



Blenheim Green

Blenheim Green is a development of 2, 3, 4 & 5 bedroom homes, located in Kings Hill, Kent.



THE
ARTISAN
COLLECTION

Bellway



Enjoy the best of modern life

Homes designed for a happier, healthier lifestyle

Blenheim Green is a desirable collection of 2, 3, 4 & 5 bedroom homes in the modern garden village of Kings Hill, close to West Malling and a short drive from Maidstone. Set around a beautiful park and close to the spectacular Kent countryside, this attractive development has been designed to provide a better quality of life for its residents.

This is not only reflected in thoughtfully designed, energy efficient homes and spacious, versatile interiors, but also an abundance of footpaths and cycleways that promote a healthier lifestyle. Add to this convenient road and rail links that put the capital and the rest of the country within reach and you have the perfect place to call home.

Convenience and community

A friendly community with everything on its doorstep

Blenheim Green’s convenient location puts all the essentials on your doorstep and everything else within reach. Just a four-minute drive will take you to Liberty Square, where you will find a supermarket and a great selection of independent shops that can cater for most needs, plus a selection of cafés and a pub for socialising with friends.

Liberty Square also plays home essential community services, including a GP, dentist and pharmacy and there are a number of primary and secondary schools close by.

For a little more choice, take the easy seven-minute drive to the nearby town of West Malling. This charming market town makes a great destination for eating out with a range of restaurants, and its bustling town centre provides a variety of shops to explore.

Alternatively, Maidstone is just 15 minutes away by car and offers a huge choice of high-street shopping, bars, restaurants and entertainment for the whole family to enjoy.

If you’re looking for a taste of the arts closer to home, the Control Tower Gallery and Event space is located a 15-minute walk from your door and puts

on regular art exhibitions and more. Alternatively, take a stroll around Kings Hill to admire the countless pieces of public art that can be found in the area.

There are also many more ways to enjoy the outdoors nearby. Blenheim Green itself is set around a substantial green space that makes the perfect spot to relax or enjoy a picnic with friends and family. Alternatively, visit Warren Woods or Bancroft Lane nature reserves, which make the perfect escape.

Keeping fit and healthy is also easy, with great nearby sports facilities at Kings Hill Park including a range of sports courts and pitches, both grass and artificial. Here you can get involved with a variety of clubs, including football, cricket, tennis and golf. Alternatively, work out or go for a swim at the local health club.

When travelling further afield, access to London, Folkestone and Gatwick Airport is straightforward, with excellent road links via the A26, A228 and M20. Blenheim Green also enjoys convenient rail connections from West Malling Station, which is a five-minute drive away. From here you can reach London Victoria in less than an hour.






Development plan



Apartments

 The Navigator
Plots 1, 2, 3, 4, 5 & 6


2 Bedroom Homes

 The Tutor
Plots 14, 67, 76, 94, 114, 117, 130 & 131

3 Bedroom Homes

 The Camber
Plots 10, 11, 105, 113, 115, 116, 118, 119, 120, 121, 122, 123, 133, 134, 135 & 136

 The Tempest
Plots 70, 71, 72, 73, 74, 75, 77, 78, 137, 138, 139 & 140

 The Droque
Plots 64, 65, 66, 68, 69, 83, 84, 85, 106, 107, 108, 109, 110, 112 & 132

 The Jupiter
Plots 79, 80, 81, 82 & 111

 The Charter
Plots 7, 8, 9, 58, 59, 60, 86, 87, 88, 124, 125, 126, 127, 128 & 129

4 Bedroom Homes


 The Voyager
Plots 49, 51, 61, 90, 91 & 92

 The Hurricane
Plots 12, 13, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 44, 45, 46, 47, 50, 96, 97, 98, 99, 100, 101 & 104

 The Lancaster
Plots 30, 31, 32, 35, 36, 37, 38, 39, 40, 41, 42, 43, 48 & 62

 The Spitfire
Plots 28, 33, 34, 53, 54, 57, 63, 89, 93 & 95

5 Bedroom Homes

 The Torque
Plots 17, 18, 27, 29, 52, 55, 56, 102 & 103

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. Key to plan: b/s Bin Store, c/s Bicycle store, v Visitor parking, c/p Car Port.



The Tutor

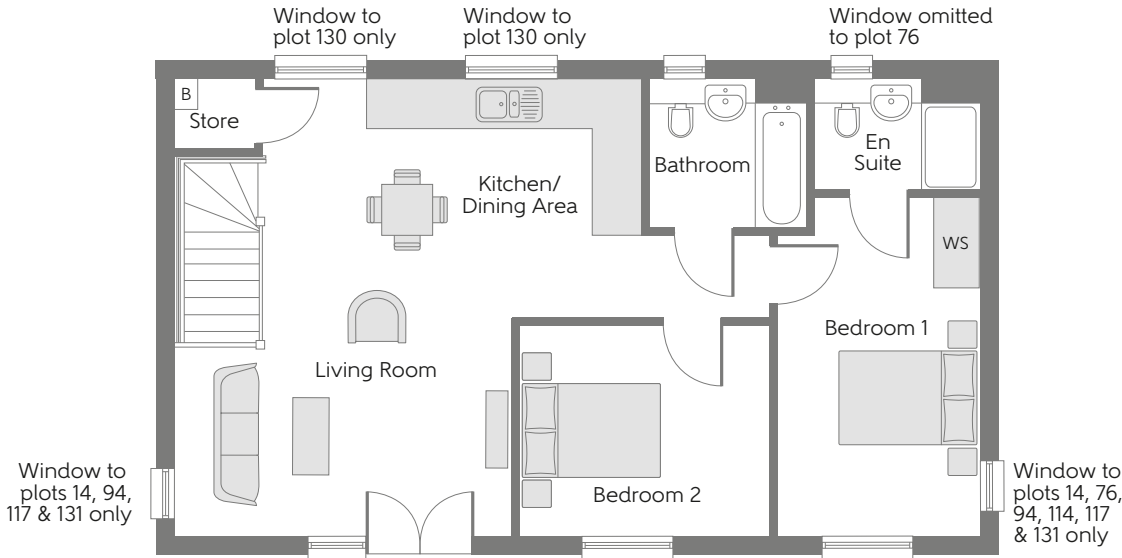
TWO BEDROOM HOME



Bellway

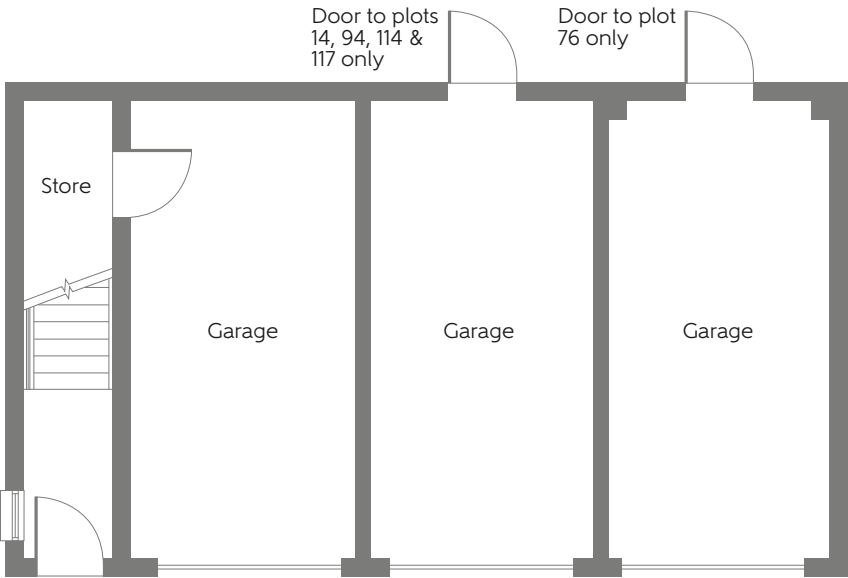
The Tutor

Two bedroom home



First Floor

Kitchen/Dining Area	3.73m x 2.09m	12'3" x 6'10"
Living Room	4.07m x 4.54m	14'11" x 13'4"
Bedroom 1	4.58m x 2.73m	9'0" x 15'0"
Bedroom 2	3.43m x 2.86m	11'3" x 9'5"



Ground Floor

[B] - Boiler WS - Wardrobe Space (suggestion only, wardrobe not included)

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

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The Camber

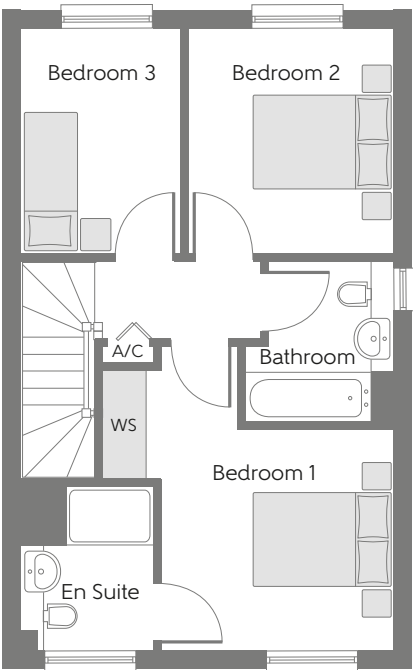
THREE BEDROOM HOME



Bellway

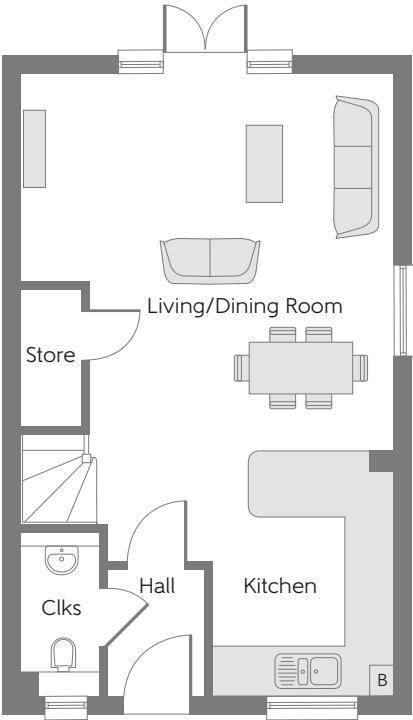
The Camber

Three bedroom home



First Floor

Bedroom 1	3.14m x 2.98m	10'4" x 9'9"
Bedroom 2	3.05m x 2.78m	10'0" x 9'1"
Bedroom 3	3.05m x 2.18m	10'0" x 7'2"



Ground Floor

Kitchen	3.31m x 2.45m	10'10" x 8'1"
Living/Dining Room	5.10m x 5.04m	16'9" x 16'7"

Clks - Cloakroom [B] - Boiler A/C - Airing Cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Tempest

THREE BEDROOM HOME



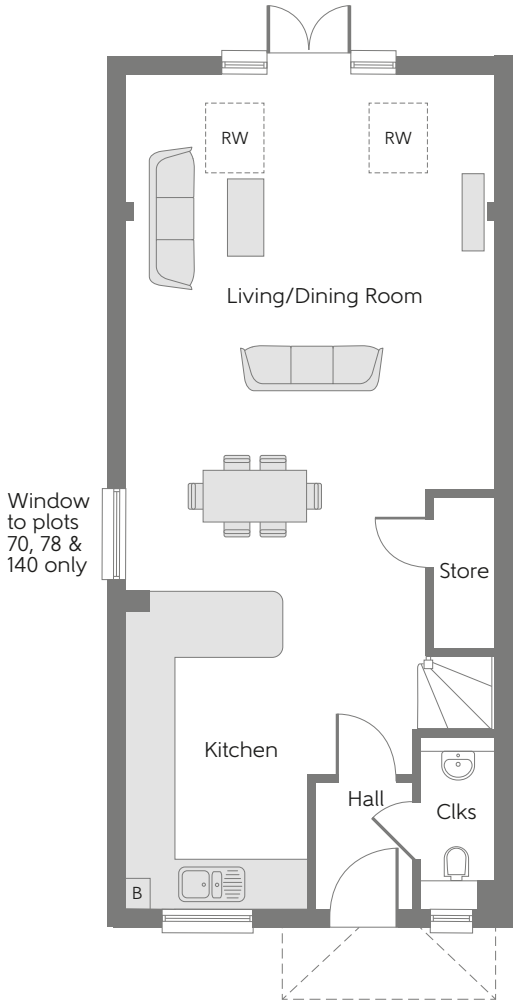
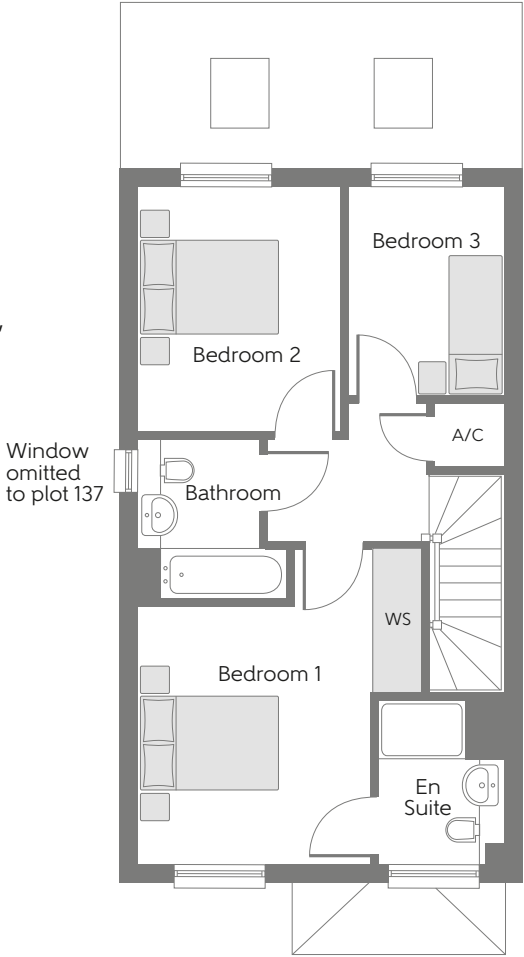
Bellway

The Tempest

Three bedroom home

First Floor

Bedroom 1	3.47m x 3.15m	11'5" x 10'4"
Bedroom 2	3.33m x 2.73m	10'11" x 8'11"
Bedroom 3	2.86m x 2.11m	9'5" x 6'11"



Ground Floor

Kitchen	4.22m x 2.45m	13'10" x 8'1"
Living/Dining Room	7.00m x 4.93m	23'0" x 16'2"

Clks - Cloakroom [B] - Boiler A/C - Airing Cupboard [RW] - Roof Window WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Droque

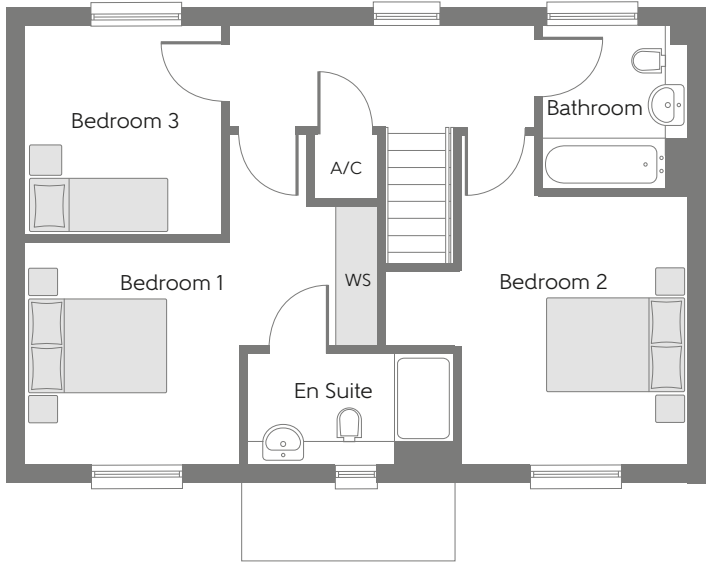
THREE BEDROOM HOME



Bellway

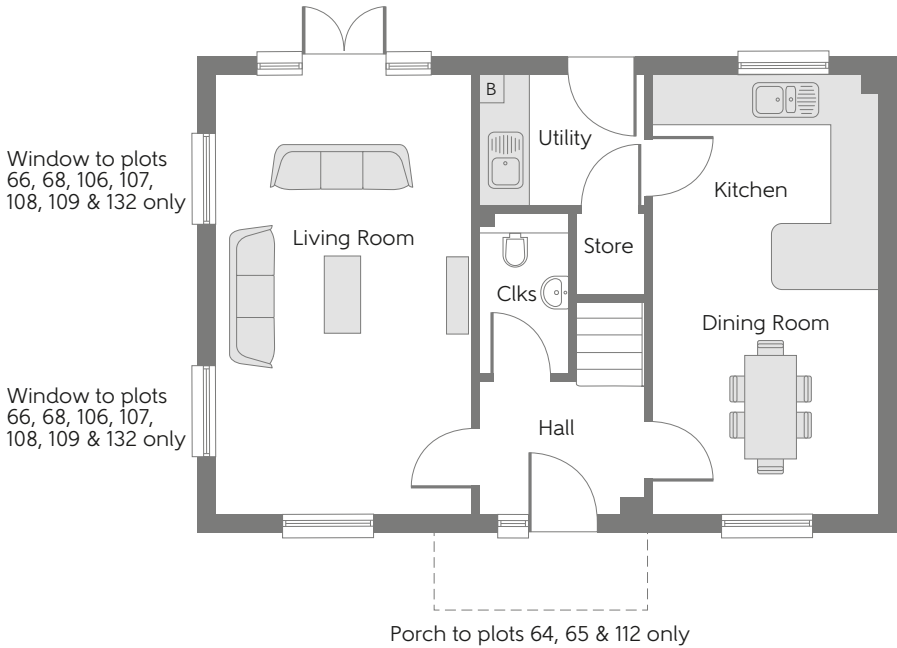
The Droque

Three bedroom home



First Floor

Bedroom 1	3.03m x 2.89m	9'11" x 9'6"
Bedroom 2	3.64m x 3.05m	11'11" x 10'0"
Bedroom 3	2.81m x 2.67m	9'3" x 8'9"



Ground Floor

Kitchen	3.40m x 2.89m	10'0" x 9'6"
Dining Room	3.50m x 3.40m	10'0" x 10'0"
Living Room	5.93m x 3.44m	19'6" x 11'4"

Clks - Cloakroom B - Boiler A/C - Airing Cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Jupiter

THREE BEDROOM HOME



Bellway

The Jupiter

Three bedroom home

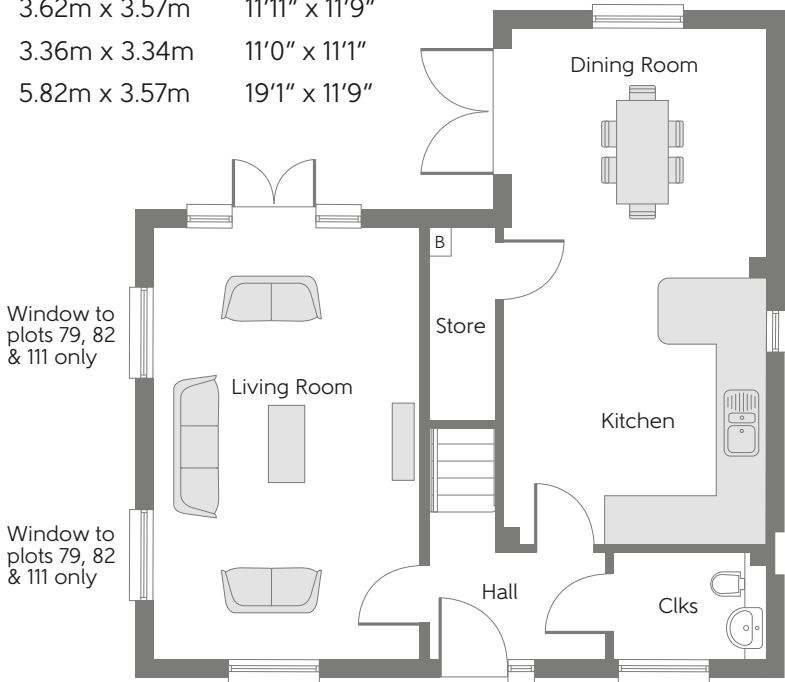
First Floor

Bedroom 1	3.64m x 3.51m	11'11" x 11'6"
Dressing room	3.00m x 2.22m	9'10" x 7'3"
Bedroom 2	3.57m x 3.11m	11'9" x 10'2"
Bedroom 3	3.34m x 2.63m	11'0" x 8'7"



Ground Floor

Kitchen	3.62m x 3.57m	11'11" x 11'9"
Dining Room	3.36m x 3.34m	11'0" x 11'1"
Living Room	5.82m x 3.57m	19'1" x 11'9"



Clks - Cloakroom [B] - Boiler A/C - Airing Cupboard WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Charter

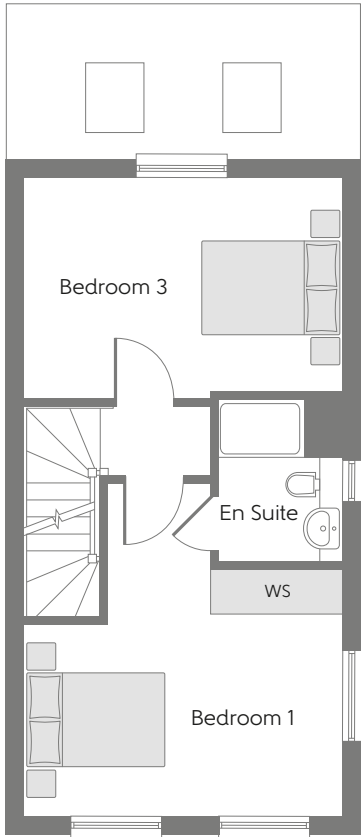
THREE BEDROOM HOME



Bellway

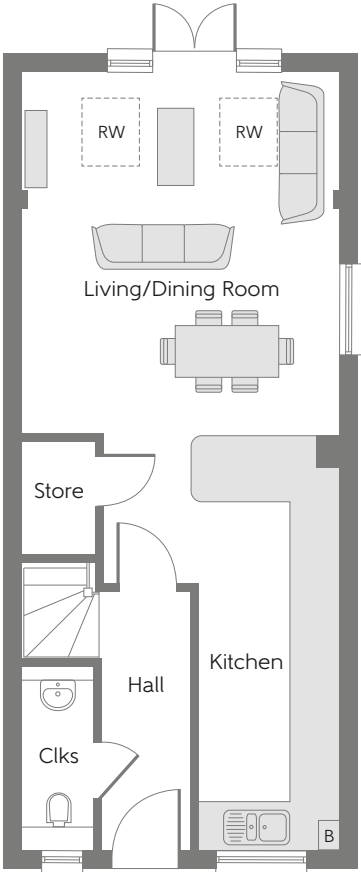
The Charter

Three bedroom home



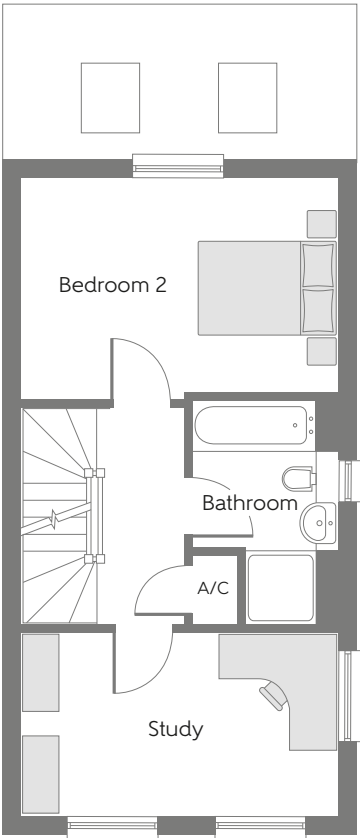
Second Floor

Bedroom 1	4.30m x 3.34m	14'1" x 10'11"
Bedroom 3	4.30m x 2.89m	14'1" x 9'6"



First Floor

Study	4.30m x 2.45m	14'1" x 8'0"
Bedroom 2	4.30m x 2.89m	14'1" x 9'6"



Ground Floor

Kitchen	5.61m x 1.91m	18'5" x 6'3"
Living/Dining Room	4.90m x 4.30m	16'1" x 14'1"

Clks - Cloakroom [B] - Boiler A/C - Airing Cupboard [RW] - Roof Window WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Voyager

FOUR BEDROOM HOME



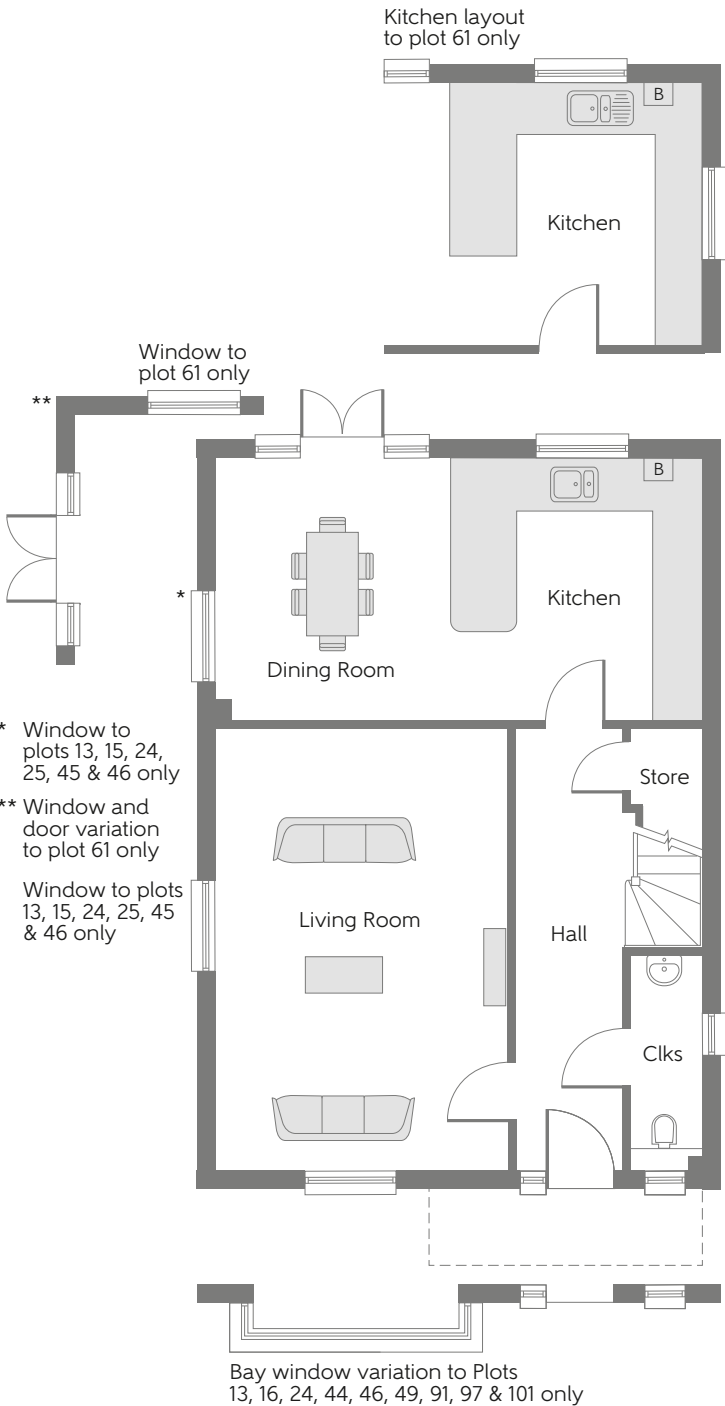
Bellway

The Voyager

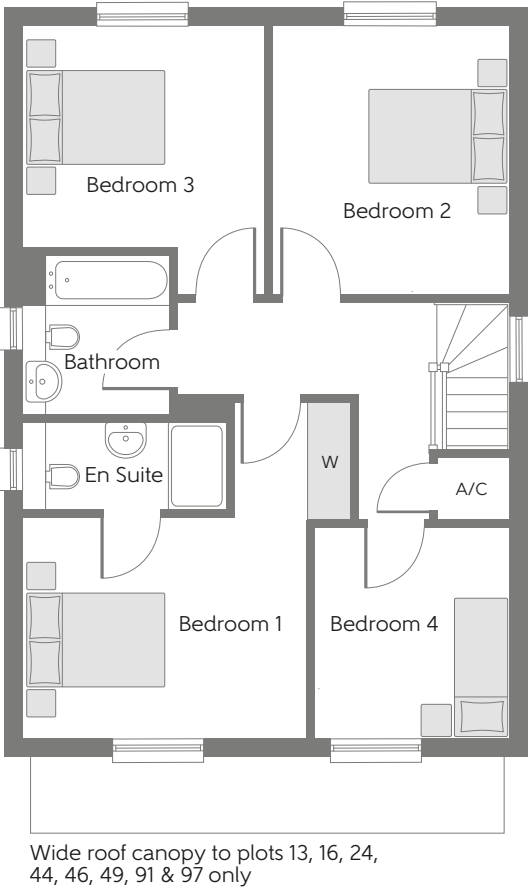
Four bedroom home

First Floor

Bedroom 1	3.85m x 3.00m	12'8" x 9'10"
Bedroom 2	5.63m x 3.23m	18'6" x 10'7"
Bedroom 3	3.28m x 2.98m	10'9" x 9'9"
Bedroom 4	2.86m x 2.67m	9'5" x 8'9"



Window omitted to plots 16, 19, 20, 21, 22, 23, 26, 28, 49-50, 76, 90-92, 96-101 & 139



Ground Floor

Kitchen	3.53m x 3.40m	11'7" x 11'2"
Dining Room	3.53m x 3.20m	11'7" x 10'6"
Living Room	5.97m x 3.96m	19'7" x 13'0"

Clks - Cloakroom [B] - Boiler A/C - Airing Cupboard W - Fitted Wardrobe

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The Hurricane

FOUR BEDROOM HOME



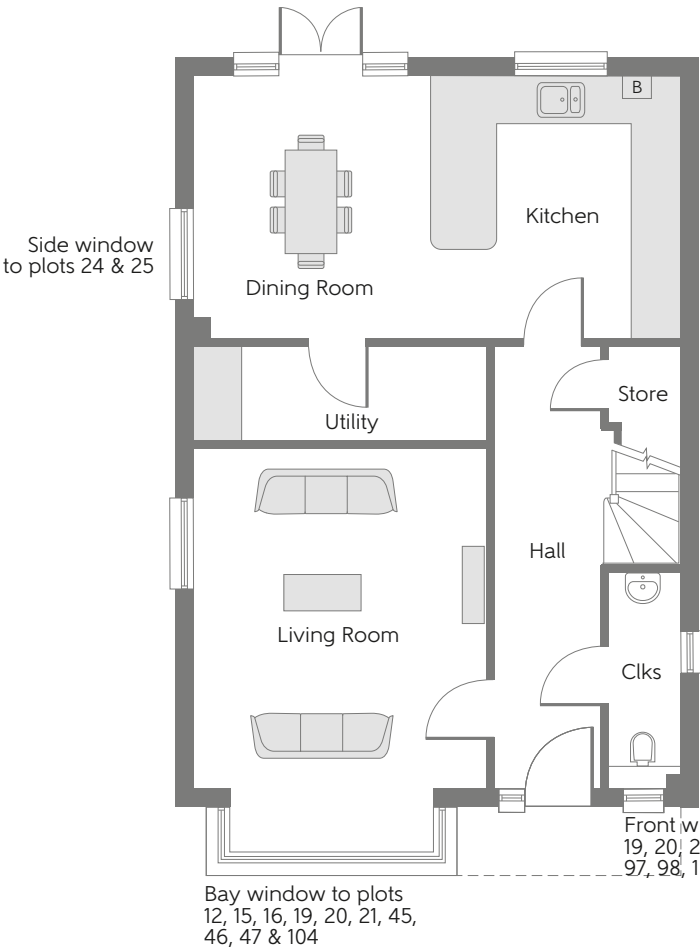
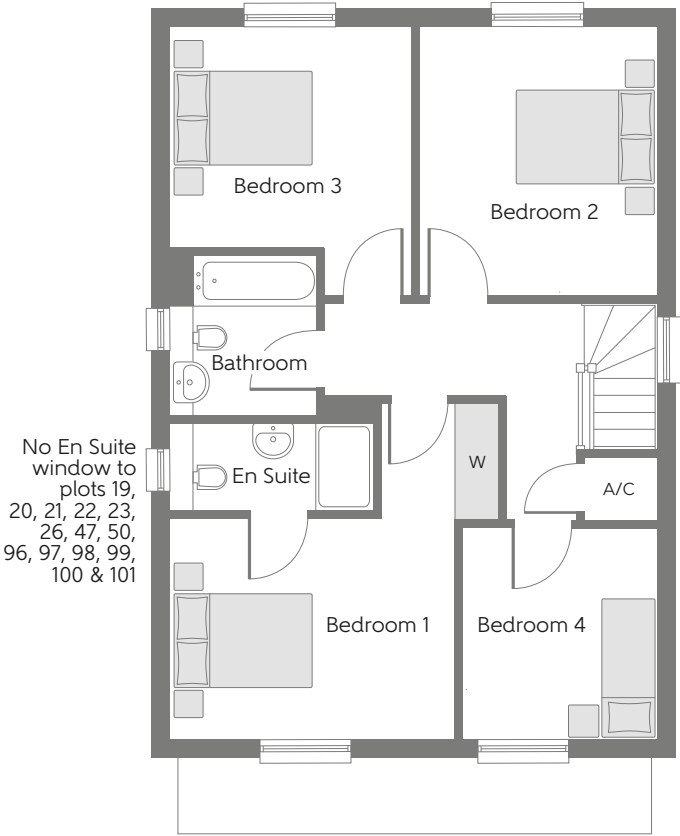
Bellway

The Hurricane

Four bedroom home

First Floor

Bedroom 1	3.00m x 3.85m	9'10" x 12'7"
Bedroom 2	3.23m x 3.63m	10'7" x 11'11"
Bedroom 3	3.28m x 2.98m	10'9" x 9'10"
Bedroom 4	2.67m x 2.86m	8'9" x 9'5"



Ground Floor

Kitchen	3.40m x 3.53m	11'2" x 11'7"
Dining Room	3.20m x 3.53m	10'6" x 11'7"
Living Room	3.96m x 4.59m	13'0" x 15'1"
Utility	3.96m x 1.29m	13'0" x 4'3"

Clks - Cloakroom [B] - Boiler A/C - Airing Cupboard W - Fitted Wardrobe

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The Lancaster

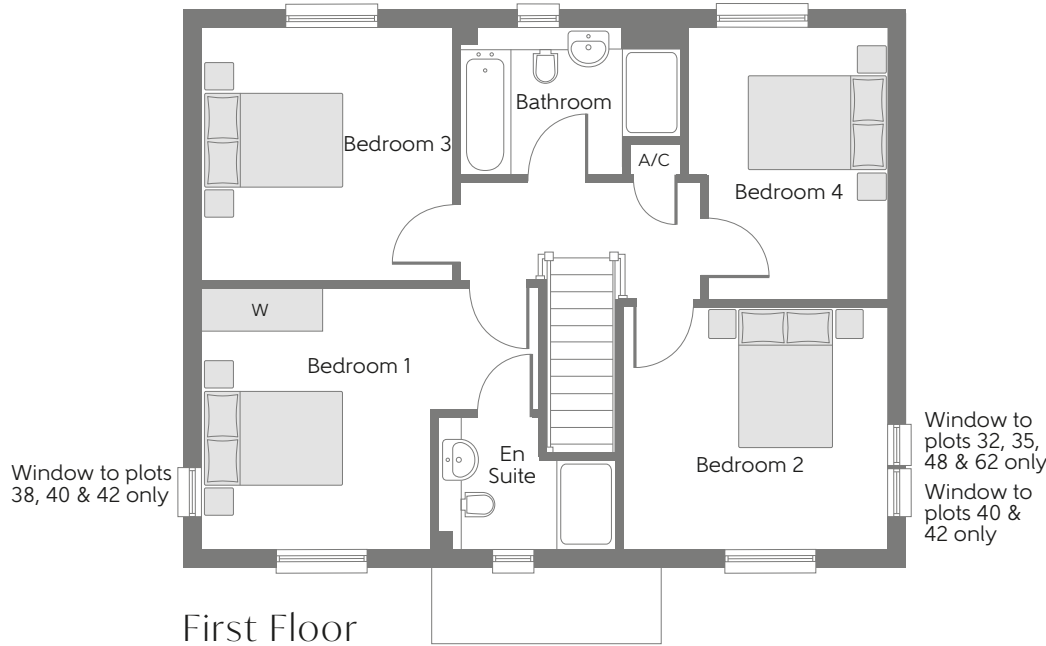
FOUR BEDROOM HOME



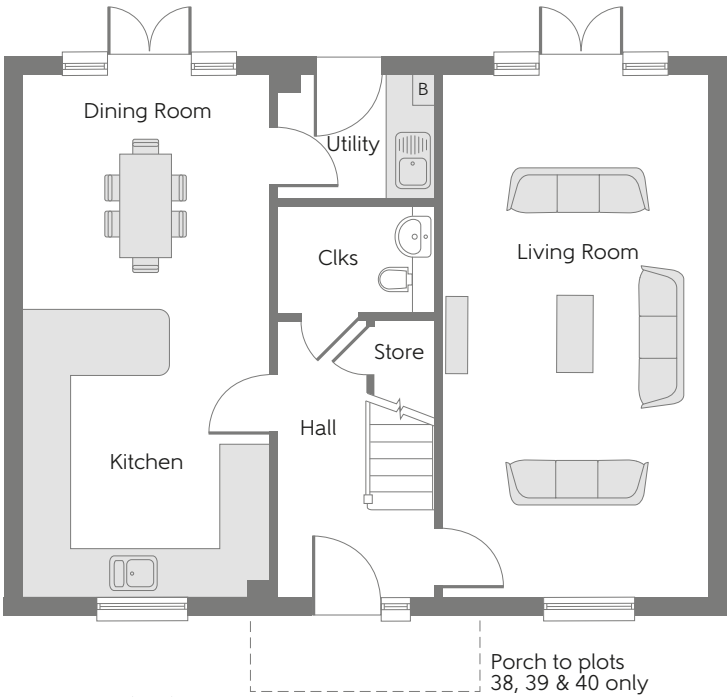
Bellway

The Lancaster

Four bedroom home



Bedroom 1	4.54m x 3.56m	14'11" x 11'8"
Bedroom 2	3.63m x 3.29m	10'0" x 10'0"
Bedroom 3	3.41m x 3.37m	11'2" x 11'1"
Bedroom 4	3.68m x 2.73m	12'1" x 9'0"



Kitchen	3.91m x 3.34m	12'10" x 11'0"
Dining Room	3.34m x 3.14m	11'0" x 10'4"
Living Room	7.05m x 3.59m	23'0" x 11'9"

Clks - Cloakroom B - Boiler A/C - Airing Cupboard W - Fitted Wardrobe

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The Spitfire

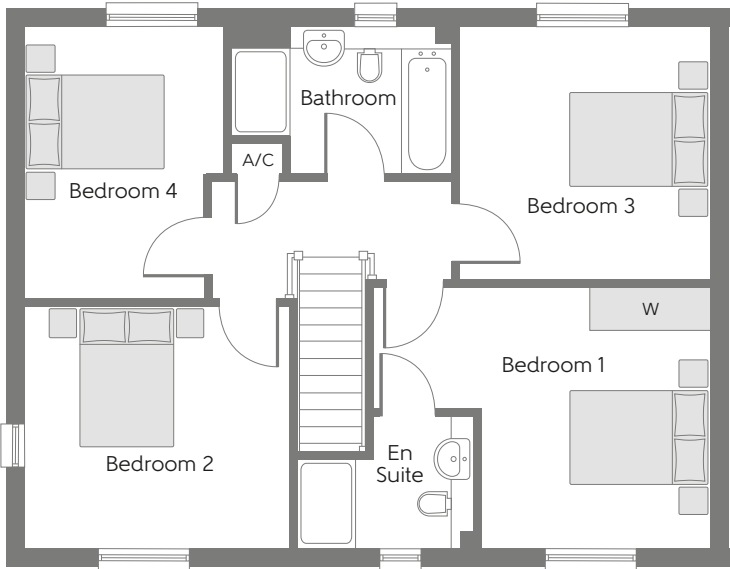
FOUR BEDROOM HOME



Bellway

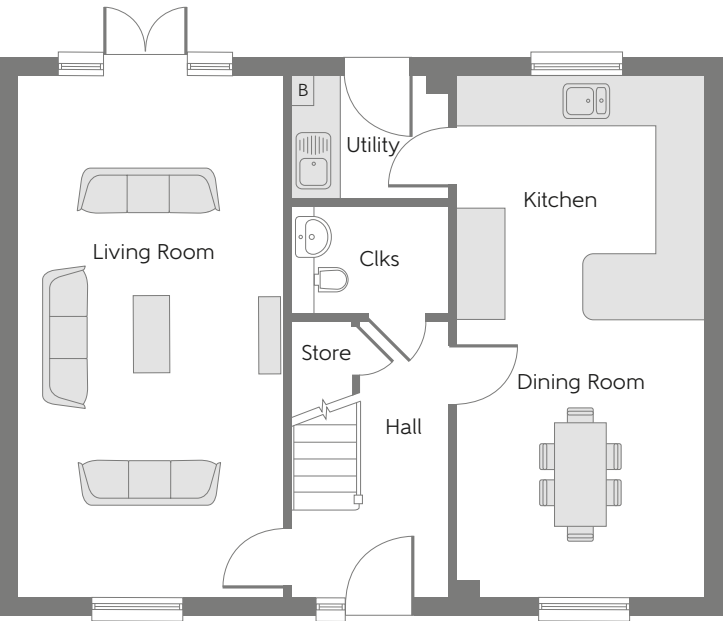
The Spitfire

Four bedroom home



First Floor

Bedroom 1	4.53m x 3.56m	14'10" x 11'8"
Bedroom 2	3.63m x 3.27m	11'1" x 10'9"
Bedroom 3	3.41m x 3.37m	11'2" x 11'1"
Bedroom 4	3.68m x 2.73m	12'1" x 8'11"



Ground Floor

Kitchen	3.34m x 3.30m	11'0" x 12'10"
Dining Room	3.76m x 3.34m	12'4" x 11'0"
Living Room	7.08m x 3.57m	23'0" x 11'9"

Clks - Cloakroom B - Boiler A/C - Airing Cupboard W - Fitted Wardrobe

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The Torque

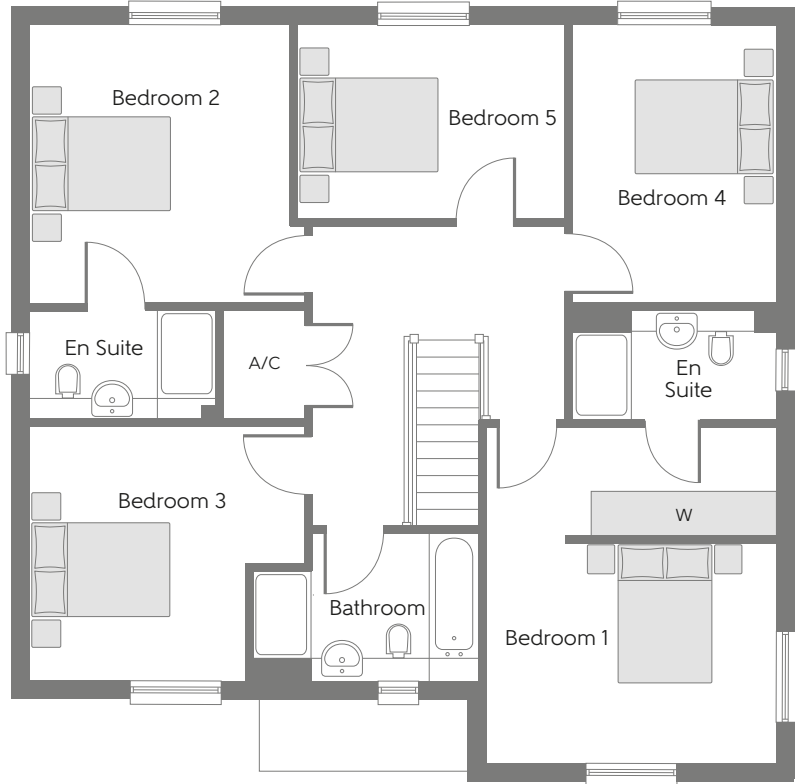
FIVE BEDROOM HOME



Bellway

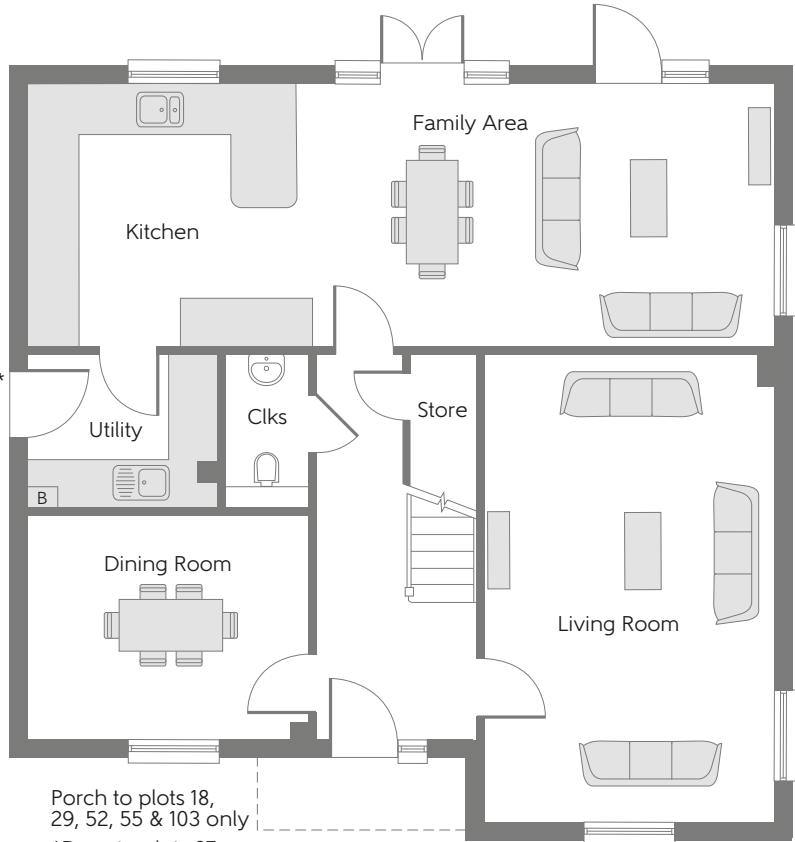
The Torque

Five bedroom home



First Floor

Bedroom 1	4.58m x 3.90m	15'0" x 12'10"
Bedroom 2	3.75m x 3.52m	12'4" x 11'7"
Bedroom 3	3.73m x 3.43m	12'3" x 11'3"
Bedroom 4	3.74m x 2.76m	12'3" x 9'1"
Bedroom 5	3.61m x 2.61m	11'10" x 8'7"



Ground Floor

Kitchen	3.62m x 3.52m	11'11" x 11'7"
Living/Dining	6.47m x 3.52m	21'3" x 11'7"
Living Room	6.31m x 3.90m	20'9" x 12'10"
Dining Room	3.76m x 3.04m	12'4" x 10'0"

Porch to plots 18, 29, 52, 55 & 103 only
*Door to plots 27, 29, 52 & 55 only

Clks - Cloakroom B - Boiler A/C - Airing Cupboard W - Fitted Wardrobe

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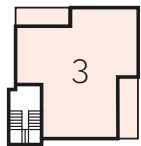
The Navigator Block A

TWO BEDROOM APARTMENTS

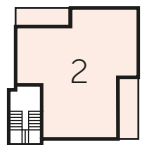


Bellway

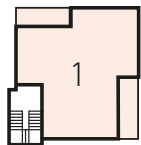
Two bedroom homes



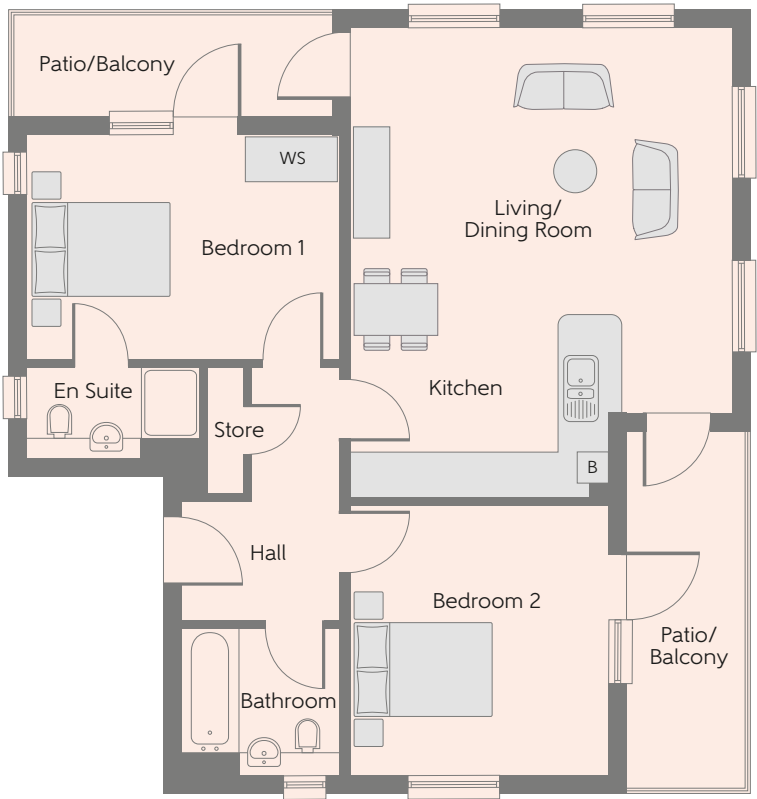
Second Floor



First Floor



Ground Floor



Altitude – Plots 1, 2 & 3

Kitchen	3.45m x 2.51m	11'4" x 8'3"
Living/Dining	5.14m x 3.87m	16'11" x 12'9"
Bedroom 1	4.20m x 3.03m	13'10" x 9'11"
Bedroom 2	3.64m x 3.45m	11'11" x 11'4"
Total area	73.18 sq. m.	788 sq. ft.

B Boiler WS – Wardrobe Space (suggestion only, wardrobe not included)

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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.



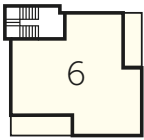
The Navigator Block B

TWO BEDROOM APARTMENTS

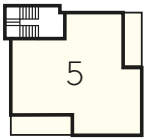


Bellway

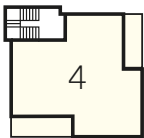
Two bedroom homes



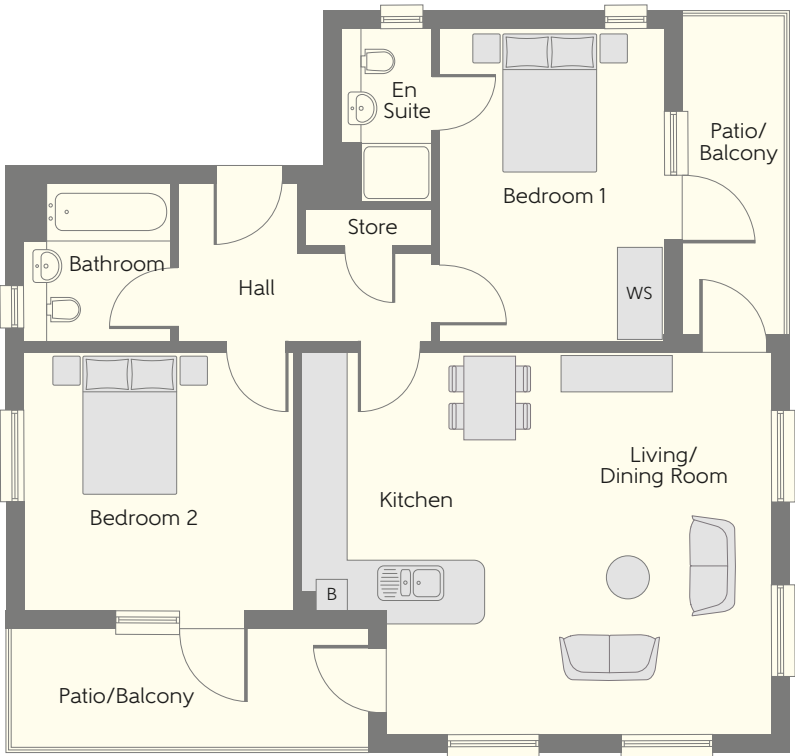
Second Floor



First Floor



Ground Floor



Altitude – Plots 4, 5 & 6

Kitchen	3.45m x 2.51m	11'4" x 8'3"
Living/Dining	5.14m x 3.87m	16'11" x 12'9"
Bedroom 1	4.20m x 3.03m	13'10" x 9'11"
Bedroom 2	3.64m x 3.45m	11'11" x 11'4"
Total area	73.18 sq. m.	788 sq. ft.

B Boiler WS – Wardrobe Space (suggestion only, wardrobe not included)

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

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Houses Specification

			3 Bedroom Homes	4 Bedroom Homes	5 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 Satin MDF	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	
		Oak Stop Chamfered Newels			●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	
		Oak Flat Top Newel Caps			●
	Handrail	White Satin Heavy Duty Handrail	●	●	
		Oak 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	●	●	
		Chrome SR700 Door Furniture			●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1		●	●
KITCHEN	Frontals	Bellway Band B options ~~	●		
		Bellway Band C options ~~		●	
		Bellway Band D 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 Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●		
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
	Appliances Oven	A E G Single Oven BEK351010M	●	●	
		A E G Single Oven BPK642020M			●
	Appliances Hob	A E G 4 Burner Gas Hob HGB64420YM & Glass Splashback	●	●	
		A E G 5 Burner Gas Hob HG755450SY & Glass Spashback			●
	Appliances Extractor	A E G Cooker Hood Extractor DKB4650M	●	●	
		A E G Cooker Hood Extractor DKB4950M			●
	Appliances Extractor (Island)	A E G Cooker Hood Extractor DIE5961HG ‡‡		●	
		A E G Cooker Hood Extractor DIE6180HM ‡‡			●
WET ROOMS	Appliances Microwave	A E G Combination Microwave KMK721000M		●	●
	Appliances Fridge Freezer	A E G 70/30 Fridge Freezer SCB618F3LS	●	●	
		A E G 70/30 Fridge Freezer SCB618F3LS (2no)			●
	Appliance Dishwasher	A E G Dishwasher FSK31610Z ††	●	●	
		A E G Dishwasher FSK63807P			●
	Appliance Washing Machine	A E G Washing Machine L7FE7261BI	●	●	●
	Cloaks - WC	Roca CLARA 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 Chrome Trim	●		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		●	●
	Bathroom - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●
WET ROOMS	Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	●	●	●
	Bathroom - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●		
		Bristan SAIL Chrome Bath & Basin Mixer Taps		●	●

			3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	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 Chrome Trim *** †††	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††		●	●
	En-Suite - WC	ROCA CLARA 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 - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel ‡‡			●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●		
MECHANICAL		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 ‡	●	●	
		Mira MINIMAL Dual Thermostatic Shower			●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †††	●		
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††		●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡	●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ‡‡‡	●		
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ‡‡‡		●	●
	Controls	Dual Zoned 3 way Heating Programmer	●	●	●
ELECTRICS	Radiators	Stelrad Compact Low Surface Temperture Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom		●	
		Flat Chrome to Bathroom & En-Suite 1			●
	Ventilation	Mechanical Extract Fans (system 3)	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET &	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡		●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
EXTERNALS & MISC	Sockets & Switches	Electrium 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 - Kitchen Under Unit	High Output Tri-Light			●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●		
		Polished Chrome Recessed Spot Lights		●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
EXTERNALS & MISC	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	●	●	●
	Build Method	Masonry ##	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
	Drives	Block Paviours #	●	●	●
EXTERNALS & MISC	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

‡ 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

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

& where shown on layouts



Apartments Specification

| FINISHES                  |                                                                               | 2 Bedroom Apartments |
|---------------------------|-------------------------------------------------------------------------------|----------------------|
| Ceilings                  | Crown White Matt Emulsion                                                     | ●                    |
| Walls                     | Crown White Matt Emulsion                                                     | ●                    |
| Window Cills              | White Satin MDF                                                               | ●                    |
| Skirting                  | White Satin 94x14 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    ‡‡                                                  | ●                    |
| Units                     | Frontal Matching Table Ends                                                   | ●                    |
| Worktops                  | 40mm Square Edge Worktops with upstand                                        | ●                    |
| Kitchen Sink              | Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)               | ●                    |
| Appliances Oven           | Zanussi Single Oven ZOB343X                                                   | ●                    |
| Appliances Hob            | Zanussi Induction Hob ZITN643K & Glass Splashback                             | ●                    |
| Appliances Extractor      | Zanussi Cooker Hood Extractor ZHC60156X                                       | ●                    |
| Appliances Fridge Freezer | Zanussi 70/30 Fridge Freezer ZBB28441SV                                       | ●                    |
| Appliance Dishwasher      | Zanussi Dishwasher ZDT21006FA                                                 | ●                    |
| Appliance Washing Machine | Zanussi Washing Machine ZWF725B4PW                                            | ●                    |
| WET ROOMS                 |                                                                               |                      |
| Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate    ††                  | ●                    |
| Bathroom - Basin          | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)                            | ●                    |
| Bathroom - Bath           | Roca OSLO Acrylic Bath & Rigid Bath Panel                                     | ●                    |
| Bathroom - Brassware      | Bristan PISA Chrome Bath & Basin Mixer Taps                                   | ●                    |
| Bathroom - Tiling         | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim    *    † | ●                    |
| En-Suite - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate    ††                  | ●                    |
| En-Suite - Basin          | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)                            | ●                    |
| En-Suite - Brassware      | Bristan PISA Chrome 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 Chrome Trim    †      | ●                    |

| MECHANICAL                      |                                                          | 2 Bedroom Apartments |
|---------------------------------|----------------------------------------------------------|----------------------|
| Boiler                          | Ideal LOGIC Combination Boiler (Cb)                      | ●                    |
| Controls                        | Dual Zoned 3 way Heating Programmer & Room Thermostat Cb | ●                    |
| Radiators                       | Stelrad Compact Steel Panel Radiators with Grilles       | ●                    |
| Ventilation                     | Mechanical Extract Fans (system 3)                       | ●                    |
| ELECTRICS                       |                                                          |                      |
| Communications - Access         | Video Entry System                                       | ●                    |
| Home Working                    | Dedicated Power, USB & Data Points                       | ●                    |
| Safety - Fire                   | Optical Smoke Detector LD3 D2 DET                        | ●                    |
| Safety - Carbon                 | Honeywell XC100 Carbon Monoxide Detector                 | ●                    |
| Consumer Unit                   | Wylex Consumer Unit                                      | ●                    |
| Sockets & Switches              | Electrium 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                               | ●                    |
| Lighting - Bathroom & En-Suites | White Recessed Spot Lights                               | ●                    |
| Communications - TV             | TV Point to Living Room & Bedroom 1                      | ●                    |
| Communications - Voice          | Telephone Point to Living Room                           | ●                    |
| Communications - Data           | Cat 6 Network Point to Living Room & Bedroom 1           | ●                    |
| Communications - Satellite      | Dual Connection Satellite Points to Living Room          | ●                    |
| Broadband                       | Ultrafast Fibre Connectivity Openreach                   | ●                    |
| EXTERNALS & MISC                |                                                          |                      |
| Balcony                         | Balcony    †††                                           | ●                    |
| Shared Parking Areas            | Block Pavious    †††                                     | ●                    |
| Build Method                    | Masonry    ‡                                             | ●                    |

\* full height around bath where shower provided as standard  
\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
\*\*\* housetype dependent  
† full height to shower enclosure  
†† inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
††† plot dependent  
‡ plot specific, refer site layout  
‡‡ soft close mechanism to doors & drawers  
‡‡‡ where shown on layouts





## 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.

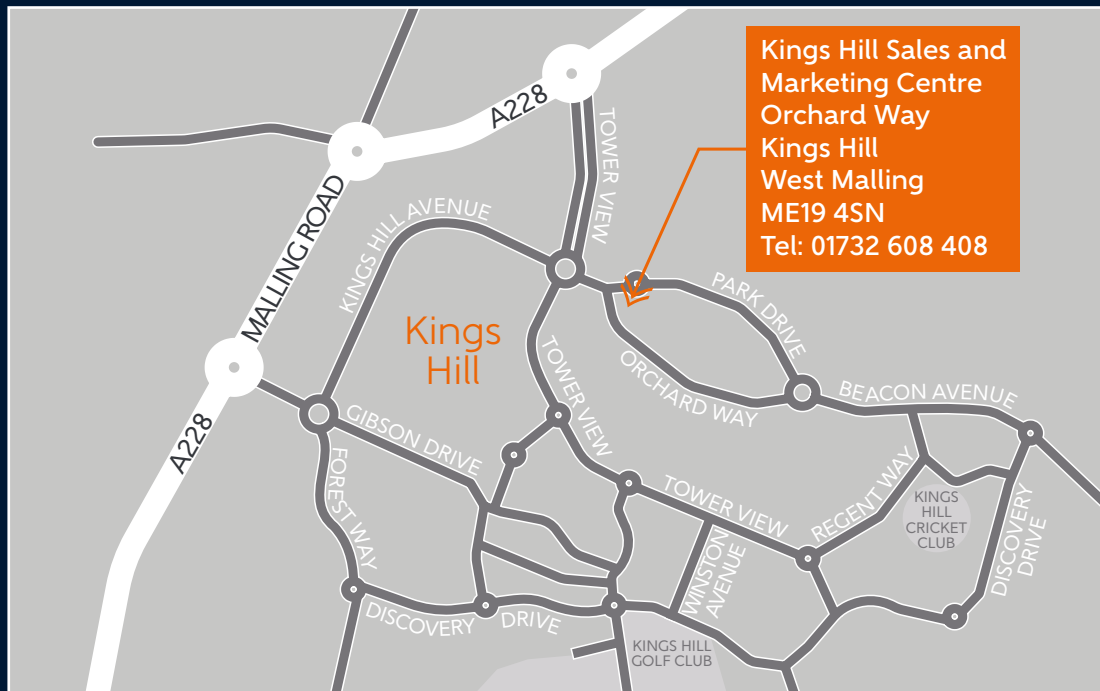


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us



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

# Bellway

