

CENTAUR

Signature



WOOLSTONE VIEW
GOTHERINGTON



WOOLSTONE VIEW

The development has been carefully considered to complement the Cotswold village of Gotherington with particular attention to using materials that reflect the villages mix of thatched cottages, Cotswold stone and black and white timber-framed buildings.

Comprising 9 wonderful homes, with open views of the countryside, Woolstone View is a fantastic addition to Gotherington.

The parish of Gotherington is located just 5 miles north of Cheltenham and benefits from hundreds of years of history. Believed to have been founded in 780 A.D. it was, for many centuries, split into Upper and Lower Gotherington. Originally a strongly agricultural area the main development took place in the late 19th Century with the opening of the local school and a post office.

Today, these local facilities remain to help give the village a real sense of community. The village shop & Post Office, The Shutter Inn and highly regarded Gotherington Primary School (Ofsted rated outstanding) together with the local playing fields, which is home to the cricket club, are recognised as valuable amenities for the local residents and create a strong identity and a quality of life that is attractive to both existing and new residents alike.

As an accompaniment to the village feel of Gotherington there are further amenities at the neighbouring village of Gretton (3 miles), including the popular Royal Oak pub and restaurant. While the thriving Saxon town of Winchcombe (5 miles) offers an even more diverse range of facilities.

SITE PLAN



- THE BIBURY**
2 bedroom home (plots 4 & 5)
- THE CALCOT**
3 bedroom home (plots 2 & 3)
- THE NAUNTUN**
4 bedroom home (plot 8)
- THE JOYFORD**
4 bedroom home (plots 6 & 7)
- THE KINGHAM**
5 bedroom home (plots 1 & 9)

LOCATION

The Regency spa town of Cheltenham is just 5 miles south of Gotherington. Famous for its elegant architecture, colourful parks and gardens, a sophisticated range of shops, restaurants and boutiques plus annual literary, jazz and science festivals, Cheltenham is noted for a cosmopolitan lifestyle.

The town also boasts world-renowned education options, including Cheltenham Ladies’ College, Cheltenham College, Dean Close School and the thriving University of Gloucestershire.

Gotherington is also conveniently positioned to enjoy good communication links to major centres. The M5 motorway (junction 9) is just 5 miles away at Ashchurch, linking up with the rest of the national network and, as well as some train services from Ashchurch-for-Tewkesbury station, there is a busy timetable from Cheltenham Spa direct to London Paddington, Birmingham New Street and Bristol Parkway.



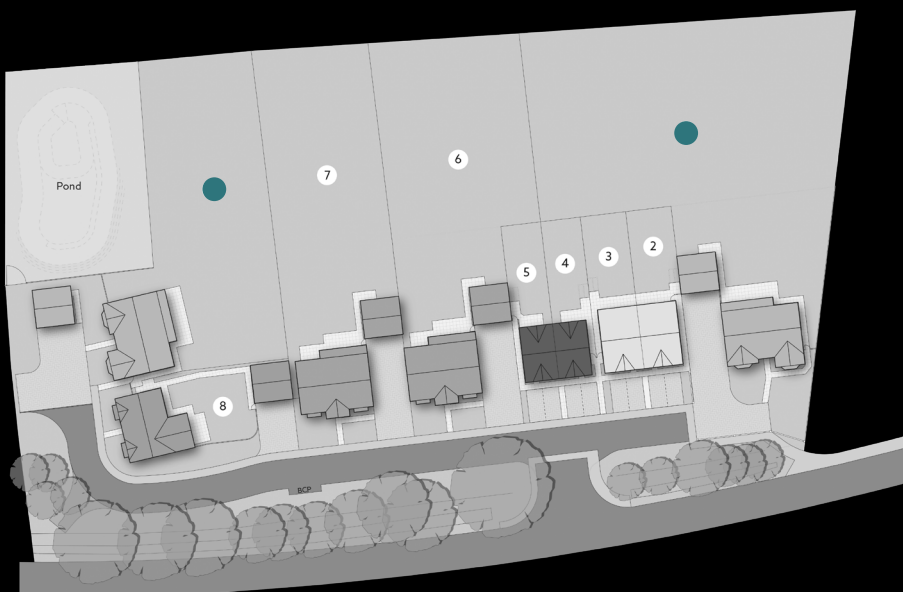
Woolstone View
Malleeson Road, Gotherington, Gloucestershire, GL52 9EY

THE KINGHAM

A five bedroom detached home

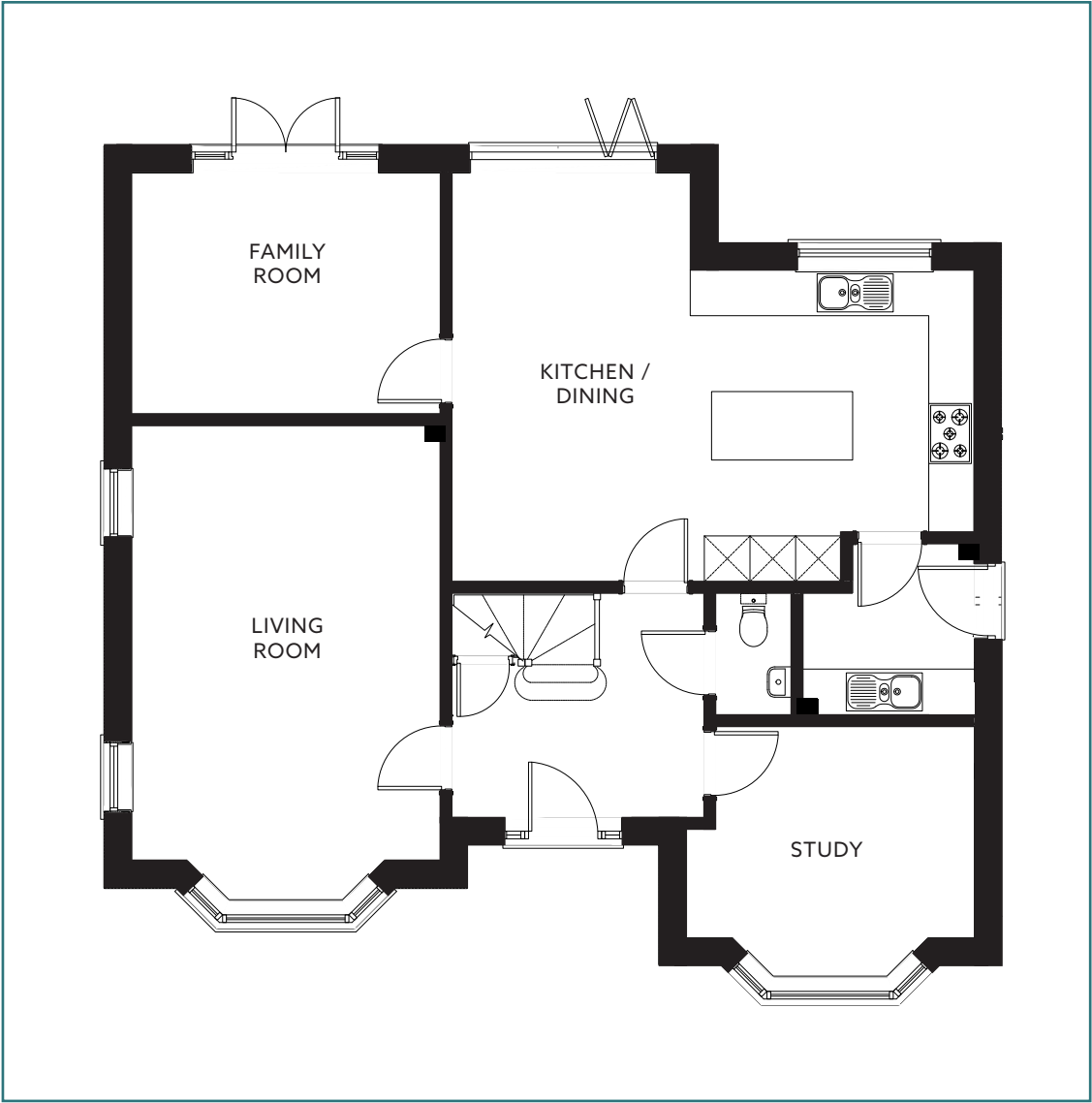
The Kingham is a superb family home designed for modern living. The open plan kitchen / dining room is at the heart of the home with bi-fold doors leading out to the patio and generous rear garden, whilst a further three reception rooms offer an abundance of space for the whole family. Upstairs, the stunning galleried landing leads onto five bedrooms, four of which are doubles and have the benefit of fitted wardrobes. In addition to the family bathroom, both bedrooms 1 and 2 have their own en-suite. The driveway to The Kingham offers parking for several cars and there is also the benefit of a detached double garage.

PLOTS 1 & 9



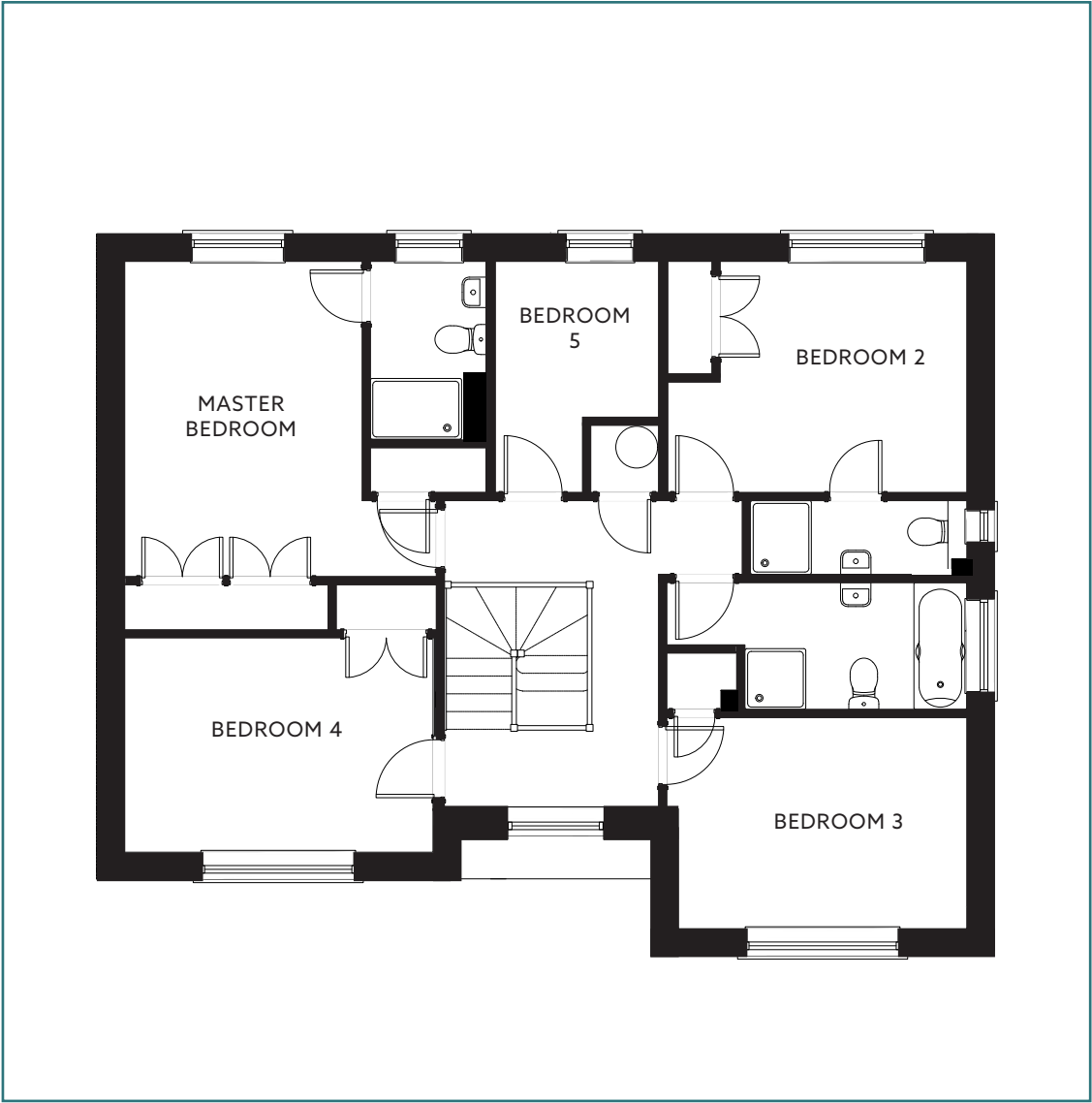


THE KINGHAM



Ground Floor

KITCHEN / DINING	FAMILY ROOM	LIVING ROOM	STUDY
6.87m x 5.37m	4.07m x 3.17m	5.73m x 4.07m	3.79m x 2.78m
22'6" x 17'7"	13'4" x 10'4"	18'9 x 13'4"	12'5" x 9'1"



First Floor

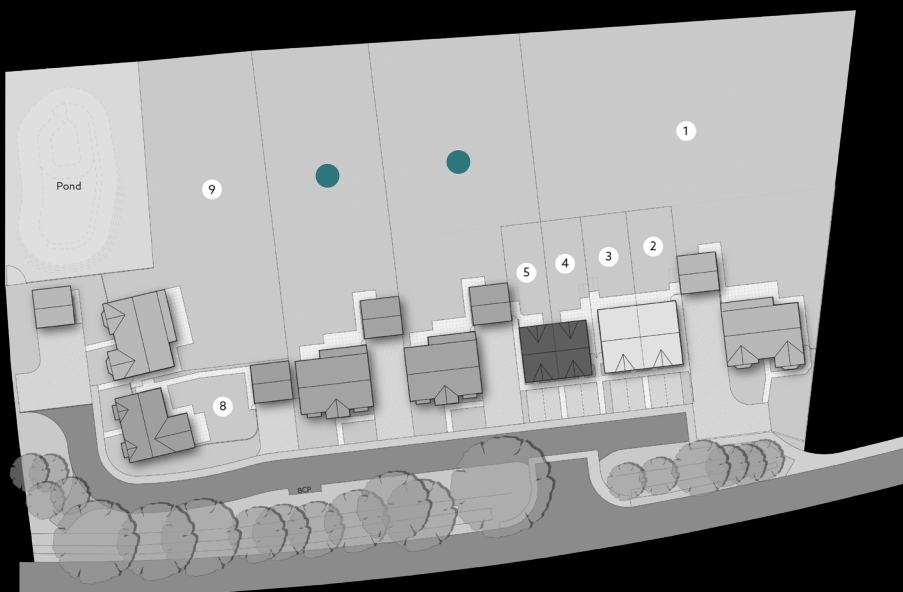
MASTER BEDROOM	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5
4.14m x 3.13m 13'7" x 10'3"	3.94m x 3.04m 12'11" x 9'11"	3.79m x 2.77m 12'5" x 9'1"	4.07m x 2.80m 13'4" x 9'2"	3.04m x 2.13m 9'11" x 6'11"

THE JOYFORD

A four bedroom detached home

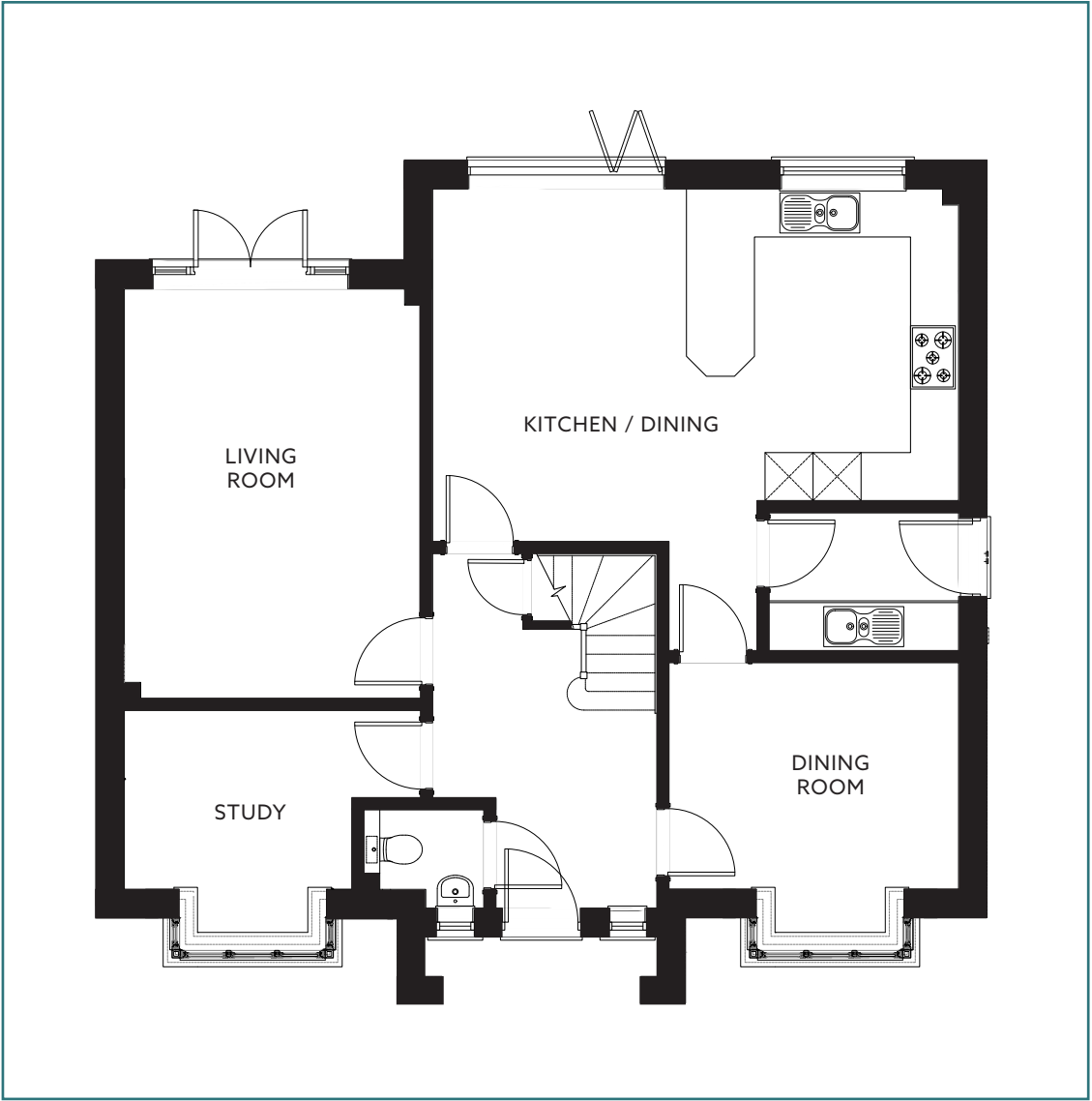
The Joyford is an attractive double fronted family home with a thoughtfully designed layout. The spacious hallway leads onto the open plan kitchen / family room which is perfect for entertaining and a further three reception rooms. Bi-fold doors lead out to the patio area and generous rear garden. Upstairs, there are four double bedrooms and a family bathroom. Both bedrooms 1 and 2 have the added luxury of their own en-suite and fitted wardrobes. The driveway to The Joyford offers parking for several cars and there is also the benefit of a detached double garage.

PLOTS 6 & 7



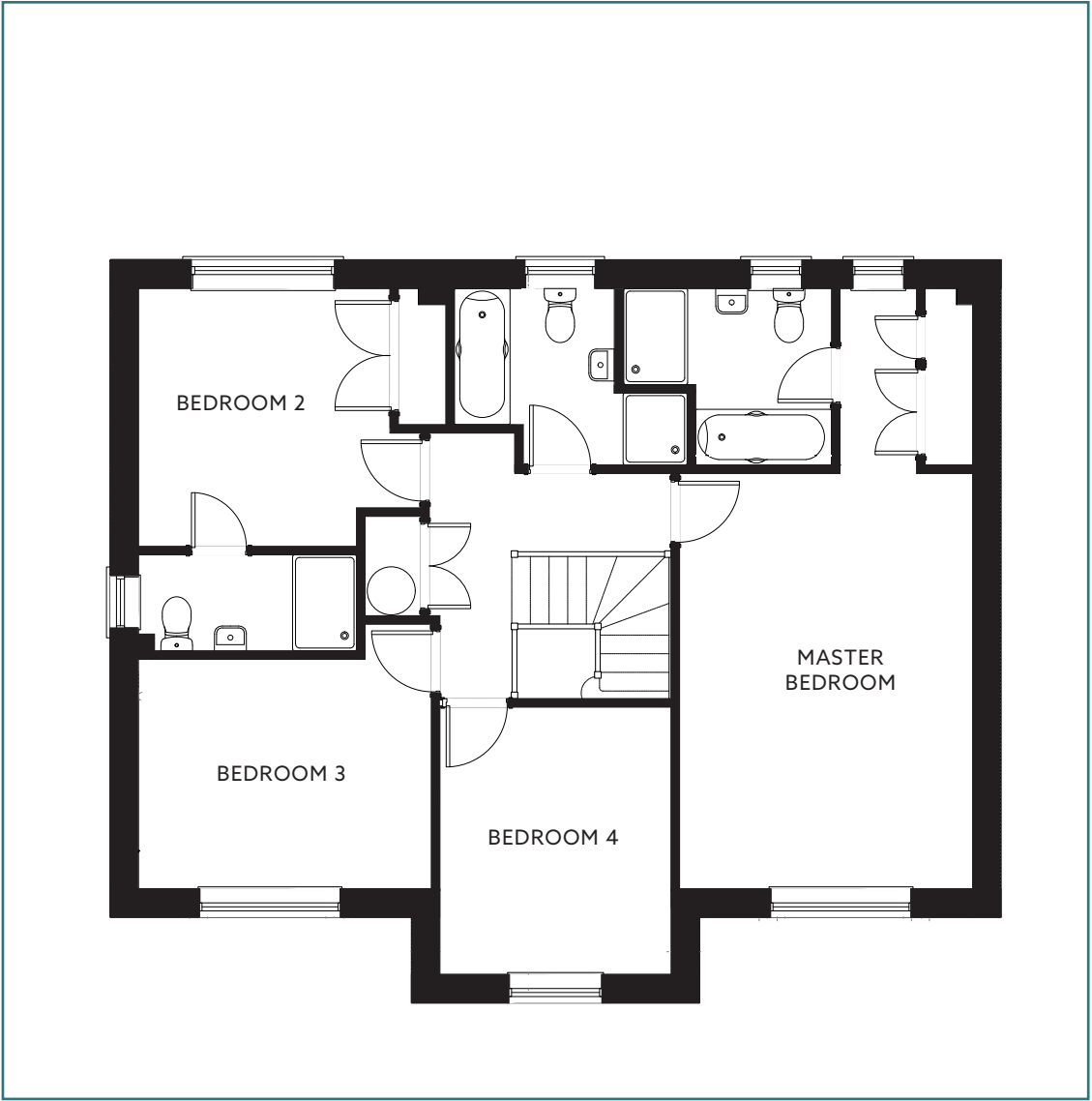


THE JOYFORD



Ground Floor

KITCHEN / DINING	LIVING ROOM	DINING ROOM	STUDY
6.57m x 4.40m	5.11m x 3.70m	3.62m x 2.83m	3.70m x 2.24m
21'6" x 14'5"	16'9" x 12'1"	11'10" x 9'3"	12'1" x 7'4"



First Floor

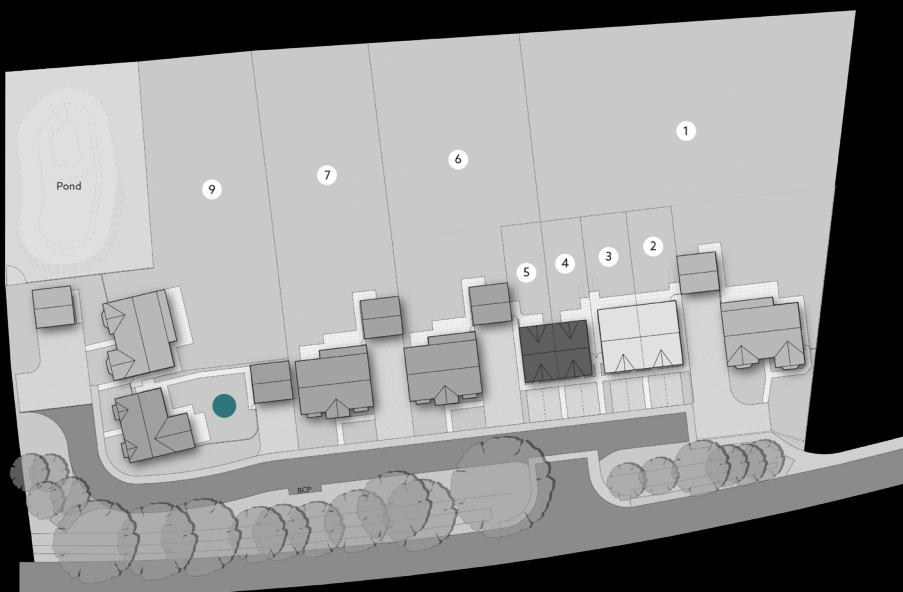
MASTER BEDROOM	BEDROOM 2	BEDROOM 3	BEDROOM 4
5.18m x 3.65m 16'11" x 11'11"	3.21m x 3.13m 10'6" x 10'3"	3.65m x 2.86m 11'11" x 9'4"	3.33m x 2.86m 10'11" x 9'4"

THE NAUNTON

A four bedroom detached home

The Naunton is an exclusive home with a stylish layout designed for family life. The kitchen and open plan family / dining area open straight on to the rear garden through bi-fold doors with a separate more formal living room and study at the front of the house. Upstairs, there are four bedrooms all with fitted wardrobes and a family bathroom. Bedrooms 1 and 2 have the added luxury of their own en-suite. The Naunton also has the benefit of a detached double garage and driveway.

PLOT 8





THE NAUNTON



Ground Floor

KITCHEN	FAMILY / DINING	LIVING ROOM	STUDY
5.93m x 3.18m	4.69m x 4.21m	5.17m x 3.29m	3.40m x 1.94m
19'5" x 10'5"	15'4" x 13'9"	16'11" x 10'9"	11'1" x 6'4"



First Floor

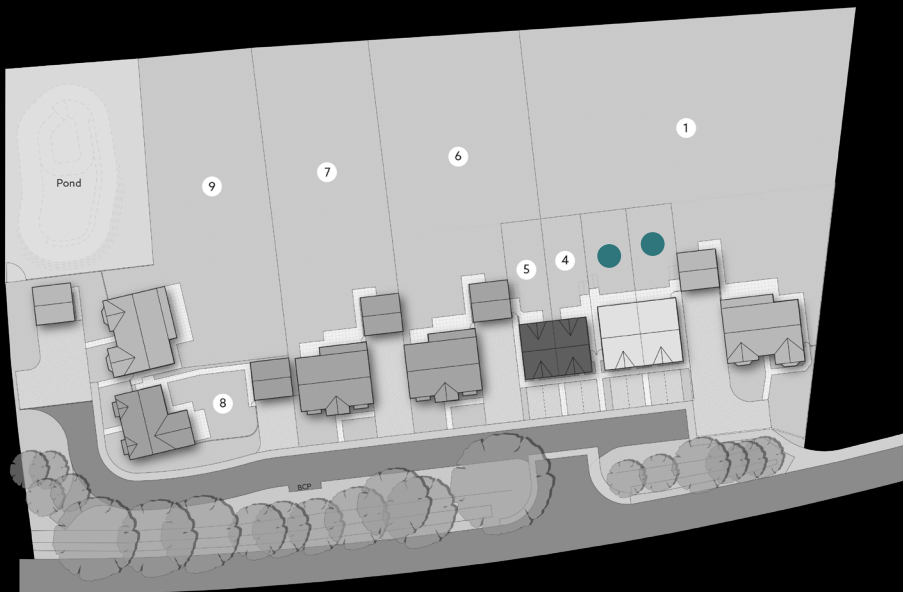
MASTER BEDROOM	BEDROOM 2	BEDROOM 3	BEDROOM 4
4.23m x 3.98m	3.58m x 3.35m	3.75m x 3.30m	3.07m x 2.71m
13'10" x 13'0"	11'8" x 10'11"	12'3" x 10'9"	10'0" x 8'10"

THE CALCOT

A three bedroom semi-detached home

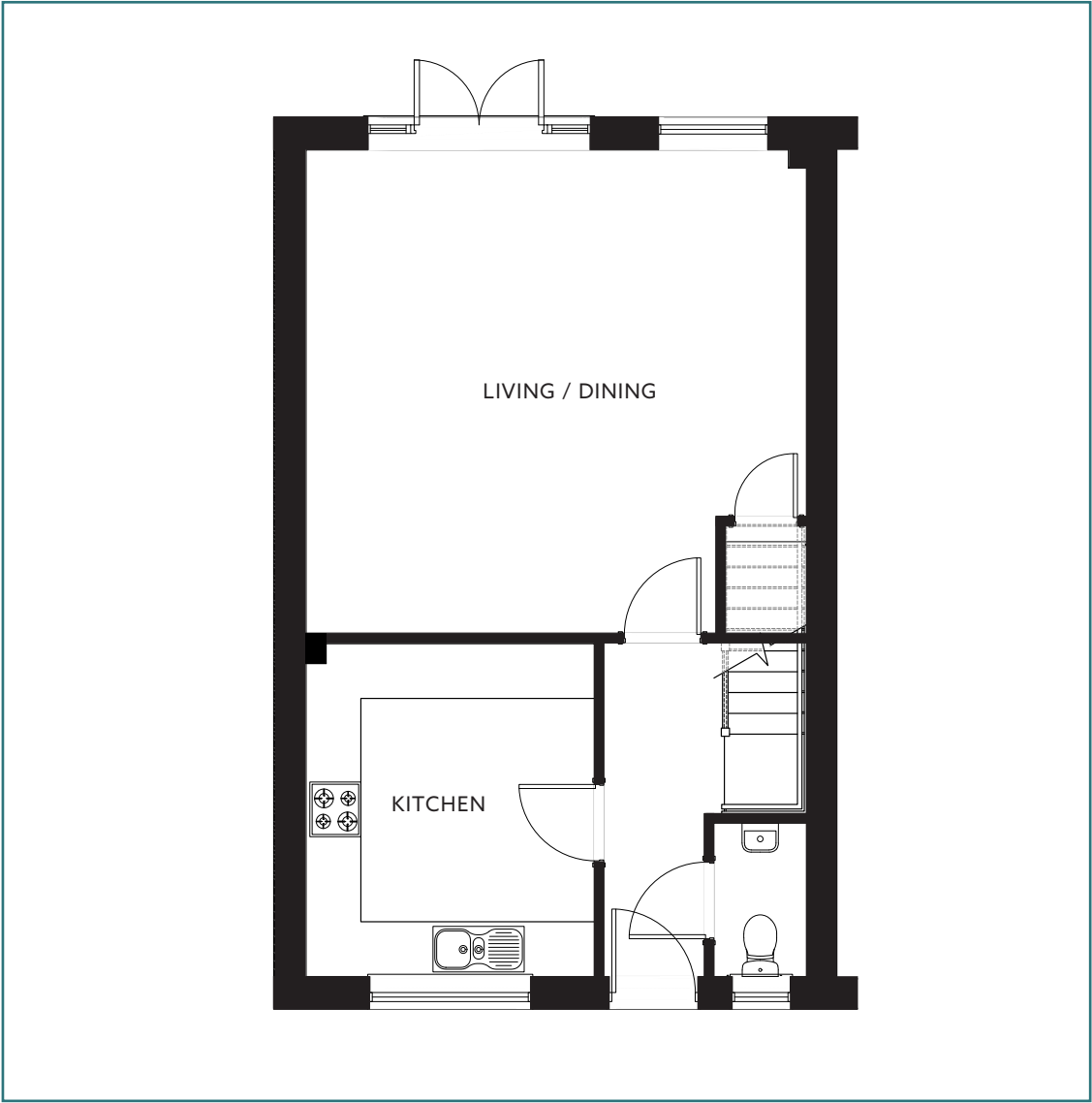
The Calcot is a spacious home ideal for young families or downsizers. The stunning kitchen is fully equipped with top brand appliances and beautiful Silestone worktops and the generous living / dining room at the rear of the house has French doors leading out to the rear garden. Upstairs, the generous master bedroom benefits from stunning views and has its own en-suite. There are two further bedrooms and a family bathroom. There is parking for two cars at the front of The Calcot.

PLOTS 2 & 3





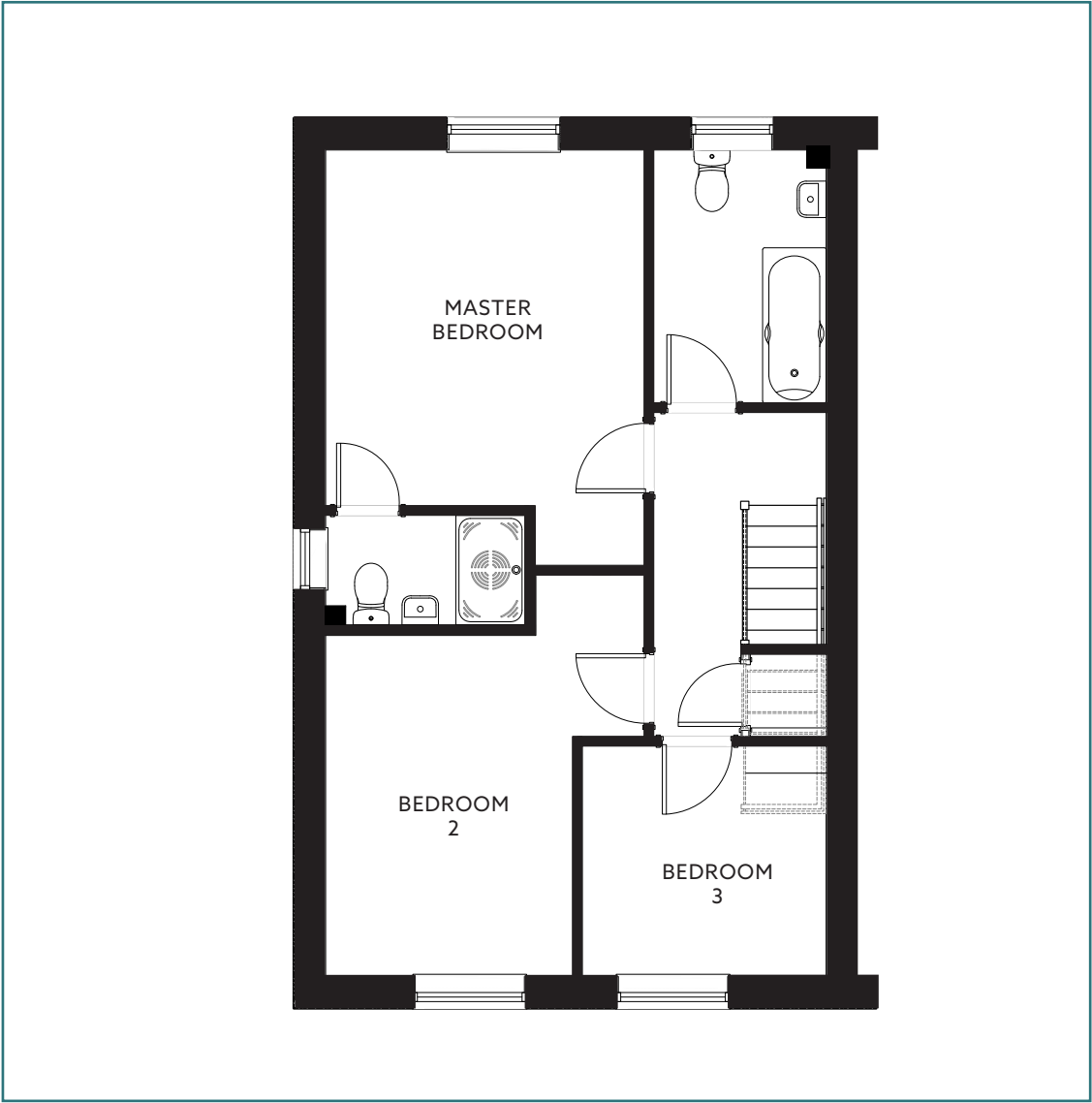
THE CALCOT



Ground Floor

KITCHEN
3.65m x 3.15m
11'11" x 10'4"

LIVING / DINING
5.49M X 5.29M
18'0" x 17'4"



First Floor

MASTER BEDROOM	BEDROOM 2	BEDROOM 3
3.89m x 3.48m 12'9" x 11'5"	3.72m x 2.85m 12'2" x 9'4"	2.52m x 2.52m 8'3" x 8'3"

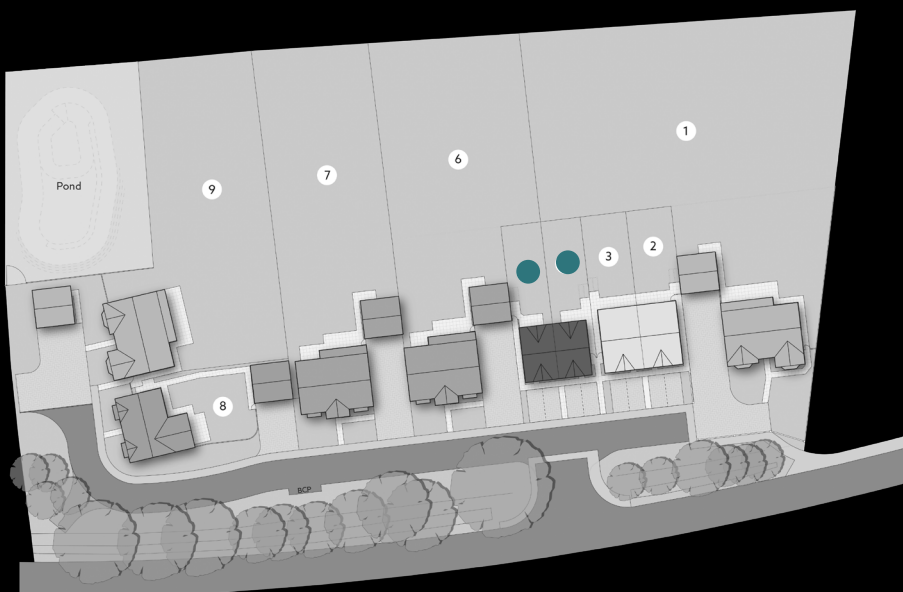
Plot 3 layout shown.
Plot 2 is the opposite hand

THE BIBURY

A two bedroom semi-detached home

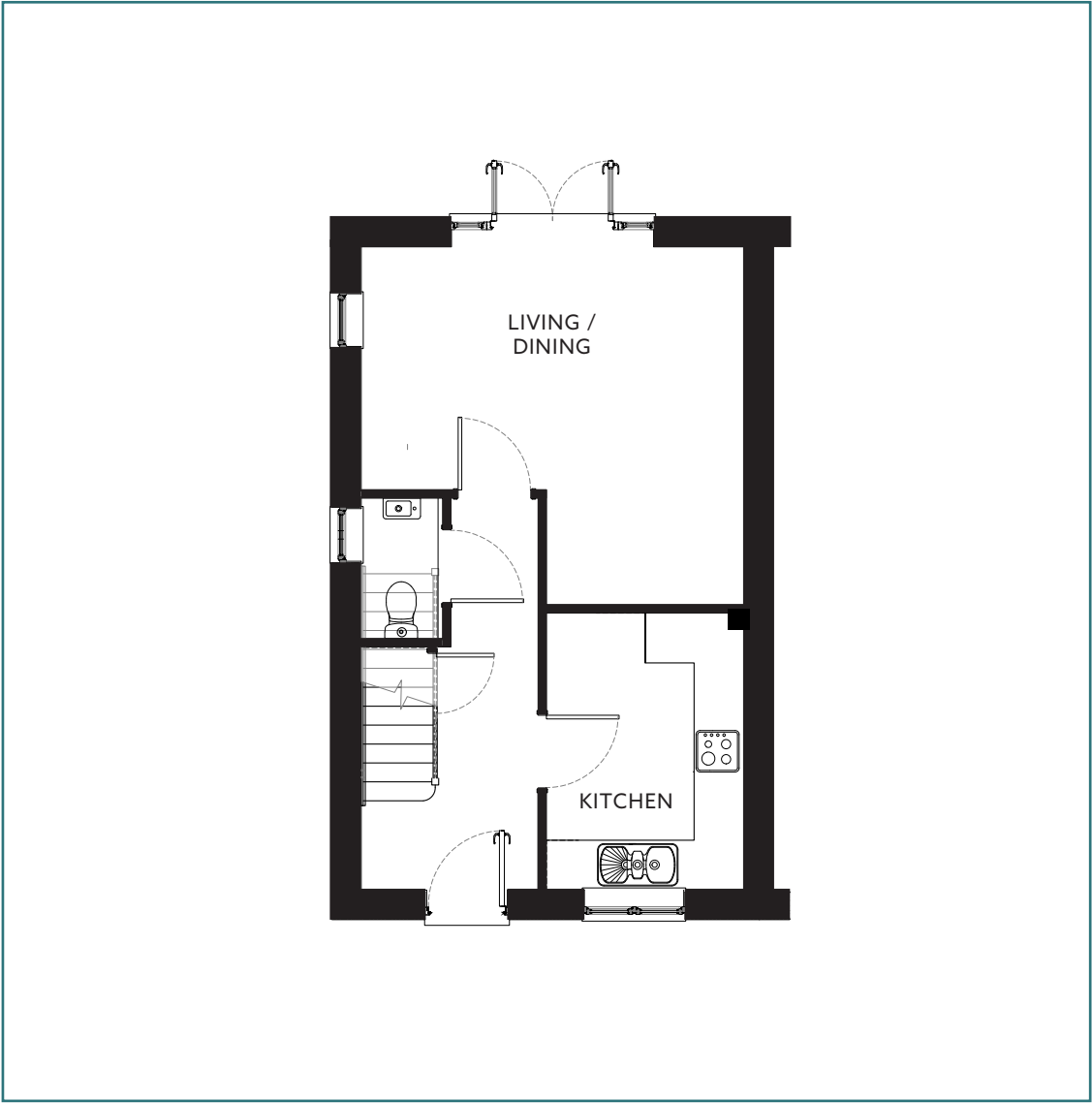
The Bibury is a superb home ideal for first time buyers or downsizers. The stylish kitchen is fully fitted with top brand appliances and beautiful Silestone worktops and the living / dining room at the rear of the house has French doors leading out to the rear garden. Upstairs, there are two double bedrooms and a luxurious bathroom. The Bibury benefits from stunning views of the open countryside at the rear and has parking for two cars at the front of the property.

PLOTS 4 & 5



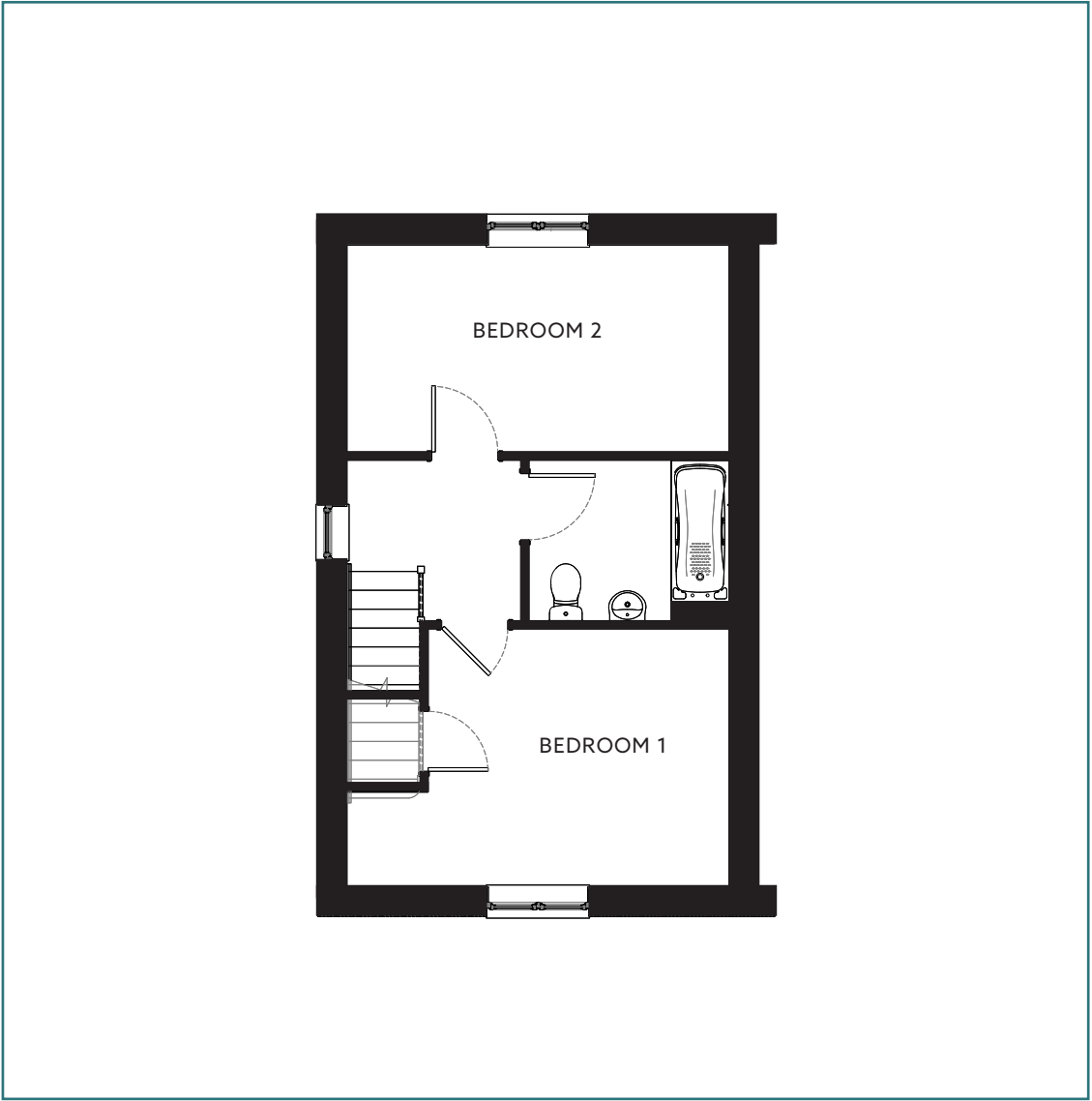


THE BIBURY



Ground Floor

KITCHEN	LIVING / DINING
3.32m x 2.37m	4.61M X 4.30M
10'10" x 8'11"	15'1" x 14'1"



First Floor

BEDROOM 1

4.61m x 3.11m
15'1" x 10'2"

BEDROOM 2

4.61m x 2.48m
15'1" x 8'1"

Plot 5 layout shown.
Plot 4 is the opposite hand

SPECIFICATION



Centaur Signature is the name we give to our most luxurious new homes. This may be a standalone flagship property within a Centaur Homes development, or a collection of new homes in their own right.

Our Signature homes are individually designed to offer an abundance of space inside and out. We use the finest materials and premium brand names to create aspirational homes in the finest locations.

The specification of Woolstone View is set out below. Further details and samples are available on request.

Kitchen

- Individually designed Symphony kitchens with soft close doors and drawers*
- Silestone worktops with upstands*
- Integrated Siemens appliances including oven, fridge, freezer and dishwasher
- Siemens gas hob with stainless steel extractor hood and glass splash back*
- Siemens combi microwave to The Naunton, The Joyford and The Kingham
- Integrated Siemens washer / dryer to The Bibury and The Calcot
- Feature strip lighting to underside of wall units
- Stainless steel 1 ½ bowl sink with chrome tap
- Karndean flooring*

Utility (where applicable)

- Laminate worktop with upstand
- Space for washing machine and tumble dryer
- Stainless steel sink with chrome tap
- Karndean flooring*

Bathroom, Cloakroom and En-suite

- Contemporary white sanitaryware by Geberit
- Thermostatic shower by Vado with adjustable head (where applicable)
- Chrome taps by Vado
- Chrome heated towel rail
- Full height Porcelanosa wall tiling to shower cubicles*
- Half height Porcelanosa wall tiling on all walls where there is sanitaryware*
- Wall mirror with light and shaver socket to bathroom and en-suite 1
- Karndean flooring*

Heating, Lighting and Electrics

- Thermostatically controlled gas central heating and hot water system
- Downlighters to kitchen and utility (where applicable)
- Downlighters to cloakroom, bathroom and en-suites
- BT points to living room and study (where applicable)
- Data points to living room, master bedroom, family room and study (where applicable)
- TV points to living room, family room, dining room, study and all bedrooms
- Wired for Sky Q
- White sockets and switches throughout
- Outside wall light to front of property and outside utility (where applicable) with PIR sensor
- Wired for outside wall light to rear of property
- Power and light to garage (where applicable)
- Car charging point to garage (where applicable)

Interior Finishes

- Contemporary oak finish doors with chrome door furniture
- Staircase with oak handrail, newels and newel cap
- Built in wardrobes with shelf and chrome hanging rail (where indicated)
- Interior walls painted in Skimming Stone
- Internal woodwork painted in white satin

External Detail

- High quality composite front door with chrome fittings
- Landscaped front garden with buff paving slabs to paths and patio area
- External tap
- External waterproof socket
- Boundary fencing

Security and Peace of Mind

- Multi point locking system to all external doors
- Smoke and carbon monoxide alarms hard wired to mains with battery backup
- Wired for security alarm system
- 10 year structural guarantee

*Choose from a pre-determined range subject to stage of construction



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