CENTAUR
HOMES

CASTLE GATE
BROCKWORTH

SUPERB OUTLOOK

Castle Gate is a fantastic mix of 13 new homes in Brockworth.

Castle Gate sits in a village setting on the edge of the Cotswold countryside. Set below Coopers Hill, famed for the famous annual cheese rolling competition, our development is accessed from either end of Green Street.

Situated only 4 miles from Gloucester and 6 miles from Cheltenham, Brockworth is situated on the old Roman road that connects Gloucester and Cirencester. Steeped in history, there are many architectural gems nearby including St Georges church, dating back to 1142, the beautiful Grade II listed Brockworth Court and Prinknash Abbey.

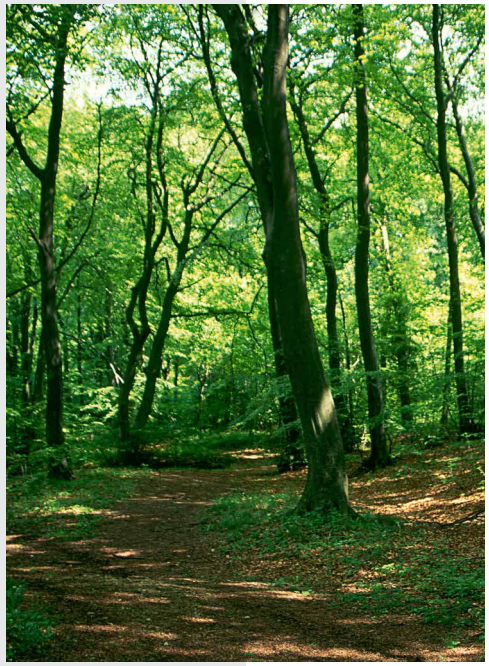
Transport connections are plentiful with regular bus services to Cheltenham and Gloucester, including their respective mainline railway stations, from where Swindon, Bristol and London are all within easy reach. If travelling by road, there are excellent links to the A417 leading east towards the M4 motorway. The nearby M5 motorway provides quick access north and south.

Shops for groceries and everyday goods are on the doorstep, with a Tesco Extra and Co-op nearby. Brockworth also has many other essential amenities, such as a surgery and pharmacy.

Prinknash Bird and Deer Park, Rococo Gardens and Barnwood Park & Arboretum are all set within the countryside surrounding Brockworth. Besides the endless natural leisure possibilities, there are plenty of other options.

Brockworth has a well-equipped sports centre with swimming pool, gym and all weather pitches for football and hockey and a number of sports clubs including swimming, badminton, self-defence and roller skating. Slightly further afield are the David Lloyd Gym and the Gloucester Ski and Snowboard Centre.

The area has a fantastic selection of highly ranked schools, including private schools and grammar schools for all ages.



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.

SITE PLAN

THE BIBURY
2 bedroom house
(plots 1, 2, 3, 4 & 5)

THE RODBOROUGH
4 bedroom detached house
(plots 6 and 7)

THE NAUNTON
4 bedroom detached house
(plots 8, 9 & 10)

THE HAWLING
4 bedroom detached house
(plot 11)

THE AMPNEY
4 bedroom detached house
(plots 12 and 13)

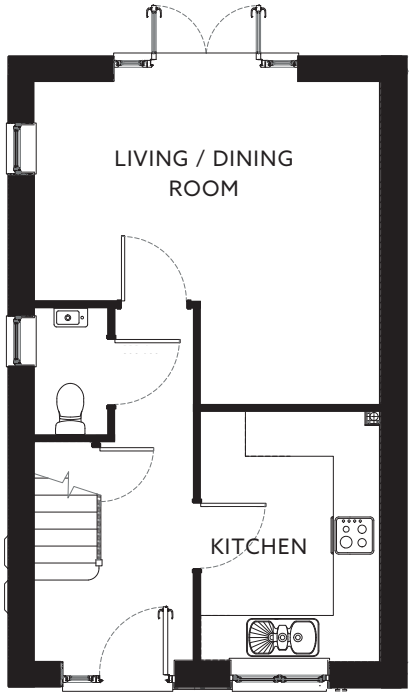
This site plan is for orientation purposes only.
All surfaces, landscaping and layouts should be checked at the time of reservation.

Castle Gate
Kennel Lane,
Brockworth,
Gloucestershire,
GL3 4NP

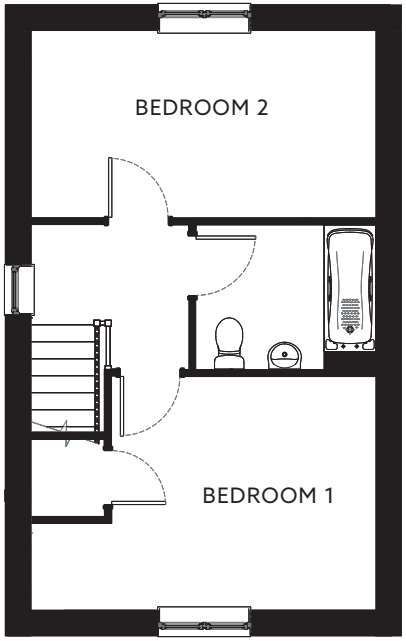
Brockworth is situated south east of Gloucester and between Cheltenham and Stroud. The approach for the development is from Ermin Street, from where you turn to Green Street and follow around to Kennel Lane.

For plots 12 and 13, separate access is via Green Street, just off the A46 and on the approach to Prinknash Abbey.

Computer Generated Image of The Bibury. Details may vary and should be checked at the time of reservation.



Ground Floor



First Floor

Plots 1 and 4 layout are shown. Plots 2, 3 and 5 are the opposite hand.

Ground Floor

KITCHEN
3.33m x 2.37m
10'11" x 7'9"

LIVING ROOM
4.61m x 4.30m
15'1" x 14'1"

First Floor

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

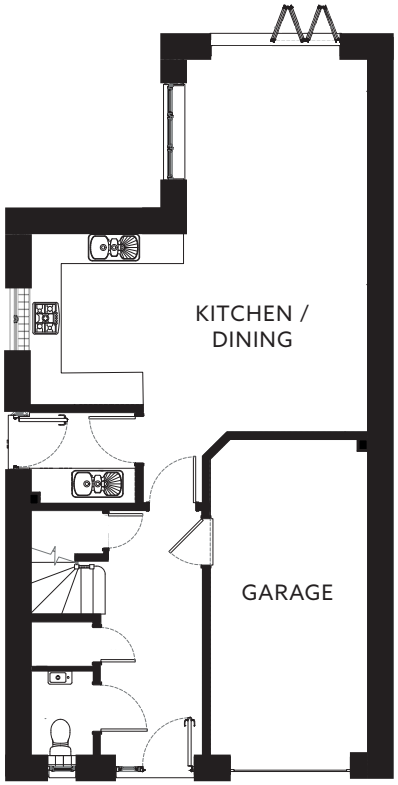
BEDROOM 2
4.61m x 2.48m
15'1" x 8'1"

Plots 1, 2, 3, 4 & 5

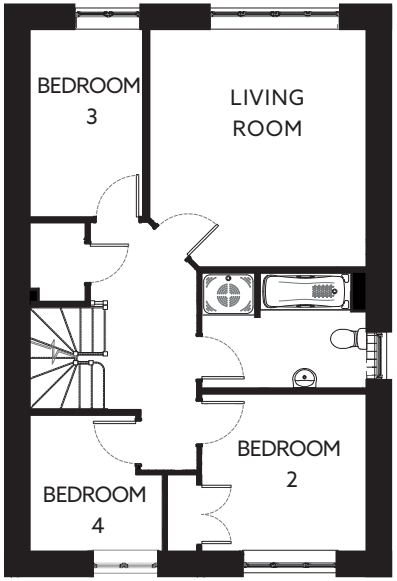
THE BIBURY

A delightful two bedroom home featuring a fully fitted kitchen, open plan living / dining room which leads out to the rear garden, two double bedrooms and a bathroom.

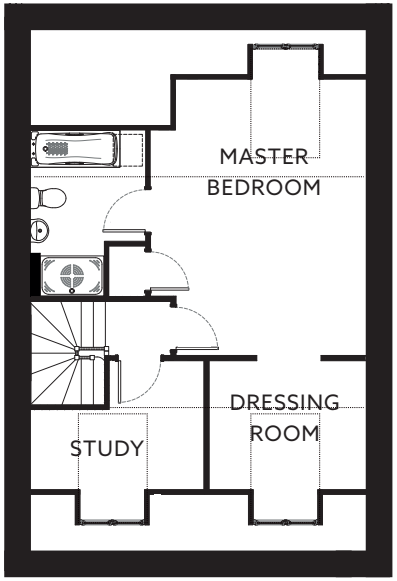
Ground Floor



First Floor



Second Floor



Plots 6 & 7

THE RODBOROUGH

A modern three story home featuring an open plan kitchen / dining area, living room, three bedrooms and family bathroom. On the second floor is an impressive Master bedroom with en-suite, dressing room and study.

Ground Floor

KITCHEN / DINING
7.12m x 6.39m
23'4" x 20'11"

GARAGE
5.95m x 2.95m
16' 11" x 10'9"

First Floor

LIVING ROOM
4.51m x 4.09m
14'9" x 13'5"

BEDROOM 2
3.10m x 2.96m
13'5" x 9'8"

BEDROOM 3
3.56m x 2.18m
11'8" x 7'2"

BEDROOM 4
2.56m x 2.51m
8'5" x 8'3"

Second Floor

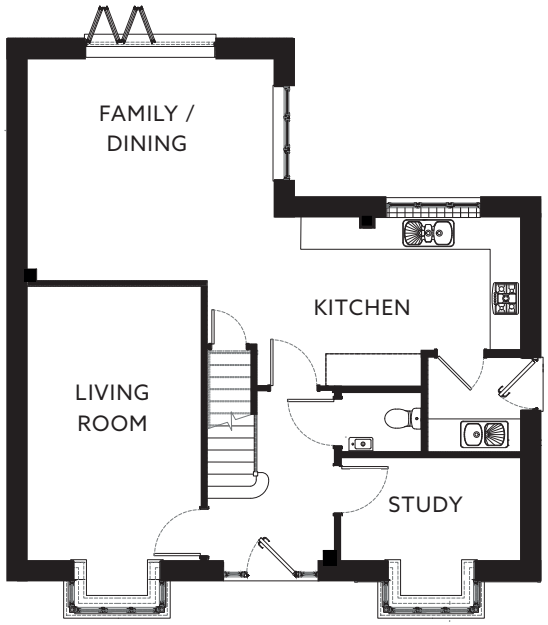
MASTER BEDROOM
5.19m x 4.10m
17'0" x 13'5"

DRESSING ROOM
2.99m x 2.41m
9'10" x 7'11"

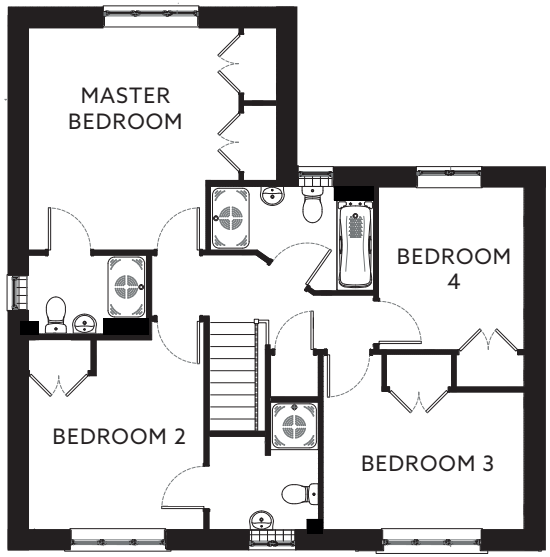
STUDY
3.28m x 2.41m
10'9" x 7'11"

Computer Generated Image of The Redborough. Details may vary and should be checked at the time of reservation.

Computer Generated Image of The Naunton. Details may vary and should be checked at the time of reservation.



Ground Floor



First Floor

Plots 8 & 9 layout are shown.
Plot 10 is the opposite hand.

Ground Floor

KITCHEN
5.93m x 3.18m
19'5" x 10'5"

FAMILY / DINING
4.69m x 4.21m
15'4" x 13'10"

LIVING ROOM
5.17m x 3.29m
16' 11" x 10'9"

STUDY
3.40m x 1.94m
11'1" x 6'4"

First Floor

MASTER BEDROOM
4.23m x 3.99m
13'10" x 13'1"

BEDROOM 2
3.58m x 3.33m
11'9" x 10'11"

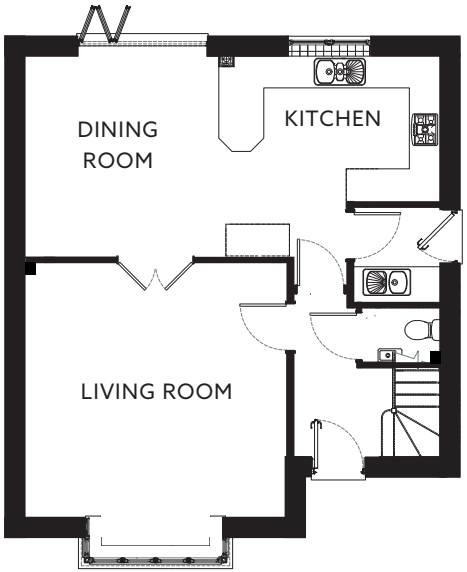
BEDROOM 3
3.74m x 2.59m
12'3" x 6'6"

BEDROOM 4
2.97m x 2.70m
9'9" x 8'10"

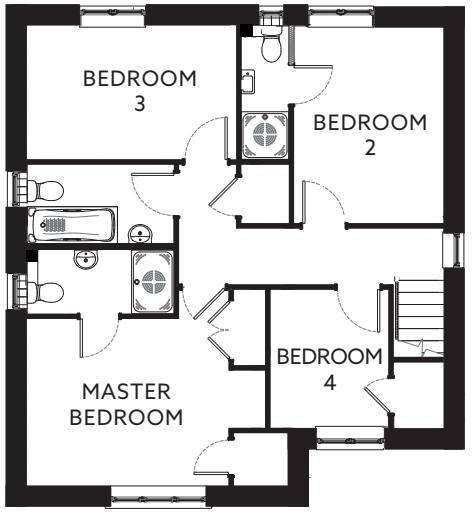
Plots 8, 9 & 10

THE NAUNTON

A superb four bedroom detached home featuring open plan kitchen / dining / family room, separate living room, study and utility. Upstairs, there are four bedrooms, two with en-suite and a family bathroom. The Naunton also benefits from a detached single garage.



Ground Floor



First Floor

Plot 11

THE HAWLING

An exclusive 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 detached single garage.

Ground Floor

KITCHEN / DINING
7.88m x 3.78m
25'10" x 12'4"

LIVING ROOM
4.96m x 4.79m
16'3" x 15'9"

First Floor

MASTER BEDROOM
4.49m x 3.72m
14'9" x 12'2"

BEDROOM 2
3.72m x 2.82m
12'2" x 9'3"

BEDROOM 3
3.91m x 2.51m
12'10" x 8'3"

BEDROOM 4
2.58m x 2.27mm
8'5" x 7'5"

Computer Generated Image of The Hawling. Details may vary and should be checked at the time of reservation.

SPECIFICATION

A closer look at our finishing touches.

Kitchen & Utility

- Individually designed Symphony kitchens with soft close doors and drawers*
- Laminate worktops and upstands*
- Integrated Zanussi appliances including oven, fridge, freezer and dishwasher
- Zanussi gas hob with stainless steel extractor hood
- Glass splashback*
- Feature strip lighting to underside of wall units
- Space for washing machine and tumble dryer in utility (where applicable)

Bathroom and En-suites

- Duravit white sanitaryware with chrome Infinita taps
- Infinita chrome thermostatic shower with adjustable head (where applicable)
- Porcelanosa wall tiling*
- Chrome heated towel rail

Interior Finishes

- Contemporary 5 panel doors in white satin finish with brushed chrome door furniture
- Staircases to be timber with softwood handrail painted white
- Karndean flooring to kitchen, utility and cloakroom*

Heating, Electrical and Lighting

- Thermostatically controlled gas central heating and hot water system
- Downlighters to all bathrooms and en-suites
- BT points to living room and study
- TV points to living room, study and all bedrooms
- Pre wired for Sky Q
- White sockets and switches throughout
- External wall lights to front of property and outside utility (where applicable)
- Pre-wired for external wall light to rear of property
- Power and light to garage (where applicable)

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
- Pre-wired for security alarm system
- 10 year structural warranty

External Detail

- Landscaped front garden with buff paving slabs to paths and patio areas
- External tap and electrical socket
- 1.8m boundary fencing

* This specification applies to Plots 1 – 11 at Castle Gate.

* Choose from a predetermined range subject to stage of construction

CUSTOMER JOURNEY

We're committed to building high quality homes that exceed expectations and we aim to make the home buying experience as enjoyable and straightforward as possible for you.

CENTAUR Signature

Plots 12 & 13

THE AMPNEY

An impressive four bedroom detached family home featuring an open plan kitchen / dining room with bi-fold doors leading out to the rear garden, separate living room and study. Upstairs, there are four bedrooms, two with en-suites and a family bathroom. The Ampney also benefits from a detached double garage.

Ground Floor

KITCHEN
5.41m x 3.45m
17'9" x 11'4"

DINING ROOM
4.13m x 3.37m
13'7" x 11'1"

LIVING ROOM
4.81m x 4.13m
15'9" x 13'7"

STUDY
3.02m x 2.73m
9'11" x 8'11"

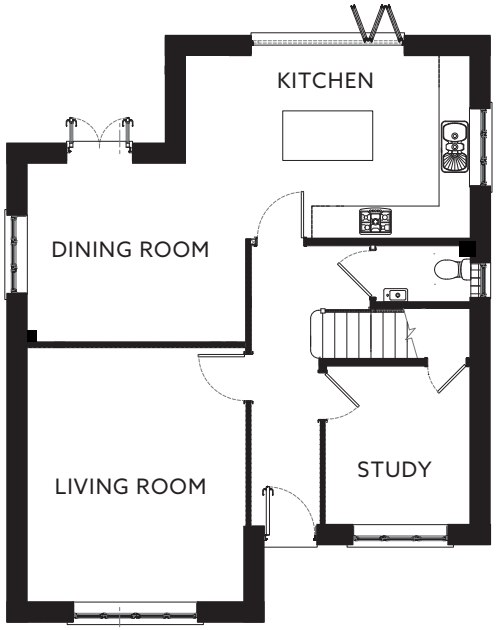
First Floor

MASTER BEDROOM
3.95m x 3.46m
12'11" x 11'4"

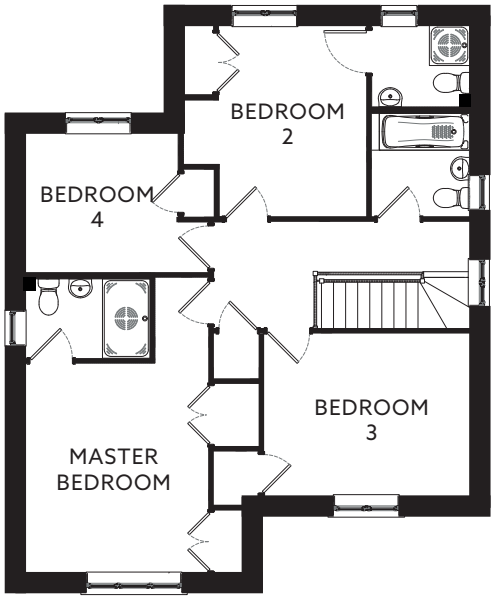
BEDROOM 2
3.70m x 3.43m
12'2" x 11'3"

BEDROOM 3
3.87m x 3.06m
12'8" x 10'0"

BEDROOM 4
2.89m x 2.63m
9'6" x 8'7"



Ground Floor



First Floor

Plots 12 layout is shown.
Plot 13 is the opposite hand.

Computer Generated Image of The Ampney. Details may vary and should be checked at the time of reservation.

CENTAUR Signature

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.

Whether you choose a Centaur Home or from our Signature range, you will be guaranteed a new home of the highest quality.

SPECIFICATION

Kitchen

- Individually designed Symphony kitchens with soft close doors and drawers*
- Silestone worktops and upstands*
- Integrated Siemens appliances including single oven, combi microwave, fridge / freezer and dishwasher.
- Siemens Induction hob with stainless steel extractor hood
- Glass splashback*
- Feature strip lighting to underside of wall units
- Space for washing machine and tumble dryer

Bathroom and En-suites

- Geberit white sanitaryware with chrome Vado taps
- Vado chrome thermostatic shower with adjustable head (where applicable)
- Porcelanosa wall tiling*
- Chrome heated towel rail

Interior Finishes

- Oak veneer internal doors with brushed chrome door furniture
- Staircases to be timber with oak handrail and newel cap
- Karndean flooring to kitchen, cloakroom, bathroom and en-suites.

Heating, Electrical and Lighting

- Thermostatically controlled air source heating and hot water system
- Downlighters to all bathrooms and en-suites
- BT points to living room and study
- TV points to living room, study and all bedrooms
- Pre wired for Sky Q
- White sockets and switches throughout
- External wall lights to front of property and outside utility (where applicable)
- Pre-wired for external wall light to rear of property
- Power and light to garage (where applicable)

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
- Pre-wired for security alarm system
- 10 year structural warranty

External Detail

- Landscaped front garden with buff paving slabs to paths and patio areas
- External tap and electrical socket
- 1.8m boundary fencing

* This specification applies to Plots 12 and 13 at Castle Gate.

* Choose from a predetermined range subject to stage of construction

From our Signature range, The Ampneys offer thoughtfully planned living spaces finished to the highest specification.

CENTAUR
HOMES

www.centaurhomes.co.uk

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Cheltenham, Gloucestershire, England, GL52 7DG

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