



Chamberlains Heath

Chamberlains Heath is a development of 3, 4, and 5-bedroom homes, located in Bedfordshire, Leighton Buzzard.



THE
ARTISAN
COLLECTION

Bellway



Find all you need and so much more

Essentials on your doorstep and everything else within reach

Ideal for a range of buyers – from first-time homeowners to upsizing families – these homes come with thoughtful features including private parking, high-spec interiors, and flexible layouts that adapt to your lifestyle. Whether you're working from home, entertaining guests, or raising a family, you'll find a space that works for you.

Set within a sought-after area, Chamberlains Heath offers the best of both worlds: peaceful residential living with excellent access to town amenities, green spaces, and transport links. The development is close to well-regarded local schools, making it a practical choice for families. For those who enjoy the outdoors, you'll find an abundance of parks, woodlands and nature reserves nearby. Rushmere Country Park, Tiddenfoot Waterside Park, and Ascott House offer the perfect places for walking, cycling, or simply relaxing in nature.

The town of Leighton Buzzard offers a welcoming, vibrant community with a broad range of amenities. Enjoy the charm of weekly markets, independent

boutiques, and local eateries, as well as the convenience of major retailers and supermarkets. The Leighton Buzzard Library Theatre provides a rich cultural calendar, while numerous cafés, pubs, and restaurants ensure there's always something new to discover.

Connectivity is another standout benefit of Chamberlains Heath. With easy access to the A4146, A5, and M1, road travel across the region is effortless. For rail commuters, Leighton Buzzard Station offers direct services to London Euston in just over 30 minutes, and Birmingham in under 90. Luton Airport is also within a 30-minute drive – ideal for business travel or holidays abroad.

Whether you're taking your first step onto the property ladder, growing your family, or looking to embrace a more sustainable way of life, Chamberlains Heath is more than just a place to live – it's a place to thrive. Welcome to a community where future living begins today.



Your future begins here

Homes designed for modern living

Chamberlains Heath is a forward-thinking new development of beautifully crafted 3, 4, and 5-bedroom homes in the thriving, historic market town of Leighton Buzzard. This thoughtfully planned collection combines timeless architectural design with the latest in sustainable technology, offering homes that are not only elegant and spacious, but also future-ready.

Each property at Chamberlains Heath is fully electric and powered by highly efficient Air Source Heat Pumps (ASHP). This future-focused approach to homebuilding supports a greener lifestyle without compromising on warmth, comfort, or day-to-day practicality. Whether you're relaxing in the open-plan living space, cooking in a modern kitchen, or enjoying your private garden, every detail is built to enhance your everyday experience.





Development plan



Key to plan

- v Visitor parking
- u Unallocated parking
- bcp Bin collection point

Material Finishes

- (R) - Render 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.

3 Bedroom Homes

- The Chandler
Plots 6, 16, 75, 76, 132, 138, 140, 142, 143, 153, 154, 156, 163 & 164
- The Lymner
Plots 15, 30, 33, 58, 71, 97, 99, 100, 101, 109, 137, 141, 147 & 150
- The Rushmere
Plots 21, 50, 51, 126, 127 & 128
- The Tenterer
Plots 23, 133, 146 & 190
- The Painter
Plots 53, 54, 55, 56, 148 & 149
- The Tailor
Plots 144 & 145

4 Bedroom Homes

- The Scrivener
Plots 3, 31, 32, 57, 63, 73, 74, 98, 102, 105, 125, 130, 134, 135, 136, 139, 174, 177 & 181
- The Milliner
Plots 8, 20, 24, 44, 69, 157, 166, 186, 187, 191 & 200
- The Braybrooke *Life*
Plots 7, 17, 22, 46, 48, 60, 61, 83, 103, 104, 131, 152, 175, 176, 180 & 182
- The Bowyer
Plots 151 & 173
- The Luthier
Plots 65, 106, 108, 159 & 178
- The Misbourne
Plots 68, 158, 196 & 199
- The Alwick (rear)
Plots 129 & 155
- The Alwick (side)
Plots 52, 124, 167 & 170
- The Arkwright
Plots 4, 18, 72, 81, 160, 168, 169, 171, 172, 197 & 198
- The Weaver
Plots 5, 45, 49, 64, 80, 84, 107, 179 & 195
- The Kempston
Plots 19, 59, 70 & 82

5 Bedroom Homes

- The Watchmaker
Plots 1, 2, 183, 184, 188, 189, 193 & 194
- The Leamington
Plots 47, 62, 67, 161, 165, 185 & 192
- The Henlow
Plots 66 & 162

1-4 Bedroom Homes

- Affordable Homes



The Chandler

Three bedroom home

The Chandler

THREE BEDROOM HOME

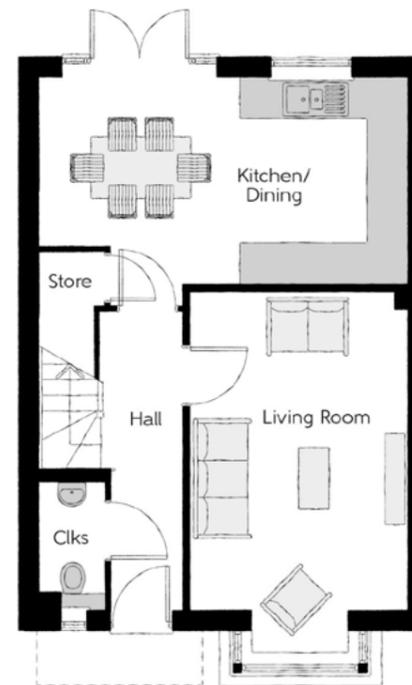


Bellway



First Floor

Bedroom 1	3.48m x 3.02m (max) (max)	11'5" x 9'11" (max) (max)
Bedroom 1 En Suite	2.51m x 1.20m	8'2" x 3'9"
Bedroom 2	3.50m x 3.48m (max) (max)	11'6" x 11'5" (max) (max)
Bedroom 3	2.89m x 2.48m (max) (max)	9'6" x 8'2" (max) (max)
Bathroom	1.96m x 1.95m	6'4" x 6'4"



Ground Floor

Kitchen/Dining	5.54m x 3.05m (max) (max)	18'2" x 10'0" (max) (max)
Living Room	5.38m x 3.27m (max) (max)	17'8" x 10'9" (max) (max)
Cloakroom	1.95m x 0.96m	6'4" x 3'1"

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

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

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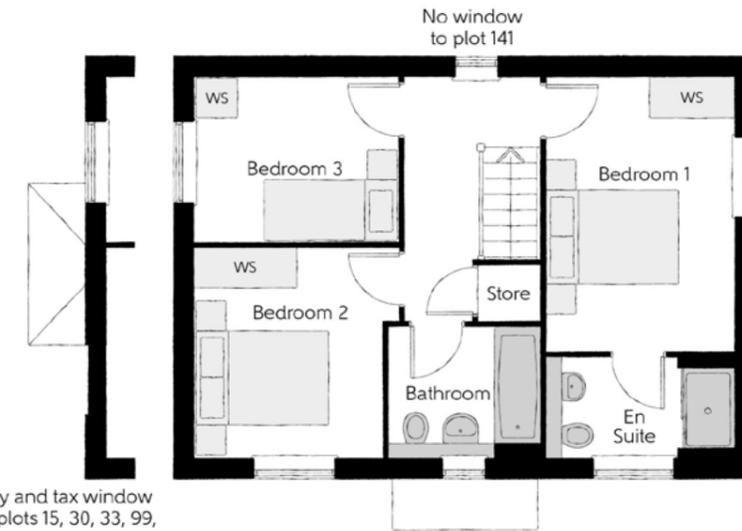


The Lymner

THREE BEDROOM HOME



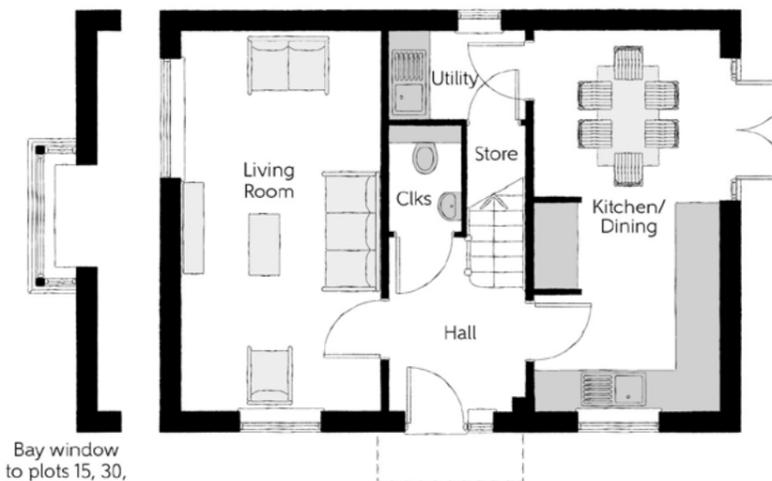
Bellway



Bay and tax window to plots 15, 30, 33, 99, 100, 101, 137 & 141

First Floor

Bedroom 1	4.09m x 2.79m (max) (max)	13'5" x 9'2" (max) (max)
Bedroom 1 En Suite	2.78m x 1.47m	9'1" x 4'9"
Bedroom 2	3.13m x 3.02m (max) (max)	10'3" x 9'11" (max) (max)
Bedroom 3	3.02m x 2.43m	9'11" x 8'0"
Bathroom	2.25m x 1.94m	7'4" x 6'4"



Bay window to plots 15, 30, 33, 99, 100, 101, 137 & 141

Ground Floor

Kitchen/Dining	5.65m x 2.73m (max) (max)	18'7" x 8'11" (max) (max)
Living Room	5.65m x 2.96m (max) (max)	18'7" x 9'9" (max) (max)
Utility	2.05m x 1.32m (max) (max)	6'9" x 4'4" (max) (max)
Cloakroom	1.57m x 1.07m	5'2" x 3'6"

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

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The Rushmere

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.00m x 4.61m (max) (max)	9'10" x 15'2" (max) (max)
Bedroom 2	3.16m x 3.15m (max) (max)	10'4" x 10'4" (max) (max)
Bedroom 3	2.73m x 3.13m (max) (max)	9'0" x 10'3" (max) (max)
Bathroom	2.86m x 2.89m	9'5" x 9'6"



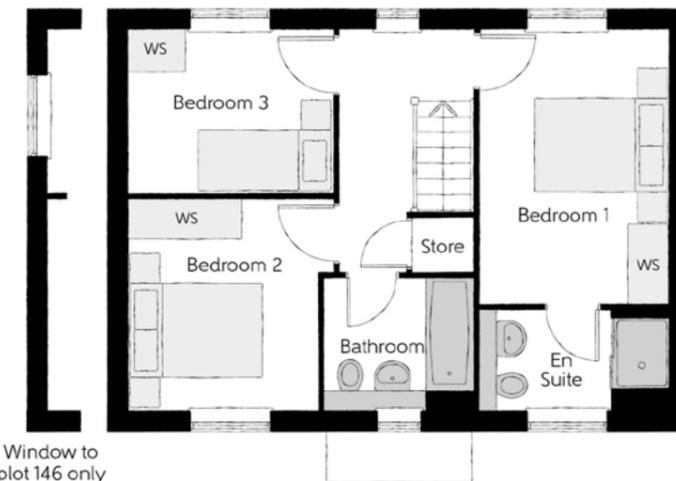
Ground Floor

Kitchen/Dining	5.99m x 3.10m (max) (max)	19'8" x 10'2" (max) (max)
Living Room	3.18m x 6.23m (max) (max)	10'5" x 20'5" (max) (max)
Cloakroom	1.67m x 2.30m	5'5" x 7'6"

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

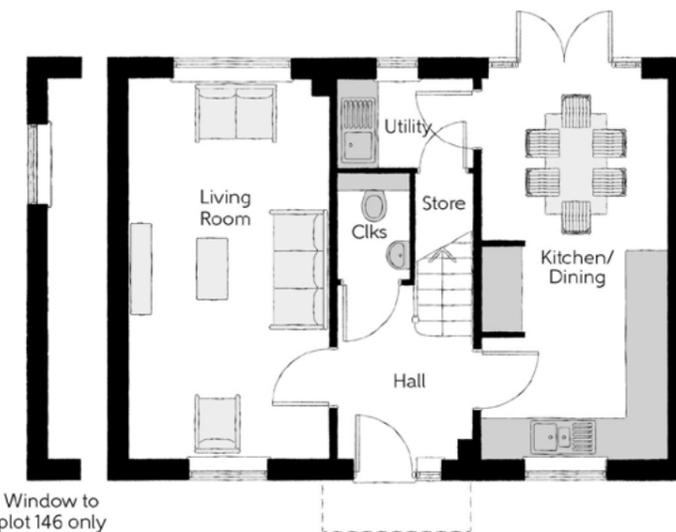
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First Floor

Bedroom 1	4.09m (max)	x 2.79m (max)	13'5" x 9'2" (max) (max)
Bedroom 1 En Suite	2.78m	x 1.47m	9'1" x 4'9"
Bedroom 2	3.13m (max)	x 3.02m (max)	10'3" x 9'11" (max) (max)
Bedroom 3	3.02m	x 2.43m	9'11" x 8'0"
Bathroom	2.25m	x 1.94m	7'4" x 6'4"



Ground Floor

Kitchen/Dining	5.65m (max)	x 2.73m (max)	18'7" x 8'11" (max) (max)
Living Room	5.65m (max)	x 2.96m (max)	18'7" x 9'9" (max) (max)
Utility	2.02m (max)	x 1.32m (max)	6'8" x 4'4" (max) (max)
Cloakroom	1.07m	x 1.58m	3'6" x 5'2"

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

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The Tenterer

THREE BEDROOM HOME



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The Painter

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.35m x 3.25m (max) (max)	10'9" x 10'8" (max) (max)
Bedroom 1 En Suite	1.51m x 2.06m (max) (max)	4'11" x 6'9" (max) (max)
Bedroom 2	2.20m x 3.52m (max) (max)	7'3" x 11'7" (max) (max)
Bedroom 3	2.52m x 3.59m (max) (max)	8'3" x 11'9" (max) (max)
Bathroom	2.20m x 1.93m	7'3" x 6'4"



Ground Floor

Living/Dining	4.78m x 3.52m (max) (max)	15'8" x 11'7" (max) (max)
Kitchen	3.22m x 4.07m (max) (max)	10'7" x 13'4" (max) (max)
Cloakroom	1.90m x 1.11m	6'3" x 3'8"

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

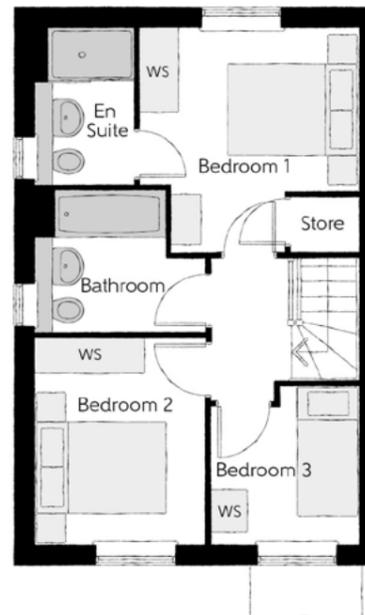
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The Tailor

THREE BEDROOM HOME



First Floor

Bedroom 1	3.32m x 3.26m (max) (max)	10'11" x 10'8" (max) (max)
Bedroom 1 En Suite	1.43m x 2.30m	4'8" x 7'6"
Bedroom 2	3.07m x 3.50m (max) (max)	10'1" x 8'3" (max) (max)
Bedroom 3	2.34m x 2.19m (max) (max)	7'8" x 7'2" (max) (max)
Bathroom	2.50m x 3.07m (max) (max)	8'2" x 10'1" (max) (max)



Ground Floor

Kitchen/Dining	4.79m x 3.45m (max) (max)	15'9" x 11'4" (max) (max)
Living Room	4.13m x 3.91m (max) (max)	13'7" x 12'10" (max) (max)
Cloakroom	1.14m x 1.58m	3'8" x 5'2"

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

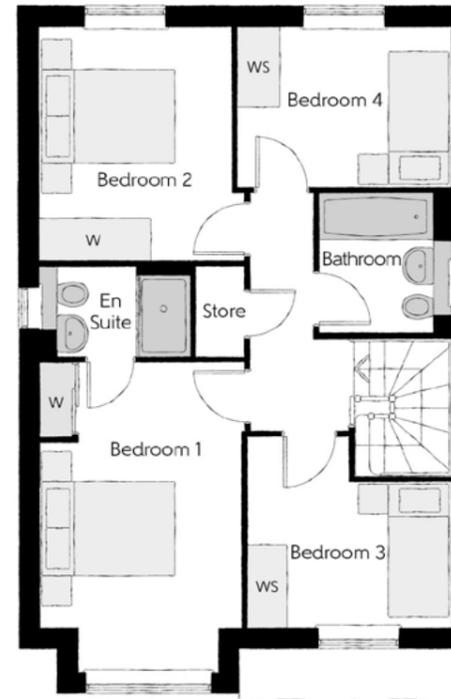
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The Scrivener

FOUR BEDROOM HOME



First Floor

Bedroom 1	4.60m x 2.97m (max) (max)	15'1" x 9'9" (max) (max)
Bedroom 1 En Suite	2.23m x 1.32m	7'3" x 4'3"
Bedroom 2	3.47m x 2.85m (max) (max)	11'5" x 9'4" (max) (max)
Bedroom 3	3.03m x 2.82m (max) (max)	9'11" x 9'3" (max) (max)
Bedroom 4	3.16m x 2.38m (max) (max)	10'4" x 7'10" (max) (max)
Bathroom	1.96m x 2.04m	6'5" x 6'8"



Ground Floor

Kitchen/Dining/Family	6.10m x 2.70m (max) (max)	20'0" x 8'10" (max) (max)
Living Room	4.95m x 3.55m (max) (max)	16'3" x 11'8" (max) (max)
Utility	1.84m x 1.70m (max) (max)	6'0" x 5'7" (max) (max)
Cloakroom	0.95m x 2.12m	3'1" x 6'11"

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

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The Arkwright

FOUR BEDROOM HOME

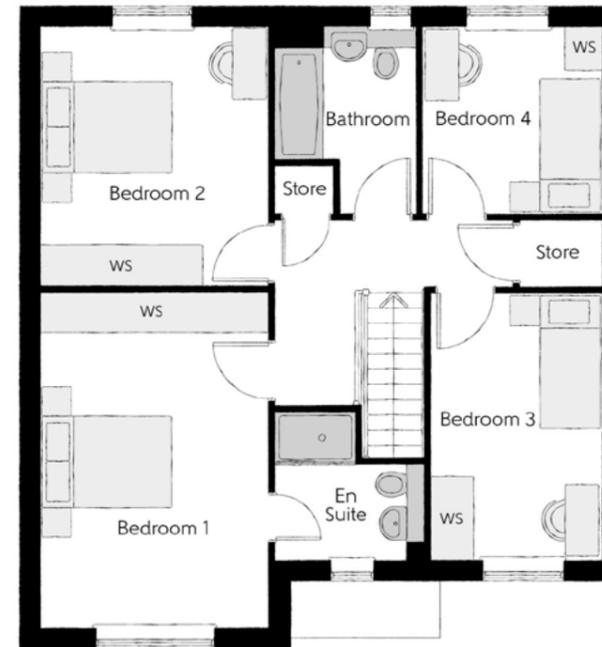


THE
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Bellway

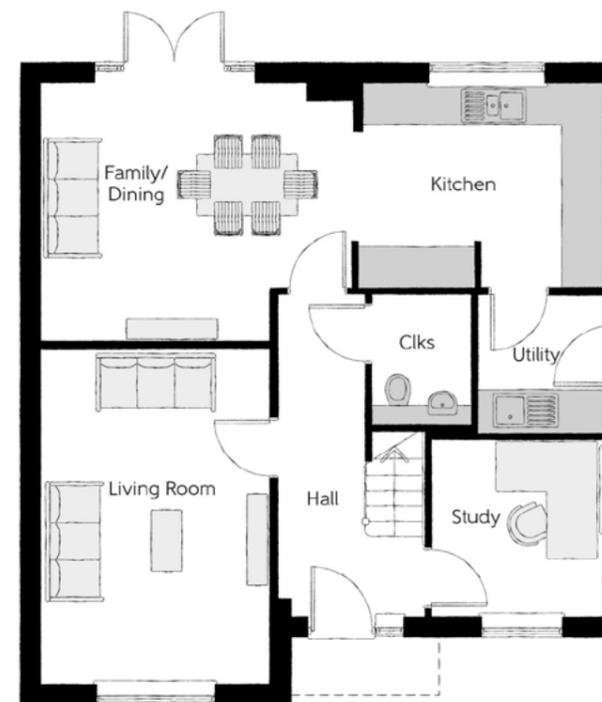
The Arkwright

Four bedroom home



First Floor

Bedroom 1	4.90m x 3.40m <small>(max) (max)</small>	16'1" x 11'2" <small>(max) (max)</small>
Bedroom 1 En Suite	2.24m x 2.15m	7'4" x 7'0"
Bedroom 2	3.92m x 3.31m	12'10" x 10'10"
Bedroom 3	3.96m x 2.52m	13'0" x 8'3"
Bedroom 4	2.76m x 2.68m	9'1" x 8'10"
Bathroom	2.75m x 2.16m	9'0" x 7'1"



Ground Floor

Kitchen	3.70m x 3.01m <small>(max) (max)</small>	12'2" x 9'10" <small>(max) (max)</small>
Family/Dining	4.65m x 3.37m <small>(max) (max)</small>	15'3" x 11'0" <small>(max) (max)</small>
Living Room	5.40m x 3.40m <small>(max) (max)</small>	17'9" x 11'2" <small>(max) (max)</small>
Study	2.74m x 2.52m <small>(max) (max)</small>	9'0" x 8'3" <small>(max) (max)</small>
Utility	1.92m x 1.76m <small>(max) (max)</small>	6'3" x 5'9" <small>(max) (max)</small>
Cloakroom	1.55m x 1.92m	5'1" x 6'3"

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

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The Weaver

Four bedroom home

The Weaver

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Bellway

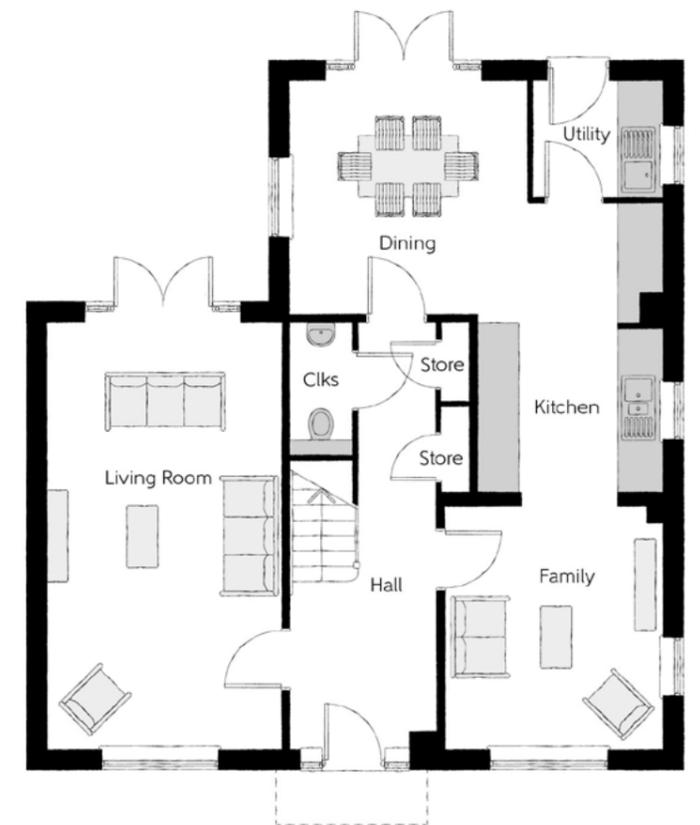


First Floor

Bedroom 1	3.50m (max) x 3.40m (max)	11'6" (max) x 11'2" (max)
Dressing	2.05m (max) x 2.88m (max)	6'9" (max) x 9'5" (max)
Bedroom 1 En Suite	2.30m (max) x 1.89m (max)	7'6" (max) x 6'2" (max)
Bedroom 2	3.51m (max) x 3.32m (max)	11'6" (max) x 10'11" (max)
Bedroom 2 En Suite	2.17m (max) x 1.41m (max)	7'1" (max) x 4'7" (max)
Bedroom 3	3.51m (max) x 2.91m (max)	11'6" (max) x 9'7" (max)
Bedroom 4	3.25m (max) x 2.78m (max)	10'8" (max) x 9'2" (max)
Bathroom	3.24m (max) x 2.06m (max)	10'7" (max) x 6'9" (max)

Ground Floor

Kitchen	4.38m (max) x 2.73m (max)	14'5" (max) x 8'11" (max)
Dining	3.53m (max) x 3.45m (max)	11'7" (max) x 11'4" (max)
Family	3.59m (max) x 3.22m (max)	11'9" (max) x 10'7" (max)
Living Room	6.33m (max) x 3.45m (max)	20'9" (max) x 11'4" (max)
Utility	1.92m (max) x 1.72m (max)	6'3" (max) x 5'8" (max)
Cloakroom	0.91m (max) x 1.94m (max)	2'11" (max) x 6'4" (max)



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

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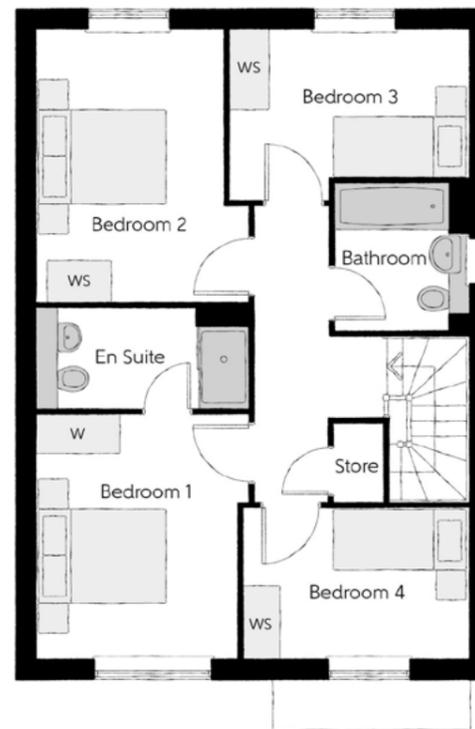


The Braybrooke^{Life}

FOUR BEDROOM HOME

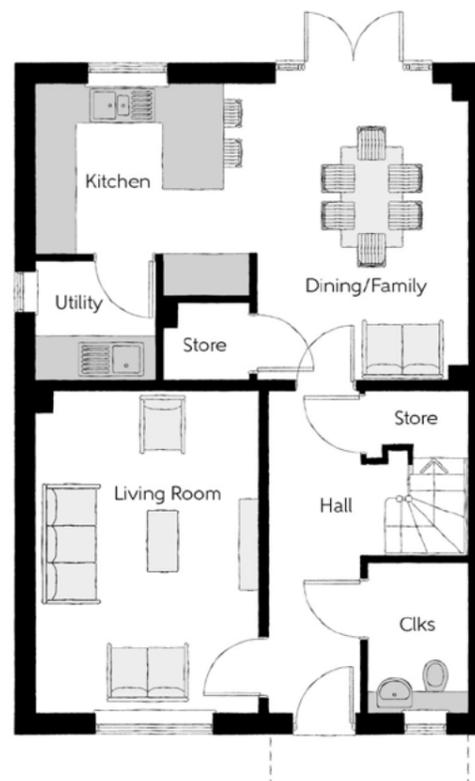


Bellway



First Floor

Bedroom 1	3.61m x 3.16m (max)	11'10" x 10'4" (ax)
Bedroom 1 En Suite	3.21m x 1.52m	10'6" x 5'0"
Bedroom 2	3.35m x 3.16m (max)	11'0" x 10'4" (max)
Bedroom 3	3.60m x 2.21m (max)	11'10" x 7'3" (max)
Bedroom 4	3.36m x 2.24m (max)	11'0" x 7'4" (max)
Bathroom	2.19m x 2.00m (max)	7'2" x 6'7" (max)



Ground Floor

Kitchen	3.27m x 2.69m (max)	10'9" x 8'10" (max)
Dining/Family	4.43m x 3.14m (max)	14'6" x 10'4" (max)
Living Room	4.79m x 3.32m (max)	15'9" x 10'11" (max)
Utility	1.80m x 1.78m (max)	5'11" x 5'10" (max)
Cloakroom	1.78m x 1.81m	5'10" x 5'11"

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

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The Milliner

Four bedroom home

The Milliner

FOUR BEDROOM HOME



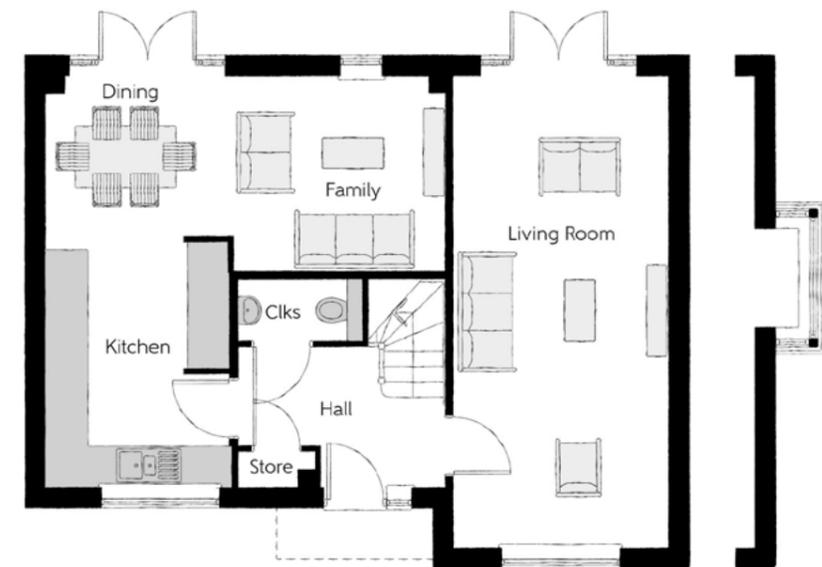
THE ARTISAN COLLECTION



First Floor

Bedroom 1	3.16m x 4.36m (max) (max)	10'4" x 14'3" (max) (max)
Bedroom 1 En Suite	2.12m x 1.42m	7'3" x 4'8"
Bedroom 2	3.68m x 2.99m (max) (max)	12'1" x 9'10" (max) (max)
Bedroom 3	2.62m x 3.03m (max) (max)	8'7" x 9'11" (max) (max)
Bedroom 4	3.20m x 2.55m (max) (max)	10'6" x 8'4" (max) (max)
Bathroom	2.25m x 1.91m (max) (max)	7'4" x 6'3" (max) (max)

Window to plots 8, 20, 24, 44, 157 & 200 only



Ground Floor

Kitchen	2.70m x 3.74m (max) (max)	8'10" x 12'3" (max) (max)
Dining	2.79m x 2.37m (max) (max)	9'2" x 7'9" (max) (max)
Family	3.14m x 2.88m (max) (max)	10'3" x 9'5" (max) (max)
Living Room	3.18m x 7.00m (max) (max)	10'5" x 23'0" (max) (max)
Cloakroom	1.79m x 0.89m	5'10" x 2'11"

Bay window to plots 8, 20, 24, 44, 157 & 200 only

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

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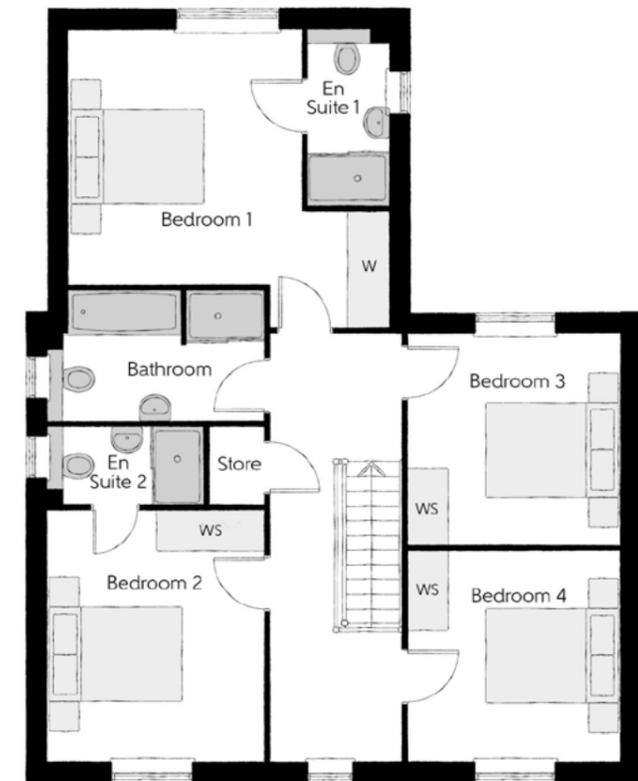


The Kempston

Four bedroom home

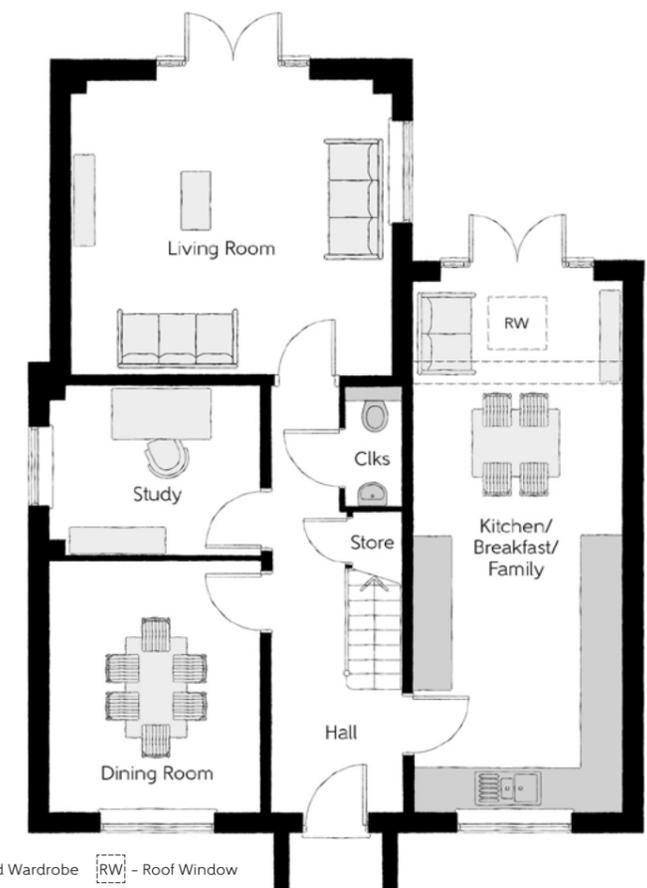
First Floor

Bedroom 1	4.86m x 4.63m (max) (max)	16'0" x 15'2" (max) (max)
Bedroom 1 En Suite	1.20m x 2.72m	3'11" x 8'11"
Bedroom 2	3.33m x 3.85m (max) (max)	10'11" x 12'8" (max) (max)
Bedroom 2 En Suite	2.39m x 1.20m	7'10" x 3'11"
Bedroom 3	3.26m x 3.23m (max) (max)	10'8" x 10'7" (max) (max)
Bedroom 4	3.26m x 3.23m (max) (max)	10'8" x 10'7" (max) (max)
Bathroom	2.99m x 1.99m	9'9" x 6'6"



Ground Floor

Kitchen/ Breakfast/Family	3.20m x 8.13m (max) (max)	10'6" x 26'8" (max) (max)
Living Room	4.86m x 4.58m (max) (max)	16'0" x 15'0" (max) (max)
Dining Room	3.26m x 3.85m (max) (max)	10'8" x 12'8" (max) (max)
Study	3.26m x 2.61m (max) (max)	10'8" x 8'7" (max) (max)
Cloakroom	0.94m x 1.85m	3'1" x 6'0"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe RW - Roof Window

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The Kempston

FOUR BEDROOM HOME



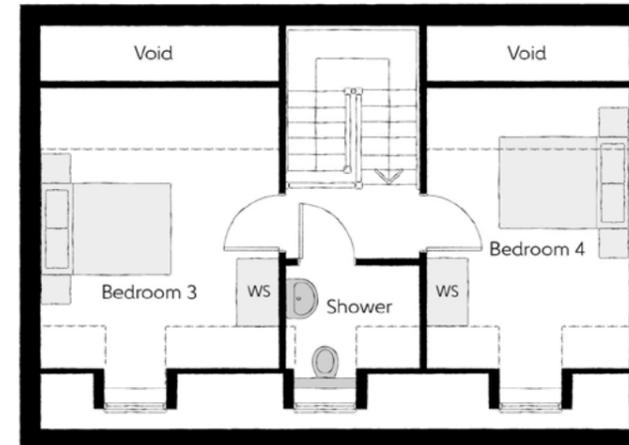
THE
ARTISAN
COLLECTION

Bellway



The Alwick (side)

Four bedroom home

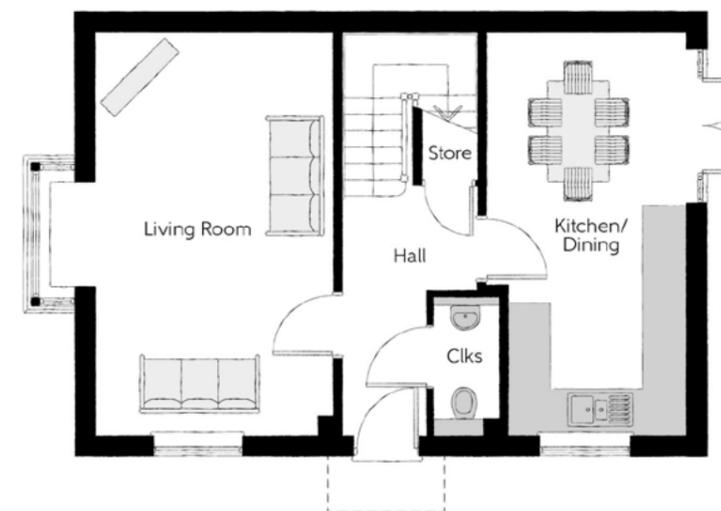
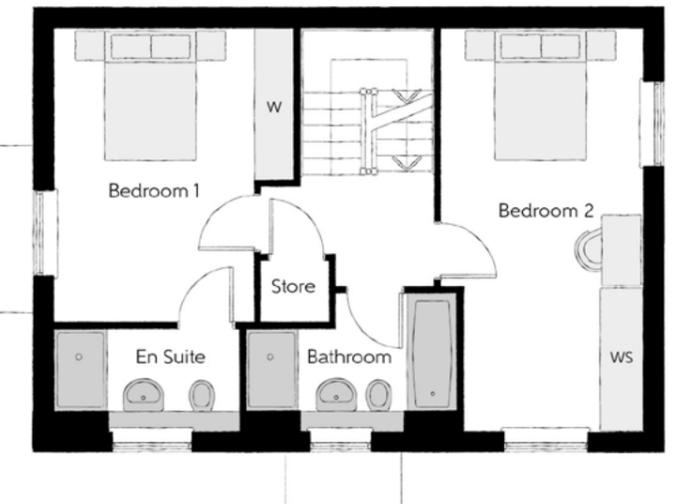


Second Floor

Bedroom 3	3.45m (max)	4.06m (max)	11'4" x 13'4" (max) (max)
Bedroom 4	2.90m (max)	4.06m (max)	9'6" x 13'4" (max) (max)
Shower	1.48m	2.03m	4'10" x 6'9"

First Floor

Bedroom 1	3.45m (max)	4.22m (max)	11'4" x 13'10" (max) (max)
Bedroom 1 En Suite	2.65m	1.45m	8'8" x 4'9"
Bedroom 2	2.90m (max)	5.77m (max)	9'6" x 18'11" (max) (max)
Bathroom	3.08m	1.99m	10'1" x 4'9"



Ground Floor

Kitchen/Dining	2.84m (max)	5.77m (max)	9'4" x 18'11" (max) (max)
Living Room	4.07m (max)	5.77m (max)	13'4" x 18'11" (max) (max)
Cloakroom	0.95m	1.98m	3'1" x 6'6"

The Alwick (side)

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Bellway

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

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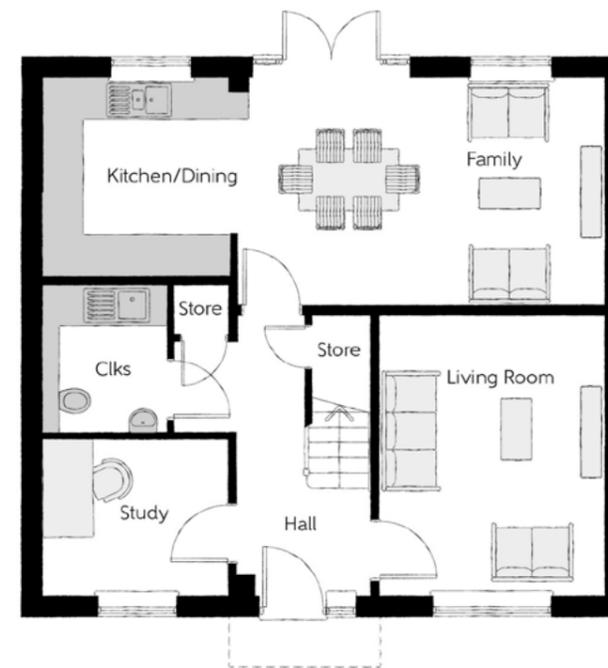
The Luthier

FOUR BEDROOM HOME



First Floor

Bedroom 1	4.29m x 3.38m (max) (max)	14'1" x 11'1" (max) (max)
Bedroom 1 En Suite	2.08m x 1.66m	6'10" x 5'5"
Bedroom 2	3.97m x 3.74m (max) (max)	13'0" x 12'3" (max) (max)
Bedroom 3	3.62m x 2.70m (max) (max)	11'10" x 8'10" (max) (max)
Bedroom 4	3.30m x 3.25m (max) (max)	10'10" x 10'8" (max) (max)
Bathroom	2.22m x 2.08m	7'3" x 6'10"



Ground Floor

Kitchen	2.92m x 2.89m (max) (max)	9'7" x 9'6" (max) (max)
Dining/Family	5.47m x 3.37m (max) (max)	17'1" x 11'1" (max) (max)
Living Room	4.16m x 3.32m (max) (max)	13'8" x 10'11" (max) (max)
Study	2.74m x 2.32m (max) (max)	9'0" x 7'7" (max) (max)
Cloakroom	2.79m x 2.19m	9'1" x 7'2"

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

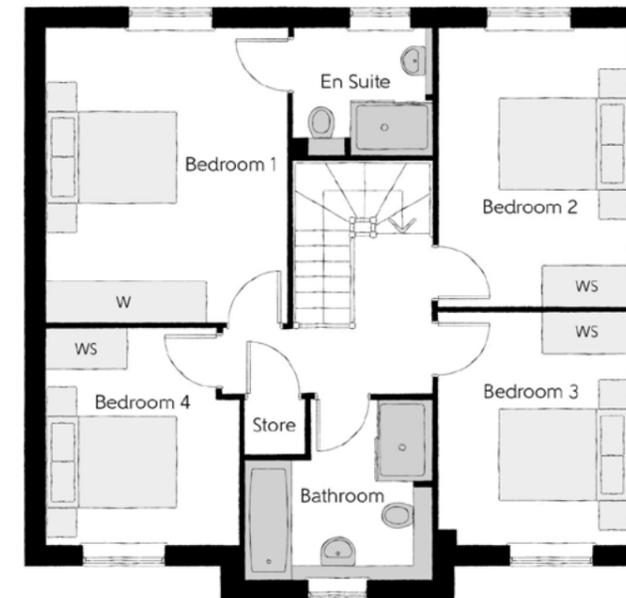
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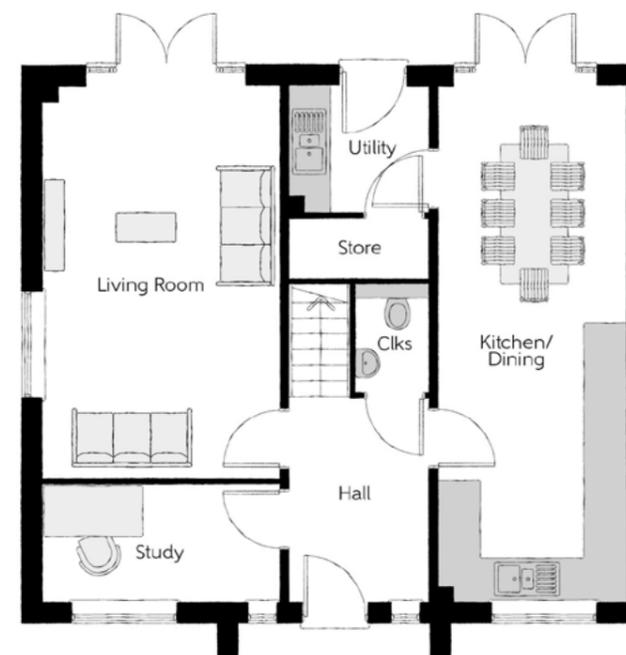
The Misbourne

FOUR BEDROOM HOME



First Floor

Bedroom 1	3.54m (max)	4.29m (max)	11'7" x 14'1" (max) (max)
Bedroom 1 En Suite	1.83m (max)	2.02m (max)	6'0" x 6'7" (max) (max)
Bedroom 2	2.81m (max)	4.05m (max)	9'2" x 13'4" (max) (max)
Bedroom 3	2.81m (max)	3.42m (max)	9'2" x 11'3" (max) (max)
Bedroom 4	2.83m (max)	3.18m (max)	9'3" x 10'5" (max) (max)
Bathroom	2.73m (max)	2.54m (max)	8'11" x 8'4" (max) (max)



Ground Floor

Kitchen/Dining Room	2.75m (max)	7.57m (max)	9'0" x 24'10" (max) (max)
Living Room	3.49m (max)	5.74m (max)	11'5" x 18'10" (max) (max)
Study	3.49m (max)	1.73m (max)	11'5" x 5'8" (max) (max)
Utility	1.83m (max)	2.04m (max)	6'0" x 6'8" (max) (max)
Cloakroom	1.07m (max)	1.58m (max)	3'6" x 5'2" (max) (max)

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

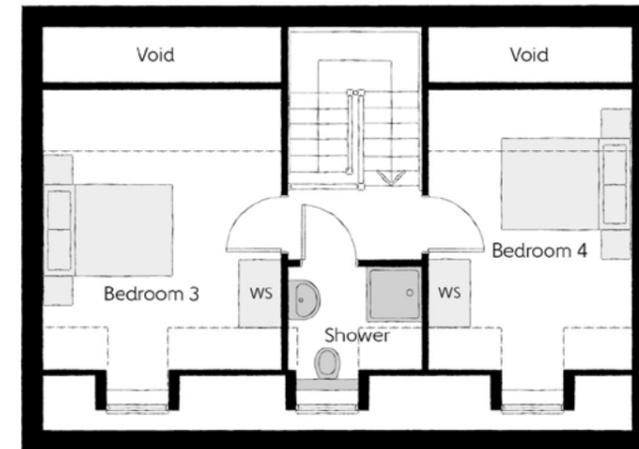
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The Alnwick (rear)

Four bedroom home

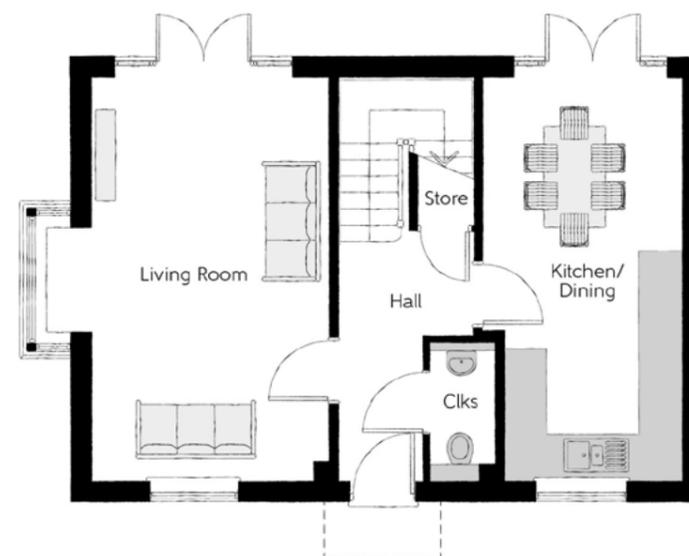
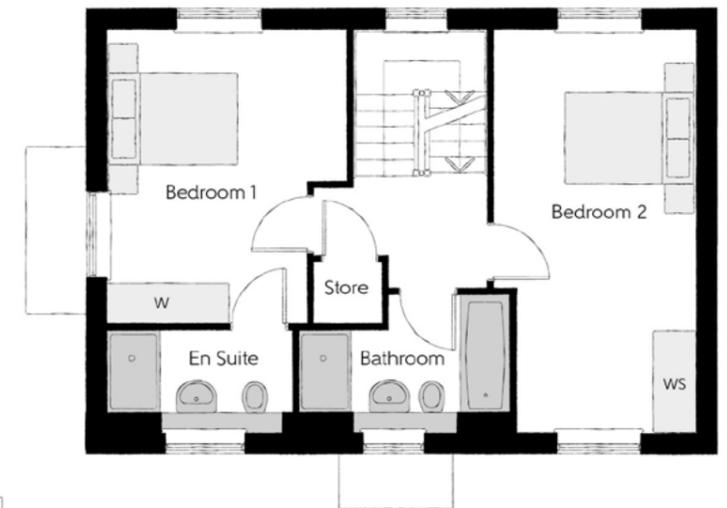


Second Floor

Bedroom 3	3.45m x 4.06m (max) (max)	11'4" x 13'4" (max) (max)
Bedroom 4	2.90m x 4.06m (max) (max)	9'6" x 13'4" (max) (max)
Shower	1.48m x 2.03m	4'10" x 6'9"

First Floor

Bedroom 1	3.45m x 4.22m (max) (max)	11'4" x 13'10" (max) (max)
Bedroom 1 En Suite	2.65m x 1.45m	8'8" x 4'9"
Bedroom 2	2.90m x 5.77m (max) (max)	9'6" x 18'11" (max) (max)
Bathroom	3.05m x 1.95m	10'0" x 6'4"



Ground Floor

Kitchen/Dining	2.84m x 5.77m (max) (max)	9'4" x 18'11" (max) (max)
Living Room	4.07m x 5.77m (max) (max)	13'4" x 18'11" (max) (max)
Cloakroom	1.47m x 0.95m	6'5" x 3'1"

The Alnwick (rear)

FOUR BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

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

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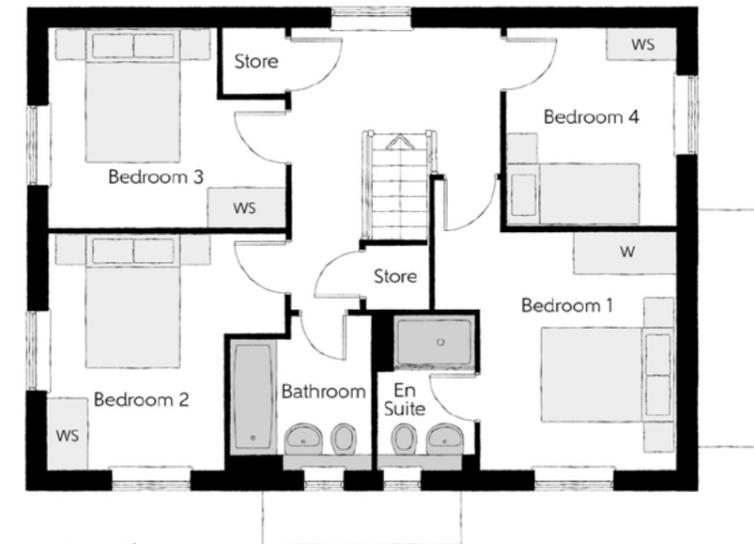
The Bowyer

FOUR BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway



First Floor

Bedroom 1	3.58m x 3.52m (max) (max)	11'9" x 11'7" (max) (max)
Bedroom 1 En Suite	2.25m x 1.44m	7'4" x 4'9"
Bedroom 2	3.54m x 3.51m (max) (max)	11'7" x 11'6" (max) (max)
Bedroom 3	3.54m x 2.95m (max) (max)	11'7" x 9'8" (max) (max)
Bedroom 4	2.94m x 2.51m (max) (max)	9'8" x 8'3" (max) (max)
Bathroom	2.25m x 2.09m	7'4" x 6'10"



Ground Floor

Kitchen/Dining/Family	6.55m x 4.31m (max) (max)	21'6" x 14'2" (max) (max)
Living Room	6.55m x 3.35m (max) (max)	21'6" x 11'0" (max) (max)
Utility	2.20m x 1.88m (max) (max)	7'2" x 6'2" (max) (max)
Cloakroom	1.65m x 1.17m	5'5" x 3'10"

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

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The Watchmaker

Five bedroom home

The Watchmaker

FIVE BEDROOM HOME



First Floor

Bedroom 1	3.62m x 4.43m (max) (max)	11'10" x 14'6" (max) (max)
Bedroom 1 En Suite	2.59m x 1.42m	8'2" x 4'7"
Bedroom 2	3.62m x 3.42m (max) (max)	11'10" x 11'3" (max) (max)
Bedroom 2 En Suite	2.79m x 1.43m	9'1" x 4'8"
Bedroom 3	3.86m x 3.29m (max) (max)	12'8" x 10'9" (max) (max)
Bedroom 4	3.62m x 3.83m (max) (max)	11'10" x 12'7" (max) (max)
Bedroom 5	2.95m x 3.03m (max) (max)	9'8" x 9'11" (max) (max)
Bathroom	2.66m x 2.66m	8'8" x 8'8"

Ground Floor

Kitchen	3.79m x 3.65m (max) (max)	12'5" x 12'0" (max) (max)
Dining/Family	6.59m x 3.65m (max) (max)	21'7" x 12'0" (max) (max)
Living Room	3.92m x 4.55m (max) (max)	12'10" x 14'11" (max) (max)
Snug	3.59m x 2.75m (max) (max)	11'9" x 9'0" (max) (max)
Utility	2.15m x 1.65m (max) (max)	7'1" x 5'5" (max) (max)
Cloakroom	1.65m x 1.34m	5'5" x 4'4"



Bay window to 188 & 189 only

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

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THE ARTISAN COLLECTION

Bellway

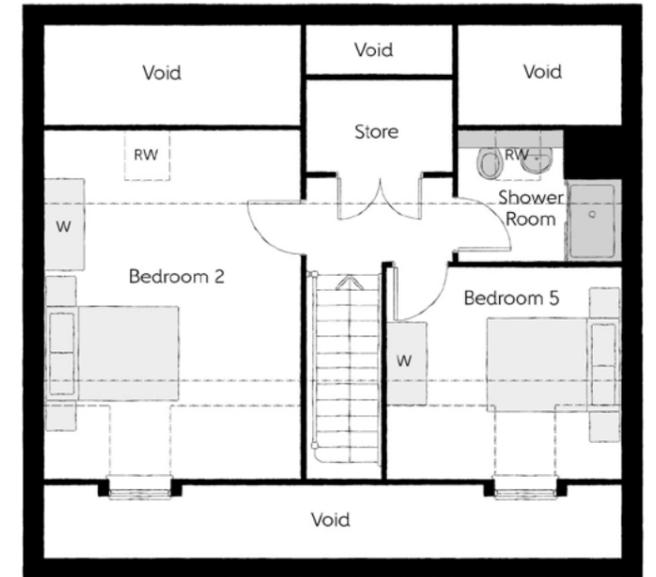


The Leamington

Five bedroom home

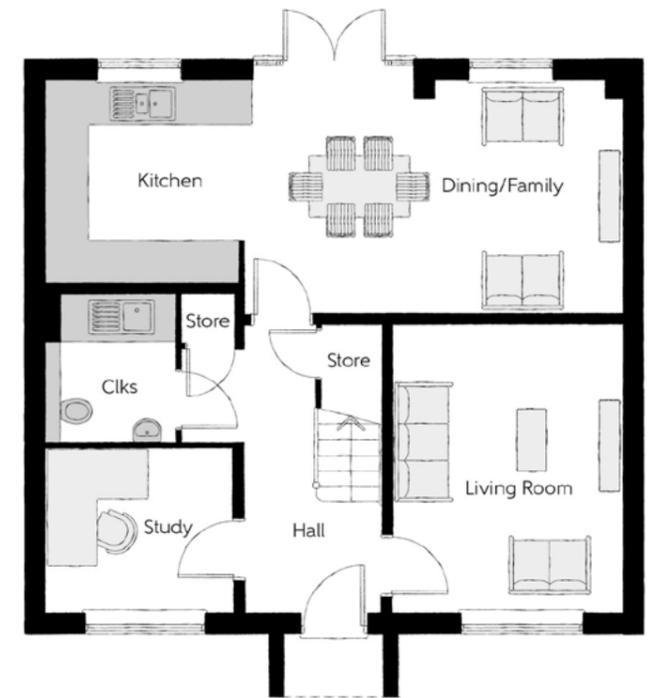
Second Floor

Bedroom 2	3.70m x 5.06m <small>(max) (max)</small>	12'2" x 16'7" <small>(max) (max)</small>
Bedroom 5	3.38m x 2.88m <small>(max) (max)</small>	11'1" x 9'6" <small>(max) (max)</small>
Shower Room	2.33m x 1.68m	7'7" x 5'6"



First Floor

Bedroom 1	3.38m x 4.02m <small>(max) (max)</small>	11'1" x 13'2" <small>(max) (max)</small>
Dressing	3.38m x 1.89m <small>(max) (max)</small>	11'1" x 6'2" <small>(max) (max)</small>
Bedroom 1 En Suite	2.42m x 1.58m	7'11" x 5'2"
Bedroom 3	2.70m x 3.78m <small>(max) (max)</small>	8'10" x 12'5" <small>(max) (max)</small>
Bedroom 4	3.80m x 2.70m	12'5" x 8'10"
Bathroom	1.70m x 3.03m	5'7" x 9'11"



Ground Floor

Kitchen/Dining/ Family	5.47m x 3.37m <small>(max) (max)</small>	17'1" x 11'1" <small>(max) (max)</small>
Living Room	4.16m x 3.32m <small>(max) (max)</small>	13'8" x 10'11" <small>(max) (max)</small>
Study	2.74m x 2.35m <small>(max) (max)</small>	9'0" x 7'8" <small>(max) (max)</small>
Cloakroom	2.17m x 1.87m	7'1" x 6'1"

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

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The Leamington

FIVE BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

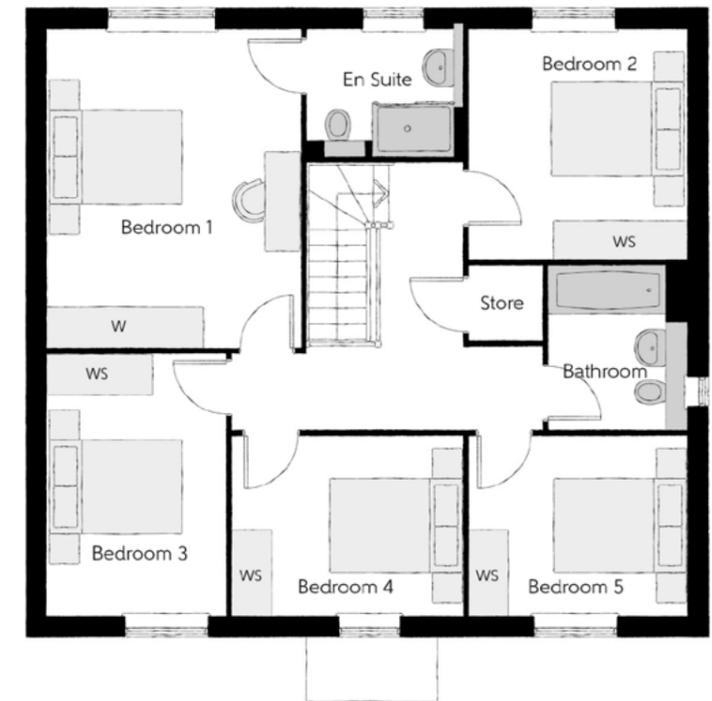


The Henlow

Five bedroom home

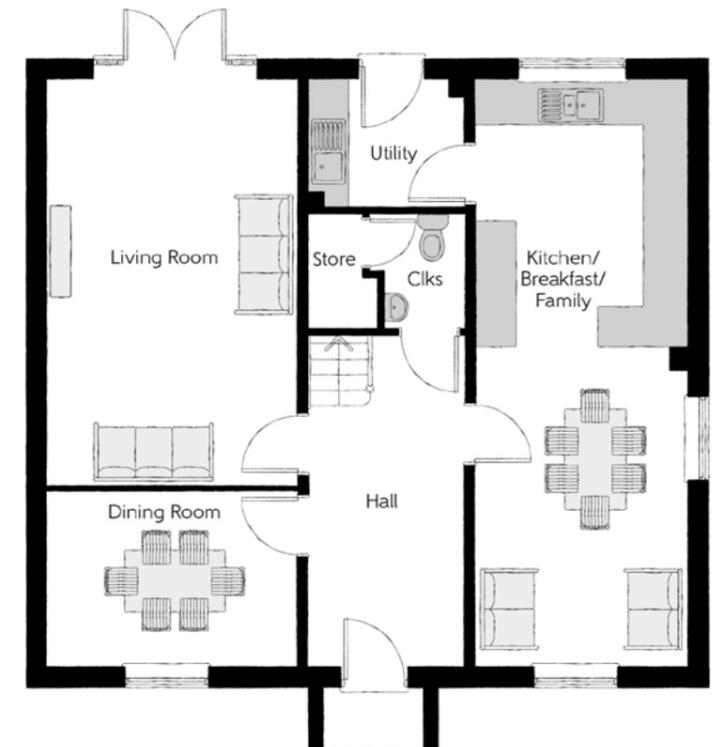
First Floor

Bedroom 1	3.67m x 4.60m (max) (max)	12'0" x 15'1" (max) (max)
Bedroom 1 En Suite	1.82m x 2.26m	5'11" x 7'5"
Bedroom 2	3.12m x 3.32m (max) (max)	10'3" x 10'11" (max) (max)
Bedroom 3	2.58m x 3.78m (max) (max)	8'5" x 12'5" (max) (max)
Bedroom 4	3.37m x 2.57m (max) (max)	11'1" x 8'5" (max) (max)
Bedroom 5	3.12m x 2.57m (max) (max)	10'3" x 8'5" (max) (max)
Bathroom	1.96m x 2.39m	6'5" x 7'10"



Ground Floor

Kitchen/Breakfast/Family	3.06m x 8.47m (max) (max)	10'0" x 27'9" (max) (max)
Living Room	3.61m x 5.86m (max) (max)	11'10" x 19'3" (max) (max)
Dining Room	3.61m x 2.51m (max) (max)	11'10" x 8'3" (max) (max)
Utility	2.28m x 1.82m (max) (max)	7'6" x 6'0" (max) (max)
Cloakroom	1.67m x 1.41m	5'5" x 4'7"



The Henlow

FIVE BEDROOM HOME



THE ARTISAN COLLECTION



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

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Specification

		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 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:	Hinged Fitted Wardrobes to Bed 1 Hinged Fitted Wardrobes to Beds 1 & 2	•	•	•	
	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 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 KOFGH008X Electrolux Single Oven KOFGH40TX A E G Single Oven BPK556260M	•	•	•	
Appliances Hob:		Electrolux Induction Hob LIT6043 A E G 5 Burner Induction Hob IKE85751FB	•	•	•	
Appliances Extractor:		Cooker Hood Extractor LFC316X (recirculating) A E G Cooker Hood Extractor DKB4950M (recirculating)	•	•	•	
Appliances Microwave:		Electrolux Combination Microwave KVLF46TX A E G Combination Microwave KMK525860M	•	•	•	
Appliances Fridge Freezer:		Electrolux 70/30 Fridge Freezer LNS5LE18S Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)	•	•	•	
Appliance Dishwasher:		Removeable Unit (inc Feed & Waste) †† Electrolux Dishwasher KEAF7200L	•	•	•	
Appliance Washing Machine:		Washing Machine Space Only (inc Feed & Waste)	•	•	•	
Cloaks - WC:		Roca Debba WC w/ Concealed Cistern & PL1 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, Box Edge Brushed Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim	•	•	•	
Bathroom - WC:	Roca Debba WC w/ Concealed Cistern & PL1 Flush Plate ♦♦	•	•	•		
Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^	•	•	•		
Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•		
Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•		

		3 Bedroom	4 Bedroom	5 Bedroom	
WET ROOMS	Bathroom - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ◊	•	•	•
	Bathroom - Shower:	Mira MINIMAL Single Thermostatic Shower † Mira MINIMAL Single Thermostatic Shower ◊	•	•	•
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim * ♦ 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim * ♦	•	•	•
	En-Suite - WC:	Roca Debba WC w/ Concealed Cistern & PL1 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 Box Edged Brushed Trim * 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *	•	•	•
MECHANICAL	Heating:	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second Floors	•	•	•
	Hot Water:	Air Source Heat Pump & Cylinder	•	•	•
	Controls:	ASHP Control & Thermostat (Homeowner) Control	•	•	•
	Towel Warmers:	Flat Chrome to Bathroom & En Suites	•	•	•
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•
	Safety - Heat:	Heat Detector DET ◊◊	•	•	•
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•
	Sockets & Switches:	Deta SLIMLINE white fittings	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•
ELECTRICS	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•
	Lighting - Kitchen Under Unit:	1st Fix Wiring Only 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) ♦♦	•	•	•
	Build Method:	Masonry ††	•	•	•
	Ecological:	Hedgehog Highway fencing adaption	•	•	•
	Garages Electric:	Light & Power Point to incurtilage Garages ††	•	•	•
EXTERNALS & MISC	Maintenance:	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 **	•	•	•
	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
- ‡ plot specific, refer site layout
- ◊ where provision of shower tray allows
- ♦ full height around bath where shower provided as standard
- ♦♦ inc soft close mechanism seat
- ♦♦♦ consult with sales executive for specific development details
- ♦♦♦ plot dependent
- ◊ housetype dependent - liaise with sales executive
- ◊◊ kitchen only
- ◊◊◊ fire rated as necessary
- Ⓜ refer site layout
- ^^ 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.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.

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.

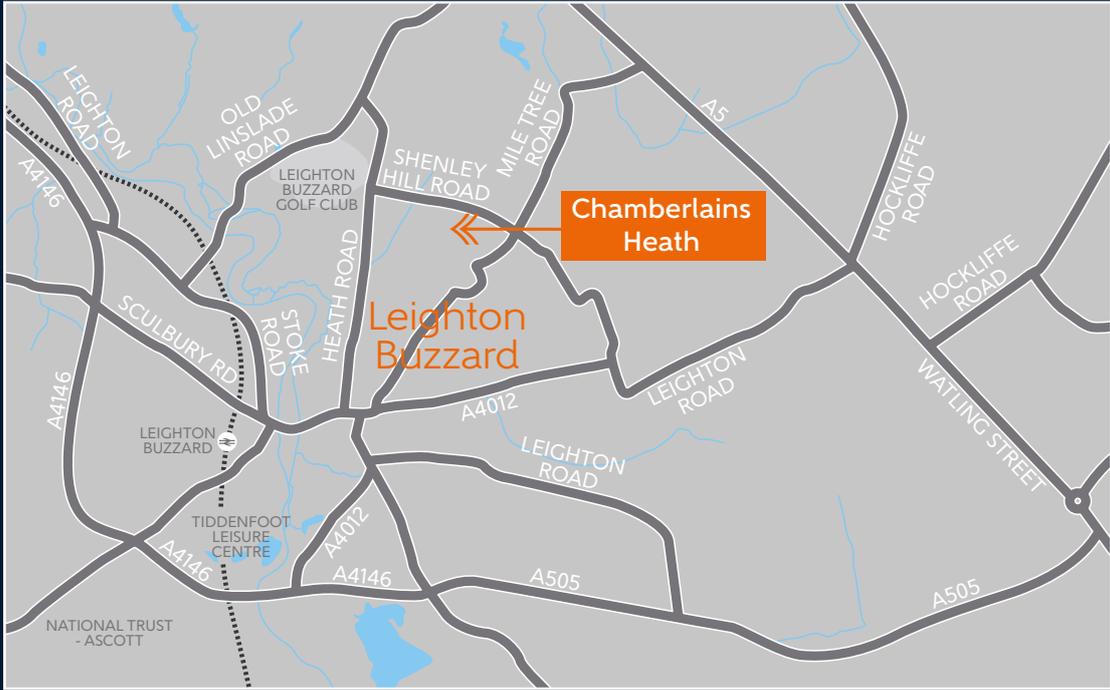
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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 abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

Bellway

