



Radley Reach

Radley Reach is a development of 2, 3, 4, and 5-bedroom homes, located in Abingdon, Oxfordshire.



Bellway



The choice is yours

A broad selection of homes to suit most lifestyles

Radley Reach is a desirable collection of 2, 3, 4 and 5 bedroom new homes on the outskirts of Abingdon, an historic market town on the River Thames, just minutes from the town centre and a short drive from the spectacular city of Oxford. At [Site name TBC] there is a home to suit most lifestyles, with a wide range of options that will appeal to everyone from first-time buyers and

commuting professionals to growing families and downsizers. Each property has been built using the most modern materials and techniques to create spacious, versatile interiors and achieve a high level of energy efficiency. This reduces bills, protects the environment and helps to build a sustainable community that's equipped to provide comfort and convenience for generations to come.

Make the perfect connection

Close to charming history, idyllic countryside and the spectacular city

Abingdon's picturesque streets play home to a great mixture of independent shops, high-street names and traditional markets, with everything from banks and pharmacies to arts, crafts and local produce.

Alternatively, Fairacres Retail Park is just seven minutes away by car and offers a variety of superstores, including homewares, DIY, supermarkets and more.

There are also plenty of ways to stay entertained in Abingdon. Between the Abbey Cinema and the Unicorn Theatre, there's a variety of film, music and stage shows to enjoy. Alternatively, the Abbey Gardens and Abingdon County Hall Museum both make a fascinating day out.

Why not combine this with lunch at one of the town's characterful cafés and restaurants, or drinks on the bank of the Thames at a riverside pub?

If you prefer to keep active, Abingdon Sports and Leisure Centre offers a gym, swimming pool and sports courts. Also, tennis fans will love the White Horse Leisure & Tennis Centre which is located five minutes away by road.

There is an abundance of green space within easy reach. Tilsley Park, Southern Town Park, Albert Park and Abbey Meadows all provide an escape from the bustle of the town. Alternatively, go boating along the river, spend an afternoon fishing, stroll around the Radley Lakes, or take in the sights on the Thames Path National Trail.

To really get away from it all, the Cotswolds, Chilterns and North Wessex Downs are all within a 30-minute drive and offer spectacular scenery and countless footpaths.

If, on the other hand, you need some more excitement, the city of Oxford with its stunning architecture, remarkable history and excellent shopping and entertainment is only a 12-minute drive away.

With convenient nearby transport links, getting to these places and beyond is easy. The A34 links with Oxford, the M40 and the M4 to provide great road connections that put Heathrow Airport an hour away. Alternatively, Radley Station is located five minutes away by road and provides regular direct services to Oxford in eight minutes and London in 61 minutes.





Development plan

2 Bedroom Homes

 The Butler
Plots 14, 15, 19, 20, 35, 37, 38, 45, 46, 48, 49, 76, 77, 133, 134, 191, 308, 309, 320, 321, 339, 356, 357 & 368

 The Woodcarver
Plots 330 & 331

3 Bedroom Homes

 The Lymner
Plots 16, 34, 47, 52, 56, 75, 79, 84, 119, 168, 169, 186, 245, 311, 332, 364 & 371

 The Carver
Plots 40, 81, 83, 130, 131, 139, 140, 141, 142, 187, 192, 211, 276, 283, 285, 287, 288, 290, 319, 336, 337 & 365

 The Fuller
Plots 17, 181, 193, 196, 202, 214, 257, 273, 280, 282, 286, 289 & 310

 The Fuller *Life*
Plot 36

 The Mason
Plots 18, 42, 43, 44, 53, 54, 55, 74, 78, 85, 86, 87, 88, 102, 103, 104, 114, 132, 143, 146, 147, 148, 149, 158, 159, 177, 178, 179, 180, 184, 188, 189, 190, 197, 198, 200, 201, 210, 246, 247, 250, 251, 252, 253, 254, 255, 256, 275, 284, 291, 292, 312, 315, 316, 318, 334, 338 & 367

 The Tenterer
Plots 136 & 157

4 Bedroom Homes

 The Scrivener
Plots 108, 109, 111, 185, 194, 195, 199, 213, 243, 369 & 370

 The Bowyer
Plots 71, 73, 82, 101, 107, 110, 145, 205, 217, 223, 225, 227, 335 & 366

 The Philosopher
Plots 39, 57, 58, 59, 65, 105, 112, 113, 121, 122, 138, 151, 182, 183, 203, 215, 224, 226, 277, 278, 279, 281 & 340

 The Weaver
Plots 41, 106, 137, 152, 156, 261, 262, 274, 317 & 341

 The Arkwright
Plots 66, 67, 69, 72, 80, 120, 123, 144, 204, 212, 216, 222, 244, 258, 259, 260, 263, 264, 272, 313, 314 & 333

5 Bedroom Homes

 The Watchmaker
Plots 68, 70, 135, 150, 155, 209, 218, 221, 265, 266, 267, 270 & 271

 The Draper
Plots 153, 154, 206, 207, 208, 219, 220, 268 & 269

2-3 Bedroom Homes

 Affordable Homes



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 Butler

TWO BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

The Butler

Two bedroom home



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.48m x 2.43m	4'10" x 8'0"
Bedroom 2	2.52m x 2.82m	8'3" x 9'3"
Study	2.17m x 1.66m	7'1" x 5'5"
Bathroom	2.20m x 1.89m	7'3" x 6'2"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"

Clks - Cloakroom B - Boiler

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

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The Woodcarver

TWO BEDROOM BUNGALOW



Bellway

The Woodcarver

Two bedroom bungalow



Ground Floor

Kitchen/Dining	4.70m x 3.52m	15'5" x 11'7"
Living Room	3.41m x 5.57m (max)	11'2" x 18'3" (max)
Bedroom 1	3.47m x 3.84m	11'5" x 12'7"
Bedroom 1 En Suite	1.40m x 2.15 m	4'7" x 7'1"
Bedroom 2	2.89m x 3.80m (max)	9'6" x 12'6" (max)
Bathroom	1.99m x 2.15m	6'6" x 7'1"

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

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The Lymner

THREE BEDROOM HOME



Bellway

The Lymner

Three bedroom home



First Floor

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



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'2" x 4'11"

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

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The Carver

THREE BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

The Carver

Three bedroom home



First Floor

Bedroom 1	3.96m x 3.78m (max)	13'0" x 12'5" (max)
Bedroom 1 En Suite	1.20m x 2.11m	3'11" x 6'11"
Bedroom 2	3.12m x 3.31m (max)	10'3" x 10'10" (max)
Bedroom 3	3.44m x 2.20m	11'3" x 7'3"
Bathroom	2.42m x 1.91m	7'11" x 6'3"



Ground Floor

Kitchen/Dining	6.65m x 2.87m	21'10" x 9'5"
Living Room	4.16m x 4.30m (inc. bay)	13'8" x 14'1" (inc. bay)
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

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

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The Fuller

THREE BEDROOM HOME



Bellway

The Fuller

Three bedroom home



First Floor

Bedroom 1	3.11m x 5.07m (max)	10'2" x 16'8" (max)
Bedroom 1 En Suite	2.01m x 1.40m	6'7" x 4'7"
Bedroom 2	3.05m x 3.96m (max)	10'0" x 13'0" (max)
Bedroom 3	2.46m x 2.94m (max)	8'1" x 9'8" (max)
Bathroom	2.70m x 1.91m (max)	8'10" x 6'3" (max)



Ground Floor

Kitchen/Dining	3.05m x 4.97m	10'0" x 16'4"
Living Room	3.05m x 5.07m (max)	10'0" x 16'8" (max)
Study	1.90m x 1.93m	6'3" x 6'4"
Utility	2.06m x 1.67m (max)	6'9" x 5'6" (max)
Cloakroom	1.04m x 1.49m	3'5" x 4'11"

Clks - Cloakroom B - Boiler

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The Fuller*Life*

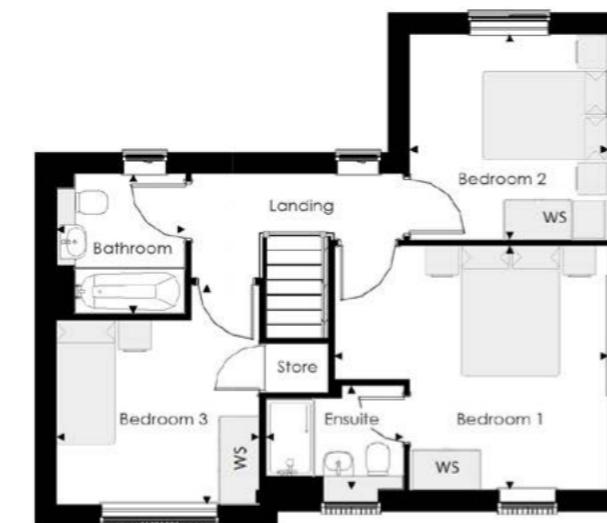
THREE BEDROOM HOME



Bellway

The Fuller*Life*

Three bedroom home



First Floor

Bedroom 1	4.20 m	x	3.74 m	13'-9"	x	12'-3"
Bedroom 1 Ensuite	2.12 m	x	1.60 m	6'-11"	x	5'-3"
Bedroom 2	3.05 m	x	3.16 m	10'-0"	x	10'-4"
Bedroom 3	3.11 m	x	3.37 m	10'-2"	x	11'-1"
Bathroom	1.98 m	x	2.16 m	6'-6"	x	7'-1"



Ground Floor

Kitchen / Dining	3.05 m	x	6.99 m	10'-0"	x	22'-11"
Living Room	3.05 m	x	5.07 m	10'-0"	x	16'-8"
Utility	1.48 m	x	1.39 m	4'-10"	x	4'-7"
Cloakroom	1.50 m	x	1.93 m	4'-11"	x	6'-4"

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

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The Mason

THREE BEDROOM HOME



Bellway

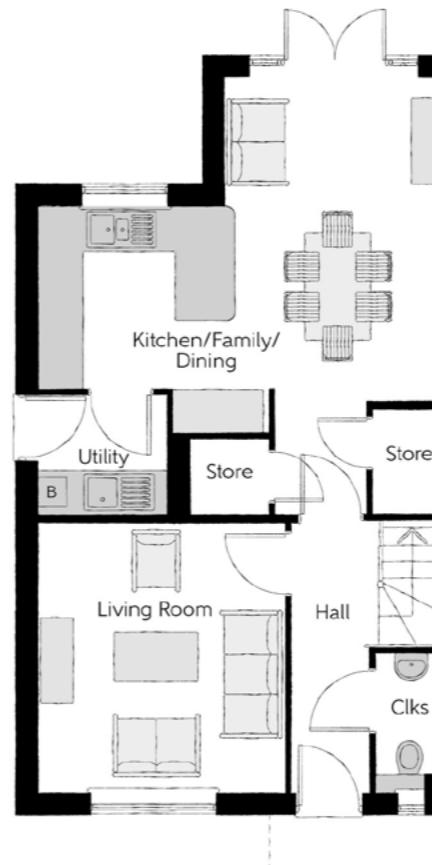
The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m 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 4.48m (max)	18'6" x 14'8" (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 B - Boiler WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Tenterer

THREE BEDROOM HOME



Bellway

The Tenterer

Three bedroom home



First Floor

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



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.96m x 1.51m	3'2" x 4'11"

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

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The Scrivener

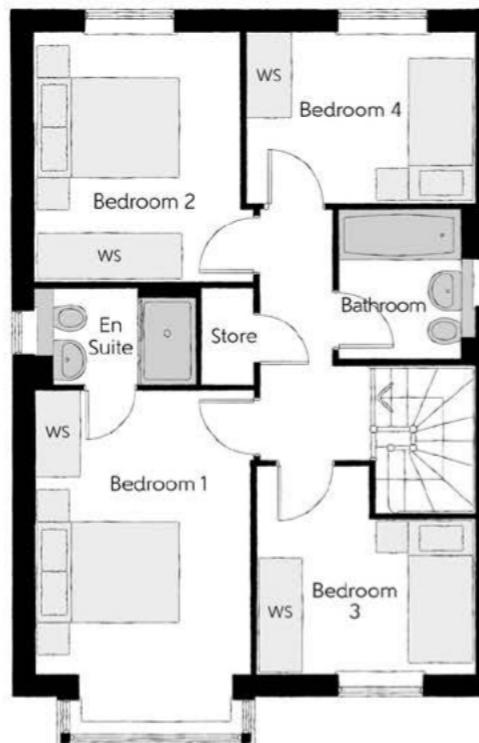
FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home

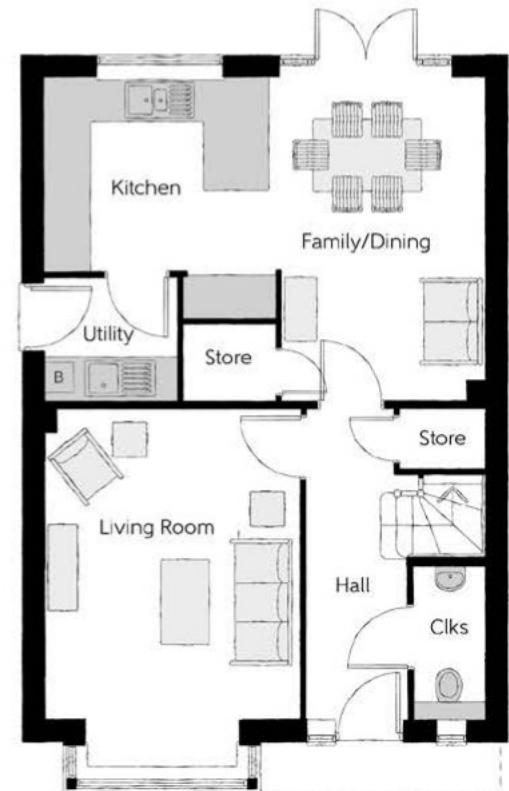


First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



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

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The Bowyer

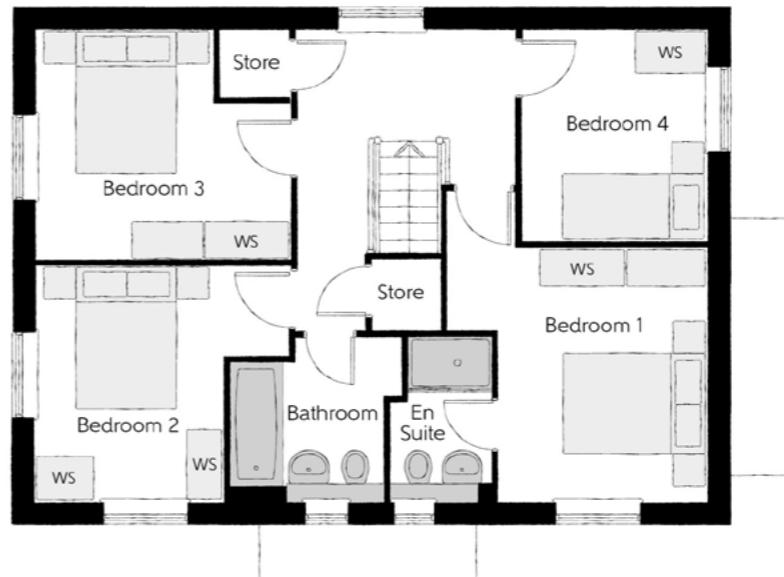
FOUR BEDROOM HOME



Bellway

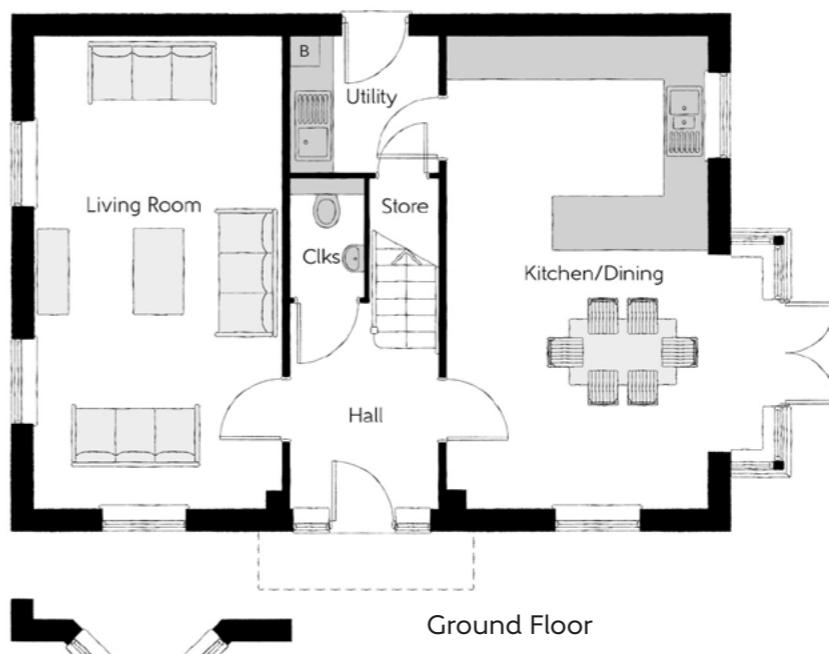
The Bowyer

Four bedroom home



First Floor

Bedroom 1	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

Splayed bay window to plot 366 only	Kitchen/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 B - Boiler WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Philosopher

FOUR BEDROOM HOME



Bellway

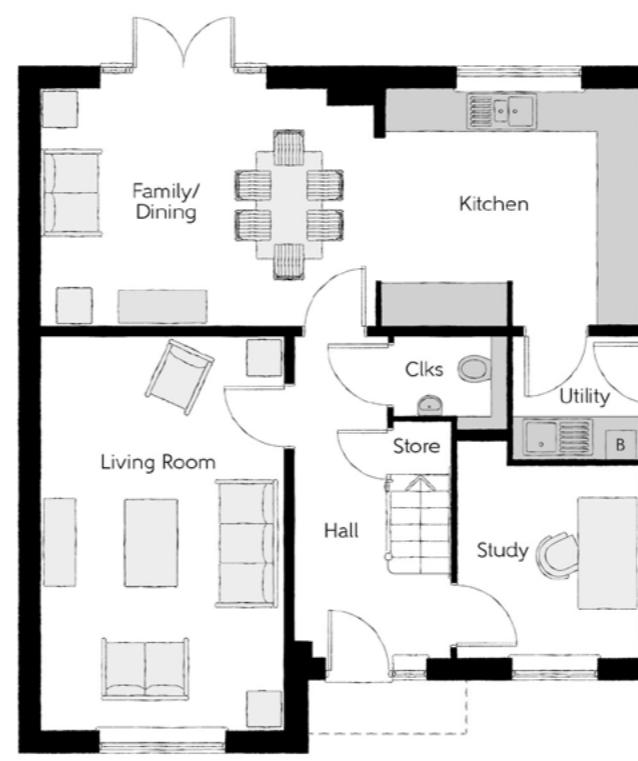
The Philosopher

Four bedroom home



First Floor

Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.33m (max)	7'4" x 7'8" (max)
Bedroom 2	3.39m x 4.81m	11'1" x 15'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max)	6'8" x 9'1" (max)



Ground Floor

Kitchen	3.57m x 3.30m	11'9" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)

Square bay to plot 121 only



Splayed bay to plot 278 only

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

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The Weaver

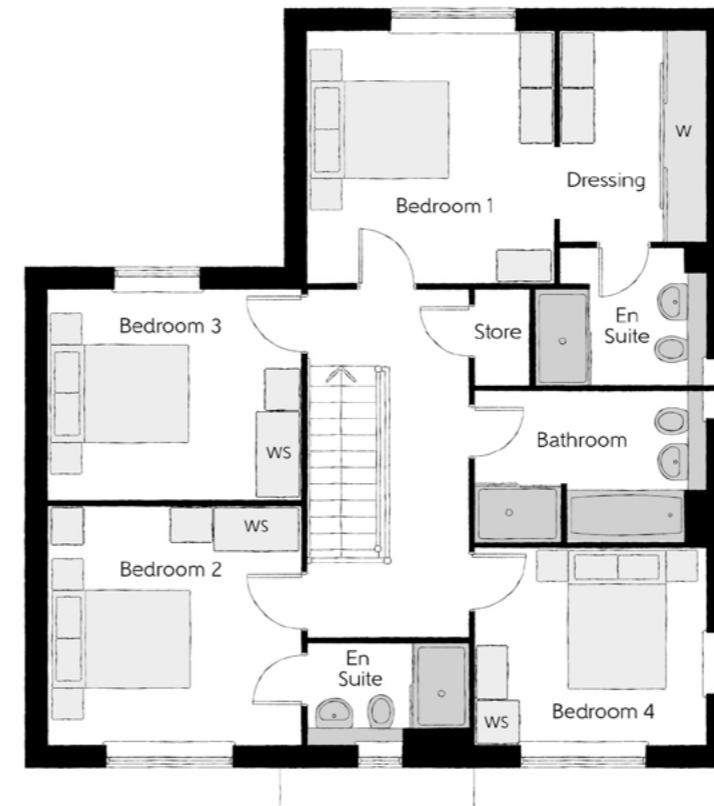
FOUR BEDROOM HOME



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 B - Boiler WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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The Arkwright

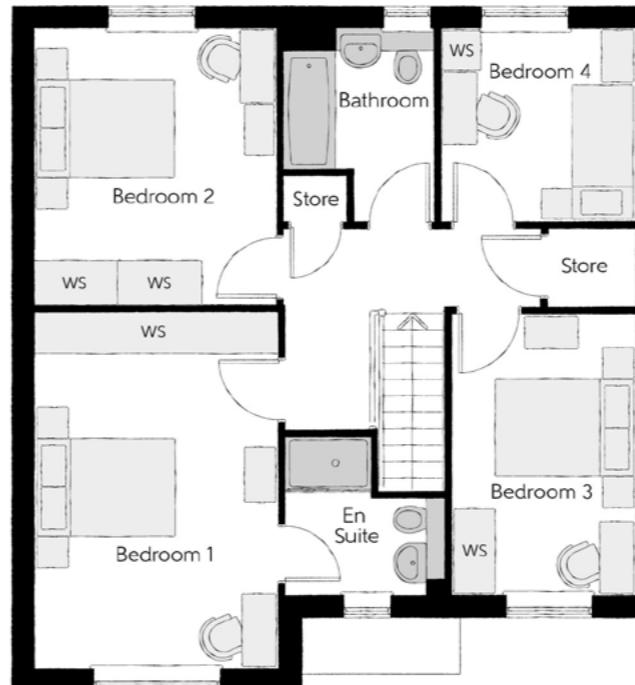
FOUR BEDROOM HOME



Bellway

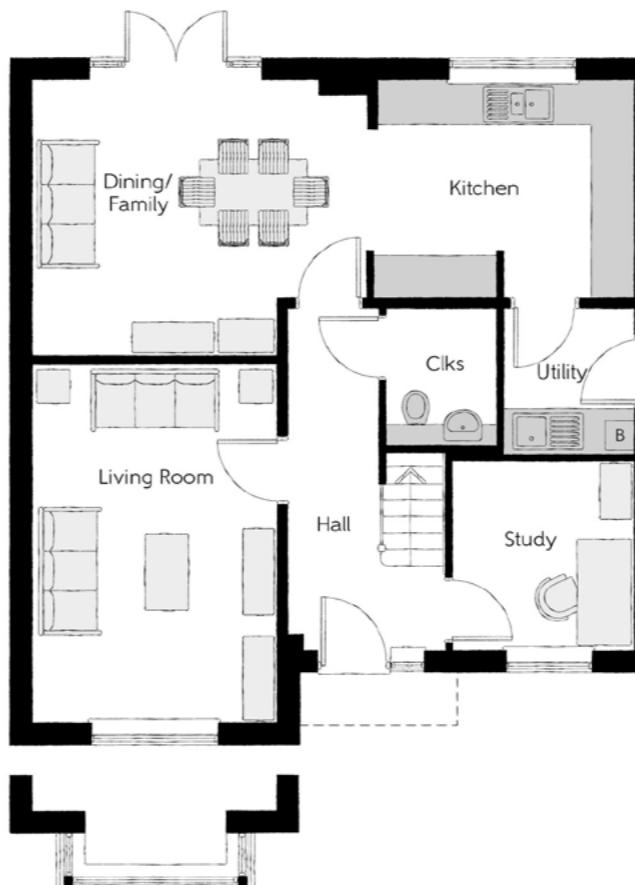
The Arkwright

Four bedroom home



First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor

Kitchen	3.60m x 3.00m (max)	11'10" x 9'10" (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

Square bay to plots 244 & 314 only

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

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The Watchmaker

Five bedroom home



The Watchmaker

FIVE BEDROOM HOME



Bellway



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	2.94m x 2.98m	9'8" 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"
Family/ Dining	6.64m x 3.66m	21'9" 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 B - Boiler WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe ---- - Reduced Head Height

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The Draper

FIVE BEDROOM HOME



Bellway

The Draper

Five bedroom home

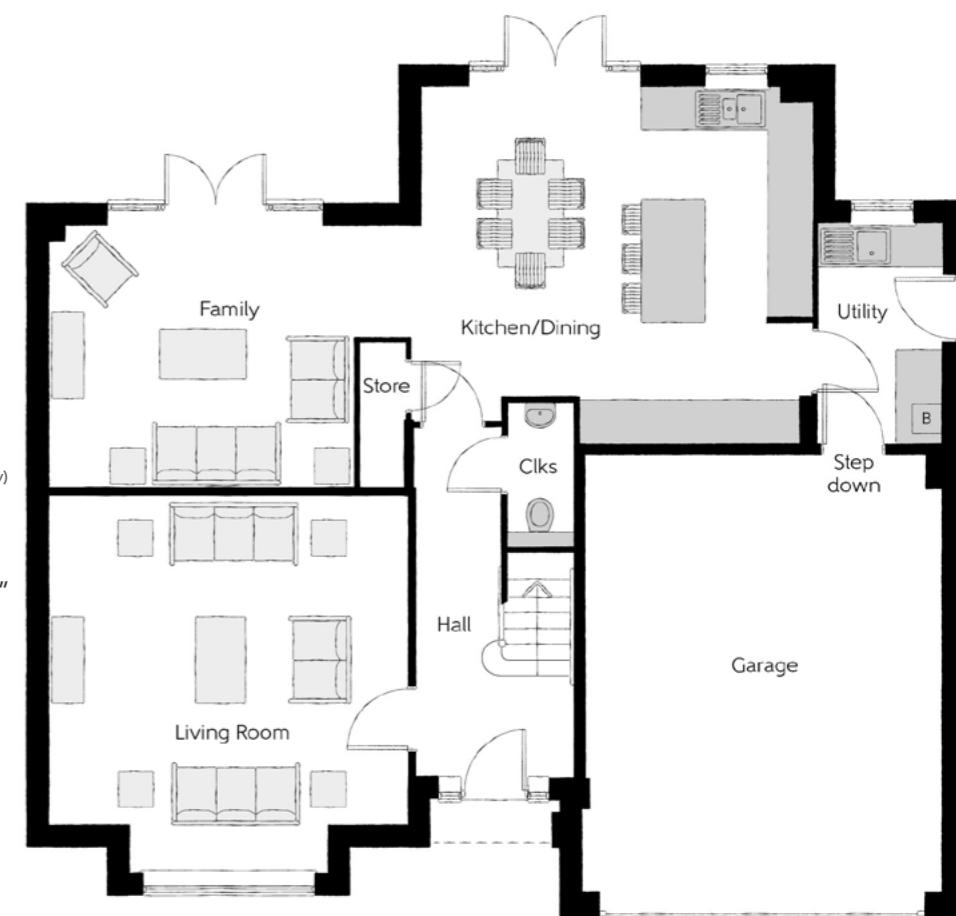
First Floor

Bedroom 1	4.96m x 4.44m (inc. bay)	16'3" x 14'7" (inc. bay)
Dressing	2.46m x 2.48m	8'1" x 8'2"
Bedroom 1	2.46m x 1.91m	8'1" x 6'3"
En Suite		
Bedroom 2	5.04m x 4.07m (max)	16'6" x 13'4" (max)
Bedroom 2	1.95m x 2.46m	6'5" x 8'1"
En Suite		
Bedroom 3	3.71m x 3.63m	12'2" x 11'11"
Bedroom 3	1.61m x 2.28m	5'3" x 7'6"
En Suite		
Bedroom 4	3.95m x 3.42m (max)	13'0" x 11'3" (max)
Bedroom 5/ Study	2.41m x 3.50m	7'11" x 11'6"
Study		
Bathroom	1.92m x 2.46m	6'3" x 8'1"



Ground Floor

Kitchen/Dining	5.54m x 4.94m (max)	18'2" x 16'2" (max)
Family	4.97m x 3.64m (max)	16'4" x 11'11" (max)
Living Room	4.96m x 5.23m (inc. bay)	16'3" x 17'2" (inc. bay)
Utility	1.71m x 3.02m	5'7" x 9'11"
Cloakroom	0.90m x 1.98m	2'11" x 6'6"
Garage	4.97m x 6.05m (max)	16'3" x 19'10" (max)



Ceks - Cloakroom B - Boiler WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

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Specification

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●	●	En Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
	Loft Hatch	Loft Hatch - Hinged Drop Down	** ††	●	●	●	●	Roca DEBBA 550 WHB with Semi Pedestal	●	●	
	Ceilings	Crown White Matt Emulsion	●	●	●	●	En Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	†††	●	●
	Walls	Crown White Matt Emulsion	●	●	●	●	En Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●	●	En Suite - Shower Tray	Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	
	Window Cills	White Gloss MDF	●	●	●	●	En Suite - Shower	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure	†††	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●	●	En Suite - Shower	Mira MINIMAL Single Thermostatic Shower	‡‡	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●	●	En Suite - Tiling	Mira MINIMAL Dual Thermostatic Shower	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●	●	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim	†††	●	●	
		Oak Stop Chamfered Newels					1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim	†††	●	●	
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●	●					
		Oak Flat Top Newel Caps									
	Handrail	White Gloss Heavy Duty Handrail	●	●	●	●					
		Oak Heavy Duty Handrail									
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●	●					
		White Gloss 120x14 MDF Grooved & Chamfered									
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●	●					
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	●					
	Ironmongery	Chrome SR100 Door Furniture	●	●	●	●					
		Chrome SR700 Door Furniture									
Wardrobes	Sliding Fitted Wardrobes to Bed 1										
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	●	Waste Water Heat Recovery	Waste Water Heat Recovery System	†††	●	●
	Frontals	Bellway Band B options	~~~	●	●	●	Boiler	Ideal LOGIC Combination Boiler (Cb)	^	●	●
		Bellway Band C options	~~~					Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOB)	^	●	●
		Bellway Band D options	~~~				Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Units	Frontal Matching Table Ends	●	●			Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
		Unit Framing					Towel Warmers	Flat Chrome to Bathroom	●	●	
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	●	Ventilation	Flat Chrome to Bathroom & En-Suite 1	●	●	
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●				Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)		●							
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)			●						
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)				●					
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●							
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●						
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)				●					
	Appliances Oven	Zanussi Single Oven ZOH2E2X2	●	●							
		Zanussi Single Oven ZOHNX3X1				●					
		AEG Single Oven BPK556220M									
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●							
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback				●					
		AEG 5 Burner Gas Hob HGB75420YM & SS Splashback									
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	●						
	AEG Cooker Hood Extractor DKB4950M										
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1				●						
	AEG Combination Microwave KMK525800M	††									
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●								
	Zanussi 70/30 Fridge Freezer ZNLN18FS1				●						
	Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)										
Appliance Dishwasher	Removable Unit (inc Feed & Waste)	‡	●	●							
	Zanussi Dishwasher ZDLN1511				●						
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	●						
WET ROOMS	Cloaks - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate	†††	●	●	●	Build Method	Masonry	###	●	●
		Roca Wash Hand Basin	†††	●	●	●	Ecological	Hedgehog Highway fencing adaption	●	●	●
		Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●	Garages Electrics	Light & Power Point to incutillage Garages	###	●	●
		Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●	●	Maintenance	External Tap	●	●	●
			Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●	●	Number Plaque	Artisan Number Plaque	●	●	●
	Bathroom - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate	†††	●	●	●	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
		Roca DEBBA 500 WHB with Full Pedestal	~~~	●	●	●	Garages	Steel Panel Up & Over Canopy Garage Door	###	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	~~~				Drives	Bitmac Black	##	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●	Landscaping - Front	Medallion Turf & Landscape Planting	~	●	●	
		Bristan PISA Chrome Bath & Basin Mixer Taps				Landscaping - Rear	Rotovated Topsoil	~	●	●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps				Renewables	Photovoltaic Array	###	●	●	
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure	†††	●	●		Universal Socket 7kW	*	●	●	
		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 CLARA WC with Concealed Cistern & PL2 Flush Plate	†††	●	●	●						

* refer site layout

** fire rated as necessary

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

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

††† house type dependent - liaise with sales executive

^ house type dependent on particular 4 bed house types - liaise with Sales Advisor

††† inc soft close mechanism seat

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

over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

plot dependent

plot specific, refer site layout

~ refer site landscape layout

~~ semi recessed basin if AD M4(ii) applicable

~~~ soft close mechanism to doors & drawers

& where provision of shower tray allows

& where shown on layouts



## 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

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**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.

