

CENTAUR  
*Signature*

FOXES MEADOW

COALEY

## COTSWOLD LIVING

Foxes Meadow is a delightful collection of two, three, four and five bedroom homes set in the picturesque village of Coaley, on the edge of the Cotswold Hills

Foxes Meadow lies in the popular village of Coaley, a picturesque setting that extends from the edge of the Cotswold Hills towards the River Cam and Severn Estuary. With a population of 770, Coaley is a thriving Cotswold village with its own primary school and playgroup, historic church, the three-hundred-year-old Fox & Hounds pub and a lively village hall.

Coaley has a strong sense of community with many clubs and events, as well as a volunteer-led community shop, taking place at the village hall. The village has its own football and cricket teams and hosts an annual produce show on the first Saturday in September, a tradition that dates back to 1942. In 2003, Coaley was crowned Gloucestershire Village of the Year and is thought to be the inspiration for the fictional village of Ambridge in Radio 4's, The Archers.

If you enjoy the outdoor life, you'll find plenty of opportunities on your doorstep: Coaley Peak is a popular viewpoint and there are many walks in and around the village. The nearby Stroudwater and Gloucester & Sharpness canals offer stunning walking and cycling routes as well as canoeing and boating trips, while the surrounding countryside is a nature lover's paradise.

While there's lots to do in and around the village, the spa towns of Cheltenham and Bath are both within easy reach. Along with their popular music and literature festivals, they boast fantastic shopping with high street favourites as well as independent boutiques, Michelin starred restaurants and acclaimed theatres and museums. Closer to home lies Stroud, just five miles from Coaley, famous for its Bohemian vibe and award-winning weekly farmers' market.

The area has an outstanding choice of schools, including leading independent schools, top grammar schools and highly-regarded comprehensives.

Foxes Meadow is superbly placed to offer an idyllic village setting with a wealth of amenities on its doorstep.



## ABOUT CENTAUR

Characterised by quality and great design, Centaur Homes has established a reputation for creating exceptional homes in some of the most desirable locations in Gloucestershire.

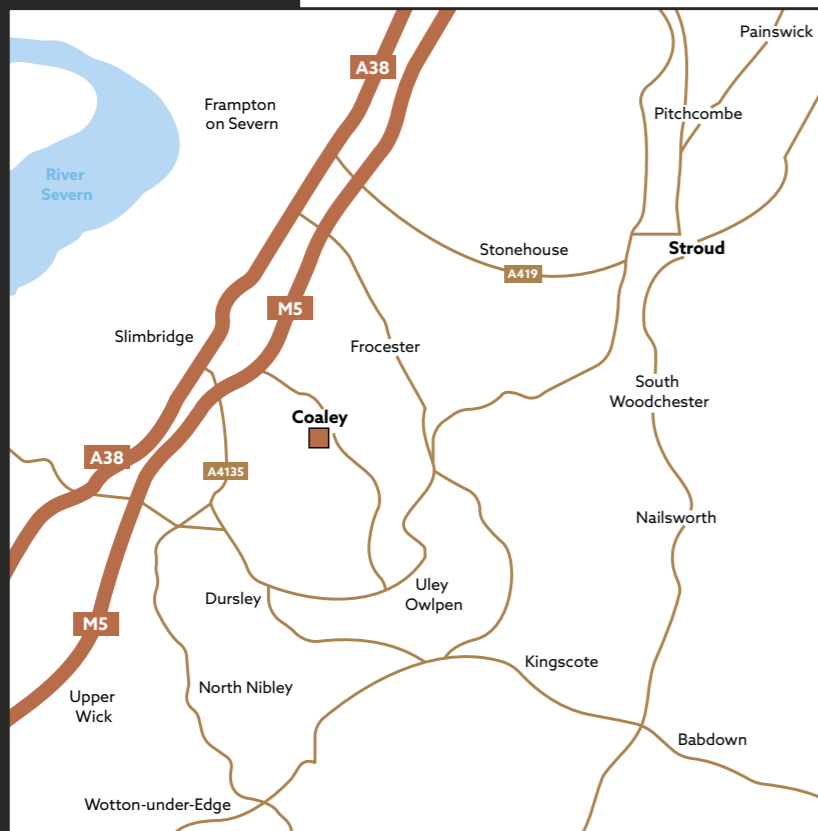
Based just outside of Cheltenham, we are a small team who pride ourselves on creating inspirational new homes that exceed our customer's expectations.

### QUALITY BY DESIGN

We are committed to quality and our emphasis is to put the customer first at every stage of our developments. This begins with the land we buy and our commitment to finding the right locations where people will enjoy living. It's about how we plan each development to create a sense of community and belonging, building houses that are individually designed to sit harmoniously within their surroundings. It's about crafting beautiful homes to the highest specification and finish, where every detail is carefully planned and delivered.

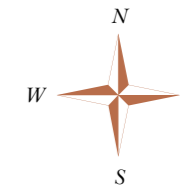
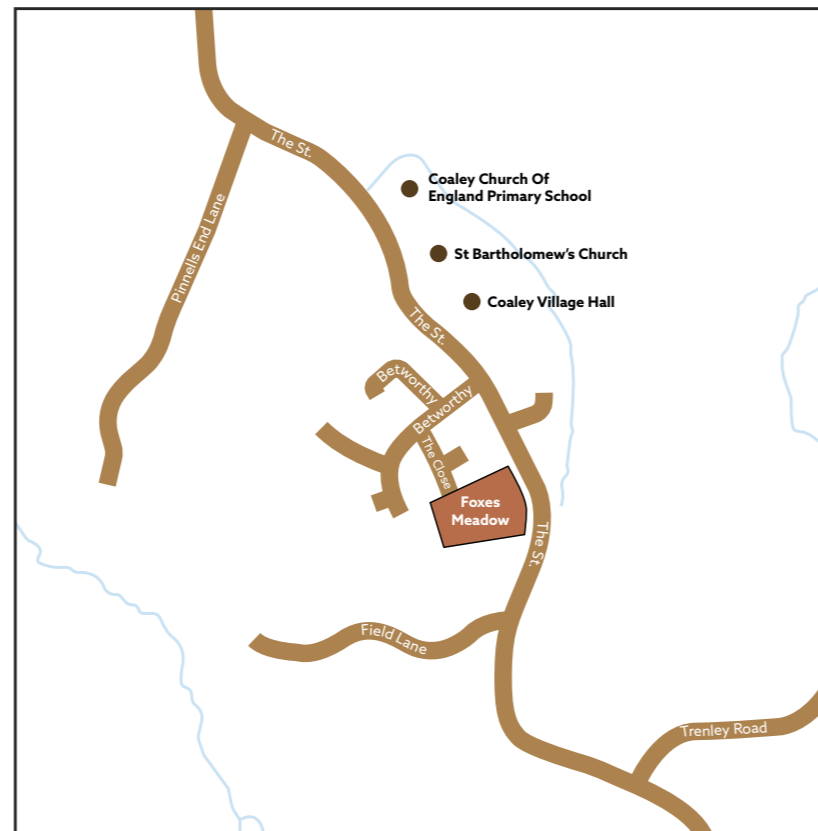
It's about building somewhere you'd be proud to call home.

**Foxes Meadow**  
Coaley  
Gloucestershire  
GL11 5EP



Coaley is well connected to Bath, Bristol, Cheltenham and Gloucester thanks to its proximity to the M4 and M5 and the nearby Cam and Dursley railway station, which has regular direct trains throughout the day.

For commuters, links to London are also excellent and for those looking to venture further afield, the international airports of Bristol and Birmingham are within an easy drive.



## SITE PLAN

- THE FAIRFORD**  
2 bedroom semi-detached  
(plots 2 & 3)
- THE DOWDESWELL**  
2 bedroom semi-detached  
(plot 19)
- THE EASTCOMBE**  
3 bedroom semi-detached  
(plot 18)
- THE GUITING**  
3 bedroom detached  
(plots 4 & 20)
- THE HAWLING**  
4 bedroom detached  
(plots 1 & 13)
- THE JOYFORD**  
4 bedroom detached  
(plots 14, 17, 23, 24)
- THE KINGHAM**  
5 bedroom detached  
(plots 15 & 16)
- AFFORDABLE HOUSING**

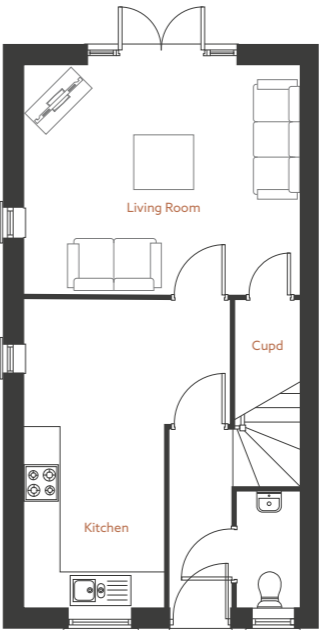
This site plan is for orientation purposes only. All surfaces, landscaping and layouts should be checked at the time of reservation.



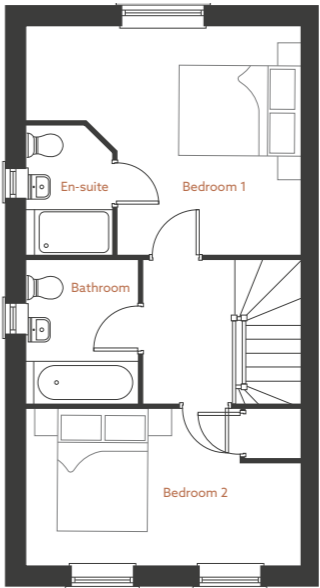
Plots 2 & 3

# THE FAIRFORD

A two bedroom semi-detached home comprising kitchen, living room, two double bedrooms, one with en-suite and a bathroom. The Fairford also benefits from two parking spaces.



Ground Floor



First Floor

Ground Floor

**KITCHEN**  
5.13m x 3.44m  
16'9" x 11'3"

**LIVING ROOM**  
4.62m x 3.82m  
15'1" x 12'6"

First Floor

**BEDROOM 1**  
4.62m x 3.82m  
15'1" x 12'6"

**BEDROOM 2**  
4.62m x 2.66m  
15'1" x 8'8"

**BATHROOM**  
2.38m x 1.90m  
7'9" x 6'2"

Plot 3 layout is shown. Plot 2 is the opposite hand.

Plot 19

THE DOWDESWELL

A two bedroom semi-detached home comprising kitchen, living / dining room, two double bedrooms and a bathroom. The Dowdeswell also benefits from two parking spaces.

Ground Floor

KITCHEN

3.89m x 2.55m  
12'9" x 8'4"

LIVING /  
DINING ROOM

4.83m x 4.36m  
15'10" x 14'3"

First Floor

BEDROOM 1

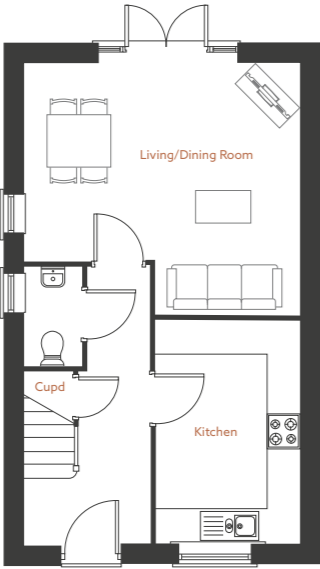
4.83m x 3.18m  
15'10" x 10'5"

BEDROOM 2

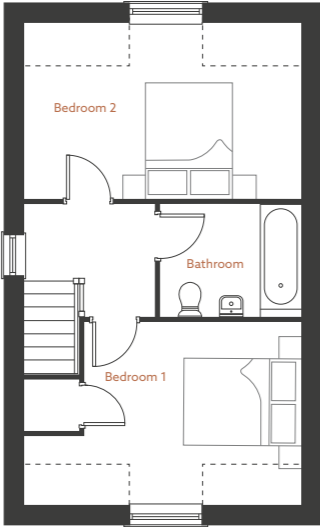
4.83m x 3.04m  
15'10" x 9'11"

BATHROOM

2.45m x 1.96m  
8'0" x 6'5"



Ground Floor



First Floor



Plot 18

THE EASTCOMBE

A three bedroom semi-detached home comprising kitchen, living / dining room, three bedrooms and a family bathroom. The Eastcombe also benefits from two parking spaces.

Ground Floor

KITCHEN

3.71m x 2.92m  
12'2" x 9'6"

LIVING /  
DINING ROOM

5.24m x 4.86m  
17'2" x 15'11"

First Floor

BEDROOM 1

3.90m x 3.29m  
12'9" x 10'9"

BEDROOM 2

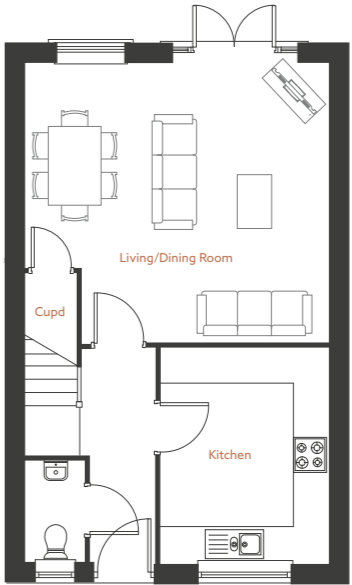
4.67m x 3.29m  
15'3" x 10'9"

BEDROOM 3

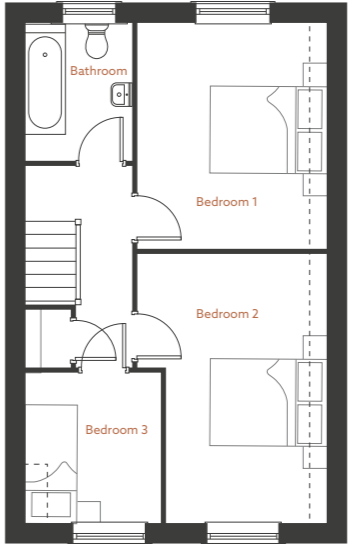
2.63m x 2.37m  
8'7" x 7'9"

BATHROOM

2.38m x 1.87m  
7'9" x 6'1"



Ground Floor



First Floor

# THE GUITING

A three bedroom detached home comprising open plan kitchen / dining room, utility, living room, master bedroom with en-suite, two further bedrooms and a family bathroom. The Guiting also benefits from a single garage.

### Ground Floor

**KITCHEN /  
DINING ROOM**

5.40m x 3.05m  
17'8" x 10'0"

## LIVING ROOM

5.40m x 3.01m  
17'8" x 9'10"

### *First Floor*

### BEDROOM 1

4.09m x 3.04m  
13'5" x 9'11"

## BEDROOM 2

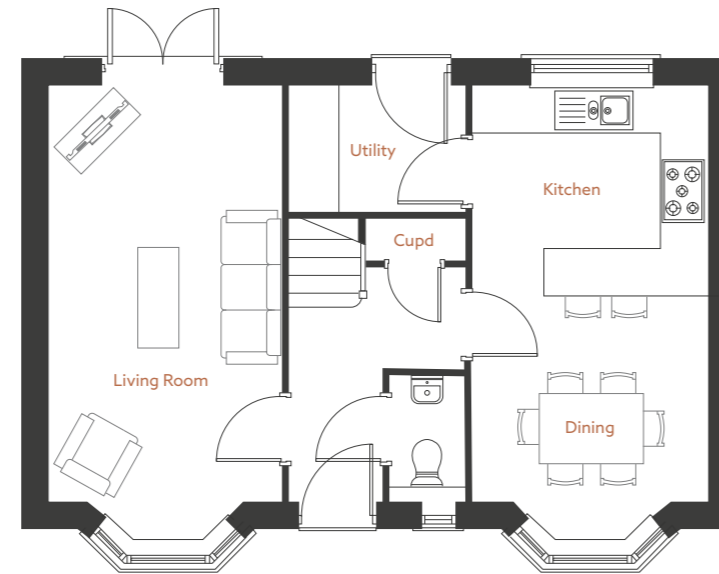
3.37m x 3.16m  
11'0" x 10'4"

### BEDROOM 3

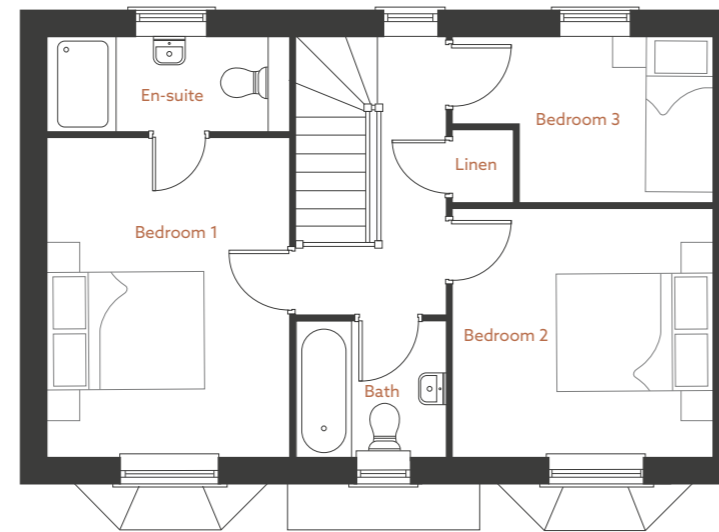
3.37m x 2.16m  
11'0" x 7'1"

## BATHROOM

1.93m x 1.74m  
6'4" x 5'8"

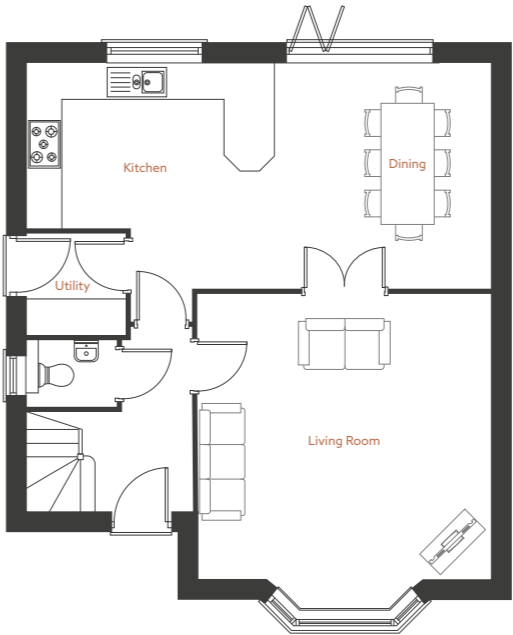


### Ground Floor

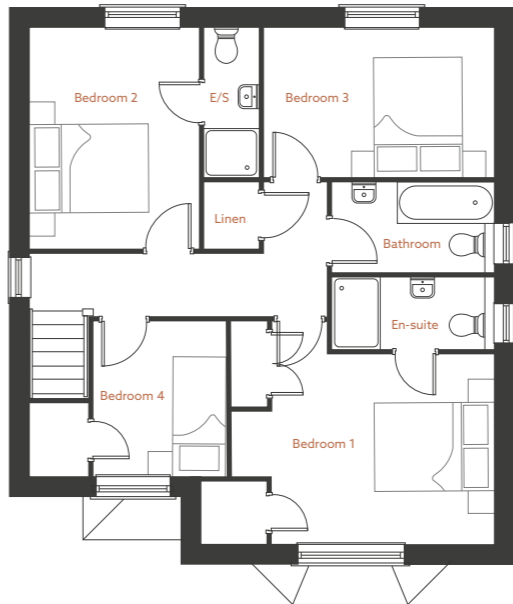


### First Floor





Ground Floor



First Floor

Plots 1 & 13  
**THE HAWLING**

A four bedroom detached home comprising open plan kitchen / dining room, utility, living room, four bedrooms, two with en-suites and a family bathroom. The Hawling also benefits from a double garage.

Ground Floor

**KITCHEN / DINING ROOM**  
7.92m x 3.82m  
25'11" x 12'6"

**LIVING ROOM**  
5.01m x 4.84m  
16'5" x 15'10"

First Floor

**BEDROOM 1**  
3.84m x 3.21m  
12'7" x 10'6"

**BEDROOM 2**  
3.76m x 2.87m  
12'4" x 9'5"

**BEDROOM 3**  
3.96m x 2.56m  
12'11" x 8'4"

**BEDROOM 4**  
2.64m x 2.17m  
8'7" x 7'1"

**BATHROOM**  
2.80m x 1.53m  
9'2" x 5'0"

Plots 14, 17, 23, 24

# THE JOYFORD

A four bedroom detached home comprising an open plan kitchen / family room with utility, living room, dining room and study. Upstairs, there are four double bedrooms, two with en-suites and a family bathroom. The Joyford also benefits from a double garage.

Ground Floor

**KITCHEN /  
FAMILY ROOM**  
6.62m x 4.31m  
21'8" x 14'1"

**LIVING ROOM**  
5.20m x 3.75m  
17'0" x 12'3"

**DINING ROOM**  
3.66m x 2.88m  
12'0" x 9'5"

**STUDY**  
3.75m x 2.24m  
12'3" x 7'4"

First Floor

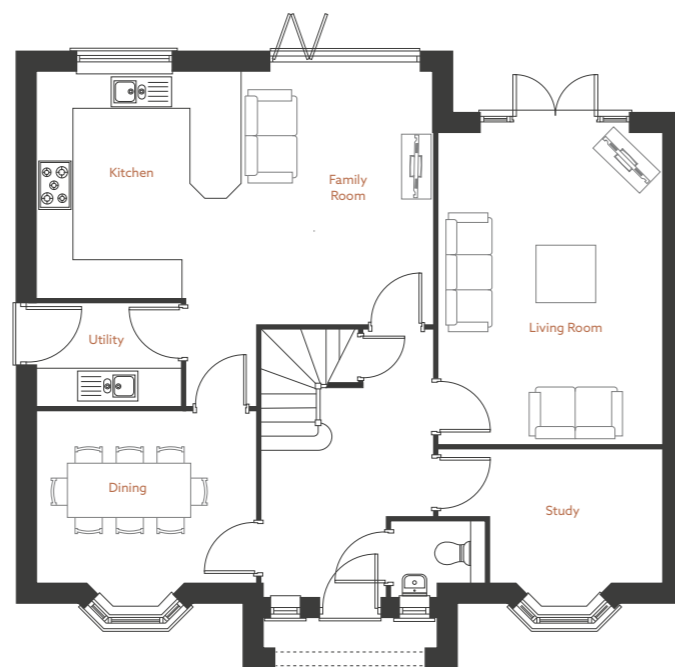
**BEDROOM 1**  
5.23m x 3.44m  
17'1" x 11'3"

**BEDROOM 2**  
3.26m x 3.20m  
10'8" x 10'5"

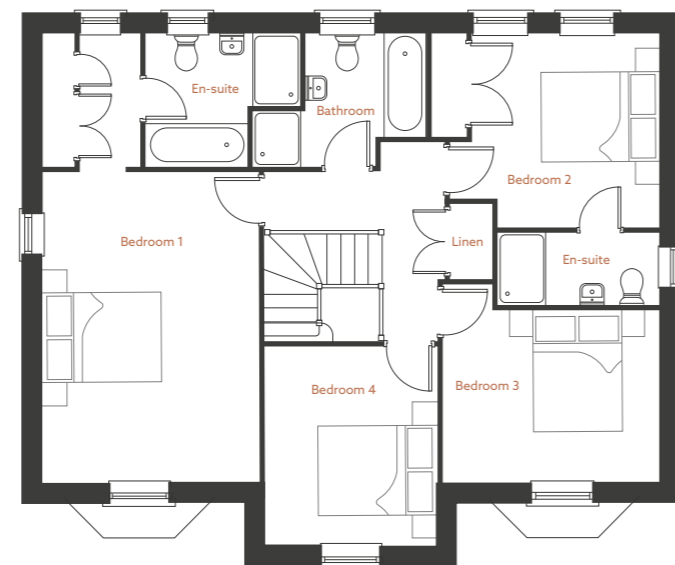
**BEDROOM 3**  
3.64m x 2.90m  
11'11" x 9'6"

**BEDROOM 4**  
3.57m x 2.94m  
11'8" x 9'7"

**BATHROOM**  
2.24m x 2.04m  
7'4" x 6'8"



Ground Floor



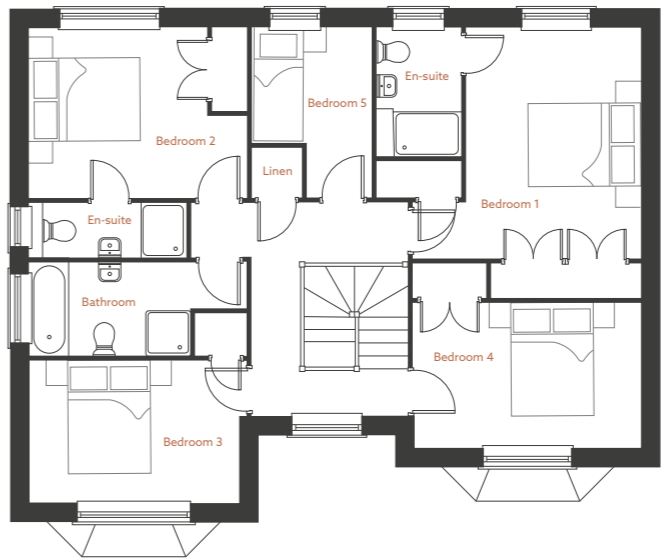
First Floor

Plot 23 has additional window to living room.





Ground Floor



First Floor

Plot 15 & 16  
THE KINGHAM

A five bedroom detached home comprising an open plan kitchen / dining room with utility, family room, living room and study. Upstairs there are five bedrooms, two with en-suites and a family bathroom. The Kingham also benefits from a double garage.

Ground Floor

**KITCHEN/  
DINING ROOM**  
6.91m x 5.41m  
22'8" x 17'8"

**FAMILY ROOM**  
4.11m x 3.21m  
13'5" x 10'6"

**LIVING ROOM**  
5.55m x 4.11m  
18'2" x 13'5"

**STUDY**  
3.84m x 2.60m  
12'7" x 8'6"

First Floor

**BEDROOM 1**  
4.18 x 3.17m  
13'8" x 10'4"

**BEDROOM 2**  
3.98m x 3.08m  
13'1" x 10'1"

**BEDROOM 3**  
3.84m x 2.59m  
12'7" x 8'5"

**BEDROOM 4**  
4.11 x 2.63m  
13'5" x 8'7"

**BEDROOM 5**  
3.08m x 2.19m  
10'1" x 7'2"

**BATHROOM**  
3.98m x 1.70m  
13'1" x 5'6"

Plot 15 layout is shown. Plot 16 is the opposite hand.

- Individually designed Symphony kitchens with soft close doors and drawers\*
- Laminate worktops and upstands to all semi-detached properties. Stone worktops and upstands to all detached properties\*
- Laminate worktop and upstand to utility (where applicable)\*
- AEG integrated appliances including oven, fridge, freezer and dishwasher
- AEG gas hob with stainless steel extractor hood
- Glass splash back\*
- Feature strip lighting to underside of wall units
- Space for washing machine and tumble dryer to utility (where applicable)

- Villeroy and Boch white sanitaryware with chrome Vado taps
- Vado chrome thermostatic shower with adjustable head
- Chrome heated towel rail
- Full height Porcelanosa ceramic tiling to shower cubicles and half height tiling to all other walls where there is sanitaryware\*

- Thermostatically controlled gas central heating and hot water system
- Chrome downlighters to all bathrooms and en-suites
- BT points to living room, kitchen / family room, study and master bedroom
- TV points to living room, kitchen / family room, study and all bedrooms
- Pre wired for Sky Q
- White sockets and switches throughout
- Outside wall lights to front of property and outside utility (where applicable) with PIR sensors
- Pre wired for outside wall lights to rear of property
- Power and light to garages (where applicable)

- Contemporary oak finish doors with chrome door furniture
- Porcelanosa ceramic floor tiling to kitchen / family / dining room, utility and downstairs WC\*
- Karndean flooring to bathroom and en-suites\*

- Landscaped front garden with buff paving slabs to paths and patio area
- External tap and electrical socket to rear of property
- 1.8m Close board boundary fencing

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



**[www.centaurchomes.co.uk](http://www.centaurchomes.co.uk)**

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