



COTSWOLD GATE

Burford
Oxfordshire

Beechcroft
DESIGNED WITH RETIREMENT IN MIND



Overlooking the Windrush, Burford was once named the sixth most idyllic place to live in Europe.

Cotswold Gate is an exclusive development of 67 elegant, energy-efficient, new homes located on Shilton Road, opposite The Burford Garden Company and less than a mile from Burford High Street.

These stylish, new homes are arranged in three courtyard settings – The Woodchester, The Highbury and The Wychwood, comprising a collection of two and three-bedroom apartments and two-bedroom houses.

Designed for the over 55s, each new home provides an abundance of living space, regardless of the number of bedrooms. The majority of homes feature a terrace, balcony or private garden – or a combination of these, along with allocated parking. Private gardens, as well as the beautifully landscaped setting, will be fully maintained by the Estate Manager.

At Cotswold Gate, you'll be able to socialise with like-minded neighbours in the comfortable residents' lounge – which will soon become the hub of community activities and, when your family and friends come to stay, you'll be able to book the luxurious guest suite.





Discover a new beginning

Superb landscaped settings and careful attention to detail are the hallmarks of every Beechcroft development

Award-winning Penhurst Gardens at Chipping Norton, Oxfordshire



With over 35 years' experience in the creation of award-winning developments for the over 55s, Beechcroft selects sites in the most desirable villages and market towns in the southern counties.

Our beautifully crafted houses and apartments are stylish, energy-efficient, easily-maintained and a delight to live in. Every home provides plenty of living space but fewer bedrooms than a family home and outside space – either a terrace, balcony or private garden.

Inspired by local architecture, each Beechcroft scheme is unique, complementing the local area. Rather than being a 'finishing touch', landscaping is integral to the development – carefully planned and lovingly planted.

An Estate Manager is responsible for maintaining the development, being on hand to offer help and advice and keeping an eye on properties whilst owners are away – giving you peace of mind when travelling at home or abroad.

- 1 Award-winning Frenchlands Gate East Horsley
- 2 Award-winning The Farthings Leatherhead
- 3 Orford Place Ham Common
- 4 White Lion Place Cobham
- 5 Storrington Gold award-winning landscaping
- 6 The Sidings Wheatley
- 7 Maryland Place St Albans



History, culture and beauty in the heart of England

Glorious countryside, rolling hills, beech woodlands, chocolate-box villages, mellow stone cottages, cosy pubs and tiny tea rooms make The Cotswolds one of the country's most desirable places to live.



Bourton-on-the-Water



The pretty villages of Shilton and Swinbrook, near Burford, and Cogges and Bampton, near Witney, have stepped into the spotlight after featuring in television's 'Downton Abbey' but each Cotswold village has its own unique charm and 'flavour.'

The scenic hamlet of Bibury, famed for the ancient cottages in Arlington Row, the water meadow and the Saxon church, was described as 'the most beautiful village in the Cotswolds' by 19th century designer and artist, William Morris. Another contender for the title is Bourton-on-the-Water, described as 'The Venice of the Cotswolds' as is Painswick – home to the 18th century Painswick Rococo Garden, tucked away in a secret valley.

The cities fringing the Cotswolds – Bath, Cheltenham, Worcester, Cirencester and Oxford – abound with culture, heritage and architectural gems. In Oxford, you can indulge in retail therapy, visit a museum and relax on the river or in the Botanic Gardens. In historic Cirencester, explore the remains of one of the country's largest Roman amphitheatres or enjoy a play or musical at the town's Barn Theatre, winner of The Stage Awards Fringe Theatre of the Year in 2019. For a perfect evening out, pre-theatre meal or drinks in stylish surroundings, make sure you visit the theatre's Teatro Restaurant and Bar. Cirencester also hosts markets selling fresh produce, antiques and crafts but, if you're looking for the nearest branch of Waitrose – along with other High Street retailers and a whole range of independent shops – you'll find them in Witney.

The Thames Path National Trail passes through Witney but living in The Cotswolds means having gentle strolls, hilly hikes and woodland walks on your doorstep. Combine your walk with a visit to a local attraction such as The Cotswold Wildlife Park and Gardens, two miles south of Burford or Blenheim Palace, a World Heritage site and birthplace of Sir Winston Churchill. Just south of Cirencester, The Cotswold Water Park, the UK's largest inland lake system, offers something for everyone from angling and bird watching to watersports, peaceful walks and off-road cycling – and there's even an inland beach.

Throughout the year, local people and visitors alike flock to The Cotswolds' festivals – the calendar of annual events features Chipping Norton's Literary Festival, Cheltenham's Food & Drink Festival, The Gloucestershire Vintage & Country Extravaganza, The Wilderness Festival and a host of open air concerts and events set against the backdrop of Blenheim Palace.

- 1 Witney High Street
- 2 Local sign
- 3 Arlington Row, Bibury
- 4 Oxford spires
- 5 Swinbrook
- 6 Cotswold Water Park
- 7 The Wilderness Festival
- 8 Cirencester High Street
- 9 Cotswold Wildlife Park
- 10 Blenheim Palace



Retire to one of the country's most picturesque market towns

Overlooking the Windrush, Burford was once named the sixth most idyllic place to live in Europe.

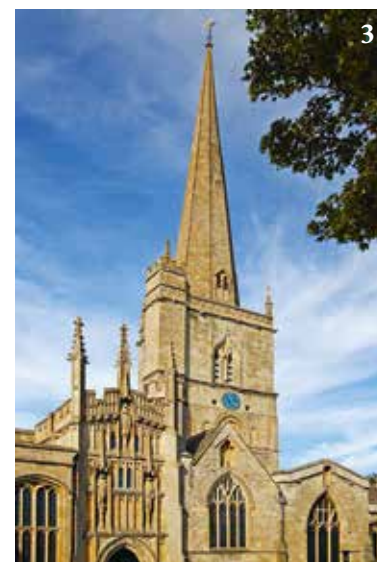
Burford High Street



1



2



3

Nestling in the Cotswold Hills with superb views over the Windrush Valley, Burford is a wonderfully picturesque market town. The High Street, lined with ancient houses, shops and traditional pubs, sweeps down towards the River Windrush with its medieval three-arched bridge and the impressive Church of St John The Baptist.

One of the most popular local shopping destinations is The Burford Garden Company on Shilton Road, just across the road from Cotswold Gate. Whilst plants and gardening are at the heart of the business, there's also a superb 300-seater café/restaurant, food hall, heritage kitchen garden, children's store, art gallery and Le Souk marketplace selling a fabulous range of gifts and homeware from vintage jewellery to original art works and handcrafted furniture.

Whether you're shopping for flowers or gifts, supplies for woodcraft, art or antiques, clothing or outdoor equipment, you'll find it in Burford. The town's collection of independent shops includes a bakery, butcher's, delicatessen and The Cotswold Cheese Company – and there's also a supermarket and post office.

All the usual local services are on hand including a library, bank and medical surgery along with the country's oldest pharmacy – Reavley's Chemist – which has been dispensing medicines since 1734. In nearby Witney, there are dental surgeries, opticians, pharmacies and branches of both Waitrose and Sainsbury's.

If you're meeting friends for coffee, Burford has an excellent selection of cafes and tea rooms and, when you're dining out, you'll be spoilt for choice with a superb range of restaurants providing everything from traditional pub food to fine dining at establishments like The Angel, The Royal Oak, The Spice Lounge and The Bay Tree Hotel.

Entertaining at home? At Upton Smokery, on the outskirts of town, you can buy traditionally smoked meats and fish, fresh fruit, vegetables, eggs, honey, olives, wines and beers – although you may be tempted to stay for a meal in the restaurant.

- 1 Burford High Street
- 2 Cafe
- 3 St John The Baptist Church
- 4–9 Burford shops
- 10–12 The Burford Garden Company
- 13 The Bay Tree hotel





Walk, cycle, work out or just relax in nature

Burford is a town with a real sense of community and plenty of activities for all ages.

The Windrush Valley



Burford is a town with a real sense of community and plenty of activities for all ages. Local people and visitors come together at the Burford Festival which offers a wonderfully varied programme of music, drama, talks, tours and events. Burford and District Society organises regular talks, visits and lunches for members and there's a monthly meeting of the Fulbrook and Burford Women's Institute in the Warwick Hall. Here you'll be able to join Burford Jazz or the Burford Singers, attend ballroom dance, stretch or aerobics classes, art groups or the monthly group for local residents – and there's a programme of activities for over 60s.

One of the best ways to explore the acres of natural countryside is on foot – follow the five-mile trail along the Windrush Valley between Burford and Great Barrington or the walk that takes in the villages of Asthall, Widford and Swinbrook. The quiet country lanes around Burford will delight cyclists: waymarked routes include a 17-mile ride from Witney to Northleach.

This area offers a wealth of superb golf courses including the championship course at Frilford Heath, less than half an hour from Burford. Closer to home, there's Burford Golf Club, just minutes from Cotswold Gate, where lush green fairways wend their way through mature trees. Burford is also home to Swinbrook Cricket Club and Burford Town Bowls Club which provides members with gentle exercise with a competitive edge in beautiful surroundings. For those who enjoy working out, there's the Windrush Leisure Centre in Witney which has a pool, gym and facilities for racquet sports as well as a programme of lessons, courses and fitness classes such as studio cycling, Float Fit and Yoga.


- 1,3 The Slaughters Country Inn, Lower Slaughter
- 2 Bourton-on-the-Water
- 4 The Cotswold Way
- 5 The Windrush Valley
- 6 Rambling
- 7 Cycling
- 8 Frilford Heath Golf Club
- 9 Keeping fit
- 10 Playing cricket
- 11 Playing bowles





All the right connections

At the intersection of the A40 and A361, Burford is well connected by road with easy access to Oxford and West London. The 233 Woodstock to Burford bus route stops just outside the Burford Garden Centre and additional buses, operated by the Villager Community Bus stop at Church Lane and Burford War Memorial providing access to Chipping Norton, Stow-on-the-Wold, Bourton-on-the-Water, Witney, Kingham and villages inbetween. For rail travel, Shipton station is approximately 6 miles away whilst Charlbury station is 9 miles from Cotswold Gate. If you're travelling abroad, Bristol and Birmingham airports are within easy driving distance and there's a shuttle bus from Witney to London Heathrow.




- 


Nearest station
Shipton Station
- 

Shipton Station
- 


13 mins

Hanborough
- 


27 mins

Oxford
- 

41 mins

Didcot Parkway
- 

51 mins

Reading
- 

80 mins

London Paddington

- 

Witney
- 

7.2 miles

Bourton-on-the-Water
- 

14.3 miles

Cirencester
- 

17.5 miles

Woodstock
- 

17.7 miles

Oxford
- 

19.3 miles

Swindon
- 

20.3 miles

Cheltenham



By car

From the M40, at junction 8 take the A40 exit to Oxford/Cheltenham. Keep right to continue on the A40. Continue along the A40 and follow signs to Cheltenham (A40). At Eynsham roundabout take the second exit, staying on the A40 and following signs to Witney. At the roundabout take the 1st exit, remaining on the A40. At the next roundabout take the 1st exit and stay on the A40 – you will see the sign for the Cotswold Wildlife Park. After this, turn left onto Shilton Road – the B4020.

From Oxford: take the A420 and then the B4044 Eynsham Road and at the roundabout take the 3rd exit onto the B4449. Go through one roundabout and you will reach the Eynsham roundabout where you join the A40 and after the sign for the Cotswold Wildlife Park, turn left onto Shilton Road – the B4020.

By rail

For rail travel, Shipton station is approximately 6 miles away whilst Charlbury station is 9 miles from Cotswold Gate.

By bus

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All times and distances are approximate only.

Local distances are from the development entrance on Shilton Road and taken from Google Maps.

Driving distances are taken from the AA route planner website using the sat nav code. Train times are approximate and taken from trainline.com.

Bus times are taken from stagecoachbus.com. Walking distances from freemaptools.com.



- Cotswold Gate

1

The Burford Garden Company
Opposite

2

Burford Golf Club
0.6 miles

3

Burford Post Office
0.7 miles

4

Robert Reavley Chemist
0.7 miles

5

TSB Bank
0.8 miles

6

Burford Library
0.8 miles

7

The Co-op
0.8 miles

8

Warwick Hall
Community Centre
0.8 miles

9

Burford Surgery
0.9 miles

10

St John The Baptist Church
0.9 miles

11

Waitrose in Witney
7.5 miles
- 1

Local amenities
- Nearest bus stops
- Nearest train station

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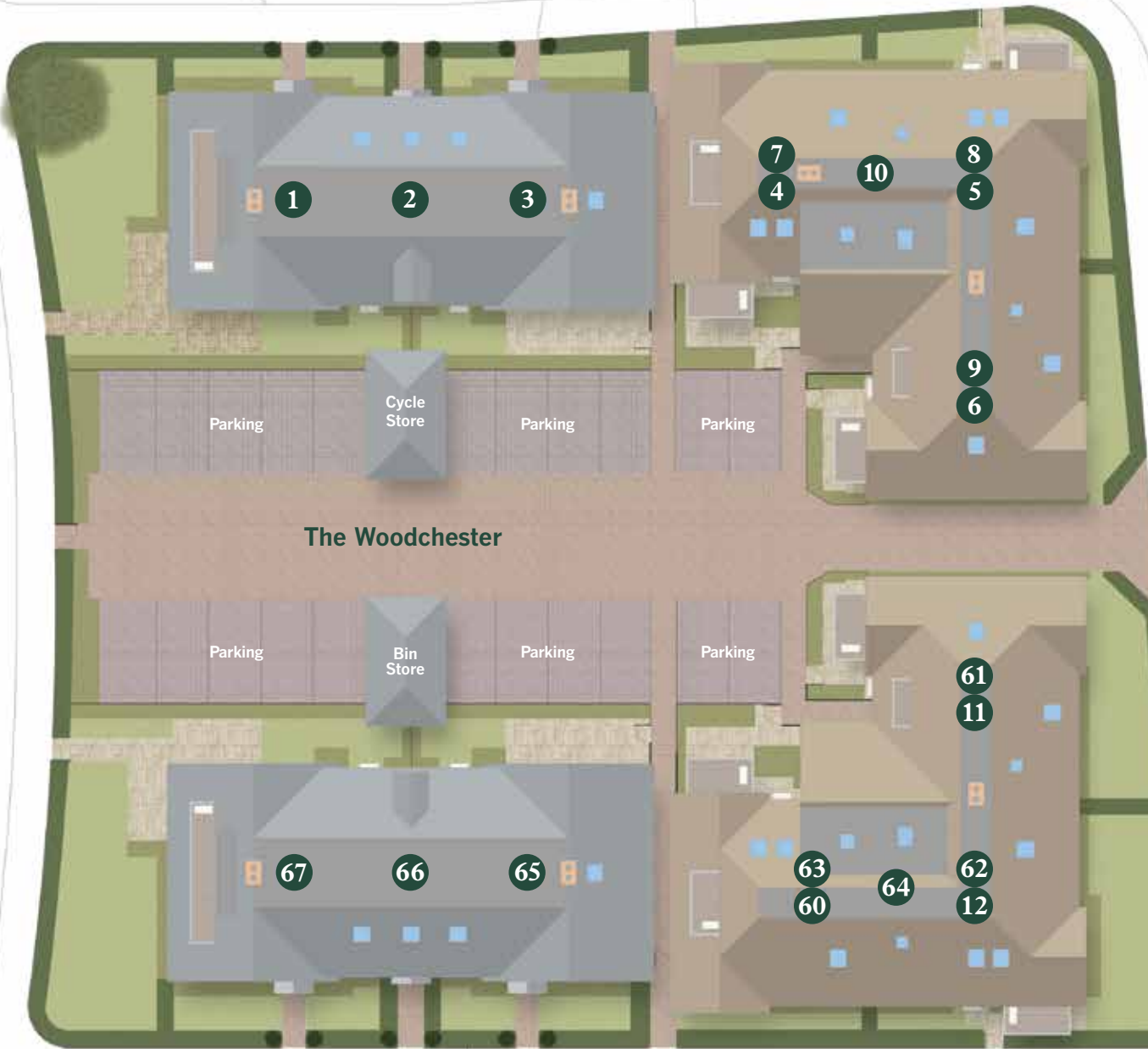
These stylish, new homes are arranged in three courtyard settings – The Woodchester, The Highbury and The Wychwood, comprising a collection of two and three-bedroom apartments and two-bedroom houses.

Designed for the over 55s, each new home provides an abundance of living space, regardless of the number of bedrooms. The majority of homes feature a terrace, balcony or private garden – or a combination of these, along with allocated parking. Private gardens, as well as the beautifully landscaped setting, will be fully maintained by the Estate Manager.

At Cotswold Gate, you'll be able to socialise with like-minded neighbours in the comfortable residents' lounge – which will soon become the hub of community activities and, when your family and friends come to stay, you'll be able to book the luxurious guest suite.



Cotswold Gate development plan



Aldridge Gardens





The development comprises The Woodchester, The Highbury and The Wychwood.



The Woodchester

1 – 12 60 – 67

The Woodchester features 20 new two and three-bedroom apartments all with a private terrace, garden or balcony, set around a central courtyard with parking.

The Highbury

13 – 35

With a landscaped garden at the heart of the courtyard, The Highbury comprises 21 two and three-bedroom apartments and three two-bedroom houses all with a private terrace, garden or balcony and parking.

The Wychwood

36 – 59

The Wychwood comprises 20 two and three-bedroom apartments and three, two-bedroom houses, all with a private terrace, garden or balcony, and set around a central landscaped garden with parking. The Estate Manager's office, residents' lounge and guest suite are also located in The Wychwood.



The Wychwood



The finishing touches

Beechcroft homes are designed to provide generously-proportioned living space: beautifully-designed and fitted with fixtures of the highest quality.





Space to relax and socialise



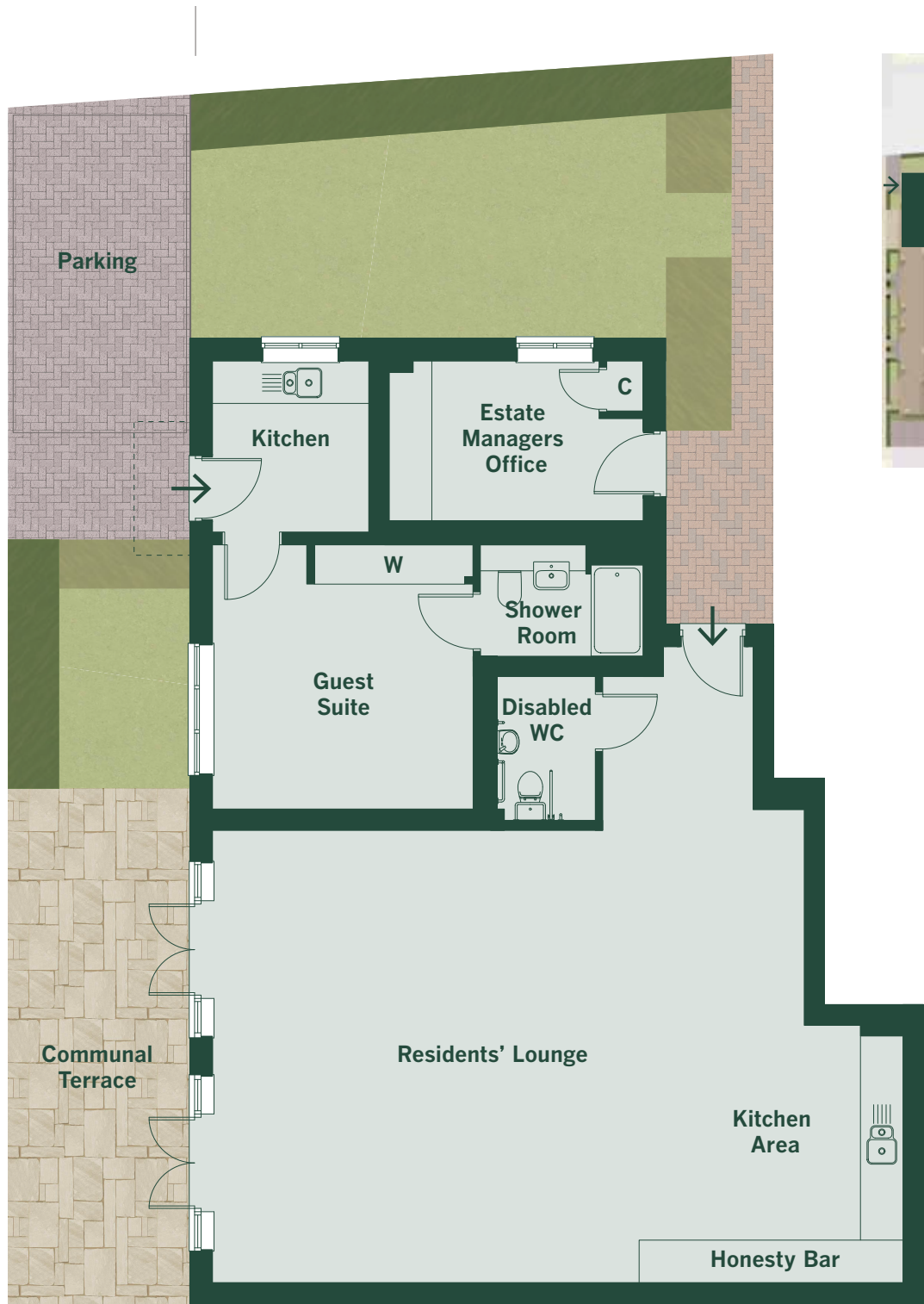
Adjacent to the Estate Manager's office in The Wychwood is a stylish residents' lounge, where residents are able to socialise with neighbours and entertain friends.

There's a kitchen area for the preparation of drinks or snacks, an 'honesty bar' and a communal terrace which will be the perfect place to relax on warm days. Also in The Wychwood is a luxurious guest suite that home owners are able to book when friends or family come to stay.



“It’s so much better to come and have coffee, tea or a meal with neighbours in the communal lounge than to sit alone at home. On our development, we sometimes organise meals where everyone brings something

and we write a list so we don’t get too much of the same thing. We have fitness classes and there’s always a Christmas meal and cheese and wine evenings.”
Beechcroft owner



Enjoy complete peace of mind

Every aspect of life has been taken care of so you take time to enjoy your retirement.



The Beechcroft Healthihouse

Your new home at Burford is a Beechcroft Healthihouse, designed, constructed and finished in such a way that it is conducive to good health. This means it will feature light switches and door handles with antimicrobial properties, non-porous worksurfaces with antimicrobial protection to reduce the spread and growth of bacteria, sanitaryware with technology designed to suppress bacterial growth and hygienic, easy to clean bathroom wall panelling. Each home will have a 'whole house ventilation system' to provide filtered air plus a water filtration system to the kitchen and, of course, your new home will be deep cleaned to World Health Organisation standards before you move in.



Healthihouse

The essential elements of a Beechcroft Healthihouse include the following:

- Whole house ventilation system providing filtered air to all rooms
- Water filtration system for the kitchen tap to reduce limescale, organic impurities, chlorine and metals
- Touch surfaces – copper light-switches and door handles – with anti-microbial properties
- Easy-clean, hygienic, non-porous Silestone work surfaces in the kitchen, bathroom, en-suites and utility room, which have antimicrobial protection to reduce the spread/growth of bacteria, mould and mildew
- Hygienic, easy-to-clean sanitaryware from the Villeroy & Boch AntiBac range: basins, WC seats and covers incorporating technology designed to reduce/suppress bacterial and mould growth by at least 99%
- Shower trays contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Hygienic, easy-to-clean bathroom wall panelling which provides an alternative to tiling and without the need for grout
- Deep clean of whole house included prior to move in

Estate management

The Estate Manager, employed by the Beechcroft Foundation, takes care of the day-to-day management of the development and is on hand to offer help and advice when needed – and keeps a neighbourly eye on properties whilst owners are away.

Owners are consulted annually with regard to all expenditure and services. The apartments are sold with a long lease and the houses are sold freehold. Both apartments and houses fall within the framework of the Foundation and its services. Properties can be bought and sold on the open market.





Silestone surfaces complement the interior designed kitchens.



Easy-to-clean bathroom wall panelling provides an hygienic alternative to tiling and grout



Wet underfloor heating system served by individual aresource heat pumps to all properties



Kitchens

- Silestone surfaces, matching upstands and splash backs complement the interior designed kitchens. Silestone is a non-porous surface providing easy-clean, hygienic and antimicrobial protection to reduce the spread and growth of bacteria, mould and mildew
- Silestone surfaces also feature in the utility rooms
- A full range of integrated appliances by Bosch including a single oven, induction hob, combination microwave/oven, fully integrated dishwasher, fridge/freezer and a washing machine and tumble dryer in utility area
- Stainless steel sink
- Sift filtered water mixer tap to reduce limescale, organic impurities, chlorine and metals
- Choice of Amtico flooring to kitchens*



Bathrooms & Shower Rooms

- Contemporary white sanitary ware from Villeroy & Boch AntiBac range. Antibacterial effect due to silver ions in the glaze. Bacterial growth suppressed by more than 99.9%
- Mira Flight shower tray contains BioCote® Technology designed to reduce bacteria and mould growth by up to 99.9%
- Hygienic, easy-to-clean wall panelling which provides an alternative to tiling and without the need for grout
- Fitted vanity units to bathrooms and en-suites
- Silestone surfaces in bathrooms and en-suites
- 'Vado' taps and fittings in chrome
- Curved chrome heated towel rails to bathrooms and en-suites
- Shaver sockets to bathrooms and en-suites
- Choice of Amtico flooring to bathrooms and en-suites*
- Mirrors fitted in bathrooms, en-suites and cloakrooms



Heating & Ventilation

- Wet underfloor heating system served by individual aresource heat pumps to all properties
- Pressurised hot water system
- Stone surround with electric wood burning effect fire
- Double glazed UPVC windows

*Subject to stage of construction



Low energy pendant lights and LED downlights



Audio door entry system to apartments



Panelled painted internal doors with copper fittings and a choice of carpet colours*



Lighting, TV & Telephone

- Varilight Screwless Antimicrobial Copper light switches. Copper surface provides anti-microbial properties
- Low energy fitment pendant lights
- LED downlights to kitchens, sun rooms, bathrooms, cloakrooms, en-suites and dining halls where applicable
- Telephone points to the drawing room master bedroom and bedroom 3
- High level TV point in drawing room and master bedroom
- Communal digital TV aerial system and communal Sky Q satellite system outlets to drawing room, master bedroom, bedroom 2, sun room and kitchens, except in homes with open plan kitchens

Security & Safety

- Audio door entry system to all apartments
- Window locks to all windows†
- Security alarm fitted with panic buttons in the master bedroom and by the front door
- Mains operated smoke detectors with battery backup and mains powered Carbon Monoxide detector
- 10 year warranty issued on build completion

Internal Fittings

- Panelled painted internal doors with copper handles
- Carlisle lever door handles in Copper. Copper surface provides anti-microbial properties
- Fitted wardrobes to master bedroom and bedroom 2
- Cornice to drawing room and hallway
- Coving to all remaining rooms with the exception of kitchens, bathrooms and rooms with sloping ceilings
- Moulded skirtings and architraves
- Choice of carpet colours to drawing room, study and bedrooms*
- Choice of Amtico flooring to hall*

†Except those windows deemed as means of escape
Images are indicative only

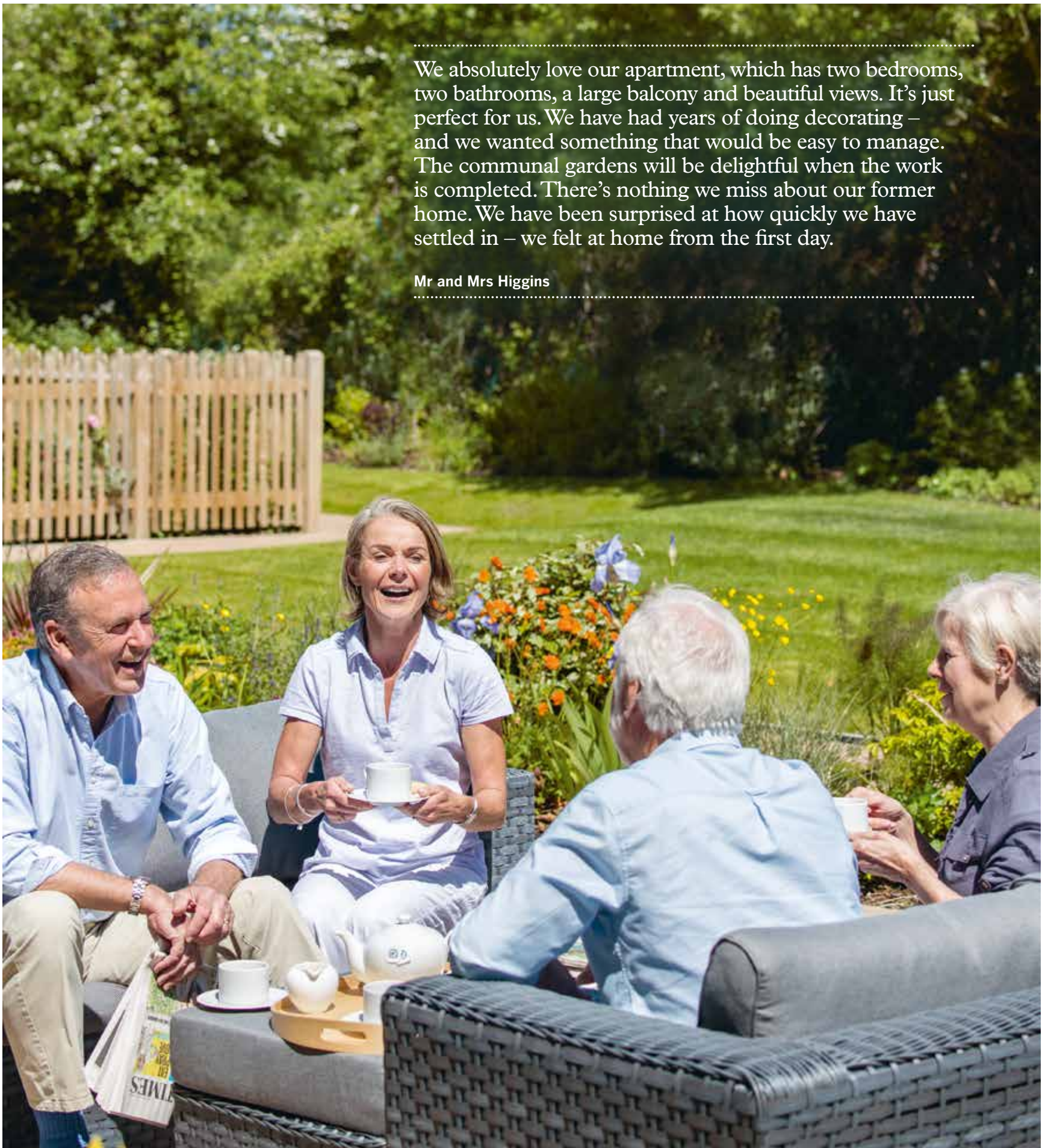
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We absolutely love our apartment, which has two bedrooms, two bathrooms, a large balcony and beautiful views. It's just perfect for us. We have had years of doing decorating – and we wanted something that would be easy to manage. The communal gardens will be delightful when the work is completed. There's nothing we miss about our former home. We have been surprised at how quickly we have settled in – we felt at home from the first day.

.....

Mr and Mrs Higgins

.....

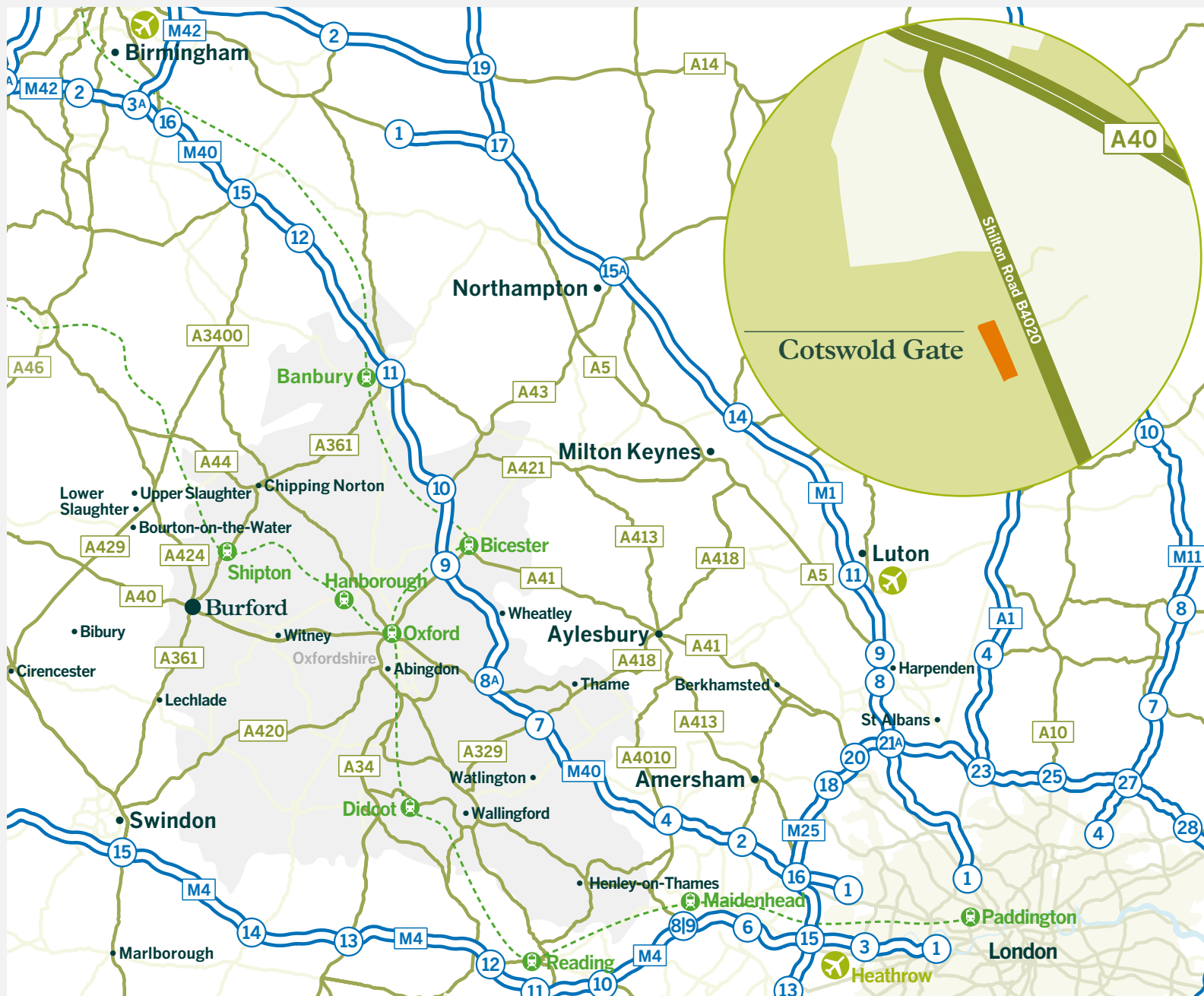


These particulars are intended as a guide only and must not be relied upon as a statement of fact. They do not form the basis of a contract or any part thereof. The descriptions, distances and all other information are believed to be correct, but their accuracy is in no way guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness. Restaurants, shops and other amenities are for information purposes only and not as recommendations. Because the scheme is in the course of construction, we must reserve the right to alter the specifications without notice and substitute materials, equipment or fittings of a similar quality. September 2020.

Image credits and thanks to The Burford Garden Company



Windrush Meadows surrounding Burford



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 CODE FOR
 HOME BUILDERS**
www.consumercode.co.uk

Beechcroft
 DESIGNED WITH RETIREMENT IN MIND