



# Radley Reach

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



THE  
ARTISAN  
COLLECTION

**Bellway**



## 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.

## 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 Radley Reach 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.





# 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<sup>Life</sup>**  
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**



### Key to plan

- s/s Sub station
- g/g Gas governor
- v Visitor parking
- b/s Bin store
- LEAP Local Equipped Area for Play
- MUGA Multi-use game area

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



## 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) (max)	15'8" x 11'4" (max) (max)
Living Room	3.68m x 5.14m (max) (max)	12'1" x 16'10" (max) (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



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**Bellway**



### 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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Town Brick version.

# 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 Carver

THREE BEDROOM HOME



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**Bellway**



## First Floor

Bedroom 1	3.96m x 3.78m (max) (max)	13'0" x 12'5" (max) (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



First Floor

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



Ground Floor

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

Clks - Cloakroom B - Boiler

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THE ARTISAN COLLECTION





# The FullerLife

THREE BEDROOM HOME



THE  
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COLLECTION

**Bellway**



### 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"

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

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# The Mason

THREE BEDROOM HOME



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COLLECTION

**Bellway**



### 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) (max)	18'6" x 14'8" (max) (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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Country Tile version.

# The Tenterer

THREE BEDROOM HOME



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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Country Tile version.

# The Scrivener

FOUR BEDROOM HOME



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**First Floor**

Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
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 <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
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 <small>(inc. bay)</small>	11'7" x 16'3" <small>(inc. bay)</small>
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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First Floor

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



Ground Floor

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

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

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# The Bowyer

FOUR BEDROOM HOME



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**Bellway**



# The Philosopher

FOUR BEDROOM HOME



**Bellway**

The Philosopher

Four bedroom home



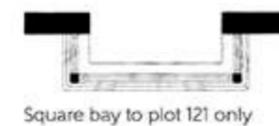
## First Floor

Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.33m (max) (max)	7'4" x 7'8" (max) (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) (max)	6'8" x 9'1" (max) (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)



Clks - Cloakroom    B - Boiler    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



### 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) (max)	18'1" x 20'3" (max) (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  
ARTISAN  
COLLECTION

**Bellway**



# The Arkwright

Four bedroom home

# The Arkwright

FOUR BEDROOM HOME



**Bellway**



## 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) (max)	11'10" x 9'10" (max) (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)

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

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Country Weatherboard version.

# The Watchmaker

FIVE BEDROOM HOME



First Floor

Bedroom 1	3.62m x 4.46m <small>(max)</small>	11'11" x 14'8" <small>(max)</small>
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m <small>(max)</small>	11'11" x 11'0" <small>(max)</small>
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m <small>(max)</small>	12'6" x 11'2" <small>(max)</small>
Bedroom 4	3.62m x 3.78m <small>(max)</small>	11'11" x 12'5" <small>(max)</small>
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/	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)



Clks - 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
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	•	•	•
	Newel Caps	Oak Stop Chamfered Newels	•	•	•
		White Gloss Flat Top Newel Caps	•	•	•
		Oak Flat Top Newel Caps	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•
		Oak Heavy Duty Handrail	•	•	•
	KITCHEN	Carcase	Premium Grade 18mm thk Colour Matched Carcase	•	•
Frontals		Bellway Band B options ---	•	•	•
		Bellway Band C options ---	•	•	•
		Bellway Band D options ---	•	•	•
Units		Frontal Matching Table Ends	•	•	•
		Unit Framing	•	•	•
Worktops		40mm Square Edge Worktops with upstand	•	•	•
Kitchen Sink		Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
Utility Sink		Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
Appliances Oven		Zanussi Single Oven ZOHHE2X2	•	•	•
	Zanussi Single Oven ZOHNX3X1	•	•	•	
	A E G Single Oven BPK556220M	•	•	•	
Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	•	•	•	
	Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	•	•	•	
	A E G 5 Burner Gas Hob HGB75420YM & SS Spashback	•	•	•	
Appliances Extractor	Cooker Hood Extractor LFC316X	•	•	•	
	A E G Cooker Hood Extractor DKB4950M	•	•	•	
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	•	•	•	
	A E G 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	Removeable 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 ^^^	•	•	•
	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 CLARA WC with Concealed Cistern & PL2 Flush Plate ^^^	•	•	•
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ---	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal ---	•	•	•
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure †††	•	•	•
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower †	•	•	•
		Mira MINIMAL Single Thermostatic Shower †	•	•	•
	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 ^^	•	•	•	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
WET ROOMS	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	Waste Water Heat Recovery	Waste Water Heat Recovery System †††	•	•	•	
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	•	•	•	
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^	•	•	•	
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	•	•	•	
	Radiators	Steirad 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	Home Working	Dedicated Power, USB & Data points	•	•	•
		Safety - Heat	Heat Detector DET &&	•	•	•
PV Generation Optimiser		Marlec Solar iBoost †††	•	•	•	
Safety - Fire		Optical Smoke Detectors LD2 D2 DET	•	•	•	
Safety - Carbon		Fireblitz FHCO-BH Carbon Monoxide Detector	•	•	•	
Consumer Unit		Wylex Consumer Unit	•	•	•	
Sockets & Switches		Electrium CASA White Fittings	•	•	•	
USB Locations		Kitchen, Living Room & Bedroom 1 ONLY	•	•	•	
Shaver / Toothbrush Point		Bathroom ONLY	•	•	•	
Lighting		Pendant Fitting to Habitable Rooms	•	•	•	
Lighting - Kitchen		White Recessed Spot Lights	•	•	•	
		Polished Chrome Recessed Spot Lights	•	•	•	
Lighting - Kitchen Under Unit		High Output Tri-Light	•	•	•	
Lighting - Bathroom & En Suites		White Recessed Spot Lights	•	•	•	
		Polished Chrome Recessed Spot Lights	•	•	•	
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•		
Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	•	•	•		
Communications - Voice	Telephone Point to Living Room	•	•	•		
Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•	•		
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	•		
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•		
EXTERNALS & MISC	Build Method	Masonry ###	•	•	•	
	Ecological	Hedgehog Highway fencing adaption	•	•	•	
	Garages Electrics	Light & Power Point to incurtilage Garages ###	•	•	•	
	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 -	•	•	•	
Renewables	Photovoltaic Array ###	•	•	•		
EV Charging Terminal	Universal Socket 7kW * †	•	•	•		

- \* 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
- ‡‡‡ housetype dependent - liaise with sales executive
- ^ housetype dependent on particular 4 bed housetypes - 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 I1863.004 where no shower elsewhere in dwelling
- ## plot dependent
- ### plot specific, refer site layout
- ~ refer site landscape layout
- semi recessed basin if AD M4(i) 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.



\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://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



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.

