



THE
ARTISAN
COLLECTION

Barleywoods

AREA GUIDE



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Bellway



Beautiful homes, ideally located

AMENITIES, TRANSPORT, EDUCATION AND COUNTRYSIDE ALL ON YOUR DOORSTEP.

Barleywoods is a development of 3, 4 and 5-bedroom homes in Oakham, Rutland. Close to local amenities and the beautiful Rutland Water area, this development is ideal for families and those looking to move away from city life. Nearby schools and colleges are well regarded by parents, the A1 is just a 15-minute drive away and Oakham's railway station is just a few minutes' drive from the

development, meaning it's ideal for commuters and leisure travellers.

These expertly crafted and beautifully designed homes will encompass a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms.



Choose a fine quality of life at Barleywoods

A PICTURESQUE RURAL LOCATION, PERFECTLY COMPLEMENTED BY CONVENIENCE.

Set just 15 minutes from the A1, Barleywoods is perfectly placed for leisure or business travellers. This road leads to major destinations, including Grantham, Newark-on-Trent and Peterborough. Oakham's railway station is also close by and from here, services regularly run to Birmingham, London Stansted and Cambridge.

Close to the development, convenience stores and traditional traders ensure that essential goods are readily available, while a supermarket is also within walking distance. Nearby Leicester features larger-scale shopping centres, historic markets and independent stores.

Oakham also features several restaurants and cafés, including Hitchen's Barn. Asian dishes are expertly provided by Sarpech Wine Bar & Restaurant, 10 Dining Street, Jashir and Red India, while Otters Fine Foods is a standout café providing first-class creations.

Despite its rural location, Oakham still features plenty of leisure opportunities for residents. Rutland Water is just a 13-minute drive from the development and this park covers more than 4,200 acres of open countryside. From relaxing



walks and bike rides to boating and watersports, there's lots to do at the centre. Other local attractions include Rutland County Museum, Oakham Castle and Rutland Farm Park.



Just under 45 minutes to the west, Leicester offers further attractions, including top-class music, culture and sporting venues. One-off sites in Leicester include the National Space Centre, Leicester Cathedral and the King Richard III Visitor Centre.

Barleywoods is a four-minute drive from Oakham CofE Primary School and this is one of several excellent education providers in the local area. Other well-regarded primary schools include Brooke Hill Academy, Catmose Primary and Langham CofE Primary School. Catmose College is a premier provider of secondary education, while Harington School is ideal for further education. For children with additional needs, The Shires at Oakham is well equipped and caters for students aged 11 to 19.

The well-regarded Oakham School is also found close to the development and this is a prestigious private school, well known for its high standards and exceptional results.



How to find us

