

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 north 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 insurance scheme, 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 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 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 for its beauty and history but 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 12-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 (20 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.





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# COTSWOLD GATE

## LOCAL AMENITIES



### By Foot

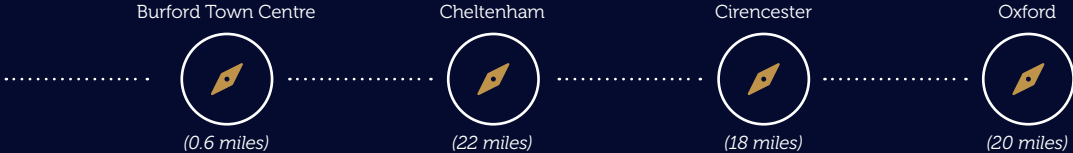


### Schools

- Burford School
- Cokethorpe School near Witney
- Hatherop Castle
- St Hugh's towards Faringdon



### By Car



### Additional attractions

- Cotswold Wildlife Park and Gardens
- The Tolsey Museum
- Minster Lovell Hall
- Arlington Row



### By Rail









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 (where house has no utility)
	60cm integrated dishwasher
	Rangemaster Alantic 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 (where available)
	Rangemaster Alantic Classic stainless steel single bowl with Ellipse Tap
BATHROOM	Ideal Standard Concept Air bath with Tempo bath shower mixer (Linden only, low level) & basin with Tempo tap . Ideal Standard Concept Air WC with soft close seat
	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
	Provision 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
	Under cupboard wall unit lighting
	Chrome mains door bell
	External PIR lighting to front and rear elevations
WINDOWS & DOORS	PVCu double glazed windows, french doors & single rear doors (where specified) colours as materials schedule
	Composite prefinished front door colours as materials schedule
	Prefinished garage up & over door colours as materials schedule
	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 with all other woodwork painted white
SECURITY	Multi point locking system to front/rear 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 graded and turfed/planted
	Rear fencing - 1.8m closeboard 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*



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