

# Tattenhoe Park

AREA GUIDE



## An innovative development, an ideal location

CREATING AN EXCLUSIVE SEMI-RURAL COMMUNITY.

Tattenhoe Park consists of lovely 1 and 2-bedroom apartments and 2, 3 and 4-bedroom homes. This innovative new development is the first of its kind for Bellway, built using modern methods of construction to create a vibrant, semi-rural new community in Milton Keynes. Residents of these exclusive new homes will be spoilt for choice when it comes to leisure opportunities.

Just a 10-minute drive from the vibrant town centre, Tattenhoe Park enjoys easy access to fantastic shopping, dining and

entertainment options, along with highly-regarded local schools – including an on-site primary school – and excellent transport connections by both road and rail.

Located on the south-western edge of Milton Keynes, just 0.3 miles north of the picturesque Tattenhoe Valley Park offers excellent transport connections. An ideal location for commuters, Tattenhoe Park enjoys fantastic links to surrounding towns and cities. The local road network is excellent with the A421 just one mile away, the M1(J13) 10 miles away, and the M1 (J14) 8 miles away.



Tattenhoe Park  
Tattenhoe  
Milton Keynes MK4 4SR  
Telephone: 01908 891 831  
[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**

# Choose a fine quality of life in Tattenhoe

A VIBRANT LOCATION WITH FANTASTIC CONVENIENCES.

The A5 is just 4 miles from the development and provides good road links to the popular areas of Hinckley and Dunstable.

For those who prefer to travel by train, the closest station is Bletchley at around 3 miles away, which offers regular services to major commuter destinations such as Bedford, Birmingham New Street, Milton Keynes Central and London Euston. International travel is provided by Luton Airport which is located around 27 miles from Tattenhoe Park.

Shopping facilities in the area are excellent, with the extensive Westcroft District Centre less than a 5-minute drive from home.

Just a 10-minute drive from the development, Milton Keynes is a shoppers' paradise, boasting hundreds of stores featuring everything from high-end boutiques to high street staples. The Centre:MK is one of the UK's top shopping destinations, with 1000's of brands under one roof at the heart of the town centre.

For those who prefer to shop locally, the delightful Mursley Farm Shop is a short 8-minute drive from home and presents a wonderful selection of local and seasonal produce.



Active residents will delight in close proximity to the impressive Xscape activity centre, a short 10-minute drive from home. This state-of-the-art centre boasts some incredible facilities, including a real snow slope, climbing walls, bowling alley, cinema and indoor skydiving.

Milton Keynes is also a draw for those who appreciate the arts, with the nearby Milton Keynes Theatre and its expansive programme of events, showcasing everything from dance, drama, opera and musicals, to comedy and children's shows.

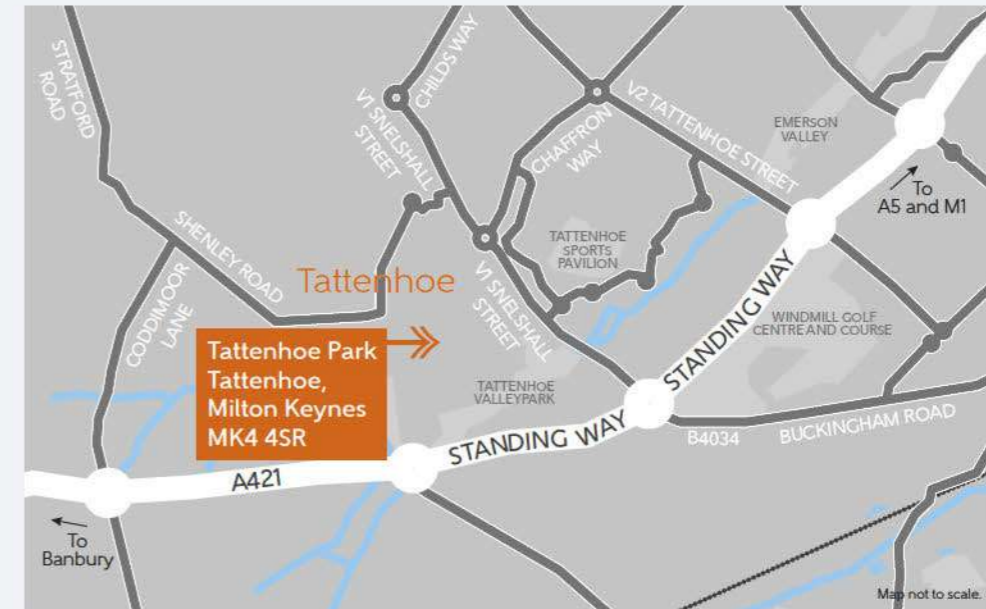
Outdoor leisure pursuits are equally well-catered for in the area, with the picturesque Tattenhoe Valley Park offering the perfect place to enjoy a spot of cycling, walking or even horse-riding, all just a 6-minute walk from home. Ouzel Valley Park is another enchanting place to enjoy the great outdoors. Dotted with the remains of medieval villages, a community orchard as well as a mix of ancient trees, hedgerows and meadows, it provides a fantastic habitat for local wildlife and a wonderful family day out.

A perfect setting for family life, Tattenhoe Park benefits from a number of well-regarded local schools, covering primary through to higher education. Younger children are served by the highly-rated Priors Rise primary school, which is conveniently located on site, while Giles Brook and Howe Park primary schools are also close by, at a 10-minute walk and a 5-minute drive respectively. Older students are equally well catered for, with the popular Shenley Brook End School and Oxley Park Academy both around a 5-minute drive from the development.



# Bellway

## How to find us



**Bellway**



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.



# Tattenhoe Park

DEVELOPMENT LAYOUT



Tattenhoe Park  
Tattenhoe  
Milton Keynes, MK4 4SR  
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[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**

- 4 Bedroom Homes**
- The Foscoit  
Plots 102, 114, 152 & 153
  - The Emberton  
Plots 115, 122, 125, 126, 132 & 150
  - The Bedgebury  
Plots 12, 13 & 14
  - The Whittlebury  
Plots 101, 133, 151, 154, 155 & 157
- 3 Bedroom Homes**
- The Stratford  
Plots 100, 103 & 150
  - The Wicken  
Plot 49
  - The Puxley  
Plots 36 & 118
  - The Thornton  
Plots 28, 29, 67, 65, 92, 93, 104, 105, 106, 107, 116, 117, 119, 120, 121, 123, 124, 134, 135, 158 & 159
  - The Cosgrove  
Plots 48, 70, 90, 95, 127 & 131
  - The Castlethorpe  
Plot 156
  - The Akeley  
Plots 108, 109, 110, 111, 112 & 113
  - The Daubly  
Plots 38, 39, 40, 41, 71, 72, 73, 86, 87, 88, 89, 148 & 149

- 2 Bedroom Homes**
- The Nash  
Plots 69, 128, 129 & 130
  - The Hanslope  
Plots 68, 91 & 94
- Apartments**
- Bradshaw House  
1 and 2 bedroom apartments  
Plots 1-11
  - Tolkein House  
1 and 2 bedroom apartments  
Plots 17-27
  - Harwood House  
1 and 2 bedroom apartments  
Plots 50-60
- Affordable Homes**
- 1 & 2 bedroom homes
- Show Home and Sales Area**

- Key to plan**
- s/s Sub station
  - c/s Cycle store
  - a Apartment parking
  - v Visitor parking
  - bcp Bin collection point



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

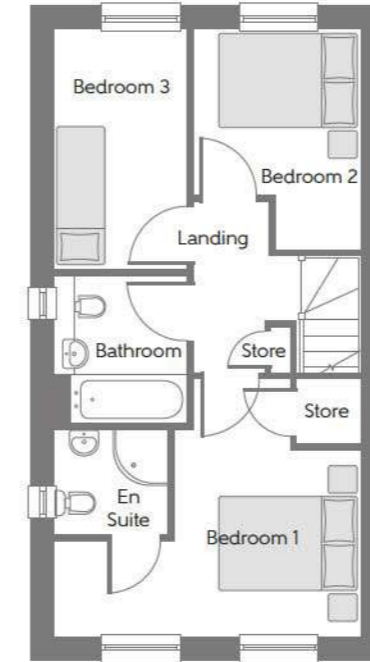
# The Daulby

THREE BEDROOM HOME



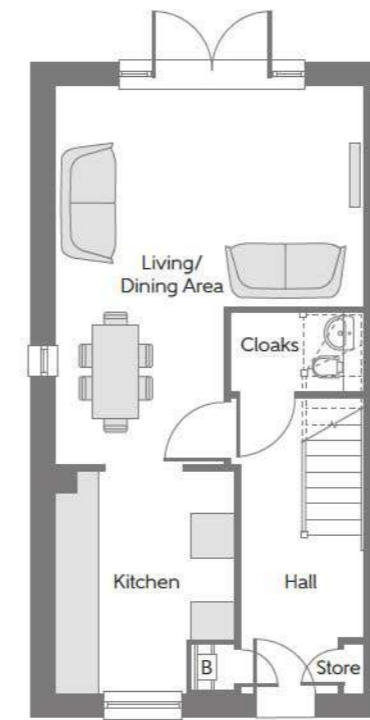
## The Daulby

Three bedroom home



### First Floor

Bedroom 1	4.530m x 2.735m	14'10" x 9'0"
Bedroom 2	3.240m x 2.460m (max)	10'8" x 8'1" (max)
Bedroom 3	3.520m x 1.965m	11'7" x 6'5"



### Ground Floor

Living/ Dining Area	5.560m x 4.530m (max)	18'3" x 14'10" (max)
Kitchen	3.270m x 2.635m	10'9" x 8'8"

[B] - Boiler Cloaks - Cloakroom - - - - - Reduced Head Height

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

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# The Bedgebury

FOUR BEDROOM HOME



## The Bedgebury

Four bedroom home

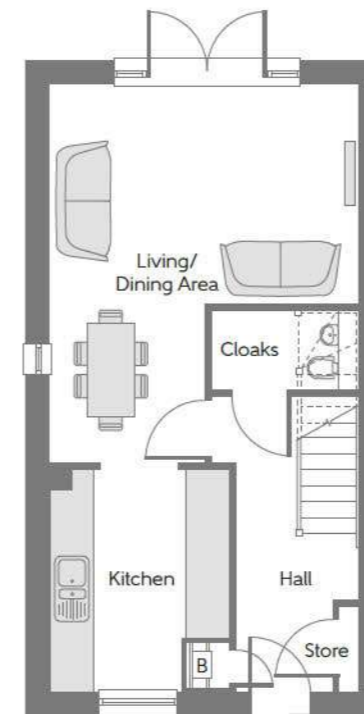
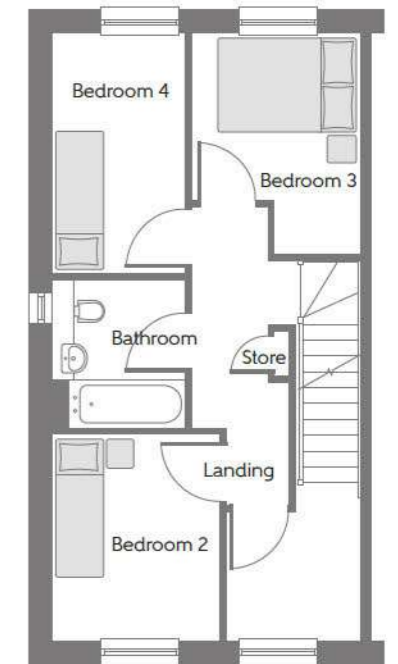


### Second Floor

Bedroom 1 5.345m x 4.530m 17'6" x 14'10"  
(max) (max)

### First Floor

Bedroom 2 3.240m x 2.460m 10'8" x 8'1"  
(max) (max)  
Bedroom 3 3.045m x 2.470m 10'0" x 8'1"  
Bedroom 4 3.520m x 1.965m 11'7" x 6'5"



### Ground Floor

Living/  
Dining Area 5.560m x 4.530m 18'3" x 14'10"  
Kitchen 3.270m x 2.635m 10'9" x 8'8"

[B] - Boiler W - Wardrobe Cloaks - Cloakroom - - - - - Reduced Head Height

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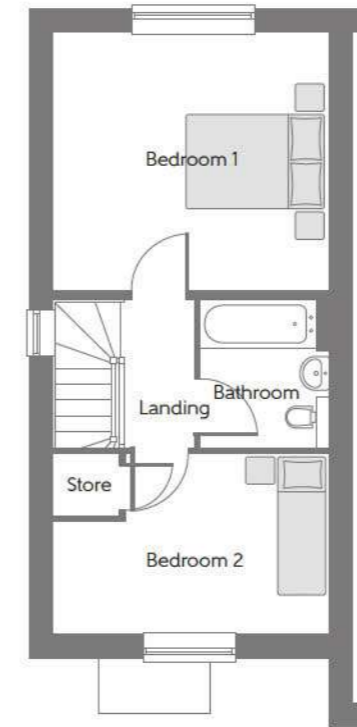
# The Nash

TWO BEDROOM HOME



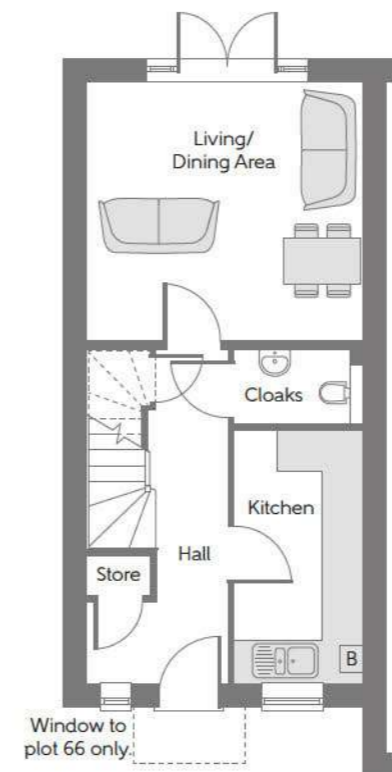
The Nash

Two bedroom home



## First Floor

Bedroom 1	4.060m x 3.790m	13'4" x 12'5"
Bedroom 2	4.060m x 2.640m (max)	13'4" x 8'8" (max)



## Ground Floor

Living/ Dining Area	4.060m x 3.800m	13'4" x 12'6"
Kitchen	3.725m x 1.850m	12'3" x 6'1"

[B] - Boiler Cloaks - Cloakroom ----- Reduced Head Height

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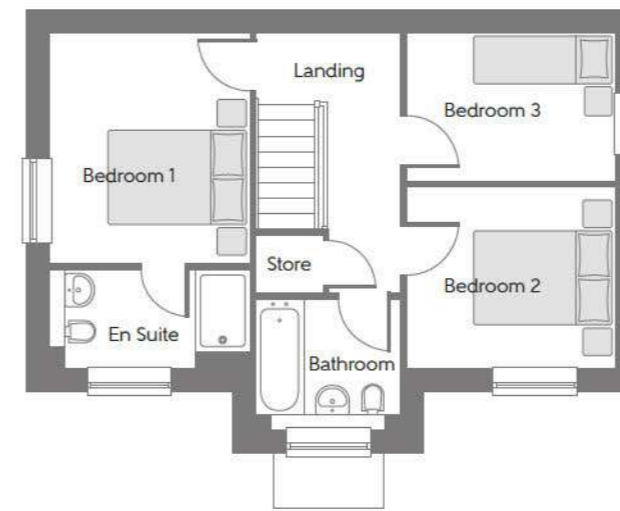
# The Stratford

THREE BEDROOM HOME



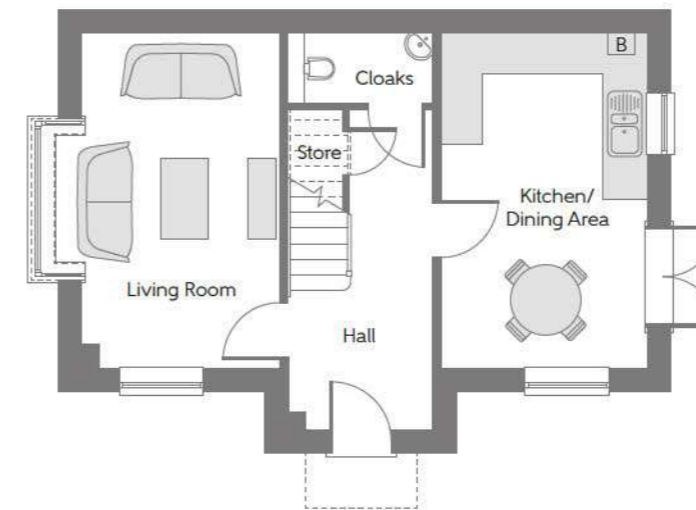
The Stratford

Three bedroom home



## First Floor

Bedroom 1	3.375m x 2.940m	11'1" x 9'8"
Bedroom 2	3.045m x 2.630m	9'11" x 8'9"
Bedroom 3	3.045m x 2.135m	9'11" x 7'1"



## Ground Floor

Kitchen/ Dining Area	4.910m x 3.010m	16'1" x 9'11"
Living Room	4.910m x 2.900m	16'1" x 9'6"

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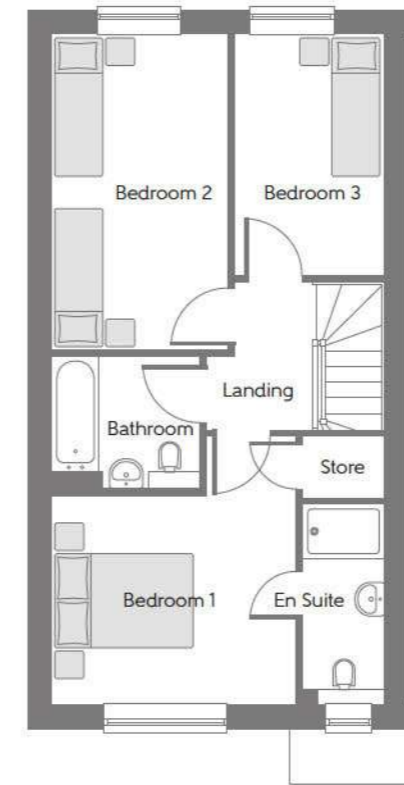
# The Wicken

THREE BEDROOM HOME



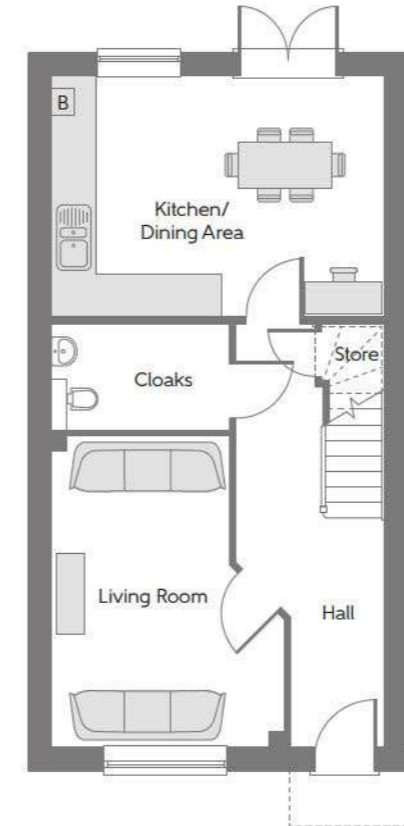
## The Wicken

Three bedroom home



### First Floor

Bedroom 1	3.930m (max)	x 3.575m (max)	12'11" (max)	x 11'8" (max)
Bedroom 2	4.640m	x 2.585m	15'3"	x 8'6"
Bedroom 3	3.550m	x 2.180m	11'8"	x 7'2"



### Ground Floor

Kitchen/ Dining Area	4.880m	x 3.505m	16'1"	x 11'6"
Living Room	4.550m (max)	x 3.400m (max)	14'12" (max)	x 11'3" (max)

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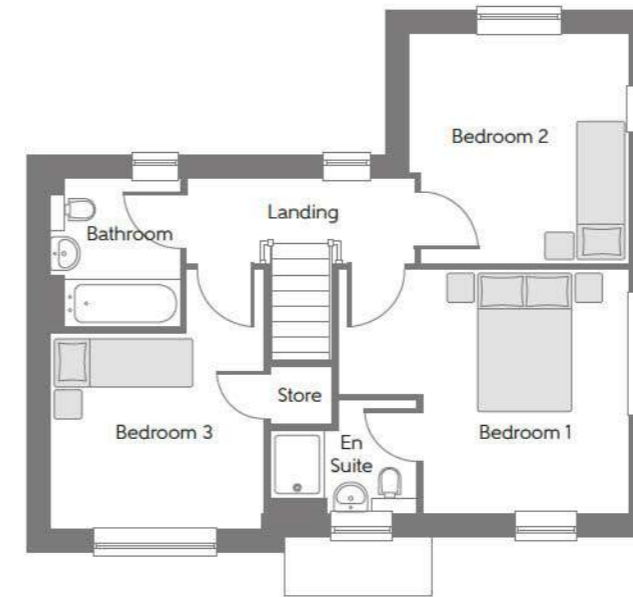
# The Puxley

THREE BEDROOM HOME



## The Puxley

Three bedroom home



### First Floor

Bedroom 1	4.265m (max)	x 3.580m (max)	13'12" x (max)	11'9" x (max)
Bedroom 2	3.355m (max)	x 3.040m (max)	11'0" x (max)	9'11" x (max)
Bedroom 3	3.805m (max)	x 3.135m (max)	12'6" x (max)	10'3" x (max)



### Ground Floor

Dining Area	7.030m (max)	x 3.205m (max)	23'1" x (max)	10'6" x (max)
Living Room	5.110m (max)	x 3.100m (max)	16'9" x (max)	10'2" x (max)

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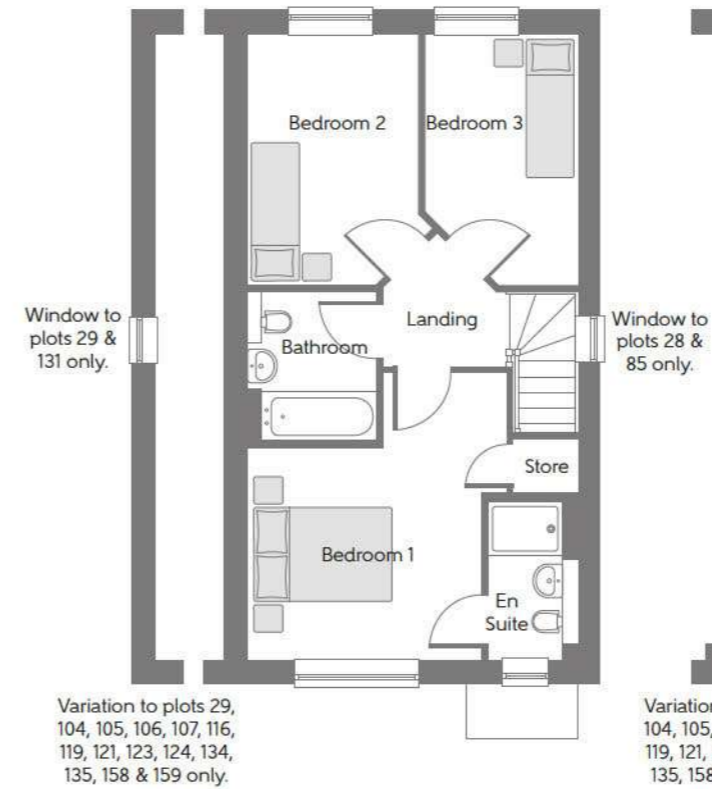
# The Thornton

THREE BEDROOM HOME



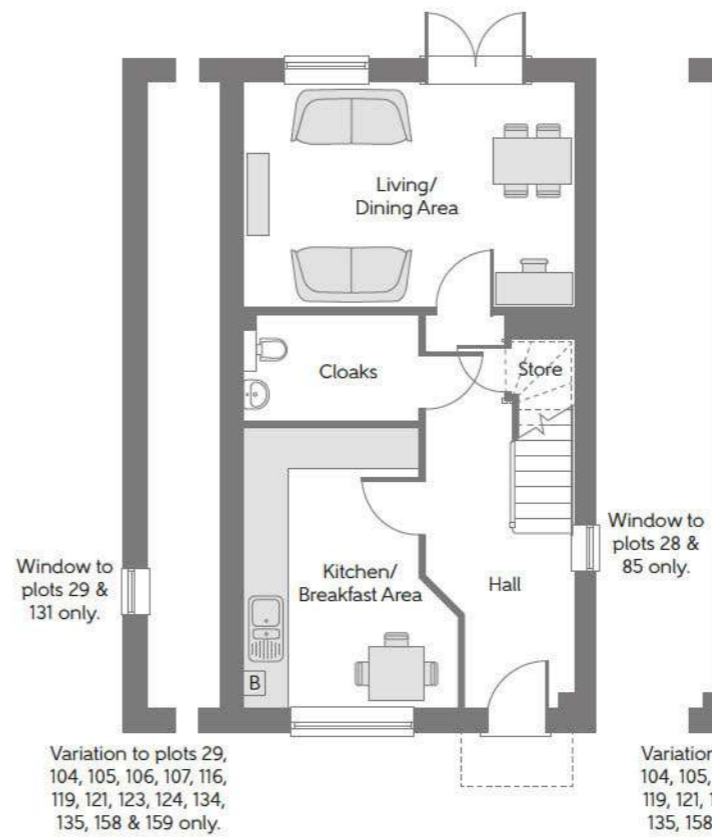
## The Thornton

Three bedroom home



### First Floor

Bedroom 1	4.210m (max)	x 3.820m (max)	13'10" x 12'6" (max) (max)
Bedroom 2	3.680m (max)	x 2.525m (max)	12'1" x 8'3" (max) (max)
Bedroom 3	3.680m (max)	x 2.240m (max)	12'1" x 7'4" (max) (max)



### Ground Floor

Living/ Dining Area	4.895m (max)	x 3.290m (max)	16'1" x 10'10" (max) (max)
Kitchen/ Breakfast Area	4.105m (max)	x 3.115m (max)	13'6" x 10'4" (max) (max)

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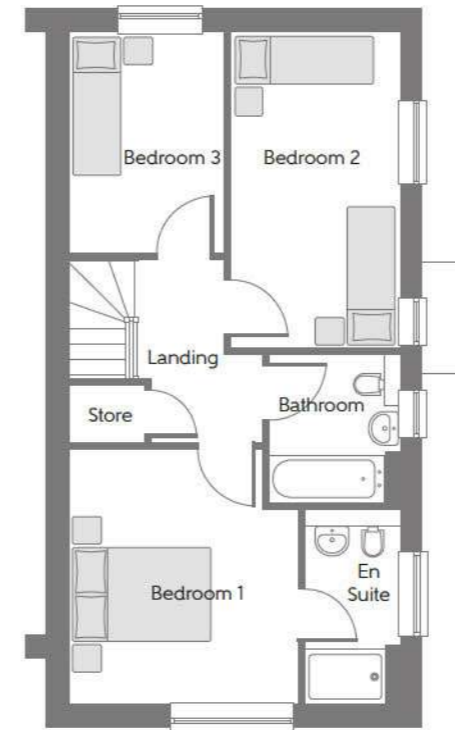
# The Cosgrove

THREE BEDROOM HOME



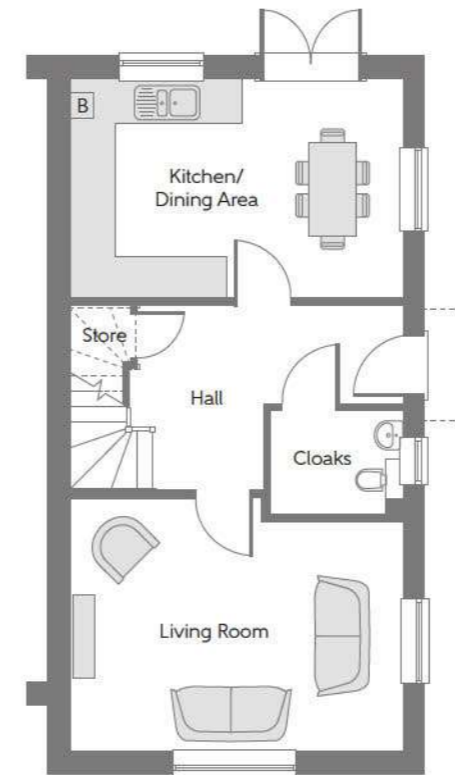
## The Cosgrove

Three bedroom home



### First Floor

Bedroom 1	3.730m x 3.30m (max) (max)	12'3" x 10'11" (max) (max)
Bedroom 2	4.630m x 2.470m	15'2" x 8'1"
Bedroom 3	3.225m x 2.300m	10'7" x 7'7"



### Ground Floor

Kitchen/ Dining Area	4.870m x 3.190m	16'0" x 10'6"
Living Room	4.870m x 3.695m (max) (max)	16'0" x 12'1" (max) (max)

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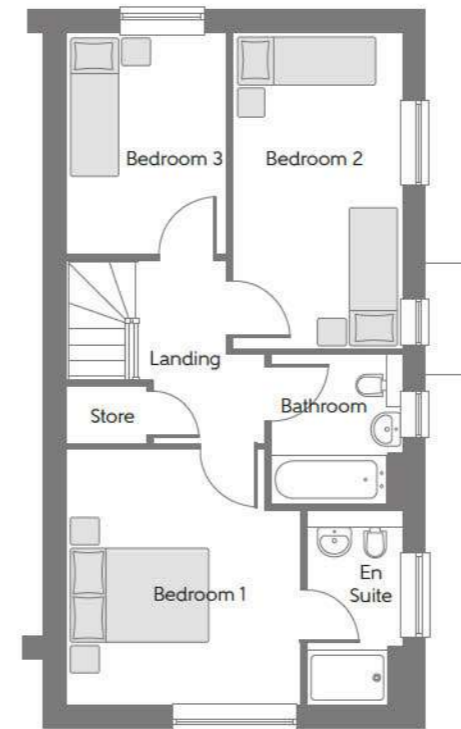
# The Castlethorpe

THREE BEDROOM HOME



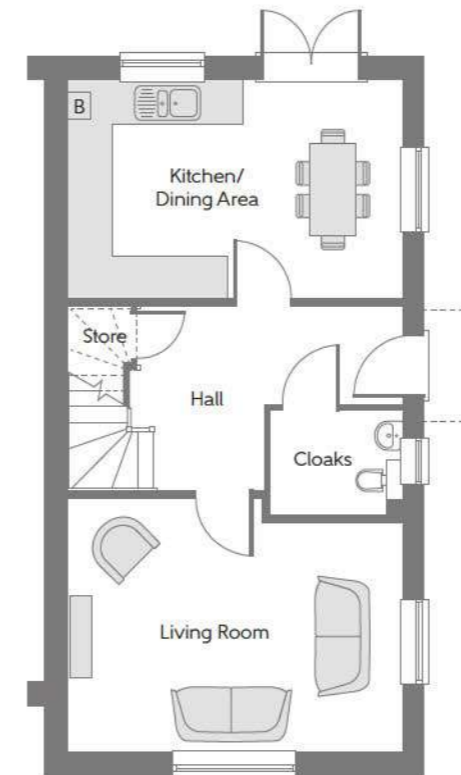
## The Castlethorpe

Three bedroom home



### First Floor

Bedroom 1	3.885m x 3.410m (max) (max)	12'9" x 11'2" (max) (max)
Bedroom 2	4.630m x 2.470m	15'2" x 8'1"
Bedroom 3	3.225m x 2.325m	10'7" x 7'8"



### Ground Floor

Kitchen/ Dining Area	4.895m x 3.225m	16'1" x 10'7"
Living Room	4.895m x 3.885m (max) (max)	16'1" x 12'9" (max) (max)

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# The Akeley

THREE BEDROOM HOME



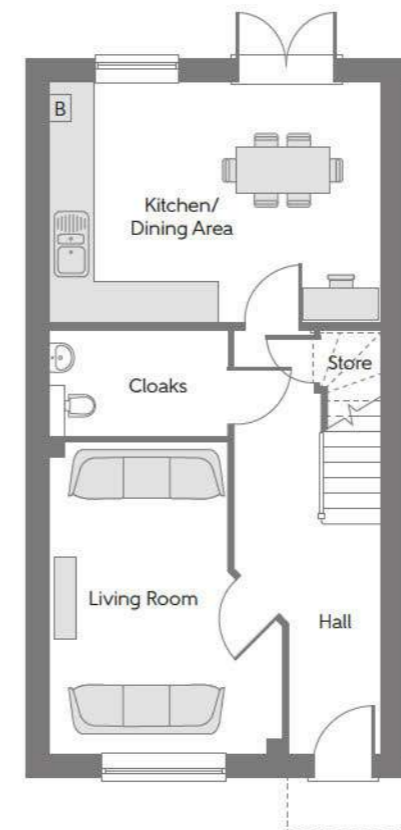
## The Akeley

Three bedroom home



### First Floor

Bedroom 1	3.945m (max)	3.585m (max)	12'11" (max)	11'9" (max)
Bedroom 2	4.650m	2.585m	15'3"	8'6"
Bedroom 3	3.555m	2.180m	11'8"	7'2"



### Ground Floor

Kitchen/ Dining Area	4.860m	3.520m	15'11"	11'7"
Living Room	4.565m (max)	3.410m (max)	15'0" (max)	11'3" (max)

[B] - Boiler Cloaks - Cloakroom - - - - - Reduced Head Height

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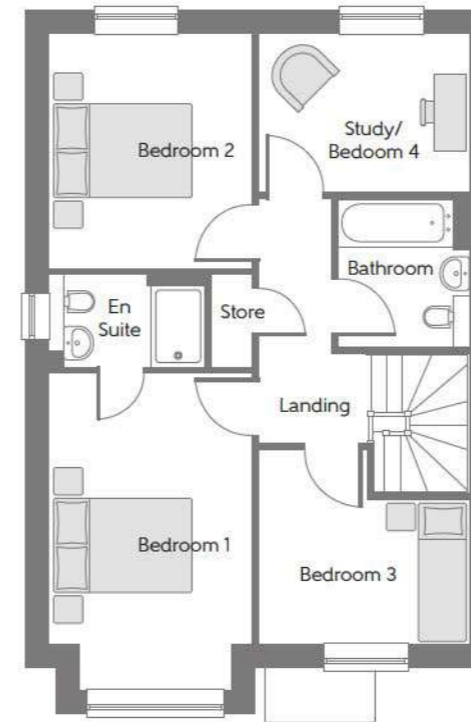
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# The Whittlebury

FOUR BEDROOM HOME

The Whittlebury

Four bedroom home



## First Floor

Bedroom 1	3.970m x 2.980m (max excl. bay)	13'0" x 9'9" (max excl. bay)
Bedroom 2	3.410m x 2.980m	11'2" x 9'9"
Bedroom 3	3.075m x 2.845m (max) (max)	10'1" x 9'4" (max) (max)
Study	3.075m x 2.300m	10'1" x 7'7"



## Ground Floor

Kitchen/ Dining Area	6.150m x 4.570m (max) (max)	20'2" x 15'0" (max) (max)
Living Room	4.265m x 3.095m (max excl. bay)	14'0" x 10'2" (max excl. bay)

[B] - Boiler Cloaks - Cloakroom ----- Reduced Head Height

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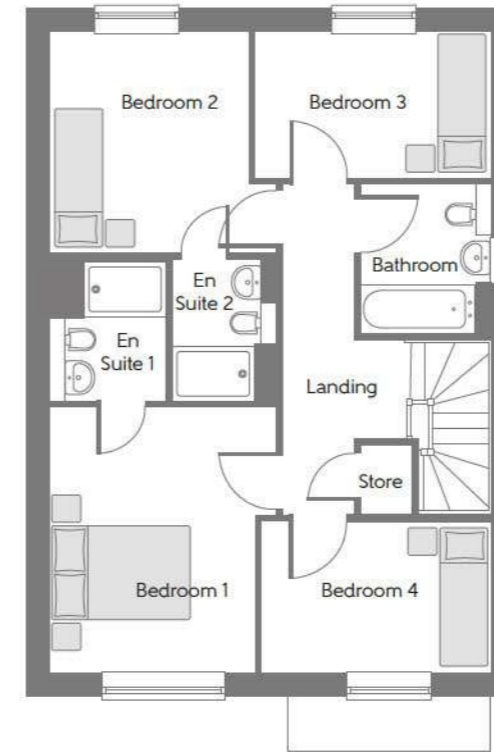
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# The Foscott

FOUR BEDROOM HOME

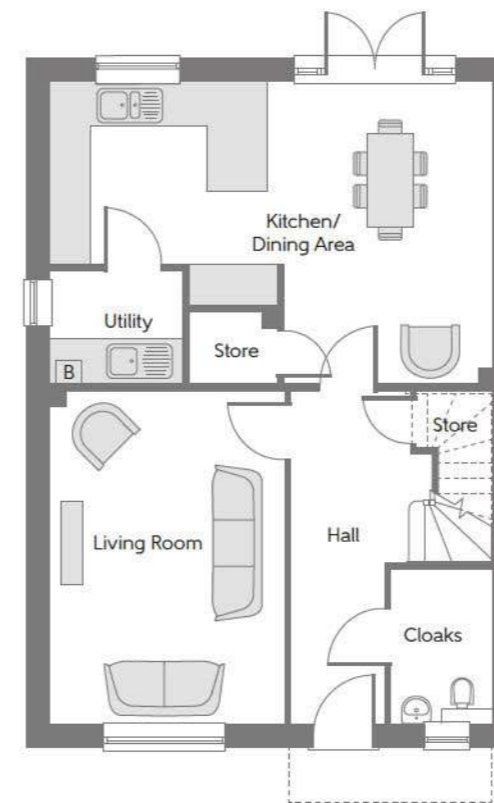
The Foscott

Four bedroom home



## First Floor

Bedroom 1	3.900m (max)	x 3.325m (max)	12'10" (max)	x 10'11" (max)
Bedroom 2	3.325m (max)	x 3.240m (max)	10'11" (max)	x 10'11" (max)
Bedroom 3	3.470m	x 2.145m	11'5"	x 7'0"
Bedroom 4	3.370m	x 2.220m	11'1"	x 7'3"



## Ground Floor

Kitchen/ Dining Area	6.486m (max)	x 4.415m (max)	21'3" (max)	x 14'6" (max)
Living Room	4.870m (max)	x 3.430m (max)	16'0" (max)	x 11'3" (max)

[B] - Boiler Cloaks - Cloakroom - - - - - Reduced Head Height

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

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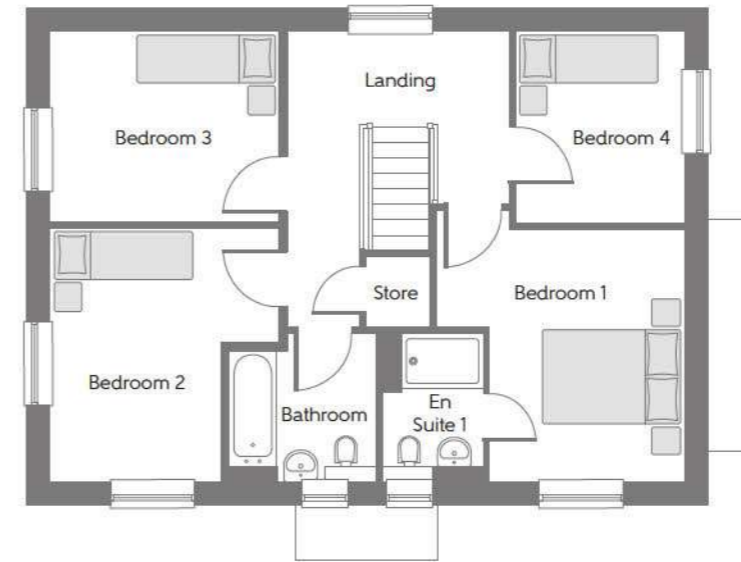
# The Emberton

FOUR BEDROOM HOME



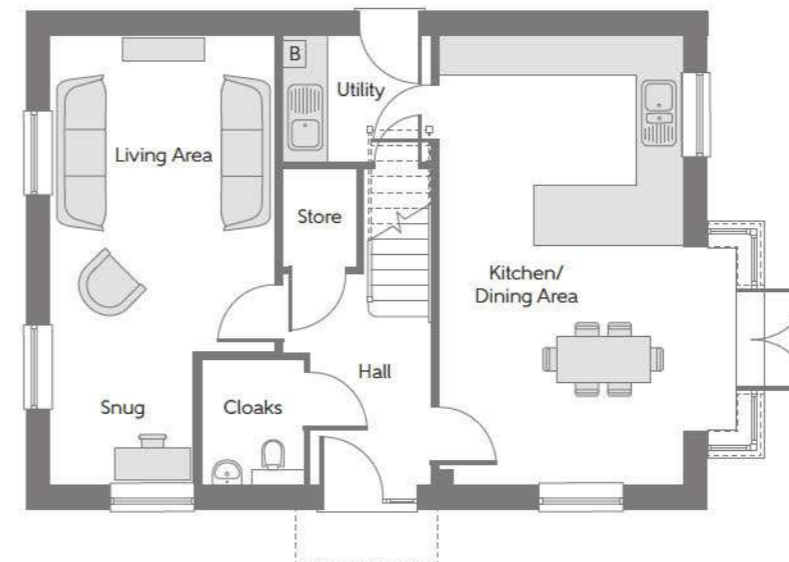
The Emberton

Four bedroom home



## First Floor

Bedroom 1	3.693m (max)	x 3.625m (max)	12'11" (max)	x 11'11" (max)
Bedroom 2	3.725m (max)	x 3.350m (max)	12'3" (max)	x 11'0" (max)
Bedroom 3	3.350m	x 2.780m	11'0"	x 9'0"
Bedroom 4	2.810m	x 2.470m	9'3"	x 8'1"



## Ground Floor

Kitchen/ Dining Area	6.000m (max)	x 3.590m (max excl. bay)	19'8" (max)	x 11'9" (max excl. bay)
Living Area/ Snug	6.000m (max)	x 3.290m (max)	19'8" (max)	x 10'10" (max)

[B] - Boiler Cloaks - Cloakroom - - - - - Reduced Head Height

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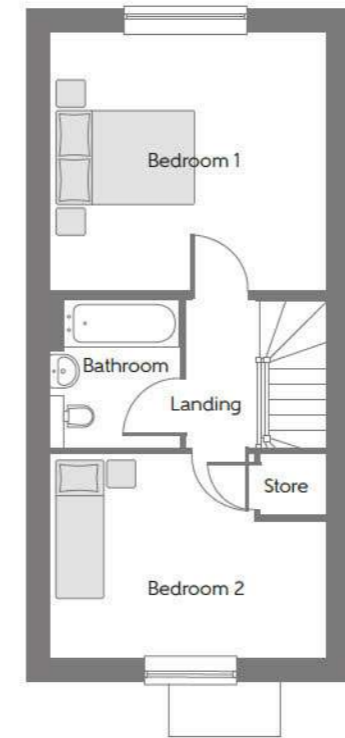
# The Hanslope

TWO BEDROOM HOME



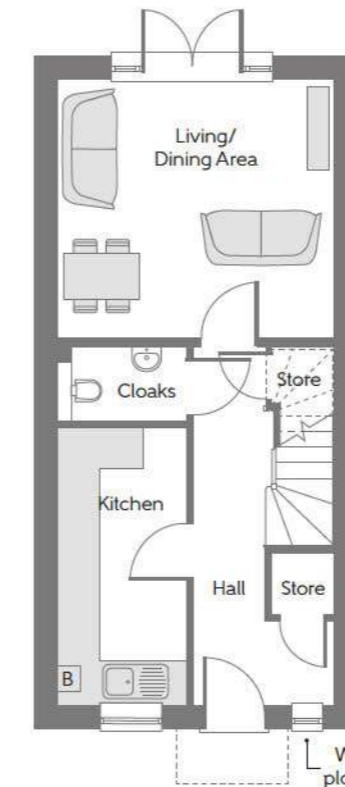
The Hanslope

Two bedroom home



## First Floor

Bedroom 1	4.060m x 3.790m	13'4" x 12'5"
Bedroom 2	4.060m x 2.980m (max)	13'4" x 9'9" (max)



## Ground Floor

Living/ Dining Area	4.065m x 3.790m (max)	13'4" x 12'5" (max)
Kitchen	4.060m x 1.850m (max)	13'4" x 6'1" (max)

Window to plot 68 only.

[B] - Boiler Cloaks - Cloakroom ----- Reduced Head Height

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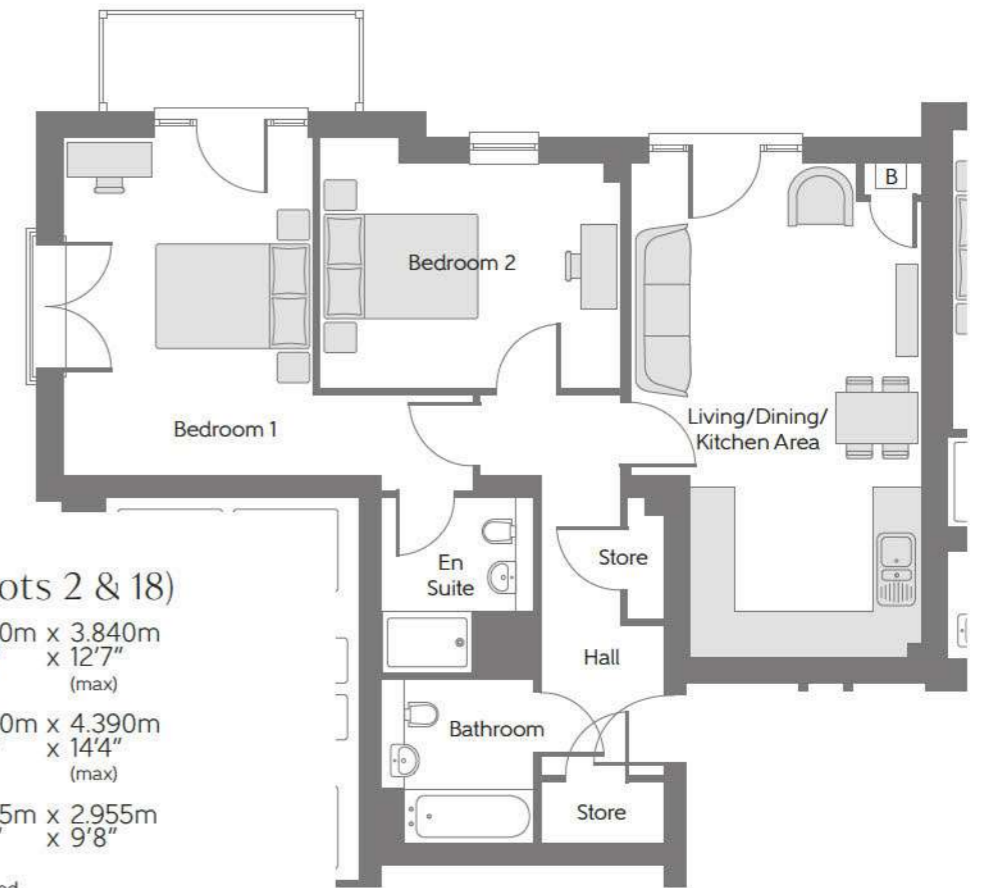
# Bradshaw House & Tolkein House

ONE AND TWO BEDROOM APARTMENTS



## The Pucella (Plots 1, 4, 8, 17, 20 & 24)

Living/Dining/ Kitchen Area	6.800m x 3.010m 22'4" x 9'11"
Bedroom 1	4.000m x 3.268m 13'1" x 10'9"
Bedroom 2	3.040m x 2.797m 11'7" x 9'2" (max) (max)



## The Tripod (Plots 2 & 18)

Living/Dining/ Kitchen Area	6.520m x 3.840m 21'4" x 12'7" (max) (max)
Bedroom 1	5.300m x 4.390m 17'5" x 14'4" (max) (max)
Bedroom 2	3.965m x 2.955m 13'0" x 9'8"

\*Please note plot 18 is handed.

B Boiler

### The Pucella (Plots 3, 7, 11, 19, 23 & 27)

Living/Dining/ Kitchen Area	6.800m x 3.010m 22'4" x 9'11"
Bedroom 1	4.000m x 3.268m 13'1" x 10'9"
Bedroom 2	3.040m x 2.797m 11'7" x 9'2" (max) (max)

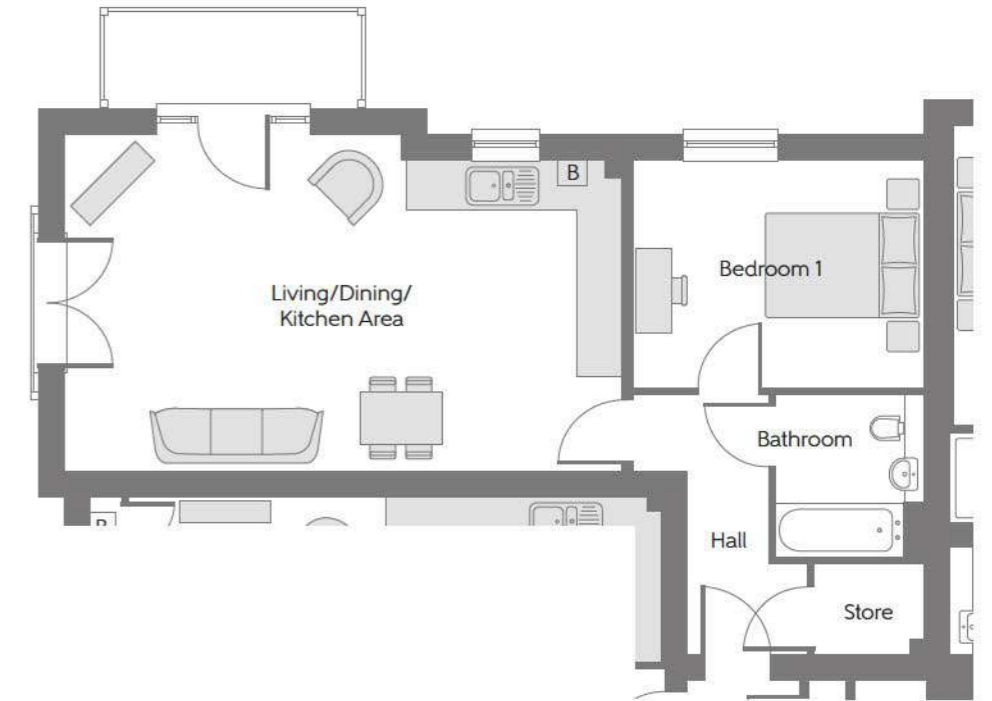


### The Compass (Plots 6, 10, 21 & 25)

Living/Dining/ Kitchen Area	7.365m x 4.400m 24'2" x 14'5" (max)
Bedroom 1	3.795m x 3.005m 12'5" x 9'10"

\*Please note plots 21 & 25 are handed.

B Boiler



Second Floor



First Floor



Ground Floor  
Bradshaw House



Second Floor



First Floor



Ground Floor  
Tolkein House

### The Ulu (Plots 5, 9, 22 & 26)

Living/Dining/ Kitchen Area	7.550m x 3.605m 24'9" x 11'10" (max) (max)
Bedroom 1	5.345m x 3.025m 17'6" x 9'11"

\*Please note plots 22 & 26 are handed.



B Boiler

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# Harwood House

ONE AND TWO BEDROOM APARTMENTS

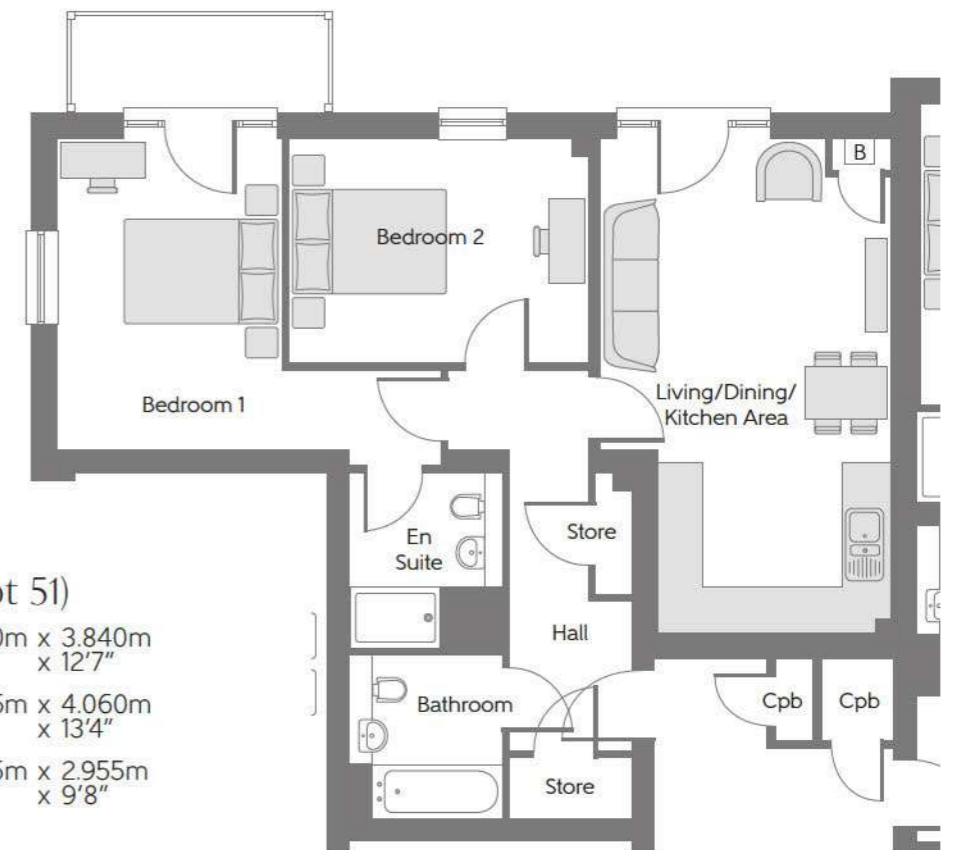
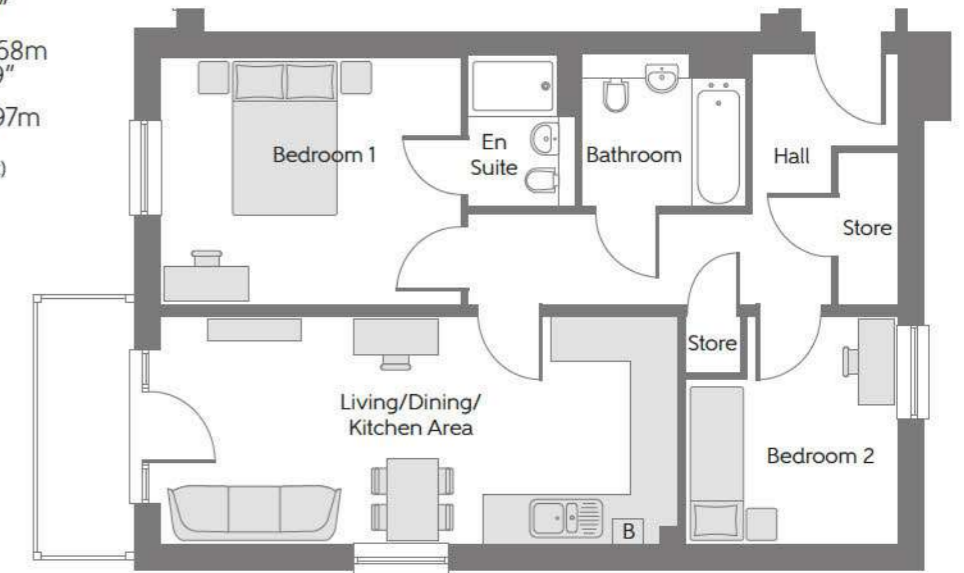


## The Pucella (Plots 50, 53 & 57)

Living/Dining/  
Kitchen Area 6.800m x 3.010m  
22'4" x 9'11"

Bedroom 1 4.000m x 3.268m  
13'1" x 10'9"

Bedroom 2 3.040m x 2.797m  
11'7" x 9'2"  
(max) (max)



## The Tablet (Plot 51)

Living/Dining/  
Kitchen Area 6.520m x 3.840m  
21'4" x 12'7"

Bedroom 1 5.305m x 4.060m  
17'5" x 13'4"

Bedroom 2 3.965m x 2.955m  
13'0" x 9'8"

B Boiler

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### The Pucella (Plots 52, 56 & 60)

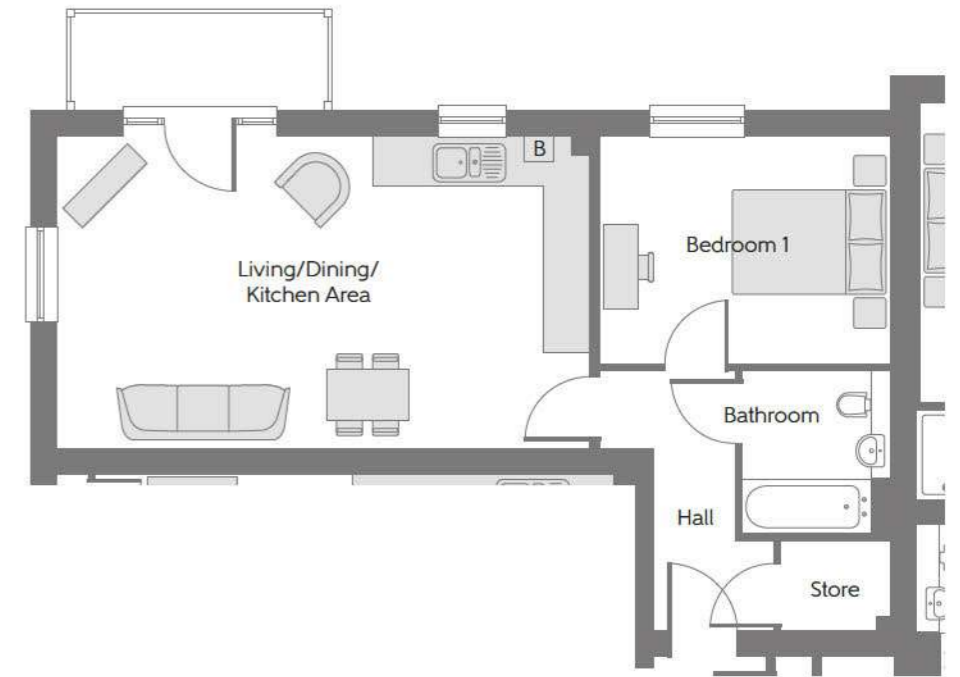
Living/Dining/ Kitchen Area	6.800m x 3.010m 22'4" x 9'11"
Bedroom 1	4.000m x 3.268m 13'1" x 10'9"
Bedroom 2	3.040m x 2.797m 11'7" x 9'2" (max) (max)



### The Canthook (Plots 55 & 59)

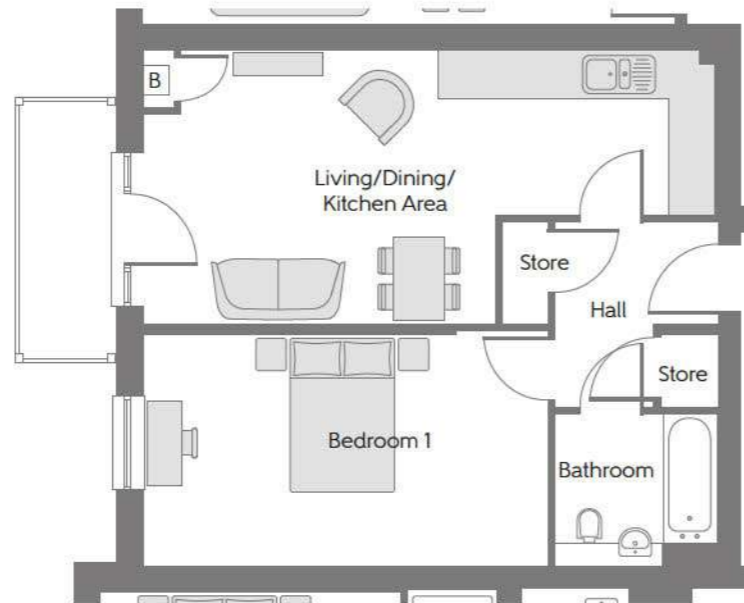
Living/Dining/ Kitchen Area	7.035m x 4.085m 23'1" x 13'5" (max) (max)
Bedroom 1	3.795m x 3.005m 12'5" x 9'10"

B Boiler

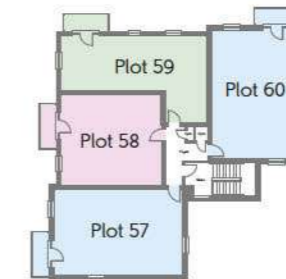


### The Ulu (Plots 54 & 58)

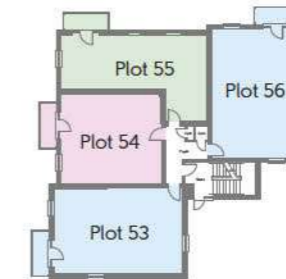
Living/Dining/ Kitchen Area	7.550m x 3.605m 24'9" x 11'10" (max) (max)
Bedroom 1	5.345m x 3.025m 17'6" x 9'11"



B Boiler



Second Floor



First Floor



Ground Floor  
Harwood House

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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

### Flooring

- Choose from carpets, vinyl or laminate

### Tiling

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing

- Heated towel rail

### 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

### Miscellaneous

- Turf
- Wardrobes



# Specification



		1 & 2 Bedroom Homes	3 Bedroom Homes	4 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 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	●	●	●	
<b>KITCHEN</b>	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options ##	●	●	●
		Bellway Band C options ##	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & 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 ZNLN18FS1	●	●	●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	●	●	●	
	Zanussi Dishwasher ZDLN1511	●	●	●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
<b>WET ROOMS</b>	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 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 ###	●	●	●
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 ** ††	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>WET ROOMS</b>	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 ††	●	●	●	
<b>MECHANICAL</b>	Boiler	Ideal LOGIC Combination Boiler (Cb)	●	●	●
		Ideal LOGIC Boiler & ThermoQ 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)	●	●	●	
<b>ELECTRICS</b>	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	Electrum 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)	●	●	●
	Security - Carbon	Mains Wired Carbon Monoxide Detector	●	●	●
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 Openreach	●	●	●	
<b>EXTERNALS &amp; MISC</b>	Build Method	Masonry ^^	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Buff Riven PCC Flags 450x450x32s	●	●	●
	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

††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡ housetype dependent

‡‡ inc soft close mechanism seat

‡‡‡ over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

^ plot dependent

^^ plot specific, refer site layout

^^^ refer site landscape layout

# semi recessed basin if AD M4(ii) applicable

## soft close mechanism to doors & drawers

### where provision of shower tray allows

- where shown on layouts



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

### Flooring

- Choose from carpets, vinyl or laminate

### Tiling

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing

- Heated towel rail

### 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

### Miscellaneous

- Turf
- Wardrobes



## Apartments Specification



FINISHES		
Entrance Doors	GRP Insulated Door	•
Loft Hatch	Loft Hatch - Hinged Drop Down * †	•
Ceilings	Crown White Matt Emulsion	•
Walls	Crown White Matt Emulsion	•
Floors	Concrete Ground Floor / Chipboard First Floor	•
Window Cills	White Gloss MDF	•
Stairs	Timber Stair - White Gloss MDF Strings	•
Balusters	White Gloss Stop Chamfered Balusters	•
Newel Posts	White Gloss Stop Chamfered Newels	•
Newel Caps	White Gloss Flat Top Newel Caps	•
Handrail	White Gloss Heavy Duty Handrail	•
Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•
Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•
Ironmongery	Chrome SR100 Door Furniture	•
KITCHEN		
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 Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•
Appliances Oven	Zanussi Single Oven ZOB343X	•
Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS	•
Appliance Extractor	Electrolux LFC316X in Stainless Steel	•
Appliances Fridge Freezer	Fridge Freezer Space Only	•
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ***	•
Appliance Washer Dryer	Zanussi ZWD76NB4PW	•
WET ROOMS		
Cloaks - WC	ROCA DEBBA WC with Full Pedestal & 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 Chrome Trim	•
Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	•
Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal #	•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•
Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•
Bathroom - Shower	Mira MINIMAL EV Thermostatic Shower †††	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ** ††	•
WET ROOMS		
En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ††	•
En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•
En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡	•
En-Suite - Shower	Mira MINIMAL EV Thermostatic Shower †††	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim ††	•
MECHANICALS		
Boiler	Ideal LOGIC Combination Boiler (Cb)	•
Controls	Dual Zoned 3 way Heating Programmer & Room Thermostat Cb	•
Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•

ELECTRICS		
Home Working	Dedicated Power, USB & Data points	•
Safety - Heat	Heat Alarm DET ~	•
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•
Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	•
Consumer Unit	Wylex Consumer Unit	•
Sockets & Switches	Electrum 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	•
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•
Security - Carbon	Mains Wired Carbon Monoxide Detector	•
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 - OFNL and hyperoptic	Ultrafast Fibre Connectivity Openreach	•
EXTERNALS & MISC		
Build Method	Timber Frame ^^	•
Maintenance	External Tap	•
Number Plaque	Artisan Number Plaque	•
Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•
Garages	Light & Power Point to Incurtilage Garages ^^	•
Drives	Bitmac Black ^	•
Landscaping - Front	Medalion Turf & Landscape Planting ^^^	•
Landscaping - Rear	Rotovated Topsoil ^^^	•
COMMUNAL AREAS		
Ceilings	Finished with BG Quattro 41 acoustic board, painted white	•
Walls	Finished with Crown white emulsion	•
Skirting	14.5 x 94mm MDF single groove, chamfered top	•
Architrave	18 x 69mm MDF single groove, chamfered top	•
Loft Hatch	Lockable 30min Fire Rated hatch	•
Balustrade	Black metal balustrade and plastic capping	•
Floors	Heckondwike (Teal Blue) carpet to communal floors and stairs including matting to entrance	•
Entrance	Audio entry phone (unless private entry)	•
Letter Boxes	270 x 390 x 130mm Flush fitting single letter boxes are internally wall-mounted to ground floor lobby - Colour RAL 7015	•
TV	Communal TV and Sky dish	•
Smoke Dectectors	Mains connected smoke detector in accessible location	•
Electrics	Lockable double socket	•
External Lighting	External light Clifton Brushed Steel Up/Down	•
Outdoor tap	Tap and drainage to bin store	•

\* fire rated as necessary

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

\*\*\* at build stage

† where layout allows

†† full height to shower enclosure

††† flow regulator fitted to bath mixer if serving single thermostatic shower &amp; fed via combination boiler

‡ housetype dependent

‡‡ inc soft close mechanism seat

‡‡‡ 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(i) applicable

## soft close mechanism to doors &amp; drawers

### where provision of shower tray allows

~ where shown on layouts