

The Hollies

Hartford

THOMAS JONES
— QUALITY HOMES —



Welcome to The Hollies

Enjoy the benefits of being at the heart of a bustling village centre and just minutes from the Cheshire countryside at The Hollies in Hartford. Settle into the comfort of a four bedroom detached or three-bedroom semi-detached home with notable features sought by contemporary homeowners.

The peaceful surroundings of your new home, with neighbouring trees and pleasant lawns to front and rear gardens are just some of the welcoming details. Choose your dream kitchen with a choice of designer cabinets with stone worktops, and wall and floor tiling for a personal touch. Superbly crafted doors and woodwork, and external features such as a paved patio area and screen garden fencing allow for the ultimate in Cheshire living.

The perfect Location

The charm and community spirit of Hartford will welcome you at first glance. Take pleasure in the area's many open green spaces or indulge in a home-cooked meal at an inviting local pub. Hartford's quaint village offers a variety of cafes and bars to catch up with friends or enjoy a quiet pint on a sunny terrace.

Many educational options catering to your family's needs can be found near The Hollies including The Grange School, a local independent school along with specialist schools such as Hartford High School, a sports and languages school, St. Wilfrid's Catholic Primary School and Hartford Manor Primary School and Nursery.

Hartford has its own train station, getting you to Liverpool in under one hour, buses connecting Northwich and Chester, and the M56 and M6 are just a 15-minute drive away.

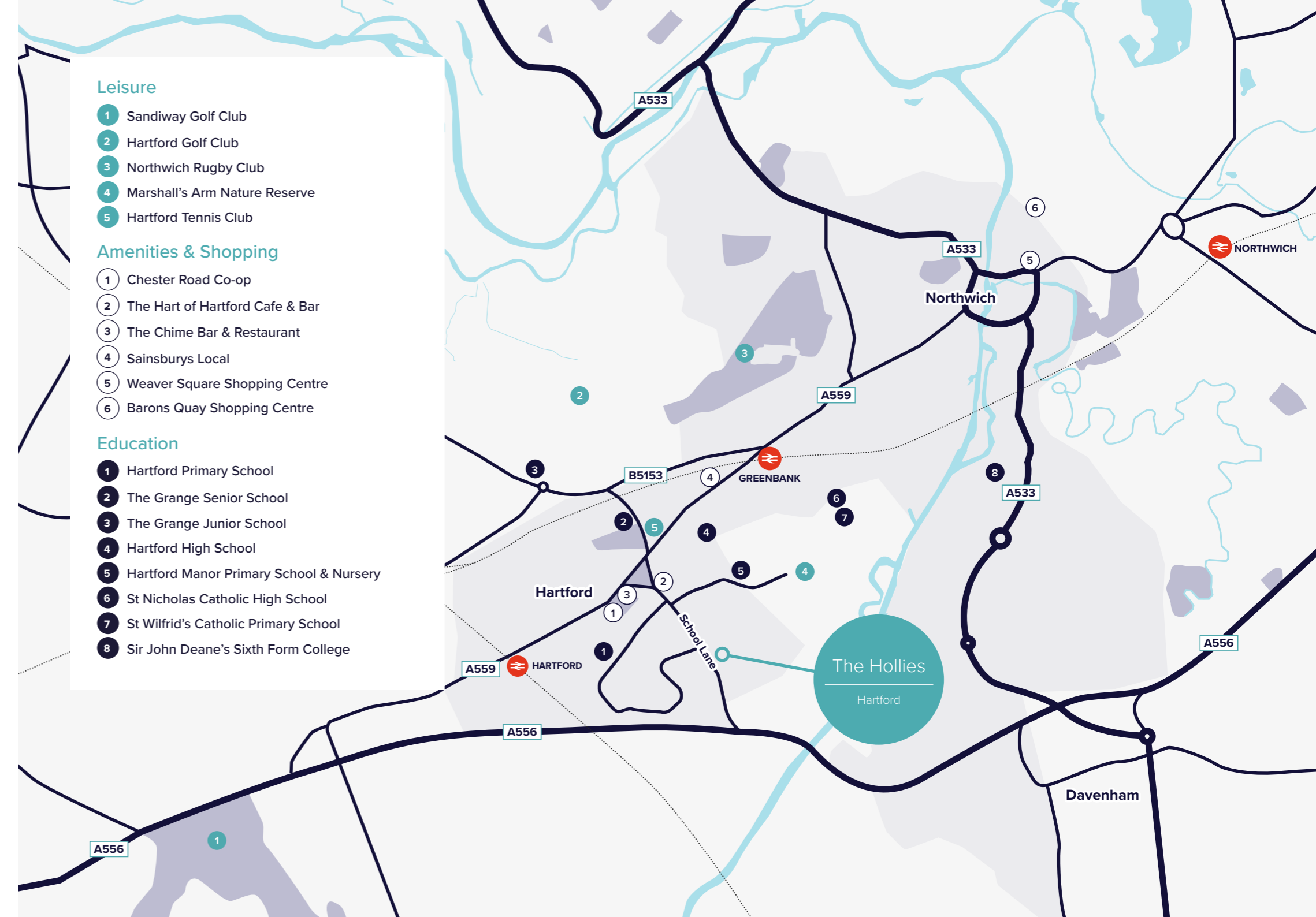
For some respite at home, head to Delamere Forest in the outskirts of Cheshire for a nature walk or bike ride in its beautiful environs. In the summer months, take in some music in the forest's open air concert venue amid the lush evergreens.



Barons Quay Shopping Centre



Waitrose Northwich



A Hartford Way of life

Everything you're looking for to call home is available in Hartford. Two shopping parades with amenities including a butcher, florist and newsagents offer a wonderful community feel. Shopping, dining, and entertainment on a broader scale can be found further afield at Barons Quay. Popular local restaurants and bars are within easy reach for downtime with family and friends.

The village is also home to Hartford Tennis Club, Hartford Cricket Club, and the Hartford Golf Club, a beautiful 9-hole golf course. Nearby Marshalls Arm Local Nature Reserve provides a gorgeous wildlife retreat by the River Weaver for relaxing walks along the riverside paths. Both Liverpool John Lennon Airport and Manchester Airport are around 20 miles away for a quick escape to an international location.



River Weaver



Delamere Forest

Development Plan



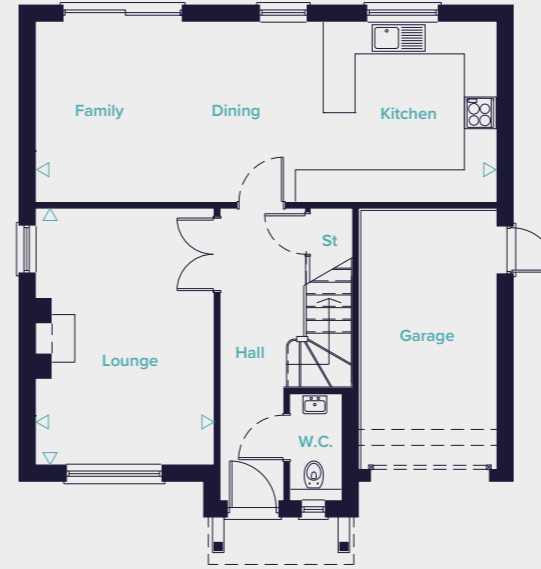
Type A

Four-bedroom detached



Plot 1

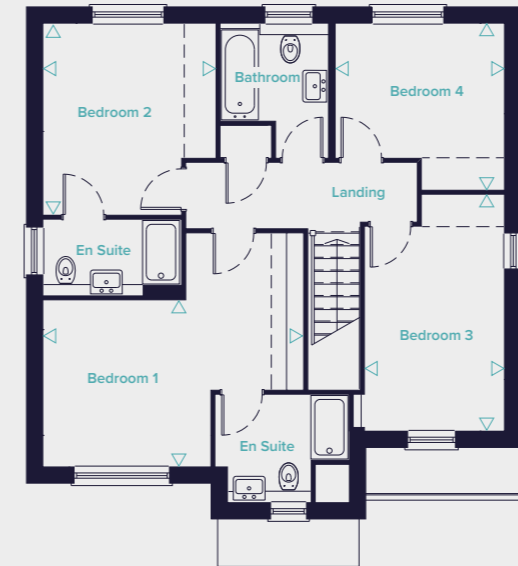
Plot 5



Ground Floor

Family/Dining/Kitchen • 8728mm x 3430mm

Lounge • 3388mm x 4860mm



First Floor

Bedroom 1 • 4931mm x 3159mm

Bedroom 2 • 3275mm x 3631mm

Bedroom 3 • 2650mm x 4481mm

Bedroom 4 • 3203mm x 3159mm

Plot Locator



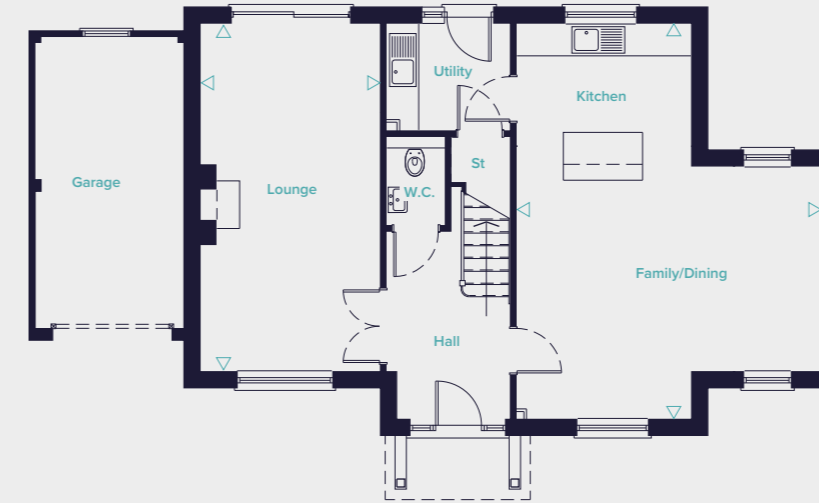
THOMAS JONES
— QUALITY HOMES —

Type B

Four-bedroom detached



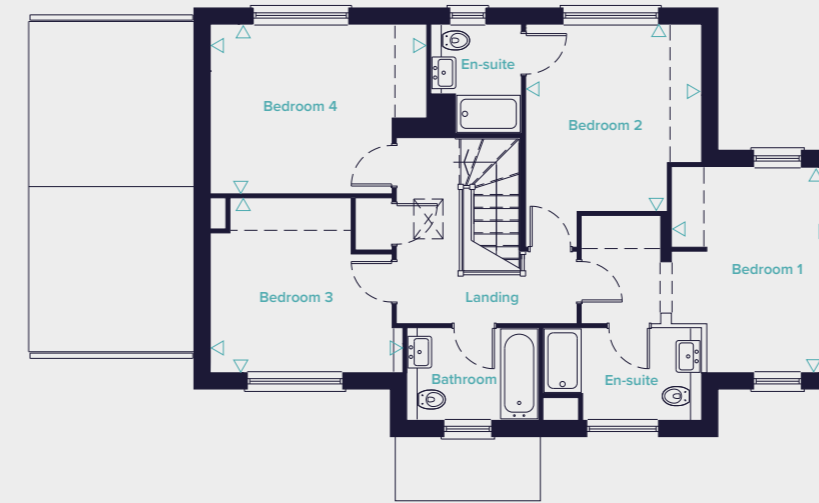
Plot 2



Ground Floor

Kitchen/Family/Dining • 5797mm x 7490mm

Lounge • 3412mm x 6590mm



First Floor

Bedroom 1 • 3050mm x 3890mm

Bedroom 2 • 3404mm x 3597mm

Bedroom 3 • 3643mm x 3307mm

Bedroom 4 • 4093mm x 3210mm

Plot Locator



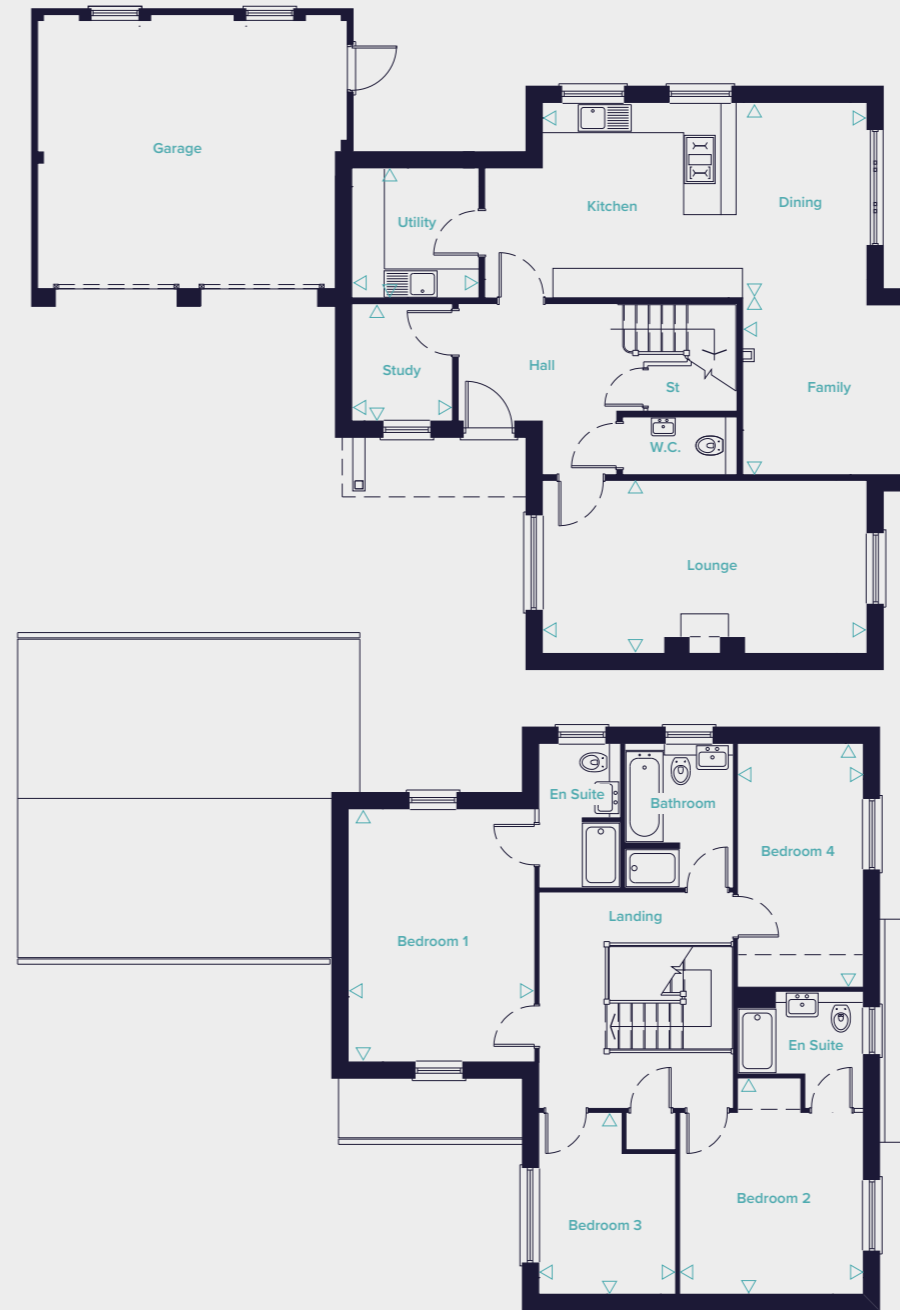
THOMAS JONES
— QUALITY HOMES —

Type C

Four-bedroom detached



Plot 3



Ground Floor

- Kitchen/Dining • 6140mm x 3700mm
- Family • 3257mm x 3340mm
- Lounge • 6140mm x 3275mm
- Study • 1911mm x 2227mm
- Utility • 2410mm x 2463mm

First Floor

- Bedroom 1 • 3532mm x 4790mm
- Bedroom 2 • 3474mm x 4089mm
- Bedroom 3 • 2591mm x 3439mm
- Bedroom 4 • 2382mm x 4611mm

Plot Locator



THOMAS JONES
— QUALITY HOMES —

Type D

Four-bedroom detached



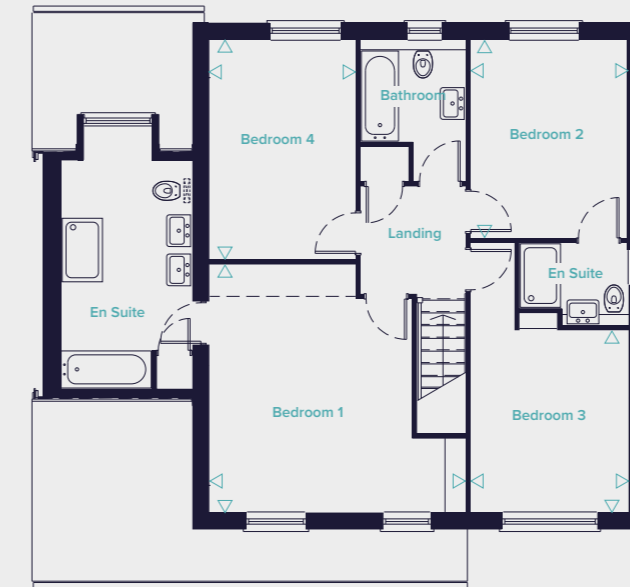
Plot 4

14



Ground Floor

Kitchen/Family • 6711mm x 3475mm
Dining • 3030mm x 4041mm
Lounge • 3943mm x 4812mm



First Floor

Bedroom 1 • 4862mm x 4706mm
Bedroom 2 • 3003mm x 3767mm
Bedroom 3 • 3003mm x 3462mm
Bedroom 4 • 2784mm x 4172mm

Plot Locator



THOMAS JONES
— QUALITY HOMES —

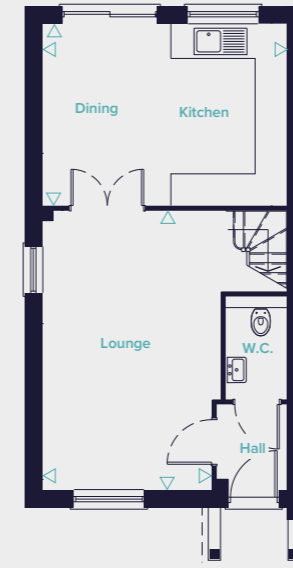
Type E

Three-bedroom
semi-detached



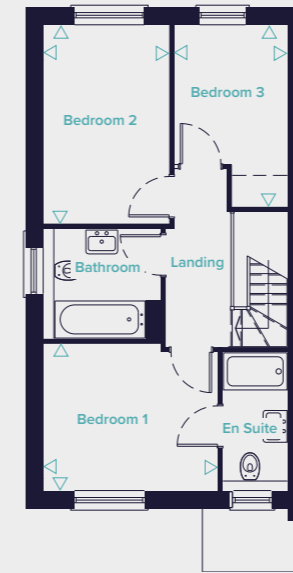
Plot 6

16



Ground Floor

Family/Dining • 4650mm x 3468mm
Lounge • 3389mm x 5297mm



First Floor

Bedroom 1 • 3325mm x 2802mm
Bedroom 2 • 2410mm x 3785mm
Bedroom 3 • 2240mm x 3468mm

Plot Locator



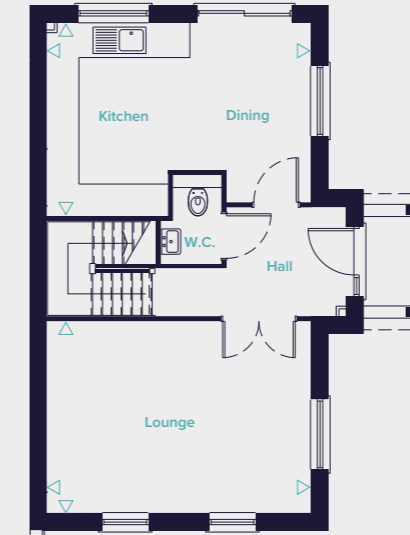
THOMAS JONES
— QUALITY HOMES —

Type E1

Three-bedroom
semi-detached



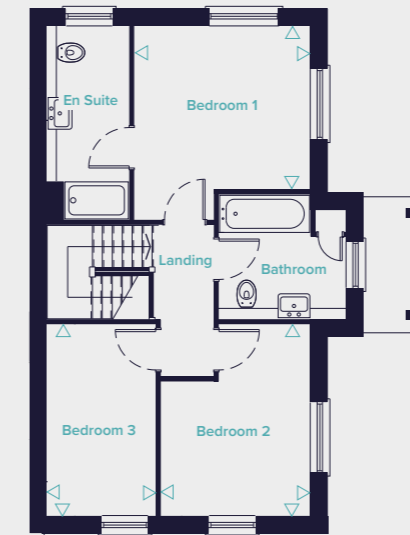
Plot 7



Ground Floor

Family/Dining • 5015mm x 3679mm

Lounge • 5015mm x 3644mm



First Floor

Bedroom 1 • 3355mm x 3122mm

Bedroom 2 • 2852mm x 2562mm

Bedroom 3 • 2088mm x 3644mm

Plot Locator



THOMAS JONES
— QUALITY HOMES —



A Superior Specification

Kitchens

- Choice of designer kitchen cabinets with stone worktops
- Induction Hob
- Stainless steel electric double oven
- Integrated extractor hood
- Energy efficient dishwasher
- Energy efficient integrated Fridge Freezer
- Worktop lighting
- Stone splash back/upstands
- Choice of floor tiling

Bathrooms, En-Suite's and Cloakroom

- White designer bathroom suites with chrome taps and fittings
- Shower and glass panel over bath in main bathroom
- Choice of wall tiling
- Choice of floor tiling
- Heated chrome towel warmers

Electrical

- Ample supply of power, TV and BT points throughout the home
- Energy efficient interior lighting, LED down lights kitchens and bathrooms
- Shaver points to main bathroom and en-suite's
- Mains powered smoke detectors to ground and first floor
- Intruder alarm system
- Vehicle charging point
- Solar Panels

Heating

- Super-efficient gas fired central heating with system boiler and separate zone controls (combi boilers in semi detached units)
- Thermostatic valves to all radiators
- Super-insulated loft and cavities to NHBC standards

Doors and woodwork

- White contemporary style internal doors
- White ogee skirting and architrave throughout
- Contemporary polished chrome door furniture throughout

Decoration

- All woodwork to be finished in satin white
- Internal walls finished with emulsion paint
- All ceilings will be smooth finished

Notable Features

- Double glazed PVCu windows and doors
- Feature front door with multi point locking system
- NHBC 10-year Buildmark Warranty
- 2-year Thomas Jones Homes Warranty

External Features

- Paved patio area
- Turf to front and rear gardens
- Screen fencing to rear gardens
- Outside tap
- Exterior lighting
- A residents' management company will be formed for the maintenance and upkeep of the development road, communal spaces and lighting



These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification and floor layouts at any time and without prior notice. The contents herein shall not form part of any contract or representation inducing any such contract. Liability is expressly excluded for any inaccuracies in the figures shown or for any reliance that any party may place upon them.

About Thomas Jones Homes

Building Quality Homes for Life

Since 1934 Thomas Jones Quality Homes have been a reliable and trusted name among house builders in the North West. Family owned with family values, we build homes that people love to live in.

Built in great locations across Cheshire, our homes are packed with character and beautifully finished, you can feel the difference as soon as you walk in.

When choosing your new home, choose a name you can trust – Thomas Jones, Quality Homes.



The Orchards, Stockton Heath



Heath Lodge, Knutsford

THOMAS JONES

— QUALITY HOMES —

The Hollies, School Lane, Hartford CW8 1PG

T: 01625 860 862

E: enquiries@thomasjonesandsons.co.uk

www.thomasjonesandsons.co.uk