



Oakley
Way



william h brown

Welcome to Oakley Way

A beautifully designed collection of 2, 3 & 4 bedroom houses.

Welcome to Oakley Way, an exciting new development of 40 beautifully designed homes in the sought-after village of Outwell, Norfolk. Brought to you by a trusted local builder, this collection of 2, 3 and 4-bedroom houses offers a rare blend of modern efficiency, thoughtful design, and countryside charm.

Each home is built with sustainability and comfort in mind, featuring air source heat pumps, and integrated appliances as standard. Kitchens are a true highlight – spacious, stylish, and finished to a high specification.

Selected plots benefit from garages, and all homes come with a 10-year new homes warranty, giving you peace of mind from the moment you move in.

The development includes a fully furnished Show Home (Plot 2), allowing buyers to experience the quality and lifestyle Oakley Way has to offer.

Whether you're a first-time buyer, upsizing, or downsizing, Oakley Way offers a home to suit every lifestyle.



Location

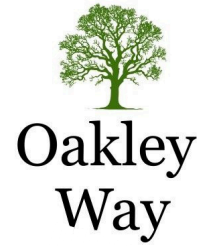
A New Standard in Village Living

Outwell is a charming village in West Norfolk, nestled close to the Cambridgeshire border and just 5 miles from Wisbech. It offers a peaceful rural lifestyle with rich history, scenic waterways, and easy access to nearby towns like Downham Market, King's Lynn, and Ely.

Outwell is known for its tranquil atmosphere and picturesque views. It was historically shaped by the River Nene and dates back to the Domesday Book of 1086. The village features traditional Norfolk homes, historic churches like St Clement's, and remnants of its tramway heritage. Outwell and neighbouring Upwell offer local shops including a kebab and fish chip shops, convenience stores, garage, hair salon, hotel, pharmacy, primary schools, pubs (The Crown in Outwell and The Globe Inn Upwell), and waterside walks.






The area is ideal for exploring the Fens, with nearby attractions including the Welney Wetland Centre. Outwell is a fantastic location for those seeking a blend of countryside living, heritage, and accessibility — making it a perfect setting for developments like Oakley Way.





Oakley Way



-  The Cedar - 2 Bedroom Home
-  The Yew - 2 Bedroom Home
-  The Birch - 3 Bedroom Home
-  The Oak - 3 Bedroom Home
-  The Elm - 3 Bedroom Home
-  The Sycamore - 3 Bedroom Home
-  The Rowan - 4 Bedroom Home
-  The Chestnut - 4 Bedroom Home
-  Affordable Homes

The artist's impression is intended only for illustrative purposes only. The layout is for identification and illustrative purposes only and are not to scale. All areas dimensions and measurements shown are approximate and layouts shown are given as a guide only.

The Rowan

Four bedroom family home - Plot 1

The Rowan is a substantial 1658sqft/154sqm 4 double bedroom detached house, with study, utility, en-suite, double garage and off road parking.

Living Room
18' 1" x 12' 1"

Kitchen
26' 5" x 11' 9"

Dining Area
11' 4" x 11' 9"

Utility
9' 7" x 6' 2"

Study
12' 1" x 8'

Bedroom 1
16' 2" x 12' 1"

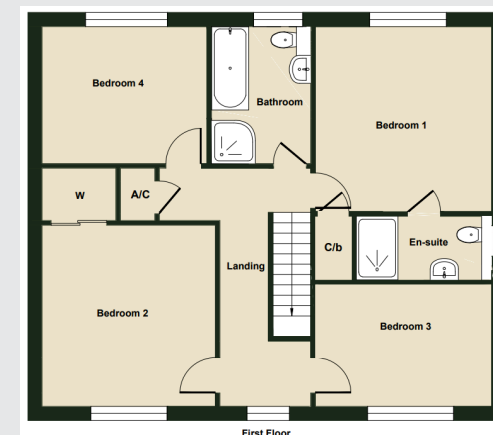
Ensuite

Bedroom 2
12' 2" x 12' 6"

Bedroom 3
12' 1" x 8'

Bedroom 4
9' 9" x 11' 6"

Family Bathroom



The Elm

Three bedroom family home
Plots 2, 3, 4, 6, 17, 20, 21 & 22

The Elm is a spacious 1257sqft/116sqm detached house with a separate utility, three double bedrooms, en-suite, single garage and off road parking.

Living Room
13' 11" x 18' 6"

Bedroom 1
13' 11" (max) x 11' 9" (min)

Kitchen/Diner
14' 3" x 14' 4"

En-suite

Utility Room
10' 3" x 6' 5"

Bedroom 2
13' 9" x 11' 4"

Cloakroom

Bedroom 3
9' 1" x 9'

Family Bathroom



Specification

KITCHEN

- Fitted kitchen with worktops and upstands
 - Induction hob with chimney extractor fan
 - 2 x Bosch Single Ovens
 - Integrated Bosch fridge/freezer
 - Integrated Bosch Dishwasher
 - Integrated Waste Bins
 - 1 ½ sink with drainer
 - LVT flooring
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- UTILITY ROOM (where applicable)
 - Fitted units with worktops and upstands
 - Sink with drainer
 - Washing machine and tumble dryer space with plumbing
 - LVT flooring
-
- FAMILY BATHROOM
 - Contemporary white bathroom suite with fitted furniture
 - Single mixer tap with clickwaste to basins
 - Close coupled WC
 - Mosca Led Mirror with Demister Pad and Shaver Socket
 - Full Height Tiling around bath with single tile above basin
 - Thermostatically controlled shower over bath
 - Chrome heated towel rail
 - LVT flooring



EN-SUITE (where applicable)

- Contemporary white suite with fitted furniture
- Single mixer tap with clickwaste to basins
- Close coupled WC
- Mosca Led Mirror with Demister Pad and Shaver Socket
- Full height tiling to shower enclosure
- Thermostatically controlled shower on riser rail
- Chrome heated towel rail
- LVT flooring

Specification

CLOAKROOMS

- Contemporary white basin with single mixer tap
- Close coupled WC with fitted furniture
- Single height tiling above basin
- LVT flooring

PLUMBING

- Air Source Heating (Mitsubishi Eco Dan Heat Pump)
- Downstairs underfloor heating with digital thermostats to each area. Radiators upstairs with TRV's

ELECTRICAL

- Energy efficient lighting throughout
- Brushed chrome sockets and switches throughout*
- Down lighters to kitchens/bathrooms and ensuites (where applicable)
- Outside lights to front and rear doors
- Outside light to kitchen/utility door (where applicable)
- Telephone points to living room
- TV points to living room and master bedroom
- Fibre optics to all properties
- Alarm System

DECORATION

- All internal walls painted white
- Ceilings smooth throughout painted in white emulsion

INTERNAL

- Moulded skirtings and architraves painted white
- Staircases with spindles, oak handrails and bottom step
- Under stairs cupboard
- Oak internal doors with brushed chrome lever handles on rose
- Cream PVCu sealed unit glazed flush sash windows and French doors
- Fitted wardrobes to selected plots as per drawings
- Carpet flooring to stairs, landing & bedrooms
- LVT flooring throughout downstairs

INSULATION

- Cavity wall insulation as standard
- Quilted loft insulation as standard

EXTERNAL

- Stone cills to all windows*
- Fully enclosed rear gardens with gate
- Front gardens turfed and landscaped
- Rear gardens turfed
- Outside tap
- Light and power to garage (where applicable) and on curtilage of plot
- Porcelain tiled footpaths and rear patios as per plan
- Tarmac or gravel driveway

*Subject to change

This specification is only meant as a guide, some items may vary from plot to plot. Please check with our Sales Negotiator for further details.

local connections



Local Primary and Secondary schools

- Beaupre Community Primary School - 390 yards
- Upwell Academy - 1.6 miles
- Emneth Academy - 2.1 miles
- Thomas Clarkson Academy - 4.2 miles
- The Wisbech Academy - 4.3 miles
- Wisbech Grammar School - 5.6 miles



Railway and Tube stations nearby

- Downham Market - 5.5 miles
- March - 7 miles
- Watlington - 7.6 miles
- Manea - 8.2 miles
- Littleport - 11 miles
- King's Lynn - 13 miles



Commuter distance by car

- Wisbech town centre - 12 mins
- North Cambridgeshire Hospital - 12 mins
- Morrisons supermarket - 7 mins
- Gym - 10 mins



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Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.