



# Woodbury Manor

Woodbury Manor is a development of 3 and 4-bedroom homes, located in Hailsham, East Sussex.



THE  
ARTISAN  
COLLECTION

**Bellway**



## Modern living meets the beauty of East Sussex

Stunning scenery on your doorstep and city excitement within reach

Woodbury Manor enjoys a great selection of amenities on its doorstep. Hailsham town centre can be reached in four minutes by car and plays home to supermarkets, quaint cafés, and essential services, providing everything needed for daily life. The Hailsham Pavilion forms the cultural heart of the town, hosting movies, theatre, music and other live shows. Alternatively, immerse yourself in the rich heritage of Herstmonceux Castle and Michelham Priory or enjoy interactive learning for the whole family at The Observatory Science Centre - all a short drive away.

If you like to stay active, Maurice Thornton Playing Fields are within walking distance and make the ideal destination for leisure and fitness, from football and skateboarding to enjoying the outdoor gym. Alternatively, Hailsham Leisure Centre is located seven minutes away by bike and offers a gym, swimming pool and bowling alley. For those seeking adventure, Knockhatch Adventure Park and petting zoo offers an exciting family day out. Meanwhile, keen golfers will be happy to hear that there is a choice of several courses nearby.

Nestled between the High Weald and South Downs National Park, Woodbury Manor makes a wonderful

base for exploring the great outdoors. Whether it's cycling, walking, or simply soaking in the scenic views, the natural beauty of the area is hard to beat. For beach lovers, the South Coast offers miles of windswept coastline that's perfect for long walks in the sea air.

Families at Woodbury Manor will benefit greatly from its close proximity to Hailsham Community College, which is within five minutes by car and meets educational needs from early years through to A-levels. The allure of East Sussex extends beyond Hailsham, with Eastbourne providing traditional seaside charm just 19 minutes away. It's also possible to be immersed in the buzz of Brighton's endless shopping, arts and culture in as little as 30 minutes.

Transport is made easy with the A22 and A27 providing access to Eastbourne, Brighton and beyond, with Gatwick Airport located an hour away. Alternatively, Polegate Station can be reached in nine minutes and operates direct rail services to London and Brighton. It's even possible to catch a ferry to the continent from Newhaven, just a 30-minute drive away.

## The best of all worlds

Sustainability, comfort and convenience

Woodbury Manor is an exciting development of 3 and 4-bedroom homes that is ideal first-time buyers, families and commuters seeking a blend of semi-rural tranquillity and urban convenience. Located on the outskirts of the charming town of Hailsham, East Sussex, Woodbury Manor is within easy reach of both comprehensive local amenities and lush green

countryside. Access to the cities of Brighton and Eastbourne is also made easy via strong road and rail connections. With the added benefit of electric vehicle charging points to every residence and highly energy-efficient design, this sustainable community makes the ideal home today and for future generations.





# Development plan



## Key to plan

- v Visitor parking
- bcp Bin collection point
- Timber bollards
- ⋯ Knee rail fence
- ⋯ Post & rail fence
- Screen wall
- Retaining wall
- Sales area

## Material Finishes

- Ⓣ - Tile Hanging Version

## 3 Bedroom Homes

- **The Yalding**  
Plots 2, 11, 68, 72, 81, 83, 91, 119, 137, 139, 160, 167, 169, 173, 175, 177 & 214
- **The Otham**  
Plots 3, 12, 69, 73, 82, 84, 92, 120, 138, 140, 151, 161, 168, 170, 174, 176 & 215
- **The Yalding v1**  
Plots 14, 15, 76, 93, 97, 98, 118, 217 & 218
- **The Thespian**  
Plots 9, 19, 74, 118, 136, 142, 165, 179, 180, 203 & 204
- **The Tailor**  
Plots 16, 17, 20, 21, 39, 40, 77, 78, 79, 80, 85, 86, 156, 157, 158, 159, 163, 164, 199, 200, 201, 202, 205, 206, 207 & 208

## 4 Bedroom Homes

- **The Scrivener**  
Plots 1, 4, 5, 7, 8, 13, 75, 87, 90, 94, 95, 123, 141, 144, 145, 147, 152, 153, 154, 155, 162, 171, 172, 188, 190, 192, 195, 198, 209, 212, 213 & 219
- **The Philosopher**  
Plots 6, 96, 146, & 148
- **The Bowyer**  
Plots 10, 18, 22, 38, 41, 70, 71, 88, 89, 99, 121, 122, 124, 143, 149, 150, 166, 178, 189, 191, 193, 194, 196, 197, 210, 211, 216 & 220

## 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 Yalding

THREE BEDROOM HOME

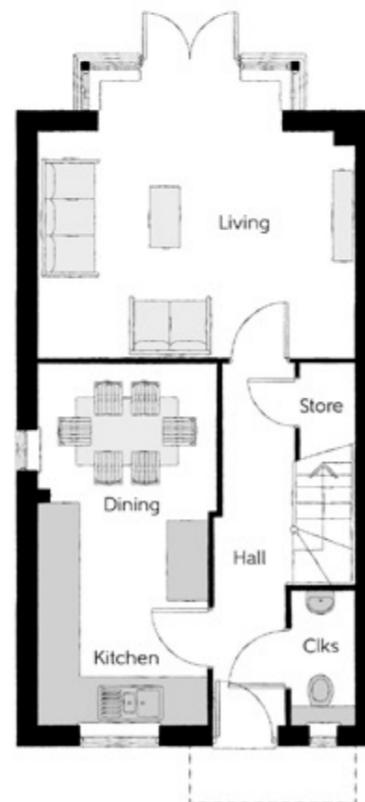


**Bellway**



**First Floor**

Bedroom 1	3.10m x 3.07m	10'2" x 10'1"
Bedroom 1 En Suite	1.96m x 1.47m	6'5" x 4'10"
Bedroom 2	3.36m x 2.59m	11'0" x 8'6"
Bedroom 3	3.36m x 1.99m	11'0" x 6'6"
Bathroom	2.17m x 1.90m (max) (max)	7'1" x 6'3" (max) (max)



**Ground Floor**

Kitchen/Dining	5.34m x 2.65m (max)	17'6" x 8'8" (max)
Living Room	4.67m x 4.15m (max)	15'4" x 13'7" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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

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The Otham

Three bedroom home

# The Otham

THREE BEDROOM HOME



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**Bellway**



## First Floor

Bedroom 1	3.10m x 3.07m	10'2" x 10'1"
Bedroom 1 En Suite	1.96m x 1.47m	6'5" x 4'10"
Bedroom 2	3.36m x 2.59m	11'0" x 8'6"
Bedroom 3	3.36m x 1.99m	11'0" x 6'6"
Bathroom	2.17m x 1.90m (max) (max)	7'1" x 6'3" (max) (max)



## Ground Floor

Kitchen	3.50m x 2.50m	11'6" x 8'3"
Living/Dining Room	6.07m x 4.67m (max)	19'11" x 15'4" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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The Yalding v1

Three bedroom home

# The Yalding v1

THREE BEDROOM HOME



**Bellway**



## First Floor

Bedroom 1	3.10m x 3.07m	10'2" x 10'1"
Bedroom 1 En Suite	1.96m x 1.47m	6'5" x 4'10"
Bedroom 2	3.30m x 2.59m	10'10" x 8'6"
Bedroom 3	3.30m x 1.99m	10'10" x 6'6"
Bathroom	2.17m x 1.90m (max) (max)	7'1" x 6'3" (max) (max)



## Ground Floor

Kitchen/Dining	5.32m x 2.65m (max)	17'6" x 8'8" (max)
Living Room	4.67m x 3.97m (max)	15'4" x 13'0" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

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

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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 Thespian

THREE BEDROOM HOME



THE ARTISAN COLLECTION

**Bellway**



# The Tailor

THREE BEDROOM HOME



First Floor

Bedroom 1	3.29m x 3.34m <small>(max)</small>	10'10" x 11'0" <small>(max)</small>
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 <small>(max)</small>	15'8" x 11'4" <small>(max)</small>
Living Room	3.68m x 5.14m <small>(max)</small>	12'1" x 16'10" <small>(max)</small>
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 Scrivener

FOUR BEDROOM HOME



**Bellway**

### First Floor

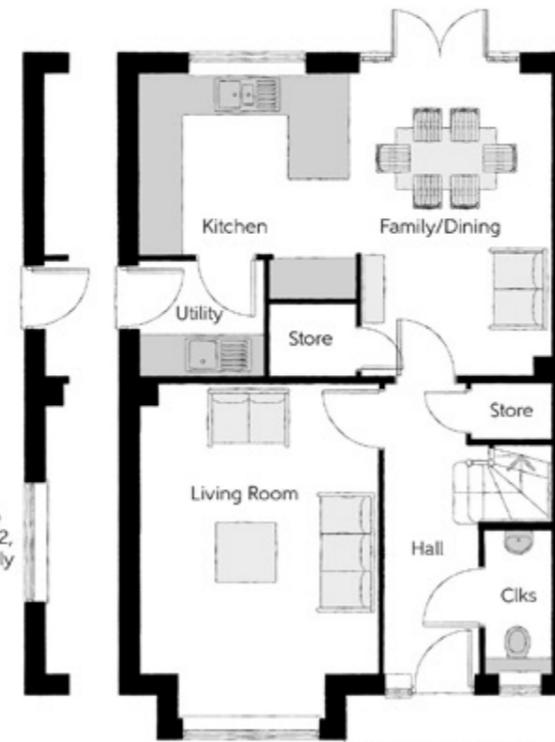
Bedroom 1	2.96m x 4.59m <small>(inc. bay)</small>	9'9" x 15'1" <small>(inc. bay)</small>
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m <small>(max)</small>	9'11" x 9'5" <small>(max)</small>
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m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



Window to plots 75, 162, 190, 198 only

Variation to bay for plots 4, 7, 8, 13, 75, 87, 90, 94, 147, 153, 154, 155, 162, 171, 172, 190, 192, 195, 198, 209, 212 & 219

Window to plots 75, 162, 190, 198 only



### 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"

Variation to bay for plots 4, 7, 8, 13, 75, 87, 90, 94, 147, 153, 154, 155, 162, 171, 172, 190, 192, 195, 198, 209, 212 & 219

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

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# 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 2.27m (max) (max)	7'4" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
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	3.71m x 3.30m	12'2" 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 WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Bowyer

FOUR BEDROOM HOME



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**Bellway**

The Bowyer

Four bedroom home



Chimney to plots 10, 22, 38, 88, 99, 143, 149, 166, 178, 194, 196, 210, 211, 216 & 220

## 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)	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)



Chimney to plots 10, 22, 38, 88, 99, 143, 149, 166, 178, 194, 196, 210, 211, 216 & 220

## 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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# Specification

		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>	Glass 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 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 Fridge Freezer:</b>		Electrolux 70/30 Fridge Freezer LNS5LE18S	• •
<b>Appliance Dishwasher:</b>		Electrolux Dishwasher KEAF7200L	• •
<b>Appliance Washing Machine:</b>		Electrolux Washing Machine E772F402BI	• •
<b>WET ROOMS</b>		<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 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 Semi Pedestal Roca DEBBA 500 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 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 Semi Pedestal Roca DEBBA 500 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 ▼▼	• •
<b>En-Suite - Tiling:</b>	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *	• •	
<b>MECHANICAL</b>	<b>Boiler:</b>	Ideal LOGIC Combination Boiler (Cb) ■■	• •
	<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	• •

		3 Bedroom	4 Bedroom	
<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>Ecological:</b>	Hedgehog Highway fencing adaption	• •
		<b>Garages Electric:</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 Riven PCC Flags 600x600x32's ##	• •	
<b>Garages:</b>		Steel Panel Up & Over Canopy Garage Door ##	• •	
<b>Drives:</b>		Block Paviments ◆◆◆	• •	
<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
- † 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
- ◊◊ house type dependent - liaise with sales executive
- ◊◊◊ kitchen only
- ◊◊◊◊ fire rated as necessary
- house type 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.

# ASHP Specification

		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>	Glass 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 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 Ceramic Hob LRR6436	• •
<b>Appliances Extractor:</b>	Cooker Hood Extractor LFC316X (recirculating)	• •	
<b>Appliances Fridge Freezer:</b>	Electrolux 70/30 Fridge Freezer LNS5LE18S	• •	
<b>Appliance Dishwasher:</b>	Electrolux Dishwasher KEAF7200L	• •	
<b>Appliance Washing Machine:</b>	Electrolux Washing Machine E772F402BI	• •	
<b>WET ROOMS</b>	<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 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 Semi 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 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 Semi 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 ▼▼	• •	
<b>En-Suite - Tiling:</b>	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *	• •	
<b>MECHANICAL</b>	<b>Heating:</b>	Under Floor Heating Ground Floor / Radiators from the Stelrad Compact Horizontal Line to Other Floors	• •
	<b>Hot Water:</b>	Air Source Heat Pump & Cylinder	• •
	<b>Controls:</b>	ASHP Control & Thermostat (Homeowner) Control	• •
	<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	• •	

		3 Bedroom	4 Bedroom
<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>Build Method:</b>	Masonry ††	• •
	<b>Ecological:</b>	Hedgehog Highway fencing adaption	• •
	<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 Riven PCC Flags 600x600x32's ††	• •	
<b>Garages:</b>	Steel Panel Up & Over Canopy Garage Door ††	• •	
<b>Drives:</b>	Block Paviours ♦♦♦	• •	
<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
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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.

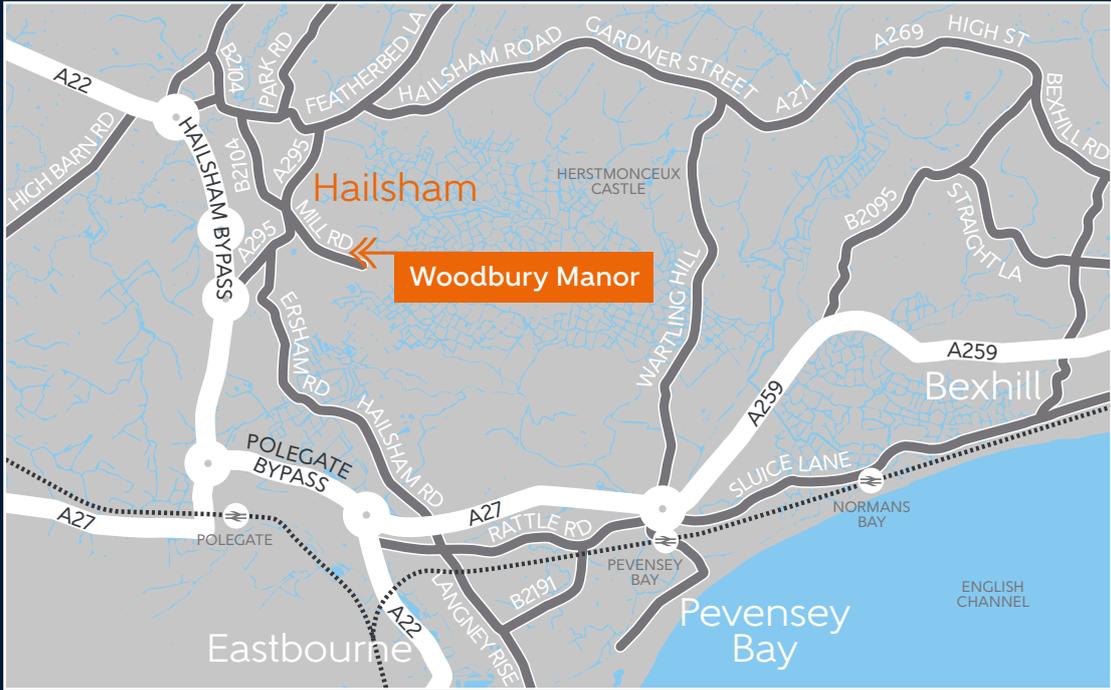
Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"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**

