



**The Rowan Oakley Way, Outwell Wisbech PE14 8PA**

***Welcome to***

## **The Rowan Oakley Way, Outwell Wisbech**

Oakley Way, Outwell - A New Standard in Village Living. Welcome to Oakley Way, an exciting new development of 40 beautifully designed homes in the sought-after village of Outwell, Norfolk. Brought to you by a trusted local builder, this collection of 2, 3 and 4-bedroom houses offers a rare blend of modern efficiency, thoughtful design, and countryside charm. Each home is built with sustainability and comfort in mind, featuring air source heat pumps and integrated appliances as standard. The Kitchens are a true highlight - spacious, stylish, and finished to a high specification. Selected plots benefit from garages, and all homes come with a 10-year new homes warranty, giving you peace of mind from the moment you move in. The development includes a fully furnished Show Home (Plot 2), allowing buyers to experience the quality and lifestyle Oakley Way has to offer. Whether you're a first-time buyer, upsizing, or downsizing, Oakley Way offers a home to suit every lifestyle. Plot 1 is a unique offering on the development with a double garage, quartz worktop, slate roof and acoustic glass windows in addition to the standard, high specification throughout the development



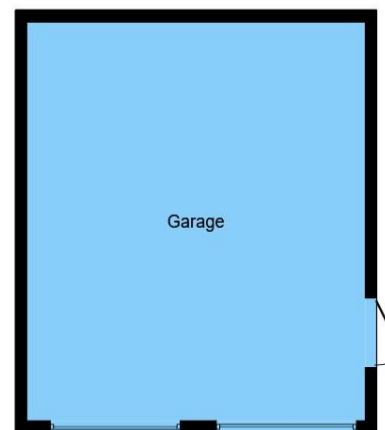




**Ground Floor**



**First Floor**



**Garage**

## Hallway

## Wc

## Dining Area

11' 4" x 11' 9" ( 3.45m x 3.58m )

## Kitchen

26' 5" x 11' 9" ( 8.05m x 3.58m )

## Utility Room

9' 7" x 6' 2" ( 2.92m x 1.88m )

## Study

12' 1" x 8' ( 3.68m x 2.44m )

## Living Room

18' 1" x 12' 1" ( 5.51m x 3.68m )

## Bedroom One

16' 2" x 12' 1" ( 4.93m x 3.68m )

## En-Suite To Bedroom One

## Bedroom Two

12' 2" x 12' 6" ( 3.71m x 3.81m )

## Bedroom Three

12' 1" x 8' ( 3.68m x 2.44m )

## Bedroom Four

9' 9" x 11' 6" ( 2.97m x 3.51m )

## Family Bathroom

## Agents Note:

Please note that the photos used may be from an alternative plot on the development and are for illustrative purposes only. Measurements have been taken off plan and for guidance only.

Distances by road are subject to measurement and approximate.

A management charge will set up for the upkeep of the communal shared areas. Further information can be supplied from the sales representative. \*Subject to build stage.

## Plumbing: SEE BRANCH

## Electrical: SEE BRANCH

## Decoration: SEE BRANCH

## Internal:SEE BRANCH

## Insulation: SEE BRANCH

## External: SEE BRANCH

## Please Note: SEE BRANCH

## Outwell: SEE BRANCH

## Location & Connectivity

## Education Excellence Nearby

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **The Rowan Oakley Way, Outwell Wisbech**

- Exclusive development built with exceptional attention to detail
- 10-year new homes warranty from Compariqo for peace of mind
- Flooring included throughout
- Air source heating with underfloor heating on the ground floor
- Double garage and parking
- High specification
- Four Double Bedrooms
- En suite, Family bathroom and Cloakroom

Tenure: Freehold EPC Rating: Exempt

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WSB127854 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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