

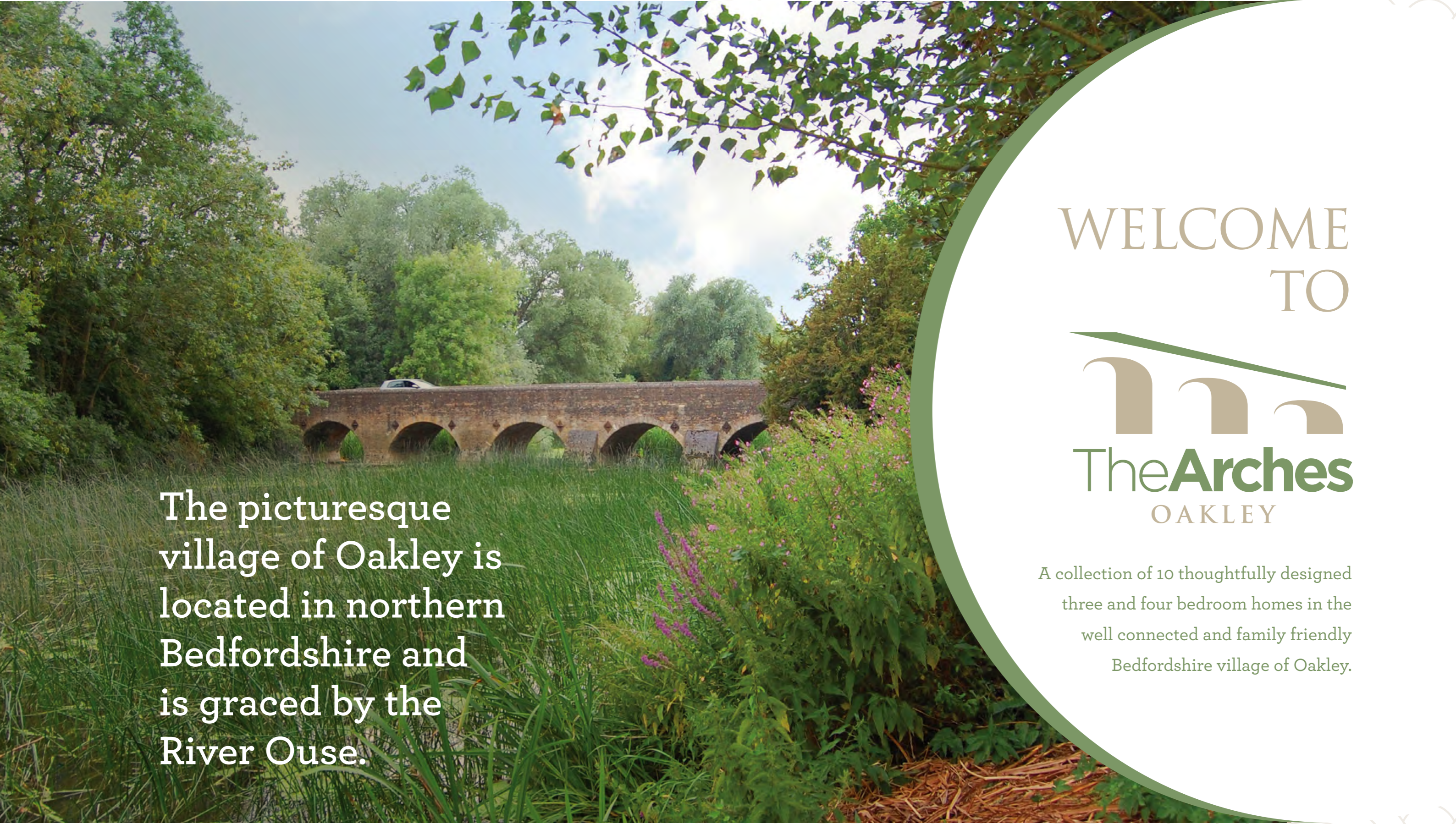


TheArches
OAKLEY

**A collection of 10
thoughtfully designed three
and four bedroom homes**

Brought to you by





The picturesque village of Oakley is located in northern Bedfordshire and is graced by the River Ouse.

WELCOME
TO


TheArches
OAKLEY

A collection of 10 thoughtfully designed three and four bedroom homes in the well connected and family friendly Bedfordshire village of Oakley.



THE VILLAGE

Featuring in the Domesday Book, the small agricultural community has grown steadily into the village you see today.



THE ARCHES, OAKLEY

Taking its name from the railway viaduct that spans the River Ouse on the border of the village, The Arches enjoys a great location.

With Bedford train station less than three miles away and excellent schooling available, Oakley has the perfect mix of countryside and town amenities.

Each home has been thoughtfully designed and boasts a superb quality specification including built-in bedroom wardrobes and USB power sockets. Bathrooms are fitted out with high quality vanity units and the contemporary kitchens come with Bosch integrated appliances. Designed with busy families in mind, the layout maximises space and comfort.

Landmarks include St Mary's Church with its seventeenth century clock, the Duke of Bedford cottages and the old school house. There is a handy Post Office with newsagent and the friendly Bedford Arms serves local ales and seasonal food.

With a large park right in the heart of the village, Oakley is a great place to explore the great outdoors. Follow the circular path through Judge's Spinney and enjoy a picnic whilst spotting butterflies at Linch Furlong, the community nature reserve. If you enjoy growing your own vegetables and fruit, get down to the Oakley allotments to share tips and make new friends.

The Oakley Sports & Social Club is the hub of all the village. A family sports bar, it's the perfect place to watch big football matches and enjoy a meal with friends while the kids explore the outdoor play area. The grounds are home to AFC Oakley and Pilgrims Oakley Cricket Club as well as regular events such as Summer family fun days and Bonfire night fireworks.

SCHOOLS

Children in Oakley are well catered for educationally. The village has a pre-school, primary school and middle school. There are also a good selection of other state schools and independents within a six mile radius.



Primary

- Oakley Primary Academy (in the village)
- Ursula Taylor Church of England Primary (1.1 miles)
- Bromham Church of England Primary (2.3 miles)

Middle School

- Lincroft Academy (in the village)

Secondary

- Biddenham International School and Sports College (3.5 miles)
- St Thomas More Catholic Secondary School (4.1 miles)
- Sharnbrook Academy Upper School (5.8 miles)

Independent

- Rushmore School (2.2 miles)
- Bedford Modern School (2.3 miles)
- Bedford School (3.2 miles)

SITE PLAN

PLOT 1
4 Bedroom Detached Home

PLOT 2
3 Bedroom Detached Home

PLOT 3
3 Bedroom Detached Home

PLOT 4
4 Bedroom Detached Home

PLOT 5
4 Bedroom Detached Home

PLOT 6
4 Bedroom Detached Home

PLOT 7
3 Bedroom Semi-detached Home

PLOT 8
3 Bedroom Semi-detached Home

PLOT 9
4 Bedroom Detached Home

PLOT 10
4 Bedroom Detached Home

PLOTS 11- 15
Affordable Housing



PHASE 2
Affordable Housing



PLOT 1

4 Bedroom Detached Home

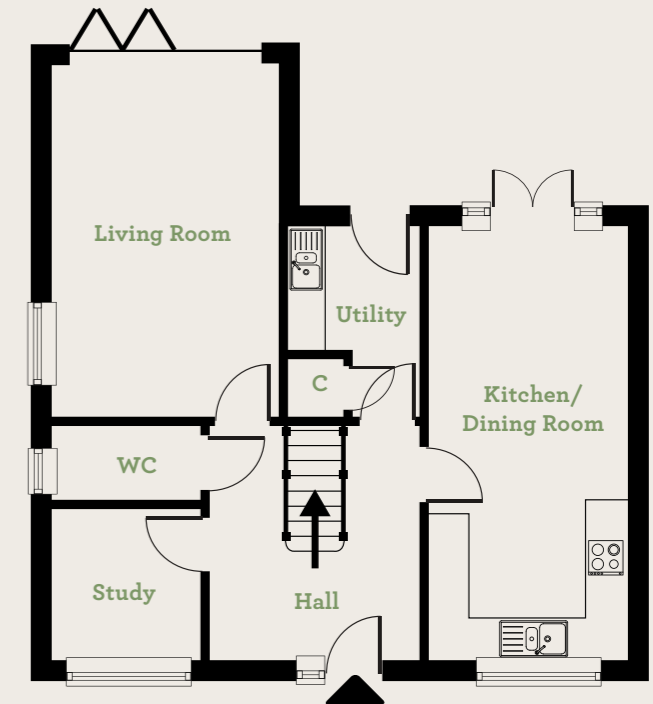
GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Living Room	5388 x 3437	17'8" x 11'3"
Study	2330 x 2280	7'8" x 7'6"
Kitchen/Dining Room	6587 x 3035	21'7" x 9'11"

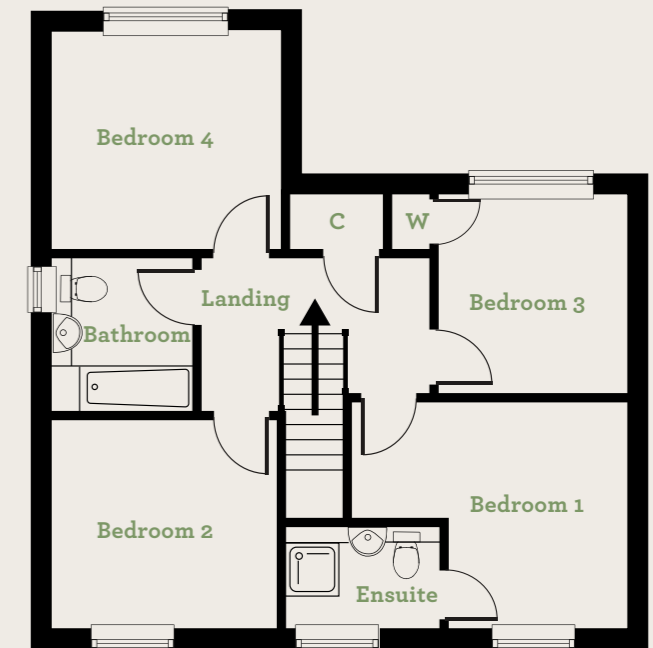
FIRST FLOOR

Bedroom 1	4165 (max) x 3451 (max)	13'7" (max) x 11'3" (max)
Bedroom 2	3437 x 3180	11'3" x 10'5"
Bedroom 3	3047 x 2880	10'0" x 9'5"
Bedroom 4	3437 x 3338	11'3" x 10'11"

GROUND FLOOR



FIRST FLOOR



C = Cupboard W= Wardrobe

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PLOTS 2&3

3 Bedroom Detached Home

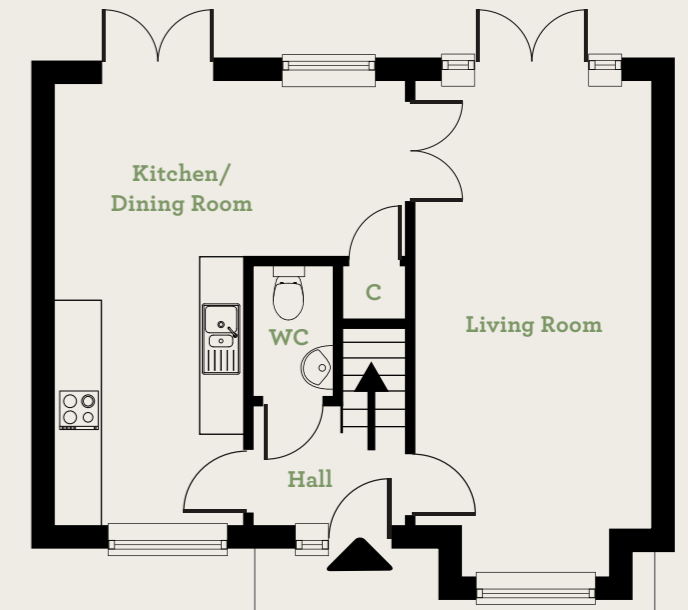
GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Living Room	6628 x 3196	21'8" x 10'5"
Kitchen/Dining Room	4765 x 6628	15'7" x 21'8"

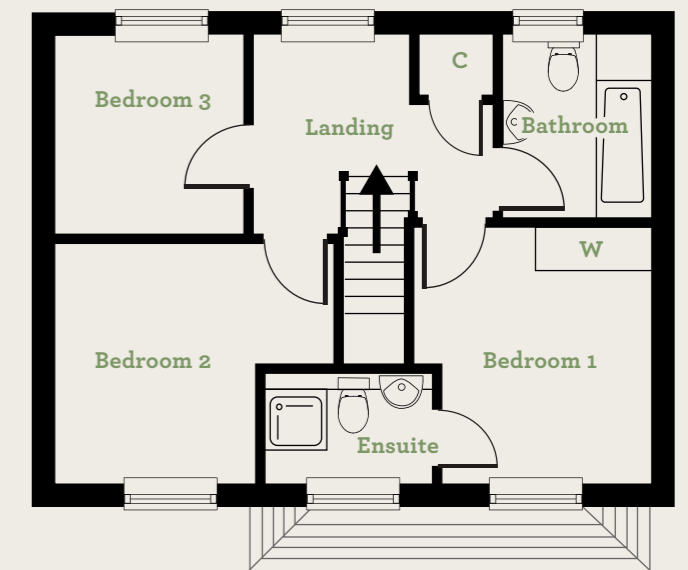
FIRST FLOOR

Bedroom 1	3456 x 2832	11'4" x 9'3" (max)
Bedroom 2	3246 x 2730	10'7" x 8'11"
Bedroom 3	2690 x 2580	8'9" x 8'5"

GROUND FLOOR



FIRST FLOOR



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PLOTS 4,9&10

4 Bedroom Detached Home

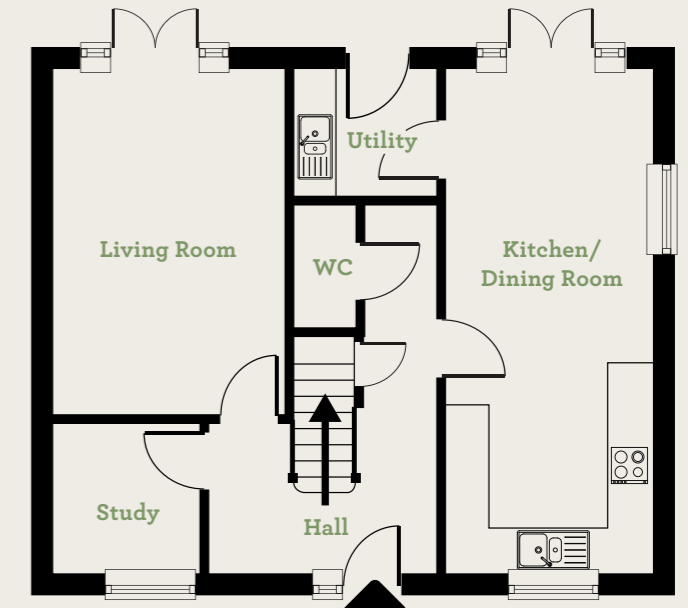
GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Living Room	5596 x 3341	18'4" x 10'11"
Study	2180 x 2130	7'1" x 7'0"
Kitchen/Dining Room	7865 x 2994	25'9" x 9'9"

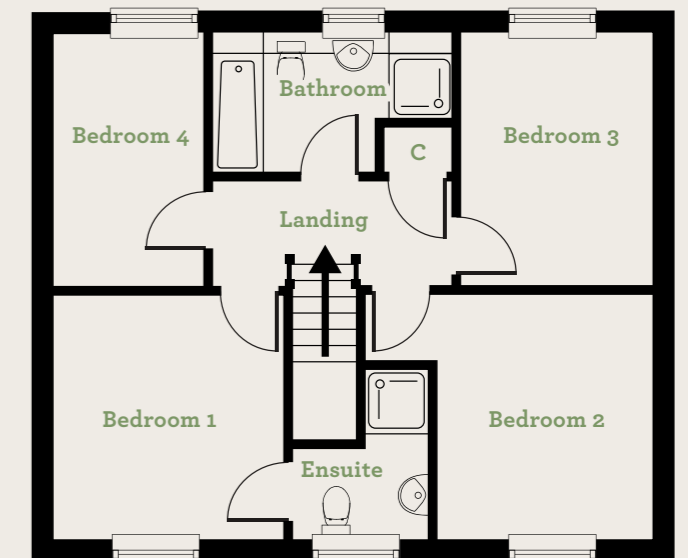
FIRST FLOOR

Bedroom 1	3543 x 2241	11'7" x 7'4"
Bedroom 2	3108 x 3543	10'2" x 11'7"
Bedroom 3	3631 x 2780	11'10" x 9'1"
Bedroom 4	3630 x 2180	11'10" x 7'1"

GROUND FLOOR



FIRST FLOOR



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PLOTS 5&6

4 Bedroom Detached Home

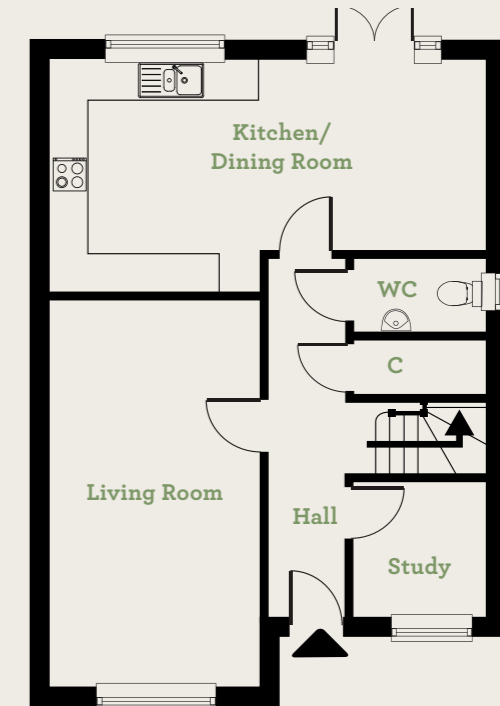
GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Living Room	6168 x 3325	20'2" x 10'10"
Study	2167 x 2116	7'1" x 6'11"
Kitchen/Dining Room	7528 x 3055	24'8" x 10'0"

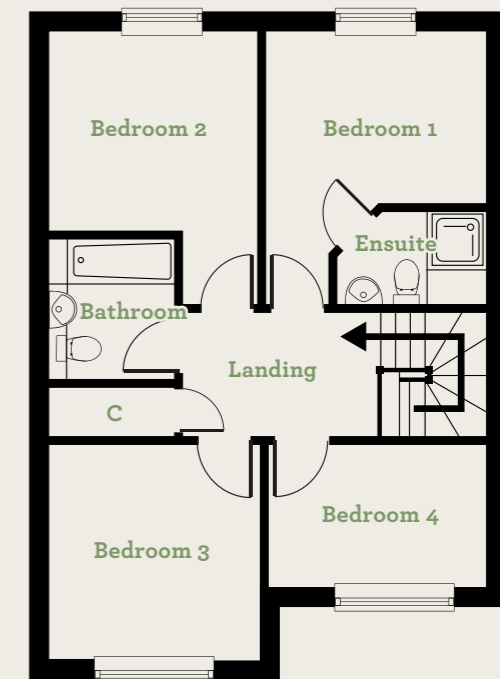
FIRST FLOOR

Bedroom 1	3511 x 2743	11'6" x 8'11"
Bedroom 2	3325 x 3179	10'10" x 10'5"
Bedroom 3	3439 x 3325	11'3" x 10'10"
Bedroom 4	3511 x 2313	11'6" x 7'7"

GROUND FLOOR



FIRST FLOOR



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PLOTS 7&8

3 Bedroom Semi-detached Home

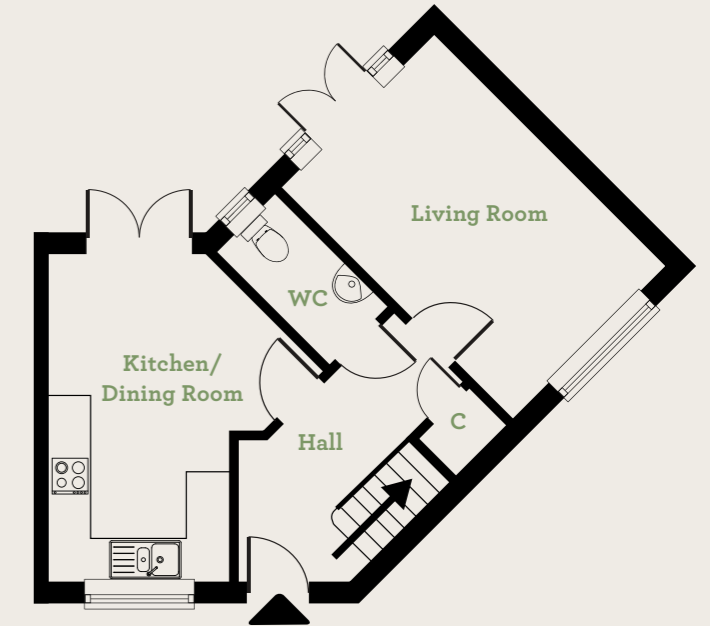
GROUND FLOOR

	<i>Metric</i>	<i>Imperial</i>
Living Room	5390 x 3115	17'8" x 10'2"
Kitchen/Dining Room	4788 x 2665 (max)	15'8" x 8'8"

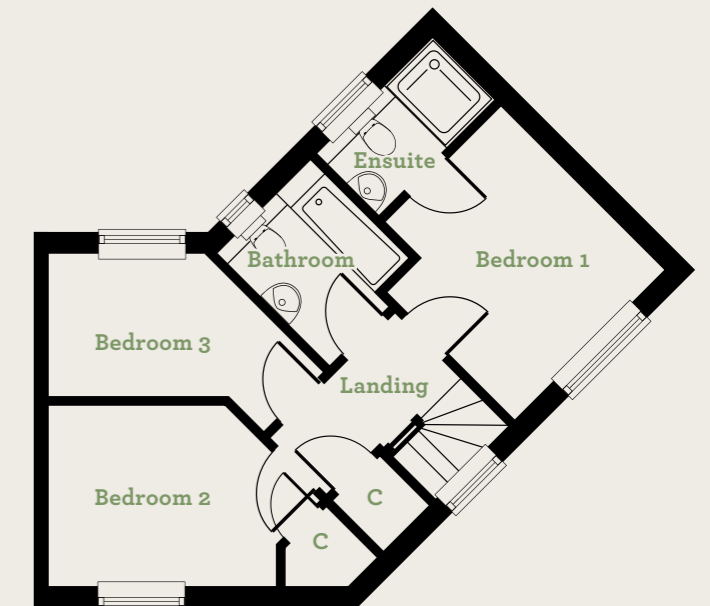
FIRST FLOOR

Bedroom 1	3382 x 3115	11'1" x 10'2"
Bedroom 2	2631 (max) x 2423 (min)	8'7" (max) x 7'11" (min)
Bedroom 3	2069 (max) x 2423 (min)	6'9" (max) x 7'11" (min)

GROUND FLOOR



FIRST FLOOR



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BEDFORD & BEYOND

With cosmopolitan Bedford only a short drive or bus ride away, you have all the shopping, cafes and restaurants on your doorstep.

Centred around the remains of the eleventh century Bedford Castle, the River Great Ouse flows through the town and is the focus for a number of events such as the popular Bedford Regatta and the Bedford Kayak Marathon.

Every two years sees the famous Bedford River Festival where you can watch boat and raft races, hear some great live music and enjoy a spectacular firework display. On quieter days, take some time out to relax in the Embankment gardens and visit the popular Higgins Art Gallery & Museum to discover local history. If you like music and theatre, the Bedford Corn Exchange, Esquires and the University of Bedfordshire Theatre are host to a wide variety of concerts and productions throughout the year.

The village of Clapham is just a short drive away and has three pubs, a cafe, hairdresser, takeaways and a pharmacy and medical practice. It's also home in summer to the Twinwood Festival which bills itself as the ultimate vintage festival for music and dance.



PERFECTLY PLACED

The Arches is well connected to motorway and major roads and the nearest train station in Bedford offers very good connections.

By Road

With fantastic access to the A6, journeys north to Kettering and beyond are easy. Going south, you can pick up the M1 at Junction 13.

By Train

Bedford station is very well served with over 450 parking spaces and three train services operating - Govia Thameslink Railway (Brighton via London St Pancras), East Midlands (London St Pancras-Leicester) and West Midlands (Bletchley).

By Bus

You can pick up the no. 51 Stagecoach bus right outside the Arches. It runs from Rushden to Bedford via Clapham. Milton Keynes, Northampton and Luton are among the destinations from Bedford bus station.

By Air

Both London Luton Airport and London Gatwick Airport can conveniently be reached from Bedford train station. London Stansted Airport is just over an hour's drive away.



Car from The Arches:

Bedford Midland Railway Station: 7 mins
Milton Keynes: 30 mins
London Luton Airport: 40 mins
Cambridge: 1hr
London Stansted Airport: 1hr 15 mins



Train from Bedford Station:

Luton Airport Parkway: 26 mins
Bletchley: 43 mins
Leicester: 43 mins
London St Pancras: 47mins
London Bridge: 1hr 2mins
Gatwick Airport: 1hr 31mins

Source: Google Maps, National Rail (fastest direct journeys)

ABOUT GRAND UNION HOMES LTD

Grand Union Homes Ltd was established in 2015 to build quality homes across Bedfordshire, Northamptonshire and Buckinghamshire.



We only build a few select developments each year, and each one is thoughtfully designed to its surroundings. We pride ourselves on creating vibrant communities in great locations, which offer a range of housing choices for every stage of life.

Each one of our new homes is designed and built to an excellent standard and we put emphasis on the quality of the new homes we deliver throughout the design and construction process.

GETTING THERE



FOR SALES ENQUIRIES PLEASE CONTACT:



Cooper Beard

☎ 01234 327455 @ sales@cooperbeard.co.uk

Provincial House, 3 Goldington Rd, Bedford MK40 3JY

Construction partner



Raising Standards. Protecting Homeowners

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