



Highlands Grange

Highlands Grange is a development of 2, 3 and 4 bedroom homes, located in Swanley, Kent.



Bellway



Where city meets country

Minutes from the capital with the garden of england on your doorstep

Highlands Grange is a desirable collection of 2, 3 and 4 bedroom homes located in the well-appointed town of Swanley, perfectly located between the southern outskirts of London and the lush Kent countryside. With the addition of fantastic road and rail links, this exciting development is ideal for first-time buyers,

growing families and city commuters. Each home has been designed with the versatility to evolve as you do, ensuring sustainable comfort for generations to come. This is evident through the modern construction, quality finish, high energy efficiency and electric vehicle charging points to every home.

Swanley town centre is less than 10 minutes away by bike from Highlands Grange, meaning all the essentials are within easy reach. You can find a choice of supermarkets, banks, pharmacies and GPs nearby, plus there are a number of primary schools and a secondary school all within five minutes by road. At the town's bustling heart is Swanley Square Shopping Centre, which features over 30 retailers including several national chains. Alternatively, discover a variety of goods at the town's weekly market. For more choice, take a trip to the surrounding towns of Dartford and Bexleyheath or lose yourself among the hundreds of stores, restaurants and leisure facilities at Bluewater Shopping Centre, which is less than 15 minutes away by road.

There is also plenty of fun for the whole family to enjoy closer to home. Swanley Park is located within walking distance of Highlands Grange and features a playground, water park, boating lake, soft play centre and even a miniature railway – all set within 60 acres of parkland.

For fitness, the recently refurbished White Oak Leisure Centre is 10 minutes away by bike. Between its swimming pool, gym, fitness classes, sports hall and squash courts, there's something for everyone – even scuba diving.

Alternatively, take it easy at Birchwood Park Golf and Country Club, with its 18-hole course and spa

facilities. Or make the short trip to Lullingstone Country Park, where you can find another golf course to enjoy, along with woodland, lavender fields and a spectacular 15th-century castle.

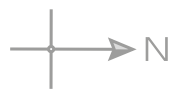
With so much wonderful local parkland and nearby reserves like Farningham Wood, there is undoubtedly plenty of opportunity to reconnect with nature. However, if you prefer a little more excitement, the legendary Brands Hatch motor racing circuit is located within 12 minutes by car. Add to this Swanley's Canada Heights International Motocross Circuit and you have the perfect combination for petrolheads. In addition to all this, the endless choice of the capital is a short train journey away. Swanley Station operates direct services to London Victoria in 30 minutes, putting the city's global business, world-class entertainment and leading fashion at your fingertips.

It's also possible to reach Sevenoaks, Canterbury and Ashford International by train in 19, 63 and 84 minutes, respectively. Alternatively, the M25, A2 and A20 make road travel into the capital and beyond easy. Such great connections also put Gatwick Airport 33 minutes away by road, which provides access to over 150 destinations worldwide.





Development plan



2 Bedroom Homes

 The Potter
Plots 10, 11, 12, 19 & 20

3 Bedroom Homes

 The Turner
Plots 14 & 15

 The Mason
Plots 16, 17, 34, 35, 37 & 38


 The Tenterer
Plot 56

4 Bedroom Homes

 The Reedmaker
Plots 1, 13, 23, 24, 30, 31, 58 & 59

 The Bowyer Bespoke
Plots 2 & 33

 The Bowyer
Plots 18 & 22



 The Weaver
Plots 21, 26, 28, 29, 32, 36, 57 & 60

 The Goldsmith
Plots 25 & 27

2-3 Bedroom Homes

 Affordable Homes

Material Finishes

-  - Tile Version
-  - Weatherboard Version

Key to Plan

- s/s Sub station
- v Visitor parking
- bcp Bin collection point

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 subject to change. For details of individual properties and availability please refer to our Sales Advisor.



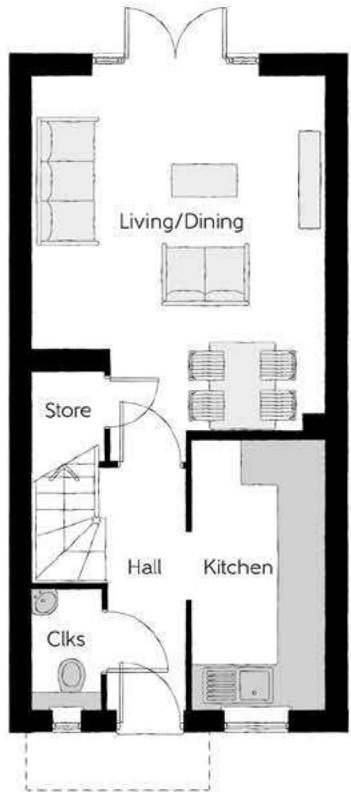
The Potter

TWO BEDROOM HOME



First Floor

Bedroom 1	3.99m x 4.04m (max)	13'1" x 13'3" (max)
Bedroom 1 En Suite	1.86m x 1.48m	6'1" x 4'10"
Bedroom 2	3.99m x 2.47m (max)	13'1" x 8'1" (max)
Bathroom	1.86m x 1.92m	6'1" x 6'3"



Ground Floor

Kitchen	1.80m x 3.72m	5'11" x 12'2"
Living/Dining	3.99m x 4.92m (max)	13'1" x 16'2" (max)
Cloakroom	0.94m x 1.60m	3'1" x 5'3"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) *Handed plots

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

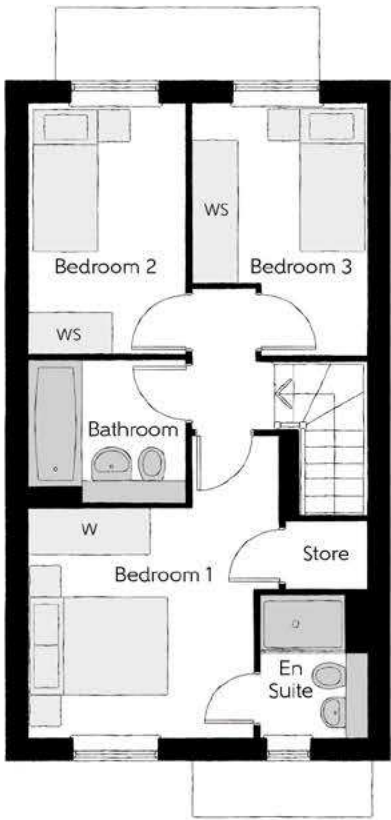
THREE BEDROOM HOME



Bellway

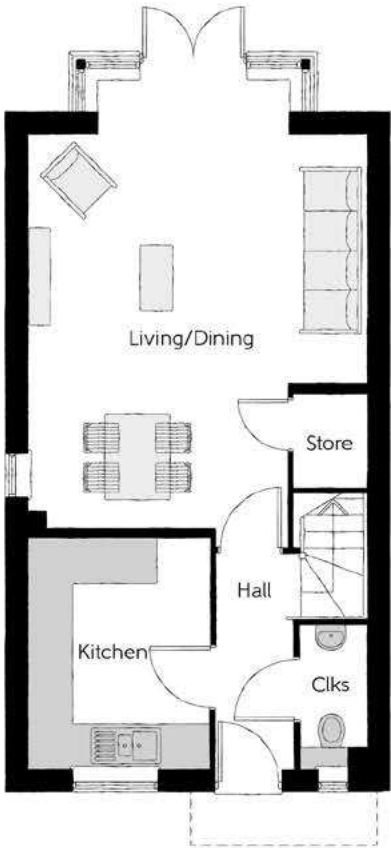
The Turner

Three bedroom home



First Floor

Bedroom 1	3.46m x 4.16m (max) (max)	11'4" x 13'8" (max) (max)
Bedroom 1 En Suite	1.48m x 1.96m	4'10" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.92m	7'1" x 6'3"



Ground Floor

Kitchen	2.50m x 3.17m	8'3" x 10'5"
Living/Dining	4.67m x 6.25m (max)	15'4" x 20'6" (max)
Cloakroom	0.94m x 1.96m	3'1" x 6'5"

Ckls - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Mason

THREE BEDROOM HOME



The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max)	18'6" x 19'10" (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

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

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The Tenterer

THREE BEDROOM HOME



Bellway

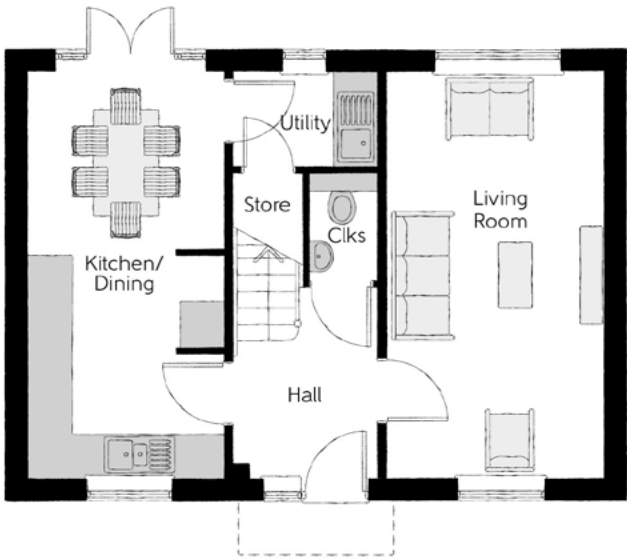
The Tenterer

Three bedroom home



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.96m x 1.51m	3'2" x 4'11"

Ciks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Reedmaker

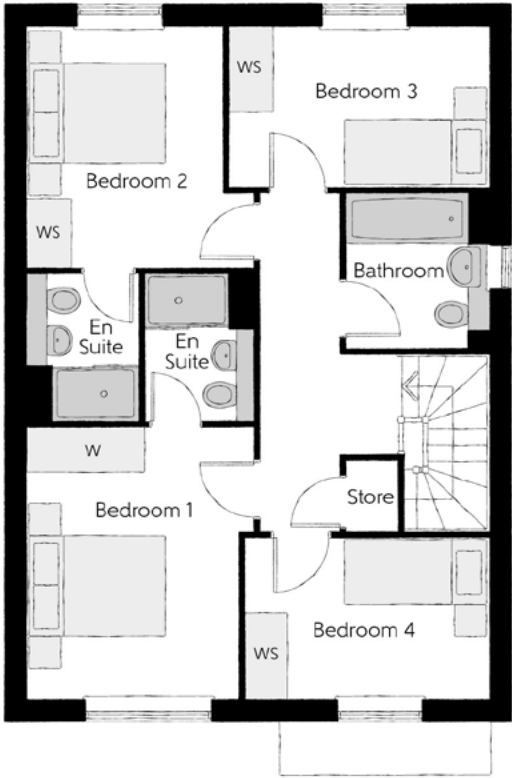
FOUR BEDROOM HOME



Bellway

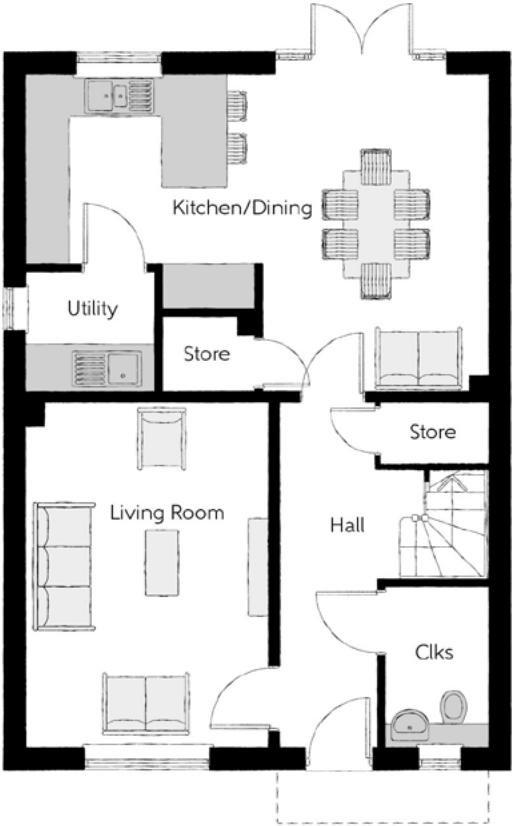
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"

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

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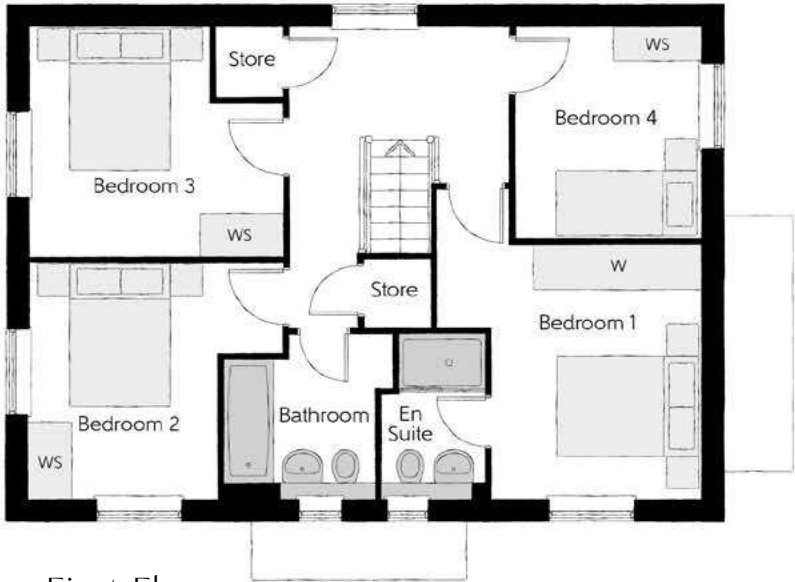
The Bowyer Bespoke

FOUR BEDROOM HOME



The Bowyer Bespoke

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.45m (max)	11'7" x 11'4" (max)
Bedroom 3	3.53m x 2.98m (max)	11'7" x 9'9" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

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

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The Bowyer

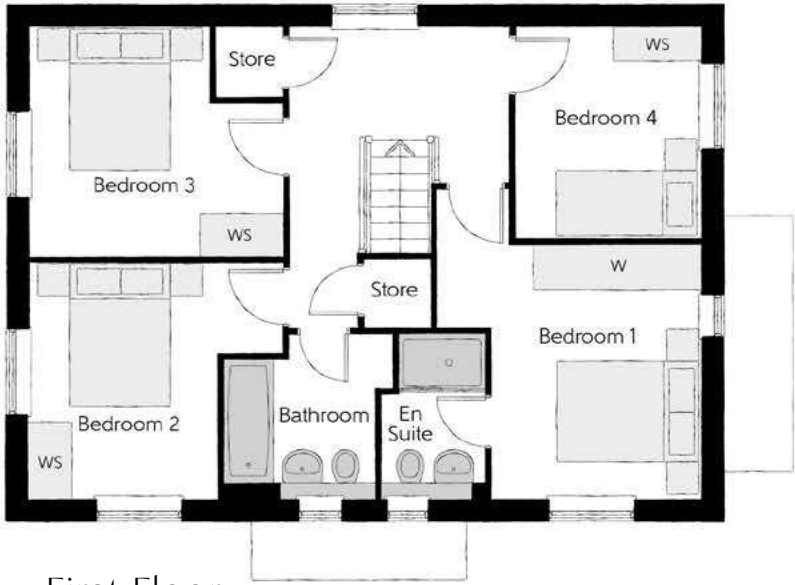
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.45m (max)	11'7" x 11'4" (max)
Bedroom 3	3.53m x 2.98m (max)	11'7" x 9'9" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Family/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

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The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

Four bedroom home

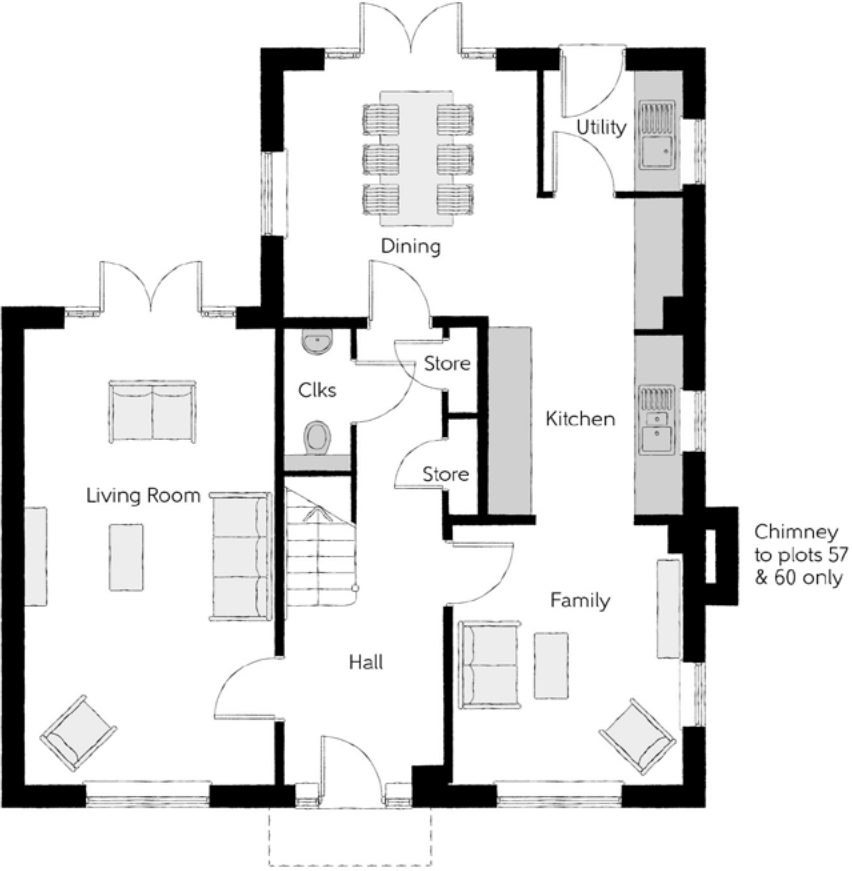
First Floor

Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"



Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



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

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The Goldsmith

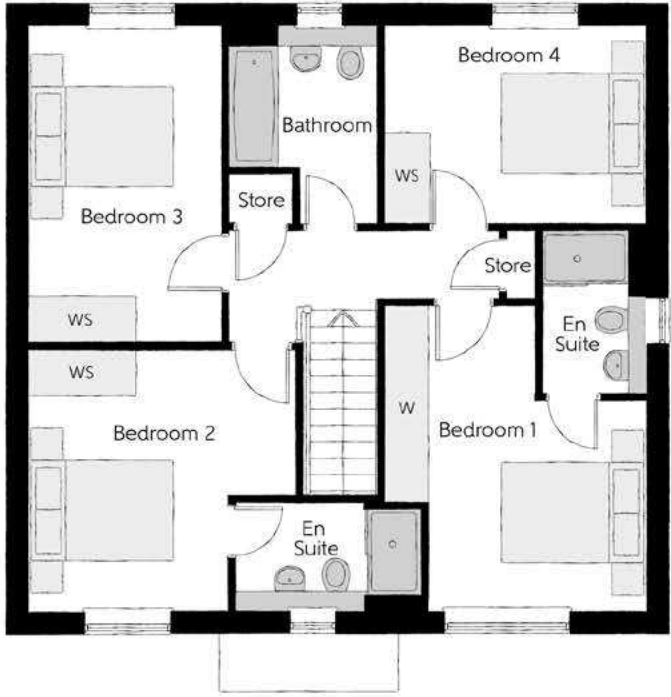
FOUR BEDROOM HOME



Bellway

The Goldsmith

Four bedroom home

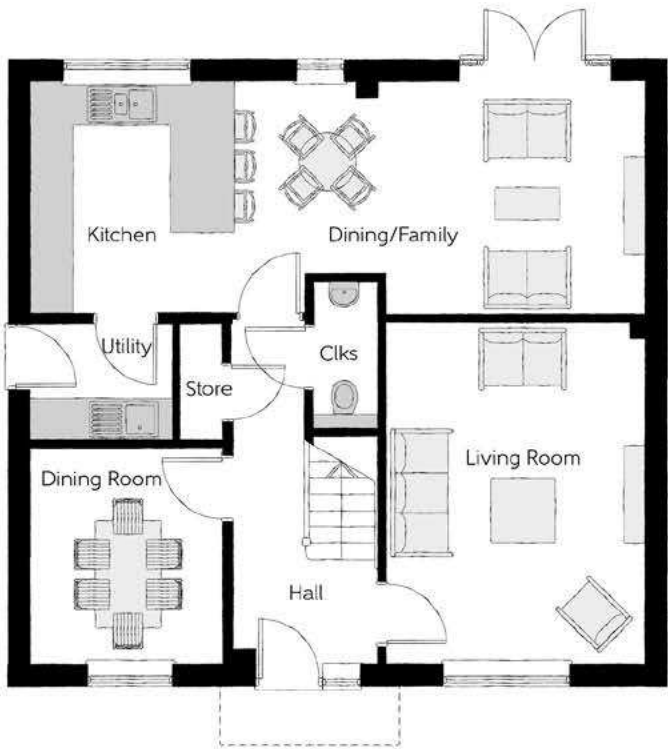


First Floor

Bedroom 1	3.65m x 4.26m (max) (max)	12'0" x 14'0" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max) (max)	12'1" x 12'0" (max) (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)

Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



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Specification

Kitchen

- Contemporary kitchen units with handle-less, soft close doors and drawers
- Composite worktops with matching upstand (2 and 3 bedroom homes)
- Stone worktops (4 bedroom homes)
- Splashback behind hob
- Stainless steel sink with chrome mixer tap
- Single oven with 4 ring induction hob
- Integrated cooker hood
- Integrated fridge freezer
- Combination microwave oven (4 bedroom homes)
- Wine cooler (4 bedroom homes)
- Under counter LED lighting
- Integrated dishwasher (4 bedroom homes)
- Space and plumbing for a dishwasher (2 and 3 bedroom homes)
- Space and plumbing for a washer/dryer

Bathroom, En Suite and Cloakroom

- Roca white sanitaryware with chrome fittings
- Bristan chrome taps and bathroom furniture
- Mira minimal EV thermostatic shower to shower rooms
- Chrome towel warmers
- Full height tiling to wet walls with flat edged chrome trim

General

- Walls and ceiling finished in white matt emulsion
- Skirting and architraves in white gloss
- Oak internal doors with polished chrome door furniture
- Fitted wardrobes to bedroom 1

Electrical

- Openreach ultra-fast connectivity
- TV and Cat 6 network point to living room, family room, bedroom 1 and study
- Telephone point to living room
- Dual connection satellite points to living room
- Pendant ceiling light to living areas, bedrooms and hallway
- White recessed spotlights to kitchen and wet rooms
- External brushed chrome up/down light to front and rear with PIR sensor
- Ideal LOGIC combi boiler (excluding plots 23-32)
- Underfloor heating and air source heat pump (4 bedroom homes plots 23-32)
- Heat detector, smoke alarm and carbon monoxide detectors

External

- External tap to rear
- Front gardens turfed and landscape planting



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.

10 year **NHBC** warranty



Dedicated to delivering quality

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.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

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

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

