



LIONCOURT  
HOMES



## SOUTHAM HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan dining/kitchen with integrated appliances and glazed doors to the garden | Living room with fireplace  
Downstairs cloakroom | Useful under stairs store | Master bedroom with en-suite shower room  
Fully fitted family bathroom

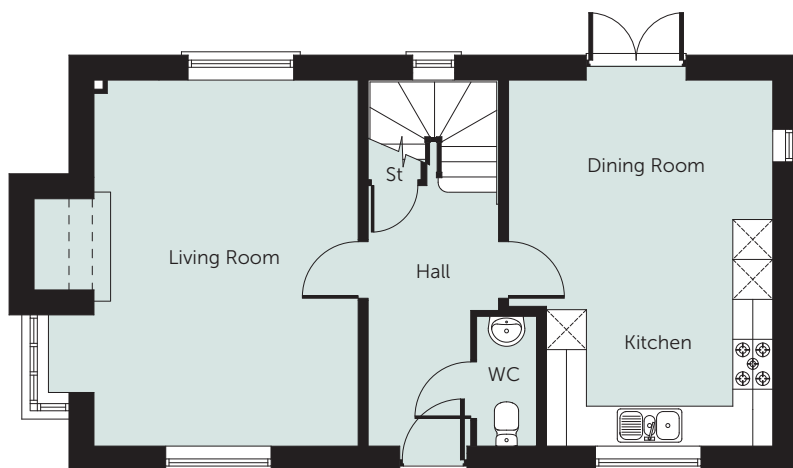
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LIONCOURT  
HOMES

# SOUTHAM HOUSE

4 bedroom home



Ground Floor

## Ground Floor

Kitchen  
2.10m x 3.40m (6'11" x 11'2")

Dining Area  
3.40m x 3.97m (11'2" x 13'0")

Living Room  
5.50m x 3.97m (18'1" x 13'0")

WC  
1.95m x 0.90m (6'5" x 2'11")

## First Floor

Bedroom 1  
3.70m x 3.41m (12'2" x 11'2")

En-Suite  
1.71m x 1.57m (5'7" x 5'2")

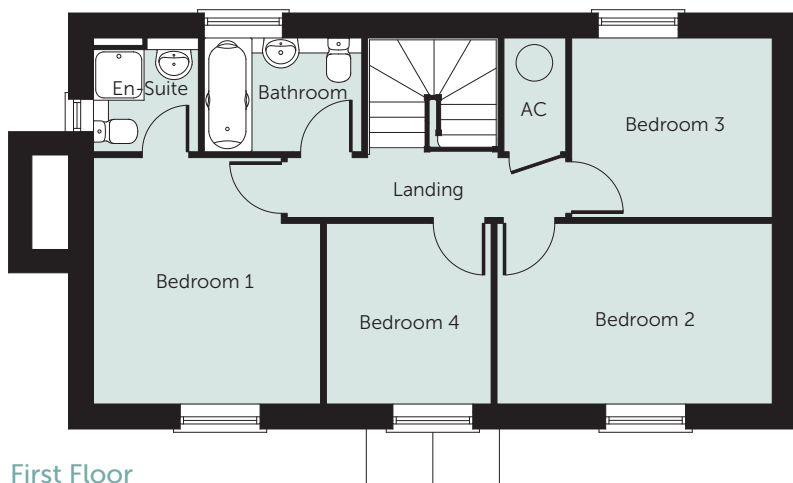
Bedroom 2  
2.71m x 4.13m (8'11" x 13'7")

Bedroom 3  
2.69m x 3.01m (8'10" x 9'11")

Bedroom 4  
2.71m x 2.47m (8'11" x 8'2")

Bathroom  
1.71m x 2.36m (5'7" x 7'9")

NB: All dimensions are maximum  
and may vary from plot to plot



First Floor

### Please note:

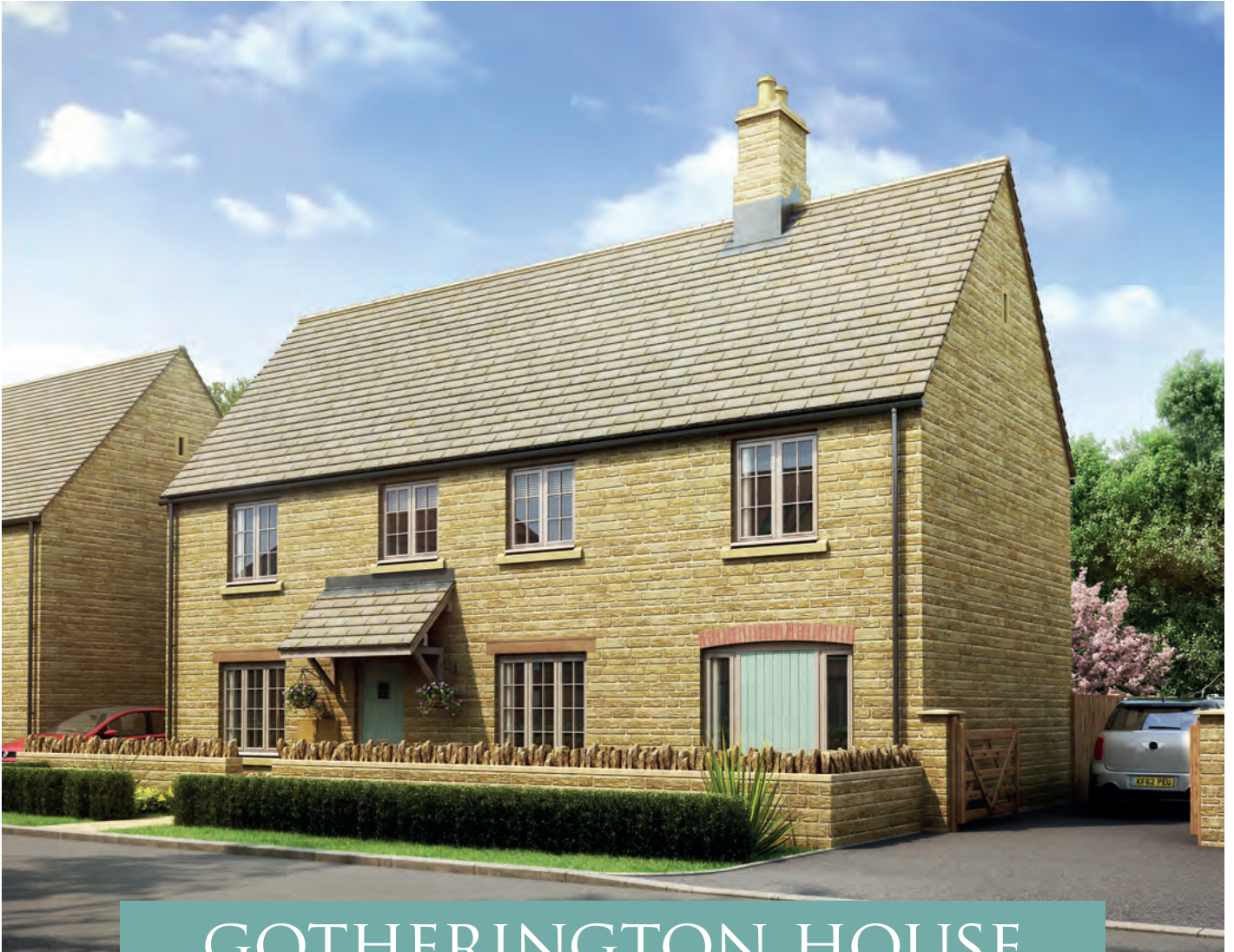
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## GOTHERINGTON HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan breakfast/kitchen with integrated appliances and glazed doors to the garden  
Living room with glazed doors to the garden | Separate dining room | Study with front door and doors to the garden  
Utility room off the kitchen with door to the garden | Master bedroom with en-suite shower room

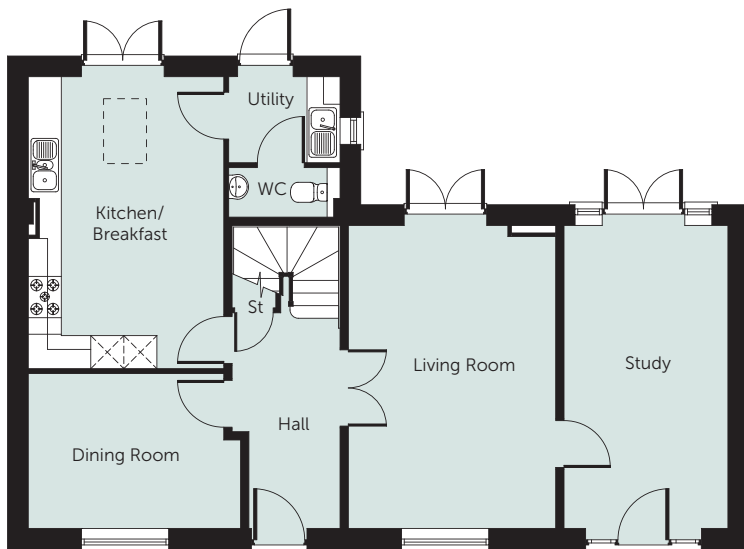
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# GOTHERINGTON HOUSE

4 bedroom home



Ground Floor

## Ground Floor

Kitchen/Breakfast  
5.30m x 3.55m (17'5" x 11'08")

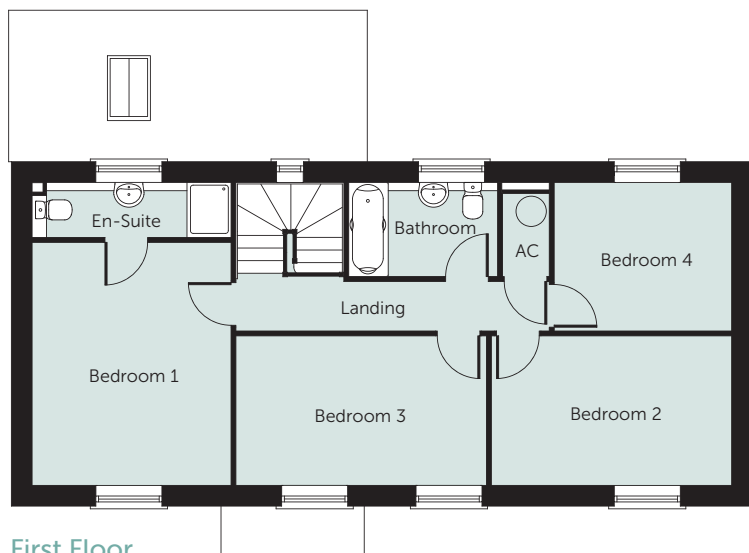
Dining Room  
2.81m x 3.85m (9'3" x 12'8")

Living Room  
5.50m x 3.76m (18'1" x 12'4")

Study  
5.50m x 2.97m (18'1" x 9'9")

Utility Room  
1.56m x 2.02m (5'2" x 6'8")

WC  
0.90m x 2.02m (2'11" x 6'8")



First Floor

## First Floor

Bedroom 1  
4.41m x 3.61m (14'6" x 11'10")

En-Suite  
1.00m x 3.61m (3'3" x 11'10")

Bedroom 2  
2.71m x 4.36m (8'11" x 14'4")

Bedroom 3  
2.71m x 4.54m (8'11" x 14'11")

Bedroom 4  
2.70m x 3.22m (8'10" x 10'7")

Bathroom  
1.71m x 2.70m (5'7" x 8'10")

NB: All dimensions are maximum and may vary from plot to plot

**Please note:**

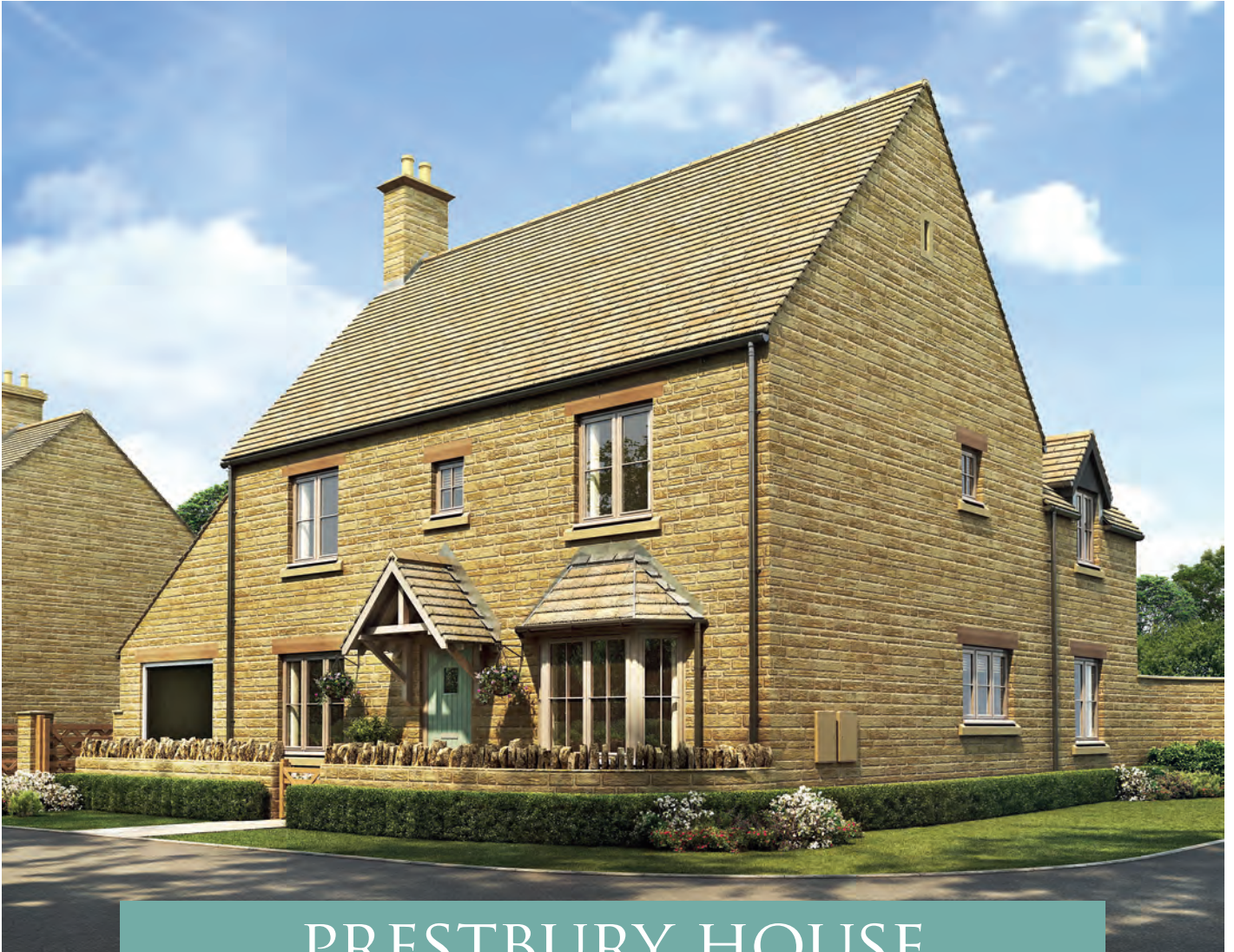
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## PRESTBURY HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan dining/kitchen with integrated appliances and glazed doors to the garden  
Living room with glazed doors to the garden | Dining room/study with walk-in bay  
Utility room off the kitchen with door to the garden | Master bedroom with en-suite bathroom

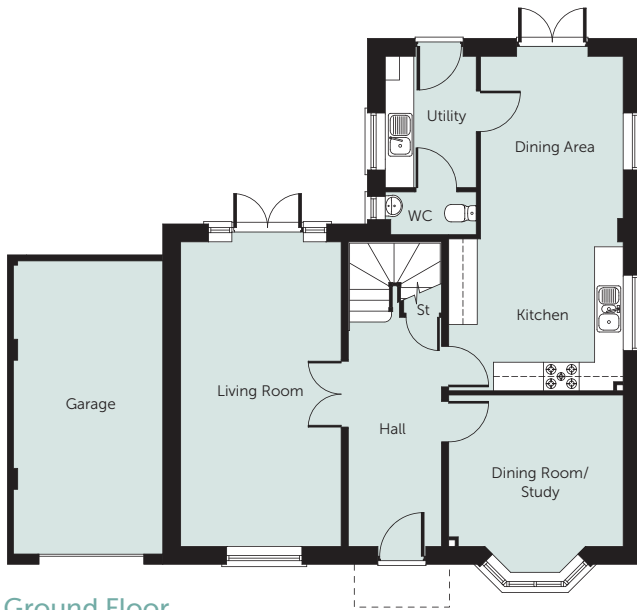
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# PRESTBURY HOUSE

4 bedroom home



Ground Floor

## Ground Floor

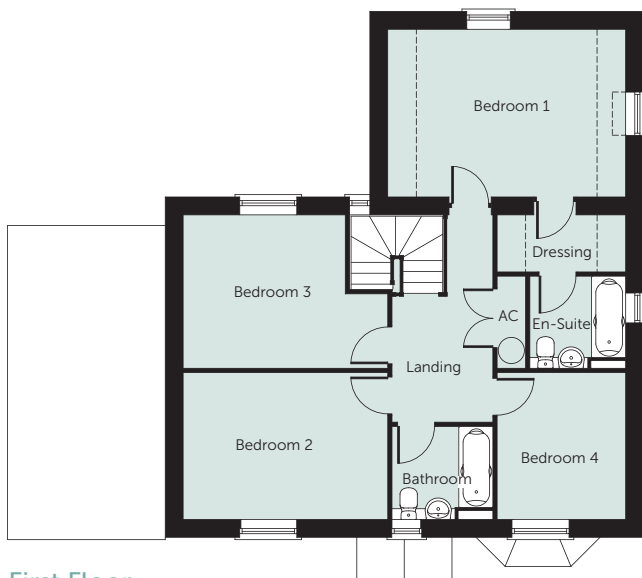
Kitchen/Dining  
7.03m x 3.66m (23'1" x 12'0")

Living Room  
6.40m x 3.37m (21'0" x 11'1")

Study/Dining  
3.18m x 3.66m (10'5" x 12'0")

Utility Room  
2.72m x 1.91m (9'1" x 6'3")

WC  
0.90m x 1.91m (2'11" x 6'3")



First Floor

## First Floor

Bedroom 1  
3.50m x 5.00m (11'6" x 16'5")

Dressing Room  
1.20m x 2.70m (3'11" x 8'10")

En-Suite  
1.93m x 2.01m (6'4" x 6'7")

Bedroom 2  
3.09m x 4.30m (10'2" x 14'1")

Bedroom 3  
3.22m x 3.43m (10'7" x 11'3")

Bedroom 4  
3.09m x 2.68m (10'2" x 8'10")

Bathroom  
1.95m x 2.12m (6'5" x 7'0")

NB: All dimensions are maximum and may vary from plot to plot

**Please note:**

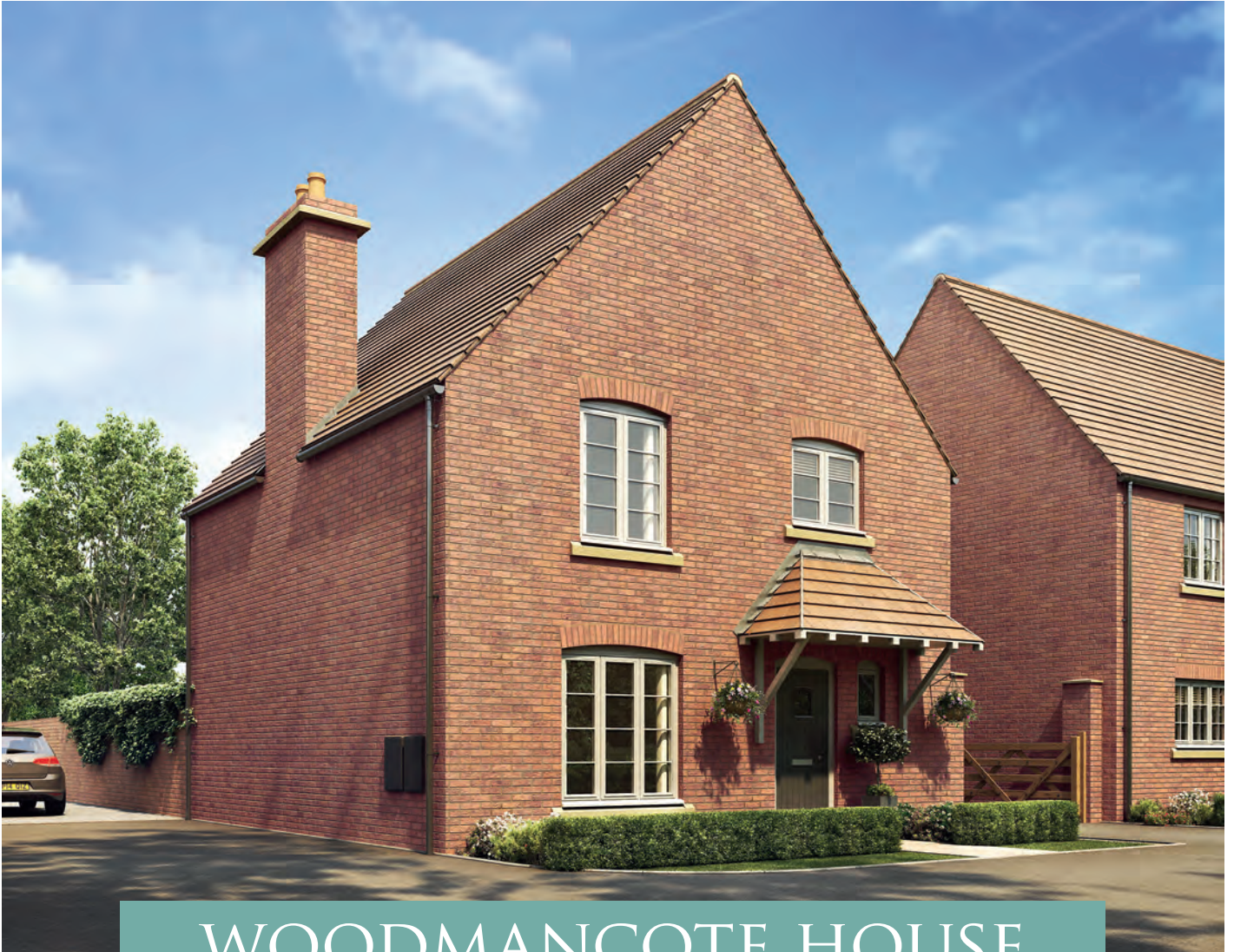
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## WOODMANCOTE HOUSE

3 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan living/dining room with glazed doors to the garden | Fitted kitchen with integrated appliances  
Downstairs cloakroom | Useful under stairs store | Master bedroom with en-suite shower room  
Fully fitted family bathroom

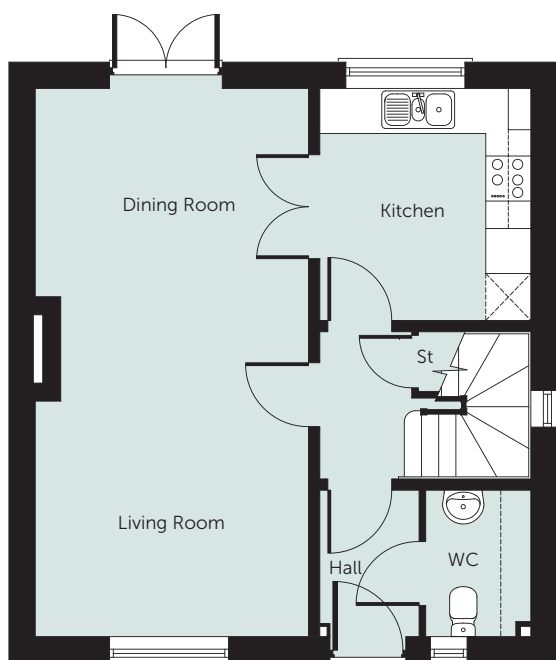
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# WOODMANCOTE HOUSE

3 bedroom home

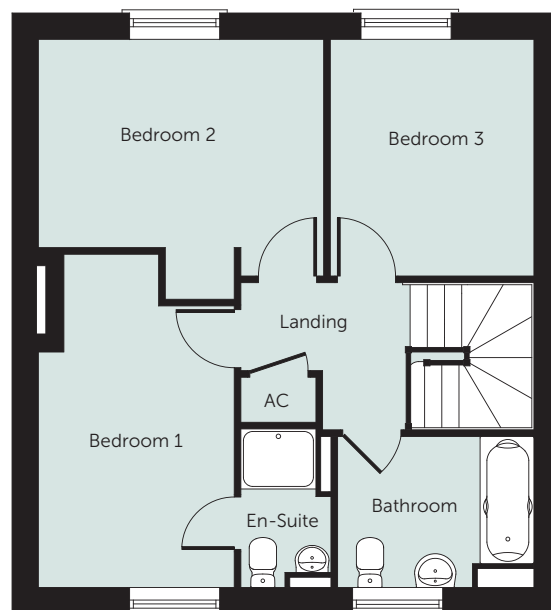


## Ground Floor

Kitchen  
3.09m x 2.81m (10'2" x 9'3")

Living/Dining Room  
7.30m x 3.64m (24'0" x 11'11")

WC  
1.95m x 1.40m (6'5" x 4'7")



## First Floor

Bedroom 1  
3.75m x 2.60m (12'4" x 8'7")

En-Suite  
2.01m x 1.20m (6'7" x 3'11")

Bedroom 2  
2.77m x 3.80m (9'1" x 12'6")

Bedroom 3  
3.16m x 2.71m (10'5" x 8'11")

Bathroom  
2.01m x 2.61m (6'7" x 8'7")

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## CHARLTON KINGS HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan breakfast/kitchen with integrated appliances and glazed doors to the garden  
Living room with glazed doors to the garden | Study with front door and glazed doors to the garden  
Utility room off the kitchen with door to the garden | Master bedroom with en-suite shower room

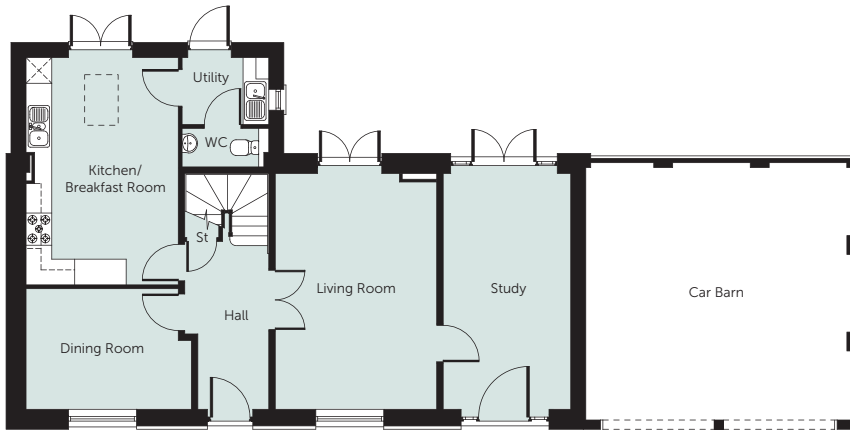
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# CHARLTON KINGS HOUSE

4 bedroom home



Ground Floor

## Ground Floor

Kitchen/Breakfast  
5.30m x 3.55m (17'5" x 11'8")

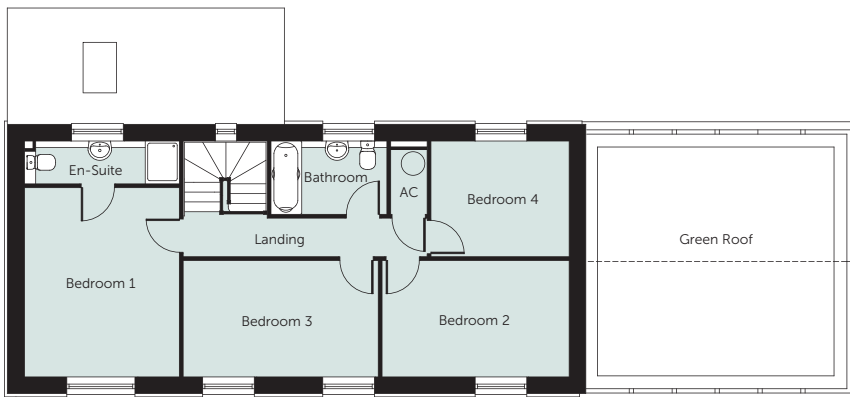
Dining Room  
2.81m x 3.85m (9'3" x 12'8")

Living Room  
5.50m x 3.76m (18'1" x 12'4")

Study  
5.50m x 2.97m (18'1" x 9'9")

Utility Room  
1.56m x 2.02m (5'2" x 6'8")

WC  
0.90m x 2.02m (2'11" x 6'8")



First Floor

## First Floor

Bedroom 1  
4.41m x 3.61m (14'6" x 11'10")

En-Suite  
1.00m x 3.61m (3'3" x 11'10")

Bedroom 2  
2.71m x 4.36m (8'11" x 14'4")

Bedroom 3  
2.71m x 4.54m (8'11" x 14'11")

Bedroom 4  
2.69m x 3.22m (8'10" x 10'7")

Bathroom  
1.71m x 2.70m (5'7" x 8'10")

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**Please note:**

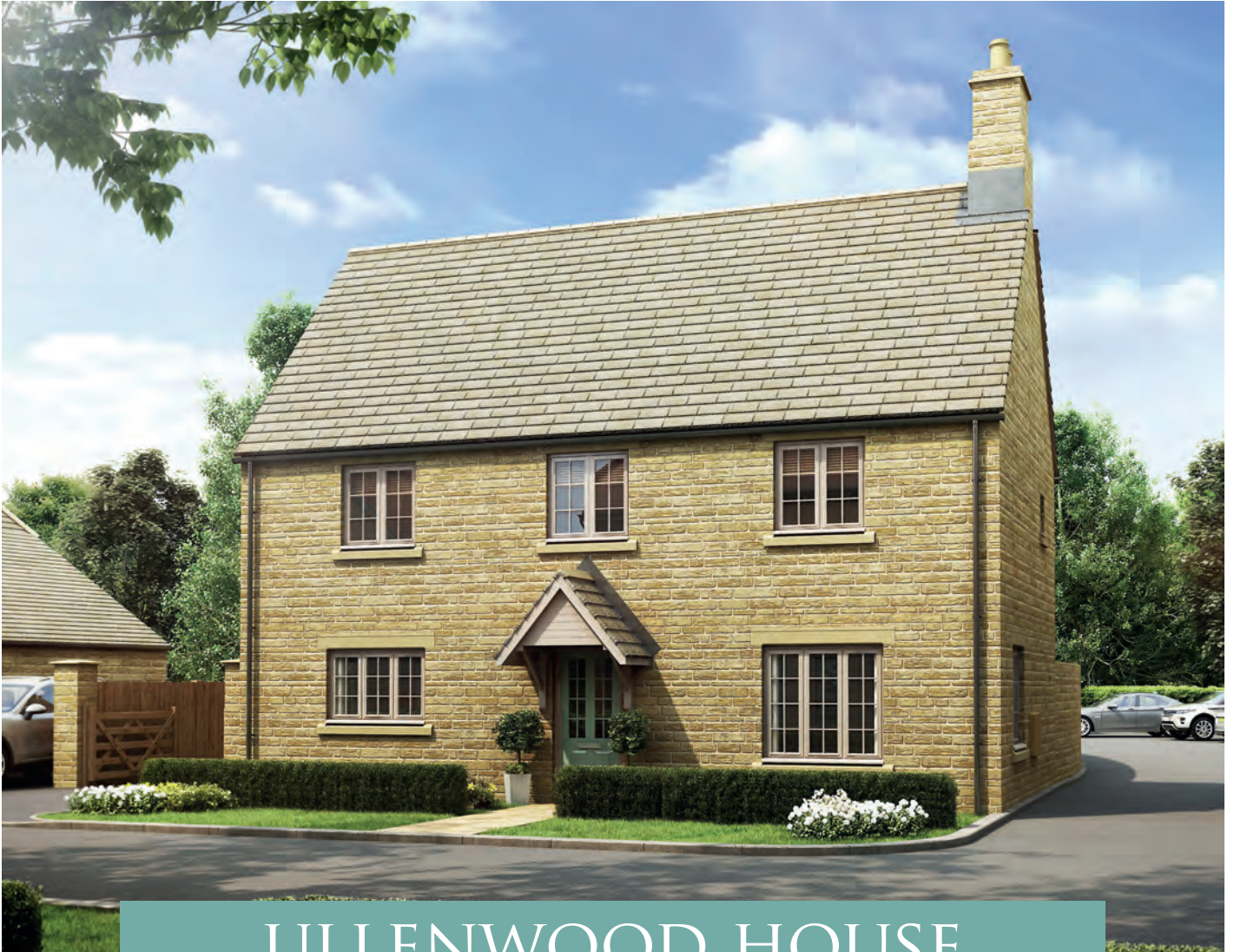
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## ULLENWOOD HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan dining/kitchen with integrated appliances and glazed doors to the garden  
Separate living room | Downstairs cloakroom | Useful under stairs store  
Master bedroom with en-suite shower room

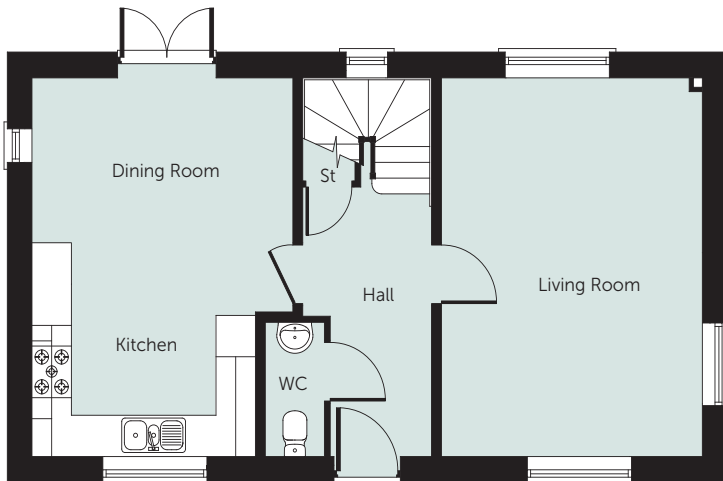
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# ULLENWOOD HOUSE

4 bedroom home



Ground Floor

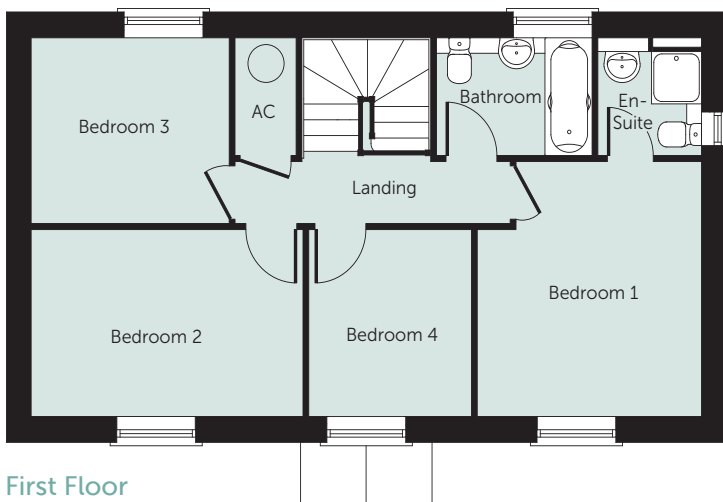
## Ground Floor

Kitchen  
2.10m x 3.40m (6'11" x 11'2")

Dining Room  
3.40m x 3.97m (11'2" x 13'0")

Living Room  
5.50m x 3.97m (18'1" x 13'0")

WC  
1.95m x 0.90m (6'5" x 2'11")



First Floor

## First Floor

Bedroom 1  
3.70m x 3.41m (12'2" x 11'2")

En-Suite  
1.71m x 1.57m (5'7" x 5'2")

Bedroom 2  
2.71m x 4.13m (8'11" x 13'7")

Bedroom 3  
2.70m x 3.01m (8'10" x 9'11")

Bedroom 4  
2.71m x 2.47m (8'11" x 8'2")

Bathroom  
1.71m x 2.36m (5'7" x 7'9")

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## WITCOMBE HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan dining/kitchen with integrated appliances | Living room with glazed doors to the garden  
Separate study | Downstairs cloakroom | Utility room with door to the garden  
Useful under stairs store | Master bedroom with en-suite shower room

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# WITCOMBE HOUSE

4 bedroom home



Ground Floor



First Floor

## Ground Floor

Kitchen/Breakfast  
3.02m x 3.19m (9'10" x 10'6")

Dining Area  
2.47m x 3.19m (8'1" x 10'6")

Living Room  
5.50m x 3.87m (18'1" x 12'9")

Study  
1.84m x 2.54m (6'0" x 8'4")

Utility Room  
2.10m x 1.79m (6'11" x 5'11")

WC  
1.79m x 1.63m (5'11" x 5'4")

## First Floor

Bedroom 1  
3.11m x 3.92m (10'3" x 12'11")

En-Suite  
2.72m x 2.71m (8'11" x 8'11")

Bedroom 2  
2.72m x 4.30m (8'11" x 14'1")

Bedroom 3  
2.30m x 3.92m (7'7" x 12'11")

Bedroom 4  
2.68m x 3.03m (8'10" x 10'0")

Bathroom  
1.70m x 2.07m (5'7" x 6'10")

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## BIRDLIP HOUSE

4 bedroom home

Bentham Green, Off Bentham Lane,  
Bentham, GL3 4UD

Open plan dining/kitchen with integrated appliances | Living room with glazed doors to the garden  
Separate study | Downstairs cloakroom | Utility room with door to the garden  
Useful under stairs store | Master bedroom with en-suite shower room

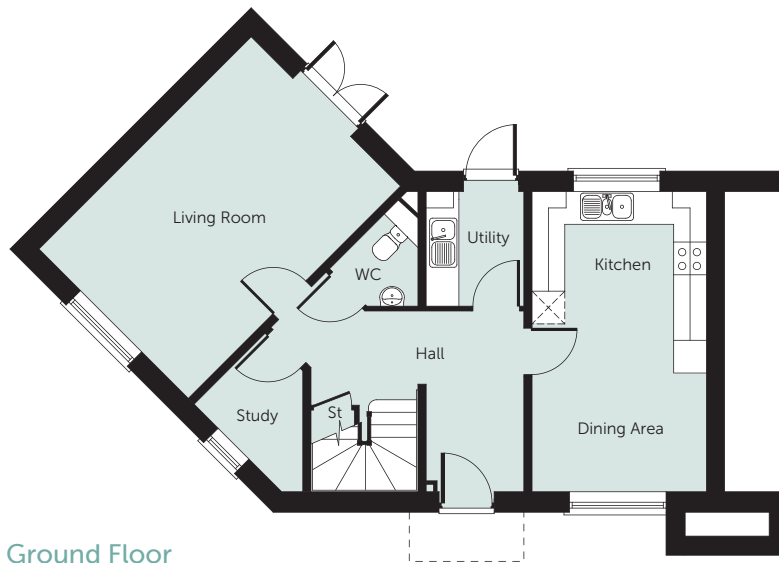
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# BIRDLIP HOUSE

4 bedroom home



Ground Floor

## Ground Floor

Kitchen/Breakfast  
3.02m x 3.19m (9'10" x 10'6")

Dining Area  
2.47m x 3.19m (8'1" x 10'6")

Living Room  
5.50m x 3.87m (18'1" x 12'9")

Study  
1.84m x 2.54m (6'0" x 8'4")

Utility Room  
2.10m x 1.79m (6'11" x 5'11")

WC  
1.79m x 1.63m (5'11" x 5'4")



First Floor

## First Floor

Bedroom 1  
3.11m x 3.92m (10'3" x 12'11")

En-Suite  
2.72m x 2.71m (8'11" x 8'11")

Bedroom 2  
2.72m x 4.30m (8'11" x 14'1")

Bedroom 3  
2.30m x 3.92m (7'7" x 12'11")

Bedroom 4  
2.68m x 3.03m (8'10" x 10'0")

Bathroom  
1.70m x 2.07m (5'7" x 6'10")

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