



HOPKINS
& MOORE

OAKLANDS

SOUTH WOOTTON ~ NORFOLK

Traditionally designed 2, 3 & 4 bedroom homes

WELCOME TO OAKLANDS
by Hopkins & Moore



Computer generated image of properties at Oaklands. Indicative only.



You are warmly welcomed to Oaklands, a superlative new collection of homes from renowned housebuilders Hopkins & Moore.

There are just 21 sumptuous properties in this exclusive development, perfectly placed along the leafy lanes of charming South Wootton. With two, three and four bedroom homes on offer, a charming Norfolk residence is just waiting for you at Oaklands.

James Hopkins

Executive Chairman and founder of Hopkins & Moore

A COMMITMENT
TO QUALITY

From the first line on the designer's sketchpad to the last brick laid by hand, no stone has been left unturned at Oaklands when it comes to crafting properties of style, class and longevity.

Hopkins & Moore prides itself on its intricate and intelligent approach to housebuilding, utilising the best of traditional construction methods alongside cutting edge technology. All of this combines to ensure that our properties become real homes for our customers; homes in which they will love to live, and of which they will be justly proud.

Meanwhile, our love for East Anglia and its stunning environs means we work tirelessly to ensure that our properties complement the beautiful landscape which surrounds them.



AN OUTSTANDING NORFOLK LOCATION

An idyllic quality of life is waiting for you at Oaklands. Just a short drive away is the centre of South Wootton, which benefits from amenities including a post office, a supermarket, a pharmacy and two pubs, while at the heart of the village is a scenic green and pond.

South Wootton has its own infant and junior schools, with three secondary schools set in neighbouring King's Lynn. This historic, popular market town is less than 15 minutes in the car, with an excellent selection of high street stores and independent retailers to be found in the Vancouver Quarter.

Other attractions include the Alive Corn Exchange and St George's Guildhall, both of which boast a varied schedule of live entertainment. The town features a cornucopia of welcoming places to eat and drink too, such as the Crown and Mitre which sits prettily alongside the River Great Ouse. You'll also find a useful range of amenities such as GP, dental surgeries, and supermarkets.

Oaklands is situated on the border of The Wash National Nature Reserve; the Norfolk Coast Area of Outstanding Natural Beauty is just a little further afield. This means there are many ways to explore the great outdoors close to home, from spending time on the glorious seafront at Hunstanton to seal watching at Blakeney.

The development is well placed on the road network for travelling across Norfolk and to the nearby counties of Lincolnshire, Cambridgeshire and Suffolk. King's Lynn Railway Station is ten minutes' drive, linking you to destinations such as Ely (31 minutes), Cambridge (47 minutes) and London Kings Cross (1 hour and 41 minutes). Norwich International Airport can be reached in just over an hour.

A SPECIFICATION OF THE HIGHEST QUALITY

Kitchens

- Choice of cupboards and worktops*
- Neff oven, hob and fan fitted as standard
- Plumbing for washing machine and dishwasher where possible
- Choice of wall tiles from our selected range*
- Choice of floor tiles from our selected range*

Electrical

- Double socket outlets throughout
- Outside lighting to front and rear on certain plots
- TV points to living room and all bedrooms
- Telephone points to living room, study and all bedrooms
- Burglar alarm to ground floor only

Plumbing

- Under floor heating to ground floor, thermostatically controlled radiators to upper floor
- Roca white sanitaryware throughout with chrome-effect mixer taps plus white bath panel and matching seat
- Outside tap where possible

Carpentry

- Moulded skirting and architraves painted white
- White painted staircase
- Four-panel internal doors with matching chrome-effect handles

Ceilings

- Ceilings smooth throughout with coved cornicing where possible

Wall Tiling

- Kitchen - between worktop and wall cupboards*
- Bathroom - half-height all round*
- En-Suite - full height to shower cubicle with splashback to hand basin and tiled window sill where applicable*
- En-Suite with bath - half-height all round, full height to shower cubicle and tiled window sill where applicable*
- Cloakroom - splashback to hand basin and tiled window sill where applicable*

Other Items

- Loft light where applicable
- Panel fencing between rear gardens where applicable
- Front garden landscaped and turfed where applicable
- Rear garden cleared, rotivated and topsoiled where applicable

*Choice available subject to stage of construction. This specification is only meant as a guide, some items may vary from plot to plot. Please check with Sales Consultant for further details. Photographs depict previous Hopkins developments.

WELCOME TO
OAKLANDS



- The Aspen
Plot 1
- The Birch
Plot 2
- The Elm
Plots 3, 7, 8(H), 16, 17(H) & 21
- The Hazel
Plots 4 & 22
- The Maple
Plots 5 & 6(H)
- The Spindle
Plots 14, 15(H), 19 & 20(H)
- The Whitebeam
Plot 18 & 26(H)
- The Yew
Plots 24 & 25(H)
- Affordable Housing
- The Willow
Plot 23

Floor plans and dimensions can only be given as a guide and are indicative of the House Type only. These are liable to change as build progresses, please speak to the Sales Consultant for plot specific information. The computer generated images, floor plans, configuration and layouts are included for guidance only. External finishes may vary, please refer to drawings in sales office. Development layout not to scale for indication only.



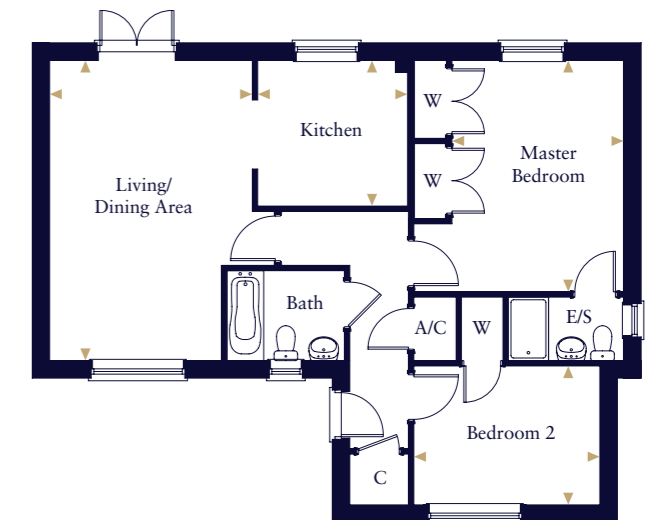
THE ASPEN

PLOT 1



Computer generated image indicative only.

Kitchen	2.830m x 2.755m	9'3" x 9'0"
Living/Dining Area	5.675m x 3.830m	18'7" x 12'6"
Master Bedroom	4.375m x 3.245m	14'4" x 10'7"
Bedroom 2	3.515m x 2.625m	11'6" x 8'7"



◀ Indicates where measurements have been taken from

THE BIRCH

PLOT 2



Computer generated image indicative only.

Kitchen	5.000m x 3.563m	16'5" x 11'8"
Living/Dining Area	5.850m x 4.938m	19'2" x 16'2"
Master Bedroom	3.966m x 3.653m	13'0" x 12'0"
Bedroom 2	3.920m x 3.400m	12'10" x 11'2"
Bedroom 3	3.365m x 2.820m	11'0" x 9'3"



◀ Indicates where measurements have been taken from



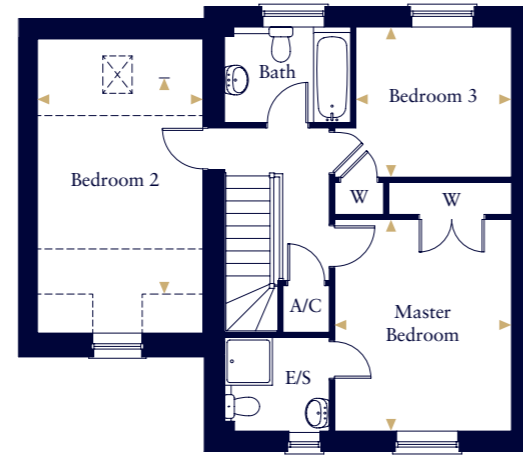
THE ELM

PLOTS 3, 7, 8(H), 16, 17(H) & 21

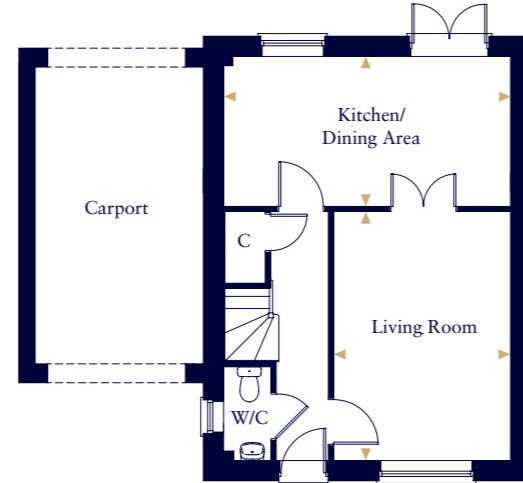


Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.805m	17'4" x 9'4"
Living Room	4.692m x 3.331m	15'7" x 10'11"
Master Bedroom	3.978m x 3.331m	13'0" x 10'11"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"
Bedroom 3	2.927m x 2.824m	9'7" x 9'3"



First floor



Ground floor

▲ Indicates where measurements have been taken from
 --- Indicates reduced head height to bedroom 2
 ☒ Velux Window

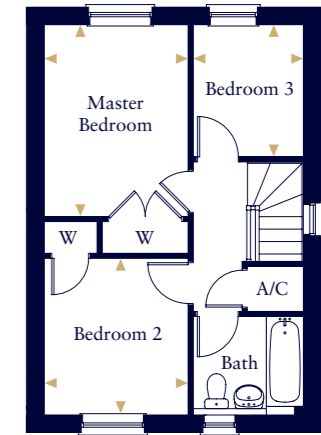
THE MAPLE

PLOTS 5 & 6(H)

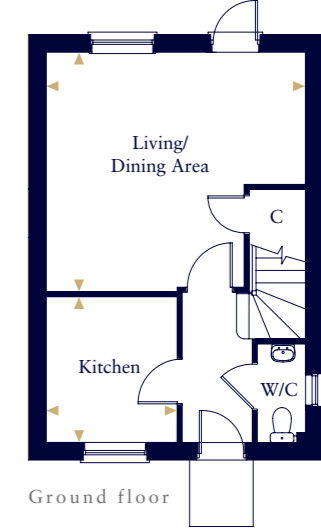


Computer generated image indicative only.

Kitchen	2.755m x 2.574m	9'0" x 8'5"
Living/Dining Area	4.900m x 4.524m	16'0" x 14'10"
Master Bedroom	3.624m x 2.726m	11'10" x 8'11"
Bedroom 2	2.959m x 2.726m	9'8" x 8'11"
Bedroom 3	2.497m x 2.082m	8'2" x 6'9"



First floor



Ground floor

▲ Indicates where measurements have been taken from

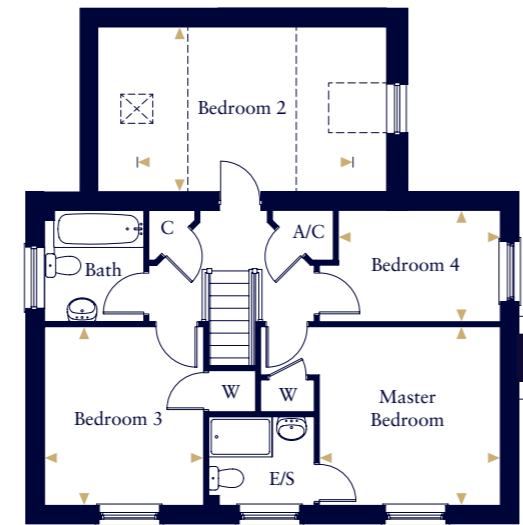
THE HAZEL

PLOTS 4 & 22

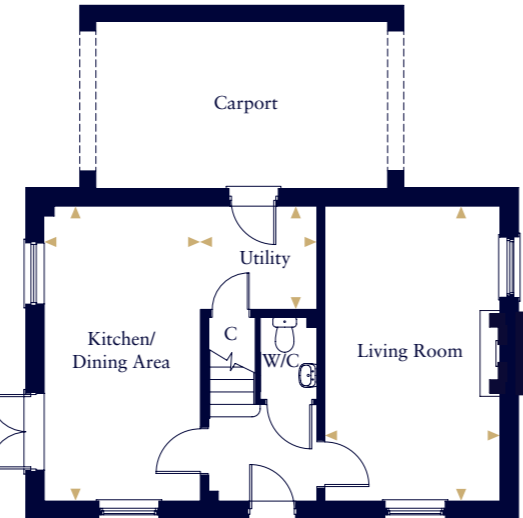


Computer generated image indicative only.

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Utility	2.200m x 1.950m	7'2" x 6'4"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Master Bedroom	3.420m x 3.375m	11'0" x 11'2"
Bedroom 2	4.044m x 3.110m	13'3" x 10'2"
Bedroom 3	3.375m x 3.005m	11'0" x 9'10"
Bedroom 4	3.060m x 2.103m	10'0" x 6'10"



First floor



Ground floor

▲ Indicates where measurements have been taken from
 --- Indicates reduced head height to bedroom 2
 ☒ Velux Window



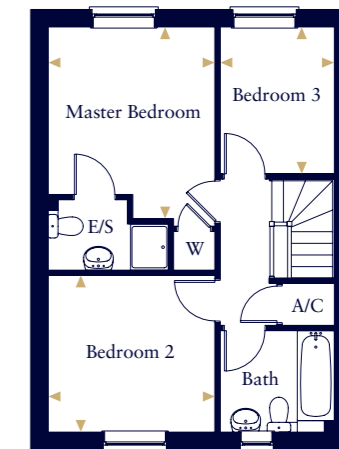
THE SPINDLE

PLOTS 14, 15(H), 19 & 20(H)



Computer generated image indicative only.

Kitchen/Dining Area	5.395m x 2.805m	17'8" x 9'4"
Living Room	4.692m x 3.329m	15'7" x 10'11"
Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Bedroom 3	2.721m x 2.159m	8'11" x 7'1"



First floor



Ground floor

▲ Indicates where measurements have been taken from



THE WHITEBEAM

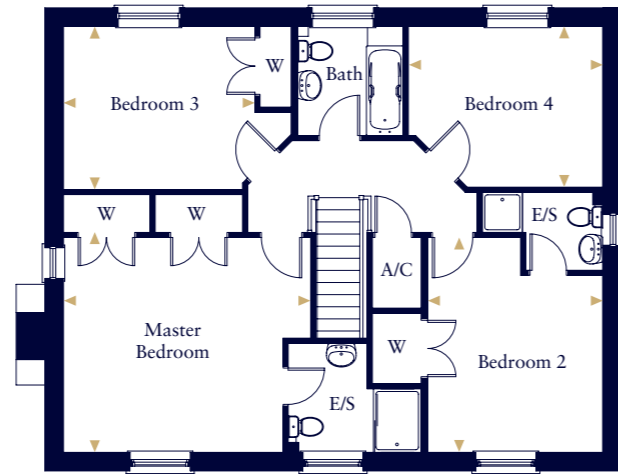
PLOTS 18 & 26(H)



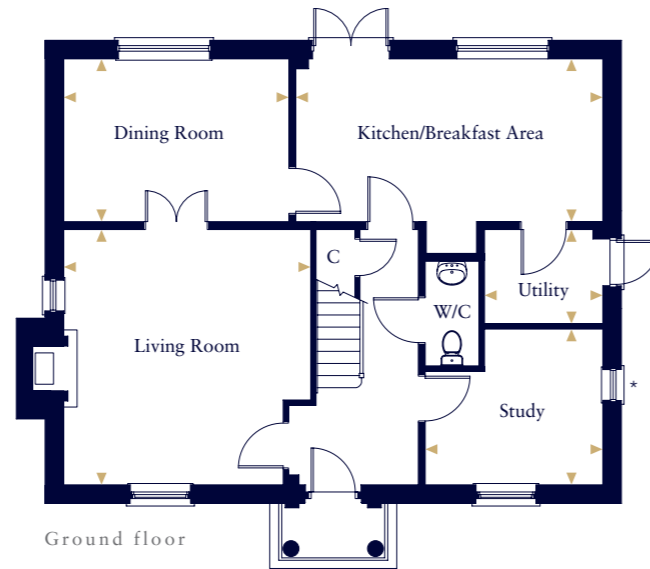
Computer generated image indicative only.

Kitchen/Breakfast Area	5.800m x 3.075m	19'0" x 10'1"
Utility	2.235m x 1.780m	7'4" x 5'10"
Living Room	4.823m x 4.668m	15'9" x 15'3"
Dining Room	4.255m x 3.075m	13'11" x 10'1"
Study	3.355m x 2.942m	11'0" x 9'7"
Master Bedroom	4.670m x 4.160m	15'3" x 13'7"
Bedroom 2	4.060m x 3.304m	13'3" x 10'10"
Bedroom 3	3.618m x 3.083m	11'10" x 10'1"
Bedroom 4	3.670m x 3.038m	12'0" x 9'11"

◀ Indicates where measurements have been taken from
 * Window to Plot 18 only



First floor



Ground floor



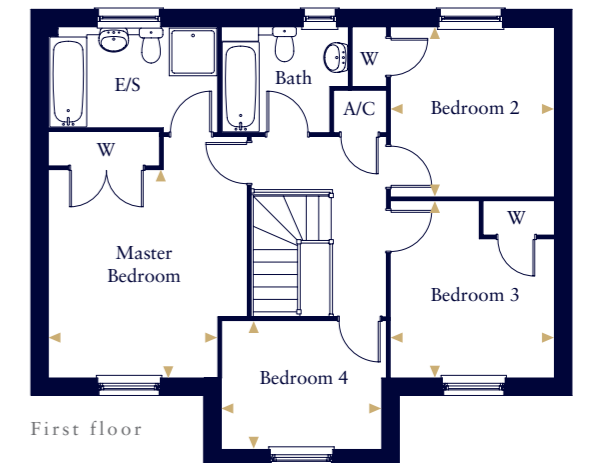
Computer generated image indicative only.

THE YEW

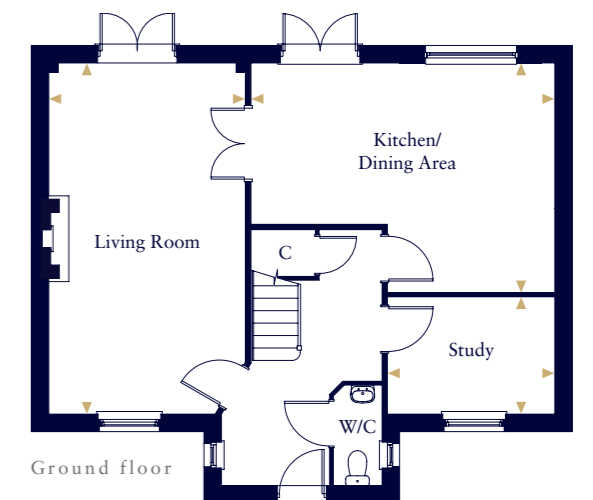
PLOTS 24 & 25(H)

Kitchen/Dining Area	5.690m x 4.305m	18'8" x 14'1"
Living Room	6.585m x 3.670m	21'7" x 12'0"
Study	3.118m x 2.180m	10'2" x 7'2"
Master Bedroom	4.055m x 3.720m	13'3" x 12'2"
Bedroom 2	3.175m x 3.062m	10'5" x 10'1"
Bedroom 3	3.310m x 3.062m	10'10" x 10'1"
Bedroom 4	2.985m x 2.395m	9'9" x 7'10"

◀ Indicates where measurements have been taken from



First floor



Ground floor

THE WILLOW

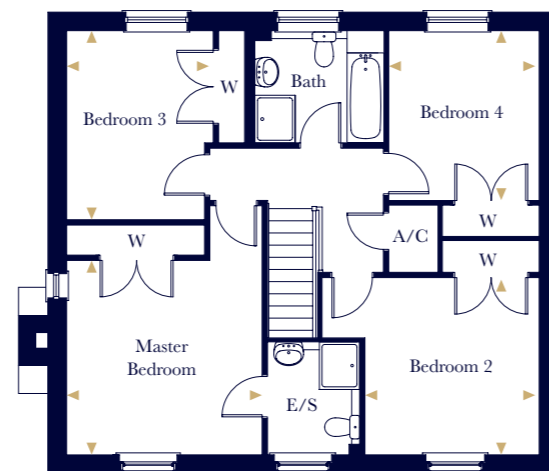
PLOT 23



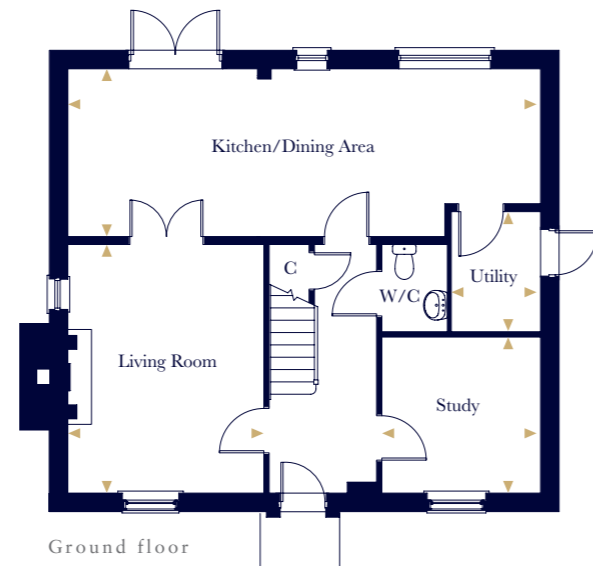
Computer generated image indicative only.

Kitchen/Dining Area	8.948m x 3.199m	29'4" x 10'6"
Utility	2.268m x 1.650m	7'5" x 5'5"
Living Room	4.698m x 3.693m	15'5" x 12'1"
Study	2.987m x 2.949m	9'9" x 9'8"
Master Bedroom	3.716m x 3.680m	12'2" x 12'0"
Bedroom 2	3.348m x 3.265m	10'11" x 10'8"
Bedroom 3	3.576m x 2.785m	11'9" x 9'1"
Bedroom 4	3.209m x 2.823m	10'6" x 9'3"

◀ Indicates where measurements have been taken from



First floor



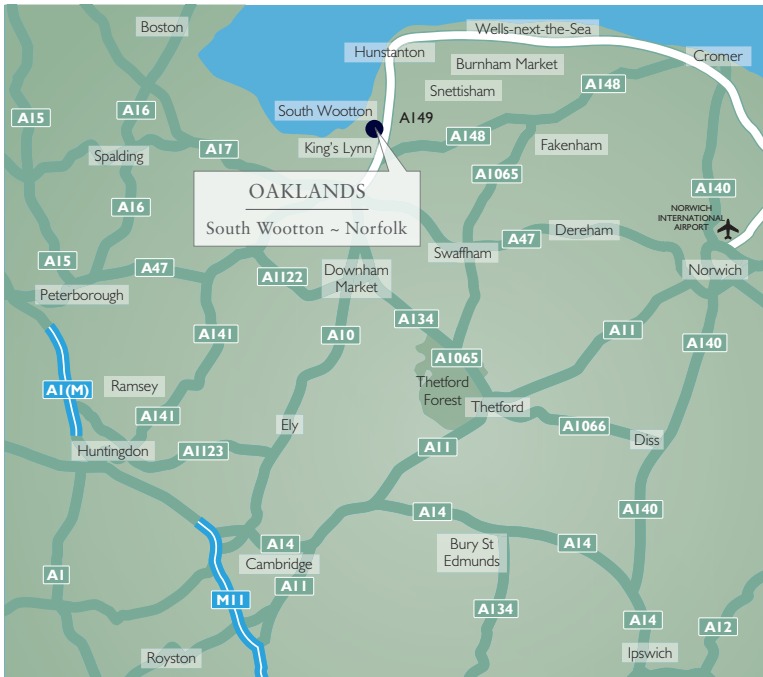
Ground floor



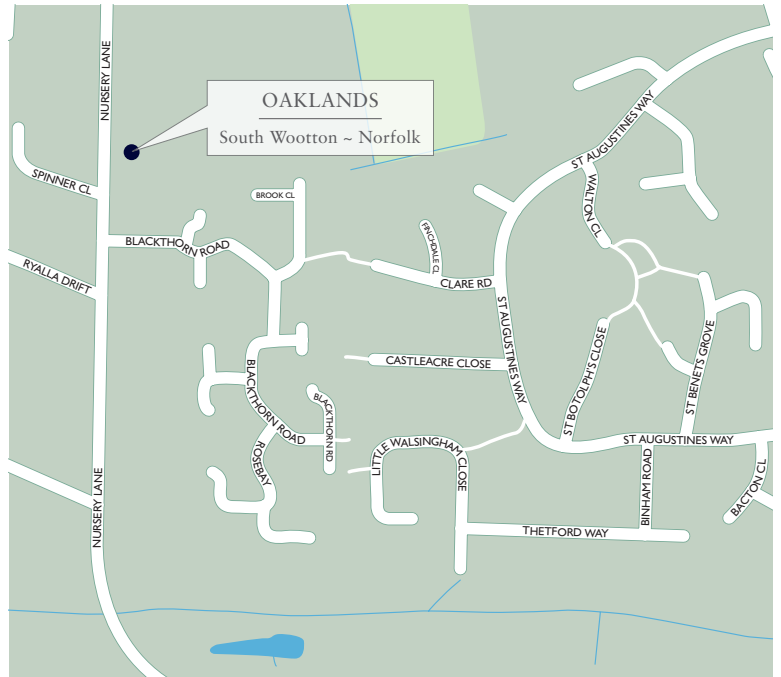
HOPKINS
& MOORE

OAKLANDS

SOUTH WOOTTON ~ NORFOLK



Area Map



Local Map

Maps not to scale

Travel times and distances

By road to:

King's Lynn Train Station	3.5 miles
Snettisham Beach	11.5 miles
Hunstanton	14.3 miles
Wells-next-the-Sea	26.7 miles
Peterborough	40.9 miles
Norwich Airport	44.2 miles
Norwich	46.8 miles
Cambridge	49.8 miles
Stansted Airport	77.1 miles

By rail to: (From King's Lynn Train Station)

Ely	31 mins
Cambridge	47 mins
Peterborough	1hr 23mins
London King's Cross	1hr 41mins
Norwich	1hr 47mins
Stansted Airport	1hr 56mins

All travel times and distances are approximate and are courtesy of theaa.com and nationalrail.co.uk

Postcode for Sat Nav use: PE30 3ND

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For more information on any of our developments please visit:

www.hopkinshomes.co.uk

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www.consumercode.co.uk

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Earl's Meadow may not necessarily illustrate that property type in its setting at this development. All internal and external photography of properties depicts previous Hopkins Homes and Hopkins & Moore developments. Other photographs are of the local area or are indicative lifestyle images. 06/18 182193 Designed and produced by thinkBDW 01206 546965.