



Parsonage Place

Parsonage Place is an attractive collection of 1, 2, 3 and 4-bedroom homes situated in the historic village of Otham, surrounded by picturesque countryside just outside Maidstone.



Bellway



Countryside idyll with city connections

A broad selection of homes to suit most lifestyles

Parsonage Place is an attractive collection of 1, 2, 3 and 4 bedroom homes situated in the historic village of Otham, surrounded by picturesque countryside just outside Maidstone. The development has been designed to provide the perfect balance between modern comfort and rural charm, with private parking to every property and plenty of open space.

Inside each home you'll find versatile living spaces that are perfectly designed to cater for a variety of lifestyles. Whether you love to entertain friends, need some space to watch your family flourish or simply want a cosy place to relax after a busy day, a home at Parsonage place, with its quality finish and excellent travel links, makes the perfect choice.

Find the perfect balance in ancient Otham

Close to charming history, idyllic countryside and the spectacular city

The ancient village of Otham is a beautiful location that offers all the peace of village life, with the hustle and bustle of Kent's thriving county town minutes away when you need it. Maidstone town centre provides all the essentials such as supermarkets, banks, pharmacies and other services, but it also has much more to offer. Its historic streets are lined with a fantastic selection of shops, ranging from unique independent boutiques to well-known high-street brands. There is also a choice of cafés, pubs and restaurants to enjoy, which together make socialising a real pleasure.

In an area with such rich heritage, there are plenty of historic landmarks to explore, such as Stoneacre manor house and gardens or the stunning Leeds Castle. For something more energetic, have some family fun in the treetops at Go Ape, or let off some steam at Mote Park with its lakeside playgrounds, BMX track, skatepark and water sports centre.

Keeping fit is also made easy at Maidstone Leisure Centre, with its gym, fitness classes, swimming pool and sports hall, all just a nine-minute drive away. You can also enjoy a round of golf at a choice of clubs in the local area.

If the great outdoors is your thing, you'll be pleased to hear that Parsonage Place puts you in the heart of the countryside. There are numerous footpaths that start from Otham and lead you on wonderful walks past mature woodland and through open fields, taking in spectacular views along the way.

Education is also well taken care of, with a range of local schools from primary right through to sixth form, including grammar schools, many within 10 minutes by car. There are also options for higher education within easy reach, providing access to apprenticeships, degrees and other training courses.

For travelling further afield, the nearby M20 provides excellent access to London, and the M25. This puts Gatwick Airport within 45 minutes and the Port of Dover within an hour. When you also consider that Bearsted Railway Station is a six-minute drive away and operates direct services to London Victoria in 1 hour 15 minutes, it's easy to see why Parsonage Place makes such a great place to be.





Development plan



4 Bedroom Homes



The Scrivener

Plots 10, 28, 31, 32, 44, 45, 60, 63, 64, 65, 81, 82, 96, 126, 127, 130, 131, 197, 198, 227, 229, 230, 259, 260, 284, 292, 293, 313, 314, 390, 391, 394, 395, 401 & 402



The Hadlow

Plots 94, 95, 97, 98 & 99



The Wainwright

Plot 100



The Milliner

Plots 3, 15, 16, 29, 86, 124, 125, 133, 228, 258, 283, 285, 389 & 398



The Bowyer

Plots 4, 14, 17, 27, 38, 66, 196, 231, 257, 272, 275, 282, 291, 294, 315, 330, 333 & 392

Existing Residential Area

3 Bedroom Homes



The Thespian

Plots 1, 6, 11, 20, 23, 30, 33, 39, 42, 48, 61, 78, 87, 92, 102, 110, 121, 185, 189, 201, 210, 216, 239, 242, 244 & 311



The Turner

Plots 12, 13, 70, 71, 72, 83 & 84



The Yalding

Plots 21, 25, 40, 195, 199, 217, 226, 245, 261, 276, 280, 295, 300, 326 & 331



The Otham

Plots 22, 26, 41, 192, 193, 194, 200, 218, 225, 235, 236, 246, 262, 277, 281, 296, 299, 327 & 332



The Malling

Plots 46, 47, 50, 51, 58, 59, 128, 129, 186 & 187



The Chandler

Plots 2, 5, 7, 8, 9, 18, 19, 24, 34, 35, 43, 55, 56, 57, 62, 79, 88, 93, 101, 109, 122, 123, 188, 190, 191, 211, 215, 270, 271, 273, 274, 278, 279, 297, 298, 312, 399 & 400



The Mason

Plots 36, 37, 49, 80, 85, 132, 243, 324, 325, 328, 329, 393, 396 & 397



2 Bedroom Homes



The Joiner

Plots 74, 77, 106, 107, 108, 221, 224, 237, 238, 240, 241, 247, 250, 251, 252, 253, 256, 263, 266, 267, 268, 269, 288, 289, 290, 301, 304, 316, 319, 320, 321, 322 & 323



The Potter

Plots 52, 53, 54, 67, 68, 75, 76, 90, 91, 103, 104, 105, 212, 213, 214, 219, 220, 222, 223, 232, 233, 234, 248, 249, 254, 255, 264, 265, 286, 287, 302, 303, 317, 318, 334, 335, 354 & 355



The Saddler (FOG)

Plots 69 & 73

Apartments



Simmonds Court

1 Bedroom
The Barton - Plots 405, 407 & 410
The Sultan - Plot 411
2 Bedroom
The Emperor - Plot 403
The Monarch - Plot 404
The Sovereign - Plots 406 & 408
The Majesty - Plots 409 & 412



Wotton Place

1 Bed
The Kaiser - Plots 413, 416, 419
The Prince - Plots 415, 418
The Potentate - Plot 420
2 Bed
The Magnate - Plots 414 & 417
The Caesar - Plot 421

1 Bedroom Home



Gate House

Plot 89

2-3 Bedroom Homes



Affordable Homes

Material Finishes



S/s - Stone Version
W - Weatherboard Version
T - Tile Hanging Version

Key to plan

s/s - Sub station
v - Visitor parking

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 Scrivener

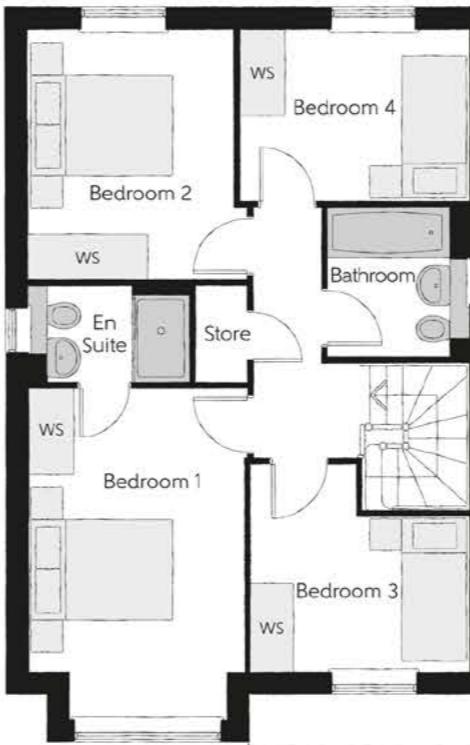
FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home



First Floor

Bedroom 1	4.589m x 2.963m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 3.030m (max)	11'4" x 9'11" (max)
Bedroom 3	3.035m x 2.869m (max)	9'11" x 9'5" (max)
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"
Bathroom	2.075m x 1.905m	6'10" x 6'3"



Ground Floor

Kitchen	3.335m x 3.202m	10'11" x 10'6"
Family/Dining	4.480m x 2.884m (max)	14'8" x 9'6" (max)
Living Room	4.943m x 3.537m (inc. bay)	16'3" x 11'7" (inc. bay)
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

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 Hadlow

FOUR BEDROOM HOME



Bellway

The Hadlow

Four bedroom home

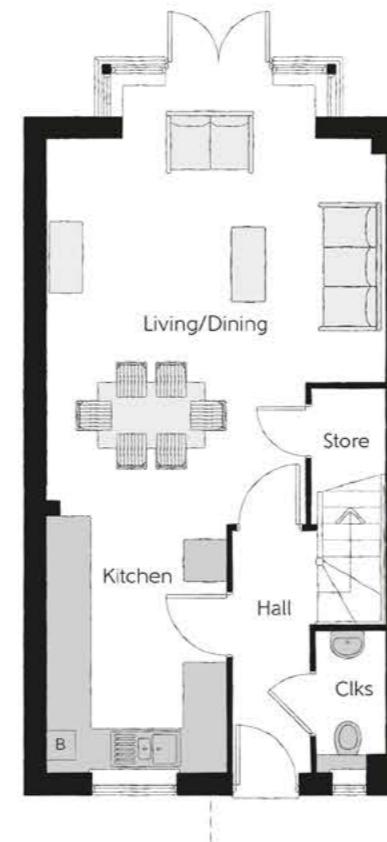


Second Floor

Bedroom 1	3.900m x 3.630m (max)	12'10" x 11'11" (max)
Bedroom 1 En suite	2.329m x 2.280m (max)	7'7" x 7'6" (max)
Dressing	2.280m x 2.250m	7'6" x 7'5" (max)

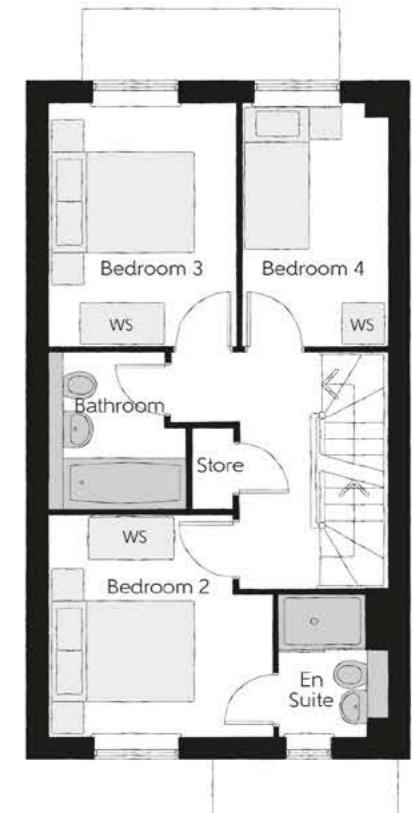
First Floor

Bedroom 2	3.105m x 3.074m (max)	10'2" x 10'1" (max)
Bedroom 2 En suite	1.961m x 1.476m (max)	6'5" x 4'10" (max)
Bedroom 3	3.361m x 2.592m	11'0" x 8'6"
Bedroom 4	3.361m x 1.989m	11'0" x 6'6"
Bathroom	2.175m x 1.903m (max)	7'2" x 6'3" (max)



Ground Floor

Kitchen	3.450m x 2.503m	11'4" x 8'3"
Living/Dining	6.120m x 4.668m (max)	20'1" x 15'4" (max)
Cloakroom	1.960m x 0.937m	6'5" x 3'1"



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

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The Wainwright

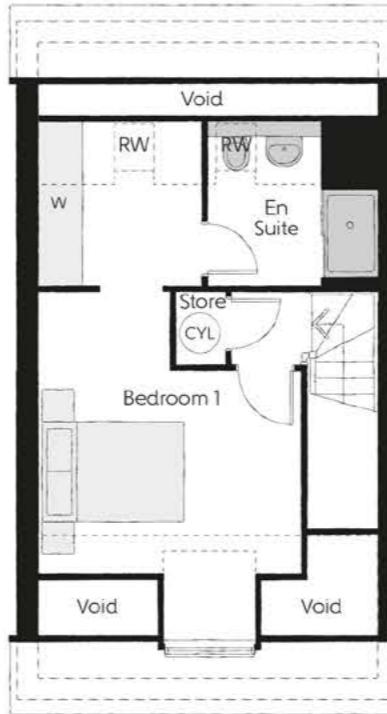
FOUR BEDROOM HOME



Bellway

The Wainwright

Four bedroom home

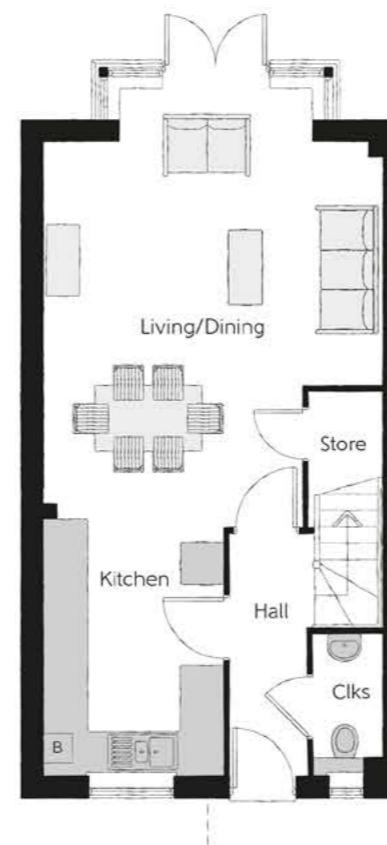


Second Floor

Bedroom 2	3.780m x 3.630m (max)	12'4" x 11'11" (max)
Bedroom 4	3.380m x 2.250m (max)	11'1" x 7'4" (max)
Shower	2.329m x 2.290m	7'7" x 7'6"

First Floor

Bedroom 1	4.667m x 3.369m (max)	15'4" x 11'0" (max)
Bedroom 1 En Suite	2.150m x 1.387m	7'1" x 4'6"
Bedroom 3	3.459m x 2.378m	11'4" x 7'9"
Bathroom	2.200m x 1.904m	7'2" x 6'3"



Ground Floor

Kitchen	3.169m x 2.502m	10'5" x 8'3"
Living/Dining	6.259m x 4.667m (max)	20'7" x 15'4" (max)
Cloakroom	1.905m x 0.937m	6'3" x 3'1"



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

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The Milliner

FOUR BEDROOM HOME



Bellway

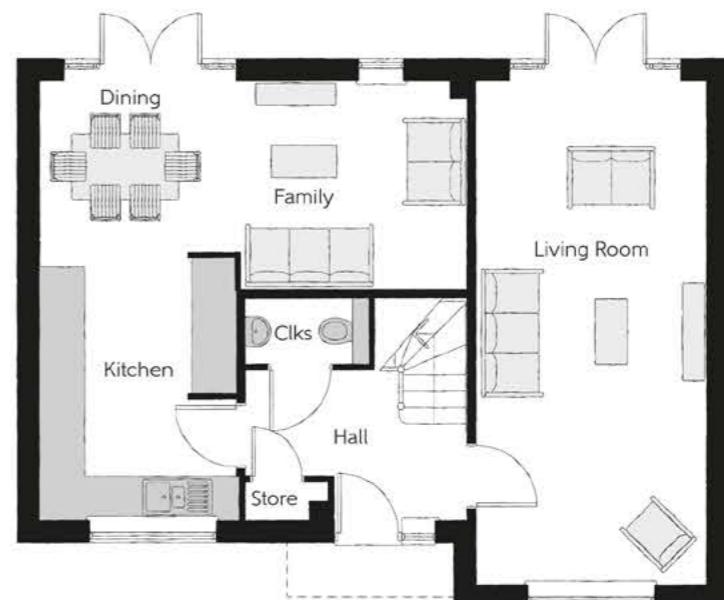
The Milliner

Four bedroom home



First Floor

Bedroom 1	4.352m x 3.160m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.316m x 1.423m	7'7" x 4'8"
Bedroom 2	3.584m x 3.063m (max)	11'9" x 10'1" (max)
Bedroom 3	2.935m x 2.561m	9'8" x 8'5"
Bedroom 4	3.285m x 2.545m (max)	10'9" x 8'4" (max)
Bathroom	2.242m x 1.905m	7'4" x 6'3"



Ground Floor

Kitchen	3.630m x 2.695m	11'11" x 8'10"
Dining	2.783m x 2.368m	9'2" x 7'9"
Family	3.142m x 2.875m	10'4" x 9'5"
Living Room	6.985m x 3.160m	22'11" x 10'4"
Cloakroom	1.863m x 0.903m	6'1" x 3'0"

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

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The Bowyer

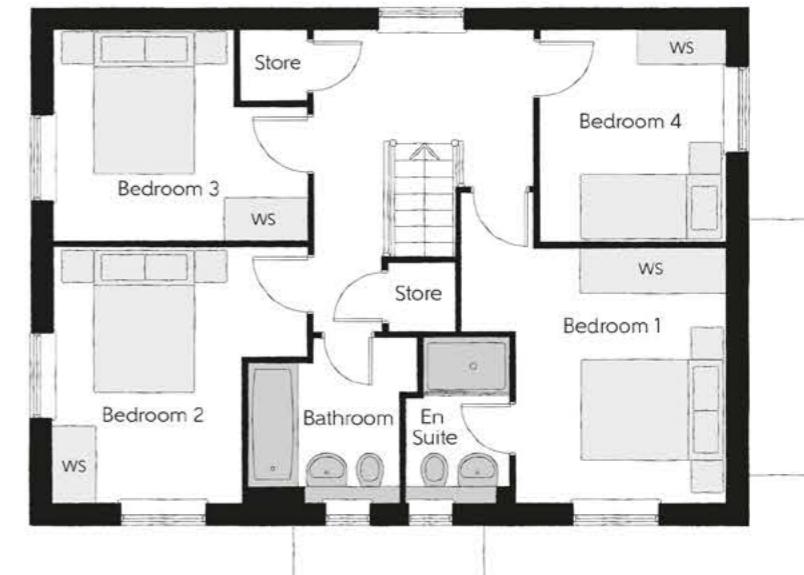
FOUR BEDROOM HOME



Bellway

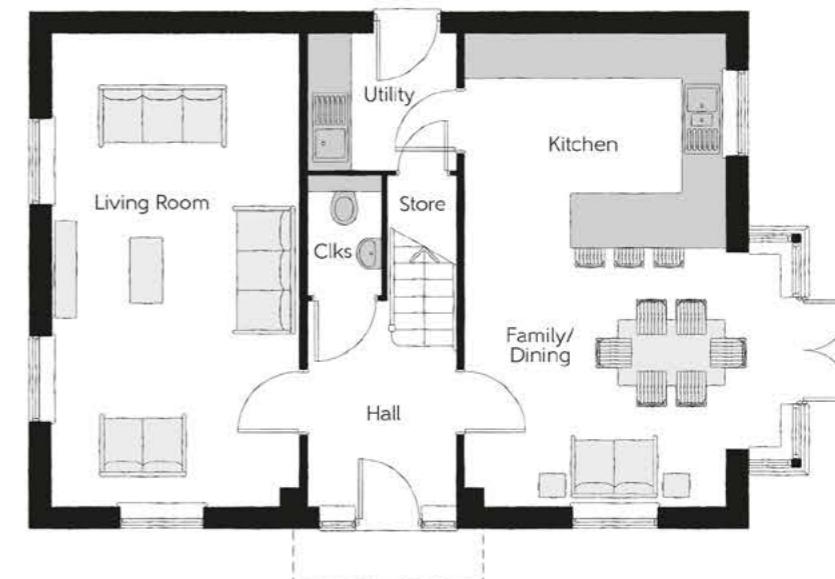
The Bowyer

Four bedroom home



First Floor

Bedroom 1	4.285m x 3.662m (max)	14'1" x 12'0" (max)
Bedroom 1 En Suite	2.254m x 1.441m	7'5" x 4'9"
Bedroom 2	3.527m x 3.269m (max)	11'7" x 10'9" (max)
Bedroom 3	3.527m x 3.178m (max)	11'7" x 10'5" (max)
Bedroom 4	2.925m x 2.580m	9'7" x 8'6"
Bathroom	2.351m x 2.254m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen	3.600m x 3.013m	11'10" x 9'10"
Family/Dining	4.388m x 3.522m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.535m x 3.417m	21'5" x 11'3"
Utility	2.030m x 1.873m	6'8" x 6'2"
Cloakroom	1.650m x 0.995m	5'5" x 3'3"

Ck's - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Thespian

THREE BEDROOM HOME



Bellway

The Thespian

Three bedroom home



First Floor

Bedroom 1	3.560m x 2.949m	11'8" x 9'8"
Bedroom 1 En Suite	2.949m x 1.200m	9'8" x 3'11"
Bedroom 2	3.175m x 2.390m	10'5" x 7'10"
Bedroom 3	3.175m x 2.370m	10'5" x 7'9"
Bathroom	1.923m x 1.903m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	4.848m x 3.113m	15'11" x 10'3"
Living Room	4.848m x 3.478m ^(max)	15'11" x 11'5" ^(max)
Cloakroom	1.898m x 0.960m	6'3" x 3'2"

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

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The Turner

THREE BEDROOM HOME



Bellway

The Turner

Three bedroom home



First Floor

Bedroom 1	4.161m x 3.456m	13'8" x 11'4"
Bedroom 1 En Suite	1.960m x 1.475m	6'5" x 4'10"
Bedroom 2	3.492m x 2.150m	11'5" x 7'1"
Bedroom 3	3.507m x 2.430m	11'6" x 7'11"
Bathroom	2.150m x 1.905m	7'1" x 6'3"



Ground Floor

Kitchen	3.169m x 2.505m	10'5" x 8'3"
Living/Dining	6.225m x 4.668m (max)	20'5" x 15'4" (max)
Cloakroom	1.960m x 0.937m	6'5" x 3'1"

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

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The Yalding

THREE BEDROOM HOME



Bellway

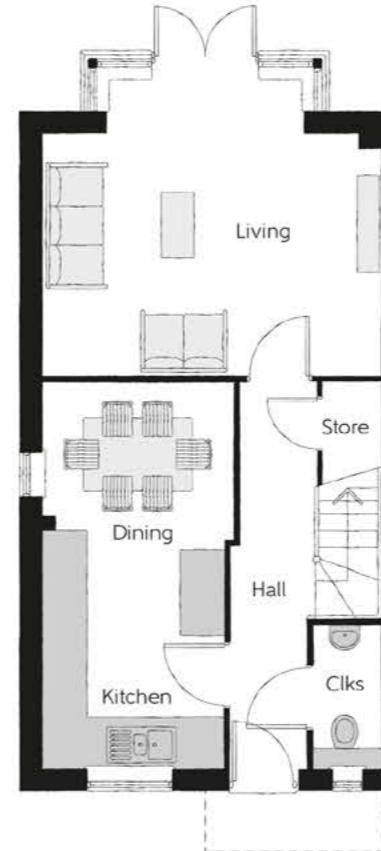
The Yalding

Three bedroom home



First Floor

Bedroom 1	3.593m x 3.07m (max)	11'9" x 10'1" (max)
Bedroom 1 En Suite	1.960m x 1.475m	6'5" x 4'10"
Bedroom 2	3.358m x 2.589m	11'0" x 8'6"
Bedroom 3	3.358m x 1.986m	11'0" x 6'6"
Bathroom	2.150m x 1.905m	7'1" x 6'3"



Ground Floor

Kitchen/Dining	5.334m x 2.648m (max)	17'6" x 8'8" (max)
Living	4.668m x 4.146m	15'4" x 13'7"
Cloakroom	1.960m x 0.937m	6'5" x 3'1"

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

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The Otham

THREE BEDROOM HOME



Bellway

The Otham

Three bedroom home



First Floor

Bedroom 1	3.593m x 3.07m (max)	11'9" x 10'1" (max)
Bedroom 1 En Suite	1.960m x 1.475m	6'5" x 4'10"
Bedroom 2	3.358m x 2.589m	11'0" x 8'6"
Bedroom 3	3.358m x 1.986m	11'0" x 6'6"
Bathroom	2.150m x 1.905m	7'1" x 6'3"



Ground Floor

Kitchen	3.450m x 2.503m	11'4" x 8'3"
Living/Dining	6.120m x 4.668m (max)	20'1" x 15'4" (max)
Cloakroom	1.960m x 0.937m	6'5" x 3'1"

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

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The Malling

THREE BEDROOM HOME



Bellway

The Malling

Three bedroom home



First Floor

Bedroom 1	4.960m x 3.210m (max)	16'3" x 10'6" (max)
Bedroom 1 En suite	2.320m x 1.563m	7'7" x 5'2"
Bedroom 2	3.660m x 3.145m (max)	12'0" x 10'4" (max)
Bedroom 3	3.913m x 2.520m	12'10" x 8'3"
Bathroom	1.957m x 1.905m	6'5" x 6'3"



Ground Floor

Living/Dining/Kitchen	7.660m x 4.630m (max)	25'2" x 15'2" (max)
Cloakroom	1.905m x 0.963m	6'3" x 3'2"
Garage	6.023m x 3.133m	19'9" x 10'3"

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

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The Chandler

THREE BEDROOM HOME



Bellway

The Chandler

Three bedroom home



First Floor

Bedroom 1	3.402m x 3.019m	11'2" x 9'11"
Bedroom 1 En Suite	2.445m x 1.195m	8'0" x 3'11"
Bedroom 2	3.495m x 3.402m (max)	11'6" x 11'2" (max)
Bedroom 3	3.040m x 2.474m	10'0" x 8'1"
Bathroom	1.965m x 1.957m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.455m x 3.050m	17'11" x 10'0"
Living Room	5.364m x 3.216m (inc. bay)	17'7" x 10'7" (inc. bay)
Cloakroom	1.895m x 0.951m	6'3" x 3'1"

Ck's - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Mason

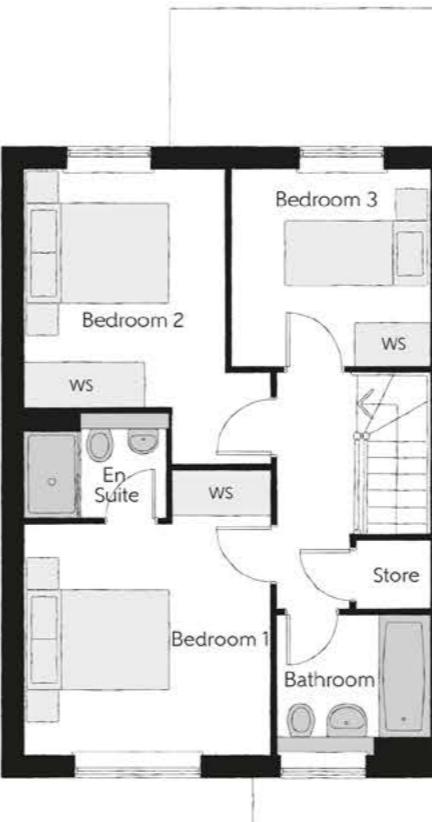
THREE BEDROOM HOME



Bellway

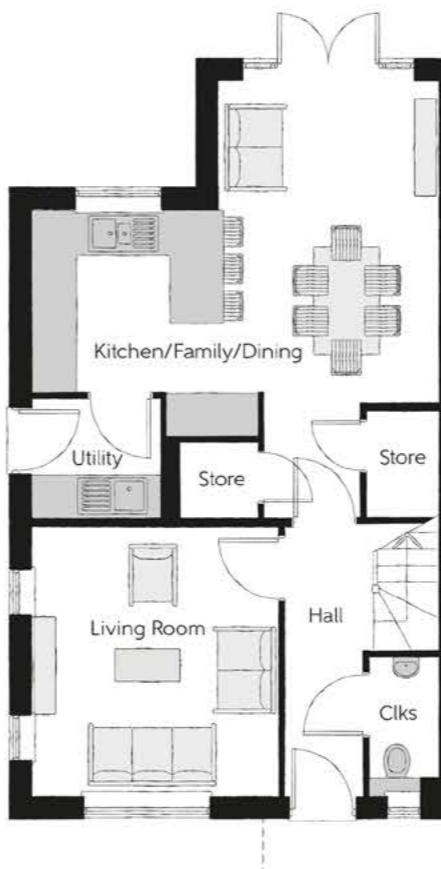
The Mason

Three bedroom home



First Floor

Bedroom 1	3.928m x 3.438m (max)	12'11" x 11'3" (max)
Bedroom 1 En Suite	1.978m x 1.460m	6'6" x 4'9"
Bedroom 2	4.095m x 3.438m (max)	13'5" x 11'3" (max)
Bedroom 3	2.739m x 2.738m	9'0" x 9'0"
Bathroom	2.085m x 1.912m	6'10" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.635m x 4.477m	18'6" x 14'8"
Living Room	3.710m x 3.420m	12'2" x 11'3"
Utility	1.776m x 1.663m	5'10" x 5'5"
Cloakroom	1.912m x 0.959m	6'3" x 3'2"

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

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The Joiner

TWO BEDROOM HOME



Bellway

The Joiner

Two bedroom home



First Floor

Bedroom 1	4.049m x 2.725m	13'3" x 8'11"
Bedroom 2	4.049m x 2.400m (max)	13'3" x 7'10" (max)
Bathroom	2.360m x 1.905m	7'9" x 6'3"



Ground Floor

Kitchen/Dining	4.049m x 3.378m (max)	13'3" x 11'1" (max)
Living Room	4.853m x 3.159m (max)	15'11" x 10'4" (max)
Cloakroom	1.468m x 1.010m	4'9" x 3'4"

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

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The Potter

TWO BEDROOM HOME



Bellway

The Potter

Two bedroom home



First Floor

Bedroom 1	4.037m x 3.993m (max)	13'3" x 13'1" (max)
Bedroom 1 En Suite	1.863m x 1.476m	6'1" x 4'10"
Bedroom 2	3.993m x 2.468m (max)	13'1" x 8'1" (max)
Bathroom	1.918m x 1.863m	6'3" x 6'1"



Ground Floor

Kitchen	3.720m x 1.800m	12'2" x 5'11"
Living/Dining	5.338m x 3.993m (max)	17'6" x 13'1" (max)
Cloakroom	1.600m x 0.940m	5'3" x 3'1"

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

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The Saddler

Two bedroom home

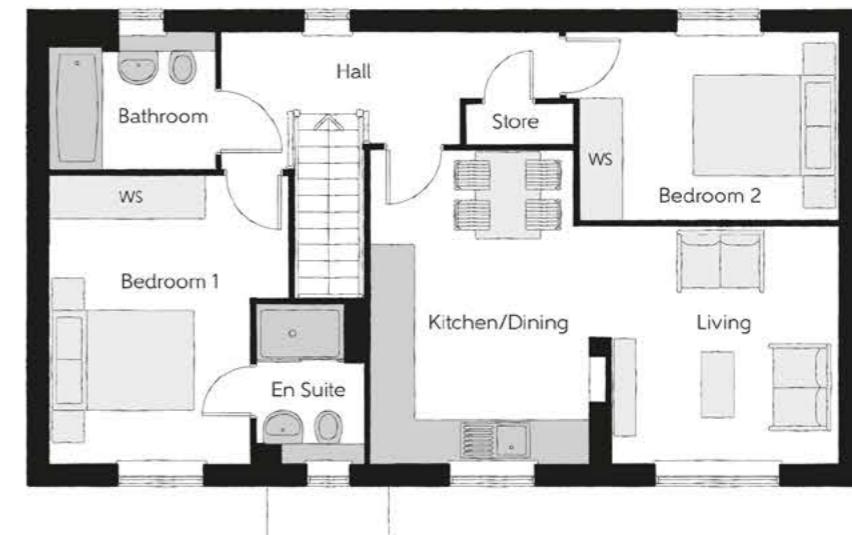


The Saddler

TWO BEDROOM HOME

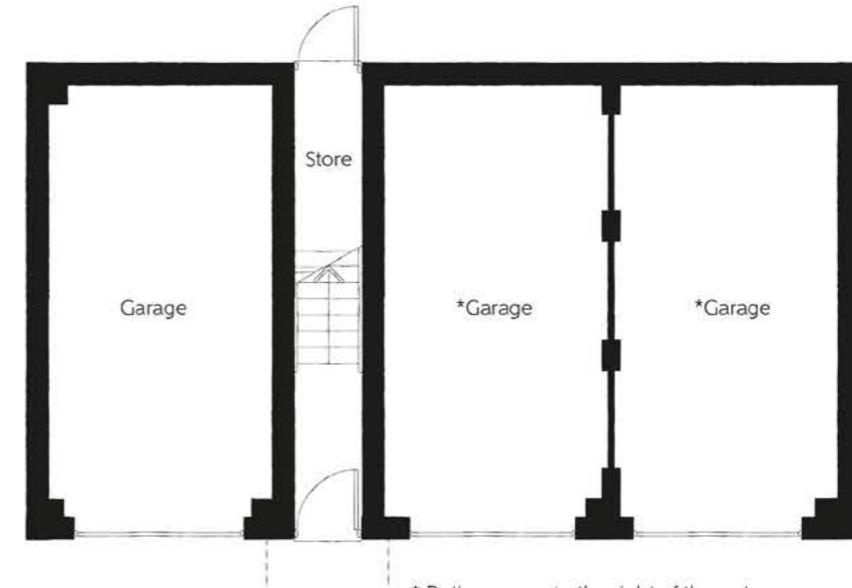


Bellway



First Floor

Kitchen/Dining	4.279m x 3.081m (max)	14'0" x 10'1" (max)
Living	3.539m x 3.293m (max)	11'7" x 10'10" (max)
Bedroom 1	3.980m x 3.312m (max)	13'1" x 10'0" (max)
Bedroom 1 En Suite	2.198m x 1.460m	7'3" x 4'9"
Bedroom 2	3.963m x 2.592m (max)	13'0" x 8'6" (max)
Bathroom	2.213m x 1.905m	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.

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

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The Gate House

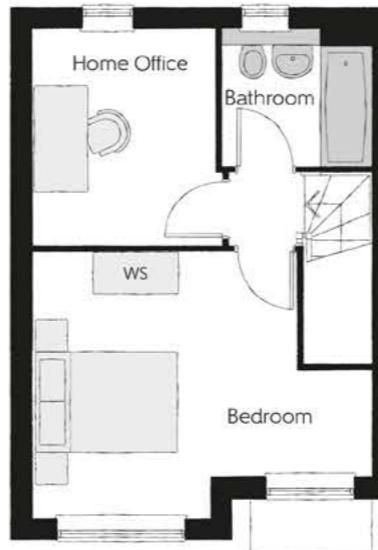
ONE BEDROOM HOME



Bellway

The Gate House

One bedroom home



First Floor

Bedroom	4.689m x 3.680m	15'5" x 12'1"
Home Office	2.993m x 2.511m	9'10" x 8'3"
Bathroom	2.085m x 1.890m	6'10" x 6'2"



Ground Floor

Kitchen	2.635m x 2.274m	8'8" x 7'6"
Living/Dining	4.773m x 4.699m	15'8" x 15'5"
Cloakroom	1.908m x 1.890m	6'3" x 6'2"

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

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Simmonds Court

ONE AND TWO BEDROOM APARTMENTS



Bellway

Simmonds Court

One and two bedroom apartments



The Emperor
Plot 403

Kitchen	3.181m x 3.120m	10'5" x 10'3"
Living/Dining	4.327m x 3.850m	14'2" x 12'8"
Bedroom 1	3.370m x 3.035m	11'1" x 9'11"
Bedroom 2	4.179m x 2.700m	13'8" x 8'10"
Total area	73.1 sq. m.	911 sq. ft.



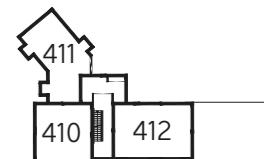
The Monarch
Plot 404

Kitchen	3.781m x 3.120m	12'5" x 10'3"
Living	4.427m x 3.850m	14'6" x 12'8"
Dining	2.710m x 2.631m	8'11" x 8'8"
Bedroom 1	3.521m x 3.035m	11'7" x 9'11"
Bedroom 2	3.141m x 2.700m	10'4" x 8'10"
Total area	73.1 sq. m.	787 sq. ft.

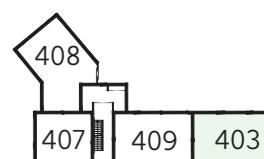
WS - Wardrobe Space (suggestion only, wardrobe not included)

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

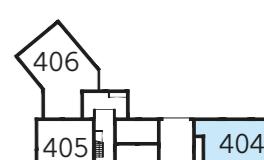
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Second Floor



First Floor



Ground Floor

The Baron
Plots 405, 407 & 410

Kitchen	3.725m x 2.975m	12'3" x 9'9"
Living/Dining	4.460m x 3.910m	14'8" x 12'10"
Bedroom	3.325m x 3.200m	10'11" x 10'6"
Total area	53.6 sq. m.	

Door variation
to plot 405 only



Second Floor

First Floor

Ground Floor

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

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The Sultan
Plot 411

Kitchen	3.365m x 1.885m	11'0" x 6'2"
Living/Dining	5.548m x 3.290m	18'2" x 10'10"
Bedroom	3.887m x 3.370m	12'9" x 11'1"
Utility	1.800m x 1.295m	5'11" x 4'3"
Total area	60.1 sq. m.	



The Sovereign
Plots 406 & 408

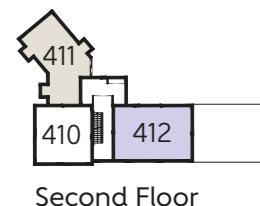
Kitchen	3.610m x 2.812m	11'10" x 9'3"
Living/Dining	4.610m x 4.173m	15'1" x 13'8"
Bedroom 1	3.603m x 3.185m	11'10" x 10'5"
Bedroom 2	3.695m x 3.384m	12'1" x 11'1"
Total area	74.8 sq. m.	

The Majesty
Plots 409 & 412

Kitchen	3.395m x 2.978m	11'2" x 9'9"
Living/Dining	4.007m x 3.865m	13'2" x 12'8"
Bedroom 1	3.975m x 3.406m	13'0" x 11'2"
Bedroom 2	3.835m x 2.609m	12'7" x 8'7"
Total area	70.4 sq. m.	

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Second Floor

First Floor

Ground Floor



Wotton Place

ONE AND TWO BEDROOM APARTMENTS



Bellway

Wotton Place

One and two bedroom apartments



The Kaiser
Plots 413, 416 & 419

Kitchen	3.752m x 2.975m	12'3" x 9'9"
Living/Dining Room	4.460m x 3.910m	14'8" x 12'10"
Bedroom	3.325m x 3.200m	10'11" x 10'6"
Total area	53.6 sq. m.	577 sq. ft.

420

419 421

Second Floor

417

416 418

First Floor

414

413 415

Ground Floor

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

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The Magnate
Plots 414 & 417

Kitchen	4.010m x 2.800m	13'2" x 9'2"
Living/Dining	4.620m x 4.600m	15'2" x 15'1"
Bedroom 1	3.406m x 3.184m	11'2" x 10'5"
Bedroom 2	3.584m x 2.899m	11'9" x 9'6"
Total area	71.3 sq. m.	768 sq. ft.

The Potentate
Plot 420

Kitchen	3.180m x 2.040m	10'5" x 6'8"
Living/Dining	4.600m x 4.482m	15'1" x 14'8"
Bedroom	4.256m x 3.354m	14'0" x 11'0"
Study	2.951m x 2.255m	9'8" x 7'5"
Total area	60.8 sq. m.	654 sq. ft.

The Prince
Plots 415 & 418

Kitchen	3.478m x 1.985m	11'5" x 6'6"
Living/Dining	5.435m x 3.888m	17'10" x 12'9"
Bedroom 1	4.285m x 3.406m	14'1" x 11'2"
Bedroom 2	3.835m x 2.609m	12'7" x 8'7"
Total area	72.9 sq. m.	785 sq. ft.

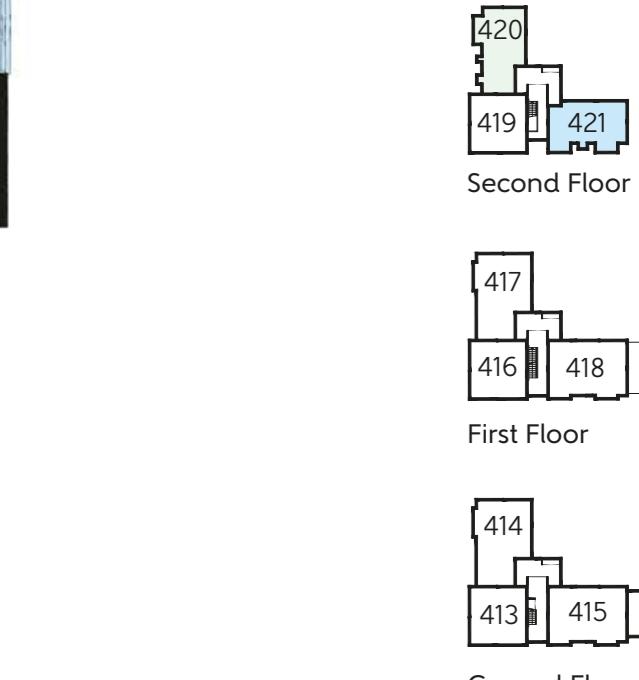
The Caesar
Plot 421

Kitchen	4.266m x 2.007m	14'0" x 6'7"
Living/Dining	4.515m x 4.281m	14'10" x 14'1"
Bedroom	4.510m x 3.465m	14'10" x 11'4"
Total area	59.4 sq. m.	639 sq. ft.

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

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Houses Specification

		1 & 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 Satin MDF	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●
		White Satin 120x14 MDF Grooved & Chamfered		●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●
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 Linear Bowl & Half SS Sink & TCAF3 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	●	●
		A E G Single Oven BEK351010M		●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●
		A E G 4 Burner Gas Hob HGB64420YM & Glass Splashback		●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●
		A E G Cooker Hood Extractor DKB4650M		●
	Appliances Microwave	A E G Combination Microwave KMK721000M		●
	Appliances Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS55LE18S	●	●
		A E G 70/30 Fridge Freezer SCB618F3LS		●
	Appliance Dishwasher	Electrolux Dishwasher KEAFT200L	●	●
		A E G Dishwasher FSK31610Z ††		●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●
		A E G Washing Machine L7FE7261BI		●
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 Chrome Trim	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●
	Bathroom - Basin	Roca DEBBA 500WHB with Semi 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 - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††		●
	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 Flat Edged Chrome Trim †††	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††		●

	1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
MECHANICAL	Waste Water Heat Recovery	Waste Water Heat Recovery System ^	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●
	Towel Warmers	Flat Chrome to Bathroom	●
		Flat Chrome to Bathroom & En-Suite 1	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●
ELECTRICS	PV Generation Optimiser	Marlec Solar iBoost ^	●
	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	●
	Lighting	Pendant Fitting to Habitable Rooms	●
	Lighting - Kitchen	White Recessed Spot Lights	●
		Polished Chrome 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 & 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 inciltilage 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	Block Paviours #	●
	Landscaping - Front	Medallion Turf & Landscape Planting ###	●
	Landscaping - Rear	Rotovated Topsoil ###	●
	Renewables	Photovoltaic Array ##	●
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	●

* electrical infrastructure upgrade maybe required

** fire rated as necessary

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

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ refer site layout

‡‡ consult with sales executive for specific development details

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

^ housetype dependent - liaise with sales executive

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

^^^ kitchen only

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

Apartments Specification

FINISHES		1 Bedroom Apartments	2 Bedroom Apartments
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	●	●
Ceilings	Crown White Matt Emulsion	●	●
Walls	Crown White Matt Emulsion	●	●
Floors	Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1	●	●
Window Cills	White Satin MDF	●	●
Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●
Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●
Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●
Ironmongery	Chrome SR100 Door Furniture	●	●

KITCHEN		1 Bedroom Apartments	2 Bedroom Apartments
Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●
Frontals	Bellway Band B 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 KOFCH00BX	●	●
Appliances Hob	Electrolux Induction Hob LIT6043 & SS Splashback	●	●
Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●
Appliances Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) **	●	●
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	●	●

WET ROOMS		1 Bedroom Apartments	2 Bedroom Apartments
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate **	●	●
Bathroom - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	●	●
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower ‡	●	
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * †	●	
	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †		●
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate **		●
En-Suite - Basin	Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		●
En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps		●
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††		●
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ***		●
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †		●

MECHANICAL		1 Bedroom Apartments	2 Bedroom Apartments
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	●	
	Flat Chrome to Bathroom & En-Suite 1		●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV	●	●

1 Bedroom Apartments
2 Bedroom Apartments

ELECTRICS		1 Bedroom Apartments	2 Bedroom Apartments
Home Working	Dedicated Power, USB & Data Points	●	●
Communications - Access	Video Entry System	●	●
Safety - Heat	Heat Detector DET ***	●	●
Safety - Fire	Optical Smoke Detectors LD2 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	●	
	Bathroom & Ensuite 1 Only		●
Lighting	Pendant Fitting to Habitable Rooms	●	●
Lighting - Kitchen Under Unit	High Output 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	●	●

EXTERNS & MISC

Shared Parking Areas	Block Pavilions ^	●	●
Build Method	Masonry ^^	●	●

* full height around bath where shower provided as standard

** at build stage

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

† full height to shower enclosure

†† housetype dependent - liaise with sales executive

††† housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

‡ inc MIRA bath screen 1.1863.004

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

††† kitchen only

^ plot dependent

^† plot specific, refer site layout

^†† soft close mechanism to doors & drawers

1 Bedroom Apartments
2 Bedroom Apartments

1 Bedroom Apartments
2 Bedroom Apartments



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.

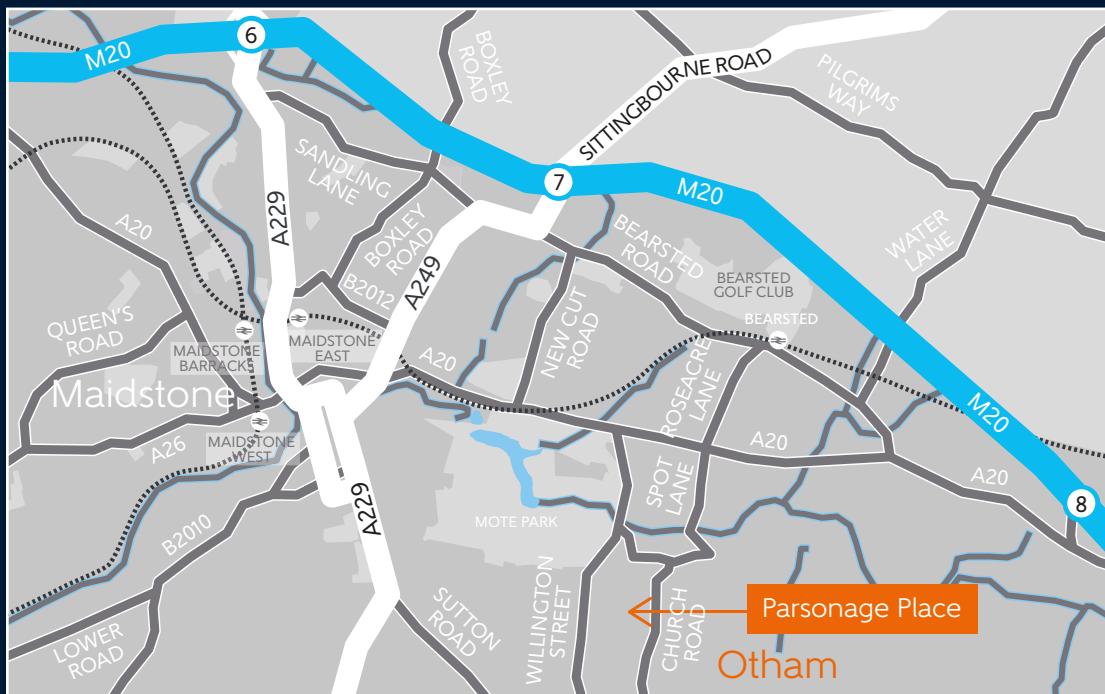
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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



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.

