



# Spirewood Grange

Welcome to Spirewood Grange, a collection of 2, 3 and 4-bedroom homes in the charming location of Salisbury.



THE  
ARTISAN  
COLLECTION

**Bellway**



## Experience vibrant Salisbury

### A rich blend of history, shopping and entertainment

Spirewood Grange provides quick and easy access to Salisbury's lively city centre, just a five-minute drive away. Here, you'll find a delightful mix of independent boutiques and high-street favourites, alongside a choice of leading supermarkets. The city's inviting selection of cafés, pubs and restaurants cater for every taste, while regular local markets offer fresh produce and artisan goods.

Salisbury is steeped in history and culture, home to the magnificent Salisbury Cathedral and the fascinating Magna Carta exhibition. For lovers of the arts, the Salisbury Playhouse, Arts Centre and annual International Arts Festival offer engaging performances year-round. For those who like to keep active, the nearby Five Rivers Leisure Centre provides excellent facilities, including swimming pools, a gym, sports and fitness classes.

Outdoor enthusiasts and families will love the abundance of open spaces near Spirewood Grange. Queen Elizabeth Gardens, less than 15 minutes away by bike, offers picturesque riverside paths, flower gardens and play areas perfect for leisurely afternoons. Churchill Gardens adds to the charm with its expansive green spaces, playground and skate park all just a 10-minute ride away. Closer to home, Lime Kiln Way open space puts footpaths and a play area within walking distance of your door.

For more extensive outdoor adventures, residents can explore the renowned Clarendon Way trail, offering scenic routes ideal for walkers and nature lovers alike. Furthermore, nearby historic sites such as Old Sarum medieval hill fort and the world-famous Stonehenge provide memorable days out in Wiltshire's timeless landscape.

Education opportunities around Spirewood Grange are excellent, with numerous well-regarded primary and secondary schools close by. For older students, Salisbury also offers a range of further education and vocational training options, ensuring comprehensive educational opportunities from early years through to adulthood.

Commuting from Spirewood Grange is made simple with Salisbury's convenient transport network. Local bus services frequently connect residents to the city centre and surrounding areas.

Salisbury Railway Station offers connections to a number of destinations including London, Bristol and Southampton. Road travel is equally convenient, with easy access to the A36, A303 and A338, ensuring smooth travel throughout the region and beyond. For international travel, Southampton Airport is within 40 minutes by road.

## Discover the perfect lifestyle

### City convenience meets Wiltshire's natural beauty

Nestled just a short distance from Salisbury's historic city centre, Spirewood Grange offers an attractive selection of 2, 3 and 4-bedroom homes designed with modern living in mind. Energy-efficient, stylish and versatile, each property features spacious interiors, smart home technology and electric vehicle charging

points, creating comfortable homes ideal for first-time buyers, families and commuting professionals alike. Surrounded by beautiful Wiltshire countryside and close to everyday essentials, Spirewood Grange promises the perfect combination of city convenience and rural charm.





# Development plan

## 2 Bedroom Homes

 **The Cooper**  
Plots 8, 9, 10, 11, 24, 25, 26, 46, 47, 66, 67, 68, 70, 77 & 78

 **The Woodcarver**<sup>Life</sup>  
Plot 64

## 3 Bedroom Homes

 **The Chandler**  
Plot 69

 **The Mason**  
Plots 27, 35, 36, 41, 43, 45, 49, 50 & 72

 **The Tailor**  
Plots 29, 30, 32, 33, 34, 75 & 76

 **The Thespian**  
Plots 14, 31, 39, 40, 51, 65, 71, 73, 74 & 79

## 4 Bedroom Homes

 **The Bowyer**  
Plot 12

 **The Scrivener**  
Plots 13, 23, 28, 37, 38, 42, 44 & 48

## 2-3 Bedroom Homes

 **Affordable Homes**

## 2-3 Bedroom Homes

### Shared Ownership Homes

 **The Baker**<sup>Life</sup>  
Plots 19, 20, 21, 53, 54, 55, 62, 63, 80 & 81

 **The Ploughwright**<sup>Life</sup>  
Plots 22 & 61

 **The Tillman**<sup>Life</sup>  
Plots 52 & 82



### Key to plan

- v Visitor parking
- bcp Bin collection point
-  Remote Ev charging point
-  MyEnergi Eco-Smart EV charge point
- NEAP Neighbourhood Equipped Area for Play



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 BakerLife

TWO BEDROOM HOME



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**First Floor**

Bedroom 1	4.08m x 3.46m (max) (max)	13'5" x 11'4" (max) (max)
Bedroom 2	4.08m x 3.98m (max) (max)	13'5" x 13'1" (max) (max)
Bathroom	1.93m x 2.18m	6'4" x 7'2"



**Ground Floor**

Kitchen	2.65m x 3.35m (max) (max)	8'8" x 11'0" (max) (max)
Living/Dining Room	4.08m x 5.12m (max) (max)	13'5" x 16'10" (max) (max)
Cloakroom	1.93m x 1.09m	6'4" x 3'7"

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

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

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# The Cooper

TWO BEDROOM HOME



**First Floor**

Bedroom 1	3.19m x 3.90m <small>(max)</small>	10'5" x 12'9" <small>(max)</small>
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m <small>(max)</small>	13'10" x 7'5" <small>(max)</small>
Bathroom	1.91m x 1.99m	6'3" x 6'6"



**Ground Floor**

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

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

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Ground Floor

Kitchen / Dining	4.70 m x 3.52 m	15'-5" x 11'-7"
Living Room	3.41 m x 5.57 m	11'-2" x 18'-3"
Bedroom 1	3.47 m x 3.81 m	11'-5" x 12'-6"
Bedroom 1 Ensuite	1.40 m x 2.18 m	4'-7" x 7'-2"
Bedroom 2	2.89 m x 3.80 m	9'-6" x 12'-6"
Bathroom	1.99 m x 2.18 m	6'-6" x 7'-2"

# The Woodcarver<sup>Life</sup>

TWO BEDROOM HOME



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

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# The Chandler

THREE BEDROOM HOME



**First Floor**

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



**Ground Floor**

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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The Mason

Three bedroom home

# The Mason

THREE BEDROOM HOME



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## First Floor

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



## Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (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 WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Ploughwright<sup>Life</sup>

THREE BEDROOM HOME



First Floor

Bedroom 1	4.79m (max)	3.92m (max)	15'9" (max)	x	12'10" (max)
Bedroom 2	2.55m	4.69m	8'4"	x	15'5"
Bedroom 3	2.15m	3.61m	7'1"	x	11'10"
Bathroom	1.93m	2.15m	6'4"	x	7'1"



Ground Floor

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

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

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# The Tailor

THREE BEDROOM HOME



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



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

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# The Thespian

THREE BEDROOM HOME



**Bellway**



First Floor

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



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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# The Tillman*Life*

THREE BEDROOM HOME



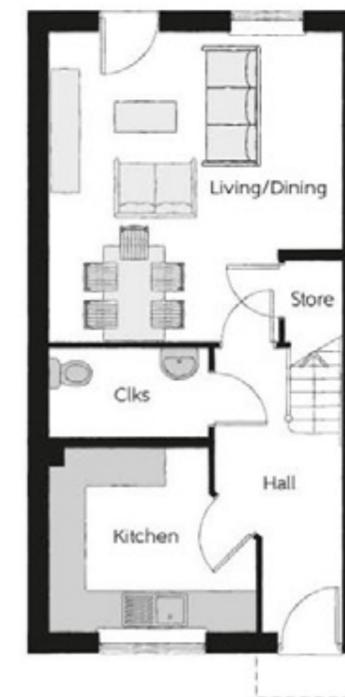
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**First Floor**

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



**Ground Floor**

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

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

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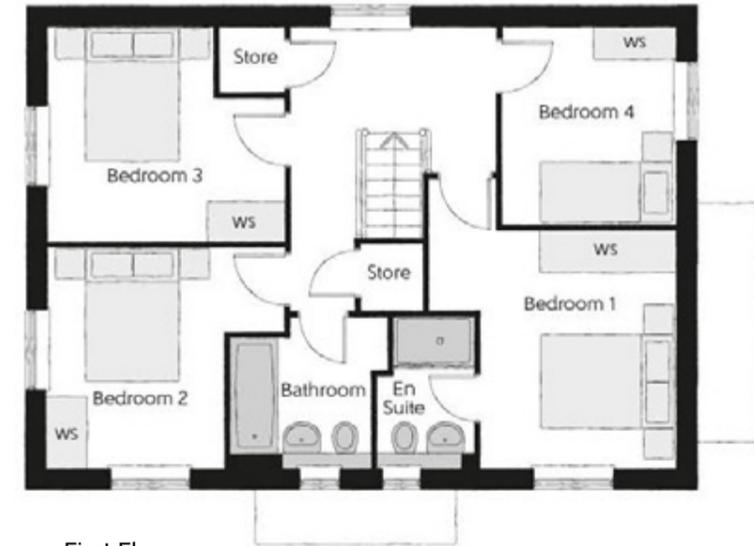
# The Bowyer

FOUR BEDROOM HOME



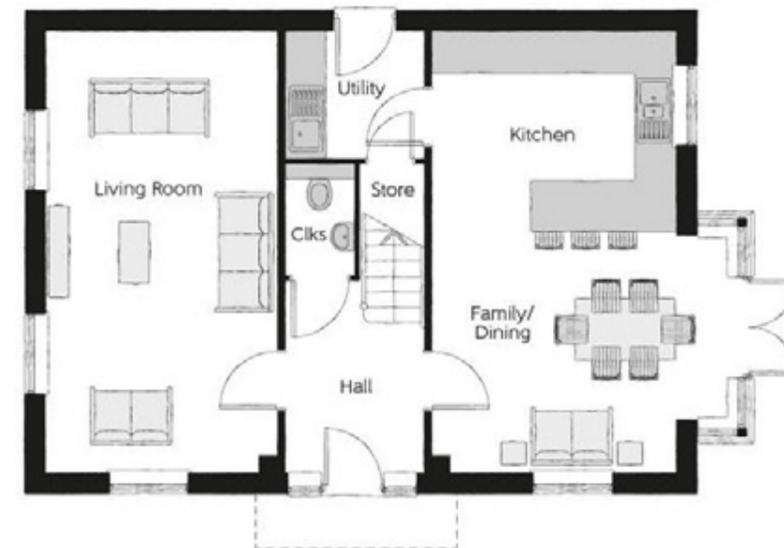
THE  
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**Bellway**



First Floor

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



Ground Floor

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

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# The Scrivener

FOUR BEDROOM HOME



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

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# Specification

		2 Bedroom	3 Bedroom	4 Bedroom	
<b>FINISHES</b>	<b>Entrance Doors:</b>	GRP Insulated Door	•	•	•
	<b>Loft Hatch:</b>	Loft Hatch - Hinged Drop Down ▼ ◊ ◊ ◊	•	•	•
	<b>Ceilings:</b>	Crown White Matt Emulsion	•	•	•
	<b>Walls:</b>	Crown White Matt Emulsion	•	•	•
	<b>Floors:</b>	Concrete Ground Floor / Chipboard First Floor	•	•	•
	<b>Window Cills:</b>	White Satin MDF	•	•	•
	<b>Stairs:</b>	Timber Stair - White Satin MDF Strings	•	•	•
	<b>Balusters:</b>	White Satin Stop Chamfered Balusters	•	•	•
	<b>Newel Posts:</b>	White Satin Stop Chamfered Newels	•	•	•
	<b>Newel Caps:</b>	White Satin Flat Top Newel Caps	•	•	•
	<b>Handrail:</b>	White Satin Heavy Duty Handrail	•	•	•
<b>Skirting:</b>	White Satin 94x14 MDF Grooved & Chamfered	•	•	•	
<b>Architrave:</b>	White Satin 69x18 MDF Grooved & Chamfered	•	•	•	
<b>Internal Doors:</b>	White Pre Finished Vertical Panel Internal Doors	•	•	•	
<b>Ironmongery:</b>	Chrome SR100 Door Furniture	•	•	•	
<b>KITCHEN</b>	<b>Hob Splashback :</b>	Stainless Steel Splashback	•	•	•
	<b>Kitchen Tap:</b>	Leisure Chrome Aquapace Tap	•	•	•
	<b>Utility Tap:</b>	Leisure Chrome Aquapace Tap	•	•	•
	<b>Carcass:</b>	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	<b>Frontals:</b>	Bellway Band B options ^ ^ ^ Bellway Band C options ^ ^ ^	•	•	•
	<b>Units:</b>	Frontal Matching Table Ends Unit Framing	•	•	•
	<b>Worktops:</b>	40mm Square Edge Worktops with upstand	•	•	•
	<b>Kitchen Sink:</b>	Leisure Eaton Single Bowl SS Sink Leisure Eaton Bowl & Half SS Sink Leisure Atlanta Bowl & Half SS Sink	•	•	•
	<b>Utility Sink:</b>	Leisure Eaton Single Bowl SS Sink Leisure Atlanta Single Bowl SS Sink	•	•	•
	<b>Appliances Oven:</b>	Electrolux Single Oven KOFGH00BX Electrolux Single Oven KOFGH40TX	•	•	•
	<b>Appliances Hob:</b>	Electrolux 4 Burner Gas Hob KGS6404SX Electrolux 4 Burner Gas Hob KGS6424X	•	•	•
	<b>Appliances Extractor:</b>	Cooker Hood Extractor LFC316X (recirculating)	•	•	•
	<b>Appliances Microwave:</b>	Electrolux Combination Microwave KVLFE46TX	•	•	•
	<b>Appliances Fridge Freezer:</b>	Fridge Freezer Space Only Electrolux 70/30 Fridge Freezer LNS5LE18S	•	•	•
	<b>Appliance Dishwasher:</b>	Removeable Unit (inc Feed & Waste) †† Electrolux Dishwasher KEAF7200L	•	•	•
	<b>Appliance Washing Machine:</b>	Washing Machine Space Only (inc Feed & Waste)	•	•	•
	<b>Cloaks - WC:</b>	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate †	•	•	•
	<b>Cloaks - Basin:</b>	Roca Wash Hand Basin ◊	•	•	•
	<b>Cloaks - Brassware:</b>	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
	<b>Cloaks - Tiling:</b>	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	•	•	•
<b>Bathroom - WC:</b>	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate †	•	•	•	
<b>Bathroom - Basin:</b>	Roca DEBBA 500 WHB with Full Pedestal ^ ^ Roca DEBBA 550 WHB with Semi Pedestal ^ ^	•	•	•	
<b>Bathroom - Bath:</b>	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•	
<b>Bathroom - Brassware:</b>	Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	
<b>Bathroom - Shower Tray:</b>	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ◊	•	•	•	
<b>Bathroom - Shower:</b>	Mira MINIMAL Single Thermostatic Shower † Mira MINIMAL Single Thermostatic Shower ◊	•	•	•	
<b>Bathroom - Tiling:</b>	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 * ◊	•	•	•	
<b>En-Suite - WC:</b>	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate †	•	•	•	
<b>En-Suite - Basin:</b>	Roca DEBBA 450 WHB with Full Pedestal Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	
<b>En-Suite - Brassware:</b>	Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	
<b>En-Suite - Shower Tray:</b>	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ◊	•	•	•	
<b>En-Suite - Shower:</b>	Mira MINIMAL Single Thermostatic Shower ▼ ▼	•	•	•	

		2 Bedroom	3 Bedroom	4 Bedroom	
<b>MECHANICAL</b>	<b>Boiler:</b>	Ideal LOGIC Combination Boiler (Cb) ■ ■ Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (Hob) ■ ■	•	•	•
	<b>Controls:</b>	Honeywell T6R Dual Zone Smart Thermostat	•	•	•
	<b>Radiators:</b>	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
	<b>Towel Warmers:</b>	Flat Chrome to Bathroom	•	•	•
	<b>Ventilation:</b>	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•
	<b>PV Generation Optimiser:</b>	Marlec Solar iBoost ◊	•	•	•
<b>ELECTRICS</b>	<b>Safety - Heat:</b>	Heat Detector DET ◊ ◊	•	•	•
	<b>Safety - Fire:</b>	Optical Smoke Detectors LD2 D2 DET	•	•	•
	<b>Safety - Carbon:</b>	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•	•
	<b>Consumer Unit:</b>	Wylex Consumer Unit	•	•	•
	<b>Sockets &amp; Switches:</b>	Electrium CASA White Fittings	•	•	•
	<b>Lighting:</b>	Pendant Fitting to Habitable Rooms	•	•	•
	<b>Lighting - Kitchen:</b>	White Recessed Spot Lights	•	•	•
	<b>Lighting - Bathroom &amp; En-Suites:</b>	White Recessed Spot Lights	•	•	•
	<b>Lighting - External:</b>	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•
	<b>Communications - TV:</b>	TV Point to Living Room & Bedroom 1	•	•	•
	<b>Communications - Data:</b>	Cat 6 Network Point to Living Room & Study	•	•	•
<b>Broadband:</b>	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦ ♦	•	•	•	
<b>EXTERNALS &amp; MISC</b>	<b>Build Method:</b>	Masonry ††	•	•	•
	<b>Garages Electrics:</b>	Light & Power Point to incurtilage Garages ††	•	•	•
	<b>Maintenance:</b>	External Tap	•	•	•
	<b>Number Plaque:</b>	Artisan Number Plaque	•	•	•
	<b>Footpath &amp; Patio:</b>	Grey PCC Flags 450x450x32's ††	•	•	•
	<b>Garages:</b>	Steel Panel Up & Over Canopy Garage Door ††	•	•	•
	<b>Drives:</b>	Bitmac Black ♦ ♦ ♦	•	•	•
	<b>Landscaping - Front:</b>	Medallion Turf & Landscape Planting **	•	•	•
	<b>Landscaping - Rear:</b>	Rotovated Topsoil **	•	•	•
	<b>Renewables:</b>	Photovoltaic Array ††	•	•	•
	<b>EV Charging Terminal:</b>	Universal Socket 7kW ■ @	•	•	•

- \* full height to shower enclosure
- \*\* refer site landscape layout
- ▼ where layout allows
- ▼ ▼ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- † over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- †† at build stage
- ‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ‡‡ plot specific, refer site layout
- ◊ where provision of shower tray allows
- ♦ full height around bath where shower provided as standard
- ♦ ♦ consult with sales executive for specific development details
- ♦ ♦ ♦ plot dependent
- ◊ housetype dependent - liaise with sales executive
- ◊ ◊ kitchen only
- ◊ ◊ ◊ fire rated as necessary
- ■ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- 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.

# Specification - Shared Ownership

		2 Bedroom	3 Bedroom
<b>FINISHES</b>	<b>Entrance Doors:</b>	GRP Insulated Door	• •
	<b>Loft Hatch:</b>	Loft Hatch - Hinged Drop Down ▼ ☼☼☼	• •
	<b>Ceilings:</b>	Crown White Matt Emulsion	• •
	<b>Walls:</b>	Crown Magnolia Matt Emulsion	• •
	<b>Floors:</b>	Concrete Ground Floor / Chipboard First Floor	• •
	<b>Window Cills:</b>	White Satin MDF	• •
	<b>Stairs:</b>	Timber Stair - White Satin MDF Strings	• •
	<b>Balusters:</b>	White Satin Stop Chamfered Balusters	• •
	<b>Newel Posts:</b>	White Satin Stop Chamfered Newels	• •
	<b>Newel Caps:</b>	White Satin Flat Top Newel Caps	• •
	<b>Handrail:</b>	White Satin Heavy Duty Handrail	• •
	<b>Skirting:</b>	White Satin 94x14 MDF Grooved & Chamfered	• •
	<b>Architrave:</b>	White Satin 69x18 MDF Grooved & Chamfered	• •
	<b>Internal Doors:</b>	White Pre Finished 6 Panel Door	• •
<b>Ironmongery:</b>	SAA Door Furniture	• •	
<b>KITCHEN</b>	<b>Hob Splashback :</b>	Stainless Steel Splashback	• •
	<b>Kitchen Tap:</b>	Leisure Chrome Aquapace Tap	• •
	<b>Carcass:</b>	Standard Grade 15mm thk Colour Matched Carcass	• •
	<b>Frontals:</b>	Bellway Band B options ^^^	• •
	<b>Units:</b>	Frontal Matching Table Ends	• •
	<b>Worktops:</b>	40mm Pencil Round Worktops with upstand	• •
	<b>Kitchen Sink:</b>	Leisure Eaton Single Bowl SS Sink	• •
	<b>Appliances Oven:</b>	Electrolux Single Oven KOFGH00BX	• •
	<b>Appliances Hob:</b>	Electrolux 4 Burner Gas Hob KGS6404SX	• •
	<b>Appliances Extractor:</b>	Cooker Hood Extractor LFC316X (recirculating)	• •
<b>Appliances Fridge Freezer:</b>	Fridge Freezer Space Only	• •	
<b>Appliance Washing Machine:</b>	Washing Machine Space Only (inc Feed & Waste)	• •	
<b>WET ROOMS</b>	<b>Cloaks - WC:</b>	Roca POLO Close Coupled WC	• •
	<b>Cloaks - Basin:</b>	Roca Wash Hand Basin (choice of 3)	• •
	<b>Cloaks - Brassware:</b>	Bristan ORTA Small Basin Mixer Tap	• •
	<b>Cloaks - Tiling:</b>	Splashback Tiling to Wash Hand Basin with Flat Edge White Trim	• •
	<b>Bathroom - WC:</b>	Roca HAVANA Close Coupled WC	• •
	<b>Bathroom - Basin:</b>	Roca Laura 510 Semi Recessed WHB no Pedestal M4(2)	• •
	<b>Bathroom - Bath:</b>	Roca CONTESA Steel Bath with Rigid Bath Panel	• •
	<b>Bathroom - Brassware:</b>	Bristan ORTA Chrome Bath & Basin Mixer Taps	• •
	<b>Bathroom - Shower:</b>	Over Bath Mira MINIMAL Thermostatic Shower (cr) ##	• •
	<b>Bathroom - Tiling:</b>	Full height Tiling to Bath, Splashback to WHB, Flat Edged White Trim	• •

		2 Bedroom	3 Bedroom
<b>MECHANICAL</b>	<b>Boiler:</b>	Ideal LOGIC Combination Boiler (Cb)	• •
	<b>Controls:</b>	Honeywell T6R Dual Zone Smart Thermostat	• •
	<b>Radiators:</b>	Stelrad Elite Steel Panel Radiators	• •
	<b>Ventilation:</b>	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	• •
	<b>Lighting - Bathroom:</b>	Batten Lamp Holder	• •
<b>ELECTRICS</b>	<b>Safety - Heat:</b>	Heat Detector DET ☼☼	• •
	<b>Safety - Fire:</b>	Optical Smoke Detector LD2 D1 DET	• •
	<b>Safety - Carbon:</b>	Carbon Monoxide Alarm (Battery Powered) - Deta	• •
	<b>Consumer Unit:</b>	Wylex Consumer Unit	• •
	<b>Sockets &amp; Switches:</b>	Electrium VOLEX White Fittings	• •
	<b>Lighting:</b>	Pendant Fitting to Habitable Rooms	• •
	<b>Lighting - Kitchen:</b>	Batten Lamp Holder	• •
	<b>Lighting - External:</b>	External Light Clifton Brushed Steel Up/Down	• •
	<b>Communications - TV:</b>	TV Point to Living Room & Bedroom 1	• •
	<b>Communications - Data:</b>	Cat 6 Network Point to Living Room	• •
<b>Broadband:</b>	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	• •	
<b>EXTERNALS &amp; MISC</b>	<b>Build Method:</b>	Masonry ##	• •
	<b>Ecological:</b>	Hedgehog Highway fencing adaption	• •
	<b>Footpath &amp; Patio:</b>	Grey PCC Flags 450x450x32's ##	• •
	<b>Drives:</b>	Bitmac Black ♦♦♦	• •
	<b>Landscaping - Front:</b>	Medallion Turf & Landscape Planting **	• •
	<b>Landscaping - Rear:</b>	Rotovated Topsoil **	• •
	<b>Renewables:</b>	Photovoltaic Array ##	• •
<b>EV Charging Terminal:</b>	Universal Socket 7kW ■ @	• •	

- \*\* 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 shower curtain rail where no shower elsewhere in dwelling
- ## plot specific, refer site layout
- ◆◆◆ full pedestal
- ◆◆ 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
- ^^^ soft close mechanism to doors & drawers
- @ electrical infrastructure upgrade maybe required

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## 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.

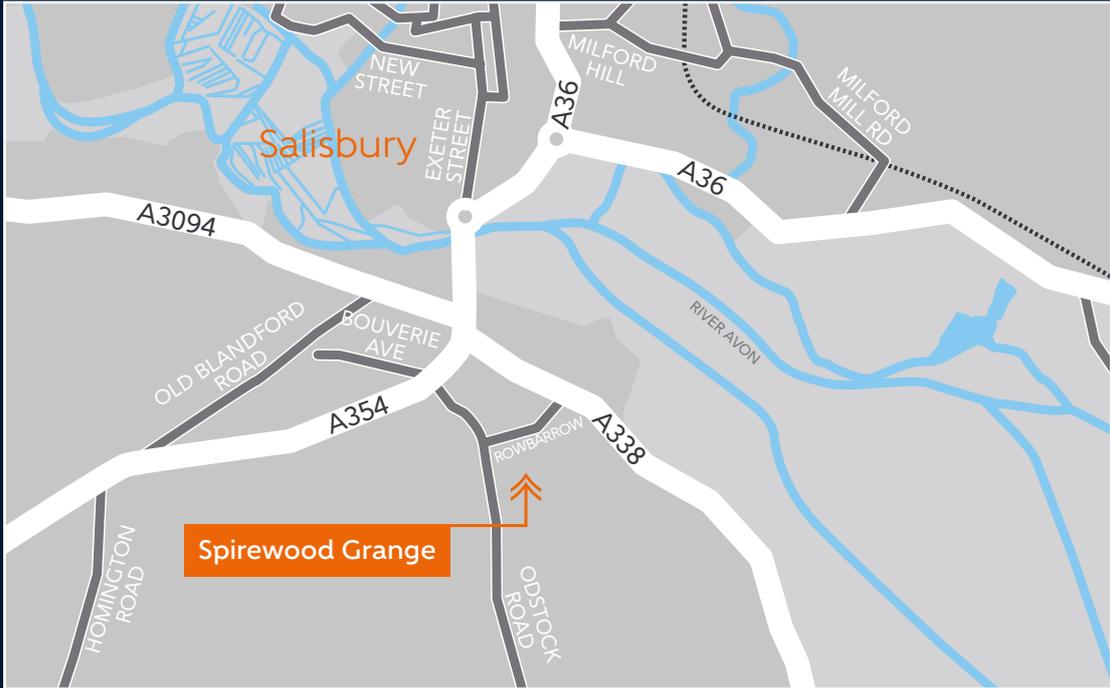
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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.

