



KINGFISHER WALK
NEWPORT, BERKELEY

CENTAUR
HOMES

PEACEFUL & SCENIC ENVIRONMENT

Newport is a small rural village in South Gloucestershire that offers a peaceful and scenic environment. Surrounded by open countryside, it is the ideal spot for outdoor activities including hiking, cycling and horseback riding. For those more interested in water-based activities, the area boasts two major canal systems; the Stroudwater Canal and the Sharpness and Gloucester Canal, whilst two established sailing clubs can be found in Oldbury-on-Severn and Frampton on Severn.

The historic town of Berkeley is on the doorstep and offers many attractions including the Berkeley Castle and Estate with its beautiful gardens and Deer Park. Berkeley is a thriving community with a variety of events and festivals throughout the year. It also offers family friendly pubs, local shops and post office and a popular primary school with its own community library.

Kingfisher Walk is ideally located just three miles from the M5 motorway providing easy access to larger towns and cities including Bristol, Gloucester and Cheltenham which all offer a range of shopping, dining and entertainment options. Cam and Dursley railway station is just 6 miles away with daily routes to Bristol and London Paddington.

Kingfisher Walk is surrounded by open countryside and yet has a thriving community on the doorstep.



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

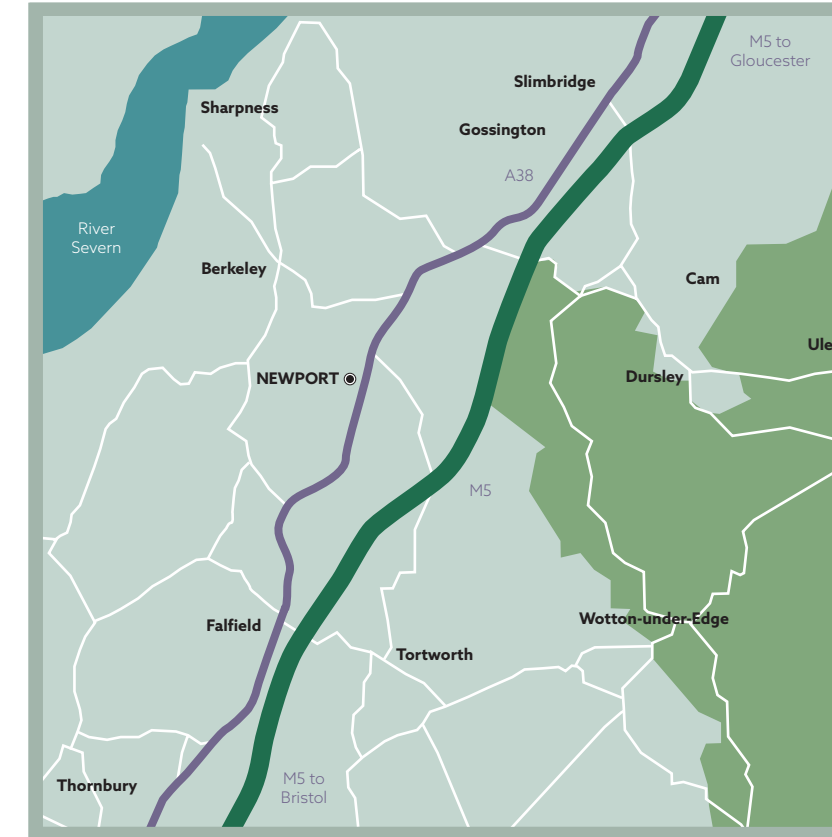
We are committed to quality and our emphasis is to put the customer first at every stage of our developments. This begins with the land we buy and our commitment to finding the right locations where people will enjoy living. It's about how we plan each development to create a sense of community and belonging, 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 FAIRFORD**
2 bedroom semi-detached
(plots 4, 5, 22 & 23)
- THE CALCOT**
3 bedroom semi-detached
(plots 16 & 17)
- THE MICKLETON**
3 bedroom detached
(plot 2)
- THE HAWLING**
4 bedroom detached
(plots 1, 3, 14 & 15)
- THE NAUNTON**
4 bedroom detached
(plots 8, 24 & 25)
- THE JOYFORD**
4 bedroom detached
(plots 6, 9 & 12)
- THE KINGHAM**
5 bedroom detached
(plots 7, 10, 11 & 13)
- AFFORDABLE HOUSING**

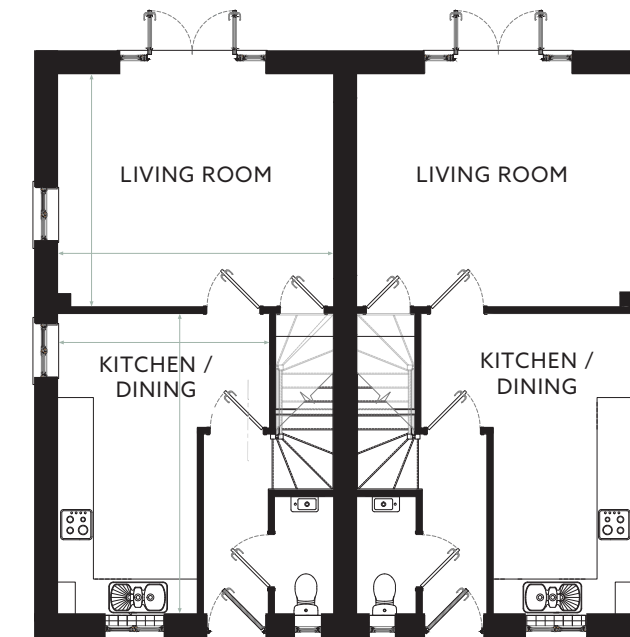


Kingfisher Walk
Newport
Berkeley
Gloucestershire
GL13 9PP

Situated to the North of Bristol and located close to the M5 motorway, Kingfisher Walk is within easy reach of surrounding towns and amenities.



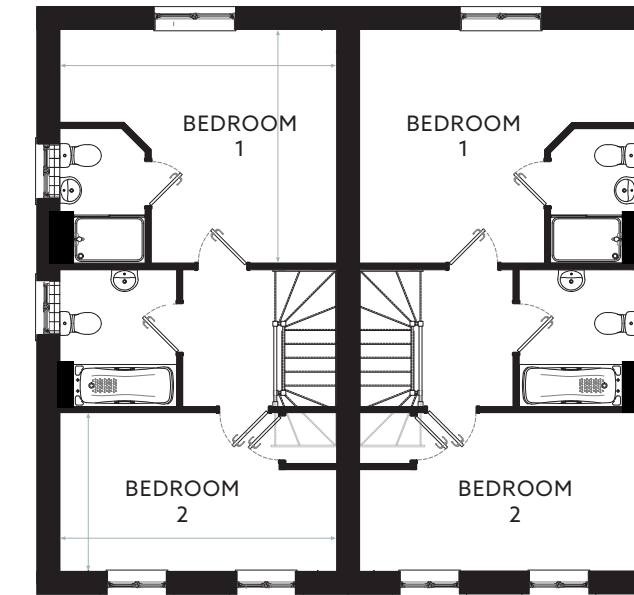
Computer Generated Image of The Fairford. Details may vary and should be checked at the time of reservation.



Plots 4 & 22

Plots 5 & 23

Ground Floor



Plots 4 & 22

Plots 5 & 23

First Floor

Ground Floor

KITCHEN / DINING

4.97m x 3.50m
16'3" x 11'8"

LIVING ROOM

4.59m x 3.85m
15'0" x 12'7"

First Floor

BEDROOM 1

4.59m x 3.85m
15'0" x 12'7"

BEDROOM 2

4.59m x 2.62m
15'0" x 8'7"

Plots 4, 5, 22 & 23

THE FAIRFORD

A delightful two bedroom semi-detached house featuring a fully fitted kitchen, living room, two double bedrooms, one with en-suite and a separate bathroom. The Fairford also benefits from a private driveway for two cars.

Plots 16 & 17
THE CALCOT

A superb three bedroom semi-detached house comprising a fully fitted kitchen, living / dining room, three bedrooms and a family bathroom. The Calcot also benefits from a private driveway for two cars.

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

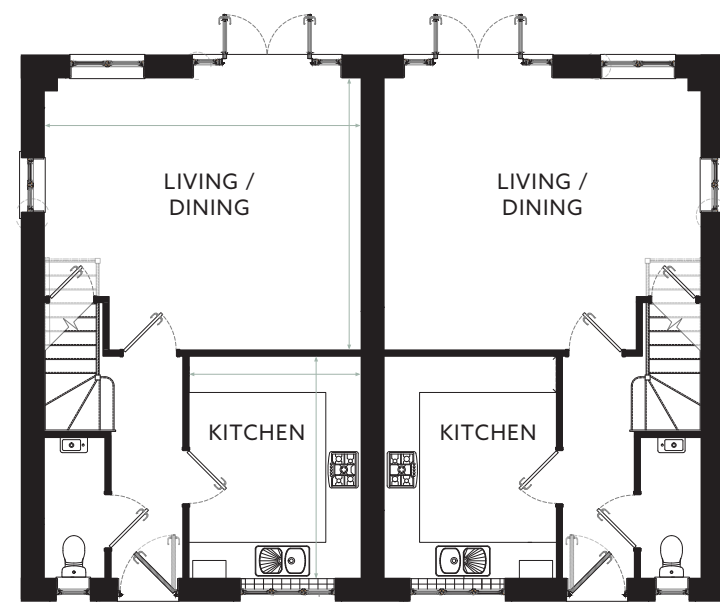
3.60m x 3.07m
 11'9" x 10'0"

BEDROOM 2

4.56m x 3.07m
 14'11" x 10'0"

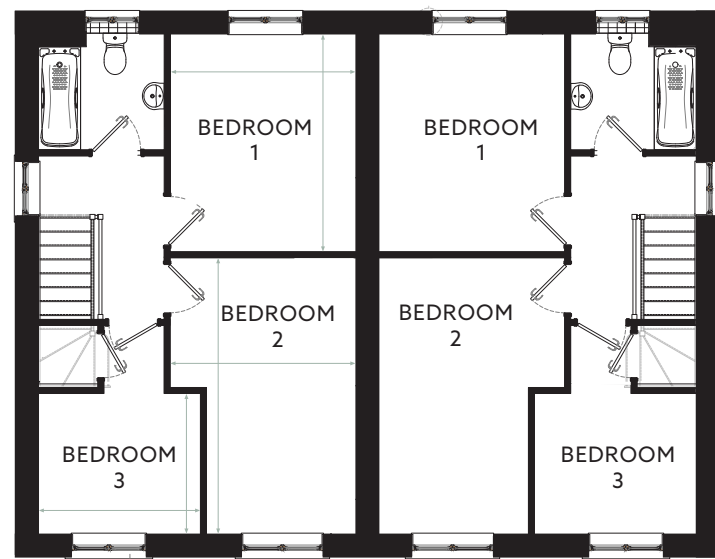
BEDROOM 3

2.66m x 2.32m
 8'8" x 7'7"



Plot 16

Ground Floor



Plot 16

First Floor

Plot 17

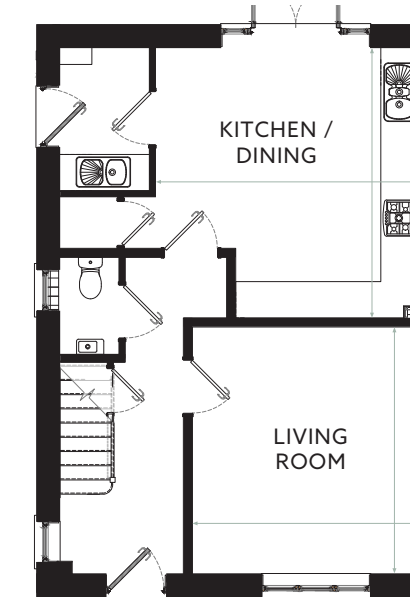
Plot 17



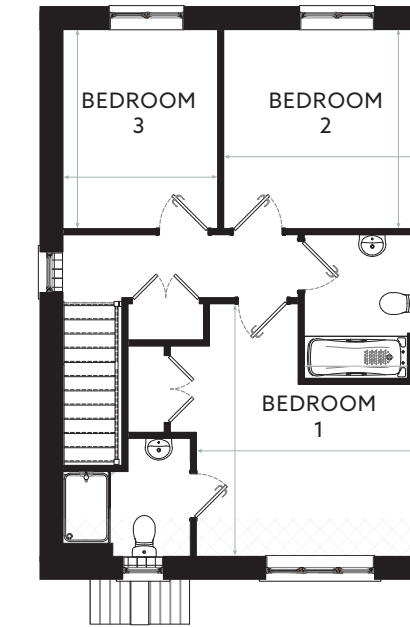
Computer Generated Image of The Calcot. Details may vary and should be checked at the time of reservation.



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



Ground Floor



First Floor

Ground Floor

KITCHEN / DINING

4.49m x 4.31m
14'8" x 14'1"

LIVING ROOM

4.10m x 3.71m
13'5" x 12'2"

First Floor

BEDROOM 1

4.17m x 3.70m
13'8" x 12'1"

BEDROOM 2

3.30m x 3.25m
10'9" x 10'7"

BEDROOM 3

3.30m x 2.55m
10'9" x 8'4"

Plot 2

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, 3, 14 & 15
THE HAWLING

A stylish four bedroom detached home comprising an open plan kitchen / dining room, utility, living room, four bedrooms, two with en-suite and a family bathroom. The Hawling also benefits from a double garage.

Ground Floor

KITCHEN / DINING
 8.06m x 3.79m
 26'5" x 12'5"

LIVING
 5.02m x 4.80m
 16'5" x 15'8"

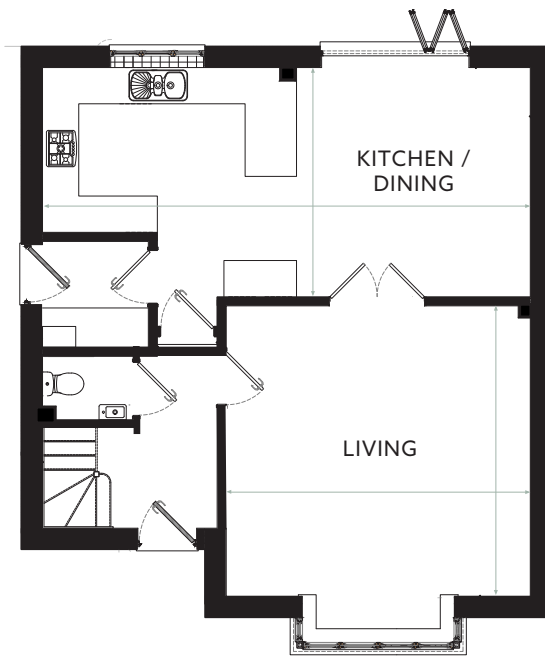
First Floor

BEDROOM 1
 4.66m x 3.14m
 15'3" x 10'3"

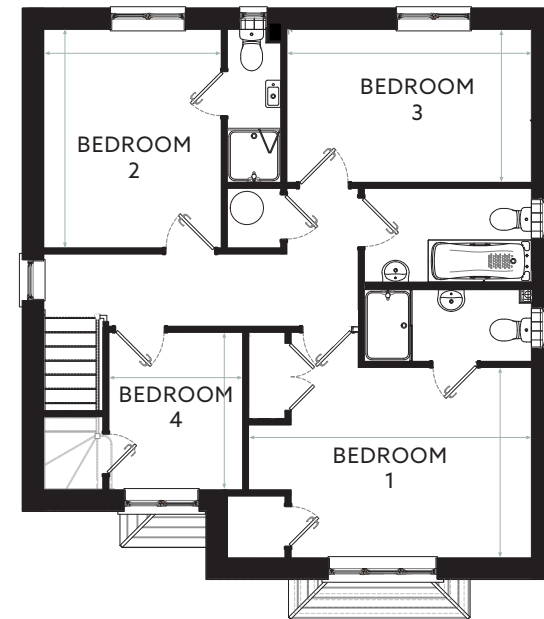
BEDROOM 2
 3.60m x 2.92m
 11'9" x 9'6"

BEDROOM 3
 4.03m x 2.51m
 13'2" x 8'2"

BEDROOM 4
 2.58m x 2.18m
 8'5" x 7'1"



Ground Floor



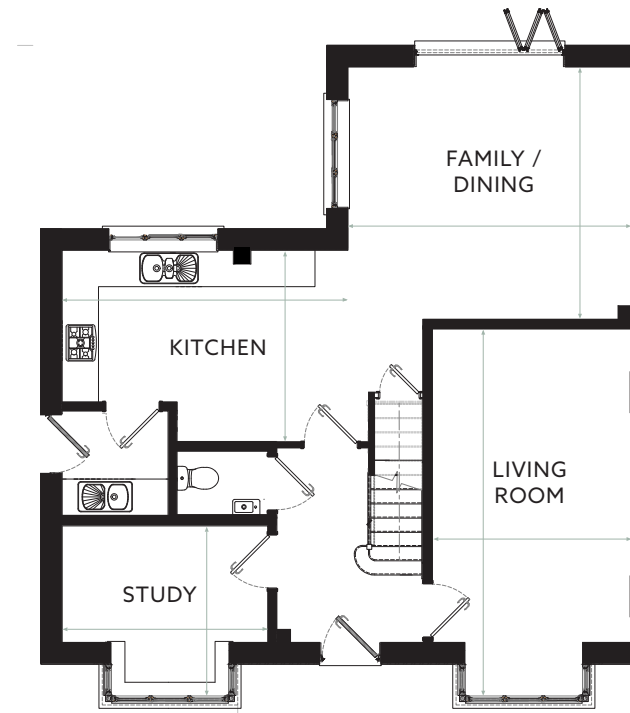
First Floor



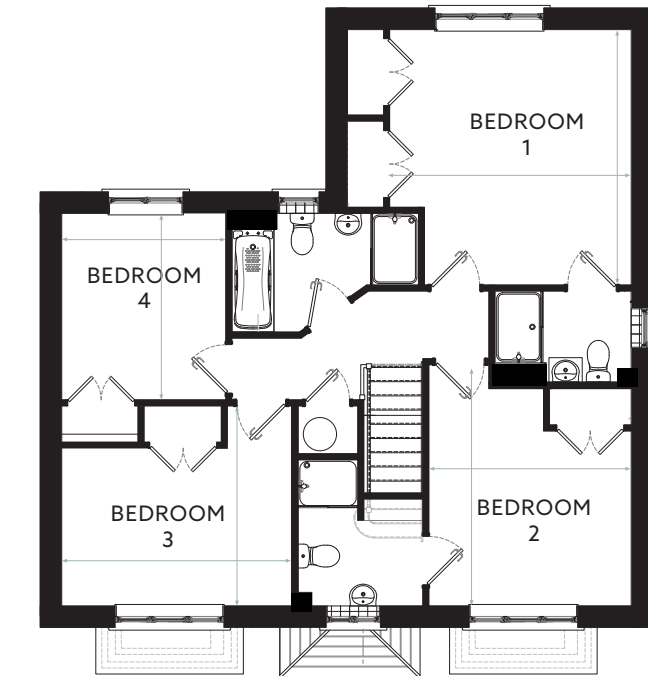
Computer Generated Image of The Hawling. Details may vary and should be checked at the time of reservation.



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



Ground Floor



First Floor

Ground Floor

- KITCHEN**
4.67m x 3.15m
15'3" x 10'4"
- FAMILY / DINING**
4.69m x 4.17m
15'4" x 13'8"
- LIVING ROOM**
5.87m x 3.29m
19'3" x 10'9"
- STUDY**
3.40m x 2.61m
11'1" x 8'6"

First Floor

- BEDROOM 1**
4.21m x 3.98m
13'9" x 13'0"
- BEDROOM 2**
3.97m x 3.33m
13'0" x 10'11"
- BEDROOM 3**
3.78m x 3.29m
12'4" x 10'9"
- BEDROOM 4**
3.07m x 2.70m
10'0" x 8'10"

Plots 8, 24 & 25
THE NAUNTON

A stunning four bedroom detached family home featuring an 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.

Plots 8 and 25 layout are shown. Plot 24 is the opposite hand.

Plots 6, 9 & 12
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.

Plot 12 layout is shown. Plots 6 and 9 are the opposite hand.

Ground Floor

KITCHEN / FAMILY
 6.60m x 4.40m
 21'7" x 14'5"

LIVING ROOM
 5.06m x 3.67m
 16'7" x 12'0"

DINING ROOM
 3.56m x 3.39m
 11'8" x 11'1"

STUDY
 3.67m x 2.84m
 12'0" x 9'3"

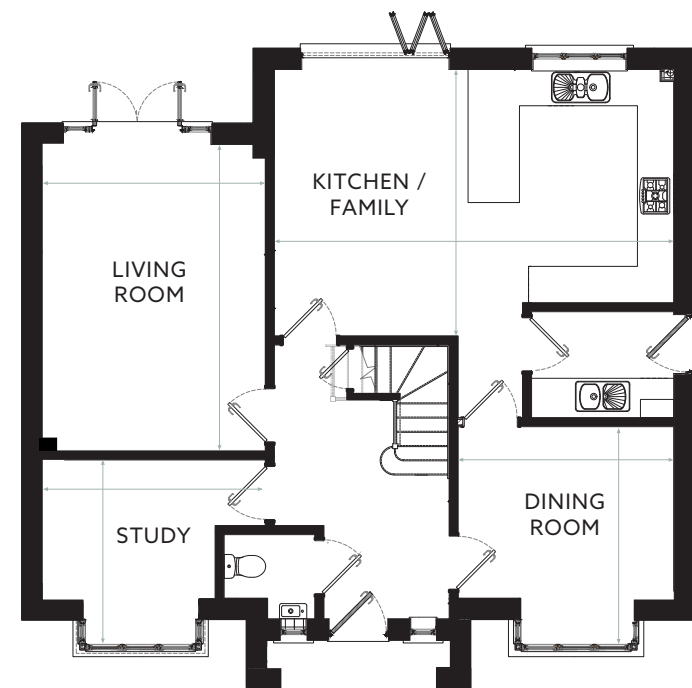
First Floor

BEDROOM 1
 5.22m x 3.60m
 17'0" x 11'9"

BEDROOM 2
 3.60m x 3.21m
 11'9" x 10'6"

BEDROOM 3
 3.60m x 2.87m
 11'9" x 9'4"

BEDROOM 4
 3.23m x 2.97m
 10'7" x 9'8"



Ground Floor



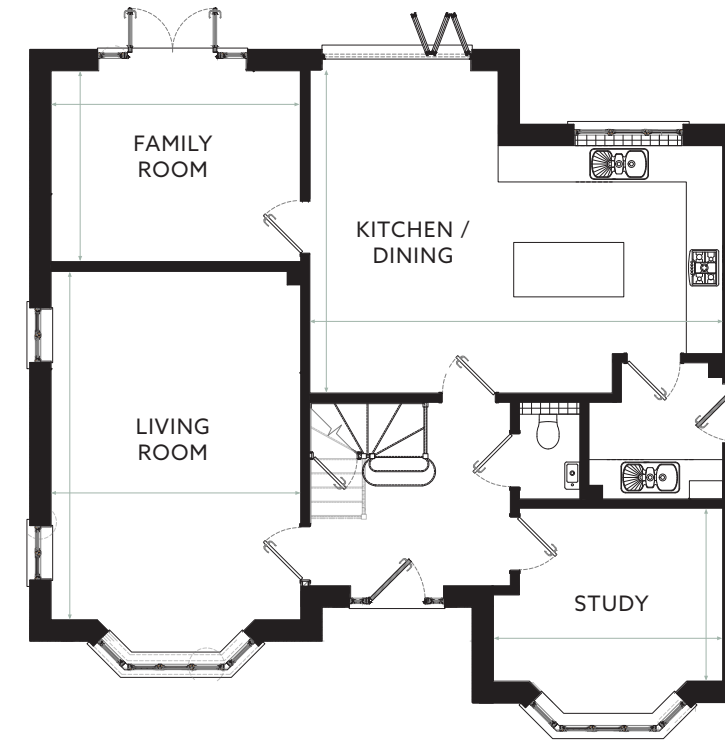
First Floor



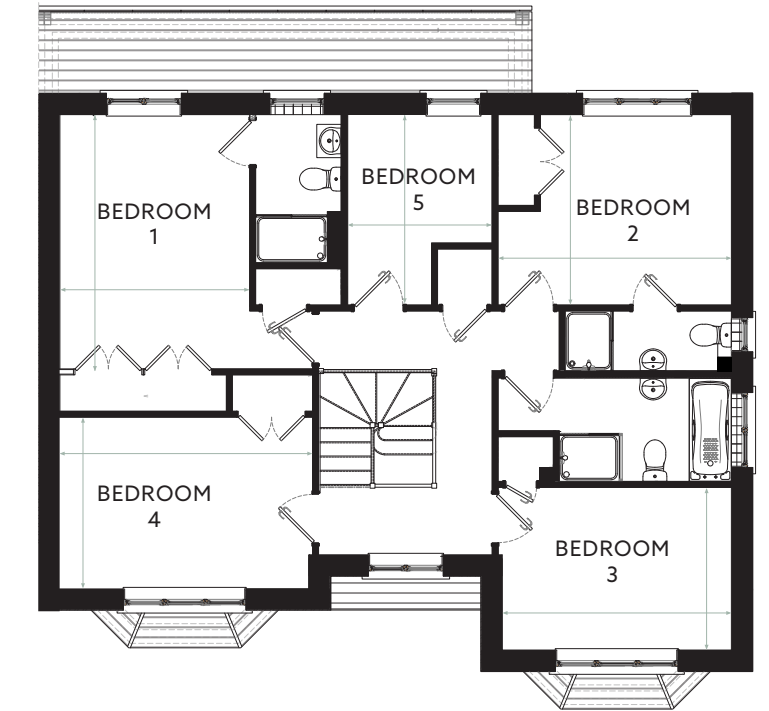
Computer Generated Image of The Joyford. Details may vary and should be checked at the time of reservation.



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



Ground Floor



First Floor

Ground Floor

KITCHEN / DINING

6.82m x 5.33m
22'4" x 17'5"

FAMILY ROOM

4.12m x 3.16m
13'6" x 10'4"

LIVING ROOM

5.76m x 4.12m
18'10" x 13'6"

STUDY

3.79m x 2.86m
12'5" x 9'4"

First Floor

BEDROOM 1

4.19m x 3.12m
13'8" x 10'2"

BEDROOM 2

3.84m x 3.13m
12'7" x 10'3"

BEDROOM 3

3.84m x 2.67m
12'7" x 8'9"

BEDROOM 4

4.16m x 2.82m
13'7" x 9'3"

BEDROOM 5

3.13m x 2.36m
10'3" x 7'8"

Plots 7, 10, 11 & 13

THE KINGHAM

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

Plots 7 and 10 layout are shown. Plots 11 and 13 are the opposite hand.

All of the homes at Kingfisher Walk offer thoughtfully designed living spaces with a contemporary and stylish specification.

Kitchen

- Individually designed Symphony kitchen with soft close doors and drawers*
- Silestone worktop and upstand to The Joyford and The Kingham*
- Laminate worktop and upstand to all other housetypes*
- Zanussi single oven to The Fairford and The Calcot
- Zanussi double oven to all other housetypes
- Zanussi gas hob with stainless steel extractor hood
- Integrated Zanussi fridge / freezer and dishwasher
- Glass splashback*
- Feature strip lighting to underside of wall units



Bathroom and En-suites

- White sanitaryware by Roca with chrome fittings
- Chrome thermostatic shower with adjustable head (where applicable)
- Half height Porcelanosa wall tiling to walls with sanitaryware*
- Full height wall tiling to shower cubicles*
- Chrome heated towel rail

Heating and Electrical

- Thermostatically controlled gas central heating and hot water system
- Downlighters to all bathrooms and en-suites
- BT points to living room and study (where applicable)
- 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 lighting to rear of property
- Power and light to garage (where applicable)
- 16 amp fused spur for the potential provision of electric vehicle charging

Utility

- Laminate worktop and upstand*
- Space for washing machine and tumble dryer

Interior Finishes

- White internal doors to The Fairford and The Calcot
- Oak veneer internal doors to all other housetypes
- Brushed chrome door furniture
- Built in wardrobes (where shown) with shelf and hanging rail
- Oak handrail and newel cap to staircases
- Karndean flooring to kitchen, utility, cloakroom, bathroom and en-suites*

External Detail

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

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 from Premier Guarantee

* 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.



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.

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.



premier
guarantee®

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

