



DAVIDSONS
HOMES

STYLISH
LIVING

Welcome to
Oakham Pastures,
Rutland



OAKHAM
PASTURES

OAKHAM

GREAT
LOCATION



Davidsons Homes offers a selection of 2, 3, 4 and 5 bedroom homes at Oakham Pastures, in the beautiful county of Rutland.

Renowned for being the smallest of the English Counties, Rutland is nevertheless packed with history, foodie culture and some of the most stunning countryside in the UK. Whether you are a family looking for bountiful rural activities or a professional couple looking for a spot of luxury in the countryside, Oakham and Rutland have plenty to offer.

Taking its place as the jewel of the county, the town of Oakham enjoys a reputation for academic excellence, a vibrant independent small business community, rich medieval history and stunning architecture.

Despite its rural location the town has strong links to the East Midlands and beyond, with a railway station offering connections on the Birmingham-Peterborough line to nearby Leicester, Peterborough, Cambridge and Stansted Airport as well as twice-weekly direct links to London St Pancras.

Enjoy the vibrant foodie culture created by the many independent restaurants, cafes and artisan producers you can sample at the regular open air market and monthly farmers market. Behind the pretty architecture you will find luxury boutiques, a Victorian hall offering entertainment, antiques markets and art exhibitions.

Families are well-served with a wealth of academic opportunities - including the famous Oakham public school with its cricketering superstar alumnus, Stuart Broad - and delightful outdoor walks, watersports and wildlife at the beautiful Rutland Water.

Davidsons is proud to reflect the local character at Oakham Pastures, with new homes crafted with traditional values.

All this and more awaits you at Oakham Pastures!



OAKHAM
TOWN CENTRE
NEARBY



RESTAURANTS
CAFES
SPA
RETAILERS
DOCTORS
ALL CLOSE BY



A DEVELOPMENT
OF 2, 3, 4 & 5
BEDROOM HOMES
IN THE TOWN OF
OAKHAM, RUTLAND

Stylish Living



THREE
GENERATIONS OF
THE WILSON
FAMILY HAVE
TAKEN PRIDE IN
BUILDING HOMES IN
THIS AREA



EACH DAVIDSONS
HOME IS BUILT
WITH CARE AND
CRAFTSMANSHIP
OTHERWISE IT'S
NOT A DAVIDSONS
HOME

Building homes not
only for you, but for
generations to come.

*That's the Davidsons
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.

3 Generations of Housebuilders





RUTLAND
WATER
NEARBY



GREAT FOR FAMILIES
OR YOUNG
PROFESSIONALS ALIKE



CONVENIENT
LOCATION WITHIN EASY
REACH OF BOTH TOWN
AND COUNTRYSIDE

At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we understand that when building a home it needs to be built with buyers in mind. We create interior spaces that are well thought out and liveable with additional features such as: pre-wired calls for your plasma TV; outside taps for you to water your new garden; power and lighting in your garage; right through soft closing toilet seats. Our kitchens feature top brand appliances and the best quality

tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.

BUILDERS
&
PLACEMAKERS
Est. 2007

3 Generations of Housebuilders





OUR BATHROOMS
ARE FITTED
WITH DESIGNER
SANITARYWARE AND
TILES



OUR KITCHENS BENEFIT
FROM HIGH END
APPLIANCES AND THE
BEST QUALITY TILES
AND SURFACES



Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.



Great Spaces

Financial advice available.

Please speak to your development sales manager
who will be happy to help.

Elegance

THE LOCAL AREA

Places of Interest

within 15mins drive

Rutland Water 4,200 acres of countryside, offering everything from walking and cycling to fishing and watersports	3 miles away
Rutland County Museum Houses a collection of objects relating to local rural and agricultural life, social history and archaeology	0.2 miles away
Stamford Town Centre A bustling, prosperous market town and has a wide range of shops, hostelrys and attractions	10.1 miles away
Lyndon Visitor Centre & Nature Reserve Home of the iconic Rutland Ospreys, Lyndon Visitor Centre lies on the south shore of the reservoir	4.3 miles away
Aqua Park Rutland Inflatable obstacle course on a lake, with thrill slides, free falls & trampolining sessions	4.8 miles away
Rutland Hall Hotel & Spa Escape to the luxury of Rutland Hall Hotel and Spa, located on the shores of stunning Rutland Water	3.7 miles away
The Rutland Showground Events space, showing the yearly Rutland County Show and many more	2 miles away
Uppingham Market town home to the prestigious Uppingham School	5.7 miles away



THE LOCAL AREA

Places of Interest

within 40mins drive

Burghley House Grand sixteenth-century English country house near Stamford	14.5 miles away
Belvoir Castle Faux historic castle and stately home in Leicestershire	18.8 miles away
Fosse Park One of Britain's biggest out-of-town shopping parks and it is situated in Enderby parish	30.6 miles away
National Space Centre Museum and educational resource covering the fields of space science and astronomy	25 miles away
Ragdale Hall Spa Luxury spa breaks & pamper days	18.5 miles away
Apethorpe Palace Private residence but is open to the public by pre-booked guided tours during July and August	19.2 miles away
Highcross Shopping Centre Highcross Leicester is a shopping centre in Leicester, England	20 miles away
Eye Brook Reservoir 201.3-hectare reservoir and biological Site of Special Scientific Interest	10 miles away



THE LOCAL AREA

Places of Interest

Bars & Restaurants

Sarpech An authentic Indian restaurant & wine bar in Oakham	0.5 miles away
Hitchens Barn Hitchen's Barn serves Modern British & locally sourced food	0.5 miles away
The Olive Branch Award Winning Village Pub and Inn	10.8 miles away
San Giorgio Restaurant A little taste of Italy in Rutland! Authentic Italian cuisine in the heart of Oakham	0.7 miles away
The Admiral Hornblower Traditional pub/restaurant	0.8 miles away
GA Sushi Oakham Japanese Cuisine Bar & Restaurant	0.7 miles away
The Blue Ball at Braunston Thatched 17th-century village pub and restaurant serving seasonal homemade fare, with vistas	2.9 miles away



Distances may vary from each site

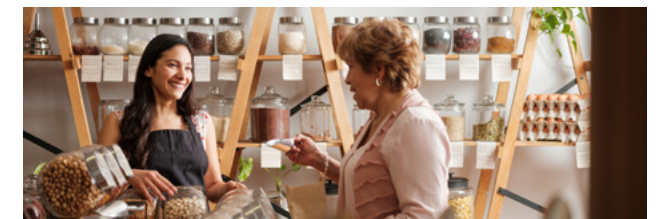
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THE LOCAL AREA

Places of Interest

Cafés & Bakeries

The Daily Grind Independently owned and operated café	0.7 miles away
Hambletons Bakery Award winning artisan bakery based in the Midlands specialising in delicious freshly baked Breads	0.8 miles away
The Larder Independent family run C��fe & Outside Catering business	0.4 miles away
Otters Fine Foods Artisan and traditional cheeses, meats and charcuterie along with quality deli products	0.6 miles away
Hoagies Sandwich shop using fresh, locally sourced ingredients	0.6 miles away
A W Curtis & Sons Ltd Bakery in the centre of Oakham	0.8 miles away
Hungry Birds Lovely cosy coffee shop in Oakham, with a selection of light lunches, cakes and coffee	0.5 miles away



Distances may vary from each site

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TRANSPORT LINKS



Oakham Railway Station

1.1 miles away
Trains to Birmingham every 1hr
Trains to London every 30mins

Drive Times

to Leicester (via A47)	45mins
to Nottingham (via A606)	54mins
to Cambridge (via A1)	1hr 14mins
to Birmingham (via M6)	1hr 23mins
to London (via A1 (M) and A1)	2hr 41mins



Airports

Birmingham (BHX)	1hr 15mins
East Midlands Airport (EMA)	54mins
London Luton (LTN)	1hr 34mins
London Heathrow (LHR)	2hr 10mins
London Stansted (STN)	1hr 29mins

Distances may vary from each site

LOCAL AMENITIES



Supermarkets

Tesco	0.6 miles away
ALDI	2.2 miles away
Lidl	1.1 miles away

Hospital A&E

Leicester General Hospital	1.1 miles away
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Gyms & Leisure Centres

Catmose Sports Centre	1.4 miles away
Uppingham School Sports Centre	5.9 miles away
CrossFit	2.4 miles away

Nurseries

Scallywags Day Nursery	1 mile away
Brooke Hill Academy	1 mile away
Ark Nursery	1.2 miles away

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LOCAL SCHOOLS

Oakham CofE Primary School

0.8 miles away

Ofsted Good

The Parks School

0.8 miles away

Ofsted Outstanding

Catmose College

1.4 miles away

Ofsted Outstanding

Oakham School

0.6 miles away

Independent School

Harington School

1.4 miles away

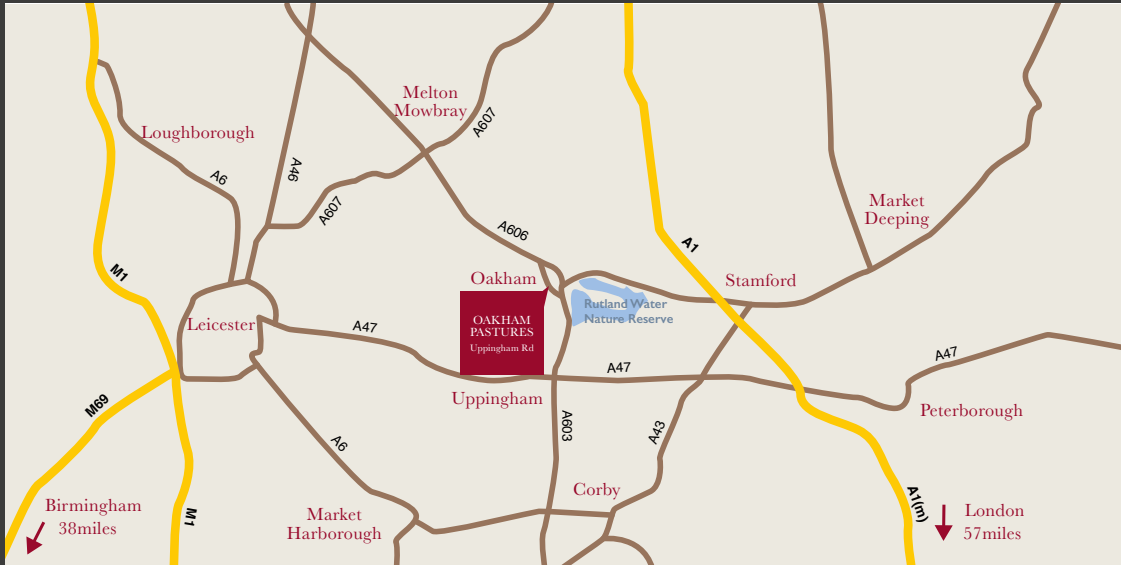
Ofsted Outstanding

Uppingham School

5.9 miles away

Independent School

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