

OAKLEY MEADOWS

DROITWICH

 **Dunedin Homes**
Limited



OAKLEY MEADOWS

Pulley Lane Droitwich
Worcestershire WR9 7JQ

The best of both town and country

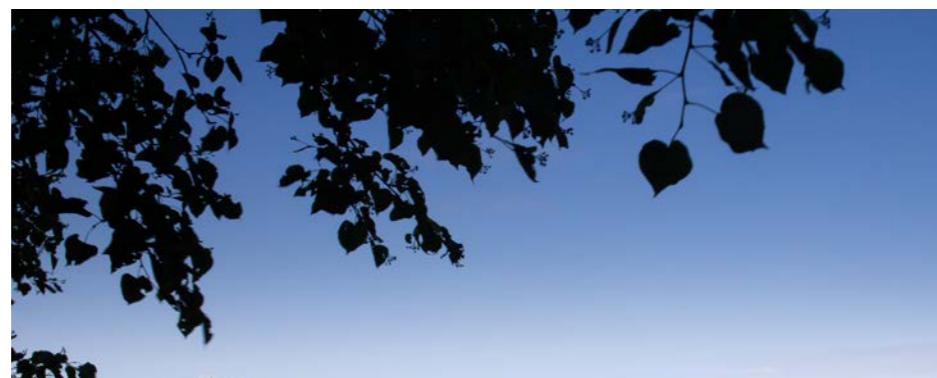
Located in a wonderful countryside setting overlooking greenbelt, Oakley Meadows is an exclusive enclave of just seven detached properties, set around a cul-de-sac. Just two miles from the centre of Droitwich, it offers the best of both town and country.

Droitwich is a charming, historic spa town located around six miles to the north east of Worcester and twenty miles to the south west of Birmingham

For a quick shop, the newly developed shopping precinct at Yew Tree Hill is just over half a mile away and includes a Co-Op and the Ale Hub micropub.

The centre of Droitwich offers a good choice of independent shops and national brands, as well as a range of leisure facilities including an independent theatre, a leisure centre and Droitwich Spa Lido, one of the UK's last remaining inland, open-air, saltwater swimming pools.

The Droitwich Barge Canal and Droitwich Junction Canal offer the chance to explore Droitwich, Worcester and the River Severn and the surrounding countryside is criss- crossed with footpaths. With the M5 and A38 both within easy reach, Oakley Meadows is also perfectly placed for commuting.



Development layout

An exclusive enclave of just seven homes



The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



The position of solar panels is for indicative purposes only and will vary depending on the orientation of the property

The Malvern & Hanbury

4 BEDROOM HOUSE

Plots 1 & 5

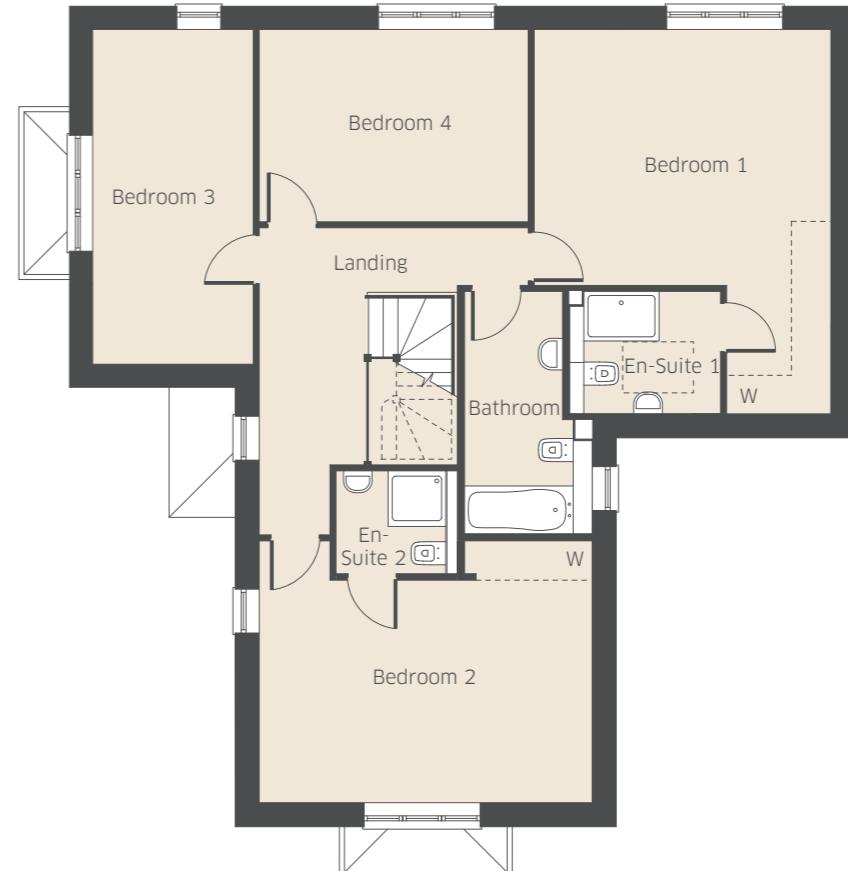
The charming exteriors of the Malvern and the Hanbury feature an attractive cross gabled roof and two hipped roof walk in bays. A central hall leads to a well dimensioned living room, a

downstairs cloakroom and the superb family / dining room with open plan kitchen.

Bi-fold doors lead to the garden and the adjoining utility room has a door to the attached garage which in turn has a door to the garden. Upstairs are four generous bedrooms, two with en-suite shower rooms, and a family bathroom.



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First Floor



Ground Floor

DIMENSIONS

Living Room	5125mm x 5197mm	16'10" x 17'0"
Kitchen/Dining	3935mm x 7785mm	12'11" x 25'6"
Utility Room	2700mm x 2010mm	8'10" x 6'7"
WC	1113mm x 2157mm	3'8" x 7'1"
Bedroom 1	3982mm x 4617mm	13'1" x 15'2"
En-Suite 1	1910mm x 2137mm	6'3" x 7'0"
Bedroom 2	4089mm x 5197mm	13'4" x 17'0"
En-Suite 2	1618mm x 1733mm	5'3" x 5'8"
Bedroom 3	5198mm x 2495mm	17'0" x 8'2"
Bedroom 4	2989mm x 4200mm	9'9" x 13'9"
Bathroom	3785mm x 1531mm	12'5" x 5'0"

All dimensions are maximum and may vary from plot to plot



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The Ombersley & Warndon

4 BEDROOM HOUSE

Plots 2 & 3

The Ombersley and the Warndon offer superb family accommodation. Downstairs, highlights include a front facing living room, a study or home office and spectacular kitchen / dining / family room entered through double doors and opening to the rear garden through bi-fold doors. The separate utility also has a door to the outside. Upstairs, the master bedroom has an en-suite with both a bath and a shower. The second bedroom also has an en-suite and two further bedrooms share a family bathroom with a separate bath and shower.



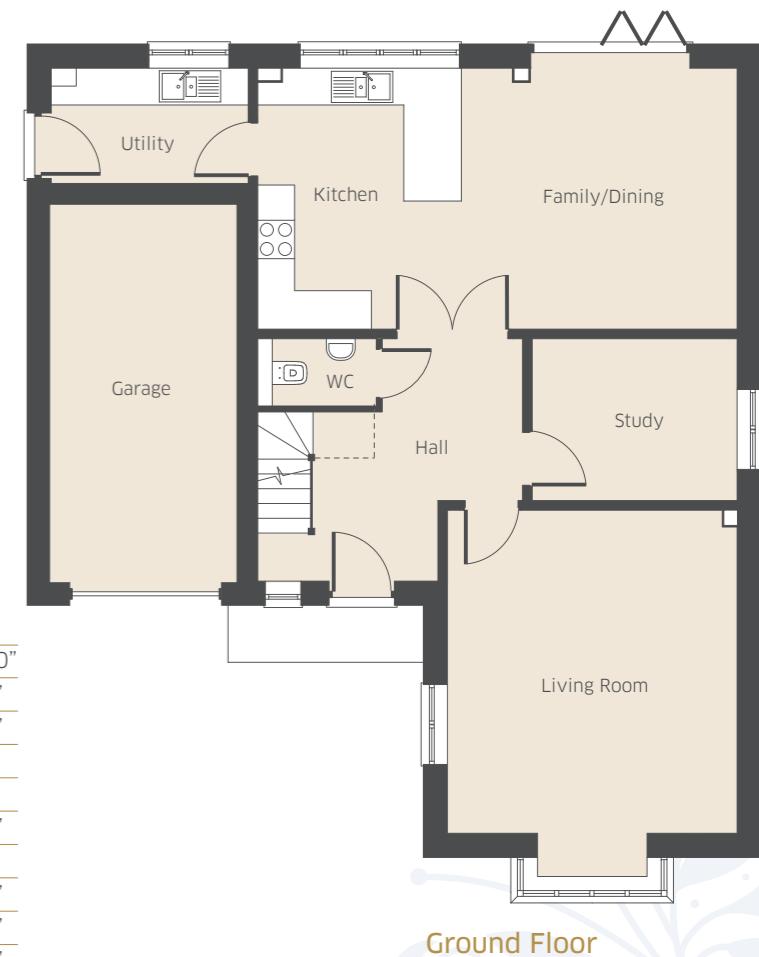
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DIMENSIONS

Living Room	5045mm x 4522mm	16'7" x 14'10"
Kitchen/Dining	4075mm x 7485mm	13'4" x 24'7"
Utility Room	1800mm x 3075mm	5'11" x 10'1"
Study	2527mm x 3221mm	8'3" x 10'6"
WC	952mm x 1905mm	3'2" x 6'3"
Bedroom 1	5258mm x 3096mm	17'3" x 10'2"
En-Suite 1	2197mm x 3084mm	7'2" x 10'1"
Bedroom 2	3845mm x 3813mm	12'7" x 12'6"
En-Suite 2	1200mm x 3078mm	3'11" x 10'1"
Bedroom 3	3907mm x 3157mm	12'9" x 10'4"
Bedroom 4	3320mm x 4396mm	10'11" x 14'5"
Bathroom	1875mm x 2955mm	6'2" x 9'8"

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The Radford

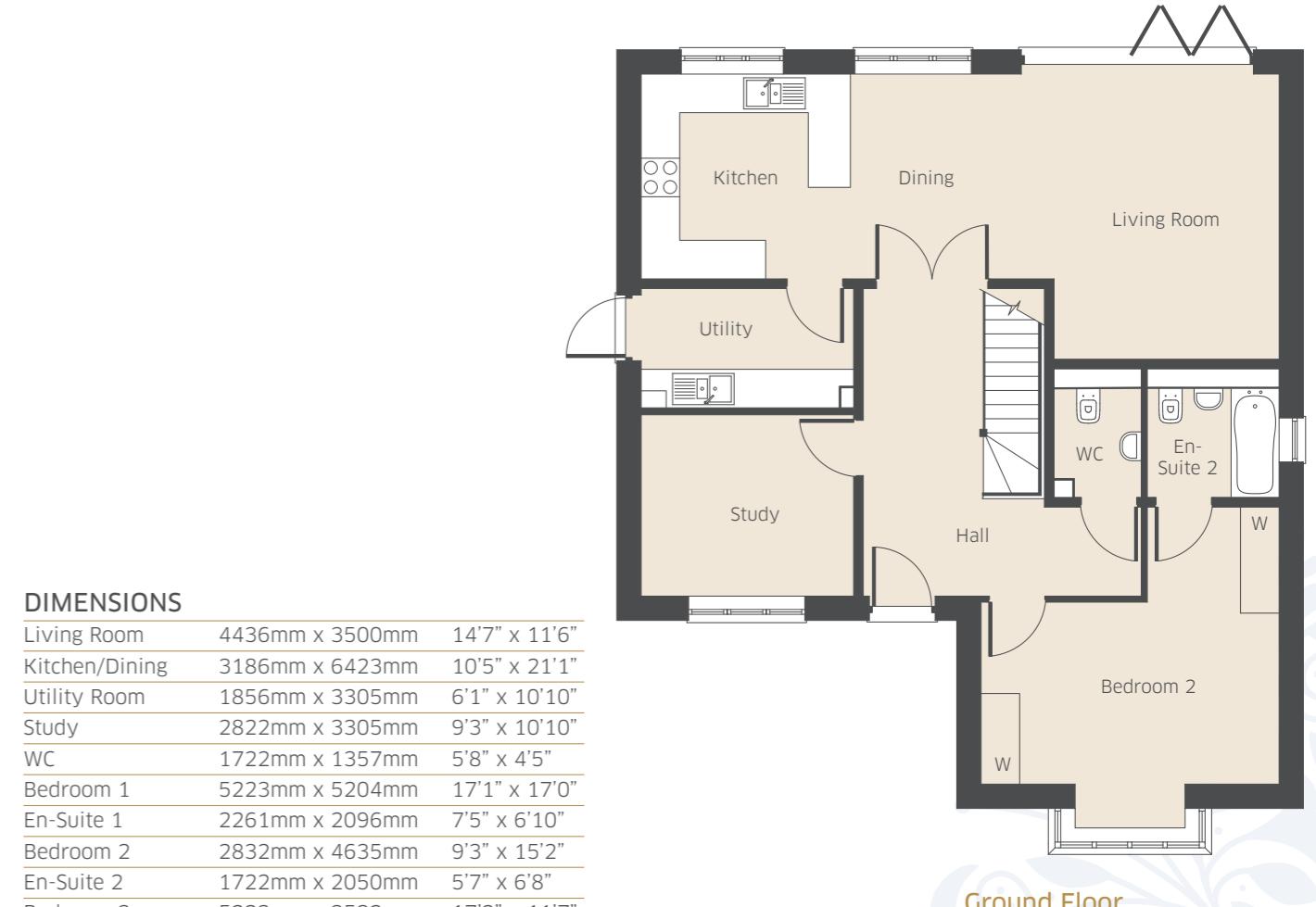
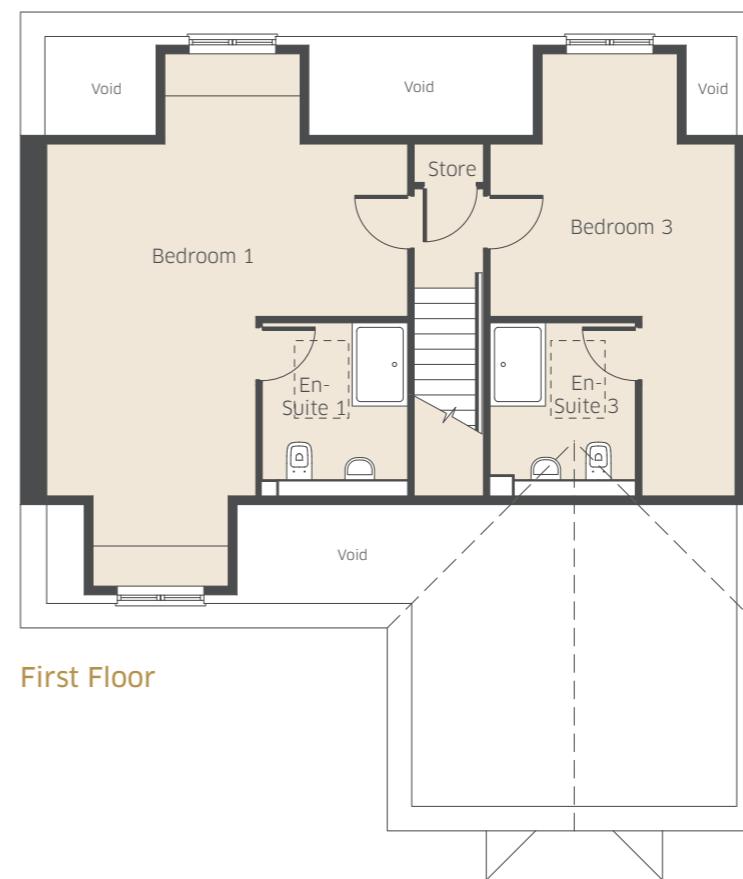
3 BEDROOM DORMER BUNGALOW

Plot 7

The Radford is a deceptively spacious home. The ground floor includes a practical bedroom with a walk-in bay and an en-suite bathroom. There is also a separate study and a fully fitted utility room. But the highlight of the Radford is its kitchen, with adjoining living / dining room that opens onto the garden through bi-fold doors. On the first floor are two further bedrooms, both with en-suite shower rooms, together with a useful store room. Finally, the Radford also benefits from a single detached garage.



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DIMENSIONS

Living Room	4436mm x 3500mm	14'7" x 11'6"
Kitchen/Dining	3186mm x 6423mm	10'5" x 21'1"
Utility Room	1856mm x 3305mm	6'1" x 10'10"
Study	2822mm x 3305mm	9'3" x 10'10"
WC	1722mm x 1357mm	5'8" x 4'5"
Bedroom 1	5223mm x 5204mm	17'1" x 17'0"
En-Suite 1	2261mm x 2096mm	7'5" x 6'10"
Bedroom 2	2832mm x 4635mm	9'3" x 15'2"
En-Suite 2	1722mm x 2050mm	5'7" x 6'8"
Bedroom 3	5223mm x 3532mm	17'2" x 11'7"
En-Suite 3	2276mm x 2096mm	7'5" x 6'10"

All dimensions are maximum and may vary from plot to plot



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The Pershore & Abberley

2 BEDROOM BUNGALOW

Plots 4 & 6

The Pershore and Abberley are the epitome of single storey convenience, with an integral garage opening into the utility room and a central entrance hall leading to a study, a second bedroom and a fully equipped bathroom. Double doors open into the superb main open plan living area with fully fitted kitchen and bi-fold doors to the garden. Also opening onto the garden, through French doors, is the main bedroom, which benefits from both a large walk in wardrobe and an en-suite shower room.



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Floor Layout

DIMENSIONS

Living/dining/		
Kitchen	4045mm x 9675mm	13'3" x 31'8"
Study	4013mm x 2598mm	13'2" x 8'6"
Utility	3422mm x 1675mm	11'3" x 5'6"
WC	1842mm x 1049mm	6'0" x 3'5"
Bedroom 1	4237mm x 3750mm	13'11" x 12'4"
Walk-in wardrobe	4237mm x 1580mm	13'11" x 5'2"
En-Suite	1360mm x 2885mm	4'6" x 9'5"
Bedroom 2	5363mm x 2675mm	17'7" x 8'9"
Bathroom	1710mm x 3258mm	5'7" x 10'8"

All dimensions are maximum and may vary from plot to plot



Dedicated to quality...

At Dunedin Homes we pride ourselves in building quality homes that will rival any of the major national housebuilders.

Centrally based in Rubery, we build a full range of homes, from one bedroom apartments to six bedroom houses in carefully chosen locations throughout the Midlands.

We have completed many successful developments in a wide range of locations including Alvechurch, Bartley Green, Bedworth, Bloxwich, Bromsgrove, Haden Cross, Hereford, Marlbrook, Northfield, Pelsall, Rugby, Stoke on Trent, Tyseley, Walsall, and Willenhall.

We are currently looking at a wide range of new developments in a selection of locations throughout the Midlands.

Our management team have a wealth of experience in the building industry and we have continued to grow steadily throughout the recession. We pride ourselves on quality, using a team of trusted local contractors, builders merchants and suppliers.

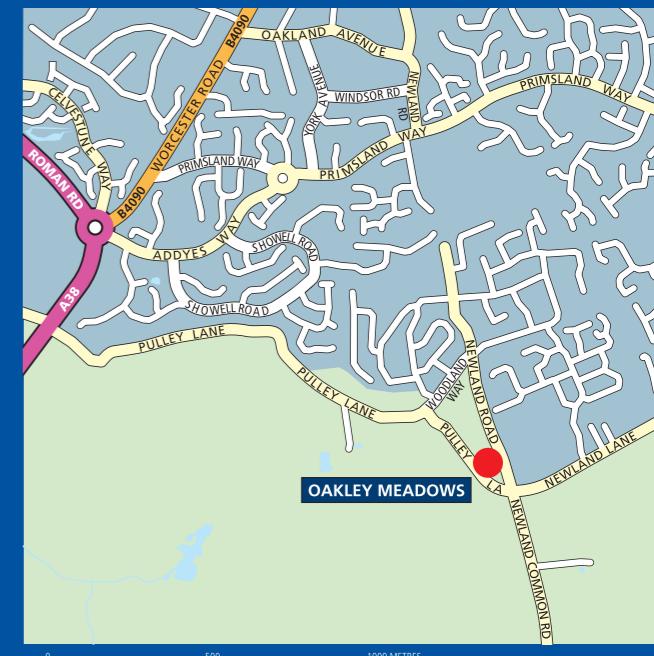
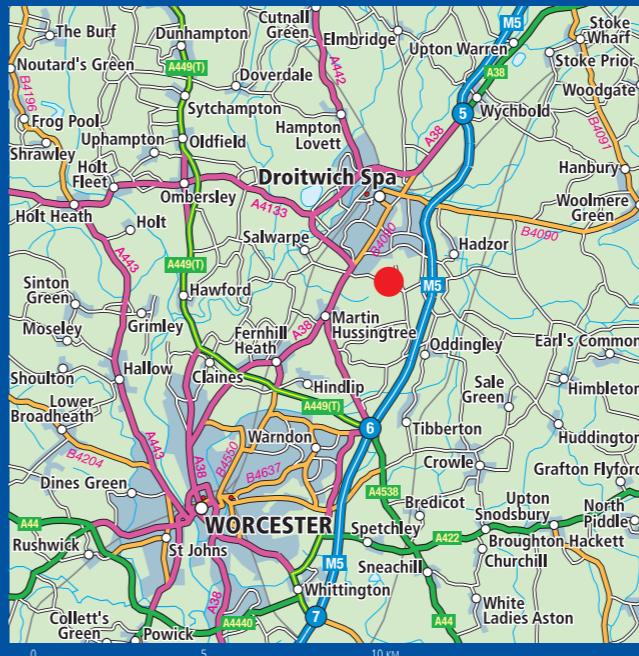
All our new homes are covered by a full 10 year new home warranty.



Rural charm combined with convenient commuting

Droitwich Spa, the nearest railway station is just two miles from Oakley Meadows. There are bike storage facilities and an on site car park, or there are regular buses from the nearby stop in Newland Lane. The station is served by West Midlands Railway and offers regular direct services to both Worcester and Birmingham.

For travel south, Junction 6 of the M5 is under 3 miles away, with a typical journey time of just 6 minutes. If you are heading north, Junction 5 is under 4 miles away with a journey time of around 8 minutes.



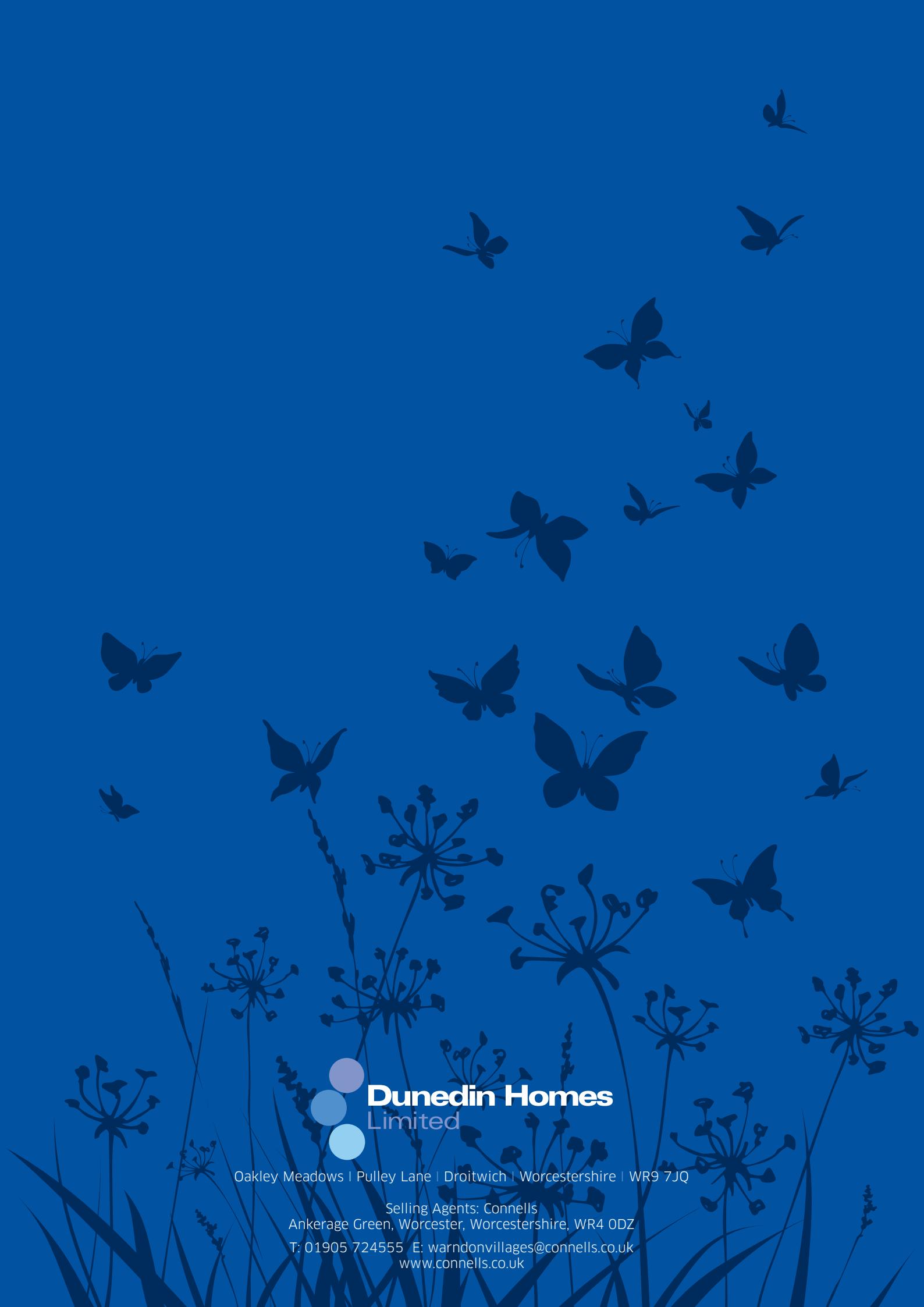
BY TRAIN IN MINUTES



BY CAR IN MILES



Times are approximate and sourced from National Rail and Google Maps.



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