



THE  
**ARTISAN**  
COLLECTION

# Barleywoods

AREA GUIDE



Braunston Road  
Oakham  
Rutland LE15 6RU  
Telephone: 01572 200032  
[bellway.co.uk](http://bellway.co.uk)

**Bellway**



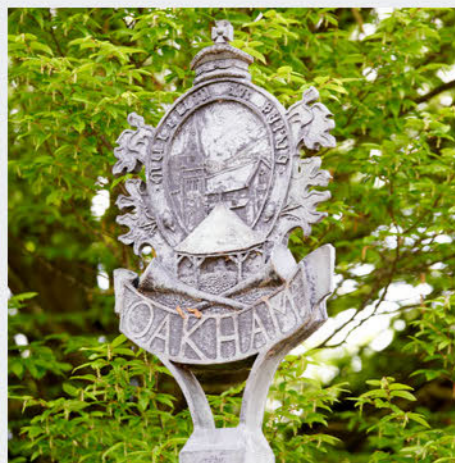
## Beautiful homes, ideally located

AMENITIES, TRANSPORT, EDUCATION AND COUNTRYSIDE ALL ON YOUR DOORSTEP.

Barleywoods is a development of 3, 4 and 5-bedroom homes in Oakham, Rutland. Close to local amenities and the beautiful Rutland Water area, this development is ideal for families and those looking to move away from city life. Nearby schools and colleges are well regarded by parents, the A1 is just a 15-minute drive away and Oakham's railway station is just a few minutes' drive from the

development, meaning it's ideal for commuters and leisure travellers.

These expertly crafted and beautifully designed homes will encompass a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms.



## Choose a fine quality of life at Barleywoods

A PICTURESQUE RURAL LOCATION, PERFECTLY COMPLEMENTED BY CONVENIENCE.

Set just 15 minutes from the A1, Barleywoods is perfectly placed for leisure or business travellers. This road leads to major destinations, including Grantham, Newark-on-Trent and Peterborough. Oakham's railway station is also close by and from here, services regularly run to Birmingham, London Stansted and Cambridge.

Close to the development, convenience stores and traditional traders ensure that essential goods are readily available, while a supermarket is also within walking distance. Nearby Leicester features larger-scale shopping centres, historic markets and independent stores.

Oakham also features several restaurants and cafés, including Hitchen's Barn. Asian dishes are expertly provided by Sarpech Wine Bar & Restaurant, 10 Dining Street, Jashir and Red India, while Otters Fine Foods is a standout café providing first-class creations.

Despite its rural location, Oakham still features plenty of leisure opportunities for residents. Rutland Water is just a 13-minute drive from the development and this park covers more than 4,200 acres of open countryside. From relaxing



walks and bike rides to boating and watersports, there's lots to do at the centre. Other local attractions include Rutland County Museum, Oakham Castle and Rutland Farm Park.

Just under 45 minutes to the west, Leicester offers further attractions, including top-class music, culture and sporting venues. One-off sites in Leicester include the National Space Centre, Leicester Cathedral and the King Richard III Visitor Centre.

Barleywoods is a four-minute drive from Oakham CofE Primary School and this is one of several excellent education providers in the local area. Other well-regarded primary schools include Brooke Hill Academy, Catmose Primary and Langham CofE Primary School. Catmose College is a premier provider of secondary education, while Harington School is ideal for further education. For children with additional needs, The Shires at Oakham is well equipped and caters for students aged 11 to 19.

The well-regarded Oakham School is also found close to the development and this is a prestigious private school, well known for its high standards and exceptional results.







## 5 Bedroom Homes



**The Watchmaker**  
Plots 1, 5, 6, 8, 10, 11, 12, 40, 54 & 55

## 4 Bedroom Homes



**The Jeweller**  
Plots 2, 7, 9, 18, 39, 41, 42 & 52



**The Goldsmith**  
Plots 13, 14, 36, 43 & 44



**The Bowyer**  
Plots 4, 45, 48, 53, 58 & 62



**The Scrivener**  
Plots 19, 20, 46, 47, 51, 59 & 60

## 3 Bedroom Homes



**The Mason**  
Plots 3, 21, 22, 35, 37, 38 & 61

## 1-4 Bedroom Homes



**Affordable Homes**



**Sales & Show Home**

### Key to plan

- v Visitor parking
- s/s Substation
- bcp Bin collection point
- Street lighting
- Man co maintained (darker block paving)

### Material finishes

- Ⓢ - Stone Version

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.



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# The Mason

THREE BEDROOM HOME



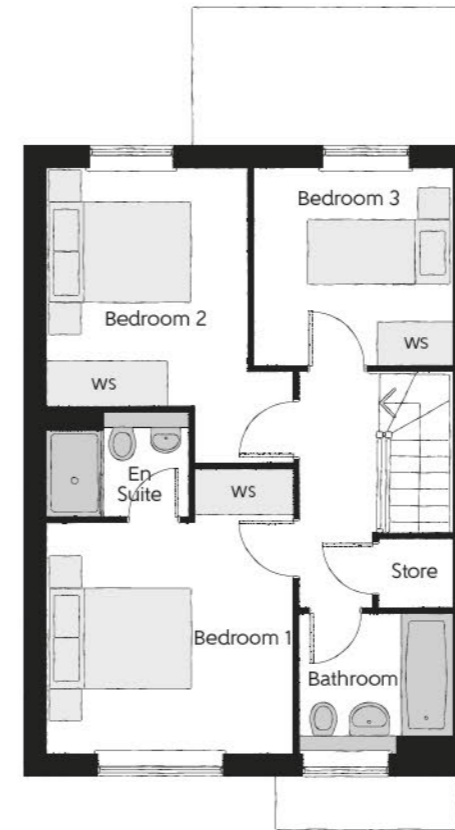
Please note: Chimneys are plot specific. Stone course may differ from shown. Please see Sales Advisor for details.

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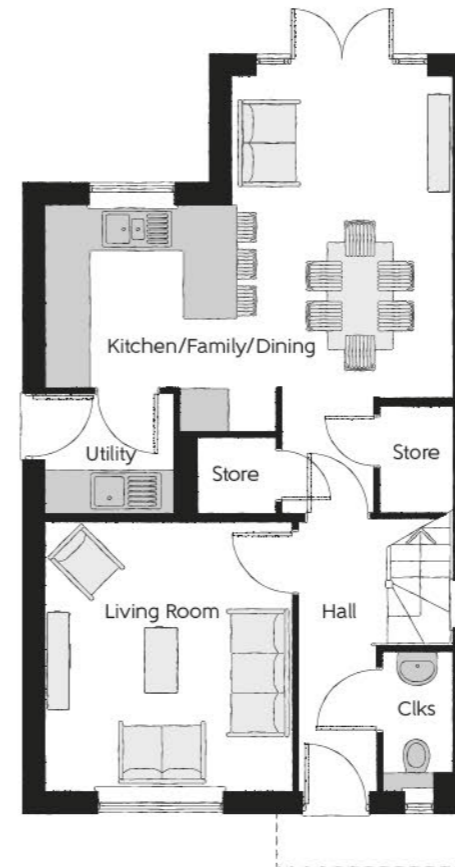
The Mason (Stone & Brick)

Three bedroom home



## First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.44m x 3.93m<br>(max) | 11'3" x 12'11"<br>(max) |
| Bedroom 1 En Suite | 1.98m x 1.46m<br>(max) | 6'6" x 4'9"<br>(max)    |
| Bedroom 2          | 2.81m x 4.09m<br>(max) | 9'3" x 13'5"<br>(max)   |
| Bedroom 3          | 2.74m x 2.74m<br>(max) | 9'0" x 9'0"<br>(max)    |
| Bathroom           | 2.08m x 1.91m<br>(max) | 6'10" x 6'3"<br>(max)   |



## Ground Floor

|                       |                        |                        |
|-----------------------|------------------------|------------------------|
| Kitchen/Family/Dining | 5.64m x 4.48m<br>(max) | 18'6" x 14'8"<br>(max) |
| Living Room           | 3.42m x 3.71m<br>(max) | 11'3" x 12'2"<br>(max) |
| Utility               | 1.77m x 1.66m<br>(max) | 5'10" x 5'5"<br>(max)  |
| Cloakroom             | 0.96m x 1.91m<br>(max) | 3'2" x 6'3"<br>(max)   |

Window to plots  
3 & 21 only.

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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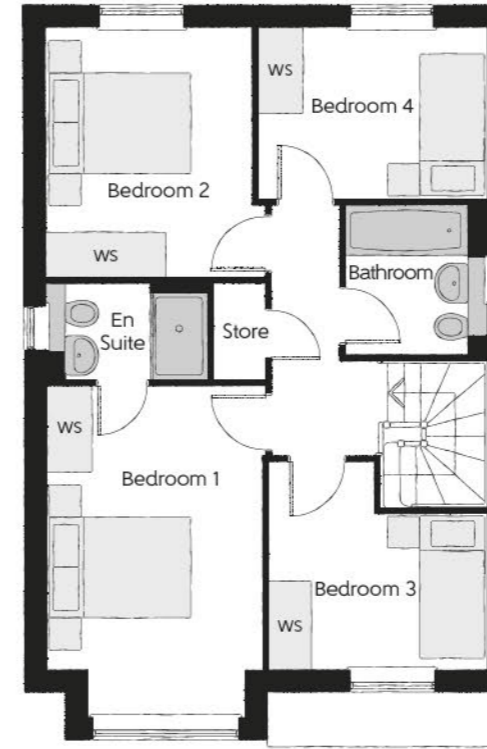
# The Scrivener

FOUR BEDROOM HOME



## The Scrivener (Brick)

Four bedroom home



### First Floor

|                    |                             |                            |
|--------------------|-----------------------------|----------------------------|
| Bedroom 1          | 2.96m x 4.59m<br>(inc. bay) | 9'9" x 15'1"<br>(inc. bay) |
| Bedroom 1 En Suite | 2.22m x 1.33m<br>(max)      | 7'3" x 4'4"<br>(max)       |
| Bedroom 2          | 2.83m x 3.46m               | 9'3" x 11'4"               |
| Bedroom 3          | 3.03m x 2.87m<br>(max)      | 9'11" x 9'5"<br>(max)      |
| Bedroom 4          | 3.17m x 2.38m               | 10'5" x 7'10"              |
| Bathroom           | 1.90m x 2.07m<br>(max)      | 6'3" x 6'10"<br>(max)      |



### Ground Floor

|               |                             |                             |
|---------------|-----------------------------|-----------------------------|
| Kitchen       | 3.21m x 2.68m<br>(max)      | 10'6" x 8'10"<br>(max)      |
| Family/Dining | 2.87m x 4.48m               | 9'5" x 14'8"                |
| Living Room   | 3.53m x 4.94m<br>(inc. bay) | 11'7" x 16'2"<br>(inc. bay) |
| Utility       | 1.84m x 1.71m               | 6'0" x 5'7"                 |
| Cloakroom     | 0.97m x 2.13m<br>(max)      | 3'2" x 7'0"<br>(max)        |

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

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# The Scrivener

FOUR BEDROOM HOME



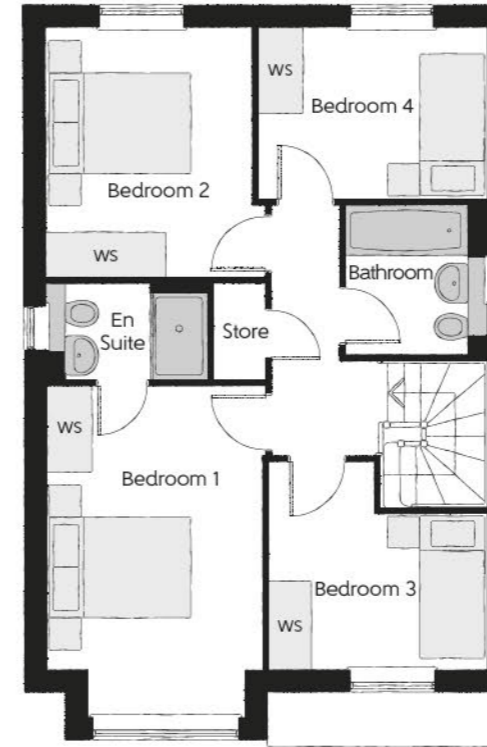
Please note: Chimneys are plot specific. Stone course may differ from shown. Please see Sales Advisor for details.

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**Bellway**

## The Scrivener (Stone)

Four bedroom home



### First Floor

|                    |                                      |                                     |
|--------------------|--------------------------------------|-------------------------------------|
| Bedroom 1          | 2.96m x 4.59m<br>(inc. bay)<br>(max) | 9'9" x 15'1"<br>(inc. bay)<br>(max) |
| Bedroom 1 En Suite | 2.22m x 1.33m<br>(max)               | 7'3" x 4'4"<br>(max)                |
| Bedroom 2          | 2.83m x 3.46m                        | 9'3" x 11'4"                        |
| Bedroom 3          | 3.03m x 2.87m<br>(max)               | 9'11" x 9'5"<br>(max)               |
| Bedroom 4          | 3.17m x 2.38m                        | 10'5" x 7'10"                       |
| Bathroom           | 1.90m x 2.07m<br>(max)               | 6'3" x 6'10"<br>(max)               |



### Ground Floor

|               |                                      |                                      |
|---------------|--------------------------------------|--------------------------------------|
| Kitchen       | 3.21m x 2.68m<br>(max)<br>(max)      | 10'6" x 8'10"<br>(max)<br>(max)      |
| Family/Dining | 2.87m x 4.48m                        | 9'5" x 14'8"                         |
| Living Room   | 3.53m x 4.94m<br>(inc. bay)<br>(max) | 11'7" x 16'2"<br>(inc. bay)<br>(max) |
| Utility       | 1.84m x 1.71m                        | 6'0" x 5'7"                          |
| Cloakroom     | 0.97m x 2.13m<br>(max)               | 3'2" x 7'0"<br>(max)                 |

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

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# The Bowyer

FOUR BEDROOM HOME



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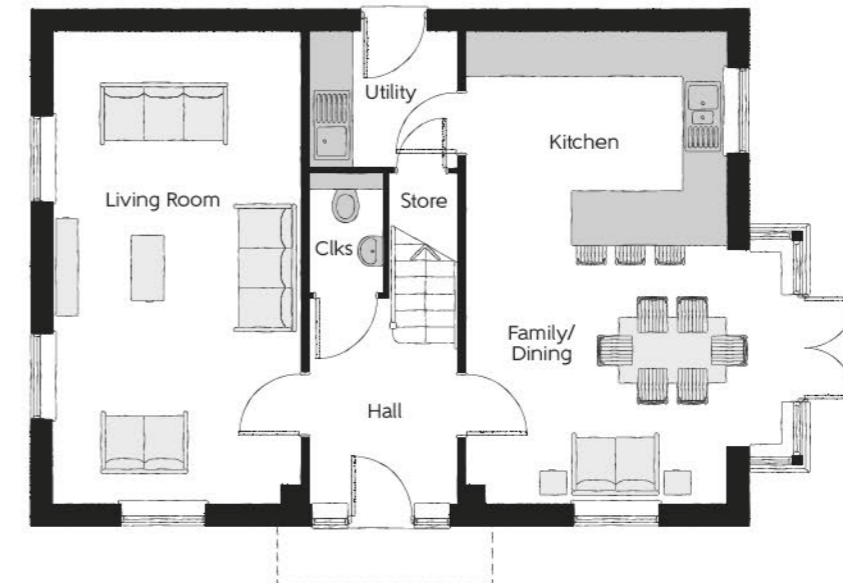
## The Bowyer

Four bedroom home



First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 3.66m x 3.52m<br>(max) | 12'0" x 11'7"<br>(max) |
| Bedroom 1 En Suite | 1.44m x 2.25m<br>(max) | 4'9" x 7'5"<br>(max)   |
| Bedroom 2          | 3.53m x 3.27m<br>(max) | 11'7" x 10'9"<br>(max) |
| Bedroom 3          | 3.53m x 3.18m<br>(max) | 11'7" x 10'5"<br>(max) |
| Bedroom 4          | 2.58m x 2.92m<br>(max) | 8'6" x 9'7"<br>(max)   |
| Bathroom           | 2.35m x 2.25m<br>(max) | 7'9" x 7'5"<br>(max)   |



Ground Floor

|                |                                   |                                   |
|----------------|-----------------------------------|-----------------------------------|
| Kitchen/Dining | 4.39m x 6.54m<br>(inc. bay) (max) | 14'5" x 21'5"<br>(inc. bay) (max) |
| Living Room    | 3.42m x 6.54m<br>(max)            | 11'3" x 21'5"<br>(max)            |
| Utility        | 2.03m x 1.87m<br>(max)            | 6'8" x 6'2"<br>(max)              |
| Cloakroom      | 1.00m x 1.65m<br>(max)            | 3'3" x 5'5"<br>(max)              |

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

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# The Goldsmith

FOUR BEDROOM HOME



## The Goldsmith (Brick)

Four bedroom home

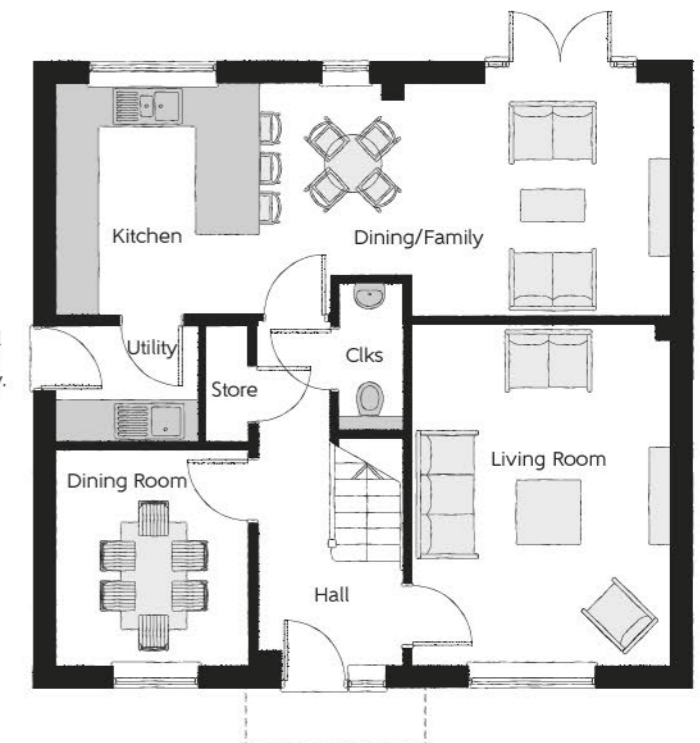


### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.65m x 4.26m<br>(max) | 12'0" x 14'0"<br>(max)  |
| Bedroom 1 En Suite | 1.44m x 2.26m<br>(max) | 4'9" x 7'5"<br>(max)    |
| Bedroom 2          | 3.69m x 3.64m<br>(max) | 12'1" x 11'11"<br>(max) |
| Bedroom 2 En Suite | 2.59m x 1.53m<br>(max) | 8'6" x 5'0"<br>(max)    |
| Bedroom 3          | 2.65m x 4.37m          | 8'8" x 14'4"            |
| Bedroom 4          | 3.65m x 2.71m          | 12'0" x 8'11"           |
| Bathroom           | 2.07m x 2.71m<br>(max) | 6'10" x 8'11"<br>(max)  |

### Ground Floor

|                       |                        |                        |
|-----------------------|------------------------|------------------------|
| Kitchen/Dining/Family | 8.56m x 3.22m<br>(max) | 28'1" x 10'7"<br>(max) |
| Living Room           | 3.59m x 4.74m          | 11'9" x 15'7"          |
| Dining Room           | 2.67m x 3.01m          | 8'9" x 9'11"           |
| Utility               | 1.98m x 1.63m          | 6'6" x 5'4"            |
| Cloakroom             | 0.90m x 2.05m<br>(max) | 2'11" x 6'9"<br>(max)  |



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

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# The Goldsmith

FOUR BEDROOM HOME



Please note: Chimneys are plot specific. Stone course may differ from shown. Please see Sales Advisor for details.

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**Bellway**

## The Goldsmith (Stone)

Four bedroom home

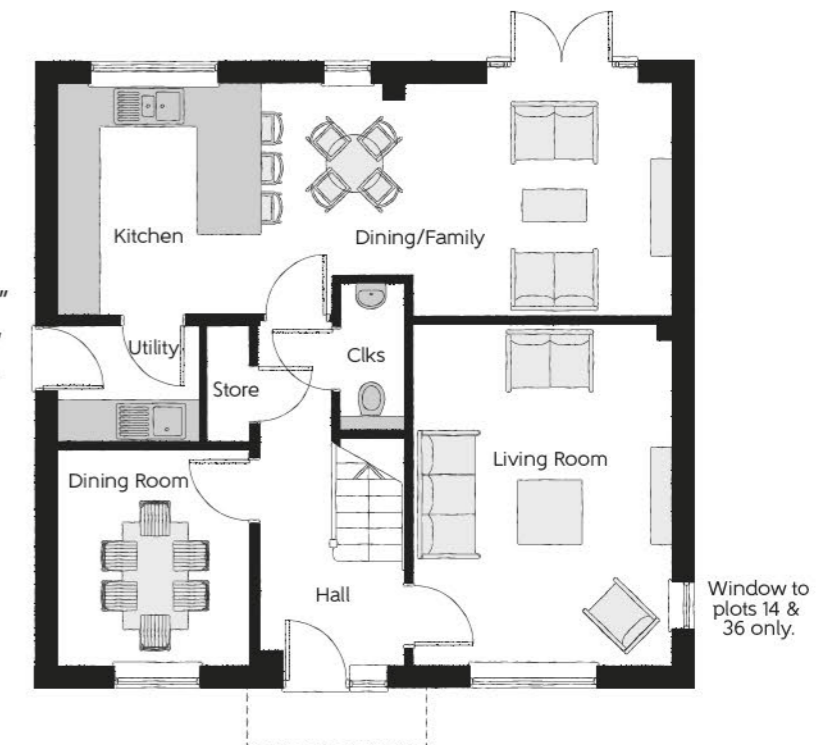


### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.65m x 4.26m<br>(max) | 12'0" x 14'0"<br>(max)  |
| Bedroom 1 En Suite | 1.44m x 2.26m<br>(max) | 4'9" x 7'5"<br>(max)    |
| Bedroom 2          | 3.69m x 3.64m<br>(max) | 12'1" x 11'11"<br>(max) |
| Bedroom 2 En Suite | 2.59m x 1.53m<br>(max) | 8'6" x 5'0"<br>(max)    |
| Bedroom 3          | 2.65m x 4.37m          | 8'8" x 14'4"            |
| Bedroom 4          | 3.65m x 2.71m          | 12'0" x 8'11"           |
| Bathroom           | 2.07m x 2.71m<br>(max) | 6'10" x 8'11"<br>(max)  |

### Ground Floor

|                       |                        |                        |
|-----------------------|------------------------|------------------------|
| Kitchen/Dining/Family | 8.56m x 3.22m<br>(max) | 28'1" x 10'7"<br>(max) |
| Living Room           | 3.59m x 4.74m          | 11'9" x 15'7"          |
| Dining Room           | 2.67m x 3.01m          | 8'9" x 9'11"           |
| Utility               | 1.98m x 1.63m          | 6'6" x 5'4"            |
| Cloakroom             | 0.90m x 2.05m<br>(max) | 2'11" x 6'9"<br>(max)  |



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

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# The Jeweller

FOUR BEDROOM HOME



Please note: Chimneys are plot specific. Stone course may differ from shown. Please see Sales Advisor for details.

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## The Jeweller (Stone & Brick)

Four bedroom home

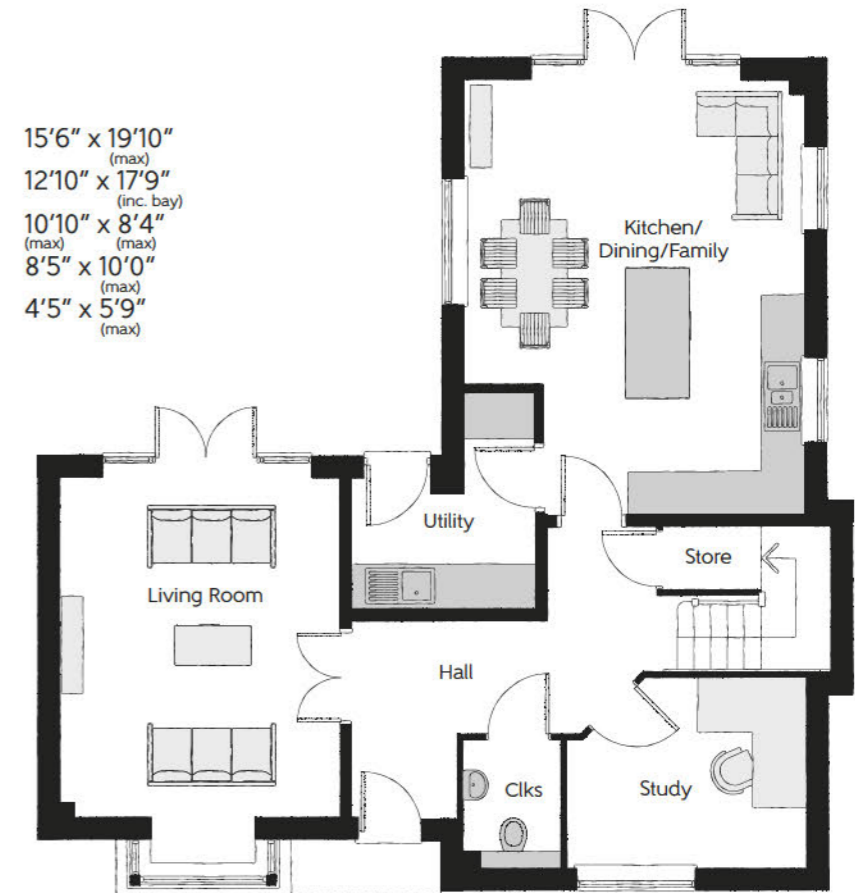
### First Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Bedroom 1          | 5.54m x 2.93m<br>(max) (max) | 18'2" x 9'7"<br>(max) (max)  |
| Bedroom 1 En Suite | 3.41m x 1.90m<br>(max) (max) | 11'2" x 6'3"<br>(max) (max)  |
| Dressing           | 2.03m x 1.72m                | 6'8" x 5'8"                  |
| Bedroom 2          | 3.44m x 5.03m<br>(max) (max) | 11'4" x 16'6"<br>(max) (max) |
| Bedroom 2 En Suite | 1.20m x 3.14m<br>(max) (max) | 3'11" x 10'3"<br>(max) (max) |
| Bedroom 3          | 4.73m x 2.61m<br>(max) (max) | 15'6" x 8'7"<br>(max) (max)  |
| Bedroom 4          | 2.93m x 2.87m                | 9'7" x 9'5"                  |
| Bathroom           | 2.36m x 1.90m<br>(max)       | 7'9" x 6'3"<br>(max)         |



### Ground Floor

|                       |                                   |                                    |
|-----------------------|-----------------------------------|------------------------------------|
| Kitchen/Dining/Family | 4.74m x 6.04m<br>(max) (max)      | 15'6" x 19'10"<br>(max) (max)      |
| Living Room           | 3.91m x 5.42m<br>(inc. bay) (max) | 12'10" x 17'9"<br>(inc. bay) (max) |
| Study                 | 3.30m x 2.61m<br>(max) (max)      | 10'10" x 8'4"<br>(max) (max)       |
| Utility               | 2.57m x 3.04m<br>(max) (max)      | 8'5" x 10'0"<br>(max) (max)        |
| Cloakroom             | 1.34m x 1.75m<br>(max)            | 4'5" x 5'9"<br>(max)               |



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

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# The Watchmaker

FIVE BEDROOM HOME



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**Bellway**

The Watchmaker (Stone & Brick)

Five bedroom home

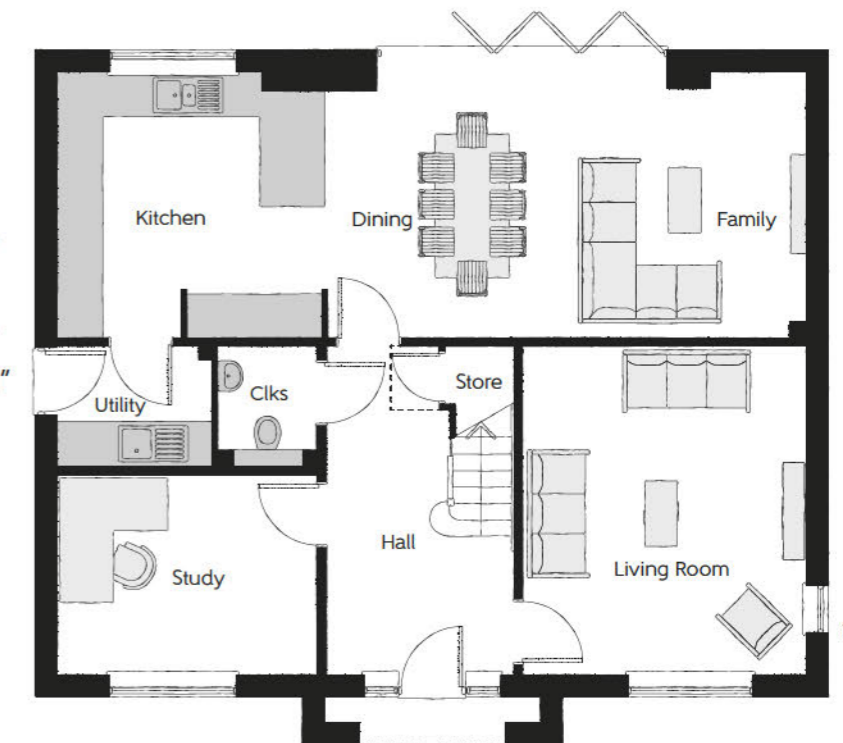


## First Floor

|                       |                        |                         |
|-----------------------|------------------------|-------------------------|
| Bedroom 1             | 3.62m x 4.46m<br>(max) | 11'11" x 14'8"<br>(max) |
| Bedroom 1<br>En Suite | 2.58m x 1.40m<br>(max) | 8'6" x 4'7"<br>(max)    |
| Bedroom 2             | 3.62m x 3.35m<br>(max) | 11'11" x 11'0"<br>(max) |
| Bedroom 2<br>En Suite | 2.76m x 1.41m<br>(max) | 9'1" x 4'8"<br>(max)    |
| Bedroom 3             | 3.80m x 3.39m<br>(max) | 12'6" x 11'2"<br>(max)  |
| Bedroom 4             | 3.62m x 3.78m<br>(max) | 11'11" x 12'5"<br>(max) |
| Bedroom 5             | 2.92m x 2.98m<br>(max) | 9'7" x 9'9"<br>(max)    |
| Bathroom              | 2.75m x 2.68m<br>(max) | 9'0" x 8'10"<br>(max)   |

## Ground Floor

|             |                        |                          |
|-------------|------------------------|--------------------------|
| Kitchen     | 3.70m x 3.65m<br>(max) | 12'2" x 12'0"<br>(max)   |
| Dining      | 2.96m x 3.65m<br>(max) | 9'9" x 12'0"<br>(max)    |
| Family      | 3.70m x 3.65m<br>(max) | 12'2" x 12'0"<br>(max)   |
| Living Room | 3.90m x 4.54m<br>(max) | 12'10" x 14'11"<br>(max) |
| Study       | 3.56m x 2.74m<br>(max) | 11'8" x 9'0"<br>(max)    |
| Utility     | 2.10m x 1.65m<br>(max) | 6'11" x 5'5"<br>(max)    |
| Cloakroom   | 1.37m x 1.65m<br>(max) | 4'6" x 5'5"<br>(max)     |



Window to  
plots 1, 5,  
11 & 55 only.

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

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The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. WA/CB/215/S00/D/01/G.

|           |                           |   | FINISHES            |                 |                 |                 |
|-----------|---------------------------|---|---------------------|-----------------|-----------------|-----------------|
|           |                           |   | 1 & 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                 | Sliding Fitted Wardrobes to Bed 1   |                     |                 |                 | ●               |
| 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 & 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)          |                     |                 | ●               | ●               |
|           |                           | Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)          |                     |                 |                 | ●               |
|           | Utility Sink              | Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)           |                     | ●               | ●               | ●               |
|           |                           | Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)          |                     |                 | ●               | ●               |
|           |                           | Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)          |                     |                 |                 | ●               |
|           | Appliances Oven           | Zanussi Single Oven ZOHHE2X2  | ●                   | ●               | ●               | ●               |
|           |                           | Zanussi Single Oven ZOHNX3X1  |                     |                 | ●               | ●               |
|           |                           | A E G Single Oven BPK556220M  |                     |                 |                 | ●               |
|           | Appliances Hob            | Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback                           | ●                   | ●               | ●               | ●               |
|           |                           | Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback                           |                     |                 | ●               | ●               |
|           |                           | A E G 5 Burner Gas Hob HGB75420YM & SS Splashback                           |                     |                 |                 | ●               |
|           | Appliances Extractor      | Cooker Hood Extractor LFC316X   | ●                   | ●               | ●               | ●               |
|           |                           | A E G Cooker Hood Extractor DKB4950M  |                     |                 |                 | ●               |
|           | Appliances Microwave      | Zanussi Microwave ZVENM6X1  |                     |                 | ●               | ●               |
|           |                           | A E G Microwave KMK525800M †  |                     |                 |                 | ●               |
|           | Appliances Fridge Freezer | Fridge Freezer Space Only   | ●                   | ●               | ●               | ●               |
|           |                           | Zanussi 70/30 Fridge Freezer ZNLN18FS1                                      |                     |                 | ●               | ●               |
|           |                           | Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)                                |                     |                 |                 | ●               |
|           | Appliance Dishwasher      | Removeable Unit (inc Feed & Waste) ***                                      | ●                   | ●               | ●               | ●               |
|           |                           | Zanussi Dishwasher ZDLN1511   |                     |                 | ●               | ●               |
|           | Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste)                               | ●                   | ●               | ●               | ●               |
| WET ROOMS | 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 White Trim  | ●                   | ●               | ●               | ●               |
|           |                           | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim |                     |                 | ●               | ●               |
|           | Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡‡                   | ●                   | ●               | ●               | ●               |
|           | Bathroom - Basin          | Roca DEBBA 500 WHB with Full Pedestal #                                     | ●                   | ●               | ●               | ●               |
|           |                           | Roca DEBBA 550 WHB with Semi Pedestal #                                     |                     |                 | ●               | ●               |
|           | Bathroom - Bath           | Roca OSLO Acrylic Bath & Rigid Bath Panel                                   | ●                   | ●               | ●               | ●               |
|           | Bathroom - Brassware      | Bristan PISA Chrome Bath & Basin Mixer Taps                                 | ●                   | ●               | ●               | ●               |
|           |                           | Bristan SAIL Chrome Bath & Basin Mixer Taps                                 |                     |                 | ●               | ●               |
|           | Bathroom - Shower Tray    | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡                   | ●                   | ●               | ●               | ●               |
|           | Bathroom - Shower         | Mira MINIMAL Single Thermostatic Shower ‡‡‡                                 | ●                   | ●               | ●               | ●               |
|           |                           | Mira MINIMAL Single Thermostatic Shower ###                                 |                     |                 | ●               | ●               |

|                  |                                 |   | MECHANICAL          |                 |                 |                 |
|------------------|---------------------------------|---|---------------------|-----------------|-----------------|-----------------|
|                  |                                 |   | 1 & 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |
| WET ROOMS        | Bathroom - Tiling               | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ** ††  | ●                   | ●               | ●               | ●               |
|                  |                                 | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ** †† |                     |                 | ●               | ●               |
|                  | 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 - Bath                 | Roca OSLO Acrylic Bath & Rigid Bath Panel ‡                               |                     |                 |                 | ●               |
|                  | 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 †††                               | ●                   | ●               | ●               | ●               |
| MECHANICAL       |                                 | Mira MINIMAL Dual Thermostatic Shower                                     |                     |                 |                 | ●               |
|                  | En-Suite - Tiling               | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††     | ●                   | ●               | ●               | ●               |
|                  |                                 | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††    |                     |                 | ●               | ●               |
|                  | 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 Ventilations with Mechanical Extract Fans (system 1)       | ●                   | ●               | ●               | ●               |
| ELECTRICS        | Home Working                    | Dedicated Power, USB & Data points  | ●                   | ●               | ●               | ●               |
|                  | Safety - Heat                   | Heat Alarm DET -  | ●                   | ●               | ●               | ●               |
|                  | Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET  | ●                   | ●               | ●               | ●               |
|                  | Safety - Carbon                 | Fireblitz FHCO-BH Carbon Monoxide Detector                                | ●                   | ●               | ●               | ●               |
|                  | Consumer Unit                   | Wylex Consumer Unit   | ●                   | ●               | ●               | ●               |
|                  | Sockets & Switches              | Electrium CASA White Fittings   | ●                   | ●               | ●               | ●               |
|                  | USB Locations                   | Kitchen, Living Room & Bedroom 1 ONLY                                     | ●                   | ●               | ●               | ●               |
|                  | Shaver / Toothbrush Point       | Bathroom ONLY   | ●                   | ●               | ●               | ●               |
|                  | Lighting                        | Pendant Fitting to Habitable Rooms  | ●                   | ●               | ●               | ●               |
|                  | Lighting - Kitchen              | White Recessed Spot Lights  | ●                   | ●               | ●               | ●               |
|                  |                                 | Polished Chrome Recessed Spot Lights                                      |                     |                 | ●               | ●               |
|                  | Lighting - Kitchen Under Unit   | High Output Tri-Light   |                     |                 |                 | ●               |
|                  | Lighting - Bathroom & En-Suites | White Recessed Spot Lights  | ●                   | ●               | ●               | ●               |
|                  |                                 | Polished Chrome Recessed Spot Lights                                      |                     |                 | ●               | ●               |
| EXTERNALS & MISC | 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                                    | ●                   | ●               | ●               | ●               |
|                  | Maintenance                     | External Tap  | ●                   | ●               | ●               | ●               |
|                  | Number Plaque                   | Artisan Number Plaque   | ●                   | ●               | ●               | ●               |
|                  | Footpath & Patio                | Grey PCC Flags 450x450x32's   | ●                   | ●               | ●               | ●               |
|                  | Garages                         | Light & Power Point to Incutillage Garages ^^                             | ●                   | ●               | ●               | ●               |
|                  | Drives                          | Bitmac Black ^  | ●                   | ●               | ●               | ●               |
|                  | Landscaping - Front             | Medalion Turf & Landscape Planting ^^^                                    | ●                   | ●               | ●               | ●               |
|                  | Landscaping - Rear              | Rotovated Topsoil ^^^   | ●                   | ●               | ●               | ●               |

\* fire rated as necessary  
 \*\* full height around bath where shower provided as standard  
 \*\*\* at build stage  
 † where layout allows  
 †† full height to shower enclosure  
 ††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
 ‡ housetype dependent  
 ‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
 ‡‡‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling  
 ^ plot dependent  
 ^^ plot specific, refer site layout  
 ^^^ refer site landscape layout  
 # semi recessed basin if AD M4(ii) applicable  
 ## soft close mechanism to doors & drawers  
 ### where provision of shower tray allows  
 - where shown on layouts

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

# 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





## How to find us

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