

Buttercross Park

Off Main Road, Barleythorpe, Oakham LE15 7EE



'The Buttercross', Oakham town centre

A new development of energy efficient 2,3,4 and 5 bedroom homes in a prime location



This development has 2, 3, 4 and 5 bed and equity share option homes - with solar PV panels fitted to all properties



winner of
housebuilder
awards
2015

LarkfleetHomes

...better, because we care

Buttercross Park



Solar PV as standard

Properties at Buttercross Park will include solar photovoltaic (PV) panels that produce electricity from daylight, generating useable power even on cloudy days.

Homeowners at Buttercross Park will therefore enjoy reduced electricity bills as well as generating additional revenue from the government's Feed in Tariff scheme. Please ask a sales advisor for further details.



Buttercross Park offers a range of traditionally styled eco-friendly and energy efficient 2, 3, 4 and 5 bedroom properties which will suit home buyers looking for a quality home in rural surroundings.

Buttercross Park is situated on the outskirts of Oakham and is part of the Oakham Heights development.

Oakham itself is a pretty, traditional market town. Bustling with activity, the town boasts a regular market twice a week which includes stalls selling local meats, cheese, bread and eggs. A trip to the market or the monthly Farmers' Market could coincide with a visit to the numerous cafes, restaurants and pubs.

For those interested in the history of the area, there are many beautiful and notable sites to explore in the town, such as Oakham Castle. Rutland Water is close by, with its renowned water sports facilities, stunning nature and wildfowl reserves, outdoor adventure centre and cycling and walking routes. Enticingly Rutland has recently been voted the best rural place to live in the UK.*

Road links are excellent with towns such as Stamford, Melton Mowbray and Corby being within easy distance. The larger towns of Leicester and Nottingham are within 35 miles of Buttercross Park. Oakham railway station provides links to Birmingham, Leicester, Peterborough, Cambridge and Stansted Airport.




Computer generated image of Buttercross Park



* Rutland is the most desirable location to live in the UK, so says the results of the annual Halifax Rural Area Quality of Life survey and the recent ONS survey on national wellbeing.

A choice of purchase options including Help to Buy

Larkfleet Homes offers a range of schemes and options to assist you with your home purchase, including:

-  **Assisted Move**
-  **Part Exchange**
-  **Help to Buy**



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2

Two bedroom homes



Huntingdon (1)

Plot number: 67.

3

Three bedroom homes



Newbury (7)

Plot numbers: 40, 112, 119, 129, 134, 141, 146.



Nottingham (14)

Plot numbers: 3, 12, 15, 17, 19, 26, 53, 61, 114, 133, 136, 145, 148, 187.



Cartmel (2)

Plot numbers: 37, 78.



Windsor (13)

Plot numbers: 43, 44, 55, 56, 62, 63, 69, 70, 71, 74, 75, 89, 90.



Newmarket (15)

Plot numbers: 28, 29, 30, 57, 58, 59, 60, 65, 66, 72, 73, 115, 116, 130, 131.



Hereford (6)

Plot numbers: 4, 11, 117, 118, 149, 186.



Towcester (13)

Plot numbers: 2, 13, 14, 16, 41, 42, 54, 68, 132, 135, 147, 153, 182.

Buttercross Park

4 Four bedroom homes



Kelso (10)

Plot numbers: 18, 20, 21, 23, 24, 25, 113, 142, 143, 144.



Redcar (3)

Plot numbers: 81, 84, 87.

5 Five bedroom homes



Ripon (8)

Plot numbers: 27, 45, 80, 82, 83, 85, 86, 88.



Oaklawn (5)

Plot numbers: 1, 22, 46, 64, 79.



Perth (16)

Plot numbers: 5, 6, 7, 8, 9, 10, 38, 39, 76, 77, 150, 151, 152, 183, 184, 185.



Brecon (40)

Plot numbers: 31, 32, 33, 34, 35, 36, 47, 48, 49, 50, 51, 52, 91, 92, 93, 94, 95, 96, 103, 104, 105, 106, 107, 108, 109, 110, 111, 120, 121, 122, 123, 124, 125, 126, 127, 128, 137, 138, 139, 140.

Call our sales centre:

01572 722262

Newbury

Three bedroom house

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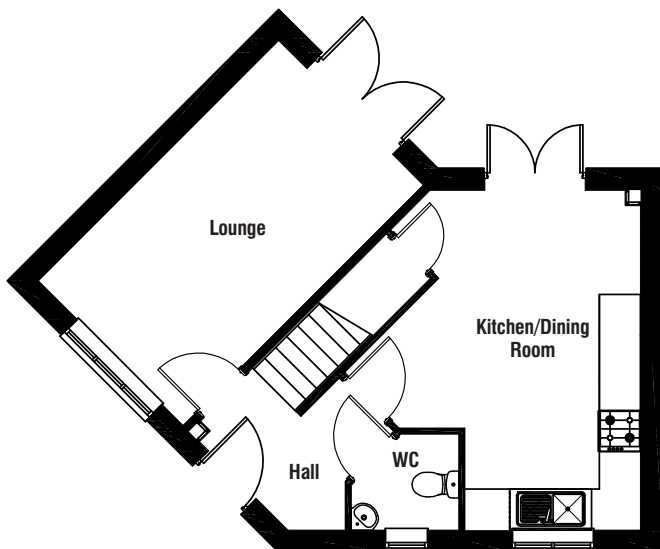
Solar panels

Solar photovoltaic (PV) panels are fitted as standard on selected Larkfleet properties. Please ask your sales advisor to confirm if solar panels are fitted to the property on the plot number you are interested in.

Plot numbers

Please refer to the development brochure for confirmation of the plot numbers for this particular house type.

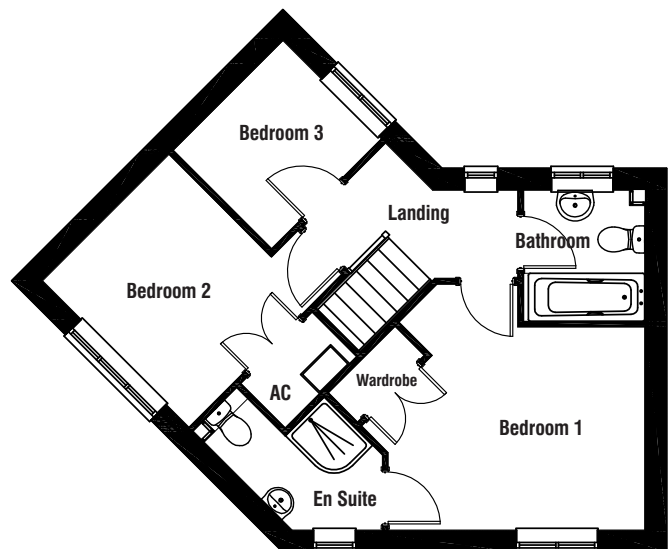
External wall finishes may vary from plot to plot or development to development. Please ask your sales advisor to confirm if the property you are interested in has a brick, stone or rendered external wall finish.



Ground floor

Lounge	2.99m x 4.97m	9'10" x 16'4"
Kitchen/Dining Room	2.57m x 4.97m	8'5" x 16'4"

All measurements shown are approximate maximum room dimensions.



First floor

Bedroom 1	3.99m x 2.97m	13'1" x 9'9"
En Suite 1	1.70m x 1.31m	5'7" x 4'3"
Bedroom 2	3.02m x 2.61m	9'11" x 8'7"
Bedroom 3	2.03m x 2.27m	6'8" x 7'5"
Bathroom	1.75m x 1.90m	5'9" x 6'3"

Depending on plot number, the floor plans for this house type may be opposite to those shown above.

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 design without notice. Landscaping shown is for illustration purposes only.

Windsor

Three bedroom house

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Plot numbers

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Ground floor

Living Room	3.90m x 4.40m (excluding bay)	12'10" x 14'5" (excluding bay)
Dining Room	2.66m x 3.20m	8'9" x 10'6"
Kitchen	3.90 x 2.80m	12'10" x 9'3"

First floor

Bedroom 1	4.91m x 3.20m	16'1" x 10'6"
En Suite	2.02m x 1.71m	6'7" x 5'7"
Bedroom 2	2.66m x 3.07m	8'9" x 10'1"
Bedroom 3	2.78m x 2.13m	9'2" x 7'0"
Bathroom	2.78m x 1.77m	9'2" x 5'9"

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Brecon

Three bedroom house

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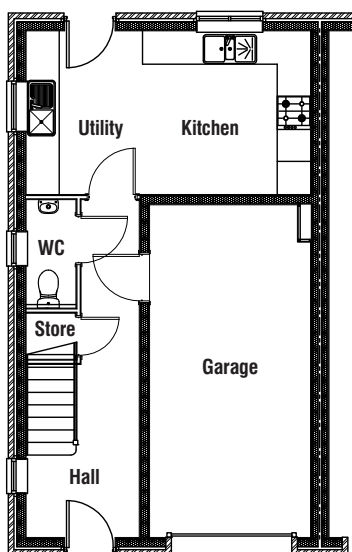
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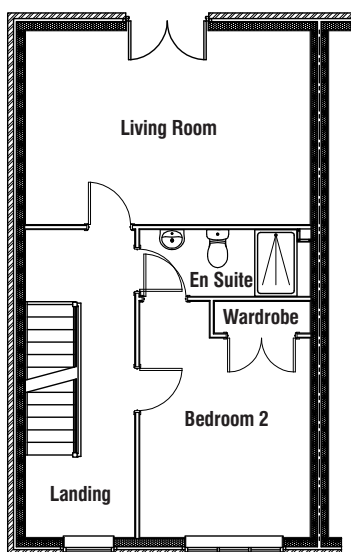
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Ground floor

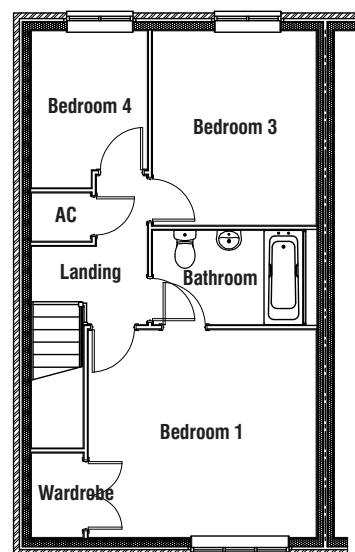
Kitchen 5.13m x 2.95m
16'9" x 9'8"



First floor

Living Room 3.49m x 5.13m
11'5" x 16'9"

Bedroom 2 4.26m x 3.07m
13'11" x 10'0"



Second floor

Bedroom 1 3.75m x 4.11m
12'3" x 13'5"

Bedroom 3 3.50m x 2.95m
11'5" x 9'8"

Bedroom 4 2.09m x 2.83m
6'10" x 9'3"

Bathroom 1.70m x 2.73m
5'6" x 8'11"

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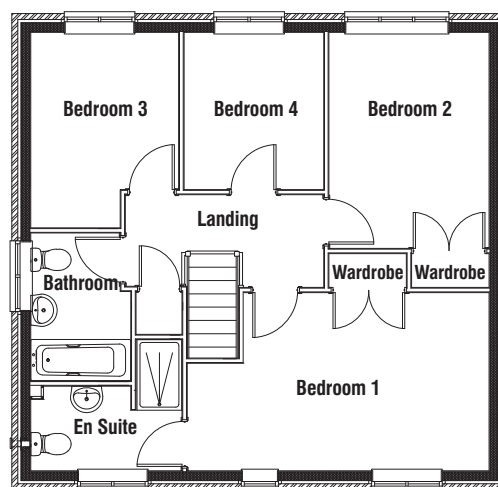
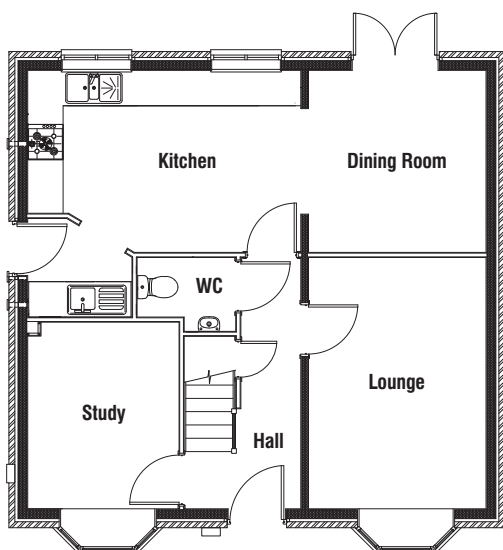
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Ground floor

Lounge	3.02m x 4.27m	9'11" x 14'0"
Dining Room	3.00m x 3.09m	9'10" x 10'2"
Kitchen	4.64m x 3.09m	15'3" x 10'2"
Study	2.57m x 3.17m	8'5" x 10'5"

All measurements shown are approximate maximum room dimensions.

First floor

Bedroom 1	5.13m x 3.03m	16'10" x 9'11"
En Suite	2.57m x 1.44m	8'5" x 4'5"
Bedroom 2	2.72m x 3.67m	8'11" x 12'1"
Bedroom 3	2.51m x 3.32m	8'3" x 10'11"
Bedroom 4	2.38m x 2.67m	7'9" x 8'9"
Bathroom	1.70m x 2.51m	5'7" x 8'2"

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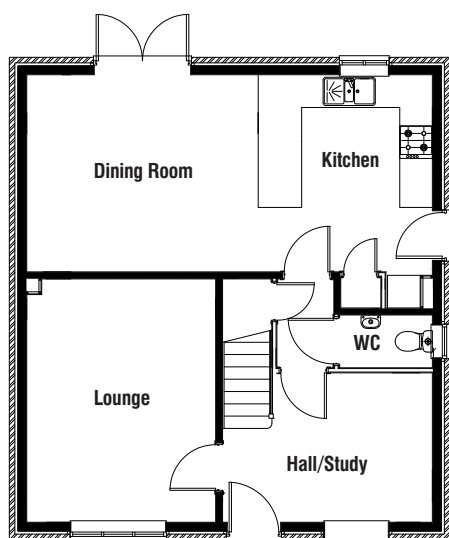
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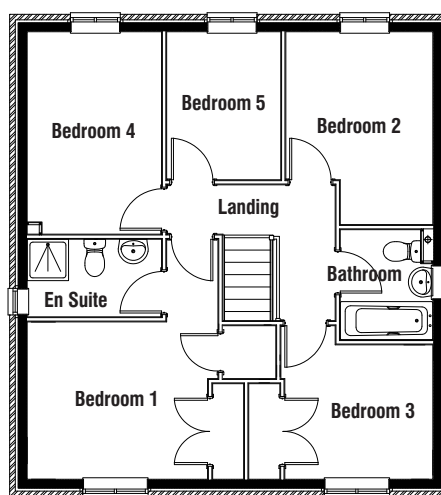
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Ground floor

Lounge	3.47m x 4.47m	11'5" x 14'8"
Dining Room	4.25m x 3.62m	13'11" x 11'11"
Kitchen	3.20m x 3.62m	10'6" x 11'11"
Hall/Study	3.85m x 2.74m	12'8" x 9'0"

All measurements shown are approximate maximum room dimensions.



First floor

Bedroom 1	3.31m x 2.89m	10'10" x 9'6"
En Suite	2.47m x 1.43m	8'1" x 4'8"
Bedroom 2	2.70m x 3.54m	8'10" x 11'7"
Bedroom 3	2.72m x 2.47m	8'11" x 8'1"
Bedroom 4	2.47m x 3.72m	8'1" x 12'2"
Bedroom 5	2.09m x 2.72m	6'11" x 8'11"
Bathroom	1.71m x 2.02m	5'7" x 6'7"

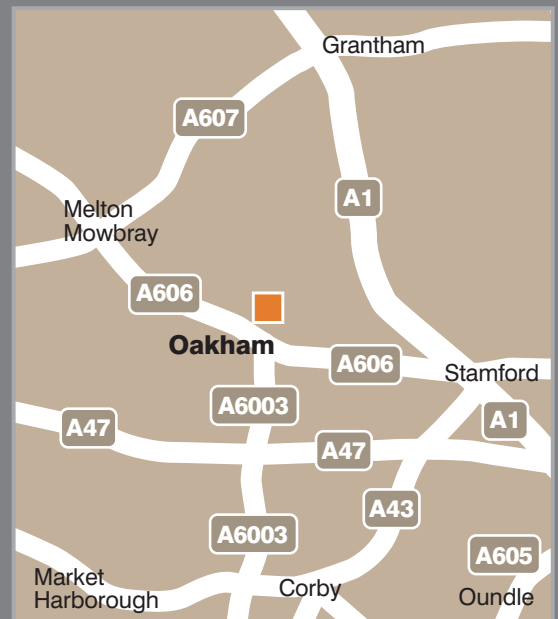
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Oakham Heights

Buttercross Park is part of Oakham Heights, the development which is bringing new homes, employment and community facilities to the Rutland town of Oakham.



For more information about this development and our home purchasing options, call the sales office on:

01572 722262

or email: buttercrosspark@larkfleethomes.co.uk

www.larkfleethomes.co.uk



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