

A large, cylindrical hay bale sits in the foreground of a golden field. The background shows a line of trees and other hay bales under a dramatic sunset sky with orange, pink, and blue hues.

WOOTTON GRANGE

SOUTH WOOTTON

A COLLECTION OF 3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT A SPECIAL CORNER OF BEAUTIFUL NORFOLK

WELCOME TO YOUR NEW
HOME AT WOOTTON GRANGE

ALL ABOUT THE TOWNS, COAST AND COUNTRY

A county of endless exploration and charm.

Wootton Grange is an attractive new collection of 3, 4 and 5 bedroom homes located in the picturesque village of South Wootton. These desirable homes have been finished to a high standard, with light and spacious interiors tailored to enhance the overall quality of living.

Carefully planned around the lives of its residents, Wootton Grange offers the ideal community now and for many generations to come. A home in South Wootton enjoys all the essentials on its doorstep. Set around a charming village green, this welcoming community features a supermarket, Post Office, doctors' surgery, two pubs and a fish and chip shop. In the village, there is both an infant and junior school, and secondary and tertiary education facilities are accessible within a 10-minute drive.

Life in South Wootton offers plenty of opportunity for leisure and relaxation. In addition to the large local park and playground, much-loved Reffley Wood sits at the heart of the community. This valuable green space consists of 129 acres of ancient woodland that plays home to an abundance of wildlife and is accessible via a network of waymarked footpaths.

If you like to socialise, the rugby club and King's Lynn Golf Club are both close by, plus a variety of regular events and activities at the nearby village hall provide plenty of ways to get involved with the community. Fitness enthusiasts will appreciate the fantastic Lynnsport leisure centre, accessible in just five minutes by bike, which provides an extensive range of facilities, including a gym, pool, sports courts, and fitness classes.



Wootton Grange is ideally positioned a short drive from King's Lynn town centre, yet surrounded by beautiful countryside and just a short distance from the famed Norfolk coast.

For a little more choice, the historic town centre of King's Lynn is just a short drive away. Positioned along the River Great Ouse, it features a blend of independent stores, popular high-street brands, cafés, and restaurants along its charming streets. There is also a regular market, a selection of parks and gardens, and an abundance of entertainment including theatre, music and cinema.

Moving further afield, South Wootton is perfectly positioned to make the most of a number of popular destinations, including the ancient Castle Rising, Sandringham Estate and the famed Norfolk Coast.

Additionally, King's Lynn Station operates direct rail services to Cambridge and London King's Cross in 53 minutes and 1hr 50 minutes respectively, putting endless city delights within reach.

SITEPLAN

- THE FERN V1**
3 bedroom home
Homes 74, 75, 78, 79, 84, 85, 111 & 112
- THE HOLLY**
3 bedroom home
Homes 108 & 113
- THE HAZEL**
3 bedroom home
Homes 2, 5, 8, 19, 91, 94, 97 & 104
- THE EUCALYPTUS**
3 bedroom home
Homes 6, 7, 20, 21, 71, 72, 80, 81, 82, 83, 88, 89, 92, 93, 98, 99, 109 & 110
- THE WILLOW**
4 bedroom home
Homes 3, 9, 17, 23, 70, 73, 77, 86, 87, 90, 96, 100, 103 & 105
- THE SYCAMORE V1**
4 bedroom home
Homes 14, 95, 101, 114 & 115
- THE ASPEN V1**
4 bedroom home
Homes 11, 15, 18 & 76
- THE ASH V1**
5 bedroom home
Homes 1, 4, 12, 13 & 106
- THE OAK V1**
5 bedroom home
Homes 10, 16, 22, 102 & 107

WOOTTON GRANGE

SOUTH WOOTTON



ALLISON
HOMES



Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. 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 or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

OUR HOMES

THE FERN V1

3 bedroom home
Homes 74, 75, 78, 79, 84, 85,
111 & 112



THE HOLLY

3 bedroom home
Homes 108 & 113



THE HAZEL

3 bedroom home
Homes 2, 5, 8, 19, 91, 94, 97 & 104



THE EUCALYPTUS

3 bedroom home
Homes 6, 7, 20, 21, 71, 72, 80, 81, 82,
83, 88, 89, 92, 93, 98, 99, 109 & 110



THE WILLOW

4 bedroom home
Homes 3, 9, 17, 23, 70, 73, 77, 86,
87, 90, 96, 100, 103 & 105



THE SYCAMORE V1

4 bedroom home
Homes 14, 95, 101, 114 & 115



THE ASPEN V1

4 bedroom home
Homes 11, 15, 18 & 76



THE ASH V1

5 bedroom home
Homes 1, 4, 12, 13 & 106



THE OAK V1

5 bedroom home
Homes 10, 16, 22, 102 & 107



WOOTTON GRANGE

SOUTH WOOTTON



ALLISON
HOMES

THE FERN V1

3 bedroom home

Homes 74, 75, 78, 79, 84, 85, 111 & 112



WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE FERN V1

3 bedroom home

Homes 74, 75, 78, 79, 84, 85, 111 & 112

GROUND FLOOR

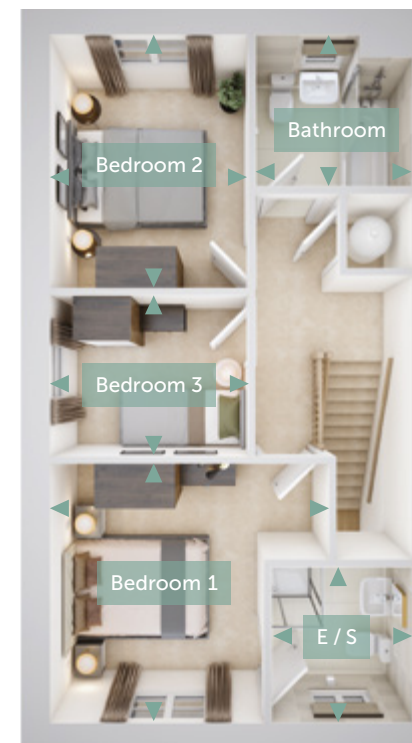
Living	3992mm x 3413mm	13'1" x 11'2"
Kitchen/Dining	4741mm x 3060mm	15'7" x 10'1"
Utility	2160mm x 1770mm	7'1" x 5'10"
WC	1837mm x 1236mm	6'0" x 4'1"

FIRST FLOOR

Bedroom 1	3455mm x 3795mm	11'4" x 9'2"
En-suite	2060mm x 1853mm	6'9" x 6'1"
Bedroom 2	3310mm x 2515mm	10'10" x 8'3"
Bedroom 3	2240mm x 2134mm	7'4" x 7'0"
Bathroom	2515mm x 2057mm	8'3" x 6'9"



GROUND FLOOR



FIRST FLOOR

WOOTTON GRANGE

SOUTH WOOTTON

THE HOLLY

3 bedroom home
Homes 108 & 113

WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE HOLLY

3 bedroom home
Homes 108 & 113

GROUND FLOOR

Living	5505mm x 3218mm	18'1" x 10'7"
Kitchen/Dining	5505mm x 2910mm	18'1" x 9'7"
Utility	1860mm x 1740mm	6'1" x 5'9"
WC	1690mm x 1114mm	5'7" x 3'8"

FIRST FLOOR

Bedroom 1	3193mm x 3100mm	10'6" x 10'2"
En-Suite	2263mm x 2242mm	7'5" x 7'4"
Bedroom 2	2957mm x 2768mm	9'8" x 9'1"
Bedroom 3	2688mm x 2312mm	7'7" x 8'10"
Bathroom	2644mm x 1932mm	8'7" x 6'4"

WOOTTON GRANGE

SOUTH WOOTTON



FIRST FLOOR



GROUND FLOOR

THE HAZEL

3 bedroom home

Homes 2, 5, 8, 19, 91, 94, 97 & 104



WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE HAZEL

3 bedroom home

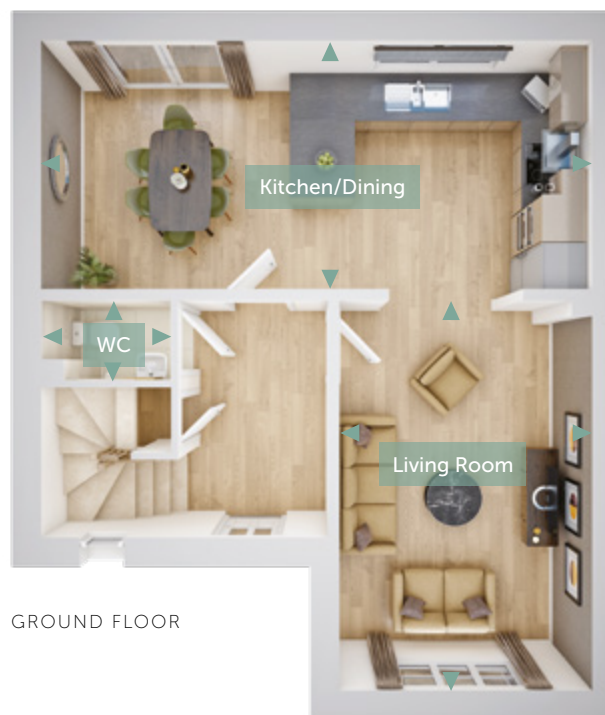
Homes 2, 5, 8, 19, 91, 94, 97 & 104

GROUND FLOOR

Living	5103mm x 3300mm	16'9" x 10'10"
Kitchen/Dining	7200mm x 3247mm	23'8" x 10'8"
WC	1697mm x 1050mm	5'7" x 3'5"

FIRST FLOOR

Bedroom 1	3994mm x 3303mm	13'1" x 10'10"
En-Suite	2635mm x 1866mm	8'8" x 6'2"
Bedroom 2	3298mm x 3148mm	10'10" x 10'4"
Bedroom 3	3113mm x 2124mm	10'3" x 7'0"
Bathroom	2230mm x 2050mm	7'4" x 6'9"



GROUND FLOOR



FIRST FLOOR

WOOTTON GRANGE

SOUTH WOOTTON

THE EUCALYPTUS

3 bedroom home

Homes 6, 7, 20, 21, 71, 72, 80, 81, 82, 83,
88, 89, 92, 93, 98, 99, 109 & 110



WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE EUCALYPTUS

3 bedroom home

Homes 6, 7, 20, 21, 71, 72, 80, 81, 83, 83,
88, 89, 92, 93, 98, 99, 109 & 110

GROUND FLOOR

Living/Dining Room	4574mm x 3584mm	15'0" x 11'9"
Kitchen	3162mm x 2437mm	10'5" x 8'0"
WC	2437mm x 1075mm	8'0" x 3'6"

FIRST FLOOR

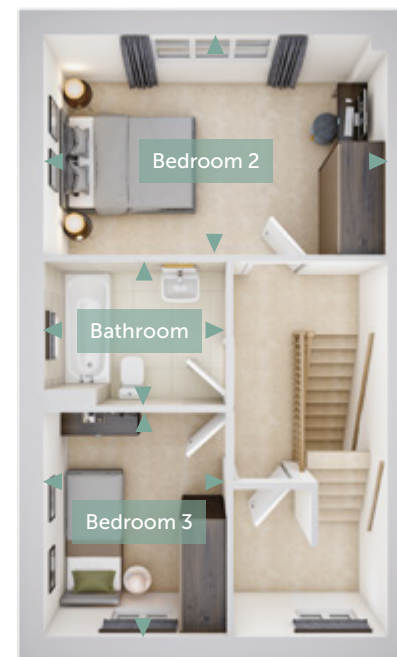
Bedroom 2	4575mm x 2920mm	15'0" x 9'7"
Bedroom 3	2976mm x 2438mm	9'9" x 8'0"
Bathroom	2438mm x 1925mm	8'0" x 6'4"

SECOND FLOOR

Bedroom 1	6678mm x 4575mm	21'11" x 15'0"
En-Suite	2547mm x 2011mm	8'4" x 6'7"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WOOTTON GRANGE

SOUTH WOOTTON

THE WILLOW

4 bedroom home

Homes 3, 9, 17, 23, 70, 73, 77, 86, 87,
90, 96, 100, 103 & 105

WOOTTON GRANGE
SOUTH WOOTTON


ALLISON
HOMES

THE WILLOW

4 bedroom home

Homes 3, 9, 17, 23, 70, 73, 77, 86, 87, 90, 96, 100, 103 & 105

GROUND FLOOR

Living Room	6327mm x 3600mm	20'9" x 11'10"
Kitchen/Dining	6327mm x 3250mm	20'9" x 10'8"
Utility	2400mm x 1690mm	7'11" x 5'7"
WC	1660mm x 1075mm	5'5" x 3'6"

FIRST FLOOR

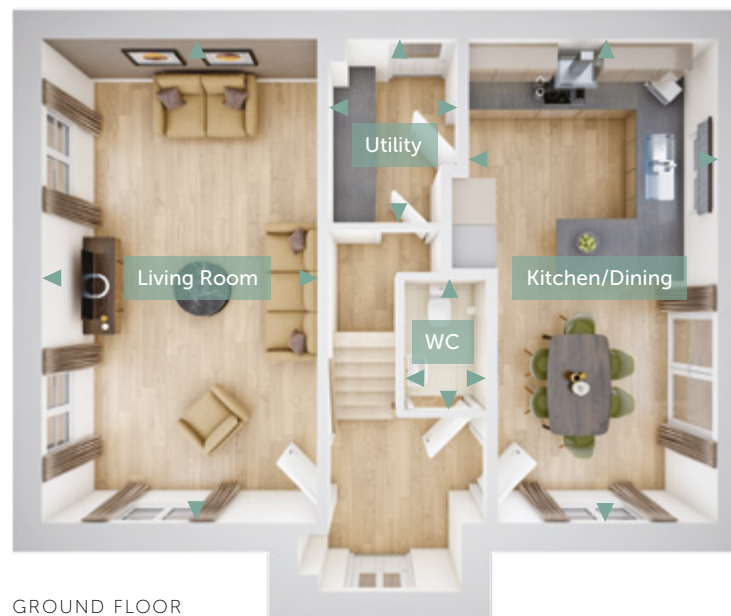
Bedroom 1	3534mm x 3010mm	11'7" x 9'11"
En-Suite	2490mm x 1470mm	8'2" x 4'10"
Bedroom 2	3657mm x 2900mm	12'0" x 9'6"
Bedroom 3	3329mm x 3155mm	10'11" x 10'4"
Bedroom 4	3010mm x 2700mm	9'11" x 8'10"
Bathroom	2390mm x 1965mm	7'10" x 6'5"

WOOTTON GRANGE

SOUTH WOOTTON



FIRST FLOOR



GROUND FLOOR

THE SYCAMORE V1

4 bedroom home
Homes 14, 95, 101, 114 & 115



WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE SYCAMORE V1

4 bedroom home

Homes 14, 95, 101, 114 & 115

GROUND FLOOR

Living Room	5748mm x 3512mm	18'10" x 11'6"
Kitchen/Dining/ Family	9910mm x 3272mm	32'6" x 10'9"
Utility	2680mm x 2017mm	8'10" x 6'7"
WC	1535mm x 1083mm	5'0" x 3'7"

FIRST FLOOR

Bedroom 1	5062mm x 3273mm	16'7" x 10'9"
En-Suite	2407mm x 1685mm	7'11" x 5'6"
Bedroom 2	3634mm x 3445mm	11'11" x 11'4"
Bedroom 3	3270mm x 2950mm	10'9" x 9'8"
Bedroom 4	3640mm x 2185mm	11'11" x 7'2"
Bathroom	3239mm x 1960mm	10'8" x 6'5"

WOOTTON GRANGE

SOUTH WOOTTON



GROUND FLOOR



FIRST FLOOR

THE ASPEN V1

4 bedroom home
Homes 11, 15, 18 & 76



WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE ASPEN V1

4 bedroom home
Homes 11, 15, 18 & 76

GROUND FLOOR

Living Room	4600mm x 3484mm	15'1" x 11'5"
Kitchen/Dining	6174mm x 3615mm	20'3" x 11'10"
Study/Family	3607mm x 3320mm	11'10" x 10'11"
Utility	2613mm x 1750mm	8'7" x 5'9"
WC	1750mm x 914mm	5'9" x 3'0"

FIRST FLOOR

Bedroom 1	3768mm x 3675mm	12'4" x 12'1"
En-Suite	2613mm x 1825mm	8'7" x 6'0"
Bedroom 2	3607mm x 2987mm	11'10" x 9'10"
Bedroom 3	3924mm x 2575mm	12'11" x 8'5"
Bedroom 4	3607mm x 2275mm	11'10" x 7'6"
Bathroom	2613mm x 2243mm	8'7" x 7'4"



GROUND FLOOR



FIRST FLOOR

WOOTTON GRANGE

SOUTH WOOTTON

THE ASH V1

5 bedroom home
Homes 1, 4, 12, 13 & 106



WOOTTON GRANGE
SOUTH WOOTTON



ALLISON
HOMES

THE ASH V1

5 bedroom home
Homes 1, 4, 12, 13 & 106

GROUND FLOOR

Living Room	8223mm x 3820mm	27'0" x 12'7"
Kitchen	5292mm x 4200mm	17'5" x 13'9"
Dining	3820mm x 3347mm	12'7" x 11'0"
Study	3820mm x 2010mm	12'7" x 6'7"
Utility	2680mm x 1680mm	8'10" x 5'6"
WC	1810mm x 1160mm	5'11" x 3'10"

FIRST FLOOR

Bedroom 1	4539mm x 3230mm	14'11" x 10'7"
En-Suite 1	2558mm x 1838mm	8'5" x 6'0"
Bedroom 2	3841mm x 2760mm	12'7" x 9'1"
En-Suite 2	2620mm x 2423mm	8'7" x 7'11"
Bedroom 3	3640mm x 2641mm	11'11" x 8'8"
Bedroom 4	3867mm x 2667mm	12'8" x 8'9"
Bedroom 5	2780mm x 2610mm	9'2" x 8'7"
Bathroom	2600mm x 2140mm	8'6" x 7'0"

WOOTTON GRANGE

SOUTH WOOTTON



FIRST FLOOR



GROUND FLOOR

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE OAK V1

5 bedroom home
Homes 10, 16, 22, 102 & 107

WOOTTON GRANGE
SOUTH WOOTTON


ALLISON
HOMES

THE OAK V1

5 bedroom home
Homes 10, 16, 22, 102 & 107

GROUND FLOOR

Living Room	5955mm x 4020mm	19'7" x 13'2"
Kitchen/Dining/ Family	10887mm x 4380mm	35'9" x 14'5"
Utility	2430mm x 2400mm	8'0" x 7'11"
WC 1 (by Stairs)	2290mm x 950mm	7'6" x 3'1"
WC 2 (by Utility)	1857mm x 960mm	6'1" x 3'2"

FIRST FLOOR

Bedroom 1	4362mm x 4077mm	14'4" x 13'5"
En-Suite 1	3023mm x 1500mm	9'11" x 4'11"
Bedroom 2	4561mm x 4380mm	15'0" x 14'5"
En-Suite 2	2600mm x 1390mm	8'6" x 4'7"
Bedroom 3	3710mm x 3560mm	12'2" x 11'8"
Bedroom 4	2720mm x 2601mm	8'11" x 8'6"
Bedroom 5	2482mm x 2260mm	8'2" x 7'5"
Bathroom	2605mm x 2601mm	8'7" x 8'6"

WOOTTON GRANGE

SOUTH WOOTTON



GROUND FLOOR



FIRST FLOOR

ALL ABOUT THE QUALITY



Each home at Wootton Grange has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and 7Kw EV Charger.

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Wootton Grange benefit from a high standard specification.

This includes contemporary kitchens with integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable. Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.



“

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

”

ALL ABOUT
THE SPECIFICATION

THE FERN V1
THE EUCALYPTUS
THE HOLLY
THE HAZEL
THE WILLOW
THE ASPEN V1
THE SYCAMORE V1
THE ASH V1
THE OAK V1

INTERNAL FIXTURES AND FITTINGS

GENERAL

Traditional construction	•	•	•	•	•	•	•	•	•
NHBC 10 year warranty	•	•	•	•	•	•	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•	•	•	•	•	•	•
Smooth ceilings throughout	•	•	•	•	•	•	•	•	•
Internal joinery painted white	•	•	•	•	•	•	•	•	•
Staircase handrails and newel caps in oak					•	•	•	•	•
Staircase handrails and newel caps in white	•	•	•	•					
Ironmongery	•	•	•	•	•	•	•	•	•
Wardrobes to Bedroom 1 (where applicable)			•	•					•
Smooth white 5 vertical panel internal doors	•	•	•	•	•	•	•	•	•

KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•	•	•	•	•	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•	•	•	•	•	•	•
Soft close hinges to all cupboard doors	•	•	•	•	•	•	•	•	•
Stainless steel splashback	•	•	•	•	•	•	•	•	•
Single bowl sink with mixer tap	•	•							
1.5 bowl sink with mixer tap (detached only)			•	•	•	•	•	•	•
Integrated stainless steel finish eye level single oven	•	•	•						
Integrated stainless steel finish eye level double oven (detached only)			•	•	•	•	•	•	•
Integrated ceramic hob	•	•	•						
Integrated induction hob (detached only)			•	•	•	•	•	•	•
Stainless steel chimney hood	•	•	•						
Curved glass chimney hood (detached only)			•	•	•	•	•	•	•
Integrated dishwasher			•	•	•	•	•	•	•
Plumbing and removable unit for future installation of dishwasher	•	•							
Space and plumbing for washing machine	•	•	•	•	•	•	•	•	•
Tumbledryer space where applicable	•		•	•	•	•	•	•	•

CLOAKROOM

White sanitaryware	•	•	•	•	•	•	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•	•	•	•	•	•	•

BATHROOM

White sanitaryware	•	•	•	•	•	•	•	•	•
Contemporary mixer taps	•	•	•	•	•	•	•	•	•
Bath filler mixer	•	•	•	•	•	•	•	•	•
White heated towel rail (where applicable)	•	•	•	•	•	•	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•	•	•	•	•	•	•
Half height tiling behind basin & WC - choice from standard range	•	•	•	•	•	•	•	•	•

EN SUITE

White sanitaryware	•	•	•	•	•	•	•	•	•
Contemporary mixer taps	•	•	•	•	•	•	•	•	•
White heated towel rail (where applicable)	•	•	•	•	•	•	•	•	•
Shower enclosure and screen to en suite (where applicable)	•	•	•	•	•	•	•	•	•
Half height tiling behind basin & WC - choice from standard range	•	•	•	•	•	•	•	•	•
Full height tiling to shower area	•	•	•	•	•	•	•	•	•

HEATING AND HOT WATER

Air Source Heat Pump System	•	•	•	•	•	•	•	•	•
Prefinished Radiators	•	•	•	•	•	•	•	•	•
Thermostatic radiator valves to most radiators	•	•	•	•	•	•	•	•	•
500mm mineral wool insulation to roof space	•	•	•	•	•	•	•	•	•

ELECTRICAL

White LED downlighters to Kitchen	•	•	•	•	•	•	•	•	•
-----------------------------------	---	---	---	---	---	---	---	---	---

THE FERN V1
THE EUCALYPTUS
THE HOLLY
THE HAZEL
THE WILLOW
THE ASPEN V1
THE SYCAMORE V1
THE ASH V1
THE OAK V1

INTERNAL FIXTURES AND FITTINGS

White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•	•	•	•	•	•	•
Low energy lighting	•	•	•	•	•	•	•	•	•
All sockets to be white fittings	•	•	•	•	•	•	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•	•	•	•	•	•	•
TV points to Living Room (media plate), Family room and Bedroom 1	•	•	•	•	•	•	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•	•	•	•	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•	•	•	•	•	•	•
Fibre internet for high speed connectivity	•	•	•	•	•	•	•	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•	•	•	•	•	•	•
--	---	---	---	---	---	---	---	---	---

THE FERN V1
THE EUCALYPTUS
THE HOLLY
THE HAZEL
THE WILLOW
THE ASPEN V1
THE SYCAMORE V1
THE ASH V1
THE OAK V1

EXTERNAL FIXTURES AND FITTINGS

GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•	•	•	•	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•	•	•	•	•	•	•
Footpaths and driveways as per charter plan	•	•	•	•	•	•	•	•	•

EXTERNAL DOORS

GRP external doors with chrome lever furniture	•	•	•	•	•	•	•	•	•
--	---	---	---	---	---	---	---	---	---

GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•	•	•	•	•	•	•
Paths, patios and fencing to approved layout	•	•	•	•	•	•	•	•	•
External tap	•	•	•	•	•	•	•	•	•
Turfing to rear garden upgrade option available	•	•	•	•	•	•	•	•	•
Provision of suitable hardstanding in the garden for an air source heat pump, as per the charter plan	•	•	•	•	•	•	•	•	•

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•	•	•	•	•	•	•
Rear exterior PIR light fitting provided	•	•	•	•	•	•	•	•	•
Power & lighting to garage where within curtilage (where applicable)	•	•	•	•	•	•	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•	•	•	•	•	•	•
Solar Panels installed on roof as per plan orientation plan	•	•	•	•	•	•	•	•	•

THE FERN V1
THE EUCALYPTUS
THE HOLLY
THE HAZEL
THE WILLOW
THE ASPEN V1
THE SYCAMORE V1
THE ASH V1
THE OAK V1

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

Wootton Grange Way South Wootton, Norfolk PE30 2HY
01553 223 197
wootton.grange@allison-homes.com
ALLISON-HOMES.CO.UK



ALLISON
HOMES