



THE CROFT  
GRETTON

CENTAUR  
HOMES

# Welcome to The Croft at Gretton

An exclusive collection of three and four bedroom homes





Nestled in the picturesque countryside of Gloucestershire, Gretton is a quintessential English village that offers the charm and tranquillity of rural life whilst being ideally situated close to the amenities of nearby Winchcombe and Cheltenham.

Inspired by the timeless beauty of its surroundings, our collection of six thoughtfully designed homes has been crafted to blend seamlessly with the village's character. From classic architectural details to the use of high quality materials, every element reflects the heritage of the local community.

Internally, all our homes at The Croft have been designed with modern living in mind and feature open plan living spaces, energy efficient technologies and premium finishes that combine comfort and style.





## Gretton

Gretton is a charming and sought after village that captures the very essence of countryside living. Situated on the edge of the Cotswolds, this peaceful community offers a perfect blend of rural beauty and convenient amenities.

Surrounded by rolling hills and scenic walking trails, Gretton is a haven for nature lovers. The village's elevated position provides breathtaking views of the surrounding countryside including the famous Cotswold Escarpment.

Steeped in history with roots dating back to the Domesday book, the village retains much of its historic charm with its traditional stone houses and cottages and the picturesque Christ Church which can be found at the foot of the village.

Historically, the village was served by Gretton Halt railway station until its closure in 1960. Today, you can take a ride on the Gloucestershire Warwickshire Railway (GWR), a restored steam train that passes near the former station site and through some of the most spectacular scenery in the Cotswolds.



Gretton is a village with a strong sense of community, boasting its own primary school and a popular country pub The Royal Oak which offers speciality ales and seasonal food. At the heart of the community is the popular village hall providing a range of activities and clubs for all ages.

A short drive to the neighbouring towns of Winchcombe and Cheltenham will provide easy access to shops, schools and transport links whilst the M5 motorway and nearby train stations also make it an ideal location for commuters.

Site Plan



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





### Cheltenham

Just 10 miles from Gretton is the beautiful spa town of Cheltenham, known for its Regency architecture and sophisticated lifestyle. Cheltenham's tree-lined streets and iconic architecture provide a stunning backdrop to a thriving cultural scene, highlighted by world-famous festivals such as the Literature festival, Jazz festival and the Cheltenham Gold Cup.

The town is a hub for shopping and dining, featuring luxury boutiques, independent shops, designer brands and acclaimed restaurants including the Michelin-starred Le Champignon Sauvage.

Cheltenham's beautiful parks are perfect for relaxation and recreation. Pittville Park, with its stunning lakes and Regency-era Pump Room offers a serene escape while Sandford Parks Lido provides an outdoor swimming haven during the Summer months.

Families are drawn to Cheltenham for its excellent schools, including the renowned Cheltenham Ladies College and Pates Grammar School, while the excellent transport links connect the town to major cities like London and Birmingham.

With a buzzing café culture, lively nightlife and a strong sense of community, Cheltenham provides a unique blend of heritage and style making it one of the most desirable locations to live.







## Winchcombe

Situated less than two miles from Gretton, the historic market town of Winchcombe offers a variety of attractions and amenities including a selection of independent shops and boutiques, coffee shops and numerous pubs and restaurants that offer a range of cuisines.

The town's rich history is evident in its architecture and landmarks. Timber-framed and Cotswold limestone buildings line the streets and visitors can explore the town's many historic attractions including Sudeley Castle and Gardens, the historic castle once home to Queen Katherine Parr, the last wife of Henry VIII, Hailes Abbey and St Peter's Church.

In addition to the town's many attractions, Winchcombe provides several essential community amenities including Winchcombe Medical Centre, a library, a post office and a community centre which is home to a variety of clubs and group activities.

The town is also a hub for educational opportunities with its own primary and secondary school and a choice of nurseries and pre-school settings on offer.

# Sustainable homes for modern living



We are committed to creating homes that not only offer exceptional quality and comfort but also minimise environmental impact.

Our homes feature advanced insulation, renewable energy solutions and responsibly sourced materials to reduce your carbon footprint whilst lowering energy costs.

They also feature thoughtfully planned green spaces designed to promote biodiversity and enrich the local environment.



## **Bird & Bat Boxes**

Bird and bat boxes located throughout the development to support local wildlife



## **Landscaped Frontages**

A mixed variety of plants and shrubs to the front of each home



## **Native Hedgerow Planting**

Enhancing the existing by planting additional hedgerow of the same species



## **Hedgehog Access Points**

In all runs of fencing to allow the movement of wildlife through the development



## **Tree Planting**

8 new trees to be planted throughout the development



## **Air Source Heat Pump**

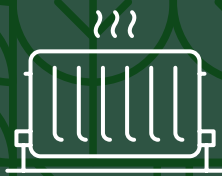
An energy efficient low carbon solution to heating your home



## **Underfloor Heating**

Evenly distributed and highly efficient heating to ground floors





### **Independent Radiator Controls**

Adjustable TRVs on radiators to manage heating throughout



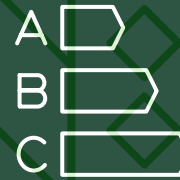
### **High Performance Insulation**

400mm loft insulation and blown cavity fill to reduce energy loss



### **Energy Efficient Lighting**

Low energy LED lighting helps save on utility bills



### **Energy Efficient Appliances**

Lowering the running costs of your new home



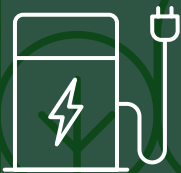
### **Dedicated Recycling Space**

And rainwater harvesting butts minimising water usage



### **Air Permeability Test**

Ensuring good ventilation while minimising energy loss



### **Electric Car Charging**

Charging points installed to each home



### **Full Fibre Connectivity**

High speed fibre to keep you connected to the outside world



### **Double Glazed uPVC Windows**

Heat and sound insulating glazing to maintain a comfortable temperature



### **Solar Charging**

PV panels installed on roof of The Winchcombe

# The Stanton

Plot 1  
Four bedroom detached home 2500 sq ft  
Double garage



With its light and spacious open plan kitchen / family room at its heart, this stunning family home has been thoughtfully designed for modern living. The ground floor also features a separate living room, dining room and study with both the living room and family room connected to the outside space via bi-fold doors. Each of the four bedrooms offer comfort and style with the main bedroom having the added luxury of a dressing area and en-suite bathroom.



## Ground Floor

**KITCHEN / FAMILY**  
7.50m x 6.04m  
24'7" x 19'9"

**LIVING**  
5.47m x 5.25m  
17'11" x 17'2"

**DINING**  
4.61m x 3.58m  
15'1" x 11'8"

**STUDY**  
3.93m x 2.72m  
12'10" x 8'11"



## First Floor

**BEDROOM 1**  
5.03m x 3.99m  
16'6" x 13'1"

**BEDROOM 2**  
3.61m x 3.60m  
11'10" x 11'9"

**DRESSING**  
1.97m x 1.92m  
6'5" x 6'3"

**BEDROOM 3**  
3.38m x 2.86m  
11'1" x 9'4"

**BEDROOM 4**  
3.61m x 2.53m  
11'10" x 8'3"





# The Broadway

Plots 4 and 6

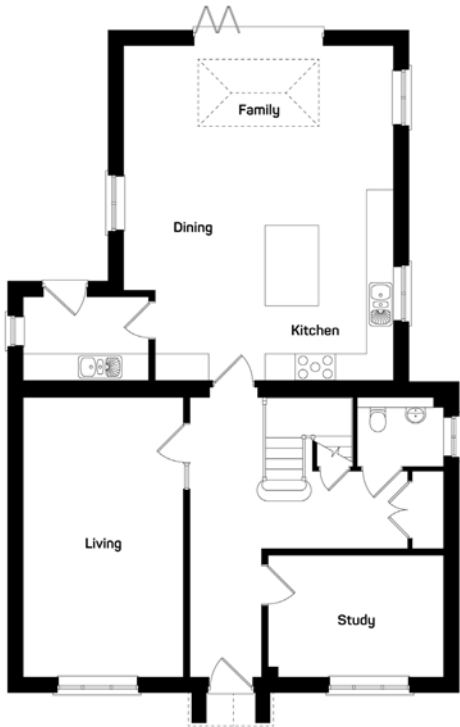
Four bedroom detached home 2188 sq ft

Double garage to plot 4

Single garage to plot 6



A beautifully designed family home where classic style meets everyday practicality. The open plan kitchen / dining / family area in this home provides a stunning light filled space that is ideal for entertaining, whilst the separate living room and study offer additional space for your family. Upstairs, there are four double bedrooms with the main bedroom enjoying the luxury of its own en-suite bathroom and dressing area.



Ground Floor

**KITCHEN / FAMILY / DINING**

7.50m x 6.04m  
24'7" x 19'9"

**LIVING**

6.26m x 3.38m  
20'6" x 11'1"

**STUDY**

3.93m x 2.72m  
12'10" x 12'2"



First Floor

**BEDROOM 1**

5.03m x 3.99m  
16'6" x 13'1"

**DRESSING**

1.97m x 1.92m  
6'5" x 6'3"

**BEDROOM 2**

3.61m x 3.60m  
11'10" x 11'9"

**BEDROOM 3**

3.38m x 2.86m  
11'1" x 9'4"

**BEDROOM 4**

3.61m x 2.53m  
11'10" x 8'3"



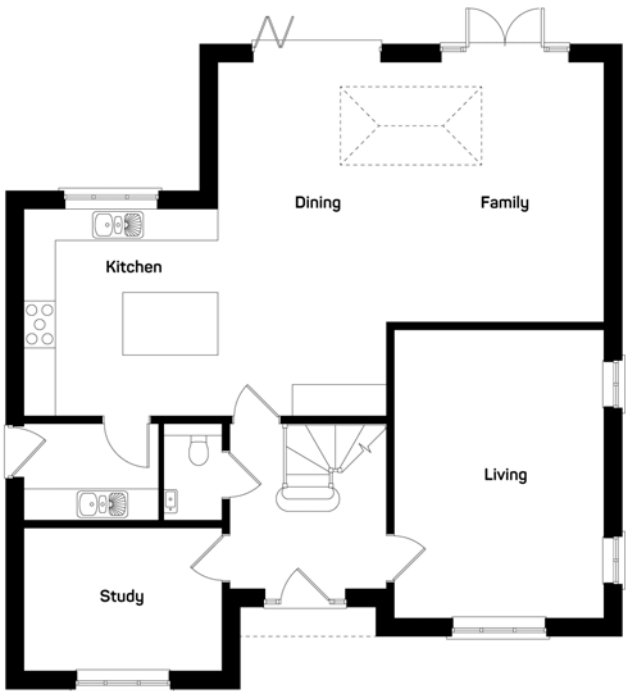


# The Alderton

Plot 5  
Four bedroom detached home 2140 sq ft  
Double garage



A stunning four bedroom family home offering the perfect blend of space, style and functionality. Filled with natural light, the open plan living arrangement in this home has been designed for both everyday life and entertaining. There is a separate living room and a dedicated study for working from home. Upstairs, there are four double bedrooms with two benefitting from their own en-suites.



## Ground Floor

### KITCHEN / FAMILY / DINING

11.10m x 6.87m  
36'5" x 22'6"

### LIVING

5.52m x 4.01m  
18'1" x 13'1"

### STUDY

3.79m x 2.74m  
12'5" x 8'11"



## First Floor

### BEDROOM 1

4.06m x 4.05m  
13'3" x 13'3"

### BEDROOM 3

4.05m x 2.95m  
13'3" x 9'8"

### BEDROOM 2

3.89m x 3.77m  
12'9" x 12'4"

### BEDROOM 4

3.89m x 2.80m  
12'9" x 9'2"







# The Winchcombe

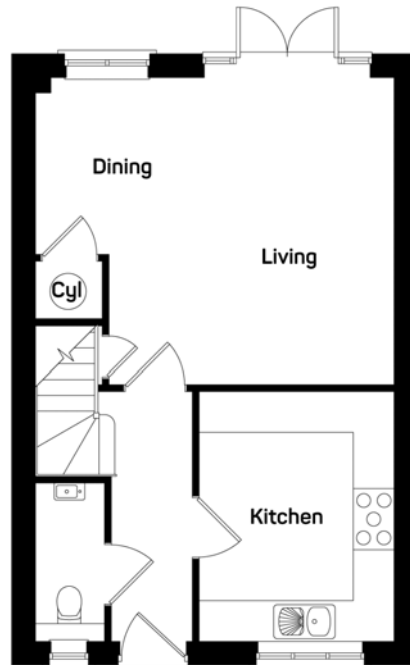
Plots 2 and 3

Three bedroom semi-detached home 940 sq ft

Private driveway for two cars



This charming three bedroom home features a stylish and practical kitchen at the front of property and a light and airy open plan living / dining area at the rear which leads onto the outside patio and garden space. Upstairs, there are three well-proportioned bedrooms with the main bedroom having the benefit of its own en-suite.



## Ground Floor

### KITCHEN

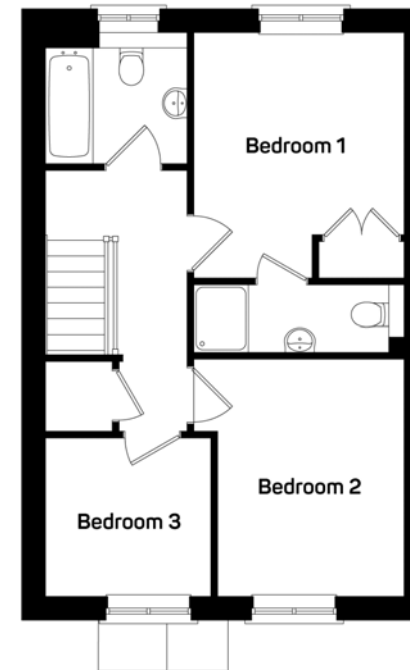
3.66m x 2.85m

12'0" x 9'4"

### LIVING / DINING

5.26m x 4.50m

17'3" x 14'9"



## First Floor

### BEDROOM 1

3.60m x 3.07m

11'9" x 10'0"

### BEDROOM 2

3.48m x 3.07m

11'5" x 10'0"

### BEDROOM 3

2.41m x 2.32m

7'10" x 7'7"









## **Kitchen and Utility**

- Individually designed shaker style kitchen featuring painted in-frame cabinetry with soft-closing doors and drawers \*
- Silestone worktops, upstands and splashback \*
- Rangemaster Electric Range Cooker with induction hob to The Alderton, The Broadway and The Stanton \*
- Siemens IQ700 built in oven with microwave function and warming drawer to The Alderton, The Broadway and The Stanton
- Siemens integrated fridge, freezer and dishwasher
- Integrated wine cooler to The Alderton, The Broadway and The Stanton
- Quooker 3 in 1 boiling water tap to The Alderton, The Broadway and The Stanton
- Siemens single oven, combi microwave and induction hob to The Winchcombe
- Integrated washing machine to The Winchcombe
- Belfast sink to utility (where applicable)

## **Interior Finishes**

- Oak staircase with feature bull nose steps in oak
- Mexicano oak finish internal doors with chrome handles
- Built in wardrobes with lighting, shelf and hanging rail (where applicable)
- Beswick Stone floor tiling to kitchen / family area, utility, hall and cloakroom
- Porcelanosa floor tiling to bathroom and en-suites \*

## **Bathroom and En-suites**

- White Duravit sanitaryware with chrome fittings.
- Under sink vanity units and bath panels in Anthracite (where applicable)
- Porcelanosa wall tiling \*
- Heated towel rail in anthracite





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



## **Heating and Electrical**

- Underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor
- Downlighters to kitchen / family area, utility, cloakroom, bathroom and en-suites
- BT points to hall, study and living room
- TV points to study, living room, dining room, family area, study and all bedrooms
- White sockets and switches throughout
- External wall lighting to front and rear of property

## **Garage**

- Internal lighting and electrical sockets to garage
- Remote operated up and over electric garage doors
- Electric vehicle charging point
- External wall lighting to front and side of garage

## **External Details**

- Air Source Heat Pump
- In roof Solar PV Panels to The Winchcombe
- Landscaped front garden
- Buff paving slabs to paths and patio areas
- External waterproof electrical socket and cold water tap

## **Security and Peace of Mind**

- 10 year structural warranty from Premier Guarantee
- Security Alarm system
- Multi point locking system to all external doors
- Smoke and carbon monoxide alarms hard wired to mains with battery back up





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



# Customer Journey

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Your Customer Journey with Centaur Homes starts from the moment you reserve your new home, and we will provide a professional and helpful service throughout your journey. We understand that buying a new home is one of the most important decisions you will make, which is why we involve you at every stage.



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.



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





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

### Site Visits

Shortly after reservation, you will be invited onto site to meet the Site Manager building your new home, at which point you can ask any questions you may have. You will also be offered two further site visits including a pre-plaster visit and your New Home Demonstration shortly before you move in. This is an excellent opportunity for us to show you how everything works in your new home and prepare you for moving in.

### Personalising Your Home

We understand that you will want to personalise your new home to suit your own individual style.

Depending on the stage of construction when you reserve, you will be able to select your own choices including kitchens, bathroom tiling and flooring.

### Handover and Customer Care

On the day you move in, you will receive a welcome pack containing lots of practical information about the running of your new home and information about the Centaur Homes Customer Care system. For your peace of mind, your new home is protected by the 10 year Premier Guarantee and within this, Centaur Homes offer a 2 year period where all defects are covered.



Protection for new-build home buyers

# CENTAUR HOMES

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