



Moreton Fields

BUCKINGHAM



THE
ARTISAN
COLLECTION

Bellway



Suited for every lifestyle

Situated near to both tranquil open spaces and useful transport links

Moreton Fields is an impressive development of 2, 3, 4, and 5-bedroom homes, many of which boast our flagship Artisan specification. Situated on the outskirts of Buckingham town centre, the homes are well-

positioned for leisure and transport opportunities, benefitting also from easy access to London. Families, first-time buyers, downsizers, and second-steppers will find these homes particularly appealing.

Choose a fine quality of life at Moreton Fields

An ideal location

Buckingham has a brilliant transport network. Those who drive are within easy access of the M1 and M40, ideal for trips to Milton Keynes, Bicester, and Oxford.

By rail, travellers can reach central London in just over half an hour from Milton Keynes and Bletchley railway stations, and Northampton in 23 minutes. A little further afield, trips to Birmingham last over an hour.

For national and international travel, the nearest airport is London City Airport 35 miles away, with destinations across the globe.

Locals are well-served by shopping and dining options. Bustling pubs and restaurants in Buckingham town consist of Italian, Indian, and Mediterranean, among others. The neighbouring village of Maids Moreton is less than a mile away and boasts a local pub.

For shopping, Buckingham has an eclectic mix of independent retail stores, as well as a treasured weekly market taking place every Saturday and Tuesday. Milton Keynes remains a popular retail destination, with high street stores in abundance; shopping centres include Centre:MK – featuring over 190 stores – and Midsummer Place, home to more than 50 stores.

Buckingham town has a fantastic selection of sporting facilities, with residents able to reach the football and rugby clubs in under a 15-minute walk, or a five-minute drive. In addition, Buckingham Town Cricket Club is only two-and-a-half miles away, and Buckingham Rugby Union Football Club is just five minutes away.

Moreton Fields is a 10-minute drive away from several local attractions, including Stowe Gardens. A popular day out, visitors relish time spent in the 18th-century landscaped garden, rolling

parks, woodland, and grand country house. Keeping active is easily achieved at Swan Pool and Leisure Centre, the facility boasting a 25-metre swimming pool and a well-stocked gym for enjoyable physical activity.

Residents benefit from exciting trips reachable in 20 minutes. Hogshaw Farm and Wildlife Park hosts many family-friendly experiences including animal petting, go-karting, and nature trails, while world-famous racing events take place at Silverstone Racecourse. Milton Keynes has many facilities for leisure including a theatre, cinema, indoor skydiving, go-karting, and an ice rink.

Locals arrive at Oxford in 50 minutes when driving, the historic city home to plenty of enticing activities. London city centre has an impressive variety of leisure, with trips from Milton Keynes lasting just over half an hour via train.

Those with children have ample choice when considering education. Sought-after primary schools in the area include Buckingham Primary School and Maids Moreton Church of England School, both of which are half a mile from the homes.

Children of secondary school age can attend Buckingham School and The Royal Latin Grammar School, both of which take 10 minutes when driving and offer sixth form options. A little further out, Sir Thomas Fremantle School is just seven-and-a-half miles away.

Students interested in higher education benefit from several nearby universities. The University of Buckingham is a mile away, with The University of Northampton, The University of Oxford, and Oxford Brookes University all around a 40-minute drive away. Further out, Buckinghamshire New University is at a distance of 48 miles.





2 Bedroom Homes

 The Salter
Plots 32, 33, 34 & 35

3 Bedroom Homes

 The Gretton
Plots 49, 50, 86, 87 & 88

 The Harper
Plots 2, 3, 4, 9, 11, 12, 38, 112 & 113

 The Coppersmith
Plots 13, 14, 36, 39, 40, 52, 61, 89, 107, 108, 109, 114 & 115

 The Blemmere
Plots 1, 10, 15, 37, 46, 47, 51, 60, 81, 101 & 111

 The Foscote
Plots 41, 48, 53, 105 & 106

 The Shalstone
Plots 82, 83 & 84

4 Bedroom Homes

 The Rothwell
Plots 7, 8, 19, 59, 71, 72 & 104

 The Braybrooke
Plots 45 & 110

 The Arkwright
Plots 6, 17, 18, 42, 57, 58, 62, 73, 79, 80, 102 & 103

 The Hethe
Plots 5, 55, 56 & 76

 The Tingewick
Plots 16, 44 & 54

 The Stockholt
Plot 85

5 Bedroom Homes

 The Dadford
Plots 43, 74, 75, 77 & 78

1-4 Bedroom Homes

 Affordable Homes

2-3 Bedroom Homes

 Shared Ownership Homes



Material finishes
(R) - Render Version

Key to plan
s/s Sub station
v Visitor parking
u Unallocated parking
bcp Bin collection point

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



The Salter

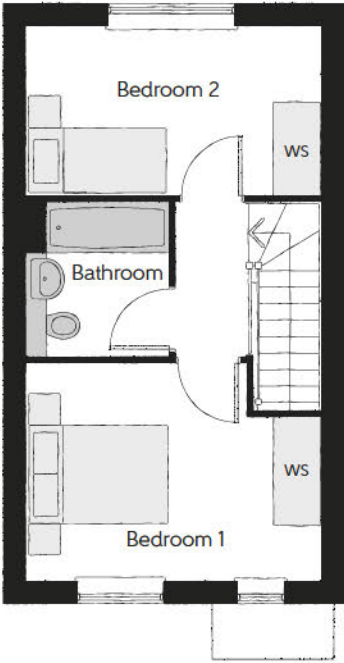
TWO BEDROOM HOME



Bellway

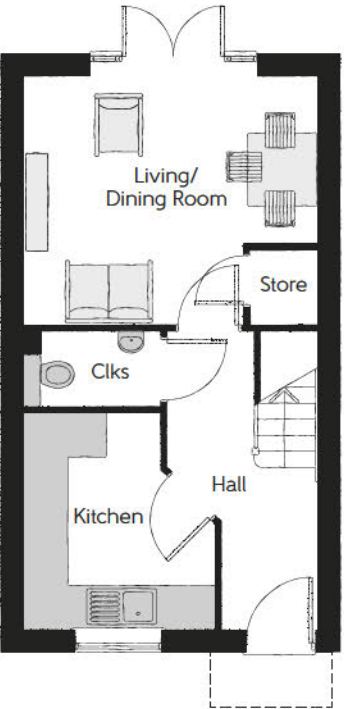
The Salter

Two bedroom home



First Floor

Bedroom 1	4.11m x 3.00m (max)	13'6" x 9'10" (max)
Bedroom 2	4.11m x 2.33m	13'6" x 7'8"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen	2.66m x 2.99m (max) (max)	8'9" x 9'10" (max) (max)
Living/Dining Room	4.11m x 3.45m (max)	13'6" x 11'4" (max)
Cloakroom	1.90m x 1.04m	6'3" x 3'5"

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

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The Gretton

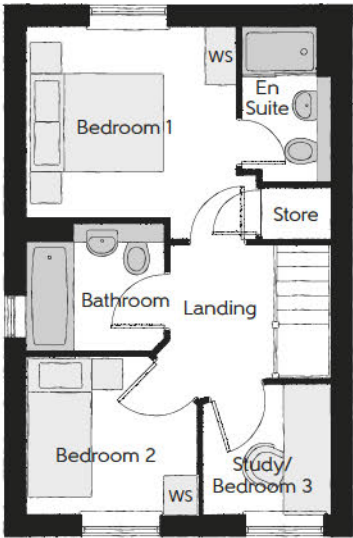
THREE BEDROOM HOME



Bellway

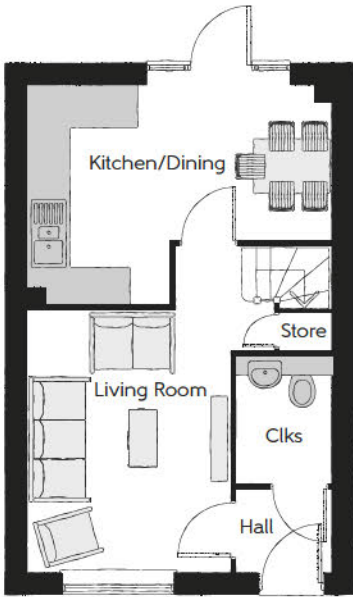
The Gretton

Three bedroom home



First Floor

Bedroom 1	3.60m x 3.00m (max) (min)	11'10" x 9'10" (max) (min)
Bedroom 1 En Suite	1.39m x 2.43m (max) (min)	4'7" x 8'0" (max) (min)
Bedroom 2	2.67m x 2.47m (max) (min)	8'9" x 8'1" (max) (min)
Study/Bedroom 3	2.01m x 2.03m (max) (min)	6'7" x 6'8" (max) (min)



Ground Floor

Living Room	3.18m x 4.11m (min) (min)	10'5" x 13'6" (min) (min)
Kitchen/Dining	4.79m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)

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

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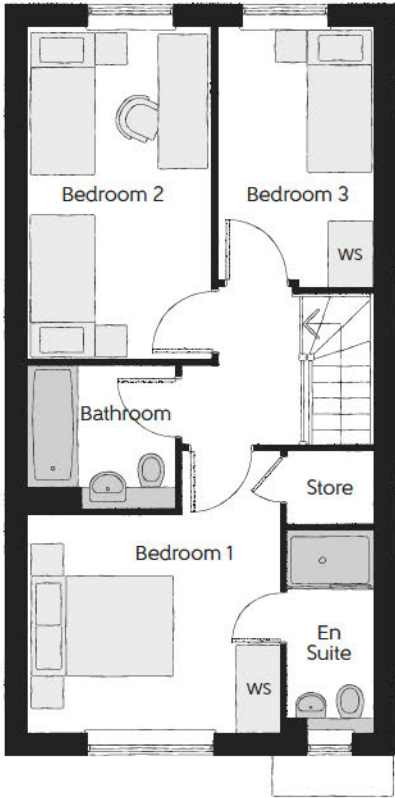


The Harper

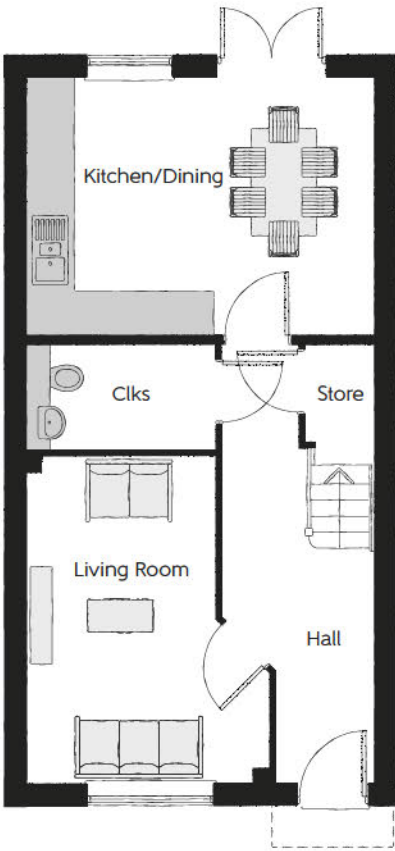
Three bedroom home

The Harper

THREE BEDROOM HOME



First Floor		
Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.06m x 1.99m	6'9" x 6'6"



Ground Floor		
Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

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

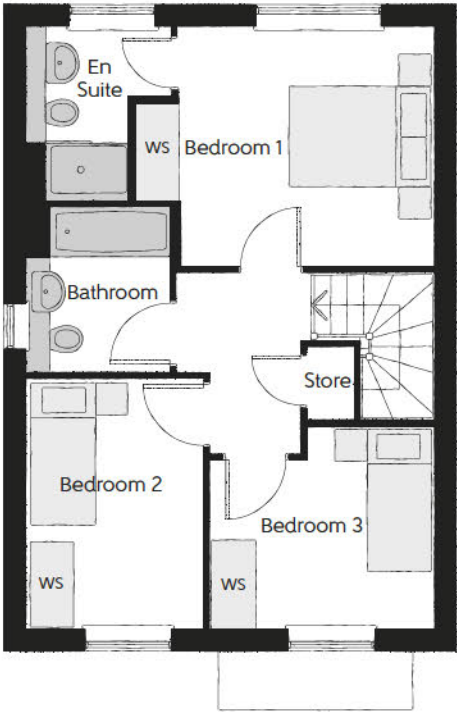
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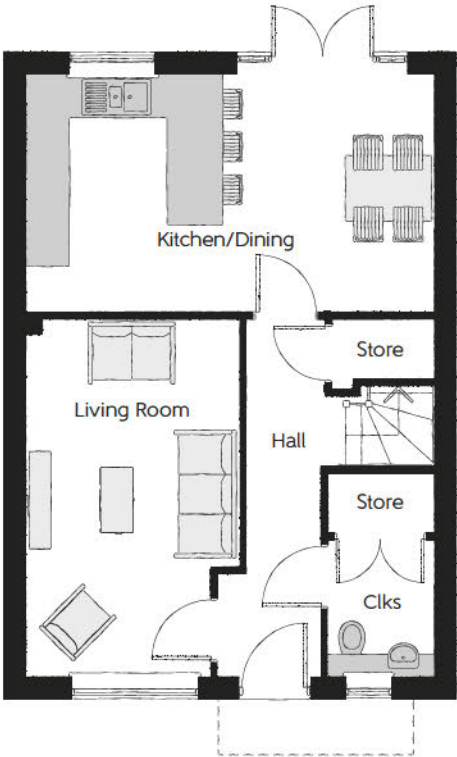
The Coppersmith

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 (max)	6'8" x 7'10" (max)
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)

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The Coppersmith

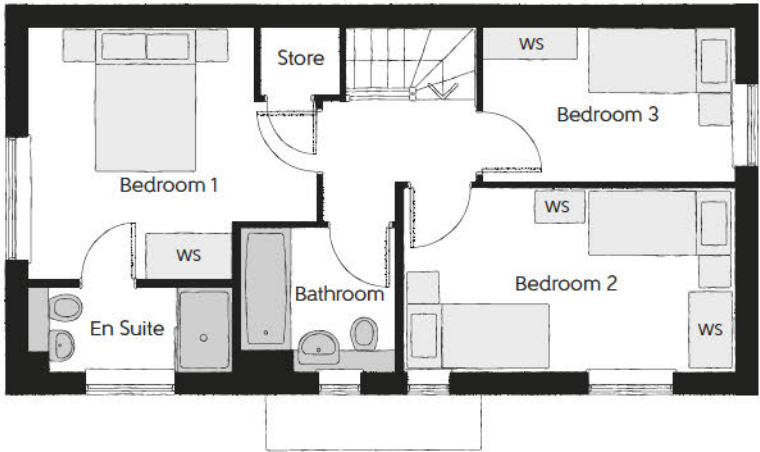
THREE BEDROOM HOME





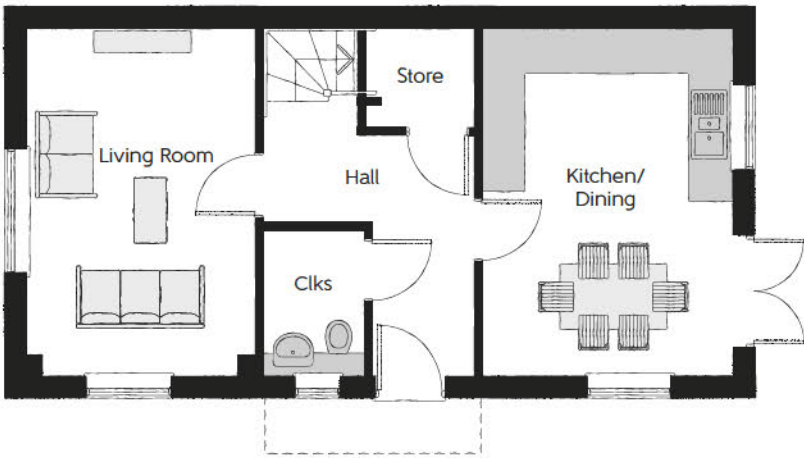
The Blemmere

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	2.22m x 2.01m	7'3" x 6'7"



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)

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The Blemmere

THREE BEDROOM HOME



Bellway



The Foscote

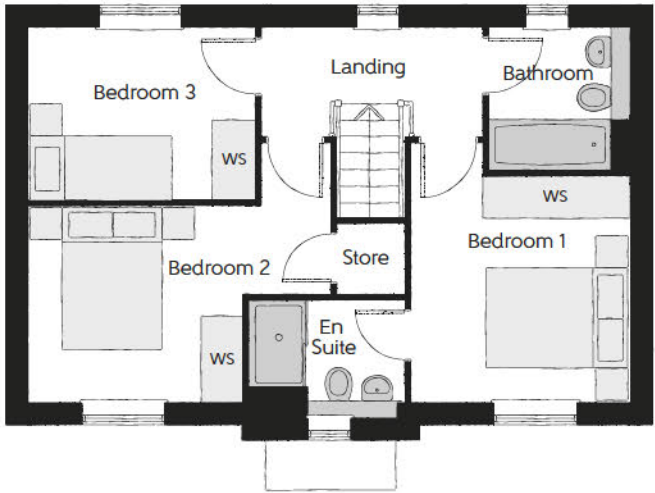
THREE BEDROOM HOME



Bellway

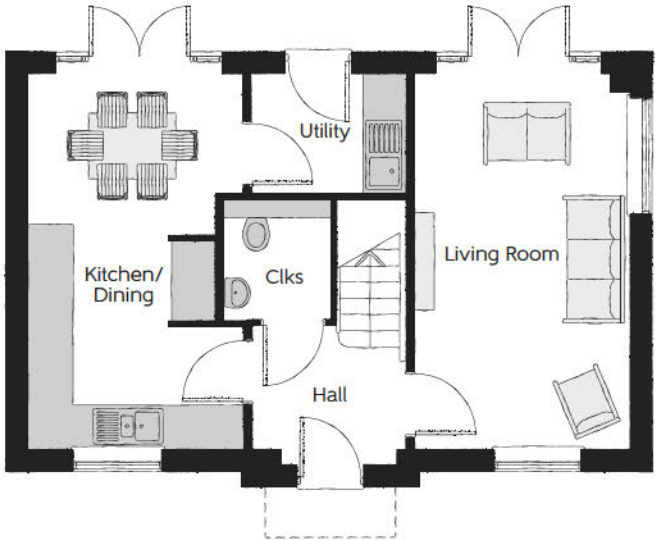
The Foscote

Three bedroom home



First Floor

Bedroom 1	3.02m x 3.62m	9'11" x 11'11"
Bedroom 1 En Suite	2.14m x 1.90m	7'0" x 6'3"
Bedroom 2	4.18m x 3.20m (max)	13'8" x 10'6" (max)
Bedroom 3	3.10m x 2.56m	10'2" x 8'5"
Bathroom	1.91m x 2.14m	6'3" x 7'0"



Ground Floor

Kitchen/Dining	2.96m x 5.86m (max)	9'8" x 19'3" (max)
Living Room	2.96m x 5.86m	9'8" x 19'3"
Utility	2.13m x 1.93m	7'0" x 6'4"
Cloakroom	1.45m x 1.46m	4'9" x 4'9"

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

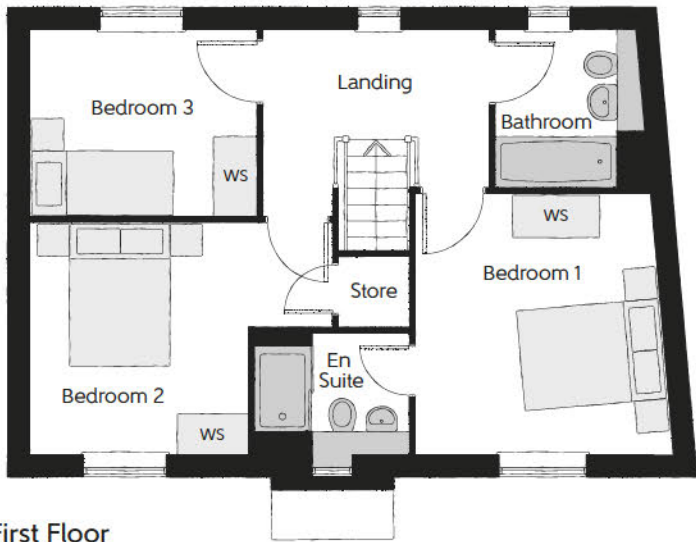
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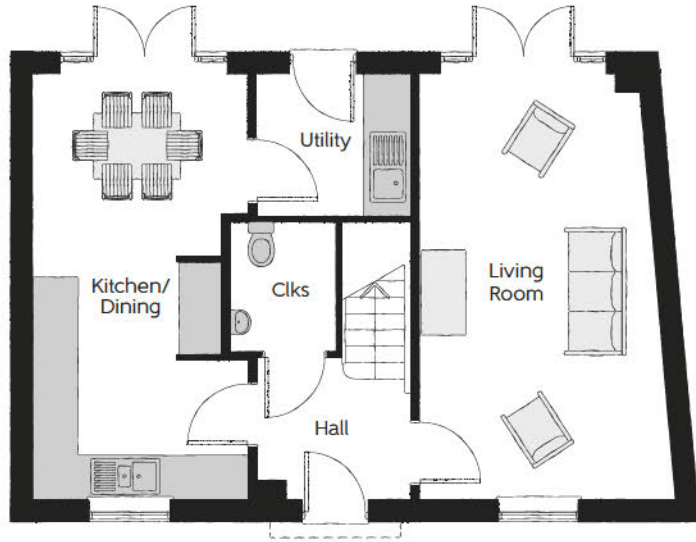
The Shalstone

Three bedroom home



First Floor

Bedroom 1	3.54m x 3.62m	11'7" x 11'11"
Bedroom 1 En Suite	2.14m x 1.90m	7'0" x 6'3"
Bedroom 2	4.18m x 3.21m (max)	13'8" x 10'6" (max)
Bedroom 3	3.10m x 2.56m	10'2" x 8'5"
Bathroom	1.91m x 2.15m	6'3" x 7'1"



Ground Floor

Kitchen/Dining	2.96m x 5.86m (max)	9'8" x 19'3" (max)
Living Room	3.49m x 5.86m (max)	11'5" x 19'3" (max)
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.45m x 1.81m	4'9" x 5'11"

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

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The Shalstone

THREE BEDROOM HOME





The Rothwell

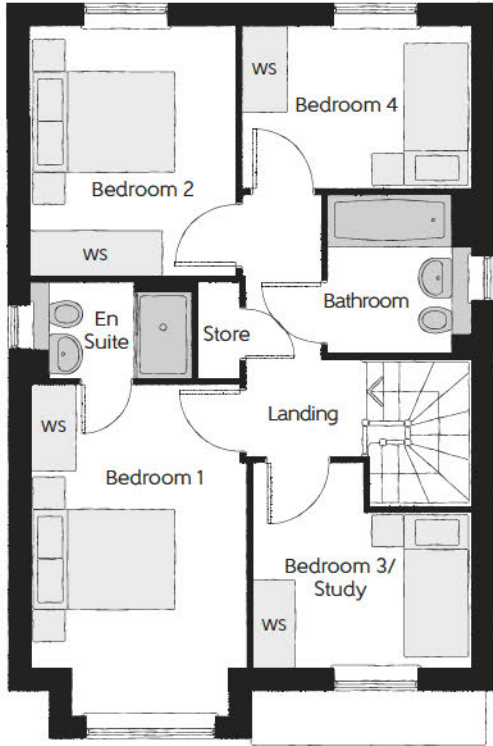
Four bedroom home

The Rothwell

FOUR BEDROOM HOME

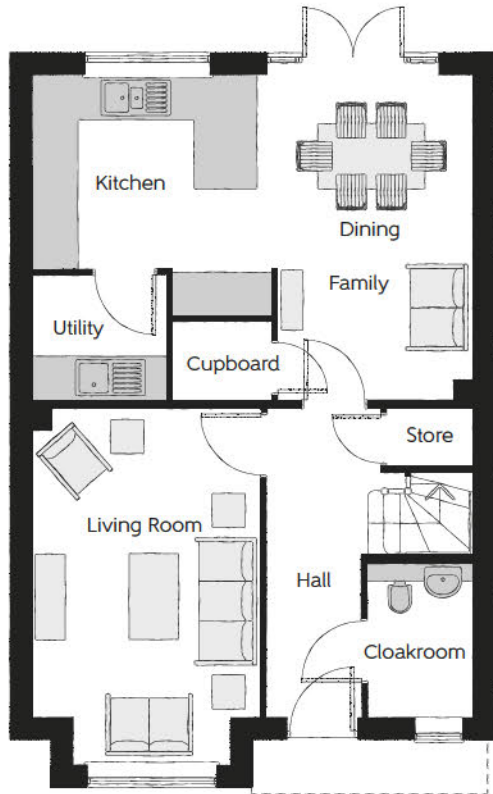


Bellway



First Floor

Bedroom 1	2.96m x 4.59m (max)	9'9" x 15'1" (max)
Bedroom 1 En Suite	1.35m x 2.19m	4'5" x 7'2"
Bedroom 2	2.83m x 3.45m	9'3" x 11'4"
Bedroom 3	2.83m x 3.04m (max)	9'3" x 10'0" (max)
Bedroom 4	2.25m x 3.17m	7'5" x 10'5"
Bathroom	1.98m x 2.18m	6'6" x 7'2"



Ground Floor

Kitchen/Dining	6.09m x 4.48m (max)	20'0" x 14'8" (max)
Living Room	3.15m x 4.94m (max)	10'4" x 16'2" (max)
Cloakroom	1.45m x 2.15m	4'9" x 7'1"

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

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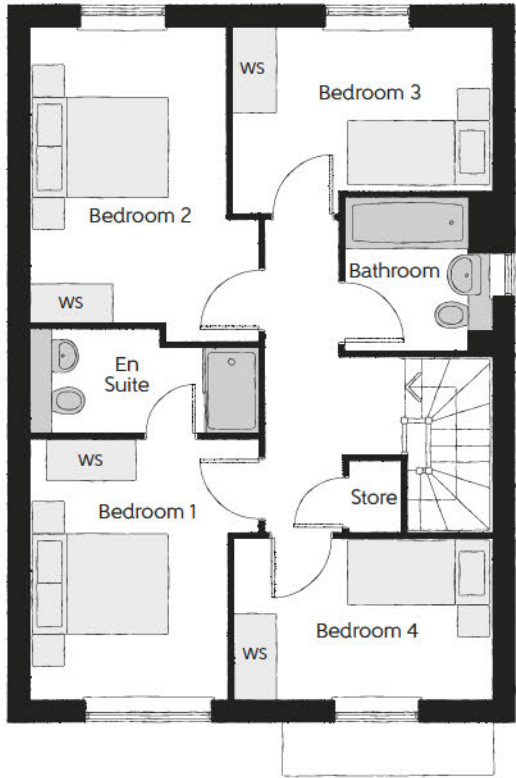


The Braybrooke

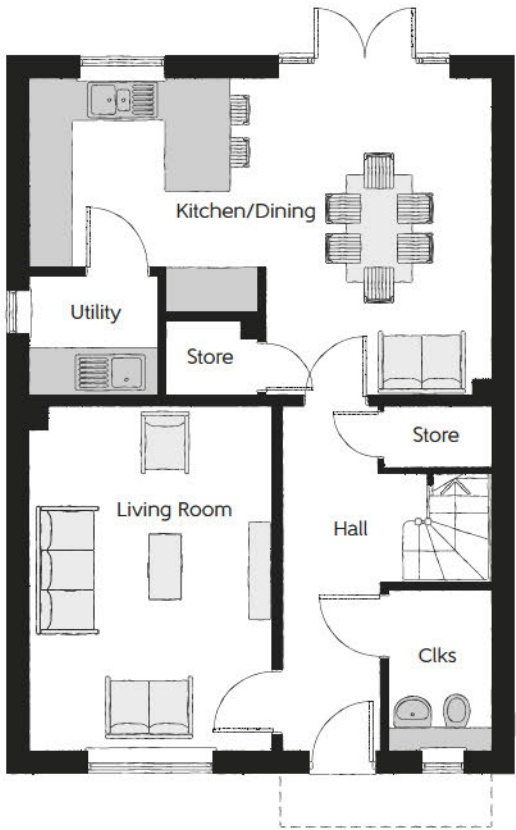
Four bedroom home

The Braybrooke

FOUR BEDROOM HOME



First Floor		
Bedroom 1	3.17m x 3.60m (max)	10'5" x 11'10" (max)
Bedroom 1 En Suite	3.17m x 1.46m (max)	10'5" x 4'10" (max)
Bedroom 2	3.17m x 4.35m (max)	10'5" x 14'3" (max)
Bedroom 3	3.59m x 2.24m (max)	11'9" x 7'4" (max)
Bedroom 4	3.57m x 2.21m	11'9" x 7'3"
Bathroom	2.01m x 2.13m	6'7" x 7'0"



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	1.76m x 1.65m	5'10" x 5'6"
Cloakroom	1.45m x 2.21m	4'9" x 7'3"

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

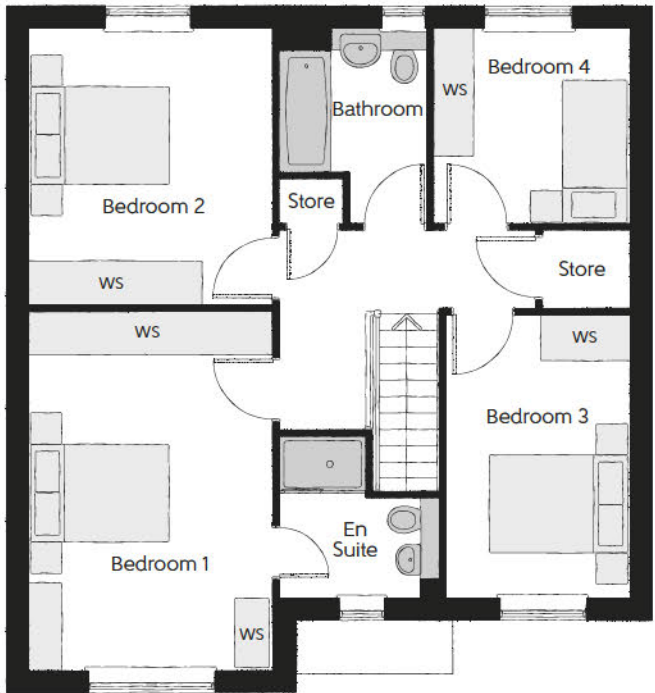
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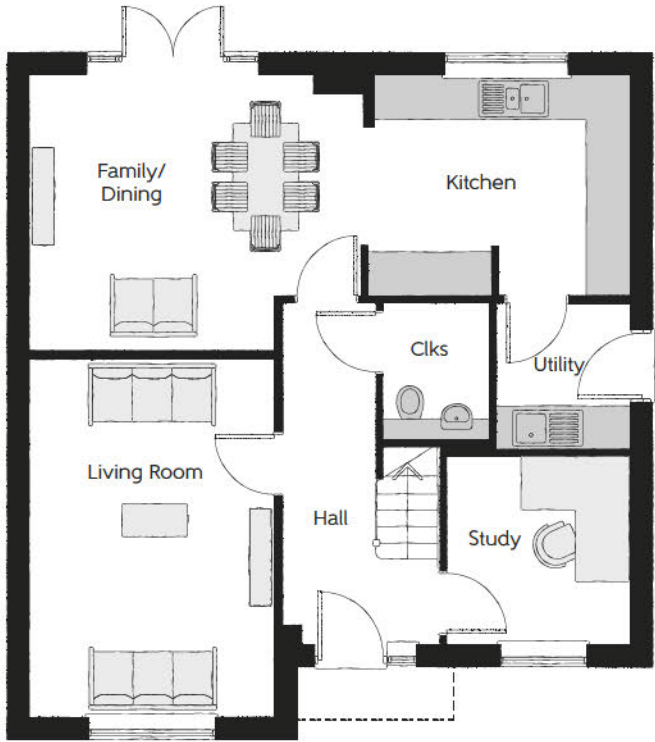


The Arkwright

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)



Ground Floor		
Kitchen	3.55m x 3.00m (max) (max)	11'8" x 9'10" (max) (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)

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The Arkwright

FOUR BEDROOM HOME



Bellway

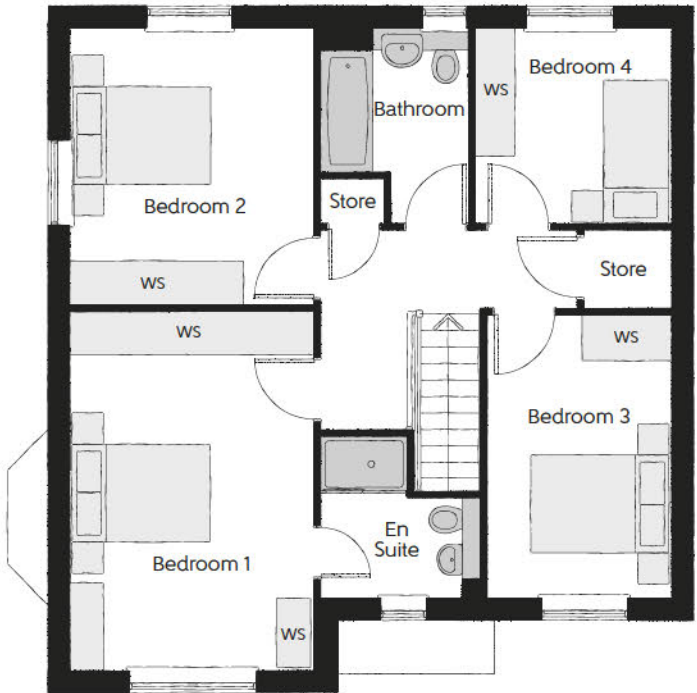


The Arkwright with Bay

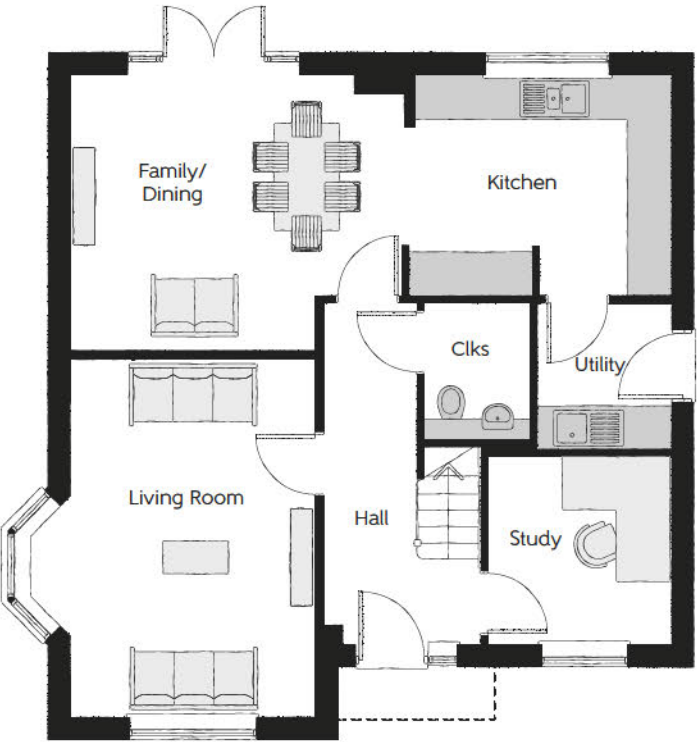
Four bedroom home

The Arkwright with Bay

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)



Ground Floor		
Kitchen	3.71m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m (exc bay)	11'1" x 16'3" (exc bay)
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)

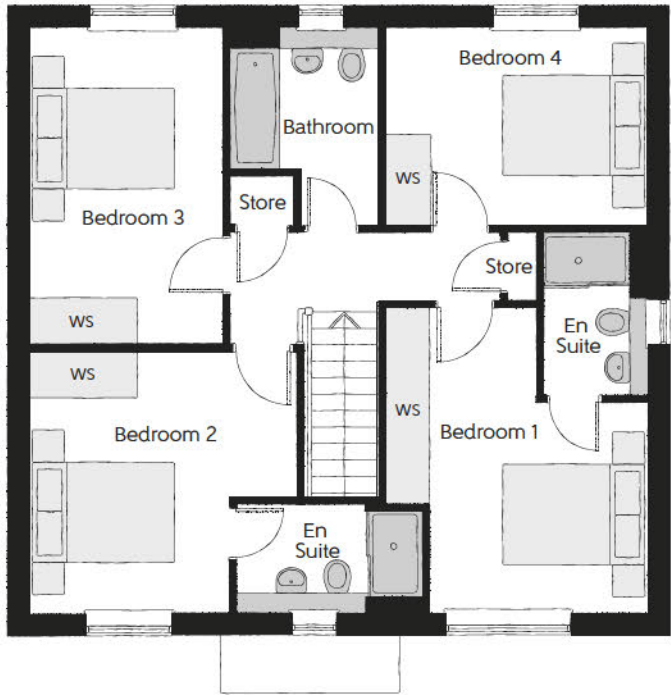
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The Hethe

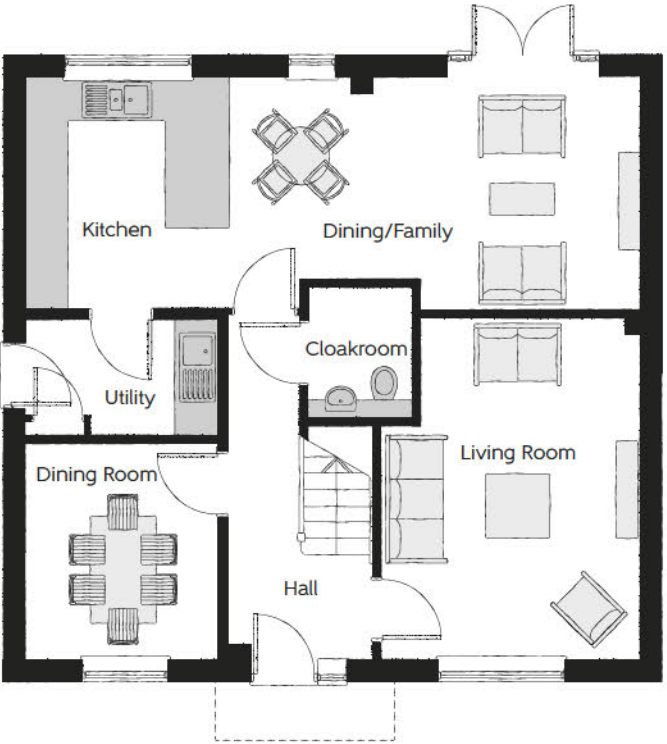
Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.02m (max) (max)	12'0" x 13'2" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)

Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	3.59m x 1.63m	11'9" x 5'4"
Cloakroom	1.86m x 1.44m	6'1" x 4'9"



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

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The Hethe

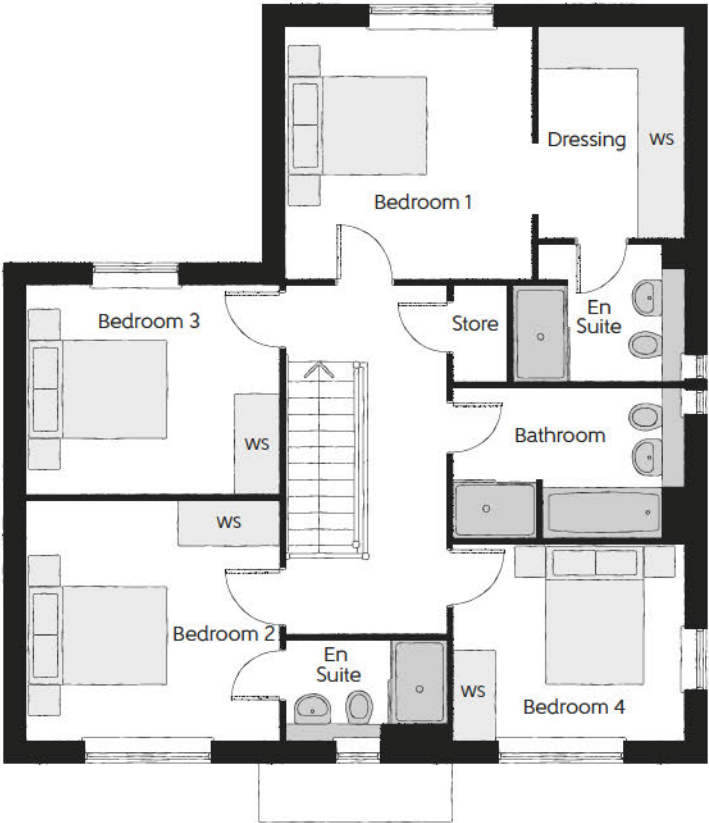
FOUR BEDROOM HOME





The Tingewick

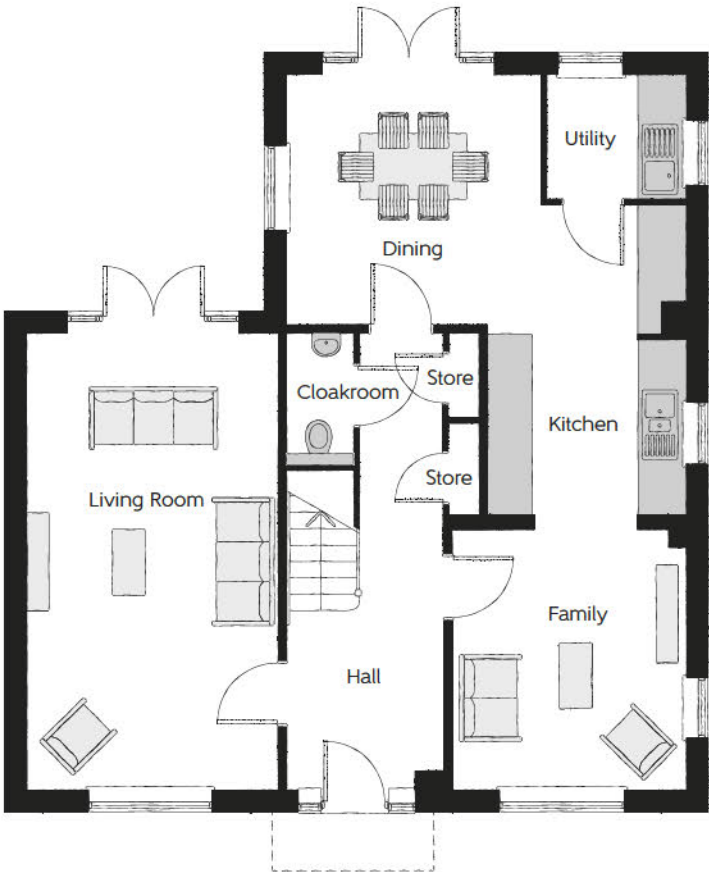
Four bedroom home



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 2.67m	10'6" x 8'9"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.88m x 1.80m	2'11" x 5'11"



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

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The Tingewick

FOUR BEDROOM HOME

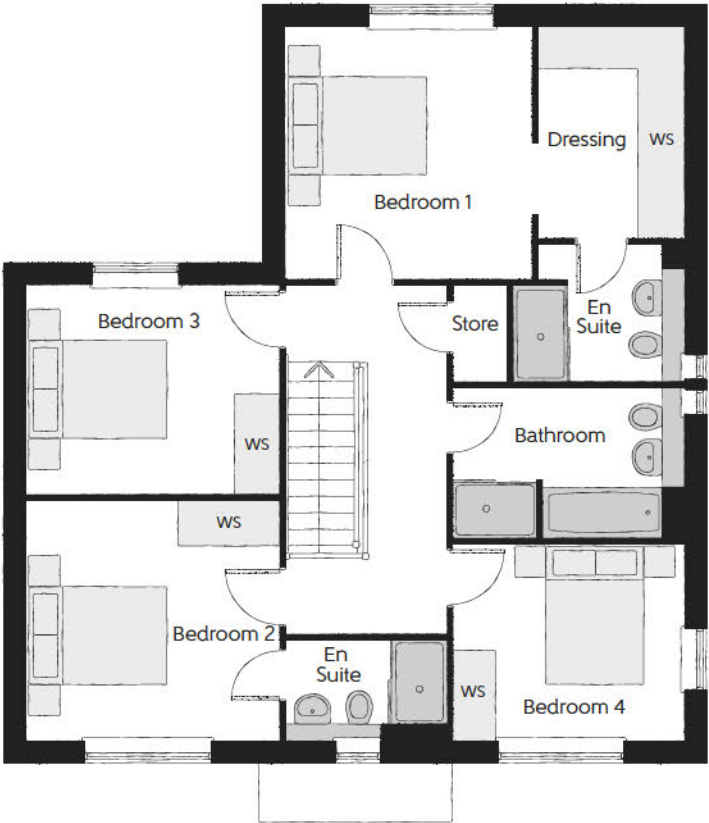


Bellway



The Stockholt

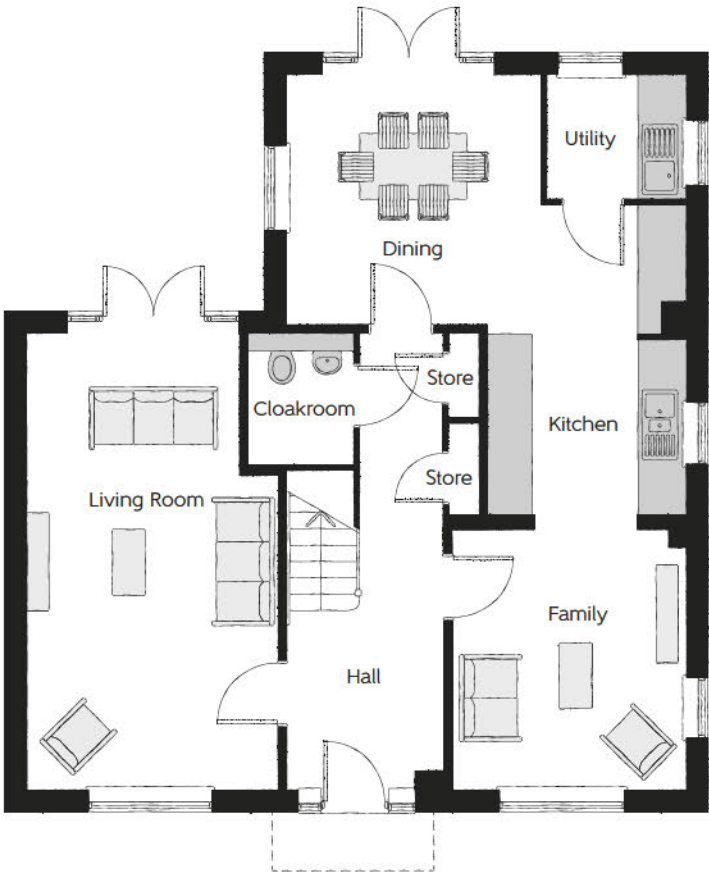
Four bedroom home



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 2.67m	10'6" x 8'9"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	1.45m x 1.82m	4'9" x 6'0"



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

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The Stockholt

FOUR BEDROOM HOME



Bellway



The Dadford

Five bedroom home

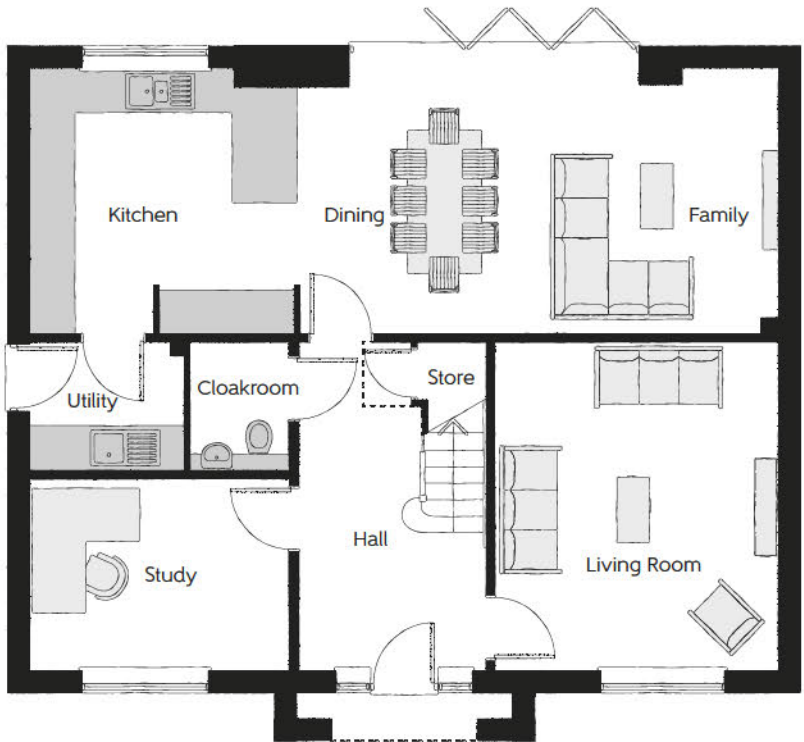


First Floor

Bedroom 1	3.62m x 4.46m	11'11" x 14'8"
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m	11'11" x 11'0"
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.62m x 3.78m	11'11" x 12'5"
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Ground Floor

Kitchen	3.65m x 3.61m	12'0" x 11'10"
Family/Dining	6.65m x 3.65m	21'10" x 12'0"
Living Room	3.85m x 4.54m	12'8" x 14'11"
Study	3.56m x 2.65m	11'8" x 8'8"
Utility	2.10m x 1.82m	6'11" x 6'0"
Cloakroom	1.45m x 1.82m	4'9" x 6'0"



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

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The Dadford

FIVE BEDROOM HOME



Bellway

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 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 Gloss MDF	*	*	*	*
	Stairs	Timber Stair - White Gloss MDF Strings	*	*	*	*
	Balusters	White Gloss Stop Chamfered Balusters	*	*	*	*
	Newel Posts	White Gloss Stop Chamfered Newels	*	*	*	*
		Oak Stop Chamfered Newels				*
	Newel Caps	White Gloss Flat Top Newel Caps	*	*	*	*
		Oak Flat Top Newel Caps				*
	Handrail	White Gloss Heavy Duty Handrail	*	*	*	*
		Oak Heavy Duty Handrail				*
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	*	*		
		White Gloss 120x14 MDF Grooved & Chamfered			*	*
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	*	*	*	*
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	*	*	*	*
	Ironmongery	Chrome SR100 Door Furniture	*	*	*	*
		Chrome SR700 Door Furniture				*
	Wardrobes	Hinged Fitted Wardrobes to Bed 1			*	
		Hinged Fitted Wardrobes to Beds 1 & 2				*
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	*	*	*	*
	Frontals	Bellway Band B options ~~~~	*	*		
		Bellway Band C options ~~~~			*	
		Bellway Band D 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 & Aquaplay Tap (inc Sink Liner)			*	
		Leisure Glendale Bowl & Half SS Sink & Aquaplay 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)			*	
		Leisure Nimbus Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)				*
	Appliances Oven	Electrolux Single Oven KOFGH00BX	*	*		
		Electrolux Single Oven KOFGH40TX			*	
		A E G Single Oven BPK556260M				*
	Appliances Hob	Electrolux Induction Hob LIT6043 & Glass Splashback	*	*		
		A E G Induction Hob IKE85431FB & SS Splashback			*	
		Electrolux Induction Hob LIT6043 & SS Splashback				*
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	*	*	*	
		A E G Cooker Hood Extractor DKB4950M (recirculating)				*
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			*	
		A E G Combination Microwave KMK525860M				*
	Appliances Fridge Freezer	Fridge Freezer Space Only	*			
		Electrolux 70/30 Fridge Freezer LNS5LE18S		*	*	
		Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)			*	*
	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 & PL1 Flush Plate ^^	*	*	*	*
	Cloaks - Basin	Roca Wash Hand Basin ^	*	*	*	*
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	*	*	*	*
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim	*	*		
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim			*	*
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 ^	*	*	*	*

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower #	*	*		
		Mira MINIMAL Single Thermostatic Shower &			*	*
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** †††	*	*		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††			*	*
	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 ‡‡‡	*	*	*	
		Mira MINIMAL Dual Thermostatic Shower				*
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim †††	*	*		
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††			*	*
	Hot Water	Air Source Heat Pump & Cylinder	*	*	*	*
	Heating	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second	*	*	*	*
	Controls	Dual Zoned 3 way Heating Programmer	*	*	*	*
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1			*	*
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	*	*	*	*
ELECTRICS	Safety - Heat	Heat Detector DET ^^^	*	*	*	*
	Home Working	Dedicated Power, USB & Data points	*	*	*	*
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	*	*	*	*
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	*	*	*	*
	Consumer Unit	Wylex Consumer Unit	*	*	*	*
	Sockets & Switches	Electrium CASA White Fittings	*	*	*	*
	Lighting	Pendant Fitting to Habitable Rooms	*	*	*	*
	Lighting - Kitchen	White Recessed Spot Lights	*	*	*	*
	Lighting - Kitchen Under Unit	1st Fix Wiring Only	*	*	*	
		High Output Tri-Light				*
EXTERNALS & MISC	Lighting - Bathroom & En-Suites	White 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	*	*	*	*
	Garages Electrics	Light & Power Point to incurtilage Garages ###	*	*	*	*
	Build Method	Masonry ###	*	*	*	*
	Maintenance	1st Fix Plumbing Only	*	*	*	*
		External Tap	*	*	*	*
	Number Plaque	Artisan Number Plaque	*	*	*	*
	Footpath & Patio	Grey PCC Flags 600x600x32's	*	*	*	*
	Garages	Steel Panel Up & Over Canopy Garage Door ###	*	*	*	*
	Drives	Block Paviours ##	*	*	*	*
	Landscaping - Front	Medallion Turf & Landscape Planting ~	*	*	*	*
	Landscaping - Rear	Rotovated Topsoil ~	*	*	*	*
	Renewables	Photovoltaic Array ###	*	*	*	*
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	*	*	*	*

* electrical infrastructure upgrade maybe required

** fire rated as necessary

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

† mounting position is plot specific, refer to site layout

†† 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

^^ inc soft close mechanism seat

^^^ 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

Version 1.17



# A home as individual as you are with Additions

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

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

## CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

### KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### FLOORING

- Choose from carpets, vinyl or laminate

### TILING

- Full and half height tiling
- Comprehensive upgrade options

### PLUMBING

- Heated towel rail

### SECURITY

- Intruder alarms
- Security lights

### ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### MISCELLANEOUS

- Turf
- Wardrobes





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///betraying.with.players

what3words provides exact locations  
so you know exactly where to find  
our development.



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.

