



THE OAKFIELD, PLOT 66, SOWTERS LANE, BURTON-ON-THE-WOLDS,
SURREY. £385,000





£9,000 STAMP DUTY PAID AND £10,000 EXTRAS!!!

The Oakfield - unique detached three-bedroom family home. The Oakfield is set on a desirable corner plot and the only one of its type on the development. Featuring a spacious open-plan kitchen/dining room and lounge, both with French doors to a generous rear garden, plus a separate utility room. Complete with solar PV panels, an EV charger, landscaped gardens, and a 10-year NHBC warranty, this energy-efficient home is available to view now.



£9,000 STAMP DUTY PAID AND £10,000 EXTRAS!!!

Set on a desirable detached corner plot, The Oakfield at Waltonbrook is a standout three-bedroom family home, offering generous living space, a large garden and a layout perfectly suited to modern lifestyles. With only one of this house type available on the development, this is a rare opportunity to secure something truly special.

Inside, the home is thoughtfully designed for both everyday living and entertaining. The open-plan kitchen and dining area forms the heart of the home, complete with French doors opening onto the rear garden-ideal for bringing the outside in during warmer months. A separate utility room adds practicality, keeping the main living space clutter-free.

The spacious lounge, also featuring French doors to the garden, provides a bright and relaxing retreat, perfect for unwinding at the end of the day.

Upstairs, the home offers three well-proportioned bedrooms, including a comfortable principal bedroom, alongside a modern family bathroom-creating a layout that works







effortlessly for families, couples or those looking for extra space.

Externally, the property benefits from landscaping to the front and a generous rear garden, offering plenty of space for outdoor living and entertaining.

Key features

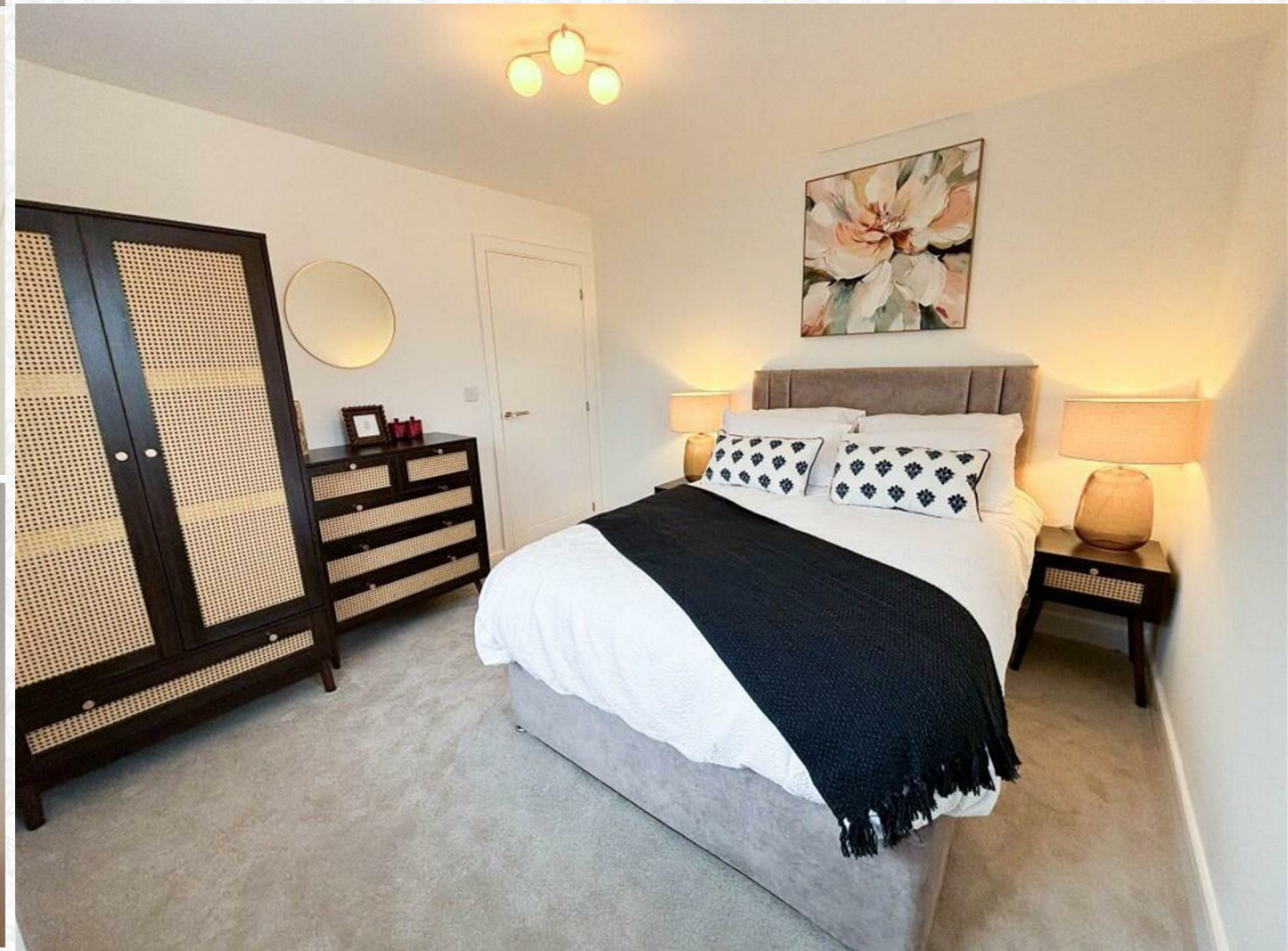
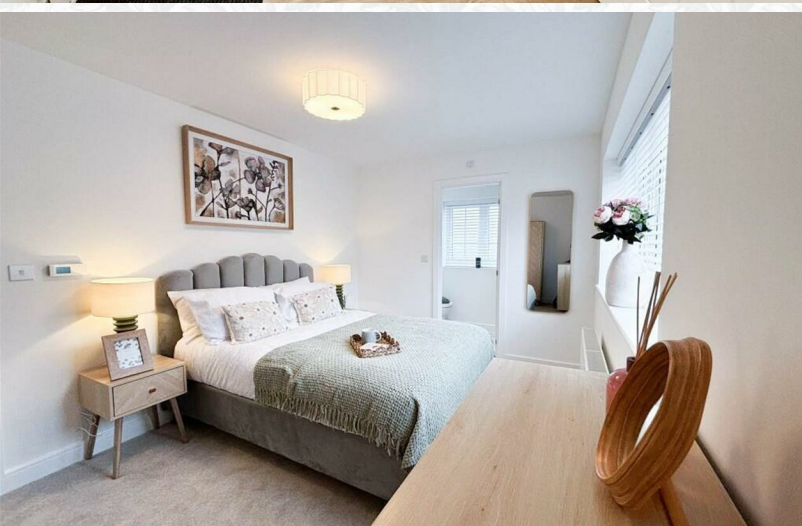
Detached 3-bedroom home on a corner plot

Only one of this house type on the development

Large rear garden

Open-plan kitchen and dining room with French doors

Separate utility room





2 & 3 BEDROOM HOMES

- WOLDSWOOD**
2 BEDROOM HOME - PLOTS 39, 40, 58, 59
- THORNLEIGH**
2 BEDROOM HOME - PLOTS 16, 19, 20, 21, 24
- MAPLEHURST**
2 BEDROOM BUNGALOW - PLOTS 64, 65
- MEADOWCROFT**
2 BEDROOM BUNGALOW - PLOT 52
- BURTONLEY**
3 BEDROOM BUNGALOW - PLOT 53
- ROSEMEAD**
3 BEDROOM HOME - PLOTS 15, 17, 18, 22, 23, 29, 30
- ELMBRIDGE**
3 BEDROOM HOME - PLOTS 7, 10, 37, 38, 56, 57
- ASHBOURNE**
3 BEDROOM HOME - PLOTS 3, 4, 6, 9, 32
- OAKFIELD**
3 BEDROOM HOME - PLOT 66
- LARKSPUR**
3 BEDROOM HOME - PLOTS 2, 5, 8, 31

4 BEDROOM HOMES

- HAZELTON**
4 BEDROOM HOME - PLOTS 41, 45, 54, 55
- WILLOWMERE**
4 BEDROOM HOME - PLOT 33

5 BEDROOM HOMES

- BRAMBLETON**
5 BEDROOM HOME - PLOTS 47, 49
- HAWTHORNE**
5 BEDROOM HOME - PLOTS 1, 34, 35, 36, 51
- CEDARVALE**
5 BEDROOM HOME - PLOTS 42, 43, 44, 46, 48, 50

A HOME TO SUIT YOU



**AFFORDABLE
RENTED**

This information is for illustrative general guidance only.
Computer generated image, details may vary.
The location of affordable homes is indicative and may change.

SHOW HOME
Larkspur
Plot 2

Spacious lounge with French doors to garden
Landscaping to the front of the home
Solar (PV) panels and EV charger
10-year NHBC warranty
Available to view now
Specification

Kitchen & Utility

Stylish Symphony kitchen with square-edge worktops, Bosch integrated oven, ceramic hob, canopy extractor and French doors leading to the garden. Utility room with Ideal boiler.

Bedrooms

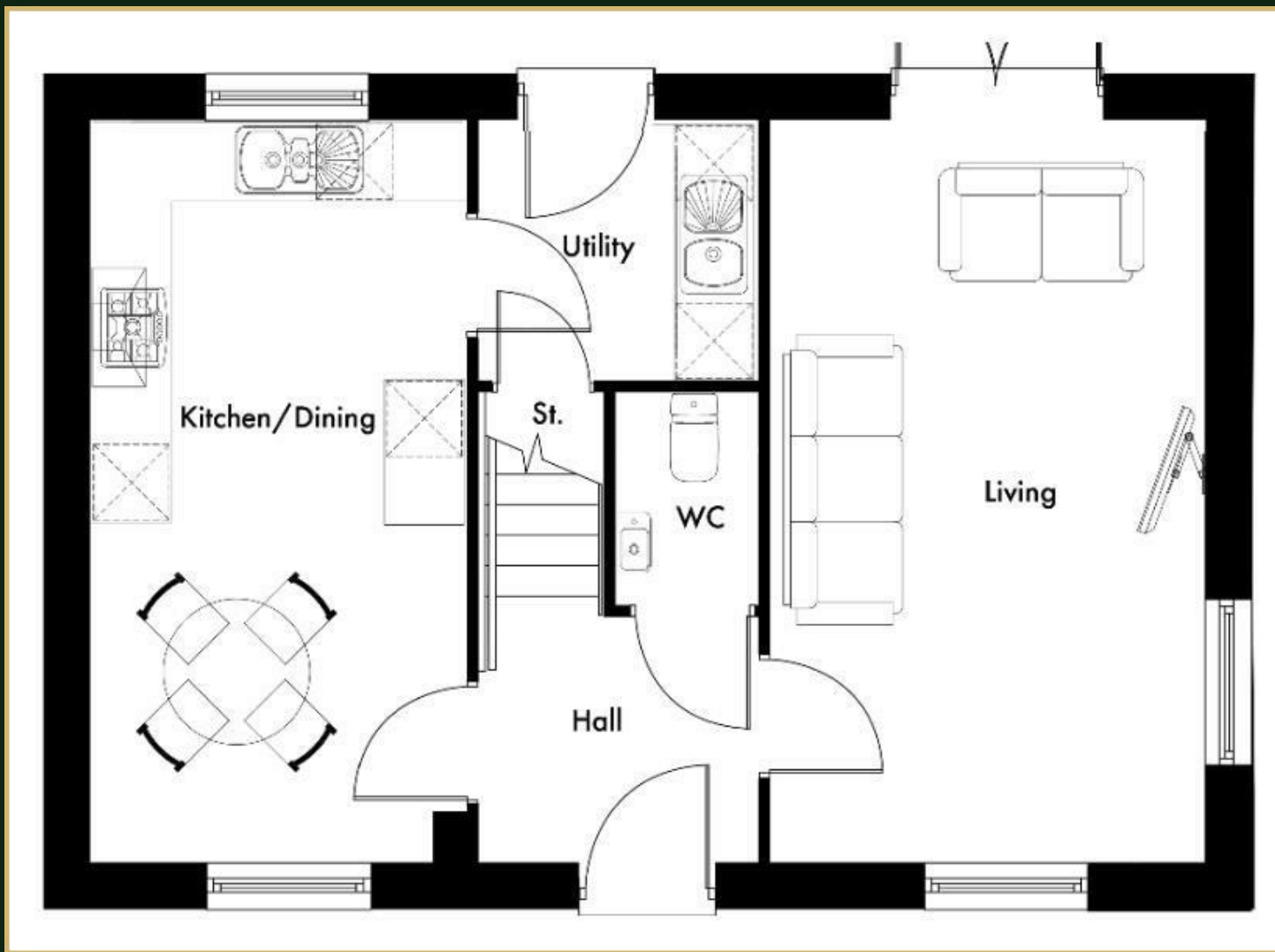
Comfortable and well-designed, featuring USB sockets to the principal bedroom and kitchen, along with a slimline TV point.

Bathrooms & En Suites

Contemporary fittings including Roca sanitaryware, Bristan brassware and Porcelanosa wall tiling, complemented by Vent Axia ventilation.

External
Attractive frontage with external up/down lighting, alongside solar panels and EV charging.

Peace of Mind
Fitted with carbon monoxide, smoke and heat detectors, plus a 10-year NHBC warranty.



Key Features:

- 5% DEPOSIT PAID, FLOORING INCLUDED AND UPGRADED KITCHEN & APPLIANCES!!!
- Spacious lounge to relax and unwind
- En suite to the master bedroom for privacy and comfort
- Two dedicated parking spaces
 - Good sized rear garden
- Energy-efficient solar panels and EV charging point
- 10-year NHBC warranty for peace of mind
- Open-plan kitchen and dining area with French doors leading to the garden, ideal for entertaining
- Separate utility room for added convenience



REZIDE



3



2



2

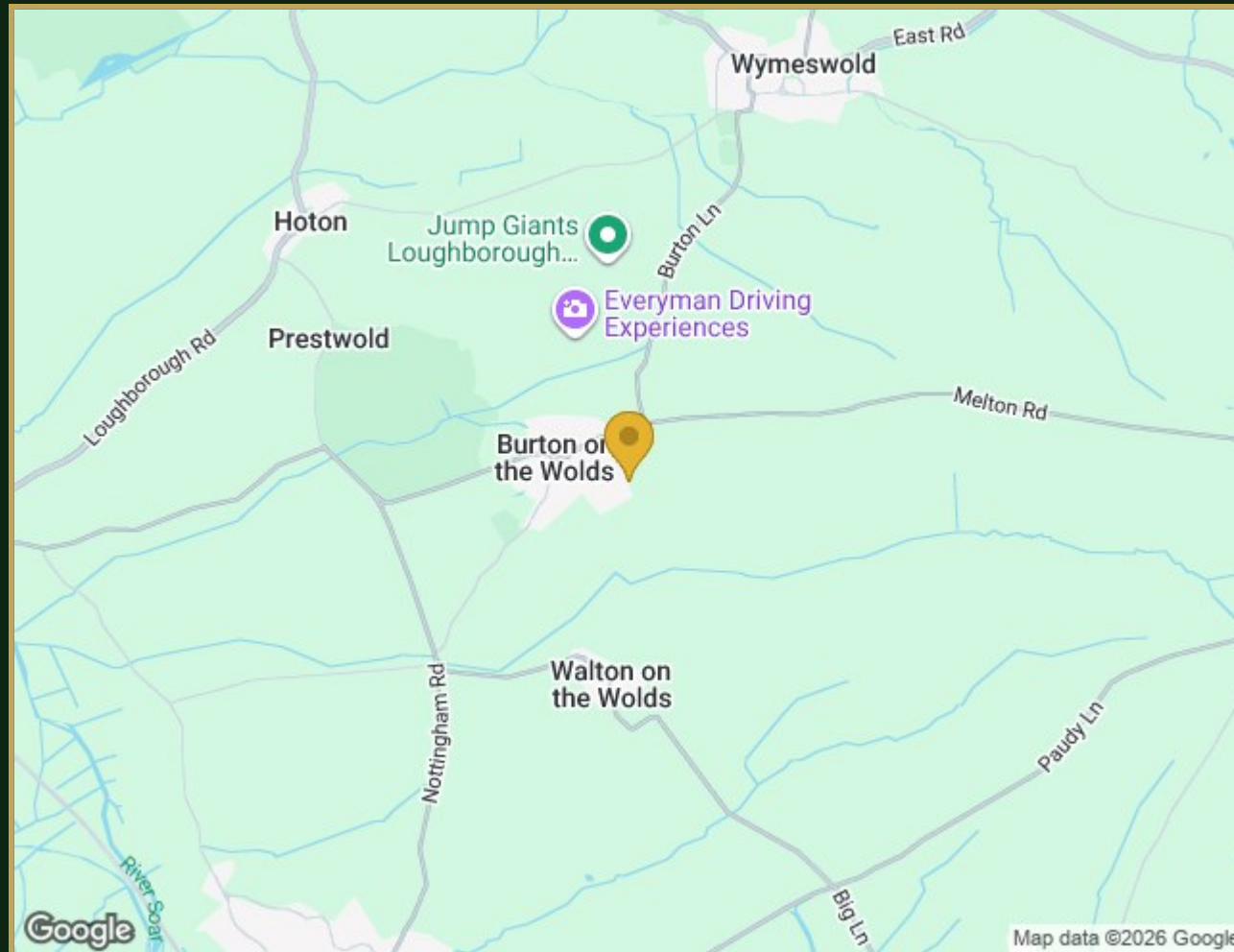


1009.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Property Location



Plot 66, The Oakfield Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS