



**CREST
NICHOLSON**

HIGHBROOK VIEW

DEVELOPMENT PLAN

Highbrook View is a stunning collection of 2, 3, 4 & 5 bedroom homes for sale in Stoke Gifford, Bristol. Providing easy access to the beautiful West Country.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Asstead
- Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Hatfield
- The Chesham
- The Seaton
- Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Oxford
- The Filey
- The Hexham
- The Marlborough
- The Winkfield
- The Dartford
- The Romsey

5 BEDROOM HOMES

- The Buckingham
- The Windsor

Mix of 1 & 2 Bed Affordable Rent

V Visitor Parking
 SS Sub Station
 GG Gas Governor Station





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- | | |
|--------------------------------|---------------------------|
| 1 Brooklands Park Phase 1 | 9 Highbrook View Phase 2 |
| 2 Brooklands Park Phase 2 | 10 Highbrook View Phase 3 |
| 3 Brooklands Park Phase 3 | 11 Highbrook View Phase 4 |
| 4 Brooklands Park Phase 4 | 12 Highbrook View Phase 5 |
| 5 Brooklands Park Phase 5 | 13 Bristol Parkway |
| 6 Brooklands Park Phases 6 & 7 | 14 M32 Junction 1 |
| 7 Stoke Gifford Bypass | 15 Access to M32, M4 & M5 |
| 8 Highbrook View Phase 1 | 16 Access to Filton Road |

HIGHBROOK VIEW

Dyer Close, Stoke Gifford,
Bristol BS34 8DG

For all enquiries please call

01174 537 758

crestnicholson.com/highbrookview



House Type Illustration

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Development Map/Site Plan

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN		●	●	
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●	●**		
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Soft close toilet seats	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●			
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●
Energy efficient downlights in cloakroom	●	●	●	●

● Homes under 1350 sq ft ● Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Electric vehicle charging point		•	•	•
Photovoltaic panels ****		•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans *****Photovoltaic panels to selected plots only
 Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.
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THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening onto the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, the main bedroom suite enjoys an en suite and the four further bedrooms share the modern family bathroom.

5 BEDROOM HOME





**CREST
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THE BUCKINGHAM

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

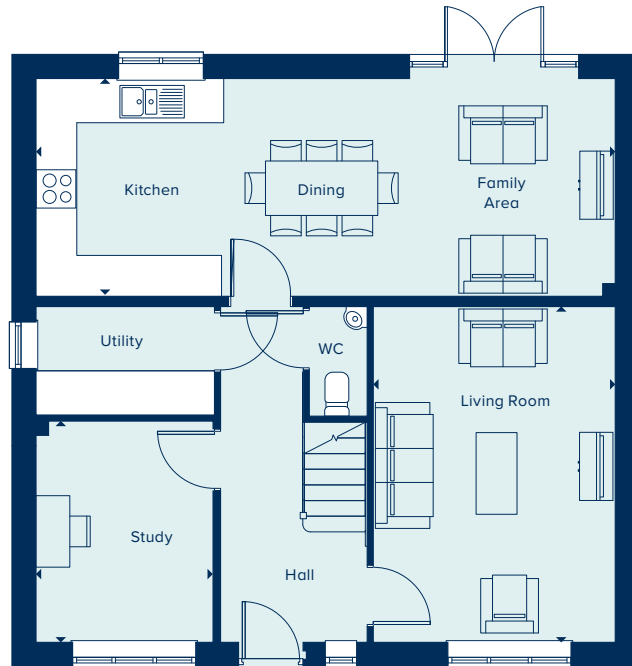
8.51m x 3.20m 27'10" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

3.78m x 2.67m 12'5" x 8'9"

BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

BEDROOM 3

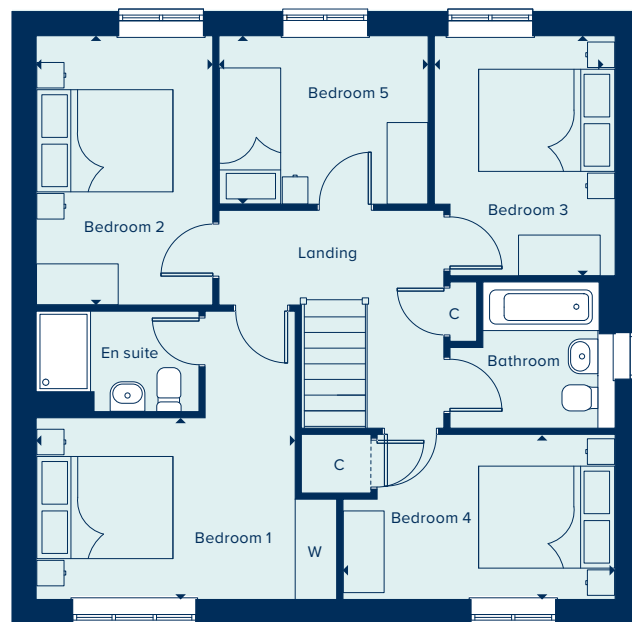
3.53m x 2.66m 11'7" x 8'8"

BEDROOM 4

4.00m x 2.43m 13'1" x 7'11"

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe --- Bulkhead

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THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room.

4 BEDROOM HOME



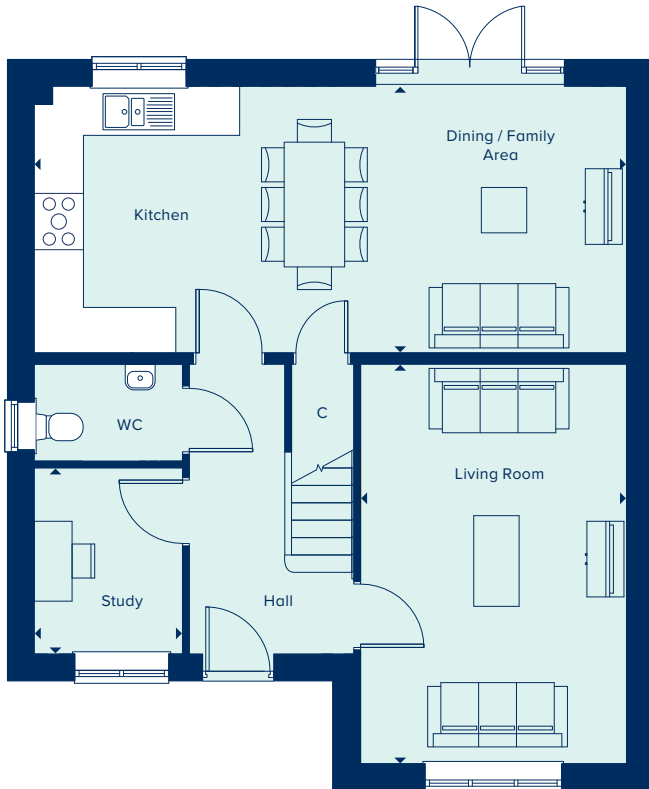


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THE DARTFORD

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.53m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.52m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.59m 13'8" x 11'9"

BEDROOM 2

3.57m x 3.54m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'7" x 9'1"

BEDROOM 4

2.92m x 2.63m 9'7" x 8'6"

C Cupboard W Wardrobe --- Bulkhead * Window omitted to plot 61 ● Specification

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THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom with en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



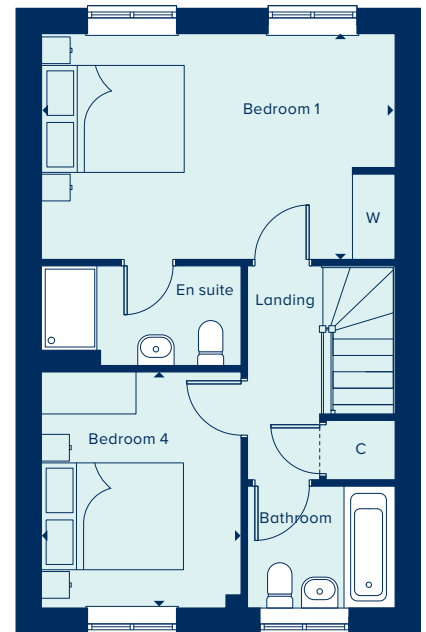
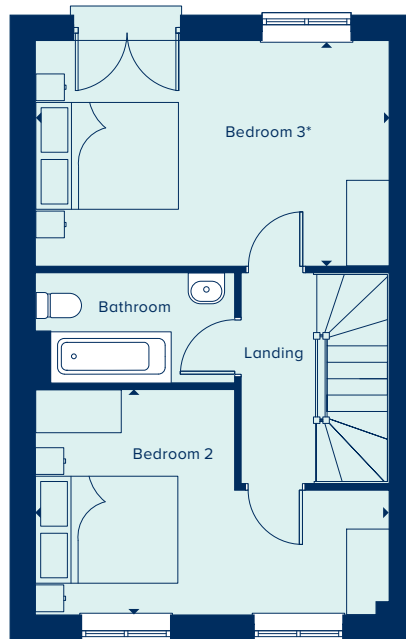
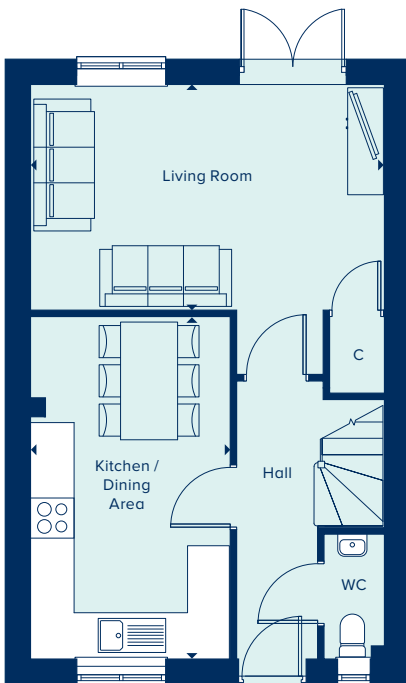


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THE HEXHAM

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING AREA

4.81m x 2.80m 15'9" x 9'2"

LIVING ROOM

4.97m x 3.17m 16'3" x 10'4"

FIRST FLOOR

BEDROOM 2

4.97m x 3.16m 16'3" x 10'4"

BEDROOM 3

4.97m x 3.17m 16'3" x 10'4"

SECOND FLOOR

BEDROOM 1

4.97m x 3.17m 16'3" x 10'4"

BEDROOM 4

3.31m x 2.82m 10'10" x 9'3"

C Cupboard W Wardrobe ● Specification --- Bulkhead

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME





**CREST
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THE MARLBOROUGH

4 Bedroom Home

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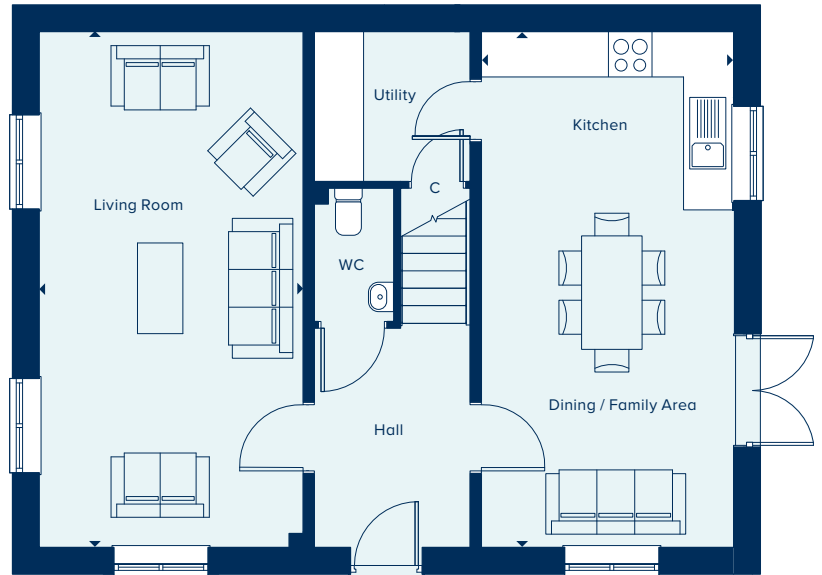
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.34m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.38m x 3.06m 11'1" x 10'0"

BEDROOM 2

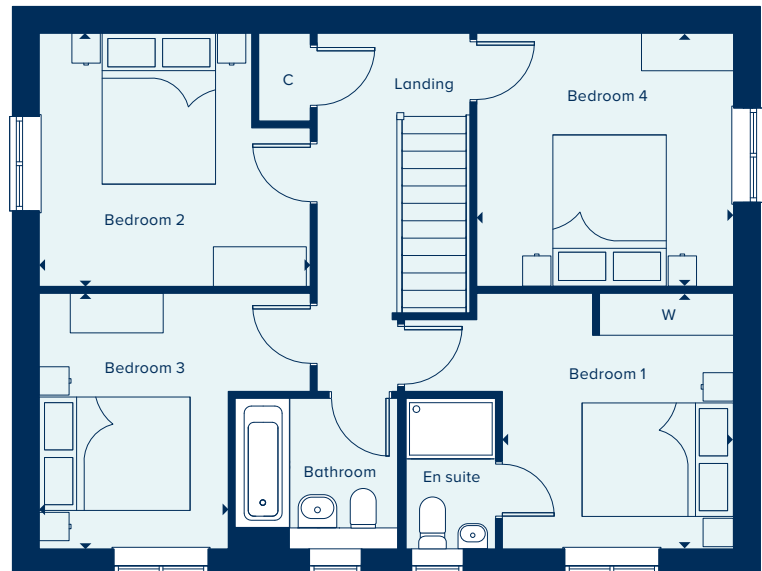
3.59m x 3.35m 11'9" x 11'0"

BEDROOM 3

3.38m x 2.50m 11'1" x 8'2"

BEDROOM 4

3.40m x 3.35m 11'2" x 11'0"



C Cupboard W Wardrobe ● Specification

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THE OXFORD

The Oxford is the ultimate family home, offering four bedrooms together with flexible living spaces. In the popular town house style, its kitchen diner and separate living room are situated on first floor, while the garage and a bedroom (or perhaps a home office, or games room) are on the ground floor. Three bedrooms – one of which has en suite facilities – and a family bathroom occupy the top of the house.

4 BEDROOM HOME



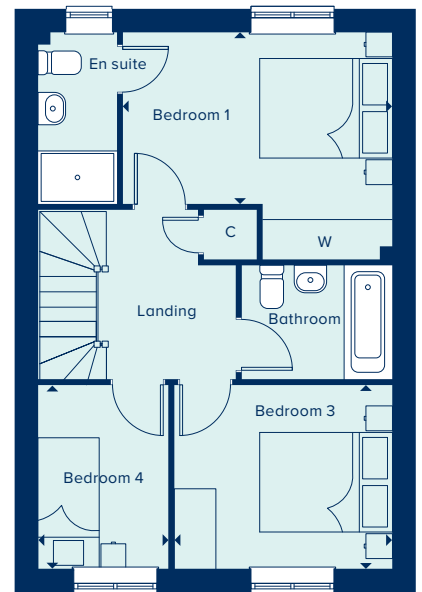
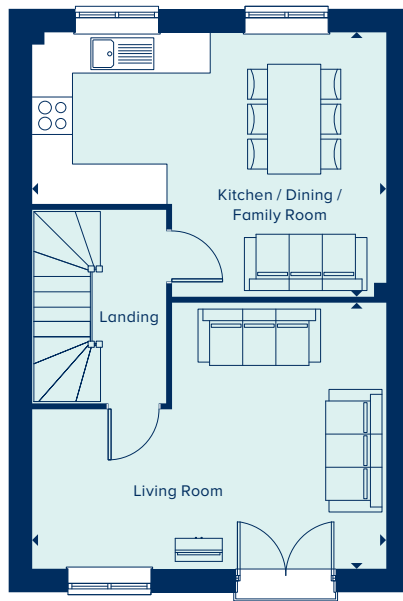
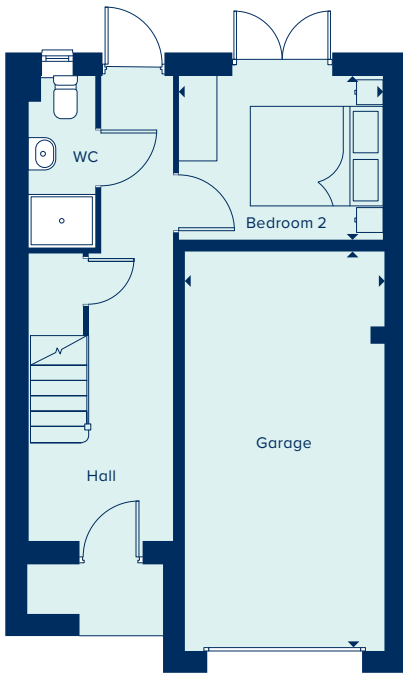


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THE OXFORD

4 Bedroom Home

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GROUND FLOOR

BEDROOM 2

3.06m x 2.46m 10'0" x 8'1"

FIRST FLOOR

KITCHEN / DINING / FAMILY ROOM

5.31m x 3.97m 17'5" x 13'0"

LIVING ROOM

5.32m x 4.00m 17'5" x 13'1"

SECOND FLOOR

BEDROOM 1

4.05m x 2.58m 13'3" x 8'5"

BEDROOM 3

3.27m x 2.76m 10'9" x 9'1"

BEDROOM 4

2.75m x 1.96m 9'0" x 6'5"

C Cupboard W Wardrobe ● Specification

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite).

4 BEDROOM HOME



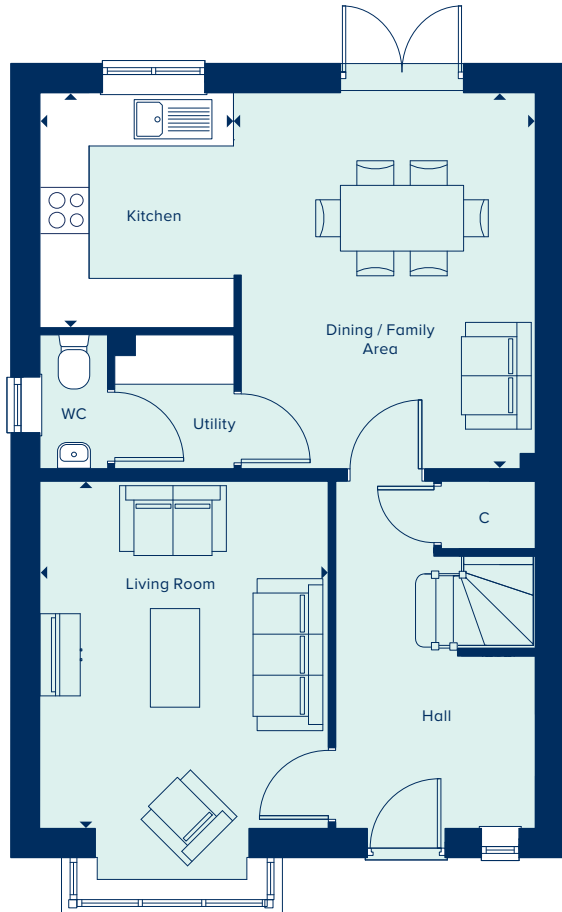


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THE ROMSEY

4 Bedroom Home

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GROUND FLOOR

KITCHEN

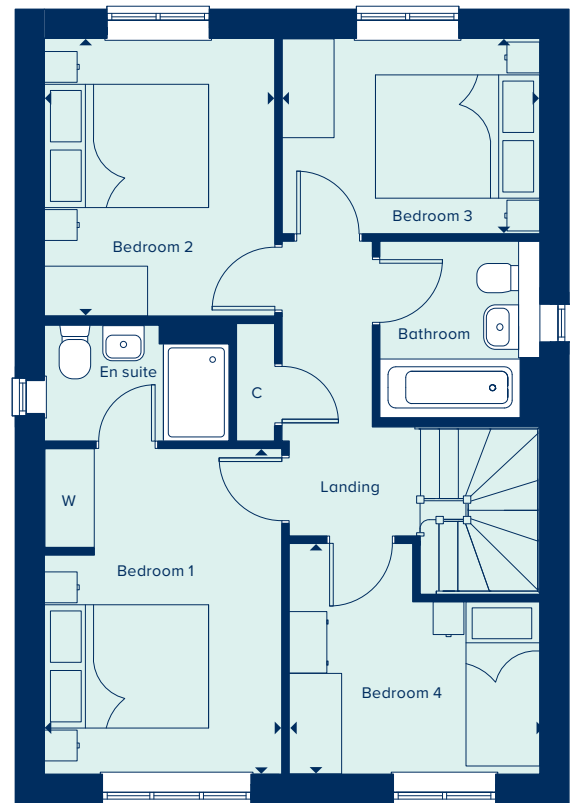
2.86m x 2.44m 9'4" x 8'0"

DINING / FAMILY AREA

4.58m x 3.59m 15'0" x 11'9"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.14m x 2.38m 10'3" x 7'8"

BEDROOM 4

3.05m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and a dressing room.

5 BEDROOM HOME





**CREST
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THE WINDSOR

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

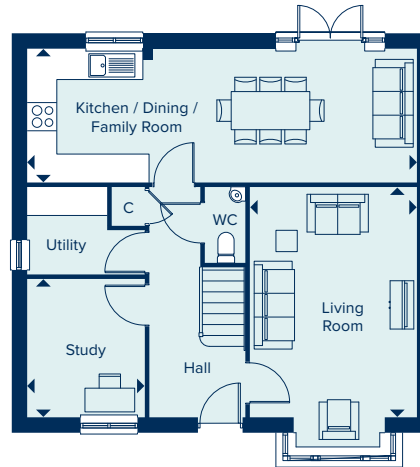
8.16m x 2.74m 26'9" x 9'0"

LIVING ROOM

4.83m x 3.50m 15'10" x 11'6"

STUDY

2.90m x 2.48m 9'6" x 8'1"



FIRST FLOOR

BEDROOM 1

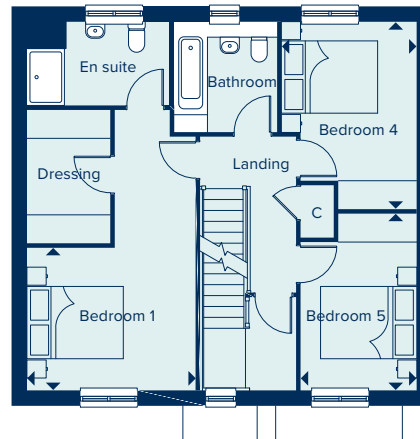
3.54m x 3.01m 11'7" x 9'10"

BEDROOM 4

3.93m x 2.96m 12'10" x 9'8"

BEDROOM 5

3.71m x 2.43m 12'2" x 7'11"



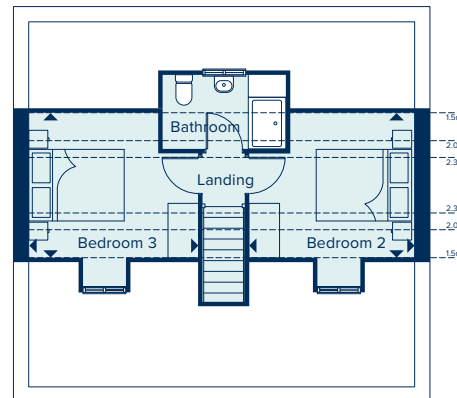
SECOND FLOOR

BEDROOM 2

3.50m x 3.32m 11'6" x 10'11"

BEDROOM 3

3.54m x 3.33m 11'7" x 11'0"



C Cupboard W Wardrobe --- Ceiling Heights

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THE WINKFIELD

Arranged over two storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME





**CREST
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THE WINKFIELD

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

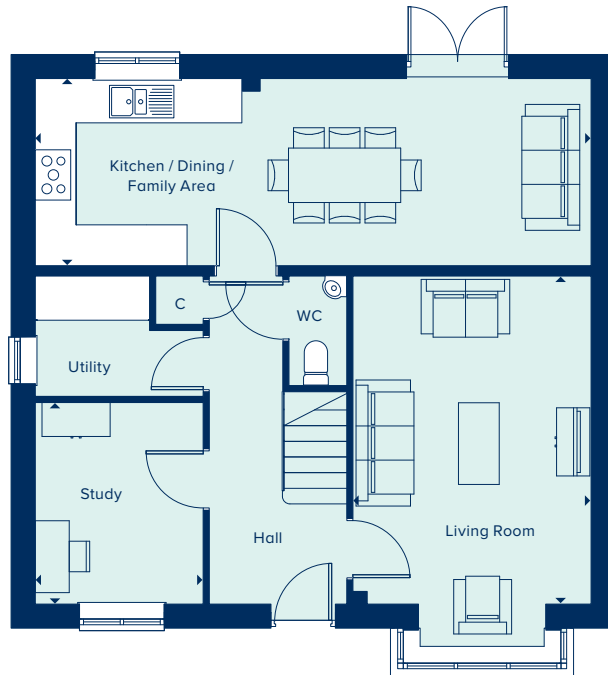
8.16m x 2.75m 26'7" x 9'0"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

STUDY

2.96m x 2.47m 9'8" x 8'1"



FIRST FLOOR

BEDROOM 1

4.28m x 3.54m 14'0" x 11'7"

BEDROOM 2

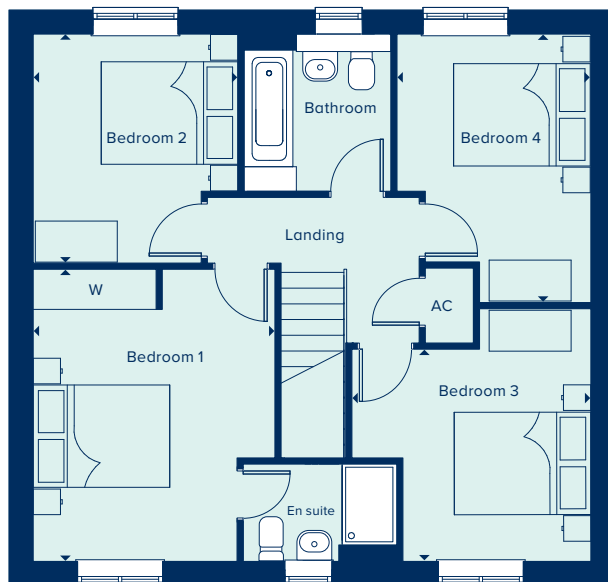
3.35m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.50m x 3.11m 11'6" x 10'2"

BEDROOM 4

3.93m x 2.84m 12'11" x 9'4"



AC Airing Cupboard C Cupboard W Wardrobe ● Specification

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. STU9993/January 2023.





**CREST
NICHOLSON**

HIGHBROOK VIEW

STOKE GIFFORD • BRISTOL

The buzz of Bristol and excellent transport links being within easy reach are what make our new homes for sale in Stoke Gifford, Bristol, perfectly located.

2, 3, 4 & 5 BED HOUSES





WELCOME TO LIFE IN BRISTOL

With such a huge variety of activities, venues and attractions right on your doorstep, there really is something for everyone at Highbrook View.

On your doorstep

You will be spoilt for choice at Highbrook View with a multitude of shops, gyms, restaurants, kids parks and peaceful green spaces.

- 1 The Mall at Cribbs Causeway
- 2 Everlast Gym
- 3 Post Office
- 4 Tesco Express
- 5 Bristol Golf Centre
- 6 Sainsbury's
- 7 Stoke Gifford Medical Centre
- 8 Abbey Wood Shopping Park
- 9 Aerospace Bristol
- 10 The Dower House

Education

There's an excellent selection of local nurseries, primary and secondary schools. For older students there are colleges and universities close by.

- 11 St. Michael's C of E Primary School
- 12 Busy Bees Nursery, Stoke Gifford
- 13 Abbeywood Community School
- 14 South Gloucestershire and Stroud College Campus
- 15 University of the West of England
- 16 Wallscourt Farm Academy
- 17 Little Stoke Primary School
- 18 Halley Nursery
- 19 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





HIGHBROOK VIEW

Dyer Close, Stoke Gifford,
Bristol BS34 8DG

For all enquiries please call

01174 537 758

crestnicholson.com/highbrookview

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

Highbrook View is an exciting new collection of 2, 3, 4 & 5 bedroom homes located on the edge of Bristol.

An excellent choice of everyday amenities, including shops, parks and places to eat and drink are just beyond your doorstep at our Highbrook View 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.

