



THE  
ARTISAN  
COLLECTION

# Chestnut Vale

AREA GUIDE



Irthlingborough Road  
Wellingborough  
NN8 1RG

Telephone: 01933 558 048  
bellway.co.uk

**Bellway**



## Build your perfect future

QUALITY, VERSATILITY & COMFORT MAKE SOLID FOUNDATIONS FOR LIFE

Chestnut Vale is an attractive collection of 2, 3 and 4 bedroom homes located close to the market town of Wellingborough, yet surrounded by beautiful open space. With the bustling town centre offering all the essentials and the neighbouring country park providing easy access to nature, a home at Chestnut Vale offers the perfect balance.

This welcoming development has been designed and constructed to the highest standards with versatility in mind. The result is a selection of light and spacious open-plan living spaces that, when combined with excellent transport links and nearby leisure, make the perfect home for young families and commuting professionals.



# Close to both the bustle and the calm

FROM PEACEFUL COUNTRYSIDE TO THE THRIVING TOWN CENTRE

Chestnut Vale is ideally located to make the most of local community life, market town amenities and fantastic connections further afield. As part of the brand-new Stanton Cross community, owning a home at Chestnut Vale puts a great range of things to do right on your doorstep. The community features a selection of shops, leisure facilities, schools, a surgery and even a 143-acre country park.

The market town of Wellingborough is located a 10-minute drive away and provides a great choice of high-street favourites in its bustling centre, along with countless treasures and fresh produce at its regular local market. For something a little more unique, head to nearby Nene Court Shopping Village to explore a wonderful mixture of characterful independent shops, cafés and businesses.



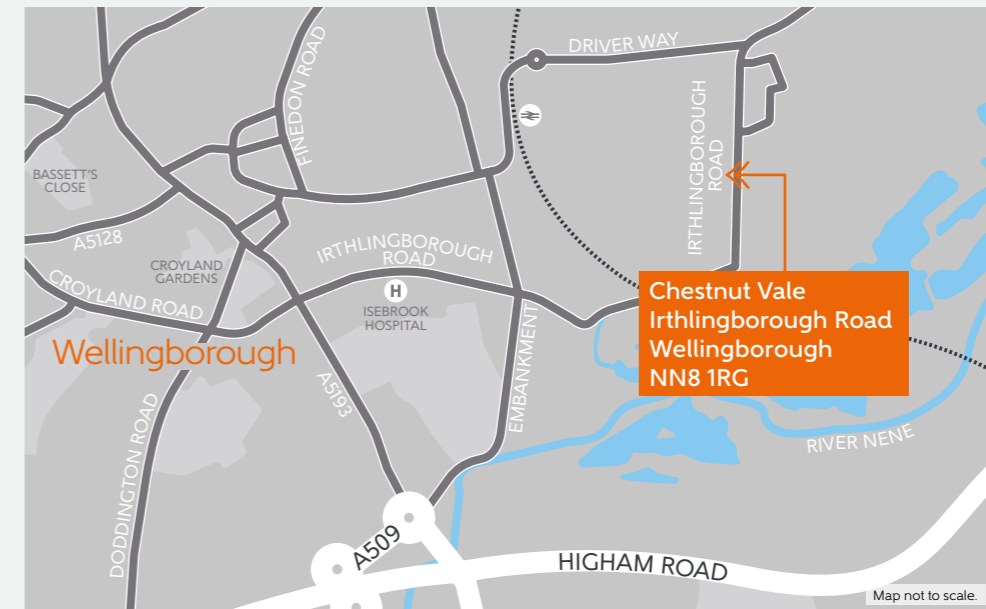
Alternatively, make a day of it at Rushden Lakes shopping centre which is just a 10-minute drive away. This lake-side centre not only offers a fabulous directory of stores, but there is also a cinema, various kids entertainment and the opportunity to explore the Nene Wetlands on foot and even by boat. There are also plenty of other ways to enjoy the great outdoors from Chestnut Vale. Stanwick Lakes and its 750 acres of spectacular natural beauty is 10 minutes away by car.

When it comes to education, you are spoilt for choice. There are brand-new primary and secondary schools built as part of the Stanton Cross community, in addition to a number of other local secondary and sixth form options. For higher education, Tresham College offers a range of tertiary courses and apprenticeships.

A huge advantage of living at Chestnut Vale is having such excellent travel connections. By road, Northampton, Milton Keynes and Bedford are all easily reached via the A45, A509 and A6, respectively. The A14, M1 and A1(M) are also easily accessed and offer a gateway to the rest of the country.



## How to find us





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DEVELOPMENT LAYOUT



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YOUR NEW HOME MEANS A LOT TO YOU.  
OUR FIVE-STAR RATING SHOWS HOW  
MUCH IT MEANS TO US.

Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey is impartial, independent, and validated by a UK university.

Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.





**Coachhouses**

The Kerry  
Plot 11

**2 Bedroom Homes**

The Joiner  
Plots 3, 4, 7, 8, 22, 23, 24, 25, 30, 31, 37 & 38

The Franklin  
Plot 42

**3 Bedroom Homes**

The Quilter  
Plots 2 & 9

The Tailor  
Plots 5, 6, 75, 76, 95, 96, 147, 148, 149, 150, 151, 152, 162, 163 & 164

The Turner  
Plots 13, 14, 15, 16, 17, 18, 26, 27, 28, 29, 39, 40, 55, 56, 57, 58, 67, 79, 80, 82, 83, 88, 89, 90, 91, 111, 112, 113, 114, 158, 159, 165, 166, 171, 172, 173 & 174

The Chandler  
Plots 35, 36, 50, 51, 53, 69, 70, 71, 77, 78, 86, 87, 92, 93, 97, 98, 99, 101, 103, 104, 119, 126, 156, 160, 161, 168, 175 & 176

The Dexter  
Plots 61, 62 & 63

The Coppersmith  
Plots 66, 107, 154, 155, 177 & 178

The Droimeann  
Plots 41, 59 & 65

The Moiled  
Plots 60 & 64

The Thespian  
Plots 52, 54, 72, 73, 74, 81, 94, 100, 102, 108, 118, 127, 134, 167, 169 & 180

**4 Bedroom Homes**

The Sculptor  
Plot 12

The Wainwright  
Plots 19, 20, 33 & 34

The Pargeter  
Plots 84, 85, 109, 117, 128, 153 & 157

The Scrivener  
Plots 116, 125, 138 & 179

The Luthier  
Plots 120, 121, 124, 129, 131, 133, 136 & 143

The Arkwright  
Plots 122, 123, 130, 132, 137, 139, 140 & 142

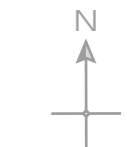
The Alnwick  
Plots 1, 10, 21, 32, 110, 115 & 141

The Nene  
Plots 68 & 106

The Charolais  
Plots 105, 135, 144 & 170

**1, 2 & 4 Bedroom Homes**

Affordable Homes



**Material Finishes**

- Render 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. Key to plan: p/s Pump station, v Visitor parking, bcp Bin collection point, c/b Car barn



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# The Alnwick

FOUR BEDROOM HOME



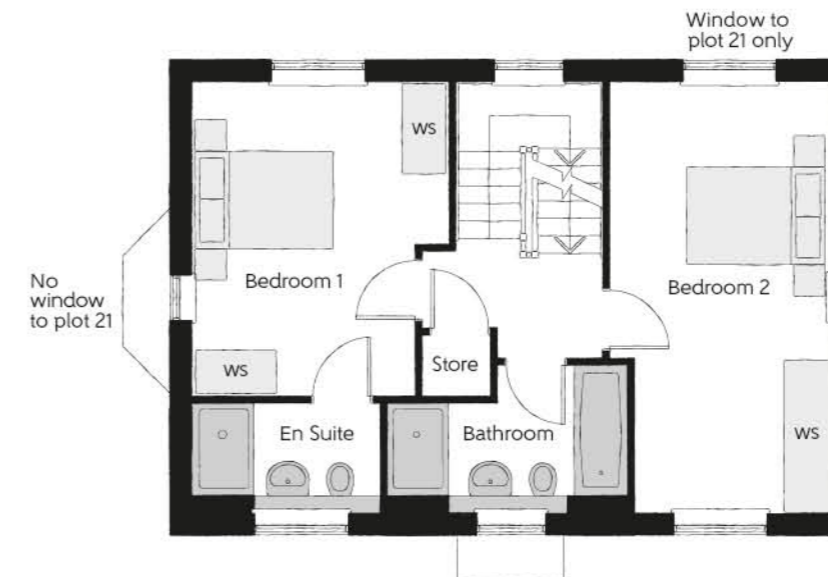
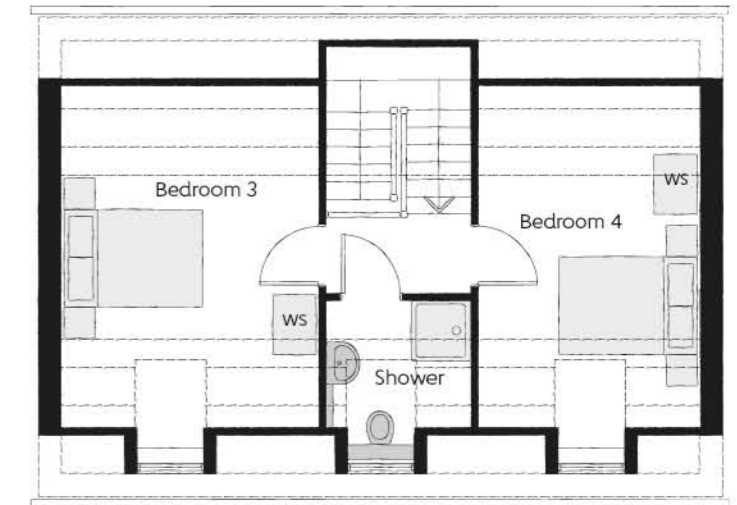
Country Stone version.

## The Alnwick

Four bedroom home

### Second Floor

Bedroom 3	4.60m x 3.36m (max)	15'1" x 11'0" (max)
Bedroom 4	4.60m x 2.87m (max)	15'1" x 9'5" (max)

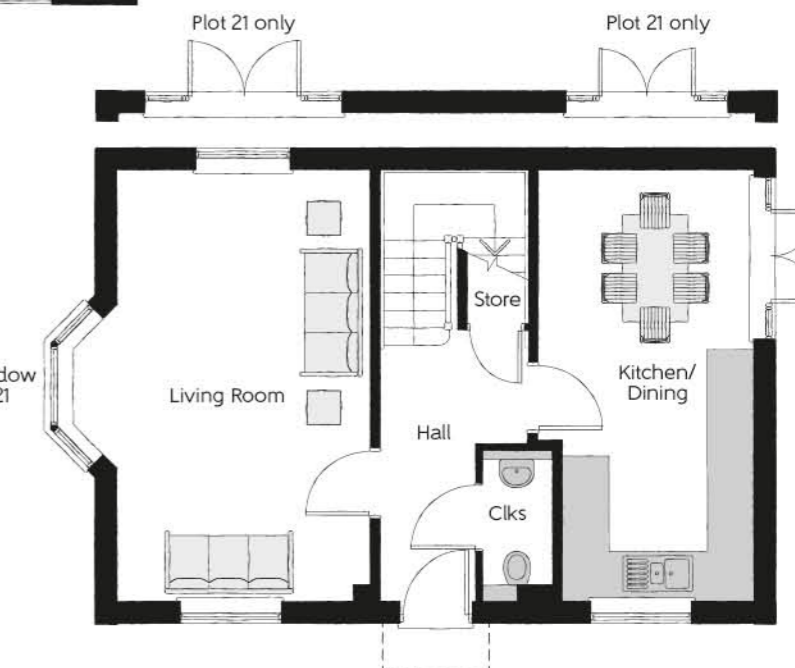


### First Floor

Bedroom 1	4.13m x 3.36m (max)	13'7" x 11'10" (max)
Bedroom 1 En Suite	2.45m x 1.43m	8'1" x 4'8"
Bedroom 2	5.65m x 2.87m (max)	18'7" x 9'5" (max)

### Ground Floor

Kitchen/Dining	6.12m x 4.85m	20'1" x 15'11"
Living Room	5.65m x 3.30m	18'7" x 10'10"
Cloakroom	1.97m x 0.91m	6'6" x 3'0"



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

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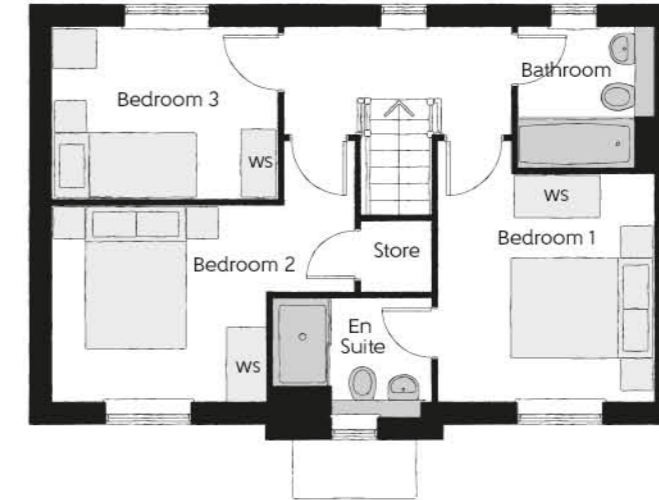
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# The Quilter

THREE BEDROOM HOME

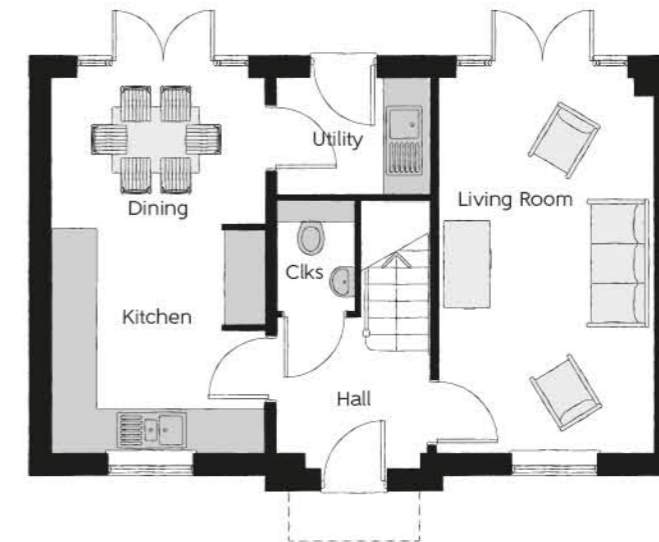


Render version.



### First Floor

Bedroom 1	3.58m x 3.02m <small>(max)</small>	11'9" x 9'11" <small>(max)</small>
Bedroom 1 En Suite	2.14m x 1.63m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m <small>(max)</small> <small>(max)</small>	13'8" x 8'9" <small>(max)</small> <small>(max)</small>
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	3.16m x 2.96m	10'4" x 9'8"
Dining	2.96m x 2.03m	9'8" x 6'8"
Living Room	5.19m x 2.96m	17'0" x 9'8"
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 Joiner

TWO BEDROOM HOME



The Joiner

Two bedroom home



## First Floor

Bedroom 1	4.05m x 2.73m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	2.36m x 1.91m	7'9" x 6'3"



## Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	4.85m x 3.16m (max)	15'11" x 10'4" (max)
Cloakroom	1.50m x 1.01m	4'10" x 3'4"

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

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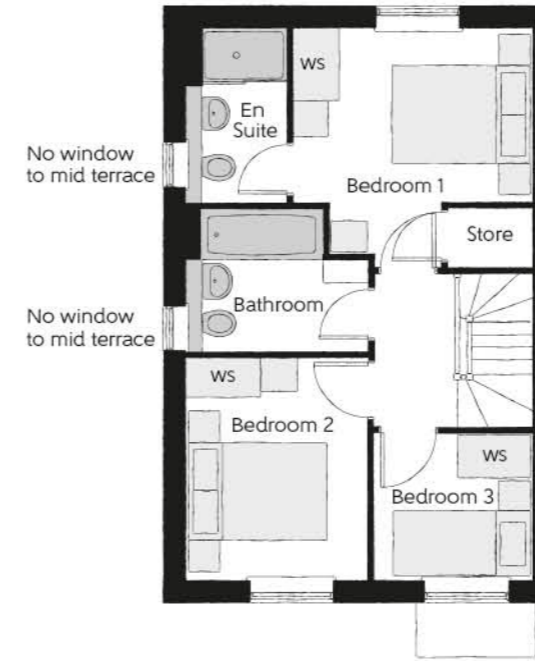
# The Tailor

THREE BEDROOM HOME



## The Tailor

Three bedroom home



### First Floor

Bedroom 1	3.36m x 3.29m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



### Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	5.14m x 3.90m (max)	16'10" x 12'10" (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

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

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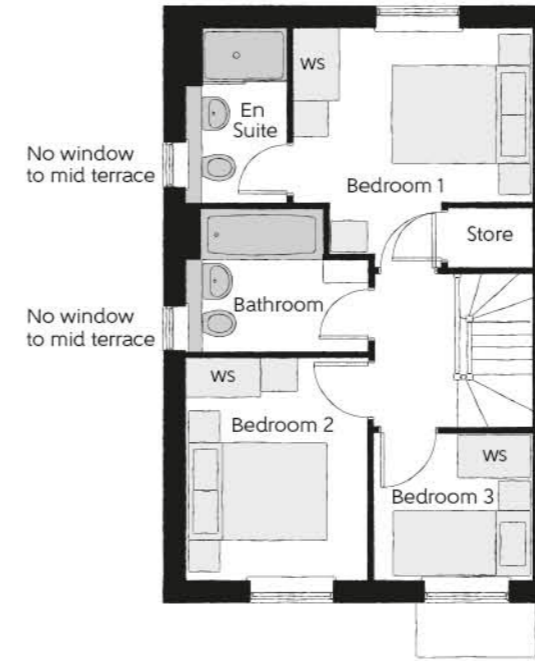
# The Tailor

THREE BEDROOM HOME



## The Tailor

Three bedroom home



### First Floor

Bedroom 1	3.36m x 3.29m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.43m x 1.40m	8'0" x 4'7"
Bedroom 2	3.09m x 2.52m	10'2" x 8'3"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"



### Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	5.14m x 3.90m (max)	16'10" x 12'10" (max)
Cloakroom	1.66m x 1.01m	5'5" x 3'4"

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

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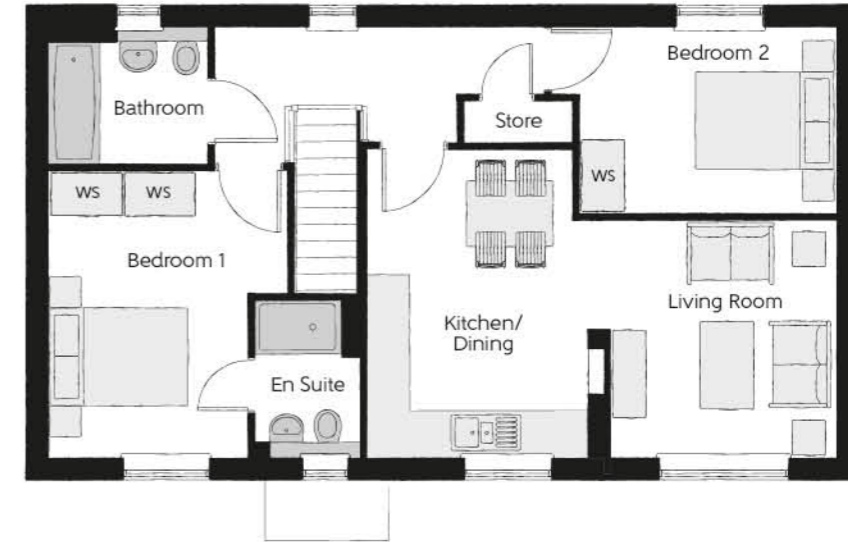
# The Kerry

TWO BEDROOM COACH HOUSE



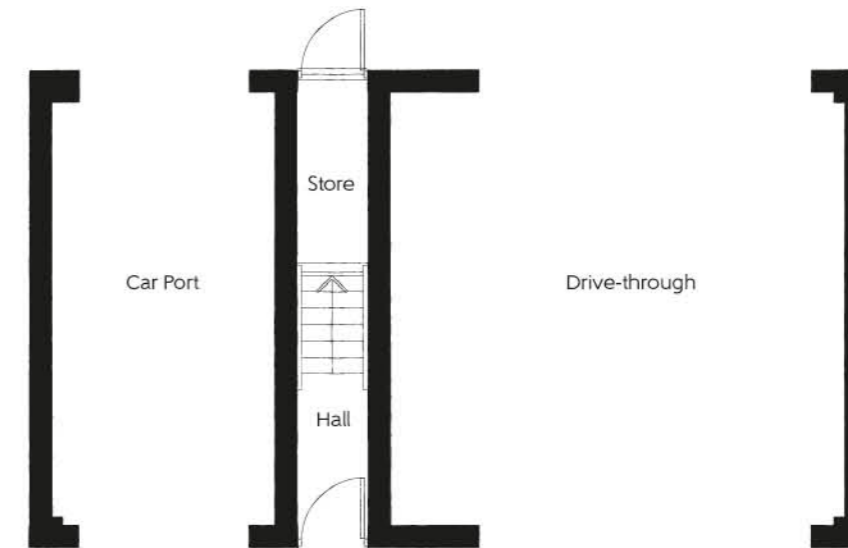
## The Kerry

Two bedroom Coach House



First Floor

Kitchen/Dining	4.28m x 3.08m (max) (max)	14'0" x 10'1" (max) (max)
Living Room	3.54m x 3.29m (max)	11'7" x 10'10" (max)
Bedroom 1	3.98m x 3.31m (max)	13'1" x 10'0" (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max)	13'0" x 8'6" (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"



Ground Floor

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

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THE ARTISAN COLLECTION

# The Sculptor

FOUR BEDROOM HOME



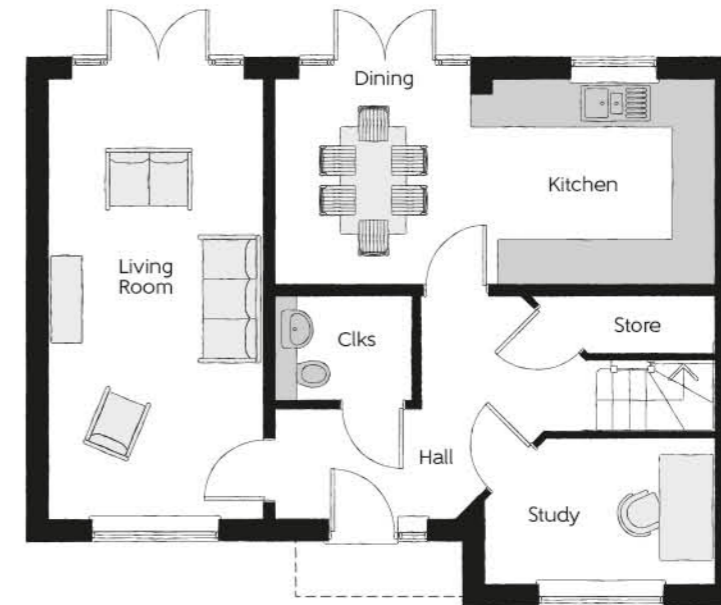
## The Sculptor

Four bedroom home



### First Floor

Bedroom 1	5.37m x 2.92m (max)	17'7" x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.92m x 2.71m	9'7" x 8'11"
Bedroom 4	3.16m x 2.88m (max) (max)	10'4" x 9'5" (max) (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"



### Ground Floor

Kitchen	3.40m x 2.86m	11'2" x 9'4"
Dining	2.86m x 2.69m	9'4" x 8'10"
Living Room	6.09m x 3.00m	20'0" x 9'10"
Study	3.16m x 2.01m (max) (max)	10'4" x 6'7" (max) (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

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

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THE ARTISAN COLLECTION

# The Turner

THREE BEDROOM HOME



## The Turner

Three bedroom home



### First Floor

Bedroom 1	4.16m x 3.46m	13'8" x 11'4"
Bedroom 1 En Suite	1.96m x 1.48m	6'5" x 4'10"
Bedroom 2	3.49m x 2.15m	11'5" x 7'1"
Bedroom 3	3.51m x 2.43m	11'6" x 7'11"
Bathroom	2.15m x 1.91m	7'1" x 6'3"

No window to plot 83 only



### Ground Floor

Kitchen	3.17m x 2.51m	10'5" x 8'3"
Living/Dining	5.73m x 4.67m (max)	18'9" x 15'4" (max)
Cloakroom	1.96m x 0.94m	6'5" x 3'1"

Window to plot 67 only

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

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THE ARTISAN COLLECTION

# The Wainwright

FOUR BEDROOM HOME



## The Wainwright

Four bedroom home



### Second Floor

Bedroom 2	3.83m (max)	3.53m (max)	12'7" x 11'7" (max) (max)
Bedroom 4	3.24m (max)	2.39m (max)	10'8" x 7'10" (max) (max)
Shower	2.19m	2.12m	7'2" x 6'11"

### First Floor

Bedroom 1	4.67m (max)	3.55m (max)	15'4" x 11'8" (max) (max)
Bedroom 1 En Suite	2.15m	1.45m	7'1" x 4'9"
Bedroom 3	3.43m	2.31m	11'3" x 7'7"
Bathroom	2.27m	1.88m	7'5" x 6'2"



### Ground Floor

Kitchen	3.23m	2.48m	10'7" x 8'2"
Living/Dining	6.26m (max)	4.67m (max)	20'7" x 15'4" (max) (max)
Cloakroom	1.88m	0.92m	6'2" x 3'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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THE ARTISAN COLLECTION

# The Wainwright

FOUR BEDROOM HOME



Render version.

## The Wainwright

Four bedroom home



### Second Floor

Bedroom 2	3.83m (max)	3.53m (max)	12'7" x 11'7" (max) (max)
Bedroom 4	3.24m (max)	2.39m (max)	10'8" x 7'10" (max) (max)
Shower	2.19m	2.12m	7'2" x 6'11"

### First Floor

Bedroom 1	4.67m (max)	3.55m (max)	15'4" x 11'8" (max) (max)
Bedroom 1 En Suite	2.15m	1.45m	7'1" x 4'9"
Bedroom 3	3.43m	2.31m	11'3" x 7'7"
Bathroom	2.27m	1.88m	7'5" x 6'2"



### Ground Floor

Kitchen	3.23m	2.48m	10'7" x 8'2"
Living/Dining	6.26m (max)	4.67m (max)	20'7" x 15'4" (max) (max)
Cloakroom	1.88m	0.92m	6'2" x 3'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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THE ARTISAN COLLECTION

# The Chandler

THREE BEDROOM HOME



## The Chandler

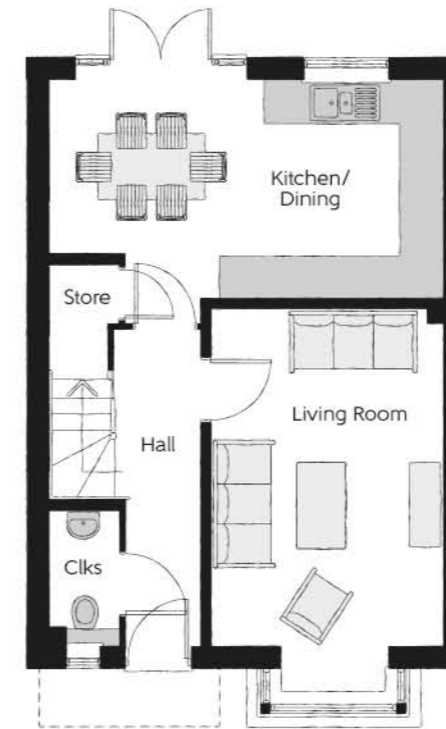
Three bedroom home

Window to plots 35, 50, 53, 69, 70, 71, 86, 87, 92, 93, 101, 119, 126, 156 & 168



### First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.45m x 1.20m	8'0" x 3'11"
Bedroom 2	3.50m x 3.40m <small>(max)</small>	11'6" x 11'2" <small>(max)</small>
Bedroom 3	2.89m x 2.47m	9'6" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



### Ground Floor

Kitchen/Dining	5.46m x 3.05m	17'11" x 10'0"
Living Room	5.36m x 3.22m <small>(inc. bay)</small>	17'7" x 10'7" <small>(inc. bay)</small>
Cloakroom	1.90m x 0.95m	6'3" x 3'1"

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

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# The Droimeann

THREE BEDROOM HOME



## The Droimeann

Three bedroom home

Attached on plots 59 & 65



### First Floor

Bedroom 1	3.56m x 2.95m	11'8" x 9'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.18m x 2.39m	10'5" x 7'10"
Bedroom 3	3.18m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Attached on plots 59 & 65



### Ground Floor

Kitchen/Dining	4.85m x 3.11m	15'11" x 10'3"
Living Room	4.85m x 3.48m (max)	15'11" x 11'5" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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

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





THE ARTISAN COLLECTION

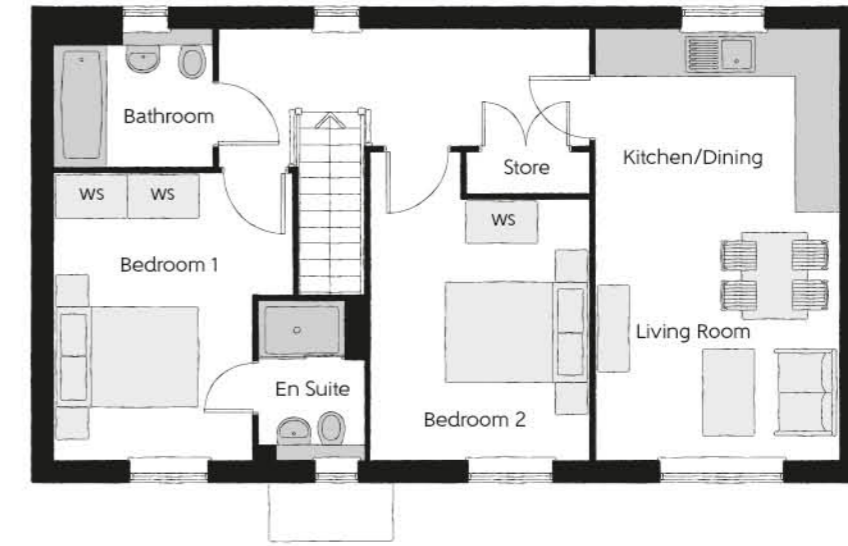
# The Franklin

TWO BEDROOM HOME



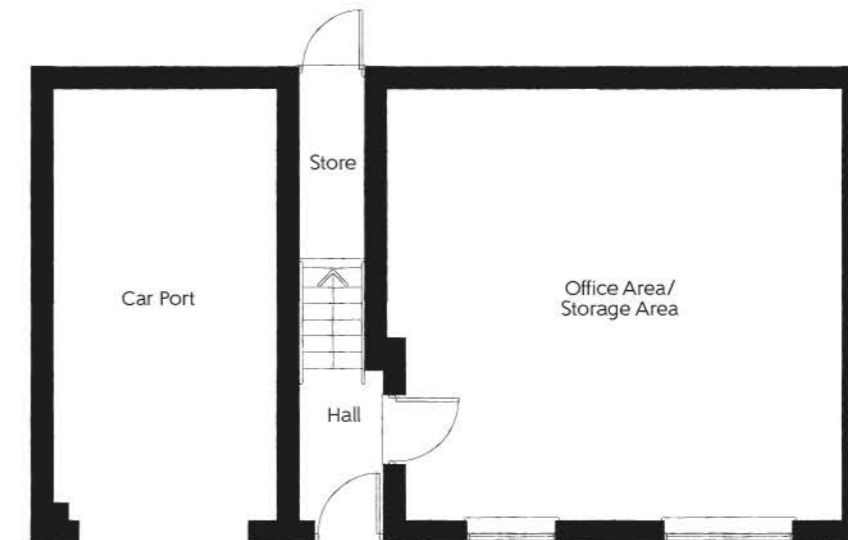
The Franklin

Two bedroom home



## First Floor

Kitchen/Dining	4.28m x 3.08m (max) (max)	14'0" x 10'1" (max) (max)
Living Room	3.54m x 3.29m (max) (max)	11'7" x 10'10" (max) (max)
Bedroom 1	3.98m x 3.31m (max) (max)	13'1" x 10'0" (max) (max)
Bedroom 1 En Suite	2.20m x 1.46m	7'3" x 4'9"
Bedroom 2	3.96m x 2.59m (max) (max)	13'0" x 8'6" (max) (max)
Bathroom	2.21m x 1.91m	7'5" x 6'3"



## Ground Floor

Office	6.23m x 5.94m (max) (max)	20'5" x 19'6" (max) (max)
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WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE ARTISAN COLLECTION

# The Thespian

THREE BEDROOM HOME



## The Thespian

Three bedroom home

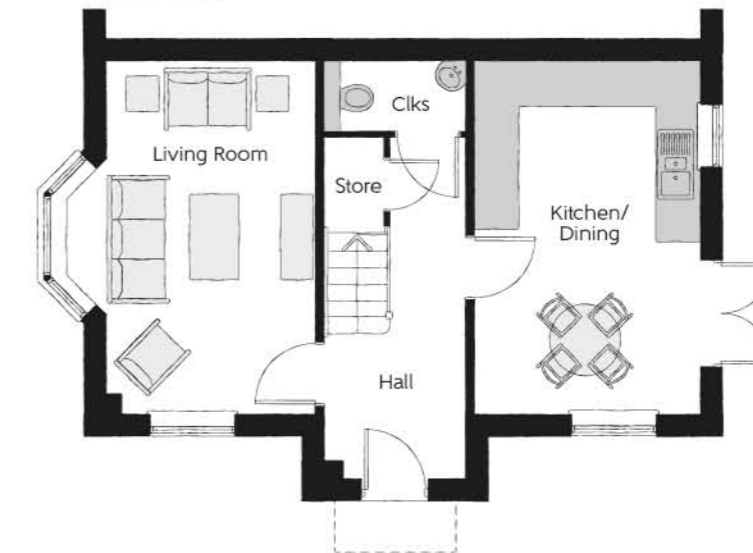
Attached for plots 52, 72, 118 & 127



### First Floor

Bedroom 1	3.56m x 2.95m	11'8" x 9'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.18m x 2.39m	10'5" x 7'10"
Bedroom 3	3.18m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Attached for plots 52, 72, 118 & 127



### Ground Floor

Kitchen/Dining	4.85m x 3.11m	15'11" x 10'3"
Living Room	4.85m x 3.48m (max)	15'11" x 11'5" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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THE ARTISAN COLLECTION

# The Thespian

THREE BEDROOM HOME



Render version.

## The Thespian

Three bedroom home

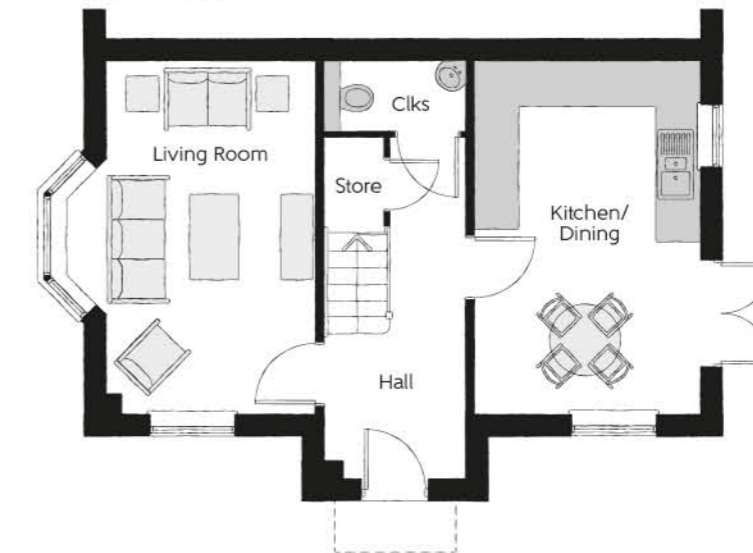
Attached for plots 52, 72, 118 & 127



### First Floor

Bedroom 1	3.56m x 2.95m	11'8" x 9'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.18m x 2.39m	10'5" x 7'10"
Bedroom 3	3.18m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Attached for plots 52, 72, 118 & 127



### Ground Floor

Kitchen/Dining	4.85m x 3.11m	15'11" x 10'3"
Living Room	4.85m x 3.48m (max)	15'11" x 11'5" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

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

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THE  
ARTISAN  
COLLECTION

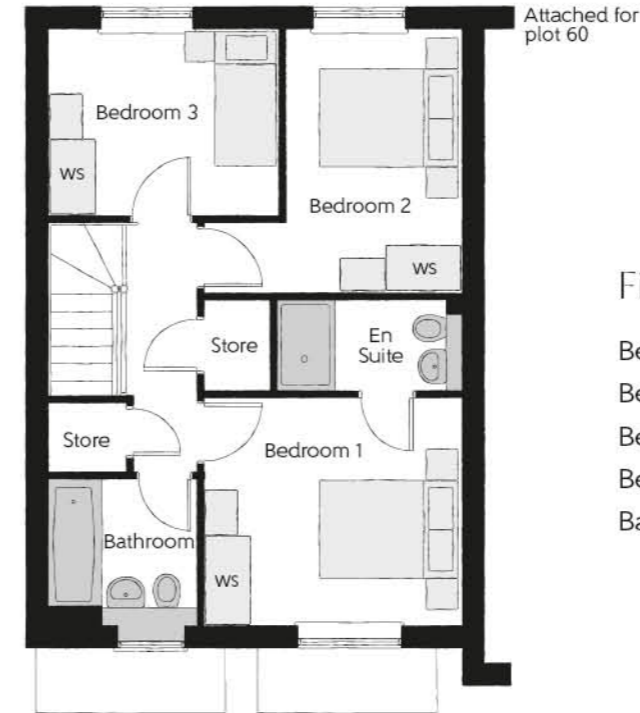
# The Moiled

THREE BEDROOM HOME



## The Moiled

Three bedroom home



### First Floor

Bedroom 1	3.39m x 3.01m	11'2" x 9'10"
Bedroom 1 En Suite	2.40m x 1.19m	7'11" x 3'11"
Bedroom 2	3.49m x 3.39m	11'5" x 11'2"
Bedroom 3	3.03m x 2.45m	9'11" x 8'0"
Bathroom	1.96m x 1.95m	6'5" x 6'5"



### Ground Floor

Kitchen/Dining	4.70m x 3.21m	15'5" x 10'6"
Living Room	5.45m x 3.04m	17'10" x 10'0"
Cloakroom	1.94m x 0.94m	6'4" x 3'1"

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

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THE  
ARTISAN  
COLLECTION

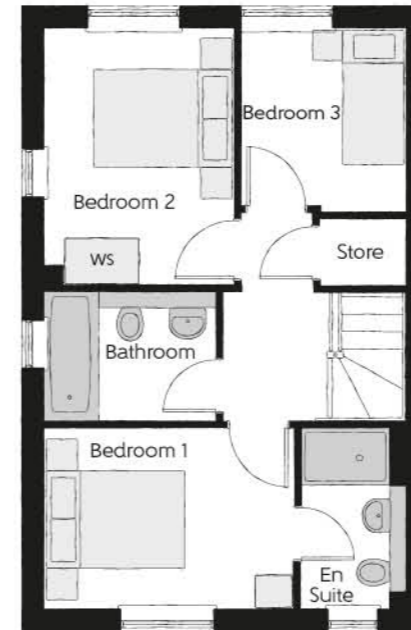
# The Dexter

THREE BEDROOM HOME



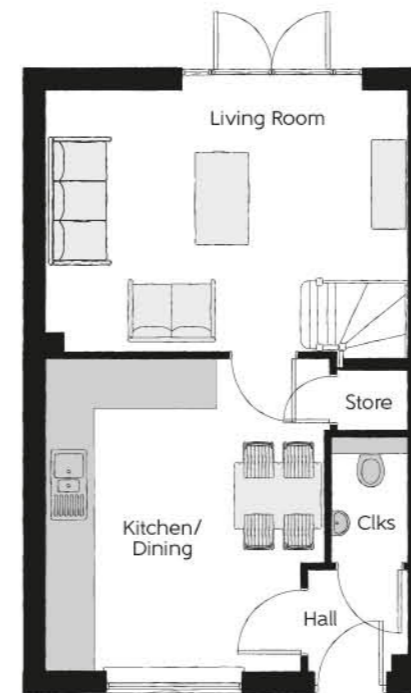
## The Dexter

Three bedroom home



### First Floor

Bedroom 1	3.33m x 2.43m	10'11" x 8'0"
Bedroom 1 En Suite	2.42m x 1.44m	8'0" x 4'9"
Bedroom 2	3.42m x 2.56m	11'3" x 8'5"
Bedroom 3	2.47m x 2.21m	8'1" x 7'3"
Bathroom	2.33m x 1.73m	7'8" x 5'8"



### Ground Floor

Kitchen/Dining	4.83m x 4.16m	15'10" x 13'8"
Living Room	4.83m x 3.49m	15'10" x 11'5"
Cloakroom	1.69m x 1.05m	5'6" x 3'5"

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

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THE ARTISAN COLLECTION

# The CopperSmith

THREE BEDROOM HOME



## The CopperSmith

Three bedroom home



### First Floor

Bedroom 1	4.12m x 3.26m (max)	13'6" x 10'8" (max)
Bedroom 1 En Suite	2.39m x 2.03m	7'10" x 6'8"
Bedroom 2	3.46m x 2.55m	11'4" x 8'4"
Bedroom 3	3.00m x 2.65m (max)	9'10" x 8'8" (max)
Bathroom	2.31m x 2.00m	7'7" x 6'7"



### Ground Floor

Kitchen/Dining	5.64m x 3.26m	18'6" x 10'8"
Living Room	4.99m x 2.96m	16'4" x 9'8"
Cloakroom	1.82m x 1.45m	6'0" x 4'9"

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

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THE  
ARTISAN  
COLLECTION

# The Nene

FOUR BEDROOM HOME



## The Nene

Four bedroom home

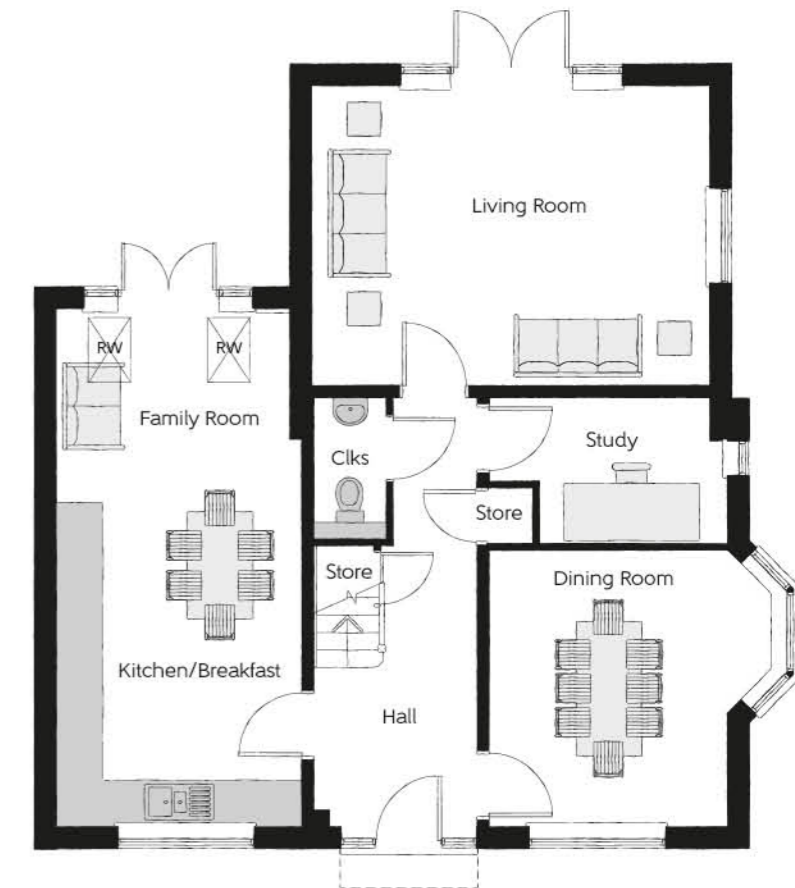
### First Floor

Bedroom 1	3.99m x 3.27m	13'1" x 10'9"
Bedroom 1 En Suite	3.27m x 1.19m	10'9" x 3'11"
Bedroom 2	3.58m x 3.08m	11'9" x 10'1"
Bedroom 2 En Suite	2.22m x 1.39m	7'3" x 4'7"
Bedroom 3	3.92m x 2.86m	12'10" x 9'4"
Bedroom 4	2.90m x 2.22m	9'6" x 7'3"
Bathroom	3.08m x 2.01m	10'1" x 6'7"



### Ground Floor

Kitchen/Breakfast	4.25m x 3.22m	13'11" x 10'7"
Dining Room	3.61m x 3.13m	11'10" x 10'3"
Family Room	3.22m x 2.55m	10'7" x 8'4"
Living Room	5.18m x 3.92m	17'0" x 12'10"
Study	3.13m x 1.87m	10'3" x 6'1"
Cloakroom	1.86m x 0.94m	6'1" x 3'1"



Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window

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THE  
ARTISAN  
COLLECTION

# The Pargeter

FOUR BEDROOM HOME



## The Pargeter

Four bedroom home



First Floor

Bedroom 1	3.99m x 3.66m (max) (max)	13'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.28m x 1.44m	7'6" x 4'9"
Bedroom 2	3.54m x 3.39m (max)	11'7" x 11'1" (max)
Bedroom 3	3.39m x 2.91m (max)	11'1" x 9'6" (max)
Bedroom 4	2.85m x 2.64m	9'4" x 8'8"
Bathroom	2.28m x 2.23m	7'6" x 7'4"



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Dining Room	4.39m x 3.50m (inc bay)	14'5" x 11'6" (inc bay)
Living Room	4.49m x 3.20m (max)	14'9" x 10'6" (max)
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.90m x 1.43m	6'3" x 4'8"

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

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01205-15/03/22





THE  
ARTISAN  
COLLECTION

# The Pargeter

FOUR BEDROOM HOME



Render version.

## The Pargeter

Four bedroom home



First Floor

Bedroom 1	3.99m x 3.66m <small>(max) (max)</small>	13'1" x 12'0" <small>(max) (max)</small>
Bedroom 1 En Suite	2.28m x 1.44m	7'6" x 4'9"
Bedroom 2	3.54m x 3.39m <small>(max)</small>	11'7" x 11'1" <small>(max)</small>
Bedroom 3	3.39m x 2.91m <small>(max)</small>	11'1" x 9'6" <small>(max)</small>
Bedroom 4	2.85m x 2.64m	9'4" x 8'8"
Bathroom	2.28m x 2.23m	7'6" x 7'4"



Ground Floor

Kitchen	3.60m x 3.04m	11'10" x 10'0"
Dining	4.39m x 3.50m <small>(inc bay)</small>	14'5" x 11'6" <small>(inc bay)</small>
Living Room	4.49m x 3.20m <small>(max)</small>	14'9" x 10'6" <small>(max)</small>
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.90m x 1.43m	6'3" x 4'8"

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

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01205-15/03/22



THE ARTISAN COLLECTION

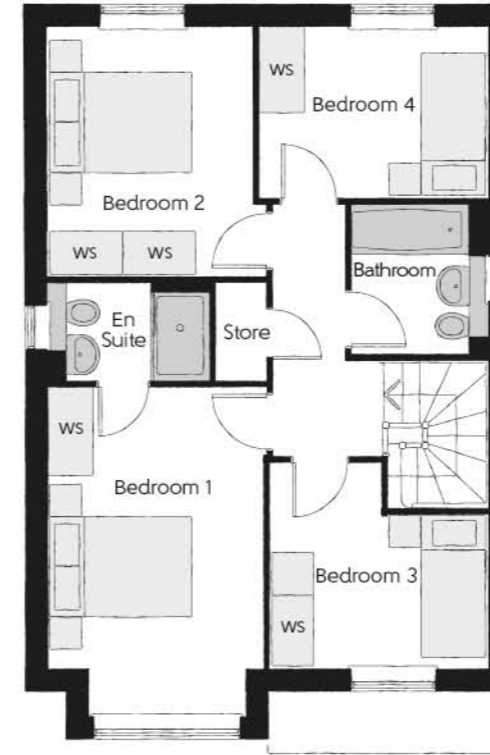
# The Scrivener

FOUR BEDROOM HOME



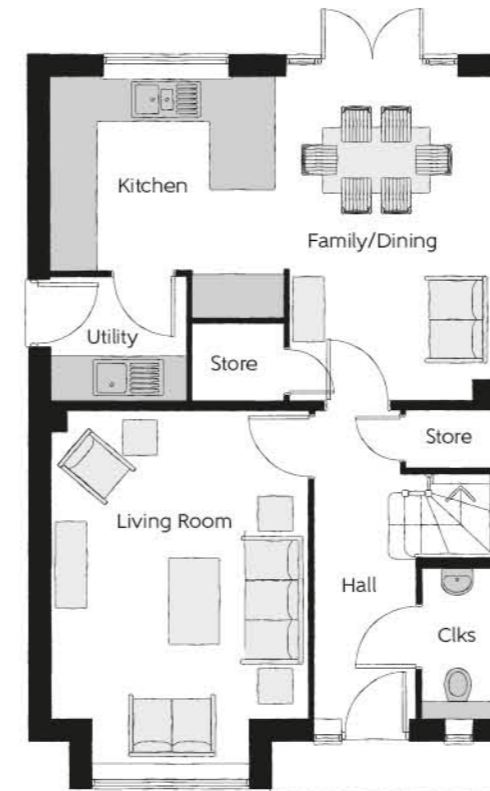
## The Scrivener

Four bedroom home



### First Floor

Bedroom 1	4.59m x 2.96m (inc. bay)	15'1" x 9'9" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	3.46m x 3.03m (max)	11'4" x 9'11" (max)
Bedroom 3	3.04m x 2.87m (max)	9'11" x 9'5" (max)
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 2.88m (max)	14'8" x 9'6" (max)
Living Room	4.94m x 3.54m (inc. bay)	16'3" x 11'7" (inc. bay)
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 ARTISAN COLLECTION

# The Luthier

FOUR BEDROOM HOME



## The Luthier

Four bedroom home



### First Floor

Bedroom 1	4.21m x 3.38m	13'10" x 11'1"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.96m x 3.74m <small>(max) (max)</small>	13'0" x 12'3" <small>(max) (max)</small>
Bedroom 3	3.62m x 2.70m <small>(max) (max)</small>	11'10" x 8'10" <small>(max) (max)</small>
Bedroom 4	3.37m x 3.31m <small>(max) (max)</small>	11'0" x 10'10" <small>(max) (max)</small>
Bathroom	2.15m x 2.08m	7'1" x 6'10"



### Ground Floor

Kitchen	2.92m x 2.88m	9'7" x 9'5"
Family/Dining	5.48m x 3.37m	18'0" x 11'1"
Living Room	4.14m x 3.32m	13'7" x 10'11"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	2.20m x 1.85m	7'3" x 6'1"

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

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THE ARTISAN COLLECTION

# The Arkwright

FOUR BEDROOM HOME



## The Arkwright

Four bedroom home



### First Floor

Bedroom 1	4.92m x 3.39m	16'2" x 11'1"
Bedroom 1 En Suite	2.24m x 2.23m	7'4" x 7'4"
Bedroom 2	3.89m x 3.30m	12'9" x 10'10"
Bedroom 3	3.91m x 2.55m	12'10" x 8'4"
Bedroom 4	2.77m x 2.71m	9'1" x 8'11"
Bathroom	2.77m x 2.15m (max)	9'1" x 7'1" (max)



### Ground Floor

Kitchen	3.70m x 3.06m (max) (max)	12'2" x 10'1" (max) (max)
Family/Dining	4.63m x 3.35m	15'2" x 11'0"
Living Room	5.40m x 3.39m	17'9" x 11'1"
Study	2.60m x 2.55m	8'6" x 8'4"
Utility	2.25m x 1.90m	7'5" x 6'3"
Cloakroom	1.82m x 1.45m	6'0" x 4'9"

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

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THE ARTISAN COLLECTION

# The Charolais

FOUR BEDROOM HOME



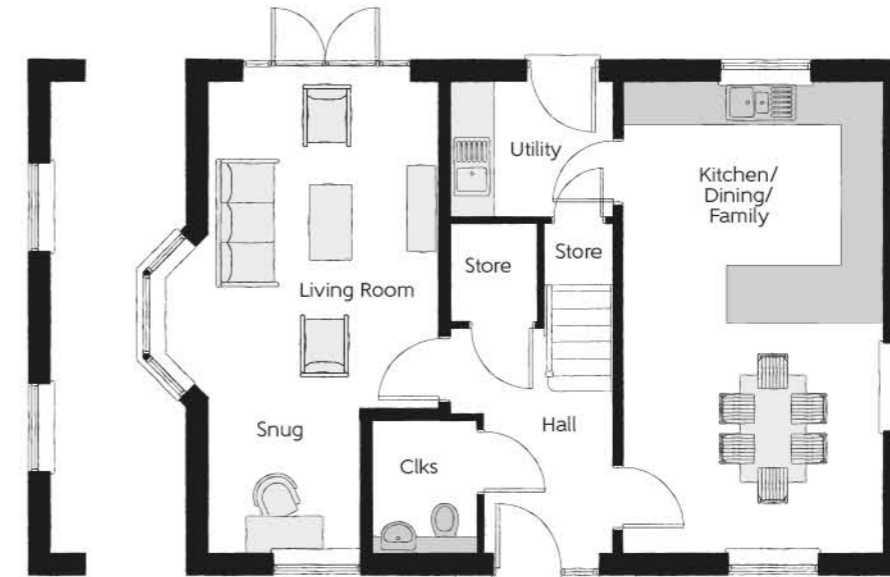
## The Charolais

Four bedroom home



First Floor

Bedroom 1	3.99m x 3.66m (max) (max)	13'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.28m x 1.44m	7'6" x 4'9"
Bedroom 2	3.54m x 3.39m (max)	11'7" x 11'1" (max)
Bedroom 3	3.39m x 2.91m (max)	11'1" x 9'6" (max)
Bedroom 4	2.85m x 2.64m	9'4" x 8'8"
Bathroom	2.28m x 2.23m	7'6" x 7'4"



Window variation to plot 105 only

Ground Floor

Kitchen/Dining/Family	6.52m x 3.58m	21'5" x 11'9"
Living Room	4.49m x 3.20m (max)	14'9" x 10'6" (max)
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.90m x 1.43m	6'3" x 4'8"

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

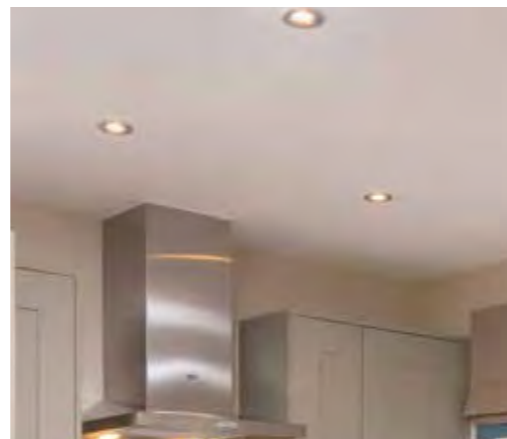
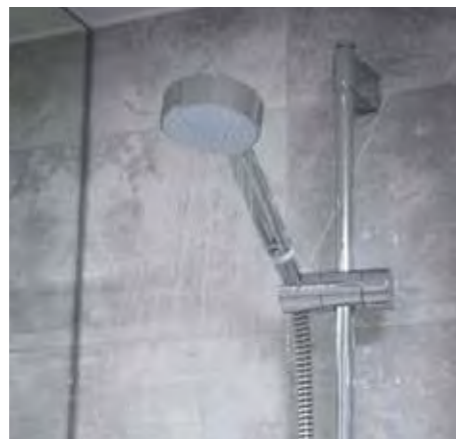
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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.



THE  
ARTISAN  
COLLECTION

# Specification



## Make your new home as individual as you are with Additions



Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

### Kitchens

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### Security

- Intruder alarms
- Security lights

### Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### Flooring

- Choose from carpets, vinyl or laminate

### Tiling

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing

- Heated towel rail

### Miscellaneous

- Turf
- Wardrobes

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	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	●	●	●
		White Gloss 120x14 MDF Grooved & Chamfered			●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
Wardrobes	Sliding Fitted Wardrobes to Bed 1			●	
KITCHEN	Frontals	Bellway Band B options ~	●	●	●
		Bellway Band C options ~			●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing			●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono 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)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	●
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)			●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●
		Zanussi Single Oven ZOHNX3X1			●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback			●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
Appliances Microwave	Zanussi Combination Microwave ZVENM6X1			●	
Appliances Fridge Freezer	Fridge Freezer Space Only			●	
	Zanussi 70/30 Fridge Freezer ZBB28441SV	●	●	●	
	Zanussi 70/30 Fridge Freezer ZNLN18FS1			●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	●	●	●	
	Zanussi Dishwasher ZDLN1511			●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
WET ROOMS	Cloaks - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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, Box Edge Brushed Trim	●	●	●
		Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim		●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim			●
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 ~			●

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ** ††			●
	En Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 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 Box Edged Chrome Trim ††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim ††			●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	●
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)			●
	Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	●	●	●
		Dual Zoned 3 way Heating Programmer & Room Thermostat HOb			●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1 Only			●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	Safety - Heat	Heat Detector DET ~~~	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
		Bathroom & Ensuite 1 Only			●
	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)	●	●	●
	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	●	●	●
Broadband	Ultrafast Fibre Connectivity Open Fibre Network †††	●	●	●	
EXTERNALS & MISC	Build Method	Masonry #	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's	●	●	●
	Garages	Light & Power Point to incurtilage Garages #	●	●	●
	Drives	Bitmac Black ^^	●	●	●
	Landscaping - Front	Medalion Turf & Landscape Planting ##	●	●	●
	Landscaping - Rear	Rotovated Topsoil ##	●	●	●

\* fire rated as necessary

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

\*\*\* at build stage

† where layout allows

†† full height to shower enclosure

††† 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

‡‡‡ inc soft close mechanism seat

^ inc soft close mechanism seat on 4 & 5 Bedroom Homes 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

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.