



Crest  
NICHOLSON

# Kingswood Fields

Gloucestershire

A traditional collection of two, three  
and four bedroom homes



# *Within your nature*

Nestled on the edge of the Cotswolds in the heart of the village, Kingswood Fields enjoys far reaching views of the Cotswolds Hills and is a picturesque place to call home.

Each home within this stunning collection of two, three and four bedroom properties has been finished to the highest specification, with integrated appliances in the kitchen, a luxurious bathroom design and modern interiors throughout. The exterior surroundings are just as impressive, with beautiful grassland on your doorstep and landscaped pockets of green open space.

The development is also just a short walk from the natural focal point of the village where you will have a host of established amenities and with The Cotswold Way close by, natural serenity is never far away.







Digital illustration indicative only



# *Within your community*

Blending relaxed, rural living with excellent transport connections and amenities, Kingswood Fields is perfectly balanced.

The charming village of Kingswood is steeped in history, featuring ancient buildings and a fascinating 16th century gatehouse, which is all that remains of Kingswood Abbey.

While it has a deep heritage, the village is also perfectly designed for modern living, with a host of amenities including a convenience store, post office, a gym and the village hall. Living here also offers ample opportunity to enjoy the great outdoors, with countryside all around you and Kingswood Park on the doorstep.

Families will also be delighted to know that there are a number of schools nearby including Kingswood Primary School and Katharine Lady Berkeley's School, which both currently have a 'Good' Ofsted rating.





## Within your area

There are a number of lovely villages and market towns close by, so whether you want to enjoy a day out with the family, explore the great outdoors or indulge in some retail therapy, you will be spoilt for choice.

Wotton-under-Edge is a short drive away and is part of The Cotswold Way route, which stretches over 100 miles, taking walkers through beautiful woodland tracks and countryside, finishing at the steps of Bath Abbey.

With major towns and cities nearby including Bristol, Gloucester and Cheltenham, there are so many ways to spend your weekends. Browse boutique stores, visit an ancient cathedral, sample some delicious street food or dress up for a day at the races.





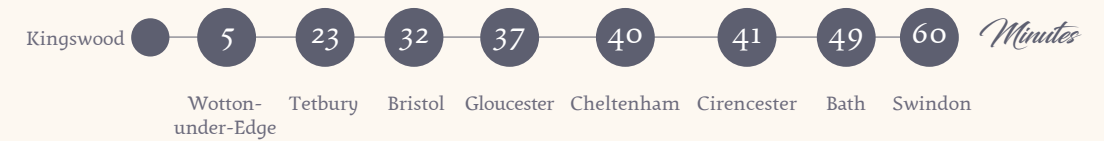
# Within your reach

Kingswood is perfectly placed, near to open countryside and within easy reach of major road and rail links.

Located a short drive from Junction 14 of the M5 and near to the M4 and M32, commuting to work is made easy. Bristol and Gloucester can be reached in less than 40 minutes by car. For those commuting by train, Cam & Dursley Station is a short drive away.



## By car



## By train



\*Google and National Rail. All times are in minutes and approximate. Based on trains leaving from Cam & Dursley station.



Typical Crest Nicholson interior

## *Within your home*

Every detail has been carefully considered. From the spacious rooms to the quality finish, each home has been designed with your lifestyle in mind.

The generous living spaces will ensure you have room to entertain family and friends all-year-round. The high specification kitchen is the ideal place to cook up a storm, with sleek and stylish integrated Bosch appliances and ample cupboard space. Finer details, such as the soft close drawers and atmospheric LED lighting, all add to the luxurious finish and make this a room you will be proud to show off. In the summer months, you will have lots of room to socialise outside in your private garden, so open the doors and throw a BBQ in the sunshine.



# *Within your space*

Boasting a traditional layout,  
stunning interiors and a high specification,  
this is a space you'll be proud to call home.

Buying a new home also provides you with complete  
peace of mind and can save you money.

Features like brand new integrated appliances and modern interiors will make  
everyday life easier as there are no DIY tasks or redecorating projects to tackle.  
The low energy lighting and efficient central heating will also help to reduce  
both your energy bills and your carbon footprint.

As well as being designed to maximise sustainability, all of our new homes  
come with a 10 year NHBC warranty and Crest Nicholson's  
two year customer service guarantee.





# Specification

## Kitchen & Utility Room

- Fully fitted Moores kitchen
- Built in Bosch single or double oven\*
- Bosch four ring gas hob and extractor
- Bosch integrated dishwasher and fridge freezer\*
- Leisure Rangemaster one and half bowl stainless steel sink
- LED lighting to underside of wall units
- Soft close doors and drawers
- Amtico Spacia flooring

## Bathroom & En Suite

- Roca Gap white sanitaryware
- Roman shower enclosure with thermostatic mixer tap and sliding door where applicable
- Chrome Hansgrohe mixer taps with innovative AirPower technology
- Vogue Focus chrome towel rail to bathroom and en suite only
- Amtico Spacia flooring

## Joinery & Doors

- Dekador fully finished foil wrapped oak doors, with satin chrome ironmongery
- Full height sliding wardrobe to master bedroom\*

## Decoration

- Heritage Green or Cream PVCu windows\*
- White satin painted internal door frames, skirtings, architraves and window boards
- Pure brilliant white Dulux emulsion throughout

## Electrical

- Low energy LED downlighters to kitchen, bathroom, en suite and cloakroom
- TV/FM Sky+ provided to the living room and master bedroom. Subject to customer subscription to SKY services
- Shaver socket to bathroom and en suite
- Power and lighting to garages only when inside plot curtilage

## Heating

- Gas-fired condensing boiler system
- Myson Premier HE radiators, thermostatic radiator valves to all rooms excluding hall

## Security & Peace Of Mind

- Mains operated interconnected smoke/heat detectors
- Battery operated CO detector
- External front door and French doors with multipoint locking
- Garage with external steel framed canopy door and a personal entrance door with chrome ironmongery and sash lock\*

## Warranty & Aftercare

- Crest Nicholson two year customer care warranty
- Complete NHBC 10 year warranty
- Thorough demonstration of your new home before it is handed over to you

\*Plot specific, please speak to your Sales Advisor.





Tadpole Garden Village, Swindon

## Seal of excellence

At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on over 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations.

We combine classic and contemporary design and construction techniques with sustainable materials and state-of-the-art technology. Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. You can also be assured that your new home will provide exemplary levels of comfort and energy efficiency.

We are proud that 9 out of 10 Crest Nicholson home owners\* are happy to recommend our build quality and lifestyle benefits to their friends and we remain committed to ensuring that we deliver the very highest levels of satisfaction.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of awards, including more CABA Gold Building for life Awards than any other developer. This continues to reinforce both our success in the design and delivery of attractive, sustainable new homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

\*NHBC/HBF Customer Satisfaction Survey

**CONSUMER  
CODE FOR  
HOME BUILDERS**

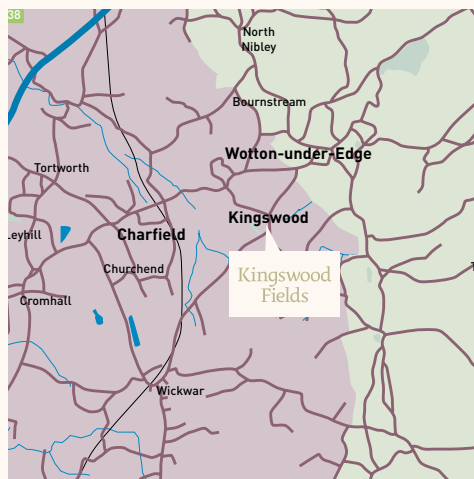
[www.consumercode.co.uk](http://www.consumercode.co.uk)





*I want to live here because*





## Kingswood Fields

Selling From 1 Cowslip Way  
off Wotton Road  
Charfield  
South Glos  
GL12 8EF

Tel: 01453 579010  
[Kingswoodfields@crestnicholson.com](mailto:Kingswoodfields@crestnicholson.com)  
[crestnicholson.com/Kingswoodfields](https://crestnicholson.com/Kingswoodfields)



Crest Nicholson South West,  
a division of Crest Nicholson Operations Ltd,  
Crest House, Lime Kiln Close, Stoke Gifford, Bristol BS34 8ST

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a broad indicative guide only and Crest Nicholson reserves the right to amend the specification at its absolute discretion as necessary and without any formal notice of any changes made. This brochure does not in any way constitute or form any part of a contract of sale transfer or lease. Photography taken at similar Crest Nicholson developments and Computer generated images are indicative only. January 2018.





Crest  
NICHOLSON

