



THE
ARTISAN
COLLECTION

Blackthorn Walk

HUNTS GROVE, GLOUCESTER, GLOUCESTERSHIRE GL2 4EE

Bellway

WELCOME TO | Blackthorn Walk





A perfect balance of city and country

MODERN LIVING ON THE EDGE OF GLOUCESTER

Blackthorn Walk is a stunning selection of 2, 3, and 4-bedroom homes located just outside the historic city of Gloucester. This brand-new development has been thoughtfully designed and built to provide high-quality, energy-efficient living, featuring versatile interior spaces, smart thermostats and EV charging points. Such a great location delivers a fantastic blend of city convenience and access to the stunning Cotswolds countryside. Add excellent transport links and close proximity to well-regarded local schools and you have the ideal home for first-time buyers and families today and long into the future.

Just 15 minutes from Blackthorn Walk, Gloucester city centre offers an array of shopping and dining options. From independent traders to major brands, there is something to suit everyone's taste.

The historic pubs and quaint cafés scattered throughout the city's characterful streets provide plenty of opportunities to unwind, while Gloucester Quays, a vibrant retail and food destination, is home to outlet stores, restaurants, bars and a cinema.

Other entertainment and leisure opportunities include the Gloucester Guildhall, which hosts live music, cinema screenings and art exhibitions, making it a true cultural hub. The Gloucester Docks area is another vibrant location, featuring museums, bars and the National Waterways Museum, which offers a glimpse into the city's rich maritime history.

For those who enjoy staying active, Quedgeley Health and Fitness Club and Homeleigh Park Sports Centre are both within easy reach, offering gyms, fitness classes and sports facilities, plus a swimming pool at the latter. Thrill-seekers can visit the Gloucester Ski and Snowboard Centre, which is a 13-minute drive away and features one of the longest artificial slopes in the UK.

The great outdoors plays a key role in life at Blackthorn Walk. Local parks and playgrounds provide green spaces for families to enjoy, while Hunts Grove Wood, within walking distance, offers tranquil footpaths to explore. Just a 10-minute drive away, Robinswood Hill Country Park boasts panoramic views of the city and countryside or you can be enjoying the endless trails and picturesque scenery of the Cotswolds in as little as 15 minutes.

When it comes to education, Hunts Grove Primary Academy and Hardwicke Parochial Primary School are both within walking distance, while Severn Vale School and Holmeigh Park High School are easily accessible by bike. Together they provide education from primary through to sixth form. Higher education can be found at Gloucestershire College and the University of Gloucestershire.

Transport links are excellent, with Gloucester's central train station offering direct services to major cities such as London, Birmingham and Bristol. The A40, A48 and M5 ensure easy road access, while Bristol Airport, less than an hour away, provides global travel opportunities.





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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 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 Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
KITCHEN	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 & Aquapace Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●	
		Leisure Atlanta Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)			●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)		●	
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)			●
	Appliances Oven	Electrolux Single Oven KOFGH00BX	●	●	
		Electrolux Single Oven KOFGH40TX			●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback			●
WET ROOMS	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	
		Electrolux 70/30 Fridge Freezer LNS5LE18S			●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
		Electrolux Dishwasher KEAF7200L			●
	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 White 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 White Trim *** †††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††			●
	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 ^	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††			●

MECHANICAL	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●
	Boiler	Ideal LOGiC Combination Boiler (Cb) ^	●	●	
		Ideal LOGiC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^			●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●
	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	●	●	●
ELECTRICS	Safety - Heat	Heat Detector DET #	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	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			●
EXTERNALS & MISC	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 incurtillage Garages ~	●	●	●
	Build Method	Timber Frame ~	●	●	●
	Maintenance	External Tap			●
	Number Plaque	Artisan Number Plaque	●	●	●
	Footpath & Patio	Grey 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 * †	●	●	●

* 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 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  
&& where provision of shower tray allows

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.

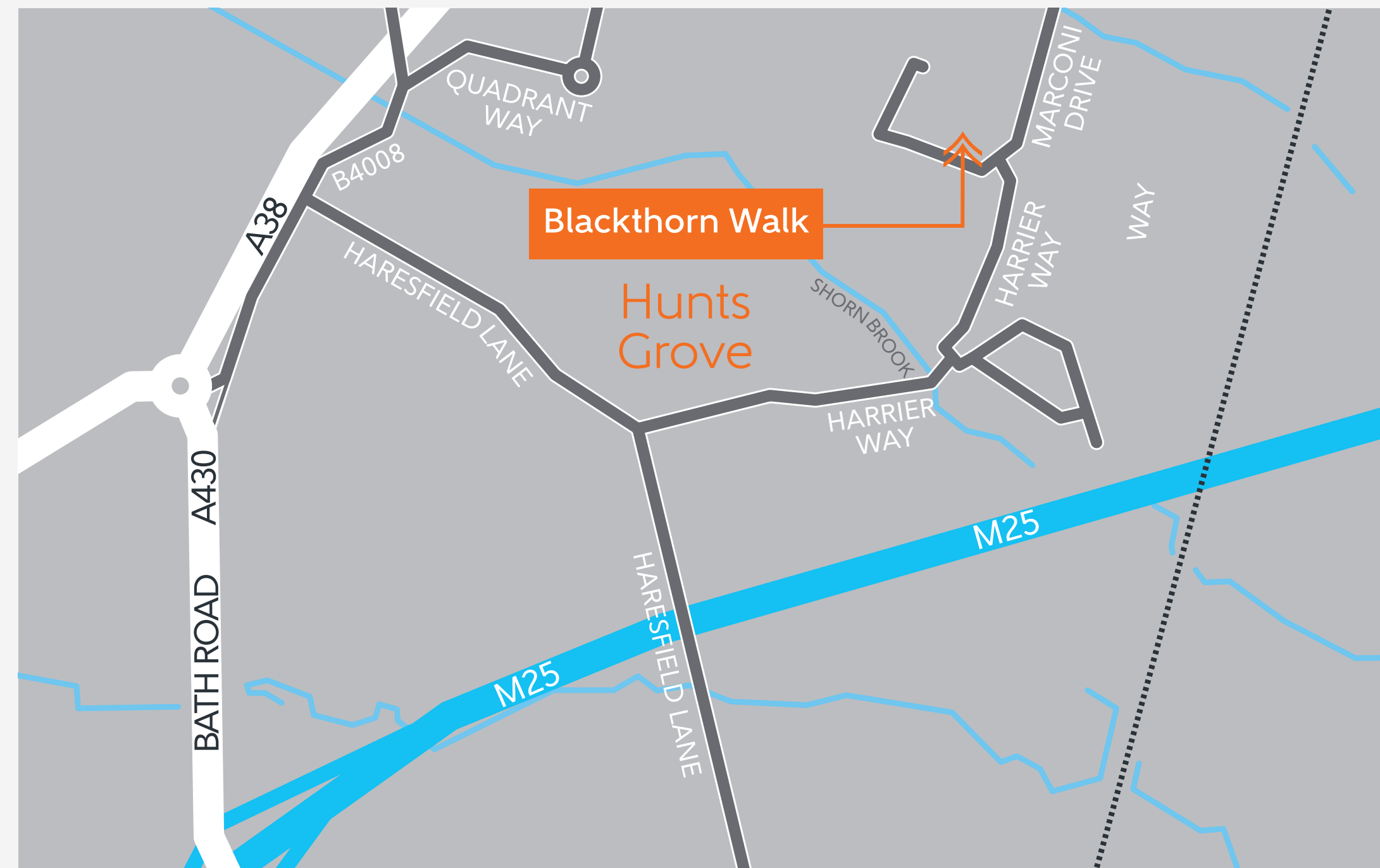
10 year **NHBC** warranty





## How to find us

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