

STANDARD SPECIFICATION

4 & 5 BEDROOM
HOUSES
3 BEDROOM
HOUSES

KITCHEN

Symphony fitted kitchen with soft close hinges/drawers	•	•
Worktop upstand with glass splashback	•	•
Bosch stainless steel single oven, 4 burner gas hob and 60cm chimney hood	•	•
Bosch stainless steel single oven & integrated combi microwave, 5 burner gas hob & 90cm chimney hood	•	•
60cm integrated fridge/freezer & integrated dishwasher	•	•
60cm integrated tall fridge & freezer & integrated dishwasher	•	•
60cm integrated washer/dryer (where house has no utility)	•	•
Rangemaster Glendale stainless steel 1 1/2 bowl sink with Aquavogue chrome mixer tap	•	•

UTILITY (where applicable)

Symphony fitted kitchen with soft close hinges & worktop upstands	•	•
60cm space with plumbing for washing machine & tumble dryer (where available)	•	•
Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap	•	•

BATHROOM

Ideal standard Tempo sanitaryware with chrome Bristan Hourglass monobloc tap	•	•
Half height tiling behind sanitary ware	•	•

EN -SUITE (where applicable)

Ideal standard tempo sanitaryware with chrome Bristan Hourglass monobloc tap	•	•
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)	•	•

CLOAKROOM (where applicable)

Ideal standard sanitaryware with chrome Bristan Hourglass tap and vanity unit	•	•
Ideal standard sanitaryware with chrome Bristan Hourglass tap and semi pedestal basin	•	•
Tiled splashback to basin (white trim as standard)	•	•

ELECTRICAL

Brushed chrome electrical switches and sockets to kitchen/utility with white to the remainder of the house	•	•
1 USB socket in kitchen above worktop	•	•
Under cupboard wall unit lighting	•	•
TV & BT socket to lounge and master bedroom	•	•
Low energy lighting throughout with LED downlighters to kitchen, bathroom, en-suite & wc where applicable	•	•
External PIR lighting to front and rear elevations & chrome mains door bell	•	•

HEATING

Gas fired central heating with zoned with thermostatic control	•	•
Digital heating/hot water programmer and compact radiators with thermostatic control	•	•

WINDOWS AND DOORS

PVCU double glazed windows/French doors	•	•
Composite prefinished front & PVCU rear door (where applicable)	•	•
Black prefinished garage up & over door (where applicable)	•	•
Oak internal single doors and oak glazed double doors & Serozzetta chrome door furniture	•	•
White painted softwood staircase with oak handrail and newel posts	•	•

SECURITY

Multi-point locking system to front door with through door viewer and door chains	•	•
Rear doors with multi point locking system	•	•
Smoke & carbon monoxide detectors to building regulation requirements	•	•

EXTERNAL

Cold water outside tap to rear property	•	•
Turfed/planted front garden & rear fencing/paving as per layout	•	•

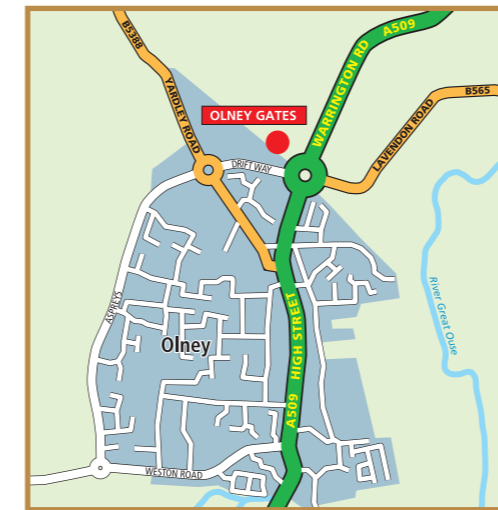
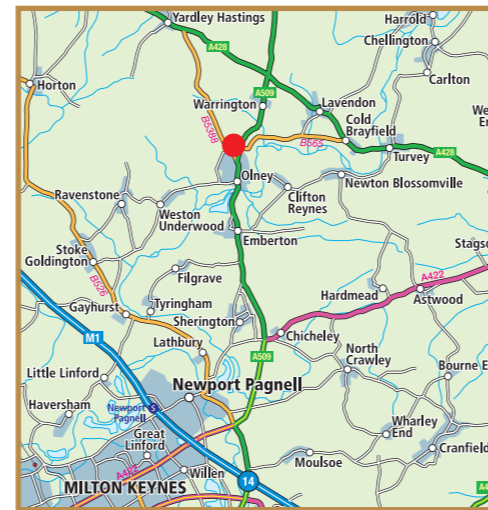
OLNEY GATES PHASE 2

WHERE TO FIND YOUR NEW HOME

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OLNEY GATES

OLNEY, BUCKINGHAMSHIRE.

Olney Gates is an exciting new development offering a choice of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses. There is a wide choice of attractive designs in a range of different styles to choose from, meaning there is something to suite everyone.

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.

LOCATION

Situated on the edge of the vibrant market town of Olney, which was named one of the best places to live in 2018 by The Sunday Times, Olney Gates is conveniently close to both Milton Keynes, Bedford and Northampton. Famous for being the place where the hymn "Amazing Grace" was written, Olney is a popular tourist destination that attracts many U.K and overseas visitors. The town has a wide variety of shops, pubs and restaurants and a busy social calendar including the famous annual Olney Pancake Race, the Big food Festival and the Riverfest.

Families coming to Olney Gates with children are well catered for with the Olney Infant Academy, Olney Middle School and Ousedale School catering for children from 4 right through to 19. Cranfield University, the renowned postgraduate and research-based public university specialising in science, engineering, technology and management, is also close by.

With the M1 motorway just 7 miles away Olney is well placed for travel. There are regular trains from Milton Keynes station to Birmingham, with a journey time of around an hour and to London Euston of around thirty minutes.



- The Goldington
5 bedroom home
 - The Blossomville
5 bedroom home
 - The Olney
5 bedroom home
 - The Turvey
4 bedroom home
 - The Chadstone
4 bedroom home
 - The Easton
4 bedroom home
 - The Sherrington
3 bedroom home
 - The Yardley
3 bedroom home
 - Affordable Housing
1, 2 & 3 bedroom homes
- V - Visitors Parking
M - Maintenance Parking



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