



~ DISTINCTLY ~  
LIONCOURT

# THE FURROWS

GOTHERINGTON



~ DISTINCTLY ~  
LIONCOURT

## DISTINCTLY LIONCOURT, UNIQUELY YOURS

Welcome to The Furrows, an exclusive new development  
where exceptional quality meets timeless Cotswold charm.

Nestled peacefully in the picturesque village of Gotherington,  
The Furrows brings a new level of quality and care to rural living,  
with architectural detailing, quality finishes, and a commitment  
to craftsmanship that will stand the test of time.

An exceptional living experience, rooted in heritage, designed  
for modern life, and a truly distinctive place to call home.



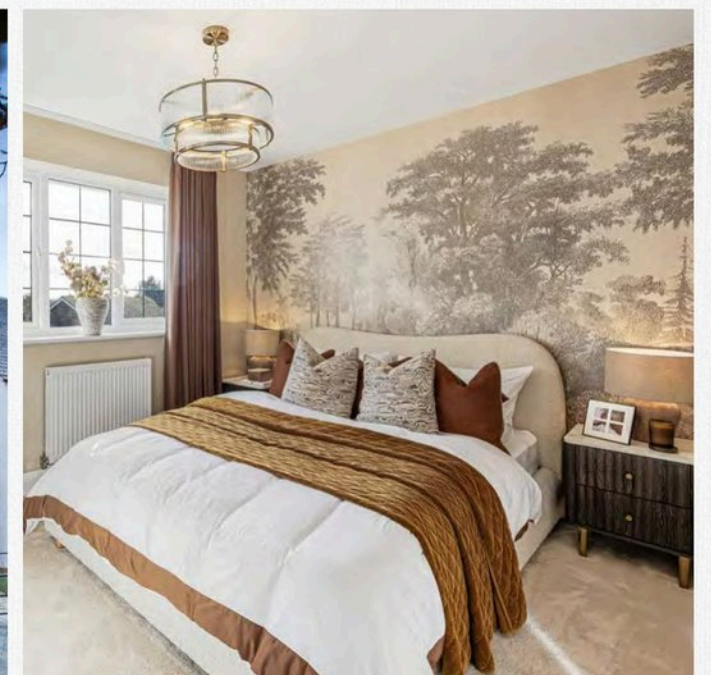


## PROUD TO BE LIONCOURT

At Lioncourt, we believe every home should feel warm and welcoming from the moment you step inside – a principle rooted in Lioncourt's origins, when Chief Executive Colin Cole first set out his vision of what a homebuilder should be. Those same values continue to guide us today, crafting quality homes, of lasting character, in places where people truly belong.

To us, building homes isn't just about bricks and mortar. It's about doing things the right way. That means treating people fairly, working with care and integrity, and putting craftsmanship and connection at the heart of everything we do. Every Lioncourt home is thoughtfully designed and proudly built, with quality never treated as an upgrade, but as a standard.

The result is a home where flowing layouts, premium materials and fine finishes come as standard, because true quality is felt, not just seen. We're proud to have earned the Home Builders Federation's Five Star Award for Customer Satisfaction for over ten consecutive years — recognition of the trust our customers place in us, and our commitment to deliver to our own exacting standards, every day.



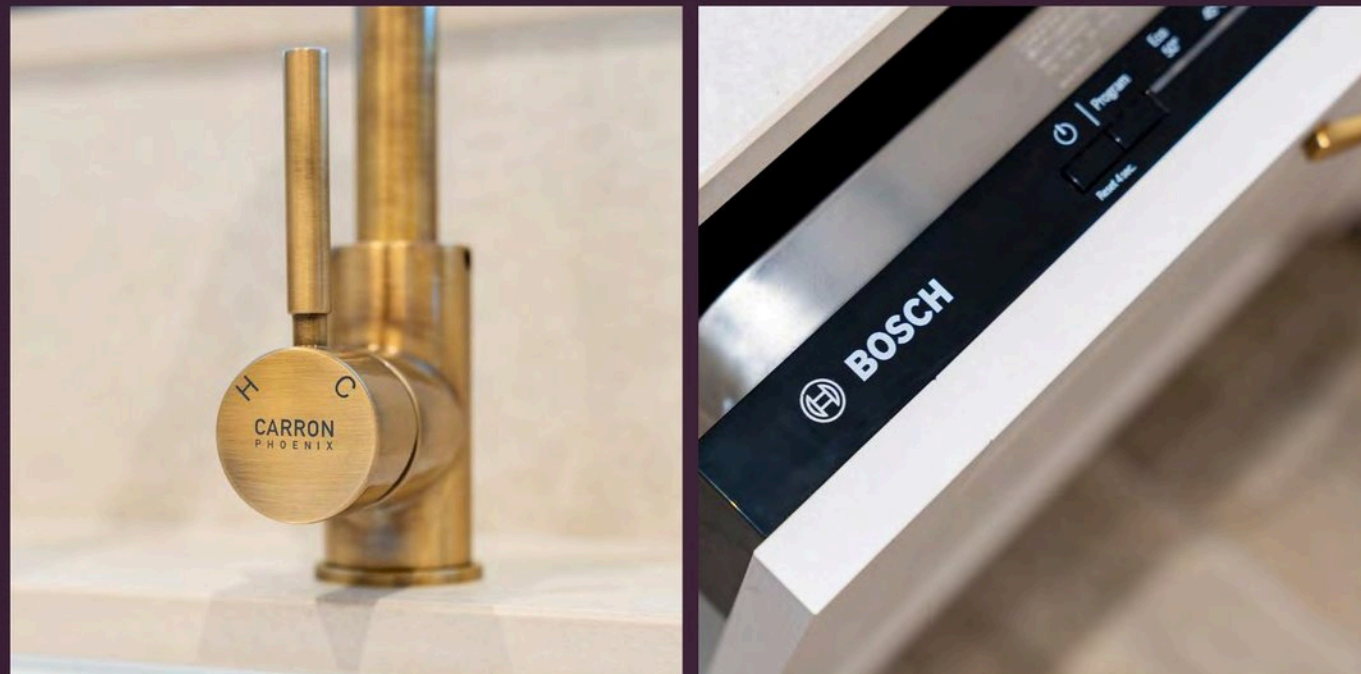
DISTINCTLY LIONCOURT

THE FURROWS

## DISTINCTLY DIFFERENT IN EVERY WAY

When you choose a **Distinctly Lioncourt** home, you're choosing more than just a place to live, you're embracing a lifestyle defined by elegance and individuality. With an exceptional range of premium finishes at your fingertips, every detail is an opportunity to reflect your personal style. From luxurious worktops to beautifully crafted splashbacks, you have the freedom to shape a home that's uniquely yours and a space so thoughtfully tailored, you'll never want to leave.





## DETAILS THAT DRAW YOU IN, SPACES THAT HOLD YOU THERE

Every **Distinctly Lioncourt** home is the result of meticulous design and dedicated craftsmanship. From the very first sketch to the final finish, we pour care and consideration into each element because we know it's the little things that make the biggest difference. Thoughtful layouts, refined materials, and expert workmanship come together to create a home that feels as good as it looks. It's this attention to detail and our unwavering commitment to quality that sets a **Distinctly Lioncourt** home apart.



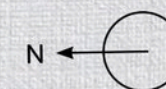
## WELCOME TO THE NEIGHBOURHOOD

In Gotherington, we've created more than just beautifully crafted homes; we've built a community. With tree-lined streets, shared green spaces, and a warm village atmosphere, this is a place where you don't just live – you thrive.





## CLOSE TO EVERYTHING YET BEAUTIFULLY SECLUDED



Just off Gotherington's main road, The Furrows is an elegant collection of one, two, three, four and five bedroom homes, thoughtfully designed around natural landscaping and green open spaces.

Bringing together style, comfort and lasting quality, each home offers a calm setting for modern living, with carefully chosen details that make everyday life feel just that little more special.



### 1 BEDROOM

**The Ellison**  
Plot 28, 29

**The Ashmead**  
Plot 30\*, 39\*

### 2 BEDROOM

**The Braeburn**  
Plot 42, 43

**The Atlas**  
Plot 33, 34, 35, 36

**The Melrose**  
Plot 9, 10, 11, 12,  
25\*, 26\*, 27\*

**The Cortland**  
Plot 40\*, 41\*

### 3 BEDROOM

**The Grenadier**  
Plot 7, 8, 15, 16

**The Bartlett**  
Plot 5, 44

**The Greengage**  
Plot 32, 37

**The Rubens**  
Plot 13, 14, 22\*, 23\*

### 4 BEDROOM

**The Kordia**  
Plot 17, 18, 21, 31, 38

**The Victoria**  
Plot 19, 20

**The Jubilee**  
Plot 1, 2, 3

**The Falstaff**  
Plot 24

### 5 BEDROOM

**The Bramley**  
Plot 4, 6, 45

Please note: This site plan is intended to show the general layout of the development and is provided for guidance only. It is not to scale and details may vary.

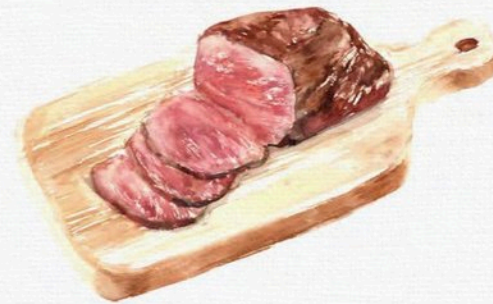
\*Discount Market Sale – Eligibility criteria applies.



### GOTHERINGTON VILLAGE HALL

The heart of village community life, hosting events, coffee mornings, clubs, and gatherings in a warm, welcoming setting.

Malleson Road, Gotherington, GL52 9EX



### COURT FARM SHOP STOKE ORCHARD

A family-run farm shop offering its own free-range produce alongside thoughtfully sourced products from local suppliers, with a butchery, deli and seasonal goods to enjoy.

Stoke Road, Cheltenham GL52 7RY



### GOTHERINGTON NURSERIES

An independent nursery where a passion for plants and gardening comes to life, offering a wide selection for every garden and outdoor space.

Gretton Road, Gotherington GL52 9QY



### FREEMAN FIELD

A lively green space with play areas, sports pitches and courts, offering plenty of room for recreation, relaxation and community activities.

52 Malleson Road, Gotherington, GL52 9EX

## FROM SCENIC STROLLS TO COMMUNITY HUBS

Beautiful green spaces and the lively village hall make Gotherington a place full of heart and character, bringing together everything you love about village living.



### THE SHUTTERS INN

A characterful village pub serving freshly prepared dishes in a relaxed setting, well known for its friendly atmosphere and much-loved Sunday lunches.

Shutter Lane, Gotherington GL52 9EZ



### CLEEVE COMMON

A beautiful open landscape on the edge of the Cotswolds, ideal for walking and exploring, with far-reaching views across the surrounding countryside.

Cleeve Hill, Cheltenham, GL52 3PW



### DAVID LLOYD GYM AND WELL-BEING

A premium health and fitness club with modern gym facilities, swimming pools, classes and racquet sports, all set within a relaxed, sociable environment.

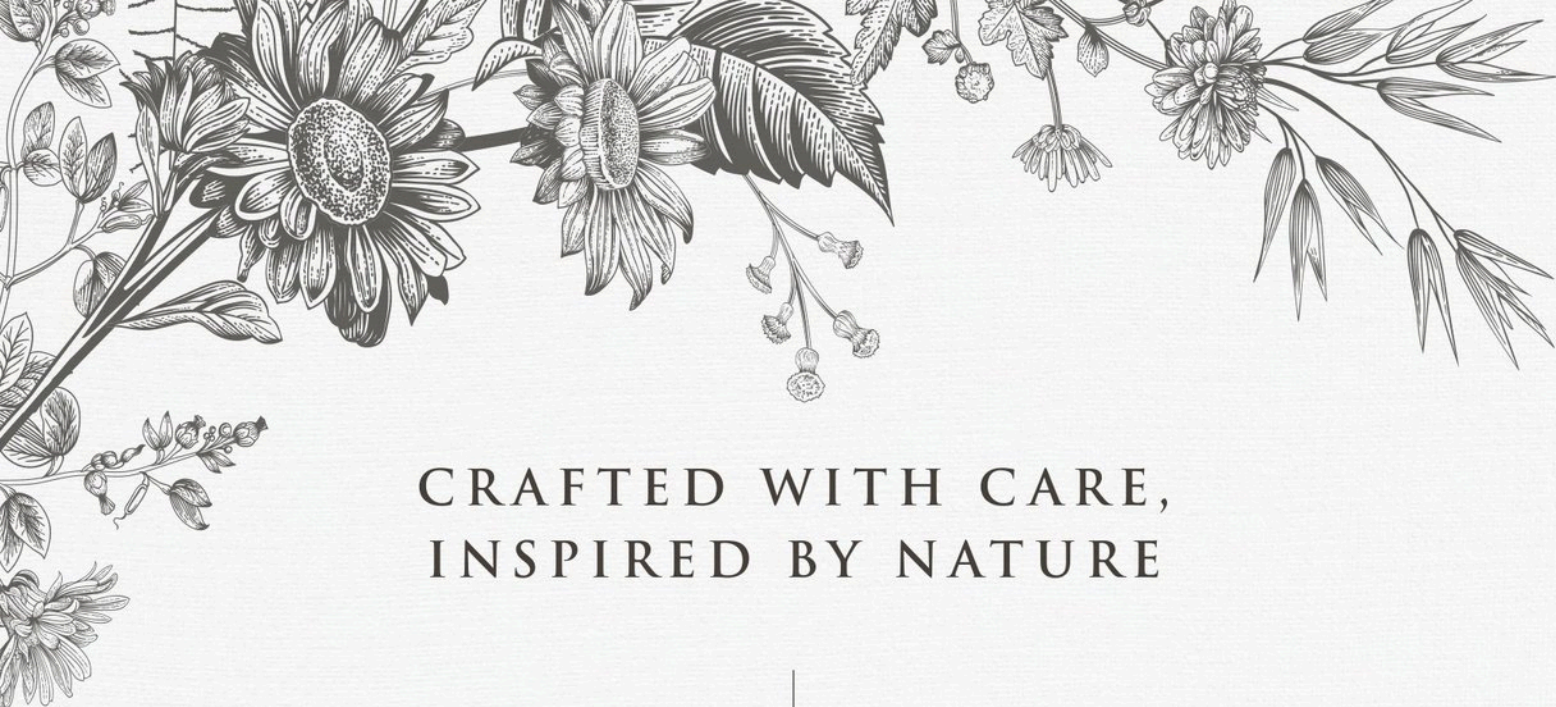
Stoke Orchard Road, Bishops Cleeve, GL52 7DG



### GOTHERINGTON VILLAGE STORES AND POST OFFICE

A well-loved local convenience store offering daily essentials, fresh baked goods, local produce, and parcel services, all with a friendly local feel.

7 Cleeve Road, Gotherington, GL52 9EW



## CRAFTED WITH CARE, INSPIRED BY NATURE

### WHERE LANDSCAPE LEADS THE DESIGN

The Furrows takes its lead from the landscape that shapes it, with a layout that places nature and connection at its heart. Mature trees and hedgerows have been carefully retained to support wildlife, enhance biodiversity, and strengthen the development's connection to the surrounding countryside and nearby National Landscapes.

At its centre, a village square forms a welcoming focal point, opening onto a network of shared spaces, orchard walks, and a natural play area. Designed to encourage exploration and develop a true sense of belonging, The Furrows is a place where nature and everyday life come together beautifully.



### THE FURROWS



### SUSTAINABLE LIVING AT ITS HEART

Each **Distinctly Lioncourt** home has been designed and built with care, combining timeless elegance with modern sustainable living. Every home features air source heat pumps, electric vehicle charging points, and solar panels, to achieve an 'A' energy efficiency rating and support a smarter, more efficient and sustainable way of living – today and for the future.

### ROOTED IN LOCAL CHARACTER

The architecture of The Furrows takes its inspiration from Gotherington's rich heritage, where traditional craftsmanship meets contemporary comfort.

Native hedgerows and low stone walls subtly soften the streetscape, while traditional timber porches, classic forms and lane-like layouts echo historic village patterns that integrate seamlessly into their countryside setting.

### CELEBRATING AND PROTECTING BIODIVERSITY

Every element of the design has been shaped by a commitment to biodiversity and well-being. With over half the site dedicated to green space, residents can enjoy peaceful places to walk, play, and relax – a setting where nature and community flourish together. Every home includes either bat or bird-nesting bricks and hedgehog highways, giving wildlife safe spaces to thrive. Across the development, pollinator-friendly planting, insect bricks, and hibernation areas create a rich tapestry of habitats.



## SPECIFICATION





# QUIET LUXURY, THOUGHTFULLY DELIVERED

## KITCHEN

- Symphony Gallery range fitted kitchen with soft-close hinges/drawers
- Quartz solid surface worktops with upstands
- Bosch steel single oven OR double oven (see house type kitchen design)
- 60cm ceramic hob and integrated canopy extractor
- Hotpoint integrated fridge/freezer
- Hotpoint integrated washer/dryer (where house has no utility)
- Hotpoint integrated dishwasher
- 1.5 bowl under mount Franke stainless steel sink with Franke Sion chrome mixer tap

## UTILITY (WHERE APPLICABLE)

- Symphony fitted kitchen with soft-close hinges
- Quartz solid surface worktops with upstands
- Integrated washer/dryer

## BATHROOM

- Villeroy & Boch sanitaryware and tap
- Mira ERD thermostatic shower, Mira Flight tray and Mira Elevate silver enclosure (The Braeburn only)
- White towel rail
- Half height tiling
- Shaver socket

## ENSUITE (WHERE APPLICABLE)

- Villeroy & Boch sanitaryware and tap
- Mira ERD thermostatic shower, Mira Flight tray and Mira Elevate silver enclosure
- White towel rail
- Half height tiling with full height tiling to shower
- Shaver socket

## CLOAKROOM

- Villeroy & Boch sanitaryware and tap
- Tiled splashback to basin

## BEDROOM 1

- Hammond hinged wardrobe (see choices brochure for full details and options)

## ELECTRICAL

- White electrical switches and sockets
- 1no. double USB socket in kitchen above worktop
- TV and BT sockets to living room
- Low energy lighting throughout with LED downlighters to kitchen, bathroom, ensuite and WC
- Chrome mains door bell
- External PIR lighting to front and rear elevations

**Please note:** Every care has been taken to ensure the accuracy of the specification information. The contents of the specification do not form or constitute a warranty or represent part of any contract. Lioncourt Homes reserves the right to amend and/or update specification at their discretion. Please check specification with the Sales Executive for the precise details of the finish and specification of your chosen home.



## HEATING

- Air source heat pump
- Underfloor heating to ground floor/ radiators to first floor
- Provision of electric fused spur for future fire (specific house types only and fire not provided)

## WINDOWS AND DOORS

- Grey PVCu double glazed windows/ french doors (where specified)
- Black prefinished composite front door
- Black prefinished steel garage up and over door (where applicable)
- Oak internal doors
- Chrome internal door furniture
- Staircase with oak newel posts and handrails, with black steel spindles

## DECORATION

- White emulsion to walls and ceilings
- White painted woodwork

## SECURITY

- Multi-point locking system to front/rear doors
- Smoke detectors to Building Regulation requirements
- Through door viewer and door chain

## EXTERNALS

- Solar panels to all houses (quantities have been based on estimated occupancy of house type)
- Smart electric car chargers
- Cold water outside tap to rear of property
- Outside socket to rear of property
- Black PVCu gutter and downpipes
- Front garden graded and turfed/planted and turf to rear garden
- Rear fencing - 1.8m closeboard fencing (where applicable)
- Paths and paving as indicated on site layout
- Tarmac or block paved access drive/ hardstanding as indicated on site layout



THE VICTORIA | THE JUBILEE | THE GREENGAGE | THE BRAMLEY | THE KORDIA | THE FALSTAFF

**KITCHEN**

- Symphony Gallery range fitted kitchen with soft-close hinges/drawers
- Quartz surface worktops with upstands
- NEFF stainless steel single oven and integrated microwave and vented induction hob
- Hotpoint integrated full height fridge and full height freezer
- Hotpoint integrated washer/dryer (where house has no utility)
- Hotpoint integrated dishwasher
- 1.5 bowl under mount Franke stainless steel sink with Athena tap

**UTILITY (WHERE APPLICABLE)**

- Symphony Gallery range fitted kitchen with soft-close hinges
- Quartz surface worktops with upstands
- 60cm space with plumbing for washing machine and 60cm space for tumble dryer (where available)
- Single bowl stainless steel sink with Athena tap (where applicable)

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**BATHROOM**

- Villeroy & Boch sanitaryware and tap
- Where shower cubicle present - Mira ERD thermostatic shower, Mira Flight tray and Mira Elevate silver enclosure
- White towel rail
- Half height wall tiling to all walls
- Shaver socket

**ENSUITE(S)**

- Villeroy & Boch sanitaryware and tap
- Mira ERD thermostatic shower, Mira Flight tray and Mira Elevate silver enclosure
- White towel rail and half height wall tiling to all walls with full height tiling to shower
- Shaver socket

**CLOAKROOM**

- Villeroy & Boch sanitaryware and tap
- Tiled splashback to basin

**BEDROOM 1**

- Hammond hinged wardrobe (see choices brochure for full details and options)

**ELECTRICAL**

- White switches and sockets throughout house
- 1no. double USB socket in kitchen above worktop
- TV and BT sockets to living room
- Low energy lighting throughout with LED downlighters to kitchen, bathroom, ensuite and WC
- Chrome mains door bell
- External PIR lighting to front and rear elevations

**HEATING**

- Air source heat pumps
- Underfloor heating to ground floor/ radiators to first floor
- Provision of electric fused spur for future fire (specific house types only and fire not provided)

**WINDOWS AND DOORS**

- Grey PVCu double glazed windows/ french doors (where specified)
- Black prefinished composite front door
- Black prefinished steel garage up and over door (where applicable)
- Oak internal single doors and oak glazed double doors
- Chrome internal door furniture
- Staircase with oak newel posts and handrails, with black steel spindles

**DECORATION**

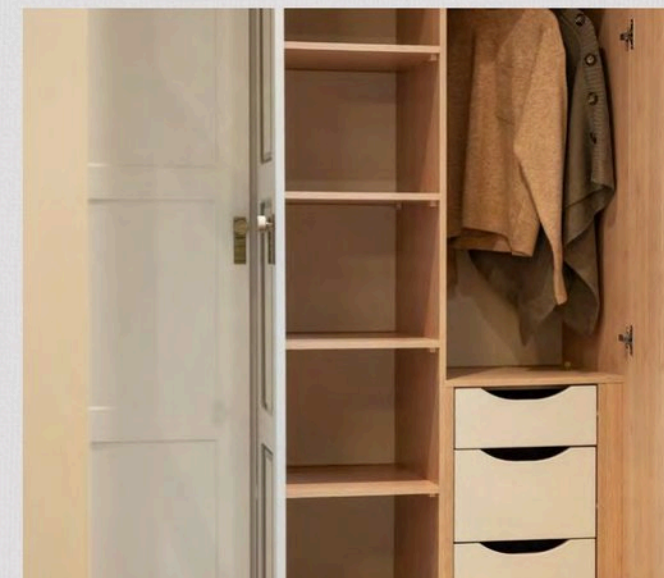
- White emulsion to walls and ceilings
- White painted woodwork

**SECURITY**

- Multi-point locking system to front/rear doors
- Smoke detectors to Building Regulation requirements
- Through door viewer and door chain

**EXTERNALS**

- Solar panels to all houses (quantities have been based on estimated occupancy of house type)
- Smart electric car chargers
- Cold water outside tap to rear of property
- Outside socket to rear of property
- Black PVCu gutter and downpipes
- Front garden graded and turfed/planted and turf to rear garden
- Rear fencing - 1.8m closeboard fencing (where applicable)
- Paths and paving as indicated on site layout
- Tarmac or block paved access drive/ hardstanding as indicated on site layout





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Discount Market Sale homes have a differing specification and finish to what is listed here, please speak to your Sales Executive for more information.

### KITCHEN

- Symphony Gallery range fitted kitchen with soft-close hinges/drawers
- Quartz solid surface worktops with upstands
- Bosch stainless steel single or double oven (see house type kitchen design)
- 60cm ceramic hob and integrated canopy hood
- Hotpoint integrated fridge/freezer
- Hotpoint integrated washer/dryer
- Hotpoint integrated dishwasher
- 1.5 bowl under mount Franke stainless steel sink with Franke Sion chrome mixer tap

### BATHROOM

- Villeroy & Boch sanitaryware and tap
- Mira EV shower over bath with twin-panel screen (where house has no en-suite)
- White towel rail
- Half height tiling
- Shaver socket

### CLOAKROOM

- Villeroy & Boch sanitaryware and tap
- Tiled splashback to basin

### ELECTRICAL

- White electrical switches and sockets
- 1no. double USB socket in kitchen above worktop
- TV and BT sockets to living room
- Low energy lighting throughout with LED downlighters to kitchen, bathroom, ensuite and WC
- Chrome mains door bell
- External PIR lighting to front and rear elevations

### HEATING

- Air source heat pump
- Radiators to ground and first floors

### WINDOWS AND DOORS

- Grey PVCu double glazed windows/ french doors (where specified)
- Black prefinished composite front door
- Black prefinished steel garage up and over door (where applicable)
- Oak internal doors
- Chrome internal door furniture
- Staircase with oak newel posts and handrails, with black steel spindles

### DECORATION

- White emulsion to walls and ceilings
- White painted woodwork

### SECURITY

- Multi-point locking system to front/rear doors
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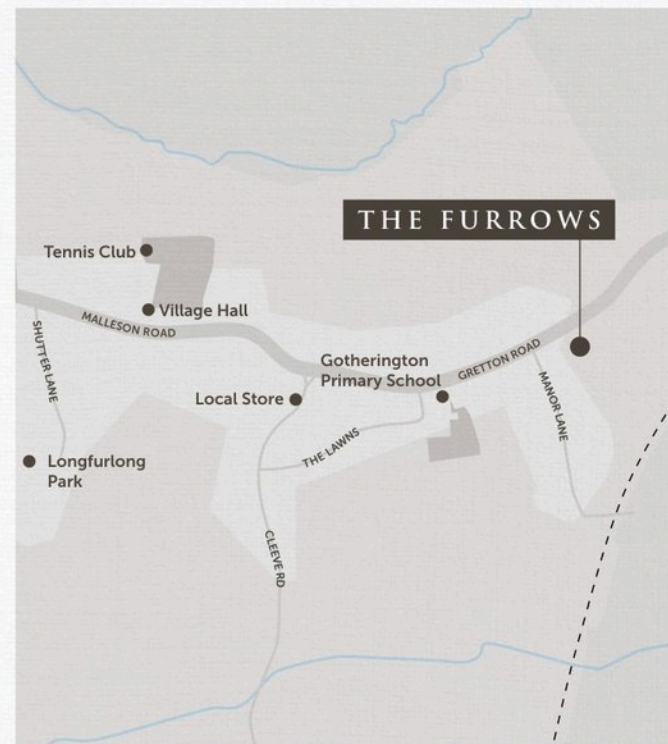
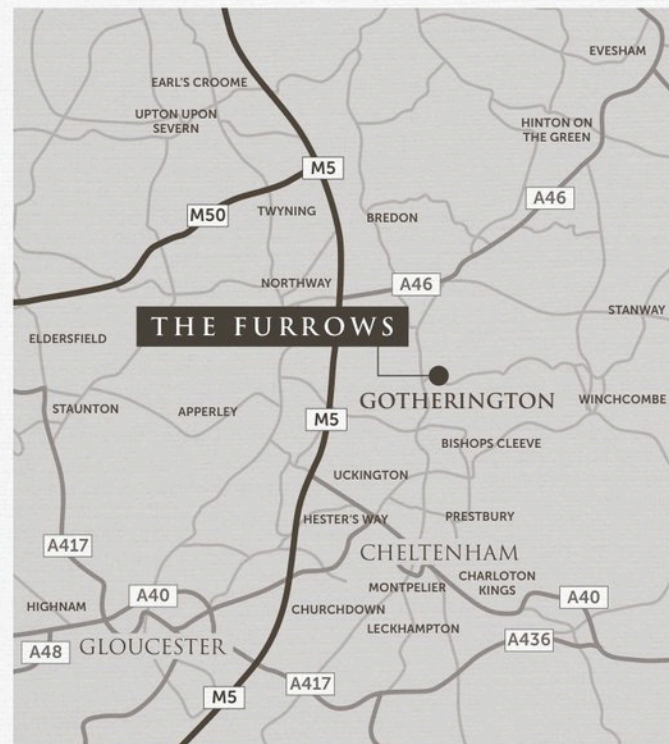
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- Rear fencing - 1.8m closeboard fencing (where applicable)
- Paths and paving as indicated on site layout
- Tarmac or block paved access drive/ hardstanding as indicated on site layout

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## HOW TO FIND US

THE FURROWS, GRETTON ROAD, GOTHERINGTON,  
TEWKESBURY, GLOUCESTERSHIRE, GL52 9QU



For further information please visit [lioncourthomes.com](https://lioncourthomes.com)  
01242 303797 | [thefurrows@lioncourthomes.com](mailto:thefurrows@lioncourthomes.com)

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