

COTSWOLD GATE  
BURFORD



LIONCOURT  
HOMES

## WELCOME TO COTSWOLD GATE BURFORD

Surrounded by picturesque countryside, Cotswold Gate is a charming collection of four and five-bedroom homes and three-bedroom bungalows situated in Burford in West Oxfordshire. With modern, energy efficient designs combined with desirable Cotswold country style this superb range of homes are light and spacious throughout and finished to an impeccable standard.

The generous specification means that many items that often come as 'optional extras' are included as standard and are covered by a Lioncourt Homes two-year warranty. Your new home is also covered by an NHBC 10-year warranty, assuring you complete peace of mind. Lioncourt Homes pride themselves on their commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.

With an array of amenities, a good choice of schools and easy access to Cheltenham and Oxford, Cotswold Gate is an idyllic rural retreat perfect for families of all ages.



*The Linden*



*The Camellia*

The beautiful market town of Burford nestled within the Cotswolds Area of Outstanding Natural Beauty is justifiably one of the most desirable towns to live in England. Burford's famous High Street, lined with old stone houses and shops, sweeps downhill towards the three-arched medieval bridge that spans the River Windrush.

Burford is popular for both its beauty and history and also for its shopping, especially antiques, and for the impressive collection of places to eat, with restaurants, pubs, and teashops. There is an excellent selection of everyday amenities including a bakery, cheesemonger, supermarket, chemist, and post office.

Just out of the town you will find Burford Garden Company conveniently located just across the road from our Cotswold Gate development. Renowned for its award-

winning café and restaurant, this spectacular store offers beautiful plants, gardenalia, home interiors, food halls, boutique clothing, art gallery and children's emporium.

Primary and secondary schools nearby include Burford School, just a 16-minute walk away, Cokethorpe School near Witney and Hatherop Castle and St Hugh's towards Faringdon.

Burford is ideally situated with excellent transport links to Cheltenham (22 miles), Cirencester (18 miles) and Oxford (18 miles), with access to the M40 motorway via the A40. There are main line rail services to London Paddington and London Marylebone from neighbouring Charlbury Station and Oxford Parkway, as well as a comprehensive local bus network.



Street view, Cotswold Gate



# COTSWOLD GATE LOCAL AMENITIES



Burford local area photography

# COTSWOLD GATE

## SPECIFICATION

KITCHEN	Symphony fitted kitchen with soft close hinges/drawers
	Silestone worktops with upstand & splashback behind hob
	Under cupboard wall unit lighting
	Built-in Bosch stainless steel single oven & integrated microwave , 5 burner gas hob and 90cm chimney extractor hood
	Integrated full height fridge & full height freezer
	60cm integrated washer/dryer (Camellia & Linden only)
	60cm integrated dishwasher
	Rangemaster Atlantic Classic stainless steel 1.5 bowl with Ellipse Tap
UTILITY (where applicable)	Symphony fitted kitchen with soft close hinges
	Silestone worktop with upstand
	60cm space with plumbing for washing machine
	60cm space for tumble dryer
	Rangemaster Atlantic Classic stainless steel single bowl with Ellipse Tap
BATHROOM	Ideal Standard Concept Air bath & basin with chrome Tempo taps (bath shower mixer to Camellia & Linden). Concept Air WC with soft close seat
	Mira Agile EV thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure (where applicable)
	Chrome towel rail
	Half height wall tiling to all walls (white trim as standard)
	Shaver socket
ENSUITE(S)	Ideal Standard Concept Air basin with chrome Tempo taps. Ideal Standard Concept Air WC with soft close seat
	Mira Agile ERD thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure
	Half height wall tiling to all walls with full height tiling to shower (white trim as standard)
	Shaver socket
CLOAKROOM	Ideal Standard basin & vanity unit with chrome Tempo tap. Ideal Standard Concept Air WC with soft close seat
	Tiled splashback to basin (white trim as standard)
HEATING	Gas central heating
	Zoned heating with thermostatic control
	Digital heating/hot water programmer
	Compact radiators with thermostatic control
	Provison of electric fused spur for future fire (fire not provided)

ELECTRICAL	Brushed chrome electrical switches and sockets to kitchen and utility with white to the remainder of the house
	1no. double USB socket in kitchen above worktop
	TV sockets to lounge and master bedroom
	BT sockets to lounge and master bedroom
	Low energy lighting throughout with LED downlighters to Kitchen, Bathroom, Ensuite and WC as per drawings
	Chrome mains door bell
	External PIR lighting to front and rear elevations
WINDOWS & DOORS	PVCu double glazed windows and rear doors
	Composite prefinished front door
	Prefinished garage up & over door
	Oak internal single doors and oak glazed double doors
	Serozzetta chrome internal door furniture
	White painted softwood staircase with oak handrail and newel posts
DECORATION	Almond white emulsion to walls (white emulsion to bathroom and ensuite)
	White emulsion to ceilings
	Internal oak doors have a clear finish, all other woodwork painted white
SECURITY	Multi point locking system to all doors
	Smoke detectors to Building Regulation requirements
	Carbon monoxide detectors to Building Regulation requirements
	Through door viewer and door chain
EXTERNALS	Cold water outside tap to rear of property
	Black PVCu gutter and downpipes
	Front garden turfed and planted
	1.8m closeboard bourndary fencing where applicable
	Buff paths and paving as indicated on site layout
	Tarmac or block paved access drive/hardstanding as indicated on site layout



## LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



*Where everyone feels at home*



LIONCOURT  
HOMES

03332 401014  
cotswoldgate@lioncourthomes.com

[www.lioncourthomes.com](http://www.lioncourthomes.com)

COTSWOLD GATE  
SITE PLAN



- The Rosewood**  
5 bedroom home
- The Sycamore**  
5 bedroom home
- The Walnut**  
4 bedroom home

- The Chestnut**  
4 bedroom home
- The Linden**  
4 bedroom home
- The Japonica**  
3 bedroom home

- The Camellia**  
3 bedroom home
- Assisted Living & Care Home**  
1 & 2 bedroom apartment
- Affordable Housing**  
1, 2 & 3 bedroom home



# THE CAMELLIA

3 BEDROOM HOME



# THE CAMELLIA

## FLOOR PLAN



- Open plan kitchen and dining room with glazed doors to the garden
- Living room off the hall
- Master bedroom with en-suite shower room and store
- Second bedroom with walk in bay
- Family bathroom

## GROUND FLOOR

**Kitchen**  
3.36m x 3.10m (11'0" x 10'2")

**Dining Area**  
3.36m x 2.70m (11'0" x 8'10")

**Living Room**  
5.23m x 3.55m (17'2" x 11'8")

**Bedroom 1**  
4.23m x 4.00m (13'11" x 13'2")

**En-Suite**  
2.30m x 1.52m (7'7" x 5'0")

**Bedroom 2**  
3.06m x 3.22m (10'1" x 10'7")

**Bedroom 3**  
3.06m x 2.10m (10'1" x 6'11")

**Bathroom**  
2.10m x 1.87m (6'11" x 6'2")

### Please note:

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

*NB: All dimensions are maximum and may vary from plot to plot.*

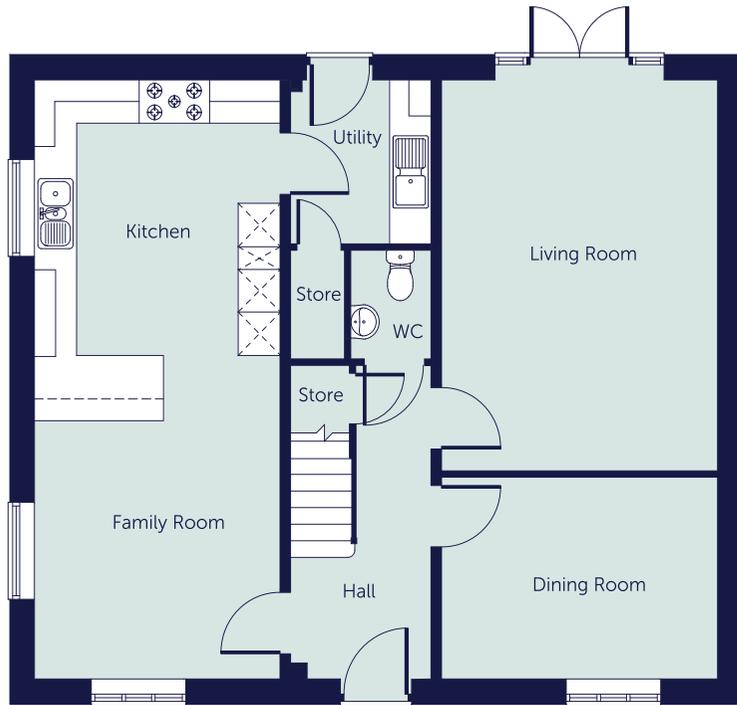
Gross internal floor area 1025 sq ft

# THE CHESTNUT

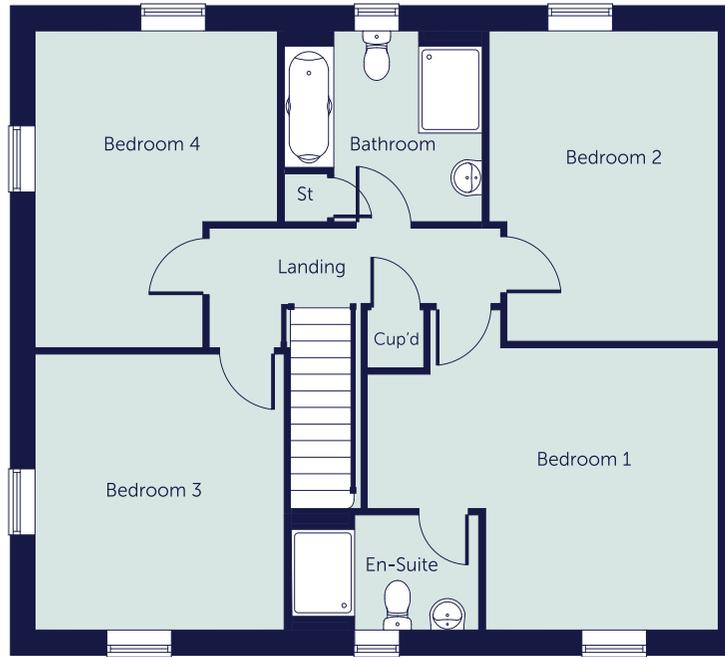
4 BEDROOM HOME



# THE CHESTNUT FLOOR PLAN



**GROUND FLOOR**



**FIRST FLOOR**

- Open plan kitchen/family room
- Separate dining room
- Utility room with store and door to garden
- Living room with glazed doors to the garden
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

## GROUND FLOOR

**Kitchen**  
4.70m x 3.48m (15'5" x 11'5")

**Family Room**  
3.62m x 3.48m (11'11" x 11'5")

**Living Room**  
5.40m x 3.92m (17'9" x 12'10")

**Dining Room**  
2.80m x 3.92m (9'2" x 12'10")

**Utility Room**  
2.26m x 2.01m (7'5" x 6'8")

**WC**  
1.50m x 1.15m (4'11" x 3'9")

## FIRST FLOOR

**Bedroom 1**  
3.90m x 4.96m (12'10" x 16'4")

**En-Suite**  
1.60m x 2.65m (5'3" x 8'9")

**Bedroom 2**  
4.30m x 3.25m (14'1" x 10'8")

**Bedroom 3**  
3.81m x 3.54m (12'6" x 11'8")

**Bedroom 4**  
4.38m x 3.45m (14'5" x 11'4")

**Bathroom**  
2.65m x 2.80m (8'8" x 9'2")

*NB: All dimensions are maximum and may vary from plot to plot.*

*Gross internal floor area 1752 sq ft*

THE JAPONICA  
3 BEDROOM HOME



# THE JAPONICA

## FLOOR PLAN



- Open plan kitchen and family/dining room with bi-fold doors to the garden
- Utility room with door to garden
- Living room with double doors off the hall
- Cloakroom
- Master bedroom with en-suite and dressing room
- Family bathroom with bath and shower

### GROUND FLOOR

**Kitchen**  
3.80m x 5.81m (12'6" x 19'1")

**Family/Dining**  
3.10m x 5.81m (10'2" x 19'1")

**Living Room**  
5.51m x 4.12m (18'1" x 13'7")

**WC**  
2.10m x 1.20m (6'11" x 3'11")

**Bedroom 1**  
4.69m x 3.70m (15'5" x 12'2")

**Dressing Room**  
1.80m x 2.37m (5'11" x 7'9")

**En-Suite**  
2.00m x 2.37m (6'7" x 7'9")

**Bedroom 2**  
3.54m x 3.37 (11'8" x 11'1")

**Bedroom 3**  
3.90m x 2.89m (12'10" x 9'6")

**Bathroom**  
3.90m x 2.20m (12'10" x 7'3")

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

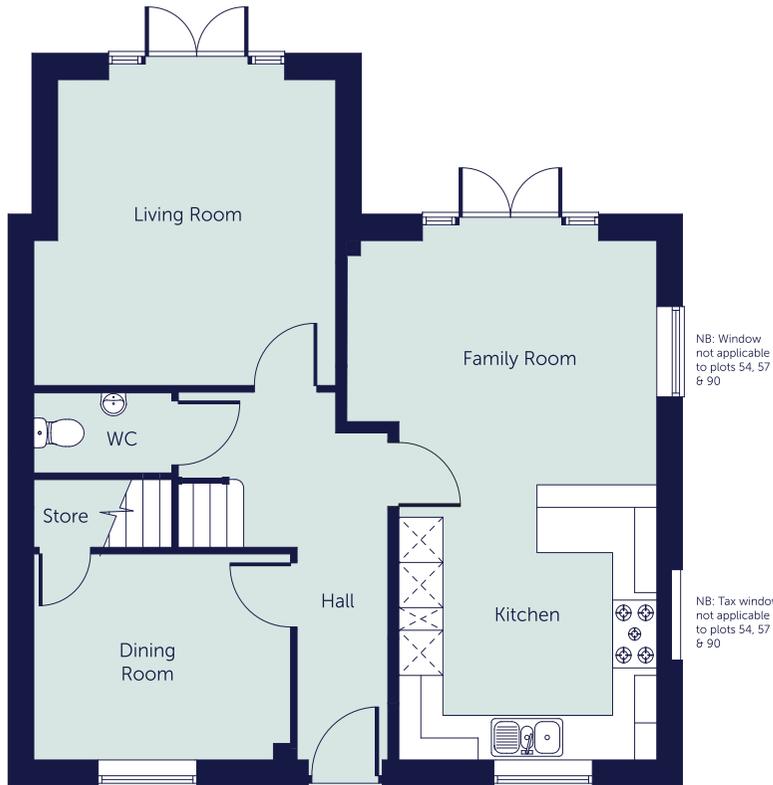
NB: All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1622 sq ft

THE LINDEN  
4 BEDROOM HOME



# THE LINDEN FLOOR PLAN

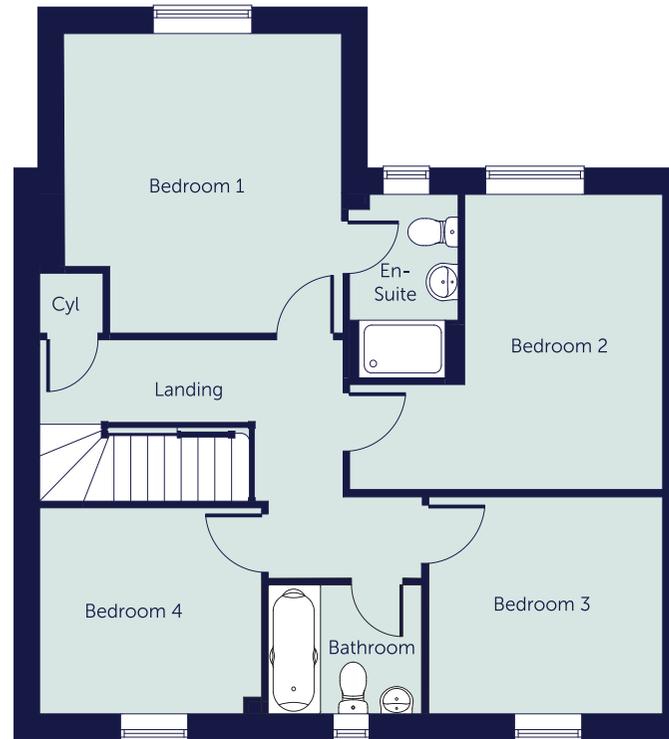


## GROUND FLOOR

- Spacious open plan kitchen and family room with glazed doors to the garden
- Living room with glazed doors to the garden
- Separate dining room with under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

### Please note:

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.



## FIRST FLOOR

## GROUND FLOOR

- Kitchen**  
3.66m x 3.51m (12'0" x 11'6")
- Family Room**  
3.24m x 4.22m (10'8" x 13'10")
- Living Room**  
4.06m x 3.79m (13'4" x 12'5")
- Dining Room**  
2.73m x 3.50m (9'0" x 11'6")
- WC**  
1.06m x 1.88m (3'6" x 6'2")

## FIRST FLOOR

- Bedroom 1**  
4.00m x 3.79m (13'2" x 12'5")
- En-Suite**  
2.45m x 1.50m (8'1" x 4'11")
- Bedroom 2**  
3.91m x 2.69m (12'10" x 8'10")
- Bedroom 3**  
2.90m x 3.21m (9'6" x 10'7")
- Bedroom 4**  
2.73m x 3.00m (9'0" x 9'10")
- Bathroom**  
1.70m x 2.10m (5'7" x 6'11")

NB: All dimensions are maximum and may vary from plot to plot.

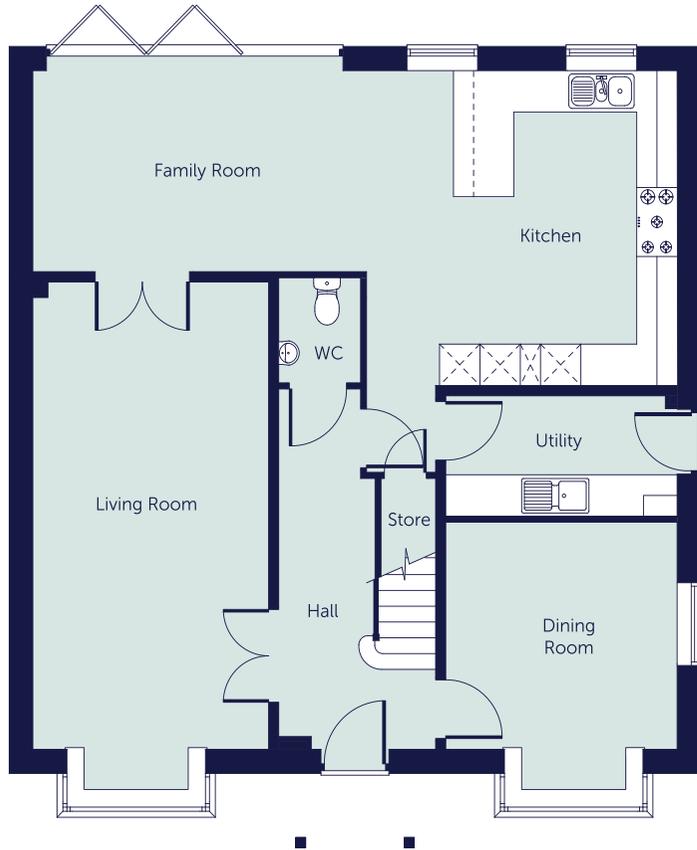
Gross internal floor area 1455 sq ft

THE ROSEWOOD  
5 BEDROOM HOME



# THE ROSEWOOD

## FLOOR PLAN

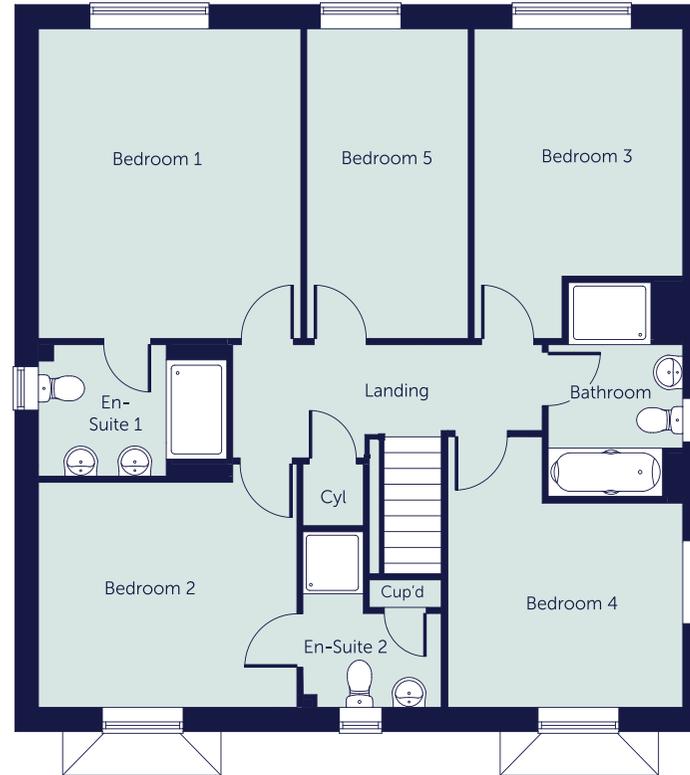


**GROUND FLOOR**

- Open plan kitchen/family room with bi-fold doors to the garden
- Separate dining room with walk in bay window
- Utility room with door to garden
- Living room with walk in bay and double doors to the hall and Family room
- Master bedroom with en-suite shower room
- En-suite to second bedroom
- Family bathroom with bath and shower

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.



**FIRST FLOOR**

## GROUND FLOOR

**Kitchen**  
4.56m x 4.61m (15'0" x 15'2")

**Family/Breakfast**  
2.91m x 4.96m (9'7" x 16'3")

**Living Room**  
6.77m x 3.50m (22'3" x 11'6")

**Dining Room**  
3.29m x 3.43m (10'10" x 11'3")

**Utility**  
1.74m x 3.43m (5'9" x 11'3")

**WC**  
1.52m x 1.21m (5'0" x 4'0")

## FIRST FLOOR

**Bedroom 1**  
4.49m x 3.90m (14'9" x 12'10")

**En-Suite 1**  
1.90m x 2.80m (6'3" x 9'2")

**Bedroom 2**  
3.27m x 3.85m (10'9" x 12'8")

**En-Suite 2**  
2.54m x 2.05m (8'4" x 6'9")

**Bedroom 3**  
3.58m x 3.10m (11'9" x 10'2")

**Bedroom 4**  
2.94m x 3.49m (9'8" x 11'6")

**Bed 5/Study**  
4.49m x 2.40m (14'9" x 7'11")

**Bathroom**  
3.10m x 2.00m (10'2" x 6'7")

*NB: All dimensions are maximum and may vary from plot to plot.*

*Gross internal floor area 2071 sq ft*

THE SYCAMORE  
5 BEDROOM HOME



# THE SYCAMORE FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/family room with bi-fold doors to the garden
- Separate dining room
- Utility room with door to garden
- Living room with double doors off the hall and glazed doors to the garden
- Master bedroom with en-suite shower room
- En-suite to second bedroom
- Family bathroom with bath and shower

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

## GROUND FLOOR

**Kitchen**  
3.50m x 5.69m (11'6" x 18'8")

**Family/Breakfast**  
3.85m x 5.36m (12'8" x 17'7")

**Living Room**  
6.41m x 3.53m (21'1" x 11'7")

**Dining Room**  
3.96m x 3.67m (13'0" x 12'1")

**Utility**  
2.35m x 1.85m (7'9" x 6'1")

**WC**  
1.79m x 1.01m (5'11" x 3'4")

## FIRST FLOOR

**Bedroom 1**  
3.35m x 5.36m (11'0" x 17'7")

**En-Suite 1**  
2.50m x 2.10m (8'3" x 6'11")

**Bedroom 2**  
3.90m x 3.73m (12'10" x 12'3")

**En-Suite 2**  
1.40m x 2.74m (4'7" x 9'0")

**Bedroom 3**  
3.25m x 3.31m (10'8" x 10'10")

**Bedroom 4**  
3.06m x 3.44m (10'1" x 11'4")

**Bed 5/Study**  
2.49m x 2.90m (8'2" x 9'6")

**Bathroom**  
2.68m x 2.20m (8'10" x 7'3")

NB: All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 2174 sq ft

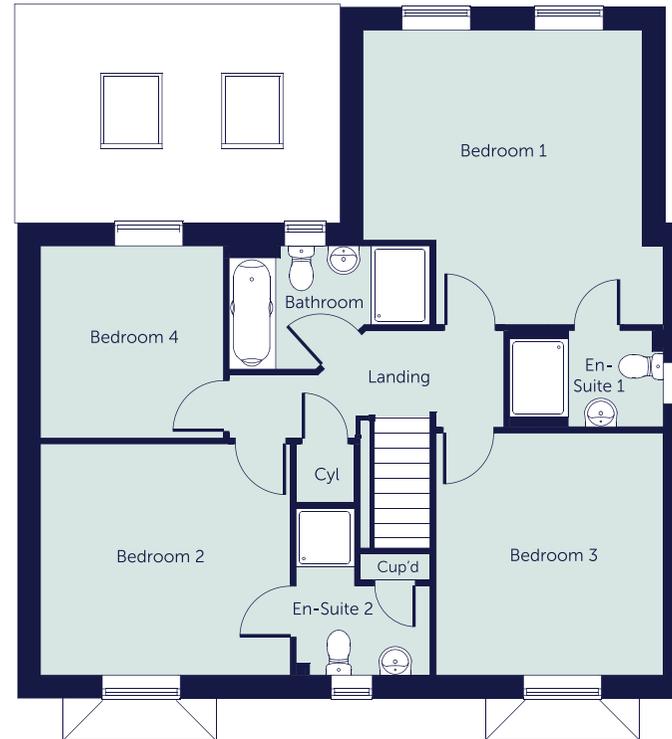
THE WALNUT  
4 BEDROOM HOME



# THE WALNUT FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/family room and sun lounge with bi-fold doors to the garden
- Living room with walk in bay and double doors to the hall and the sun lounge
- Separate dining room with walk in bay
- Utility room with door to the outside
- En-suite shower rooms to first and second bedrooms
- Family bathroom with bath and shower

**Please note:**

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

## GROUND FLOOR

**Kitchen/Family**  
4.56m x 4.29m (15'0" x 14'1")

**Sun Lounge**  
2.91m x 4.96m (9'7" x 16'3")

**Living Room**  
6.77m x 3.50m (22'3" x 11'6")

**Dining Room**  
3.29m x 3.43m (10'10" x 11'3")

**Utility Room**  
1.75m x 3.44m (5'9" x 11'3")

**WC**  
1.46m x 1.21m (4'10" x 4'0")

## FIRST FLOOR

**Bedroom 1**  
4.49m x 4.31m (14'9" x 14'2")

**En-Suite 1**  
1.49m x 2.36m (4'11" x 7'9")

**Bedroom 2**  
3.53m x 3.85m (11'7" x 12'8")

**En-Suite 2**  
2.54m x 2.05m (8'4" x 6'9")

**Bedroom 3**  
3.69m x 3.49m (12'1" x 11'6")

**Bedroom 4**  
2.93m x 2.81m (9'8" x 9'3")

**Bathroom**  
1.88m x 3.08m (6'2" x 10'2")

*NB: All dimensions are maximum and may vary from plot to plot.*

*Gross internal floor area 1872 sq ft*