



Rowden Chase

Rowden Chase, a stunning collection of 2, 3, 4 and 5-bedroom homes nestled in the charming semi-rural surroundings of Chippenham.



Bellway



A thriving community nestled in charming Wiltshire

Your perfect home in a vibrant market town

Rowden Chase is an exceptional collection of energy-efficient 2, 3, 4 and 5-bedroom contemporary homes located in the thriving town of Chippenham, Wiltshire. Ideally situated close to both essential amenities and

scenic countryside, the development is perfectly tailored for first-time buyers, downsizers and growing families seeking a balanced, convenient lifestyle.

Where countryside meets connectivity

Nature on your doorstep, the city within reach

At Rowden Chase, daily essentials are never far away. A choice of major supermarkets and other large retailers are located close by for complete everyday convenience. Additionally, Chippenham town centre is a seven-minute drive away, offering a delightful blend of independent boutiques, national retailers and vibrant street markets filled with local produce and unique treasures.

Dining enthusiasts will appreciate Chippenham's diverse culinary scene. Whether you're looking for relaxed cafés, traditional pubs or finer dining, there's something to suit every palate.

Residents at Rowden Chase can easily enjoy Chippenham's impressive array of leisure and cultural amenities. The Olympiad Leisure Centre provides excellent sports and fitness facilities, including a swimming pool, gym and squash courts, while Chippenham Sports Club supports activities such as tennis, hockey and cricket. For evenings and weekends out, the Neeld Community & Arts Centre regularly hosts live music, theatre performances and art exhibitions, while the Reel Astoria Cinema screens the latest releases.

Chippenham is surrounded by beautiful countryside and boasts delightful parks and nature reserves perfect for

outdoor enthusiasts and families alike. Hilltop Park and playground is a stone's throw away, while John Coles Park in the town centre offers play areas, tennis courts and summer bandstand concerts. Tranquil Monkton Park, set alongside the River Avon, provides peaceful riverside walks and Lacock Abbey estate is just a five-minute drive away - ideal for family outings or leisurely strolls.

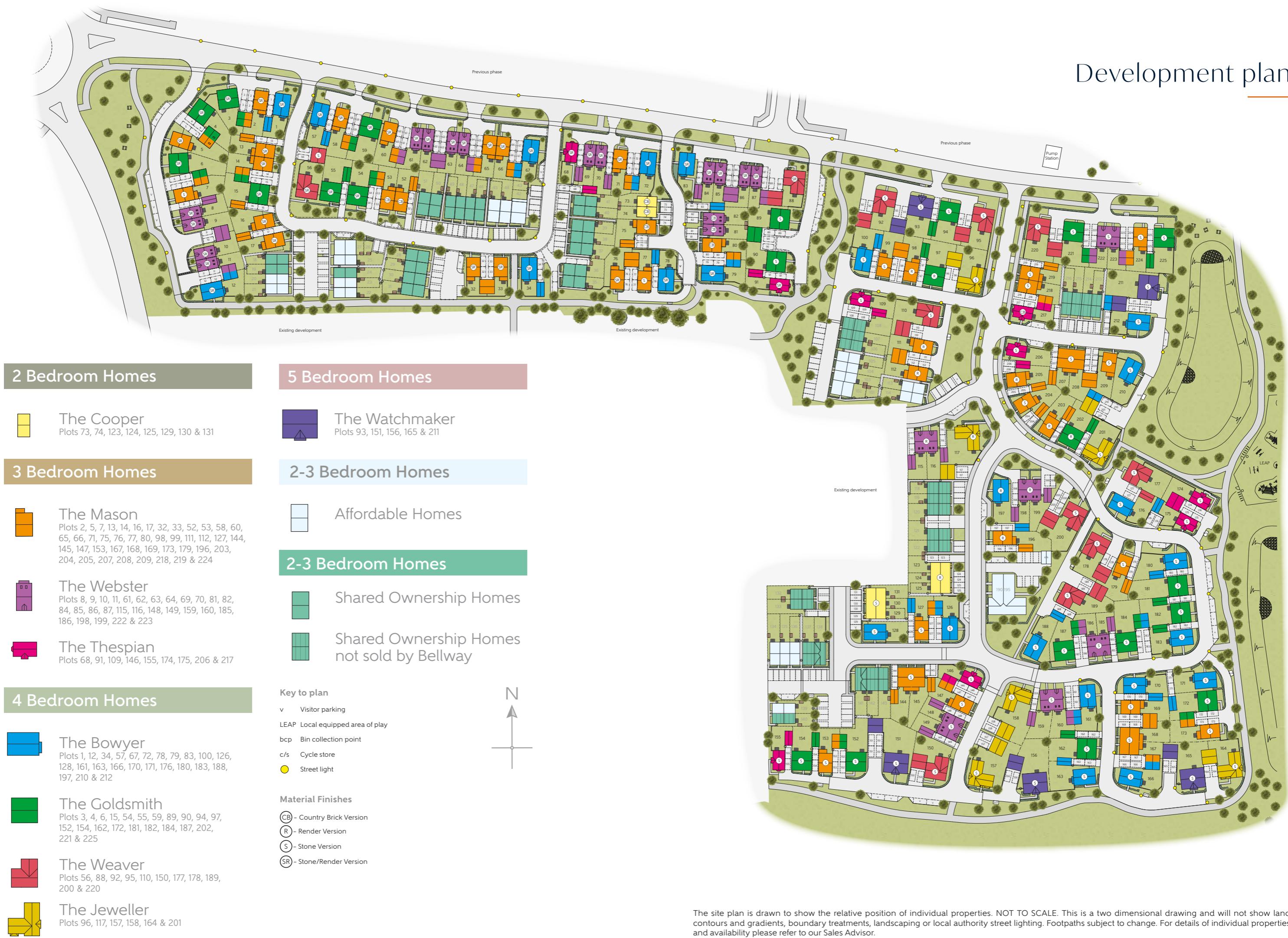
Families will find quality educational opportunities abundant in Chippenham, with highly regarded primary and secondary schools located conveniently nearby. Wiltshire College & University Centre, also situated within the town, provides a range of vocational courses and further education opportunities, ideal for learners of all ages.

Transport links from Rowden Chase are superb, making commuting straightforward. Chippenham railway station offers fast, direct connections to London Paddington, Bath and Bristol. Road networks are equally impressive, with easy access to the M4 motorway via the A350, while comprehensive bus routes efficiently connect Chippenham to surrounding areas. For international travel, Bristol Airport is approximately an hour's drive away, providing a gateway to numerous global destinations.





Development plan





The Baker

TWO BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

The Baker

Two bedroom home

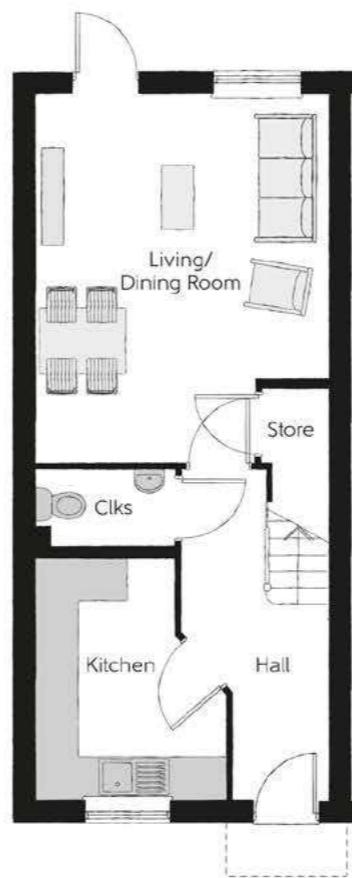


First Floor

Bedroom 1
Bedroom 2
Bathroom

4.08m x 3.46m
(max) (max)
4.08m x 3.98m
(max) (max)
1.93m x 2.18m

13'5" x 11'4"
(max) (max)
13'5" x 13'1"
(max) (max)
6'4" x 7'2"



Ground Floor

Kitchen
Living/Dining Room
Cloakroom

2.65m x 3.35m
(max) (max)
4.08m x 5.12m
(max) (max)
1.93m x 1.09m

8'8" x 11'0"
(max) (max)
13'5" x 16'10"
(max) (max)
6'4" x 3'7"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. BA/CB/500/S00/S/01/F.



The Cooper

TWO BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

The Cooper

Two bedroom home



First Floor

Bedroom 1	3.17m x 3.90m (max)	10'5" x 12'9"
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5"
Bathroom	1.91m x 1.99m	6'3" x 6'6"



Ground Floor

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

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. CO/CB/500/S00/S/01/J.



The Tillman

THREE BEDROOM HOME



Bellway

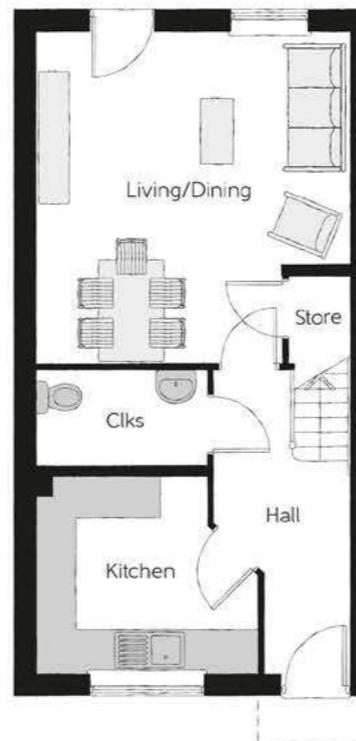
The Tillman

Three bedroom home



First Floor

Bedroom 1	4.79m x 2.82m	15'9" x 9'3"
Bedroom 2	2.55m x 4.69m	8'4" x 15'5"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	1.93m x 2.11m	6'4" x 6'11"



Ground Floor

Kitchen	3.36m x 3.05m (max)	11'0" x 10'0" (max)
Living/Dining	4.79m x 5.05m (max)	15'9" x 16'7" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. TI/CB/500/S00/S/01/F.



The Mason

THREE BEDROOM HOME



Bellway

The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max)	18'6" x 19'10" (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. MA/CB/500/S00/D/01/Q.



The Webster

THREE BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

The Webster

Three bedroom home



Second Floor

Bedroom 1	3.63m x 4.89m (max)	11'11" x 16'1" (max)
Dressing	2.28m x 2.30m	7'6" x 7'7"
Bedroom 1 En Suite	2.30m x 2.30m	7'7" x 7'7"

First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Ground Floor

Kitchen/Dining	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Living Room	3.63m x 5.33m (max)	11'11" x 17'6" (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. WB/CB/500/S00/S/01/F.



The Thespian

THREE BEDROOM HOME



Bellway

The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" 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.

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. TH/CB/500/S00/D/01a/L



The Bowyer

FOUR BEDROOM HOME



Bellway

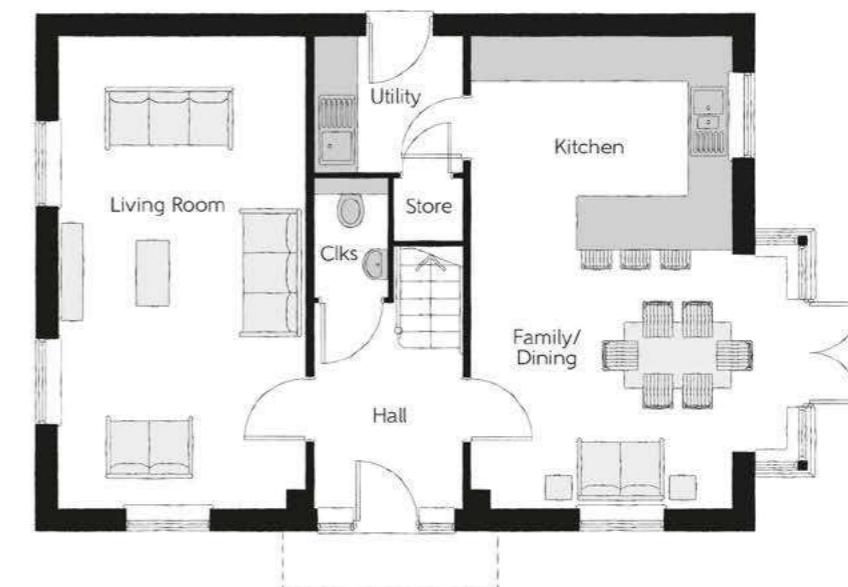
The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

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

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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. BO/CB/500/S00/D/01/K.



The Goldsmith

FOUR BEDROOM HOME



Bellway

The Goldsmith

Four bedroom home



First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

Ground Floor

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



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. GO/CB/500/S00/D/01/H.



The Weaver

FOUR BEDROOM HOME



Bellway

The Weaver

Four bedroom home



First Floor

Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max)	18'1" x 20'3" (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. WE/CB/500/S00/D/01/K.



The Jeweller

FOUR BEDROOM HOME



Bellway

The Jeweller

Four bedroom home

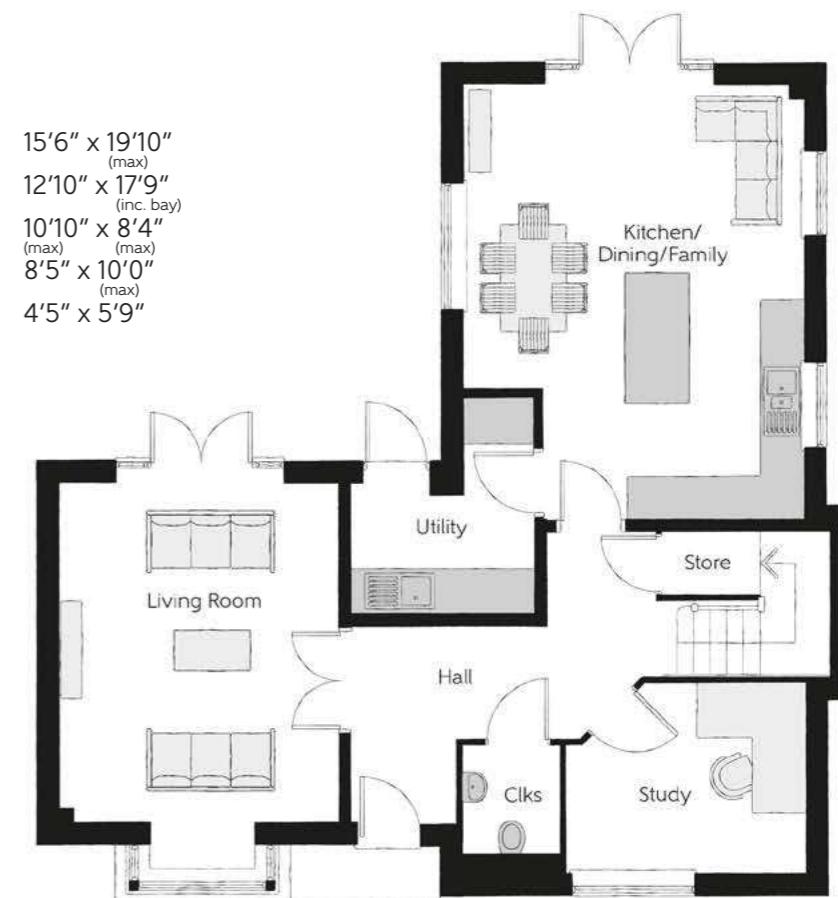
First Floor

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



Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max)	15'6" x 19'10" (max)
Living Room	3.91m x 5.42m (inc. bay)	12'10" x 17'9" (inc. bay)
Study	3.31m x 2.55m (max)	10'10" x 8'4" (max)
Utility	2.57m x 3.04m (max)	8'5" x 10'0" (max)
Cloakroom	1.34m x 1.75m	4'5" x 5'9"



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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. JE/CB/500/S00/D/01/C.



The Watchmaker

FIVE BEDROOM HOME



Bellway

The Watchmaker

Five bedroom home



First Floor

Bedroom 1	3.62m x 4.46m (max)	11'11" x 14'8" (max)
Bedroom 1	2.59m x 1.41m	8'6" x 4'8"
En Suite		
Bedroom 2	3.62m x 3.35m (max)	11'11" x 11'0" (max)
Bedroom 2	2.76m x 1.41m	9'1" x 4'8"
En Suite		
Bedroom 3	3.80m x 3.39m (max)	12'6" x 11'2" (max)
Bedroom 4	3.62m x 3.78m (max)	11'11" x 12'5" (max)
Bedroom 5	2.93m x 2.98m	9'7" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Ground Floor

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



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. 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/500/S00/D/01/G.

Specification

		2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
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 Satin MDF	•	•	•	•			
	Stairs:	Timber Stair - White Gloss MDF Strings	•	•	•	•			
	Balusters:	White Gloss Stop Chamfered Balusters	•	•	•	•			
	Newel Posts:	White Gloss Stop Chamfered Newels	•	•					
		Oak Stop Chamfered Newels			•	•			
	Newel Caps:	White Gloss Flat Top Newel Caps	•	•					
		Oak Flat Top Newel Caps			•	•			
	Handrail:	White Gloss Heavy Duty Handrail	•	•					
		Oak Heavy Duty Handrail			•	•			
	Skirting:	White Gloss 94x14 MDF Grooved & Chamfered	•	•					
		White Gloss 120x14 MDF Grooved & Chamfered			•	•			
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•	•			
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•	•			
	Ironmongery:	Chrome SR100 Door Furniture	•	•					
		Chrome SR700 Door Furniture			•	•			
Wardrobes:	Hinged Fitted Wardrobes to Bed 1				•				
KITCHEN	Hob Splashback :	Stainless Steel Splashback	•	•	•	•			
	Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•	•	•			
	Utility Tap:	Leisure Chrome Aquapace Tap	•	•	•	•			
	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	•						
		Leisure Eaton Bowl & Half SS Sink		•					
		Leisure Atlanta Bowl & Half SS Sink			•				
		Rangemaster Glendale Bowl & Half SS Sink				•			
	Utility Sink:	Leisure Eaton Single Bowl SS Sink		•					
		Leisure Atlanta Single Bowl SS Sink			•				
		Rangemaster Glendale Single Bowl SS Sink				•			
	Appliances Oven:	Electrolux Single Oven KOFGH00BX	•	•					
		Electrolux Single Oven KOFGH40TX			•				
		A E G Single Oven BPK556260M				•			
Appliances Hob:	Electrolux 4 Burner Gas Hob KGS56404SX	•	•						
	Electrolux 4 Burner Gas Hob KGS56424X			•					
	A E G 5 Burner Gas Hob HGB75420YM				•				
Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•	•					
	A E G Cooker Hood Extractor DK84950M (recirculating)				•				
Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			•					
	A E G Combination Microwave KMK525860M				•				
Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•						
	Electrolux 70/30 Fridge Freezer LN55LE18S				•				
	Electrolux 70/30 Fridge Freezer LN55LE18S (2no)					•			
Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) **	•	•						
	Electrolux Dishwasher KEAF7200L				•	•			
Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)	•	•	•	•				
WET ROOMS	Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & 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	•	•	•	•				

	WET ROOMS	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•			
	Bristan SAIL Chrome Bath & Basin Mixer Taps		•		
Bathroom - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♦	•	•	•	•
Bathroom - Shower:	Mira MINIMAL Single Thermostatic Shower †	•	•		
	Mira MINIMAL Single Thermostatic Shower ♦			•	•
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with 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 ▼▼	•	•	•	•
	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 *			•	•
MECHANICAL	Boiler:	Ideal LOGIC Combination Boiler (Cb) □■	•	•	
	Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) □■				
Controls:	Honeywell T6R Dual Zone Smart 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:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•	•	•
Consumer Unit:	Wylex Consumer Unit	•	•	•	•
Sockets & Switches:	Deta SLIMLINE white fittings	•	•	•	•
Lighting:	Pendant Fitting to Habitable Rooms	•	•	•	•
Lighting - Kitchen:	White Recessed Spot Lights	•	•	•	•
Lighting - Kitchen Under Unit:	High Output 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	Build Method:	Masonry #†	•	•	•
Ecological:	Hedgehog Highway fencing adaption	•	•	•	•
Garages Electrics:	Light & Power Point to incutlage Garages #†	•	•	•	•
Maintenance:	1st Fix Plumbing Only	•	•		
	External Tap			•	•
Number Plaque:	Artisan Number Plaque	•	•	•	•
Footpath & Patio:	Grey 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 □ @	•	•	•	•

- * full height to shower enclosure
- ** refer site landscape layout
- ▼ where layout allows
- ▼▼ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling at build stage
- † inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ## plot specific, refer site layout
- ◊ where provision of shower tray allows
- ♦ full height around bath where shower provided as standard
- ♦♦ consult with sales executive for specific development details
- ♦♦♦ plot dependent
- ♦♦♦ house type dependent - liaise with sales executive
- ♦♦♦ kitchen only
- ♦♦♦ fire rated as necessary
- house type dependent on particular 4 bed house types - liaise with Sales Advisor
- semi recessed basin if AD M4(ii) applicable
- ^■ soft close mechanism to doors & drawers
- @ electrical infrastructure upgrade maybe required

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.



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.

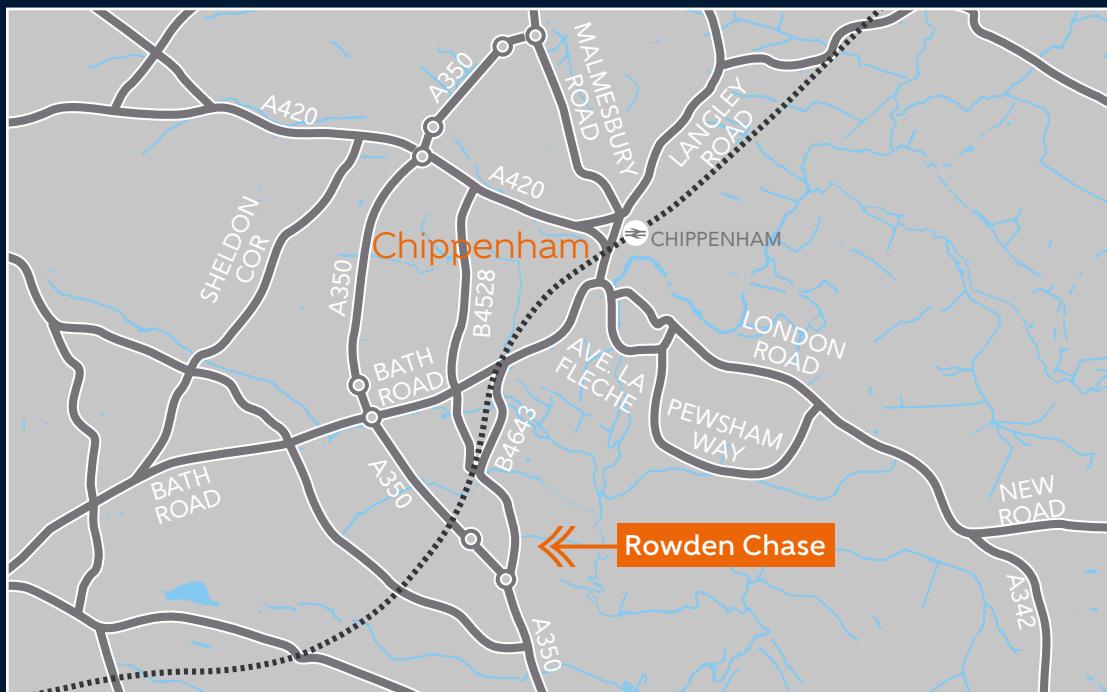
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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.

