



# Oxenden Park

Oxenden Park is a development of 2 and 3 bedroom apartments and 2, 3 and 4-bedroom homes, located in Herne Bay, Kent.



**Bellway**



## An idyllic connected location

Enjoy the best of city, coast and countryside

Bellway is delighted to welcome you to Oxenden Park, an impressive collection of new homes in the sought-after town of Herne Bay. These spacious 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments are within walking distance of well-regarded schools, a large variety of shops and Herne Bay train station, with its direct trains to London.

Oxenden Park is perfectly situated to make the most of the vibrant city, coast and stunning countryside. Just 7 miles from the brilliant city amenities of Canterbury and only 2 miles from the beach and world-famous clock tower, Oxenden Park is within easy reach of a wide selection of parks, woodlands and the Kent Downs Area of Outstanding Natural Beauty.

## Find your perfect lifestyle in Herne Bay

A seaside town with plenty of sport and leisure options

An excellent quality of life awaits in bustling Herne Bay, with its facilities, entertainment and attractions. Enjoy life closer to nature in this friendly community set in a beautiful landscape.

Briary Primary School is a 2-minute walk, while Hampton Primary School, Little Hedgehogs Nursery and Herne Bay High School and sixth form can be reached in 20 minutes on foot. All were rated good by Ofsted. There is a wide choice of nurseries nearby. The University of Kent's Canterbury campus is 10 minutes by car. There are convenience stores within a 20-minute walk, while Tesco Express, Sainsbury's and Morrisons supermarkets are an 8-minute drive. It takes less than 10 minutes to drive to the town centre, with its shops, weekly market, independent cinema and theatre. There are more shops at the Whitefriars Shopping Centre in Canterbury.

There is a delicious selection of places to eat and drink within a short drive. Tuck into breakfast or lunch Italian style at Basil & Co Bistro, or try vegan soul food at The Wallflower, or Dre's Caribbean Kitchen. Local pubs include The Smugglers' Inn, The Prince of Wales and The Heron.

It is easy to have a healthy lifestyle, with a choice of leisure centres with swimming pools within a 6-minute drive. Chestfield Golf Club is 5 minutes away. Oxenden Park is 1.5 miles from Herne Bay Sports Hub, home to clubs for tennis, youth football, cricket and hockey. Visit Herne Bay Pier or enjoy a walk on the beach at any time of year; the beaches of Herne Bay, Hampton and Studd Hill are around 6 minutes away by car. Take in the fresh air at Blean Woods Nature Reserve, Curtis Wood Park or Herne Bay Memorial Park, which has a children's play area.

For a day out, explore the Kent Downs Area of Outstanding Natural Beauty by foot, cycle or car. Wildwood, set in 40 acres of woodland, features more than 200 British animals. Just 4.6 miles away is Whitstable, famed for its harbour and seafood. A trip to Margate takes 25 minutes and you can enjoy everything from fish and chips to art at Turner Contemporary.

When you want to travel for work or leisure, Herne Bay Station is 1.4 miles from Oxenden Park and from here you can be London St Pancras International in 82 minutes or London Victoria in 90 minutes.





# Development plan



## Key to plan

s/s	Sub station	c/s	Cycle store
p/s	Pump station	v	Visitor parking
b/s	Bin store	u	Unallocated parking
		ev	Electric vehicle 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. Plot positions correct at time of publication.

### Apartments

- Estuary House (Plots 13-18)
- The Sandlings (Plots 173-178)
- Bayview (Plots 188-193)
- Thornden House (Plots 236-241)

### 2 Bedroom Homes

- The Potter (Plots 50, 51, 52, 53, 54, 55, 58, 59, 60, 61, 64, 65, 90, 91, 105, 106, 107, 108, 109, 110, 117, 118, 179, 180, 181, 185, 186, 187, 200, 201, 204, 205, 226, 227, 233, 234, 235, 242 & 243)
- The Saddler (Plot 232)
- The Cooper (Plots 305, 306, 310, 311, 312, 313, 317, 318, 328, 329, 330, 331, 346, 347, 348, 349, 358, 359, 360, 361, 389, 390, 393 & 394)

### 3 Bedroom Homes

- The Mason (Plots 5, 26, 27, 33, 34, 67, 70, 84, 86, 87, 94, 96, 97, 116, 125, 128, 169, 170, 220 & 245)
- The Blemmere (Plots 6, 11, 47, 56, 66, 71, 83, 85, 95, 111, 124, 148, 155, 157, 171, 172, 199, 221, 244, 303, 307, 316, 320, 327, 333, 370, 386 & 400)
- The Turner (Plots 48, 49, 57, 62, 63, 92, 93, 112 & 113)
- The Coppersmith (Plots 28, 29, 31, 32, 43, 44, 68, 69, 78, 79, 80, 81, 88, 89, 114, 115, 158, 159, 196, 197, 218, 219, 246 & 245)
- The Plaxtol (Plot 163)
- The Tenterden (Plots 164, 165, 166, 167 & 168)
- The Hillard (Plots 304, 319, 332, 334, 338, 343, 344, 362, 371, 381, 382, 391, 392, 395 & 396)
- The Harper (Plots 308, 309, 314, 315, 325, 326, 372, 373, 387 & 388)
- The Fuller (Plots 363, 364, 365 & 366)
- The Yalding (Plots 19, 20, 182, 184, 202, 203, 206, 207, 216, 217, 222, 223, 224, 225, 229 & 231)
- The Otham (Plots 12, 183 & 230)

### 4 Bedroom Homes

- The Bowyer (Plots 1, 4, 8, 9, 21, 36, 98, 104, 140, 152, 198, 228, 250, 324, 345, 357, 369, 374, 377, 383 & 397)
- The Philosopher (Plots 2, 3, 7, 23, 38, 39, 41, 100, 127 & 249)
- The Milliner (Plots 10, 101, 102, 103, 144, 145, 161 & 248)
- The Weaver (Plots 22, 37, 45, 99, 126, 143, 146 & 162)
- The Scrivener (Plots 24, 25, 30, 35, 40, 42, 46, 82, 141, 142, 147, 149, 150, 151, 153, 154, 156, 160, 194 & 195)
- The Jeweller (Plots 335, 340, 352, 356, 376, 380 & 413)
- The Reedmaker (Plots 336, 337, 339, 353, 378, 379, 384 & 385)
- The Milliner *Life* (Plots 341, 342 & 411)
- The Goldsmith (Plots 350, 351, 354, 355, 367, 368, 375 & 412)

### 1-3 Bedroom Homes

- Affordable Homes



# The Potter

TWO BEDROOM HOME



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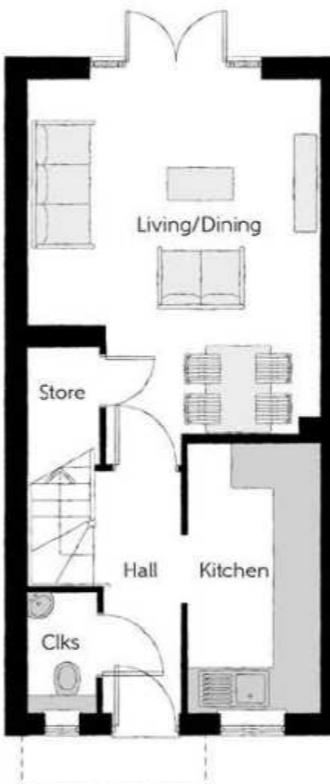
## The Potter

Two bedroom home



### First Floor

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



### Ground Floor

Kitchen	3.72m x 1.80m	12'2" x 5'11"
Living/Dining	5.34m x 3.99m (max)	17'6" x 13'1" (max)
Cloakroom	1.60m x 0.94m	5'3" x 3'1"

Clks – Cloakroom 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 Saddler

TWO BEDROOM HOME



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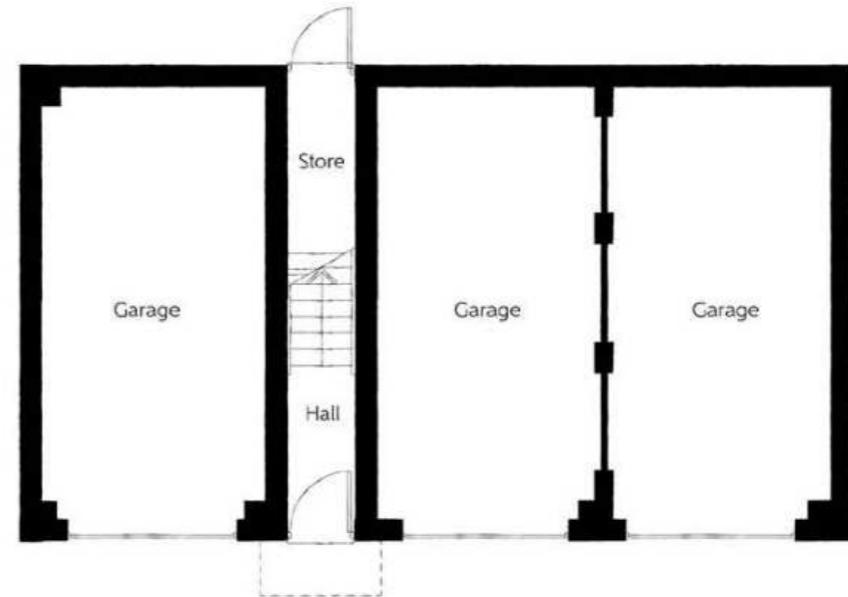
## The Saddler

Two bedroom coach house



### First Floor

Kitchen/Dining	4.28m x 3.08m (max)	14'0" x 10'1" (max)
Living	3.54m x 3.29m (max)	11'7" x 10'10" (max)
Bedroom 1	3.98m x 3.31m (max)	13'1" x 10'9" (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max)	13'0" x 8'6" (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"



### Ground Floor

**Important note:** The Saddler is allocated a single garage. Please refer to the Sales Advisor for further information.

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

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# The Cooper

THREE BEDROOM HOME



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## The Cooper

Two bedroom home



### First Floor

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



### Ground Floor

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

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

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# The Mason

THREE BEDROOM HOME



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## The Mason

Three bedroom home



### First Floor

Bedroom 1	3.93m x 3.44m (max)	12'11" x 11'3" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	4.10m x 3.44m (max)	13'5" x 11'3" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"



### Ground Floor

Kitchen/Family/Dining	5.64m x 4.48m	18'6" x 14'8"
Living Room	3.71m x 3.42m	12'2" x 11'3"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	1.91m x 0.96m	6'3" x 3'2"

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

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# The Blemmere

THREE BEDROOM HOME



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## The Blemmere

Three bedroom home



### First Floor

Bedroom 1	3.99m x 3.50m (max)	13'1" x 11'6" (max)
Bedroom 1 En Suite	2.83m x 1.20m	9'3" x 3'11"
Bedroom 2	4.59m x 2.55m	15'1" x 8'4"
Bedroom 3	3.49m x 2.15m	11'6" x 7'1"
Bathroom	2.20m x 1.98m	7'3" x 6'6"



### Ground Floor

Kitchen/Dining	4.79m x 3.50m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	1.94m x 1.40m	6'4" x 4'7"

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

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# The Turner

THREE BEDROOM HOME



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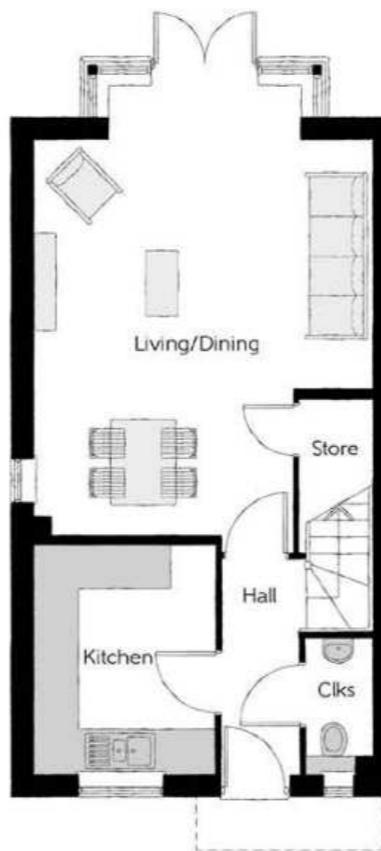
## The Turner

Three bedroom home



### First Floor

Bedroom 1	4.16m x 3.40m	13'8" x 11'0"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.15m	11'5" x 7'1"
Bedroom 3	3.51m x 2.43m	11'6" x 7'11"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



### Ground Floor

Kitchen	3.170m x 2.51m	10'5" x 8'3"
Living/Dining	5.73m x 4.67m <sup>(max)</sup>	18'9" x 15'4" <sup>(max)</sup>
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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# The Coppersmith

THREE BEDROOM HOME

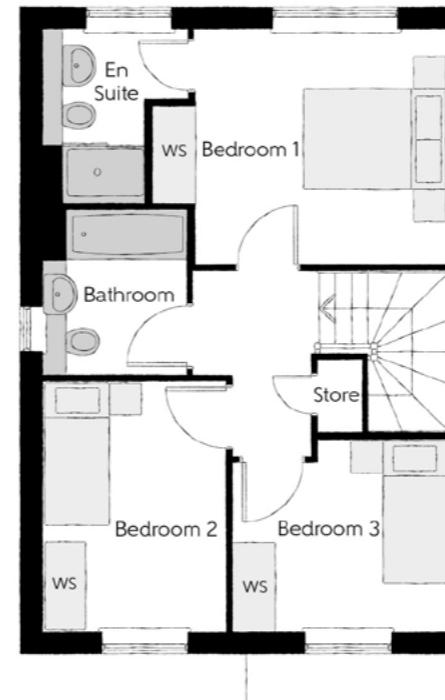


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## The Coppersmith

Three bedroom home



### First Floor

Bedroom 1	4.12m x 3.26m	13'6" x 10'8" (max)
Bedroom 1 En Suite	2.39m x 2.03m	7'10" x 6'8"
Bedroom 2	3.46m x 2.45m	11'4" x 8'0"
Bedroom 3	3.10m x 2.85m	10'0" x 8'8" (max)
Bathroom	2.31m x 2.00m	7'7" x 6'7"



### Ground Floor

Kitchen/Dining/Family	5.64m x 3.26m	18'6" x 10'8"
Living Room	4.99m x 2.96m	16'4" x 9'8"
Cloakroom	1.82m x 1.45m	6'0" x 4'9"

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

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## The Plaxtol

THREE BEDROOM HOME

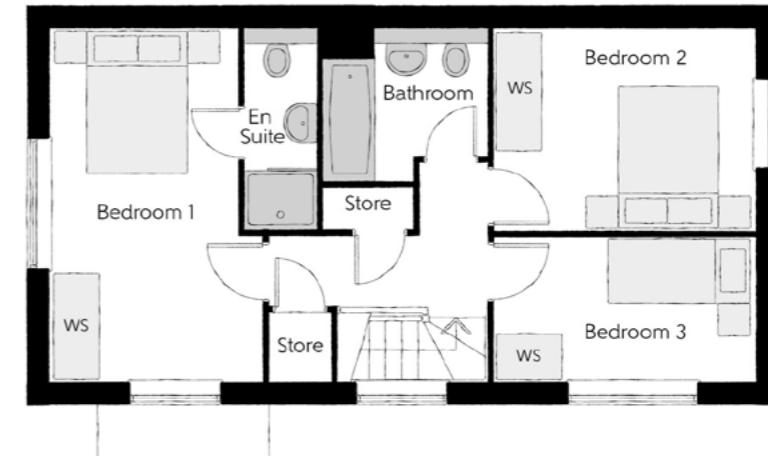


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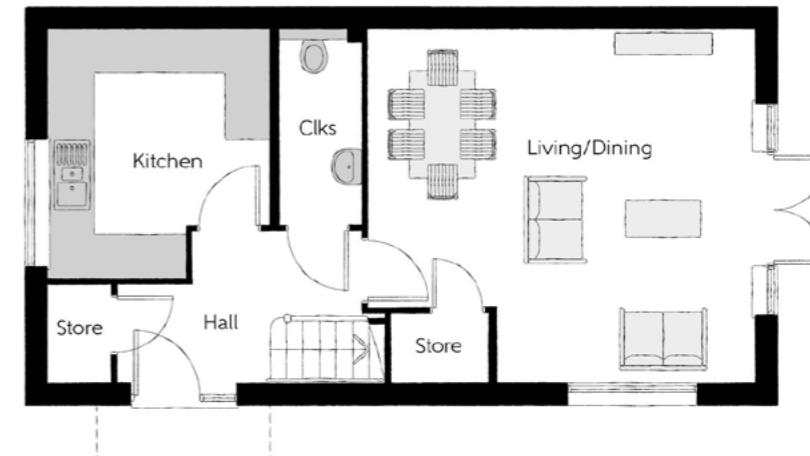
## The Plaxtol

Three bedroom home



### First Floor

Bedroom 1	4.888m x 2.623m	16'0" x 8'7"
Bedroom 2	3.610m x 2.789m	11'10" x 9'2"
Bedroom 3	3.610m x 2.006m	11'10" x 6'7"
Bathroom	2.286m x 2.095m	7'6" x 6'10"
Ensuite	2.758m x 1.000m	9'1" x 3'3"



### Ground Floor

Kitchen	3.455m x 3.050m	11'4" x 10'0"
Dining	3.855m x 1.795m	12'8" x 5'11"
Living	4.888m x 3.575m	16'0" x 11'9"
Cloakroom	2.710m x 1.135m	8'11" x 3'9"

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

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# The Tenterden

THREE BEDROOM HOME



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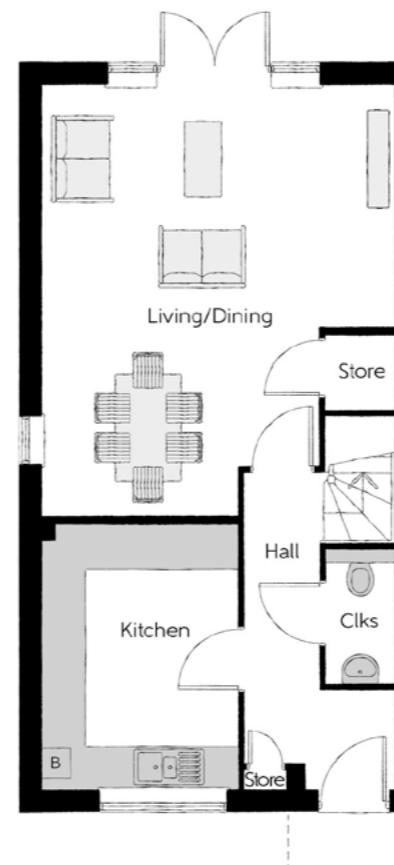
## The Tenterden

Three bedroom home



### First Floor

Bedroom 1	3.585m x 3.116m	11'9" x 10'3"
Bedroom 2	4.441m x 2.648m	14'7" x 8'8"
Bedroom 3	3.410m x 2.147m	11'2" x 7'1"
Bathroom	2.648m x 2.055m	8'8" x 6'9"
Ensuite	3.116m x 1.200m	10'3" x 3'11"



### Ground Floor

Kitchen	3.650m x 2.710m	12'0" x 8'11"
Dining	3.841m x 2.635m	12'7" x 8'8" (max)
Living	4.888m x 3.360m	16'0" x 11' 0"
Cloakroom	1.873m x 0.942m	6'2" x 3'1"

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

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# The Hillard

THREE BEDROOM HOME



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## The Hillard

Three bedroom home



### First Floor

Bedroom 1	4.37m x 3.81m (max)	14'4" x 12'6" (max)
Bedroom 1 En Suite	1.94m x 1.40m	6'4" x 4'7"
Bedroom 2	3.17m x 3.51m	10'5" x 11'6"
Bedroom 3	2.15m x 3.86m	7'1" x 12'8"
Bathroom	1.98m x 2.18m	6'6" x 7'2"



### Ground Floor

Kitchen/Breakfast	2.60m x 5.30m (max)	8'6" x 17'5" (max)
Living/Dining Room	5.41m x 3.45m	17'9" x 11'4"
Cloakroom	1.46m x 1.95m	4'10" x 6'5"

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

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# The Harper

THREE BEDROOM HOME



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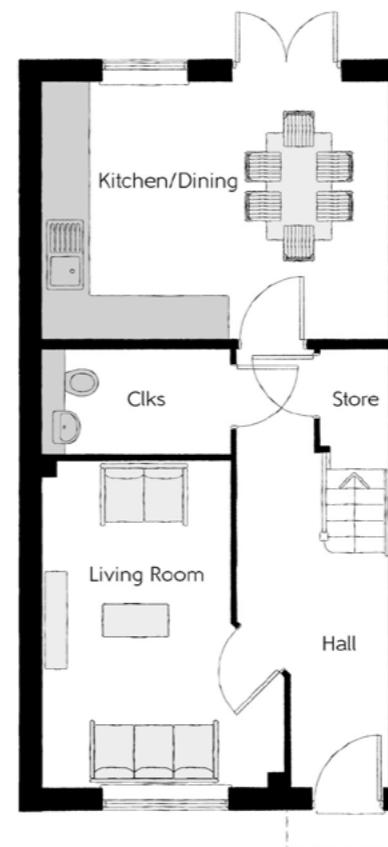
## The Harper

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 Fuller

THREE BEDROOM HOME



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**Bellway**

## The Fuller

Three bedroom home



### First Floor

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



### Ground Floor

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

Ciks – Cloakroom WS – Wardrobe Space (suggestion only, wardrobe not included)

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# The Yalding

THREE BEDROOM HOME



THE  
ARTISAN  
COLLECTION

Bellway

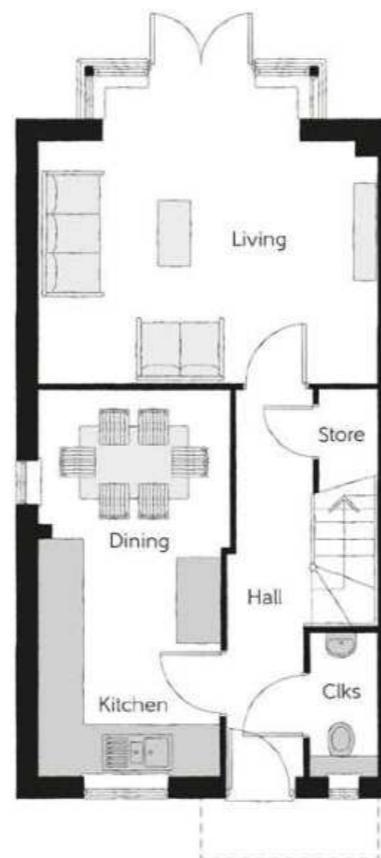
## The Yalding

Three bedroom home



### First Floor

Bedroom 1	4.16m x 3.40m	13'8" x 11'0"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.15m	11'5" x 7'1"
Bedroom 3	3.51m x 2.43m	11'6" x 7'11"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



### Ground Floor

Kitchen/Dining	3.170m x 2.51m	10'5" x 8'3"
Living	5.73m x 4.67m	18'9" x 15'4" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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# The Otham

THREE BEDROOM HOME



THE ARTISAN  
COLLECTION

Bellway

## The Otham

Three bedroom home



### First Floor

Bedroom 1	4.16m x 3.40m	13'8" x 11'0"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.15m	11'5" x 7'1"
Bedroom 3	3.51m x 2.43m	11'6" x 7'11"
Bathroom	2.15m x 1.91m	7'1" x 6'3"



### Ground Floor

Kitchen	3.170m x 2.51m	10'5" x 8'3"
Living/Dining	5.73m x 4.67m <sup>(max)</sup>	18'9" x 15'4" <sup>(max)</sup>
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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# The Bowyer

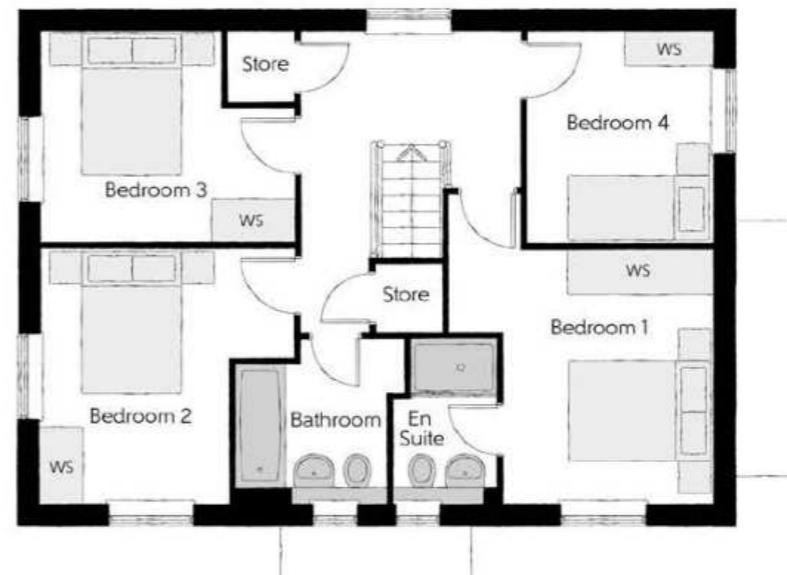
THREE BEDROOM HOME



**Bellway**

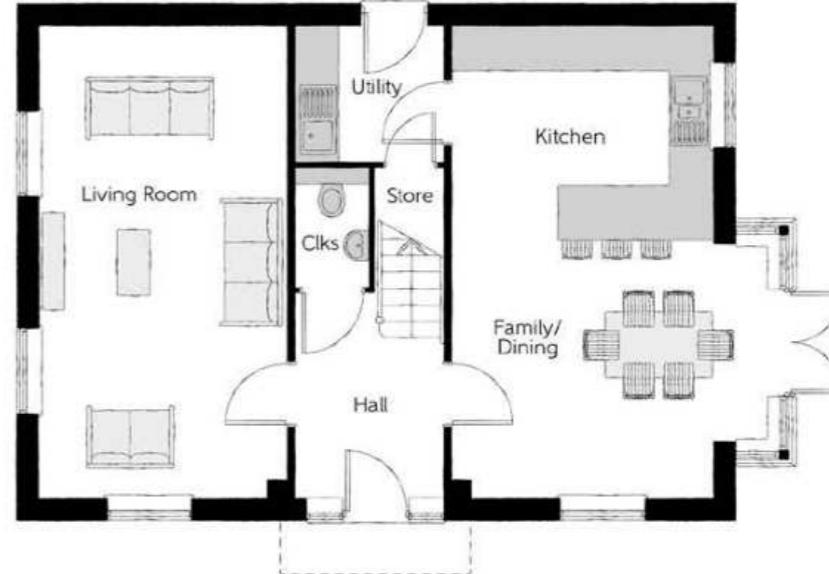
## The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.29m x 3.66m (max)	14'1" x 12'0" (max)
Bedroom 1 En Suite	2.25m x 1.44m	7'5" x 4'9"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.93m x 2.58m	9'7" x 8'6"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Family/Dining	4.39m x 3.50m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.54m x 3.42m	21'5" x 11'3"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.65m x 1.02m	5'5" x 3'4"

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

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# The Philosopher

THREE BEDROOM HOME



**Bellway**

## The Philosopher

Four bedroom home



### First Floor

Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.35m x 2.23m	7'5" x 7'3"
Bedroom 2	4.80m x 3.39m	15'7" x 11'1"
Bedroom 3	5.04m x 2.55m (max)	16'6" x 8'4" (max)
Bedroom 4	2.75m x 2.75m	9'0" x 9'0"
Bathroom	2.75m x 2.03m	9'0" x 6'7"



### Ground Floor

Kitchen	3.60m x 3.30m	11'9" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	5.45m x 3.39m	17'11" x 11'1"
Study	3.04m x 2.55m	10'0" x 8'4"
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m	5'2" x 4'3"

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

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## The Milliner

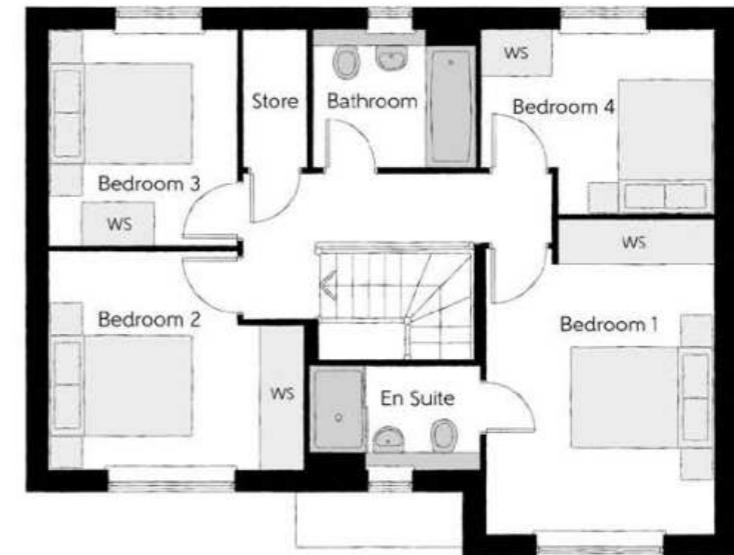
THREE BEDROOM HOME



**Bellway**

## The Milliner

Four bedroom home



First Floor

Bedroom 1	4.35m x 3.16m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.94m x 2.55m	9'8" x 8'5"
Bedroom 4	3.29m x 2.55m (max)	10'9" x 8'5" (max)
Bathroom	2.24m x 1.91m	7'4" x 6'3"



Ground Floor

Kitchen	3.63m x 2.70m	11'11" x 8'10"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	6.99m x 3.16m	22'11" x 10'4"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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

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# The Weaver

THREE BEDROOM HOME



**Bellway**

## The Weaver

Four bedroom home



### First Floor

Bedroom 1	3.50m x 3.43m	11'6" x 11'3"
Dressing	2.91m x 2.01m	9'7" x 6'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.50m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.50m x 2.91m	11'6" x 9'7"
Bedroom 4	3.20m x 2.73m	10'6" x 8'11"
Bathroom	3.20m x 2.10m	10'6" x 6'11"

### Ground Floor

Kitchen	4.38m x 2.72m	14'4" x 8'11"
Dining	3.52m x 3.45m	11'7" x 11'4"
Family	3.59m x 3.20m	11'9" x 10'6"
Living Room	6.31m x 3.45m	20'8" x 11'4"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	1.94m x 0.90m	6'4" x 3'0"



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

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# The Scrivener

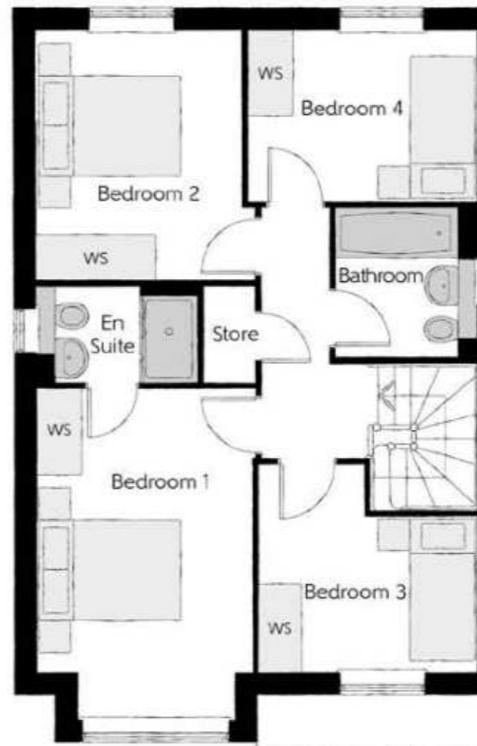
THREE BEDROOM HOME



**Bellway**

## The Scrivener

Four bedroom home



### First Floor

Bedroom 1	4.59m x 2.96m	15'1" x 9'9"
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	3.46m x 3.03m	11'4" x 9'11"
Bedroom 3	3.04m x 2.87m	9'11" x 9'5"
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



### Ground Floor

Kitchen	3.30m x 2.70m	10'10" x 8'10"
Family/Dining	4.48m x 2.85m	14'8" x 9'5"
Living Room	4.94m x 3.54m	16'3" x 11'7"
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.08m x 0.97m	6'10" x 3'2"

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

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# The Jeweller

THREE BEDROOM HOME



THE  
ARTISAN  
COLLECTION

Bellway

## The Jeweller

Four bedroom home

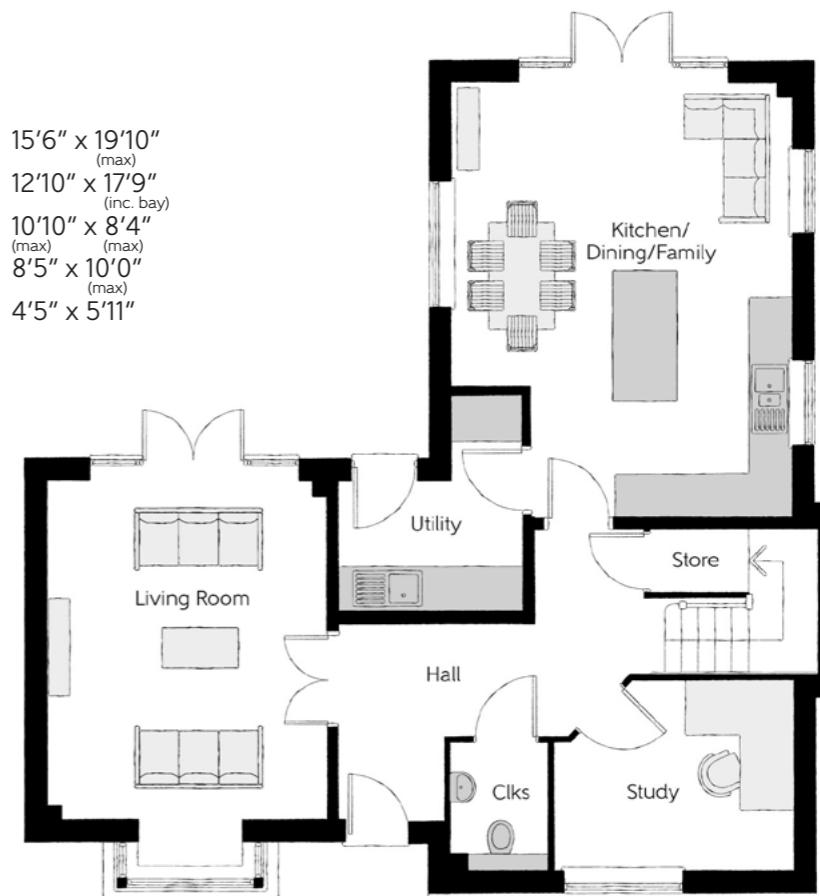
### First Floor

Bedroom 1	5.54m x 2.93m (max)	18'2" x 9'7" (max)
Bedroom 1 En Suite	3.41m x 1.90m (max)	11'2" x 6'3" (max)
Dressing	2.04m x 1.72m	6'8" x 5'8"
Bedroom 2	3.44m x 5.03m (max)	11'4" x 16'6" (max)
Bedroom 2 En Suite	1.20m x 3.14m	3'11" x 10'3"
Bedroom 3	4.74m x 2.61m (max)	15'6" x 8'7" (max)
Bedroom 4	2.94m x 2.88m	9'8" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"



### Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max)	15'6" x 19'10" (max)
Living Room	3.91m x 5.42m (inc. bay)	12'10" x 17'9" (inc. bay)
Study	3.31m x 2.55m (max)	10'10" x 8'4" (max)
Utility	2.57m x 3.04m (max)	8'5" x 10'0" (max)
Cloakroom	1.34m x 1.81m	4'5" x 5'11"



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

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# The Reedmaker

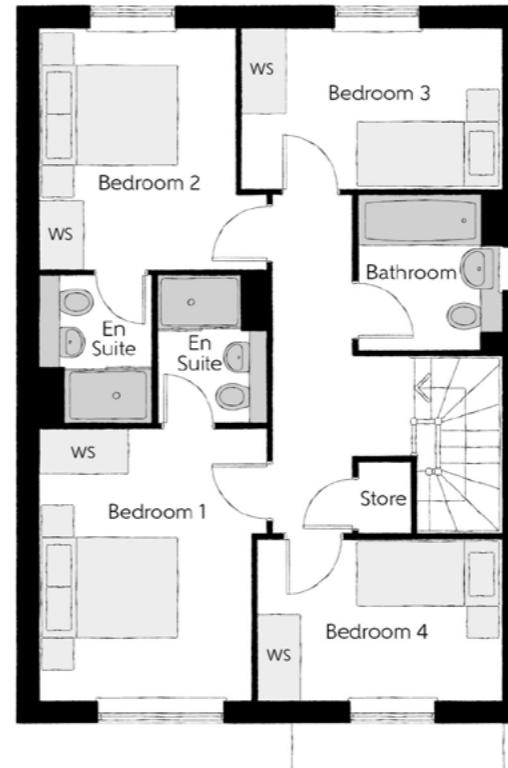
THREE BEDROOM HOME



**Bellway**

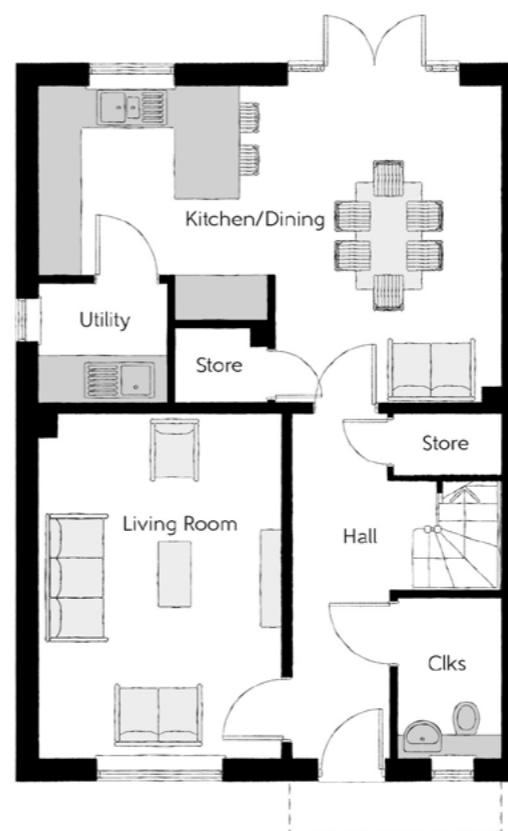
## The Reedmaker

Four bedroom home



### First Floor

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



### Ground Floor

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

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

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## The Milliner<sup>Life</sup>

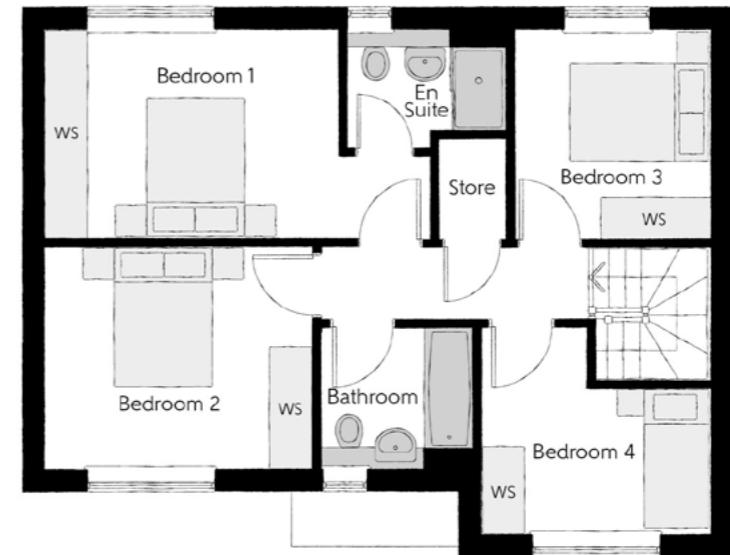
THREE BEDROOM HOME



**Bellway**

## The Milliner<sup>Life</sup>

Four bedroom home



First Floor

Bedroom 1	5.37m x 2.92m (max)	17'7" x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m (max)	10'4" x 9'5" (max)
Bathroom	2.20m x 1.98m (max)	7'3" x 6'6" (max)



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.01m (max)	10'4" x 6'7" (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

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

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# The Goldsmith

THREE BEDROOM HOME



**Bellway**

## The Goldsmith

Four bedroom home



### First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (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)	6'10" x 8'11" (max)

### Ground Floor

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



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

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# Estuary House

ONE AND TWO BEDROOM APARTMENTS



**Bellway**

## Estuary House

One & two bedroom apartments



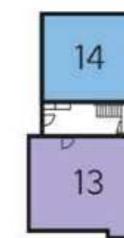
### The Doble - Plots 13, 15 & 17

Kitchen	3.582m x 2.275m	11'9" x 7'6"
Living/Dining Room	5.530m x 3.582m	18'2" x 11'9"
Bedroom 1	4.922m x 3.012m	16'2" x 9'11"
Bedroom 2	3.740m x 2.698m	12'4" x 8'10"

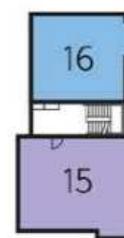


### The Wherry - Plots 14, 16 & 18

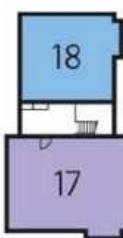
Kitchen	3.455m x 2.275m	11'4" x 7'6"
Living/Dining Room	5.530m x 3.455m	18'2" x 11'4"
Bedroom	3.822m x 3.165m	12'6" x 10'5"



Ground Floor



First Floor



Second Floor

Boiler

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# The Sandlings

ONE AND TWO BEDROOM APARTMENTS



**Bellway**

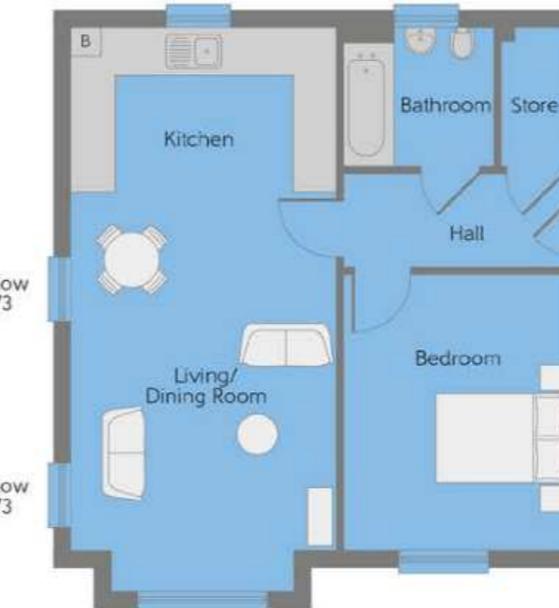
## The Sandlings

One & two bedroom apartments



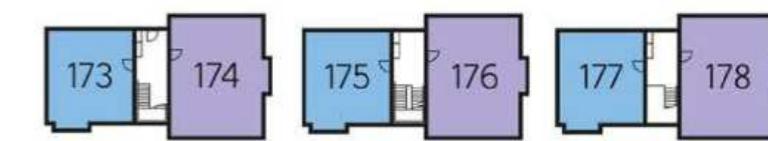
## The Doble - Plots 174, 176 & 178

Kitchen	3.582m x 2.275m	11'9" x 7'6"
Living/Dining Room	5.530m x 3.582m	18'2" x 11'9"
Bedroom 1	4.922m x 3.012m	16'2" x 9'11"
Bedroom 2	3.740m x 2.698m	12'4" x 8'10"



## The Wherry - Plots 173, 175 & 177

Kitchen	3.455m x 2.275m	11'4" x 7'6"
Living/Dining Room	5.530m x 3.455m	18'2" x 11'4"
Bedroom	3.822m x 3.165m	12'6" x 10'5"



Ground Floor

First Floor

Second Floor

Boiler

**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.



# Bayview

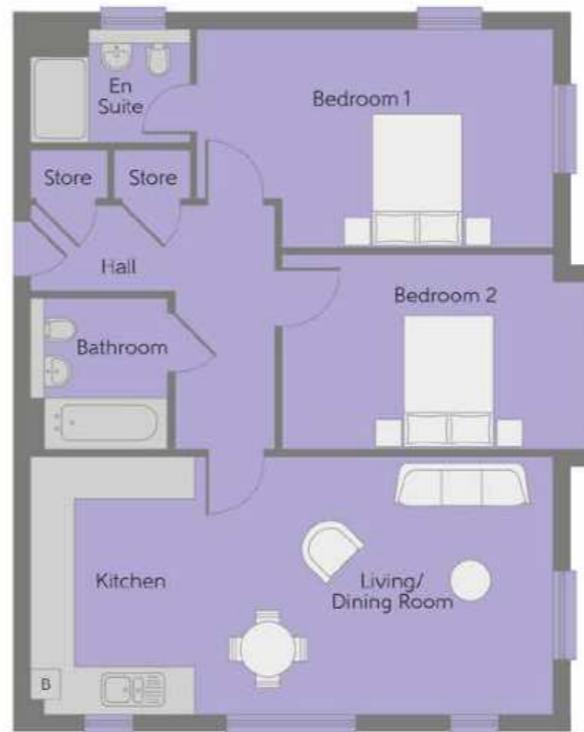
ONE AND TWO BEDROOM APARTMENTS



**Bellway**

Bayview

One & two bedroom apartments



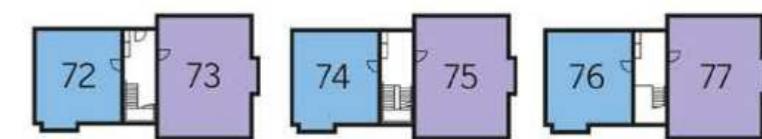
## The Doble - Plots 73, 75 & 77

Kitchen	3.582m x 2.275m	11'9" x 7'6"
Living/Dining Room	5.530m x 3.582m	18'2" x 11'9"
Bedroom 1	4.922m x 3.012m	16'2" x 9'11"
Bedroom 2	3.740m x 2.698m	12'4" x 8'10"



## The Wherry - Plots 72, 74 & 76

Kitchen	3.455m x 2.275m	11'4" x 7'6"
Living/Dining Room	5.530m x 3.455m	18'2" x 11'4"
Bedroom	3.822m x 3.165m	12'6" x 10'5"



Ground Floor

First Floor

Second Floor

Boiler

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# Thornden House

ONE AND TWO BEDROOM APARTMENTS



**Bellway**

## Thornden House

One & two bedroom apartments



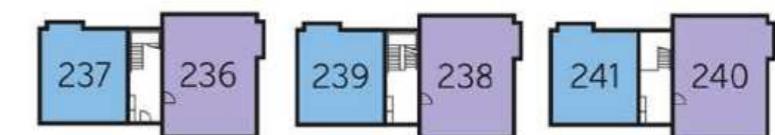
### The Doble - Plots 236, 238 & 240

Kitchen	3.582m x 2.275m	11'9" x 7'6"
Living/Dining Room	5.530m x 3.582m	18'2" x 11'9"
Bedroom 1	4.922m x 3.012m	16'2" x 9'11"
Bedroom 2	3.740m x 2.698m	12'4" x 8'10"



### The Wherry - Plots 237, 239 & 241

Kitchen	3.455m x 2.275m	11'4" x 7'6"
Living/Dining Room	5.530m x 3.455m	18'2" x 11'4"
Bedroom	3.822m x 3.165m	12'6" x 10'5"



Ground Floor

First Floor

Second Floor

Boiler

**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.

# House Specification

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<b>FINISHES</b>				
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	•	•	•
Newel Caps	White Gloss Flat Top Newel Caps	•	•	•
Handrail	White Gloss 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	•	•	•
<b>KITCHEN</b>				
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
Frontals	Bellway Band C options ###	•	•	•
Units	Frontal Matching Table Ends	•	•	
	Unit Framing			•
Worktops	40mm Square Edge Worktops with upstand	•	•	•
Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•		
	Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		•	
	Leisure Albion 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)			•
Appliances Oven	Electrolux Single Oven KOFGH00BX	•	•	•
Appliances Hob	Electrolux Gas Hob KGS6404SX & SS Splashback	•	•	•
Appliances Extractor	Electrolux Cooker Hood LFC316X	•	•	•
Appliances Fridge Freezer	Electrolux Fridge/ Freezer LNS5LE18S	•	•	•
Appliance Dishwasher	Electrolux Dishwasher KEAF7200L	•	•	•
Appliance Washing Machine	Electrolux Washing Machine E772F402BI	•	•	•
<b>WET ROOMS</b>				
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 Brushed Trim	•	•	
	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim			•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ***	•	•	•
Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ##	•	•	
	Roca DEBBA 550 WHB with Semi Pedestal ##			•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
	Bristan SAIL Chrome Bath & Basin Mixer Taps			•
Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡	•	•	•
Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ^	•	•	
	Mira MINIMAL Single Thermostatic Shower ~			•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** †††	•	•	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††			•

	1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<b>WET ROOMS</b>			
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 ‡‡	•	•
En-Suite - Shower	Mira MINIMAL Single 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 †††		•
<b>MECHANICAL</b>			
Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•
	Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (Hob)		•
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•	•
	Dual Zoned 3 way Heating Programmer & Room Thermostat Hob		•
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•
Towel Warmers	Flat Chrome to Bathroom Only	•	•
	Flat Chrome to Bathroom & En-Suite 1 Only		•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•
<b>ELECTRICS</b>			
Home Working	Dedicated Power, USB & Data points	•	•
Safety - Heat	Heat Detector DET ~~	•	•
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•
Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	•	•
Consumer Unit	Wylex Consumer Unit	•	•
Sockets & Switches	Electrum CASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Shaver / Toothbrush Point	Bathroom ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit	Slimline Tri-Light	•	•
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, 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	•	•
<b>EXTERNALS &amp; MISC</b>			
Build Method	Masonry ^^^	•	•
Maintenance	External Tap	•	•
Number Plaque	Artisan Number Plaque	•	•
Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•	•
Garages	Light & Power Point to incuttilage Garages ^^^	•	•
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

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

## house type dependent

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

^ over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

^^ 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

# Apartment Specification

		1 Bedroom Apartments	2 Bedroom Apartments
<b>FINISHES</b>			
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
Ceilings	Crown White Matt Emulsion	•	•
Walls	Crown White Matt Emulsion	•	•
Window Cills	White Gloss MDF	•	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•
<b>KITCHEN</b>			
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•
Frontals	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	Electrolux Single Oven KOFGH00BX	•	•
Appliances Hob	Electrolux Gas Hob KGS6404SX & SS Splashback	•	•
Appliances Extractor	Electrolux Cooker Hood LFC316X	•	•
Appliances Fridge Freezer	Electrolux Fridge/ Freezer LNS5LE18S	•	•
Appliance Dishwasher	Electrolux Dishwasher KEAF7200L	•	•
Appliance Washing Machine	Electrolux Washing Machine E772F402BI	•	•
<b>WET ROOMS</b>			
Bathroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PLI 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 Box Edged Brushed Trim * †	•	•
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PLI 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 Box Edged Brushed Trim †	•	
<b>MECHANICAL</b>			
Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•	•
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•
Towel Warmers	Flat Chrome to Bathroom Only	•	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•

		1 Bedroom Apartments	2 Bedroom Apartments
<b>ELECTRICS</b>			
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	Electrum CASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Shaver / Toothbrush Point	Bathroom ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Kitchen Under Unit	Slimline Tri-Light	•	•
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	•	•
<b>EXTERNALS &amp; MISC</b>			
Shared Parking Areas	Bitmac Black ‡	•	•
Balcony	Balcony ^	•	•
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

\*\*\* house type dependent

† full height to shower enclosure

†† in Mira bath screen 1.863.004

††† 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



## Homes to love, built with care

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

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

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

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



## Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

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

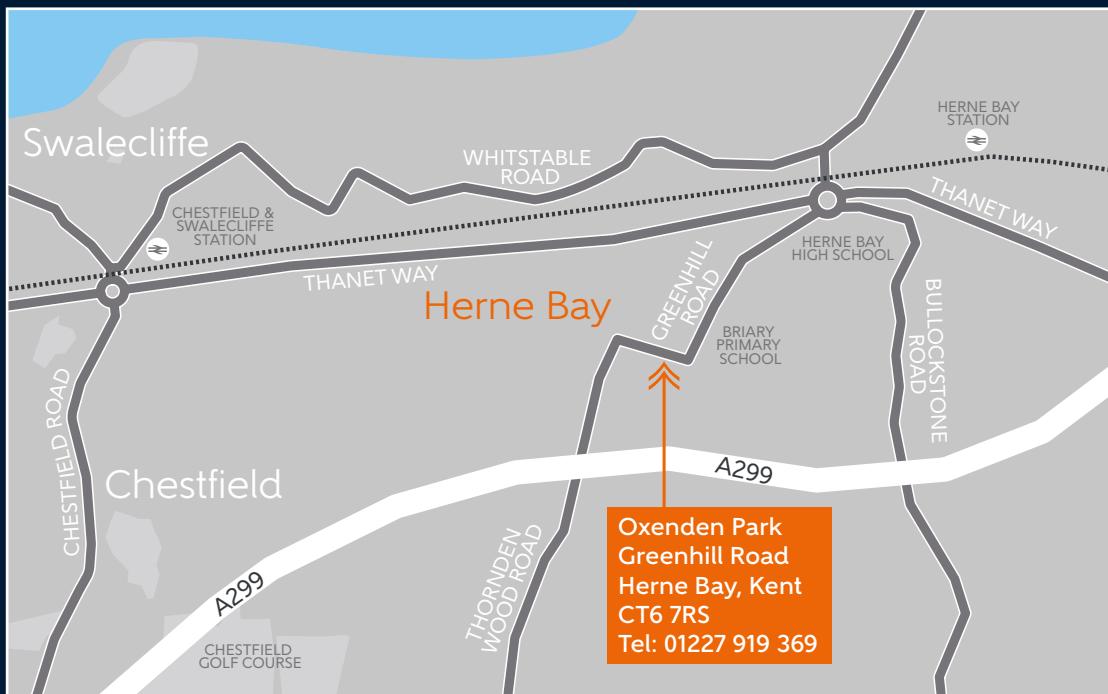
**"The overall finish of the home is perfect - Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."**

**SAMI AND SARA,  
HANWOOD PARK**



# How to find us

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**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.

