

A decorative flourish consisting of several grey and orange curved lines and swirls, positioned to the left of the main text.

Abbotswood

An exceptional development of 1, 2, 3, 4 & 5
bedroom homes in Romsey

Bellway

A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





Past meets present to make for an exciting future.



Whether you choose a two, three, four or five bedroom home at Abbotswood, you will find stylish space that feels like home from day one. Romsey's Norman Abbey reflects an historic past, and now Abbotswood is a home for 21st Century lifestyles. There is a pre-school and day nursery as well as Cupernam Infant and Junior schools under a mile from home, with the Romsey School at senior level. You will find supermarkets and Farmers' markets, while Romsey still has that increasingly rare treasure, the independent department store, Bradbeers, where chic modern fashion and furnishings meet old world charm and traditional service.

Romsey is home to chic deli-café-bistros, while The Hundred as well as Church, Bell, Latimer and Palmerston Streets offer a wealth of restaurants. Winchester is under 10 miles away, an ultra-stylish shopping destination with its highly attractive Square where cafes meet delis owned by TV chefs and boutiques in the 16th Century streets and alleys known as the Constabulary. Close to home, Romsey's Plaza Theatre offers operetta and pantomime, with the yearly Mayor's Picnic, Beggars Fair festival of music, dance and street performances, and carnivals offering a great mix of entertainment.

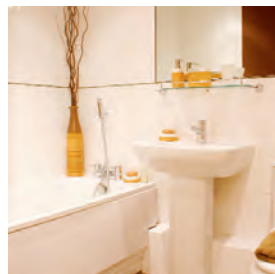
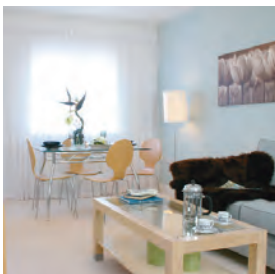
Just a mile from home are the Sir Harold Hillier Gardens and Arboretum, a stunning landscape boasting largest Winter Garden of its kind in Europe. Romsey's iconic Broadlands estate combines a

celebration of the history and achievements of the Mountbatten family, and hosts events from the Romsey Show to music spectacles. The River Test runs through the estate and the county - a waterway offering tranquil walks alongside 18th Century watermills, famously good fly-fishing, and relaxing picnics along its banks.

Yet Abbotswood is also superbly placed when you want to move fast - Romsey trains run to Southampton in about 15 minutes, with services to Portsmouth, Cardiff and Bristol. Road links are excellent with easy access to the M27 and M3, while Southampton airport offers destinations from Palma and Paris to ski hotspots and Lapland.



Specification



- Double glazed sealed windows
- Gas fired central heating
- Adjustable ventilators to windows
- Alarm system*
- 5-lever BS rated mortise lock to front door
- Lockable handles to all downstairs windows
- Mains linked smoke detectors
- Porch light
- RCD cut-out on consumer unit
- Choice of fitted kitchen, with upstands, splashbacks**
- Smooth ceilings throughout
- Built in oven, hob and hood
- Washer dryers to apartments only
- Intercom entry system (apartments only)
- 2 panel small internal doors
- Chrome internal ironmongery
- TV and BT point to living room
- TV and BT point to master bedroom room
- Roca, white sanitary ware
- Shaver point to bathroom
- landscaped front garden (where applicable)
- Door bell
- 10 year **NHBC** warranty

*Optional

**Subject to stage of build



Photographs are used for illustrative purposes only and depict typical interiors from previous Bellway developments.

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Personalise your home with Bespoke Additions



A unique package that offers you the freedom to create your perfect dream home before you even move in.



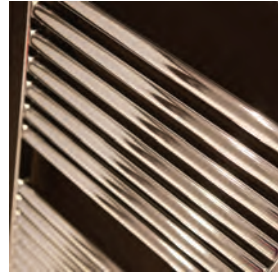
Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.



Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

Choose from our range of Bespoke Additions options covering the following areas:



Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Integrated or freestanding tumble dryer
- Built-under double oven
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Tumble dryer vent
- Dimmer switches
- Recessed lighting
- Light fittings
- BT and TV points

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Furniture package
- Fire and surround
- Curtain package
- Bathroom and en suite accessories
- Full height mirror over bath
- Glazed internal doors (houses only)





Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

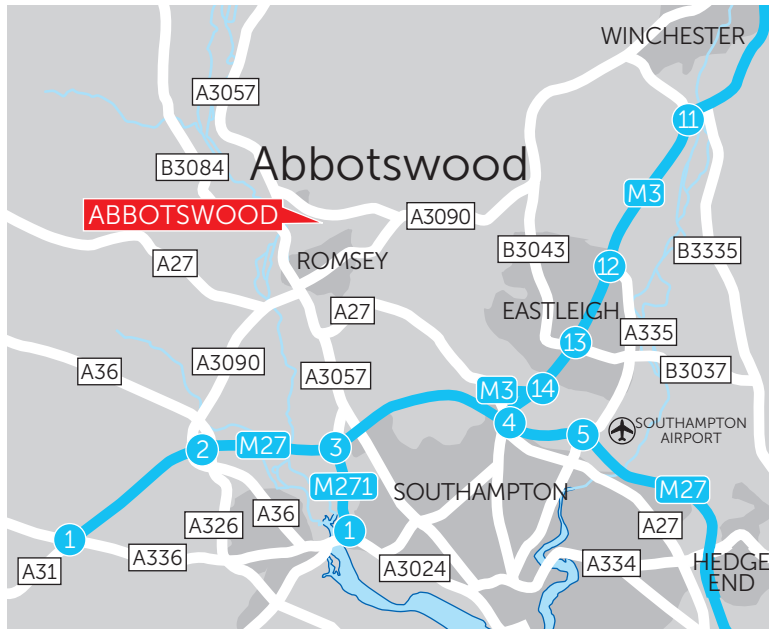
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



Bellway

How to find us



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The particulars in this brochure are for illustration only. 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 cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7758 3510. 130978/08/12.

Bellway