

Oakley Mews is an impressive collection of 30 new homes with 21, three and four bedroom family homes for private sale. There are nine homes, 8 of which are apartments allocated for affordable housing.

Perfectly positioned on the edge of the historic market town of Windsor, the location offers easy access to a wealth of amenities and fantastic links to London and beyond.



A royal community

At Oakley Mews, there's so much to enjoy. You'll find several traditional pubs nearby, including The Greene Oak – just what you need after a long walk in the countryside.

If it's an English classic you're after, look no further than afternoon tea at Oakley Court. Whether it's a traditional experience or a unique savoury afternoon tea, there's something to satisfy all tastebuds.

The riverside parish of Bray is close by, home to The Fat Duck and Waterside Inn Michelin Star restaurants, as well as Caldesi and The Hinds Head, Bray Marina offers a further dining experience.

Windsor Great Park is a Royal Park covering around 5,000 acres of sweeping fields and woodland. It's also home to a large herd of red deer, award-winning gardens and a stunning avenue of trees known as the Long Walk. It's a wonderful day out for the whole family.

If you're looking for something more educational, why not visit Windsor Castle? It's one of the official residences of the British monarch and just a 10-minute drive away. And if you're after a fun activity for the kids, make sure you pop along to Legoland Windsor.

LOCATION

You're just a stone's throw away from the beautiful Windsor Racecourse Marina, it's the perfect place to relax and enjoy a meal at GOGOS Waterfront Restaurant with outstanding views across the marina and racecourse.

The racecourse itself is set in 165 acres of beautiful Berkshire countryside. In addition to horse racing, you can also enjoy live music, fun runs and charity events. It's a great location for a lively and entertaining experience.



You can also reach Dorney Lake in under 20 minutes by car, where you can explore 400 acres of scenic parkland and arboretum. It is the Olympic rowing training ground and offers open water swimming.

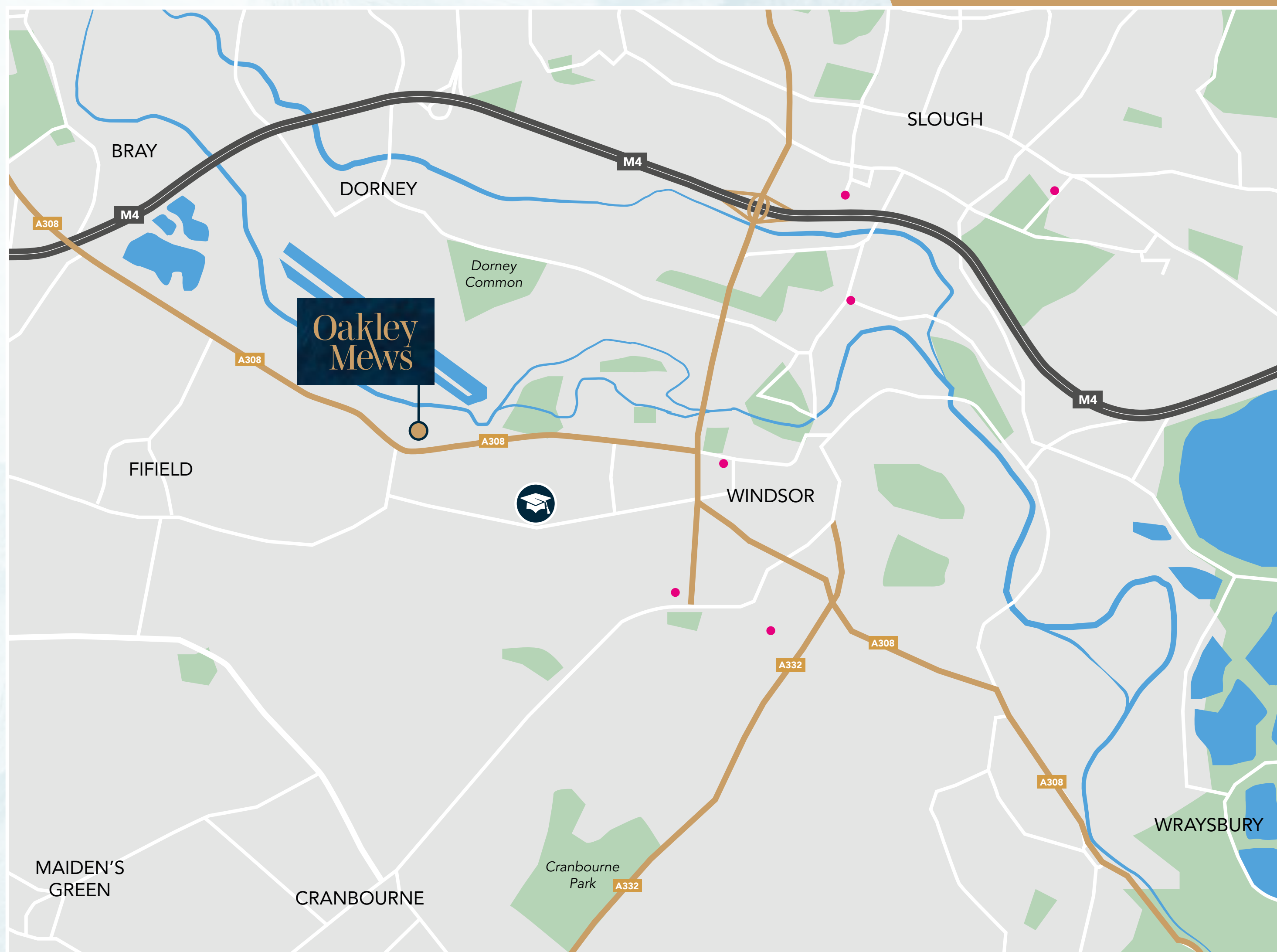
Where to next?

Alongside its prosperous local community, Oakley Mews also offers excellent road, rail and air links. Windsor has two train stations within easy reach: Windsor and Eton Central (also home to a shopping centre called Windsor Royal Shopping) and Windsor and Eton Riverside (just 25 miles from London Waterloo). There's also Datchet train station, which is only a 10-minute drive away.

If you're looking to venture further afield, the M4 J6 is just 6 minutes away by car and the M25 just 15 minutes away - giving you easy access to the rest of the UK. And if that's still not far enough, you can reach Heathrow airport in just 20 minutes and Gatwick airport in less than an hour, so you can enjoy exploring the rest of the world.

Close by, Maidenhead also provides excellent transport links via the recently opened "Crossrail" Elizabeth line, to Heathrow and London.





Schools of thought

Oakley Mews is just a 10-minute walk to Homer First School & Nursery. But there are many other education options for children of all ages providing state and private education:

- Trevelyan Middle School (Ofsted Good)
- St Edward's Royal Free Ecumenical Middle School (Ofsted Good)
- Eton College (Ofsted Outstanding)
- The Windsor Boys' School (Ofsted Good)
- Windsor Girls' School (Ofsted Outstanding)
- Upton Court Grammar School (Ofsted Outstanding)
- Slough and Eton C of E Business and Enterprise College (Ofsted Outstanding)
- Eton Wick C of E First School (Ofsted Good)
- Alexander First School (Ofsted Good)
- Braywood C of E First School and Nursery (Ofsted Outstanding)
- Dedworth Middle School (Ofsted Good)
- Hilltop First School (Ofsted Outstanding)



WINDSOR ROAD (A308)

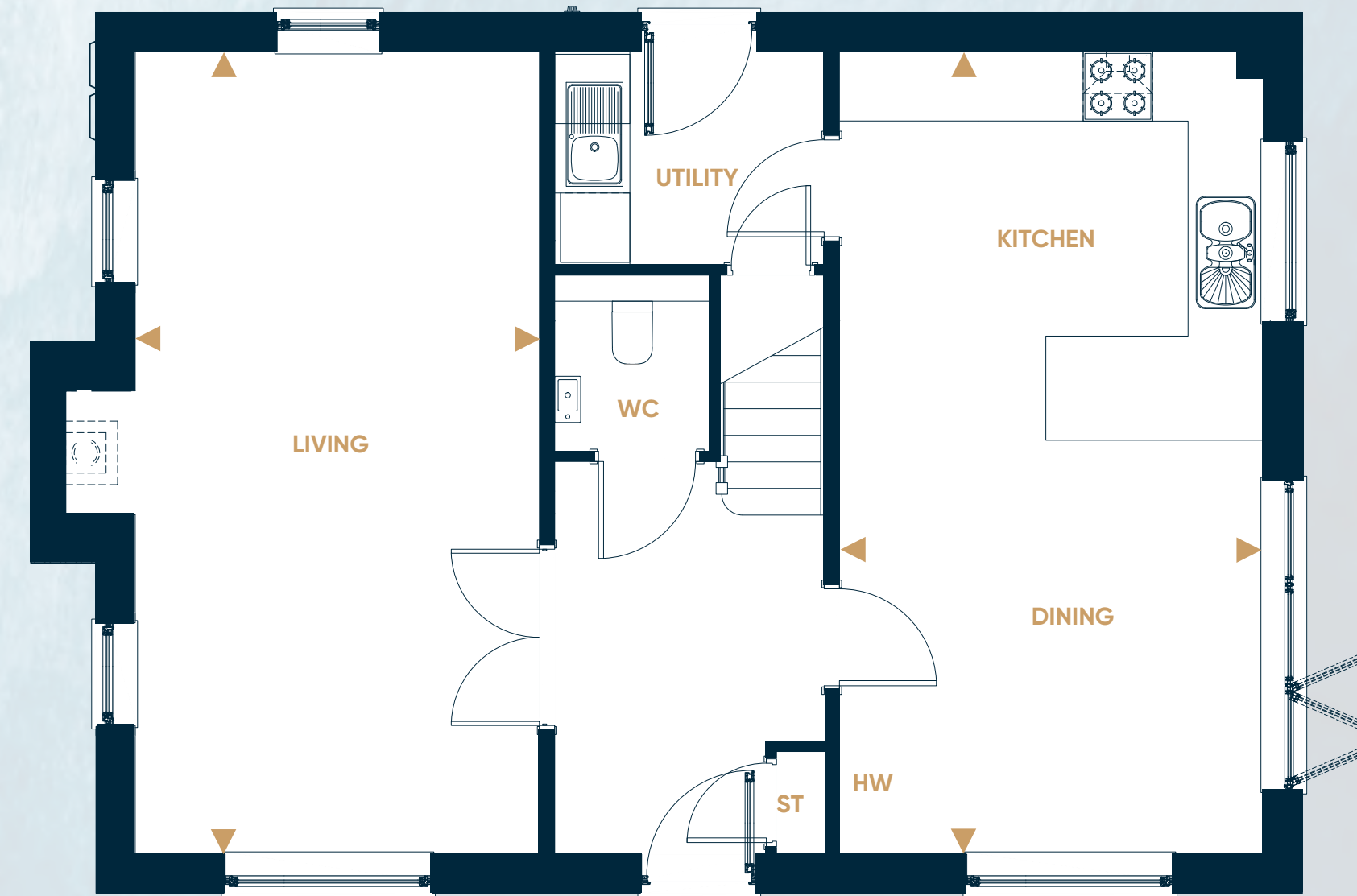
FOXGLOVE HOUSE & BLUEBELL HOUSE



Foxglove House House 1

Bluebell House House 21

1483 Sq ft (138 Sq m)
House 21 is mirror image



GROUND FLOOR



FIRST FLOOR

	mm	ft
Kitchen/Dining	6940 x 3664	22'9" x 11'11"
Living	6940 x 3494	22'9" x 11'5"
Bedroom 1	5800 x 3698	19'0" x 12'2"
Bedroom 2	4200 x 3785	13'9" x 12'5"
Bedroom 3	3785 x 2650	12'5" x 8'8"
Bedroom 4	3016 x 2933	9'10" x 9'7"

THE MEADOWSWEET

Oakley
Mews



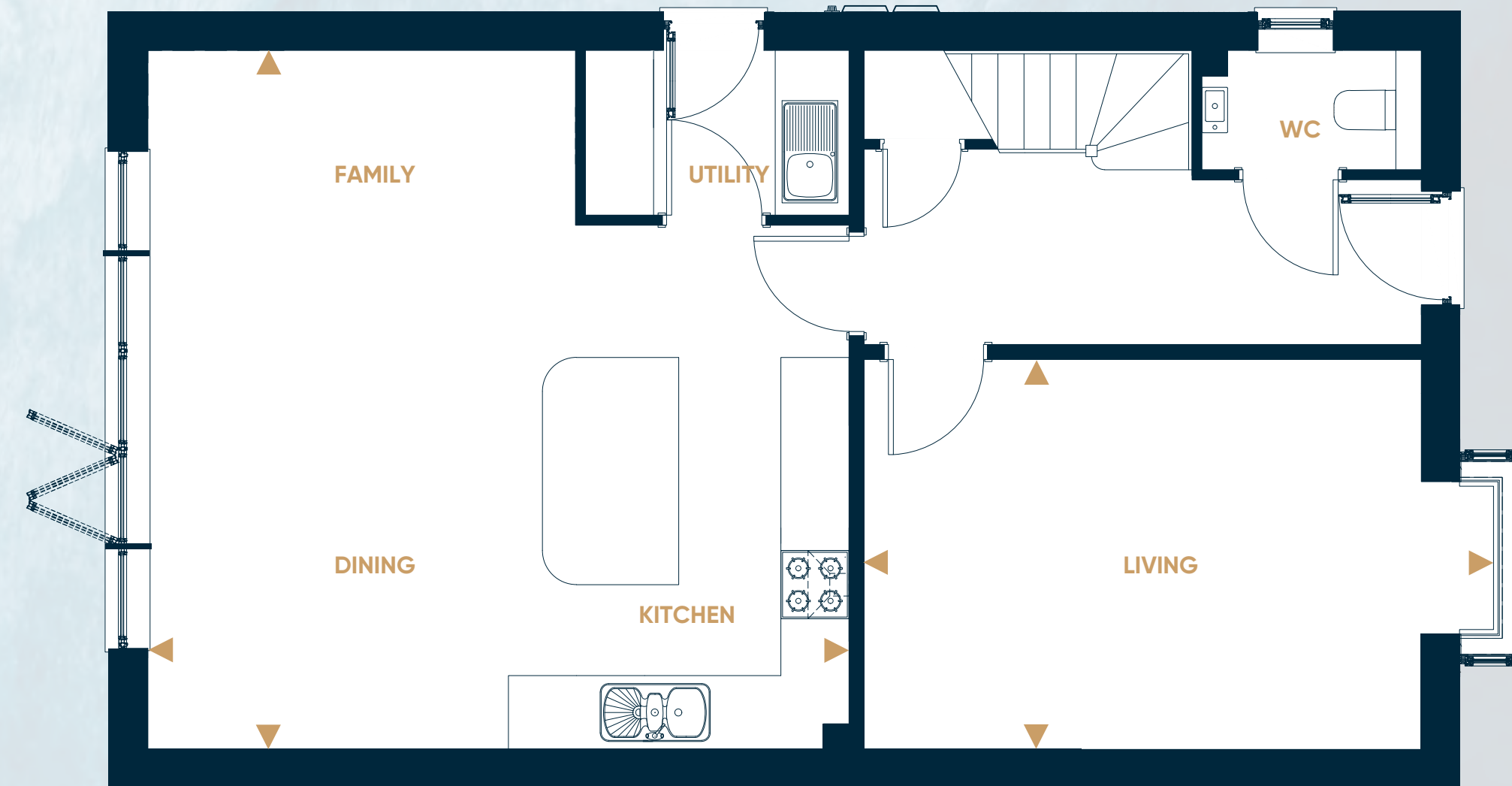
The Meadowsweet

Houses 2, 3 & 10

1765 Sq ft (164 Sq m)

House 10 is mirror image

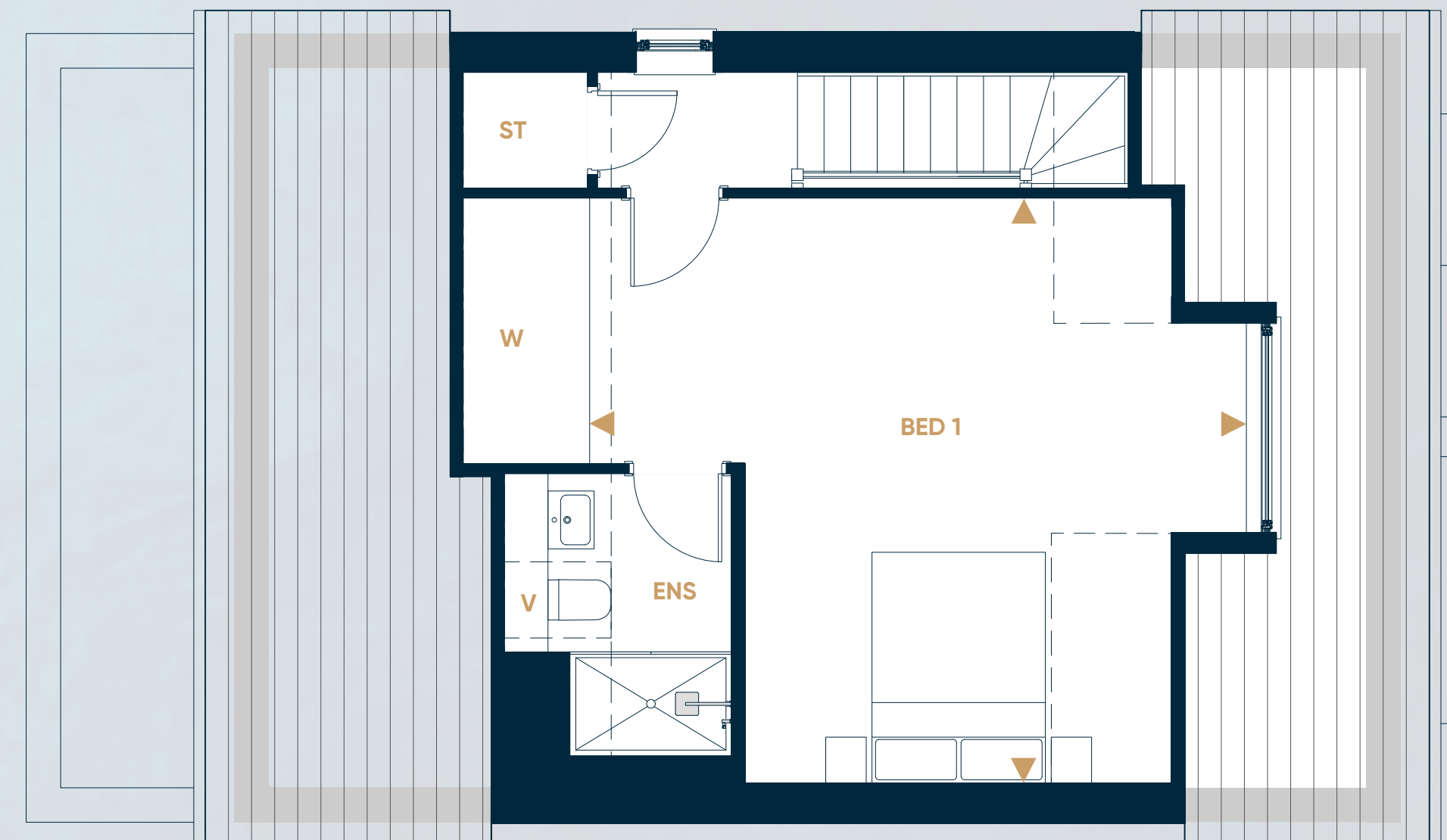
	mm	ft
Kitchen/Dining/Family	6175 x 6152	20'3" x 20'2"
Living	5583 x 3432	18'3" x 11'4"
Bedroom 1	5700 x 5265	18'8" x 17'3"
Bedroom 2	3814 x 3300	12'6" x 10'9"
Bedroom 3	3450 x 2850	11'3" x 9'4"
Bedroom 4	2850 x 2615	9'4" x 8'6"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HW - HOMEWORKING. V - VELUX WINDOW. W - WARDROBE. - - - - SKILING LINE AT 2.1 M

THE CLOVER & THE HEATHER

Oakley
Mews



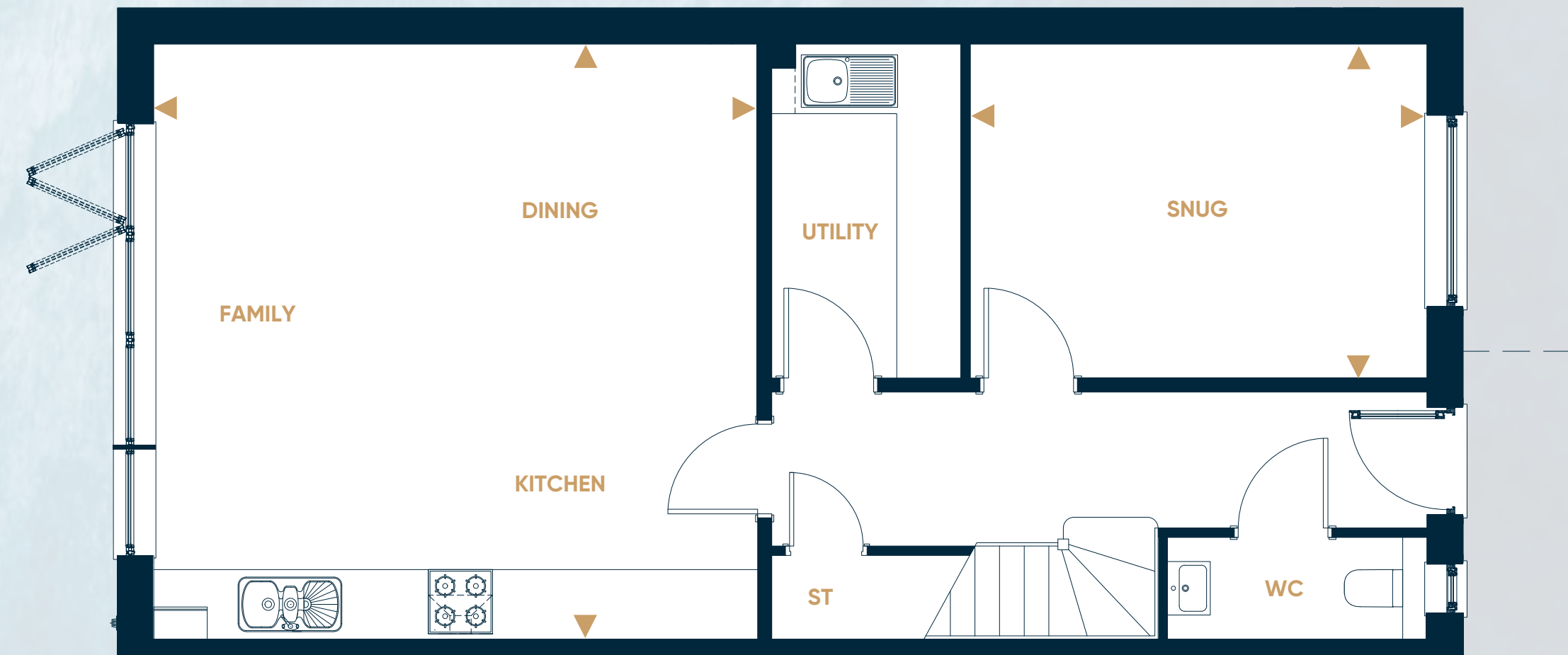
The Clover

Houses 4, 9, 14, 15

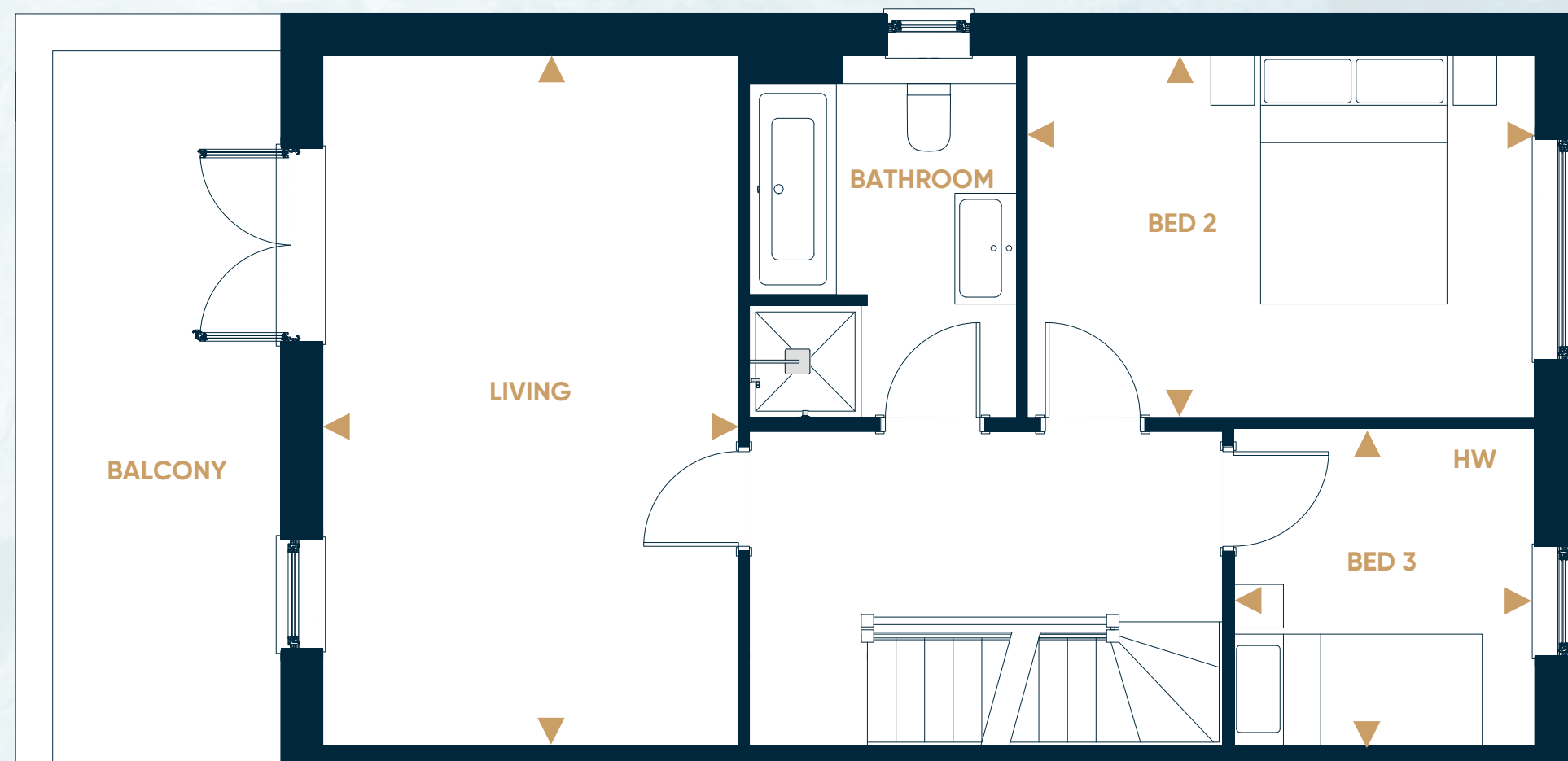
1671 Sq ft (155 Sq m)

Houses 9 & 15 are mirror image

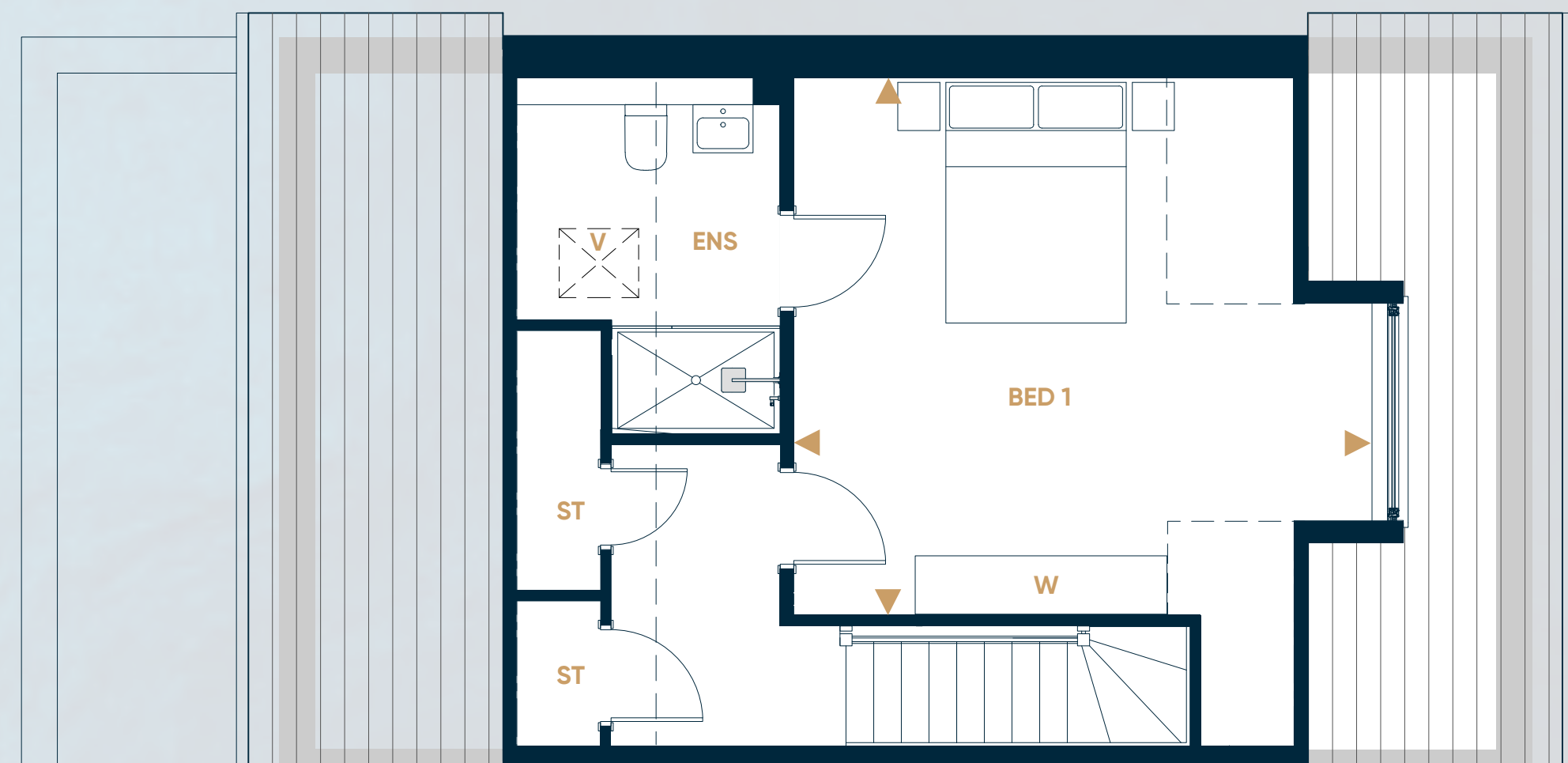
	mm	ft
Kitchen/Dining/Family	5640 x 5550	18'6" x 18'2"
Snug	4253 x 3118	13'11" x 10'2"
Living	5550 x 3343	18'2" x 10'11"
Bedroom 1	4808 x 4470	15'9" x 14'8"
Bedroom 2	4080 x 2912	13'4" x 9'6"
Bedroom 3	2550 x 2485	8'4" x 8'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

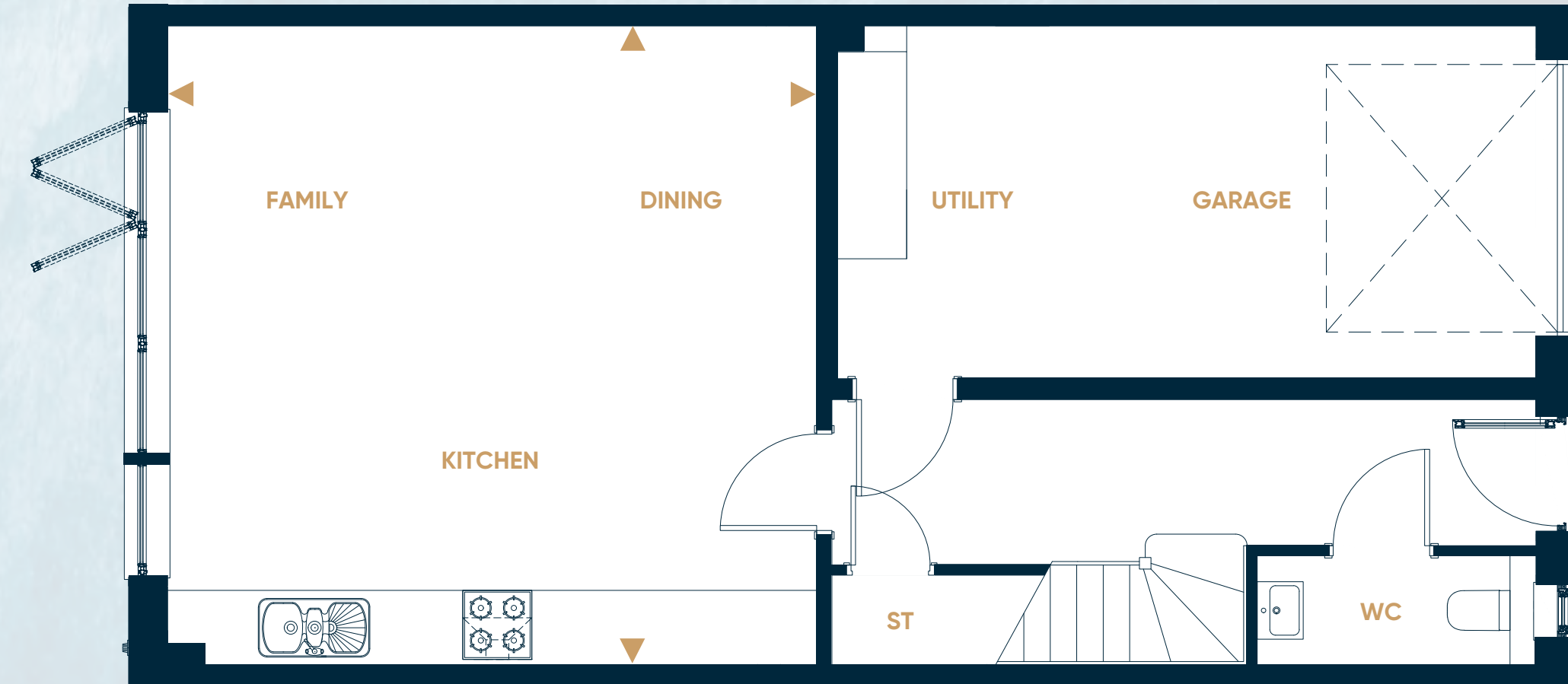
The Heather

Houses 5, 6, 7 & 8

1453 Sq ft (135 Sq m)

Houses 5 & 7 are mirror image

	mm	ft
Kitchen/Dining/Family	5640 x 5550	18'6" x 18'2"
Living	5550 x 3343	18'2" x 10'11"
Bedroom 1	4808 x 4470	15'9" x 14'8"
Bedroom 2	4080 x 2912	13'4" x 9'6"
Bedroom 3	2550 x 2485	8'4" x 8'2"

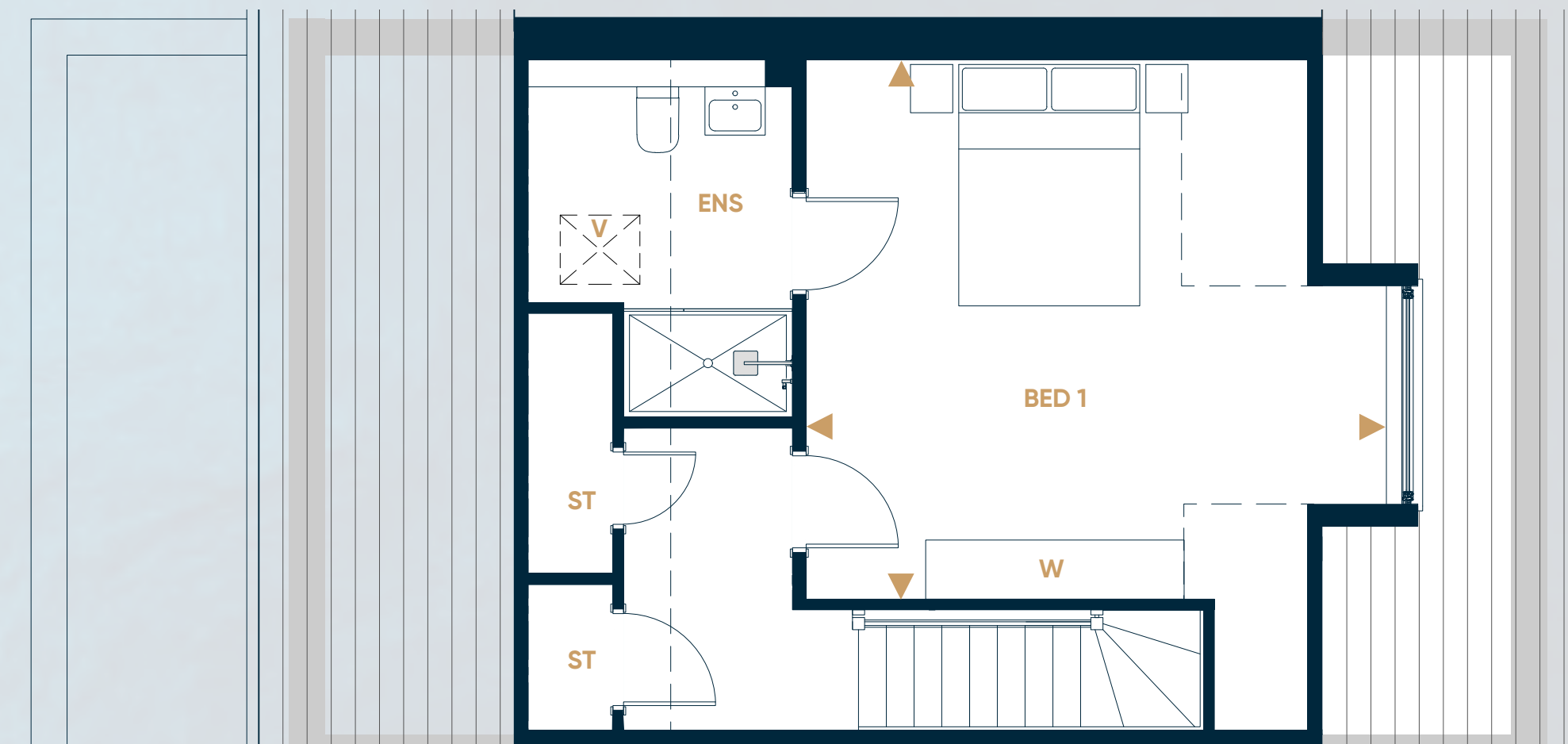


GROUND FLOOR



FIRST FLOOR

*



SECOND FLOOR

*LANDING WINDOW TO HOUSES 6 & 7 ONLY. HW - HOMEWORKING. V - VELUX WINDOW. W - WARDROBE. - - - - SKELING LINE AT 2.1 M

THE CLOVER & THE ORCHID

Oakley
Mews



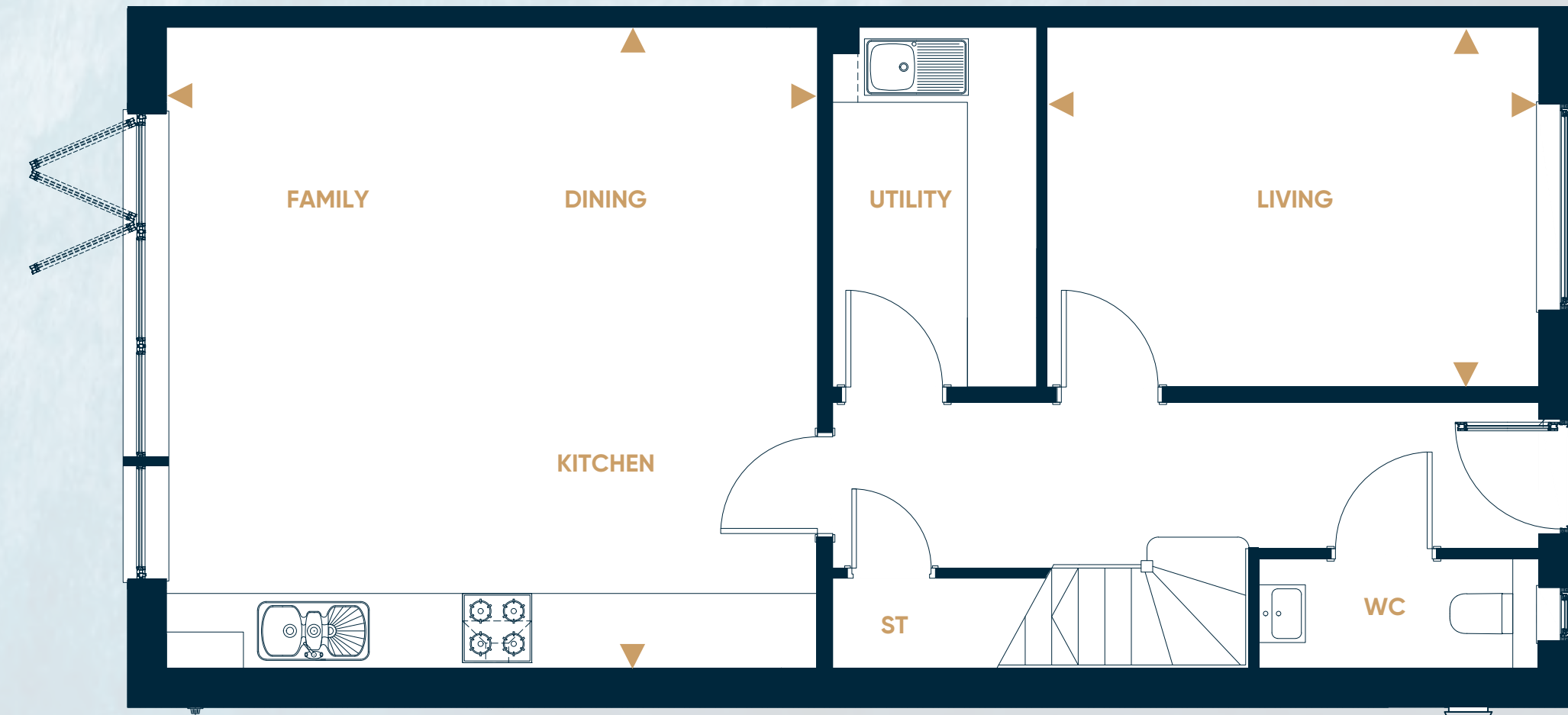
The Orchid

Houses 13 & 16

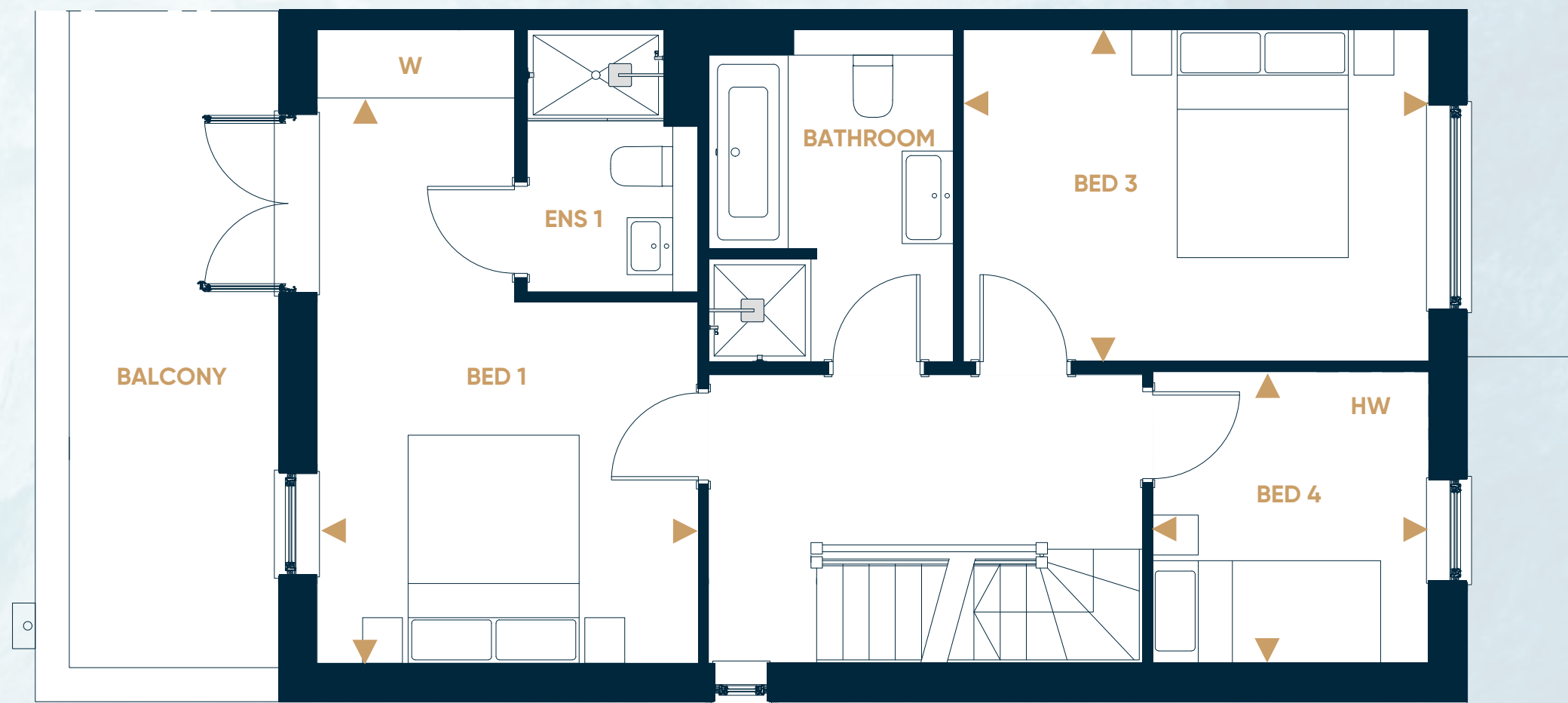
1671 Sq ft (155 Sq m)

House 13 is mirror image

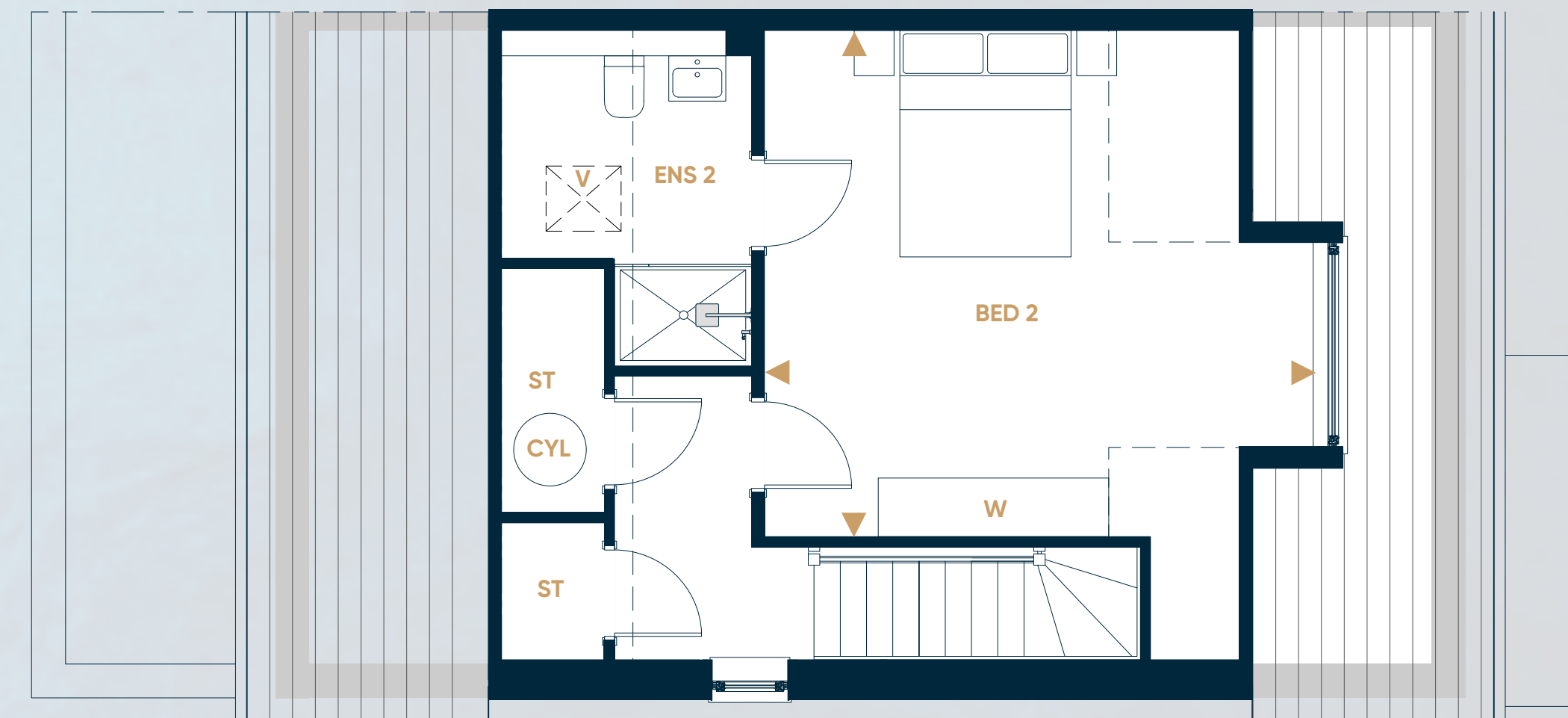
	mm	ft
Kitchen/Dining/Family	5640 x 5550	18'6" x 18'2"
Living	4253 x 3118	13'11" x 10'2"
Bedroom 1	4950 x 3343	16'2" x 10'11"
Bedroom 2	4808 x 4470	15'9" x 14'8"
Bedroom 3	4080 x 2912	13'4" x 9'6"
Bedroom 4	2550 x 2485	8'4" x 8'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HW - HOMEWORKING. V - VELUX WINDOW. W - WARDROBE. - - - - SKELING LINE AT 2.1 M

THE PRIMROSE

Orlando
Mews



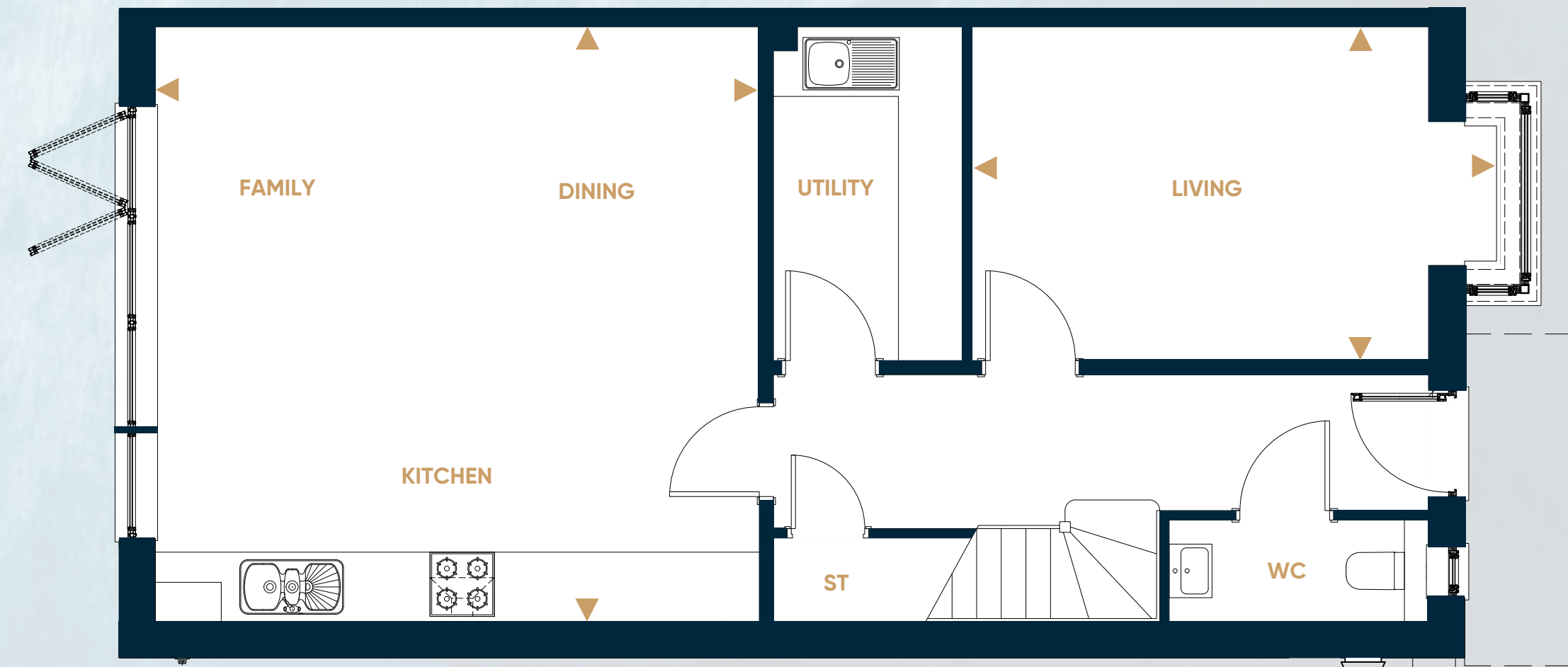
The Primrose

Houses 11 & 12

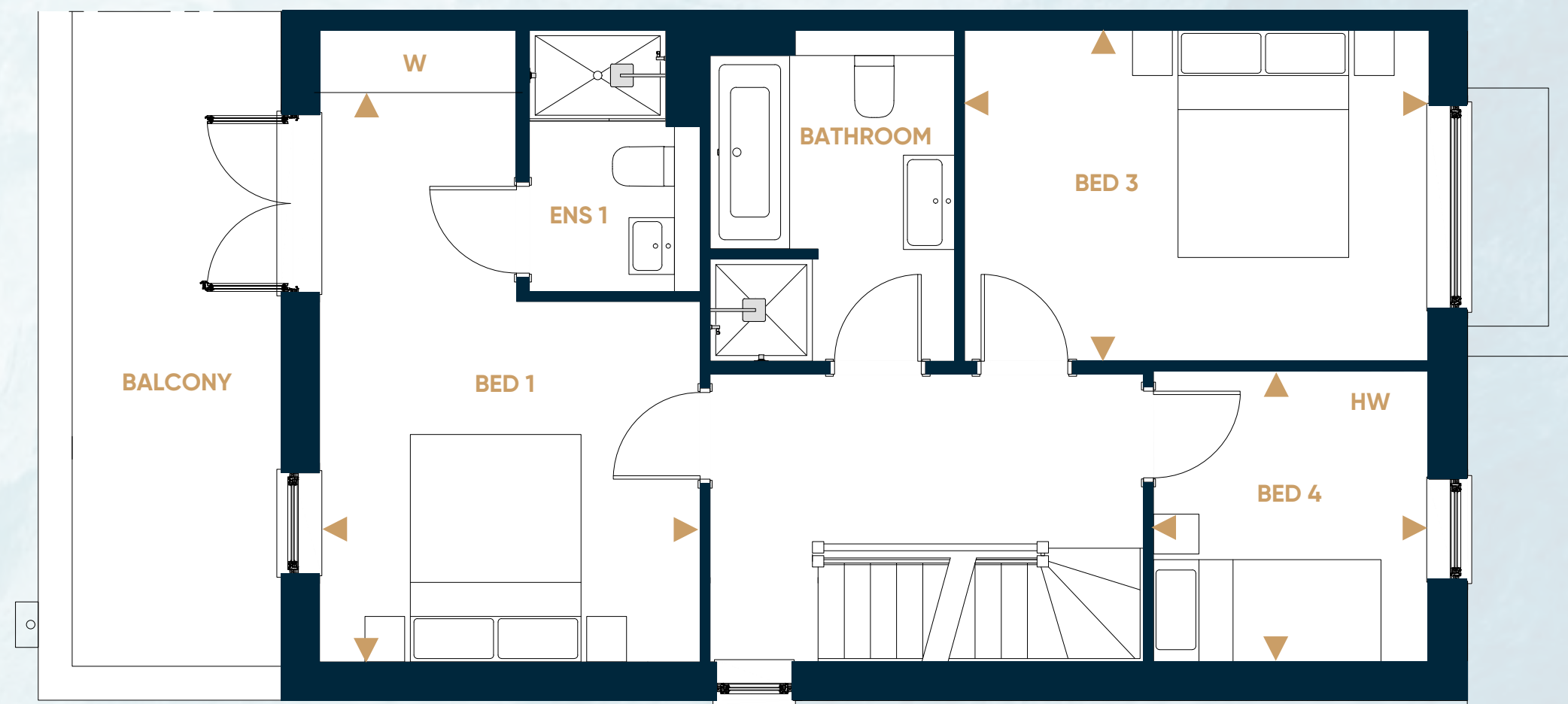
1680 Sq ft (156 Sq m)

House 11 is mirror image

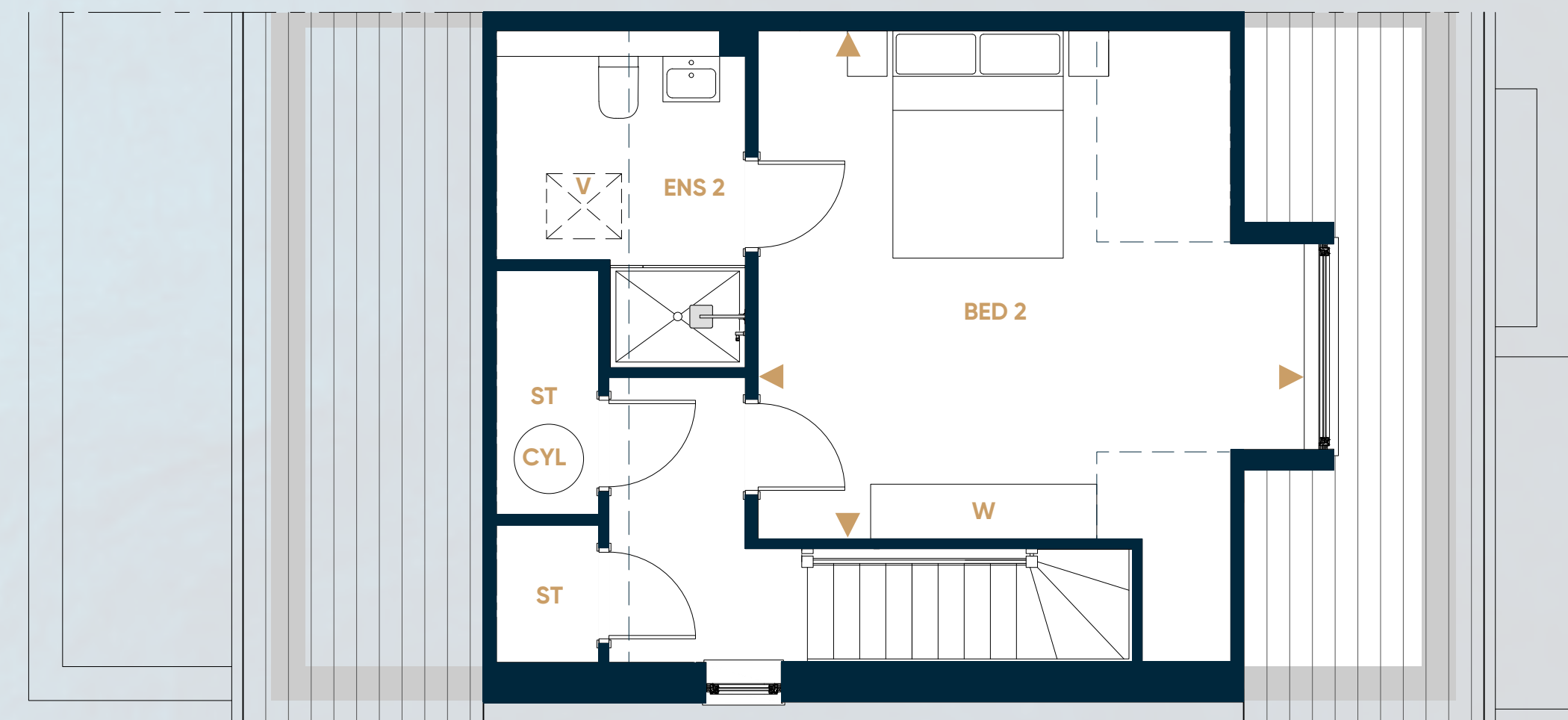
	mm	ft
Kitchen/Dining/Family	5640 x 5550	18'6" x 18'2"
Living	4918 x 3118	16'1" x 10'2"
Bedroom 1	4950 x 3343	10'11" x 16'2"
Bedroom 2	4808 x 4470	15'9" x 14'8"
Bedroom 3	4080 x 2912	13'4" x 9'6"
Bedroom 4	2550 x 2485	8'4" x 8'2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

*WINDOW TO HOUSE 11 ONLY. HW - HOMEWORKING. V - VELUX WINDOW. W - WARDROBE. - - - - SKELING LINE AT 2.1 M

THE LAVENDER

Oakley
Mews



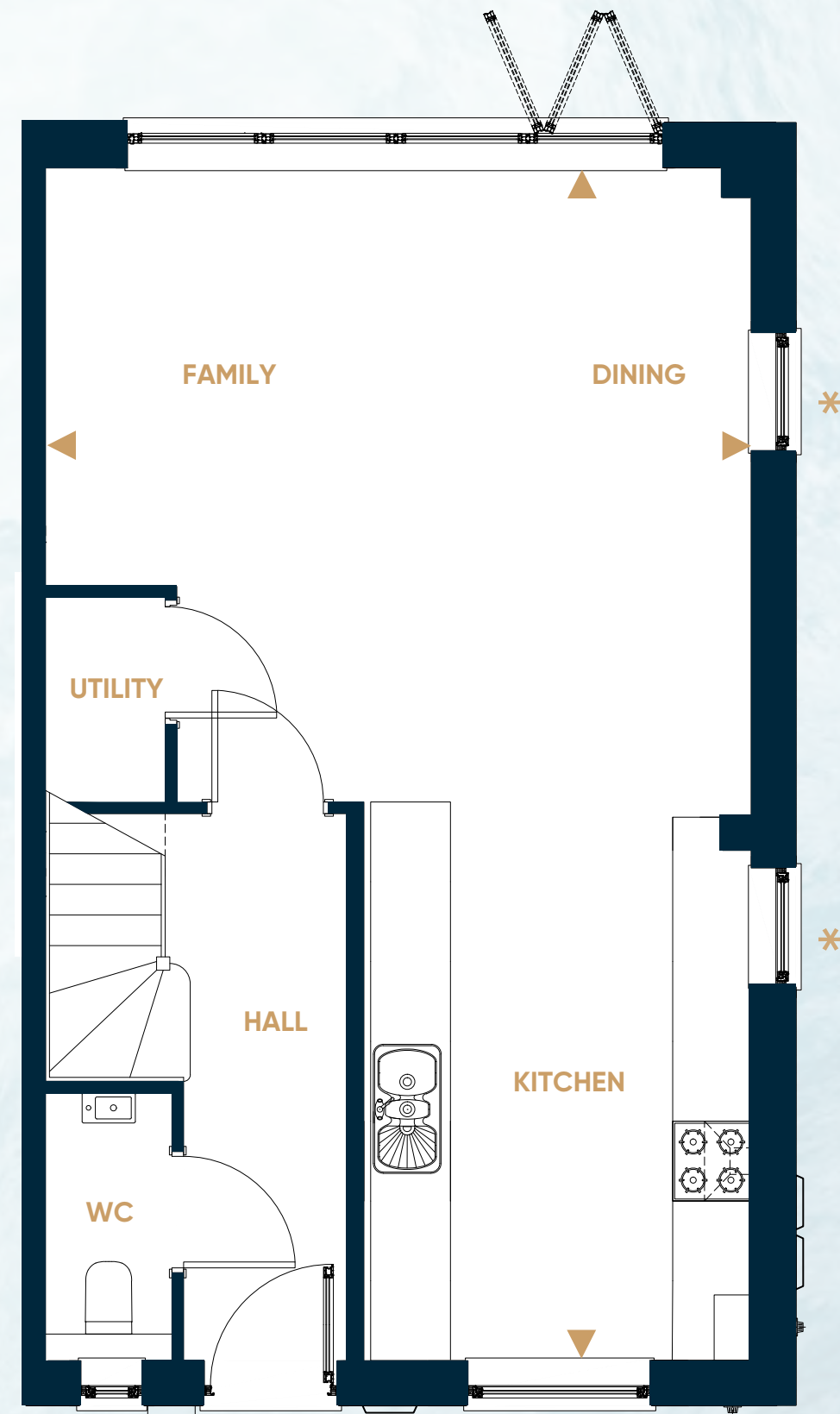
The Lavender

Houses 17, 18, 19 & 20

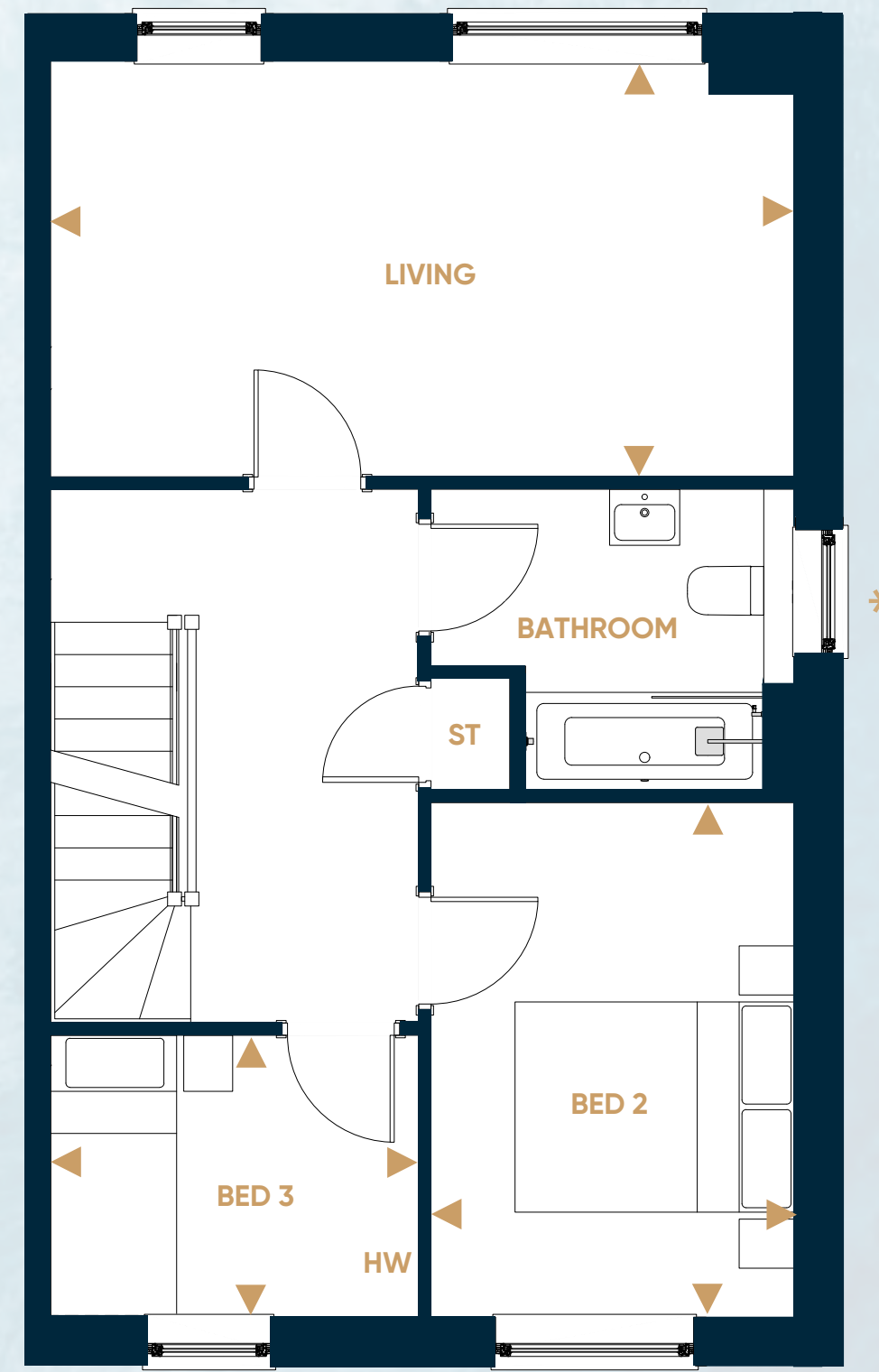
1339 Sq ft (124 Sq m)

Houses 18 & 20 are mirror image

	mm	ft
Kitchen/Dining/Family	8965 x 5303	29'4" x 17'4"
Living	5316 x 2966	17'2" x 9'8"
Bedroom 1	5605 x 4288	18'4" x 14'0"
Bedroom 2	3670 x 2593	12'0" x 8'6"
Bedroom 3	2620 x 2074	8'7" x 6'9"



GROUND FLOOR



FIRST FLOOR

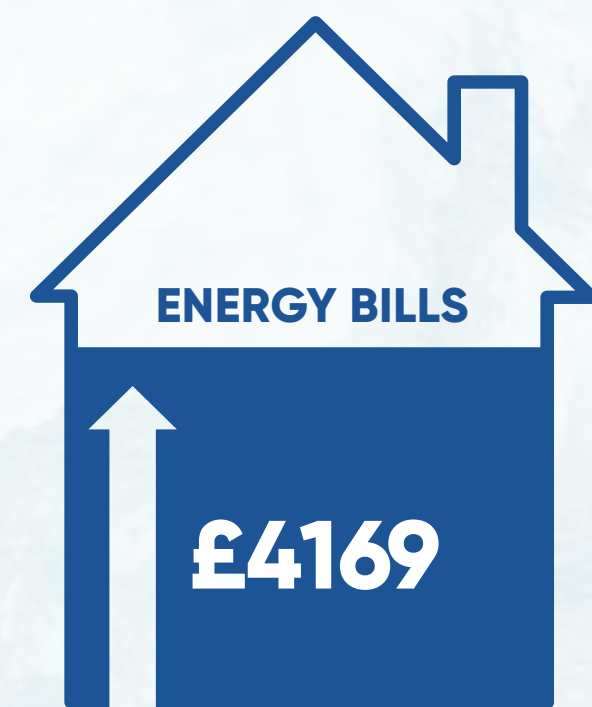


SECOND FLOOR

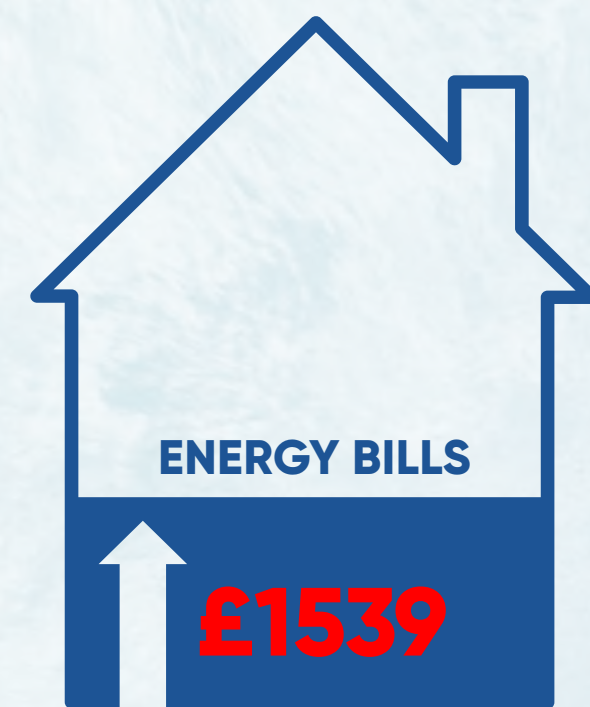
*WINDOWS TO HOUSES 17 & 20 ONLY. HW - HOMEWORKING. V - VELUX WINDOW. W - WARDROBE. - - - - SKELING LINE AT 2.1 M

EPC-A rated energy efficient homes

A brand new home could be over 63% cheaper to run, meaning you could save over £3,118 a year on household bills, equivalent to £259 a month*



OLDER HOMES
From April 2023



NEW HOMES
From April 2023

High performing insulation within the timber frame provides modern homes that are easy and efficient to heat and cosy to live in but also kinder to the environment by using less energy.



*Indicative figures, based on HBF "Watt a Save" report, published October 2022 and gov.uk

The spacious new homes at Oakley Mews are complimented with a specially selected specification designed to provide stylish, comfortable and calm interiors.

Kitchen and utility

- Contemporary fitted kitchens in a range of colours and styles with co-ordinating stone worktops and upstands
- Bosch single oven with a Bosch 4 zone induction hob with "touchselect" controls to 3 bedroom homes
- Bosch double oven with Bosch 5 zone induction hob with "touchselect" controls to 4 bedroom homes
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated extractor hood
- LED under wall unit feature lighting
- Stainless steel one and a half bowl "under slung" sinks with chrome mixer tap
- Provision for freestanding washer/dryer (or separate machines) in utility rooms or cupboards
- Stainless steel sink to utility rooms.



Bathrooms, en-suites & cloakrooms

- Contemporary white sanitaryware
- Vanity units below basins
- WC with concealed cistern, dual flush chrome plate and soft close seat
- Large shower cubicles with chrome/glass screens with fixed head and hand mixer spray
- Showers over baths with fixed head and hand held mixer spray with chrome/glass screen (where there is no separate shower within the bathroom)
- Chrome mixer taps to basins and baths
- Inset mirrors to bathrooms and ensuites
- Chrome finish heated towel rails
- A specially selected range of ceramic tiles* full height around baths with shower over and shower enclosures and half height to all other walls where sanitaryware is fitted, with satin chrome edge trims
- Karndean flooring chosen to co-ordinate with your selected ceramics to floors.



Electrics, Communication and Heating

- LED downlights to hall, kitchen, bathroom, ensuite and cloakroom
- Brushed chrome finish sockets and switches to the ground floor, white to first and second floors
- Sockets with USB charging point to kitchen, living room and bedrooms
- TV point with wiring to facilitate Sky Q and digital cabling
- Master telephone/router point
- Category 6 data cabling
- Bedroom/homeworking area with media plate and additional sockets with USB charging points
- Shaver socket to bathroom and ensuite
- Provision for BT fibre broadband
- Mains powered smoke alarm (with battery back up) and heat detector
- Carbon monoxide alarm
- Chrome doorbell push with mains powered chime set
- Electric vehicle 7 amp car charging point to drive or parking space (individually wired to each home)
- Power and light to garages
- Electrically operated garage doors
- External power point to rear garden
- Chrome lighting to front and rear of each home
- Facility for future wireless alarm system
- Energy efficient gas fired central heating and hot water system with 7 day electronic programmer
- Underfloor heating to ground floor with thermostatically controlled radiators to other floors
- Chrome finished heated towel rails.



Interior decoration

- Walls and ceilings in a white matt finish
- Contemporary styled panel doors with chrome door furniture
- Internal woodwork including doors in a white gloss finish
- Full height wardrobes with sliding opaque glass doors in the master bedroom are also fitted in bedroom 2 in four bedroom homes.



External

- Balconies edged with glass panels and privacy screens
- PVCu windows, front and french doors and soffits
- Aluminium bi-fold doors
- Front door with multi locking system
- Chrome lighting to front and rear of each home
- Drives and parking areas finished with block pavements
- Rear gardens with patio and fully laid to lawn
- 1.8 metre high closeboard fencing between homes with rear access gates
- External power point to rear garden
- Landscaping will be in accordance with plans approved by the local authority.

Management

A management company has been formed for Oakley Mews to maintain communal landscaped areas, roads and communal lighting. Each homeowner will contribute to the management costs and become a shareholder of the company. The day to day management will be undertaken by a managing agent employed by the company.



Nicholas King Homes has over 30 years' experience in building homes

Established in 1991, Nicholas King Homes has many years of experience in building new homes around the Home Counties and South East of England. Whether we're choosing the location, laying the first brick, or handing over the keys to your new home, providing quality new homes, with the customer at the heart of everything we do, is as true today as when we first started.

The service our customers receive from their initial enquiry to moving in is seamless, professional and friendly – it's all in the detail. We go beyond just the bricks and mortar – our friendly Client Liaison team are here to make sure moving into your new home is worry-free! Little extras are included as standard such as our handyman for half a day to help your new house feel like home.

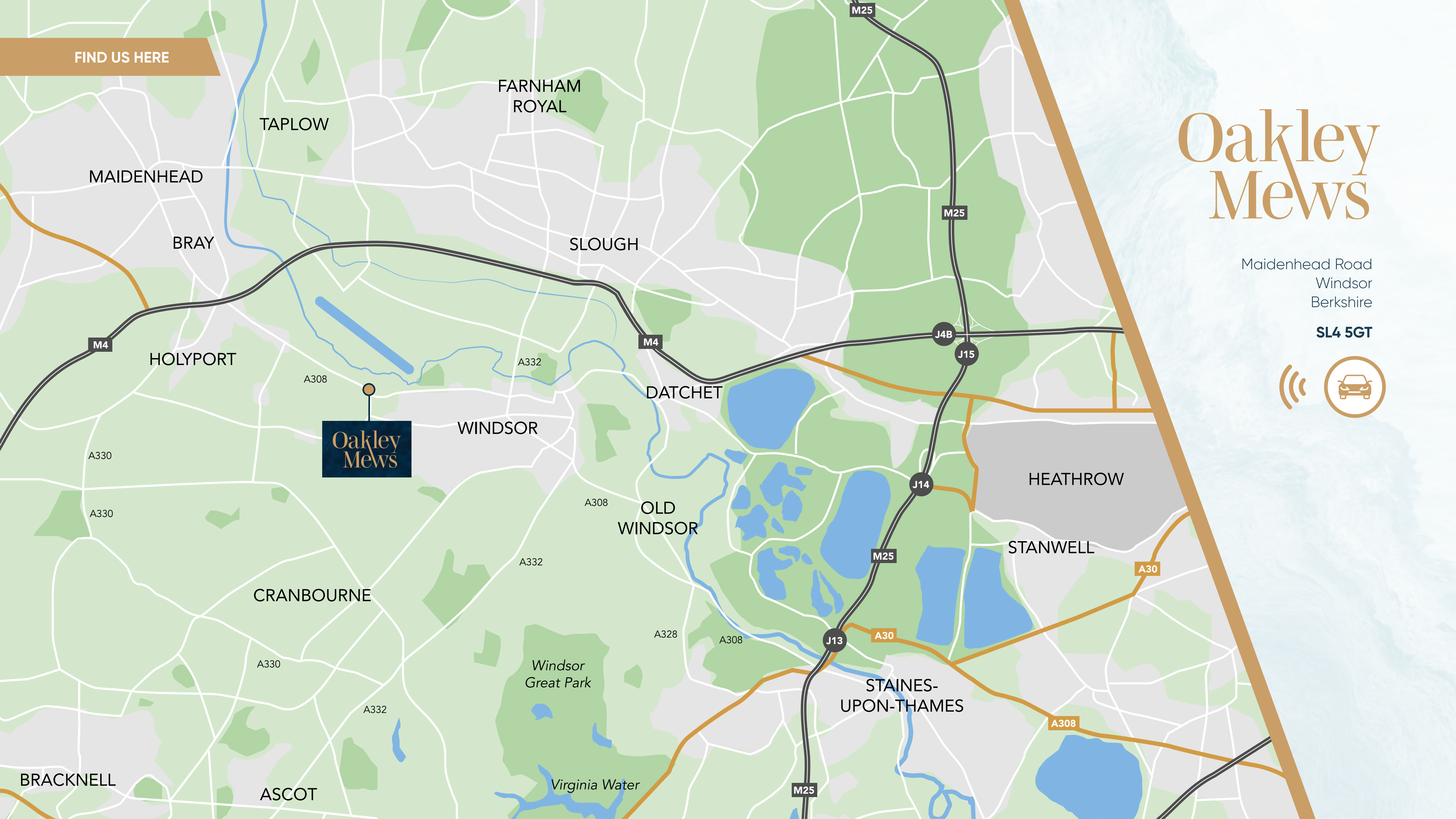


FIND US HERE

Oakley Mews

Maidenhead Road
Windsor
Berkshire

SL4 5GT



Oakley Mews

BRACKNELL

ASCOT

CRANBOURNE

STAINES-UPON-THAMES

STANWELL

HEATHROW

OLD WINDSOR

WINDSOR

DATCHET

SLOUGH

FARNHAM ROYAL

TAPLOW

MAIDENHEAD

BRAY

HOLYPORT

A DEVELOPMENT BY



www.nkhomes.com   #nkhomes

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