



## THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, 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 large main bedroom benefits from an en suite and the two further bedrooms are both doubles.

3 BEDROOM HOME





**CREST  
NICHOLSON**

## THE CHESHAM

3 Bedroom Home

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

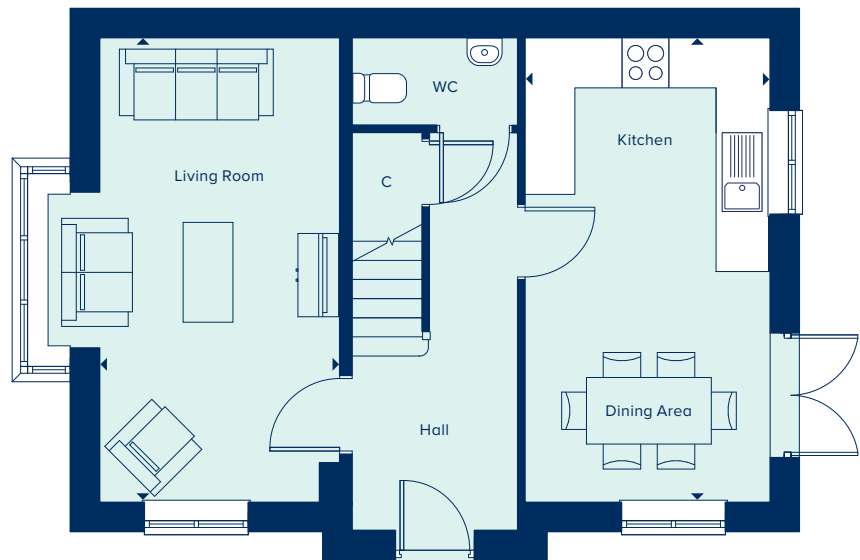
### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

#### LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



### FIRST FLOOR

#### BEDROOM 1

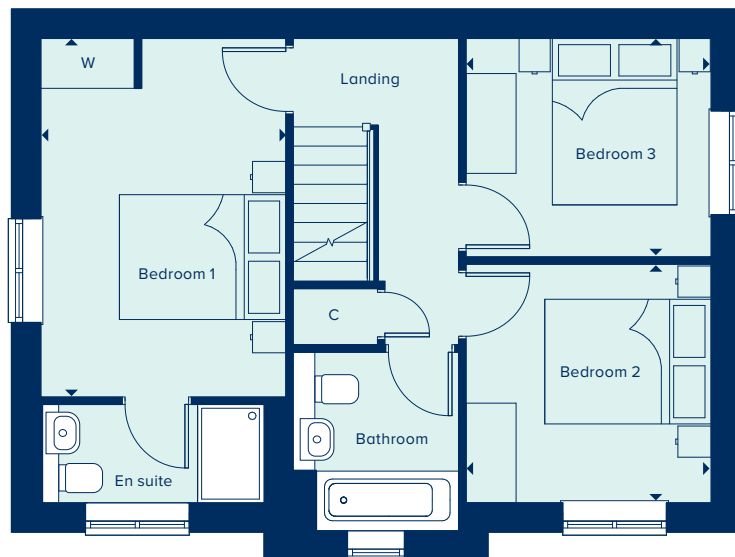
4.31m x 2.94m 14'1" x 9'8"

#### BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

#### BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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## 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

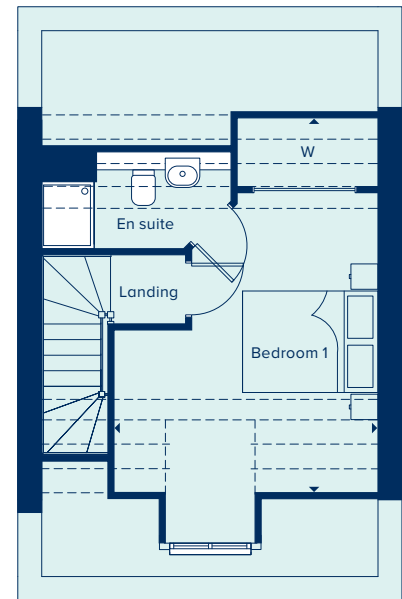
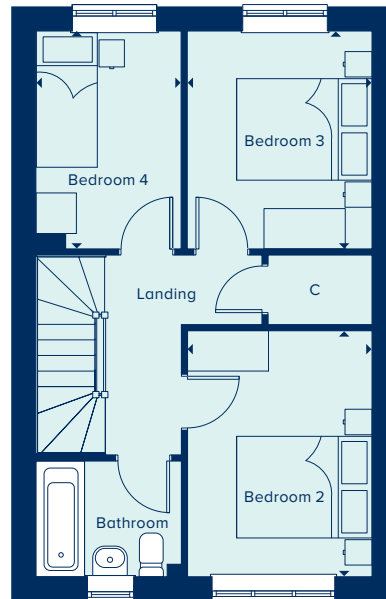
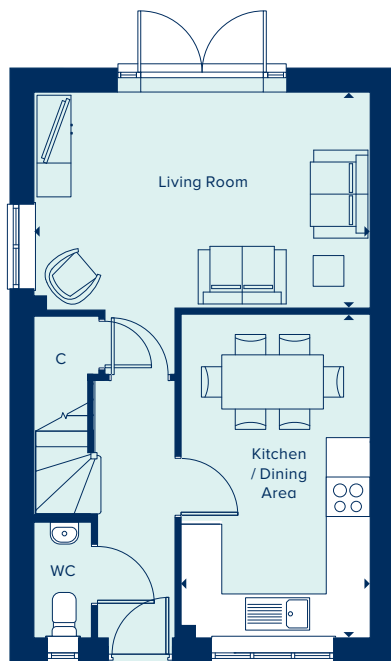




**CREST  
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**THE FILEY**  
4 Bedroom Home

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**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**

5.50m x 3.90m      15'11" x 12'8"

C Cupboard    W Wardrobe    ● Specification

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## 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



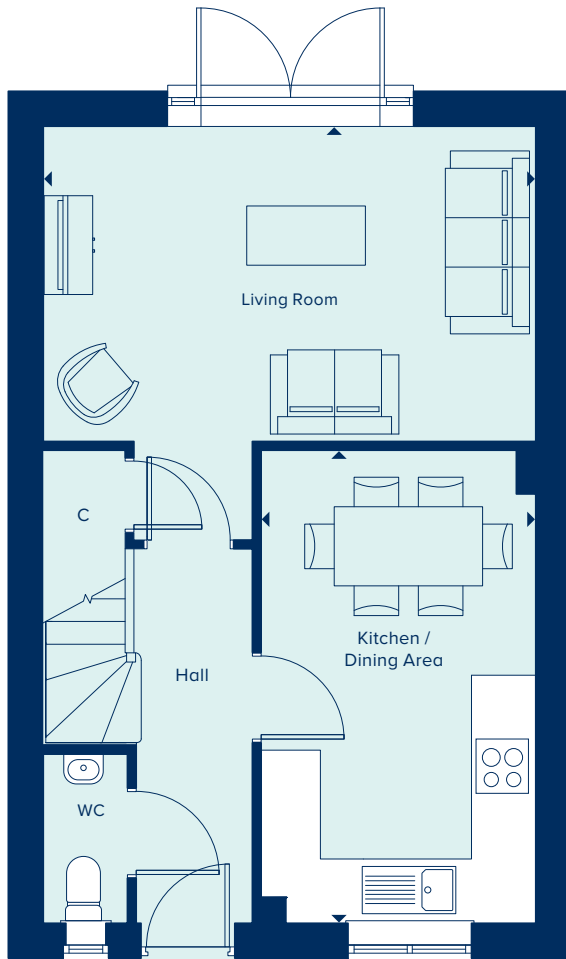


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## THE HATFIELD

3 Bedroom Home

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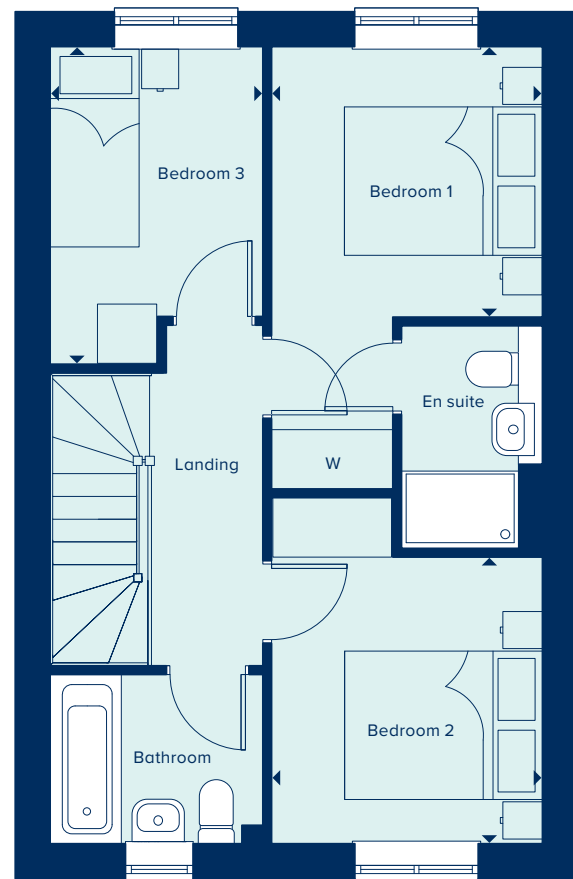
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.98m x 3.18m      16'4" x 10'5"



### FIRST FLOOR

#### BEDROOM 1

2.74m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m 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 MARLBOROUGH

The Marlborough is ideally suited to modern family living. 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





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## THE MARLBOROUGH

4 Bedroom Home

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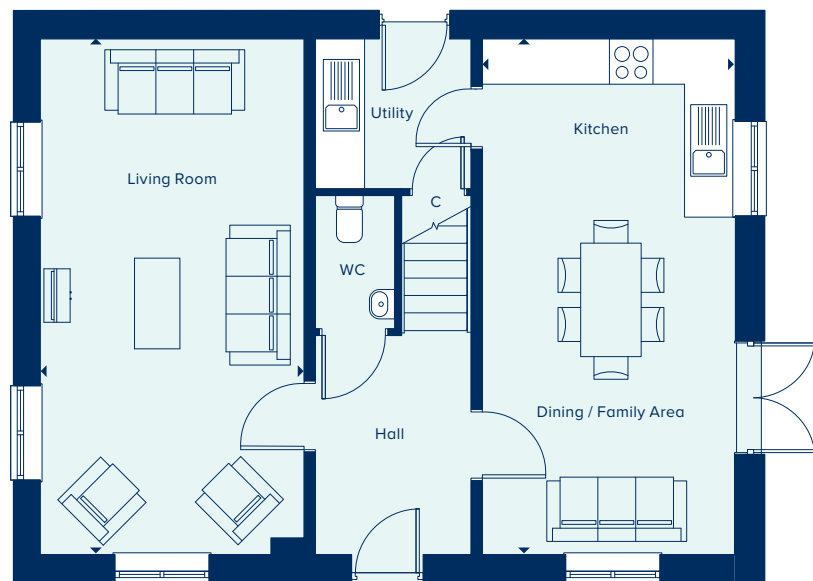
### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

#### LIVING ROOM

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



### FIRST FLOOR

#### BEDROOM 1

3.63m x 3.06m 11'11" x 10'0"

#### BEDROOM 2

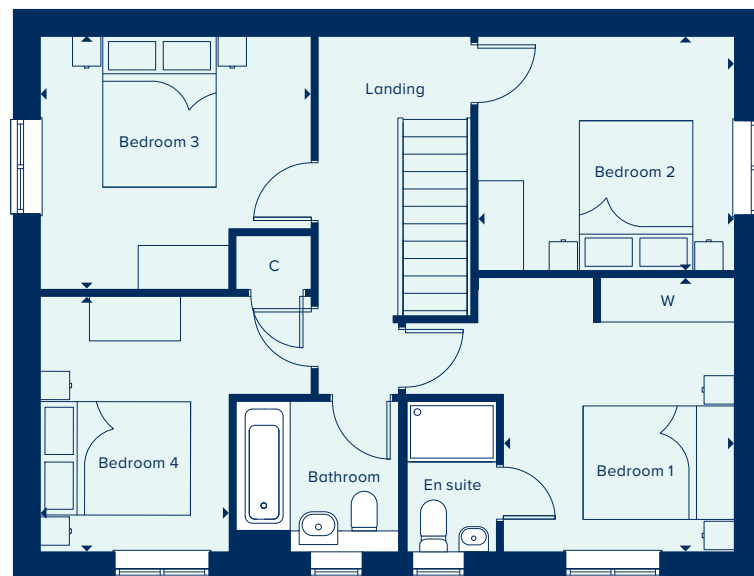
3.39m x 3.09m 11'2" x 10'2"

#### BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

#### BEDROOM 4

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



C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Marlborough

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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



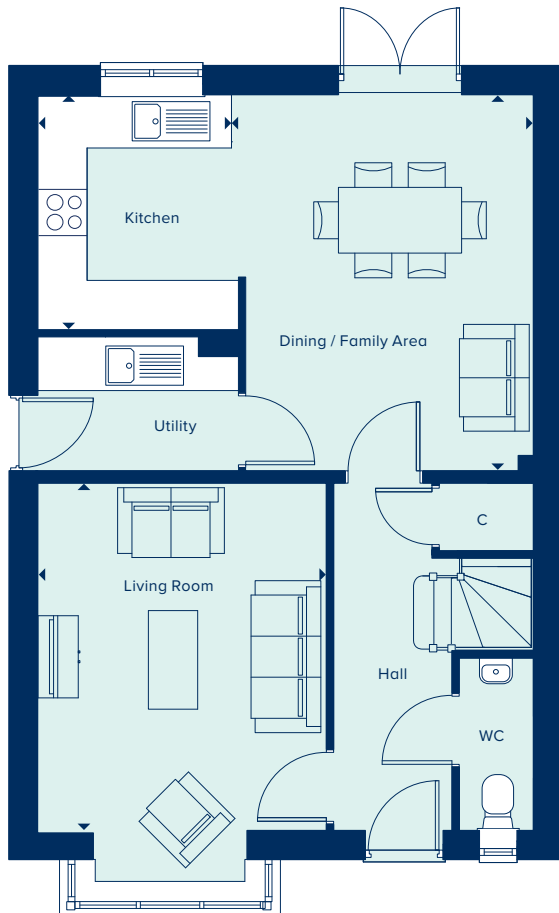


**CREST  
NICHOLSON**

## THE ROMSEY

4 Bedroom Home

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



### GROUND FLOOR

#### KITCHEN

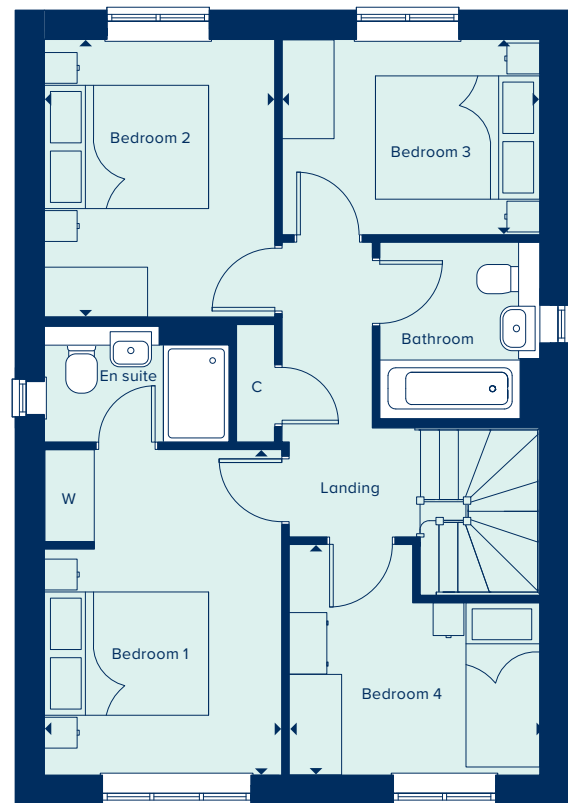
2.86m x 2.36m      9'4" x 7'7"

#### DINING / FAMILY AREA

4.58m x 3.68m      15'5" x 12'1"

#### LIVING ROOM

4.22m x 3.51m      13'10" x 11'6"



### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.89m      13'0" x 9'4"

#### 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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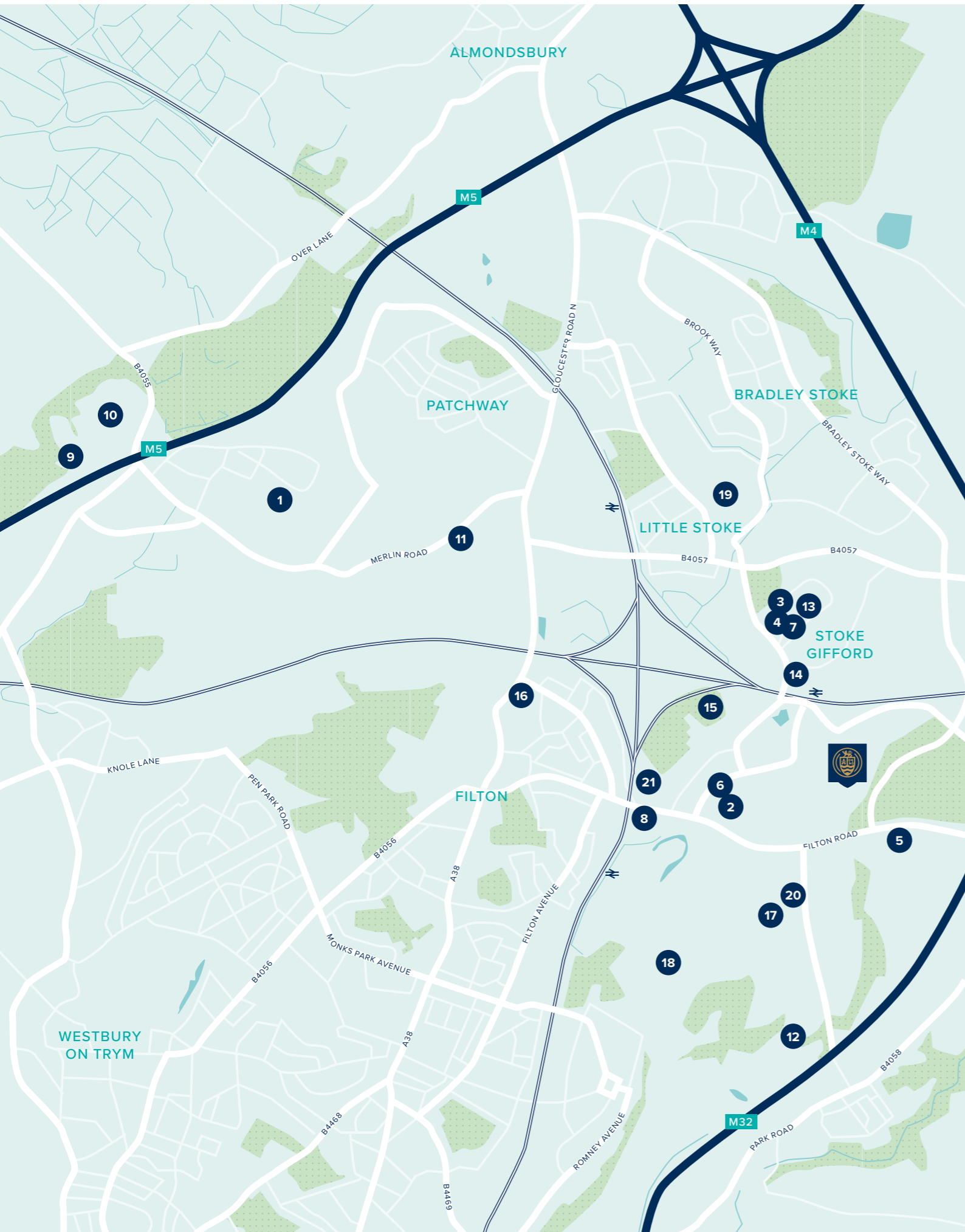
# BROOKLANDS PARK

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

24 Oxleigh Way, Stoke Gifford,  
Bristol, BS34 8AL  
For Satnav use BS34 8BF

For all enquiries please call

**01174 536 977**

**[crestnicholson.com/brooklandspark](https://crestnicholson.com/brooklandspark)**

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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## THE VERBENA

Low maintenance living at its best in this stunning two double bedroom property. With two bathrooms this home is ideal for two friends sharing or a great investment.

2 BEDROOM HOME





**CREST  
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## THE VERBENA

2 Bedroom Home

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

### GROUND FLOOR

#### KITCHEN / DINING / LIVING AREA

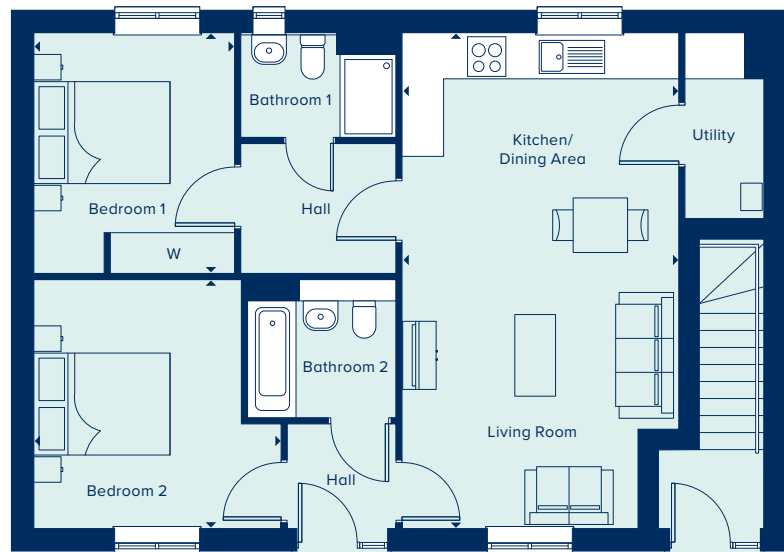
4.04 x 7.24m 13'3" x 23'9"

#### BEDROOM 1

2.91m x 3.50m 9'6" x 11'6"

#### BEDROOM 2

3.62m x 3.60m 11'10" x 11'9"



### FIRST FLOOR

#### KITCHEN / DINING / LIVING AREA

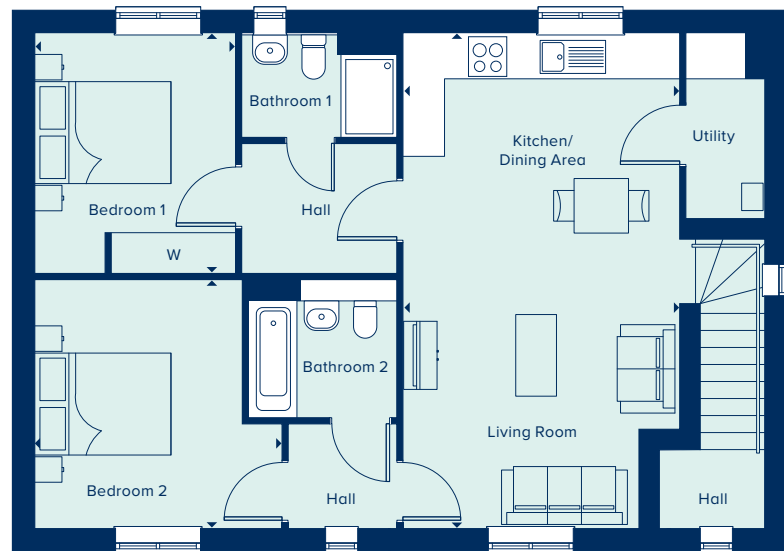
4.04 x 7.24m 13'3" x 23'9"

#### BEDROOM 1

2.91m x 3.50m 9'6" x 11'6"

#### BEDROOM 2

3.62m x 3.60m 11'10" x 11'9"



C Cupboard W Wardrobe

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## SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +	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 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	•	•	•	•
Integrated extractor hood	•			
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	•	•	•	•
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	•	•	•	•

\*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 Up to 1350 sq ft	4 Bedroom Home 1350 sq ft +	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	•	•	•	•

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**CREST  
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## THE MIMOSA

This stunning two bedroom home is perfect for those who want to take their first or next step on the property ladder. The generous broken plan living area offers great space for entertaining and relaxing with friends and with two double bedrooms. Upstairs the two double bedrooms also make this a great opportunity for investors.

2 BEDROOM HOME



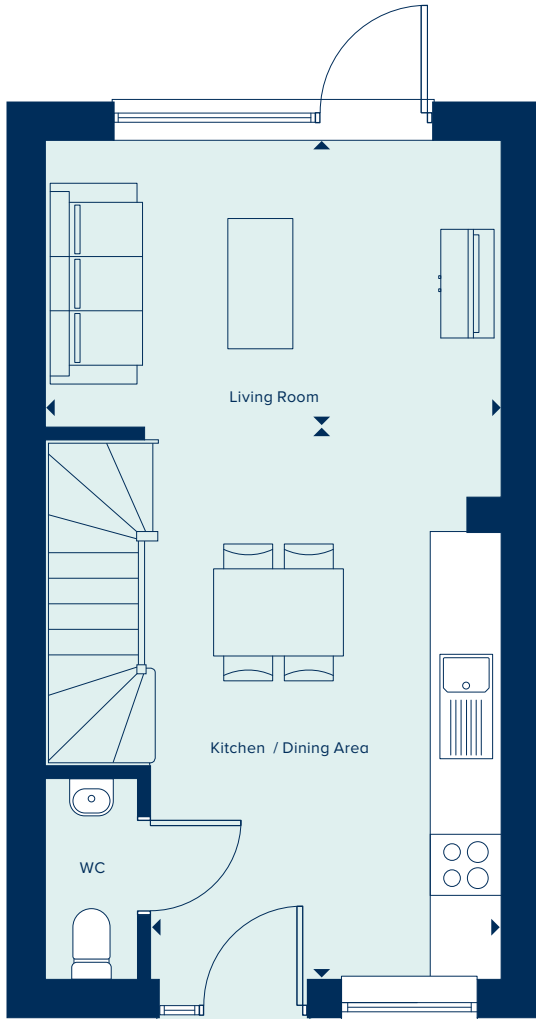


**CREST  
NICHOLSON**

## THE MIMOSA

2 Bedroom Home

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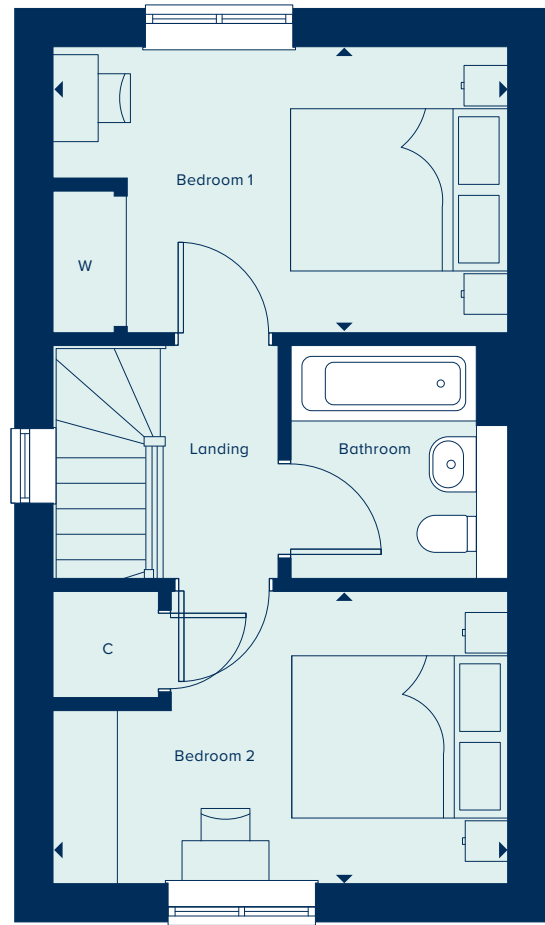
### GROUND FLOOR

#### KITCHEN / DINING AREA

3.23m x 5.10m      10'7" x 16'8"

#### LIVING ROOM

4.20m x 2.68m      13'9" x 8'9"



### FIRST FLOOR

#### BEDROOM 1

4.20m x 2.64m      13'9" x 8'8"

#### BEDROOM 2

4.20m x 2.70m      13'9" x 8'10"

C Cupboard W Wardrobe Floor plan applies to plots 419 and 420

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**CREST  
NICHOLSON**

**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**

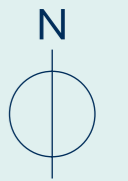
- The Mimosa
- The Verbena
- The Viola
- \* Affordable Rent
- Shared Ownership

**3 BEDROOM HOMES**

- The Aster
- The Azalea
- The Camellia
- The Jasmine
- The Peony
- \* Affordable Rent

**4 BEDROOM HOMES**

- The Dahlia
- The Frasia
- The Gardenia
- \* Affordable Rent
- Shared Ownership
- Apartment Block 3





**CREST  
NICHOLSON**

## **BROOKLANDS PARK**

Flatts Close, Stoke Gifford,  
Bristol, BS34 8DD

For all enquiries please call

**0117 453 6977**

**[crestnicholson.com/brooklandspark](https://crestnicholson.com/brooklandspark)**



### **House Type Illustration**

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### **Development Map/Site Plan**

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