



**CREST  
NICHOLSON**

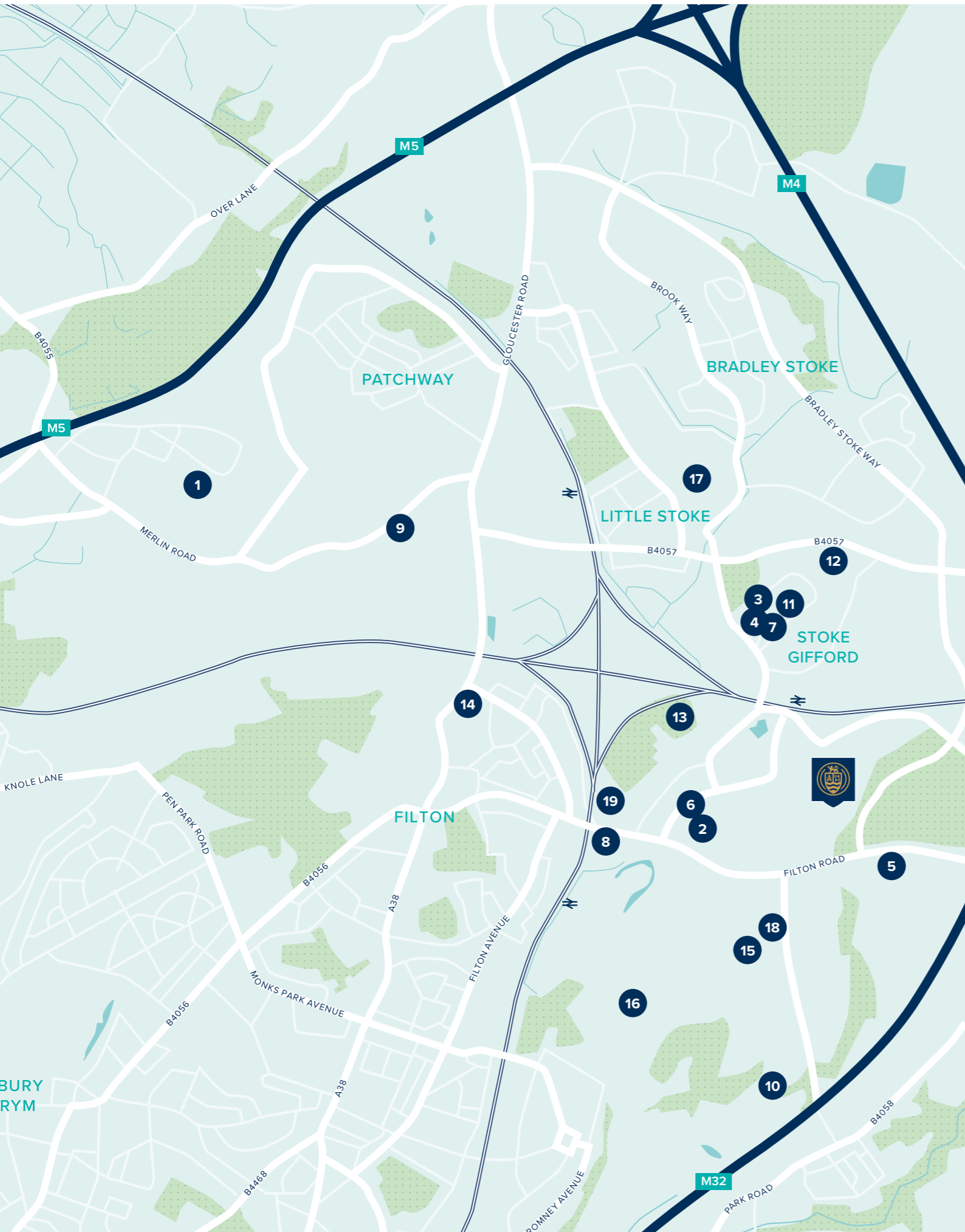
# HIGHBROOK VIEW

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](https://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.

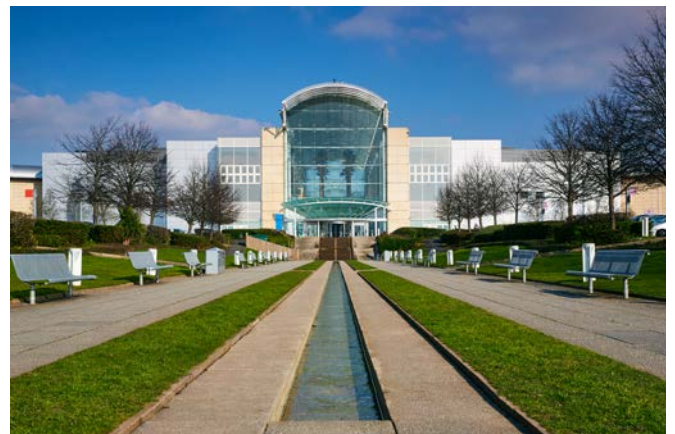
An excellent choice of everyday amenities, including shops, parks and places to eat and drink are just beyond your doorstep at our Highbrook View development. With large areas of open, green space all around to enjoy, this is a delightful place for you and your family to call home.

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.







**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 Ashted

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**3 BEDROOM HOMES**  
■ The Hatfield  
■ The Chesham  
■ The Seaton

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**4 BEDROOM HOMES**  
■ The Oxford  
■ The Filey  
■ The Hexham  
■ The Marlborough  
■ The Winkfield  
■ The Dartford  
■ The Romsey

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**5 BEDROOM HOMES**  
■ The Buckingham  
■ The Windsor  
■ Affordable Housing

V Visitor Parking  
SS Sub Station  
GG Gas Governor Station







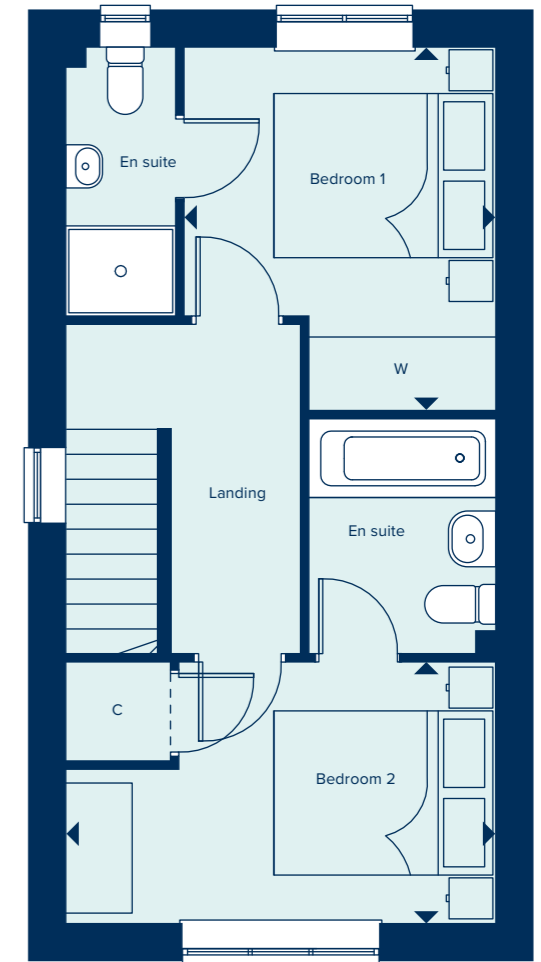
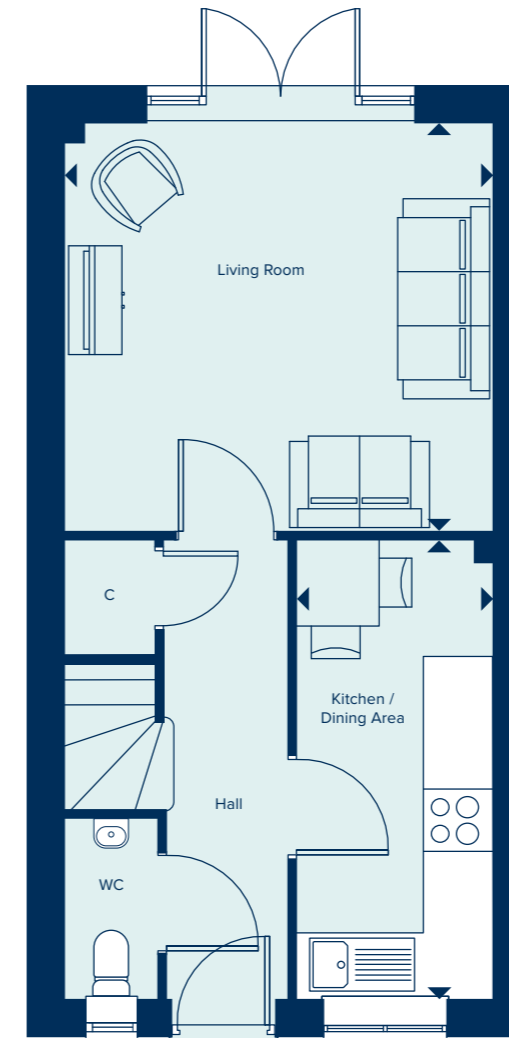
**THE ASHTEAD**  
2 Bedroom Home

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

# THE ASHTEAD

The Ashtead is a generously sized two-storey terraced house. The property features two double bedrooms, each with an en suite bathroom. Downstairs, there is a kitchen-dining area, a cloakroom and ample storage. The separate living area benefits from natural light supplied through French doors leading to the private garden.

2 BEDROOM HOME



**GROUND FLOOR**

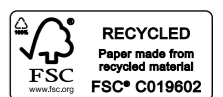
<b>LIVING ROOM</b>	
3.95m x 3.75m	12'11" x 12'3"
<b>KITCHEN / DINING AREA</b>	
4.22m x 1.81m	13'10" x 5'11"

**FIRST FLOOR**

<b>BEDROOM 1</b>	
3.33m x 2.86m	10'11" x 9'4"
<b>BEDROOM 2</b>	
3.94m x 2.40m	12'11" x 7'10"

C Cupboard W Wardrobe --- Bulkhead

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**THE CHESHAM**  
3 Bedroom Home

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

## THE CHESHAM

The Chesham is a generously sized three-bedroom property. It has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom.

3 BEDROOM HOME



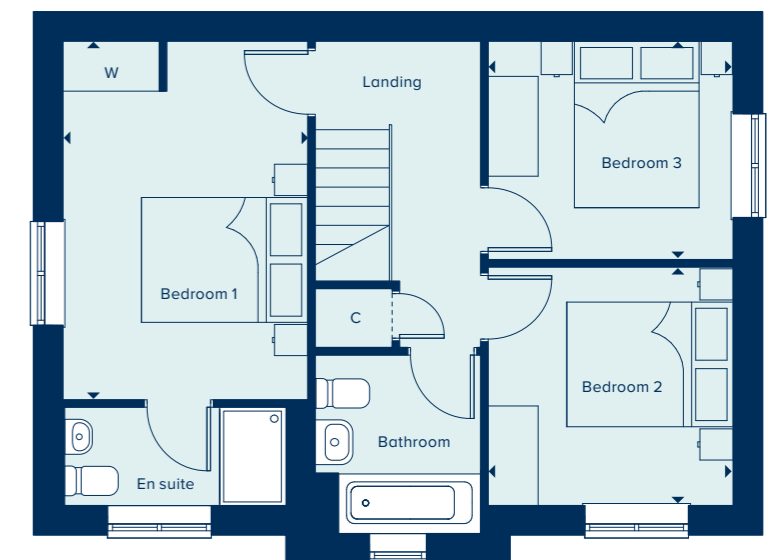
### GROUND FLOOR

KITCHEN / DINING AREA	
5.58m x 2.95m	18'4" x 9'8"
LIVING ROOM	
5.58m x 2.89m	18'4" x 9'5"



### FIRST FLOOR

BEDROOM 1	
4.31m x 2.95m	14'1" x 9'8"
BEDROOM 2	
2.95m x 2.87m	9'8" x 9'5"
BEDROOM 3	
2.95m x 2.63m	9'8" x 8'7"



C Cupboard W Wardrobe --- Bulkhead

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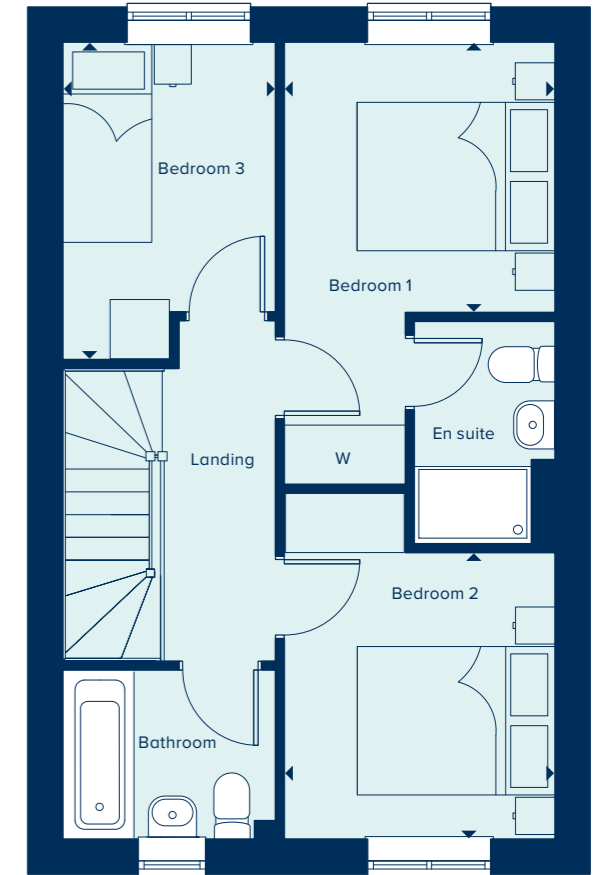
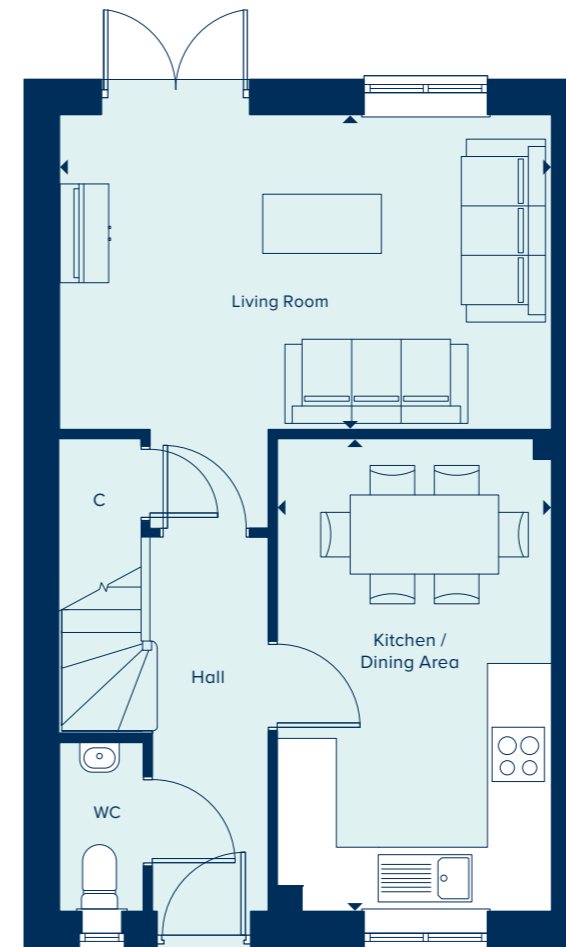
**THE HATFIELD**  
3 Bedroom Home

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

## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.78m      15'8" x 9'1"

#### LIVING ROOM

4.98m x 3.19m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.74m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.90m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard    W Wardrobe

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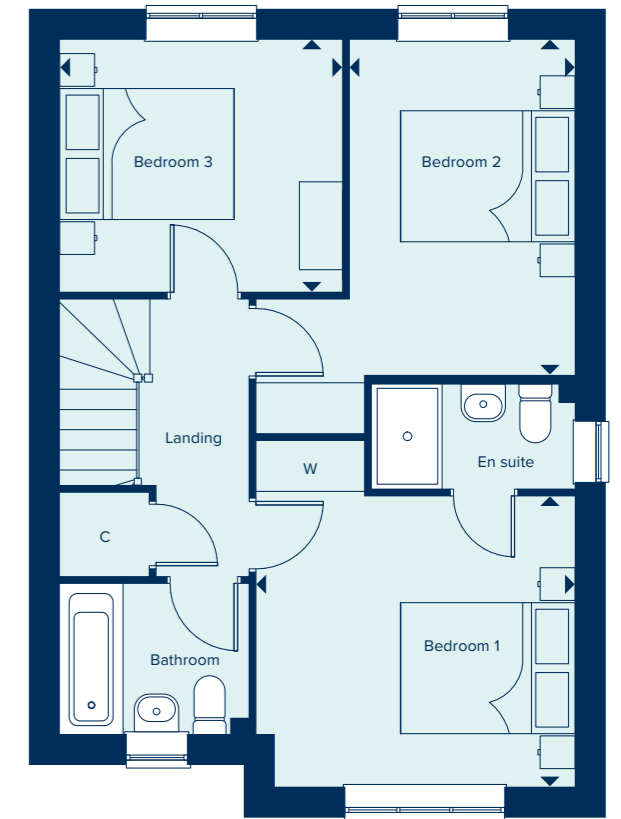
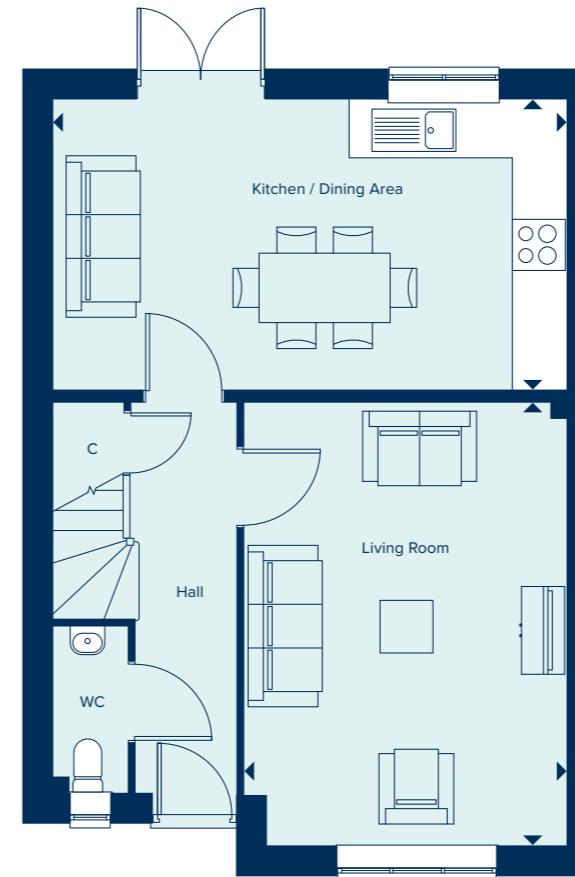
**THE SEATON**  
3 Bedroom Home

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

## THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden – and consequently plenty of natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

5.87m x 3.31m      19'3" x 10'10"

#### LIVING ROOM

5.05m x 3.68m      16'7" x 12'1"

### FIRST FLOOR

#### BEDROOM 1

3.63m x 3.31m      11'11" x 10'10"

#### BEDROOM 2

3.82m x 2.56m      12'6" x 8'5"

#### BEDROOM 3

3.22m x 2.87m      10'6" x 9'5"

C Cupboard    W Wardrobe

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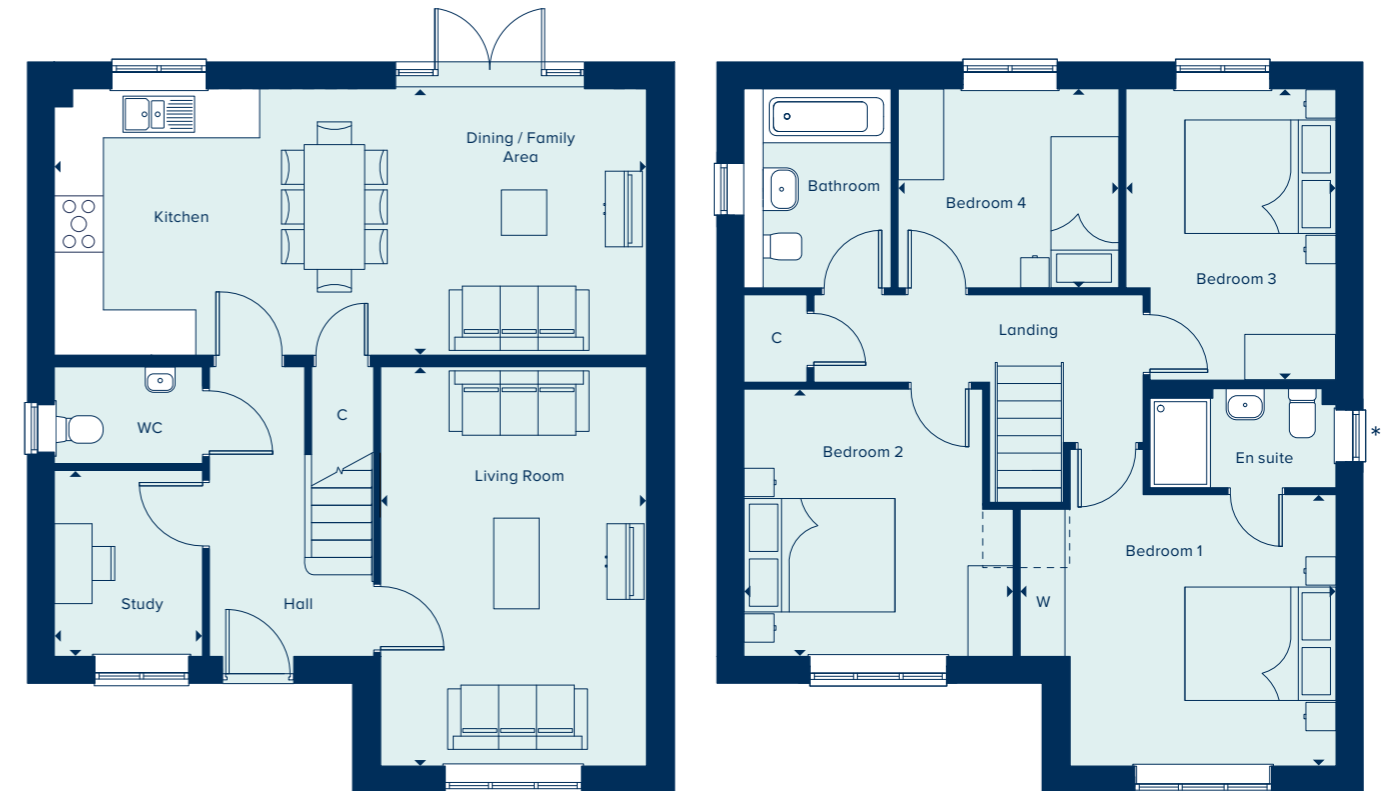
**THE DARTFORD**  
4 Bedroom Home

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

## 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



### 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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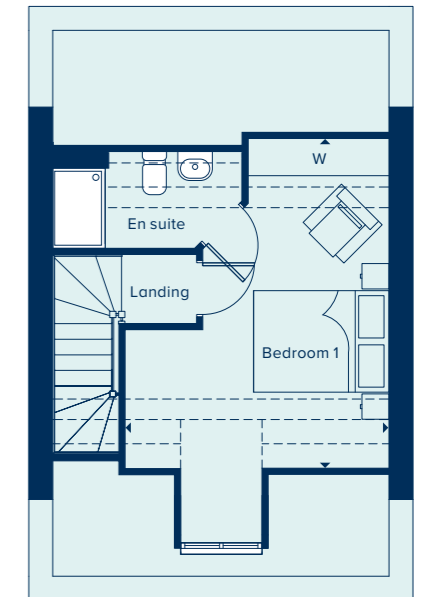
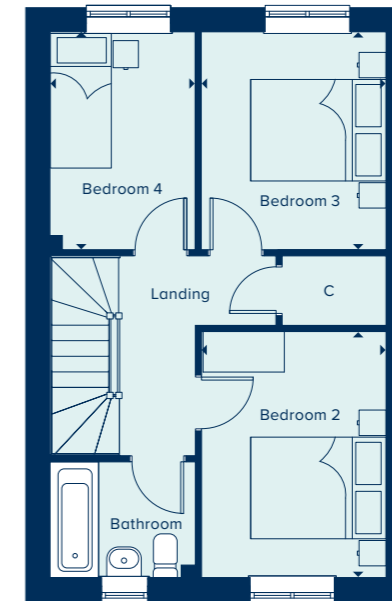
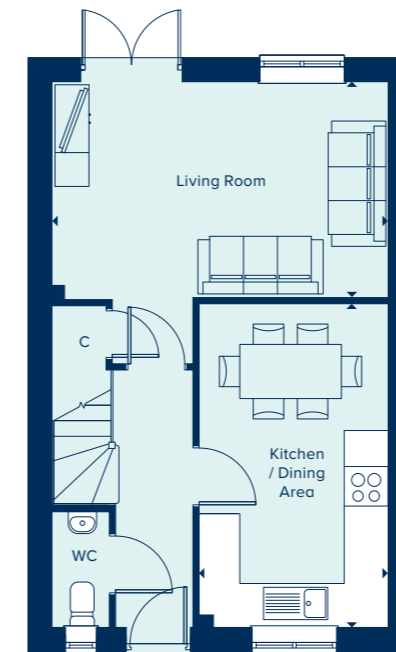
**THE FILEY**  
4 Bedroom Home

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

## THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



### GROUND FLOOR

**LIVING ROOM**  
4.97m x 3.19m      16'3" x 10'5"

**KITCHEN / DINING AREA**  
4.78m x 2.79m      15'8" x 9'2"

### FIRST FLOOR

**BEDROOM 2**  
3.64m x 2.73m      11'11" x 8'11"

**BEDROOM 3**  
3.22m x 2.73m      10'6" x 8'11"

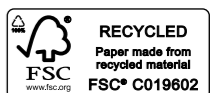
**BEDROOM 4**  
3.22m x 2.15m      10'6" x 7'0"

### SECOND FLOOR

**BEDROOM 1**  
4.87m x 3.85m      15'11" x 12'7"

C Cupboard    W Wardrobe    ● Specification

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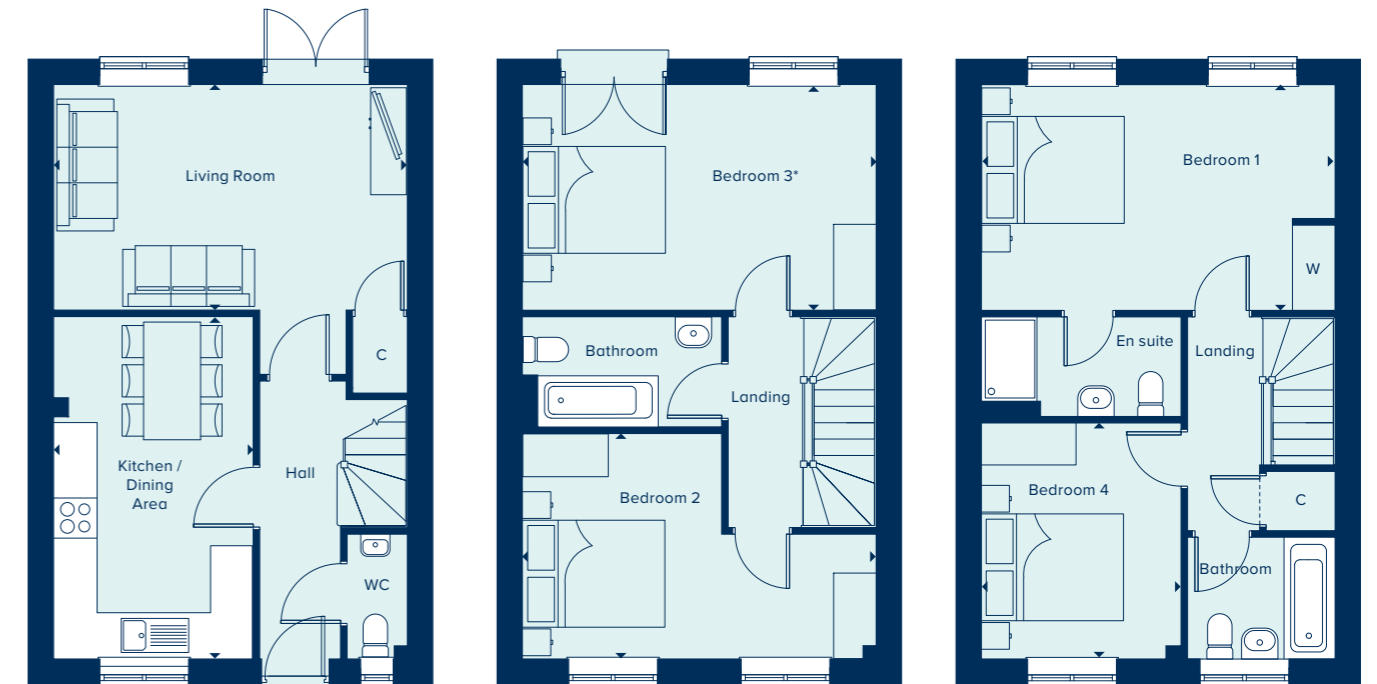
**THE HEXHAM**  
4 Bedroom Home

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

## 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



**GROUND FLOOR**

<b>KITCHEN / DINING AREA</b>	4.81m x 2.80m	15'9" x 9'2"
<b>LIVING ROOM</b>	4.97m x 3.17m	16'3" x 10'4"

**FIRST FLOOR**

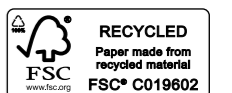
<b>BEDROOM 2</b>	4.97m x 3.16m	16'3" x 10'4"
<b>BEDROOM 3</b>	4.97m x 3.17m	16'3" x 10'4"

**SECOND FLOOR**

<b>BEDROOM 1</b>	4.97m x 3.17m	16'3" x 10'4"
<b>BEDROOM 4</b>	3.31m x 2.82m	10'10" x 9'3"

C Cupboard W Wardrobe ● Specification --- Bulkhead

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**THE MARLBOROUGH**

4 Bedroom Home

crestnicholson.com

# 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



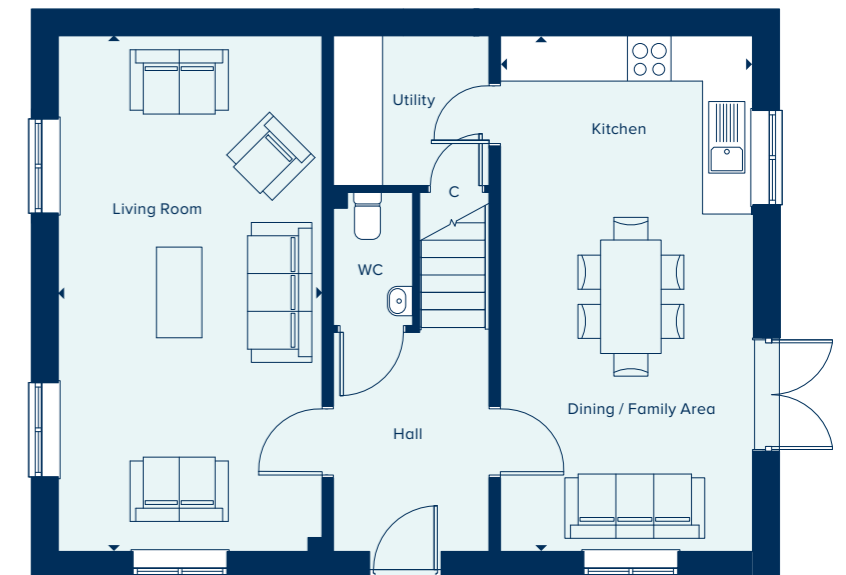
**GROUND FLOOR**

**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**

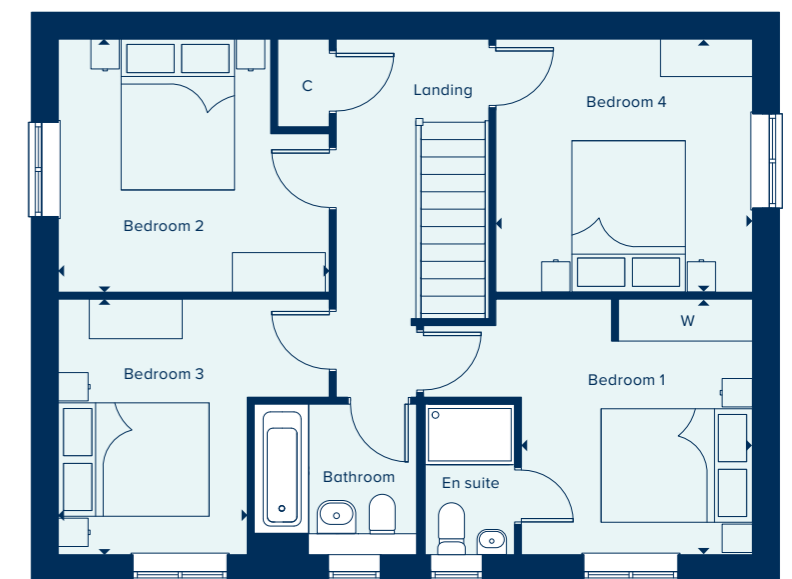
3.59m x 3.35m      11'9" x 11'0"

**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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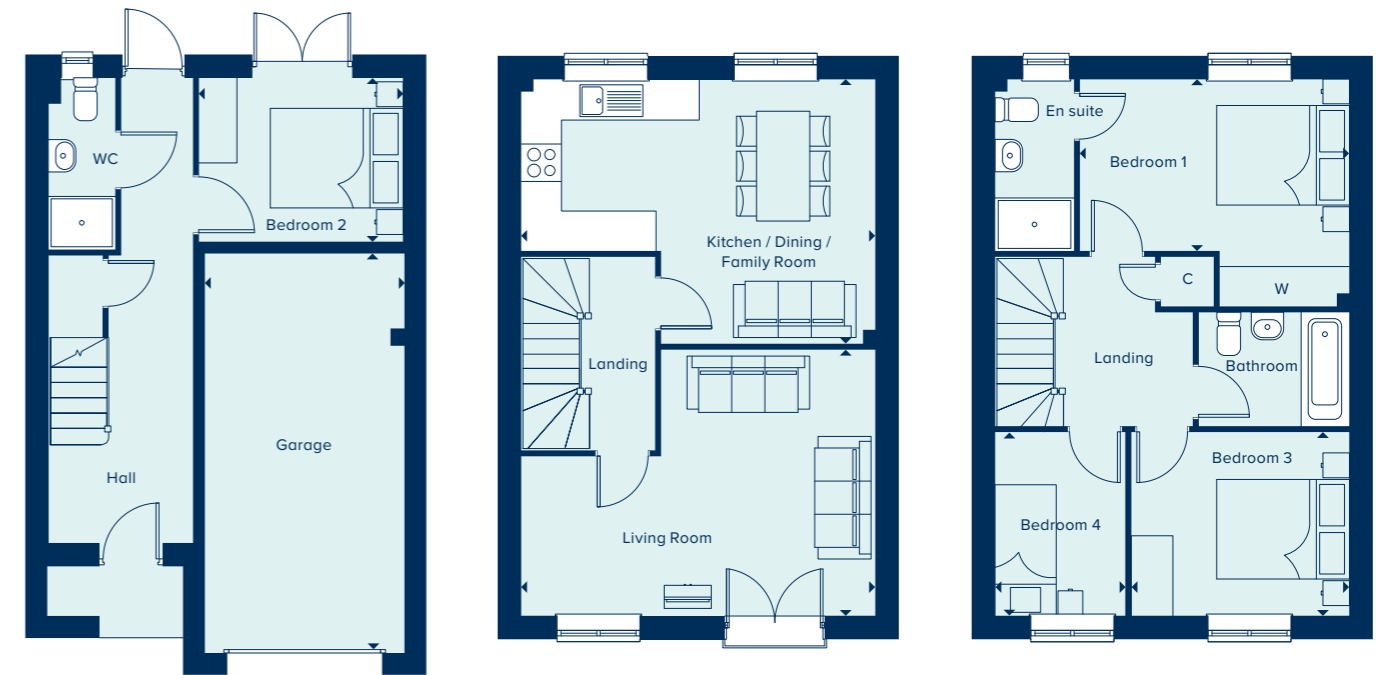
**THE OXFORD**  
4 Bedroom Home

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

## 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



### 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

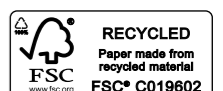
**BEDROOM 1**  
4.05m x 2.58m      13'3" x 8'5"

**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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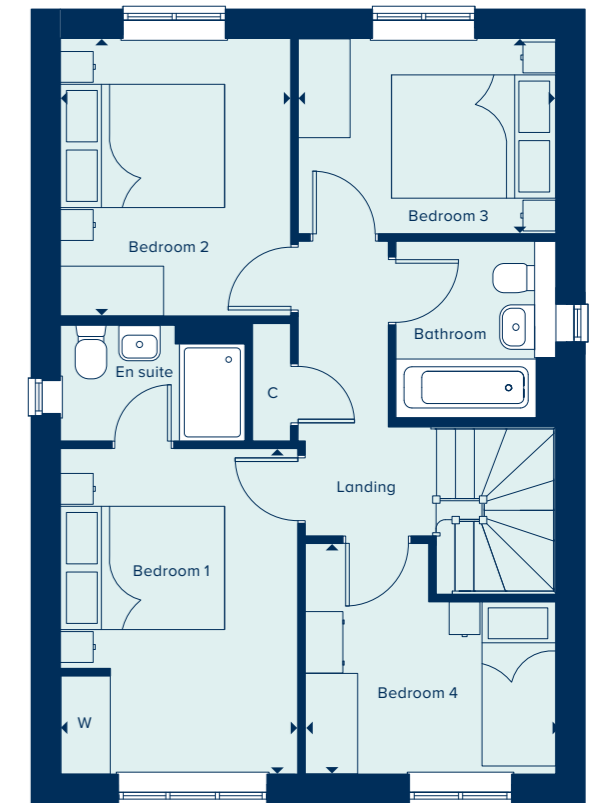
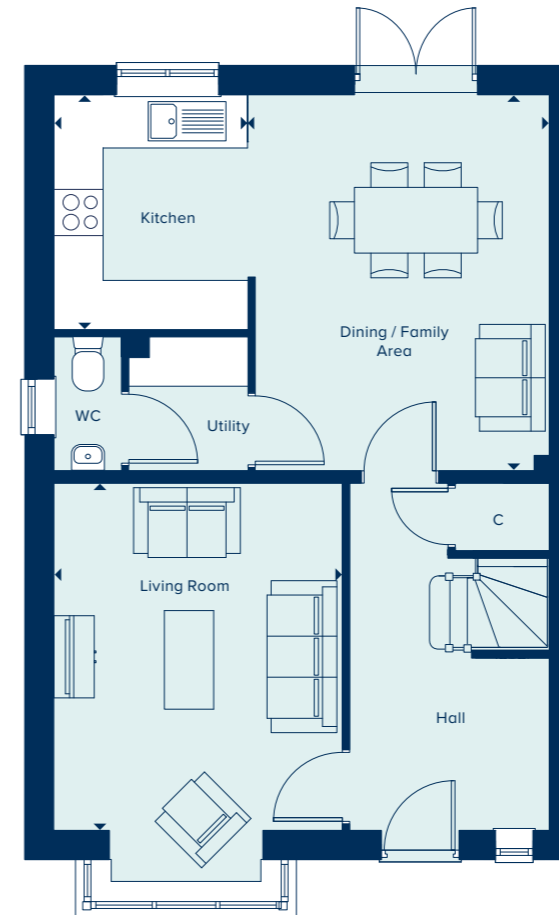
**THE ROMSEY**  
4 Bedroom Home

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

## 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



### 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 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



## THE WINKFIELD

4 Bedroom Home

crestnicholson.com

### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

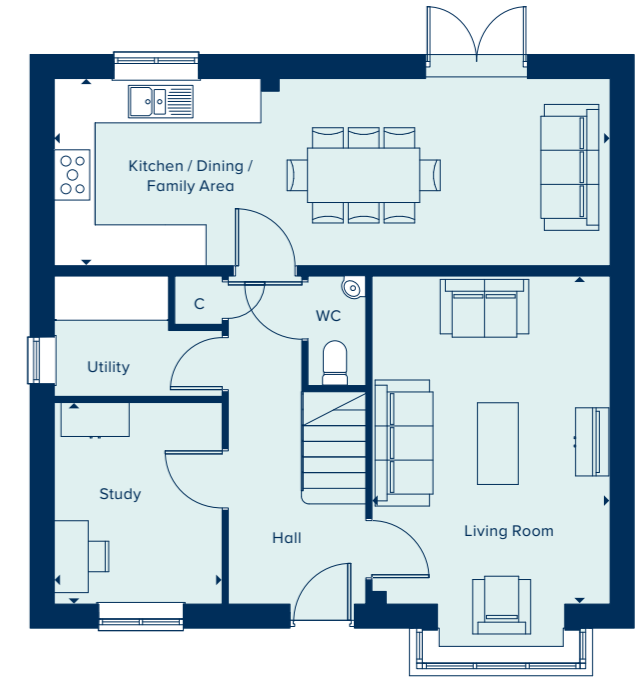
8.16m x 2.75m      26'7" x 9'0"

#### 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

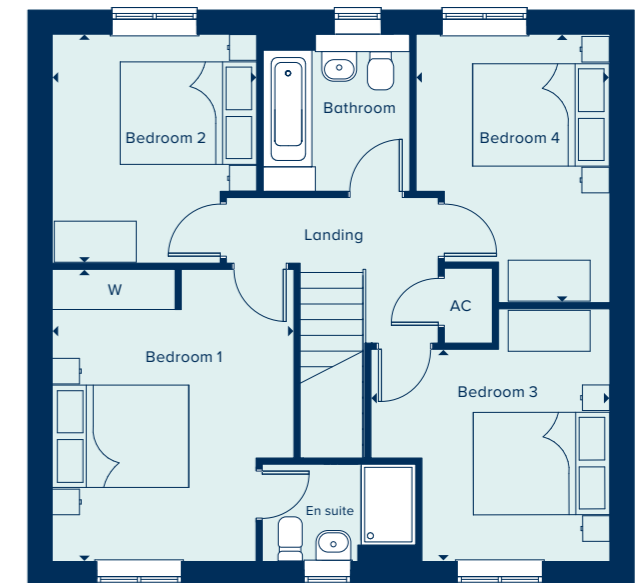
3.35m x 3.00m      11'0" x 9'10"

#### 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

All images are used for illustrative purposes only and are not necessarily a precise representation. Images may be of a slightly different model of home and may include different specifications for example in respect of brick colour and options which involve additional cost. Individual features such as window, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please check with our sales representatives for details of the exact specifications available at the development for each type of home. STU9993/February 2022.







**THE BUCKINGHAM**

5 Bedroom Home

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

# 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



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

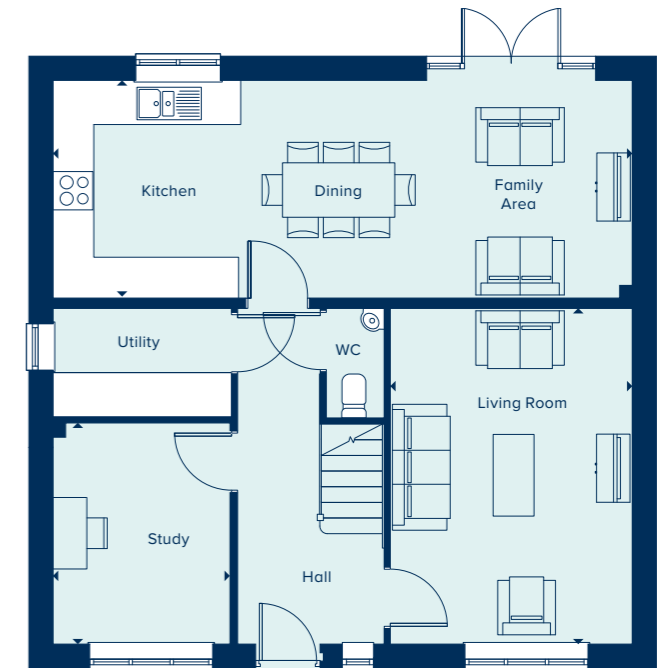
8.51m x 3.20m      27'10" x 10'6"

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

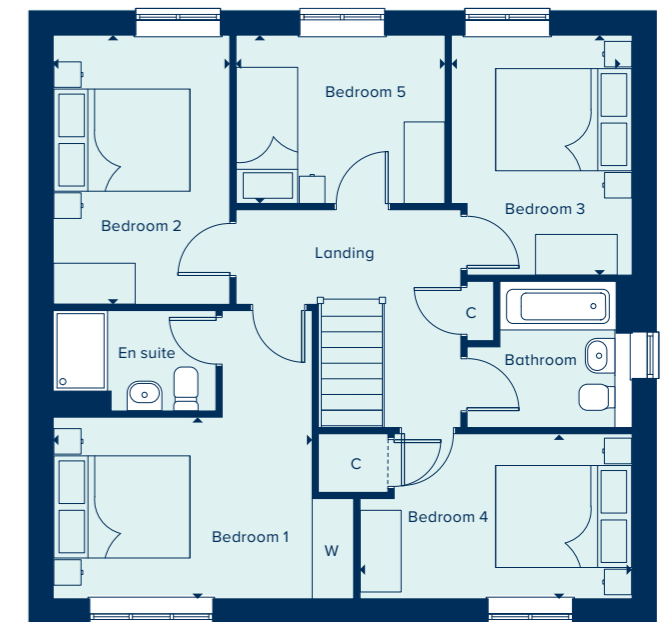
3.53m x 2.66m      11'7" x 8'8"

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 WINDSOR**  
5 Bedroom Home

crestnicholson.com

# THE WINDSOR

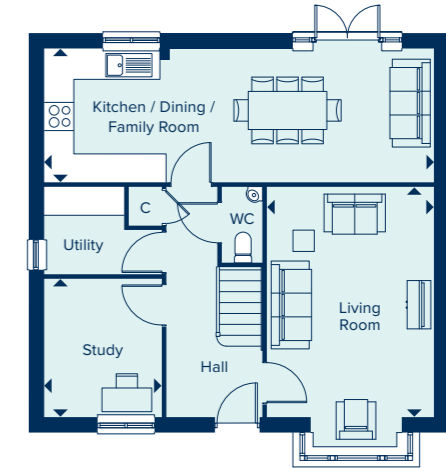
The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps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

5 BEDROOM HOME



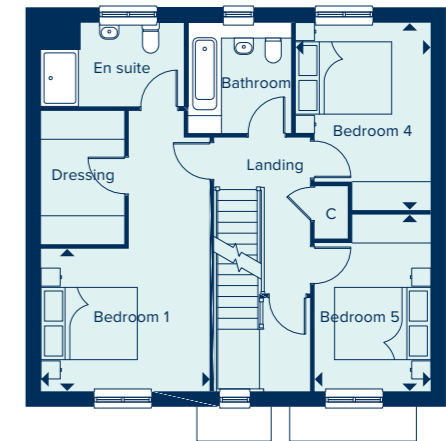
**GROUND FLOOR**

<b>KITCHEN / DINING / FAMILY ROOM</b>	8.16m x 2.74m	26'9" x 9'0"
<b>LIVING ROOM</b>	4.83m x 3.50m	15'10" x 11'6"
<b>STUDY</b>	2.90m x 2.48m	9'6" x 8'1"



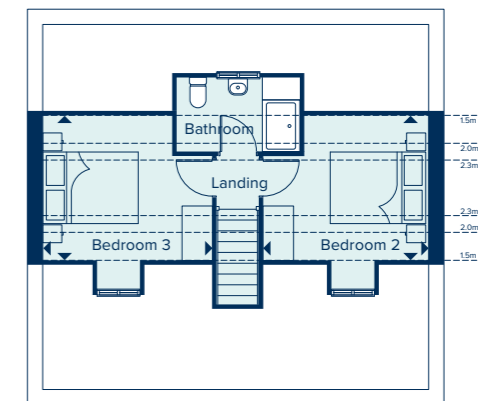
**FIRST FLOOR**

<b>BEDROOM 1</b>	3.54m x 3.01m	11'7" x 9'10"
<b>BEDROOM 4</b>	3.93m x 2.96m	12'10" x 9'8"
<b>BEDROOM 5</b>	3.71m x 2.43m	12'2" x 7'11"



**SECOND FLOOR**

<b>BEDROOM 2</b>	3.50m x 3.32m	11'6" x 10'11"
<b>BEDROOM 3</b>	3.54m x 3.33m	11'7" x 11'0"



C Cupboard W Wardrobe --- Ceiling Heights

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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
<b>KITCHEN</b>				
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 1 ½ 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	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
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	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room \*\*\*The Windsor dressing area is fitted with a shelf and rail



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
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	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
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	•	•***	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a 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.







**CREST  
NICHOLSON**



- |                                |                           |
|--------------------------------|---------------------------|
| 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](http://crestnicholson.com/highbrookview)



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