



Crest  
NICHOLSON



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HUNTS GROVE  
*Gate*

THREE AND FOUR BEDROOM HOMES • HUNTS GROVE • GLOUCESTERSHIRE



*Live the life you love  
and experience rural  
living at its best.*

EXPLORE AN EXPANSE  
OF GREEN OPEN SPACE,  
BREATHE IN THE FRESH AIR  
AND BE PART OF THIS  
FLOURISHING COMMUNITY.

Hunts Grove Gate is the latest addition to the sought-after Hunts Grove development in Gloucestershire. Nestled at the entrance of this well-established community lies this traditional collection of three and four bedroom homes.

Boasting large open spaces, a rural setting and convenient connections to the M5, Gloucester, Cheltenham and Bristol, this development offers the best of both worlds.

There are a number of amenities close by, including the historic village of Hardwicke, which has a quaint village green and a couple of country pubs to choose from – perfect for Sunday lunch after exploring the local countryside.



Digital illustration indicative only



## *A thriving community*

With beautiful countryside on your doorstep plus great public transport links to Gloucester and Stroud, Hunts Grove Gate perfectly caters to a variety of lifestyles. Perhaps the most inviting aspect of this development is the close-knit community.

Families will appreciate the extensive open spaces and the abundance of greenery within the wider development. You can let the children explore the play areas, whilst you keep yourself fit on the trim trails and everyone can enjoy the sport pitches.

No neighbourhood would be complete without a central hub and the community building will form part of the local centre, which will also provide a convenience store and shops to meet everyday needs. Furthermore, there will also be potential for a medical centre.

There are new employment opportunities in the area too, with new business space being developed on the nearby Waterwells Business Park.

With a host of amenities on the doorstep and access to nearby towns and villages, you will be perfectly positioned to enjoy all the area has to offer.



# *The great outdoors*

There is so much to see. Whether you want to walk through local woodland or jump in the car and visit some major attractions, it is all within easy reach.

The quaint village of Hardwicke is only a couple of miles away. With a strong sense of community, the village is home to a pretty green, a pond, a number of youth teams and a variety of good schools including Severn Vale School, Hardwicke Parochial School and Beech Green Primary School.

There are a number of choices for eating out in the village, from quaint pubs serving up a traditional menu and some that offer stunning views of the winding canal. Within walking distance is your new local on the Waterwells Business Park. This is the perfect place for a pit stop, offering hearty seasonal pub food, cask ales and fine wine.

Whatever mood you find yourself in, you will never struggle for entertainment. Gloucester is a few miles away and offers an array of shops and museums whilst charming Cheltenham is also nearby and has a selection of theatres and art galleries, all waiting to be explored. For those that love the great outdoors, the beauty of the Cotswolds is just a short drive away.

## TRAVEL:

Hunts Grove Gate is close to the M5 and the A38, so exploring the surrounding area could not be easier.



- **Hardwicke:**  
6 mins drive 2.4 miles away
- **Gloucester:**  
19 mins drive 5.3 miles away
- **Cheltenham:**  
24 mins drive 14 miles away
- **Bristol:**  
40 mins drive 31 miles away
- **Worcester:**  
45 mins drive 34.5 miles away

Approximate times and distances taken from Google Maps.



# *Designed with you in mind*

These spacious homes benefit from slick interior design and offer plenty of room to grow.

The open plan kitchen featured in many of the homes is the perfect space to entertain friends and family, with quality integrated appliances and a flexible dining space. The large living rooms feature stunning French doors which lead out to a private garden, ensuring the outdoors is never far away. All of the bathrooms enjoy a clean, sleek finish and boast stylish Porcelanosa tiling and heated towel rails. Each room has been designed to maximise light and space and the layout has been carefully considered.

Whether you are entertaining guests or unwinding after a busy day, these beautiful homes will easily fit around your lifestyle.





Typical Crest Nicholson interior

# *The heart of your home*

The kitchen is the perfect place to spend time as a family, entertain guests or simply demonstrate your culinary skills after a day at work. Through careful design we can make life easier in your beautiful fitted kitchen:

#### INTEGRATED APPLIANCES

The built-in oven and hob with extractor hood are all fully integrated to maintain a sleek contemporary kitchen design. All appliances are A-rated and combine high performance with low energy use.

#### GENEROUS STORAGE

The generous storage includes both floor and wall mounted units which provide plenty of capacity and soft-close drawers.

#### RECYCLING FACILITIES

An under-sink triple-bin slides out for easy access. The local council organises regular collection of recyclable waste.

#### WATER EFFICIENCY

All kitchens are fitted with contemporary and water-saving Hansgrohe mixer taps. These mix air with water to provide the water you need while reducing the amount of water you use. A saving in water, energy and costs.

#### SMOKE DETECTORS

As a standard safety feature, BSI kitemark approved responsive smoke detectors are fitted in the kitchen and at each level in every Crest Nicholson home. CO detectors are also fitted in each home.



# *Heightened luxury and practicality*

## **CRISP WHITE COLOUR SCHEME**

The pristine white bathrooms have been carefully designed and provide a blank canvas, so you can add your own style and personality to the space.

## **DUAL FLUSH TOILETS**

Dual flush toilets are standard in all the bathrooms. They use a third less water than older models so they are not only better for the environment but they help to reduce your water bill.

## **AERATED WATER**

Stylish chrome Hansgrohe mixer taps to baths and basins provide innovative Air Power Technology. APT mixes air with water to create a softer, more voluminous and more luxurious water flow while thermostatic bath and shower mixers give you precision temperature control for your comfort and safety. Better features that are both energy and cost saving.

## **HEATED CHROME TOWEL RAIL**

Stylish towel rails in the bathroom and en suites to larger homes provide additional heat, as well as effective towel storage.

## **EFFICIENT VENTILATION**

The extractor fans ensure continuous yet highly efficient ventilation, leaving bathrooms fresh and hygienic with reduced moisture build-up.



Typical Crest Nicholson interior

# Finishing touches

In addition to the comprehensive specification detailed here, Crest Nicholson provides the ability to co-ordinate various features of the internal finish to enable you to create the home of your choice.

Please discuss your individual requirements with the Sales Advisor who, subject to stage of construction, will be able to assist you with the personalisation of your new home.

## KITCHEN & UTILITY ROOMS

- Fully fitted from the Moores Definitive Range
- Bosch stainless steel oven, hob and extractor
- Integrated fridge/freezer and dishwasher
- Space for a washer/dryer
- Stainless steel 1½ bowl sink with Hansgrohe chrome monobloc mixer tap
- Stainless steel sink with chrome mixer tap to utility rooms (where applicable)
- Recycling bins fitted to one kitchen cupboard

## BATHROOM, EN SUITE & CLOAKROOM

- Fully fitted Roca sanitaryware in white
- Roman shower enclosure (where applicable)
- Chrome Hansgrohe taps and shower fittings
- Choice of a selected range of Porcelanosa ceramic wall tiles\* including:
  - Half height tiling to walls with sanitaryware
  - Full height tiling to shower cubicle and if shower over bath (where applicable)
- Tiled splashback to basin in cloakroom (where applicable)
- Chrome towel rail to bathrooms and en suites (where applicable)

## JOINERY & DOORS

- White painted architraves and skirting boards
- Internal oak colour flush doors fitted with chrome furniture
- White UPVC double-glazed French doors
- White UPVC double-glazed windows
- Steel canopy doors to garages (where applicable)
- Wardrobe to master bedroom (plot specific, please speak to your Sales Advisor for details)

## DECORATION

- Smooth finish white painted ceilings
- White painted walls throughout
- Sliding mirrored wardrobe to Master Bedroom (plot specific, please speak to your Sales Advisor for details)
- Griptex vinyl by Gerfor or Amtico flooring (plot specific, please speak to your Sales Advisor for details)

## ELECTRICAL

- Energy efficient light fittings throughout
- TV points and Sky+ provided to the living room and master bedroom (Subject to customer subscription to Sky products)
- Telephone points provided to the hall, living room and master bedroom (where applicable)
- Power and light to garage (within plot curtilage)
- Shaver socket provided to bathroom and en suite
- Wireless doorbell
- LED downlighters to kitchen, bathroom, en suite and cloakroom

## CENTRAL HEATING

- Energy efficient gas fired condensing boiler system
- Extractor fans

## SECURITY AND PEACE OF MIND

- High standard of wall and loft insulation
- Sealed unit double glazed windows to ensure minimal heat loss and good sound insulation
- Window security locks fitted to the latest NHBC standards
- Mains operated smoke detectors with battery back up
- CO detectors
- Low energy external light with PIR detector to the front door

## GARDENS

- Rear gardens top soiled and rotovated
- External tap

## WARRANTY & AFTER SALES CARE

- Complete NHBC 10 year warranty against structural defects
- Thorough demonstration of your new home before it is handed over to you
- Advice provided on the best way to look after your home in the future
- Support from a dedicated customer care service for 2 years

\*Subject to stage of construction.

Typical Crest Nicholson interiors





# Development plan

## THREE BEDROOM HOUSES

- The Hartley  
Homes 27 & 41

## FOUR BEDROOM HOUSES

- The Elsenham  
Homes 16, 17, 36, 37, 42 & 43
- The Monmouth  
Homes 33, 34 & 35
- The Welwyn  
Homes 7, 10, 14, 19, 22, 23, 26, 28, 31, 40, 44, 46 & 49
- The Calder  
Homes 2, 4, 15, 21, 29, 30, 39 & 48
- The Copthorpe  
Homes 8, 12 & 25
- The Caldwick  
Homes 1, 3, 5, 6, 9, 11, 13, 18, 20, 24, 32, 38, 45, 47 & 50



# The Hartley

3 BEDROOM HOUSE

Homes 27 & 41\*

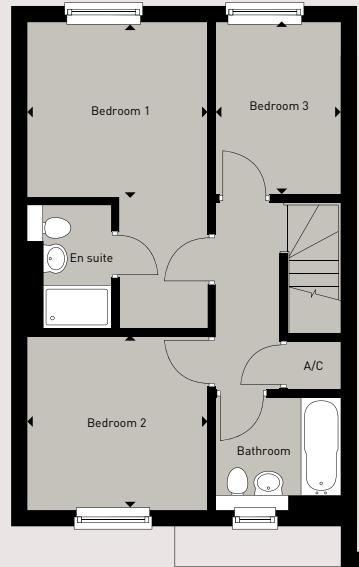


Digital illustration is indicative only



## GROUND FLOOR

Living Room	5405mm x 3763mm	17'9" x 12'4"
Kitchen/Dining Room	4534mm x 3107mm	14'11" x 10'2"



## FIRST FLOOR

Bedroom 1	3129mm x 3048mm	10'3" x 10'0"
Bedroom 2	3129mm x 3018mm	10'3" x 9'11"
Bedroom 3	3002mm x 2162mm	9'10" x 7'1"

C Cupboard A/C Airing cupboard

Dimensions are to be used as a guide only and may be subject to variation.

\*Handed to floorplan shown.



# The Elsenham

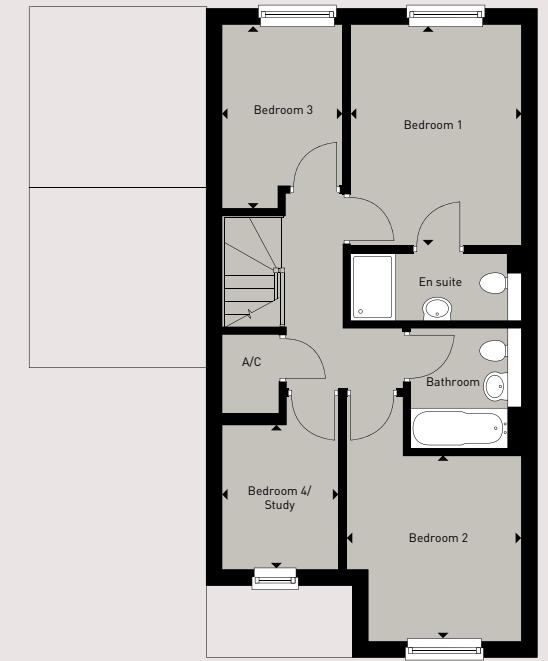
## 4 BEDROOM HOUSE

Homes 16\*, 17, 36, 37\*, 42 & 43\*



### GROUND FLOOR

Living Room	5184mm x 4077mm	17'0" x 13'5"
Kitchen/Dining Room	6499mm x 2837mm	21'4" x 9'4"



### FIRST FLOOR

Bedroom 1	3833mm x 2959mm	12'7" x 9'8"
Bedroom 2	3233mm• x 3040mm•	10'7"• x 10'0"•
Bedroom 3	3191mm• x 2107mm•	10'6"• x 6'11"•
Bedroom 4/Study	2491mm x 2026mm	8'2" x 6'8"

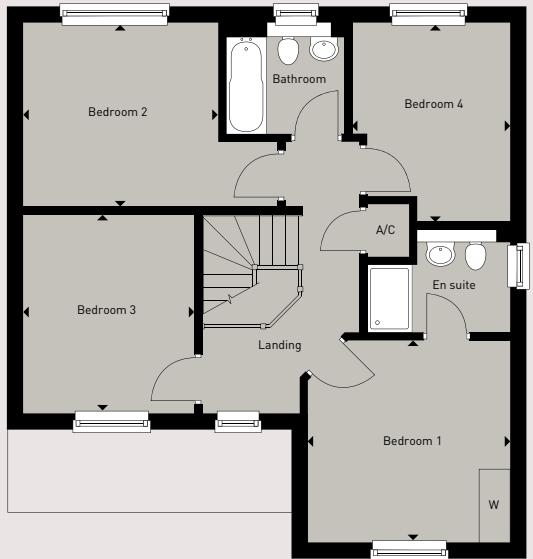
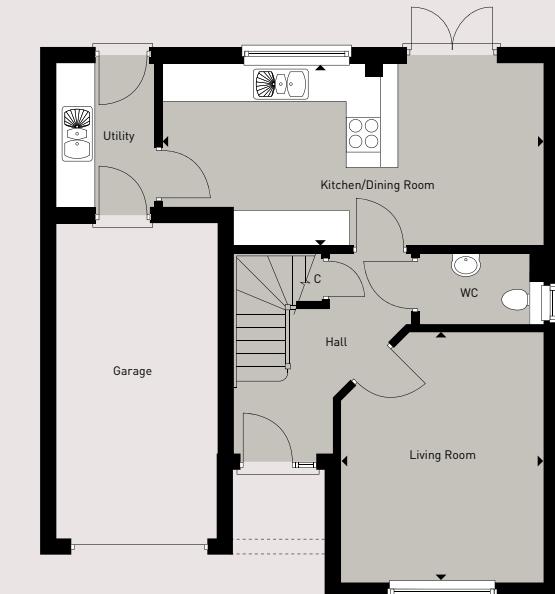
C Cupboard   A/C Airing cupboard   • Maximum dimension  
Dimensions are to be used as a guide only and may be subject to variation.  
\*Handed to floorplan shown



# The Monmouth

4 BEDROOM HOUSE

Homes 33, 34 & 35



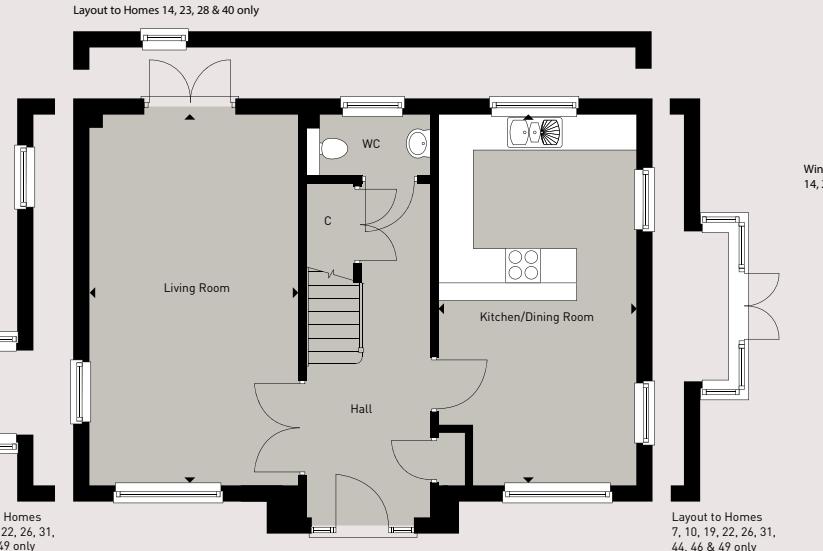
W Wardrobe C Cupboard A/C Airing cupboard • Maximum dimension  
Dimensions are to be used as a guide only and may be subject to variation.



# The Welwyn

## 4 BEDROOM HOUSE

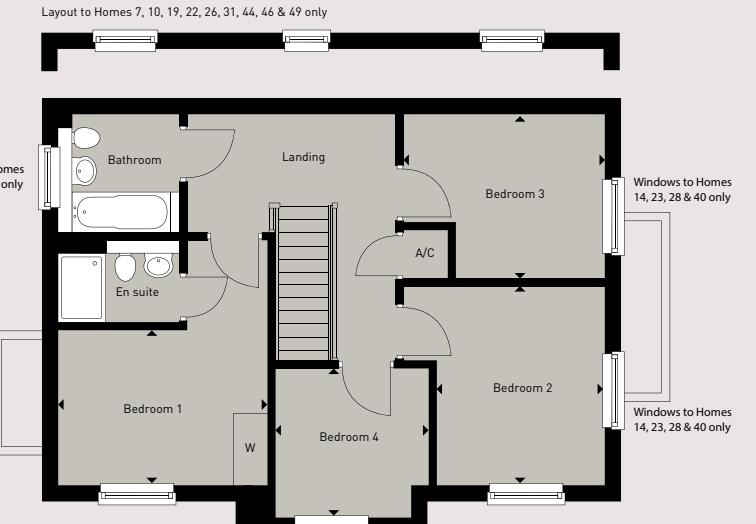
Homes 7\*, 10\*, 14, 19\*, 22\*, 23, 26, 28, 31, 40\*, 44\*, 46\* & 49



### GROUND FLOOR

Kitchen/Dining Room 6422mm• x 3427mm• 21'1"• x 11'3"•

Living Room 6422mm x 3613mm 21'1" x 11'10"



### FIRST FLOOR

Bedroom 1 3645mm x 2699mm 11'11" x 8'10"

Bedroom 2 3453mm x 2924mm 11'4" x 9'7"

Bedroom 3 3499mm• x 2849mm• 11'6"• x 9'4"•

Bedroom 4 2677mm• x 2591mm• 8'9"• x 8'6"•

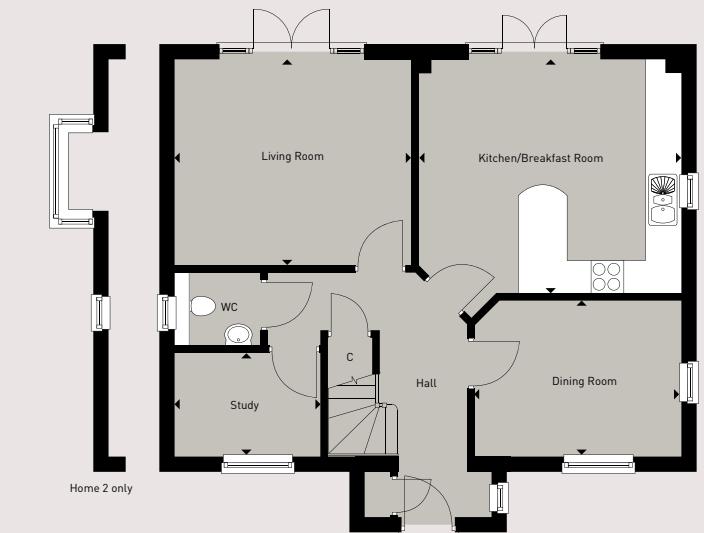
W Wardrobe C Cupboard A/C Airing cupboard • Maximum dimension  
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\*Handed to floorplan shown



# The Calder

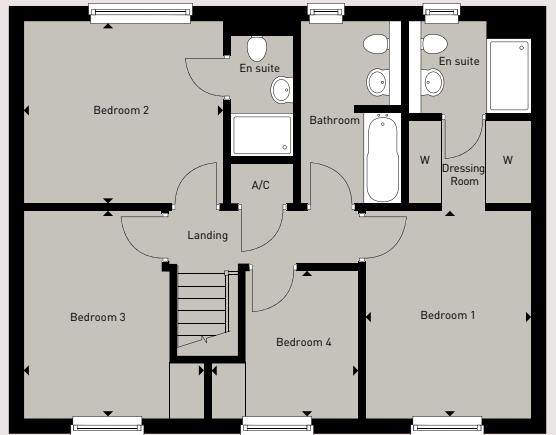
## 4 BEDROOM HOUSE

Homes 2\*, 4\*, 15, 21, 29\*, 30\*, 39 & 48



### GROUND FLOOR

Kitchen/Breakfast Room	4894mm x 4305mm	16'1" x 14'1"
Living Room	4362mm x 3780mm	14'4" x 12'5"
Dining Room	3823mm x 2863mm	12'7" x 9'5"
Study	2685mm x 1929mm	8'10" x 6'4"



### FIRST FLOOR

Bedroom 1	3835mm	x 3050mm	12'7" x 10'0"
Bedroom 2	3675mm	x 3369mm	12'1" x 11'1"
Bedroom 3	3835mm*	x 3223mm*	12'7"• x 10'6"•
Bedroom 4	2742mm*	x 2734mm*	9'0"• x 9'0"•

W Wardrobe C Cupboard A/C Airing cupboard • Maximum dimension  
Dimensions are to be used as a guide only and may be subject to variation.  
\*Handed to floorplan shown.



# The Copthorne

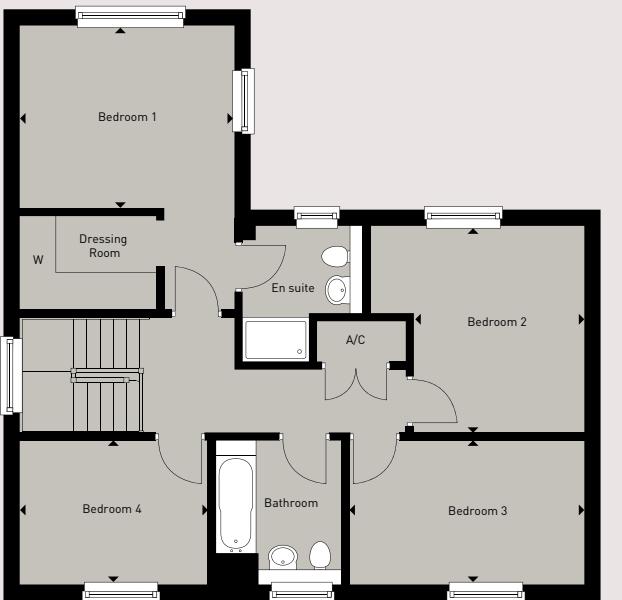
4 BEDROOM HOUSE

Homes 8\*, 12\* & 25



## GROUND FLOOR

Kitchen	5923mm• x 3394mm•	19'5"• x 11'2"•
Living Room	4950mm x 3721mm	16'3" x 12'3"
Dining Room	3929mm x 2648mm	12'11" x 8'8"
Study	3248mm• x 2489mm•	10'8"• x 8'2"•



## FIRST FLOOR

Bedroom 1	3722mm x 3170mm	12'2" x 10'4"
Bedroom 2	3591mm x 2961mm	11'8" x 9'7"
Bedroom 3	4083mm x 2491mm	13'5" x 8'2"
Bedroom 4	3279mm x 2491mm	10'9" x 8'2"

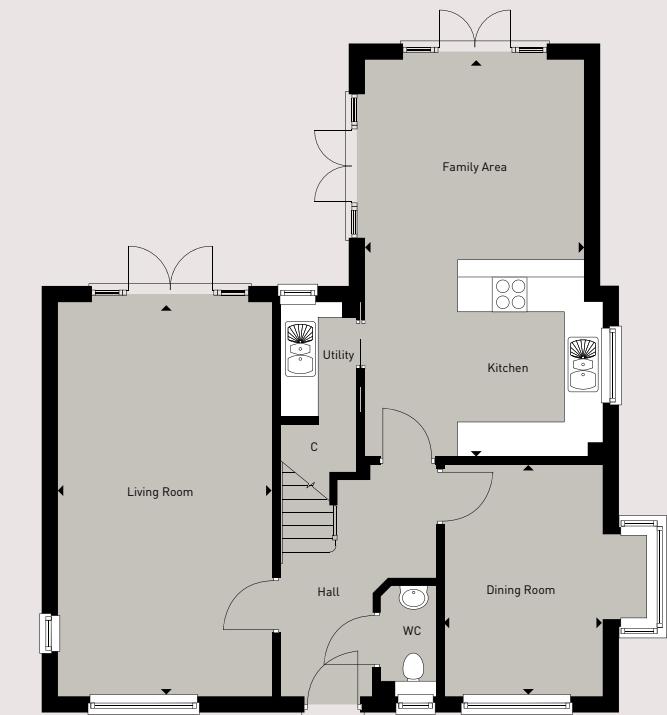
W Wardrobe C Cupboard A/C Airing cupboard • Maximum dimension  
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# The Caldwick

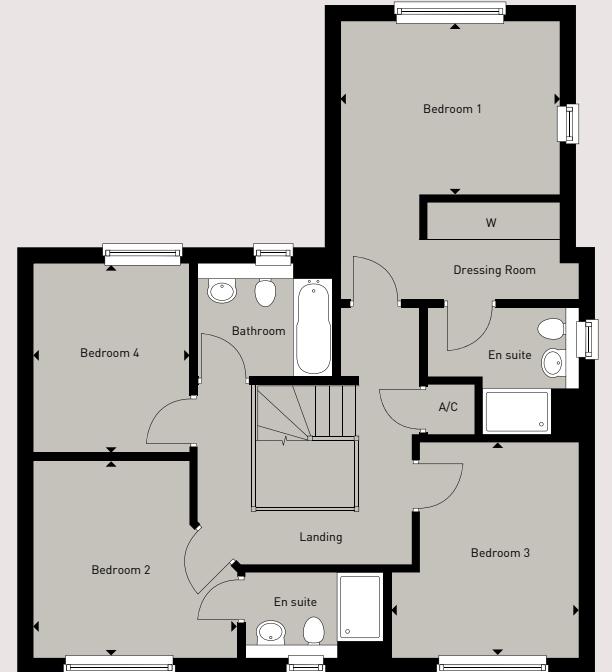
## 4 BEDROOM HOUSE

Homes 1\*, 3, 5, 6, 9, 11\*, 13\*, 18\*, 20\*, 24\*, 32, 38\*, 45\*, 47 & 50



### GROUND FLOOR

Kitchen/Family Area	6808mm• x 3729mm	22'4"• x 12'3"
Living Room	6755mm x 3661mm	22'2" x 12'0"
Dining Room	3961mm x 2729mm	13'0" x 8'11"



### FIRST FLOOR

Bedroom 1	3729mm x 2976mm	12'3" x 9'9"
Bedroom 2	3500mm• x 3375mm•	11'6"• x 11'1"•
Bedroom 3	3700mm• x 3218mm•	12'2"• x 10'7"•
Bedroom 4	3261mm x 2680mm	10'8" x 8'10"

W Wardrobe C Cupboard A/C Airing cupboard • Maximum dimension  
Dimensions are to be used as a guide only and may be subject to variation.  
\*Handed to floorplan shown.





Crest  
NICHOLSON



Highbrook Park, Bristol

## THE SEAL OF EXCELLENCE

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

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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.



Tadpole Garden Village, Swindon

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.

This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency.

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

And, this is why 99% of Crest Nicholson home owners\* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Recognising our desire to satisfy customer needs, support local community regeneration and deliver homes that help their occupiers adopt a more sustainable lifestyle, we have been bestowed with the Queen's Award for Enterprise and Sustainable Development.

This accolade, combined with a string of other industry design awards, including more CABE Gold Building for Life Awards than any other developer, continues to both reaffirm our success in the design and delivery of attractive, environmentally aware 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.

**CONSUMER CODE FOR HOME BUILDERS**

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

\* NHBC/HBF Customer Satisfaction Survey



# HUNTS GROVE *Gate*



HUNTS GROVE GATE · MARCONI DRIVE · GLOUCESTERSHIRE · GL2 2AP

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[www.crestnicholson.com/huntsgrovegate](http://www.crestnicholson.com/huntsgrovegate)



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