



THE
ARTISAN
COLLECTION

Bellway at Whitehouse Park

AREA GUIDE



Bellway at Whitehouse Park
Rambouillet Drive
Whitehouse
Milton Keynes
MK8 1GT

Telephone: 01908 036 367
bellway.co.uk

Bellway



Perfect for work, rest and play

VERSATILE LIVING WITH ALL THE NECESSITIES NEARBY

Bellway at Whitehouse Park is an attractive selection of 2, 3 and 4 bedroom houses and 2 bedroom apartments located in Whitehouse on the outskirts of Milton Keynes. This impressive new community puts all the essential amenities and much more within easy reach to cater for a wide range of lifestyles. Such versatility is reflected in our collection of homes which offer spacious living that

maximises comfort, convenience and energy efficiency. Combine this with close proximity to the excitement of the city, the beauty of the countryside and excellent transport links to the capital and you have the ideal mix, whether you're finding your first home, looking for space to raise a family, trying to find the perfect work/life balance or downsizing to something more manageable.



Variety is the spice of life

THE PERFECT BALANCE BETWEEN CITY BUZZ, NATURAL BEAUTY AND MARKET-TOWN CHARM

Whitehouse Park is a welcoming new community that puts education and essential shops and services right on your doorstep. These include a convenience store, post office, pharmacy, health centre and gym, along with three primary schools and a secondary school, all within a few minutes. There is also an abundance of green space close by, with a golf centre, playing fields and play area between them providing outdoor fun for all the family.

For more excitement, Milton Keynes city centre is located just seven minutes away by road and provides a seemingly endless list of things to do. At the heart of the city is the Centre:MK where there are hundreds of stores selling everything from high-street staples to designer labels, plus a great range of restaurants that can cater for all tastes. There is also no shortage of entertainment in Milton Keynes, with cinemas showing the biggest blockbusters, theatres putting on the latest stage shows and Stadium MK hosting top-class sporting events and music.



While all this cosmopolitan excitement lies in the city to the east, a five-minute drive north-west of Whitehouse Park will take you to the quaint market town of Stony Stratford. Here you'll find historic, bustling streets lined with charming independent shops, cafés and restaurants that are simply brimming with character.

If you like to keep active, there are plenty of options nearby. Take to the slopes at the largest indoor real snow complex or scale the walls at the climbing centre. Alternatively, head to Willen Lake for water sports, treetop adventures and much more, all within 12 minutes by car. For a more relaxed outing, a stroll around Ouse Valley Park is the perfect way to unwind among nature and there is an endless supply of footpaths to explore in the beautiful surrounding countryside.

Whitehouse Park also enjoys excellent travel connections. The A5 opens up links to surrounding towns and the nearby M1 offers a gateway to the national motorway network. Alternatively, Milton Keynes Central railway station is a seven-minute drive away and provides direct routes to Birmingham in 52 minutes and London in 35 minutes. International travel is also made easy with Luton Airport just 35 minutes down the road and offering non-stop flights to nearly 100 cities across Europe and beyond.



Bellway

How to find us





Bellway at Whitehouse Park

DEVELOPMENT LAYOUT



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Rambouillet Drive
Whitehouse
Milton Keynes
MK8 1GT

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YOUR NEW HOME MEANS A LOT TO YOU.
OUR FIVE-STAR RATING SHOWS HOW
MUCH IT MEANS TO US.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey is impartial, independent, and validated by a UK university.

Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.



2 Bedroom Homes



The Puxley
Plots 44, 154, 155 & 157



The Passenham
Plots 38 & 39

3 Bedroom Homes



The Chandler
Plots 26, 27, 30, 31, 76 & 77



The Lymner
Plots 75, 126, 129, 130 & 131



The Tenterer
Plots 72, 73, 74, 127 & 161



The Weald
Plots 156, 158 & 175



The Wolverton
Plot 43



The Harper
Plots 9, 10, 11, 24, 25, 28, 29, 47,
48, 118, 119, 122, 138, 139 & 152



The Calverton
Plot 174

4 Bedroom Homes



The Scrivener
Plots 3, 12, 13, 35, 49, 51, 54, 56, 58, 60, 61,
63, 64, 70, 85, 92, 113, 114, 121, 132, 133, 159,
162, 166, 170 & 171



The Alnwick
Plots 6, 18, 19, 59, 80, 84, 98, 115, 134, 160 & 173



The Wainwright
Plots 33, 34, 94, 95, 136, 137, 163 & 164



The Bowyer
Plots 8, 32, 50, 52, 57, 86, 91, 93, 117, 120, 125 & 168



The Philosopher
Plots 1, 5, 62, 65, 66, 69, 71, 79, 81, 83, 88, 89,
99, 123, 124, 135, 165, 167, 169 & 172



The Luthier
Plots 2, 4, 7, 53, 55, 67, 68, 78, 82, 87, 90,
100, 116 & 128

Apartments



The Stratford
Plots 107, 108, 109, 110, 111 & 112

2-3 Bedroom Homes



Affordable Homes



Discount Market Value



Material Finishes

- (R) - Render Version
- (W) - Weatherboard Version

Key to plan

- s/s Sub station
- b/s Bin store
- c/s Cycle store
- v Visitor 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
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The Tenterer

THREE BEDROOM HOME



The Tenterer

Three bedroom home



First Floor

Bedroom 1	4.07m x 2.77m	13'4" x 9'1"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.07m x 2.79m	10'1" x 9'2"
Bedroom 3	3.03m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	5.64m x 2.71m	18'6" x 8'11"
Living Room	5.64m x 3.01m	18'6" x 9'10"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	1.65m x 0.95m	5'5" 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
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The Chandler

THREE BEDROOM HOME



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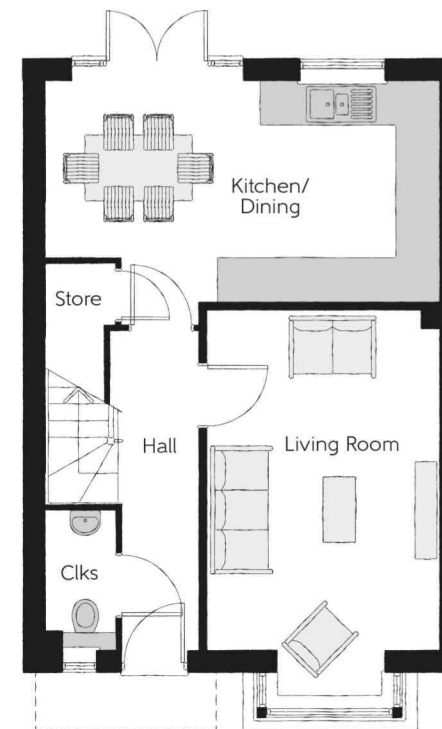
The Chandler

Three bedroom home



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.19m	8'0" x 3'11"
Bedroom 2	3.50m x 3.40m (max)	11'6" x 11'2" (max)
Bedroom 3/Study	2.88m x 2.47m	11'2" x 8'1"
Bathroom	1.96m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.05m	17'11" x 10'0"
Living Room	5.36m x 3.22m (inc. bay)	17'7" x 10'7" (inc. bay)
Cloakroom	1.92m x 0.95m	6'4" x 3'1"

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

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07578-02/11/25



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The Lymner

THREE BEDROOM HOME



Town Contemporary version.

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Bellway

The Lymner

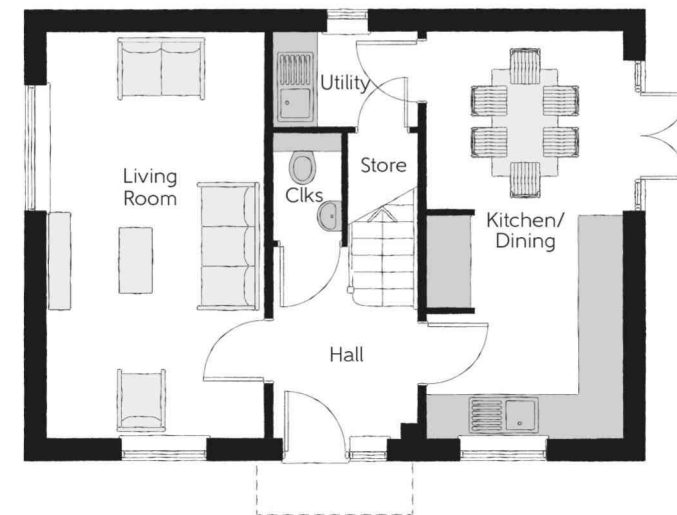
Three bedroom home

Obscure window to plots 75, 126, 129 & 130



First Floor

Bedroom 1	4.07m x 2.77m	13'4" x 9'1"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	3.07m x 2.79m	10'1" x 9'2"
Bedroom 3	3.03m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"



Ground Floor

Kitchen/Dining	5.64m x 2.71m	18'6" x 8'11"
Living Room	5.64m x 3.01m	18'6" x 9'10"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	1.65m x 0.95m	5'5" x 3'1"

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

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THE
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The Scrivener

FOUR BEDROOM HOME

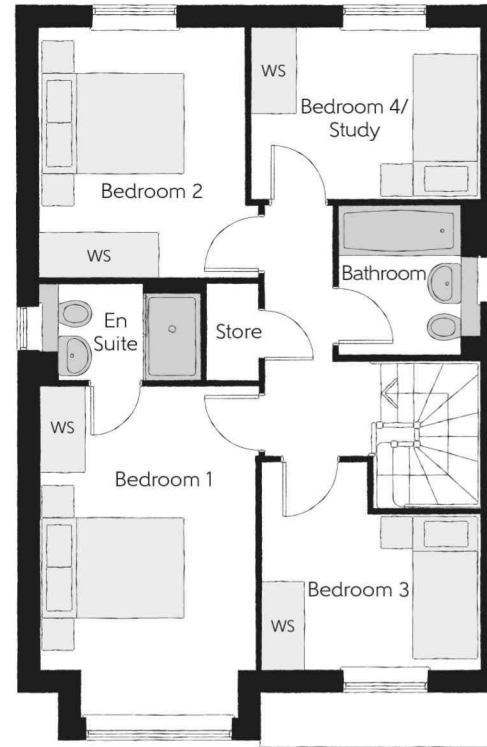


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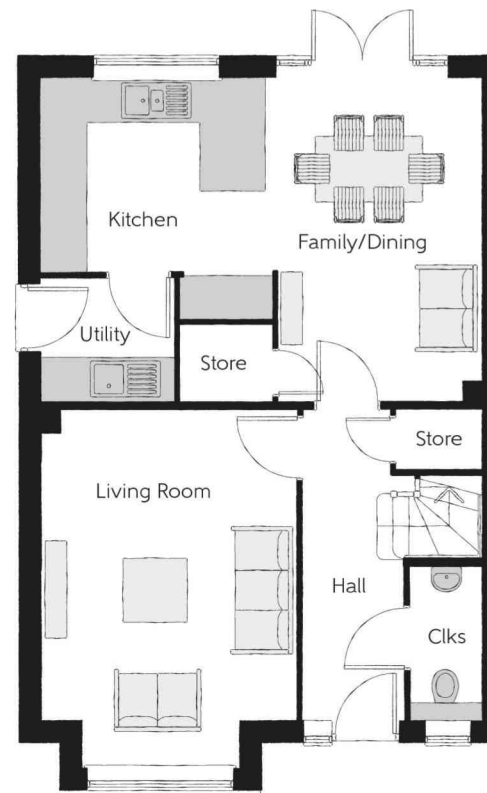
The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.33m	7'3" x 4'4"
Bedroom 2	3.46m x 3.03m (max)	11'4" x 9'11" (max)
Bedroom 3	2.97m x 2.87m (max)	9'9" x 9'5" (max)
Bedroom 4/Study	3.17m x 2.38m	10'5" x 7'10"
Bathroom	2.07m x 1.91m	6'8" x 6'3"



Ground Floor

Kitchen	3.20m x 2.68m	10'6" x 8'10"
Family/Dining	4.48m x 2.88m (max)	14'8" x 9'6" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	2.13m x 0.97m	7'0" x 3'2"

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

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THE
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The Philosopher

FOUR BEDROOM HOME

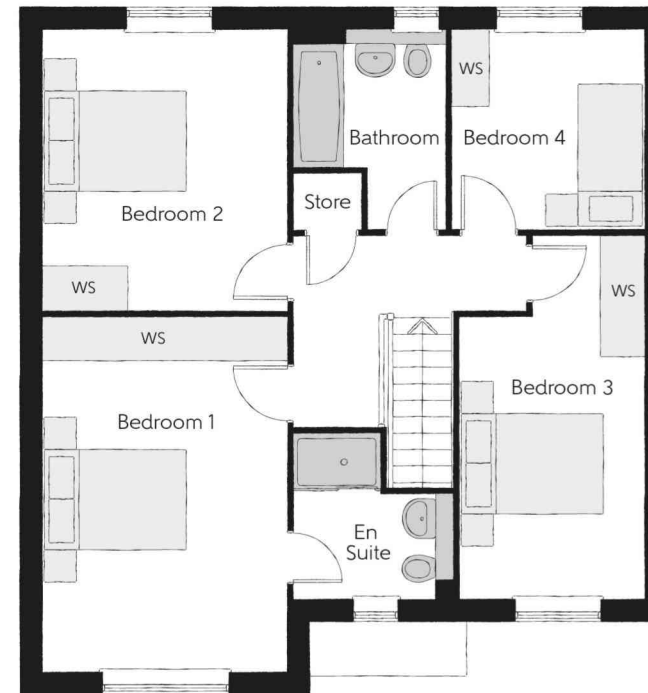


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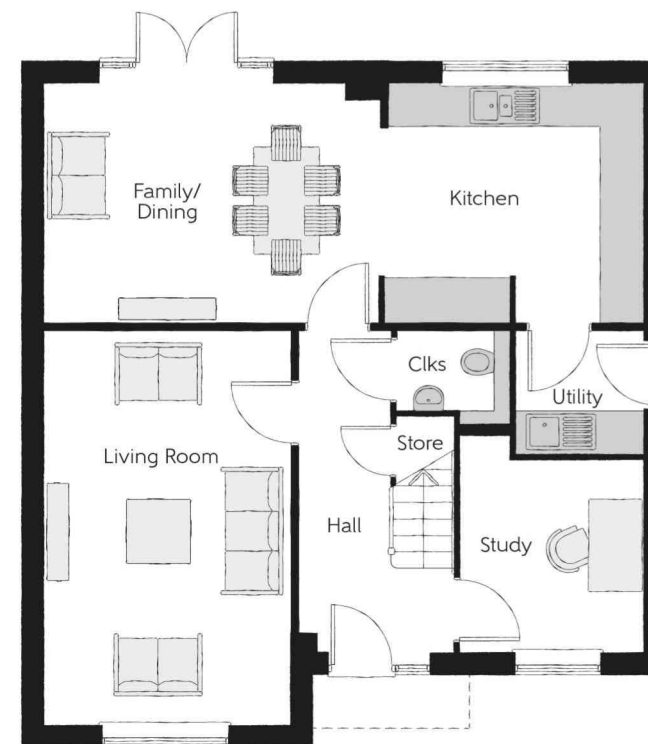
The Philosopher

Four bedroom home



First Floor

Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.27m x 2.23m (max) (max)	7'5" x 7'4" (max) (max)
Bedroom 2	3.89m x 3.39m	12'9" x 11'1"
Bedroom 3	5.04m x 2.55m (max)	16'6" x 8'4" (max)
Bedroom 4	2.76m x 2.75m	9'1" x 9'0"
Bathroom	2.76m x 2.03m	9'1" x 6'8"



Ground Floor

Kitchen	3.56m x 3.30m	11'8" x 10'10"
Family/Dining	4.78m x 3.30m	15'8" 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 4'4"

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

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THE
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The Luthier

FOUR BEDROOM HOME



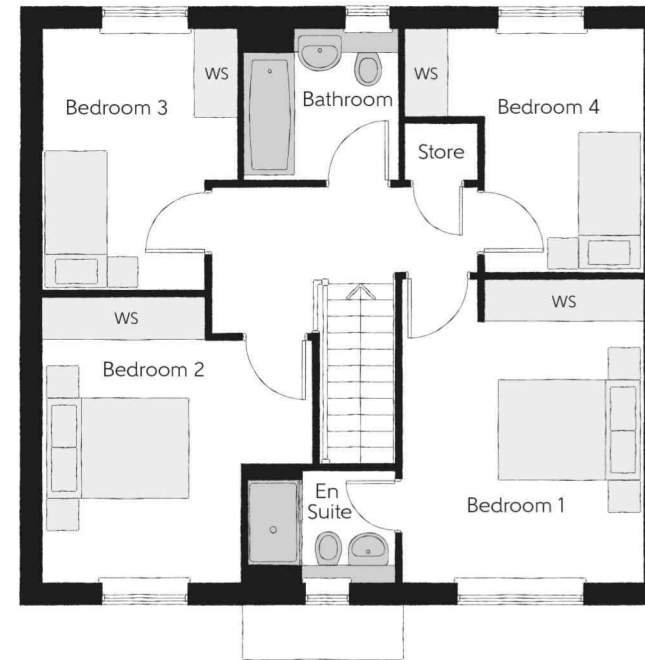
Town Contemporary version.

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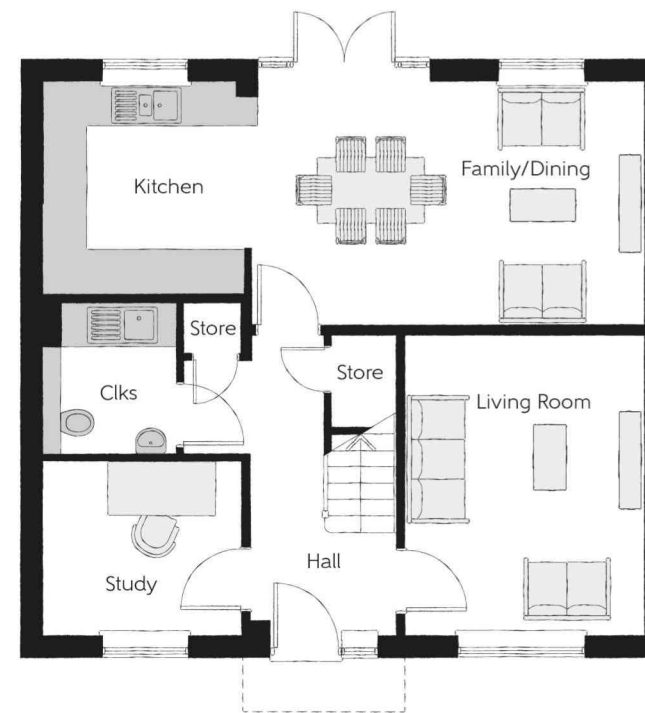
The Luthier

Four bedroom home



First Floor

Bedroom 1	4.21m x 3.38m	13'10" x 11'1"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.96m x 3.74m (max) (max)	13'0" x 12'3" (max) (max)
Bedroom 3	3.62m x 2.70m (max)	11'10" x 8'10" (max)
Bedroom 4	3.37m x 3.31m (max)	11'0" x 10'10" (max)
Bathroom	2.15m x 2.08m	7'1" x 6'10"



Ground Floor

Kitchen	2.92m x 2.88m	9'7" x 9'5"
Family/Dining	5.48m x 3.37m	18'0" x 11'1"
Living Room	4.14m x 3.32m	13'7" x 10'11"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	2.20m x 1.85m	7'3" x 6'1"

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

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THE
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The Harper

THREE BEDROOM HOME



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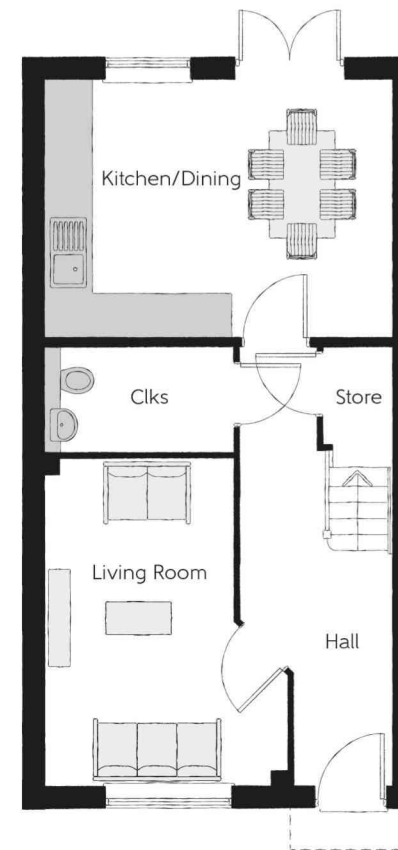
The Harper

Three bedroom home



First Floor

Bedroom 1	3.92m x 3.50m (max)	12'10" x 11'6" (max)
Bedroom 1 En Suite	2.82m x 1.20m	9'3" x 3'11"
Bedroom 2	4.62m x 2.55m	15'2" x 8'4"
Bedroom 3	3.61m x 2.15m	11'10" x 7'1"
Bathroom	2.01m x 1.99m	6'7" x 6'6"



Ground Floor

Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	4.55m x 3.36m (max)	14'11" x 11'0" (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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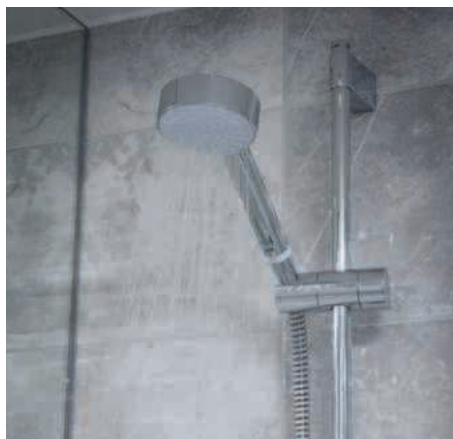
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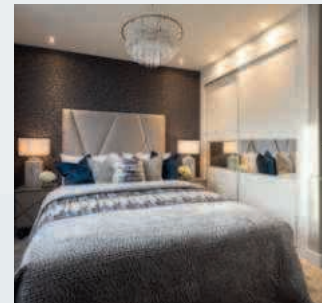


THE
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Specification



Make your new 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

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.



			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White 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	●	●	●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1			●
KITCHEN	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 Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●	
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)		●	
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)			●
	Appliances Oven	Electrolux Single Oven KOFGH00BX	●	●	
		Electrolux Single Oven KOFGH40TX			●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KCS6424X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			●
WET ROOMS	Appliances Fridge Freezer	Fridge Freezer Space Only	●		
		Electrolux 70/30 Fridge Freezer LNS5LE18S		●	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
		Electrolux Dishwasher KEAF7200L			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	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 †††			●
	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	●	●	●
WET ROOMS	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 ^	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ###	●	●	
WET ROOMS		Mira MINIMAL Single Thermostatic Shower &&&			●

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	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 ^	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim †††	●			
	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 †††			●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	
		Ideal LOGIC Boiler & ThernaQ Evocyl HW Cylinder (HOb) ^^			●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	Smart Home	Google Nest Hub 2nd Generation (GA01892/GB) & Video Doorbell (GWX3T)	●	●	●
	Safety - Heat	Heat Detector DET ##	●	●	●
	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	●	●	●
	Shaver / Toothbrush Point	Bathroom & Ensuite 1 Only			●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
	Lighting - Kitchen Under Unit	1st Fix Wiring Only	●	●	●
	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) ‡‡	●	●	●	
EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~~	●	●	●
	Build Method	Masonry ~~~	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff Riven PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~~~	●	●	●
	Drives	Bitmac Black ~	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~~~	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~~~~	●	●	●
	Renewables	Photovoltaic Array ~~~	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●

- * refer site layout

** fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ 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

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