



# Langmead Place

Langmead Place is a development of 2, 3 and 4-bedroom homes, located in Angmering, West Sussex.



**Bellway**



## The perfect choice

A versatile selection of homes designed to fit around your lifestyle

Langmead Place is an attractive development of 2, 3 and 4 bedroom homes located in the Village of Angmering, a short drive from Worthing and within easy reach of Brighton. Positioned just minutes from the beach and benefitting from great road and rail links to surrounding towns and cities, Langmead Place finds a fantastic balance. Each home has been

created to provide all the benefits of modern design in a characterful setting. Energy efficient interior spaces are light, spacious and versatile enough to evolve with you and your family as it grows. The result is a collection of homes that are both comfortable and cost effective - perfect for first-time buyers and families.

## Never far away

Within reach of the seaside, the South Downs and the city

Angmering's charming village centre features a convenience store, post office, medical centre, pharmacy, library, local pub and a handful of eateries. There is also a secondary school, sixth form, primary schools and major supermarkets all within a five-minute drive.

Littlehampton is 10 minutes away by road and offers a great mix of independent shops and high-street favourites. Alternatively, take the 18-minute drive to Worthing's bustling streets and shopping centre. Both towns also offer a range of food, drink and leisure for a great day or night. It could be a show at Pavilion Theatre, a walk along Worthing Pier or simply relaxing on one of the beautiful local beaches.

For dedicated family fun, Out of Bounds recreation centre is six minutes away by car and offers soft play, climbing, adventure golf, bowling and more. For keeping fit, Worthing Leisure Centre has a gym, sports courts, football pitches and fitness classes. Additionally, Ham Manor Golf Club is a nine-minute drive away. Outdoor

amenities include Bramley Green Park and Mayflower Park, where you can find open space and play equipment locally, while Highdown Hill is 30 minutes away on foot and offers spectacular views from its 81-metre summit.

A little further afield, hike to the 5,000-year-old Cissbury Ring or experience Arundel Castle, both within a 20-minute drive. Alternatively, the wider South Downs National Park has an abundance of walking and cycling paths to explore. Travel from Angmering is made easy with excellent road and rail links. The A27 provides a direct route to Brighton in 45 minutes, while the A24 takes you to the M25 in less than an hour.

Angmering Station is a seven-minute cycle ride away and provides rail services to Brighton, Portsmouth and London Victoria in 34 minutes, 45 minutes and just under two hours, respectively. International travel is conveniently taken care of via air from Brighton City and Gatwick Airports or by sea on a ferry from Portsmouth.





# Development plan

## 2 Bedroom Homes

 The Cooper  
Plots 357, 358, 372, 373, 374, 451, 452, 453, 454, 455, 456, 457, 458, 483 & 484

 The Raceway  
Plots 390, 391, 392, 485 & 486

 The Slater  
Plots 402, 434, 444, 445 & 488

 The Coiner  
Plots 404, 405, 407, 408, 409, 429, 430, 431 & 432

Development by others

Woodland Lane

## 3 Bedroom Homes

 The Mason  
Plots 355, 359, 371, 376, 393, 406, 410, 411, 412, 413, 425, 477, 478, 479, 487, 494, 496, 497, 504, 514, 515 & 518

 The Fuller  
Plots 356, 370, 375, 394, 416, 480, 500, 511 & 517

 The Tailor  
Plots 403, 433 & 489

 The Carver  
Plots 414, 446, 473, 474 & 475

 The Coppersmith  
Plots 417, 418, 419, 422, 423, 424, 427, 428, 490, 491, 492, 493, 505, 506, 509, 510, 519 & 520

 The Blemmere  
Plots 420 & 421

 The Lymner  
Plots 426 & 495

Development by others

## 4 Bedroom Homes

 The Weaver  
Plots 353, 476, 503, 512 & 521

 The Arkwright  
Plots 354, 415, 448, 449, 501, 507, 508, 513 & 516

 The Pargeter  
Plots 447, 450, 482 & 525

 The Reedmaker  
Plots 481, 498, 499, 502, 522, 523 & 524

## 1-2 Bedroom Apartments and 2-4 Bedroom Houses

 Affordable Homes

Green Corridor



SUDS Basin

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.

### Material Finishes

-  R - Render Version
-  W - Weatherboard Version
-  T - Tile Hanging Version

### Key to plan

-  s/s - Sub station
-  v - Visitor parking
-  u - Unallocated parking
-  cp - Car port
-  Carport Pergola
-  bcp - Bin collection point
- LAP - Local Area for Play
- LEAP - Local Equipped Area for Play



# The Cooper

TWO BEDROOM HOME



THE  
ARTISAN  
COLLECTION

Bellway

## The Cooper

Two bedroom home



### First Floor

Bedroom 1	3.19m x 3.90m	10'5" x 12'9" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



### Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'5"

Clks - Cloakroom 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. CO/CB/430/B01/S/01/J.



# The Raceway

TWO BEDROOM HOME



**Bellway**

## The Raceway

Two bedroom home



### First Floor

Bedroom 1	3.29m x 3.34m	10'10" x 11'0"
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Study	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



### Ground Floor

Kitchen/Dining	4.78m x 3.45m	15'8" x 11'4"
Living Room	3.68m x 5.14m	12'1" x 16'10"
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

Clks – Cloakroom 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.



# The Slater

TWO BEDROOM HOME



**Bellway**

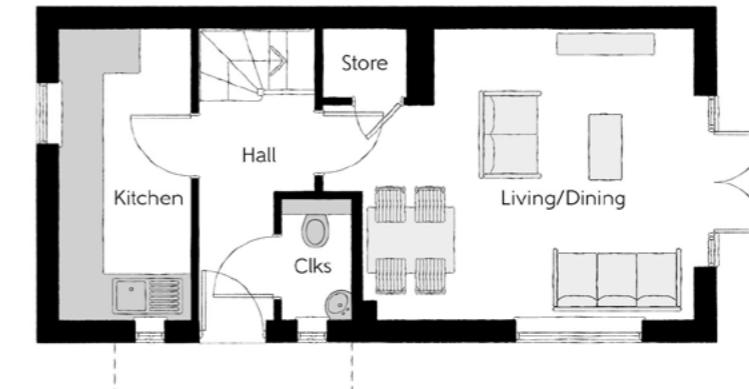
## The Slater

Two bedroom home



### First Floor

Bedroom 1	3.99m x 3.88m (max)	13'1" x 12'9" (max)
Bedroom 1 En Suite	1.90m x 1.48m	6'3" x 4'10"
Bedroom 2	3.99m x 2.63m (max)	13'1" x 8'7" (max)
Bathroom	1.90m x 1.92m	6'3" x 6'3"



### Ground Floor

Kitchen	3.99m x 1.82m	13'1" x 6'0"
Living/Dining	3.99m x 5.15m (max)	13'1" x 16'11" (max)
Cloakroom	1.62m x 1.01m	5'4" x 3'4"

Clks - Cloakroom 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. SL/CB/430/B01/S/01/A.



# The Coiner

TWO BEDROOM HOME



**Bellway**

## The Coiner

Two bedroom home



### First Floor

Bedroom 1	4.08m x 3.11m (max)	13'5" x 10'2" (max)
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"



### Ground Floor

Kitchen	2.65m x 3.35m (max)	8'8" x 11'0" (max)
Living/Dining Room	4.08m x 5.12m (max)	13'5" x 16'10" (max)
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

Clks - Cloakroom 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. CN/CB/430/B01/S/01/C.



# The Mason

THREE BEDROOM HOME



**Bellway**

## 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 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. MA/CB/430/B01/D/01/Q.



# The Fuller

THREE BEDROOM HOME



**Bellway**

## The Fuller

Three bedroom home



### First Floor

Bedroom 1	3.11m x 5.07m (max)	10'2" x 16'8" (max)
Bedroom 1 En Suite	2.01m x 1.40m	6'7" x 4'7"
Bedroom 2	3.05m x 3.96m (max)	10'0" x 13'0" (max)
Bedroom 3	2.46m x 2.94m (max)	8'1" x 9'8" (max)
Bathroom	2.70m x 1.91m (max)	8'10" x 6'3" (max)



### Ground Floor

Kitchen/Dining	3.05m x 4.97m	10'0" x 16'4"
Living Room	3.05m x 5.07m (max)	10'0" x 16'8" (max)
Study	1.90m x 1.93m	6'3" x 6'4"
Utility	2.06m x 1.67m (max)	6'9" x 5'6" (max)
Cloakroom	1.04m x 1.49m	3'5" x 4'11"

Clks – Cloakroom 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. FR/CB/430/B01/D/01/B.



# The Tailor

THREE BEDROOM HOME



THE ARTISAN  
COLLECTION

Bellway

## The Tailor

Three bedroom home



### First Floor

Bedroom 1	3.29m x 3.34m	10'10" x 11'0"
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



### Ground Floor

Kitchen/Dining	4.78m x 3.45m	15'8" x 11'4"
Living Room	3.68m x 5.14m	12'1" x 16'10"
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

Clks – Cloakroom 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. TA/CB/430/B01/S/01/L.



# The Carver

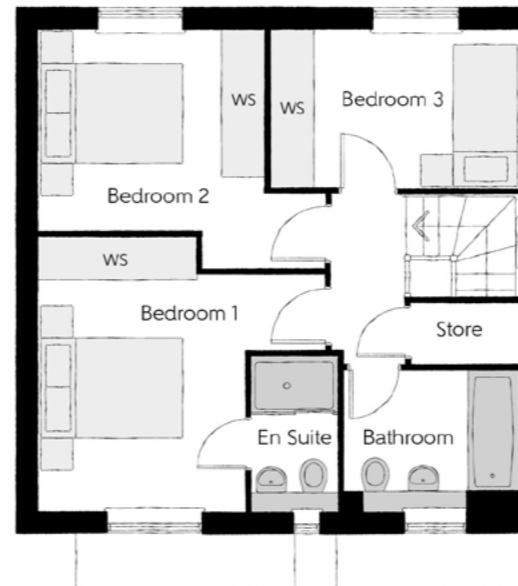
THREE BEDROOM HOME



**Bellway**

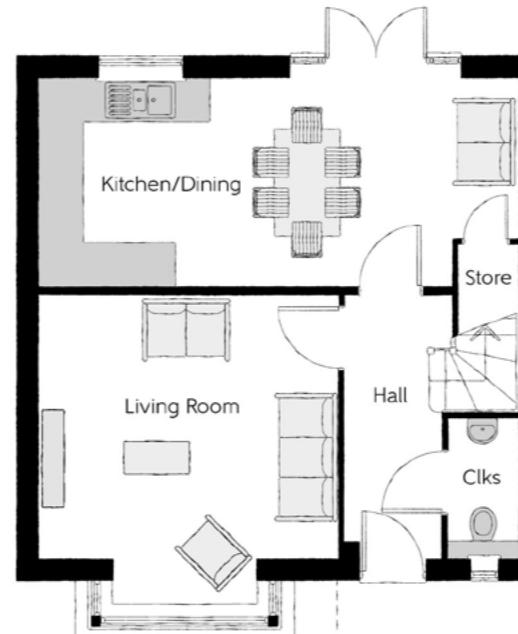
## The Carver

Three bedroom home



### First Floor

Bedroom 1	3.96m x 3.78m (max)	13'0" x 12'5" (max)
Bedroom 1 En Suite	1.20m x 2.11m	3'11" x 6'11"
Bedroom 2	3.12m x 3.31m (max)	10'3" x 10'10" (max)
Bedroom 3	3.44m x 2.20m	11'3" x 7'3"
Bathroom	2.42m x 1.91m	7'11" x 6'3"



### Ground Floor

Kitchen/Dining	6.65m x 2.87m	21'10" x 9'5"
Living Room	4.16m x 4.30m (inc. bay)	13'8" x 14'1" (inc. bay)
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

Clks – Cloakroom 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. CA/CB/430/B01/D/01/J.



# The Coppersmith

THREE BEDROOM HOME

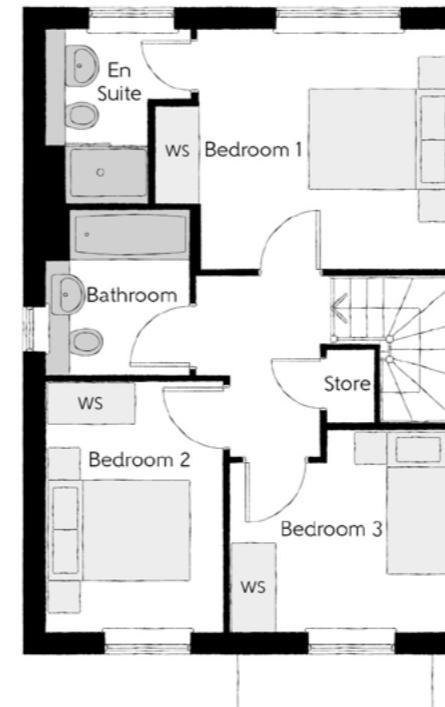


THE ARTISAN  
COLLECTION

Bellway

## The Coppersmith

Three bedroom home



### First Floor

Bedroom 1	4.15m x 3.30m (max)	13'7" x 10'10" (max)
Bedroom 1 En Suite	2.03m x 2.39m	6'8" x 7'10"
Bedroom 2	2.43m x 3.46m	8'0" x 11'4"
Bedroom 3	3.11m x 2.81m (max)	10'3" x 9'3" (max)
Bathroom	1.98m x 2.31m	6'6" x 7'7"



### Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'3"

Clks – Cloakroom 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. CS/CB/430/B01/S/01/E.



# The Blemmere

THREE BEDROOM HOME



**Bellway**

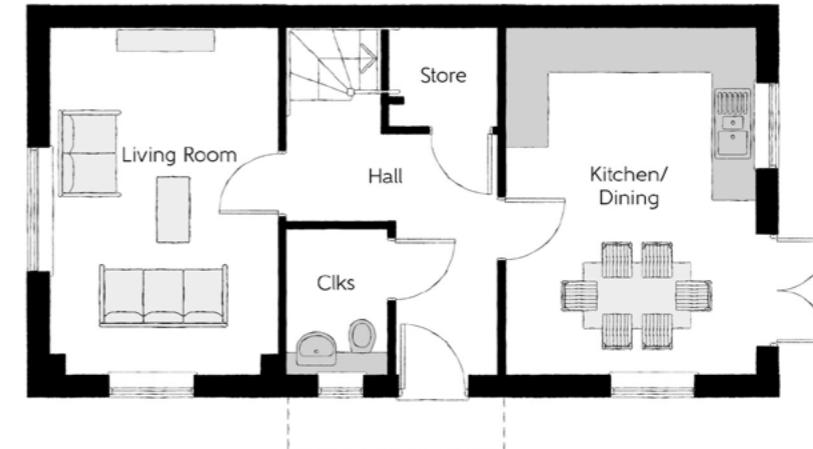
## The Blemmere

Three bedroom home



### First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	1.98m x 2.20m	6'6" x 7'3"



### Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

Clks – Cloakroom 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. BM/CB/430/B01/S/02/C.



# The Lymner

THREE BEDROOM HOME



THE  
ARTISAN  
COLLECTION

Bellway

## The Lymner

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	3.03 m 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	0.95m x 1.51m	3'1" x 4'11"

Clks - Cloakroom 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. LY/CB/430/B01/D/01/C.



# The Weaver

FOUR BEDROOM HOME



THE ARTISAN  
COLLECTION

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)	18'1" x 20'3" (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 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. WE/CW/430/B01/D/01/K.



# The Arkwright

FOUR BEDROOM HOME



**Bellway**

## The Arkwright

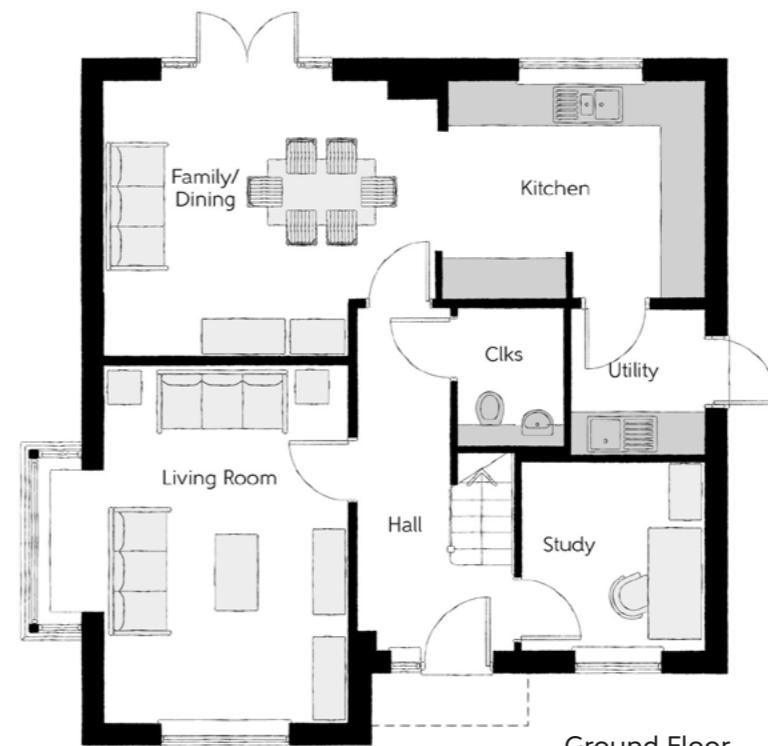
Four bedroom home

### First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Bay window to  
plot 508 only.



### Ground Floor

Kitchen	3.71m x 3.00m (max)	12'2" x 9'10" (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

Clks - Cloakroom 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. AR/CB/430/B01/D/01/A.



# The Pargeter

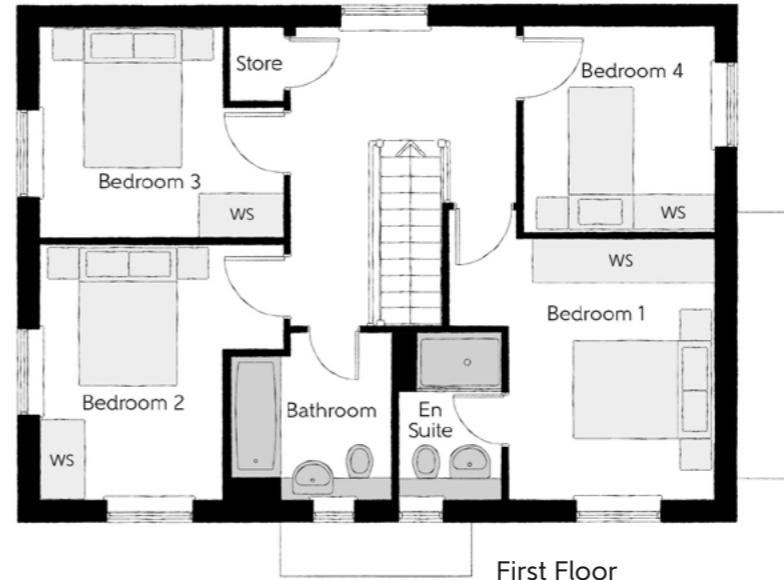
FOUR BEDROOM HOME



**Bellway**

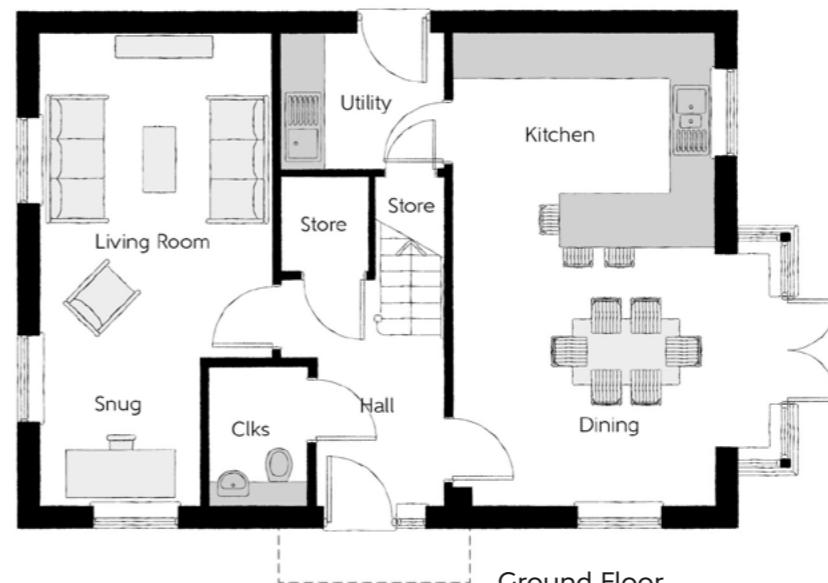
## The Pargeter

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.60m (max)	12'0" x 11'10" (max)
Bedroom 1 En Suite	1.44m x 2.27m	4'9" x 7'6"
Bedroom 2	3.39m x 3.54m (max)	11'1" x 11'7" (max)
Bedroom 3	3.39m x 2.91m (max)	11'1" x 9'6" (max)
Bedroom 4	2.64m x 2.85m	8'8" x 9'4"
Bathroom	2.23m x 2.27m	7'4" x 7'6"



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc bay)	14'5" x 21'5" (inc bay)
Living Room	3.20m x 4.49m	10'6" x 14'9"
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.43m x 1.90m	4'8" x 6'3"

Clks - Cloakroom 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. PG/CB/430/B01/D/01/A.



# The Reedmaker

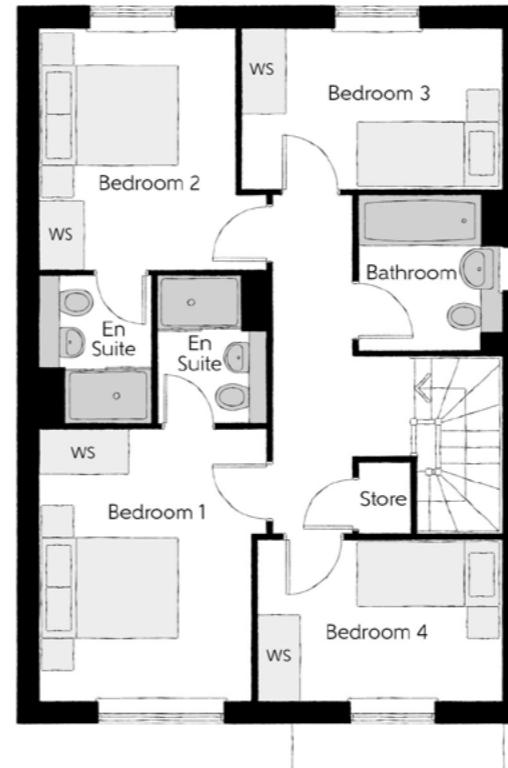
FOUR BEDROOM HOME



**Bellway**

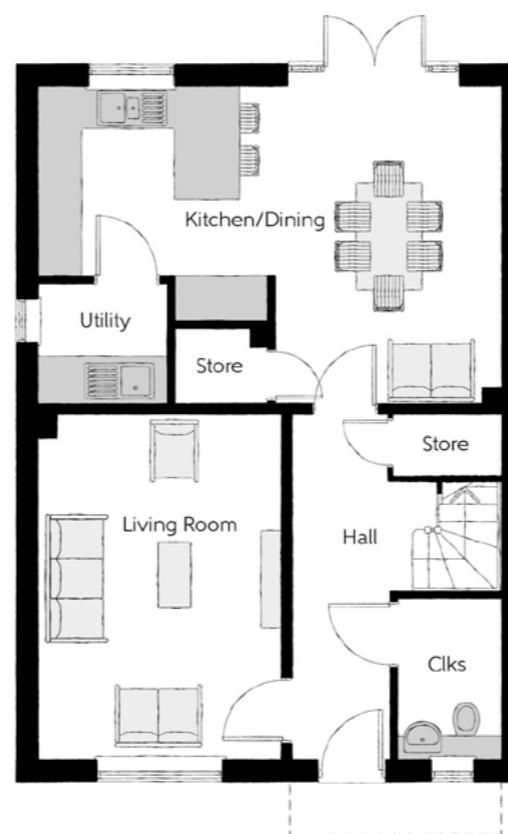
## The Reedmaker

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 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. RE/CT/430/B01/D/01/G.

# Houses Specification

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●
	Ceilings	Crown White Matt Emulsion	●	●
	Walls	Crown White Matt Emulsion	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●
	Window Cills	White Satin MDF	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●
		White Satin 120x14 MDF Grooved & Chamfered		●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
	Frontals	Bellway Band B options ~~~	●	●
		Bellway Band C options ~~~		●
	Units	Frontal Matching Table Ends	●	●
		Unit Framing		●
	Worktops	40mm Square Edge Worktops with upstand	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)		●
	Appliances Oven	Electrolux Single Oven KOFGH00BX	●	●
		Electrolux Single Oven KOFGH40TX		●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●
		Electrolux 4 Burner Gas Hob KGS6436X & SS Splashback		●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX		●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●
		Electrolux 70/30 Fridge Freezer LNS5LE18S		●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) †	●	●
		Electrolux Dishwasher KEAF7200L		●
	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, Flat Edge White Trim	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat 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 MINIMAL Single Thermostatic Shower #	●	●
		Mira MINIMAL Single Thermostatic Shower &		●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††		●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●

	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	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 MINIMAL Single Thermostatic Shower ‡‡	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††		●
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) †††	●	●
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^		●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●
	Towel Warmers	Flat Chrome to Bathroom		●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●
ELECTRICS	PV Generation Optimiser	Marlec Solar iBoost ‡‡‡		●
	Home Working	Dedicated Power, USB & Data points	●	●
	Safety - Heat	Heat Detector DET ^^^	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●
	Safety - Carbon	Carbon Monoxide Alarm (Battery Powered) - Deta	●	●
	Consumer Unit	Wylex Consumer Unit	●	●
	Sockets & Switches	Electrum CASA White Fittings	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●
		Polished Chrome Recessed Spot Lights		●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●
		Polished Chrome Recessed Spot Lights		●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●
	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 & MISCELLANEOUS	Ecological	Hedgehog Highway fencing adaption	●	●
	Garages Electrics	Light & Power Point to incutlage Garages ‡‡‡	●	●
	Build Method	Masonry ‡‡‡	●	●
	Maintenance	External Tap	●	●
	Number Plaque	Artisan Number Plaque	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ‡‡‡	●	●
	Drives	Bitmac Black ##	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~	●	●
	Landscaping - Rear	Rotovated Topsoil ~	●	●
	Renewables	Photovoltaic Array ‡‡‡	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●

\* refer site layout

\*\* fire rated as necessary

\*\*\* full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

‡‡‡ housetype dependent - liaise with sales executive

^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

^^^ kitchen only

# over bath ONLY incorporating MIRA bath screen

1.1863.004 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



## 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.



## 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.

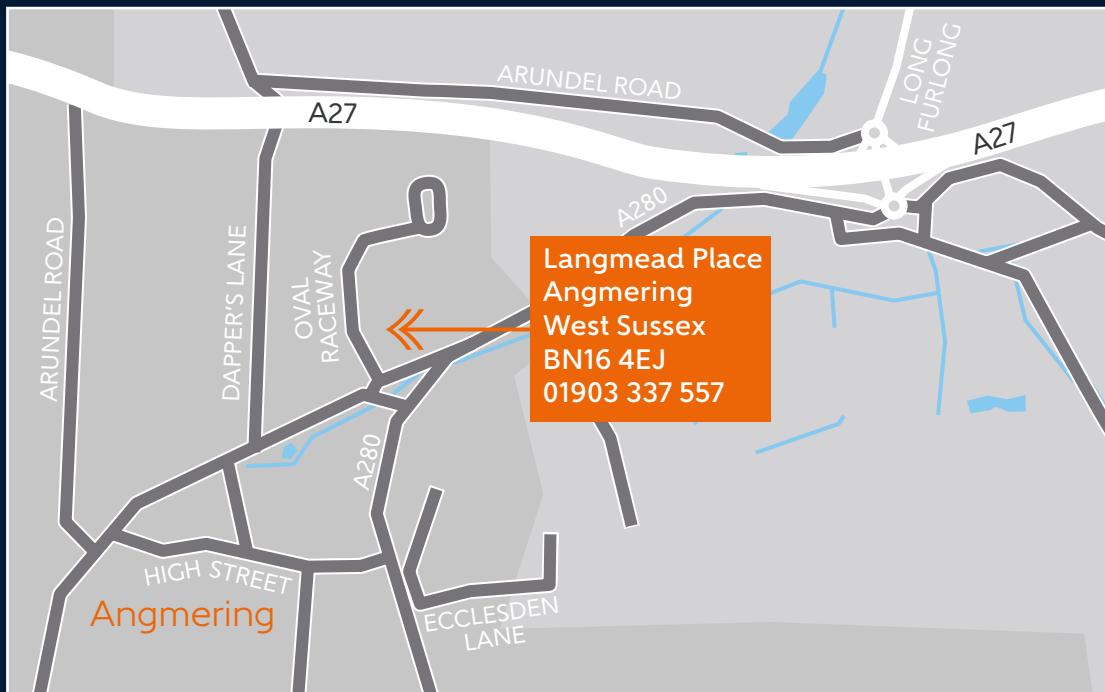
**"The overall finish of the home is perfect - Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."**

**SAMI AND SARA,  
HANWOOD PARK**



# 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.

