



**CREST
NICHOLSON**

BROOKLANDS PARK

Oxleigh Way, Stoke Gifford,
Bristol, BS34 8AL

For all enquiries please call

0117 453 6977

crestnicholson.com/brooklandspark



House Type Illustration

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Development Map/Site Plan

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**CREST
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THE GERBERA

Ideal for first-time buyers or as an investment property, this spacious one-bedroom maisonette offers flexible open-plan living to suit a range of lifestyles. The combined kitchen and living area creates a versatile space to entertain or simply relax, while the generous double bedroom comes complete with a fitted wardrobe.

1 BEDROOM MAISONETTES



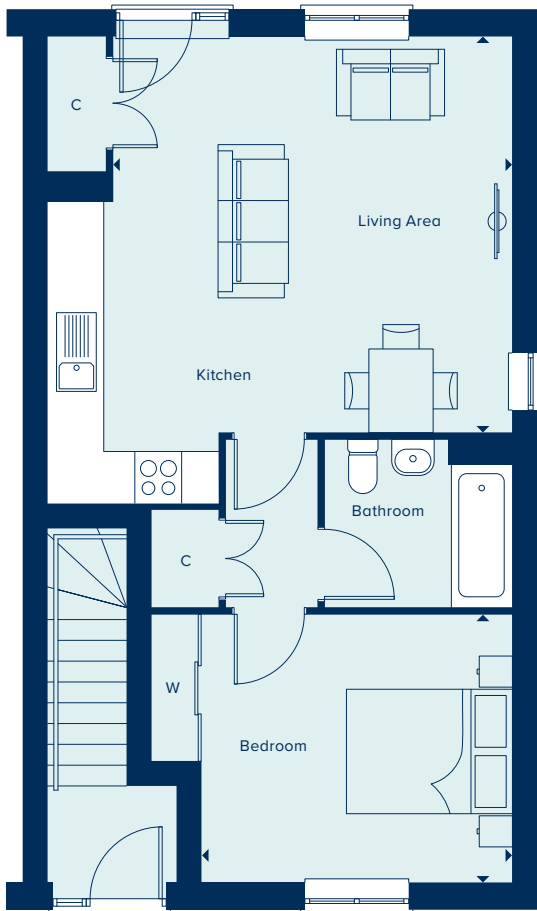


**CREST
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THE GERBERA

1 Bedroom Maisonettes

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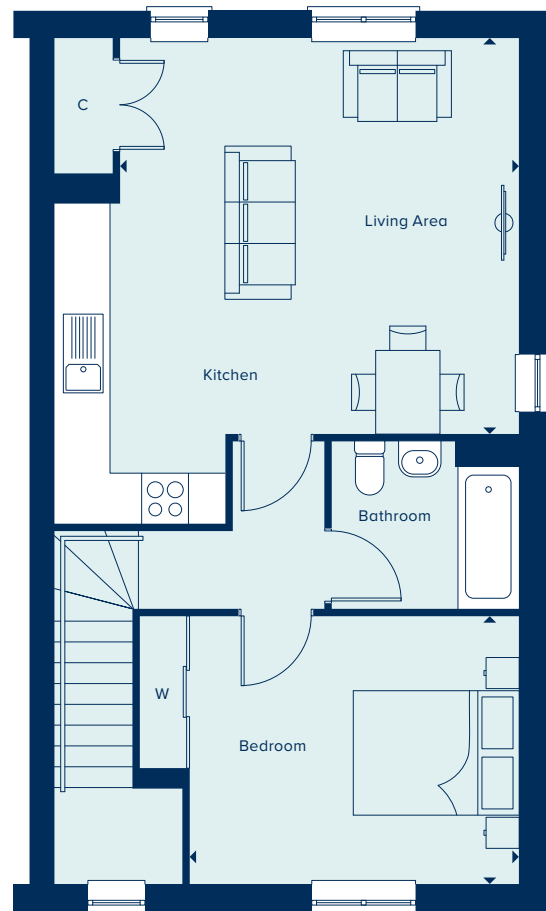
GROUND FLOOR

KITCHEN / LIVING AREA

4.76m x 4.72m 15'7" x 15'6"

BEDROOM

3.68m x 3.18m 12'1" x 10'5"



FIRST FLOOR

KITCHEN / LIVING AREA

4.76m x 4.72m 15'7" x 15'6"

BEDROOM

3.92m x 3.18m 12'10" x 10'5"

C Cupboard W Wardrobe

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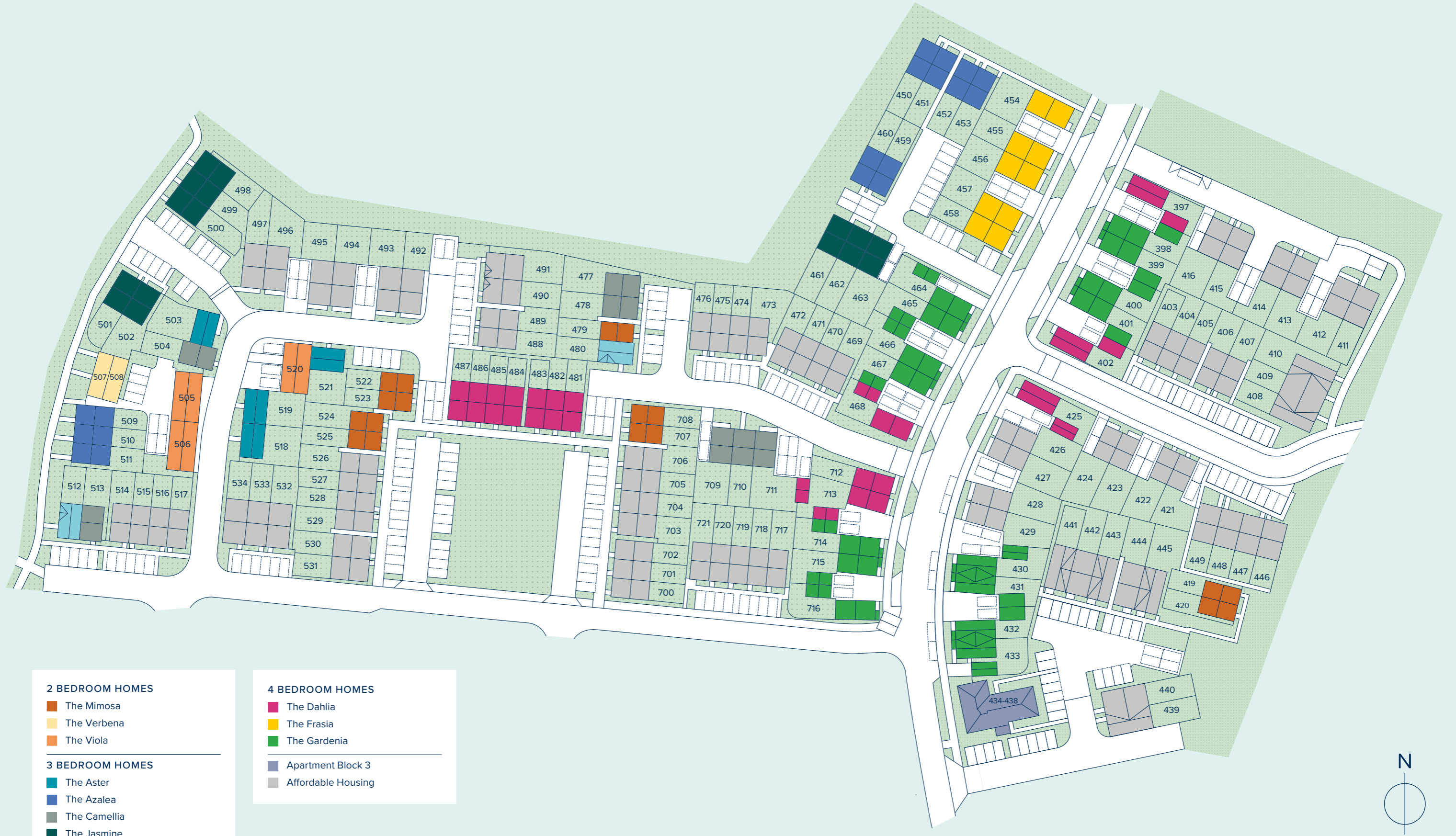
BROOKLANDS PARK

DEVELOPMENT PLAN

The third exciting phase of Brooklands Park is perfectly situated in Stoke Gifford, within easy reach of the buzz of Bristol, and offers 2, 3 & 4 bedroom homes.

2, 3 & 4 BEDROOM HOMES





2 BEDROOM HOMES

- The Mimosa
- The Verbena
- The Viola

3 BEDROOM HOMES

- The Aster
- The Azalea
- The Camellia
- The Jasmine
- The Peony

4 BEDROOM HOMES

- The Dahlia
- The Frasia
- The Gardenia
- Apartment Block 3
- Affordable Housing





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THE FRASIA

This stunning four bedroom home with a generous kitchen/diner offers the perfect place to entertain or for family feasts. The living room provides a relaxing space and why not open the patio door to make the garden an extension of your home. Upstairs four bedrooms, the master complete with en suite, offers plenty of space for a growing family.

4 BEDROOM HOME

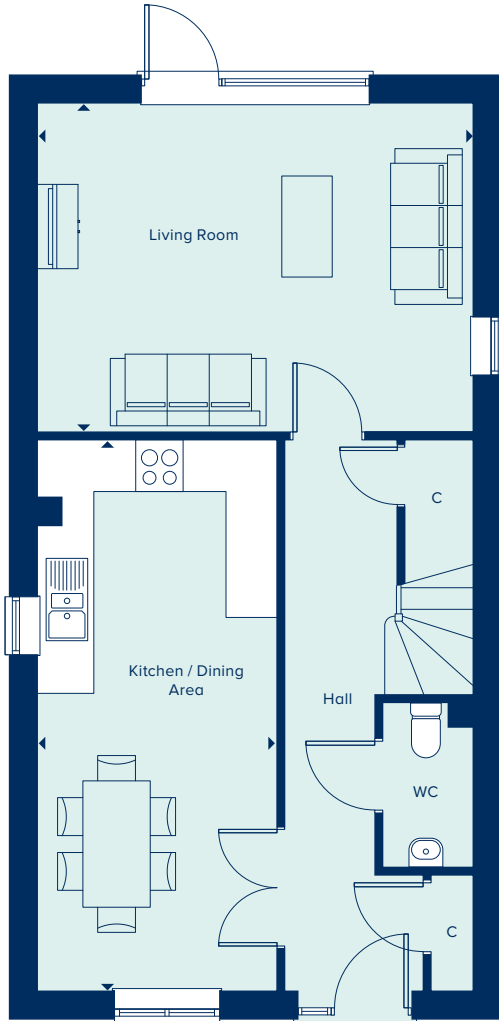




**CREST
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THE FRASIA
4 Bedroom Home

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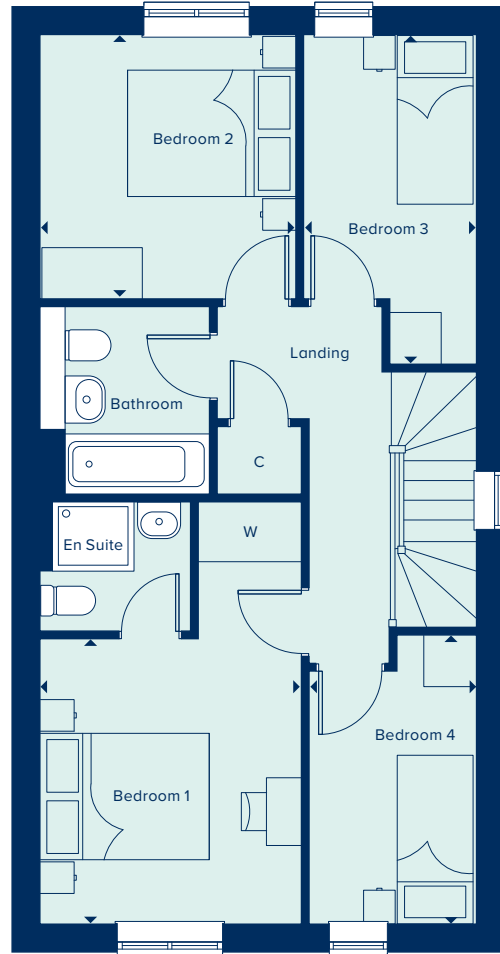
GROUND FLOOR

KITCHEN / DINING AREA

6.51m x 2.81m 21'4" x 9'3"

LIVING ROOM

5.13m x 3.87m 16'10" x 12'8"



FIRST FLOOR

BEDROOM 1

3.06m x 3.34m 10'1" x 11'0"

BEDROOM 2

3.06m x 3.10m 10'1" x 10'2"

BEDROOM 3

1.95m x 3.87m 6'5" x 12'8"

BEDROOM 4

1.95m x 3.39m 6'5" x 11'1"

C Cupboard W Wardrobe ● Specification

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CREST
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THE ASTER

A stunning three bedroom home, perfect for those who want to take their first or next step onto the property ladder. The generous kitchen/diner is perfect for those who love to entertain and the dual aspect living room, has a patio door onto the garden bringing the outside in.

3 BEDROOM HOME

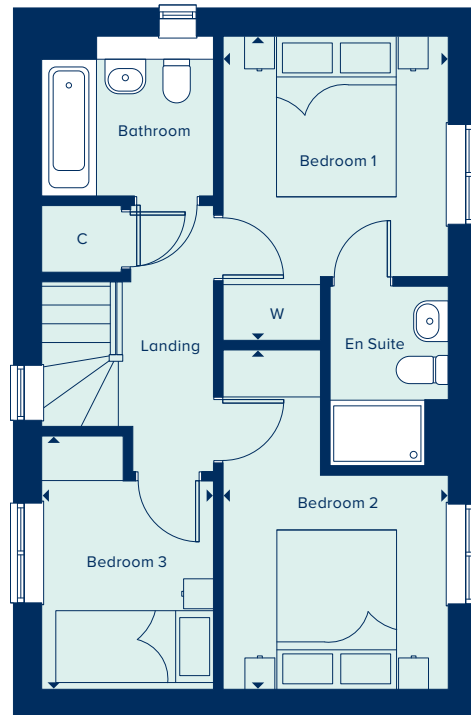
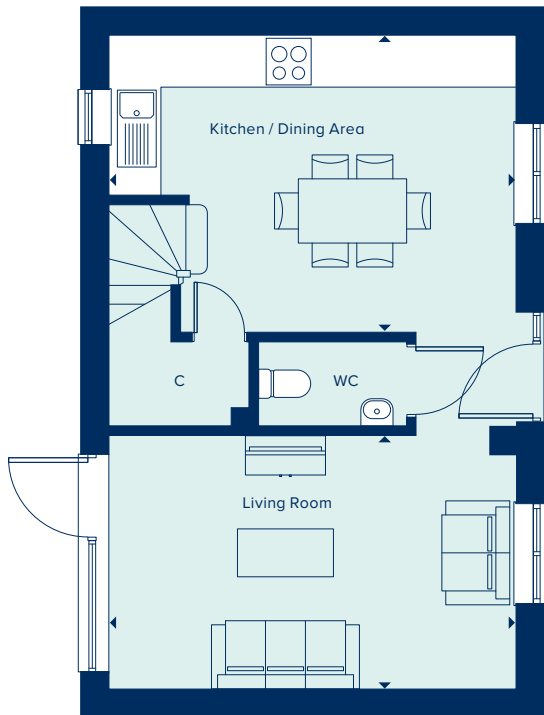




**CREST
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THE ASTER
3 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN / DINING AREA

5.09m x 3.71m 16'8" x 12'2"

LIVING ROOM

5.09m x 3.71m 16'8" x 10'5"

FIRST FLOOR

BEDROOM 1

2.82m x 3.80m 9'3" x 12'6"

BEDROOM 2

2.82m x 4.24m 9'3" x 13'11"

BEDROOM 3

2.15m x 3.17m 7'0" x 10'5"

C Cupboard W Wardrobe

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THE CAMELLIA

This stunning three bedroom home is perfect for those who love the light streaming in and flexible space for you to personalise. Make a home working a breeze, then get ready for the family to relax in the generous living room. The kitchen/diner is made for entertaining, making this a great option for those looking to move on or up the property ladder or even those looking to downsize without compromising on living space.

3 BEDROOM HOME



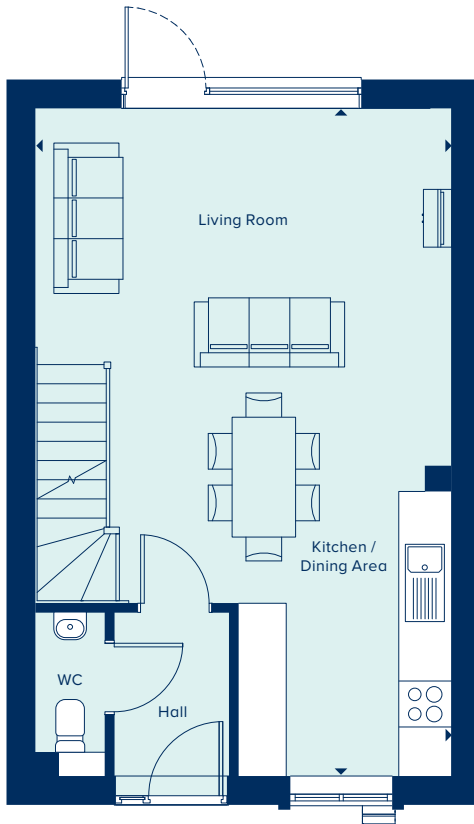


**CREST
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THE CAMELLIA

3 Bedroom Home

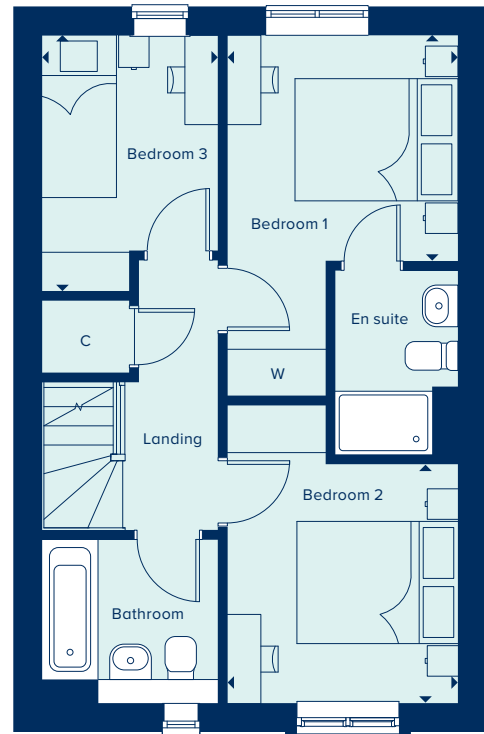
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GROUND FLOOR

KITCHEN / DINING / LIVING AREA

8.23m x 5.09m 27'0" x 16'8"



FIRST FLOOR

BEDROOM 1

2.82m x 2.72m 9'3" x 8'11"

BEDROOM 2

2.93m x 2.82m 9'7" x 9'3"

BEDROOM 3

3.13m x 2.13m 10'3" x 7'0"

C Cupboard W Wardrobe

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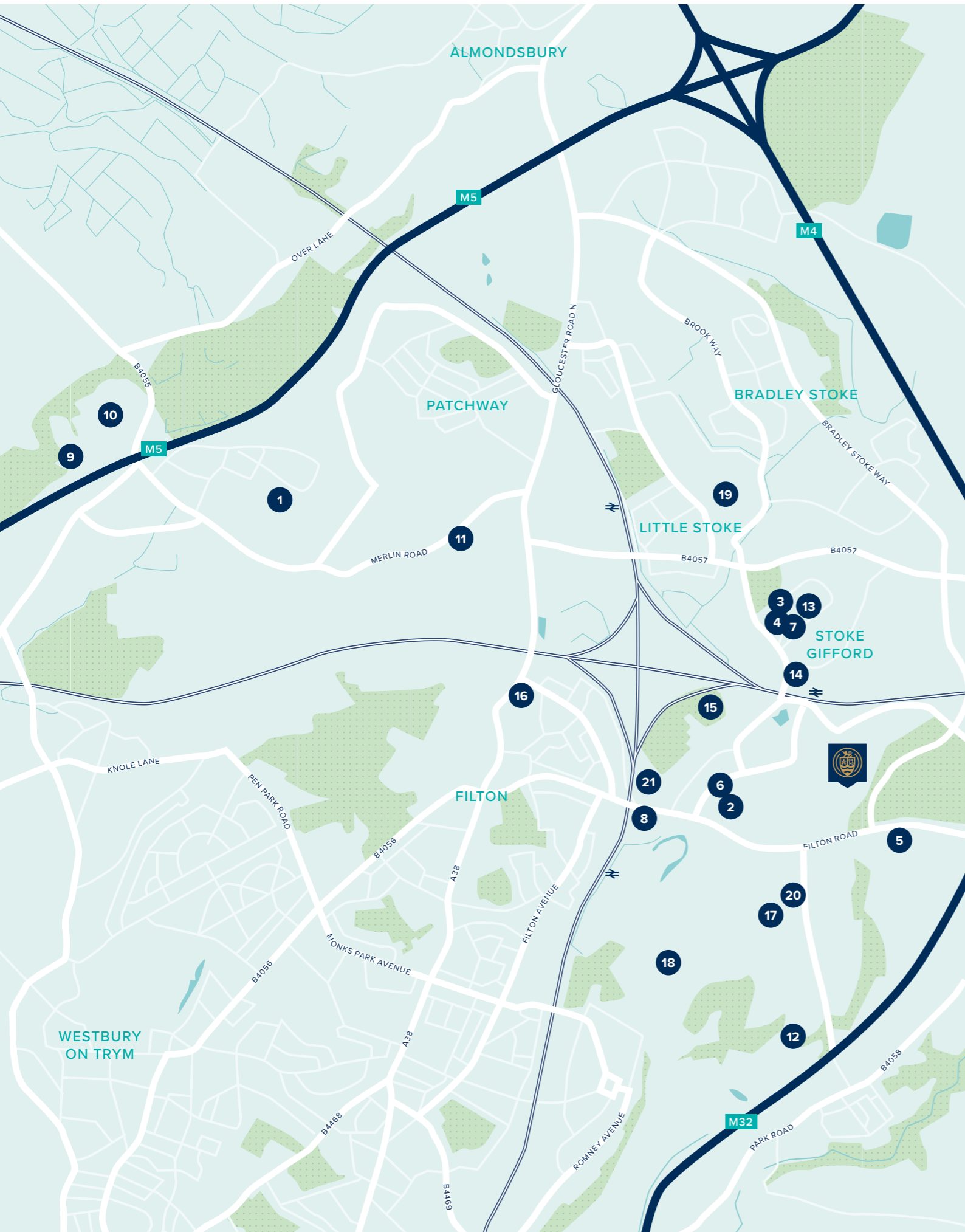
BROOKLANDS PARK

STOKE GIFFORD • BRISTOL

The buzz of Bristol and excellent transport links being within easy reach are what make your new home at Brooklands Park perfectly located.

1 & 2 BEDROOM APARTMENTS AND 2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN BRISTOL

Whether it's everyday amenities, schools or leisure facilities you need close by, you'll find a wonderful choice within a short distance from home.

On your doorstep

Step outside your front door and you'll find everything you need, from shops to places to eat to open green spaces.

- 1 The Mall at Cribbs Causeway
- 2 DW Fitness First
- 3 Post Office
- 4 Tesco Express
- 5 Bristol Golf Centre
- 6 Sainsbury's
- 7 Stoke Gifford Medical Centre
- 8 Abbey Wood Shopping Park
- 9 Bristol Activity Centre
- 10 Wild Place Project
- 11 Aerospace Bristol
- 12 The Dower House








Education

With an excellent choice of schools and a college and university close to home, you will be able to find the ideal education facility for all members of the family.

- 13 St. Michael's C of E Primary School
- 14 St. Michael's Church Preschool and Nursery
- 15 Abbeywood Community School
- 16 South Gloucestershire and Stroud College Campus
- 17 University of the West of England
- 18 Wallscourt Farm Academy
- 19 Little Stoke Primary School
- 20 Halley Nursery
- 21 Love being Little Private Day Nursery and Pre-school

Travel

With excellent road and rail connections within easy reach of home, getting to work or enjoying days out is simple and effortless.

-  Filton – 6 minutes' drive
-  Stoke Gifford – 7 minutes' drive
-  Bristol – 12 minutes' drive
-  Bristol Parkway Station – 6 minutes' drive (17 min walk)
-  Bristol Temple Meads – 8 minutes' (by train – from Bristol Parkway)
-  Paddington Station – 1 hour 14 minutes' (by train – from Bristol Parkway)
-  Bristol Airport – 28 minutes' drive





BROOKLANDS PARK

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For Satnav use BS34 8BF

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AN ATTRACTIVE, SEMI-RURAL LOCATION ON THE OUTSKIRTS OF BRISTOL

Brooklands Park is an exciting new collection of
1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses.

An excellent choice of everyday amenities, including shops, parks and places to eat and drink are just beyond your doorstep at our Brooklands Park development. With large areas of open, green space all around to enjoy, this is a delightful place for you and your family to call home.

Choosing a new home here will mean you can experience everything this location has to offer, as well as being within easy reach of Bristol. Situated just a short drive away, this exciting, eclectic city offers a great choice of things to see and do.

For some retail therapy, Cabot Circus has an extensive range of high street stores to browse, as well as cafés, restaurants and a multi-screen cinema for when you want to pause for a while. Outside this popular shopping destination, you can explore the other options available to you here, including theatres, galleries and the large Castle Park and Adventure Playground, perfect for when the younger members of the family want to let off some steam.

Of course, one of the other advantages of this wonderful location is the excellent transport connections at your fingertips. Bristol Parkway station is just a 12 minute walk away, meaning you can reach central Bristol, Gloucester, Swansea and London Paddington. The M32, M4 and M5 are all easily accessible, and so is Bristol Airport, which is around 30 minutes' drive away.





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BROOKLANDS PARK

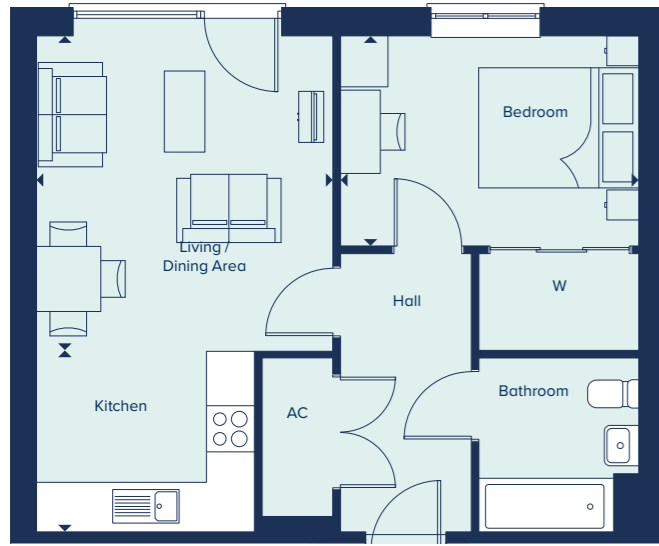
THE ELM APARTMENTS

We are delighted to welcome you to the spectacular Elm Apartments at Brooklands. The properties are set across the ground, first, second and third floors and offer a choice of one or two bedroom accommodation. Offering plenty of flexible space in the open plan kitchen/living/dining area, an attractive feature of these beautiful apartments is the spaciousness they offer and the ample natural light. The generously proportioned bedrooms benefit from fitted wardrobes and each apartment features a good-sized family bathroom. The two bedroom apartments are perfect for offering guests an overnight stay, which is made all the more easier with having a convenient en-suite.

1 & 2 BEDROOM APARTMENTS



BROOKLANDS PARK



PLOT 220, 221, 227, 228,
234, 235

KITCHEN
2.72m x 2.30m 8'11" x 7'6"

LIVING AREA
3.92m x 3.69m 12'10" x 12'1"

BEDROOM
3.71m x 2.62m 12'2" x 8'7"



PLOT 218

KITCHEN
2.58m x 2.07m 8'5" x 6'9"

LIVING / DINING AREA
4.29m x 3.32m 14'1" x 10'11"

BEDROOM
3.54m x 3.00m 11'7" x 9'10"



PLOT 222, 229, 236

KITCHEN
2.65m x 2.37m 8'8" x 7'9"

LIVING / DINING AREA
6.31m x 2.55m 20'9" x 8'4"

BEDROOM
5.20m x 3.05m 17'1" x 10'0"



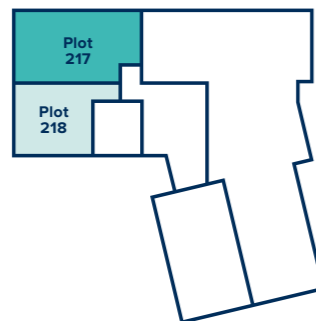
PLOT 217, 219, 223, 224, 225,
226, 230, 231, 232, 233, 237,
238, 239

KITCHEN
3.73m x 2.10m 12'3" x 6'10"

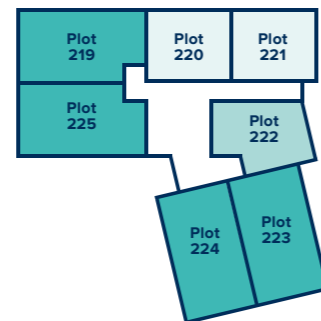
LIVING / DINING AREA
4.25m x 3.76m 13'11" x 12'3"

BEDROOM 1
3.73m x 3.13m 12'3" x 10'3"

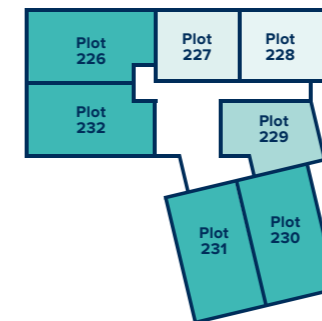
BEDROOM 2
3.86m x 3.03m 12'8" x 9'9"



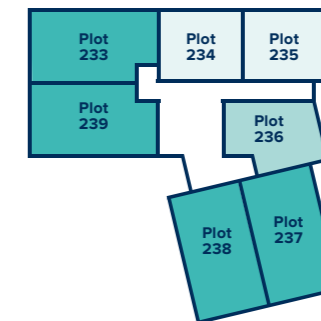
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

AC Airing Cupboard
C Cupboard
W Wardrobe