



Clavering Park

Clavering Park is a development of 2, 3, 4 and 5-bedroom homes, located in Cooden, Bexhill-on-Sea.



THE
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COLLECTION

Bellway



Explore Cooden and beyond

Culture, convenience and coastal beauty

Clavering Park puts all the essential amenities right on your doorstep. You'll find a post office, butcher, convenience store, cafés, a pub and a variety of restaurants and takeaways all just a three-minute drive away in Little Common.

More choice can be found in Bexhill town centre, which is only an extra couple of minutes away in the car. Here, you'll find a mixture of high street names and independent retailers, along with a variety of eateries serving a diverse range of cuisines. Furthermore, coastal cafés with seaside views provide the perfect setting for a relaxed afternoon. Alternatively, you can find supermarkets, warehouse stores and fast food outlets at Ravenside Retail Park on the other side of town.

Local leisure and entertainment options abound. The De La Warr Pavilion serves as a hub for arts and culture, hosting exhibitions, concerts and events. Alternatively, Bexhill Museum delves into the town's motor racing heritage and other fascinating aspects of local history.

Sports enthusiasts will appreciate Clavering Park's proximity to the local Tennis & Squash Club and Golf Club, which are both within walking distance, as well as Highwoods Golf Course, just a seven-minute drive away. For fitness facilities,

Bexhill Leisure Centre and Bexhill Leisure Pool offer gyms, fitness classes and swimming.

Water sports enthusiasts and those who love the outdoors are spoiled for choice with beaches like Cooden, Bexhill and Glyne Gap within walking distance. The seafront promenade offers a scenic route for walks and seaside activities, while Egerton Park, located in Bexhill town centre, features tennis courts, a playground and outdoor bowling facilities.

Alternatively, the peaceful meadows of Broad Oak Park and beautiful oak trees of Gilham Woods Nature Reserve are both nearby.

Families will find excellent educational options nearby, including Little Common Primary School, Bexhill Academy and Bexhill Sixth Form College, all within a 10-minute drive.

Transport connections from Clavering Park are outstanding. The A259 provides access along the south coast, while the A21 offers a direct route to the M25. Cooden Beach Station, a five-minute walk away, provides direct rail services to Eastbourne, Hastings, London Victoria and Ashford International, making it ideal for commuters. For international travel, Gatwick Airport is just over an hour's drive.

Coastal living at its best

Live in comfort and style at Clavering Park

Clavering Park is an exceptional collection of 2, 3, 4 and 5-bedroom homes located in the picturesque coastal area of Cooden, Bexhill-on-Sea. Each property has been designed to maximise energy efficiency, comfort and convenience. Light, spacious interiors combine perfectly with garages or allocated parking and

beautifully landscaped front gardens to create homes you'll feel proud to come home to. Within walking distance of Cooden Beach train station and surrounded by scenic beaches and green spaces, this development is perfectly suited to families and first-time buyers looking to enjoy a relaxed yet connected lifestyle.





Development plan



2 Bedroom Homes

-  The Bradbury
Plots 2, 9, 10, 23, 55 & 56
-  The Saddler
Plot 22
-  The Coiner^{Life}
Plots 21, 24, 33 & 34

3 Bedroom Homes

-  The Coppersmith^{Life}
Plots 3, 12, 13, 45, 46, 53, 54, 57, 58 & 70
-  The Fuller^{Life}
Plots 4, 8, 32, 37, 40, 65, 66 & 69
-  The Blemmere^{Life}
Plot 20

4 Bedroom Homes

-  The Philosopher^{Life}
Plots 1, 6, 11, 25, 35 & 44
-  The Falconer
Plots 5, 7, 14, 27 & 52
-  The Minster
Plots 26 & 36
-  The Durley
Plots 62 & 64

5 Bedroom Homes

-  The Napier
Plots 59, 61 & 63
-  The Sandbank
Plot 60

2-4 Bedroom Homes

-  Shared Ownership

- Key to plan**
- v Visitor parking
 - u Unallocated parking
 - bcp Bin collection point
 - LEAP Local equipped Area for Play
 - SuDS Sustainable Drainage System
- Material Finishes**
- (T) - Tile Hanging 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.



The Bradbury

TWO BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.01m (max)	3.20m (max)	9'11" x 10'6" (max) (max)
Bedroom 1 En Suite	2.19m	1.49m	7'2" x 4'11"
Bedroom 2	3.69m	4.78m	12'1" x 15'8"
Bathroom	2.26m	1.98m	7'5" x 6'6"



Ground Floor

Kitchen/Dining	3.94m (max)	3.13m (max)	12'11" x 10'3" (max) (max)
Living Room	3.3m (max)	4.78m (max)	10'10" x 15'8" (max) (max)
Cloakroom	1.65m	1.91m	5'5" x 6'3"

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

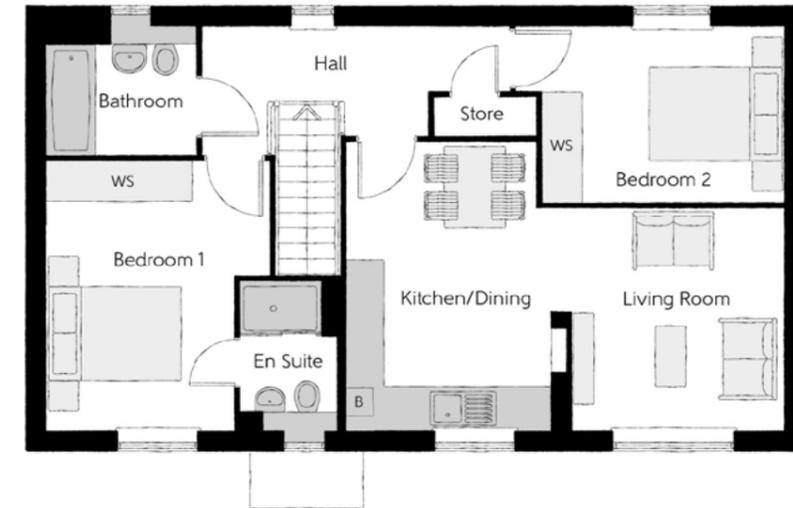
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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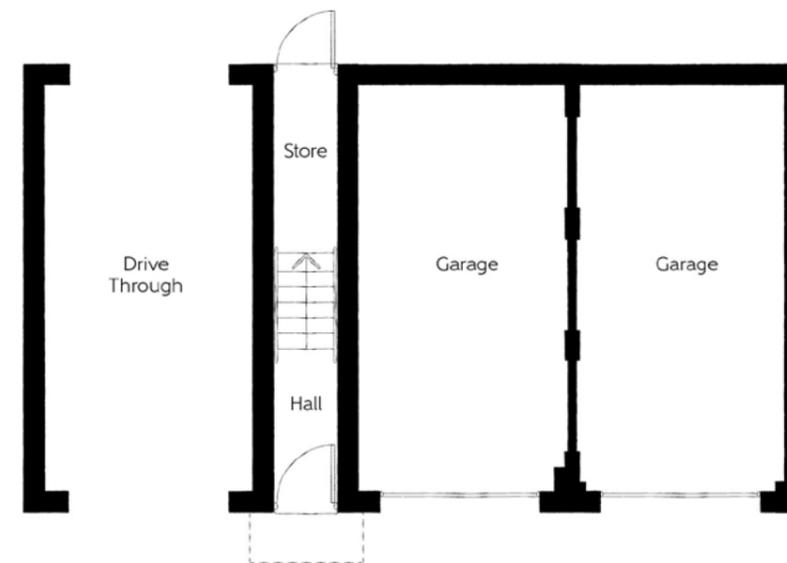
The Saddler

Two bedroom coach house



First Floor

Kitchen/Dining	2.53m x 3.06m (max) (max)	8'4" x 10'1" (max) (max)
Living Room	3.29m x 3.14m	10'10" x 10'4"
Bedroom 1	3.98m x 2.77m (max)	13'1" x 9'1" (max)
Bedroom 1 En Suite	2.17m x 1.4m	7'1" x 4'9"
Bedroom 2	2.59m x 3.58m	8'6" x 11'9"
Bathroom	1.91m x 2.20m	6'3" x 7'3"



Ground Floor

Important note: The Saddler is allocated a single garage. Please refer to the Sales Advisor for further information.

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

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The Saddler

TWO BEDROOM HOME



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The Coiner^{Life}

TWO BEDROOM HOME



First Floor

Bedroom 1	4.08 m x 3.11 m	13'-5" x 10'-2"
Bedroom 1 Ensuite	1.99 m x 1.41 m	6'-6" x 4'-8"
Bedroom 2	4.08 m x 2.85 m	13'-5" x 9'-4"
Bathroom	1.99 m x 2.16 m	6'-6" x 7'-1"



Ground Floor

Living / Dining	4.08 m x 5.12 m	13'-5" x 16'-10"
Kitchen	2.65 m x 3.35 m	8'-8" x 11'-0"
Cloakroom	1.99 m x 1.09 m	6'-6" x 3'-7"

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

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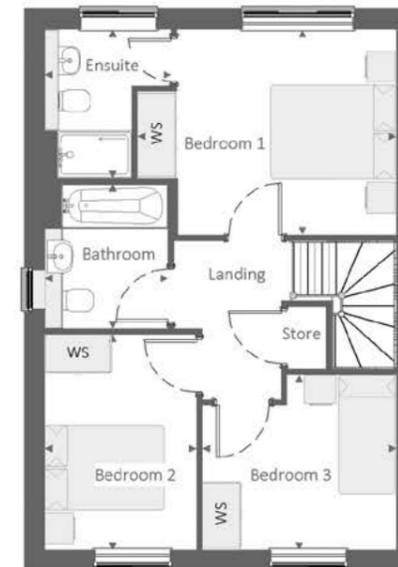
The CopperSmith^{Life}

THREE BEDROOM HOME



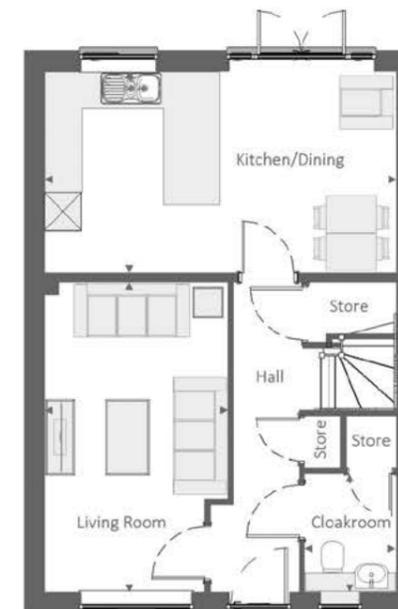
THE
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Bellway



First Floor

Bedroom 1	4.15 m	x	3.30 m	13'-7"	x	10'-10"
Bedroom 1 Ensuite	2.03 m	x	2.39 m	6'-8"	x	7'-10"
Bedroom 2	2.43 m	x	3.46 m	8'-0"	x	11'-4"
Bedroom 3	3.11 m	x	2.81 m	10'-3"	x	9'-3"
Bathroom	1.98 m	x	2.31 m	6'-6"	x	7'-7"



Ground Floor

Kitchen/Dining	5.64 m	x	3.24 m	18'-6"	x	10'-7"
Living Room	2.94 m	x	4.95 m	9'-8"	x	16'-3"
Cloakroom	1.45 m	x	1.89 m	4'-9"	x	6'-3"

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

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The FullerLife

THREE BEDROOM HOME



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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'-1"
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"

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

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The Blemmere^{Life}

THREE BEDROOM HOME



First Floor

Bedroom 1	3.50 m	x	4.00 m	11'-6"	x	13'-1"
Bedroom 1 Ensuite	1.20 m	x	3.02 m	3'-11"	x	9'-11"
Bedroom 2	2.55 m	x	4.59 m	8'-4"	x	15'-1"
Bedroom 3	2.15 m	x	3.49 m	7'-1"	x	11'-6"
Bathroom	2.22 m	x	2.01 m	7'-3"	x	6'-7"



Ground Floor

Kitchen / Dining	4.79 m	x	3.49 m	15'-9"	x	11'-6"
Living Room	4.79 m	x	3.16 m	15'-9"	x	10'-4"
Cloakroom	2.03 m	x	1.43 m	6'-8"	x	4'-8"

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

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The Philosopher*Life*

FOUR BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.39 m	x	4.90 m	11'-1"	x	16'-1"
Bedroom 1 Ensuite	2.24 m	x	2.15 m	7'-4"	x	7'-1"
Bedroom 2	3.39 m	x	3.91 m	11'-1"	x	12'-10"
Bedroom 3	2.54 m	x	3.91 m	8'-4"	x	12'-10"
Bedroom 4	2.67 m	x	2.81 m	8'-9"	x	9'-3"
Bathroom	2.10 m	x	2.81 m	6'-11"	x	9'-3"



Ground Floor

Kitchen	3.71 m	x	3.00 m	12'-2"	x	9'-10"
Dining / Family	4.62 m	x	3.80 m	15'-2"	x	12'-6"
Living Room	3.39 m	x	4.95 m	11'-1"	x	16'-3"
Study	2.54 m	x	2.61 m	8'-4"	x	8'-7"
Utility	1.84 m	x	2.04 m	6'-0"	x	6'-8"
Cloakroom	1.50 m	x	1.91 m	4'-11"	x	6'-3"

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

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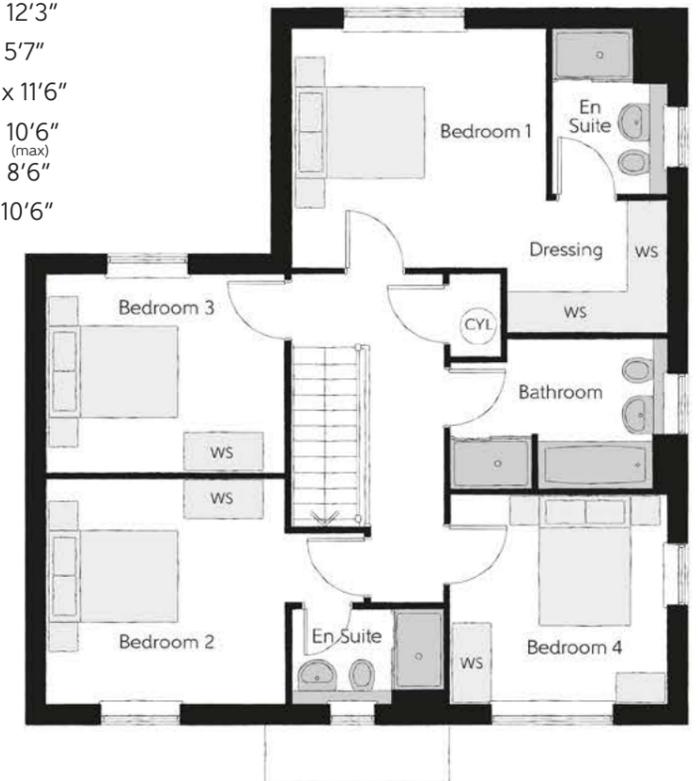


The Falconer

Four bedroom home

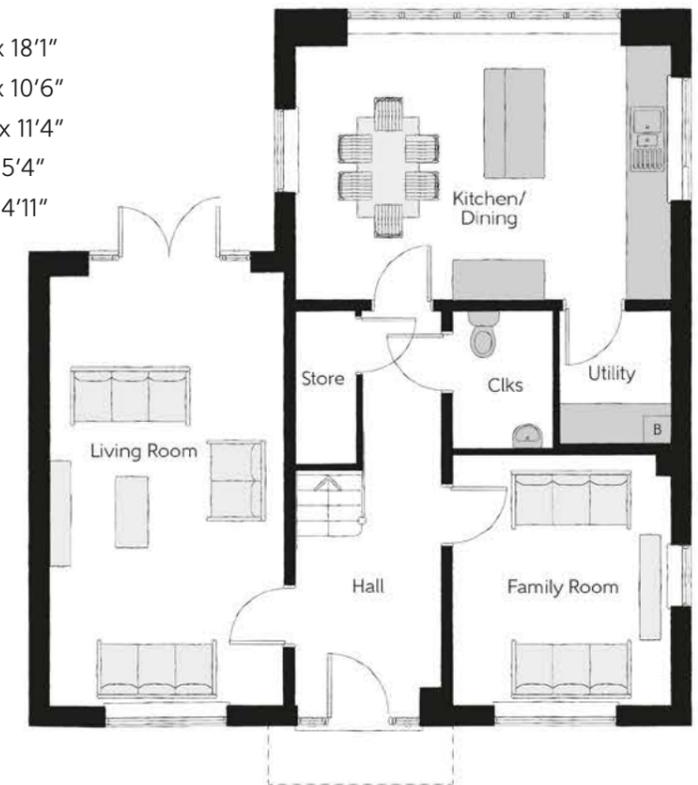
First Floor

Bedroom 1	3.50m x 3.74m (max)	11'6" x 12'3" (max)
Bedroom 1 En Suite	2.42m x 1.70m	7'11" x 5'7"
Bedroom 2	3.31m x 3.51m	10'10" x 11'6"
Bedroom 3	3.08m x 3.20m (max)	10'1" x 10'6" (max)
Bedroom 4	2.71m x 2.59m	8'11" x 8'6"
Bathroom	2.20m x 3.20m	7'3" x 10'6"



Ground Floor

Kitchen/Dining	3.73m x 5.52m (max)	12'3" x 18'1" (max)
Family Room	3.71m x 3.21m	12'2" x 10'6"
Living Room	6.31m x 3.45m	20'8" x 11'4"
Utility	2.02m x 1.62m	6'7" x 5'4"
Cloakroom	2.02m x 1.50m	6'7" x 4'11"



The Falconer

FOUR BEDROOM HOME



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Bellway

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

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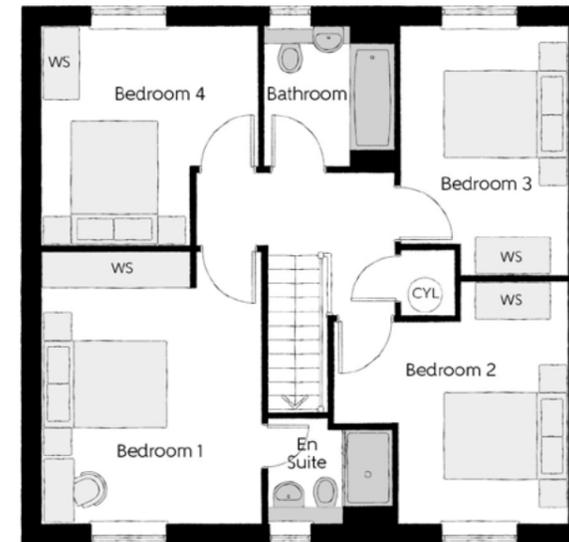


The Minster

Four bedroom home

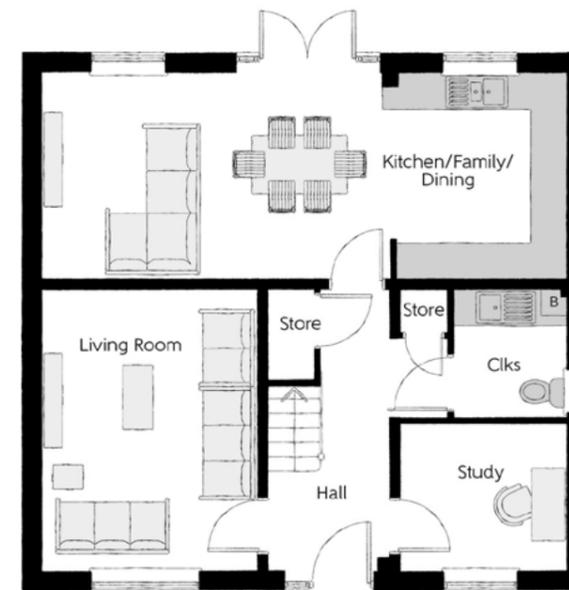
The Minster

FOUR BEDROOM HOME



First Floor

Bedroom 1	4.44m x 3.60m <small>(max)</small>	14'7" x 11'9" <small>(max)</small>
Bedroom 1 Ensuite	1.57m x 2.05m	5'1" x 6'9"
Bedroom 2	3.97m x 3.79m	13'0" x 12'5"
Bedroom 3	4.07m x 2.7m	13'4" x 8'10"
Bedroom 4	3.58m x 3.53m <small>(max)</small>	11'9" x 11'7" <small>(max)</small>
Bathroom	2.29m x 2.15m	7'6" x 7'1"



Ground Floor

Kitchen/Family/Dining	3.37m x 8.56m <small>(max)</small>	11'1" x 28'1" <small>(max)</small>
Living Room	3.53m x 4.59m	11'7" x 15'1"
Study	2.40m x 2.73m	7'10" x 8'11"
Cloakroom	2.16m x 1.85m	6'11" x 6'1"

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

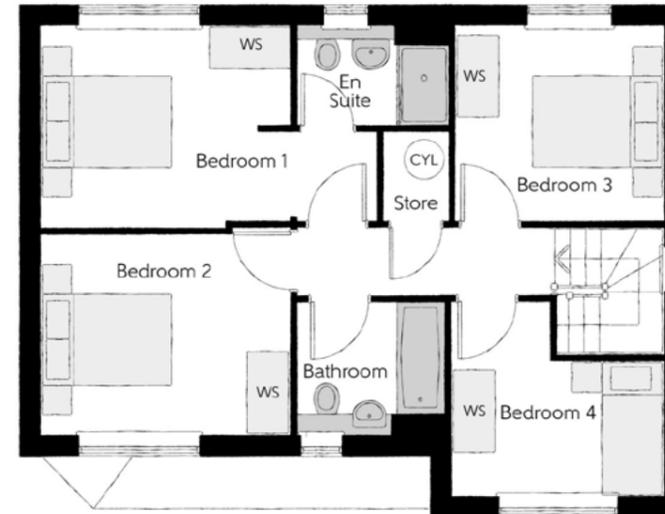
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The Durley

Four bedroom home

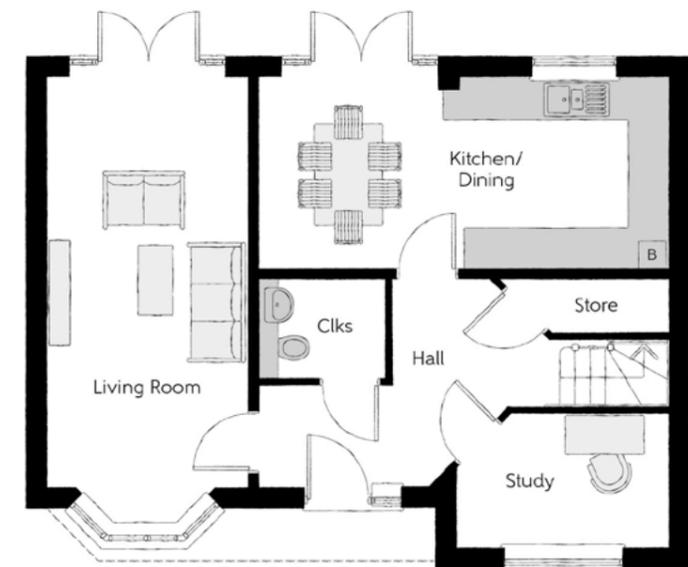


First Floor

Bedroom 1	3.02m x 3.71m (max)	9'11" x 12'2" (max)
Bedroom 1 En Suite	1.50m x 2.2m	4'11" x 7'5"
Bedroom 2	2.98m x 3.70m	9'9" x 12'2"
Bedroom 3	2.92m x 3.10m	9'7" x 10'2"
Bedroom 4	2.01m x 3.16m (max)	6'7" x 10'4" (max)
Bathroom	1.97m x 2.19m	6'5" x 7'2"

Ground Floor

Kitchen/Dining	2.86m x 6.17m (max)	9'4" x 20'1" (max)
Living Room	6.09m x 3.00m	20'0" x 9'10"
Study	2.01m x 3.16m	6'7" x 10'4"
Cloakroom	1.48m x 1.89m	4'10" x 6'2"



The Durley

FOUR BEDROOM HOME



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Bellway

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

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The Napier

Five bedroom home



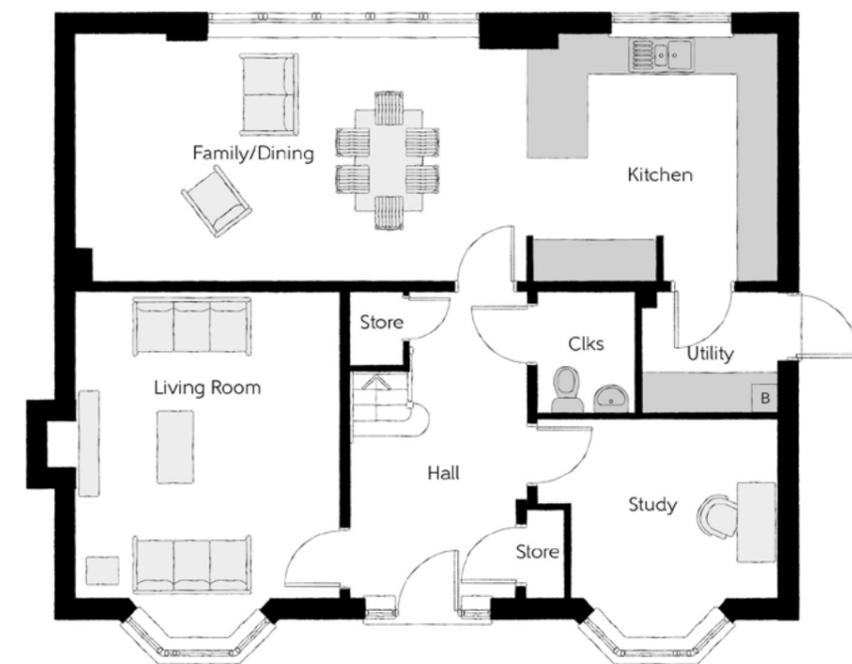
First Floor

Bedroom 1	3.66m x 3.54m (inc. bay)	12'0" x 11'7" (inc. bay)
Bedroom 1 En Suite	1.45m x 2.26m	4'9" x 7'5"
Bedroom 2	4.96m x 4.07m (max)	16'3" x 13'4" (max)
Bedroom 2 En Suite	1.45m x 2.72m	4'9" x 8'11"
Bedroom 3	3.15m x 3.86m	10'4" x 12'8"
Bedroom 4	3.06m x 3.54m (max)	10'1" x 11'7" (max)
Bedroom 5	2.32m x 3.21m	7'7" x 10'6"
Bathroom	2.68m x 2.79m	8'10" x 9'2"

Window variation to plot 61 only

Ground Floor

Kitchen	3.65m x 3.62m (max) (max)	12'0" x 11'11" (max) (max)
Family/Dining	3.65m x 6.65m	12'0" x 21'10"
Living Room	4.54m x 3.90m (inc. bay)	14'11" x 12'10" (inc. bay)
Study	2.65m x 3.56m (inc. bay)	8'8" x 11'8" (inc. bay)
Utility	1.80m x 2.02m	5'11" x 8'8"
Cloakroom	1.80m x 1.49m	5'11" x 4'11"



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

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The Napier

FIVE BEDROOM HOME



THE ARTISAN COLLECTION

Bellway



The Sandbank

FIVE BEDROOM HOME



THE
ARTISAN
COLLECTION

Bellway

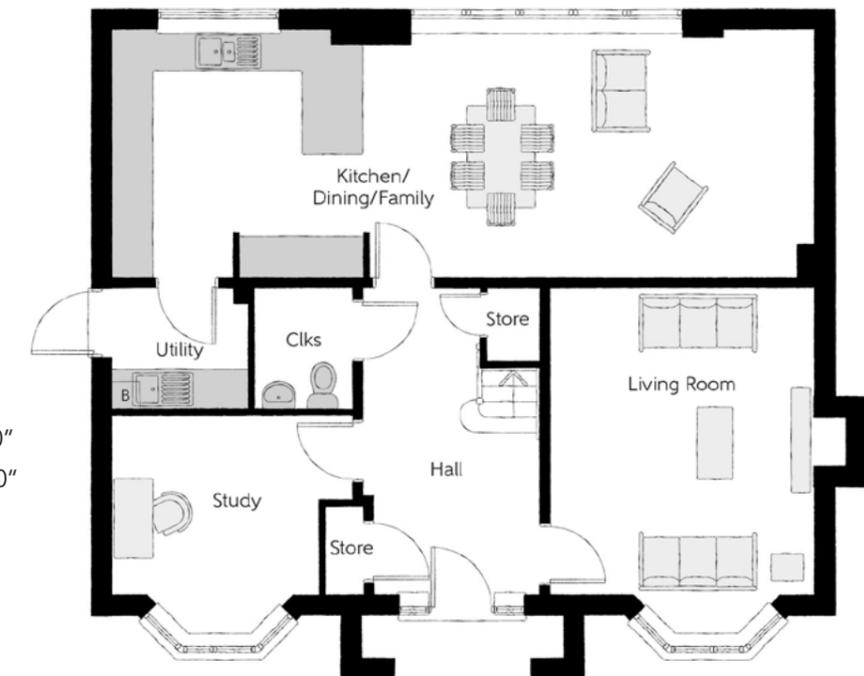


First Floor

Bedroom 1	3.65m x 3.54m (inc. bay)	12'0" x 11'7" (inc. bay)
Bedroom 1 En Suite	1.45m x 2.26m	4'9" x 7'5"
Bedroom 2	3.56m x 3.45m (max)	11'8" x 11'4" (max)
Bedroom 2 En Suite	1.46m x 2.72m	4'10" x 8'11"
Bedroom 3	3.15m x 3.94m	10'4" x 12'11"
Bedroom 4	3.06m x 3.54m (max)	10'1" x 11'7" (max)
Bedroom 5	3.19m x 3.22m	10'6" x 10'7"
Bathroom	2.68m x 2.79m	8'9" x 9'2"

Ground Floor

Kitchen/Dining/ Family	3.65m x 10.36m	12'0" x 34'0"
Living Room	4.54m x 3.90m	14'11" x 12'10"
Utility	1.80m x 2.02m	5'11" x 6'8"
Cloakroom	1.80m x 1.45m	5'11" x 4'9"



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

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

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

Specification

		2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom		
FINISHES	Entrance Doors:	GRP Insulated Door	•	•	•	•	
	Loft Hatch:	Loft Hatch - Hinged Drop Down ▼ ◊◊◊	•	•	•	•	
	Ceilings:	Crown White Matt Emulsion	•	•	•	•	
	Walls:	Crown White Matt Emulsion	•	•	•	•	
	Floors:	Concrete Ground Floor / Chipboard First Floor	•	•	•	•	
	Window Cills:	White Satin MDF	•	•	•	•	
	Stairs:	Timber Stair - White Satin MDF Strings	•	•	•	•	
	Balusters:	White Satin Stop Chamfered Balusters	•	•	•	•	
	Newel Posts:	White Satin Stop Chamfered Newels Oak Stop Chamfered Newels	•	•	•	•	
	Newel Caps:	White Satin Flat Top Newel Caps Oak Flat Top Newel Caps	•	•	•	•	
	Handrail:	White Satin Heavy Duty Handrail Oak Heavy Duty Handrail	•	•	•	•	
	Skirting:	White Satin 94x14 MDF Grooved & Chamfered White Satin 120x14 MDF Grooved & Chamfered	•	•	•	•	
	Architrave:	White Satin 69x18 MDF Grooved & Chamfered	•	•	•	•	
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•	•	
	Ironmongery:	Chrome SR100 Door Furniture Chrome SR700 Door Furniture	•	•	•	•	
	Wardrobes:	Hinged Fitted Wardrobes to Bed 1	•	•	•	•	
	KITCHEN	Hob Splashback :	Glass Splashback	•	•	•	•
		Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•	•	•
		Utility Tap:	Leisure Chrome Aquapace Tap	•	•	•	•
		Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
Frontals:		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 Atlanta Single Bowl SS Sink Leisure Atlanta Bowl & Half SS Sink Rangemaster Glendale Bowl & Half SS Sink	•	•	•	•	
Utility Sink:		Leisure Atlanta Single Bowl SS Sink Rangemaster Glendale Single Bowl SS Sink	•	•	•	•	
Appliances Oven:		A E G Single Oven BPK556260M	•	•	•	•	
Appliances Hob:		A E G 4 Burner Gas Hob HGB64420YM A E G 5 Burner Gas Hob HGB75420YM	•	•	•	•	
Appliances Extractor:		A E G Cooker Hood Extractor DKB4650M (recirculating) A E G Cooker Hood Extractor DKB4950M (recirculating)	•	•	•	•	
Appliances Fridge Freezer:		A E G 70/30 Fridge Freezer OSC6N181ES A E G 70/30 Fridge Freezer OSC6N181ES (2no)	•	•	•	•	
Appliance Dishwasher:		A E G Dishwasher FSK32610Z	•	•	•	•	
Appliance Washing Machine:		A E G Washing Machine L7FE7261BI	•	•	•	•	
Cloaks - WC:		Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate †	•	•	•	•	
Cloaks - Basin:		Roca Wash Hand Basin ◊	•	•	•	•	
Cloaks - Brassware:		Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•	
Cloaks - Tiling:		Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim	•	•	•	•	
Bathroom - WC:		Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate †	•	•	•	•	
Bathroom - Basin:	Roca DEBBA 500 WHB with Semi Pedestal Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•	•	•		
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:	Over Bath Mira MINIMAL Single Thermostatic Shower ▼▼▼	•	•	•	•		
Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Brushed Trim * ◊ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Brushed Trim * ◊	•	•	•	•		
En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate †	•	•	•	•		
En-Suite - Basin:	Roca DEBBA 450 WHB with Semi Pedestal Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	•		
En-Suite - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel ◊	•	•	•	•		

		2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	
WET ROOMS	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 Brushed Trim * 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Brushed Trim *	•	•	•	•
MECHANICAL	Boiler:	Ideal LOGIC Combination Boiler (Cb) ■■ Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB) ■■	•	•	•	•
	Controls:	Honeywell T6R Dual Zone Smart Thermostat	•	•	•	•
	Radiators:	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers:	Flat Chrome to Bathroom Flat Chrome to Bathroom & En-Suite 1	•	•	•	•
Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•	•	
ELECTRICS	Safety - Heat:	Heat Detector DET ◊◊	•	•	•	•
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•	•	•
	Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit:	High Output Tri-Light	•	•	•	•
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•	•	•
	Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
Communications - TV:	TV Point to Living Room & Bedroom 1 TV Point to Living Room, Family, Bedroom 1 & Study	•	•	•	•	
Communications - Data:	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•	•	•	
Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ◆◆	•	•	•	•	
EXTERNALS & MISC	Build Method:	Masonry ■■	•	•	•	•
	Ecological:	Hedgehog Highway fencing adaption	•	•	•	•
	Garages Electric:	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:	Block Paviments ◆◆◆	•	•	•	•
	Landscaping - Front:	Medallion Turf & Landscape Planting **	•	•	•	•
	Landscaping - Rear:	Rotovated Topsoil **	•	•	•	•
Renewables:	Photovoltaic Array ■■	•	•	•	•	
EV Charging Terminal:	Universal Socket 7kW ■ @	•	•	•	•	

- * full height to shower enclosure
- ** refer site landscape layout
- ▼ where layout allows
- ▼▼ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ▼▼▼ inc MIRA bath screen 1.1863.004
- ‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- plot specific, refer site layout
- ◆ 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
- ^^^ soft close mechanism to doors & drawers
- @ electrical infrastructure upgrade maybe required



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.

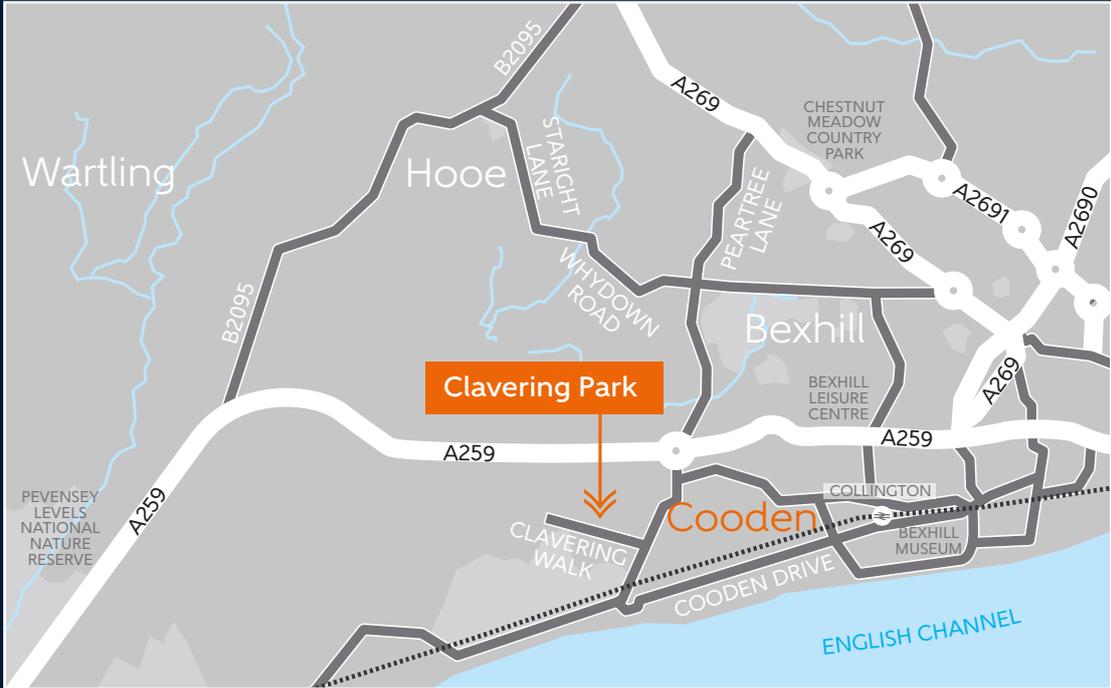
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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

