

17 detached family homes  
Gotherington, Gloucestershire



Stone Barn Fields  
GOTHERINGTON



# Cotswold living

**Stone Barn Fields is an attractive development comprising a bespoke range of new homes including a selection of 4 and 5 bedroom detached family homes together with a choice of 2-bedroom bungalows.**

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. At Stone Barn Fields this exclusive development will reflect the locality but also create a new environment and sense of place for our home owners.

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.

The development delivers open views of the countryside, peace and tranquility, access to country walks and

many other pursuits with Stone Barn Fields offering a perfect semi-rural setting in the wonderful county of Gloucestershire.

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.







### About Centaur Homes

Established in 2006 Centaur Homes has matured into a well-regarded private house builder developing bespoke quality houses across the region.

Our emphasis is on creating a product that is characterised by a high level of specification and finish that excites and fulfills the expectations of all our new home owners.

Our small personal team will endeavor to make the house purchase journey as pleasant and successful as possible delivering our home owners the property they deserve with the consistent high standard of finish that we offer all our customers.

### The environment

We are very aware that construction can have an impact on the environment and have taken steps to reduce our impact accordingly. We have already put many measures in place to satisfy our policy of sustainability and have been awarded the internationally recognised ISO14001 environmental standard for our actions.

#### These include:

- 85% of waste is transferred, recycled or disposed of ethically
- Many recyclable materials used to reduce amount of landfill
- Cutting fuel consumption by reducing the number of vans on the road and asking engineers to share trips to site
- Raising levels of environmental awareness with all staff, suppliers, sub-contractors, clients, end-users, the public and other organisations





**Stone Barn Fields is ideally located to enjoy the buzz of the town and the calm of the countryside with easy access to motorway links.**

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. However, if you don't want to venture into the heart of Cheltenham then the popular village of Bishops Cleeve (2 miles) offers a wide range of local stores and major supermarkets, sports & social clubs, and highly regarded schools at both primary and secondary levels.

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.







# Site Plan

-  **The Alstone**  
2 bedroom bungalow (plot 7)
-  **The Claydon**  
2 bedroom bungalow (plot 8)
-  **The Farmcote**  
5 bedroom home (plots 9, 11, 13 & 15)
-  **The Langley**  
4 bedroom home (plot 17)
-  **The Stanway**  
5 bedroom home (plot 16)
-  **The Teddington**  
5 bedroom home (plot 12)
-  **The Woolstone**  
5 bedroom home (plots 10 & 14)
-  **Affordable Housing**

This Site Plan is for orientation purposes only and all surfaces, landscaping and layouts should be checked at the time of reservation.





Plot 7

# The Alstone

Two bedroom bungalow, one with en-suite. Kitchen/dining room plus separate living room. Property has a single garage.

## Kitchen / Dining

5.28 x 3.40m  
17'4" x 11'2"

## Living Room

4.95 x 4.25m  
16'3" x 13'11"

## Bedroom 1

4.10 x 4.07m  
13'5" x 13'4"

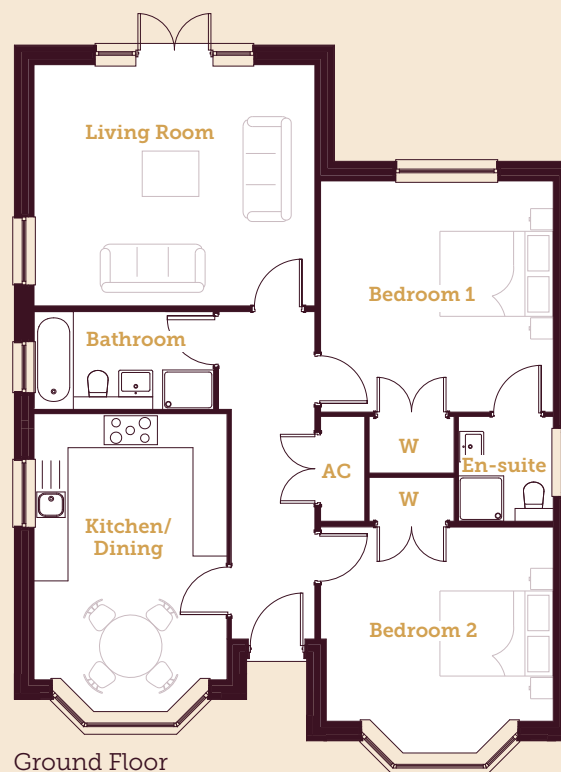
## Bedroom 2

4.10 x 4.01m  
13'5" x 13'2"

## Bathroom

3.17 x 1.72m  
10'5" x 5'8"

NB: all dimensions are maximums unless otherwise stated.



Ground Floor

Plot 8

# The Claydon

Two bedroom bungalow, one with en-suite. Kitchen/dining room plus separate living room. Property has a single garage.

## Kitchen / Dining

5.28 x 3.40m  
17'4" x 11'2"

## Living Room

4.95 x 4.25m  
16'3" x 13'11"

## Bedroom 1

4.10 x 4.07m  
13'5" x 13'4"

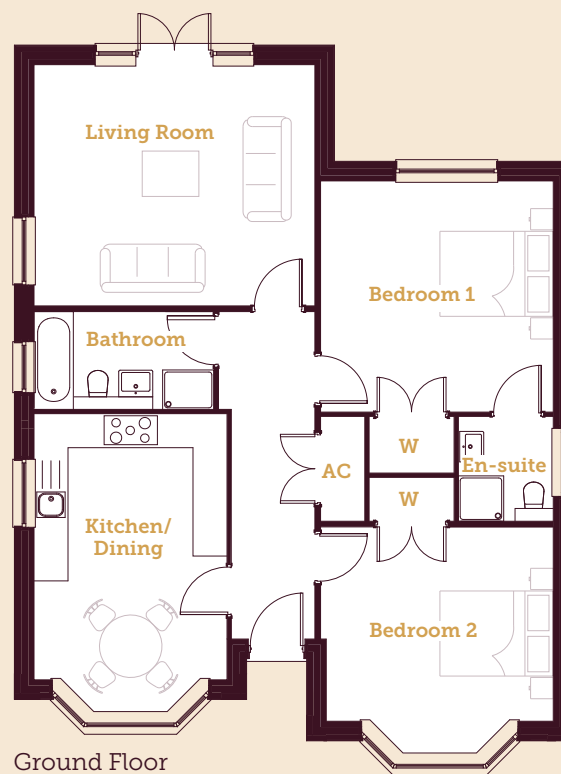
## Bedroom 2

4.10 x 4.01m  
13'5" x 13'2"

## Bathroom

3.17 x 1.72  
10'5" x 5'8"

NB: all dimensions are maximums unless otherwise stated.

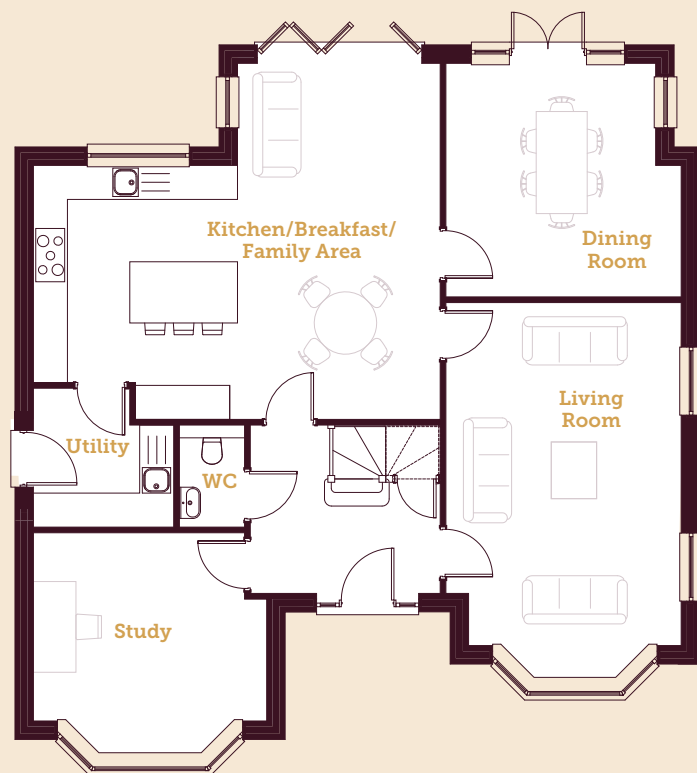


Ground Floor

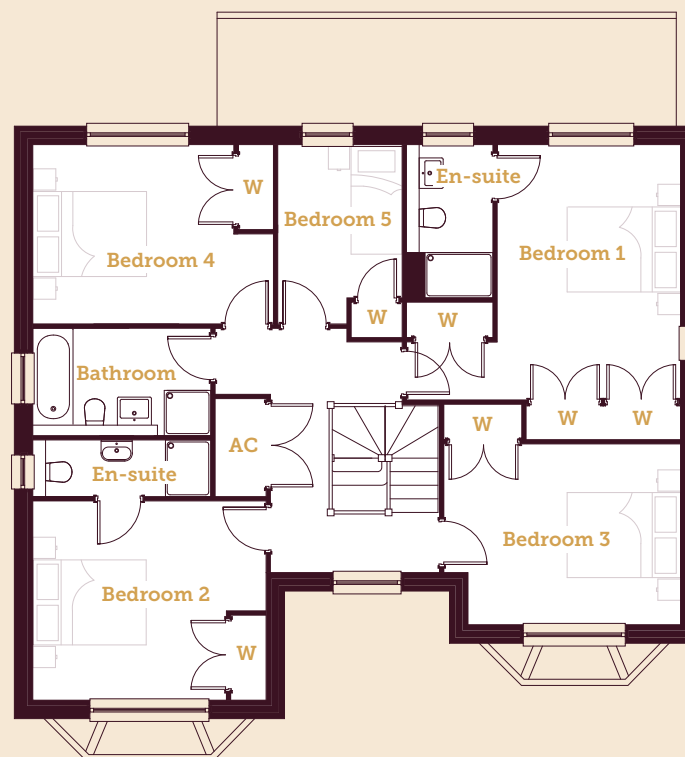
Plots: 9, 11, 13 & 15

# The Farmcote

Five bedroom family home with two en-suites, family bathroom and downstairs cloakroom. Large kitchen/breakfast area plus separate utility, living room, dining room and study. Property has a double garage.



Ground Floor



First Floor

## Ground floor

**Kitchen/Breakfast/  
Family Area**  
7.17 x 6.28m  
23'6" x 20'7"

**Utility**  
2.47 x 2.45m  
8'1" x 8'

**Living Room**  
6.63 x 4.15m  
21'9" x 13'7"

**Dining Room**  
4.15 x 4.12m  
13'7" x 13'6"

**Study**  
4.11 x 3.90m  
13'6" x 12'10"

## First floor

**Bedroom 1**  
4.50 x 4.83m  
14'9" x 15'10"

**Bedroom 2**  
4.11 x 3.51m  
13'6" x 11'6"

**Bedroom 3**  
4.17 x 3.19m  
13'8" x 10'6"

**Bedroom 4**  
4.24 x 3.20m  
13'11" x 10'6"

**Bedroom 5**  
3.20 x 2.19m  
10'6" x 7'2"

**Bathroom**  
3.40 x 1.85m  
11'2" x 6'1"

NB: plot 13 shown. Other plots are handed.

NB: all dimensions are maximums  
unless otherwise stated.



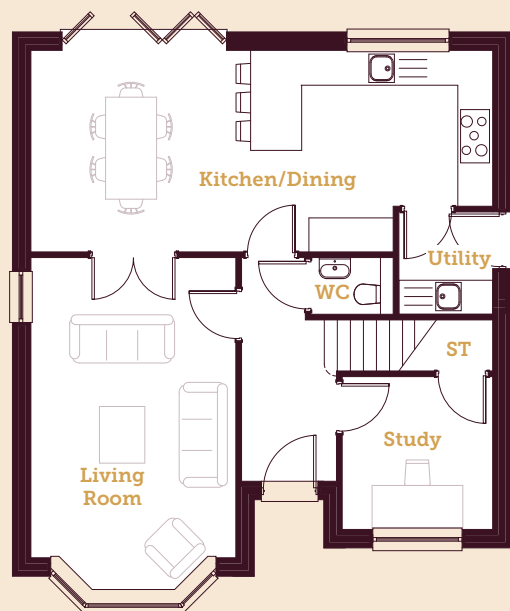




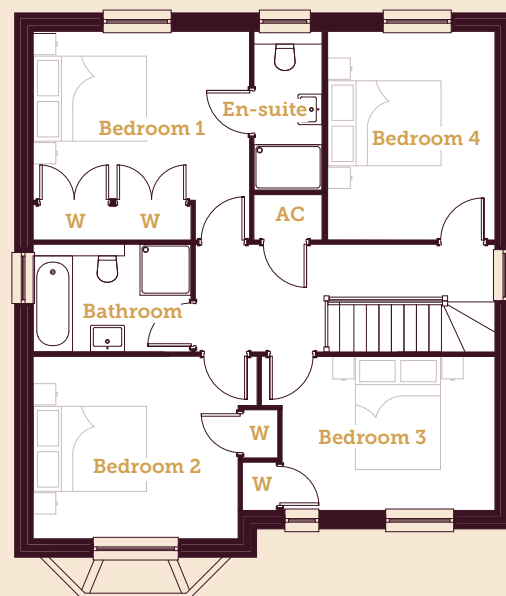
Plot 17

# The Langley

Four bedroom home with one en-suite, family bathroom and downstairs cloakroom. Large kitchen/dining area plus separate utility, living room and study. Property has a single garage.



Ground Floor



First Floor

## Ground floor

### Kitchen / Dining

8.14 x 3.55m  
26'8" x 11'8"

### Utility

1.80 x 1.69m  
5'11" x 5'7"

### Living Room

5.88 x 3.61m  
19'3" x 11'10"

### Study

2.69 x 2.65m  
8'10" x 8'8"

## First floor

### Bedroom 1

3.81 x 2.98m min  
12'6" x 9'9" min

### Bedroom 2

3.95 x 3.22m  
13' x 10'7"

### Bedroom 3

4.12 x 2.72m  
13'6" x 8'11"

### Bedroom 4

3.68 x 2.95m  
12'1" x 9'8"

### Bathroom

2.78 x 1.90m  
9'1" x 6'3"

NB: all dimensions are maximums  
unless otherwise stated.



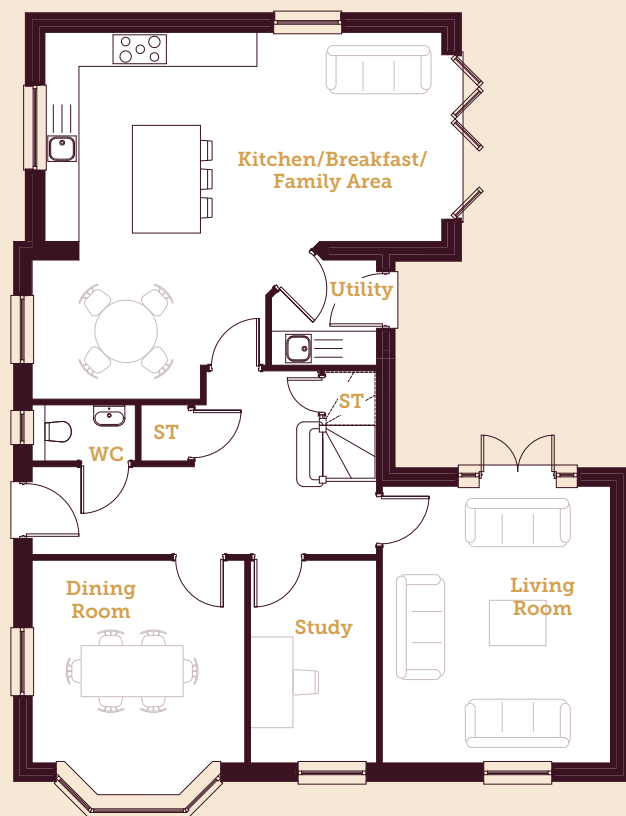




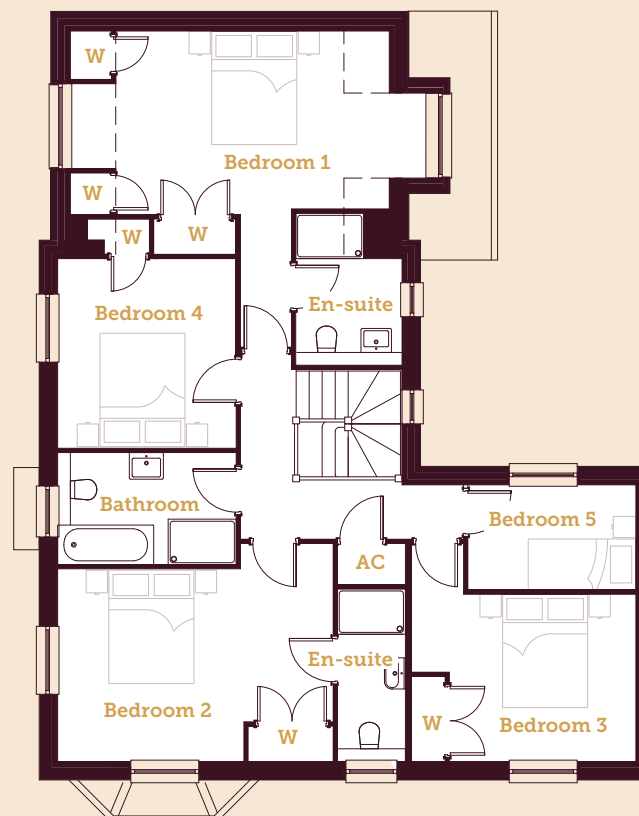
Plot 16

# The Stanway

Five bedroom family home with two en-suites, family bathroom and downstairs cloakroom. Large kitchen/breakfast area plus separate utility, living room, dining room and study. Property has a double garage.



Ground Floor



First Floor

## Ground floor

### Kitchen/Breakfast/ Family Area

7.00 x 6.47m  
23' x 21'3"

### Utility

1.85 x 1.85m  
6'1" x 6'1"

### Living Room

4.88 x 4.02m  
16' x 13'2"

### Dining Room

4.16 x 3.75m  
13'8" x 12'4"

### Study

3.57 x 2.22m  
11'9" x 7'3"

## First floor

### Bedroom 1

5.62 min x 5.60m  
18'5" min x 18'4"

### Bedroom 2

4.86 x 3.84m  
15'11" x 12'7"

### Bedroom 3

3.96 x 2.95m  
13' x 9'8"

### Bedroom 4

3.34 x 3.15m  
10'11" x 10'4"

### Bedroom 5

2.96 x 1.85m  
9'9" x 6'41"

### Bathroom

3.15 x 1.97m  
10'4" x 6'6"

NB: all dimensions are maximums  
unless otherwise stated.



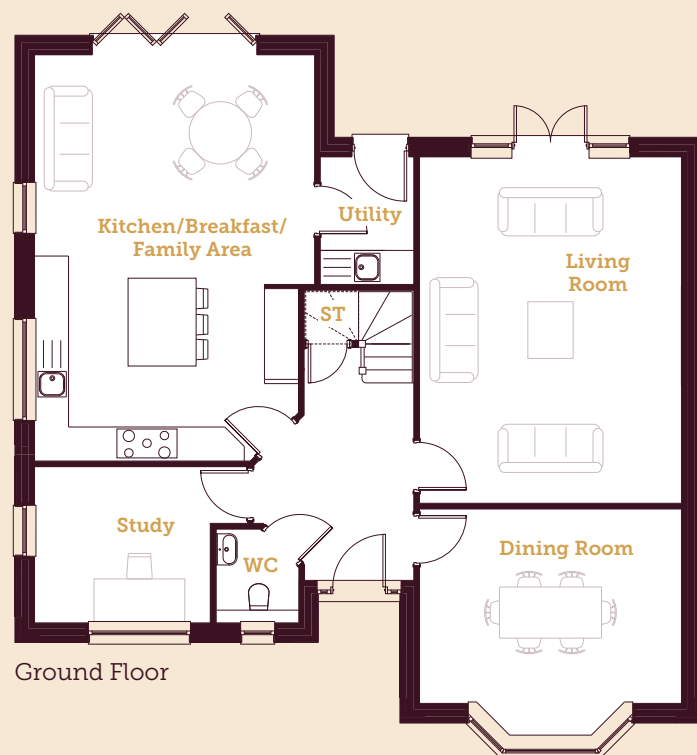




Plot 12

# The Teddington

Five bedroom home with two en-suites, family bathroom and downstairs cloakroom. Large kitchen/breakfast area plus separate utility, living room, dining room and study. Property has a double garage.



Ground Floor



First Floor

## Ground floor

### Kitchen/Breakfast/ Family Area

7.16 x 4.94m  
23'6" x 16'2"

### Utility

2.25 x 1.65m  
7'5" x 5'5"

### Living Room

6.11 x 4.62m  
20'1" x 15'2"

### Dining Room

4.62 x 4.01m  
15'2" x 13'2"

### Study

3.75 x 2.75m  
10'4" x 9'

## First floor

### Bedroom 1

4.64 x 3.92m  
15'3" x 12'10"

### Bedroom 2

4.75 x 4.56m  
15'7" x 15'

### Bedroom 3

4.41 x 3.14m  
14'6" x 10'4"

### Bedroom 4

4.30 x 2.76m  
14'1" x 9'1"

### Bedroom 5

3.14 x 1.84m  
10'4" x 6'

### Bathroom

2.72 x 2.41m  
8'11" x 7'11"

NB: all dimensions are maximums  
unless otherwise stated.

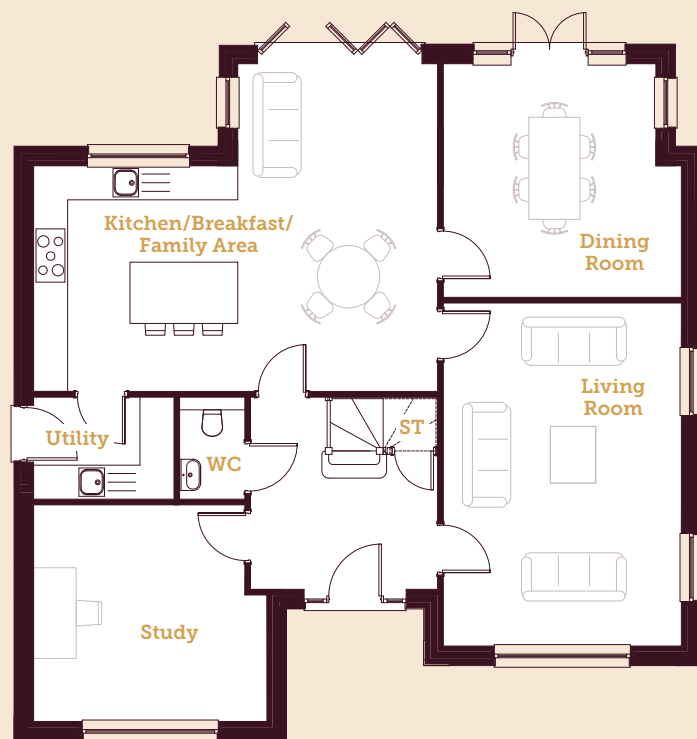




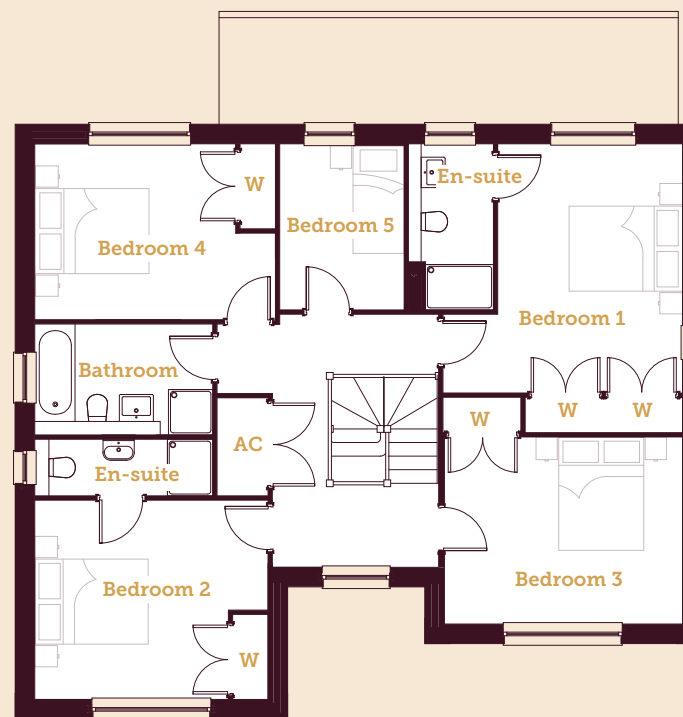
Plots 10 & 14

# The Woolstone

Five bedroom home with two en-suites, family bathroom and downstairs cloakroom. Large kitchen/breakfast area plus separate utility, dining room, living room and study. Property has a double garage.



Ground Floor



First Floor

## Ground floor

### Kitchen/Breakfast/ Family Area

7.12 x 5.78m  
23'4" x 19'

### Utility

2.47 x 1.80m  
8'1" x 5'11"

### Living Room

6.05 x 4.20m  
19'10" x 13'9"

### Dining Room

4.20 x 4.12m  
13'9" x 13'6"

### Study

4.11 x 3.82m  
13'6" x 12'6"

## First floor

### Bedroom 1

4.39 x 4.22m  
14'5" x 13'10"

### Bedroom 2

4.11 x 3.51m  
13'6" x 11'6"

### Bedroom 3

4.20 x 3.30m  
13'9" x 10'10"

### Bedroom 4

4.24 x 3.20m  
13'11" x 10'6"

### Bedroom 5

2.93 x 2.19m  
9'7" x 7'2"

### Bathroom

3.14 x 1.85m  
10'4" x 6'1"

NB: all dimensions are maximums  
unless otherwise stated.







# Specification

**All the properties at Stone Barn Fields have been intelligently designed with modern living in mind and benefit from an excellent specification.**

## **Kitchen**

- Individually designed kitchen with Stone worktops and glass splash backs
- AEG integrated appliances

## **Bathroom & En-suites**

- Sanitary ware by Villeroy & Boch
- Hansgrohe chrome thermostatic shower with adjustable head
- Washbasin with Vado single lever mixer tap in chrome
- WC with chrome dual flush plate and concealed cistern
- Heated towel rail in chrome
- Half-height Porcelanosa tiling to all walls, and full height to shower cubicles.
- Porcelanosa tiling to floors

## **Internal Finishes & Features**

- Gas fired central heating and hot water system
- Contemporary style Oak finish flush doors with chrome furniture
- Porcelanosa floor tiles to Cloakroom/Kitchen/ Breakfast/Family Room and Utility

## **Media & Communication**

- TV/Satellite points and telephone sockets to all habitable rooms
- Sound system hard-wiring to Living, Kitchen/family, Dining, Study and Lounge suitable for a 'Sonos' system and audio streaming

## **Electrical & Lighting**

- Contemporary style polished chrome light switches throughout
- LED lighting to underside of Kitchen wall units
- Recessed ceiling lights to Kitchen/ Utility and Landing
- Downlighters, throughout ground floor, wall lighting and pendent lighting to living, dining and family
- Chrome downlighters to Bathroom/Ensuites

## **Environmental Details**

- A-rated appliances
- Dual flush mechanisms to toilets
- Energy efficient thermostatically controlled gas central heating with A-rated Worcester Bosch boiler
- Double glazed uPVC casement windows providing high level of thermal insulation and reduced heat loss
- High levels of insulation within roof spaces and walls
- Dawn to dusk sensors to external lighting

## **Security & Peace of Mind**

- 10 year warranty
- Outside wall lights to front and rear of property with PIR sensors
- Multi-point locking system to front entrance door
- Smoke and carbon monoxide alarms hard-wired to mains with battery backup
- Pre-wiring for alarm system

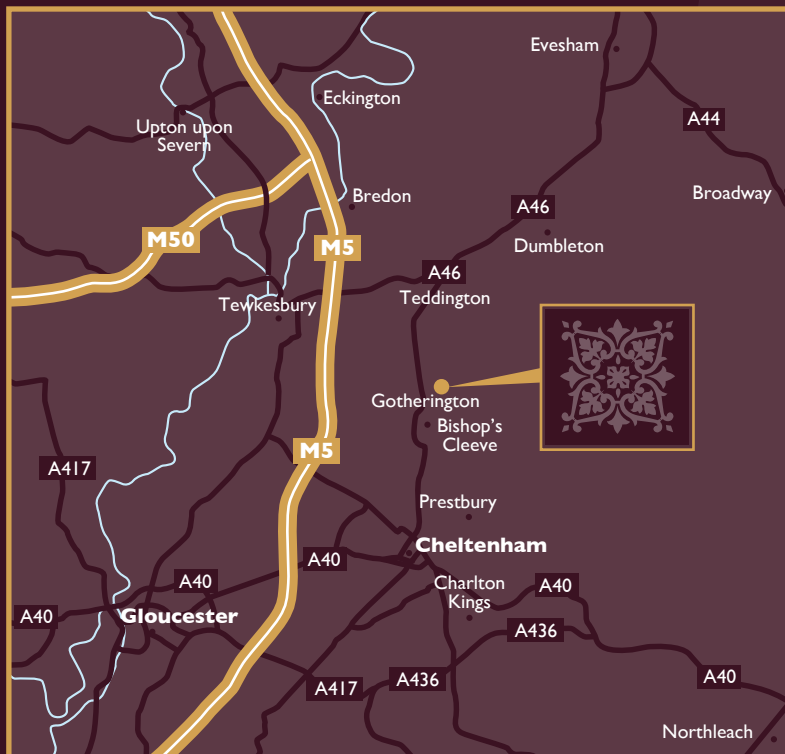
## **External Detail**

- Turfed rear garden and cotswold paving to patio areas
- External water tap and electrical point to rear of property









**Stone Barn Fields**  
 Gotherington  
 Cheltenham  
 Glos  
 GL52 9EZ



**Centaur Homes**  
 Willow End, Stoke Orchard Road, Cheltenham GL52 7DG

**Tel: 01242 677150**

**Email: [sales@centaurhomes.co.uk](mailto:sales@centaurhomes.co.uk)**

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

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