



# Oakhill Meadow

Oakhill Meadow is a contemporary development of 3, 4 and 5-bedroom homes in the heart of Aldershot.



**Bellway**





# Everything you need within reach

## Daily essentials, local dining and green open spaces

At Oakhill Meadow, life’s daily essentials are taken care of with ease. A local convenience store, pharmacy and post office can all be found a short drive from home, while a selection of supermarkets are easily reached in nearby Aldershot, a 10-minute drive away.

Nearby shopping options are abundant, with Alershot’s Wellington Centre playing home to a mix of national retailers and independent outlets. Farnborough’s Princes Mead and The Friary Guildford expand the choice with everything from fashion to homewares within 15 minutes. For food and drink, Ash and Aldershot offer a mix of traditional pubs and eateries – with everything from hearty Sunday roasts to authentic Indian dishes.

Fitness enthusiasts will enjoy Ash Manor Sports Centre, which features a gym and all-weather pitches, while Aldershot Pools & Fitness Centre includes swimming pools, a fitness suite and group classes. When it comes to fun, Westgate Leisure Park offers a multi-screen cinema, bowling alley and popular restaurant chains. Alternatively, enjoy a show at Princes Hall Theatre, which hosts a packed schedule of music, comedy and drama.

For outdoor pursuits, nearby Ash Green Meadows nature reserve and Ash Ranges, a large heathland site, are perfect for walking and wildlife watching. Basingstoke Canal offers peaceful towpath strolls, and local parks like Manor Park and Aldershot Park include play areas, sports courts and picnic spots. For weekend adventures, Caesar’s Camp and the nearby Surrey Hills AONB are within easy reach, offering spectacular views and rewarding hikes.

Families will benefit from plenty of educational opportunities in the area, with several well-regarded primary schools around five-minutes away by car. Ash Manor School provides local secondary education, while a choice of local colleges and the University of Surrey in Guildford offer a range of further and higher education options.

Oakhill Meadow is exceptionally well connected for commuters. Ash Station links directly to Guildford, Reading and London, in 10, 36 and 52 minutes, respectively. By car, the nearby A331 and A31 connect quickly to the M3 and A3, putting Heathrow Airport less than 40 minutes away.

# Village charm meets city convenience

## Modern homes in a connected hampshire setting

Set on the edge of the welcoming village of Ash and close to the thriving town of Aldershot, Oakhill Meadow is a thoughtfully designed collection of energy-efficient 3, 4 and 5-bedroom homes. Featuring parking to all plots, EV charging points and landscaped surroundings, this appealing development combines a peaceful

semi-rural atmosphere with excellent access to local amenities and London connections. Whether you’re a first-time buyer, growing a family or looking for a well-positioned base for commuting, Oakhill Meadow offers the ideal blend of contemporary living and long-term convenience.












# Development plan



## 3 Bedroom Homes

-  The Turner  
Plots 4, 5, 16, 17, 42 & 43
-  The Mason  
Plots 3 & 28
-  The Fuller  
Plot 20

## 4 Bedroom Homes

-  The Scrivener  
Plots 1, 18, 19, 23, 32, 36 & 51
-  The Bowyer  
Plots 2, 22, 24 & 50
-  The Philosopher  
Plots 21, 26, 29, 33 & 35
-  The Weaver  
Plots 27, 30, 31 & 34

## 5 Bedroom Homes

-  The Watchmaker  
Plot 25

## 1-4 Bedroom Homes

-  Affordable Homes

- Material Finishes
- (C) - Country
  - (CB) - Country Brick
  - (CT) - Country Tile
  - (T) - Town
  - (TB) - Town Brick
  - (TF) - Town Feature

- Key to plan
- s/s Sub station
  - p/s Pump station
  - v Visitor parking
  - CS Cycle store

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 Turner

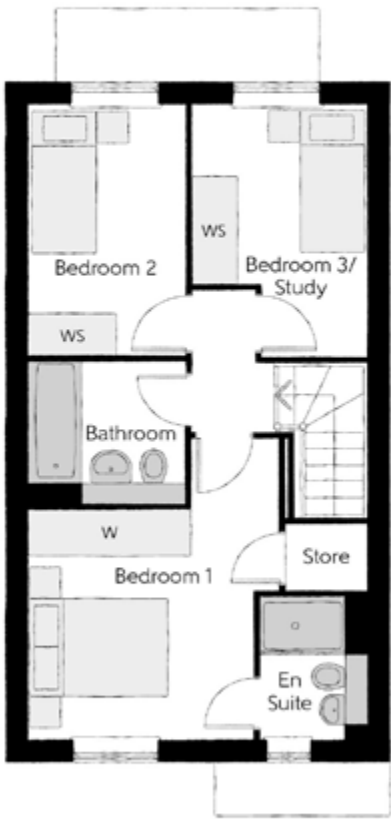
THREE BEDROOM HOME



**Bellway**

The Turner

Three bedroom home



First Floor

Bedroom 1	3.46m x 4.16m (max) (max)	11'4" x 13'8" (max) (max)
Bedroom 1 En Suite	1.46m x 1.96m	4'10" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3/Study	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	3.16m x 2.50m	10'5" x 8'3"
Living/Dining Room	4.66m x 5.52m (max)	15'4" x 18'1" (max)
Cloakroom	1.71m x 0.93m	5'7" x 3'1"

Clks - Cloakroom W - Fitted Wardrobe 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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# The Mason

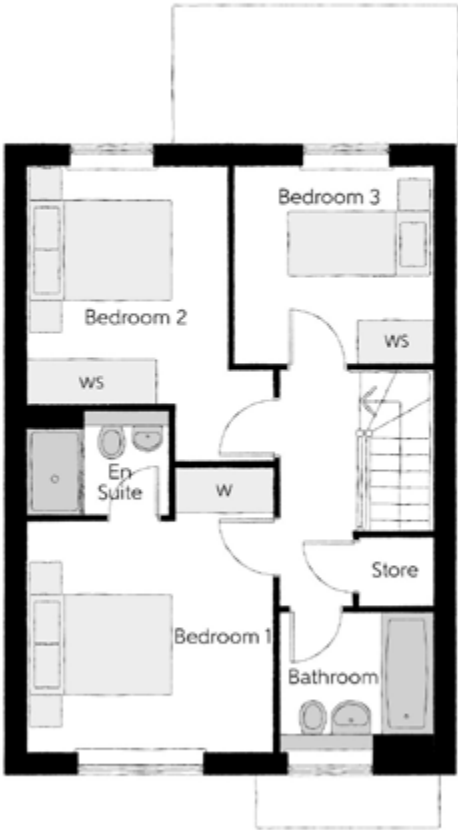
THREE BEDROOM HOME



Bellway

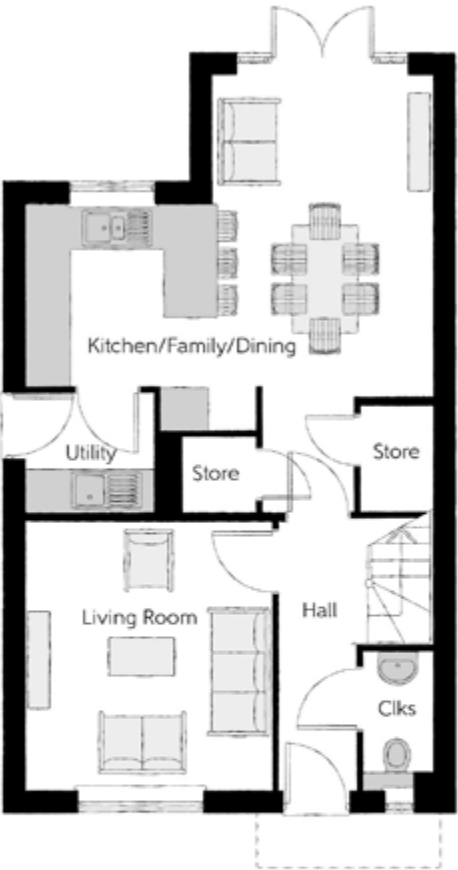
The Mason

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) (max)	18'6" x 19'10" (max) (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 W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Fuller

THREE BEDROOM HOME



Bellway

The Fuller

Three bedroom home



First Floor		
Bedroom 1	3.11m x 5.07m (max) (max)	10'2" x 16'8" (max) (max)
Bedroom 1 En Suite	2.01m x 1.40m	6'7" x 4'7"
Bedroom 2	3.05m x 3.96m (max) (max)	10'0" x 13'0" (max) (max)
Bedroom 3	2.46m x 2.94m (max) (max)	8'1" x 9'8" (max) (max)
Bathroom	2.70m x 1.91m (max) (max)	8'10" x 6'3" (max) (max)



Ground Floor		
Kitchen/Dining	3.05m x 4.97m	10'0" x 16'4"
Living Room	3.05m x 5.07m (max) (max)	10'0" x 16'8" (max) (max)
Study	1.90m x 1.93m	6'3" x 6'4"
Utility	2.12m x 1.67m (max) (max)	6'1" x 5'6" (max) (max)
Cloakroom	1.04m x 1.49m	3'5" x 4'11"

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

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# The Scrivener

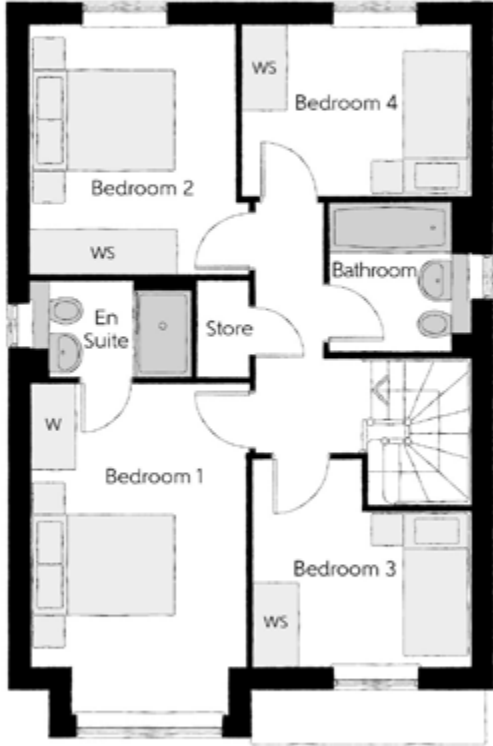
FOUR BEDROOM HOME



Bellway

The Scrivener

Four bedroom home

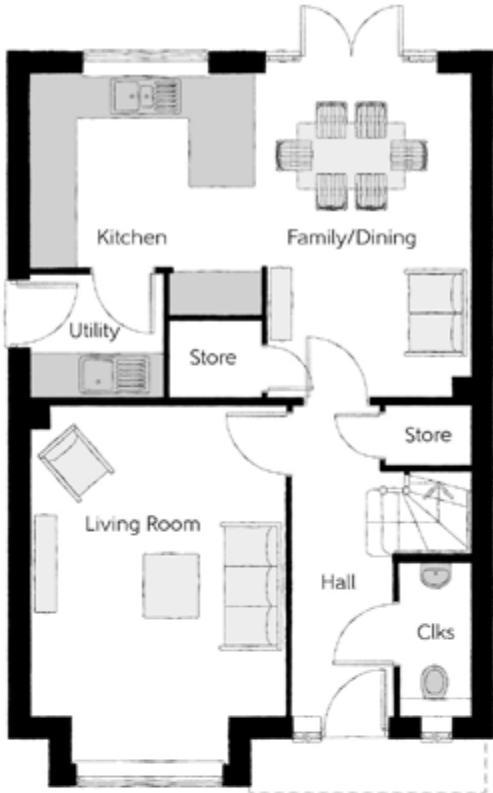


### First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
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 (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Bay window to plots 23 & 36



### Ground Floor

Kitchen	3.20m x 2.69m	10'6" x 8'10"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



Bay window to plots 23 & 36

Ckls - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Bowyer

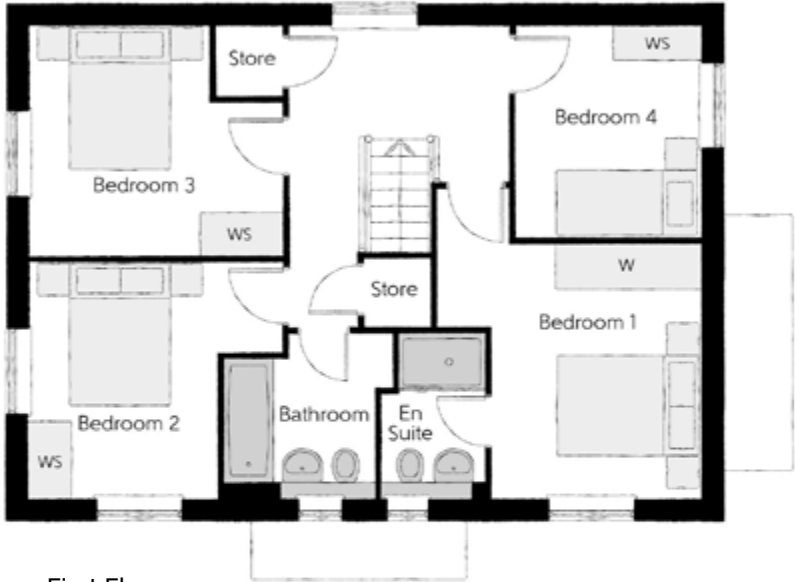
FOUR BEDROOM HOME



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

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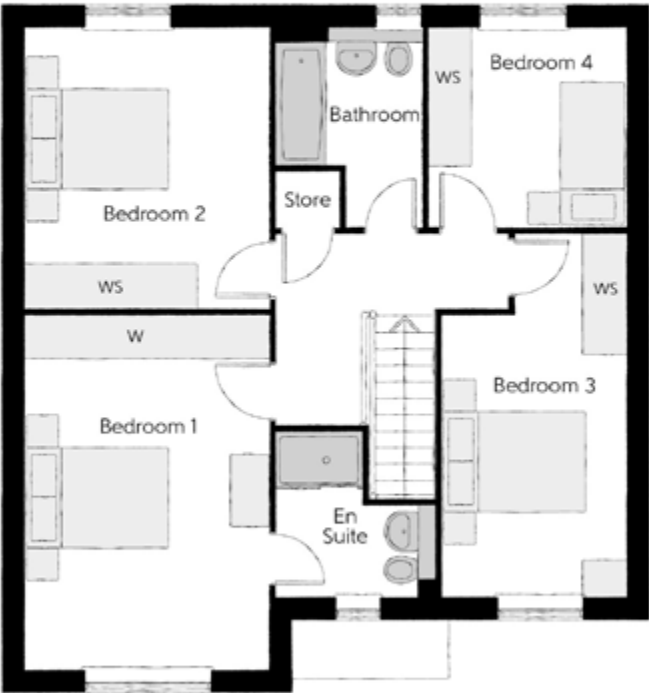


# The Philosopher

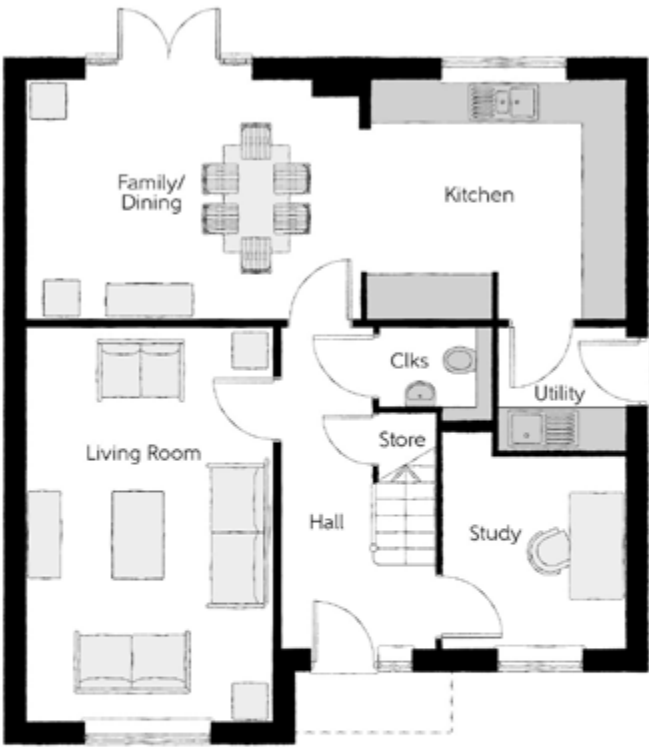
FOUR BEDROOM HOME



Bellway



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

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The Weaver

FOUR BEDROOM HOME



THE  
ARTISAN  
COLLECTION

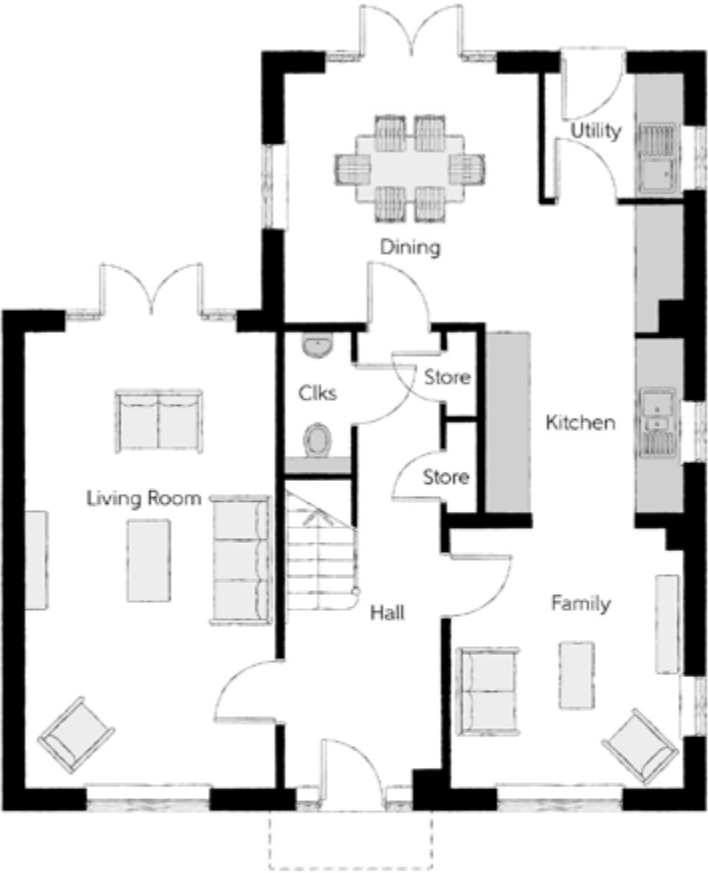




First Floor		
Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m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

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"



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

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# The Watchmaker

FIVE BEDROOM HOME



Bellway

The Watchmaker

Five bedroom home



First Floor		
Bedroom 1	3.62m x 4.46m	11'11" x 14'8"
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m	11'11" x 11'0"
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.62m x 3.78m	11'11" x 12'5"
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

## Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"



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

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Specification

FINISHES	Loft Hatch	Hinged Drop Down - Fire Proof	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•
	Floors	Concrete Ground Floor/Chipboard First Floor	•	•	•
	Window Boards	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 Newel Caps	•	•	•
	Handrail	White Satin Painted Handrail	•	•	•
	Skirting	White Satin 94x14 MDF Grooved and Chamfered	•	•	•
	Architrave	White Satin 69x18 MDF Grooved and Chamfered	•	•	•
	Internal Doors	White Vertical Panel Door	•	•	•
	Ironmongery	Brushed Chrome SR100 Door Furniture	•	•	•
	Wardrobes	Master Bedroom only	•	•	•
	Wet Room Flooring	Amtico Flooring to all wet rooms - Spacia	•	•	•
	Hall/Kitchen/Dining Flooring	Customer Upgrade	•	•	•
	Lounge Flooring	Customer Upgrade	•	•	•
	Stairs and Landing Flooring	Customer Upgrade	•	•	•
	Bedroom Flooring	Customer Upgrade	•	•	•
KITCHEN	Frontals Standard	Symphony - Harvard	•	•	
	Frontals Upgrade	Symphony - New York	•	•	•
	Carcass	Symphony - As per Symphony standard selection	•	•	•
	Worktops	40mm Laminate Worktop	•	•	
	Worktop Upgrade	Athena Porcelain	•	•	•
	Kitchen Tap	TBC	•	•	•
	Kitchen Sink	Standard Stainless Steel Twin Bowl	•		
	Kitchen Sink Porcelain Upgrade	Atlanta 1.5 bowl Stainless Steel - ATL9503	•		
		Atlanta 1.5 bowl Stainless Steel - ATL9504		•	•
	Utility Sink	Standard Stainless Steel Twin Bowl		•	•
	Utility Sink Porcelain Upgrade	Atlanta 1 bowl Stainless Steel - ATL9502		•	•
	Splashback	Stainless Steel behind Hob only	•	•	
		Athena Porcelain			•
	Appliances - Oven	AEG Single Fan Oven BEK335061M	•	•	
		AEG black Multi Function BPK556206B			•
	Appliances - Hob	AEG HGB64420YM - 600mm 4 Ring Gas Hob	•	•	
		AEG HGB75420YM - 750mm 5 Ring Gas Hob			•
	Appliances - Extractor	AEG DKB4650M Extractor Hood	•	•	
		AEG DKB4650M 90cm Extractor Hood			•
	Appliances - Microwave	Customer Upgrade	•	•	•
WETROOMS	Appliances - Fridge/Freezer	AEG 70/30 Fridge Freezer OSC6N181ES - Integrated	•	•	•
	Appliances - Dishwasher	Customer Upgrade	•	•	
		AEG Dishwasher FSK32610Z			•
	Appliances - Washing Machine	Customer Upgrade	•	•	•
	Cutlery Tray	Yes	•	•	•
	Cloaks - WC	Roca Gap Round Back to Wall WC A3470N7001	•		
		Roca Gap Round Back to Wall WC A3470N7002		•	•
	Cloaks - WC Seat	Roca Round - Soft Close Toilet Seat and Cover A801D12002	•		
		Roca Round - Soft Close Toilet Seat and Cover A801D12003		•	•
	Bathroom - Flush	Roca PL1 Dual Flush Plate Chrome	•	•	•
	Cloaks - Basin	Roca Gap Wall-hung Basin - A32747K001	•		
		Roca Gap Wall-hung Basin - A32747K002		•	•
	Cloaks - Brassware	Bristan Pisa BAS C	•	•	•
	Cloaks - Tiling	Half Height to Wet Walls only. Chrome Trim	•	•	•
	Bathroom - WC	Roca Gap Round Back to Wall WC A3470N7001	•		
		Roca Gap Round Back to Wall WC A3470N7002		•	•
	Bathroom - WC Seat	Roca Round - Soft Close Toilet Seat and Cover A801D12002	•		
		Roca Round - Soft Close Toilet Seat and Cover A801D12003		•	•

WETROOMS	Bathroom - Flush	Roca PL1 Dual Flush Plate Chrome	•	•	•
	Bathroom - Basin	Roca Gap Semi-recessed basin with Taphole - A3270TG001	•		
		Roca Gap Semi-recessed basin with Taphole - A3270TG002		•	•
	Bathroom - Basin Brassware	Bristan Pisa BAS C	•	•	•
	Bathroom - Bath	Roca Malaga Acrylic Bath with Rigid Bath Panel	•	•	•
	Bathroom - Bath panel	Rigid Bath Panel	•	•	•
	Bathroom - Bath Brassware	Bristan Pisa BF C	•	•	•
	Bathroom - Pop up waste	ZD50010001	•	•	•
	Bathroom - Shower	Mira Minimal EV over bath shower	•	•	•
	Bathroom - Tiling	Full Height around Bath and Half Height to remaining wet walls. Chrome Trim	•	•	•
	Bathroom - Bath/Shower Screen	Mira Elevate Square Bath Screen	•	•	•
	En Suite - WC	Roca Gap Round Back to Wall WC A3470N7001	•		
		Roca Gap Round Back to Wall WC A3470N7002		•	•
	En Suite - WC Seat	Roca Round - Soft Close Toilet Seat and Cover A801D12002	•		
		Roca Round - Soft Close Toilet Seat and Cover A801D12003		•	•
	Bathroom - Flush	Roca PL1 Dual Flush Plate Chrome	•	•	•
	En Suite - Basin	Roca Gap Semi-recessed basin with Taphole - A3270TG001	•		
		Roca Gap Semi-recessed basin with Taphole - A3270TG002		•	•
	En Suite - Brassware	Bristan Pisa BAS C	•	•	•
	En Suite - Shower Tray	Mira flight low 1000 x 800 - Product no 1.1697.456.WH	•	•	•
	En Suite - Shower	Mira Minimal ERD	•	•	•
MECHANICAL	En Suite - Tiling	Full Height in Shower and Half Height to remaining Wet Walls. Chrome Trim	•	•	•
	En Suite and Bathroom	Access panel to be inserted under sink	•	•	•
	Boiler	Ideal LOGIC Combination Boiler	•		
		Ideal LOGIC boiler and ThermaQ Evocyl Hot Water Cylinder		•	•
	Controls	Honeywell T6R Smart Thermostat	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
	Towel Radiators Bathroom	Chrome Towel Rail	•	•	•
	Towel Radiators En Suite	Stelrad Compact Steel Panel Radiator with Grilles	•	•	
		Chrome Towel Rail			•
ELECTRICS	Home Working	Dedicated Power, USB and Data points (Lounge only)	•	•	•
	Safety - Heat	Heat Detector DET	•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•
	Sockets and Switches	Electrium CASA white fittings	•	•	•
	USB Locations	USB-C Kitchen and Living Room	•	•	•
	Shaver/Toothbrush Point	Customer Upgrade	•		
		Bathroom and En Suite		•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen	Matt White Recessed Spot Lights	•	•	•
	Lighting - Kitchen under Unit	Designer Square Light	•	•	•
	Lighting - Bathroom and En Suite	Matt White Recessed Spot Lights	•	•	•
	Lighting - External	Clifton Brushed Steel Up/Down (Front and Rear)	•	•	•
	Communications - TV	TV point to Living only	•	•	•
	Communications - Voice	Telephone Point to Living Room	•	•	•
	Communications - Data	Cat 6 Network Point to Living only	•	•	•
	Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•
EXTERNALS	Outside Tap	External Tap	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•
	Footpath	Buff Riven PCC Flags 450x450x32	•	•	•
	Patio	Buff Riven PCC Flags 450x450x32 - Min 6x6 slabs	•	•	•
	Driveway	Bitmac Black	•	•	•
	Landscaping - Front	Medallion Turf and Landscape Planting	•	•	•
	Landscaping - Rear	Customer Upgrade	•	•	•
	EV Charging Terminal	Universal Socket 7kw - Subject to plot?	•	•	•
	Sheds	4x6 Wooden on Paving Slabs (if applicable)	•	•	•





## 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.



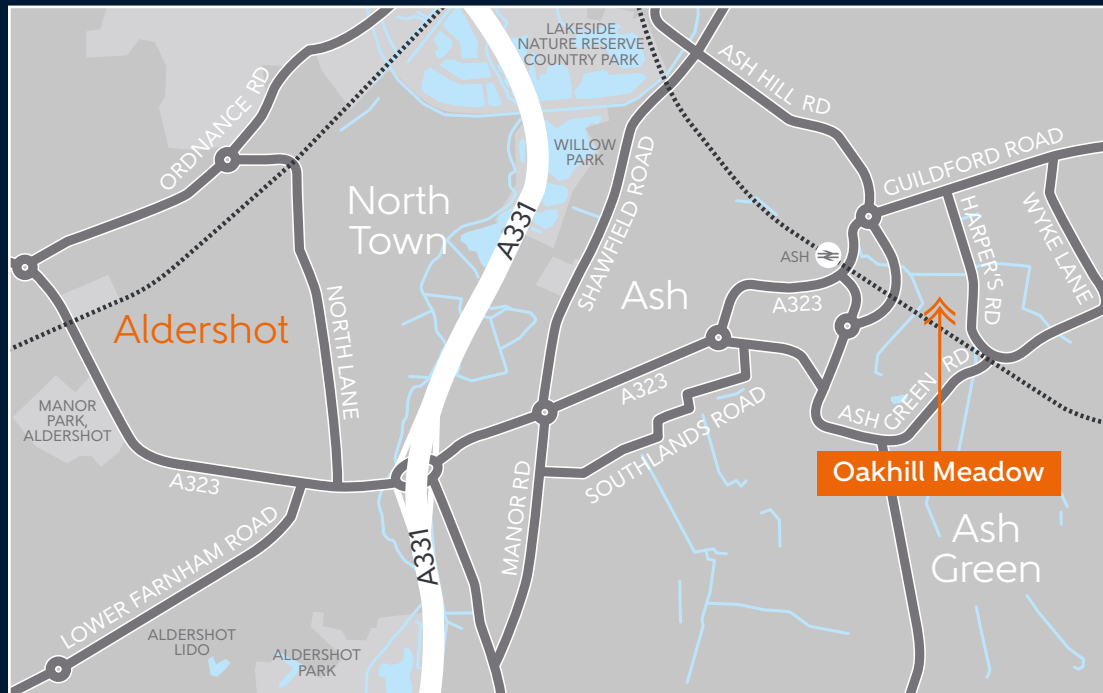
\*For more details, visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and view the 'Welcome to NHBC warranty and insurance' brochure, or refer to the brochure of your alternative warranty provider.





# How to find us

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SAT NAV: 5 Clover Close, Aldershot, Surrey GU12 6TX



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.

# Bellway

