



Watchman's Place

Watchman's Place is a development of 1, 2, 3 & 4 bedroom homes, located in Dee Road, Reading.



THE
ARTISAN
COLLECTION

Bellway



Suited for every lifestyle

Community focused with plenty of choice for activities

It's less than 10 minutes by road to Reading town centre where you will find a fantastic array of shopping. Spread across busy town-centre malls and out-of-town retail parks there really is something for everyone. Alternatively seek out the delightful independents at Harris Arcade or sample some mouth-watering street food and local produce at a choice of food markets.

Reading's thriving café culture is another big draw and when combined with its broad range of restaurants and bars you have all the makings of a great day or night. A choice of museums, art galleries, a wildlife park and the historic Reading Abbey provide more than enough culture, while cinema, bowling, theatre and much more create a buzzing night life.

Those who like to stay active outdoors have a fantastic choice nearby. There are no less than five parks within 10 minutes by bike. One of which, Prospect Park, is Reading's largest open space and includes everything from sports courts and playgrounds to crazy golf and even a miniature railway.

There is also a wide range of water sports to enjoy in the many lakes of the Kennet Valley.

With sailing, wakeboarding, water skiing, paddle boarding and an inflatable water park all within 15 minutes by car, there's no end of fun to be had.

For something a little more relaxing, go paddle boarding or take part in a spot of angling at one of the many fishing lakes.

If you prefer to be on dry land, Calcot Park Golf Course is an eight-minute drive away. Alternatively, take a stroll along the picturesque Thames Path or head north into the beautiful undulations of the Chiltern Hills.

Another huge advantage of life at Watchman's Place is the excellent transport links nearby. Reading West Station is seven minutes away by road and connects with Reading's central station to provide services into London in 35 minutes and Bristol in an hour. Reading Station is also the western terminus of the Elizabeth Line for the utmost convenience.

Road links are just as impressive. The M4 motorway is 15 minutes away and connects to the M25 and Heathrow Airport in approximately 45 minutes. Heading west, it will take you as far as Swansea, connecting you to Swindon, Bristol and the M5 along the way.



Have it all on your doorstep

Town-centre bustle, countryside calm and big city connections

Watchman's Place is an exciting new development of 1, 2, 3 and 4-bedroom homes within minutes of Reading town centre, yet close to the natural beauty of the Chiltern Hills, River Thames and Kennett Valley.

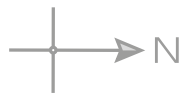
Each home here has been created with you in mind. Interiors are versatile enough to evolve as you do and high energy efficiency ensures maximum comfort without costing the earth. Add to this allocated parking and gardens or balconies to every home for complete convenience.

Everyday essentials can be found around five minutes away by bike and include a supermarket, pharmacy, gym and other shops and services. The nearest primary school is within easy walking distance and there is a secondary school and sixth form a seven-minute ride away.





Development plan



Key to plan

- a Allocated parking
- bcp Bin collection point
- s/s Existing Sub station
- POS Public Open Space
- b/b Bottle bank
- Bench
- EV Charging 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.

Apartments

- Nebula Court
Plots 35-38, 42-46 & 50-54

4 Bedroom Homes

- The Reedmaker
Plots 1, 2, 5, 6, 20, 21, 24 & 25

3 Bedroom Homes

- The Coppersmith
Plots 3, 4, 7, 8, 18, 19, 22 & 23
- The Lardner
Plots 13, 14, 27, 28, 29 & 30
- The Fisher
Plots 26 & 31

3 Bedroom Homes

- Affordable Homes



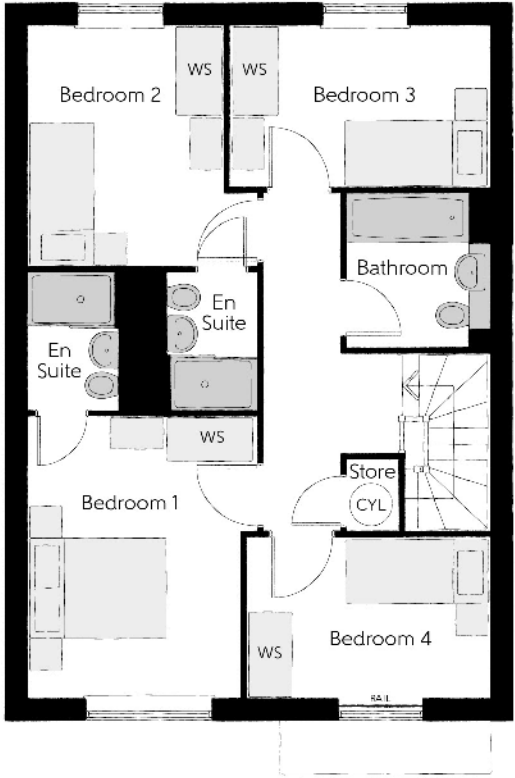
The Reedmaker

FOUR BEDROOM HOME

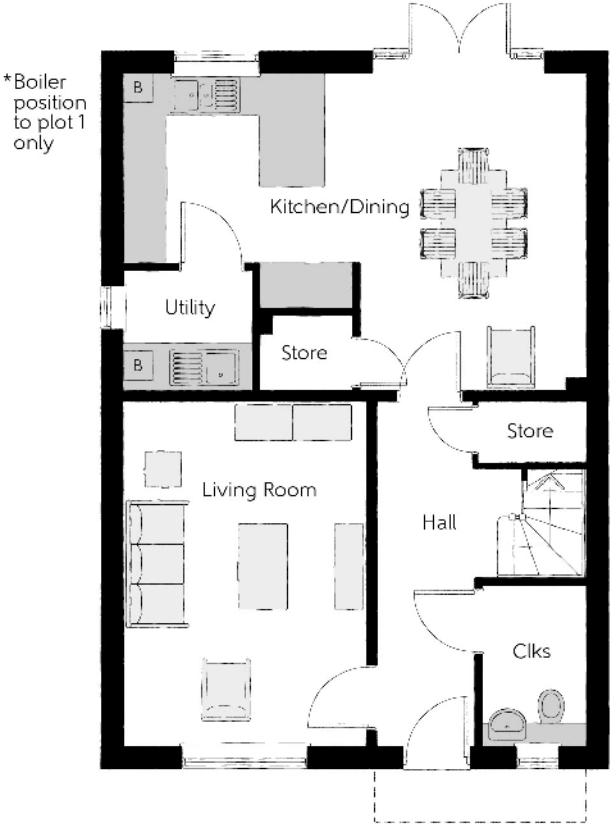


The Reedmaker

Four bedroom home



First Floor		
Bedroom 1	3.91m x 3.19m (max)	12'10" x 10'5" (max)
Bedroom 1 En Suite	1.92m x 1.55m	6'3" x 5'1"
Bedroom 2	3.35m x 2.73m	11'0" x 9'0"
Bedroom 2 En Suite	1.92m x 1.55m	6'3" x 5'1"
Bedroom 3	3.60m x 2.25m	11'10" x 7'5"
Bedroom 4	3.37m x 2.22m	11'1" x 7'4"
Bathroom	2.15m x 1.98m	7'1" x 6'6"



Ground Floor		
Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	4.79m x 3.39m	15'8" x 11'1"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	2.22m x 1.46m	7'4" x 4'10"

Cls - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler CYL - Hot Water Cylinder

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

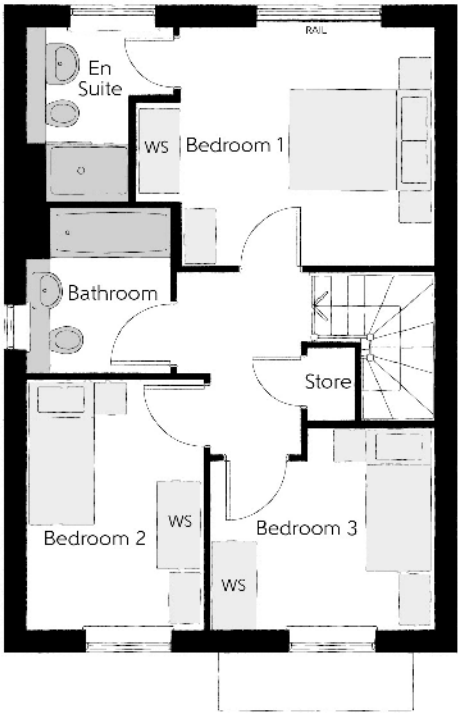
THREE BEDROOM HOME



Bellway

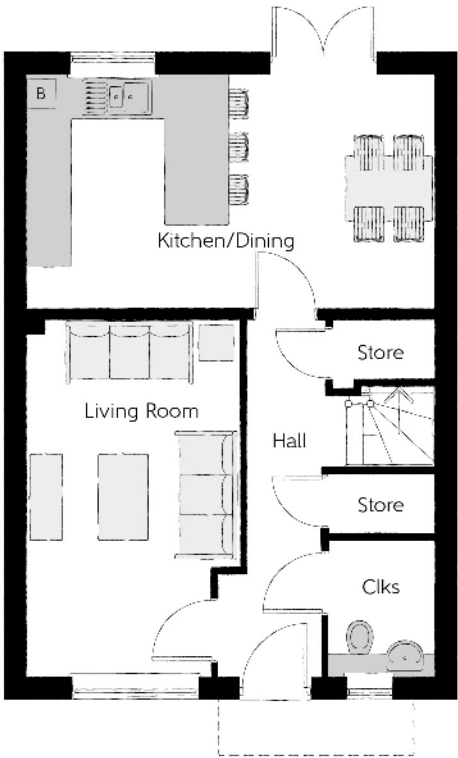
The Coppersmith

Three bedroom home



First Floor

Bedroom 1	3.52m x 3.30m (max)	11'7" x 10'10" (max)
Bedroom 1 En Suite	2.39m x 2.03m	7'10" x 6'8"
Bedroom 2	3.46m x 2.44m	11'4" x 8'0"
Bedroom 3	3.11m x 2.81m (max)	10'3" x 9'3" (max)
Bathroom	2.31m x 1.97m	7'7" x 6'6"



Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	4.95m x 2.56m	16'3" x 8'5"
Cloakroom	1.90m x 1.47m	6'3" x 4'10"

Cls - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler

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The Lardner SP2

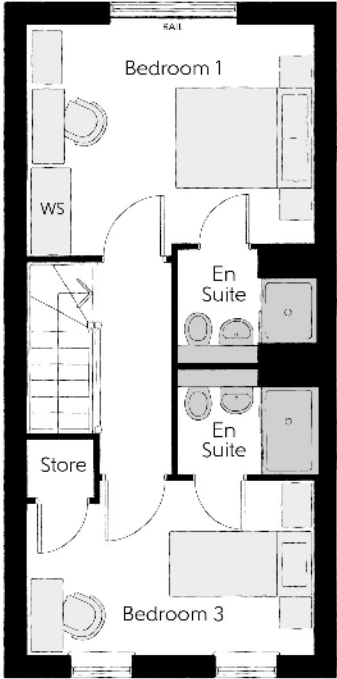
THREE BEDROOM HOME



Bellway

The Lardner SP2 - Plot 13

Three bedroom home

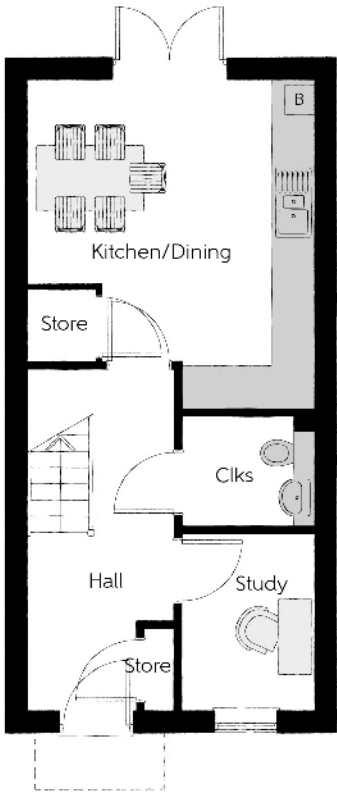
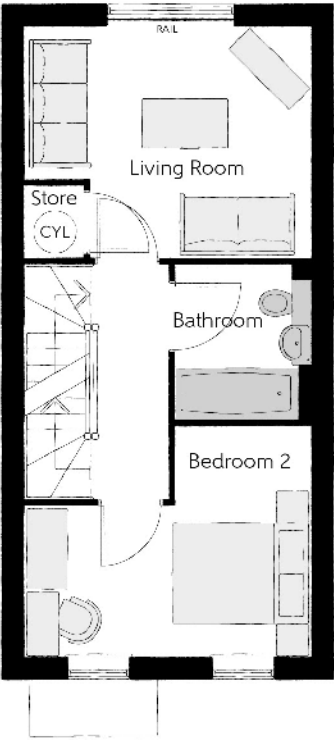


Second Floor

Bedroom 1	4.00m x 3.23m (max)	13'1" x 10'7" (max)
Bedroom 1 En Suite	1.90m x 1.58m	6'3" x 5'2"
Bedroom 3	4.00m x 2.44m	13'1" x 8'0"
Bedroom 3 En Suite	1.90m x 1.46m	6'3" x 4'9"

First Floor

Living Room	4.00m x 3.23m	13'1" x 10'7"
Bedroom 2	4.00m x 3.22m	13'1" x 10'7"
Bathroom	2.17m x 1.90m	7'1" x 6'3"



Ground Floor

Kitchen/Dining	4.58m x 4.00m	15'0" x 13'1"
Study	2.48m x 1.85m	8'1" x 6'1"
Cloakroom	1.85m x 1.50m	6'1" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler CYL - Hot Water Cylinder

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The Lardner SP3

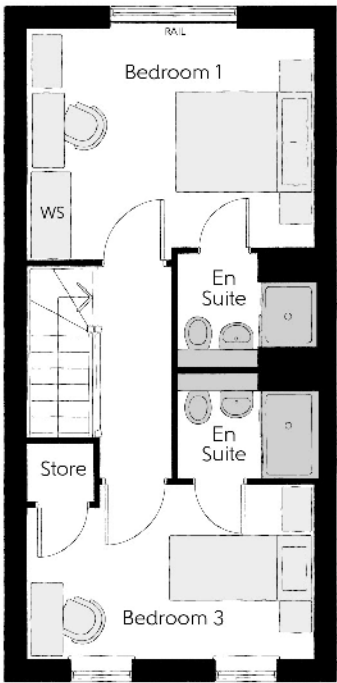
THREE BEDROOM HOME



Bellway

The Lardner SP3 - Plots 28 & 29

Three bedroom home



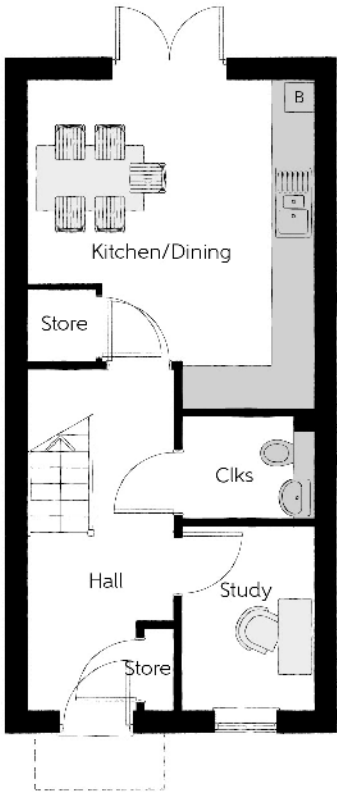
Second Floor

Bedroom 1	4.00m x 3.23m (max)	13'1" x 10'7" (max)
Bedroom 1 En Suite	1.90m x 1.58m	6'3" x 5'2"
Bedroom 3	4.00m x 2.44m	13'1" x 8'0"
Bedroom 3 En Suite	1.90m x 1.46m	6'3" x 4'9"



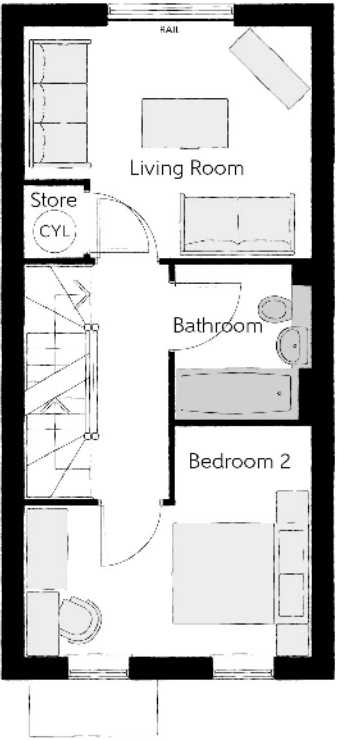
First Floor

Living Room	4.00m x 3.23m	13'1" x 10'7"
Bedroom 2	4.00m x 3.22m	13'1" x 10'7"
Bathroom	2.17m x 1.90m	7'1" x 6'3"



Ground Floor

Kitchen/Dining	4.58m x 4.00m	15'0" x 13'1"
Study	2.48m x 1.85m	8'1" x 6'1"
Cloakroom	1.85m x 1.50m	6'1" x 4'11"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler CYL - Hot Water Cylinder

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The Lardner SP4

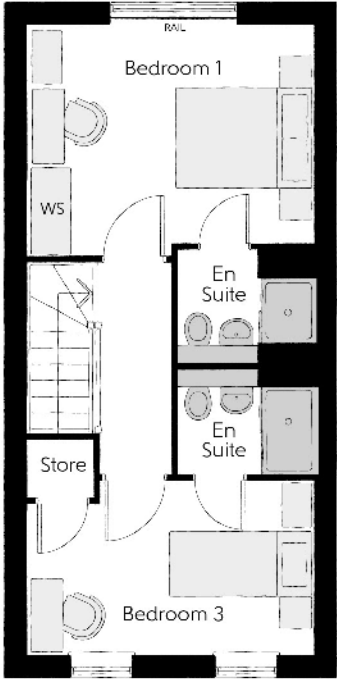
THREE BEDROOM HOME



Bellway

The Lardner SP4 - Plots 27 & 30

Three bedroom home

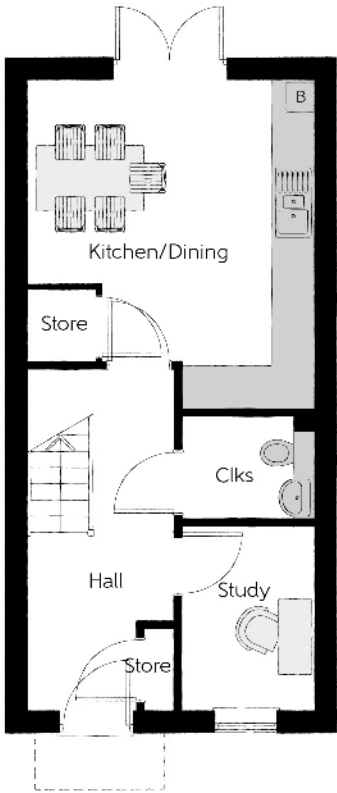
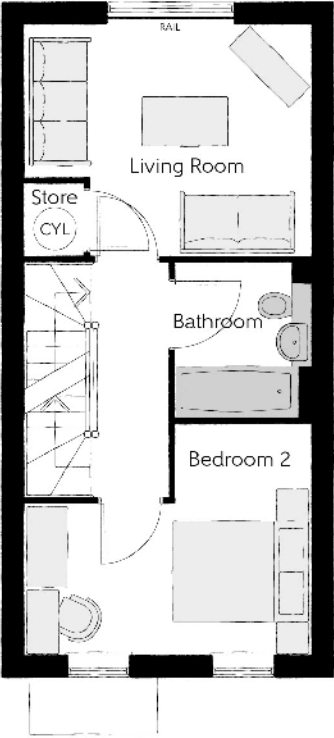


Second Floor

Bedroom 1	4.00m x 3.23m (max)	13'1" x 10'7" (max)
Bedroom 1 En Suite	1.90m x 1.58m	6'3" x 5'2"
Bedroom 3	4.00m x 2.44m	13'1" x 8'0"
Bedroom 3 En Suite	1.90m x 1.46m	6'3" x 4'9"

First Floor

Living Room	4.00m x 3.23m	13'1" x 10'7"
Bedroom 2	4.00m x 3.22m	13'1" x 10'7"
Bathroom	2.17m x 1.90m	7'1" x 6'3"



Ground Floor

Kitchen/Dining	4.58m x 4.00m	15'0" x 13'1"
Study	2.48m x 1.85m	8'1" x 6'1"
Cloakroom	1.85m x 1.50m	6'1" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler CYL - Hot Water Cylinder

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The Lardner SP5

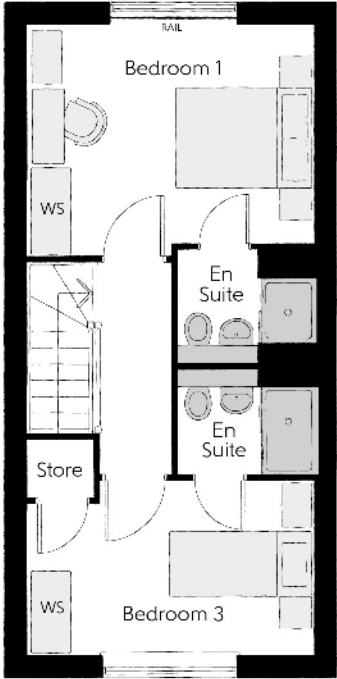
THREE BEDROOM HOME



Bellway

The Lardner SP5 - Plot 14

Three bedroom home

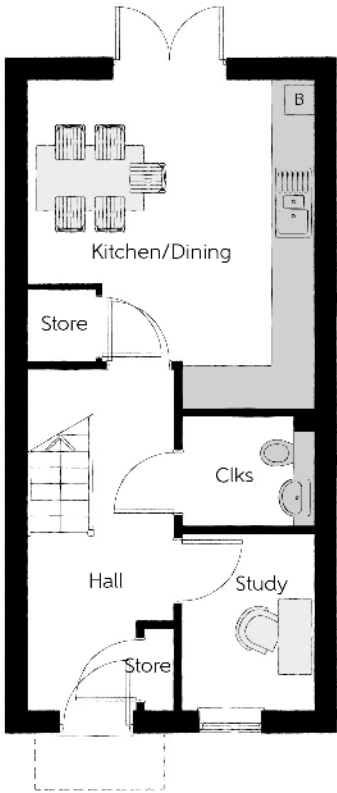
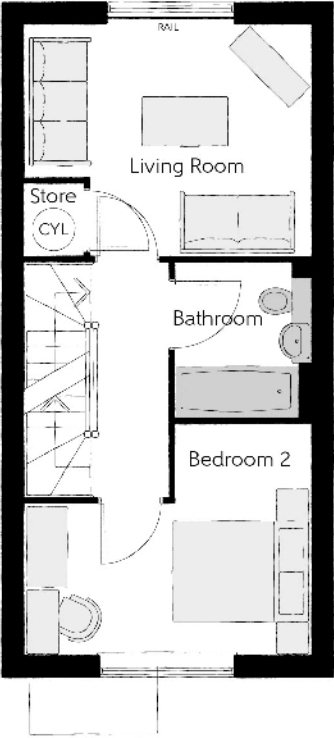


Second Floor

Bedroom 1	4.00m x 3.23m (max)	13'1" x 10'7" (max)
Bedroom 1 En Suite	1.90m x 1.58m	6'3" x 5'2"
Bedroom 3	4.00m x 2.44m	13'1" x 8'0"
Bedroom 3 En Suite	1.90m x 1.46m	6'3" x 4'9"

First Floor

Living Room	4.00m x 3.23m	13'1" x 10'7"
Bedroom 2	4.00m x 3.22m	13'1" x 10'7"
Bathroom	2.17m x 1.90m	7'1" x 6'3"



Ground Floor

Kitchen/Dining	4.58m x 4.00m	15'0" x 13'1"
Study	2.48m x 1.85m	8'1" x 6'1"
Cloakroom	1.85m x 1.50m	6'1" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) B - Boiler CYL - Hot Water Cylinder

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The Fisher

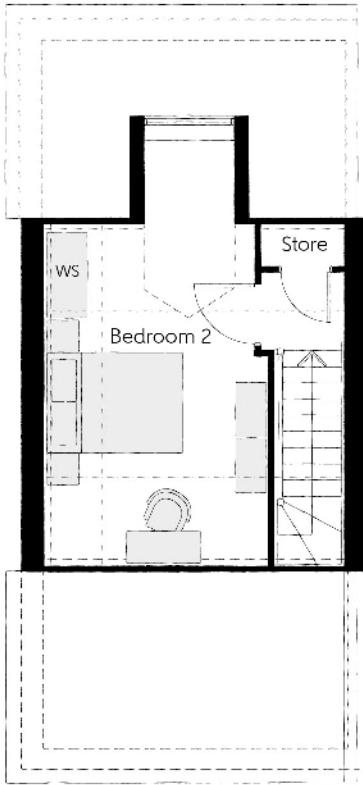
ONE BEDROOM HOME



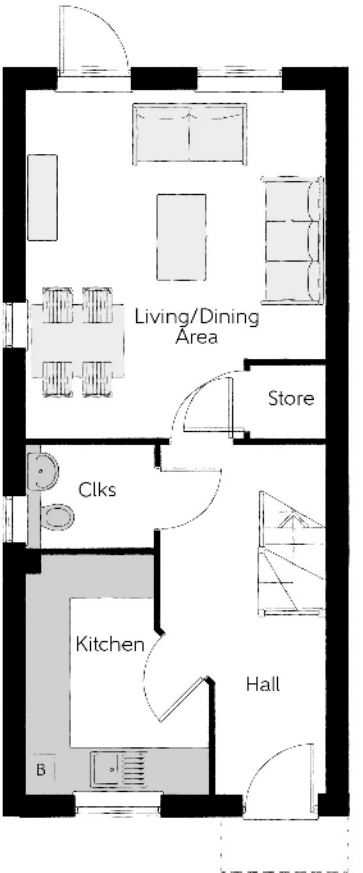
Bellway

The Fisher

One bedroom home



Second Floor		
Bedroom 2	4.59m x 3.17m	15'1" x 10'5"



Ground Floor		
Kitchen	3.33m x 2.56m	10'11" x 8'5"
Living/Dining	4.84m x 4.19m	15'11" x 13'9"
Cloakroom	1.80m x 1.45m	5'11" x 4'9"



First Floor		
Bedroom 1	4.19m x 3.94m	13'9" x 12'11"
Bedroom 3	4.19m x 2.41m	13'9" x 7'11"
Bathroom	2.17m x 2.00m	7'1" x 6'7"

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

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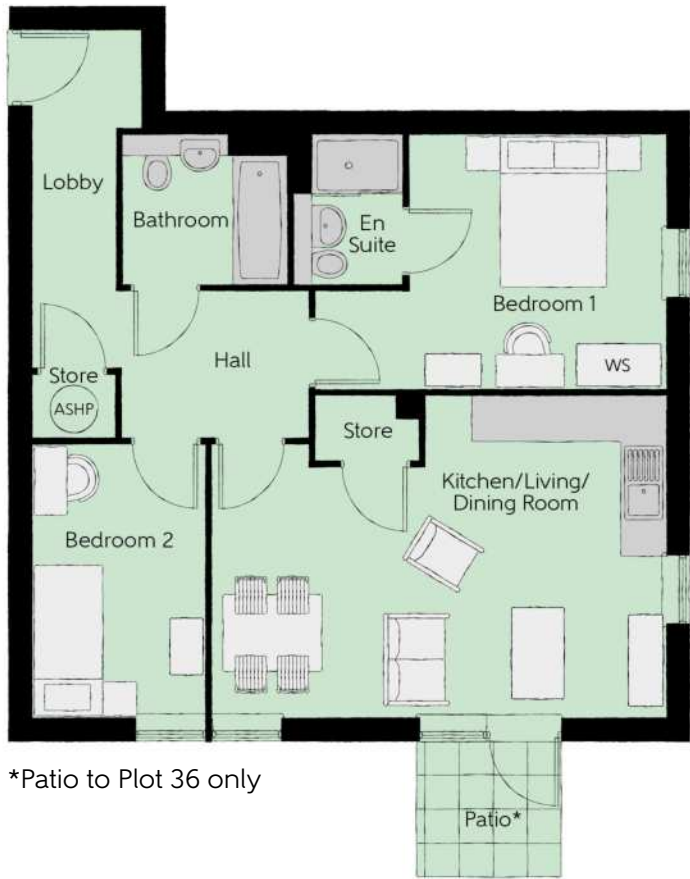
Nebula Court

ONE AND TWO BEDROOM APARTMENTS



Nebula Court

One & two bedroom homes



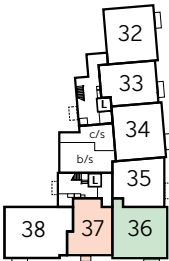
Taurus – Plots 36, 44 & 52

Kitchen/Living/Dining	5.98m x 4.22m	19'8" x 13'10"
Bedroom 1	4.59m x 3.35m	15'1" x 11'0"
En Suite to Bedroom 1	1.98m x 1.44m	6'6" x 4'9"
Bedroom 2	3.59m x 2.27m	11'9" x 7'5"
Bathroom	2.15m x 1.98m	7'1" x 6'6"
Total area	66.05 sq.m	711 sq.ft

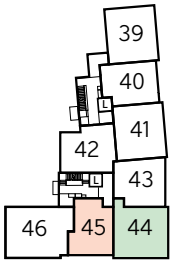


Leo – Plots 37, 45 & 53

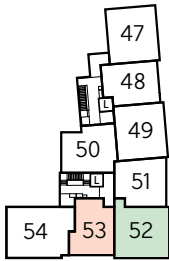
Kitchen/Living/Dining	8.57m x 3.77m	28'2" x 12'4"
Bedroom	5.10m x 2.76m	16'9" x 9'1"
Bathroom	2.11m x 1.98m	6'11" x 6'6"
Total area	49.88 sq.m	537 sq.ft



Ground Floor



First Floor



Second Floor

WS – Wardrobe Space (suggestion only, wardrobe not included) ASHP – Heat Pump

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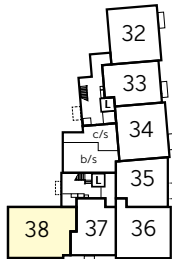
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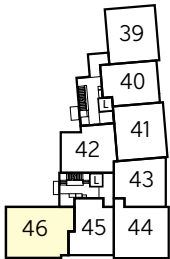
*Patio to Plot 38 only

Pisces – Plots 38, 46 & 54

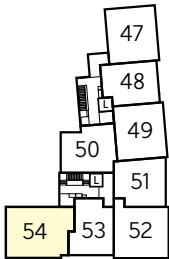
Kitchen/Living/Dining	7.66m x 3.89m	25'2" x 12'9"
Bedroom 1	3.60m x 3.38m	11'10" x 11'1"
Bedroom 1 En Suite	2.00m x 1.37m	6'7" x 4'6"
Bedroom 2	2.93m x 2.56m	9'8" x 8'5"
Bedroom 3	2.93m x 2.56 m	9'8" x 8'5"
Bathroom	2.16m x 2.00m	7'1" x 6'7"
Total area	75.06 sq.m	808 sq.ft



Ground Floor



First Floor



Second Floor

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

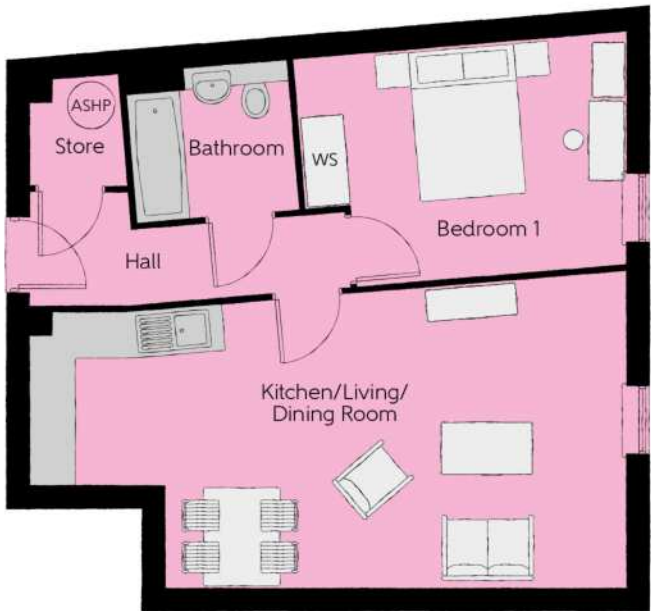
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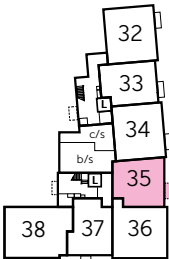
Libra – Plots 42 & 50

Kitchen/Living/Dining	8.34m x 3.11m	27'4" x 10'2"
Bedroom	4.50m x 2.76m	14'9" x 9'1"
Bathroom	2.34m x 1.98m	7'8" x 6'6"
Total area	54.81 sq.m	590 sq.ft

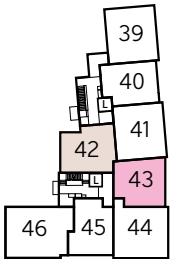


Aries – Plots 35, 43 & 51

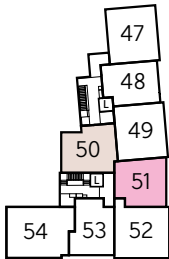
Kitchen/Living/Dining	7.89m x 4.20m	25'10" x 13'9"
Bedroom	4.41m x 3.06m	14'6" x 10'1"
Bathroom	2.15m x 1.98m	7'1" x 6'6"
Total area	52.76 sq.m	568 sq.ft



Ground Floor



First Floor



Second Floor

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

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. External finishes and landscaping may vary. 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.

Houses Specification

FINISHES			3 Bedroom Homes	4 Bedroom Homes
	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	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●
KITCHEN	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●
	Internal Doors	White Pre Finished Ladder Internal Doors	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●
	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 Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●
WET ROOMS	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	
		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 ZVENM6X3		●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	
		Zanussi 70/30 Fridge Freezer ZNFN18ES3		●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	
		Zanussi Dishwasher ZDLN1521		●
WET ROOMS	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●
	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 Chrome 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		●
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 *** †††		●

WET ROOMS	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 ^	●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●
	En-Suite - Tiling	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	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●
ELECTRICS	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	●	●
	Safety - Heat	Heat Detector DET #	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●
ELECTRICS	Consumer Unit	Wylex Consumer Unit	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●
	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	●	
EXTERNALS & MISC		Polished Chrome Recessed Spot Lights		●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●
	Communications - TV	TV Point to Living Room & Bedroom 1	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●
EXTERNALS & MISC	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●
	Build Method	Masonry ~	●	●
	Maintenance	External Tap		●
	Number Plaque	Artisan Number Plaque	●	●
	Footpath & Patio	Bull PCC Flags 450x450x32's	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●
EXTERNALS & MISC	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

‡‡ consult with sales executive for specific development details

‡‡‡ 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



Apartments Specification

|                           |                                                                               | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------------------|-------------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| FINISHES                  |                                                                               |                      |                      |                      |
| Entrance Doors            | Apartment Entrance Door White Gloss Fire Rated Solid Core                     | •                    | •                    | •                    |
| 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 Ladder 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                                                   | •                    | •                    | •                    |
| 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 & SS Splashback                                | •                    | •                    | •                    |
| Appliances Extractor      | Zanussi Cooker Hood Extractor ZHC60156X                                       | •                    | •                    | •                    |
| Appliances Fridge Freezer | Fridge Freezer Space Only                                                     | •                    | •                    |                      |
| Appliance Dishwasher      | Removeable Unit (inc Feed & Waste)    **                                      | •                    | •                    | •                    |
| Appliance Washing Machine | Washing Machine Space within A/C (inc Feed & Waste)                           | •                    | •                    | •                    |
| WET ROOMS                 |                                                                               |                      |                      |                      |
| Bathroom - Storage        | Recessed Storage Shelving                                                     | •                    | •                    | •                    |
| 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 - Shower         | Over Bath Mira MINIMAL Single Thermostatic Shower    †††                      | •                    |                      |                      |
| 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    †      |                      | •                    | •                    |

|                                 |                                                                        | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------------------------|------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| MECHANICAL                      |                                                                        |                      |                      |                      |
| Overheating                     | Purge Ventilation (individual fans)    ^                               | •                    | •                    | •                    |
| Hot Water                       | Air Source Heat Pump & Cylinder                                        | •                    | •                    | •                    |
| Controls                        | Heaters individually controlled                                        | •                    | •                    | •                    |
| Radiators                       | Electric Panel Heaters                                                 | •                    | •                    | •                    |
| Towel Warmers                   | Flat Chrome to Bathroom (electric)                                     | •                    | •                    | •                    |
| Ventilation                     | Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV | •                    | •                    | •                    |
| ELECTRICS                       |                                                                        |                      |                      |                      |
| Home Working                    | Dedicated Power, USB & Data Points                                     | •                    | •                    | •                    |
| Communications - Access         | Audio Entry System                                                     | •                    | •                    | •                    |
| Safety - Heat                   | Heat Detector DET    ‡‡                                                | •                    | •                    | •                    |
| Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET                                     | •                    | •                    | •                    |
| 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                |                                                                        |                      |                      |                      |
| Shared Parking Areas            | Bitmac Black    †††                                                    | •                    | •                    | •                    |
| Build Method                    | Masonry    ^                                                           | •                    | •                    | •                    |

\* full height around bath where shower provided as standard  
\*\* at build stage  
\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
† full height to shower enclosure  
†† housetype dependent - liaise with sales executive  
††† inc MIRA bath screen 1.1863.004  
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
‡‡ kitchen only  
‡†† plot dependent  
^ plot specific, refer site layout  
^^ soft close mechanism to doors & drawers





## 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.

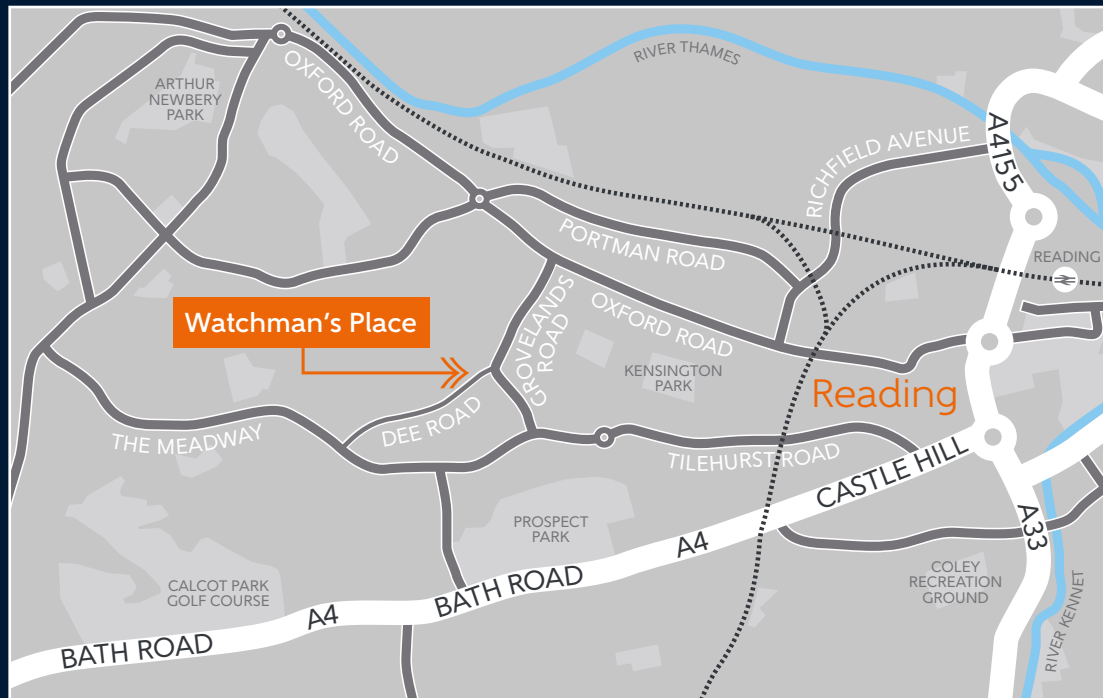


\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us



**Bellway**



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.

