



Hawthorn Park

Hawthorn Park is a development of 2, 3 and 4-bedroom homes, located in Hempsted Lane, Gloucestershire.



Bellway



Discover Gloucester

A city rich in history, culture and recreation

Hawthorn Park's proximity to Gloucester places a wealth of shopping, dining and leisure options within easy reach. The city centre puts everything from independent boutiques to major retail brands just a six-minute drive away. Furthermore, the historic pubs and quaint cafés scattered throughout the city provide a charming mix of dining options.

Entertainment and leisure is abundant in Gloucester. The Guildhall offers live music, cinema screenings and art exhibitions, while the stunning cathedral frequently hosts cultural events and has even served as a backdrop for major film productions. Alternatively, the vibrant Gloucester Docks area is home to museums, bars and the National Waterways Museum, offering a great day out for the whole family.

For sports and fitness enthusiasts, the GL1 Leisure Centre, just nine minutes away by car, features a swimming pool, gym and fitness classes. Additionally, the Gloucester Ski and Snowboard Centre, featuring one of the longest outdoor artificial ski slopes in the UK, offers year-round skiing and snowboarding just 10 minutes away.

The outdoors can be fully enjoyed with nearby Barnwood Park and Arboretum, where mature trees, ponds and wildlife create a peaceful retreat. Robinswood Hill Country Park offers panoramic views of Gloucester

and the surrounding countryside, making it a popular destination for hiking and outdoor activities.

Education is well catered for in Gloucester, with a range of primary and secondary schools within easy reach. Hempstead Primary School is conveniently within walking distance of Hawthorn Park, while Ribston Hall High School is just a ten-minute bike ride away. For further education, the University of Gloucestershire is located in neighbouring Cheltenham.

Beyond Gloucester, the surrounding area offers even more to explore. Cheltenham, just a 21-minute drive away, provides additional shopping, dining and cultural experiences, including the renowned Cheltenham Festival. The nearby Forest of Dean, a 31-minute drive from Hawthorn Park, offers extensive outdoor recreation opportunities, from hiking and cycling to wildlife spotting.

Transport connections from Hawthorn Park are excellent. Gloucester's train station offers direct services to major cities such as London, Birmingham and Bristol, making it ideal for commuters. The city is also well-connected by the A40, A48 and M5 motorway, ensuring easy access to the rest of the country. For international travel, Bristol Airport is just under an hour's drive away, providing convenient access to global destinations.

Find the perfect balance

Modern living in Gloucestershire's scenic countryside

Hawthorn Park, located on the outskirts of Gloucester, offers an exceptional range of 2, 3 and 4-bedroom homes designed to suit a variety of lifestyles. With select homes boasting artisan specifications, all properties come with garages and parking, providing both convenience and style. Situated just a short drive

from Gloucester's vibrant city centre and bordering stunning countryside, this development is perfect for first-time buyers, families and investors alike. Such a combination of fantastic transport links, easy access to local amenities and scenic views gives Hawthorn Park a perfect blend of rural peace and urban convenience.





Development plan



2 Bedroom Homes

 **The Coiner**
Plots 9, 10, 45, 46, 71, 72, 73, 74, 123 & 124

3 Bedroom Homes

 **The Mason**
Plots 3, 13, 43, 53, 77, 88, 95, 98, 114, 115, 119, 120, 155 & 157

 **The Thespian**
Plots 4, 11, 44, 47, 99, 100, 122, 136, 137, 142, 156, 178, 182 & 185

 **The Spinner**
Plots 5, 6, 60, 61, 90, 91, 96, 97, 146 & 147

 **The Chandler**
Plots 7, 8, 32, 33, 40, 41, 50, 51, 55, 56, 57, 58, 63, 64, 75, 76, 82, 83, 103, 104, 105, 106, 176 & 177

 **The Turner**
Plots 19, 20, 21, 22, 23, 24, 34, 35, 38, 39, 48, 49, 101, 102, 107, 108, 138, 139, 140, 141, 144, 145, 153, 154, 183 & 184

4 Bedroom Homes

 **The Scrivener**
Plots 1, 28, 42, 67, 93, 110 & 135

 **The Goldsmith**
Plots 2, 12, 15, 16, 18, 27, 29, 36, 37, 78, 111, 116 & 118

 **The Milliner**
Plots 14, 17, 25, 26, 30, 31, 79, 80, 84, 85, 86 & 87

 **The Philosopher**
Plots 52, 54, 59, 62, 65, 68, 89, 92, 109 & 112

 **The Weaver**
Plots 66, 70, 81, 113, 117 & 121

 **The Bowyer**
Plots 69 & 94

2-5 Bedroom Homes

 **Affordable Homes**

Key to plan

- v Visitor parking
- s/s Sub station
- c/s Cycle store
- p/s Pumping station
- LEAP Local Equipped Area for Play
- NEAP Neighbourhood Equipped Area for Play
- MUGA Multi Use Games Area

Material Finishes

- (R) - Render Version
- (T) - Tile Hanging 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.



The Coiner

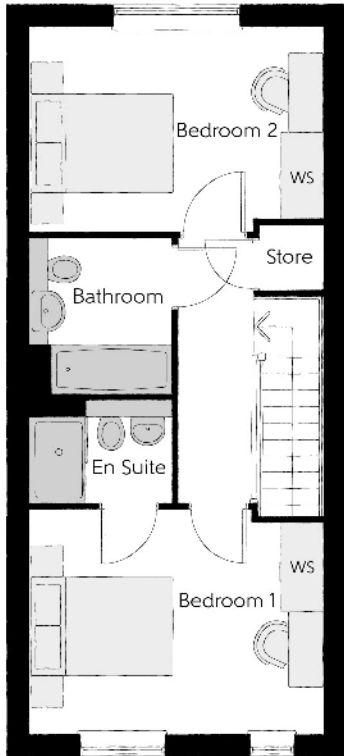
TWO BEDROOM HOME



Bellway

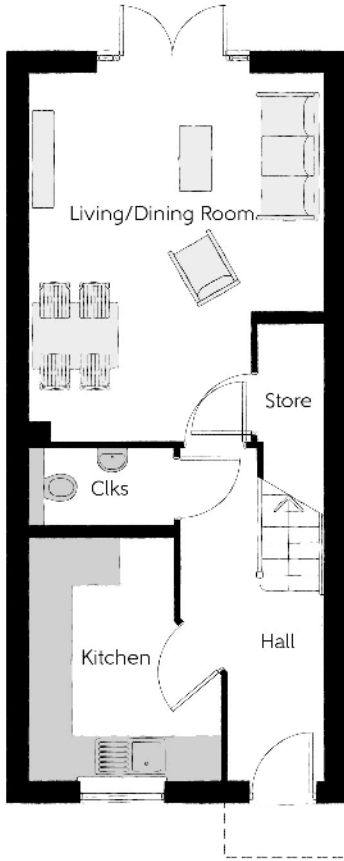
The Coiner

Two bedroom home



First Floor

Bedroom 1	4.08m x 3.11m (max) (max)	13'5" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"



Ground Floor

Kitchen	2.65m x 3.35m (max) (max)	8'8" x 11'0" (max) (max)
Living/Dining Room	4.08m x 5.12m (max) (max)	13'5" x 16'10" (max) (max)
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

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

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The Mason

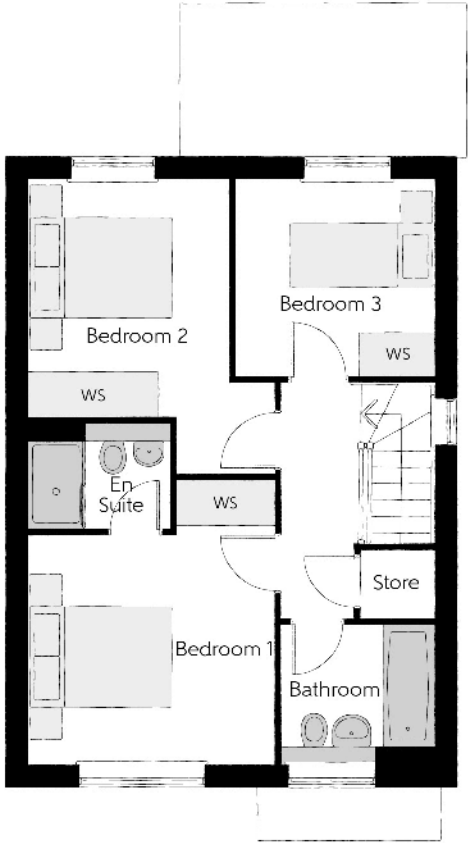
THREE BEDROOM HOME



Bellway

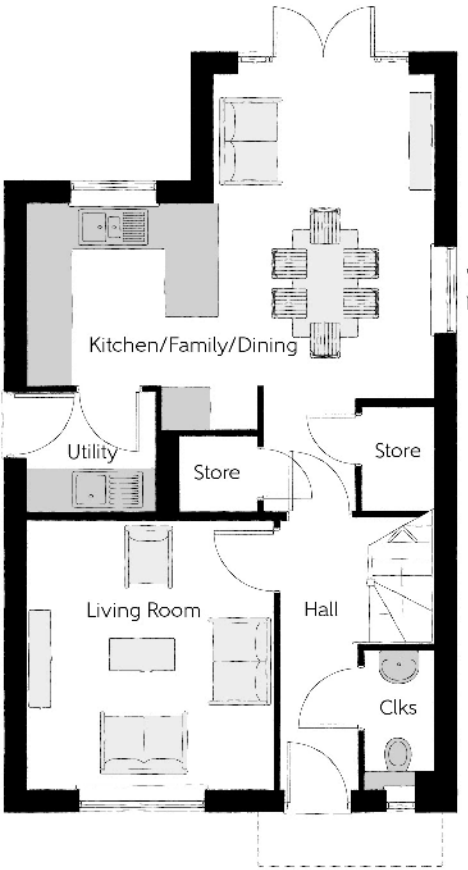
The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max)	18'6" x 19'10" (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

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

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The Thespian

THREE BEDROOM HOME

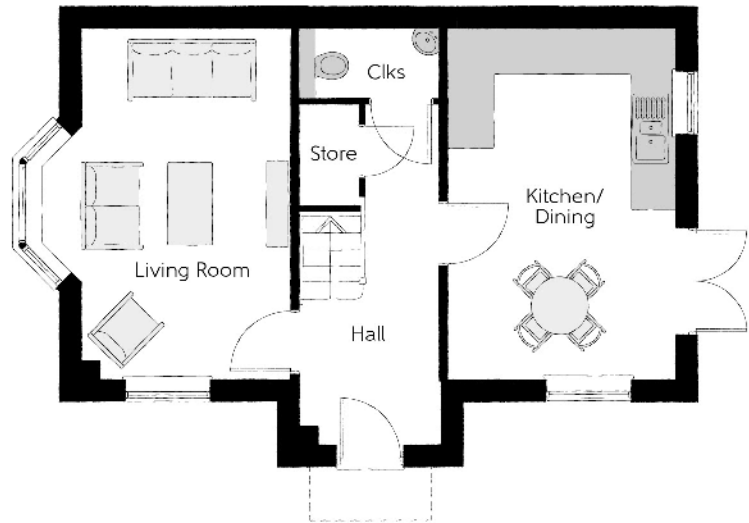


Bellway



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (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 Spinner

THREE BEDROOM HOME



Bellway

The Spinner

Three bedroom home

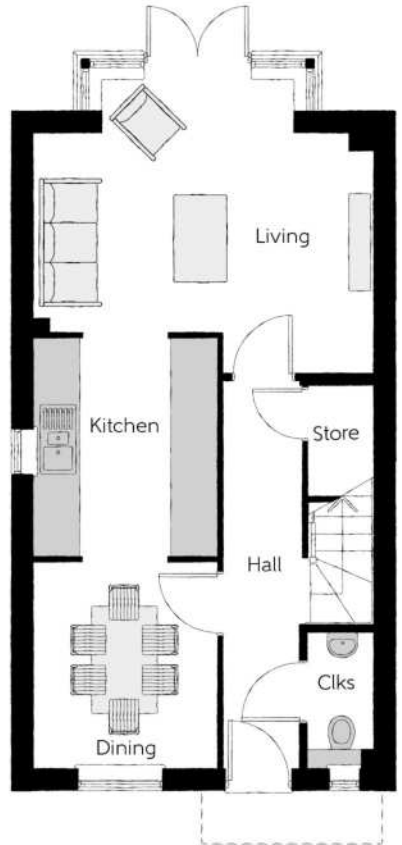


Second Floor

Bedroom 1	3.64m x 4.89m (max) (max)	11'11" x 16'1" (max) (max)
Dressing	2.28m x 2.29m	7'6" x 7'6"
Bedroom 1 En Suite	2.30m x 2.29m	7'7" x 7'6"

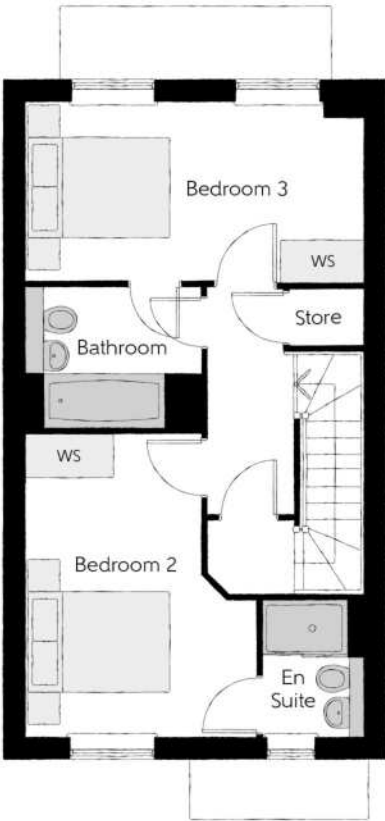
First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Dining	2.49m x 2.84m	8'2" x 9'4"
Living	4.67m x 4.10m (max) (max)	15'4" x 13'5" (max) (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



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

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The Chandler

THREE BEDROOM HOME

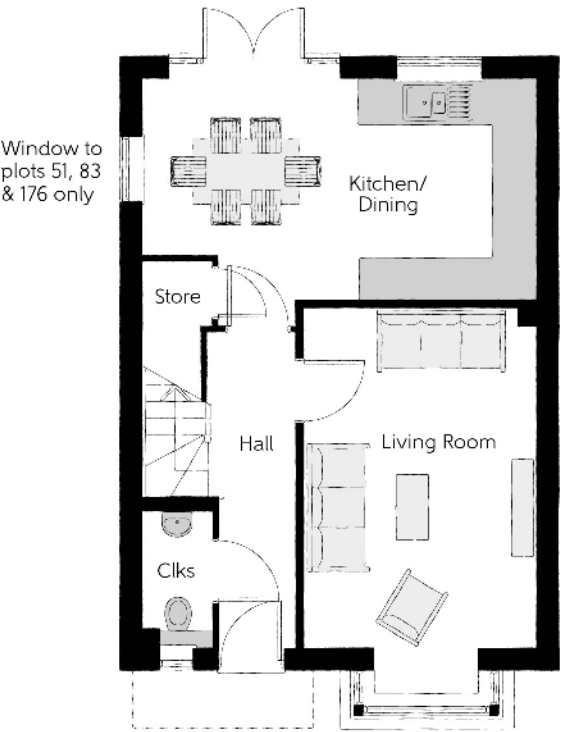


Bellway



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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

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The Turner

THREE BEDROOM HOME



Bellway

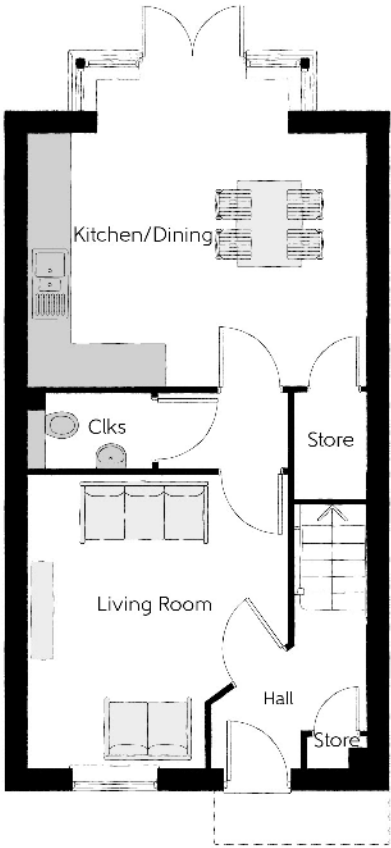
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"



Ground Floor

Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m (max)	11'10" x 13'4" (max)
Cloakroom	1.71m x 1.05m	5'7" x 3'5"

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

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The Scrivener

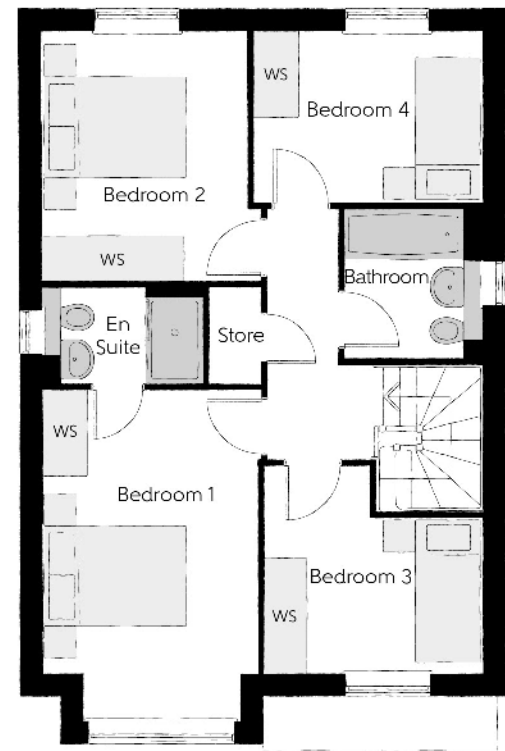
FOUR BEDROOM HOME



Bellway

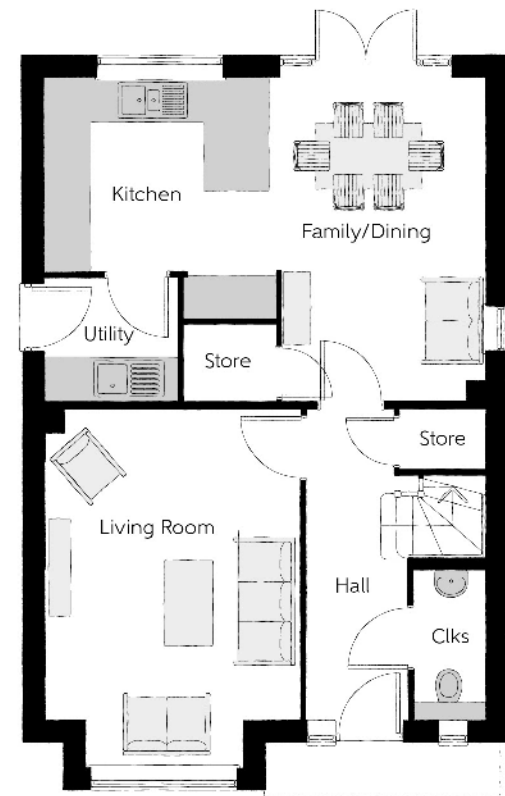
The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m	9'9" x 15'1"
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m	9'11" x 9'5"
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m	11'7" x 16'3"
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

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

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The Goldsmith

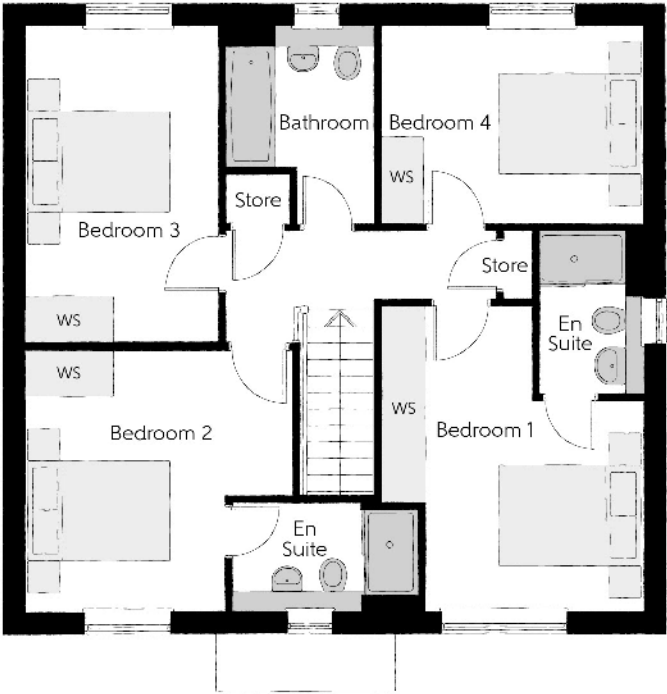
FOUR BEDROOM HOME



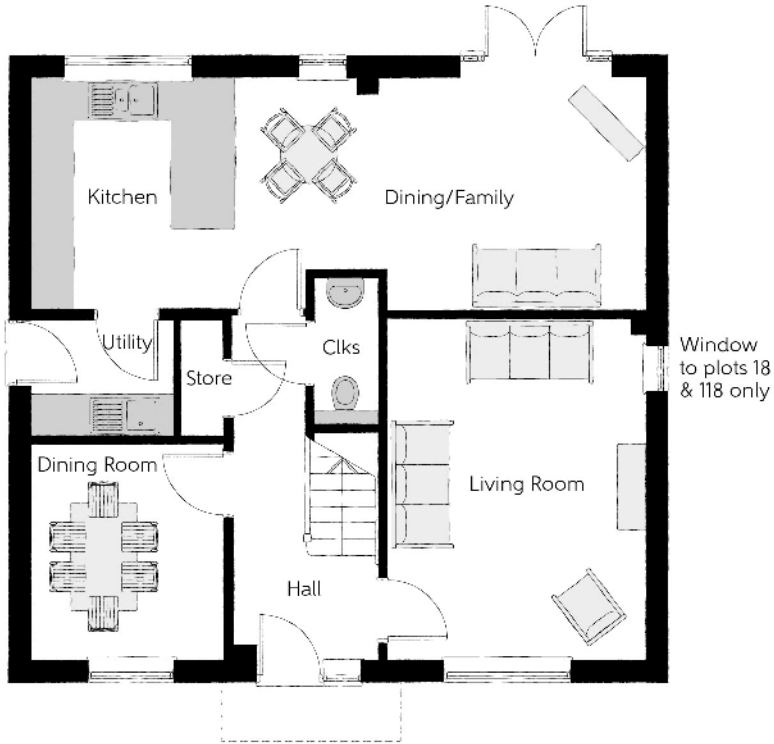
Bellway

The Goldsmith

Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.26m (max) (max)	12'0" x 14'0" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max) (max)	12'1" x 12'0" (max) (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)



Ground Floor		
Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"

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

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The Milliner

FOUR BEDROOM HOME

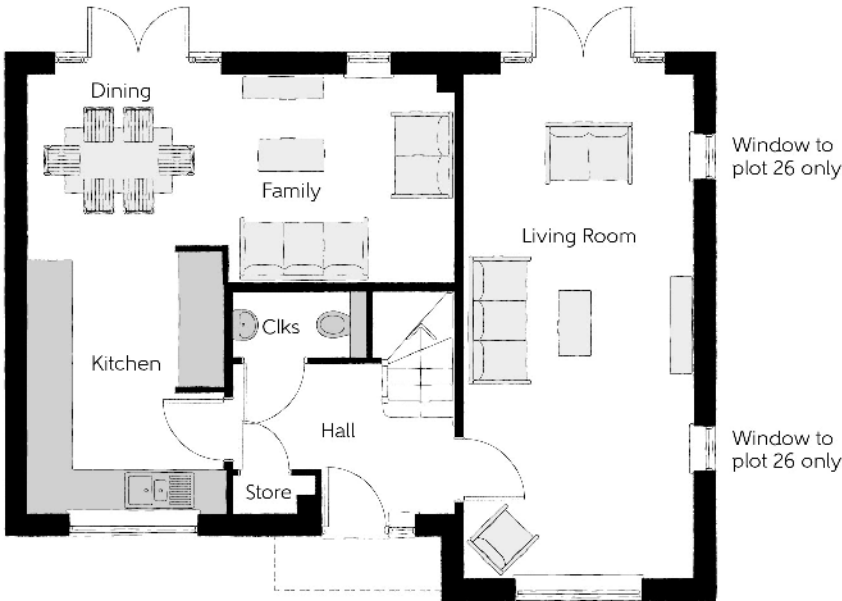


Bellway



First Floor

Bedroom 1	3.16m x 4.35m (max)	10'4" x 14'3" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.56m x 2.93m	8'5" x 9'8"
Bedroom 4	3.29m x 2.54m (max)	10'9" x 8'4" (max)
Bathroom	2.26m x 1.91m	7'5" x 6'3"



Ground Floor

Kitchen	2.70m x 3.72m	8'10" x 12'2"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	3.16m x 6.99m	10'4" x 22'11"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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

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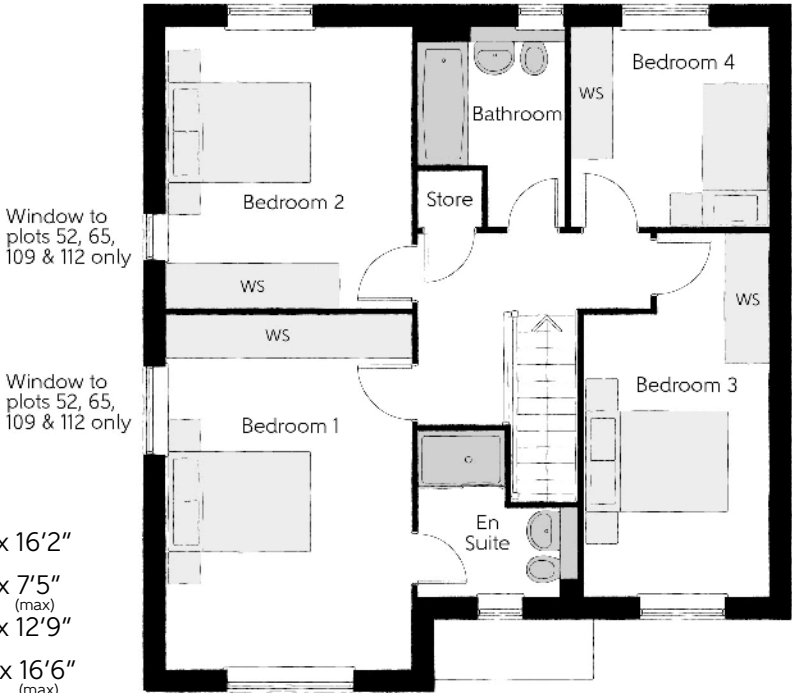
The Philosopher

FOUR BEDROOM HOME



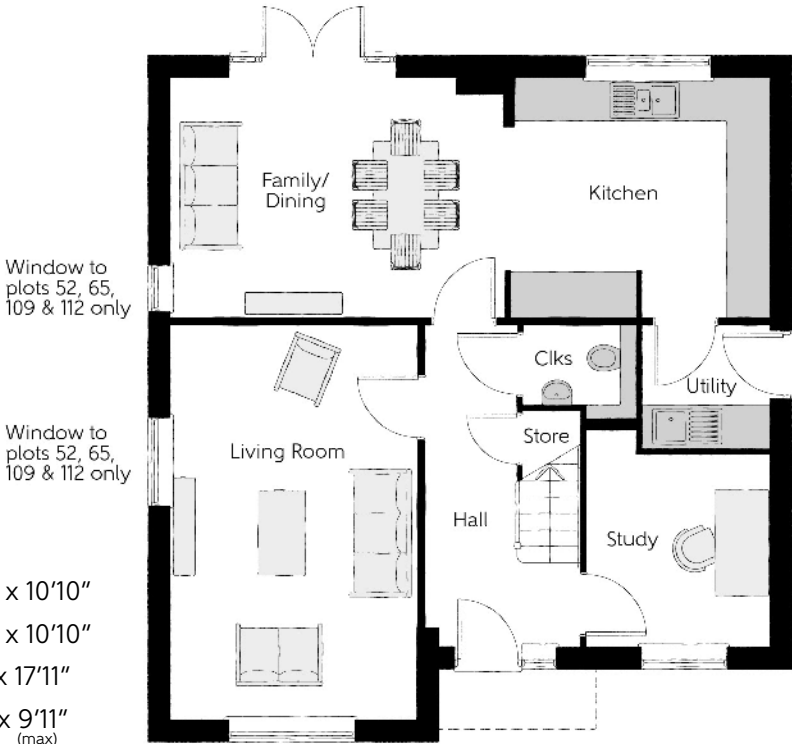
First Floor

Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m (max) (max)	7'4" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6'8" x 9'1" (max) (max)



Ground Floor

Kitchen	3.71m x 3.30m	12'2" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)



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

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The Weaver

FOUR BEDROOM HOME



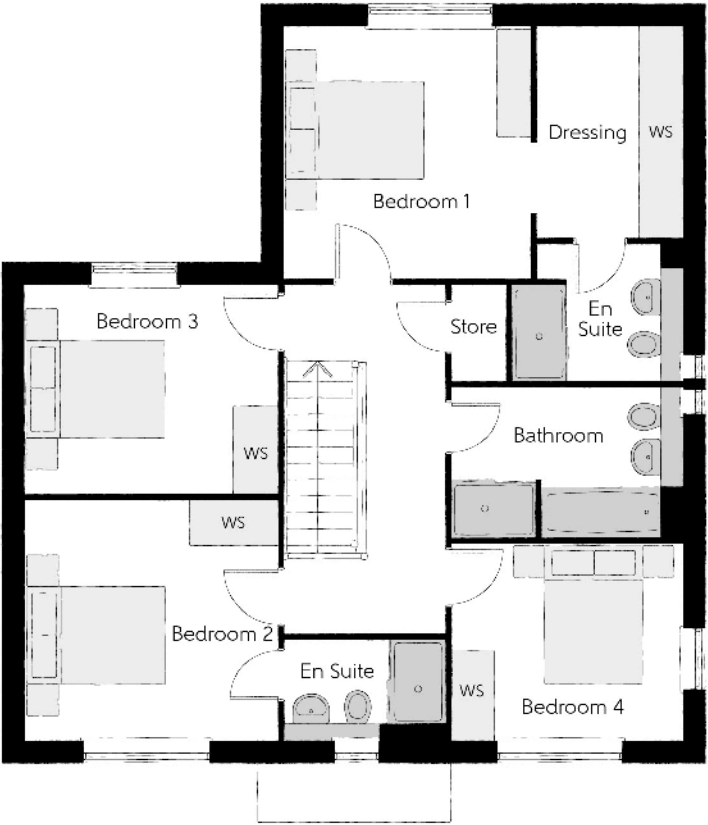
Bellway

The Weaver

Four bedroom home

First Floor

Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

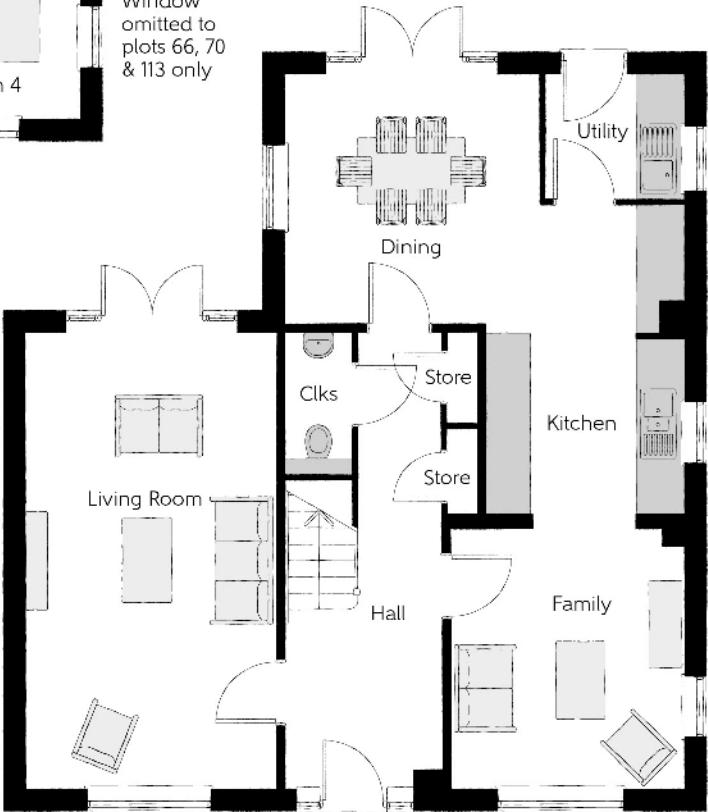


Window to all plots (restrictor fitted to plots 70 & 113 only)

Window omitted to plots 66, 70 & 113 only

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



Window omitted to plots 66, 70 & 113 only

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. WE/CB/500/S00/D/01/K.



The Bowyer

FOUR BEDROOM HOME



Bellway

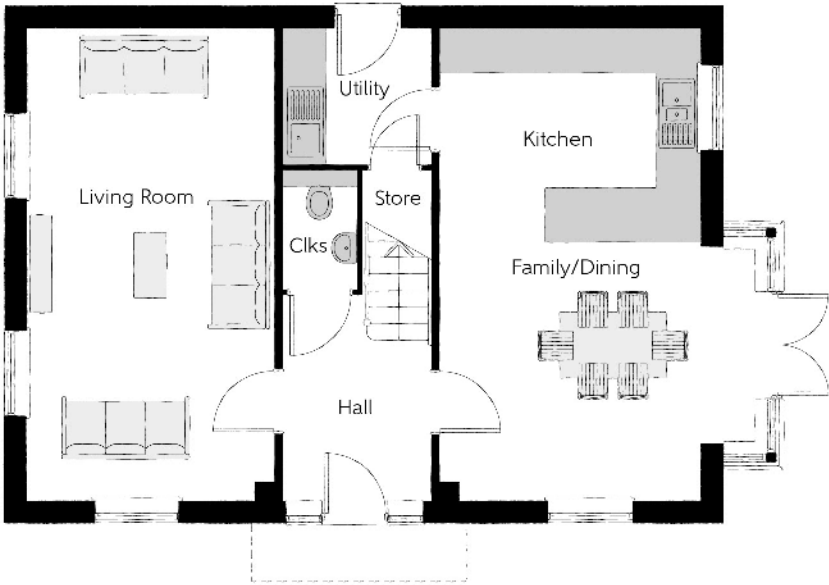
The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

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

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

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Houses Specification

2 Bedroom Homes
3 Bedroom Homes
4 Bedroom Homes

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	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●
	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	●	●	●

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	●	●	●
	Appliances Fridge Freezer	Fridge/Freezer Space Only	●	●	
		Electrolux 70/30 Fridge Freezer LNS5LE18S			●
	Appliance Washing Machine	Washing Machine Space Only	●	●	●
		Electrolux 70/30 Fridge Freezer LNS5LE18S			●
	Appliances Dishwahr	Removeable Unit (inc Feed & Waste)	●	●	
		Electrolux Dishwasher KEAF7200L			●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●		
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)		●	●
	Utility Sink	Leisure Eaton 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			●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX			●

WETROOMS	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 White 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	Mira MINIMAL Single Thermostatic Shower ##	●	●	●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●
		Roca MALAGA Acrylic Bath & Rigid Bath Panel	●	●	
		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	Mira MINIMAL Single Thermostatic Shower ‡‡‡	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ^	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	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 - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	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 †††			●

2 Bedroom Homes
3 Bedroom Homes
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MECHANICAL	Radiator	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●		
		Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^^		●	●
	Controls	Honeywell T6R Dual Zone Smart Thermostat	●	●	●
		Flat Chrome to Bathroom & En Suite 1 Only			●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	●	●	●
	Towel Warmers	Flat Chrome to Bathroom			●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^			●

ELECTRICS	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 - Kitchen	White Recessed Spot Lights	●		
		Polished Chrome Recessed Spot Lights Warm White		●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear	●	●	●
	Safety - Heat :	Heat Detector DET #	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ^			●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	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) ‡‡	●	●	●
	Security - Carbon	Carbon Monoxide Alarm (Battery Powered) - Deta	●	●	●

EXTERNALS	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ~	●	●	●
	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 ~~	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●
	Build Method	Masonry ~	●	●	●
	Renewables	Photovoltaic Array	●	●	●

- * 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
- ^^^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



Dedicated to delivering quality

An enhanced specification is the hallmark of The Artisan Collection.

All of our homes are equipped with superior fixtures and fittings, which dovetails perfectly with our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

"The overall finish of the home is perfect – Bellway really pay attention to every detail. The team were amazing and supported us throughout the process."

SAMI AND SARA,
HANWOOD PARK

Homes to love, built with care

From the first day you visit our sales centre, to the day you move in and beyond, we aim to provide a level of service and after-sales care that is second to none.

A number of quality checks are carried out on each of our new homes through the construction process and on completion. Once your home has passed all of our quality checks, you will be invited to attend your Home Demonstration which will provide an opportunity for you to understand the various elements of your new home. On move in day, our site and sales teams will be there to ensure that everything goes as smoothly as possible.

Once you've settled into your new home, Bellway has experienced after-sales teams to provide support and assistance whenever you need it. Our homes come with a 10-year NHBC Buildmark policy, or an equivalent warranty from another provider. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

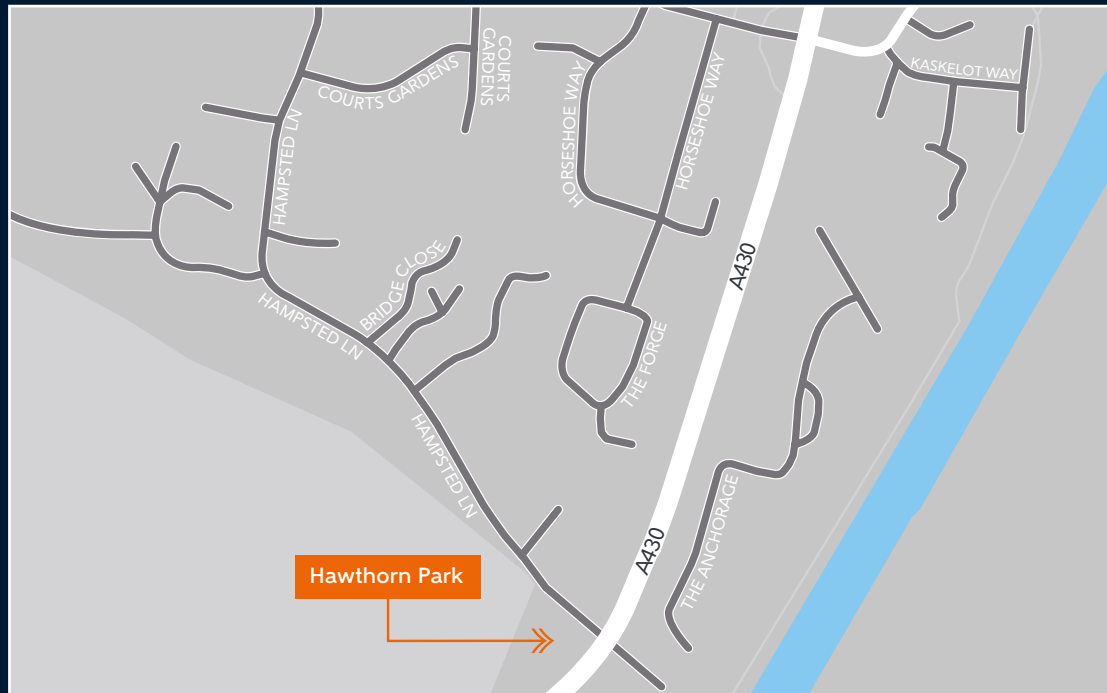
We are confident that our approach to building and selling quality homes, coupled with our customer care processes, will provide you with many years of enjoyment in your new home.



*For more details, visit the NHBC website at www.nhbc.co.uk/homeowners and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.



How to find us



Bellway



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

