

WELCOME TO



# MANOR FIELDS

WASHINGBOROUGH



MANOR FIELDS





## MANOR FIELDS - PHASE 1

In addition to building and renovating a number of luxury homes, G.S Jones & Sons is now working in partnership with Kingsmead Designs to develop Manor Fields, an 11-acre site just outside Washingborough in Lincolnshire.

The site will consist of 64 executive homes and will be developed over 9 phases. Each home will be unique and will combine a bespoke design with the usual high standard of craftsmanship and attention to detail.

The development is a long-term project running from 2017 to 2024, with approximately 9 homes being completed each year. Each bespoke home will be built with the company's trademark quality craftsmanship and attention to detail.



[GSJONESANDSONS.COM](http://GSJONESANDSONS.COM)

Established in 1966, G.S Jones & Sons has earned an unrivalled reputation for building and renovating executive homes in and around Heighington in Lincolnshire, where the company was founded more than 50 years ago. Over the last five decades, the family-run business has grown and expanded its services to include large residential developments, as well as individual properties. Now run by the next generation, the company's ethos remains the same as when it was founded: to strive for excellence and create homes of distinction by combining bespoke design and quality craftsmanship on every project.

Mundys have worked alongside G.S Jones & Sons over a number of years and have been involved with the marketing of a number of unique individual executive homes. Each home we have been lucky enough to be involved with has been built and constructed to the highest of standards and designed in a way to suit everyday family living.





# WASHINGBOROUGH

The Manor Fields Development is located just on the outskirts of the pleasant village of Washingborough, situated between Church Hill and Pitts Road. Washingborough is a large village situated approximately 3 miles east from Lincoln City Centre, in the North Kesteven District of Lincolnshire. Within the village of Washingborough there are local public houses, shops and takeaways, church and community centre. Primary schooling within the area consists of the Washingborough Academy

[www.washingboroughacademy.org](http://www.washingboroughacademy.org)

Further local village primary schooling is available in nearby Heighington with the Millfield Primary Academy, [www.millfield.lincs.sch.uk](http://www.millfield.lincs.sch.uk) and the Heighington C E Primary School, [www.heighingtonceprimary.org.uk](http://www.heighingtonceprimary.org.uk)

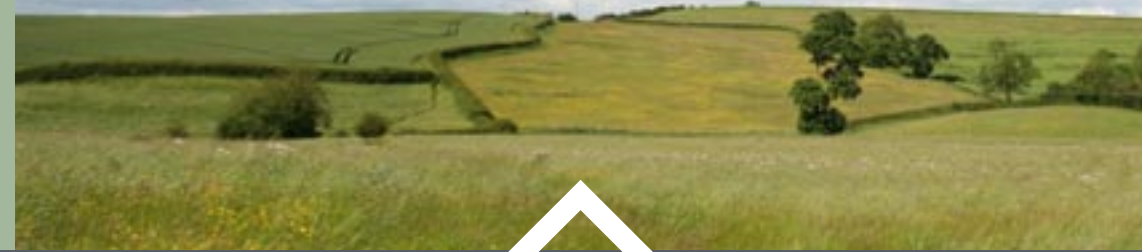
01522 510044

Secondary schooling within the area is available close by in the village of Branston, The Branston Community Academy, [www.branstonca.lincs.sch.uk](http://www.branstonca.lincs.sch.uk) and The Priory Academy Trust based on Cross O Cliff Hill in Lincoln [www.priorylst.co.uk](http://www.priorylst.co.uk)

G.S Jones & Sons have been involved recently with the beautiful Grade II listed Washingborough Hall Hotel which is located within close proximity to the development and offers private events, dining, afternoon tea and weddings. Further information can be found on their website [www.washingboroughhall.com](http://www.washingboroughhall.com)

For further information regarding the properties on the Manor Fields Development, please contact Phillip Derby or Vicki Wilkinson on 01522 510044.

Photographs in this brochure are for illustrative purpose only and may not represent the exact style of property being constructed.



Washingborough Hall Hotel & Winston Room by G.S Jones & Sons



# MANOR FIELDS



## HOUSE TYPES

### RESERVED

A	The Churchill	2 storey 5 bed	(x2)
B	The Rectory	2 storey 5 bed	(x2)
C	The Smithson	1.5 storey 4 bed	(x2)
D	The Beech	2 storey 5 bed	(x1)
E	The Manorfield	2 storey 5 bed	(x1)
F	The Fieldfare	2 storey 4 bed	(x4)
G	The Heath	2 storey 5 bed	(x3)
H	The Heighington	2 storey 4 bed	(x2)
J	The Grange	2 storey 4 bed	(x2)
K	The Somersby	2 storey 4 bed	(x1)
L	The Ludford	2.5 storey 6 bed	(x2)
M	The Witham	2.5 storey 5 bed	(x8)
N	The Dunston	2.5 storey 6 bed	(x3)
P	The Pittswood	2 storey 4 bed	(x1)
P1	The Woodstock	2 storey 4 bed	(x1)
Q	The Kenfold	2 storey 4 bed	(x2)
R	The Kitchener	2 storey 3 bed	(x4)
S	The Burford	1.5 storey 3 bed	(x1)
T	The Nelson	1.5 storey 4 bed	(x1)
U	The Hainton	1 storey 4 bed	(x2)
V	The Stow	2.5 storey 3 bed	(x4)
W	The Willingham	2.5 storey 3 bed	(x3)
W1	The Glentham	2.5 storey 3 bed	(x2)
X	The Collingham	1.5 storey 2 bed	(x1)
X1	The Langford	1.5 storey 3 bed	(x3)
FS1	The Harrington	2 storey 3 bed	(x4)
FS2	The Gunby	2 storey 3 bed	(x2)

**SHOW HOME**

## SCHEDULE

**PHASE 1** 2019/2020

PLOTS: 20, 21, 22, 23, 24, 26, 27, 28, 29

**PHASE 2** 2020/2021

PLOTS: 30, 31, 32, 33, 34, 35, 36, 37, 38, 39

SITE PLAN

# PHASE 2



**PHASE 1**

# THE MANORFIELD

The Manorfield is an impressive detached family home situated within this exclusive new development and being constructed by Messrs G.S Jones & Sons. The Manorfield will offer excellent family living accommodation extending to in excess of 3,000 square feet, with a particular feature being the impressive open plan kitchen, living and garden room. The property offers further flexible accommodation which briefly comprises of Main Reception Hall, Lounge, Dining Room, Study, Cloakroom, Utility Room, First Floor Galleried Landing leading to five Bedrooms, Master Bedroom opening to an impressive En-Suite Bathroom, Jack and Jill En-Suites to Bedrooms 2 and 3 and Family Bathroom. Outside the property is situated in a pleasant position with lawned and landscaped gardens. There is a limestone wall to the front with private electric automated gates providing access to the driveway and Double Integral Garage. The property further benefits from Upvc sliding sash windows and offers a unique opportunity to purchase a stunning family home.



GROUND FLOOR



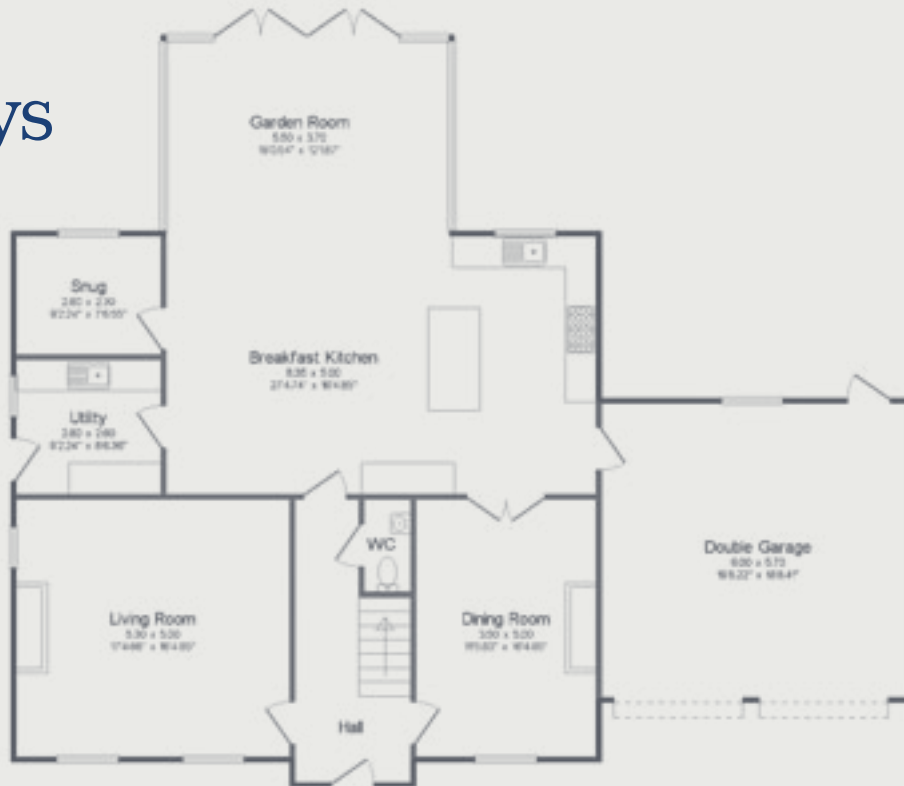
FIRST FLOOR





# THE RECTORY

The Rectory is an impressive detached two storey five bedroomed family home situated within this exclusive new development and constructed by Messrs G.S Jones & Sons. The Rectory offers excellent spacious family living to briefly comprise of Main Reception Hall, Downstairs WC, Lounge, Formal Dining Room, Impressive Open Plan Dining Kitchen and Garden Room, Snug, Utility Room and First Floor Galleried Landing leading to five Bedrooms, En-Suite and Dressing Room to the Master Bedroom, En-Suite and Dressing Area to the Guest Bedroom and Family Bathroom. Outside the property is situated in a pleasant position with landscaped and lawned gardens. There is a limestone wall to the front with private electric automated gates providing access to the driveway and Double Integral Garage. The property further benefits from Upvc sliding sash windows and offers a unique opportunity to purchase an excellent family home.



GROUND FLOOR



FIRST FLOOR

THE RECTORY



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

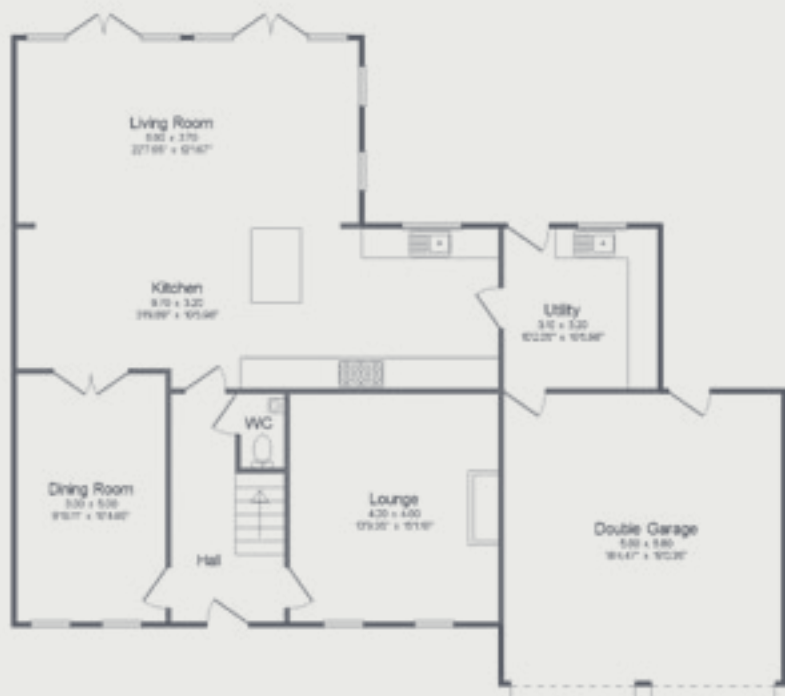


SIDE ELEVATION

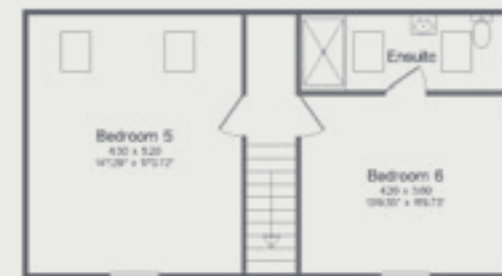


# THE DUNSTON

The Dunston is an impressive three storey, six bedrooomed detached family home located within this exclusive new development and constructed by Messrs G.S Jones & Sons. The spacious and well planned family living accommodation briefly comprises of Main Reception Hall, Lounge, Dining Room, impressive Open Plan Kitchen and Living/Dining Area, Utility Room and First Floor Landing leading to four Bedrooms, En-Suite Bathroom and Dressing Room to the Master Bedroom and Family Bathroom. Second Floor Landing leading to two further Bedrooms and En-Suite. Outside there are landscaped and lawned gardens. To the front of the property there is a limestone wall with private electric and automated gates providing access to the driveway and Integral Double Garage. The property further benefits from Upvc windows and offers an excellent opportunity to purchase a stunning three storey family home within this exclusive development.



GROUND FLOOR



FIRST FLOOR



# THE DUNSTON



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

# THE BURFORD

The Burford is an impressive three/four bedroomed detached family home located within the exclusive Manorfields Development and constructed by Messrs G S Jones & Sons. The property will be constructed in Hoskins Brick (Old Victorian) and offers spacious and well planned living accommodation which briefly comprises of Entrance Vestibule, Dining Hall, Garden Room, Living Room (which could be altered to provide an additional Bedroom/Study), Breakfast Kitchen, Utility Room and First Floor Gallery Landing leading to three Bedrooms, En-Suite to the Master Bedroom and Family Bathroom. Outside there are landscaped gardens, driveway and Garage. The property further benefits from PVCu double glazed vertical sash windows and under floor heating. The property will be constructed to an extremely high standard and offers an excellent opportunity to purchase a lovely home within this exclusive development.



GROUND FLOOR



FIRST FLOOR





REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

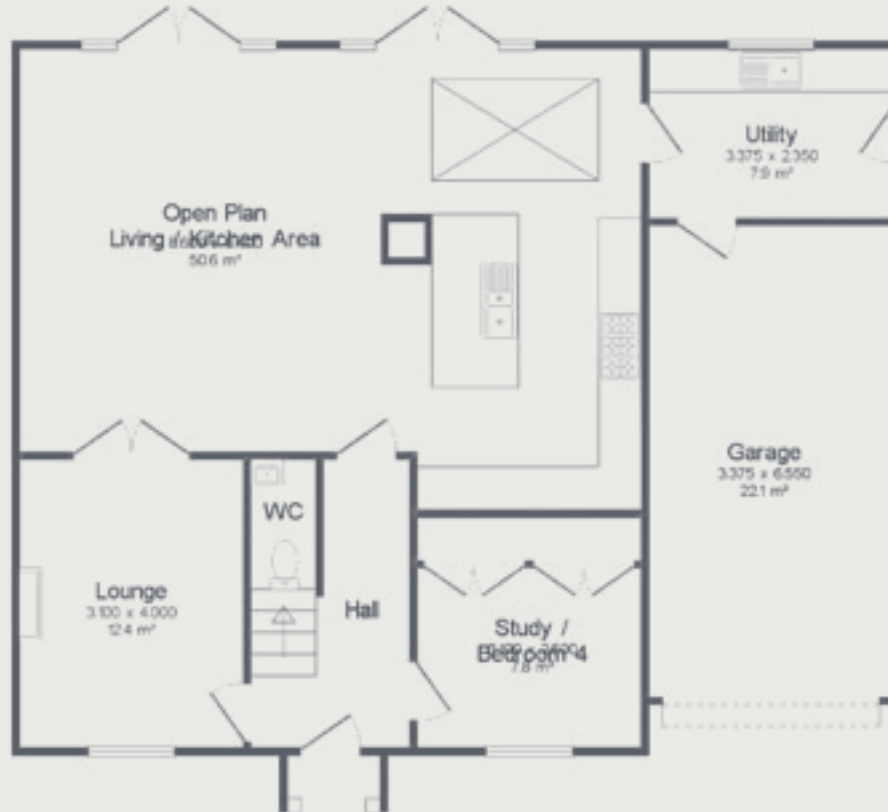


SIDE ELEVATION



# THE FIELDFARE

The Fieldfare is an impressive three/four bedroomed detached family home located within the exclusive Manorfields Development and constructed by Messrs G S Jones & Sons. The property will be constructed in Lincolnshire Limestone and offers spacious and well planned living accommodation which briefly comprises of Main Entrance Hall with Cloakroom, Sitting Room/Snug, Study/Potential Bedroom, approx. 28ft impressive Open Plan Kitchen, Dining and Living Area, Utility Room and First Floor Landing leading to three Bedrooms, Dressing Area and En-Suite to the Master Bedroom, two further Bedrooms and Family Bathroom. Outside there are landscaped gardens, driveway and Garage. The property further benefits from PVCu double glazed vertical sash windows and under floor heating. The property will be constructed to an extremely high specification and offers an excellent opportunity to purchase a lovely family home within this exclusive development.



GROUND FLOOR



FIRST FLOOR





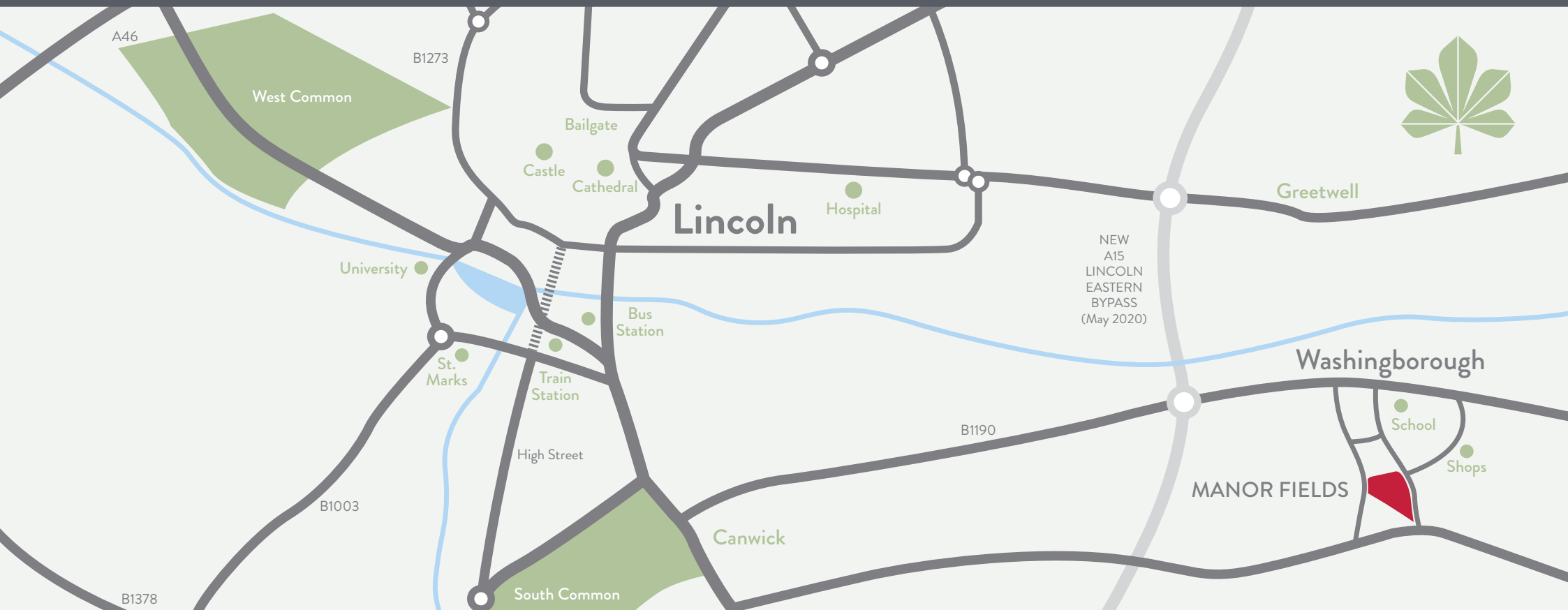


# LOCATION

The Manor Fields Development is located within close proximity to the City of Lincoln. Lincoln is a Cathedral City and the County Town of Lincolnshire - one of the UK's largest Counties. Part of the East Midlands, Lincolnshire sits on the East coast of England, to the north of Norfolk and the south of Yorkshire - nestled between the Humber and The Wash.

Access to Lincoln is easier than you may think with the new A15 bypass opening in 2020, improving the access from Washingborough and the surrounding Villages to the City Centre. The A1 and A46 make the journey from the South and the Midlands by road quicker now than ever before. From the north and north west, the M180 connecting to the A15 make for a straightforward journey. There are regular train services in and out of the City and direct connections are provided by East Midlands Trains, Virgin Trains East Coast and Northern Rail which operate daily services from and to including London, Nottingham & Leicester.

The City of Lincoln offers a wealth of history and culture and has become a very popular destination for tourists. The Brayford Waterfront is England's oldest inland harbour and offers a great selection of eating, drinking and entertainment venues. The Lincoln University is situated in the heart of this beautiful City and is ranked 22nd overall in the UK in The Guardian University Guide 2019.





A DEVELOPMENT BY



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