

THE WILLOWS

BROOKE ROAD, OAKHAM

platform 
home
OWNERSHIP

PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

Building A Better Future Through New Homes

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**WELCOME TO
THE WILLOWS,
SITUATED IN THE
MARKET TOWN
OF OAKHAM.**

THE WORLD AROUND YOU

Oakham is a charming and historic market town in the heart of Rutland, offering the perfect balance of countryside tranquillity and modern convenience. With its excellent schools, bustling high street, and easy access to transport links, Oakham is a highly desirable place to call home. Residents enjoy a rich community spirit, weekly markets, and stunning green spaces like Rutland Water, which offers endless outdoor activities. Whether you're looking for excellent local amenities, a thriving cultural scene, or picturesque rural surroundings, Oakham delivers it all in a welcoming and well-connected setting.

THE WILLOWS
IS PERFECTLY
CONNECTED IN
EVERY DIRECTION
MAKING IT A HOME
BUYERS DREAM

3.5 MILES
PRESTON

9 MILES
MARKET OVERTON

12 MILES
MELTON MOWBRAY

19 MILES
LEICESTER

LOCAL AMENITIES

OAKHAM MEDICAL PRACTICE	3 MINS (WALK)	0.2 MILES
TESCO SUPERSTORE	8 MINS (WALK)	0.4 MILES
BOOTS PHARMACY	9 MINS (WALK)	0.5 MILES
ALDI	6 MINS (CAR)	1.6 MILES

PLACES OF INTEREST

OAKHAM CASTLE	6 MINS (WALK)	0.3 MILES
RUTLAND COUNTY MUSEUM	7 MINS (WALK)	0.4 MILES
ALL SAINTS CHURCH	8 MINS (WALK)	0.4 MILES
RUTLAND WATER NATURE RESERVE	10 MINS (CAR)	3.5 MILES

CONNECTIVITY

OAKHAM RAILWAY STATION	9 MINS (WALK)	0.5 MILES
A606 ROAD	2 MINS (CAR)	0.5 MILES
A6003 ROAD	3 MINS (CAR)	0.7 MILES
A1 ROAD	12 MINS (CAR)	8.5 MILES

EDUCATION

CATMOSE PRIMARY SCHOOL	9 MINS (WALK)	0.5 MILES
CATMOSE COLLEGE (SECONDARY)	10 MINS (WALK)	0.5 MILES
HARINGTON SCHOOL (SIXTH FORM)	12 MINS (WALK)	0.6 MILES
OAKHAM COFE PRIMARY SCHOOL	15 MINS (WALK)	0.8 MILES

Figures are estimates and can change due to factors such as traffic, roadworks, and the exact location. All times and distances are taken from [google.com/maps](https://www.google.com/maps).

ABOUT SHARED OWNERSHIP

BUY YOUR HOME AT THE WILLOWS THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

THE WILLOWS

BROOKE ROAD, OAKHAM

A STUNNING COLLECTION OF TWO, THREE AND FOUR-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

A stunning collection of 2, 3, and 4-bedroom homes is coming soon to The Willows, Oakham, on Brooke Road. Offering Shared Ownership, these beautifully designed homes provide an affordable way to step onto the property ladder in a sought-after Rutland location.

GET TO KNOW THE WILLOWS

BROOKE ROAD, OAKHAM

The Willows is an exclusive collection of two and three and four-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



THE HAZEL
2 Bedroom Home



THE ALDER
3 Bedroom Home



THE OAKWOOD
4 Bedroom Home





THE HAZEL

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE HAZEL

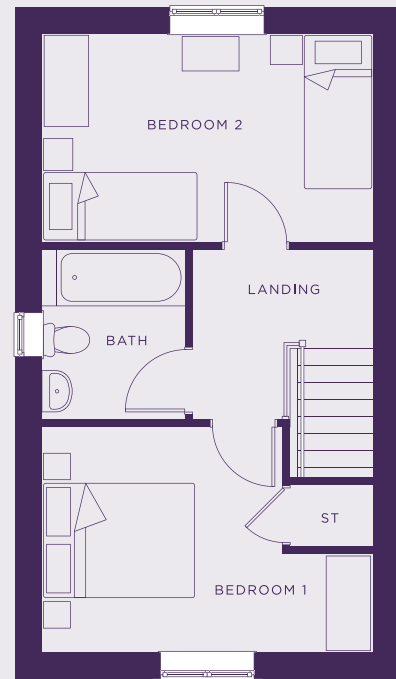
LOTS: 7, 8, 9 & 10

SEMI-DETACHED

TOTAL 775 SQ FT



GROUND



FIRST

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



THE ALDER

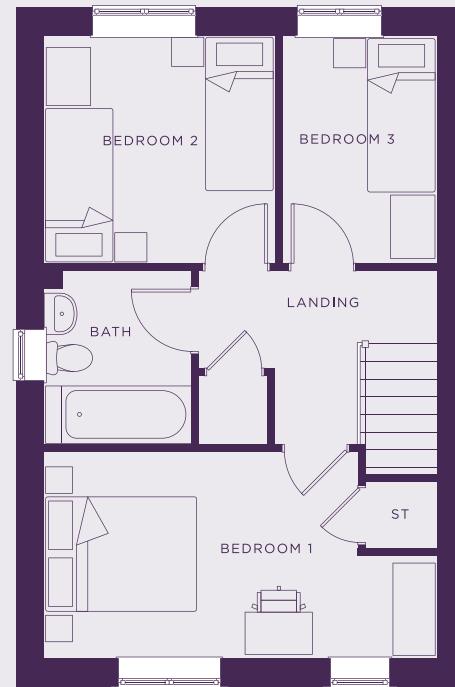
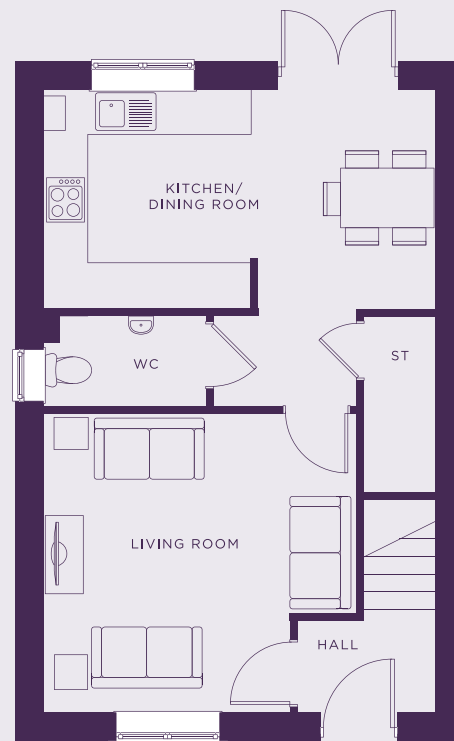
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THE ALDER

PLOTS: 5, 6, 27 & 28

SEMI-DETACHED

TOTAL 904 SQ FT



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



THE ALDER

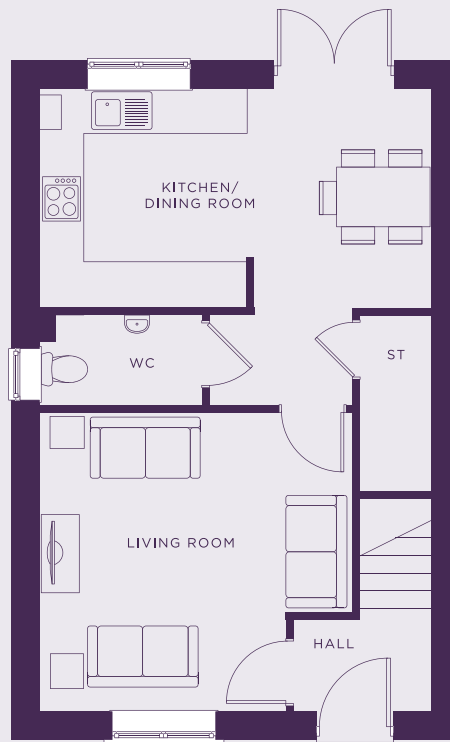
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THE ALDER

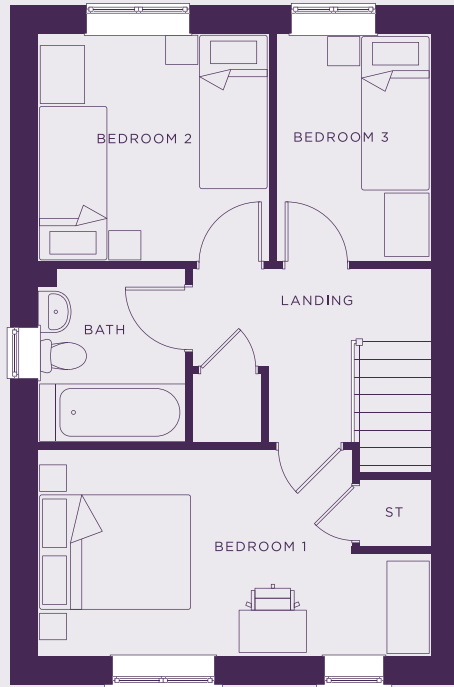
PLOTS: 29 & 30

SEMI-DETACHED

TOTAL 904 SQ FT



GROUND



FIRST

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



THE OAKWOOD

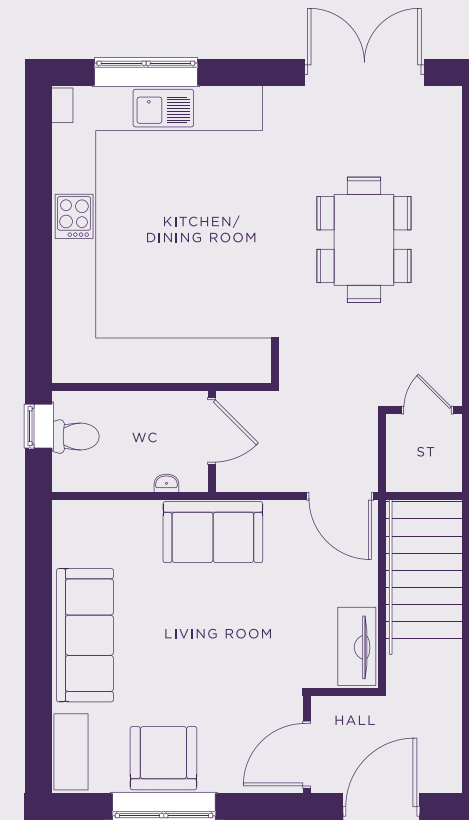
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THE OAKWOOD

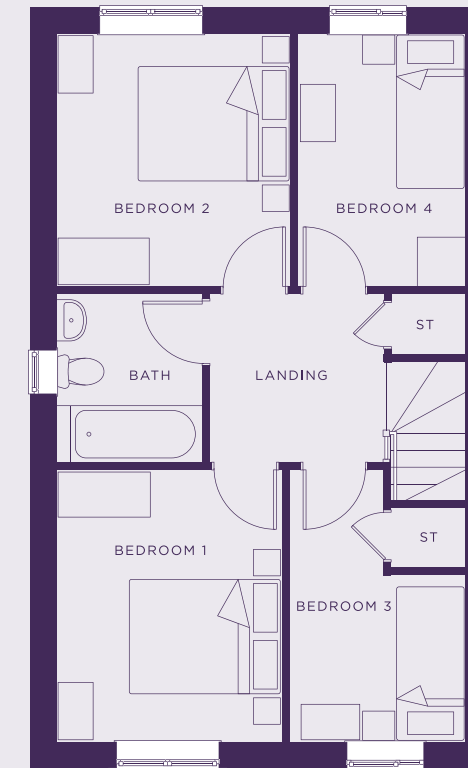
LOTS: 25 & 26

SEMI-DETACHED

TOTAL 1,098 SQ FT



GROUND



FIRST

SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



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BROOKE ROAD,
OAKHAM, LE15 6HG



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Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Maps shown are not to scaled and for illustrative purposes only. Distances are taken from google.co.uk/maps. Information is correct at the time it was published - **May 2025**. For more information please visit us website at www.platformhomeownership.com