



STEPHENS CLOSE

MOORGATE | LECHLADE ON THAMES | GLOUCESTERSHIRE

LaganHomes







LECHLADE ON THAMES

Nestling on the southern edge of the Cotswolds, Lechlade-on-Thames is a pretty riverside town located between Cirencester, Swindon and Oxford. The beautiful Thames-side setting coupled with excellent local amenities, makes this an idyllic place in which to live.

It's close proximity to the Thames makes it very popular for boating, in fact it is possible to travel from Lechlade to London by river, known as a 'Thames Meander'. It is also home to the highest lock on the Thames, St John's Lock, where you will find a statue of Old Father Thames.

Lagan Homes has chosen this attractive location for its latest development of new distinctive four and five bedroom family homes.

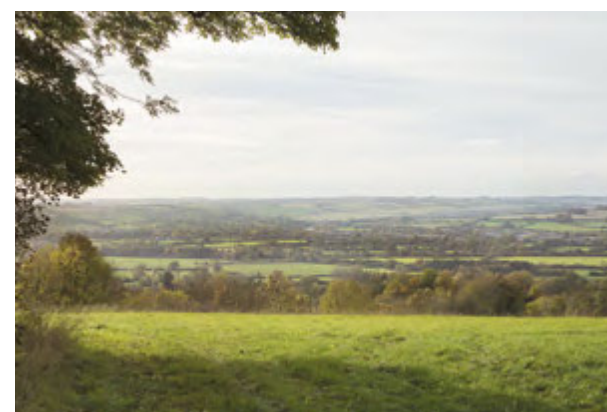




SWINDON



CIRENCESTER



THE COTSWOLDS





THE LOCAL AREA

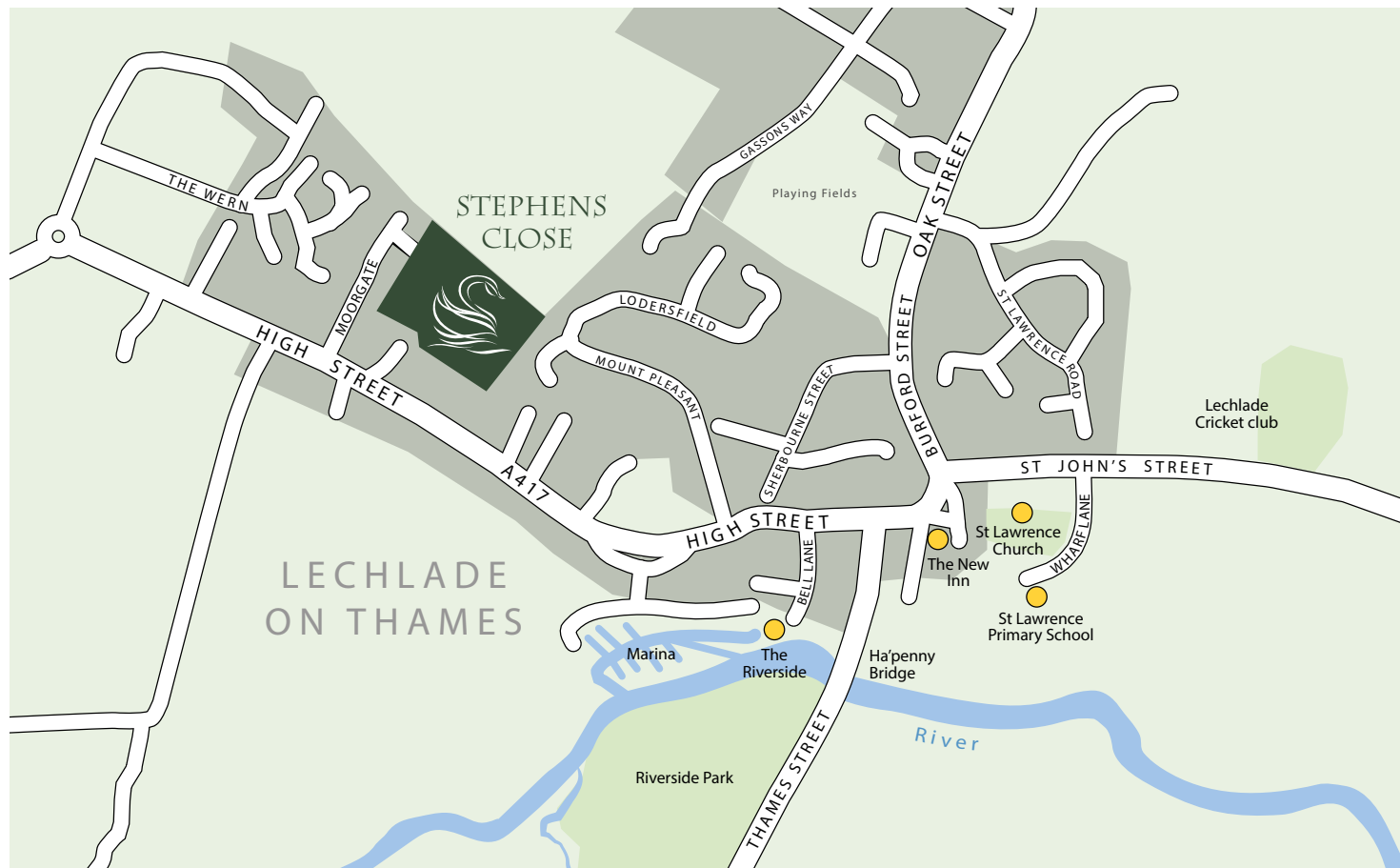
Taking its name from the River Leach, which joins the Thames just east of the town, there is evidence of occupation dating as far back as 2500 bc, with substantial settlements appearing during the Iron Age and also during Roman times. Many artifacts that have been found can now be seen at the Cirencester Museum. Mentioned in the Domesday Book, William the Conqueror gifted the manor of Lechlade to Henry de Ferrers who came from France with him in 1066. It became a flourishing port and then, with the improvement of roads, found itself on the main route to Gloucester.



LIVING IN LECHLADE

From the bustling market town of earlier years it is now much quieter and is ideal for commuters working in Swindon and other nearby towns. The town benefits from lots of local amenities including Post Office, Library, shops, schools, medical centre and public houses. There are also a diverse range of clubs and societies from badminton, tennis, cricket, bridge and gardening to history, arts and theatre, as well as a range of clubs for young people.

The town is situated on the A433 just 13 miles from Cirencester, 11 miles from Swindon, 25 miles from Oxford. The nearest mainline rail station is at Swindon and is served by GWR.







By Road

Swindon	11 miles
Cirencester	13 miles
M4 (Junction 15)	14 miles
Wantage	16 miles
Abingdon	20 miles
Oxford	25 miles
M5 (junction 11A)	26 miles
Reading	50 miles
Heathrow Airport	79 miles
Central London	80 miles



By Rail

(from Swindon Station)

Reading	28 mins
M Maidenhead	37 mins
Oxford	39 mins
Bristol Temple Meads	45 mins
Gloucester	50 mins
London Paddington	57mins
Hayes & Harlington	74 mins

Source: thetrainline.com



GETTING AROUND

Although surrounded by open countryside and seeming far from the madding crowd, it is well connected to local towns and transport links. The A417 running through the village links to Cirencester and the M5 to the north west and through Wantage to the M4 motorway to the south.



Swindon station (just over 12 miles away) is on the mainline into London Paddington (57 mins) for all destinations west by First Great Western trains. Heathrow Airport is easily accessible by road or rail. There are also a number of regular bus routes serving areas such as Cirencester, Swindon, Wantage and Oxford.





THE HOMES AT STEPHENS CLOSE

Each of the stylish, sophisticated and unique homes at our Lechlade development have been carefully planned to offer the ultimate living environment. Finished to a high standard, the layout of our homes ensures the best possible use of interior living space.

General

- Gas fired central heating
- Timber double glazing
- Timber french doors to rear garden
- Smooth plastered ceilings finished in white and internal walls in magnolia
- Cottage-style internal doors painted white
- Brushed satin stainless steel ironmongery
- Built-in wardrobes to master bedroom

Kitchens

- Fitted kitchen with choice of door fronts and worktops*
- AEG stainless steel double oven, gas hob and extractor
- Integrated fridge/freezer and dishwasher
- Ceramic tiled floor*

Bathrooms and En suites

- Sottini 'Bow' sanitaryware
- * Sottini 'Tesino' mixer tap
- Over bath with hair rinser
- Choice of ceramic wall tiles to specific areas in WC, bathrooms and En suites*
- Shaver point to family bathroom and master bedroom En suite
- Ceramic tiled floor*

Electrical

- TV aerial points to living and master bedroom
- BT points in hallway or living and master bedroom, for your connection
- BT point in study
- Outside light by front door with PIR sensor

Security

- Mains wired doorbell
- Burglar alarm
- Mains wired smoke detectors with battery back-up

External

- Landscaped front garden
- Turfed rear garden with patio area
- Front door with letterplate

Guarantee

- 10 year NHBC Buildmark warranty

*The choice available on some of our finishes depends upon the construction stage of your new home. Please ask your Sales Advisor for details.





- ① Shakespeare Five bedroom house
- ② Churchill Five bedroom house
- ③ Austen Four bedroom house
- ④ Morris Four bedroom house
- ⑤ Eliot Four bedroom house
- ⑥ Eliot Four bedroom house
- ⑦ Priestley Four bedroom house
- ⑧ Russell Four bedroom house
- ⑨ Austen Four bedroom house
- ⑩ Ashbee Four bedroom house
- ⑪ Tyndale Four bedroom house
- ⑫ Ashbee Four bedroom house
- ⑬ Betjeman Five bedroom house



Site boundary may be subject to change due to planning permission on adjoining land.
 Computer Generated Image. Landscaping is for illustrative purposes only.



THE SHAKESPEARE

Five Bedroom



Computer Generated Image

Plot 1



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway		
Cloakroom		
Drawing Room	7.049 x 4.729 m	23'12" x 15'6"
Kitchen / Breakfast	5.365 x 3.351 m	17'7" x 11'0"
Dining Room	4.139 x 3.565 m	13'7" x 11'8"
Utility Room	3.352 x 1.540 m	11'0" x 5'1"
Double Garage	6.140 x 5.200 m	20'2" x 17'1"



First Floor

Landing		
Master Bedroom	6.662 x 3.699 m	21'10" x 12'2"
En suite Shower Room		
Bedroom 2	4.774 x 3.610 m	15'8" x 11'10"
En suite Shower Room		
Bedroom 3	4.303 x 3.610 m	14'1" x 11'10"
Bedroom 4	3.672 x 3.340 m	12'1" x 11'0"
Bedroom 5	4.303 x 3.340 m	14'1" x 11'0"
Family Bathroom		

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THE CHURCHILL

Five Bedroom



Computer Generated Image

Plot 2



Ground Floor

Hallway		
Cloakroom		
Drawing Room	6.488 x 4.353 m	21'4" x 14'3"
Kitchen/Breakfast	5.401 x 4.877 m	17'9" x 16'0"
Dining Room	3.776 x 3.240 m	12'5" x 10'8"
Utility Room	2.607 x 2.144 m	8'7" x 7'0"
Double Garage	5.663 x 5.369 m	18'7" x 17'7"



First Floor

Landing		
Master Bedroom	5.813 x 3.851 m	19'1" x 12'8"
En suite Shower Room		
Bedroom 2	4.213 x 3.738 m	13'10" x 12'3"
En suite Shower Room		
Bedroom 3	4.037 x 3.508 m	13'3" x 11'6"
En suite Shower Room		
Bedroom 4	4.037 x 2.783 m	13'3" x 9'2"
Bedroom 5	4.037 x 2.441 m	13'3" x 8'0"
Family Bathroom		

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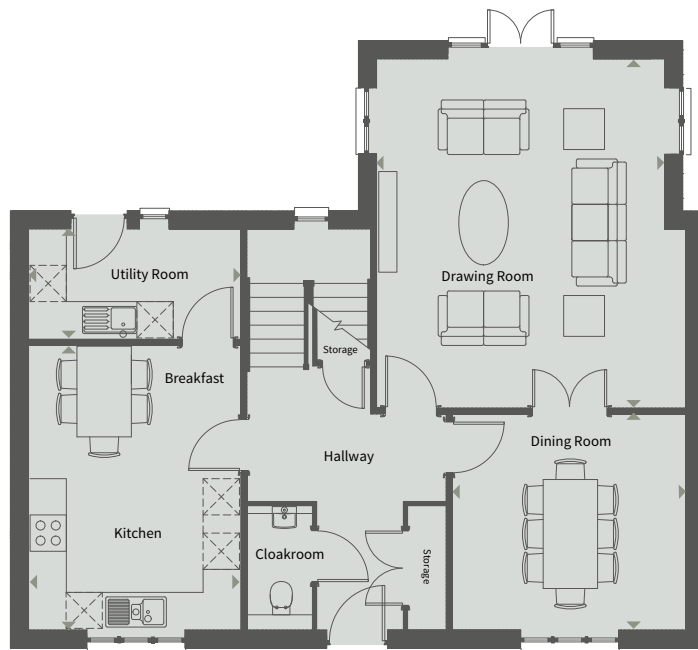
THE AUSTEN

Four Bedroom



Computer Generated Image

Plots 3 & 9



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway		
Cloakroom		
Drawing Room	5.724 x 5.061 m	18'9" x 16'7"
Kitchen/Breakfast	4.657 x 3.461 m	15'3" x 11'4"
Dining Room	3.518 x 2.814 m	11'6" x 9'3"
Utility Room	3.461 x 1.775 m	11'4" x 5'10"
Double Garage	Detached	



First Floor

Landing		
Master Bedroom	4.832 x 4.036m	15'10" x 13'3"
En suite Shower Room		
Bedroom 2	3.894 x 3.565 m	12'9" x 11'8"
En suite Shower Room		
Bedroom 3	3.779 x 3.383 m	12'5" x 11'1"
Bedroom 4	3.506 x 3.094 m	16'5" x 10'2"
Family Bathroom		

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THE MORRIS

Four Bedroom



Computer Generated Image

Plot 4



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway

Cloakroom

Drawing Room

Kitchen/Breakfast

Dining Room

Utility Room

Double Garage

6.366 x 3.930 m 20'11" x 12'11"

5.385 x 5.096 m 17'8" x 16'9"

3.945 x 3.030 m 12'11" x 9'11"

2.775 x 1.755 m 9'1" x 5'9"

Detached



First Floor

Landing

Master Bedroom

En suite Shower Room

Bedroom 2

En suite Shower Room

Bedroom 3

Bedroom 4

Family Bathroom

4.350 x 3.994 m 14'3" x 13'1"

37.05 x 3.542 m 12'2" x 11'7"

3.975 x 3.091m 13'00" x 10'2"

3.175 x 2.925 m 10'5" x 9'7"

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THE ELIOT

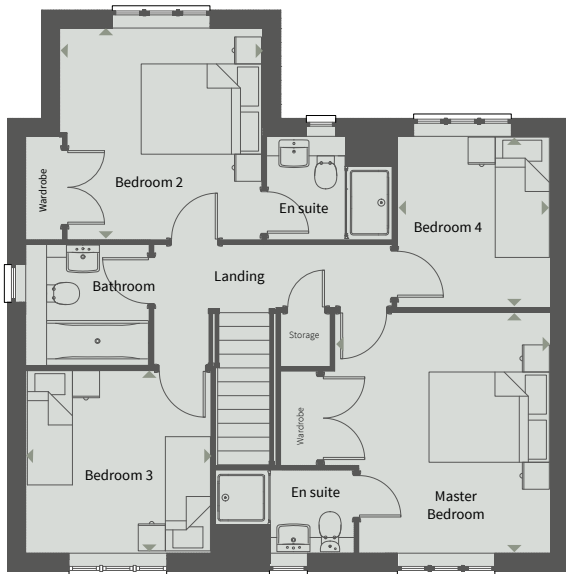
Four Bedroom



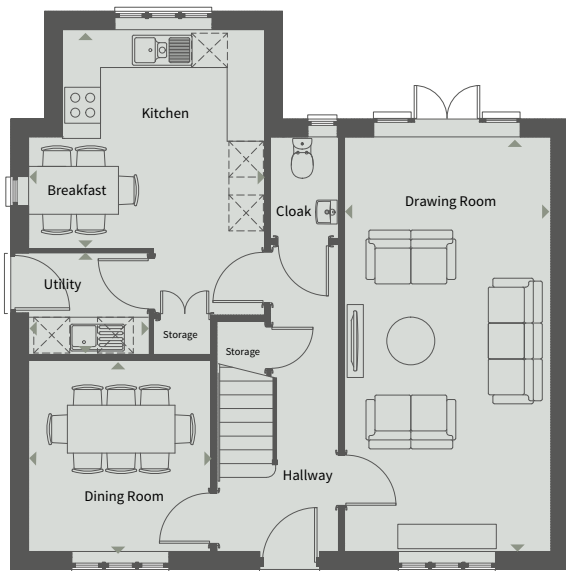
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Plots 5 & 6

HOUSE FIVE

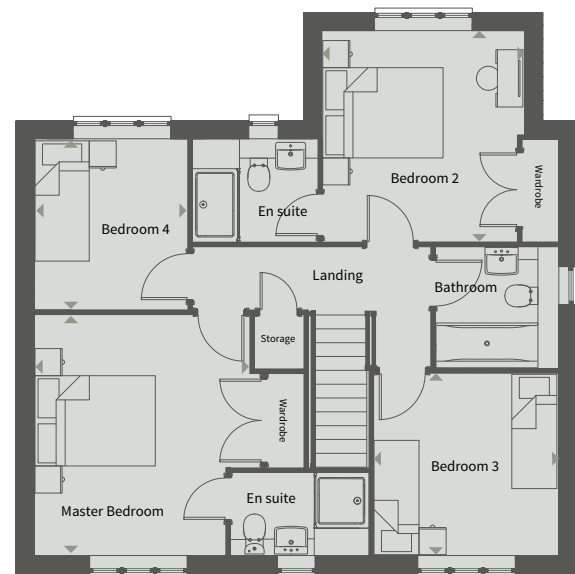


FIRST FLOOR

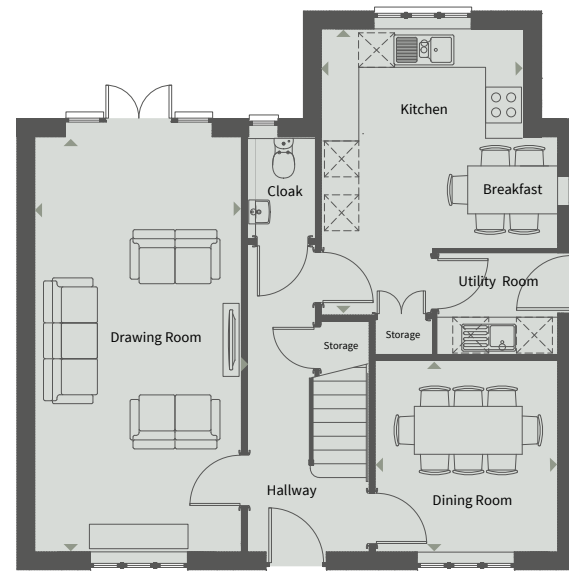


GROUND FLOOR

HOUSE SIX



FIRST FLOOR



GROUND FLOOR



Ground Floor

Hallway

Cloakroom

Drawing Room 6.880 x 3.401 m 22'7" x 11'2"

Kitchen/Breakfast 4.729 x 3.992 m 15'6" x 13'1"

Dining Room 3.147 x 2.998 m 10'4" x 9'10"

Utility Room 1.975 x 1.697 m 6'6" x 5'6"

Single Garage Detached

First Floor

Landing

Master Bedroom 3.970 x 3.752 m 13'0" x 12'4"

En suite Shower Room

Bedroom 2 3.482 x 3.327 m 11'5" x 10'11"

En suite Shower Room

Bedroom 3 3.043 x 2.998 m 10'0" x 9'10"

Bedroom 4 2.810 x 2.521 m 9'3" x 8'3"

Family Bathroom

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THE PRIESTLEY

Four Bedroom

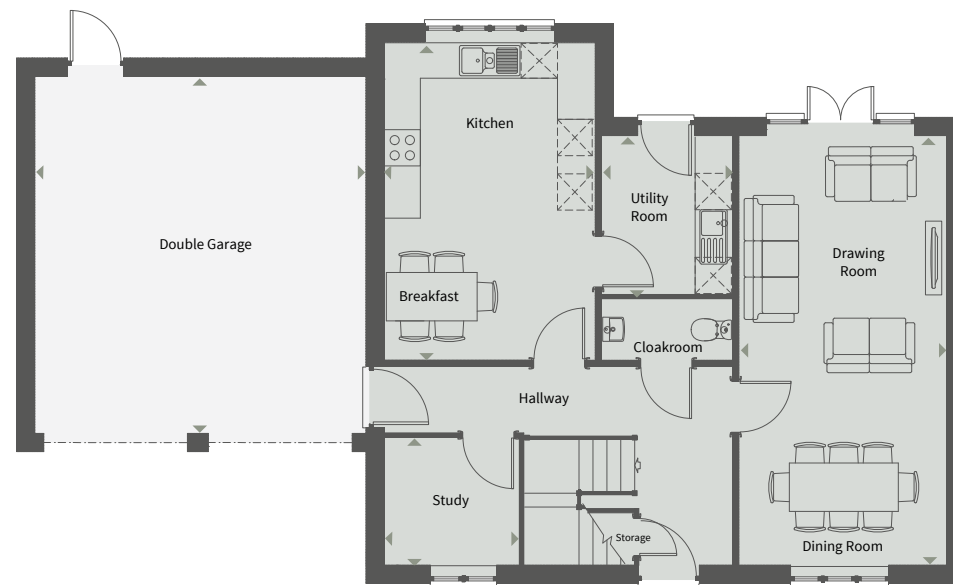


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Plot 7



FIRST FLOOR



GROUND FLOOR

Ground Floor

Hallway		
Cloakroom		
Drawing / Dining Room	7.050 x 3.390 m	23'2" x 13'1"
Kitchen/Breakfast	5.212 x 3.440 m	17'1" x 11'4"
Study	2.197 x 2.075 m	7'3" x 6'10"
Utility Room	2.587 x 2.128 m	8'6" x 6'11"
Double Garage	5.907 x 5.473 m	29'5" x 17'11"



First Floor

Landing		
Master Bedroom	5.673 x 4.390 m	18'7" x 14'5"
En suite Shower Room		
Bedroom 2	3.999 x 3.803 m	13'2" x 12'6"
En suite Shower Room		
Bedroom 3	3.803 x 2.951 m	12'6" x 9'8"
Bedroom 4	4.249 x 3.440 m	13'11" x 11'4"
Family Bathroom		

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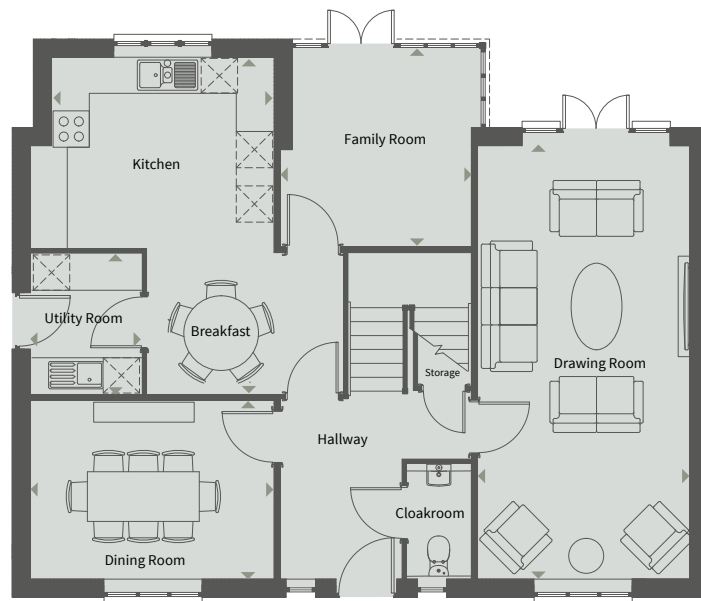
THE RUSSELL

Four Bedroom

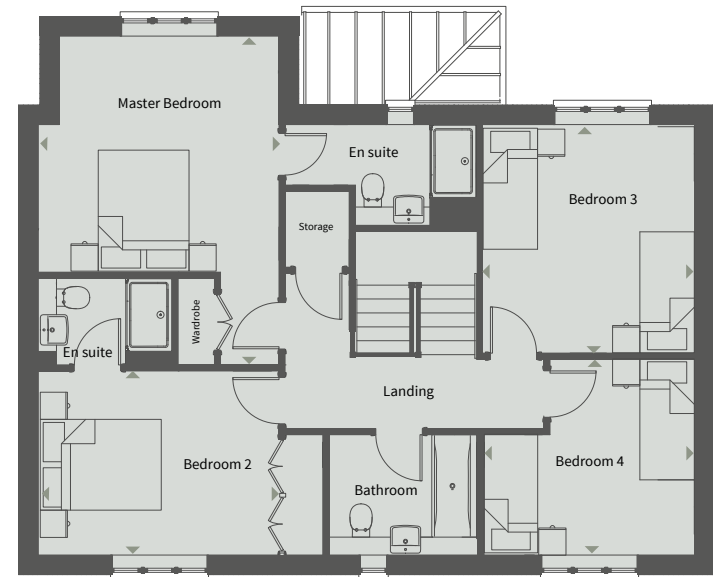


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Plot 8



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway

Cloakroom

Drawing Room

Kitchen/Breakfast

Dining Room

Family Room

Utility Room

Double Garage

7.115 x 3.459 m	23'4" x 11'4"
5.528 x 3.979 m	18'2" x 13'1"
3.982 x 2.905 m	13'1" x 9'6"
3.113 x 3.108 m	10'2" x 10'3"
2.300 x 1.811 m	7'7" x 5'11"

Detached



First Floor

Landing

Master Bedroom

En suite Shower Room

Bedroom 2

En suite Shower Room

Bedroom 3

Bedroom 4

Family Bathroom

5.435 x 3.979 m	17'10" x 13'0"
3.979 x 3.043 m	13'0" x 10'0"
3.777 x 3.507 m	12'5" x 11'6"
3.479 x 3.238 m	11'5" x 10'7"

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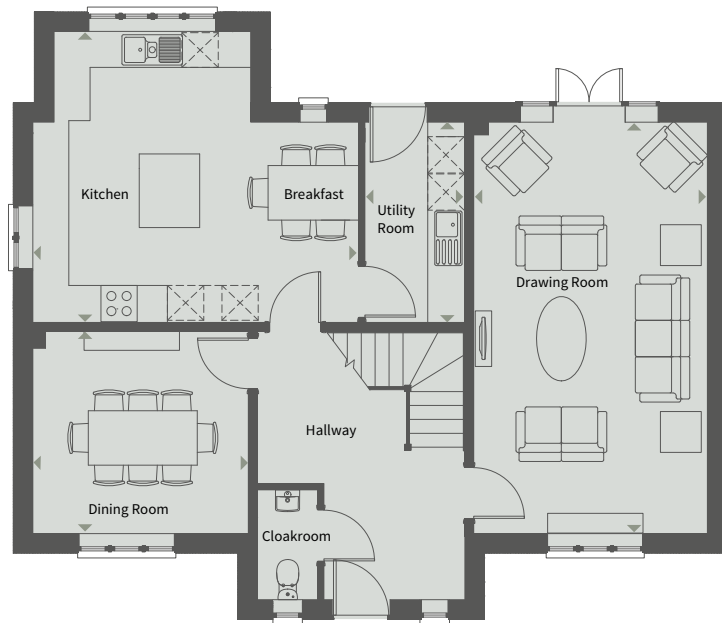
THE ASHBEE

Four Bedroom



Computer Generated Image

Plots 10 & 12



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway			
Cloakroom			
Drawing Room	6.800 x 3.863 m	22'4" x 12'1"	
Kitchen/Breakfast	5.387 x 4.811 m	17'8" x 15'9"	
Dining Room	3.563 x 3.345 m	11'8" x 11'0"	
Utility Room	3.311 x 1.653 m	10'10" x 5'5"	
Double Garage	Detached		



First Floor

Landing			
Master Bedroom	4.604 x 3.910 m	15'1" x 12'10"	
En suite Shower Room			
Bedroom 2	4.546 x 3.600 m	14'11" x 11'10"	
En suite Shower Room			
Bedroom 3	3.600 x 3.000 m	11'10" x 9'10"	
Bedroom 4	3.440 x 2.620 m	11'4" x 8'7"	
Family Bathroom			

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THE TYNDALE

Four Bedroom



Computer Generated Image

Plot 11



GROUND FLOOR



FIRST FLOOR

Ground Floor

Hallway		
Cloakroom		
Drawing Room	5.903 x 3.815 m	16'8" x 12'6"
Kitchen/Breakfast	6.093 x 3.595 m	20'0" x 18'4"
Dining Room	3.848 x 3.066 m	12'8" x 10'1"
Study	3.595 x 2.669 m	11'9" x 8'9"
Family Room	3.815 x 3.588 m	12'6" x 11'9"
Utility Room	2.510 x 1.762 m	8'3" x 5'9"

Double Garage Detached



First Floor

Landing		
Master Bedroom	5.026 x 3.815 m	16'6" x 12'6"
En suite Shower Room		
Bedroom 2	4.961 x 3.595 m	16'3" x 11'9"
En suite Shower Room		
Bedroom 3	4.330 x 3.762 m	14'3" x 12'4"
Bedroom 4	4.015 x 2.846 m	13'2" x 9'4"
Family Bathroom		

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THE BETJEMAN

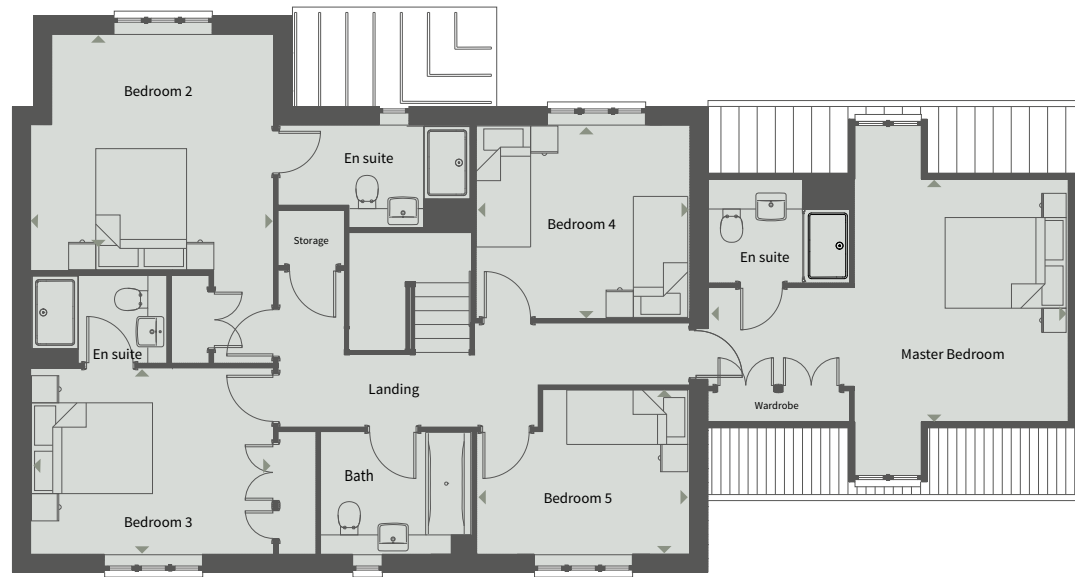
Five Bedroom



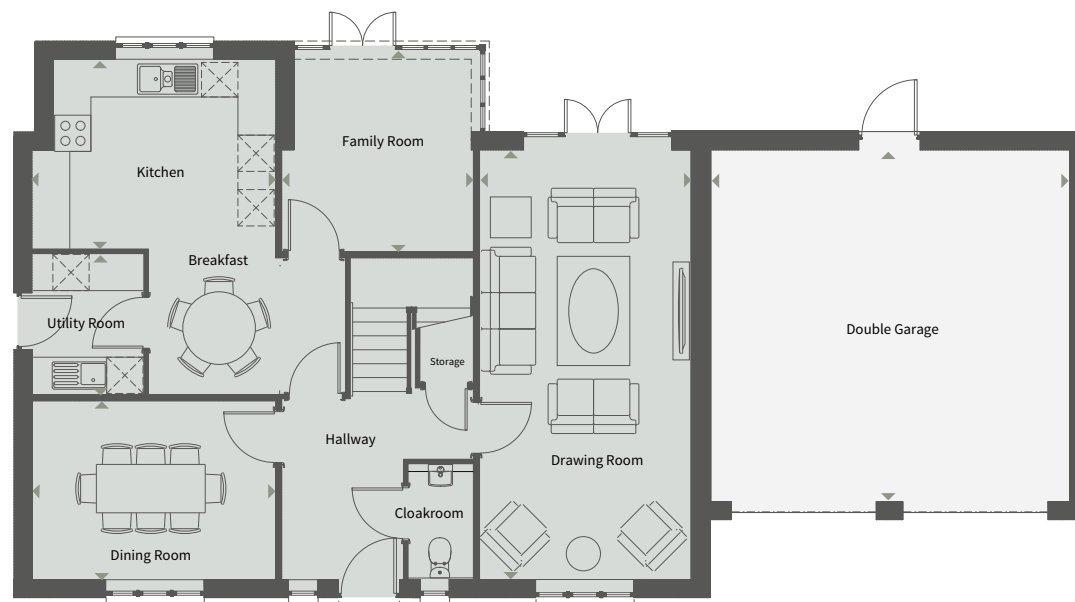
Computer Generated Image

Plot 19

FIRST FLOOR



GROUND FLOOR



Ground Floor

Hallway			
Cloakroom			
Drawing Room	7.050 x 3.452 m	23'2" x 11'4"	
Kitchen/Breakfast	5.500 x 3.979 m	18'1" x 13'1"	
Dining Room	3.982 x 2.905 m	13'1" x 9'6"	
Family Room	3.135 x 3.124 m	10'2" x 10'3"	
Utility Room	2.300 x 1.811 m	7'7" x 5'11"	
Double Garage	5.955 x 5.813 m	19'7" x 19'1"	



First Floor

Landing			
Master Bedroom	5.905 x 4.010 m	19'4" x 13'2"	
En suite Shower Room			
Bedroom 2	5.407 x 3.979 m	17'9" x 13'1"	
En suite Shower Room			
Bedroom 3	3.979 x 3.043 m	13'1" x 10'0"	
Bedroom 4	3.497 x 3.165 m	11'6" x 10'4"	
Bedroom 5	3.479 x 2.685 m	11'5" x 8'9"	
Family Bathroom			

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ACCESSORISE

Accessorise is all about your choices, your preferences and your way.

We recognise that each of our purchasers may have unique requirements, so in addition to a generous base specification, we offer a range of optional extras through our Accessorise service.

We want your new home to be finished just the way you want it on the day that you move in. That way you can concentrate on placing your furniture and enjoying your new surroundings straightaway.

Some choices may be available at no additional cost, for example kitchen unit colours within our standard range for a particular development. These will be explained to you at the time of reservation.

The choice of optional extras is greater early in the build programme. Additional electrical points, lighting points and plumbing need to be built in early on but we can still offer attractively priced upgrades such as enhanced kitchen

appliances and fitted carpets on houses nearing completion. It's well worth discussing your requirements for your chosen plot with our Sales Advisers and they will be able to advise you what can be achieved.

The Accessorise range available at each of our developments will vary depending on the range of homes being built but will normally include:

- Kitchen unit, worktop and lighting upgrades
- Kitchen appliance upgrades
- Bathroom upgrades and additional wall tiling
- Additional electrical, lighting and BT points
- Fitted carpets, floor tiling and wooden floors
- Additional hard and soft landscaping to gardens





LAGAN HOMES CUSTOMER CHARTER

We appreciate that buying a home is one of the most important financial decisions you will make. Therefore we aim to provide you with a quality new home, make the buying process as simple as possible and provide you with good customer service at all times.

Our Customer Charter sets out the help we will provide to you throughout the moving process and after you have moved in.

We will:

1. Ensure that all our marketing and advertising is clear and truthful, and use clear and fair terms and conditions in our sale contract.
2. Ensure that all our marketing and advertising complies with the Property Misdescriptions Act and follows the Consumer Protection from Unfair Trading Regulations 2008.
3. Provide you with detailed information about the home you are buying and guidance regarding the choices and optional extras available to you.
4. Explain a checklist of detailed information regarding the specification of your home, together with details of the surrounding development.
5. Explain the terms of your reservation.
6. Explain the steps involved in buying a new home, moving in, maintaining your new home, together with details of warranties and guarantees and our after sales service.
7. Provide you with information for running-in and maintaining your new home together with instructions for your appliances and applicable warranties and guarantees for your home. We will also give you a copy of your meter readings for you to check when you get your first utility bills.
8. Provide you with regular updates on the construction progress of your home and when it will be ready. An exact moving-in date will be given when our formal 10 working days Notice to Complete is issued.
9. Invite you to visit your new home before you move in so we can demonstrate to you how everything works including:
 - How to operate the heating and water systems
 - How to use your kitchen appliances
 - The location of stopcocks, fuse box and meters
10. For the first 2 years, cover you in conjunction with NHBC, against physical damage to your home resulting from a failure to meet NHBC construction standards. We will explain what is covered, what to do if you have an emergency, and who to contact.
11. Provide you with a full 10 year warranty against serious construction defects. There are limitations to the cover and these are fully explained in the NHBC Buildmark Cover document, which you will receive from your Solicitor.
12. Ensure you receive Health and Safety advice when visiting a development, and when you have moved in.
13. Arrange for our Site Manager to visit you after you have moved in to make sure you have settled in, and answer any questions you may have. He will also arrange a second visit around 4 weeks after you moved in, again to address any issues which may have arisen. After these 2 visits we would ask that you report any further concerns to our Customer Care Department.
14. Provide a prompt and courteous after sales service. To enable us to respond within the timescales shown below, our after sales service procedure is:
 - For non-emergency service requests, you should contact your Customer Care Department by email or telephone. We aim to respond as soon as we can, normally within 2 working days.
 - In the unlikely event of an emergency, we provide a 24 hour, 365 day service for a full 2 years. We aim to respond as soon as possible, usually within two hours, and arrange for an emergency visit where appropriate.
 - Where spare parts or materials are required this may affect our response times, but we try to solve all problems within 28 days.
 - Under the terms of the NHBC Buildmark, defects will be dealt with, but you remain responsible for wear and tear, decorating and routine maintenance.
15. Give you access to our Formal Complaints Procedure if we fail to meet your reasonable expectations within a reasonable timescale. In the unlikely event that we are still unable to agree matters, we will utilise the NHBC third party dispute resolution service.



LAGAN BUILDS OUTSTANDING HOMES



Lagan Homes is part of the long established Lagan Group of companies, owned by one of Northern Ireland's leading businessmen, Kevin Lagan.

Lagan Homes' English division is based in Banbury, Oxfordshire and builds one to five bedroom homes throughout the South Midlands.

Lagan Homes design and build outstanding homes which combine the character of their location with the layouts and equipment required for spacious and comfortable modern living.

Whether it is an affordable home for a first time buyer, a larger home for a growing family or a home for someone looking to downsize, Lagan Homes can create a perfect place to call home.

All our homes are designed specifically for each of our developments. As a medium sized business, we do not produce identikit houses and in addition to good design, we provide a higher level of specification than many of our rivals. Everything from kitchens to bathrooms to ironmongery is selected with style, quality and longevity in mind.

Lagan Homes is a member of the National House Building Council (NHBC) and the Home Builders Federation (HBF). All our homes are sold with a full ten year NHBC Buildmark Warranty for complete peace of mind.

From time to time we also offer a range of promotions and incentives with certain homes which can make your move even easier.

LaganHomes 



STEPHENS CLOSE



Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Lagan Homes reserve the right to make changes to planning and amend the specification of materials as necessary and without notice. This does not constitute or form part of any contract or sale. The illustrations shown are Computer Generated Impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. The floor plans shown are not to scale. Measurements are based on the original drawing and are quoted wall to wall. Slight variations may occur during construction. Please refer to the Sales Advisor for specific plot details. January 2016.



STEPHENS CLOSE

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