

# Broad Oaks Manor Oakham

# There's no place like home

## Putting customers first

Building homes is what Longhurst Group do, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, location, location, location. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.

## Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

### Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

### Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

### Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

### Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.

# Broad Oaks Manor, Oakham

Development Plan

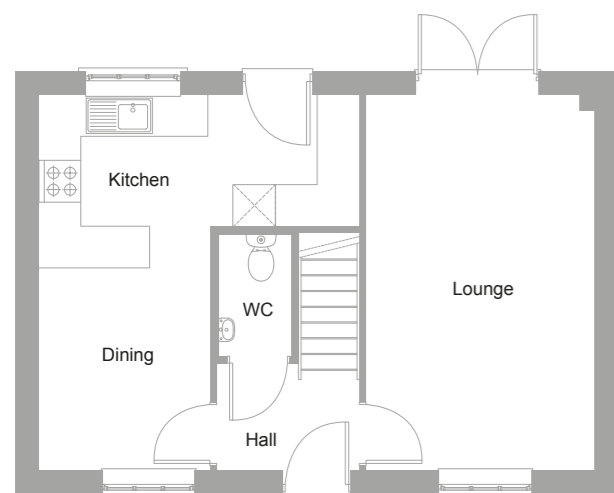


## KEY

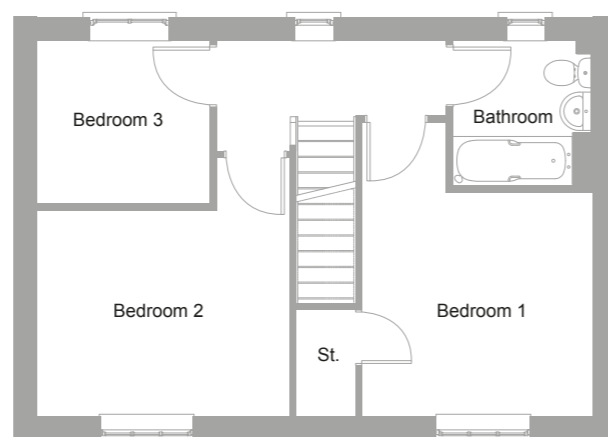
-  The Finch
-  The Osprey
-  The Wren
-  The Nightingale
-  The Kingfisher



## The Finch



Ground Floor

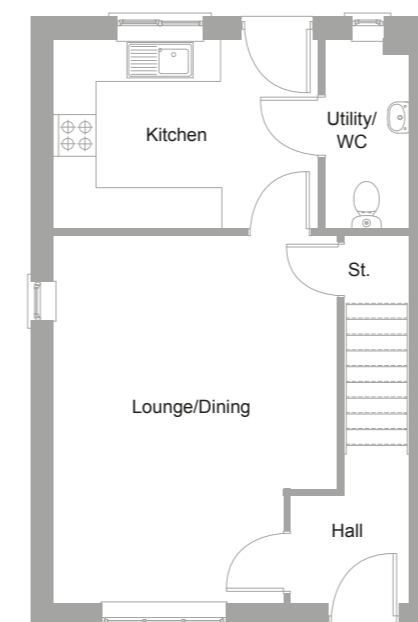


First Floor

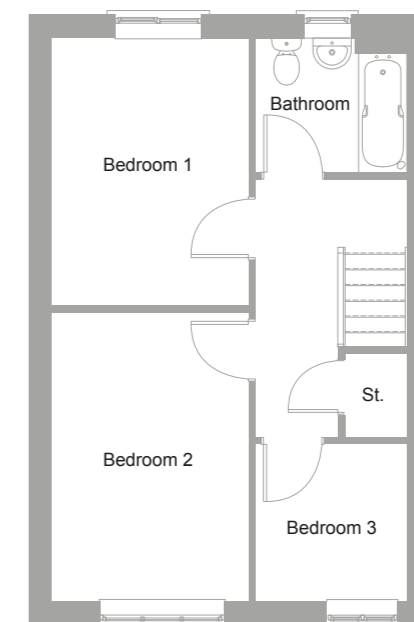
<b>Dining</b> 2.46m x 2.91m 8"0' x 9"5'	<b>Living</b> 3.27m x 5.4m 15"0' x 8"2'	<b>Kitchen</b> 4.59m x 2.49m 15"0' x 8"2'
<b>Bedroom 1</b> 3.29m x 3.2m 10"8' x 10"5'	<b>Bedroom 2</b> 3.64m x 2.93m 12"0' x 9"6'	<b>Bedroom 3</b> 2.5m x 2.36m 8"2' x 7"8'

All dimensions are maximum sizes

## The Osprey



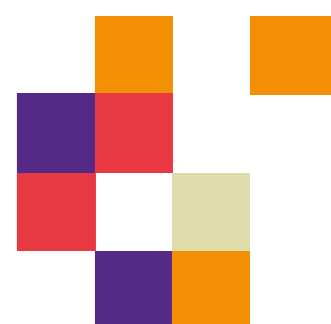
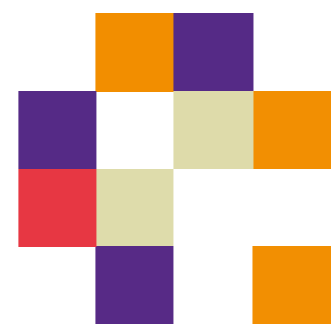
Ground Floor



First Floor

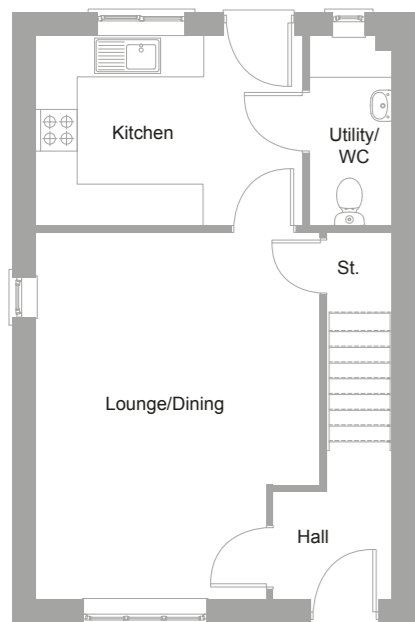
<b>Living</b> 4.07m x 5.25m 14"4' x 2"7'	<b>Bedroom 1</b> 2.8m x 3.8m 9"1' x 11"8'
<b>Kitchen</b> 3.78m x 2.72m 12"4' x 8"9'	<b>Bedroom 2</b> 2.8m x 4.14m 9"1' x 13"6'
	<b>Bedroom 3</b> 2.19m x 2.25m 7"2' x 7"4'

All dimensions are maximum sizes

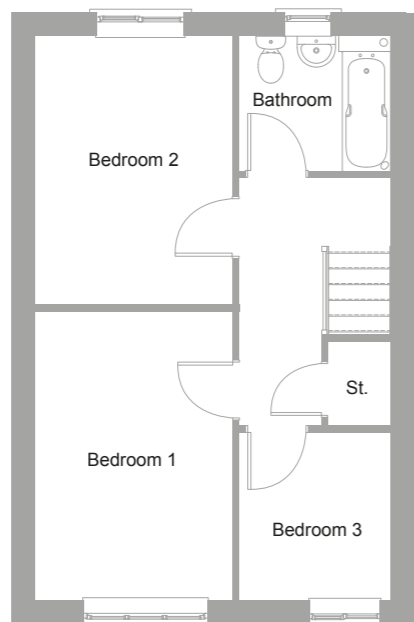




## The Wren



Ground Floor

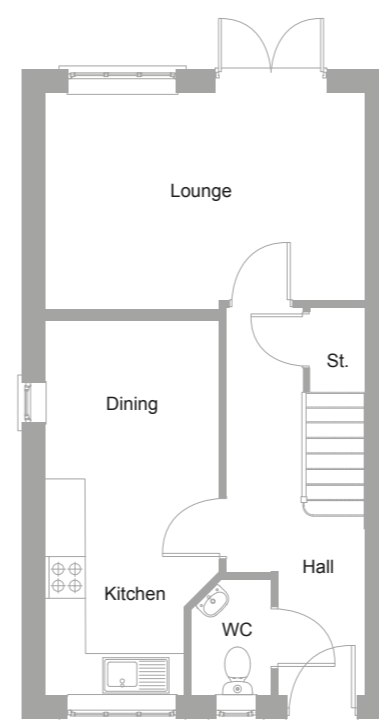


First Floor

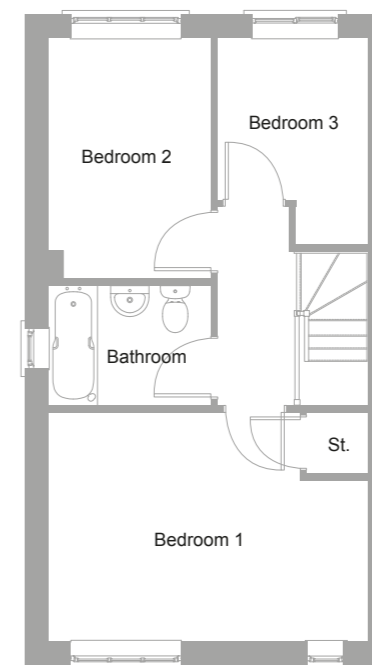
<b>Living</b> 4.09m x 5.26m 13"4' x 17"2'	<b>Bedroom 1</b> 2.83m x 3.87m 9"2' x 12"7'
<b>Kitchen</b> 3.81m x 2.73m 12"4' x 9"0'	<b>Bedroom 2</b> 2.83m x 4.13m 9"2' x 13"5'
	<b>Bedroom 3</b> 2.18m x 2.39m 7"1' x 7"9'

All dimensions are maximum sizes

## The Nightingale



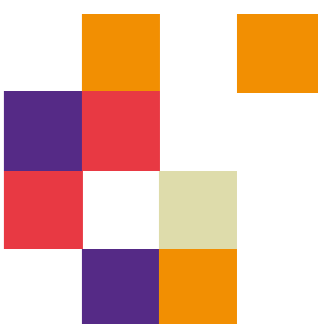
Ground Floor



First Floor

<b>Living</b> 4.61m x 3.10m 15"1' x 10"1'	<b>Kitchen</b> 2.01m x 3.10m 6"6' x 10"2'	<b>Dining</b> 2.52m x 2.29m 8"2' x 7"5'
<b>Bedroom 1</b> 4.61m x 3.27m 15"0' x 10"5'	<b>Bedroom 2</b> 2.33m x 3.45m 7"6' x 11"3'	<b>Bedroom 3</b> 2.18m x 2.97m 7"1' x 9"7'

All dimensions are maximum sizes



## Area Information



### Broad Oaks Manor, Oakham

Broad Oaks Manor is our new collection of two and three-bedroom homes located in Rutland's picturesque county town of Oakham.

Located on the rural outskirts of the town centre, in the historic county of Rutland, Broad Oaks Manor is perfectly situated within easy reach of local amenities and a range of attractions. With its stunning choice of properties, Broad Oaks Manor is the ideal location for your new home.

Rutland is renowned for being the smallest historic county in England and boasts the picturesque Rutland Water; one of the largest artificial lakes in Europe and a popular spot for water sports, fishing, walking and cycling.

In Oakham itself, there are plenty of shops just a short drive from Broad Oaks Manor, including a Tesco Superstore, varied mix of cafes, bars, restaurants and pubs as well as plenty of stylish shops and boutiques.

### Create the lifestyle you want close to everything you need

Set in the heart of tranquil rural Rutland but still within easy reach of all the amenities you'd ever need, Broad Oaks Manor strikes the perfect balance. Twice a week, Oakham's bustling Market Place offers

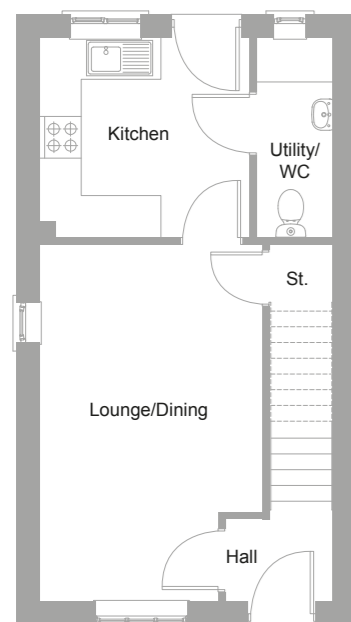
visitors the finest in local produce, including local meats, cheeses and artisan bread, while Oakham's traditional Farmers' Market is held in the heart of the town on the third Saturday of every month. Families will also benefit from the choice of excellent local primary and secondary schools, which are all within easy reach of Broad Oaks Manor.

### Easy access to your favourite places

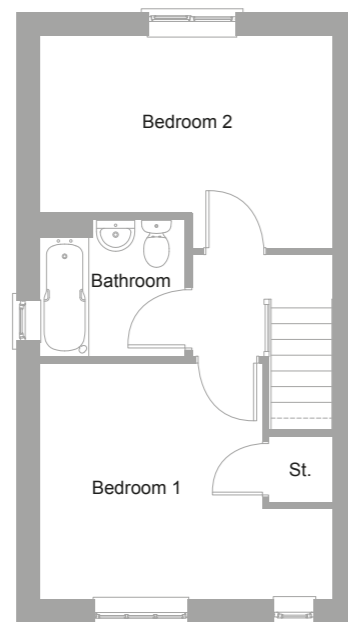
- Broad Oaks Manor is close to major routes into Nottingham and Leicester
- Oakham enjoys good transport links with easy access to the A606 and the A1 interchange as well as the A6003; the principal link between Rutland and Northamptonshire.
- Train and bus services with routes to other great towns and cities including Birmingham, Leicester, Peterborough and Cambridge.



## The Kingfisher



Ground Floor



First Floor

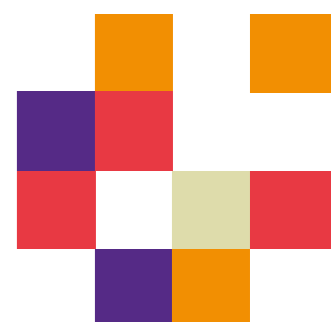
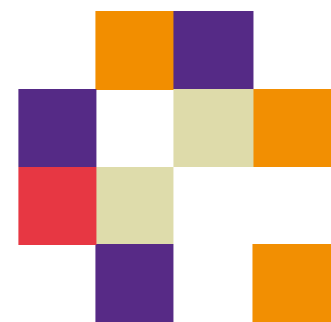
**Lounge**  
3.19m x 5.13m  
10"1' x 16"8'

**Kitchen**  
3.01m x 2.87m  
9"9' x 9"4'

**Bedroom 1**  
4.22m x 3.07m  
13"9' x 10"0'

**Bedroom 2**  
4.22m x 3.37m  
13"9' x 11"0'

All dimensions are maximum sizes



## Our commitment to you

### Before you move

- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

### When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact [0345 601 9095](tel:03456019095) or [salesenquiries@longhurst-group.org.uk](mailto:salesenquiries@longhurst-group.org.uk)