rhodes polished chrome bathroom furniture to bathroom, en suites and cloakroom

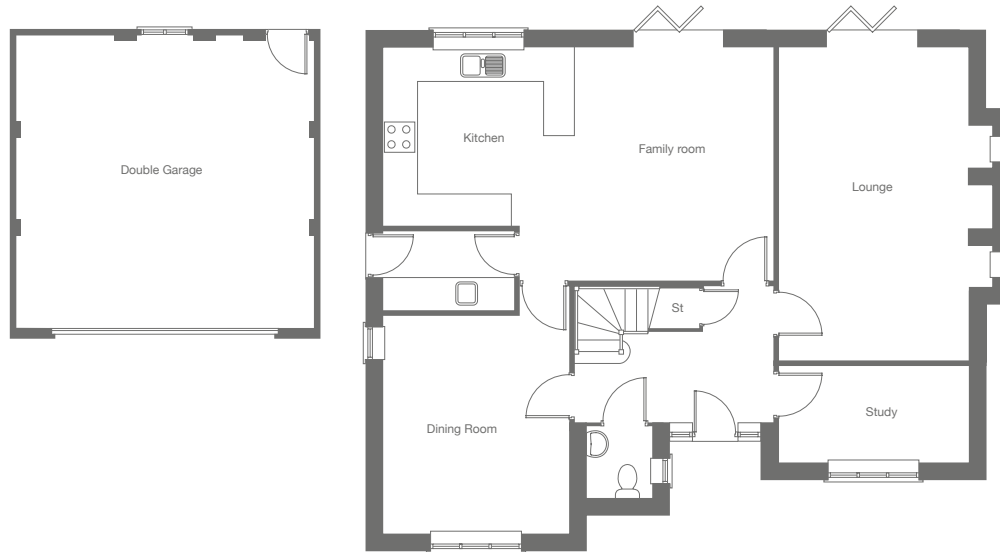
Kitchen
Choice of contemporary kitchen with soft closures
Choice of stone worktop, upstand, window cill and splash back*
LED under unit lighting
LED plinth lighting
NEFF built in stainless steel single electric oven, combination microwave, 5 ring induction hob, chimney extractor and dishwasher
Wine cooler
Stainless steel sink with Hansgrohe mixer tap
Choice of Porcelanosa floor tiles*
Utility
Coordinating units with choice* of worktop
Stainless steel sink with Hansgrohe single lever mixer tap
Plumbing and power for washing machine
Choice of Porcelanosa floor tiles*
External
Composite insulated front door with white internal face, polished chrome furniture and coordinated garage door
1.8m close boarded boundary fencing to rear garden
Painted garage floor
Polished chrome wired door bell
Light and power to on plot garage
Floodlight with PIR
Cold water tap
Remote controlled up and over garage doors
Turfed gardens to front and rear with paved patio area
Stainless steel up and down 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.
†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. Elevational treatments are indicative and not plot specific. Please ask Sales Advisor for more details.

FOLDERS GROVE

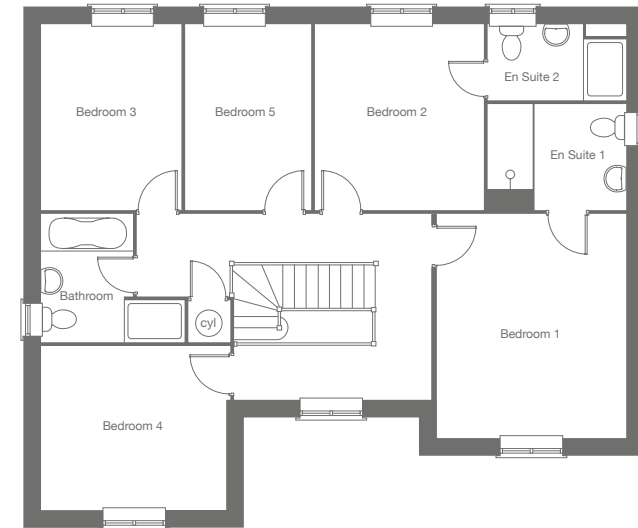
The Knightsbridge II
5 bedroom detached home





Ground Floor

Living Room	6.10m x 3.66m	20'0" x 12'0"
Family Room	4.52m x 3.86m	14'10" x 12'8"
Kitchen	3.73m x 3.44m	12'3" x 11'4"
Dining Room	4.20m x 3.58m	13'9" x 11'9"
Study	3.66m x 1.82m	12'0" x 6'0"



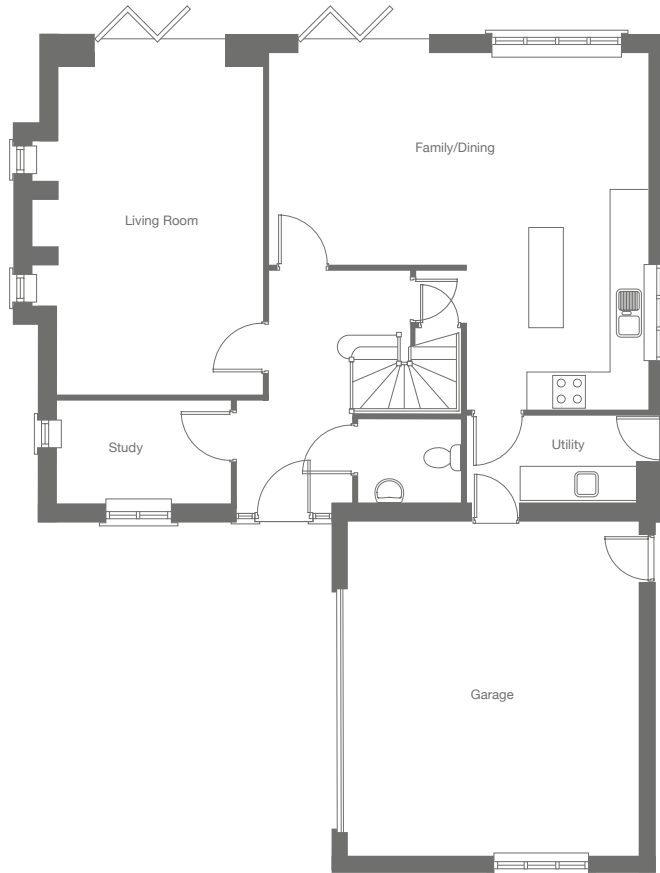
First Floor

Bedroom 1	4.37m x 3.66m	14'4" x 12'0"
Bedroom 2	3.62m x 3.29m	11'11" x 10'9"
Bedroom 3	3.62m x 2.71m	11'11" x 8'11"
Bedroom 4	3.61m x 3.17m	11'10" x 10'5"
Bedroom 5	3.62m x 2.44m	11'11" x 8'0"

FOLDERS GROVE

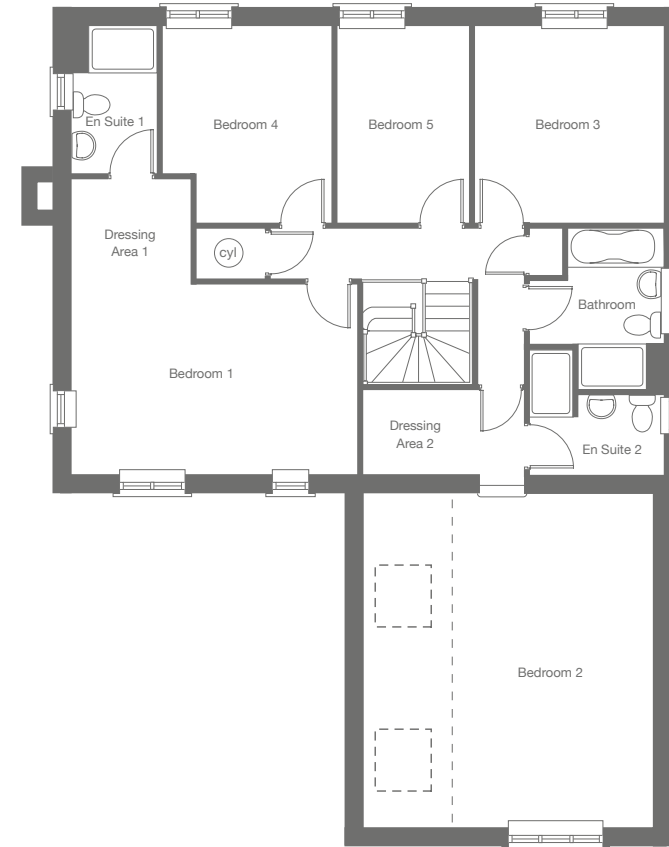
The Connaught II
5 bedroom detached home





Ground Floor

Living Room	6.15m x 3.68m	20'2" x 12'1"
Family/Dining	6.87m x 3.81m	22'7" x 12'6"
Kitchen	3.98m x 3.26m	13'1" x 10'9"
Study	3.10m x 1.80m	10'2" x 5'11"



First Floor

Bedroom 1	5.18m x 3.56m	17'0" x 11'8"
Bedroom 2	5.99m x 4.84m	19'8" x 15'11"
Bedroom 3	3.40m x 3.56m	11'2" x 11'8"
Bedroom 4	3.08m x 3.56m	10'1" x 11'8"
Bedroom 5	2.40m x 3.56m	7'11" x 11'8"

--- Restricted head height

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The Lindfield II
4 bedroom detached home





Ground Floor

Living Room	4.93m x 3.56m	16'2" x 11'8"
Family/Dining Room	5.54m x 2.82m	18'2" x 9'3"
Kitchen	5.54m x 3.60m	18'2" x 11'10"



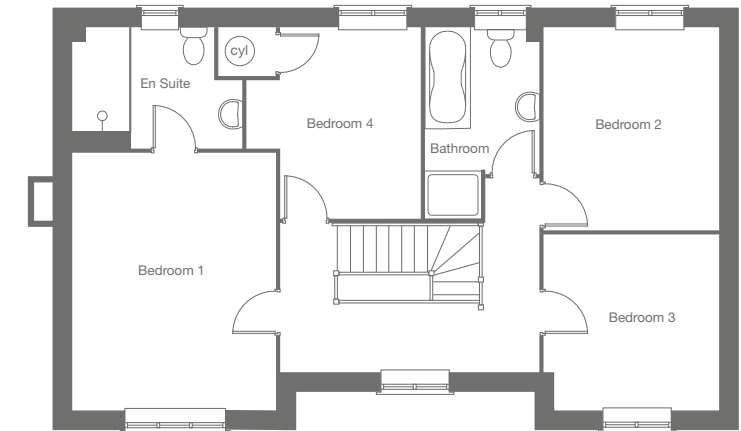
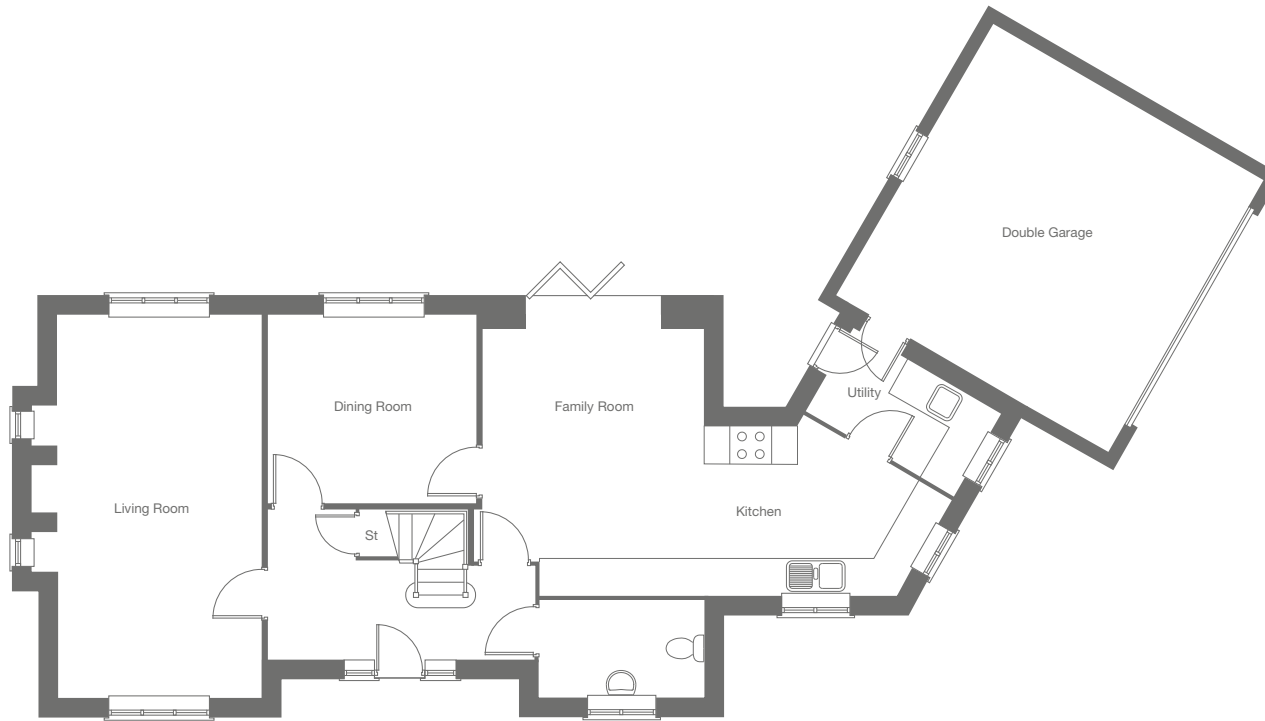
First Floor

Bedroom 1	5.22m x 3.42m	17'2" x 11'3"
Bedroom 2	4.49m x 4.93m	14'9" x 16'2"
Bedroom 3	4.29m x 2.99m	14'1" x 9'10"
Bedroom 4	3.78m x 2.47m	12'5" x 8'1"

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The Hartford Regent A II
4 bedroom detached home





Ground Floor

Living Room	6.71m x 3.55m	22'0" x 11'8"
Dining Room	3.64m x 3.28m	11'11" x 10'9"
Family Room	3.87m x 4.92m	12'8" x 16'2"
Kitchen	4.34m x 2.99m	14'3" x 9'10"

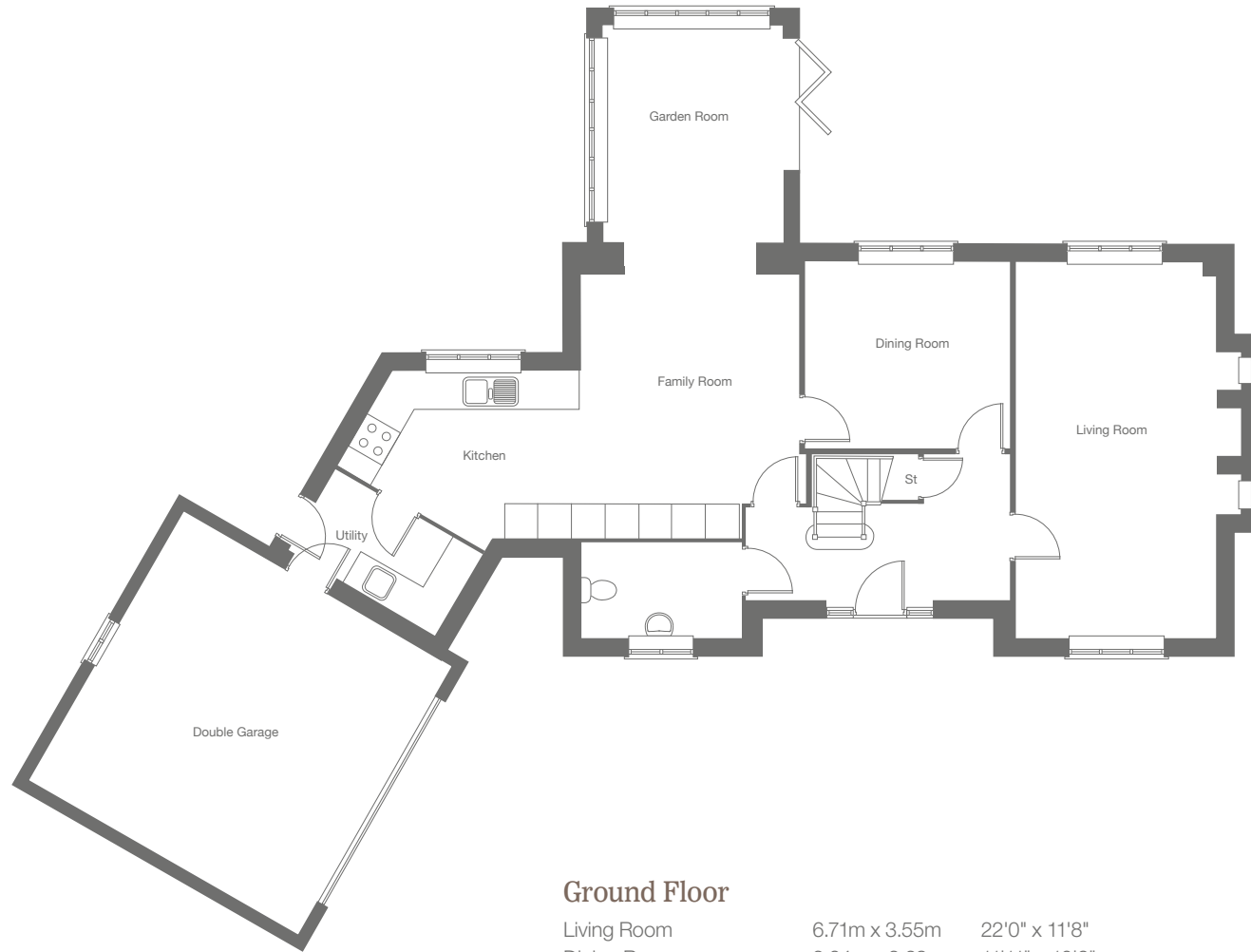
First Floor

Bedroom 1	4.52m x 3.55m	14'10" x 11'8"
Bedroom 2	3.55m x 3.08m	11'8" x 10'1"
Bedroom 3	3.07m x 2.88m	10'1" x 9'5"
Bedroom 4	3.34m x 2.47m	11'0" x 8'1"

FOLDERS GROVE

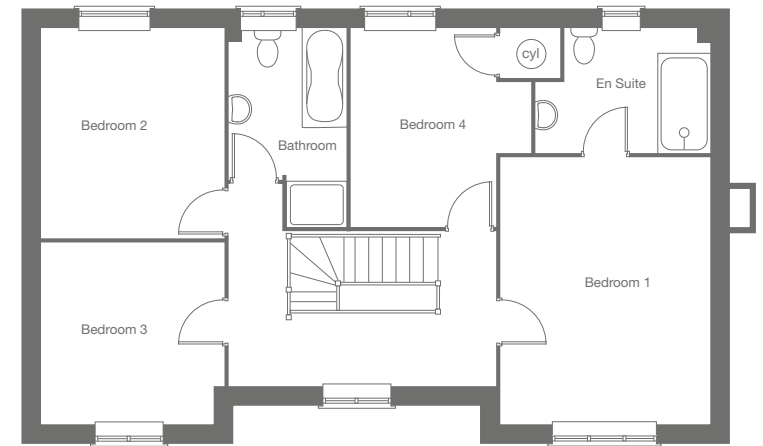
Hartford Regent II with Garden Room
4 bedroom detached home





Ground Floor

Living Room	6.71m x 3.55m	22'0" x 11'8"
Dining Room	3.64m x 3.28m	11'11" x 10'9"
Family Room	3.87m x 4.92m	12'8" x 16'2"
Kitchen	4.34m x 2.99m	14'3" x 9'10"
Garden Room	3.14m x 3.69m	10'4" x 12'1"



First Floor

Bedroom 1	4.52m x 3.55m	14'10" x 11'8"
Bedroom 2	3.55m x 3.08m	11'8" x 10'1"
Bedroom 3	3.07m x 2.88m	10'1" x 9'5"
Bedroom 4	3.34m x 2.47m	11'0" x 8'1"

Buying a Jones home is easier than you think

It's time to take a closer look at Folders Grove. Just call 01322 665000 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.

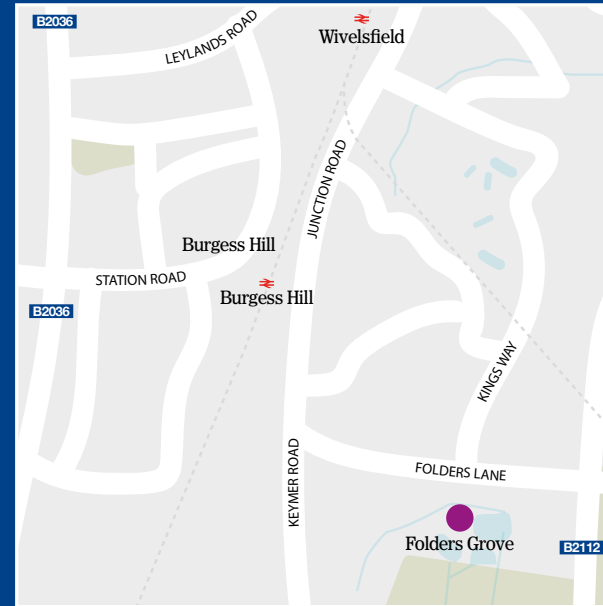


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www.consumercode.co.uk

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