



Maplewood Grove

A collection of 2, 3 and 4-bedroom homes
on the edge of Great Dunmow Grange.



THE
ARTISAN
COLLECTION

Bellway



Discover life in Great Dunmow

Everything you need close to home

From Maplewood Grove, daily essentials are easily accessible with a choice of local supermarkets, healthcare facilities and independent shops all within easy reach. Great Dunmow's charming town centre is within walking distance, featuring boutiques, traditional retailers, cosy cafés, pubs and restaurants to suit all tastes. It is also just a 15-minute drive to Freeport Braintree designer shopping outlet, where you can find many of the top brands at discounted prices.

Further shopping and dining options are available 25 minutes away by road in nearby Chelmsford. The city centre boasts popular high-street brands, unique independent stores and a vibrant selection of eateries. One highlight is the Bond Street shopping area, with its flagship John Lewis store.

Leisure and entertainment options close to home include Great Dunmow Leisure Centre featuring a gym, swimming pool and fitness studios. For a relaxing evening out, Empire Cinema in nearby Bishop's Stortford offers the latest film releases, while Chelmsford Theatre hosts an

exciting programme of musicals, dramas, comedy shows and live music throughout the year.

Nature lovers will appreciate the stunning open spaces surrounding Maplewood Grove. The scenic Flich Way Country Park offers peaceful walking and cycling routes, and Great Notley Country Park, just a short drive away, provides extensive green spaces, play trails and fishing lakes - perfect for family outings.

Education in Great Dunmow is well-regarded, with a choice of nearby primary schools and Helena Romanes School providing education from primary through to sixth form, all conveniently close by.

Excellent transport connections make commuting straightforward. The nearby A120 links directly to the M11, offering easy access to London and Cambridge. Regular bus services connect residents with surrounding towns, and for national and international air travel Stansted Airport is conveniently located just a short drive away. Here you can also find direct rail links to London Liverpool Street in less than an hour.

Welcome home

Relaxed living with city connections

Maplewood Grove at Great Dunmow Grange is an attractive collection of 2, 3 and 4 bedroom homes in the charming market town of Great Dunmow in Essex. Offering a range of properties ideal for first-time buyers, growing families and commuting professionals, each energy-efficient home is thoughtfully designed with

modern lifestyles in mind, featuring spacious interiors, contemporary finishes and allocated parking. Situated just moments from local amenities and surrounded by picturesque woodland, Maplewood Grove delivers the perfect balance of natural tranquillity and convenient connectivity.





Possible Future Development

Development plan



2 Bedroom Homes

 The Malting
Plots 103, 104 & 105

3 Bedroom Homes

 The Coppersmith^{Life}
Plots 12, 16, 17 & 87

 The Hillard^{Life}
Plots 3, 5, 7, 14, 22, 50, 63, 78, 106, 107, 108, 109, 114 & 115

 The Fuller^{Life}
Plots 1, 4, 6, 15, 27, 46, 70, 76, 79, 88, 102, 111, 116 & 119

 The Flight
Plots 47, 48, 49 & 77

4 Bedroom Homes

 The Milliner^{Life}
Plots 11, 18, 20, 21 & 71

 The Reedmaker^{Life}
Plots 9, 60, 72 & 73

 The Bowyer^{Life}
Plots 8, 13, 59, 62, 74, 86, 101, 110, 113 & 120

 The Luthier^{Life}
Plots 2, 10, 112, 117 & 118

 The Philosopher^{Life}
Plots 19, 28, 61 & 75

 The Jeweller
Plots 54, 55, 56, 57 & 58

2-3 Bedroom Homes

 Affordable Homes

- Key to plan**
- s/s Sub station
 - p/s Pump station
 - v Visitor parking
 - b/s Bin store
 - b/s Bin store
 -  Electric charging point
 -  Street light
 -  Bollard
 -  Drop down bollard

- Material Finishes**
-  CW - Country Weatherboarding
 -  CB - Country Brick
 -  TB - Town Brick
 -  TFB - Town Feature Brick

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.

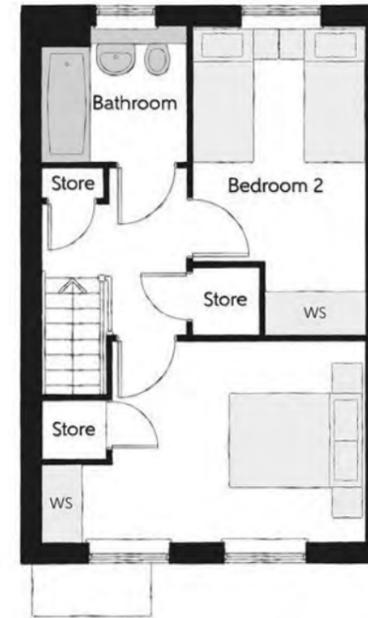


The Malting

TWO BEDROOM HOME



Bellway



First Floor

| | | |
|-----------|---|---|
| Bedroom 1 | 4.78m x 3.01m <small>(max) (max)</small> | 15'8" x 9'11" <small>(max) (max)</small> |
| Bedroom 2 | 2.55m x 4.56m <small>(max) (max)</small> | 8'4" x 15'0" <small>(max) (max)</small> |
| Bathroom | 2.15m x 2.00m | 7'0" x 6'7" |



Ground Floor

| | | |
|---------------------|---|---|
| Kitchen/Dining Room | 4.78m x 3.20m | 15'8" x 10'6" |
| Living Room | 3.74m x 4.37m <small>(max) (max)</small> | 12'3" x 14'4" <small>(max) (max)</small> |
| Cloakroom | 1.55m x 1.13m | 5'1" x 3'8" |

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 CopperSmith^{Life}

THREE BEDROOM HOME



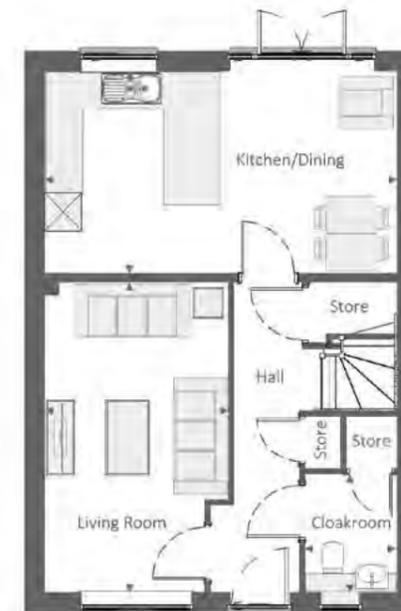
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First Floor

| | | | | | | |
|-------------------|--------|---|--------|--------|---|---------|
| 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 Hillard*Life*

THREE BEDROOM HOME



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First Floor

| | | | | | | |
|-------------------|--------|---|--------|--------|---|--------|
| Bedroom 1 | 4.37 m | x | 3.81 m | 14'-4" | x | 12'-6" |
| Bedroom 1 Ensuite | 1.94 m | x | 1.40 m | 6'-4" | x | 4'-7" |
| Bedroom 2 | 3.17 m | x | 3.51 m | 10'-5" | x | 11'-6" |
| Bedroom 3 | 2.15 m | x | 3.86 m | 7'-1" | x | 12'-8" |
| Bathroom | 1.98 m | x | 2.18 m | 6'-6" | x | 7'-2" |



Ground Floor

| | | | | | | |
|-----------------|--------|---|--------|--------|---|--------|
| Living / Dining | 5.41 m | x | 3.45 m | 17'-9" | x | 11'-4" |
| Kitchen | 2.60 m | x | 5.30 m | 8'-6" | x | 17'-5" |
| Cloakroom | 1.46 m | x | 1.95 m | 4'-10" | x | 6'-5" |

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

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The FullerLife

THREE BEDROOM HOME



THE
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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 Flight

THREE BEDROOM HOME



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Bellway

The Flight

Three bedroom home



First Floor

| | | |
|--------------------|------------------------------|------------------------------|
| Bedroom 1 | 4.40m x 3.85m (max) (max) | 14'5" x 12'8" (max) (max) |
| Bedroom 1 En Suite | 2.05m x 1.44m | 6'9" x 4'9" |
| Bedroom 2 | 3.17m x 3.55m (max) (max) | 10'5" x 11'8" (max) (max) |
| Bedroom 3 | 4.45m x 2.35m | 14'7" x 7'9" |
| Office | 2.15m x 2.69m | 7'1" x 8'10" |
| Bathroom | 2.02m x 2.20m (max) (max) | 6'8" x 7'3" (max) (max) |



Ground Floor

| | | |
|---------------|------------------------|-----------------------|
| Kitchen | 2.34m x 5.30m (min) | 7'8" x 17'4" (min) |
| Living/Dining | 5.46m x 3.50m | 17'11" x 11'6" |
| Cloakroom | 1.50m x 1.99m | 4'11" x 6'6" |

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

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The Milliner^{Life}

FOUR BEDROOM HOME



First Floor

| | | | | | | |
|-------------------|--------|---|--------|--------|---|--------|
| Bedroom 1 | 5.37 m | x | 2.92 m | 17'-7" | x | 9'-7" |
| Bedroom 1 Ensuite | 2.25 m | x | 1.64 m | 7'-5" | x | 5'-5" |
| Bedroom 2 | 3.70 m | x | 3.08 m | 12'-2" | x | 10'-1" |
| Bedroom 3 | 2.71 m | x | 2.92 m | 8'-11" | x | 9'-7" |
| Bedroom 4 | 3.16 m | x | 2.88 m | 10'-4" | x | 9'-5" |
| Bathroom | 2.20 m | x | 1.98 m | 7'-3" | x | 6'-6" |



Ground Floor

| | | | | | | |
|------------------|--------|---|--------|--------|---|--------|
| Kitchen / Dining | 6.09 m | x | 2.86 m | 20'-0" | x | 9'-4" |
| Living Room | 3.00 m | x | 6.09 m | 9'-10" | x | 20'-0" |
| Study | 3.16 m | x | 2.01 m | 10'-4" | x | 6'-7" |
| Cloakroom | 1.89 m | x | 1.48 m | 6'-2" | x | 4'-10" |

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

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THE
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The Reedmaker^{Life}

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Bellway



First Floor

| | | |
|-------------------|-----------------|-----------------|
| Bedroom 1 | 3.19 m x 3.56 m | 10'-5" x 11'-8" |
| Dressing | 1.69 m x 2.24 m | 5'-6" x 7'-4" |
| Bedroom 1 Ensuite | 1.41 m x 2.24 m | 4'-8" x 7'-4" |
| Bedroom 2 | 2.66 m x 3.37 m | 8'-9" x 11'-1" |
| Bedroom 3 | 3.67 m x 2.21 m | 12'-1" x 7'-3" |
| Bedroom 4 | 3.37 m x 2.22 m | 11'-1" x 7'-4" |
| Bathroom | 1.99 m x 2.18 m | 6'-6" x 7'-2" |



Ground Floor

| | | |
|------------------|-----------------|-----------------|
| Kitchen / Dining | 6.42 m x 4.42 m | 21'-1" x 14'-6" |
| Living Room | 3.39 m x 4.78 m | 11'-1" x 15'-8" |
| Utility | 1.91 m x 1.65 m | 6'-3" x 5'-5" |
| Cloakroom | 1.46 m x 2.22 m | 4'-10" x 7'-4" |

No utility window to plot 9

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

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The Bowyer^{Life}

FOUR BEDROOM HOME



First Floor

| | | | | | | |
|--------------------|--------|---|--------|--------|---|---------|
| Bedroom 1 | 3.41 m | x | 3.83 m | 11'-2" | x | 12'-7" |
| Bedroom 1 En Suite | 2.40 m | x | 1.43 m | 7'-10" | x | 4'-8" |
| Bedroom 2 | 3.50 m | x | 3.11 m | 11'-6" | x | 10'-3" |
| Bedroom 3 | 2.66 m | x | 3.33 m | 8'-9" | x | 10'-11" |
| Bedroom 4 | 3.41 m | x | 2.62 m | 11'-2" | x | 8'-7" |
| Bathroom | 2.27 m | x | 1.99 m | 7'-5" | x | 6'-6" |



Ground Floor

| | | | | | | |
|------------------|--------|---|--------|---------|---|--------|
| Kitchen / Dining | 4.14 m | x | 6.54 m | 13'-7" | x | 21'-5" |
| Living Room | 3.34 m | x | 6.54 m | 10'-11" | x | 21'-5" |
| Utility | 2.37 m | x | 1.64 m | 7'-9" | x | 5'-4" |
| Cloakroom | 2.37 m | x | 1.43 m | 7'-9" | x | 4'-8" |

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

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THE
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The Luthier^{Life}

FOUR BEDROOM HOME



First Floor

| | | |
|-------------------|-----------------|------------------|
| Bedroom 1 | 3.38 m x 4.21 m | 11'-1" x 13'-10" |
| Bedroom 1 Ensuite | 2.03 m x 1.55 m | 6'-8" x 5'-1" |
| Bedroom 2 | 3.74 m x 3.96 m | 12'-3" x 13'-0" |
| Bedroom 3 | 2.68 m x 3.62 m | 8'-9" x 11'-10" |
| Bedroom 4 | 3.31 m x 3.37 m | 10'-10" x 11'-0" |
| Bathroom | 2.18 m x 2.08 m | 7'-2" x 6'-10" |



Ground Floor

| | | |
|------------------|-----------------|------------------|
| Kitchen / Dining | 5.85 m x 3.37 m | 19'-2" x 11'-1" |
| Family | 2.49 m x 3.37 m | 8'-2" x 11'-1" |
| Living Room | 3.32 m x 4.14 m | 10'-11" x 13'-7" |
| Study | 2.73 m x 2.30 m | 8'-11" x 7'-7" |
| Cloakroom | 1.84 m x 2.20 m | 6'-0" x 7'-3" |

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

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THE
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The Philosopher^{Life}

FOUR BEDROOM HOME



THE
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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" |

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

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The Jeweller

FOUR BEDROOM HOME



THE ARTISAN COLLECTION

Bellway

The Jeweller

Four bedroom home

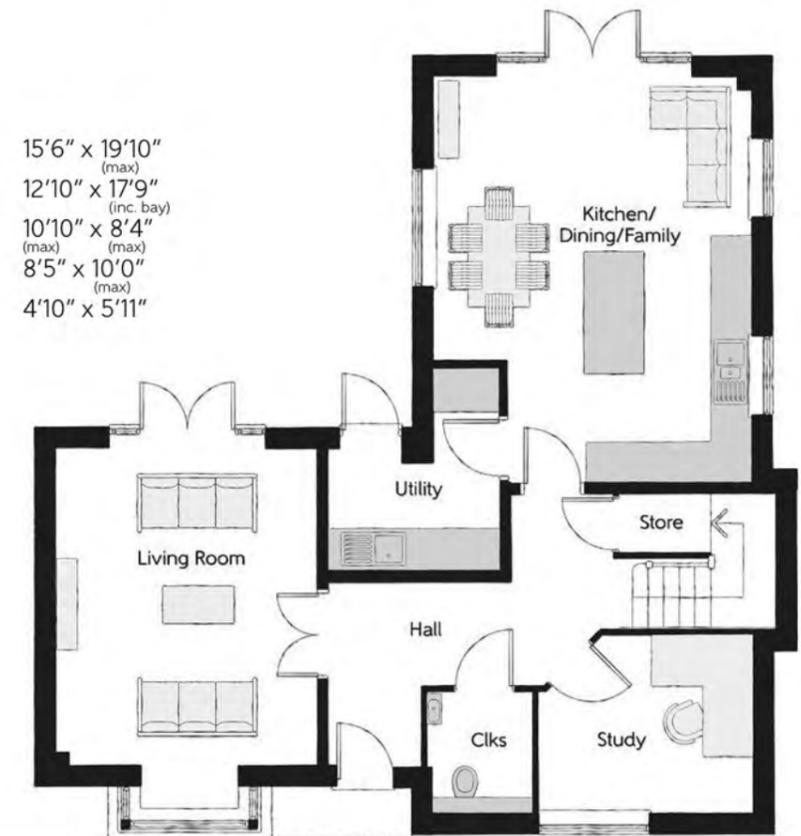
First Floor

| | | |
|--------------------|------------------------------|------------------------------|
| Bedroom 1 | 5.54m x 2.93m (max) (max) | 18'2" x 9'7" (max) (max) |
| Bedroom 1 En Suite | 3.41m x 1.90m (max) (max) | 11'2" x 6'3" (max) (max) |
| Dressing | 2.04m x 1.72m | 6'8" x 5'8" |
| Bedroom 2 | 3.44m x 5.03m (max) (max) | 11'4" x 16'6" (max) (max) |
| Bedroom 2 En Suite | 1.20m x 3.14m | 3'11" x 10'3" |
| Bedroom 3 | 4.74m x 2.61m (max) (max) | 15'6" x 8'7" (max) (max) |
| Bedroom 4 | 2.94m x 2.88m | 9'8" x 9'5" |
| Bathroom | 2.37m x 1.90m | 7'9" x 6'3" |



Ground Floor

| | | |
|-----------------------|-----------------------------------|------------------------------------|
| Kitchen/Dining/Family | 4.74m x 6.04m (max) (max) | 15'6" x 19'10" (max) (max) |
| Living Room | 3.91m x 5.42m (inc. bay) (max) | 12'10" x 17'9" (inc. bay) (max) |
| Study | 3.31m x 2.55m (max) (max) | 10'10" x 8'4" (max) (max) |
| Utility | 2.57m x 3.04m (max) (max) | 8'5" x 10'0" (max) (max) |
| Cloakroom | 1.48m x 1.81m | 4'10" x 5'11" |



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

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Specification

| | | 2 Bedroom Homes | 3 Bedroom Homes | 4 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 | White Gloss Flat Top Newel Caps | ● | ● | ● |
| | Handrail | White Gloss Heavy Duty Handrail | ● | ● | ● |
| | Skirting | White Gloss 94x14 MDF Grooved & Chamfered | ● | ● | ● |
| | Architrave | White Gloss 69x18 MDF Grooved & Chamfered | ● | ● | ● |
| Internal Doors | White Pre Finished Vertical Panel Internal Doors | ● | ● | ● | |
| Ironmongery | Chrome SRI00 Door Furniture | ● | ● | ● | |
| KITCHEN | Carcass | Premium Grade 18mm thk Colour Matched Carcass | ● | ● | ● |
| | Frontals | Bellway Band B options && Bellway Band C options && | ● | ● | ● |
| | Units | Frontal Matching Table Ends Unit Framing | ● | ● | ● |
| | Worktops | 40mm Square Edge Worktops with upstand | ● | ● | ● |
| | Kitchen Sink | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) | ● | ● | ● |
| | | Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner) | ● | ● | ● |
| | Utility Sink | Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner) | ● | ● | ● |
| | | Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) | ● | ● | ● |
| | Appliances Oven | Electrolux Single Oven KOFGH00BX | ● | ● | ● |
| | | Electrolux Single Oven KOFGH40TX | ● | ● | ● |
| | Appliances Hob | Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback | ● | ● | ● |
| | | Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback | ● | ● | ● |
| | Appliances Extractor | Cooker Hood Extractor LFC316X (recirculating) | ● | ● | ● |
| Appliances Microwave | Electrolux Combination Microwave KVLFE46TX | ● | ● | ● | |
| Appliances Fridge Freezer | Fridge Freezer Space Only | ● | ● | ● | |
| | Electrolux 70/30 Fridge Freezer LNS5LE18S | ● | ● | ● | |
| Appliance Dishwasher | Removeable Unit (inc Feed & Waste) †† Electrolux Dishwasher KEAF7200L | ● | ● | ● | |
| Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste) | ● | ● | ● | |
| WET ROOMS | 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 White Trim | ● | ● | ● |
| | | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim | ● | ● | ● |
| | Bathroom - WC | Roca DEBBA 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 &&& | | ● | ● | ● | |

| | | 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes | |
|-----------------------------|---|---|-----------------|-----------------|---|
| WET ROOMS | 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 DEBBA WC with Concealed Cistern & PL2 Flush Plate # | ● | ● | ● |
| | En-Suite - Basin | Roca DEBBA 450 WHB with Full Pedestal | ● | ● | ● |
| | | Roca DEBBA 550 WHB with Semi Pedestal | ● | ● | ● |
| | 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 ^ | ● | ● | ● | |
| 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 | 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 | ● | ● | ● |
| | Ventilation | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV | ● | ● | ● |
| ELECTRICS | Safety - Heat | Heat Detector DET ## | ● | ● | ● |
| | PV Generation Optimiser | Marlec Solar iBoost ^^ | ● | ● | ● |
| | Safety - Fire | Optical Smoke Detectors LD2 D2 DET | ● | ● | ● |
| | Safety - Carbon | Carbon Monoxide Alarm (Battery Powered) - Dela | ● | ● | ● |
| | Consumer Unit | Wylex Consumer Unit | ● | ● | ● |
| | Sockets & Switches | Electrum CASA White Fittings | ● | ● | ● |
| | Lighting | Pendant Fitting to Habitable Rooms | ● | ● | ● |
| | Lighting - Kitchen | White Recessed Spot Lights | ● | ● | ● |
| | Lighting - Bathroom & En-Suites | White Recessed Spot Lights | ● | ● | ● |
| | Lighting - External | External Light Clifton Brushed Steel Up/Down (Front & Rear) | ● | ● | ● |
| | Security - Carbon | Honeywell XC70 Carbon Monoxide Detector | ● | ● | ● |
| | Communications - TV | TV Point to Living Room & Bedroom 1 | ● | ● | ● |
| | Communications - Data | Cat 6 Network Point to Living Room & Study | ● | ● | ● |
| Broadband | Ultrafast Fibre Connectivity (Dual Party install) ††† | ● | ● | ● | |
| 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 | Buff 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 | Pod Point 7kw Solo Universal * † | ● | ● | ● | |

* electrical infrastructure upgrade maybe required

** fire rated as necessary

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

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ refer site layout

‡‡ at build stage

‡‡‡ consult with sales executive for specific development details

^ 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 on 4 & 5 Bedroom Homes ONLY

kitchen only

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

~ plot dependent

~~ plot specific, refer site layout

~~~ refer site landscape layout

& semi recessed basin if AD M4(ii) applicable

&& soft close mechanism to doors & drawers

&&& where provision of shower tray allows



## 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.

