



Woodall  
HOMES

# OAKHAM

*Grange*

CHESTERFIELD

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Images for illustration purposes only



## Oakham Grange

Oakham Grange is a countryside edge development of 75 beautiful new homes in Calow located to the east of Chesterfield. The development offers a range of properties from two, three and four-bedroom houses, to three-bedroom bungalows, all boasting spacious living areas and landscaped gardens.

Designed with comfort in mind, all homes at Oakham Grange offer everything you and your family will need, with plenty of space to grow into. Expertly crafted in collaboration with some of the country's leading suppliers, each one features a choice of fitted designer kitchens to create a beautiful space in the heart of your home.

From the foundations to the finishing touches, our homes are designed with efficiency and sustainability in mind, fitted with high-performance solar panels, electric vehicle charging points and Ring doorbells.

A short walk into Calow village, which also has regular public transport links, and just a six-minute drive to Chesterfield town centre, homes at Oakham Grange are perfectly placed for all the amenities you could need while offering peaceful semi-rural scenery.



A development of **75 beautiful new homes** in Calow, Chesterfield...



## Local Area Guide

Located in the picturesque village of Calow, Oakham Grange is ideally placed to benefit from a blend of stunning rural surroundings and all the amenities available in the nearby town of Chesterfield.

Home of the Crooked Spire and the Spireites football team, Chesterfield's vibrant town centre is just a short distance away, filled with a variety of local, independent, and national shops, bars and restaurants. The town's highly regarded marketplace hosts market traders every week alongside larger events including the monthly artisan market and the annual Christmas market.

With easy access to a number of highly regarded schools, Chesterfield Hospital and transport links to the M1, you're never far from anything you might need.



## Restaurants, Pubs and Bars

### **White Hart - 0.4 Miles**

Fantastic, traditional pub food and drinks in a welcoming and cosy setting - this is sure to be your regular.

### **Lombardi's - 2.5 Miles**

A Chesterfield favourite for rustic Italian food and drinks, you're guaranteed a warm welcome and a full stomach at this authentic restaurant.

### **Zahid - 2.7 Miles**

Offering the finest contemporary Indian cuisine, this restaurant has everything you need when you want a bit of spice.

### **Bottle & Thyme - 2.8 Miles**

With their commitment to local and organic produce, this spot is a must for brunch, lunch, dinner and drinks.

### **The Three Cottages - 2.9 Miles**

This historic pub offers an extensive range of local ales alongside its food menu, which features pub classics and seasonal favourites.



## Leisure Activities

### **Tapton Park Golf Course - 2.2 Miles**

With amazing views of Chesterfield and the Crooked spire, this parkland course offers a full 18-hole course, 9-hole academy and a 9-hole chip and putt course.

### **Winding Wheel Theatre - 2.2 Miles**

A beautiful Grade II listed theatre, hosting live performances including drama, music and comedy.

### **Cineworld Chesterfield - 2.4 Miles**

For those rainy days, this Cineworld complex shows all the latest blockbusters.

### **Queens Park Sports Centre - 2.6 Miles**

Chesterfield's modern, comprehensive sports centre - for all your swimming, gym-ing and exercise needs.

### **Chesterfield Bowl - 3.1 Miles**

A well established 16 lane Ten Pin Bowling centre, offering a fun and relaxed family-friendly environment.



## Woodall's Top Pick

### **Eastwood Park - 0.3 miles**

With access adjacent to the entrance of Oakham Grange, this fantastic public space features a play area, war memorial and sports facilities including a bowls club, two football pitches and a cricket ground. We are delighted to be able to support the open spaces in Calow, including Eastwood Park, with a £50,000 contribution.

## The Great Outdoors

### **Holmebrook Valley Park - 4.8 Miles**

A picturesque country park, just outside Chesterfield - complete with footpaths, cycle paths, picnic tables and a mountain bike course.

### **Linacare Reservoir - 6.7 Miles**

A magnificent location with three reservoirs, Linacare provides the perfect setting for a quiet, relaxing day out.

### **Hardwick Hall & Gardens - 7.9 Miles**

This stunning National Trust property offers excellent walks around the grounds as well as a range of indoor activities and exhibitions.

### **Chatsworth Estate - 11.4 Miles**

Chatsworth's beautiful grounds, house and farm shop provide a full day's entertainment - with something for everyone.

### **Stanage Edge - 16.6 Miles**

Boasting breathtaking views, Stanage Edge continues to be a popular spot for rock climbers and ramblers alike.

### **Monsal Trail - 17.2 Miles**

A stunning traffic-free walking and cycle route, right in the heart of the Peak District National Park.



# Local Schools

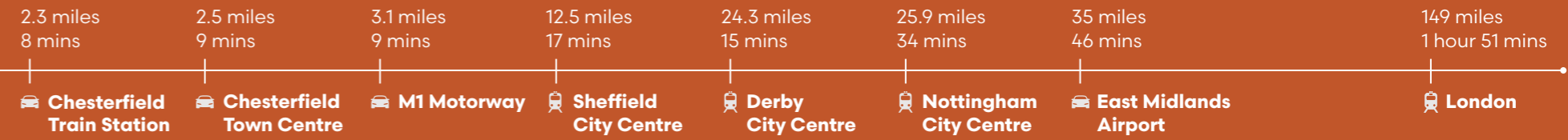
**Calow C of E Primary School - 0.7 Miles**  
 Just round the corner, this school benefits from beautiful grounds overlooking fields, an outdoor classroom and a woodland area.

**Hady Primary School - 1.4 Mile**  
 This highly-reputable primary school promotes a caring ethos - evident throughout their classes, after-school and holiday clubs and the two school dogs - Hector and Pippa.

**Outwood Academy Newbold - 3.8 Miles**  
 Rated Good with Outstanding Leadership by Ofsted, this secondary school is committed to learning in and out of the classroom with a range of trips, events and charity work available to students.



## Connectivity Guide





# Chesterfield



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## Oakham Grange Spec

Showcasing a premium finish throughout, this collection of outstanding homes has been designed to feature stunning open-plan living spaces, exceptional integrated kitchens and welcoming reception rooms. Each space has been crafted with excellence, with a range of luxury finishes and optional upgrades to choose from.

Externally, our homes at Oakham Grange feature an updated contemporary design with anthracite windows and beautiful brick detailing, reflecting our design ethos and ensuring your new home exceeds every expectation. Designed with efficiency and sustainability in mind, every Woodall Home is constructed with quality materials, from the foundations to the finishing touches.

Ready from the moment you arrive, each of these incredible properties is finished with a beautiful landscaped garden. Seamlessly integrated into the design, your new garden is an extension of your home, accessible through elegant French or bi-folding doors that effortlessly connect your living or dining area to the outdoors.

So whether you need space for children to play or for adults to entertain, homes at Oakham Grange have everything you need.



Space for children to play & for adults to entertain, **homes at Oakham Grange have everything you need.**





## Property Types



### Key

- |   |  |
|---|--|
| <span style="color: #8B4513;">●</span> Lindisfarne<br><small>Plot: 1</small>                          | <span style="color: #90EE90;">●</span> Ashton<br><small>Plot: 37, 48</small>   |
| <span style="color: #008000;">●</span> Kenmare<br><small>Plot: 2, 39, 51, 61, 62</small>              | <span style="color: #3CB371;">●</span> Buckingham<br><small>Plot: 38</small>   |
| <span style="color: #FFD700;">●</span> Petworth<br><small>Plot: 3, 4, 17, 29, 32, 53</small>          | <span style="color: #DDA0DD;">●</span> Claydon<br><small>Plot: 44, 45</small>  |
| <span style="color: #FF8C00;">●</span> Beal<br><small>Plot: 10, 60</small>                            | <span style="color: #DC143C;">●</span> Danbury<br><small>Plot: 46, 47, 69</small>  |
| <span style="color: #FFA500;">●</span> Abbott<br><small>Plot: 11, 12, 15, 16, 41-43, 65, 66</small>   | <span style="color: #9ACD32;">●</span> Sudbury<br><small>Plot: 67, 68</small>  |
| <span style="color: #66CDAA;">●</span> Hardwick<br><small>Plot: 13, 14, 30, 31, 54-59, 63, 64</small> | <span style="color: #8A2BE2;">●</span> Wexford<br><small>Plot: 52, 70</small>  |
| <span style="color: #6A5ACD;">●</span> Keddleston<br><small>Plot: 18-21, 71, 72</small>               | <span style="color: #DC143C;">●</span> Trowbridge<br><small>Plot: 73, 74</small>   |
| <span style="color: #FFDAB9;">●</span> Rosedene<br><small>Plot: 28, 40, 49, 50</small>                | <span style="color: #A9A9A9;">●</span> Affordable<br><small>(2 Bed) Plot: 5-9, 26, 27<br/>(1 Bed) Plot: 22-25, 33-36</small> |





# Lindisfarne

Plot: 1

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 4.4m x 2.9m |
| Dining  | 4.2m x 2.5m |
| Family  | 2.4m x 2.2m |
| Utility | 2m x 1.6m   |
| Living  | 5.7m x 3.5m |
| Hall    | 3.7m x 2.9m |
| W.C.    | 1.9m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 3.9m x 3.6m |
| Bedroom 2 | 3.7m x 3.6m |
| Bedroom 3 | 2.9m x 2.6m |
| Bedroom 4 | 3.8m x 2.2m |
| Bathroom  | 2.7m x 2m   |
| Ensuite   | 2.7m x 1.5m |

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Ground Floor



First Floor



# Kenmare

Plot: 2, 39, 51, 61, 62

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 4.4m x 2.9m |
| Dining  | 4.2m x 2.5m |
| Family  | 2.4m x 2.2m |
| Utility | 2m x 1.6m   |
| Living  | 5.7m x 3.5m |
| Hall    | 3.7m x 2.9m |
| W.C.    | 1.9m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 3.9m x 3.6m |
| Bedroom 2 | 3.7m x 3.6m |
| Bedroom 3 | 2.9m x 2.6m |
| Bedroom 4 | 3.8m x 2.2m |
| Bathroom  | 2.7m x 2m   |
| Ensuite   | 2.7m x 1.5m |

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Ground Floor



First Floor



# Petworth

Plot: 3, 4, 17, 29, 32, 53

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 4.8m x 2.7m |
| Dining  | 3.7m x 3.1m |
| Living  | 5.2m x 3.3m |
| Hall    | 4.3m x 1.3m |
| W.C.    | 2.1m x 0.9m |
| Utility | 1.7m x 0.7m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 4.5m x 3.1m |
| Bedroom 2 | 3.6m x 2.8m |
| Bedroom 3 | 2.9m x 2.4m |
| Bedroom 4 | 2.6m x 2.1m |
| Bathroom  | 2.3m x 1.7m |
| Ensuite   | 2.1m x 1.5m |



Ground Floor



First Floor

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# Beal

Plot: 10, 60

Detached | Three bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 3.5m x 3m   |
| Dining  | 2.7m x 2.3m |
| Living  | 4.8m x 3m   |
| Hall    | 5.7m x 1m   |
| W.C.    | 2.6m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 3.4m x 3.2m |
| Bedroom 2 | 3.8m x 2.9m |
| Bedroom 3 | 2.7m x 2.3m |
| Bathroom  | 2.6m x 2m   |
| Ensuite   | 2.5m x 1.1m |

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Ground Floor



First Floor



# Abbott

Plot: 11, 12, 15, 16, 41 - 43, 65, 66

Detached | Four bedrooms | Three bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 3.2m x 3m   |
| Dining  | 3.2m x 2.1m |
| Family  | 3.2m x 3.6m |
| Utility | 2.1m x 1.8m |
| Living  | 5m x 3.4m   |
| Hall    | 4.8m x 2.1m |
| W.C.    | 1.8m x 1.1m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 4.3m x 3.4m |
| Bedroom 2 | 4.5m x 3m   |
| Bedroom 3 | 3.6m x 3m   |
| Bedroom 4 | 3.4m x 3.2m |
| Bathroom  | 2.1m x 1.7m |
| Ensuite 1 | 2.5m x 1.8m |
| Ensuite 2 | 2.1m x 1.4m |

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Ground Floor



First Floor



# Hardwick

Plot: 13, 14, 30, 31, 54-59, 63, 64

Semi-detached | Three bedrooms | One bathroom

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 3.6m x 3m   |
| Dining  | 2.7m x 2.5m |
| Living  | 4.8m x 3m   |
| Hall    | 5.7m x 1m   |
| W.C.    | 2.5m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 4.6m x 3.1m |
| Bedroom 2 | 3.8m x 2.6m |
| Bedroom 3 | 2.7m x 2.7m |
| Bathroom  | 2.6m x 2.2m |

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Ground Floor



First Floor



# Keddleston

Plot: 18-21, 71, 72

Semi-detached | Two bedrooms | One bathroom

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 3.5m x 3.1m |
| Dining  | 2.8m x 1.8m |
| Living  | 4.5m x 3m   |
| Hall    | 1.6m x 1.2m |
| W.C.    | 1.8m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 4.5m x 3m   |
| Bedroom 2 | 3.5m x 2.6m |
| Bathroom  | 2.3m x 2.2m |



Ground Floor



First Floor

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# Rosedene

Plot: 28, 40, 49, 50

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 5m x 4.7m   |
| Dining  | 3.1m x 2.8m |
| Living  | 5.1m x 3.6m |
| Hall    | 4.6m x 1.5m |
| W.C.    | 2.1m x 1m   |
| Utility | 1.5m x 0.6m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 3.8m x 3.6m |
| Bedroom 2 | 3.5m x 3m   |
| Bedroom 3 | 3.5m x 2.4m |
| Bedroom 4 | 2.9m x 2.1m |
| Bathroom  | 2.2m x 1.8m |
| Ensuite   | 2.8m x 1.5m |

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Ground Floor



First Floor



# Ashton

Plot: 37, 48

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 4.4m x 2.9m |
| Dining  | 4.2m x 2.5m |
| Family  | 2.4m x 2.2m |
| Utility | 2m x 1.6m   |
| Living  | 5m x 4.2m   |
| Hall    | 3.7m x 2.9m |
| W.C.    | 1.9m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 3.9m x 3.6m |
| Bedroom 2 | 3.7m x 3.6m |
| Bedroom 3 | 2.9m x 2.6m |
| Bedroom 4 | 3.8m x 2.2m |
| Bathroom  | 2.7m x 2m   |
| Ensuite   | 2.7m x 1.5m |

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Ground Floor



First Floor



# Buckingham

Plot: 38

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 3.8m x 3.7m |
| Dining  | 2.9m x 2.4m |
| Utility | 2.2m x 1.8m |
| Living  | 6.1m x 4.1m |
| Hall    | 5.1m x 1.4m |
| W.C.    | 2.4m x 1m   |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 4m x 4m     |
| Bedroom 2 | 3.5m x 3m   |
| Bedroom 3 | 3.5m x 2.4m |
| Bedroom 4 | 3.1m x 2.4m |
| Bathroom  | 2.2m x 1.9m |
| Ensuite   | 2.7m x 1.6m |

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Ground Floor



First Floor



# Claydon

Plot: 44, 45

Detached | Three bedrooms | Two bathrooms

### Ground Floor

|           |             |
|-----------|-------------|
| Kitchen   | 3.3m x 3m   |
| Dining    | 3.3m x 2.2m |
| Living    | 4.7m x 3.4m |
| Hall      | 5.6m x 1.2m |
| Bathroom  | 2.6m x 2.4m |
| Bedroom 1 | 3.8m x 3.7m |
| Bedroom 2 | 3.7m x 3.4m |
| Bedroom 3 | 3.3m x 2.4m |
| Ensuite   | 2.1m x 1.8m |
| Utility   | 1.7m x 1.8m |



Ground Floor

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# Danbury

Plot: 46, 47, 69

Detached | Three bedrooms | Two bathrooms

### Ground Floor

|           |             |
|-----------|-------------|
| Kitchen   | 3.3m x 3m   |
| Dining    | 3.3m x 2.1m |
| Living    | 4.6m x 3.5m |
| Hall      | 4.9m x 1.3m |
| Bathroom  | 2.3m x 2m   |
| Bedroom 1 | 4m x 3.8m   |
| Bedroom 2 | 4.6m x 2.9m |
| Bedroom 3 | 3.3m x 2.3m |
| Ensuite   | 2.4m x 1.7m |
| Utility   | 2.4m x 1.7m |



Ground Floor

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# Wexford

Plot: 52, 70

Detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 4.4m x 2.9m |
| Dining  | 4.2m x 2.5m |
| Family  | 2.4m x 2.2m |
| Utility | 2m x 1.6m   |
| Living  | 5.7m x 3.5m |
| Hall    | 4.8m x 1.9m |
| W.C.    | 1.9m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 3.9m x 3.6m |
| Bedroom 2 | 3.7m x 3.6m |
| Bedroom 3 | 2.9m x 2.6m |
| Bedroom 4 | 3.8m x 2.2m |
| Bathroom  | 2.7m x 2m   |
| Ensuite   | 2.7m x 1.5m |

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Ground Floor



First Floor



# Sudbury

Plot: 67, 68

Detached | Three bedrooms | Two bathrooms

### Ground Floor

|           |             |
|-----------|-------------|
| Kitchen   | 3.6m x 3.4m |
| Dining    | 3m x 2.4m   |
| Living    | 4.8m x 3.1m |
| Hall      | 7.8m x 1.1m |
| Bathroom  | 3m x 1.8m   |
| Bedroom 1 | 4.3m x 3.1m |
| Bedroom 2 | 3.6m x 3.3m |
| Bedroom 3 | 2.9m x 2.3m |
| Ensuite   | 2.4m x 1.4m |

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Ground Floor



# Trowbridge

Plot: 73, 74

Semi-detached | Four bedrooms | Two bathrooms

### Ground Floor

|         |             |
|---------|-------------|
| Kitchen | 3.6m x 3m   |
| Dining  | 2.3m x 2.7m |
| Living  | 4.8m x 3m   |
| Hall    | 5.7m x 1m   |
| W.C.    | 2.5m x 0.9m |

### First Floor

|           |             |
|-----------|-------------|
| Bedroom 2 | 4.6m x 3.1m |
| Bedroom 3 | 3.8m x 2.9m |
| Bedroom 4 | 2.7m x 2.3m |
| Bathroom  | 2.6m x 2.2m |

### Second Floor

|           |             |
|-----------|-------------|
| Bedroom 1 | 5.4m x 3.5m |
| Ensuite   | 2.3m x 2.1m |



Ground Floor



First Floor



Second Floor

### Disclaimer:

All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have detached single / double garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this brochure should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.







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