

CENTAUR HOMES



ST LAWRENCE PLACE
SWINDON VILLAGE

UNIQUE VILLAGE CHARACTER

St Lawrence Place is
an exclusive collection
of 8 new homes in
Swindon Village.

Close enough to the spa town of Cheltenham to be considered a suburb, but far enough away to be a village in its own right, Swindon Village is located to the North West of the thriving Cotswold town and between Uckington and Cheltenham Racecourse.

With a population of around 2,000 and within easy access to the M5 North, the village boasts a thriving community that enjoys a rural atmosphere. The area benefits from an array of nearby amenities, including a Village Hall, nearby shops, surgeries and pharmacies. Nearby Wymans Lane has a play area, football pitches, car park, cricket pitch, informal recreation areas and an urban meadow display during summer months. The Parish Council owns and manages allotments which are rented out by members of the local community.

With predominantly green belt land to the north, the historical centre of the village has been designated as a conservation area. The Norman church St Lawrence is a prominent feature in the centre of the village.

The village's unique character and appearance has been retained through the dominance of architecturally important buildings and their historic settings.

The parish contains one primary school: Swindon Village Primary. The nearest state secondary schools are All Saints Academy, which is just south of the southern boundary of the parish, in Springbank ward, and Pates Grammar, in Hesters Way. Many children also attend Bishops Cleeve and Pittville secondary schools. The parish also houses several early years settings, including Swindon Village.





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 ALVERTON
3 bedroom detached house
(plots 1 and 2) |  | THE CHRISTY
2 bedroom detached chalet
bungalow (plot 7) |
|  | THE LINWELL
3 bedroom end terrace house
(plots 3 and 6) |  | THE ARKLE
2 bedroom detached chalet
bungalow (plot 8) |
|  | THE DENMAN
3 bedroom mid terrace house
(plots 4 and 5) | | |

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

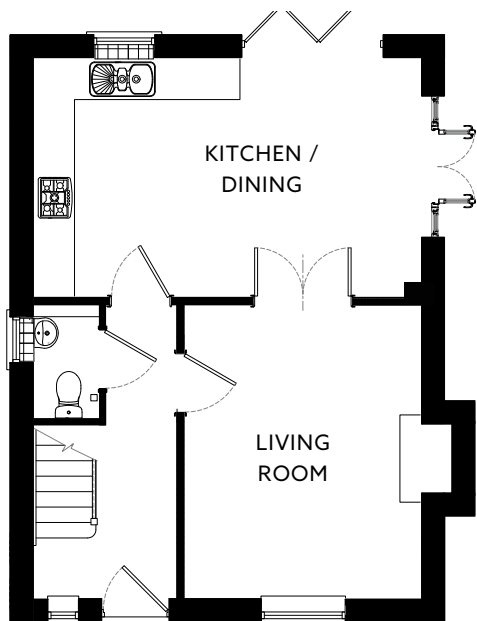


St Lawrence Place
 Church Road,
 Swindon Village,
 Cheltenham,
 GL51 9FP

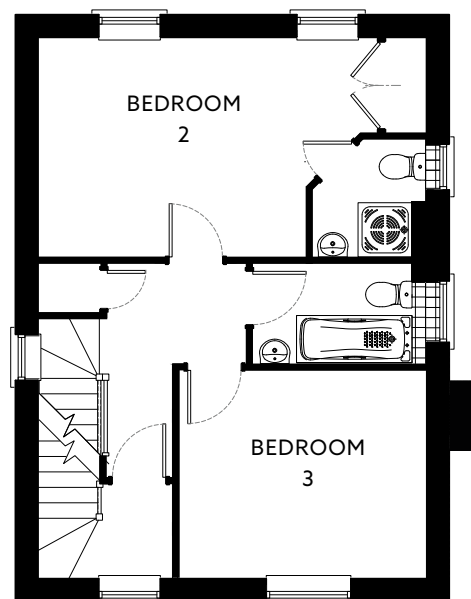
Situated to the North of Cheltenham and located close to the A4019 and M5 motorway, St Lawrence Place is within easy reach of surrounding towns and amenities.



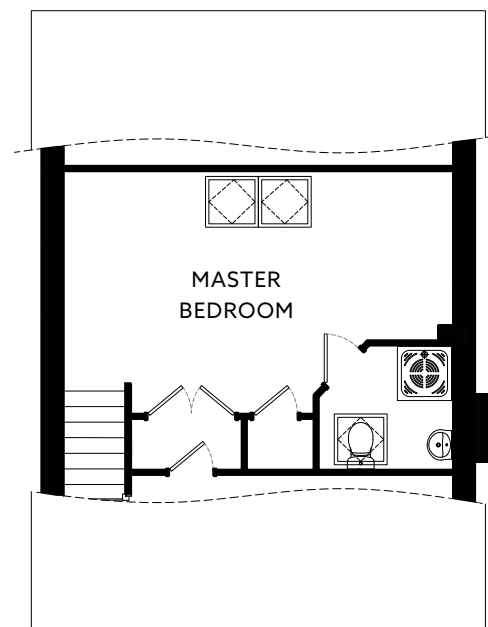
Computer Generated Image of The Alverton. Details may vary and should be checked at the time of reservation.



Ground Floor



First Floor



Second Floor

Plot 2 layout is shown.
Plot 1 is the opposite hand.

Ground Floor

KITCHEN / DINING
5.70m x 3.50m
18' 8" x 11' 6"

LIVING ROOM
4.30m x 3.46m
14' 1" x 11' 4"

First Floor

BEDROOM 2
4.95m x 3.21m
16' 3" x 10' 6"

BEDROOM 3
3.64m x 3.04m
11' 11" x 9' 11"

Second Floor

MASTER BEDROOM
5.70m x 3.45m
18' 8" x 11' 4"

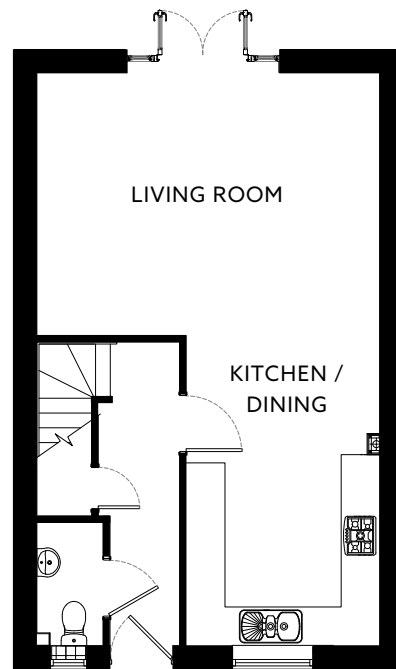
Plots 1 & 2
THE ALVERTON

A delightful three bedroom detached home featuring an open plan kitchen / dining area, living room, three bedrooms, two of which have an en-suite and a family bathroom.

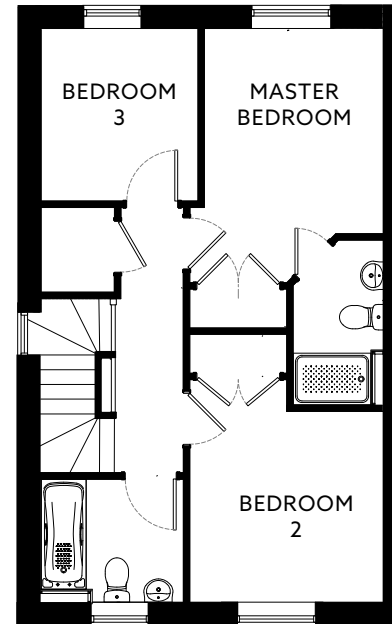


Computer Generated Image of The Linwell and The Denman. Details may vary and should be checked at the time of reservation.





Ground Floor



First Floor

Plot 3 layout is shown.
Plot 6 is the opposite hand.

Plots 3 & 6 **THE LINWELL**

An attractive end terrace house with an open plan kitchen / dining area that leads into a generous living room at the rear. French doors open onto a raised balcony which has steps down to the generous south facing garden. Upstairs, there is a master bedroom with en-suite, two further bedrooms and a family bathroom.

Ground Floor

KITCHEN / DINING

4.75m x 2.98m
15'7" x 9'9"

LIVING ROOM

5.30m x 4.05m
17'5" x 13'3"

First Floor

MASTER BEDROOM

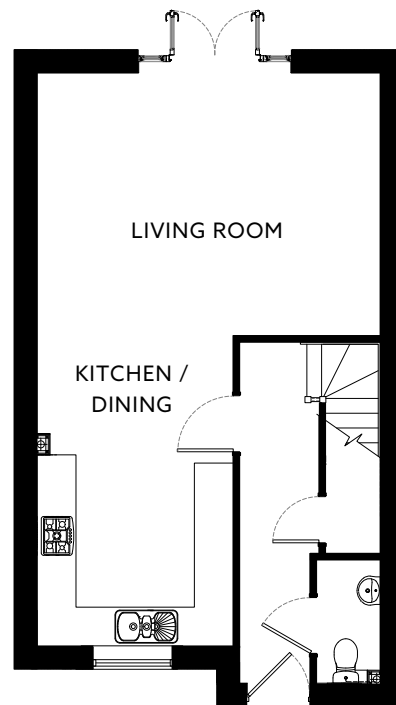
3.90m x 2.76m
12'9" x 9'0"

BEDROOM 2

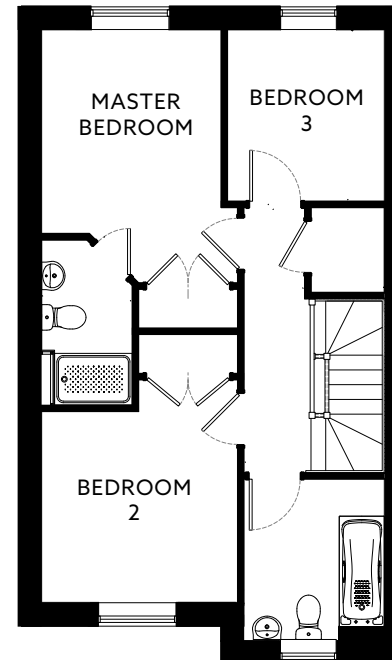
3.43m x 2.99m
11'3" x 9'7"

BEDROOM 3

2.64m x 2.41m
8'8" x 7'11"



Ground Floor



First Floor

Plot 4 layout is shown.
Plot 5 is the opposite hand.

Ground Floor

KITCHEN / DINING

4.75m x 2.98m
15'7" x 9'9"

LIVING ROOM

5.30m x 4.05m
17'5" x 13'3"

First Floor

MASTER BEDROOM

3.90m x 2.76m
12'9" x 9'0"

BEDROOM 2

3.43m x 3.02m
11'3" x 9'11"

BEDROOM 3

2.64m x 2.41m
8'8" x 7'11"

Plots 4 & 5

THE DENMAN

An attractive mid terrace house with an open plan kitchen / dining area that leads into a generous living room at the rear. French doors open onto a raised balcony which has steps down to the south facing garden. Upstairs, there is a master bedroom with en-suite, two further bedrooms and a family bathroom.

Plots 7 & 8

THE CHRISTY & THE ARKLE

Superb two bedroom chalet bungalows. The Christy and The Arkle both feature a fully fitted kitchen, living room with bi-fold doors onto the rear garden, two bedrooms and a bathroom.

Ground Floor

KITCHEN

3.86m x 2.09m

12'8" x 6'10"

LIVING / DINING

6.83m x 3.64m

22'5" x 11'11"

BEDROOM 2

3.92m x 2.56m

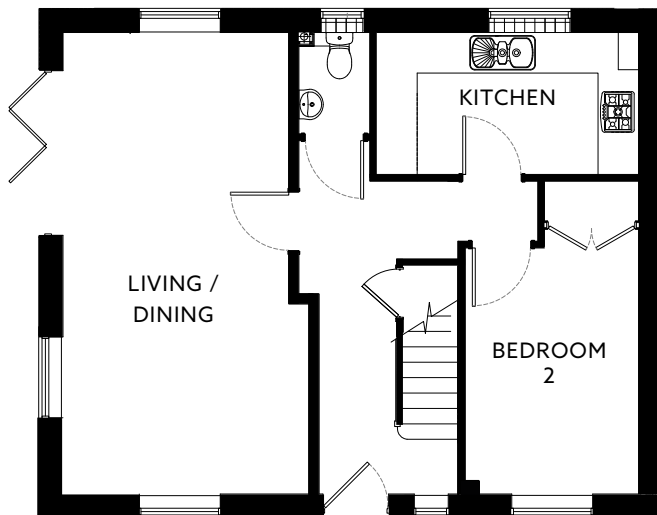
12'10" x 8'5"

First Floor

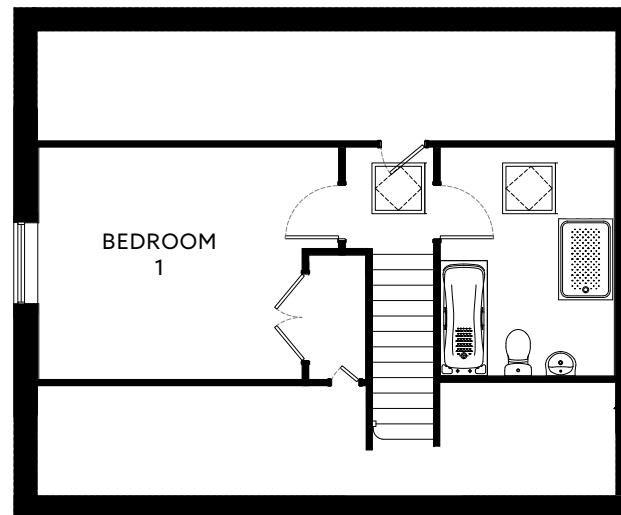
BEDROOM 1

4.42m x 3.35m

14'6" x 10'11"



Ground Floor



First Floor

The Christy (plot 7) layout is shown.
The Arkle (plot 8) is the opposite hand.

The Arkle (plot 8) living room window
positions and bi-fold door positions vary.
Please ask for details.



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

SPECIFICATION

The homes at
St Lawrence Place
all offer thoughtfully
planned living spaces
finished to exacting
specifications

Kitchen

- Individually designed Symphony kitchens with soft close doors and drawers*
- Laminate worktops and upstands*
- Zanussi integrated appliances including oven & fridge / freezer
- Zanussi gas hob with stainless steel extractor hood
- Glass splashback*
- Space for washing machine and dishwasher
- Feature lighting to underside of wall units

Bathroom and En-suites

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

Interior Finishes

- Painted contemporary doors in satin finish with brushed chrome door furniture
- Fitted wardrobes to bedroom 1 and 2

Heating, Electrical and Lighting

- Thermostatically controlled gas central heating and hot water system
- Downlighters to bathroom and en-suite
- Sky point to living room
- TV Points to living room and all bedrooms
- White sockets and switches throughout
- External PIR sensor wall light to front of property
- Pre-wired for external wall light to rear of property

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 provided
- 1.8m boundary fencing

* Choose from a predetermined range subject to stage of construction



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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.

