



# DeHavilland Place

DeHavilland Place is a development of 1, 2, 3, 4 & 5 bedroom homes, located in Kings Hill, Kent.



THE  
ARTISAN  
COLLECTION

**Bellway**



## The best of all worlds

Village community close to the town centre

DeHavilland Place forms part of the welcoming new community of Kings Hill. This well-appointed neighbourhood puts a great range of amenities within easy reach, such as a supermarket, dentist, GP surgery and pharmacy. There are also several independent shops, cafés and a local pub on your doorstep. Additionally, the nearby Control Tower Gallery hosts a variety of regular exhibitions and other events in its unique surroundings. It's also easy to enjoy the outdoors at DeHavilland Place. The Warren Woods and Bancroft Lane reserves provide peaceful places to get away from busy modern life and reconnect with nature on a stroll among the trees. Alternatively, the kids will love Kings Hill Linear Park, with its wide-open green space and play areas that are perfect for picnics or fun and games. When combined with a selection of nearby local primary and secondary schools, DeHavilland Place is ideal for raising a family.

If you like to keep active, the local sports park includes a wealth of brand-new pitches and courts where the local football, cricket and tennis clubs can be found. A

little further afield, Larkfield Leisure Centre offers a range of facilities, including a swimming pool, gym, spa, fitness classes and soft play. Furthermore, at Leybourne Lakes Country Park you can enjoy a variety of water sports such as kayaking, windsurfing and even scuba diving. If you prefer to stay on dry land, it's also possible to take a stroll or bike ride along the network of trails that weave their way around the lakes, admiring wildflower meadows and wetlands as you go. DeHavilland Place also enjoys excellent connections to the surrounding area and beyond. The A228 puts the nearby town of West Malling within a six-minute drive, where you can find a wider selection of shopping, cafés and restaurants. For even more choice, Maidstone can be reached within 20 minutes via the M20, which goes on to connect with the M25, London, Gatwick Airport and the Eurostar. Rail links are also convenient, with West Malling Station operating regular direct services to Maidstone in 10 minutes and London Victoria in 53 minutes.



## A home for everyone

Versatility, comfort and convenience

DeHavilland Place is an attractive collection of 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses within the new community of Kings Hill, surrounded by rolling Kent countryside and just a short drive from the hustle and bustle of West Malling. This beautiful location puts all the amenities and travel connections of the nearby towns on your doorstep, yet maintains a real sense of village community. Each brand-new

home has been designed and built using the most modern materials and methods to provide energy-efficient, versatile living space that perfectly combines comfort, practicality and convenience. With such a diverse selection of properties available, DeHavilland Place is perfect for a wide variety of lifestyles, from first time buyers through to growing families.





# Development plan



## 1 Bedroom Apartments

- Poole Court  
Plot 23 - The Kingsley
- Jubilee Court  
Plots 128 & 131 - The Bodkin

## 2 Bedroom Apartments

- Poole Court  
Plots 22, 24, 25, 26 & 27 - The Awl
- Jubilee Court  
Plots 125, 126, 127, 129, 130 & 132 - The Awl

## 2 Bedroom Homes

- The Saddler  
Plots 166, 175 & 196

## Key to plan

- v Visitor parking

## Material Finishes

- Weatherboard 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.

## 3 Bedroom Homes

- The Mason  
Plots 18, 21, 29, 30, 31, 32, 44, 45, 138, 139, 161, 162, 163, 164, 177, 178, 179, 180, 185, 197, 198, 205, 206, 207 & 208
- The Otham  
Plots 19, 20, 140, 146, 147, 158, 182, 183, 191, 192, 193, 194 & 195
- The Yalding  
Plots 141, 145, 148 & 159
- The Quilter  
Plots 155, 156, 165 & 176

## 4 Bedroom Homes

- The Scrivener  
Plots 7, 9, 15, 16, 34, 42, 57, 133, 134, 136, 173 & 202
- The Philosopher  
Plots 8, 10, 35, 37, 153, 171, 187, 201 & 203
- The Bowyer  
Plots 11, 17, 28, 33, 36, 41, 43, 46, 56, 58, 135, 137, 149, 150, 152, 157, 160, 168, 169, 170, 174, 181, 184, 186, 188, 189, 190, 199, 200, 204 & 209
- The Milliner  
Plots 40, 151, 154 & 167

## 5 Bedroom Homes

- The Watchmaker  
Plots 12, 13, 14, 38, 39, 172, & 210

## 2-3 Bedroom Homes

- Affordable Homes



# The Saddler

TWO BEDROOM HOME

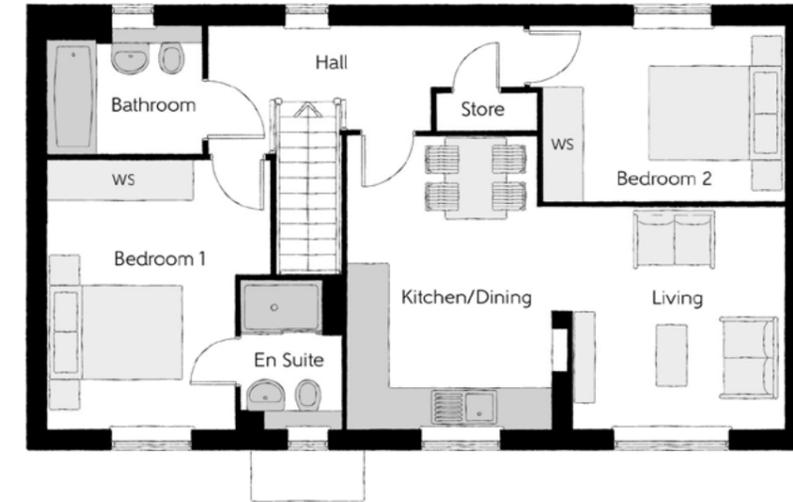


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**Bellway**

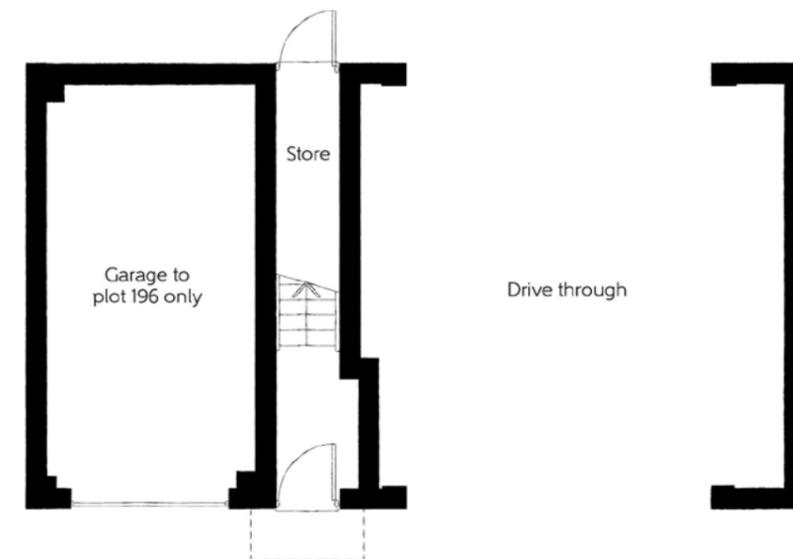
## The Saddler

Two bedroom coach house



### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Kitchen/Dining     | 4.28m x 3.08m<br>(max) | 14'1" x 10'1"<br>(max)  |
| Living             | 3.44m x 3.29m<br>(max) | 11'3" x 10'10"<br>(max) |
| Bedroom 1          | 3.98m x 3.31m<br>(max) | 13'1" x 10'10"<br>(max) |
| Bedroom 1 En Suite | 2.20m x 1.46m          | 7'3" x 4'9"             |
| Bedroom 2          | 3.96m x 2.59m<br>(max) | 13'0" x 8'6"<br>(max)   |
| Bathroom           | 2.21m x 1.91m          | 7'3" x 6'3"             |



### Ground Floor

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

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

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# The Mason

THREE BEDROOM HOME

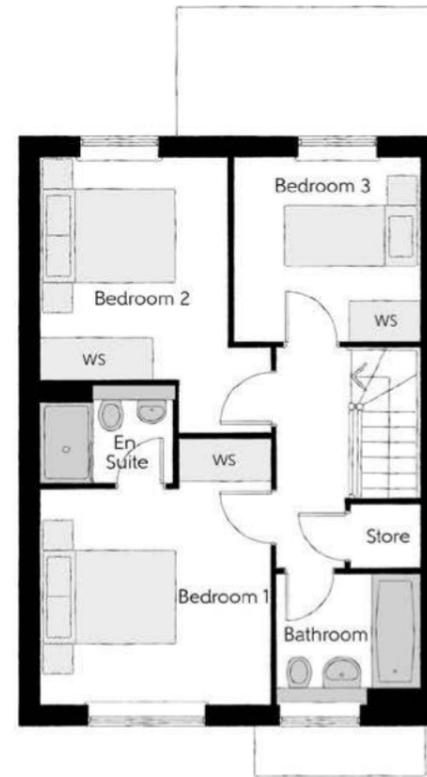


THE  
ARTISAN  
COLLECTION

**Bellway**

## The Mason

Three bedroom home



### First Floor

|                    |                        |                         |
|--------------------|------------------------|-------------------------|
| Bedroom 1          | 3.93m x 3.44m<br>(max) | 12'11" x 11'3"<br>(max) |
| Bedroom 1 En Suite | 1.98m x 1.46m          | 6'6" x 4'9"             |
| Bedroom 2          | 4.10m x 3.44m<br>(max) | 13'5" x 11'3"<br>(max)  |
| Bedroom 3          | 2.74m x 2.74m          | 9'0" x 9'0"             |
| Bathroom           | 2.17m x 1.91m          | 7'1" x 6'3"             |



### Ground Floor

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Family/Dining | 5.64m x 4.48m | 18'6" x 14'8" |
| Living Room           | 3.71m x 3.42m | 12'2" x 11'3" |
| Utility               | 1.78m x 1.66m | 5'10" x 5'5"  |
| Cloakroom             | 1.91m x 0.96m | 6'3" x 3'2"   |

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

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# The Otham

Three bedroom home

## The Otham

THREE BEDROOM HOME



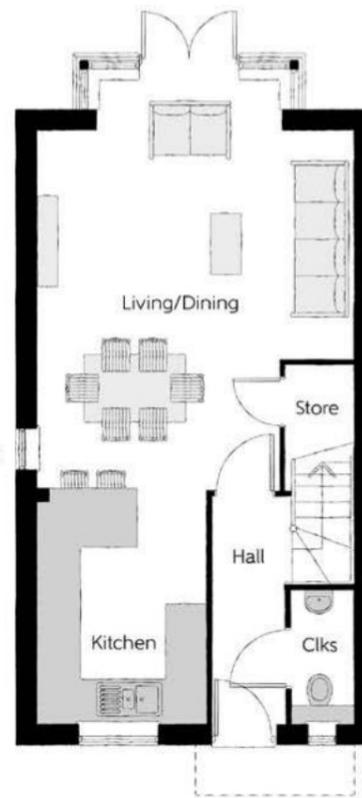
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**Bellway**



### First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 3.59m x 3.07m<br>(max) | 11'9" x 10'1"<br>(max) |
| Bedroom 1 En Suite | 1.96m x 1.48m          | 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           | 2.15m x 1.91m          | 7'1" x 6'3"            |



### Ground Floor

|               |                              |                              |
|---------------|------------------------------|------------------------------|
| Kitchen       | 3.45m x 2.50m                | 11'4" x 8'3"                 |
| Living/Dining | 6.12m x 4.67m<br>(max) (max) | 20'1" x 15'4"<br>(max) (max) |
| Cloakroom     | 1.96m x 0.94m                | 6'5" x 3'1"                  |

Window to plots 19, 20, 158, 182, 183, 191, 193 & 194 only

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

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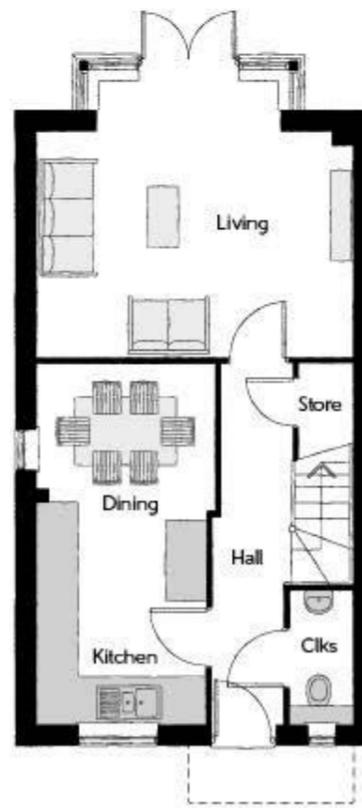
# The Yalding

Three bedroom home



## First Floor

|                    |                                       |                                       |
|--------------------|---------------------------------------|---------------------------------------|
| Bedroom 1          | 3.59m x 3.07m<br><small>(max)</small> | 11'9" x 10'1"<br><small>(max)</small> |
| Bedroom 1 En Suite | 1.96m x 1.48m                         | 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           | 2.15m x 1.91m                         | 7'1" x 6'3"                           |



## Ground Floor

|                |                                       |                                       |
|----------------|---------------------------------------|---------------------------------------|
| Kitchen/Dining | 5.33m x 2.64m<br><small>(max)</small> | 17'6" x 8'8"<br><small>(max)</small>  |
| Living         | 4.67m x 4.15m<br><small>(max)</small> | 15'4" x 13'7"<br><small>(max)</small> |
| 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

THREE BEDROOM HOME



THE ARTISAN COLLECTION

**Bellway**



# The Quilter

THREE BEDROOM HOME



**Bellway**

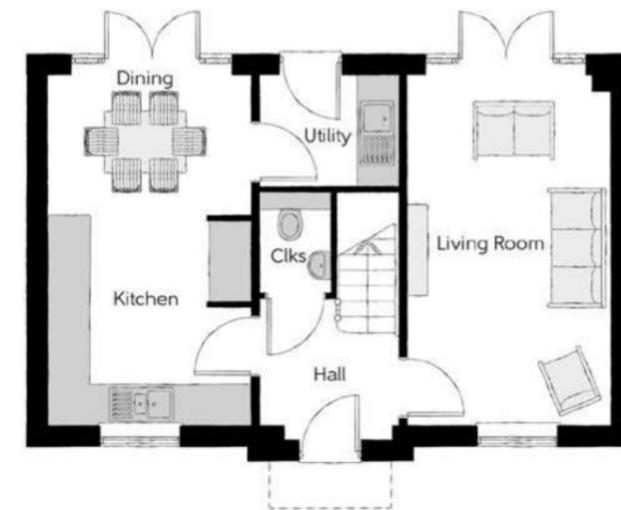
## The Quilter

Three bedroom home



### First Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Bedroom 1          | 3.58m x 3.02m<br>(max)       | 11'9" x 9'11"<br>(max)       |
| Bedroom 1 En Suite | 2.14m x 1.63m                | 7'0" x 5'4"                  |
| Bedroom 2          | 4.18m x 2.68m<br>(max) (max) | 13'9" x 8'10"<br>(max) (max) |
| Bedroom 3          | 3.10m x 2.42m                | 10'2" x 7'11"                |
| Bathroom           | 1.98m x 1.91m                | 6'6" x 6'3"                  |



### Ground Floor

|             |               |              |
|-------------|---------------|--------------|
| Kitchen     | 3.06m x 2.96m | 10'0" x 9'9" |
| Dining      | 2.96m x 2.03m | 9'9" x 6'8"  |
| Living Room | 5.19m x 2.96m | 17'0" x 9'9" |
| Utility     | 2.13m x 1.63m | 7'0" x 5'4"  |
| Cloakroom   | 1.53m x 1.07m | 5'0" x 3'6"  |

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

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# The Scrivener

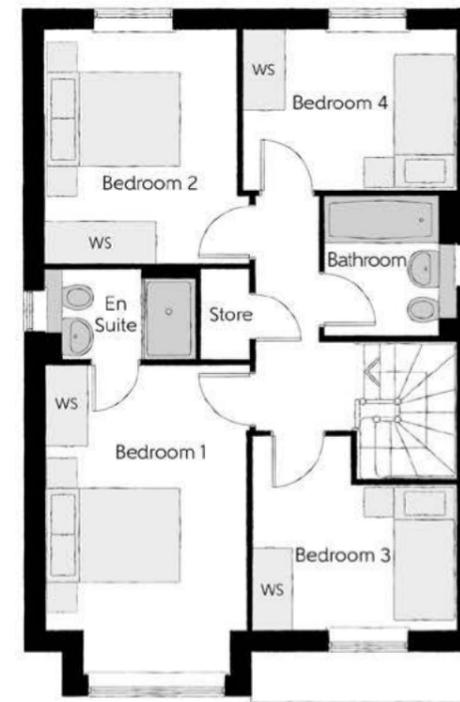
FOUR BEDROOM HOME



**Bellway**

## The Scrivener

Four bedroom home



### First Floor

|                    |                                            |                                           |
|--------------------|--------------------------------------------|-------------------------------------------|
| Bedroom 1          | 4.59m x 2.96m<br><small>(inc. bay)</small> | 15'1" x 9'9"<br><small>(inc. bay)</small> |
| Bedroom 1 En Suite | 2.22m x 1.35m                              | 7'3" x 4'5"                               |
| Bedroom 2          | 3.46m x 3.03m<br><small>(max)</small>      | 11'4" x 9'11"<br><small>(max)</small>     |
| Bedroom 3          | 3.04m x 2.87m<br><small>(max)</small>      | 10'0" x 9'5"<br><small>(max)</small>      |
| Bedroom 4          | 3.17m x 2.38m                              | 10'5" x 7'10"                             |
| Bathroom           | 2.08m x 1.91m                              | 6'10" x 6'3"                              |



### Ground Floor

|               |                                            |                                            |
|---------------|--------------------------------------------|--------------------------------------------|
| Kitchen       | 3.34m x 3.20m                              | 10'11" x 10'6"                             |
| Family/Dining | 4.48m x 2.79m<br><small>(max)</small>      | 14'8" x 9'2"<br><small>(max)</small>       |
| Living Room   | 4.94m x 3.54m<br><small>(inc. bay)</small> | 16'2" x 11'7"<br><small>(inc. bay)</small> |
| Utility       | 1.84m x 1.71m                              | 6'0" x 5'7"                                |
| Cloakroom     | 2.08m x 0.97m                              | 6'10" x 3'2"                               |

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

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# The Philosopher

FOUR BEDROOM HOME



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**Bellway**

## The Philosopher

Four bedroom home



### First Floor

|                    |                        |                       |
|--------------------|------------------------|-----------------------|
| Bedroom 1          | 4.92m x 3.39m          | 16'2" x 11'1"         |
| Bedroom 1 En Suite | 2.33m x 2.23m          | 7'8" x 7'4"           |
| Bedroom 2          | 3.89m x 3.39m          | 12'9" x 11'1"         |
| Bedroom 3          | 5.04m x 2.55m<br>(max) | 16'6" x 8'4"<br>(max) |
| Bedroom 4          | 2.76m x 2.75m          | 9'1" x 9'0"           |
| Bathroom           | 2.76m x 2.03m          | 9'1" x 6'8"           |



### Ground Floor

|               |               |                |
|---------------|---------------|----------------|
| Kitchen       | 3.56m x 3.30m | 11'8" x 10'10" |
| Family/Dining | 4.63m x 3.30m | 15'2" x 10'10" |
| Living Room   | 5.45m x 3.39m | 17'11" x 11'1" |
| Study         | 3.04m x 2.55m | 10'0" x 8'4"   |
| Utility       | 1.78m x 1.71m | 5'10" x 5'7"   |
| Cloakroom     | 1.57m x 1.32m | 5'2" x 4'4"    |

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

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# The Bowyer

Four bedroom home

# The Bowyer

FOUR BEDROOM HOME



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**Bellway**

Faux chimney to plots 157, 160, 189, 190 & 199



## First Floor

|                    |                              |                              |
|--------------------|------------------------------|------------------------------|
| Bedroom 1          | 4.29m x 3.66m<br>(max) (max) | 14'1" x 12'0"<br>(max) (max) |
| Bedroom 1 En Suite | 2.25m x 1.44m                | 7'5" x 4'9"                  |
| Bedroom 2          | 3.53m x 3.27m<br>(max)       | 11'7" x 10'9"<br>(max)       |
| Bedroom 3          | 3.53m x 3.18m<br>(max)       | 11'7" x 10'5"<br>(max)       |
| Bedroom 4          | 2.93m x 2.58m                | 9'7" x 8'6"                  |
| Bathroom           | 2.35m x 2.25m<br>(max)       | 7'9" x 7'5"<br>(max)         |

Faux chimney to plots 157, 160, 189, 190 & 199



## Ground Floor

|               |                             |                             |
|---------------|-----------------------------|-----------------------------|
| Kitchen       | 3.60m x 3.01m               | 11'10" x 9'10"              |
| Family/Dining | 4.39m x 3.50m<br>(inc. bay) | 14'5" x 11'6"<br>(inc. bay) |
| Living Room   | 6.54m x 3.42m               | 21'5" x 11'3"               |
| Utility       | 2.03m x 1.87m               | 6'8" x 6'2"                 |
| Cloakroom     | 1.65m x 1.00m               | 5'5" x 3'3"                 |

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

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# The Milliner

Four bedroom home



## First Floor

|                    |                        |                        |
|--------------------|------------------------|------------------------|
| Bedroom 1          | 4.35m x 3.16m<br>(max) | 14'3" x 10'4"<br>(max) |
| Bedroom 1 En Suite | 2.32m x 1.42m          | 7'7" x 4'8"            |
| Bedroom 2          | 3.58m x 3.06m<br>(max) | 11'9" x 10'0"<br>(max) |
| Bedroom 3          | 2.94m x 2.56m          | 9'8" x 8'5"            |
| Bedroom 4          | 3.29m x 2.55m<br>(max) | 10'10" x 8'4"<br>(max) |
| Bathroom           | 2.24m x 1.91m          | 7'4" x 6'3"            |



## Ground Floor

|             |               |                |
|-------------|---------------|----------------|
| Kitchen     | 3.57m x 2.70m | 11'9" x 8'10"  |
| Dining      | 2.78m x 2.37m | 9'1" x 7'9"    |
| Family      | 3.14m x 2.88m | 10'4" x 9'5"   |
| Living Room | 6.99m x 3.16m | 22'11" x 10'4" |
| Cloakroom   | 1.86m x 0.90m | 6'1" x 3'0"    |

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

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# The Milliner

FOUR BEDROOM HOME



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**Bellway**



# The Watchmaker

Five bedroom home



## First Floor

|                       |                        |                         |
|-----------------------|------------------------|-------------------------|
| Bedroom 1             | 4.46m x 3.63m<br>(max) | 14'8" x 11'11"<br>(max) |
| Bedroom 1<br>En Suite | 2.59m x 1.41m          | 8'6" x 4'8"             |
| Bedroom 2             | 3.63m x 3.35m<br>(max) | 11'11" x 11'0"<br>(max) |
| Bedroom 2<br>En Suite | 2.76m x 1.41m          | 9'1" x 4'8"             |
| Bedroom 3             | 3.80m x 3.39m<br>(max) | 12'6" x 11'1"<br>(max)  |
| Bedroom 4             | 3.79m x 3.63m<br>(max) | 12'5" x 11'11"<br>(max) |
| Bedroom 5             | 2.99m x 2.94m          | 9'10" x 9'8"            |
| Bathroom              | 2.76m x 2.68m          | 9'1" x 8'10"            |

## Ground Floor

|               |               |                 |
|---------------|---------------|-----------------|
| Kitchen       | 3.70m x 3.65m | 12'2" x 12'0"   |
| Dining/Family | 6.64m x 3.65m | 21'9" x 12'0"   |
| Living Room   | 4.54m x 3.90m | 14'11" x 12'10" |
| Study         | 3.56m x 2.74m | 11'8" x 9'0"    |
| Utility       | 2.10m x 1.65m | 6'11" x 5'5"    |
| Cloakroom     | 1.65m x 1.37m | 5'5" x 4'6"     |



# The Watchmaker

FIVE BEDROOM HOME



THE ARTISAN COLLECTION

**Bellway**

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe - - - - - Reduced Head Height

**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. WA/CB/500/S00/D/01/D.



# Poole Court

ONE AND TWO BEDROOM APARTMENTS



**Bellway**



## The Awl - Plots 22, 24, 25, 26 & 27

|                       |                        |                         |
|-----------------------|------------------------|-------------------------|
| Kitchen/Living/Dining | 7.26m x 3.59m<br>(max) | 23'10" x 11'9"<br>(max) |
| Bedroom 1             | 3.61m x 3.51m          | 11'10" x 11'6"          |
| Bedroom 2             | 4.16m x 2.78m          | 13'8" x 9'1"            |
| <b>Total area</b>     | <b>70.7 sq. m.</b>     | <b>771 sq. ft.</b>      |



## The Kingsley - Plot 23

|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Kitchen/Living/Dining | 7.84m x 3.09m      | 25'9" x 10'2"      |
| Bedroom               | 3.63m x 3.28m      | 11'11" x 10'9"     |
| <b>Total area</b>     | <b>50.6 sq. m.</b> | <b>554 sq. ft.</b> |



a/c - airing cupboard 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. External finishes and landscaping may vary. 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.



# Jubilee Court

ONE AND TWO BEDROOM APARTMENTS



**Bellway**

## Jubilee Court

One & two bedroom homes



No window to plots 125, 127 and 130

No Juliette balcony or window to plots 125, 127 and 130

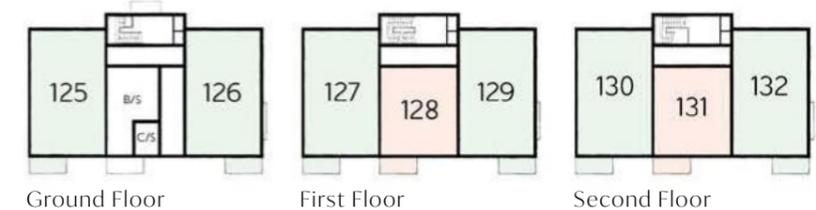
The Awl – Plots 125, 126, 127, 129, 130 and 132

|                       |                        |                         |
|-----------------------|------------------------|-------------------------|
| Kitchen/Living/Dining | 7.26m x 3.59m<br>(max) | 23'10" x 11'9"<br>(max) |
| Bedroom 1             | 3.61m x 3.51m          | 11'10" x 11'6"          |
| Bedroom 2             | 4.16m x 2.78m          | 13'8" x 9'1"            |
| <b>Total area</b>     | <b>70.7 sq. m.</b>     | <b>771 sq. ft.</b>      |



The Bodkin – Plots 128 and 131

|                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Kitchen/Living/Dining | 7.64m x 3.18m      | 25'1" x 10'5"      |
| Bedroom               | 4.28m x 3.47m      | 14'1" x 11'5"      |
| <b>Total area</b>     | <b>51.4 sq. m.</b> | <b>554 sq. ft.</b> |



a/c - airing cupboard 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. External finishes and landscaping may vary. 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.

# Houses Specification

|                           |                                       | 2 Bedroom Homes                                                              | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |   |
|---------------------------|---------------------------------------|------------------------------------------------------------------------------|-----------------|-----------------|-----------------|---|
| <b>FINISHES</b>           | 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                 | Sliding Fitted Wardrobes to Bed 1     | •                                                                            | •               | •               | •               |   |
| <b>KITCHEN</b>            | Carcass                               | Premium Grade 18mm thk Colour Matched Carcass                                | •               | •               | •               | • |
|                           | Frontals                              | Bellway Band B options ###                                                   | •               | •               | •               | • |
|                           |                                       | Bellway Band C options ###                                                   | •               | •               | •               | • |
|                           |                                       | Bellway Band D options ###                                                   | •               | •               | •               | • |
|                           | Units                                 | Frontal Matching Table Ends                                                  | •               | •               | •               | • |
|                           |                                       | Unit Framing                                                                 | •               | •               | •               | • |
|                           | Worktops                              | 40mm Square Edge Worktops with upstand                                       | •               | •               | •               | • |
|                           | Kitchen Sink                          | Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)              | •               | •               | •               | • |
|                           |                                       | Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)            | •               | •               | •               | • |
|                           |                                       | Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)           | •               | •               | •               | • |
|                           |                                       | Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)           | •               | •               | •               | • |
|                           | Utility Sink                          | Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)            | •               | •               | •               | • |
|                           |                                       | Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)           | •               | •               | •               | • |
|                           |                                       | Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)           | •               | •               | •               | • |
|                           | Appliances Oven                       | A E G Single Oven BEK335061M                                                 | •               | •               | •               | • |
|                           | Appliances Hob                        | A E G 4 Burner Gas Hob HGB64420YM & Glass Splashback                         | •               | •               | •               | • |
|                           | Appliances Extractor                  | A E G Cooker Hood Extractor DKB4650M                                         | •               | •               | •               | • |
|                           | Appliances Microwave                  | A E G Combination Microwave KMK525860M ††                                    | •               | •               | •               | • |
| Appliances Fridge Freezer | A E G 70/30 Fridge Freezer OSC55181ES | •                                                                            | •               | •               | •               |   |
| Appliance Dishwasher      | A E G Dishwasher FSK32610Z ††         | •                                                                            | •               | •               | •               |   |
| Appliance Washing Machine | A E G Washing Machine L7FE7261BI      | •                                                                            | •               | •               | •               |   |
| <b>WET ROOMS</b>          | Cloaks - WC                           | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^                     | •               | •               | •               | • |
|                           |                                       | Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^                    | •               | •               | •               | • |
|                           | Cloaks - Basin                        | Roca Wash Hand Basin ††                                                      | •               | •               | •               | • |
|                           | Cloaks - Brassware                    | Bristan PISA Small Basin Chrome Mixer Tap                                    | •               | •               | •               | • |
|                           | Cloaks - Tiling                       | Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim | •               | •               | •               | • |
|                           |                                       | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Brushed Trim | •               | •               | •               | • |
|                           | Bathroom - WC                         | Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^                    | •               | •               | •               | • |
|                           | Bathroom - Basin                      | 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                     | Mira MINIMAL Single Thermostatic Shower ~                                    | •               | •               | •               | • |
|                           | Bathroom - Tiling                     | 1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** †††  | •               | •               | •               | • |
|                           |                                       | 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††  | •               | •               | •               | • |
|                           | En-Suite - WC                         | Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^                    | •               | •               | •               | • |
|                           | En-Suite - Basin                      | Roca DEBBA 450 WHB with Semi Pedestal                                        | •               | •               | •               | • |
|                           |                                       | Roca DEBBA 550 WHB with Semi Pedestal                                        | •               | •               | •               | • |

|                             |                                                                         | 2 Bedroom Homes                                                            | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |
|-----------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------|-----------------|-----------------|
| <b>WET ROOMS</b>            | En-Suite - Bath                                                         | Roca OSLO Acrylic Bath & Rigid Bath Panel ††                               | •               | •               | •               |
|                             | En-Suite - Brassware                                                    | Bristan PISA Chrome Bath & Basin Mixer Taps                                | •               | •               | •               |
|                             |                                                                         | Bristan SAIL Chrome Bath & Basin Mixer Taps                                | •               | •               | •               |
|                             | En-Suite - Shower Tray                                                  | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††                 | •               | •               | •               |
|                             | En-Suite - Shower                                                       | Mira MINIMAL Single Thermostatic Shower †                                  | •               | •               | •               |
|                             |                                                                         | Mira MINIMAL Dual Thermostatic Shower                                      | •               | •               | •               |
| En-Suite - Tiling           | 1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim ††† | •                                                                          | •               | •               |                 |
|                             | 1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim ††† | •                                                                          | •               | •               |                 |
| <b>MECHANICAL</b>           | Waste Water Heat Recovery                                               | Waste Water Heat Recovery System ††                                        | •               | •               | •               |
|                             | Boiler                                                                  | Ideal LOGIC Combination Boiler (Cb) †††                                    | •               | •               | •               |
|                             |                                                                         | Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HO) †††                   | •               | •               | •               |
|                             | Controls                                                                | Google Nest 3RD Gen Dual Zone Learning Thermostat                          | •               | •               | •               |
|                             | Radiators                                                               | Steirad Compact Low Surface Temperature 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    | •               | •               | •               |
| <b>ELECTRICS</b>            | Home Working                                                            | Dedicated Power, USB & Data points                                         | •               | •               | •               |
|                             | Safety - Heat                                                           | Heat Detector DET ~~                                                       | •               | •               | •               |
|                             | PV Generation Optimiser                                                 | Marlec Solar iBoost ††                                                     | •               | •               | •               |
|                             | Safety - Fire                                                           | Optical Smoke Detectors LD2 D2 DET                                         | •               | •               | •               |
|                             | Safety - Carbon                                                         | Fireblitz FHCO-BH Carbon Monoxide Detector                                 | •               | •               | •               |
|                             | Consumer Unit                                                           | Wylex Consumer Unit                                                        | •               | •               | •               |
|                             | Sockets & Switches                                                      | Electrium CASA White Fittings                                              | •               | •               | •               |
|                             | USB Locations                                                           | Kitchen, Living Room & Bedroom 1 ONLY                                      | •               | •               | •               |
|                             | Shaver / Toothbrush Point                                               | Bathroom ONLY                                                              | •               | •               | •               |
|                             | Lighting                                                                | Pendant Fitting to Habitable Rooms                                         | •               | •               | •               |
|                             | Lighting - Kitchen                                                      | White Recessed Spot Lights                                                 | •               | •               | •               |
|                             |                                                                         | Polished Chrome Recessed Spot Lights                                       | •               | •               | •               |
|                             | Lighting - Kitchen Under Unit                                           | High Output Tri-Light                                                      | •               | •               | •               |
|                             | Lighting - Bathroom & En-Suites                                         | White Recessed Spot Lights                                                 | •               | •               | •               |
|                             |                                                                         | Polished Chrome Recessed Spot Lights                                       | •               | •               | •               |
|                             | Lighting - External                                                     | External Light Clifton Brushed Steel Up/Down (Front & Rear)                | •               | •               | •               |
|                             | Communications - TV                                                     | TV Point to Living Room, Family, Bedroom 1 & Study                         | •               | •               | •               |
|                             | Communications - Voice                                                  | Telephone Point to Living Room                                             | •               | •               | •               |
| Communications - Data       | Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study           | •                                                                          | •               | •               |                 |
| Communications - Satellite  | Dual Connection Satellite Points to Living Room                         | •                                                                          | •               | •               |                 |
| Broadband                   | Ultrafast Fibre Connectivity Openreach                                  | •                                                                          | •               | •               |                 |
| <b>EXTERNALS &amp; MISC</b> | 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                                                | •               | •               | •               |
|                             | Drives                                                                  | Block Paviments ^^                                                         | •               | •               | •               |
|                             | Landscaping - Front                                                     | Medallion Turf & Landscape Planting ##                                     | •               | •               | •               |
|                             | Landscaping - Rear                                                      | Rotovated Topsoil ##                                                       | •               | •               | •               |
|                             | Renewables                                                              | Photovoltaic Array #                                                       | •               | •               | •               |
| EV Charging Terminal        | Universal Socket 7kW * †                                                | •                                                                          | •               | •               |                 |

- \* refer site layout
- \*\* fire rated as necessary
- \*\*\* full height around bath where shower provided as standard
- † electrical infrastructure upgrade maybe required
- †† where layout allows
- ††† full height to shower enclosure
- ‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ‡‡ housetype dependent - liaise with sales executive
- ‡‡‡ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
- ^ inc soft close mechanism seat
- ^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ^^^ plot dependent
- # plot specific, refer site layout
- ## refer site landscape layout
- ### soft close mechanism to doors & drawers
- ~ where provision of shower tray allows
- ~~ where shown on layouts

# Apartments Specification

| FINISHES                  |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------|-------------------------------------------------------------------------|----------------------|----------------------|
| Entrance Doors            | Apartment Entrance Door White Gloss Fire Rated Solid Core               | •                    | •                    |
| Ceilings                  | Crown White Matt Emulsion                                               | •                    | •                    |
| Walls                     | Crown White Matt Emulsion                                               | •                    | •                    |
| Window Cills              | White Satin MDF                                                         | •                    | •                    |
| Skirting                  | White Satin 94x14 MDF Grooved & Chamfered                               | •                    | •                    |
| Architrave                | White Satin 69x18 MDF Grooved & Chamfered                               | •                    | •                    |
| Internal Doors            | White Pre Finished Vertical Panel Internal Doors                        | •                    | •                    |
| Ironmongery               | Chrome SR100 Door Furniture                                             | •                    | •                    |
| KITCHEN                   |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
| Carcass                   | Premium Grade 18mm thk Colour Matched Carcass                           | •                    | •                    |
| Frontals                  | Bellway Band B options ^                                                | •                    | •                    |
| Units                     | Frontal Matching Table Ends                                             | •                    | •                    |
| Worktops                  | 40mm Square Edge Worktops with upstand                                  | •                    | •                    |
| Kitchen Sink              | Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)         | •                    | •                    |
| Appliances Oven           | A E G Single Oven BEK335061M                                            | •                    | •                    |
| Appliances Hob            | A E G 4 Burner Gas Hob HGB64420YM & Glass Splashback                    | •                    | •                    |
| Appliances Extractor      | A E G Cooker Hood Extractor DKB4650M                                    | •                    | •                    |
| Appliances Fridge Freezer | A E G 70/30 Fridge Freezer OSC55181ES                                   | •                    | •                    |
| Appliance Dishwasher      | A E G Dishwasher FSK32610Z                                              | •                    | •                    |
| Appliance Washing Machine | A E G Washing Machine L7FE7261BI                                        | •                    | •                    |
| WET ROOMS                 |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
| Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡                | •                    | •                    |
| Bathroom - Basin          | 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                             | •                    | •                    |
| Bathroom - Shower         | Over Bath Mira MINIMAL Single Thermostatic Shower †††                   | •                    | •                    |
| Bathroom - Tiling         | 1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim * † | •                    | •                    |
| En-Suite - WC             | Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ‡                |                      | •                    |
| En-Suite - Basin          | Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)                      |                      | •                    |
| En-Suite - Brassware      | Bristan PISA Chrome 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 Box Edged Brushed Trim †   |                      | •                    |
| MECHANICAL                |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
| Boiler                    | Ideal LOGIC Combination Boiler (Cb) ††                                  | •                    | •                    |
| Controls                  | Dual Zoned 3 way Heating Programmer & Room Thermostat Cb ††             | •                    | •                    |
| 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) MEV  | •                    | •                    |

| ELECTRICS                       |                                                 | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------------|-------------------------------------------------|----------------------|----------------------|
| Communications - Access         | Video Entry System                              | •                    | •                    |
| Home Working                    | Dedicated Power, USB & Data Points              | •                    | •                    |
| Safety - Fire                   | Optical Smoke Detector LD3 D2 DET               | •                    | •                    |
| Safety - Carbon                 | Honeywell XCI100 Carbon Monoxide Detector       | •                    | •                    |
| Consumer Unit                   | Wylex Consumer Unit                             | •                    | •                    |
| Sockets & Switches              | Electrium CASA White Fittings                   | •                    | •                    |
| USB Locations                   | Kitchen, Living Room & Bedroom 1 ONLY           | •                    | •                    |
| Shaver / Toothbrush Point       | Bathroom ONLY                                   | •                    | •                    |
| Lighting                        | Pendant Fitting to Habitable Rooms              | •                    | •                    |
| Lighting - Kitchen Under Unit   | High Output Tri-Light                           | •                    | •                    |
| Lighting - Bathroom & En-Suites | White Recessed Spot Lights                      | •                    | •                    |
| Communications - TV             | TV Point to Living Room & Bedroom 1             | •                    | •                    |
| Communications - Voice          | Telephone Point to Living Room                  | •                    | •                    |
| Communications - Data           | Cat 6 Network Point to Living Room & Bedroom 1  | •                    | •                    |
| Communications - Satellite      | Dual Connection Satellite Points to Living Room | •                    | •                    |
| Broadband                       | Ultrafast Fibre Connectivity Openreach          | •                    | •                    |
| EXTERNALS & MISC                |                                                 | 1 Bedroom Apartments | 2 Bedroom Apartments |
| Shared Parking Areas            | Block Pavours ††                                | •                    | •                    |
| Balcony                         | Balcony ^^                                      | •                    | •                    |
| Build Method                    | Masonry †††                                     | •                    | •                    |

\* full height around bath where shower provided as standard  
 \*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
 \*\*\* housetype dependent - liaise with sales executive  
 † full height to shower enclosure  
 †† housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor  
 ††† inc MIRA bath screen 1.1863.004  
 ‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
 ‡‡ plot dependent  
 ‡‡‡ plot specific, refer site layout  
 ^ soft close mechanism to doors & drawers  
 ^^ where shown on layouts



## 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

## 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.



# 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.

