



CENTAUR  
*Signature*

LIME GROVE  
NORTON

## IDYLLIC LOCATION

Lime Grove is an exclusive collection of just 22 new homes in the heart of Norton.

If you're looking for a slice of rural life without giving up your links to the city, you'll find that Norton gives you the very best of both worlds.

Nestling between Gloucester, Cheltenham and Tewkesbury, the parish of Norton is made up of the three hamlets of Norton, Bishop's Norton and Prior's Norton. It is conveniently located just off the A38, combining rural charm with easy access to surrounding towns and areas. Lime Grove is situated on the picturesque Wainlode Lane, gateway to the magnificent River Severn and its stunning scenery.

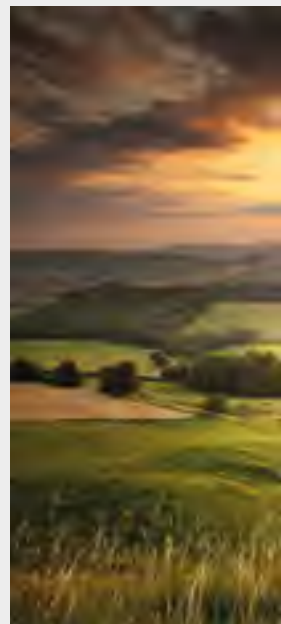
With a population of around 440, you'll find a strong sense of community in Norton. Central to village life are the Church of England Primary School, thriving pre-school and active church and village hall. There's also a highly regarded inn with restaurant in the centre of the village as well as a popular river-side pub on Wainlode Lane, offering fantastic views of the River Severn.

The banks of the River Severn pose great opportunities for the outdoor enthusiast. As well as scenic picnic spots, there are leisurely walking and cycling routes and activities such as fishing and boating. Far-reaching views and an array of wildlife make this an idyllic peaceful setting. Away from

the river, there are even more opportunities for recreation, with thriving rugby and cricket clubs and the Gloucester Clay Pigeon Shooting Club.

While there's plenty to do in and around the village, Norton is also extremely well-connected to the bustling towns of Cheltenham, Gloucester and Tewkesbury thanks to its proximity to the M5 and other major routes. The spa town of Cheltenham, with its popular music and literature festivals and world-famous race course, boasts fantastic shopping with high street favourites as well as independent boutiques, Michelin-starred restaurants and acclaimed theatres and museums. Gloucester, famous for its Gothic cathedral which features in the Harry Potter films, is a vibrant, multi-cultural city, while Tewkesbury, with its imposing abbey, offers a beautiful waterside setting for boat trips or picnics and hosts the world-famous Medieval Festival each year, highlighting the town's rich heritage.

The area has an outstanding choice of schools, including leading independent schools, top grammar schools and highly-regarded comprehensives. For commuters, links to London, Bath and Bristol are excellent and the international airports at Bristol and Birmingham are within an easy drive.





## ABOUT CENTAUR

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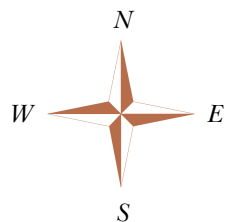
Characterised by quality and great design, Centaur Homes has established a reputation for creating exceptional homes in some of the most desirable locations in Gloucestershire.

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.



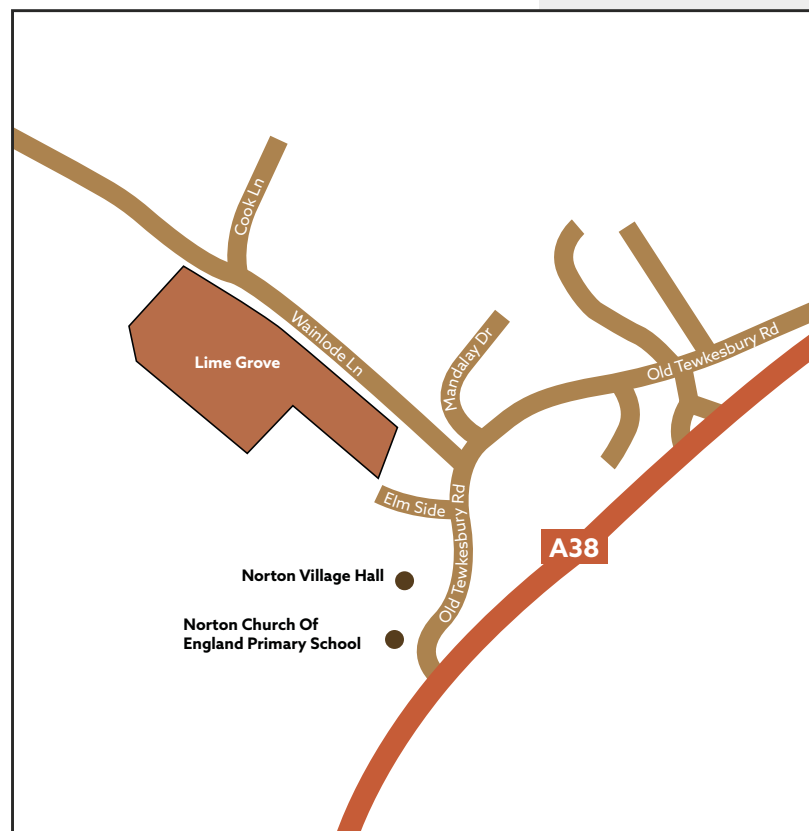
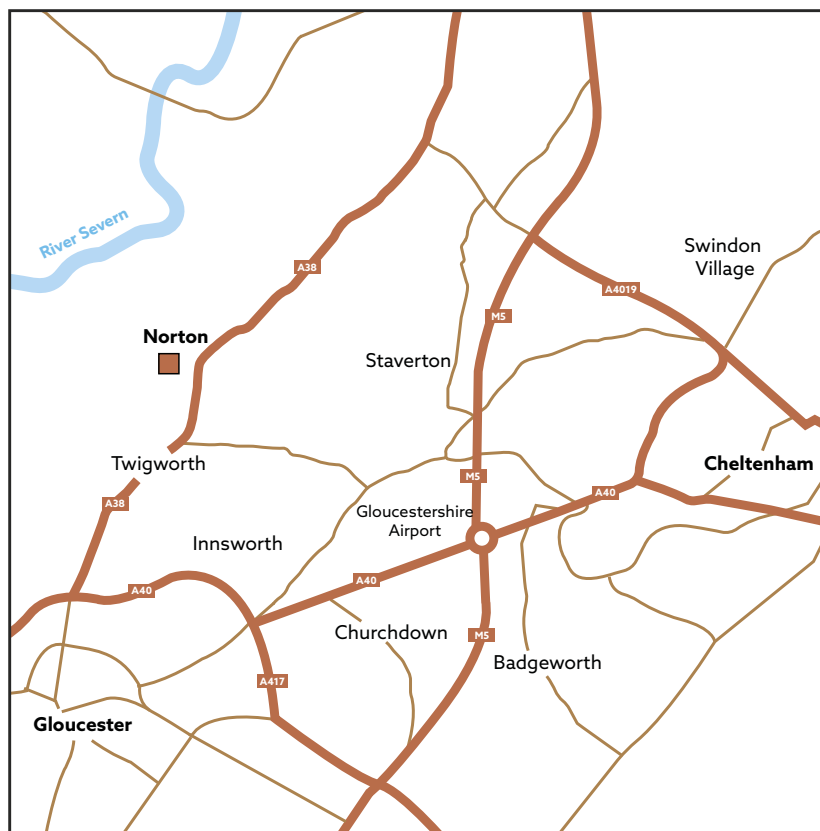
## SITE PLAN

- THE LEAFIELD**  
1 bedroom bungalow  
(plots 2 & 3)
- THE BIBURY**  
2 bedroom semi-detached  
(plots 8, 9, 10 & 11)
- THE MICKLETON**  
3 bedroom detached  
(plots 16 & 17)
- THE IDBURY**  
3 bedroom bungalow  
(plots 1 & 12)

- THE NAUNTON**  
4 bedroom detached  
(plots 13 & 18)
- THE JOYFORD**  
4 bedroom detached  
(plots 21 & 22)
- THE OAKRIDGE**  
5 bedroom detached  
(plots 19 & 20)
- AFFORDABLE HOUSING**



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



**Lime Grove**  
 Norton  
 Gloucestershire  
 GL2 9GD

Situated conveniently between Cheltenham, Gloucester and Tewkesbury and located just off the A38, Lime Grove combines rural charm with easy access to surrounding towns and areas. With the

picturesque landscape of Wainlode Lane, you're nestled in the beauty of the countryside yet only an hour and a half from London and well connected to Bath, Bristol and Birmingham.





Computer Generated Image - details may vary.



*Plots 2 and 3*

## THE LEAFIELD

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An attractive one bedroom semi-detached bungalow featuring an open plan kitchen / living room with French doors leading out to the rear garden, a spacious bedroom with storage and a shower room.

### *Ground Floor*

#### **KITCHEN**

3.27m x 2.91m  
10'8" x 9'6"

#### **LIVING ROOM**

4.60m x 3.47m  
15'1" x 11'4"

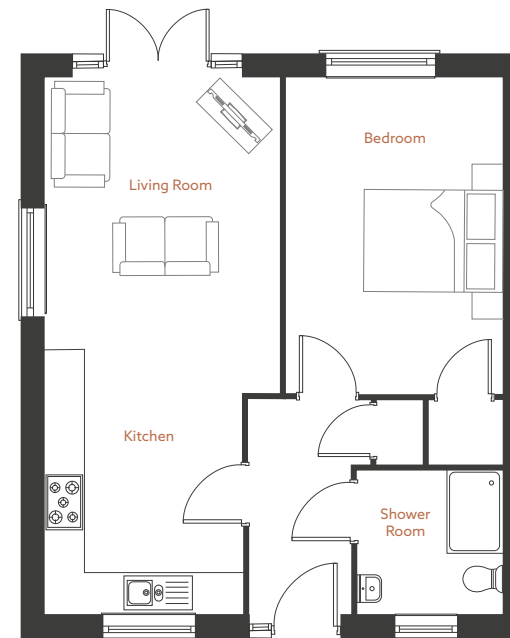
#### **BEDROOM**

4.63m x 3.18m  
15'2" x 10'5"

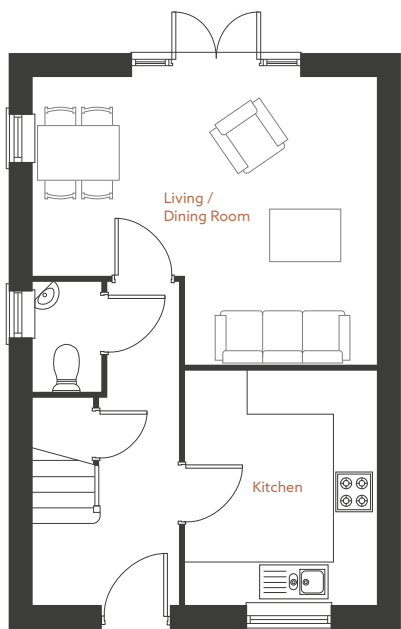
#### **SHOWER ROOM**

2.14m x 2.12m  
7'0" x 6'11"

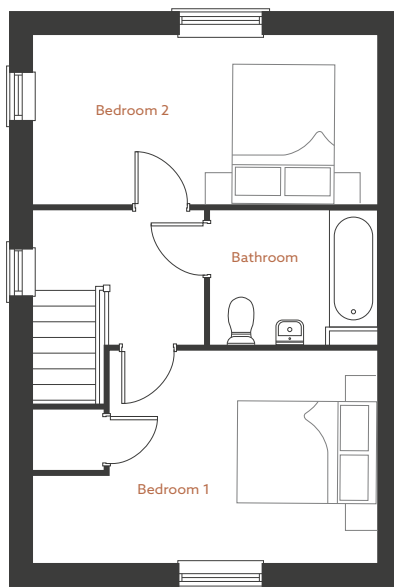
Plot 2 layout is shown.  
Plot 3 is the opposite hand.



### *Ground Floor*



*Ground Floor*



*First Floor*

Plot 8 & 10 layout is shown.  
Plot 9 & 11 is the opposite hand.

*Plots 8, 9, 10 and 11*

## THE BIBURY

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

### *Ground Floor*

**KITCHEN**  
3.44m x 2.82m  
11'3" x 9'3"

**LIVING / DINING ROOM**  
5.07m x 4.25m  
16'7" x 13'11"

### *First Floor*

**BEDROOM 1**  
5.07m x 3.14m  
16'7" x 10'3"

**BEDROOM 2**  
5.07m x 2.49m  
16'7" x 8'2"

**BATHROOM**  
2.47m x 1.98m  
8'1" x 6'5"



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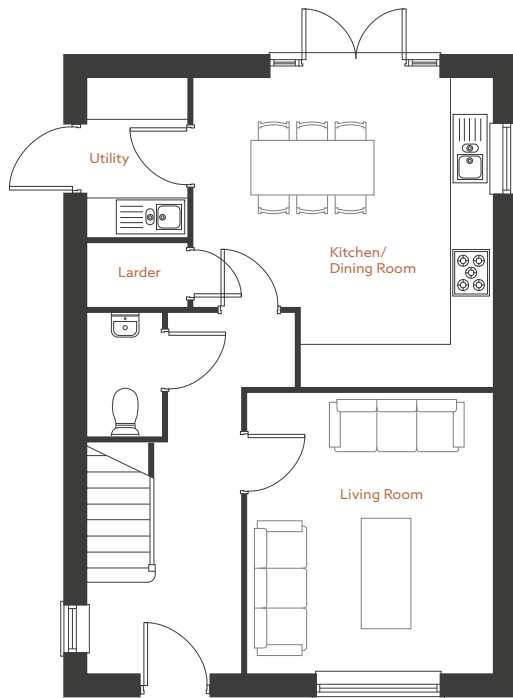




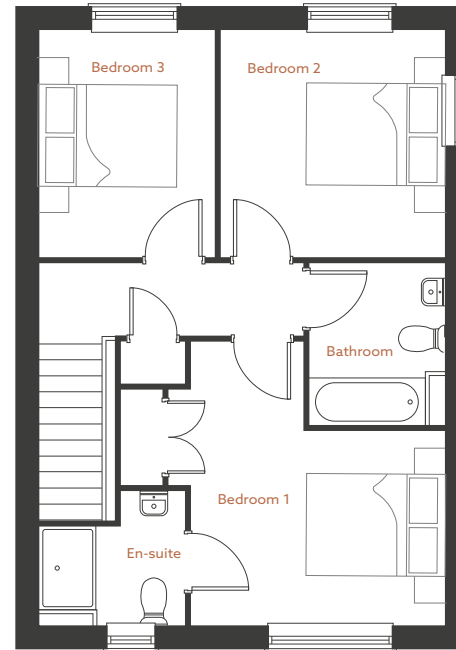




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*Ground Floor*



*First Floor*

Plot 17 layout is shown.  
Plot 16 is the opposite hand.

*Ground Floor*

**KITCHEN /  
DINING ROOM**

4.54m x 4.41m  
14'10" x 14'5"

**LIVING ROOM**

4.13m x 3.61m  
13'6" x 11'10"

*First Floor*

**BEDROOM 1**

4.20m x 3.74m  
13'9" x 12'3"

**BEDROOM 2**

3.35m x 3.30m  
10'11" x 10'9"

**BEDROOM 3**

3.35m x 2.59m  
10'11" x 8'5"

**BATHROOM**

2.39m x 2.01m  
7'10" x 6'7"

*Plots 16 and 17*  
**THE MICKLETON**

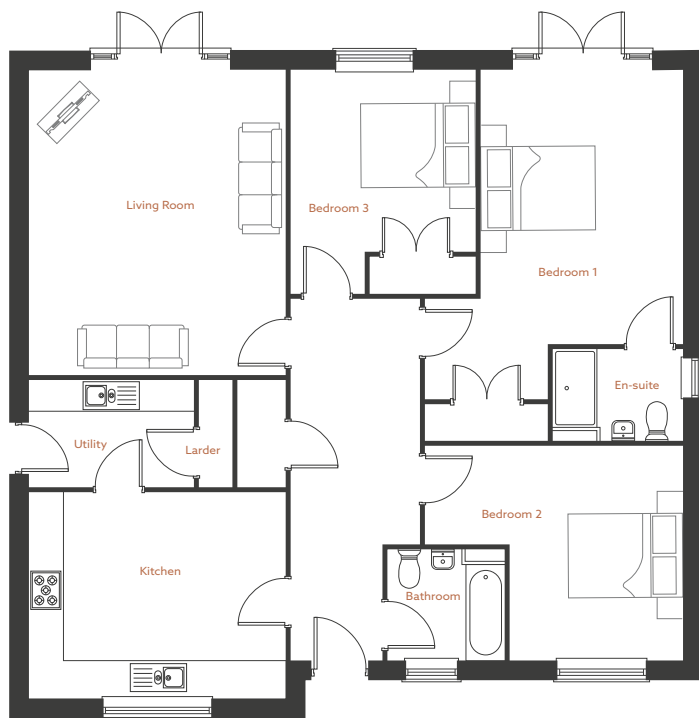
An exclusive three bedroom detached house featuring an open plan kitchen / dining room with larder and utility room, living room, master bedroom with en-suite, two further bedrooms and a bathroom. The Mickleton also benefits from a single garage.



## *Plots 1 and 12*

# THE IDBURY

A superb three bedroom detached bungalow featuring a fully fitted kitchen with separate utility and larder, living room, master bedroom with en-suite, two further bedrooms and a bathroom. The Idbury also benefits from a double garage.



### *Ground Floor*

#### **KITCHEN**

4.62m x 3.70m  
15'1" x 12'1"

#### **LIVING ROOM**

5.48m x 4.62m  
17'11" x 15'1"

#### **BEDROOM 1**

5.93m x 3.63m  
19'5" x 11'10"

#### **BEDROOM 2**

4.60m x 3.83m  
15'1" x 12'6"

#### **BEDROOM 3**

4.01m x 3.25m  
13'1" x 10'7"

#### **BATHROOM**

2.09m x 1.98m  
6'10" x 6'5"



Computer Generated Image - details may vary.









Computer Generated Image - details may vary.

### *Ground Floor*

**KITCHEN**

5.97m x 3.21m  
19'7" x 10'6"

**FAMILY / DINING**

4.73m x 4.25m  
15'6" x 13'11"

**LIVING ROOM**

5.21m x 3.34m  
17'1" x 10'11"

**STUDY**

3.37m x 1.98m  
11'0" x 6'5"

### *First Floor*

**BEDROOM 1**

4.28m x 4.03m  
14'0" x 13'2"

**BEDROOM 2**

3.97m x 3.37m  
13'0" x 11'0"

**BEDROOM 3**

3.80m x 3.34m  
12'5" x 10'11"

**BEDROOM 4**

3.11m x 2.75m  
10'2" x 9'0"

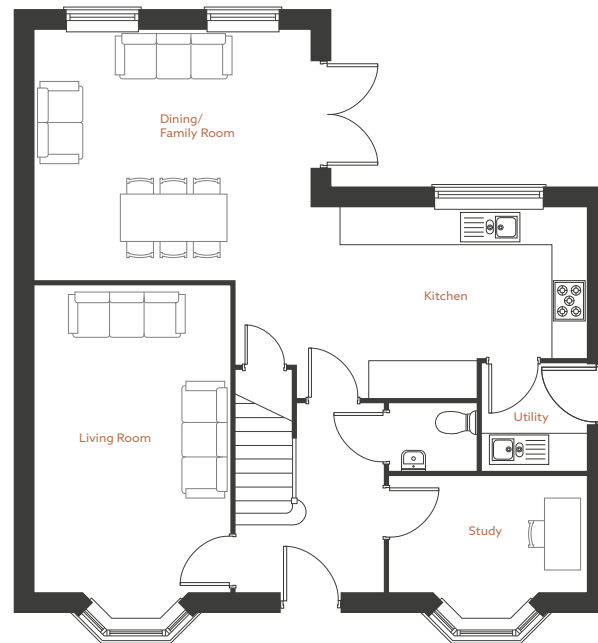
**BATHROOM**

3.10m x 2.00m  
10'2" x 6'6"

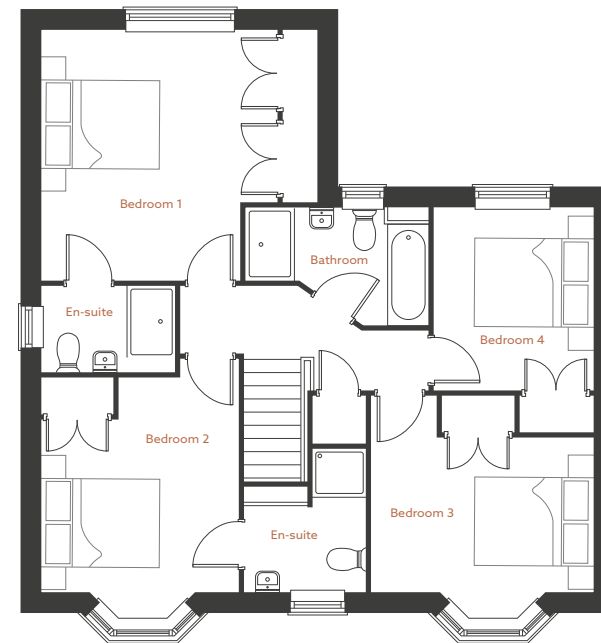
### *Plots 13 and 18*

## THE NAUNTON

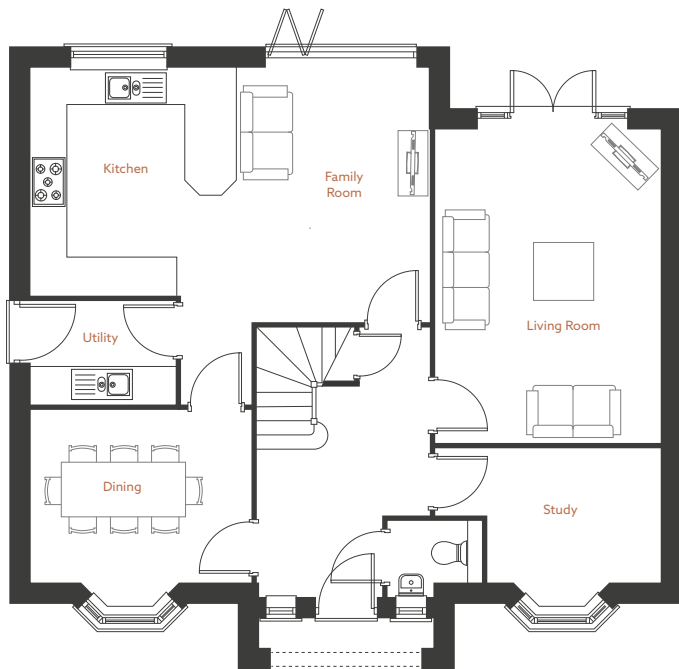
An exclusive four bedroom detached family home featuring open plan kitchen / dining / family room, separate living room, study and utility. Upstairs, there are four bedrooms, two with en-suite and a family bathroom. The Naunton also benefits from a double garage.



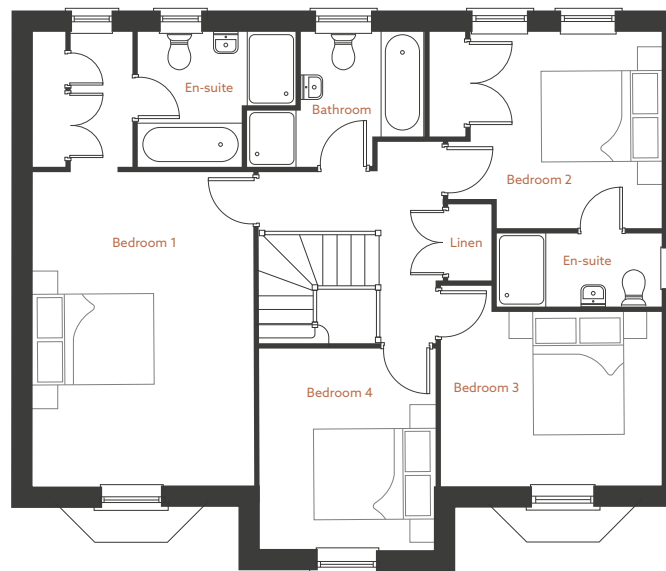
*Ground Floor*



*First Floor*



*Ground Floor*



*First Floor*

## *Plots 21 and 22* **THE JOYFORD**

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

### *Ground Floor*

#### **KITCHEN / FAMILY AREA**

6.53m x 4.50m  
21'5" x 14'9"

#### **LIVING ROOM**

5.16m x 3.83m  
16'11" x 12'6"

#### **DINING ROOM**

3.61m x 3.02m  
11'10" x 9'10"

#### **STUDY**

3.83m x 2.28m  
12'6" x 7'5"

### *First Floor*

#### **BEDROOM 1**

5.23m x 3.64m  
17'1" x 11'11"

#### **BEDROOM 2**

3.55m x 3.25m  
11'7" x 10'7"

#### **BEDROOM 3**

3.64m x 2.91m  
11'11" x 9'6"

#### **BEDROOM 4**

3.38m x 3.03m  
11'1" x 9'11"

#### **BATHROOM**

2.74m x 2.06m  
8'11" x 6'9"



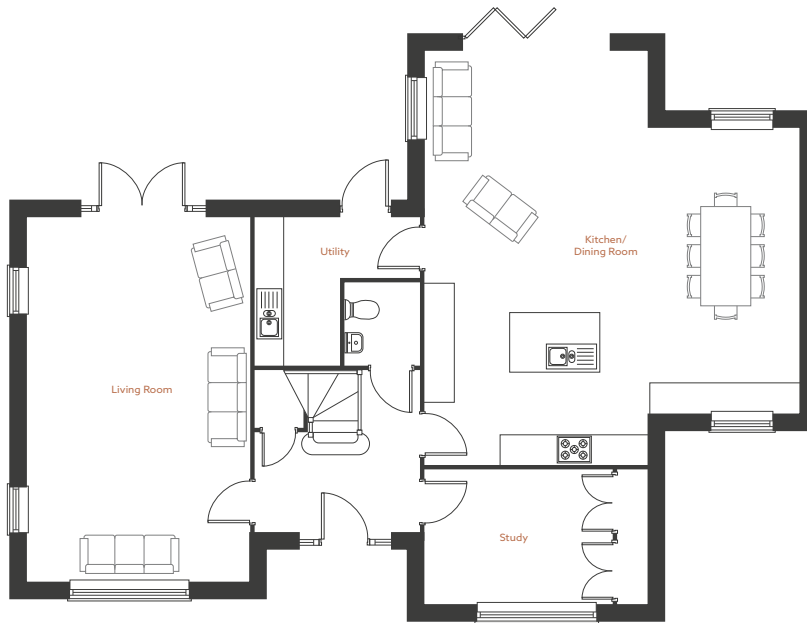




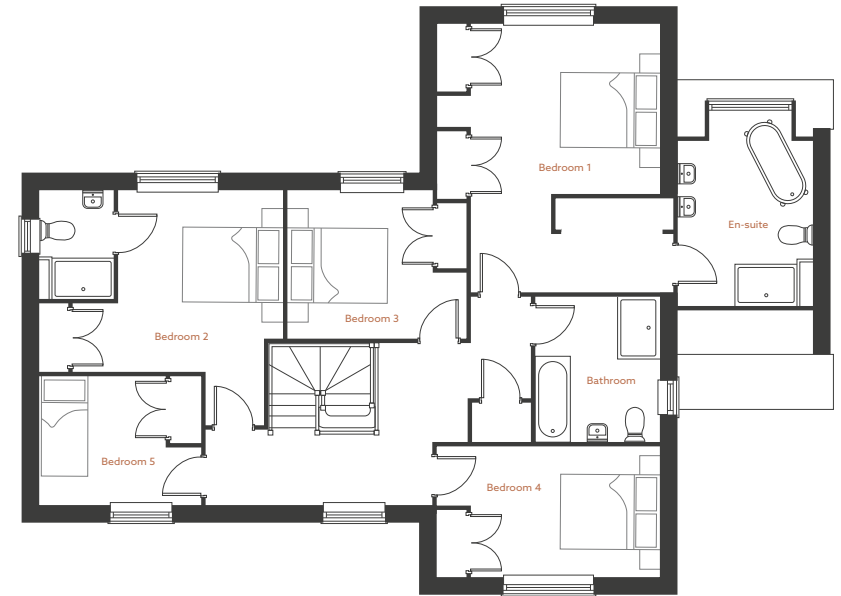
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*Ground Floor*



*First Floor*

Plot 19 layout is shown.  
Plot 20 is the opposite hand.

### *Ground Floor*

**KITCHEN /  
FAMILY / DINING**  
8.34m x 7.54m  
27'4" x 24'8"

**LIVING ROOM**  
7.32m x 4.51m  
24'0" x 14'9"

**STUDY**  
3.77m x 2.72m  
12'4" x 8'11"

### *First Floor*

**BEDROOM 1**  
5.43m x 4.50m  
17'9" x 14'9"

**BEDROOM 2**  
4.71m x 3.33m  
15'5" x 10'11"

**BEDROOM 3**  
3.59m x 2.98m  
11'9" x 9'9"

**BEDROOM 4**  
4.50m x 2.62m  
14'9" x 8'7"

**BEDROOM 5**  
3.29m x 2.60m  
10'9" x 8'6"

**BATHROOM**  
2.93m x 2.51m  
9'7" x 8'2"

### *Plots 19 and 20*

## THE OAKRIDGE

An impressive five bedroom detached family home featuring a spacious open plan kitchen / dining / family room, separate living room, study **and utility**. Upstairs, there are five bedrooms, two with an en-suite and a family bathroom. The Oakridge also benefits from a double garage.

## SPECIFICATION

The homes at Lime Grove are from our Signature range and all offer thoughtfully planned living spaces finished to the highest specification







Photography taken from previous showhomes. Details may vary.

### **Kitchen & Utility**

- Individually designed Symphony kitchens with soft close doors and drawers\*
- Laminate worktops and upstands to The Leaffield and The Bibury. Stone worktops and upstands to all other homes.\*
- 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)

### **Interior Finishes**

- Contemporary oak finish doors with chrome door furniture
- Karndean flooring to kitchen, utility, cloakroom, bathroom and en-suites\*

### **External Detail**

- 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

\*Choose from a predetermined range subject to stage of construction



Photography taken from previous showhomes. Details may vary.

### Heating, Electrical & Lighting

- 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)

### Security & 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

\*Choose from a predetermined range subject to stage of construction

### Bathroom & En-suites

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



Photography taken from previous showhomes. Details may vary.



**CENTAUR**  
*Signature*

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

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Cheltenham, Gloucestershire, England, GL52 7DG

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