

STYLISH LUXURY IN CHARMING LONGWORTH

Cote House and **Aston House** are two brand new, architect designed houses at Princes Farm, Longworth, overlooking Harrowdown Hill and the picturesque, rolling scenery of the Upper Thames Valley.

This pair of five-bedroom properties are the latest development by Lemontree, an award-winning local developer specialising in stunning, individual homes. The high level of specification is apparent as you cross the threshold: the imposing entrance, the open feel of the reception rooms and features such as the oak and glass staircase, Juliet balconies and a wood burner. Our *Oakwood* kitchens blend classic and contemporary design and include an impressive range of *Neff* appliances. We use high performance windows and doors and fit air source heat pumps to ensure very low long term maintenance and energy costs. The houses sit in plots of around a quarter of an acre each.

We have recently won Best Extension in the Real Homes magazine awards for a house in Abingdon, and have



St Mary's Church

been shortlisted for an award for sustainability for a contemporary house in Appleton, which features ground source heat pumps, a heat recovery system, photovoltaic panels and an electricity storage system.

Longworth is a charming village, with a historic Manor House, local pub and village hall. It is within easy reach of Oxford, Swindon, Witney and Abingdon by road.

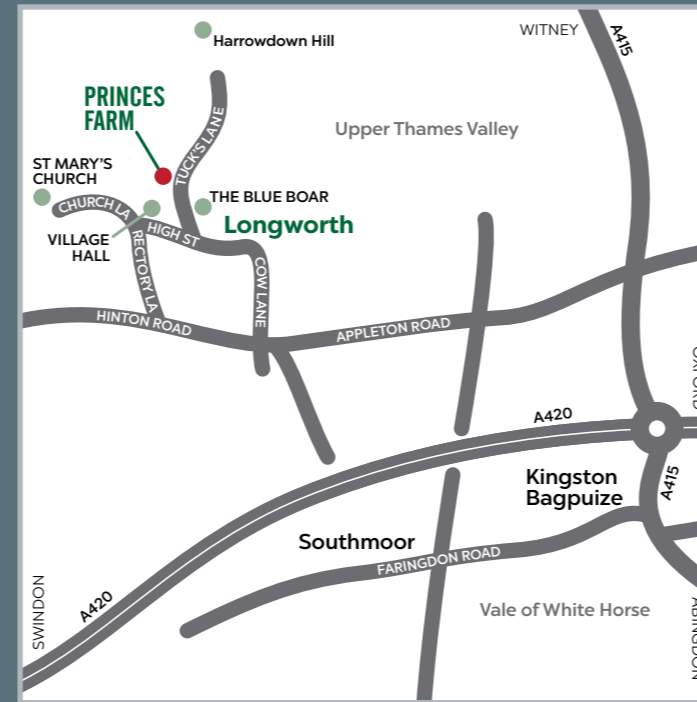


ASTON HOUSE

COTE HOUSE

Aerial view over the development, overlooking the Thames Valley

HOW TO FIND PRINCES FARM, LONGWORTH OX13 5ET



ALL ENQUIRIES



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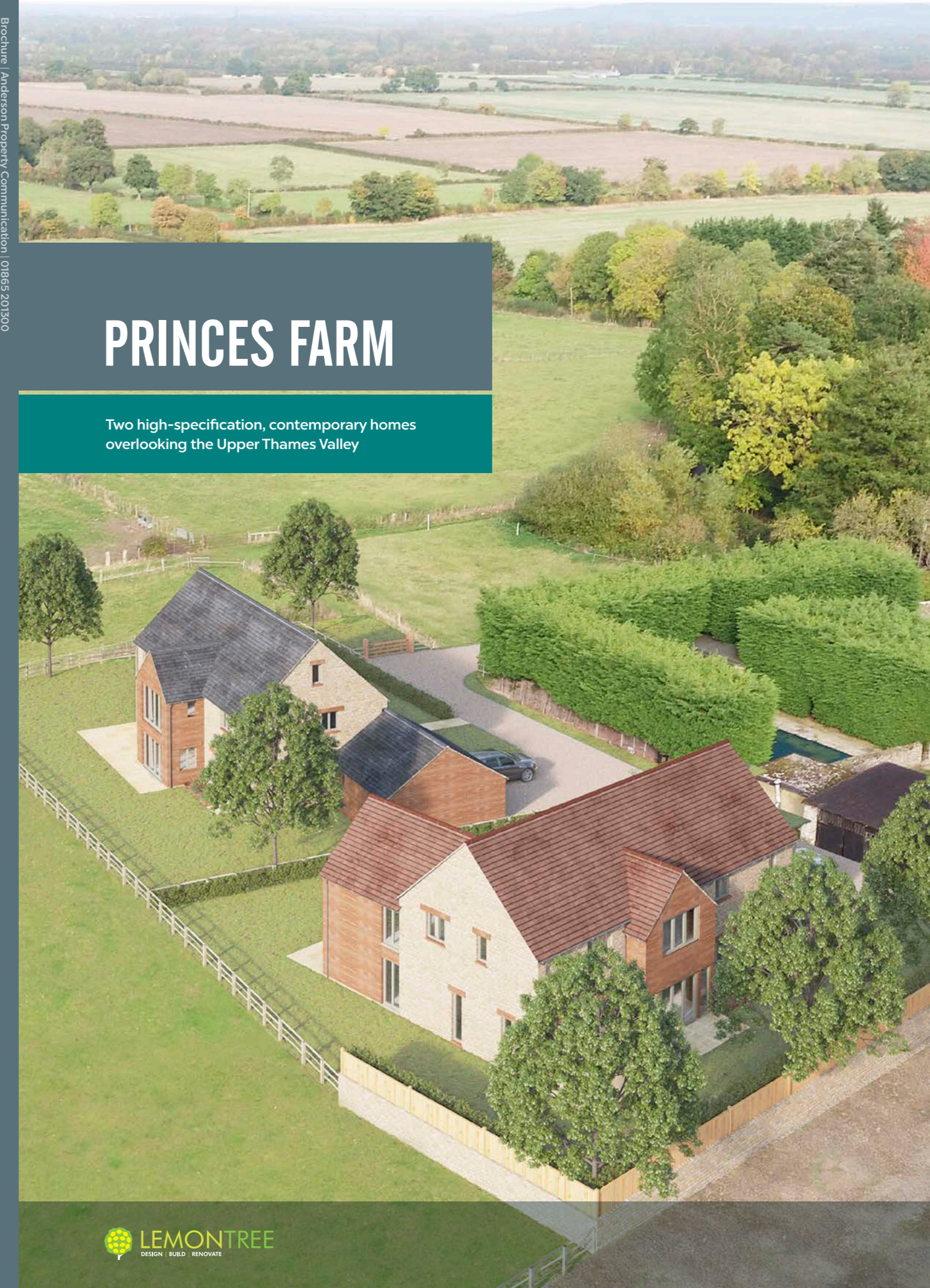
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PRINCES FARM

Two high-specification, contemporary homes overlooking the Upper Thames Valley



COTE HOUSE



Computer-generated image

SPECIFICATIONS

KITCHEN & UTILITY ROOM

Oakwood cabinets with Silestone worktops and splashbacks • Built in Neff appliances including two single ovens with Variosteam, extractor hood, induction hob, warming drawer and accessory drawer, microwave, coffee machine, dishwasher and fridge-freezer. Caple 2 zone wine cooler • Hot water point • Porcelain floor tiling. Oakwood utility room cabinets will match those in the kitchen, with space for washing machine and dryer.

BATHROOM & ENSUITES

White Vitra sanitaryware • Bristan Hourglass taps • Mains pressure showers with Merlyn 8 Series enclosures • Minoli porcelain wall and floor tiles • Heated chrome towel rails • Wall mounted LED mirror light units.

HEATING & ELECTRICAL

Air source heat pump and ventilation heat recovery system • Under-floor heating on ground floor, smart radiators upstairs • Firebelly woodburning stove • LED down-lighters throughout • CAT 6 wiring in main rooms and study • Wired for optional security alarm system.

INTERIOR FINISHES

Classic painted internal doors with satin chrome fittings • Contemporary oak staircases with glass balustrading • Built in wardrobes in all bedrooms • Engineered oak flooring in sitting room, family room and hall • Porcelain floor tiles in kitchen and utility room • Wool carpets in remaining rooms.

EXTERIOR FINISHES

Rational Aura factory finished windows and doors • External lighting and entrance driveway lighting • Boundaries to be fenced and hedged • Soft areas to be planted, with main areas laid with turf • Parking and driveway areas to be flint shingle, retained by stone edgings • External electric points and tap.

BUILDING WARRANTY

Buildzone 10 year warranty.



INTERIOR DIMENSIONS

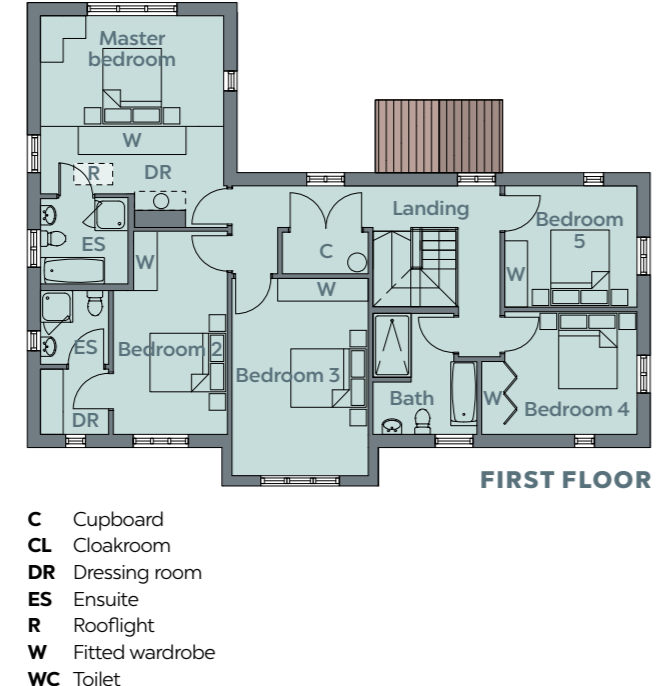
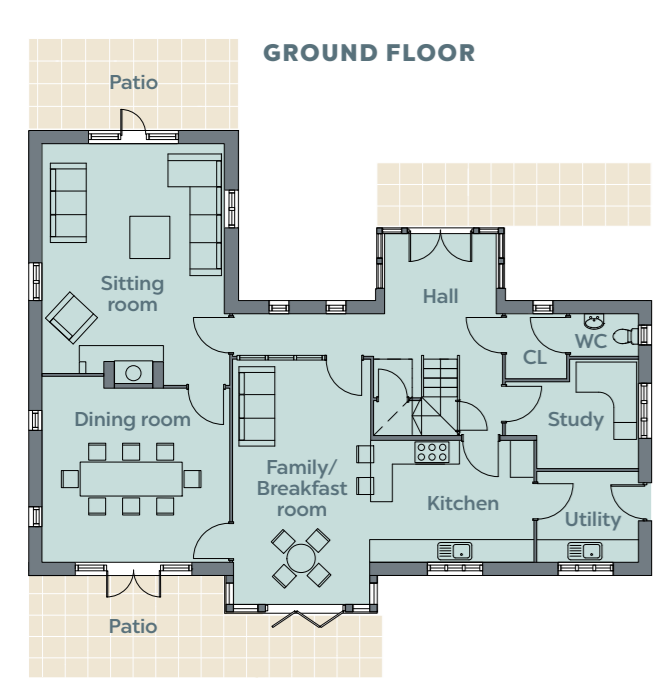
COTE HOUSE	Metric	Imperial
Kitchen	4325 x 3205	14' 2" x 10' 6"
Family/Breakfast room	6470 x 3605	21' 3" x 11' 10"
Sitting room	6380 x 4850	20' 11" x 15' 10"
Dining room	4950 x 4895	16' 3" x 16' 1"
Study	3500 x 2850	11' 6" x 9' 4"
Utility	2665 x 2380	8' 9" x 7' 10"
Hall	5325 x 3365	17' 6" x 11' 0"
Master bedroom	5605 x 4850	18' 5" x 15' 11"
Master ensuite	3150 x 2570	10' 4" x 8' 5"
Bedroom 2	5355 x 3020	17' 7" x 9' 11"
Bedroom 3	3515 x 3450	11' 6" x 11' 4"
Bedroom 4	4200 x 3245	13' 9" x 10' 8"
Bedroom 5	3500 x 3210	11' 6" x 10' 6"

ASTON HOUSE	Metric	Imperial
Kitchen	5275 x 3720	17' 4" x 12' 2"
Sitting room	7430 x 4635	24' 4" x 15' 2"
Dining room	6000 x 5220	19' 8" x 17' 1"
Utility	3510 x 3150	11' 6" x 10' 4"
Hall	5220 x 3510	17' 1" x 11' 6"
Master bedroom	4795 x 3900	15' 9" x 12' 9"
Master ensuite	2290 x 2220	7' 6" x 7' 3"
Bedroom 2	3815 x 3725	12' 6" x 12' 3"
Bedroom 3	3500 x 3245	11' 6" x 10' 8"
Bedroom 4	4735 x 3150	15' 6" x 10' 4"
Bedroom 5	5950 x 3000	19' 6" x 9' 10"
Study	5275 x 3000	17' 4" x 9' 10"

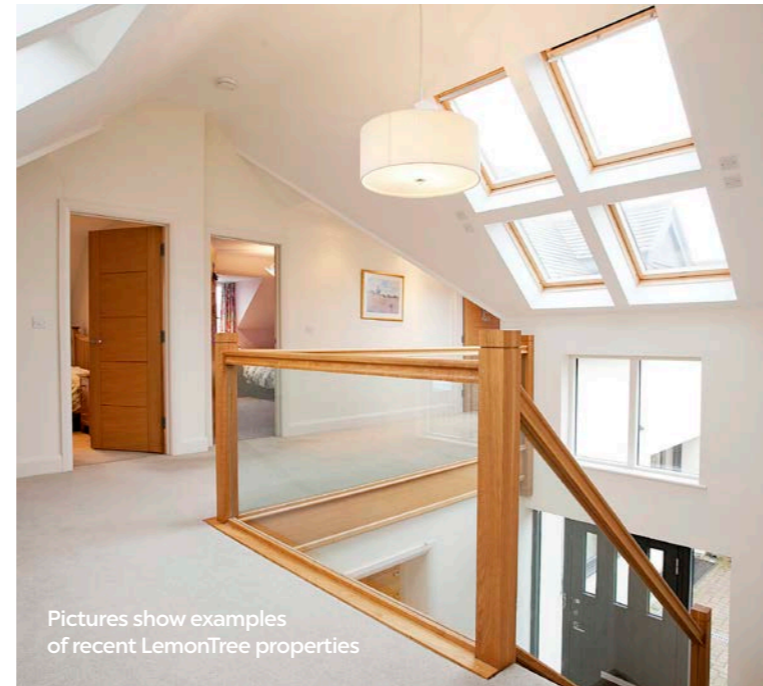
ASTON HOUSE



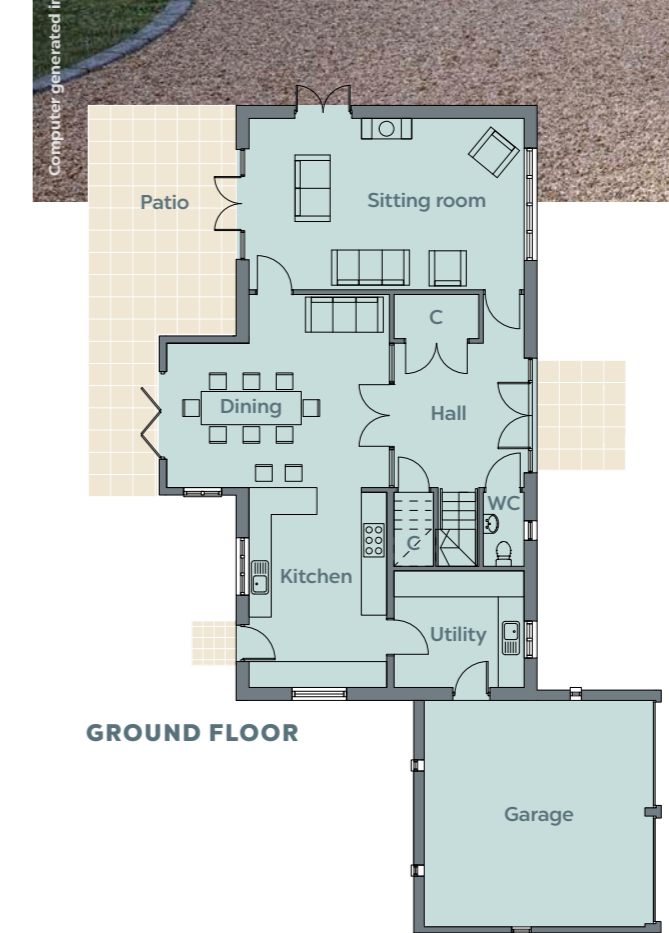
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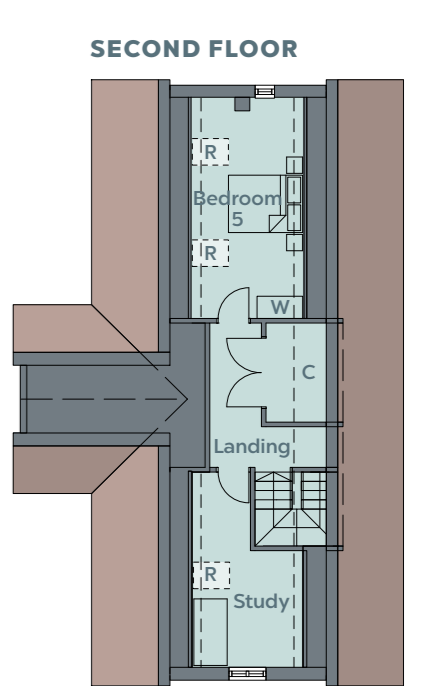
C Cupboard
CL Cloakroom
DR Dressing room
ES Ensuite
R Rooflight
W Fitted wardrobe
WC Toilet



Pictures show examples of recent LemonTree properties



C Cupboard
DR Dressing room
ES Ensuite
R Rooflight
W Fitted wardrobe
WC Toilet
-- 18m headroom



SECOND FLOOR