



THE
ARTISAN
COLLECTION

Watchman's Place

DEE ROAD, READING RG30 4FS

Bellway

WELCOME TO | Watchman's Place





Have it all on your doorstep

TOWN-CENTRE BUSTLE, COUNTRYSIDE CALM AND BIG CITY CONNECTIONS

Watchman's Place is an exciting new development of 1, 2, 3 and 4-bedroom homes within minutes of Reading town centre, yet close to the natural beauty of the Chiltern Hills, River Thames and Kennett Valley. Each home here has been created with you in mind. Interiors are versatile enough to evolve as you do and high energy efficiency ensures maximum comfort without costing the earth. Add to this allocated parking and gardens or balconies to every home for complete convenience. Everyday essentials can be found around five minutes away by bike and include a supermarket, pharmacy, gym and other shops and services. The nearest primary school is within easy walking distance and there is a secondary school and sixth form a seven-minute ride away.

It's less than 10 minutes by road to Reading town centre where you will find a fantastic array of shopping. Spread across busy town-centre malls and out-of-town retail parks there really is something for everyone. Alternatively seek out the delightful independents at Harris Arcade or sample some mouth-watering street food and local produce at a choice of food markets. Reading's thriving café culture is another big draw and when combined with its broad range of restaurants and bars you have all the makings of a great day or night. A choice of museums, art galleries, a wildlife park and the historic Reading Abbey provide more than enough culture, while cinema, bowling, theatre and much more create a buzzing night life.

Those who like to stay active outdoors have a fantastic choice nearby. There are no less than five parks within 10 minutes by bike. One of which, Prospect Park, is Reading's largest open space and includes everything from sports courts and playgrounds to crazy golf and even a miniature railway. There is also a wide range of water sports to enjoy in the many lakes of the Kennet Valley. With sailing, wakeboarding, water skiing, paddle boarding and an inflatable water park all within 15 minutes by car, there's no end of fun to be had.

For something a little more relaxing, go paddle boarding or take part in a spot of angling at one of the many fishing lakes. If you prefer to be on dry land, Calcot Park Golf Course is an eight-minute drive away. Alternatively, take a stroll along the picturesque Thames Path or head north into the beautiful undulations of the Chiltern Hills.

Another huge advantage of life at Watchman's Place is the excellent transport links nearby. Reading West Station is seven minutes away by road and connects with Reading's central station to provide services into London in 35 minutes and Bristol in an hour. Reading Station is also the western terminus of the Elizabeth Line for the utmost convenience. Road links are just as impressive. The M4 motorway is 15 minutes away and connects to the M25 and Heathrow Airport in approximately 45 minutes. Heading west, it will take you as far as Swansea, connecting you to Swindon, Bristol and the M5 along the way.





THE
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Specification



Houses Specification

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 Satin MDF		●	●
	Stairs	Timber Stair - White Satin MDF Strings		●	●
	Balusters	White Satin Stop Chamfered Balusters		●	●
	Newel Posts	White Satin Stop Chamfered Newels		●	●
	Newel Caps	White Satin Flat Top Newel Caps		●	●
	Handrail	White Satin Heavy Duty Handrail		●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered		●	●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered		●	●
	Internal Doors	White Pre Finished Ladder Internal Doors		●	●
	Ironmongery	Chrome SR100 Door Furniture		●	●
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 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 ZVENM6X3			●
WET ROOMS	Appliances Fridge Freezer	Fridge Freezer Space Only		●	
		Zanussi 70/30 Fridge Freezer ZNFN18E53			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡		●	
		Zanussi Dishwasher ZDLN1521			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)		●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^		●	●
	Cloaks - Basin	Roca Wash Hand Basin ^		●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap		●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim		●	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^		●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~		●	
		Roca DEBBA 550 WHB with Semi Pedestal ~~~			●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel		●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps		●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^		●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ##		●	
		Mira MINIMAL Single Thermostatic Shower &&			●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *** †††		●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●

3 Bedroom Homes

4 Bedroom Homes

WET ROOMS	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^		●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal		●	
		Roca DEBBA 550 WHB with Semi Pedestal			●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps		●	
		Bristan SAIL Chrome Bath & Basin Mixer Taps			●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^		●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡		●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††		●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^		●	
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^			●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat		●	●
ELECTRICS	Radiators	Stelrad Compact Steel Panel Radiators with Grilles		●	●
	Towel Warmers	Flat Chrome to Bathroom			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV		●	●
	Safety - Heat	Heat Detector DET #		●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET		●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector		●	●
EXTERNALS & MISC	Consumer Unit	Wylex Consumer Unit		●	●
	Sockets & Switches	Electrium CASA White Fittings		●	●
	Lighting	Pendant Fitting to Habitable Rooms		●	●
	Lighting - Kitchen	White Recessed Spot Lights		●	
		Polished Chrome Recessed Spot Lights			●
	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 & Bedroom 1		●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study		●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡		●	●
	Ecological	Hedgehog Highway fencing adaption		●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~		●	●
	Build Method	Masonry ~		●	●
	Maintenance	External Tap			●
	Number Plaque	Artisan Number Plaque		●	●
	Footpath & Patio	Buff PCC Flags 450x450x32's		●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~		●	●
	Drives	Bitmac Black ###		●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~~		●	●
	Landscaping - Rear	Rotovated Topsoil ~~		●	●
	Renewables	Photovoltaic Array ~		●	●
	EV Charging Terminal	Universal Socket 7kW * †		●	●

3 Bedroom Homes

4 Bedroom Homes



* 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

‡ at build stage

‡‡ consult with sales executive for specific development details

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

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

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

kitchen only

over bath ONLY incorporating MIRA bath screen 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



Apartment Specification

| FINISHES       |                                                           | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 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 Ladder Internal Doors                  | •                    | •                    | •                    |
| Ironmongery    | Chrome SR100 Door Furniture                               | •                    | •                    | •                    |

| KITCHEN                   |                                                                 | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------------------|-----------------------------------------------------------------|----------------------|----------------------|----------------------|
| Carcass                   | Premium Grade 18mm thk Colour Matched Carcass                   | •                    | •                    | •                    |
| Frontals                  | Bellway Band B options ^^                                       | •                    | •                    |                      |
|                           | Bellway Band C 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           | Zanussi Single Oven ZOB343X                                     | •                    | •                    | •                    |
| Appliances Hob            | Zanussi Induction Hob ZITN643K & SS Splashback                  | •                    | •                    | •                    |
| Appliances Extractor      | Zanussi Cooker Hood Extractor ZHC60156X                         | •                    | •                    | •                    |
| Appliances Fridge Freezer | Fridge Freezer Space Only                                       | •                    | •                    |                      |
| Appliance Dishwasher      | Removeable Unit (inc Feed & Waste) **                           | •                    | •                    | •                    |
| Appliance Washing Machine | Washing Machine Space within A/C (inc Feed & Waste)             | •                    | •                    | •                    |

| WET ROOMS              |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|------------------------|-------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| Bathroom - Storage     | Recessed Storage Shelving                                               | •                    | •                    | •                    |
| 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 Flat Edged Chrome 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 Flat Edged Chrome Trim †   |                      | •                    | •                    |

| MECHANICAL    |                                                                        | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------|------------------------------------------------------------------------|----------------------|----------------------|----------------------|
| Overheating   | Purge Ventilation (individual fans) ^                                  | •                    | •                    | •                    |
| Hot Water     | Air Source Heat Pump & Cylinder                                        | •                    | •                    | •                    |
| Controls      | Heaters individually controlled                                        | •                    | •                    | •                    |
| Radiators     | Electric Panel Heaters                                                 | •                    | •                    | •                    |
| Towel Warmers | Flat Chrome to Bathroom (electric)                                     | •                    | •                    | •                    |
| Ventilation   | Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV | •                    | •                    | •                    |

| ELECTRICS                       |                                                 | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|---------------------------------|-------------------------------------------------|----------------------|----------------------|----------------------|
| Home Working                    | Dedicated Power, USB & Data Points              | •                    | •                    | •                    |
| Communications - Access         | Audio Entry System                              | •                    | •                    | •                    |
| Safety - Heat                   | Heat Detector DET ‡‡                            | •                    | •                    | •                    |
| Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET              | •                    | •                    | •                    |
| 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                      | •                    | •                    | •                    |
| 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                       | Ultrast Fibre Connectivity Openreach            | •                    | •                    | •                    |

| EXTERNALS & MISC     |                  | 1 Bedroom Apartments | 2 Bedroom Apartments | 3 Bedroom Apartments |
|----------------------|------------------|----------------------|----------------------|----------------------|
| Shared Parking Areas | Bitmac Black ‡‡‡ | •                    | •                    | •                    |
| Build Method         | Masonry ^        | •                    | •                    | •                    |

\* full height around bath where shower provided as standard  
\*\* at build stage  
\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
† full height to shower enclosure  
†† housetype dependent - liaise with sales executive  
††† inc MIRA bath screen 11863.004  
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
‡‡ kitchen only  
‡‡‡ plot dependent  
^ plot specific, refer site layout  
^^ 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.



# How to find us







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01182 176 478

BELLWAY.CO.UK

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