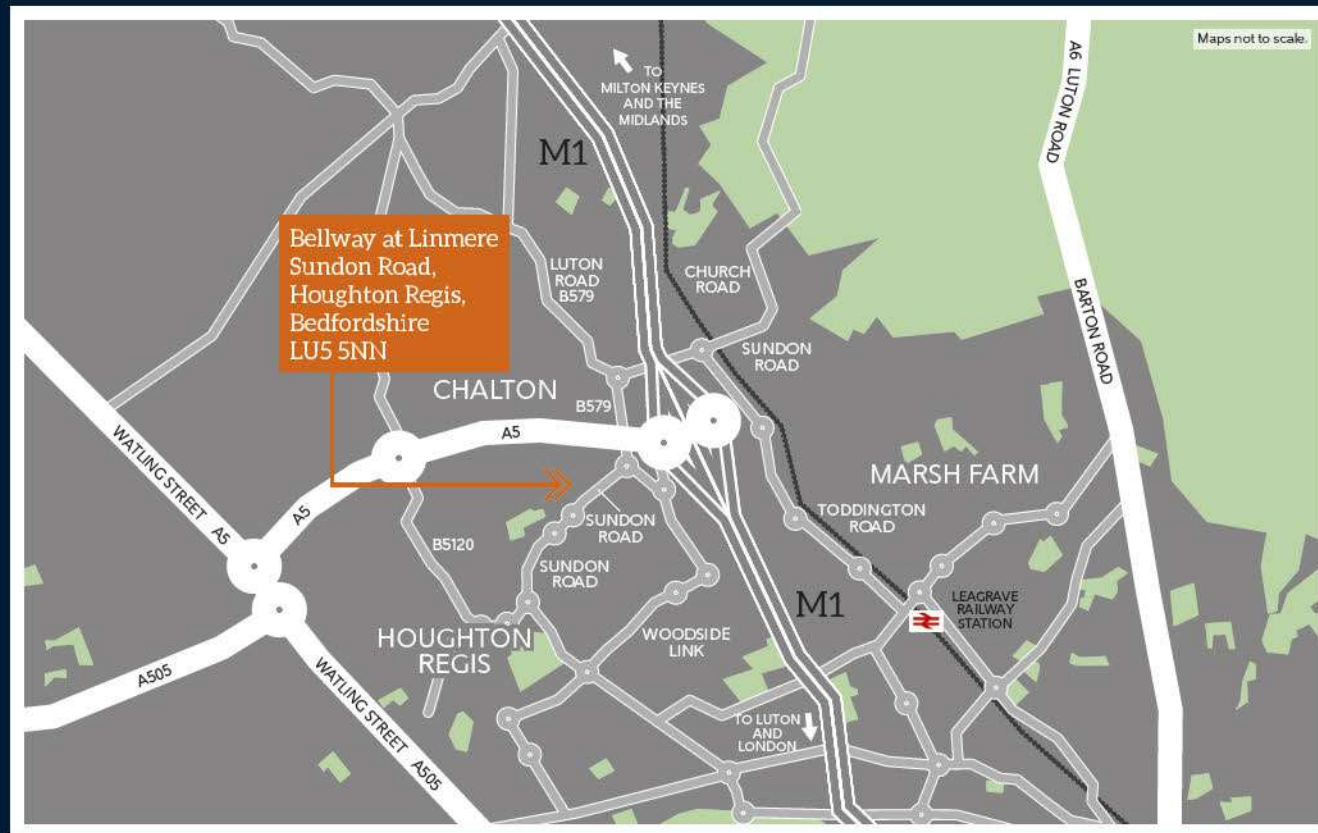


How to find us

Bellway at Linmere



Houghton Regis

A collection of 2, 3 and 4 bedroom houses and
1 and 2 bedroom apartments

Bellway Homes Limited
(Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE

Telephone: 01908 364 200
www.bellway.co.uk

Bellway

Bellway

Bellway

A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946



THE
ARTISAN
COLLECTION



Almost 75 years of housebuilding expertise and innovation distilled into our flagship range of new homes.

Artisan traditions sit at the heart of Bellway, who for more than 70 years have been constructing homes and building communities. This proud history provides us with a solid foundation from which to develop and grow; culminating in the launch of our Artisan Collection.

Timeless qualities, such as craftsmanship, attention to detail and excellence, are combined with contemporary construction techniques to create a new generation of properties suited to today's homebuyer. External design features reflect the local environments in which we build and a refreshed and improved internal

specification carefully marries design with practicality, meeting the aspirations of our valued customers and creating homes people want to live in.

The feedback from our customers across Great Britain has helped to develop the house styles within this new range, which embody our high standards of quality and sustainability, together with an unwavering belief in workmanship. Today's lifestyles demand exceptional new homes. The Artisan Collection delivers that and more, to become our hallmark of excellence and legacy for tomorrow.

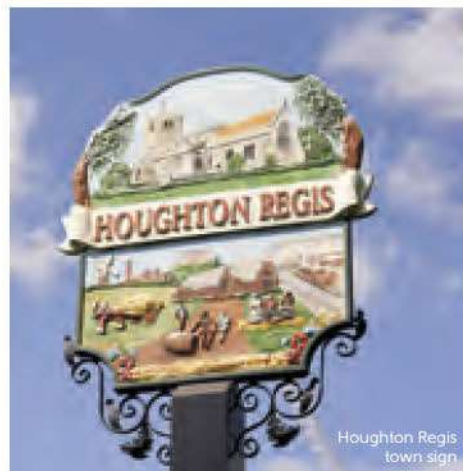
Inspired by you. Crafted by Bellway.



Beautiful homes, ideally located

This collection of 1, 2, 3 and 4-bedroom homes forms part of a desirable new residential community in the well-connected town of Houghton Regis. Bellway at Linmere features a range of contemporary new homes, bordering acres of landscaped parkland and within walking distance of a purpose-built school, on-site amenities and leisure facilities. Residents of this semi-rural neighbourhood will also benefit from excellent transport links to key commuter areas, including London.

Built across a variety of styles to the exacting Bellway standard, these homes present a range of design features including open-plan living spaces, contemporary fitted kitchens and bathrooms in addition to either garages or allocated parking to each property.



Houghton Regis town sign



The Crown, Houghton Regis

Community, countryside and convenience on your doorstep

Bellway at Linmere is a collection of 1, 2, 3 and 4-bedroom homes forming part of a desirable new residential community in the well-connected town of Houghton Regis. Residents will benefit from excellent transport links within the close surrounding area, frequent local rail services and a prime location within commuting distance of London. Luton, Dunstable and Milton Keynes are all less than 30 minutes away by car. The M1 is accessible in around 6 minutes, providing direct access into North West London. For international travel, Luton Airport is around 20 minutes away by car.

Houghton Regis itself is a highly desirable area boasting a vibrant town centre. Offering a wealth of amenities alongside excellent family attractions and plentiful local shopping opportunities, Bellway at Linmere is ideally located. The town itself is served by the Bedford Square Shopping Centre and a large supermarket in addition to many neighbourhood shops, a wide range of local businesses, medical practitioners, library and a number of community facilities. All the facilities you could need for day-to-day life.

In addition, Bellway at Linmere is just a 10 minute drive from the centre of Dunstable. Boasting culture and heritage, Dunstable is alive with local history. If you enjoy dining out, Dunstable doesn't disappoint. There are a range of restaurants on offer catering to every taste in addition to numerous bars and charming cafés.



All Saints' Parish Church, Houghton Regis

The local area is home to acres of open countryside, recreational parks and sports facilities. The Village Green, just a few minutes from home, is over seven acres of public open space and is the centre point for many recreational activities, community events and sporting fixtures. A play area offers exciting play equipment and a basketball court. In addition, Houghton Hall Park, just a 5 minute drive from home provides 42 acres of parkland, woodland and history to explore.

Bellway at Linmere is well situated for those who enjoy an active lifestyle. Houghton Regis Leisure Centre is within easy walking distance from home and offers a state-of-the-art gym, spinning and workout studios and a swimming pool in addition to badminton and squash facilities. Slightly further afield, residents will find the newly completed Dunstable Sports Centre boasting an excellent range of facilities.

Golfers will appreciate the three golf clubs on their doorstep, including Dunstable Downs Golf Club, positioned on the edge of the beautiful Chiltern Hills as well as Tileworth Golf Centre, both less than a 15 minute drive from home.

For education, choose from a number of well-regarded schools from pre-school through to further education facilities. Thornhill Primary School is just a 5 minute walk from home. Central Bedfordshire College can be reached in less than 10 minutes by car.



THE
ARTISAN
COLLECTION

Stunning homes designed to embrace the community and beautiful surrounding countryside.



THE
ARTISAN
COLLECTION

Specification

An enhanced specification is the hallmark of the Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Dedicated to delivering quality



Make your new home as individual as you are

Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options, subject to build stage, to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.



Making your move easier

Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers and there are regional price caps on the value of the property you are able to purchase with Help to Buy, please talk to one of our Sales Advisors for the regional details in your area.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



5 STAR CUSTOMER SATISFACTION



Awarded to

Bellway

Your new home means a lot to you.
Our five-star rating shows how much
it means to us.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey

is impartial, independent, and validated by a UK university. Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.

Bellway at Linnmere

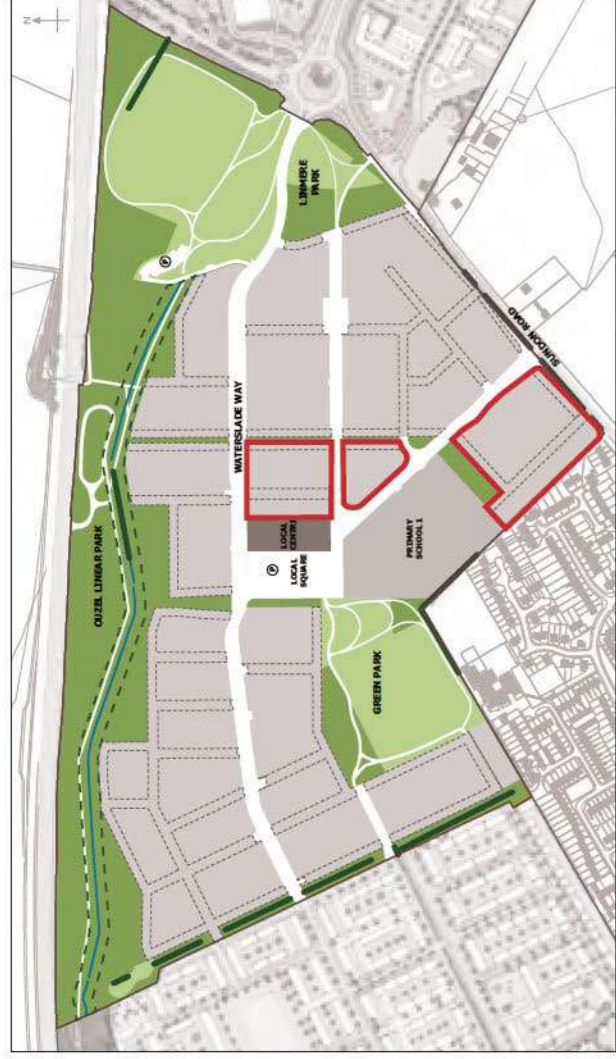
Development layout



Bellway at Linnmere
Sundon Road,
Houghton Regis LU5 5NN

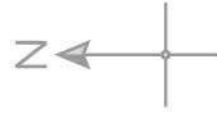
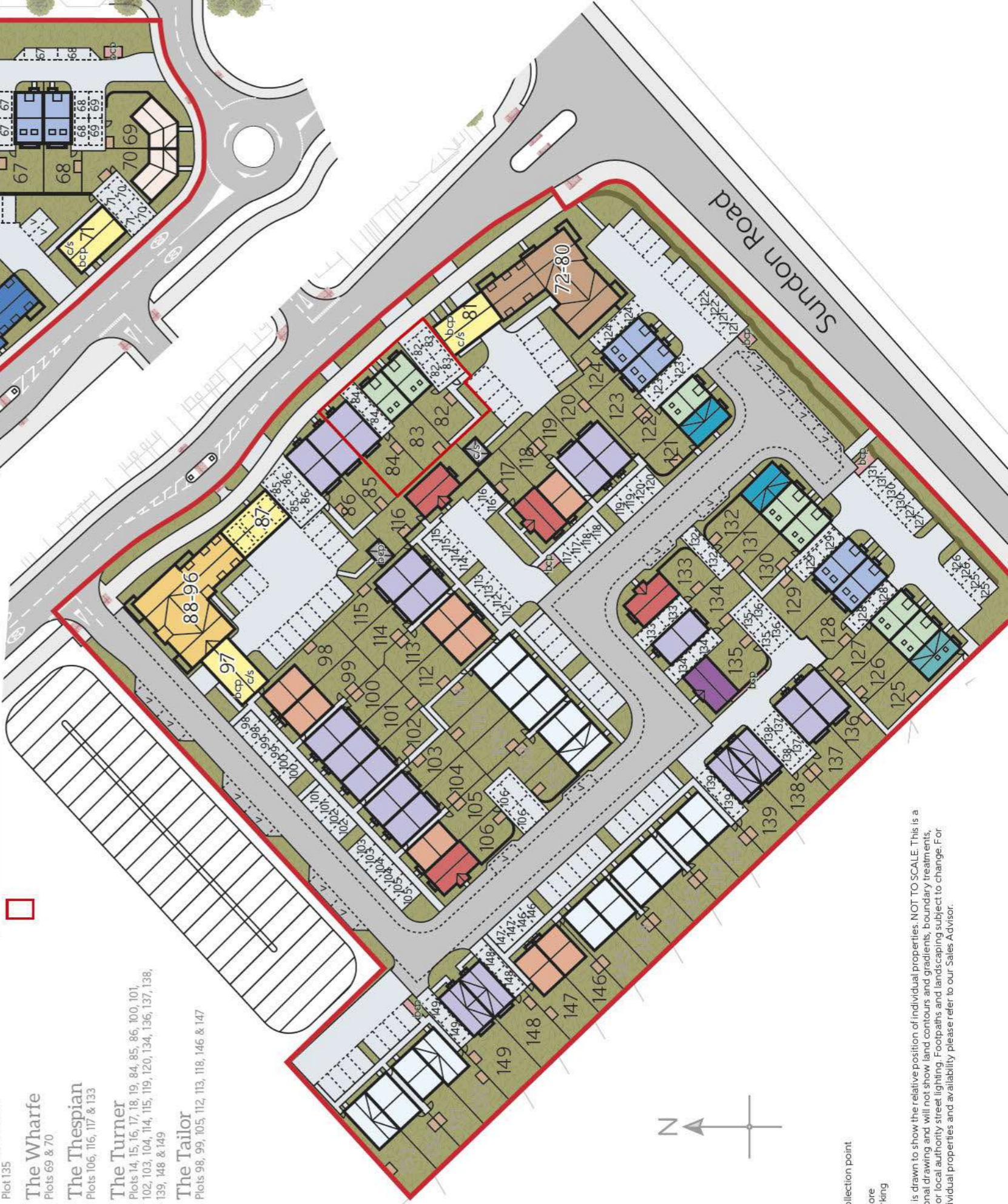
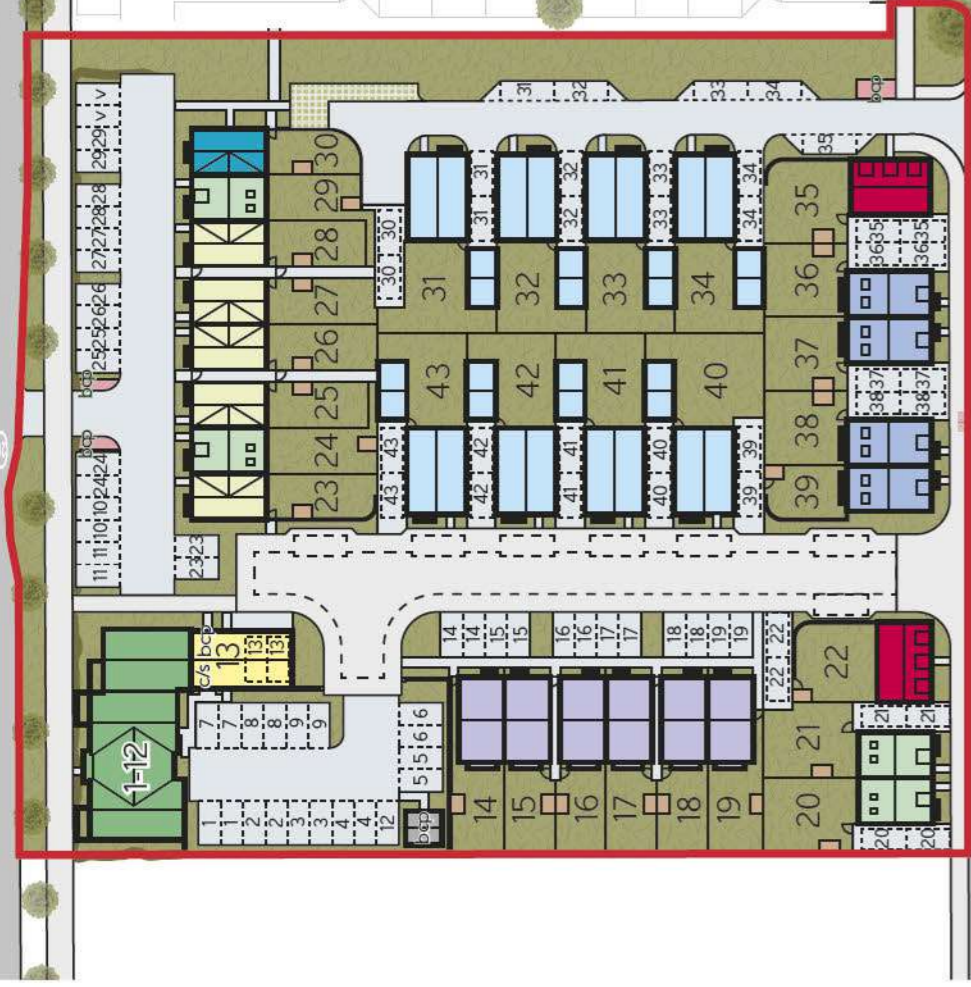
Telephone: 01582 953578
www.bellway.co.uk

Bellway



Linmere Area Masterplan

	4 Bedroom Homes		The Aspen Plots 31, 32, 33, 34, 40, 41, 42 & 43
	The Wainwright Plots 36, 37, 38, 39, 62, 63, 65, 66, 67, 68, 123, 124, 128 & 129		The Alnwick Plots 22, 35 & 64
	3 Bedroom Homes		The Cedar Plots 23, 25, 26, 27 & 28
	The Maple Plot 125		The Chestnut Plots 20, 21, 24, 29, 82, 83, 122, 126, 127, 130 & 131
	The Oak Plots 30, 121 & 132		The Quilter Plot 135
	The Wharfe Plots 69 & 70		The Thespian Plots 106, 116, 117 & 133
	The Turner Plots 14, 15, 16, 17, 18, 19, 84, 85, 86, 100, 101, 102, 103, 104, 114, 115, 119, 120, 134, 136, 137, 138, 139, 148 & 149		The Tailor Plots 98, 99, 105, 112, 113, 118, 146 & 147
	2 Bedroom Homes		The Saddler Plots 13, 61, 71, 81, 87 & 97
	Apartments		The Marston Apartments Plots 1-12
	The Linslade Apartments Plots 44-49		The Heartwood Apartments Plots 50-60
	The Whipnade Apartments Plots 72-80		The Aldenham Apartments Plots 88-96
	Affordable Homes		Show Home and Sales Area



- Bin collection point
- Shed
- Cycle Store
- Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two-dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths and landscaping subject to change. For details of individual properties and availability please refer to our Sales Advisor.

The Chestnut

Three bedroom home



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The Chestnut

Three bedroom home

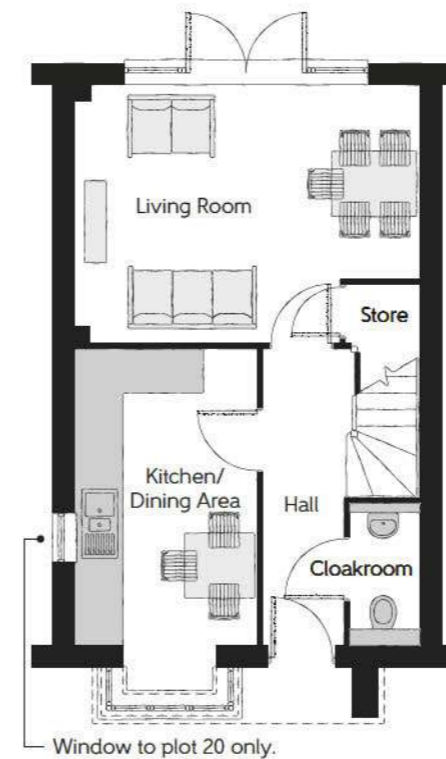


Second Floor

Bedroom 1	4.755m x 4.654m	15'7" x 15'3"
En Suite	1.880m x 2.003m	6'2" x 6'7"

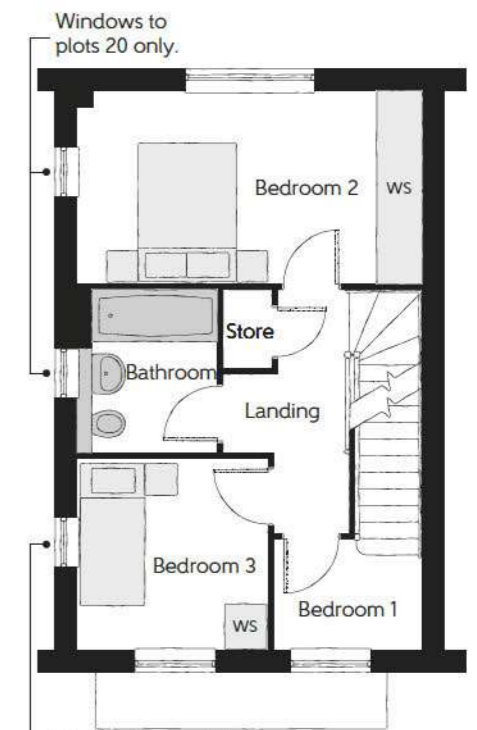
First Floor

Bedroom 2	4.755m x 2.660m	15'7" x 8'9"
Bedroom 3	2.640m x 2.630m	8'8" x 8'8"
Bathroom	2.250m x 1.925m	7'5" x 6'4"



Ground Floor

Living Room	4.755m x 3.555m (max)	15'7" x 11'8" (max)
Kitchen/Dining	4.080m x 2.505m (excl bay)	13'5" x 8'3" (excl bay)
Cloakroom	1.925m x 0.950m	6'4" x 3'1"



No window to plots 83, 122, 127 & 130 only.

WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. WW/CB/500/500/S/01/B.

The Cedar

Three bedroom home



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The Cedar

Three bedroom home



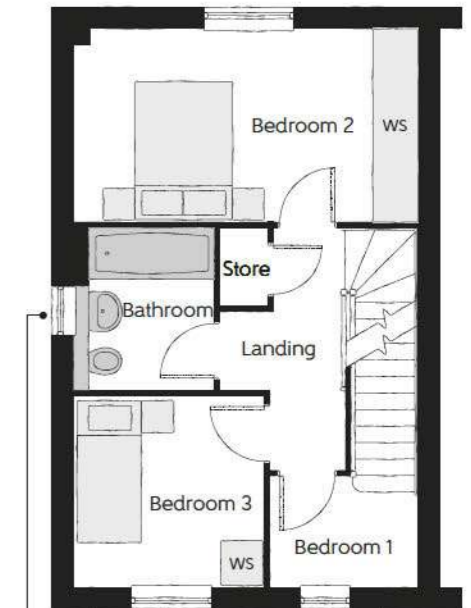
Second Floor

Bedroom 1	5.283m x 3.700m	17'4" x 12'2"
En Suite	1.650m x 1.568m (min)	5'5" x 5'2" (min)
Dressing	3.010m x 2.368m	9'11" x 7'9"

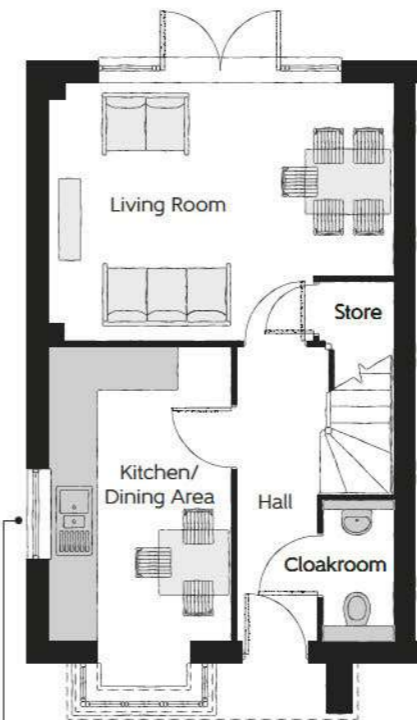
No window to plots
25, 26, 27 & 28 only.

First Floor

Bedroom 2	4.755m x 2.660m	15'7" x 8'9"
Bedroom 3	2.640m x 2.630m	8'8" x 8'8"
Bathroom	2.250m x 1.925m	7'5" x 6'4"



No window to plots
25, 26, 27 & 28 only.



Ground Floor

Living Room	4.755m x 3.555m (max)	15'7" x 11'8" (max)
Kitchen/Dining	4.080m x 2.505m (excl bay)	13'5" x 8'3" (excl bay)
Cloakroom	1.925m x 0.950m	6'4" x 3'1"

No window to plots
25, 26, 27 & 28 only.

WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Maple

Three bedroom home

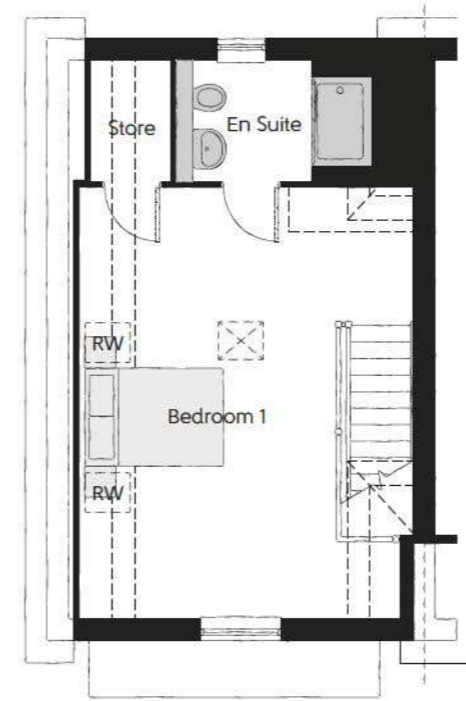


THE
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COLLECTION



The Maple

Three bedroom home

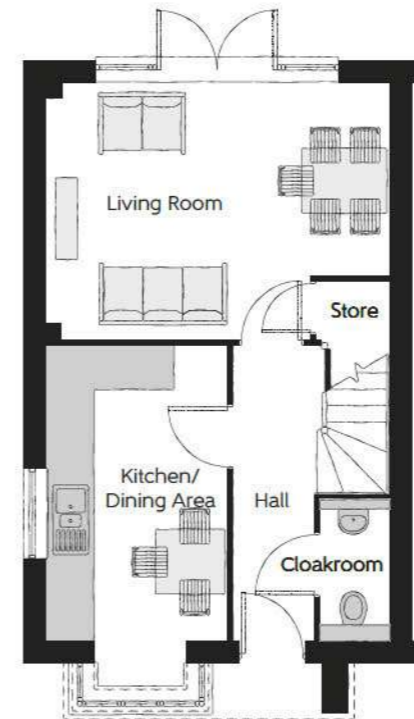
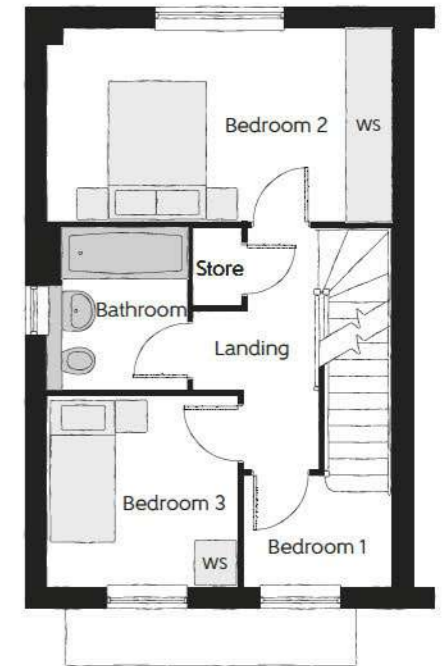


Second Floor

Bedroom 1	5.985m x 3.945m	19'8" x 12'11"
En Suite	2.670m x 1.610m	8'10" x 5'3"

First Floor

Bedroom 2	4.755m x 2.660m	15'7" x 8'9"
Bedroom 3	2.640m x 2.630m	8'8" x 8'8"
Bathroom	2.250m x 1.925m	7'5" x 6'4"



Ground Floor

Living Room	4.755m x 3.555m	15'7" x 11'8"
Kitchen/Dining	4.080m x 2.505m (excl bay)	13'5" x 8'3" (excl bay)
Cloakroom	1.925m x 0.950m	6'4" x 3'1"

WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window

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The Oak

Three bedroom home

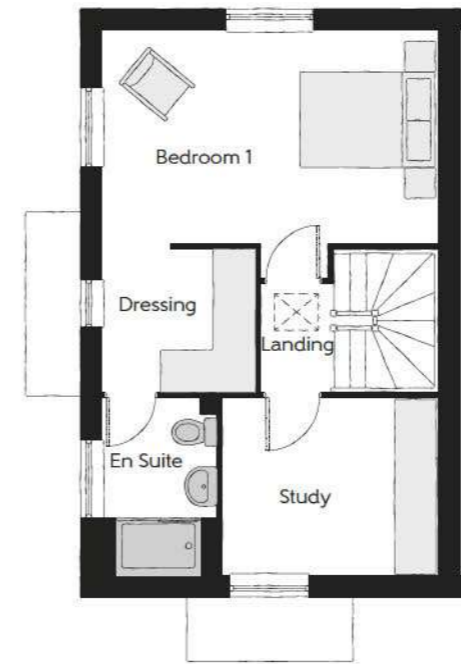


THE
ARTISAN
COLLECTION



The Oak

Three bedroom home

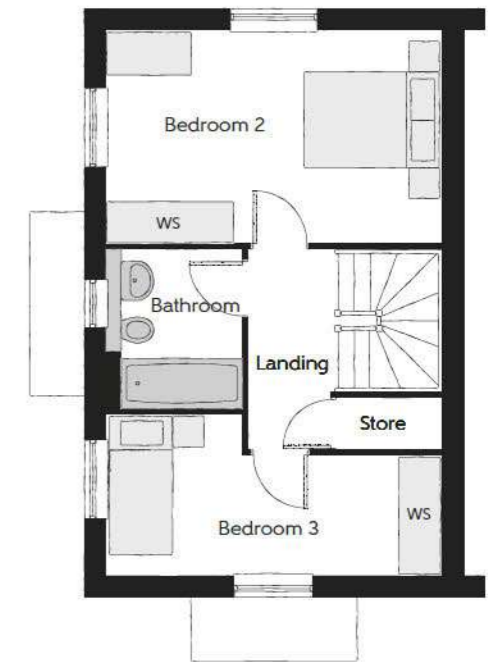


Second Floor

Bedroom 1	4.755m x 3.005m	15'7" x 9'10"
En Suite	2.515m x 1.625m (min)	8'3" x 5'4" (min)
Dressing	2.165m x 2.020m	7'1" x 6'8"
Study	3.035m x 2.515m	9'11" x 8'3"

First Floor

Bedroom 2	4.755m x 3.005m	15'7" x 9'10"
Bedroom 3	4.755m x 2.285m (max)	15'7" x 7'6" (max)
Bathroom	2.250m x 1.925m	7'5" x 6'4"



Ground Floor

Living Room	4.755m x 3.005m	15'7" x 11'8"
Kitchen/Dining	4.755m x 2.515m	13'5" x 8'3"
Cloakroom	1.935m x 0.930m	6'4" x 3'1"

Bellway

WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Aspen

Four bedroom home

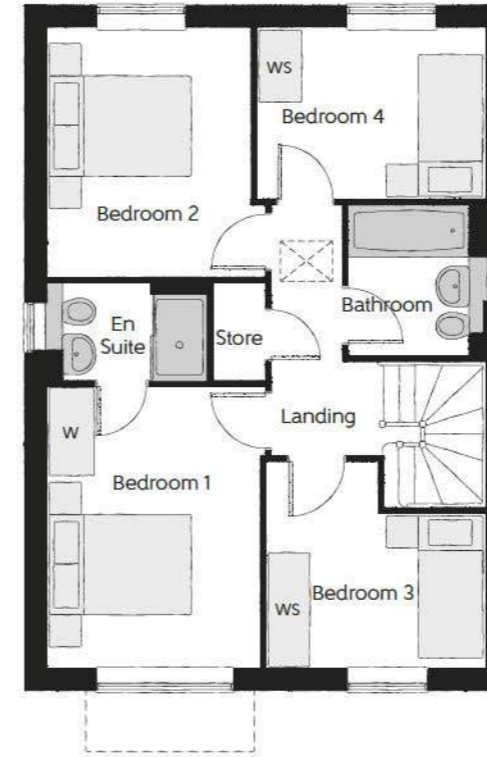


THE
ARTISAN
COLLECTION



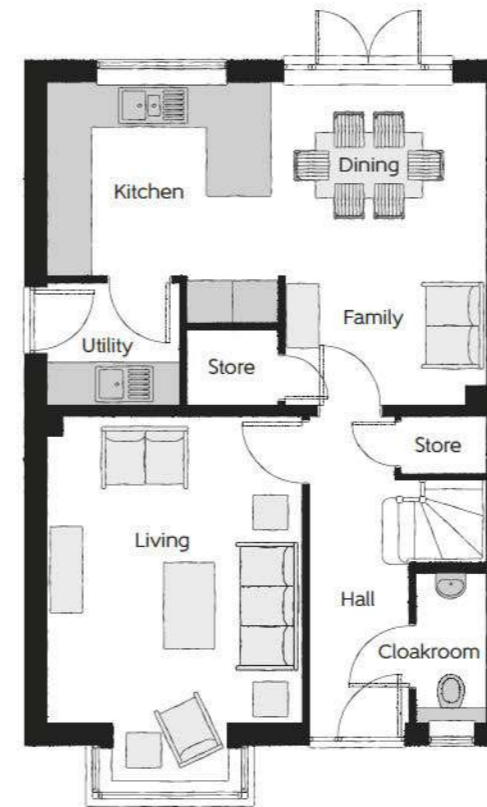
The Aspen

Four bedroom home



First Floor

Bedroom 1	3.914m x 2.963m	12'10" x 9'9"
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 2.830m	11'4" x 9'3"
Bedroom 3	3.035m x 2.869m (max)	9'11" x 9'5" (max)
Bathroom	2.075m x 1.905m	6'10" x 6'3"
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"



Ground Floor

Living Room	4.318m x 3.537m (excl bay)	14'2" x 11'7" (excl bay)
Kitchen/Dining/Family	6.085m x 4.480m (max)	20'0" x 14'8" (max)
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Alnwick

Four bedroom home

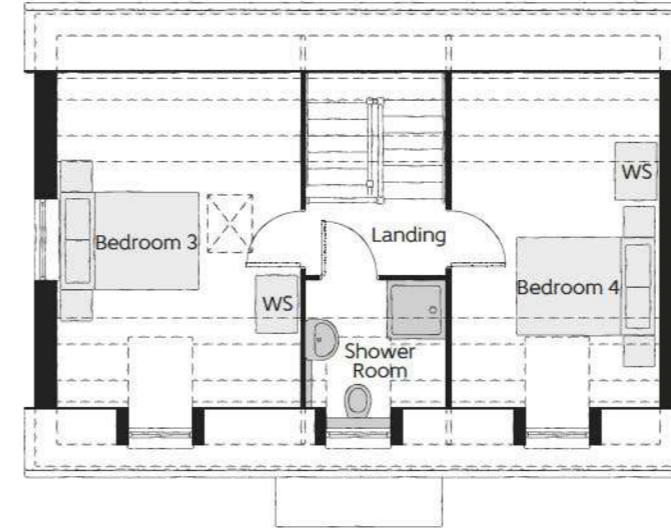


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The Alnwick

Four bedroom home

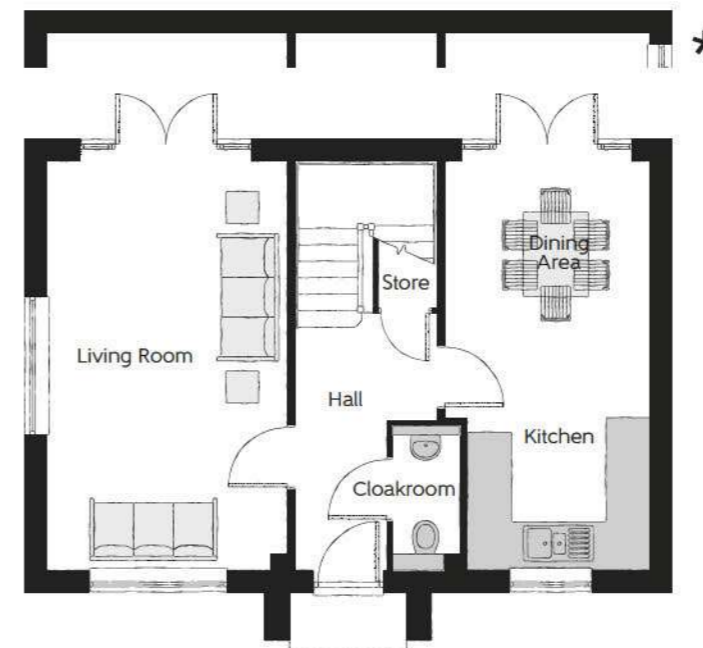
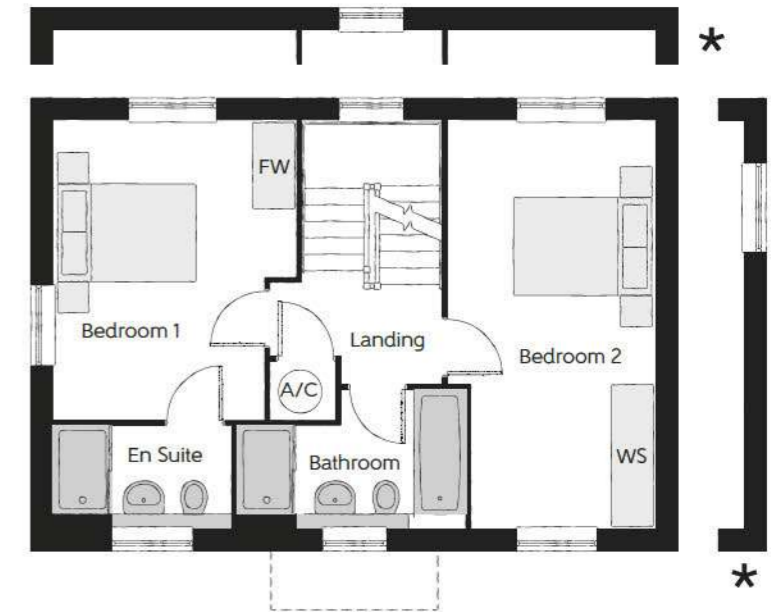


Second Floor

Bedroom 3	4.600m x 3.355m	15'1" x 11'0"
Bedroom 4	4.600m x 2.870m	15'1" x 9'5"
Shower Room	2.075m x 1.935m (max)	6'10" x 6'4" (max)

First Floor

Bedroom 1	4.130m x 3.355m	13'7" x 11'0"
Bedroom 1 En Suite	2.450m x 1.425m	8'0" x 4'8"
Bedroom 2	5.650m x 2.870m (max)	18'7" x 9'5" (max)
Bathroom	3.165m x 1.925 (max)	10'5" x 6'4" (max)



Ground Floor

Living Room	5.650m x 3.300m	18'6" x 10'10"
Kitchen	3.300m x 2.500m	10'10" x 8'2"
Dining Area	2.815m x 2.350m	9'3" x 7'9"
Cloakroom	1.970m x 0.910m	6'6" x 3'0"

Bellway

WS - Wardrobe Space (suggestion only, wardrobe not included) * - Wall variants to plots 35 & 64 only.

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The Wainwright

Four bedroom home



THE
ARTISAN
COLLECTION



The Wainwright

Four bedroom home



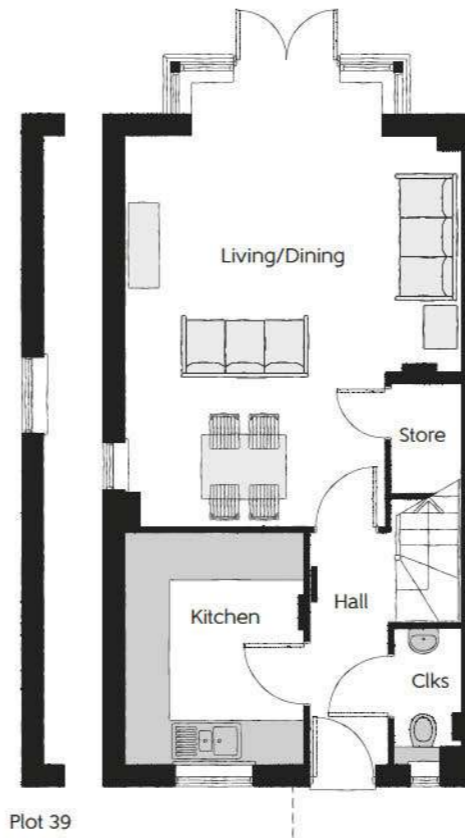
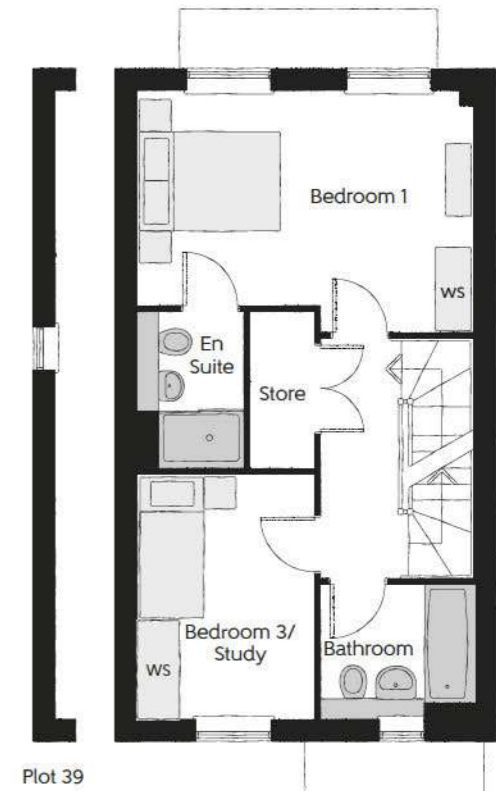
Second Floor

Bedroom 2	4.63m x 4.25m (max) (max)	15'2" x 13'11" (max) (max)
Bedroom 4	4.06m x 2.25m (max)	13'4" x 7'5" (max)
Shower	2.33m x 2.29m	7'8" x 7'6"

Plot 39

First Floor

Bedroom 1	4.668m x 3.372m (max)	15'4" x 10'11" (max)
Bedroom 1 En Suite	2.137m x 1.400m	7'0" x 4'7"
Bedroom 3/Study	3.460m x 2.379m	11'4" x 7'10"
Bathroom	2.201m x 1.905m	7'3" x 6'3"



Ground Floor

Living/Dining	5.467m x 4.668m	17'11" x 15'4"
Kitchen	3.169m x 2.505m	10'5" x 8'3"
Cloakroom	1.905m x 0.937m	6'3" x 3'1"

Plot 39

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window

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Bellway

The Quilter

Three bedroom home

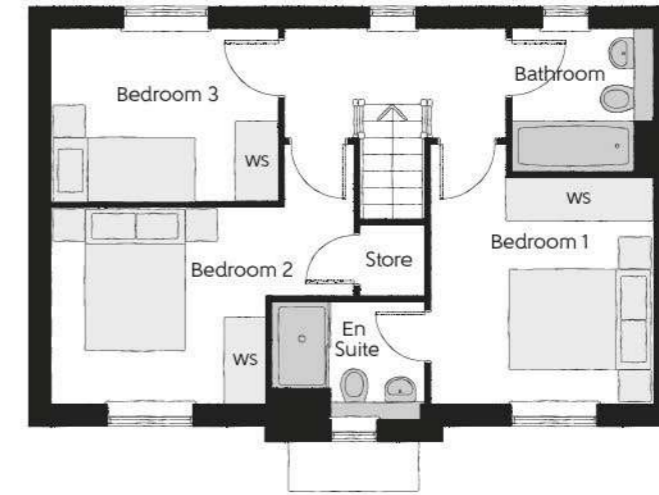


THE
ARTISAN
COLLECTION



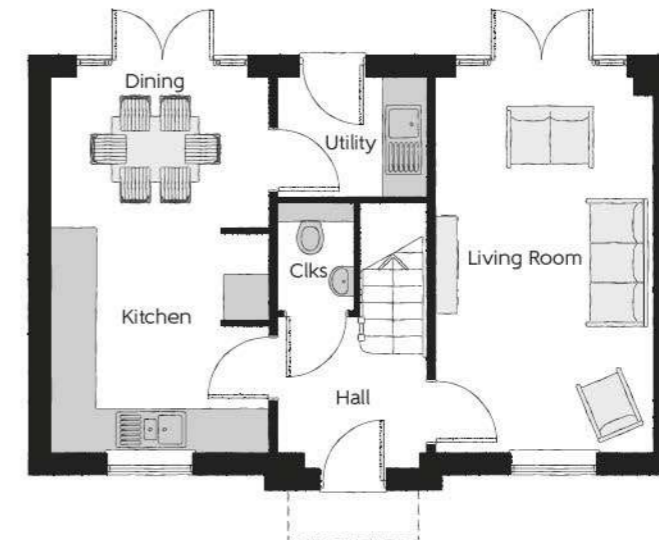
The Quilter

Three bedroom home



First Floor

Bedroom 1	3.580m x 3.017m (max)	11'9" x 9'11" (max)
Bedroom 1 En Suite	2.140m x 1.625m	7'0" x 5'4"
Bedroom 2	4.177m x 2.677m (max)	13'8" x 8'9" (max)
Bedroom 3	3.100m x 2.421m	10'2" x 7'11"
Bathroom	1.980m x 1.905m	6'6" x 6'3"



Ground Floor

Living Room	5.185m x 2.955m	17'0" x 9'8"
Kitchen	3.156m x 2.955m	10'4" x 9'8"
Dining	2.955m x 2.029m	9'8" x 6'8"
Utility	2.125m x 1.624m	7'0" x 5'4"
Cloakroom	1.529m x 1.072m	5'0" x 3'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Wharfe

Three bedroom home

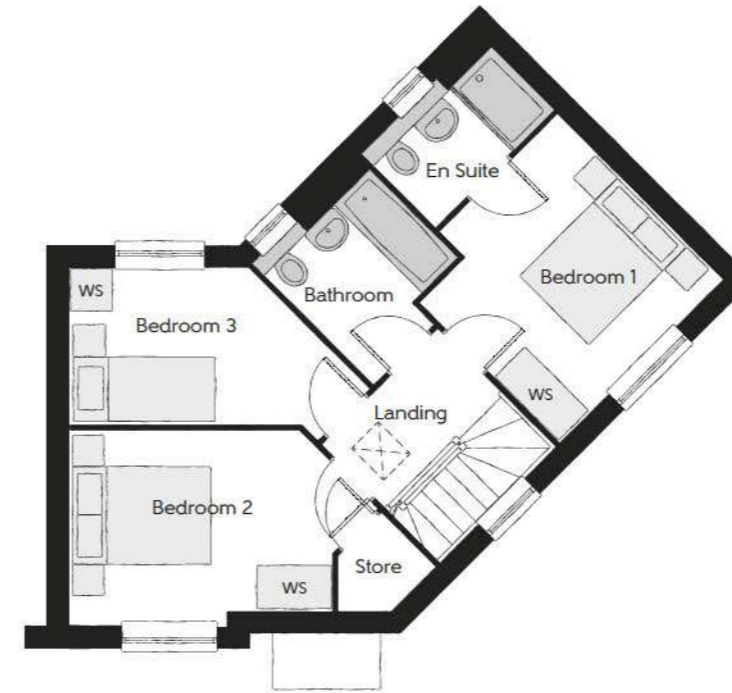


THE
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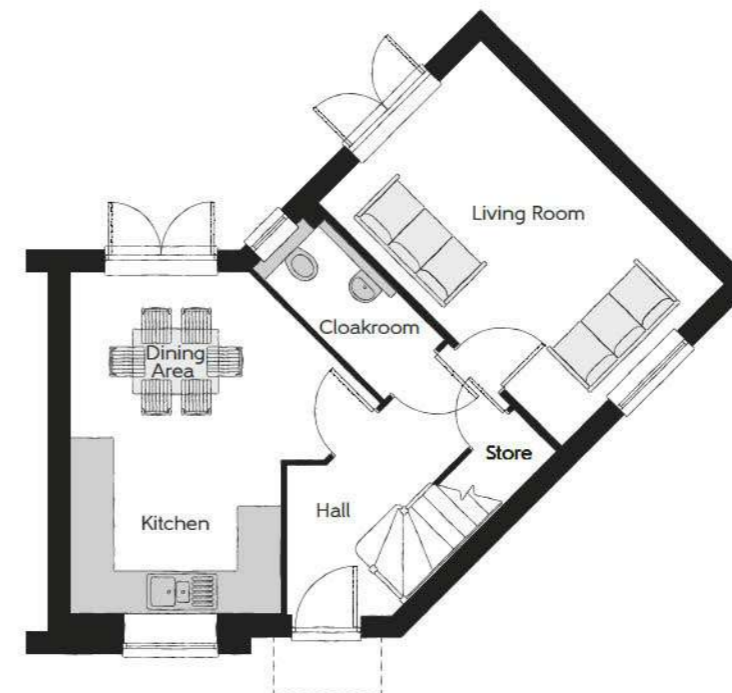
The Wharfe

Three bedroom home



First Floor

Bedroom 1	3.230m x 3.200m	10'7" x 10'6"
En Suite	2.285m x 1.415m	7'6" x 4'8"
Bedroom 2	4.253m x 2.715m (max) (max)	13'11" x 7'2" (max) (max)
Bedroom 3	4.150m x 2.155m (max) (max)	13'7" x 7'1" (max) (max)
Bathroom	2.355m x 2.065m	7'8" x 6'9"



Ground Floor

Living Room	5.225m x 3.145m	17'2" x 10'4"
Dining Area	4.285m x 2.290m (max)	14'1" x 7'6" (max)
Kitchen	2.910m x 2.450m	9'7" x 8'0"
Cloakroom	2.550m x 1.150m	8'4" x 3'9"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Thespian

Three bedroom home

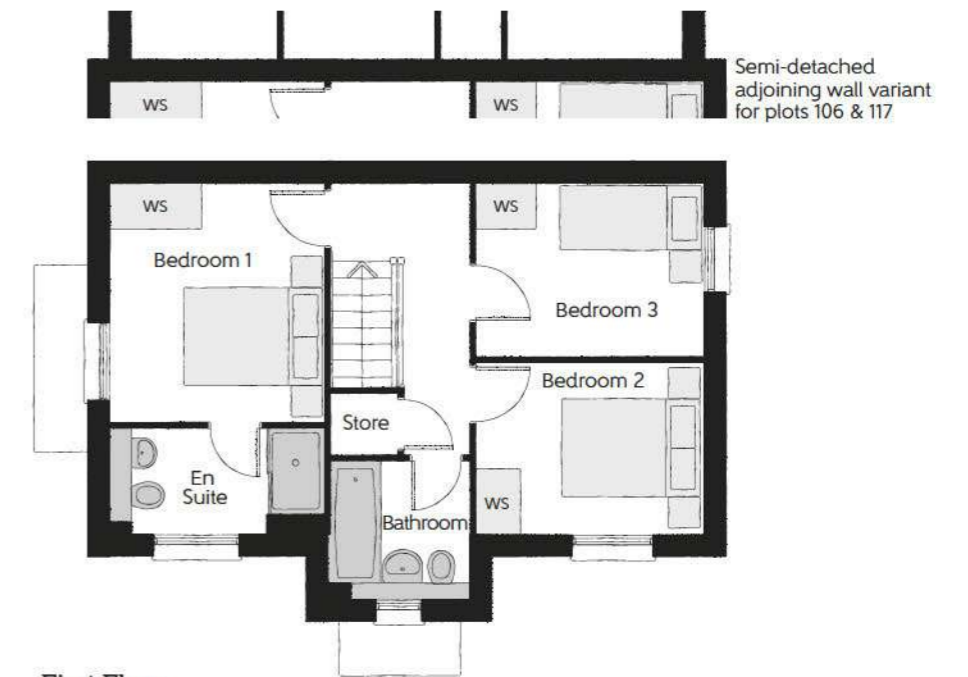


THE
ARTISAN
COLLECTION



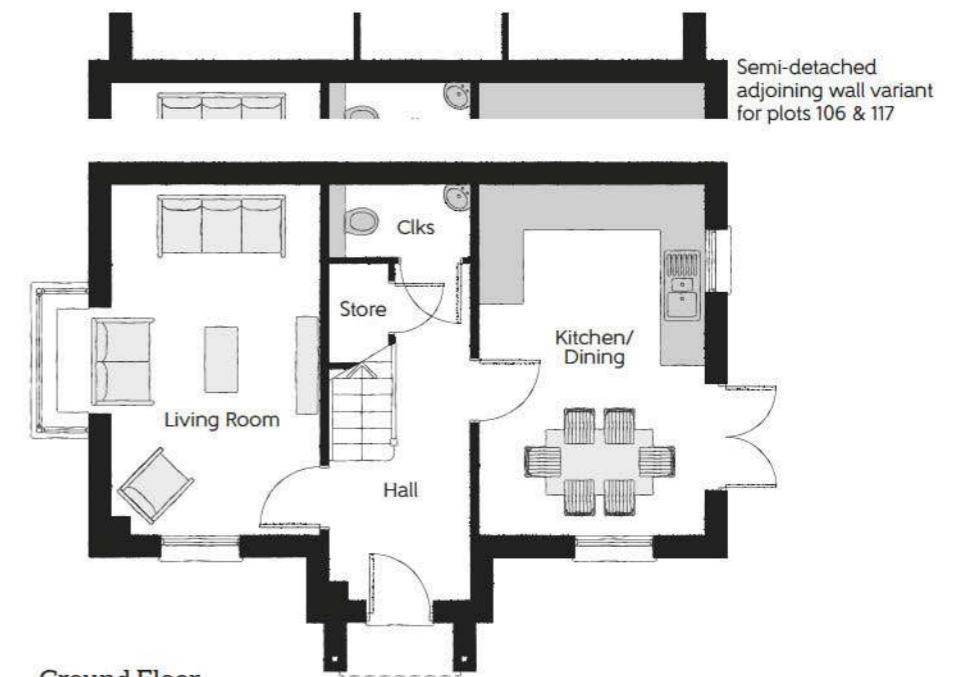
The Thespian

Three bedroom home



First Floor

Bedroom 1	3.302m x 2.949m	10'10" x 9'8"
Bedroom 1 En Suite	2.949m x 1.458m	9'8" x 4'9"
Bedroom 2	3.175m x 2.390m	10'5" x 7'10"
Bedroom 3	3.175m x 2.370m	10'5" x 7'9"
Bathroom	1.923m x 1.903m	6'4" x 6'3"



Ground Floor

Living Room	4.848m x 3.487m (max)	15'11" x 11'5" (max)
Kitchen/Dining	4.848m x 3.113m	15'11" x 10'3"
Cloakroom	1.923m x 1.000m	6'4" x 3'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Turner

Three bedroom home



THE
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COLLECTION



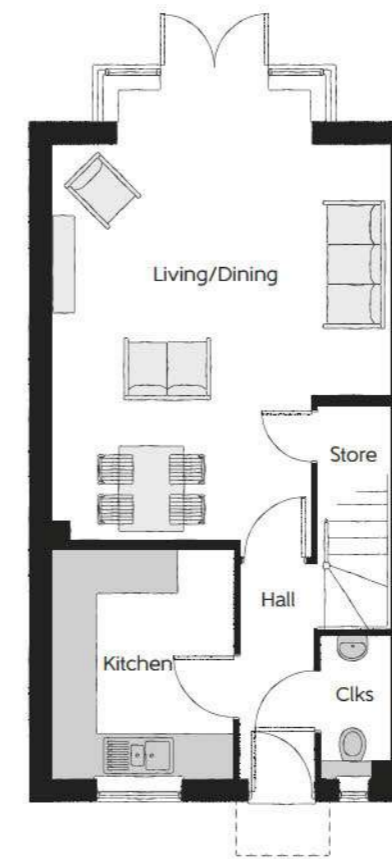
The Turner

Three bedroom home



First Floor

Bedroom 1	4.161m x 3.456m	13'7" x 11'4" <small>(max)</small>
Bedroom 1 En Suite	1.950m x 1.200m	6'5" x 3'11" <small>(max)</small>
Bedroom 2	3.492m x 2.150m	11'5" x 7'1"
Bedroom 3	3.475m x 2.430m	11'5" x 8'0"
Bathroom	2.140m x 1.890m	7'0" x 6'2"



Ground Floor

Living/Dining	5.467m x 4.668m	17'11" x 15'4"
Kitchen	3.169m x 2.493m	10'5" x 8'2"
Cloakroom	1.970m x 0.917m	6'6" x 3'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Turner

Three bedroom home



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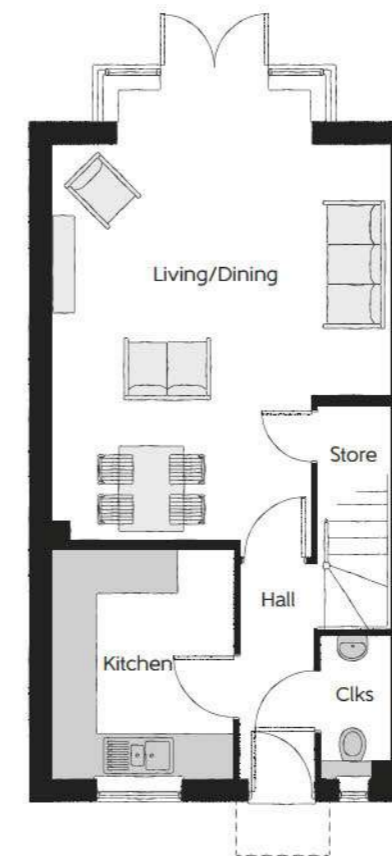
The Turner

Three bedroom home



First Floor

Bedroom 1	4.161m x 3.456m	13'7" x 11'4" (max)
Bedroom 1 En Suite	1.950m x 1.200m	6'5" x 3'11"
Bedroom 2	3.492m x 2.150m	11'5" x 7'1"
Bedroom 3	3.475m x 2.430m	11'5" x 8'0"
Bathroom	2.140m x 1.890m	7'0" x 6'2"



Ground Floor

Living/Dining	5.467m x 4.668m	17'11" x 15'4"
Kitchen	3.169m x 2.493m	10'5" x 8'2"
Cloakroom	1.970m x 0.917m	6'6" x 3'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Tailor

Three bedroom home

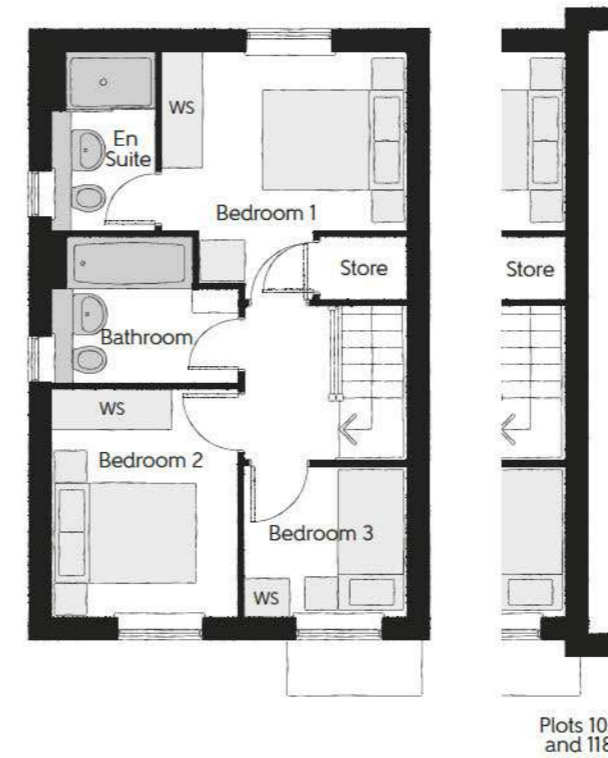


THE
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The Tailor

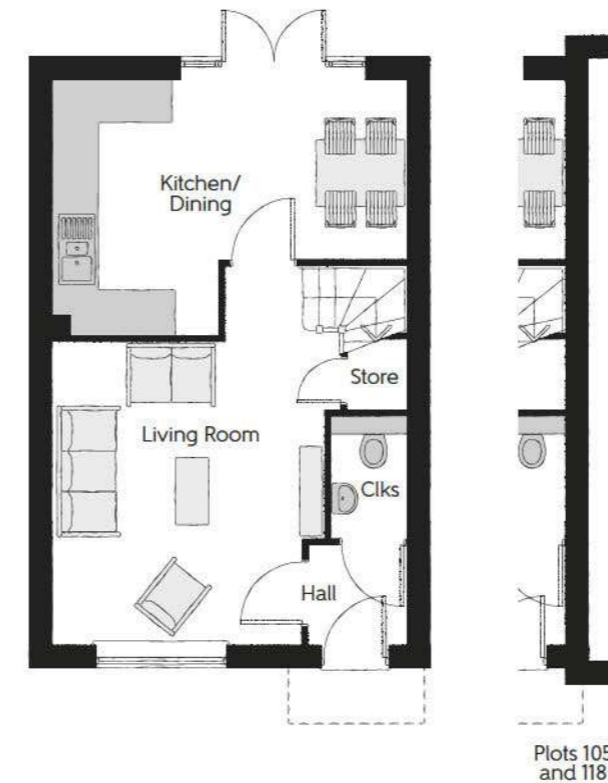
Three bedroom home



First Floor

Bedroom 1	3.292m x 2.430m	11'0" x 10'10"
Bedroom 1 En Suite	2.430m x 1.400m	8'0" x 4'7"
Bedroom 2	3.087m x 2.523m	10'2" x 8'3"
Bedroom 3	2.170m x 2.035m	7'1" x 6'8"
Bathroom	2.523m x 1.955m (max)	8'3" x 6'5" (max)

*Plots 99, 113, 118 and 147 are handed.



Ground Floor

Living Room	4.120m x 3.683m (max) (max)	13'6" x 12'1" (max) (max)
Kitchen/Dining	4.780m x 3.453m (max) (max)	15'8" x 11'4" (max) (max)
Cloakroom	1.660m x 1.010m	5'5" x 3'4"

*Plots 99, 113, 118 and 147 are handed.

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

The Saddler

Two bedroom coach house

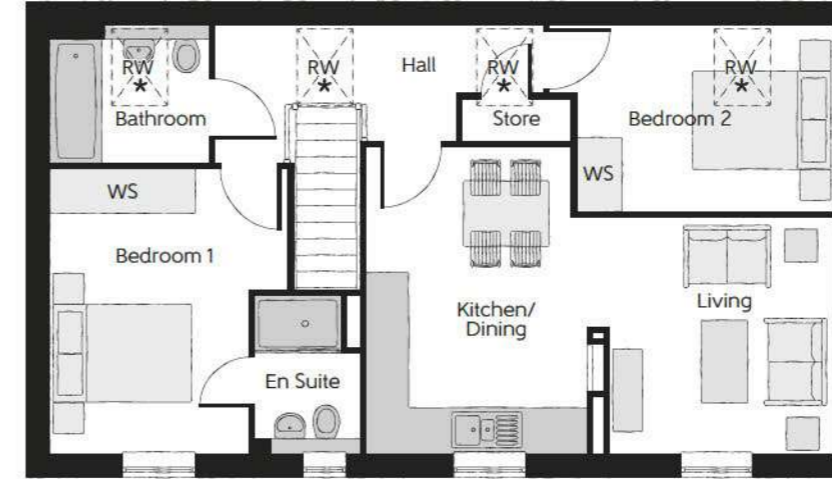


THE
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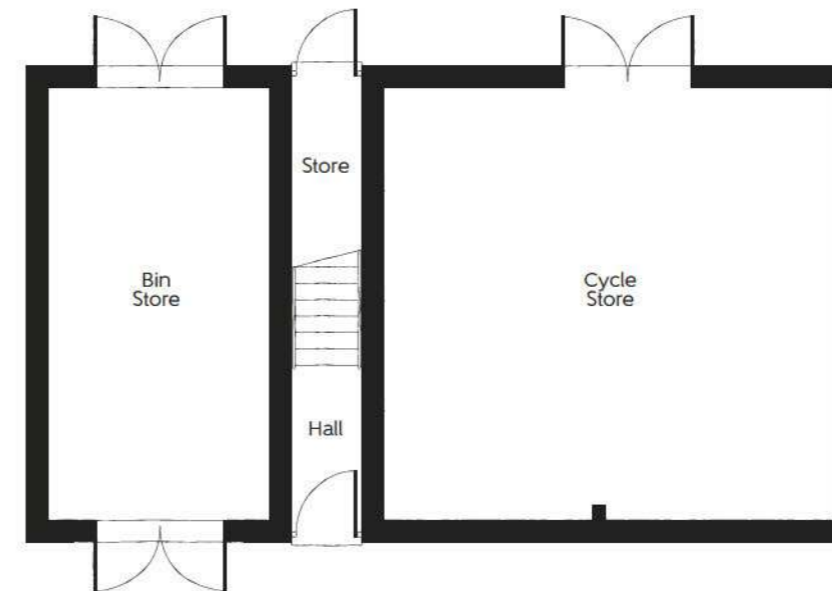
The Saddler

Two bedroom coach house



First Floor

Living	3.290m x 3.140m	10'10" x 10'4"
Kitchen/ Dining	4.280m x 3.080m	14'1" x 10'1"
Bedroom 1	3.980m x 3.310m	13'1" x 10'0"
Bedroom 1 En Suite	2.200m x 1.460m	7'3" x 4'9"
Bedroom 2	3.960m x 2.590m	13'0" x 8'6"
Bathroom	2.213m x 1.905m	7'3" x 6'3"



Ground Floor (Plot 71)

Bellway

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Saddler

Two bedroom coach house

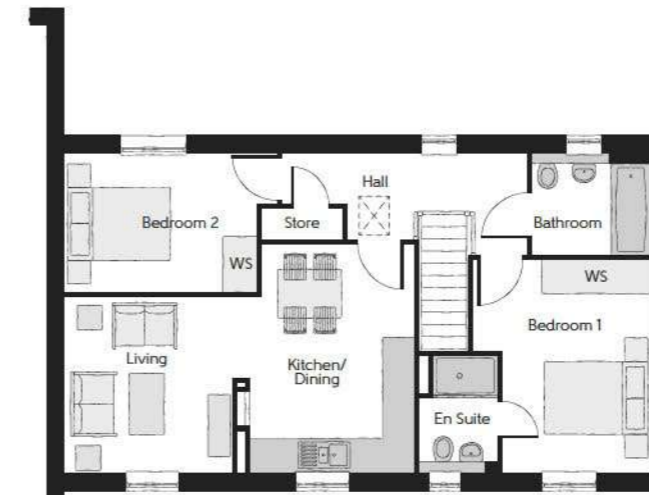


THE
ARTISAN
COLLECTION



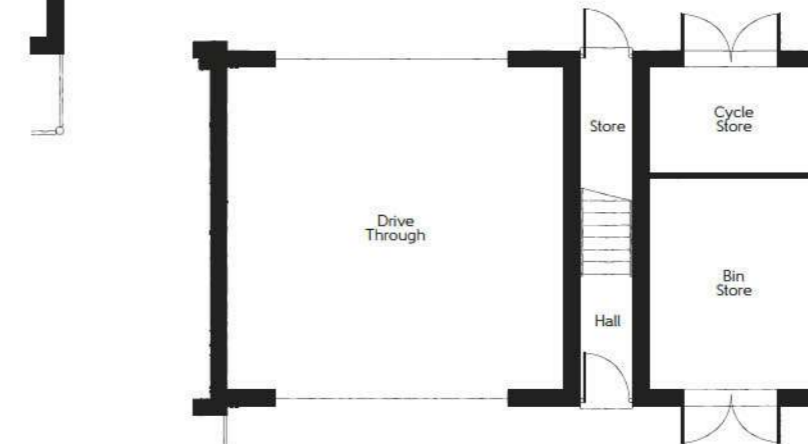
The Saddler

Two bedroom coach house

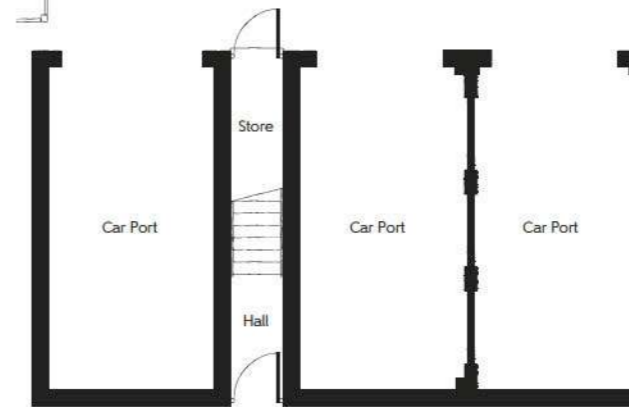


First Floor Plots 61 & 87 handed

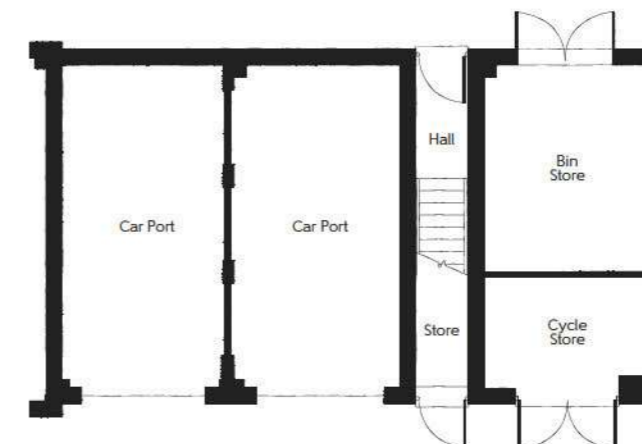
Living	3.290m x 3.140m	10'10" x 10'4"
Kitchen/ Dining	4.280m x 3.080m	14'1" x 10'1"
Bedroom 1	3.980m x 3.310m (max)	13'1" x 10'0" (max)
Bedroom 1 En Suite	2.200m x 1.460m	7'3" x 4'9"
Bedroom 2	3.960m x 2.590m (max)	13'0" x 8'6" (max)
Bathroom	2.210m x 1.905m	7'3" x 6'3"



Ground Floor (Plots 81 & 97)



Ground Floor (Plot 87)



Ground Floor (Plots 13 & 61)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Bellway

Marston Apartments

One and Two bedroom apartments
Plots 1-12

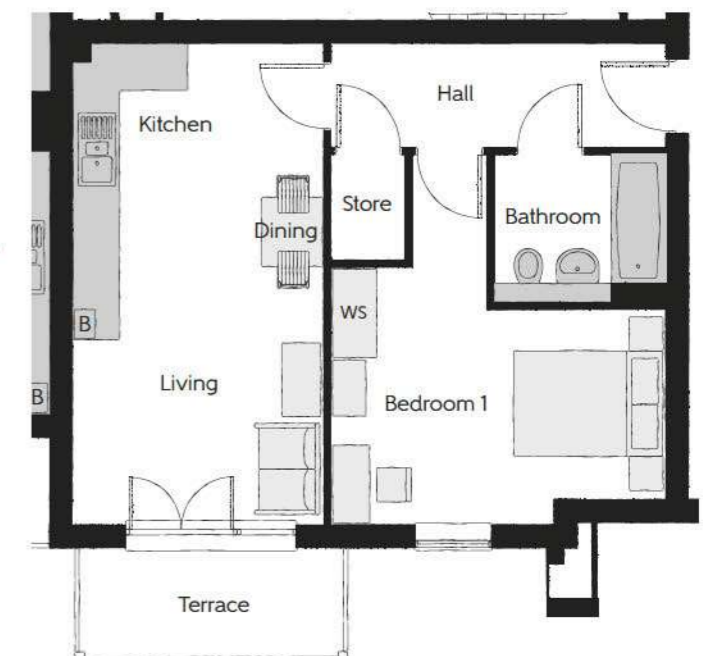


Plots 1, 4, 7 & 10

Dining/Living	4.270m x 4.155m	14'0" x 13'8"
Kitchen	3.210m x 2.045m	10'6" x 6'9"
Bedroom 1	3.920m x 3.345m (max)	12'10" x 11'0" (max)
En Suite	2.300m x 1.460m	7'7" x 4'9"
Bedroom 2	3.200m x 2.675m	10'6" x 8'9"
Bathroom	2.250m x 1.950m	7'5" x 6'5"

Plot 2

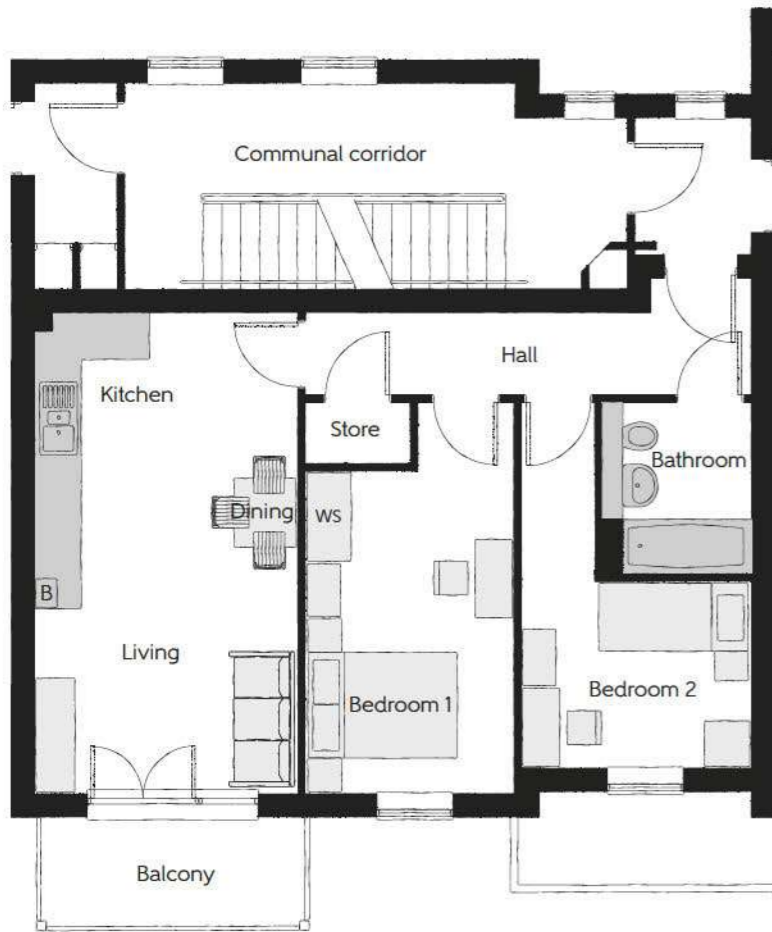
Kitchen/Dining	3.900m x 3.295m	12'10" x 10'10"
Living	3.295m x 2.420m	10'10" x 7'11"
Bedroom 1	4.870m x 4.405m (max)	16'0" x 14'5" (max)
Bathroom	2.250m x 1.950m	7'5" x 6'5"



Bellway Homes Limited (Northern Home Counties)
Building 5, Caldecotte Lake Drive, Caldecotte,
Milton Keynes, Buckinghamshire MK7 8LE

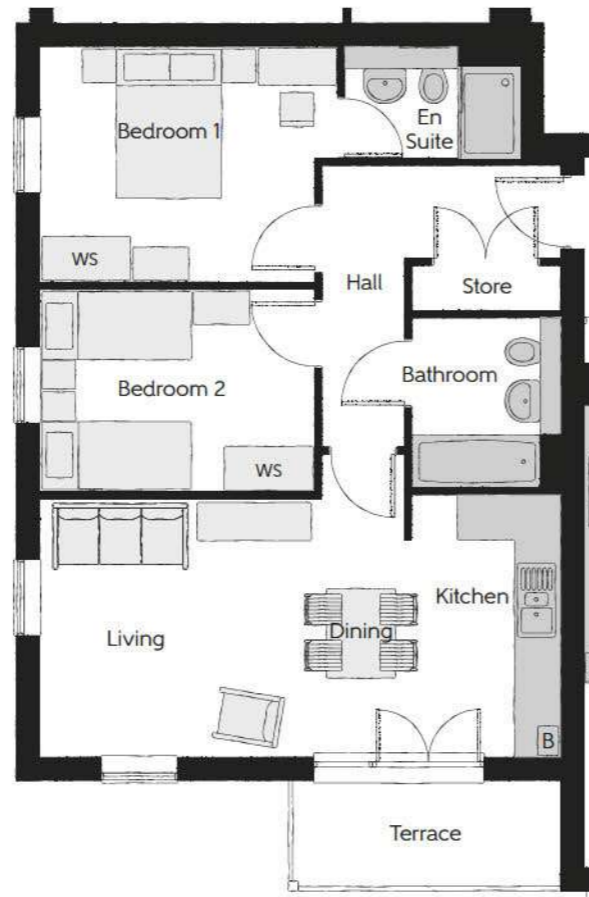
Telephone: 01908 364 200
www.bellway.co.uk

Bellway



Plots 5, 8 & 11

Kitchen/Dining	3.900m x 3.460m	12'10" x 11'4"
Living	3.295m x 2.460m	10'10" x 8'1"
Bedroom 1	5.160m x 2.760m (max) (max)	16'11" x 9'1" (max) (max)
Bedroom 2	4.820m x 3.025m (max) (max)	15'10" x 9'11" (max) (max)
Bathroom	2.250m x 1.950m	7'5" x 6'5"



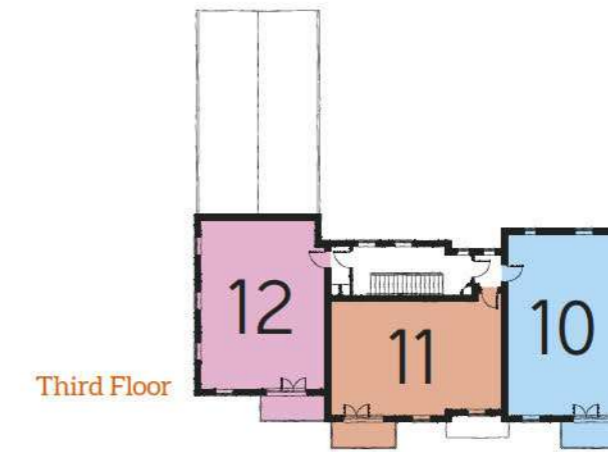
Plots 3, 6, 9 & 12

Dining/Living	4.805m x 3.385m (max)	15'9" x 11'1" (max)
Kitchen	3.445m x 2.045m	11'4" x 6'9"
Bedroom 1	3.920m x 3.100m (max)	12'10" x 10'2" (max)
En Suite	2.300m x 1.460m	7'7" x 4'9"
Bedroom 2	3.920m x 3.100m	12'10" x 10'2"
Bathroom	2.250m x 1.750m	7'5" x 5'9"

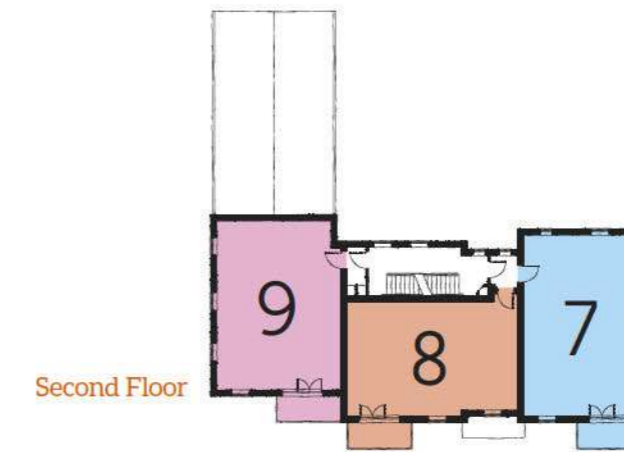
WS - Wardrobe Space (suggestion only, wardrobe not included)

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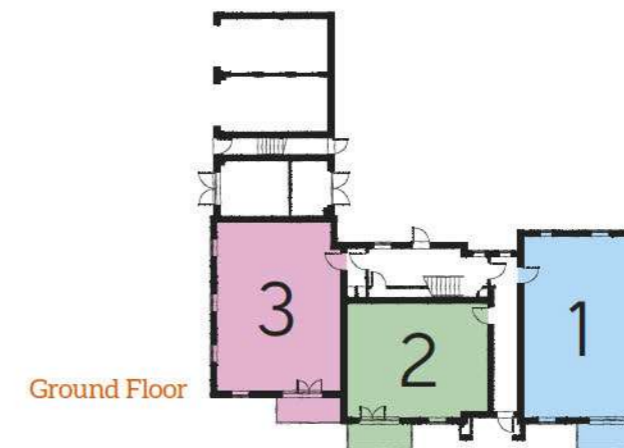
Third Floor



Second Floor



First Floor



Ground Floor

Linslade Apartments

Two bedroom apartments
Plots 44-49



Bellway Homes Limited (Northern Home Counties)
Building 5, Caldecotte Lake Drive, Caldecotte,
Milton Keynes, Buckinghamshire MK7 8LE

Telephone: 01908 364 200
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Plots 44, 46 & 48*

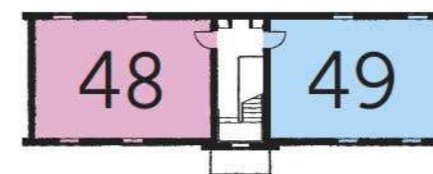
Kitchen/Dining/Living	6.312m x 3.710m	20'9" x 12'2"
Bedroom 1	4.180m x 3.083m	13'9" x 10'1"
Bedroom 2	3.231m x 1.999m	10'7" x 6'7"
Bathroom	2.152m x 1.999m	7'1" x 6'7"

*Plot 48 does not feature a terrace/balcony.

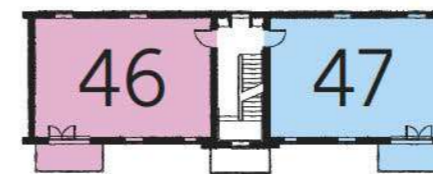
Plots 45, 47 & 49*

Kitchen/Dining/Living	6.312m x 3.710m	20'9" x 12'2"
Bedroom 1	4.180m x 3.083m	13'9" x 10'1"
Bedroom 2	3.231m x 1.999m	10'7" x 6'7"
Bathroom	2.152m x 1.999m	7'1" x 6'7"

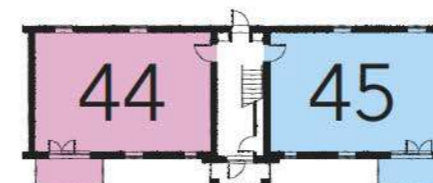
*Plot 49 does not feature a terrace/balcony.



Second Floor



First Floor



Ground Floor

WS - Wardrobe Space (suggestion only, wardrobe not included)

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Heartwood Apartments

Two bedroom apartments
Plots 50-60

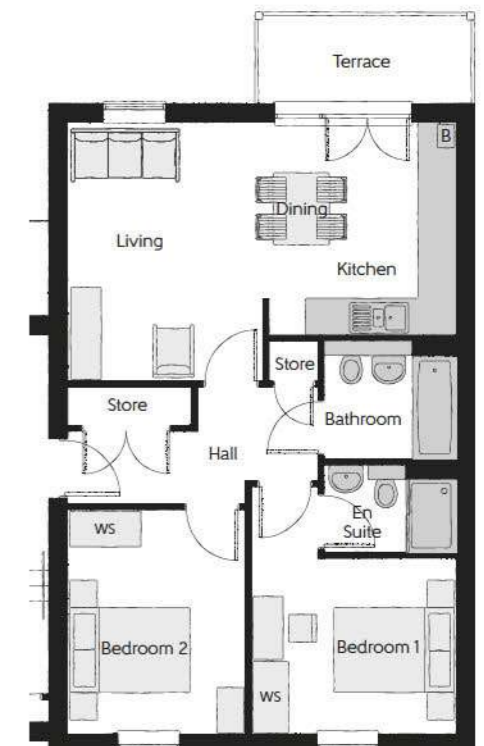


Plots 50, 54 & 58

Kitchen/Dining/Living	6.850m x 3.348m	22'6" x 11'0"
Bedroom 1	4.381m x 2.706m	14'4" x 8'11"
En Suite	2.459m x 1.442m	8'1" x 4'9"
Bedroom 2	3.679m x 2.877m	12'1" x 9'5"
Bathroom	2.862m x 2.143m	9'5" x 7'0"

Plots 51, 55 & 59

Kitchen/Dining/Living	6.355m x 4.224m	20'10" x 13'10"
Bedroom 1	3.338m x 2.873m	10'11" x 9'5"
En Suite	2.150m x 1.438m	7'1" x 4'9"
Bedroom 2	3.665m x 2.902m	12'0" x 9'6"
Bathroom	2.150m x 1.958m	7'1" x 6'5"



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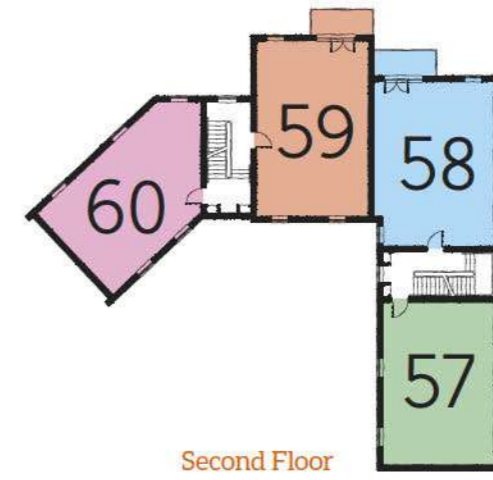
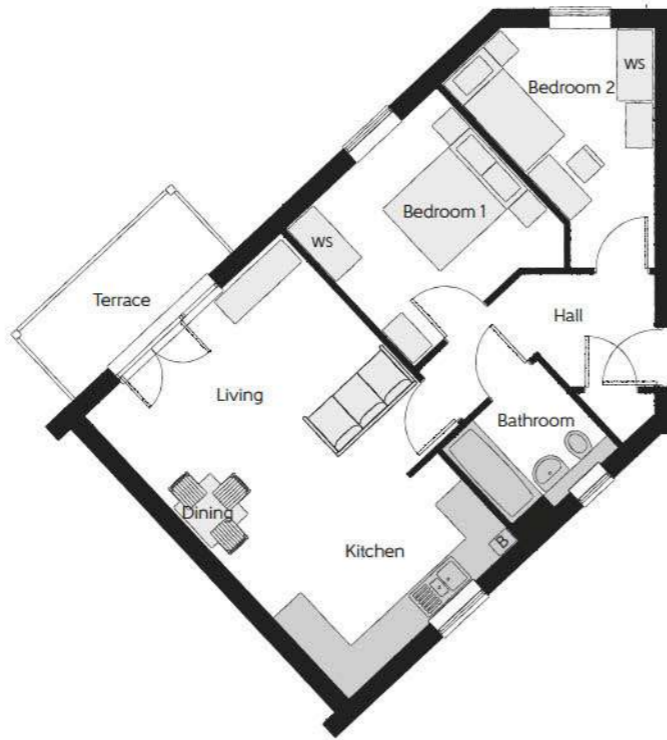
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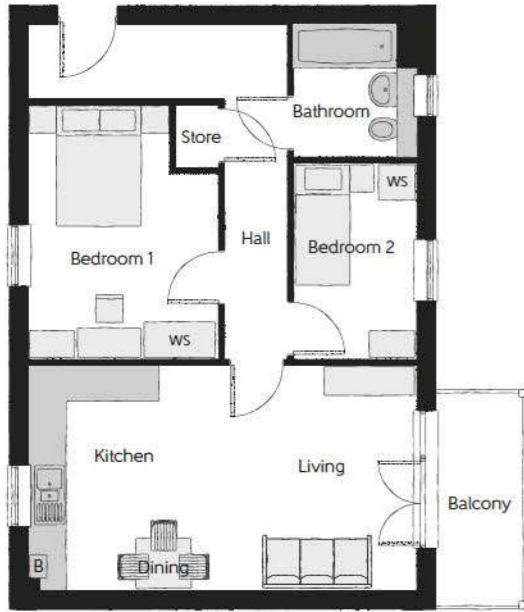
Plots 52, 56 & 60*

Kitchen/Dining/Living (max)	6.310m x 4.379m	20'8" x 14'4" (max)
Bedroom 1	3.408m x 3.076m	11'2" x 10'1"
Bedroom 2	4.643m x 3.165m	15'3" x 10'4"
Bathroom	2.142m x 1.976m	7'0" x 6'6"

*Plot 60 does not feature a terrace/balcony.



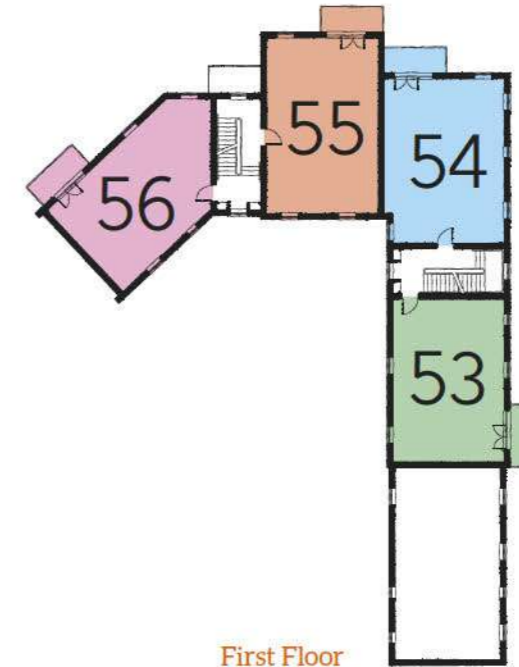
Second Floor



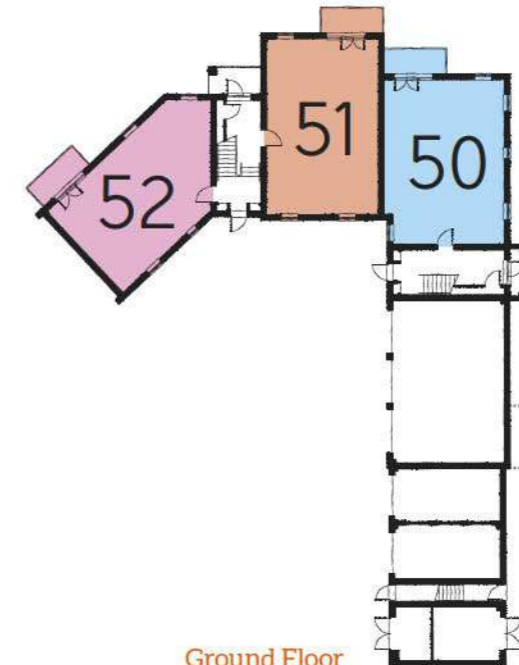
Plots 53 & 57*

Kitchen/Dining/Living	6.335m x 3.694m	20'9" x 12'1"
Bedroom 1	4.178m x 3.103m	13'8" x 10'2"
Bedroom 2	3.228m x 1.999m (max) (max)	10'7" x 6'7" (max) (max)
Bathroom	2.147m x 1.997m (max) (max)	7'1" x 6'7" (max) (max)

*Plot 57 does not feature a terrace/balcony.



First Floor



Ground Floor

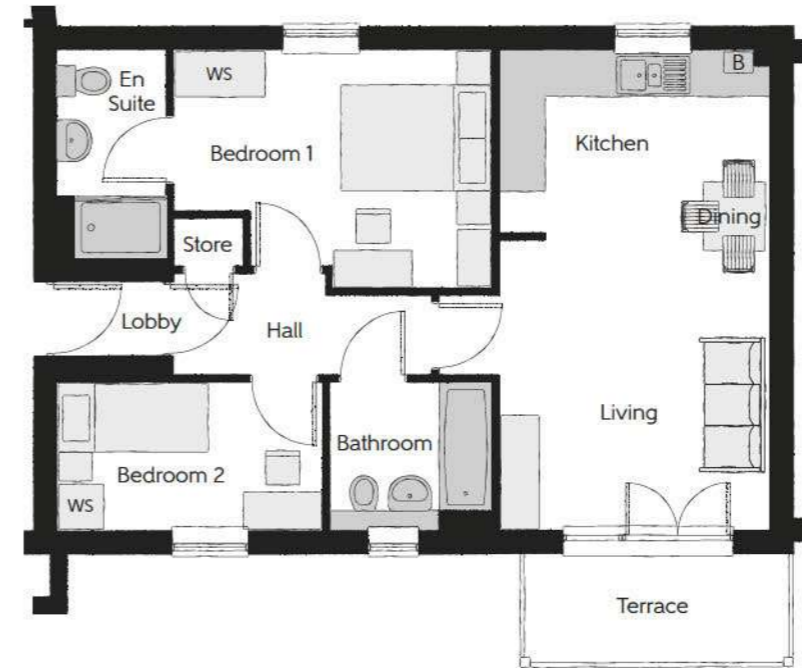
WS - Wardrobe Space (suggestion only, wardrobe not included)

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Whipsnade Apartments

Two bedroom apartments
Plots 72-80



Plots 72, 75 & 78*

Kitchen/Dining/ Living	6.315m x 3.551m	20'9" x 11'8"
Bedroom 1	4.197m x 3.130m (max) (max)	13'9" x 10'3" (max) (max)
En Suite	2.838m x 1.445m	9'4" x 4'9"
Bedroom 2	3.503m x 1.946m	11'6" x 7'0"
Bathroom	2.139m x 1.946m	7'0" x 6'5"

*Plot 78 does not feature a terrace/balcony.

Plots 73, 76 & 79

Living/Dining/ Kitchen	5.977m x 3.785m	19'7" x 12'5"
Bedroom 1	3.500m x 3.058m (max) (max)	11'6" x 10'0" (max) (max)
Bedroom 2	3.590m x 2.307m	11'9" x 7'7"
Bathroom	2.765m x 1.988m (max) (max)	9'1" x 6'6" (max) (max)



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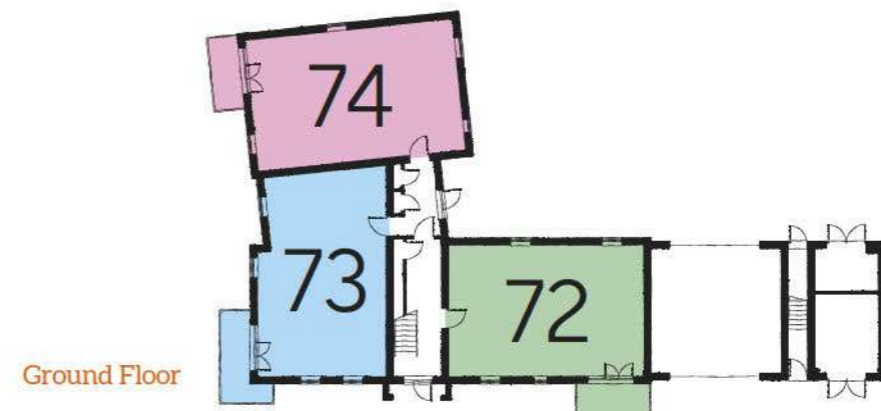
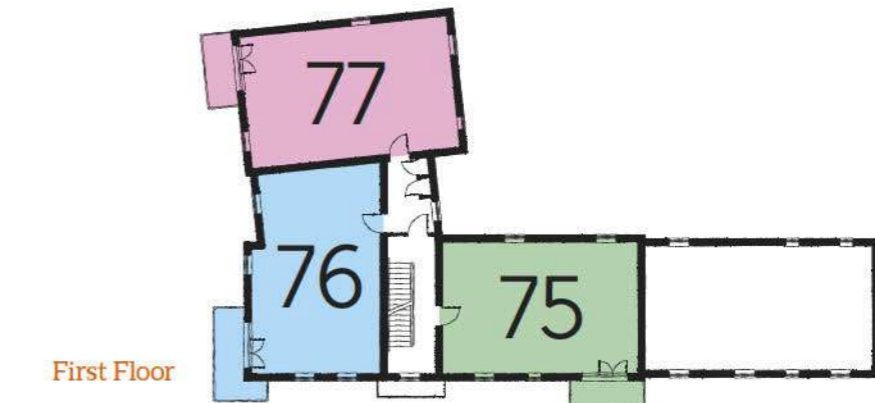
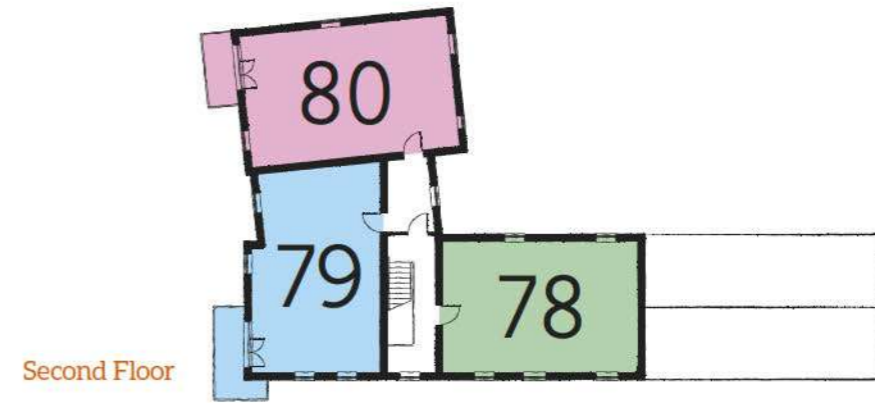
Plots 74, 77 & 80

Living/Dining/ Kitchen	7.425m x 3.055m	24'4" x 10'0"
Bedroom 1	4.620m x 2.500m (max) (max)	15'2" x 8'2" (max) (max)
En Suite	2.095m x 1.600m	6'10" x 5'3"
Bedroom 2	3.415m x 3.165m	11'2" x 10'5"
Bathroom	2.145m x 1.978m	7'0" x 6'6"

WS - Wardrobe Space (suggestion only, wardrobe not included)

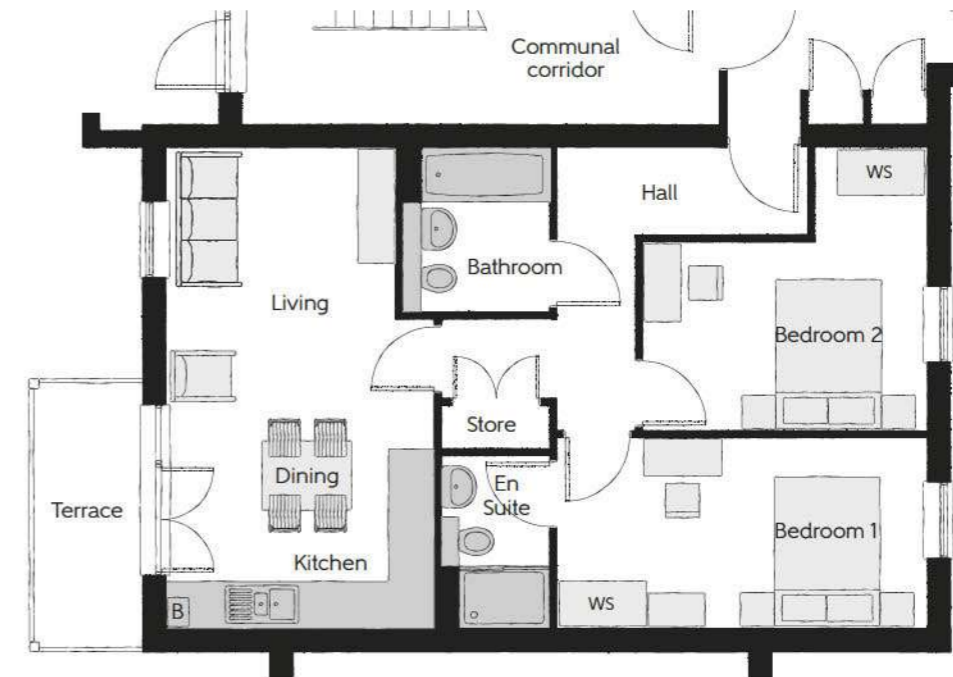
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Aldenham Apartments

Two bedroom apartments
Plots 88-96



Plots 88, 91 & 94

Living/Dining/Kitchen	6.315m x 3.525m (max)	20'9" x 11'7" (max)
Bedroom 1	4.882m x 2.503m	16'0" x 8'3"
En Suite	2.268m x 1.431m	7'5" x 4'8"
Bedroom 2	3.744m x 3.718m (max)	12'3" x 12'2" (max)
Bathroom	2.156m x 1.936m	7'1" x 6'4"

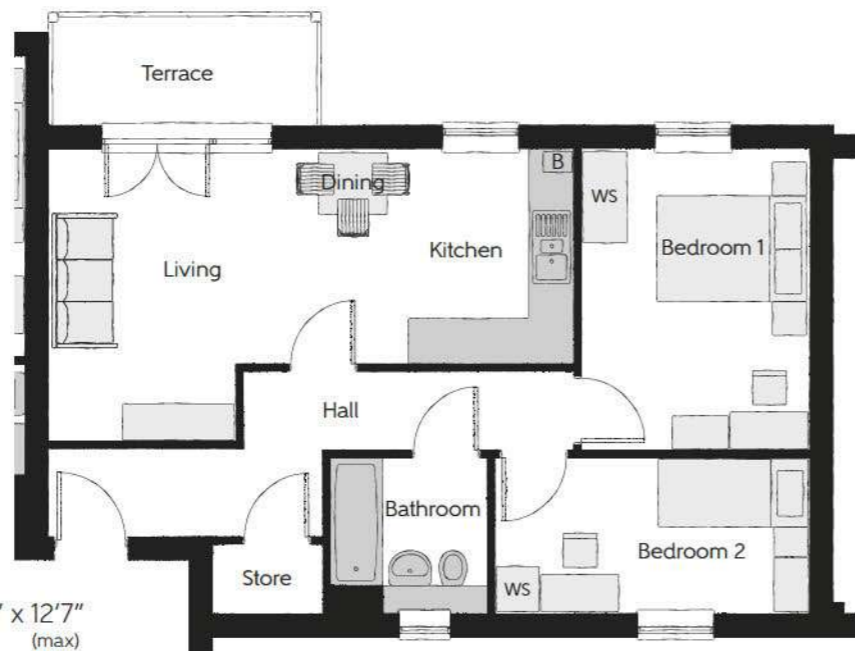
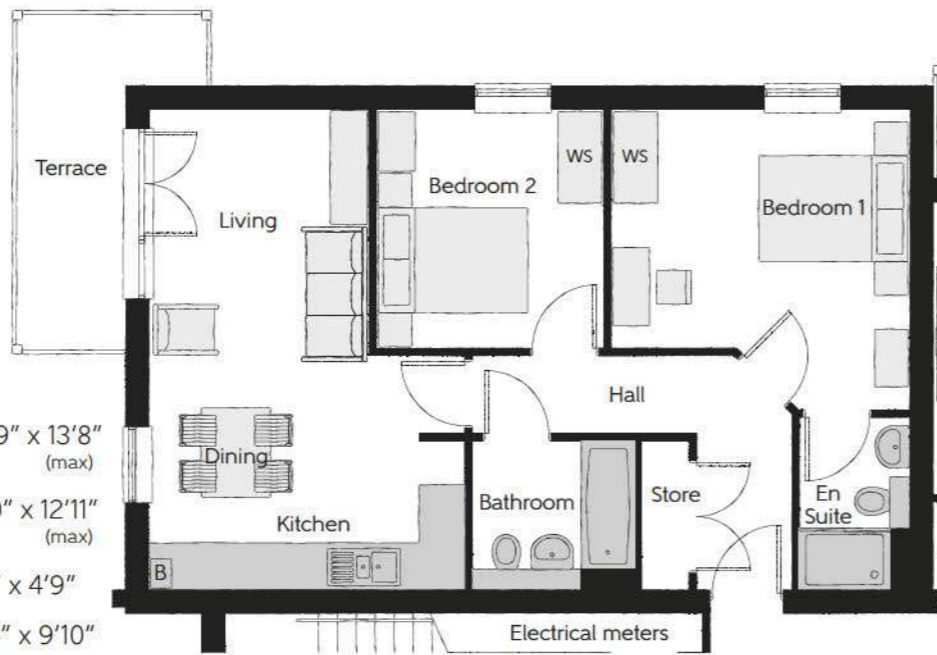
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Plots 89, 92 & 95

Living/Dining/ Kitchen	6.315m x 4.161m (max)	20'9" x 13'8" (max)
Bedroom 1	3.960m x 3.935m (max)	13'0" x 12'11" (max)
En Suite	2.261m x 1.448m	7'5" x 4'9"
Bedroom 2	3.137m x 3.000m	10'4" x 9'10"
Bathroom	2.143m x 1.953m	7'0" x 6'5"



Plots 90, 93 & 96*

Living/Dining/Kitchen	6.920m x 3.837m (max)	22'8" x 12'7" (max)
Bedroom 1	3.950m x 3.003m	13'0" x 9'10"
Bedroom 2	4.151m x 2.046m	13'7" x 6'9"
Bathroom	2.086m x 2.046m	6'10" x 6'9"

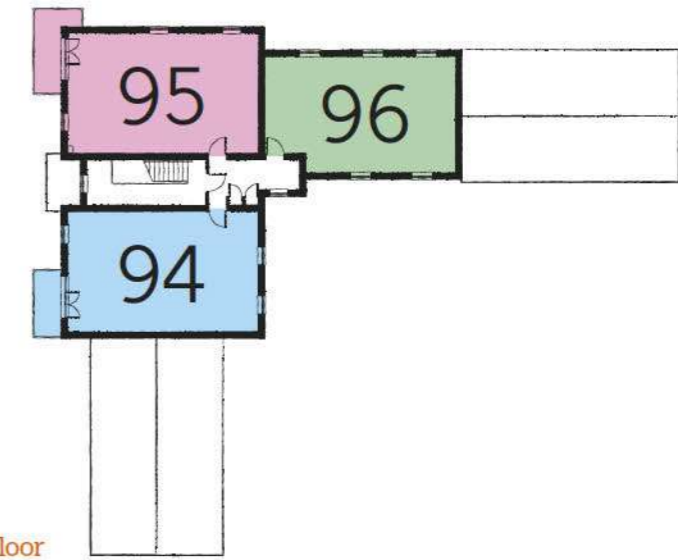
*Plot 96 does not feature a terrace/balcony.

WS - Wardrobe Space (suggestion only, wardrobe not included)

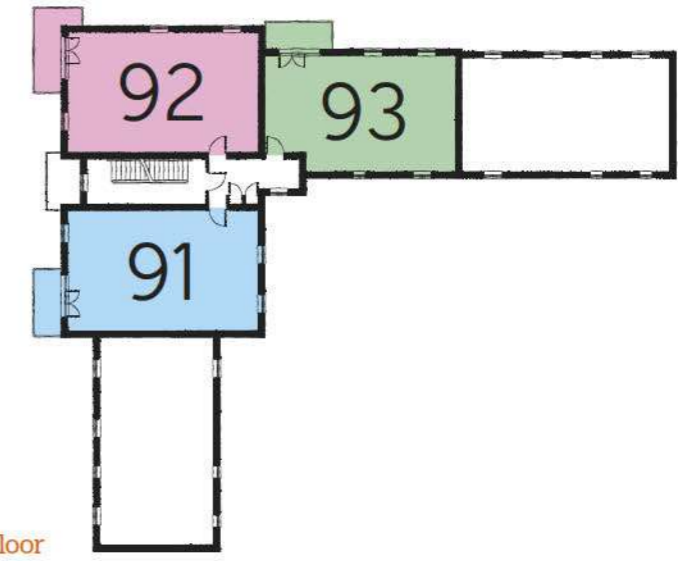
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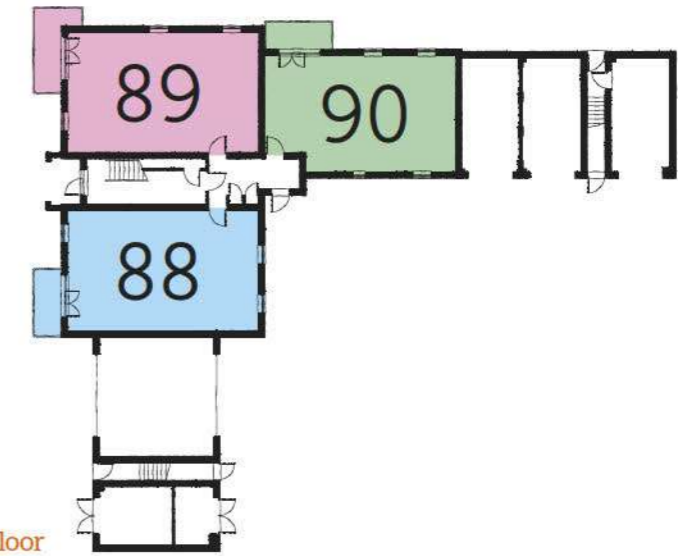
Second Floor



First Floor



Ground Floor





5 STAR CUSTOMER SATISFACTION



Awarded to

Bellway

Your new home means a lot to you.
Our five-star rating shows how much
it means to us.

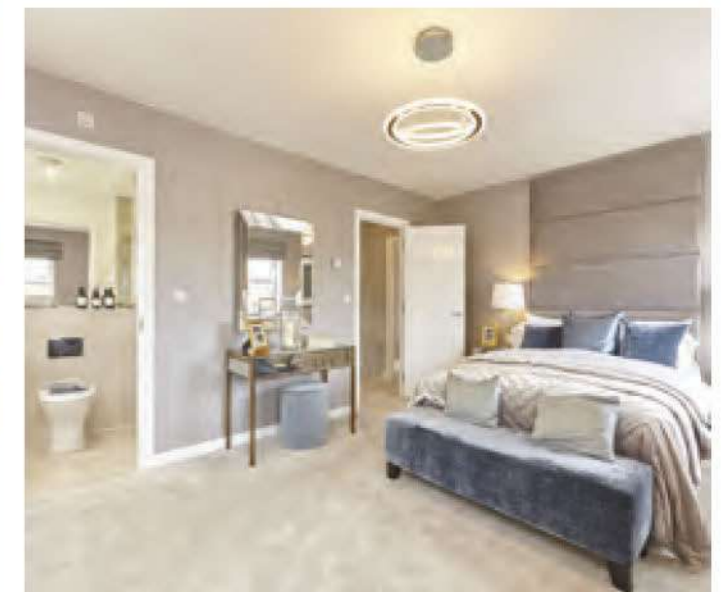
Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey

is impartial, independent, and validated by a UK university. Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.

Bellway at Linnmere Specification



THE
ARTISAN
COLLECTION



Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

Bellway

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	•	•	•
	Entrance Doors	GRP Insulated Door	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•
	Window Cills	White Gloss MDF	•	•	•
	Stairs	Timber Stair - White Gloss MDF Strings	•	•	•
	Balusters	White Gloss Stop Chamfered Balusters	•	•	•
	Newel Posts	White Gloss Stop Chamfered Newels	•	•	•
	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•
		White Gloss 120x14 MDF Grooved & Chamfered	•	•	•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	
Ironmongery	Chrome SR100 Door Furniture	•	•	•	
Wardrobes	Sliding Fitted Wardrobes to Bed 1	•	•	•	
KITCHEN	Frontals	Bellway Band B options ##	•	•	•
		Bellway Band C options ##	•	•	•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Units	Frontal Matching Table Ends	•	•	•
		Unit Framing	•	•	•
	Worktops	40mm Square Edge Worktops with upstand	•	•	•
	Kitchen Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Euroline Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
	Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
	Appliances Oven	Zanussi Single Oven ZOHIHE2X2	•	•	•
		Zanussi Single Oven ZOHNX3X1	•	•	•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	•	•	•
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	•	•	•	
Appliances Extractor	Cooker Hood Extractor LFC316X	•	•	•	
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	•	•	•	
Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1	•	•	•	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	•	•	•	
	Zanussi Dishwasher ZDLN1511	•	•	•	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	•	•	•
	Cloaks - Basin	Roca Wash Hand Basin ‡	•	•	•
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	•	•	•
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	•	•	•
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	•	•	•
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal #	•	•	•
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•	•
	Bathroom - Shower	Mira RELATE EV Thermostatic Shower †††	•	•	•
		Mira RELATE EV Thermostatic Shower ###	•	•	•

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes		
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	•	•	•	
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ** ††	•	•	•	
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ††	•	•	•	
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•	
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•	•	•	
	En-Suite - Shower	Mira RELATE EV Thermostatic Shower †††	•	•	•	
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ††	•	•	•	
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ††	•	•	•	
	MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•	•
			Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (Hob)	•	•	•
		Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•	•	•
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOB	•	•	•	
Radiators		Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	
Towel Warmers		Flat Chrome to Bathroom & En-Suite 1 Only	•	•	•	
Ventilation		Window Trickle Ventilations with Mechanical Extract Fans (system 1)	•	•	•	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	•	•	•	
	Safety - Heat	Heat Detector DET --	•	•	•	
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•	
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	•	•	•	
	Consumer Unit	Wylex Consumer Unit	•	•	•	
	Sockets & Switches	Electrium CASA White Fittings	•	•	•	
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•	•	
	Shaver / Toothbrush Point	Bathroom ONLY	•	•	•	
		Bathroom & Ensuite 1 Only	•	•	•	
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•	
	Lighting - Kitchen	White Recessed Spot Lights	•	•	•	
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	•	
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	
	Security - Carbon	Mains Wired Carbon Monoxide Detector	•	•	•	
Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	•	•	•		
Communications - Voice	Telephone Point to Living Room	•	•	•		
Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•	•		
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	•		
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•		
EXTERNALS & MISC	Build Method	Masonry ^^	•	•	•	
	Maintenance	External Tap	•	•	•	
	Number Plaque	Artisan Number Plaque	•	•	•	
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•	•	•	
	Garages	Light & Power Point to incurtilage Garages ^^	•	•	•	
	Drives	Bitmac Black ^	•	•	•	
	Landscaping - Front	Medalion Turf & Landscape Planting ^^^	•	•	•	
Landscaping - Rear	Rotovated Topsoil ^^^	•	•	•		

* fire rated as necessary

** full height around bath where shower provided as standard

*** at build stage

† where layout allows

†† full height to shower enclosure

††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡ housetype dependent

‡‡ inc soft close mechanism seat

‡‡‡ over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

semi recessed basin if AD M4(ii) applicable

soft close mechanism to doors & drawers

where provision of shower tray allows

-- where shown on layouts

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.