



CREST
NICHOLSON

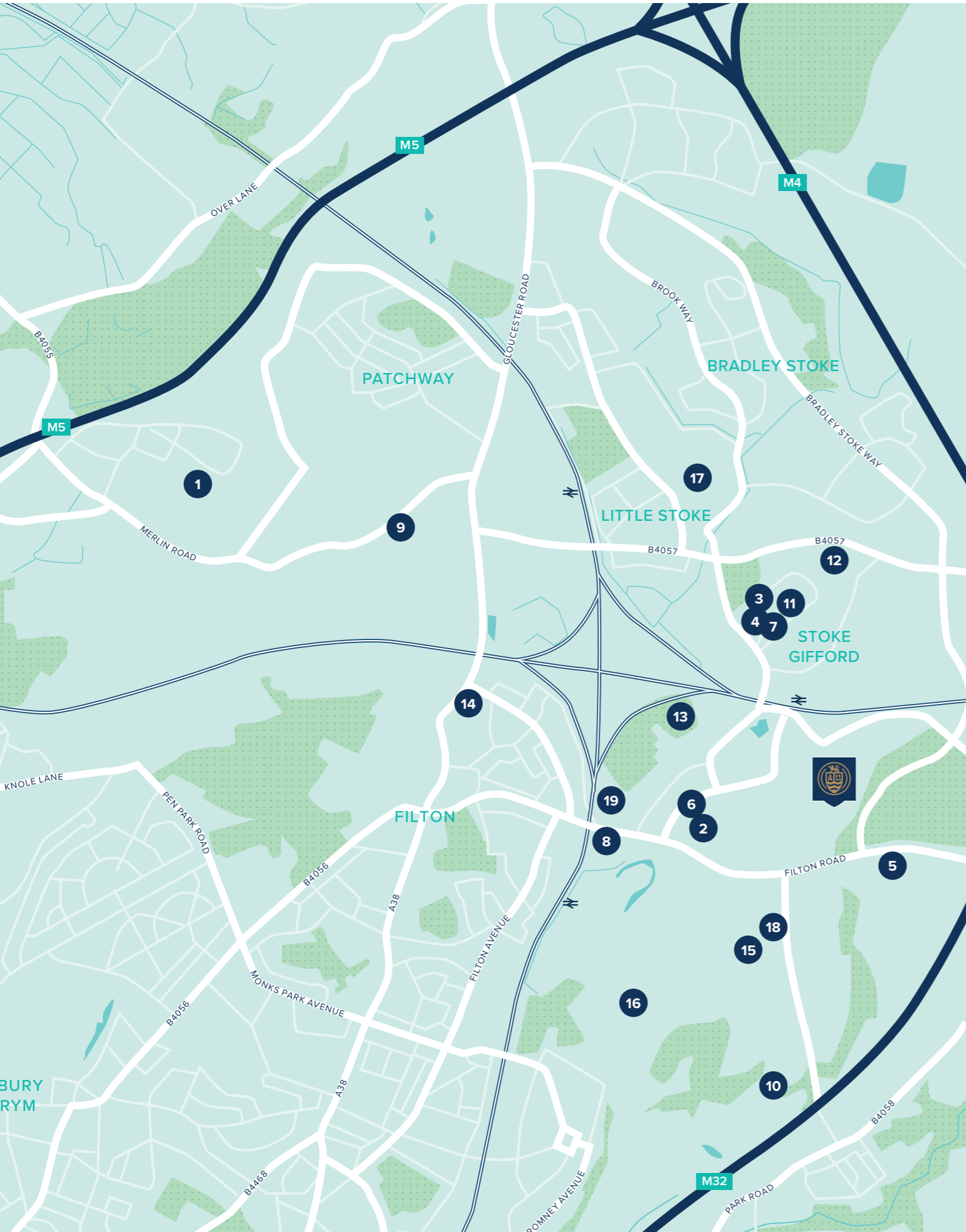
HIGHBROOK VIEW

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.





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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
- 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

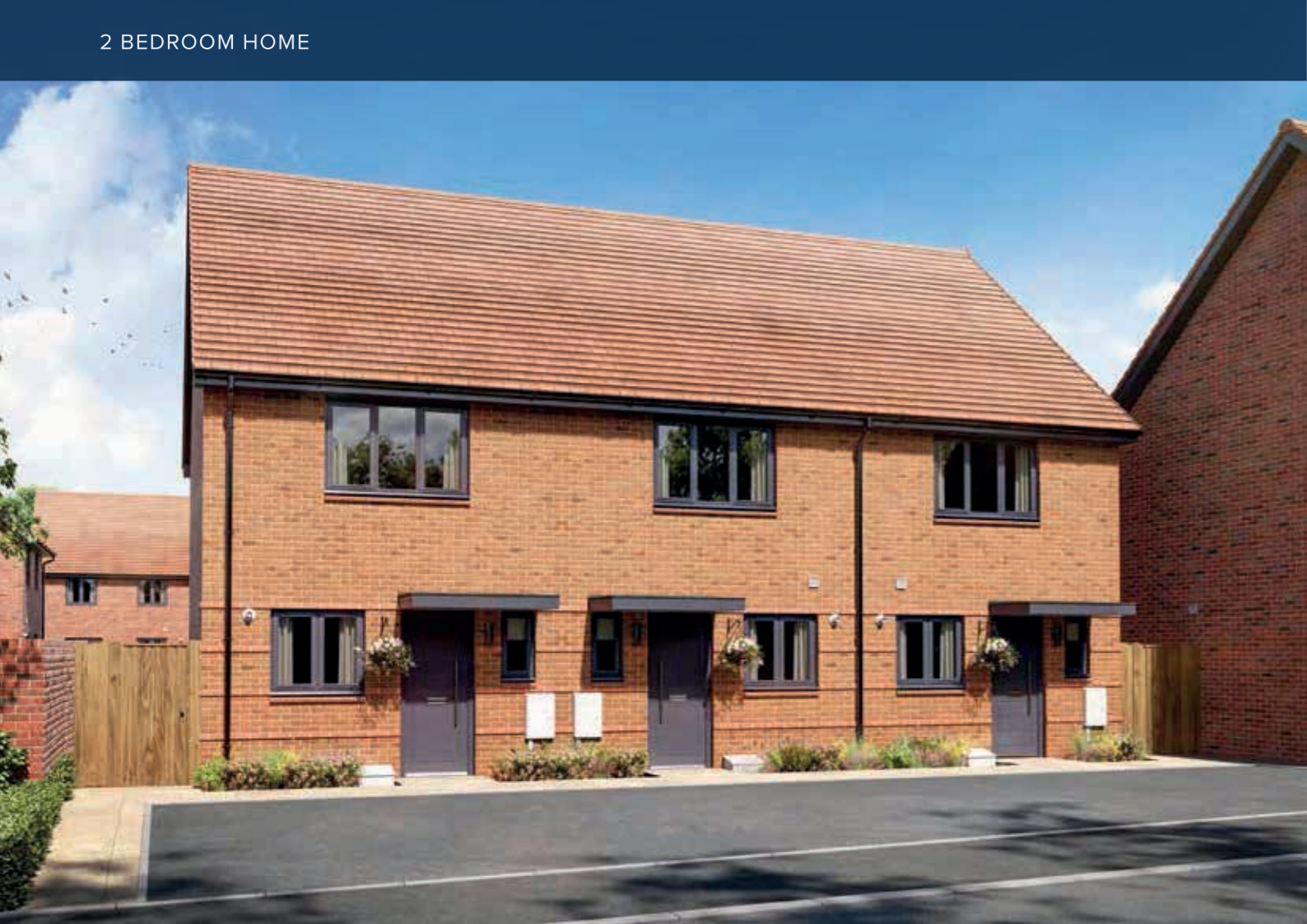




THE ASHTEAD

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.

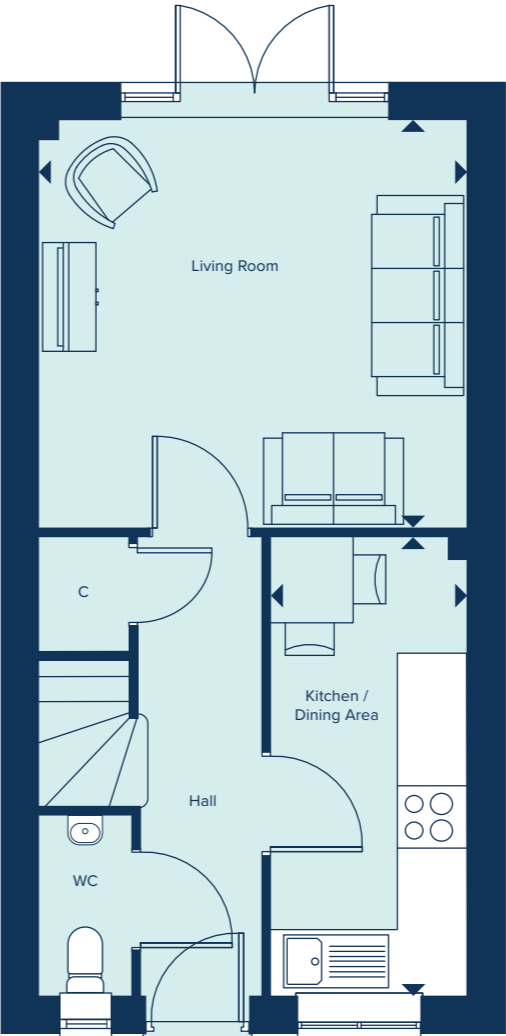
2 BEDROOM HOME



THE ASHTEAD

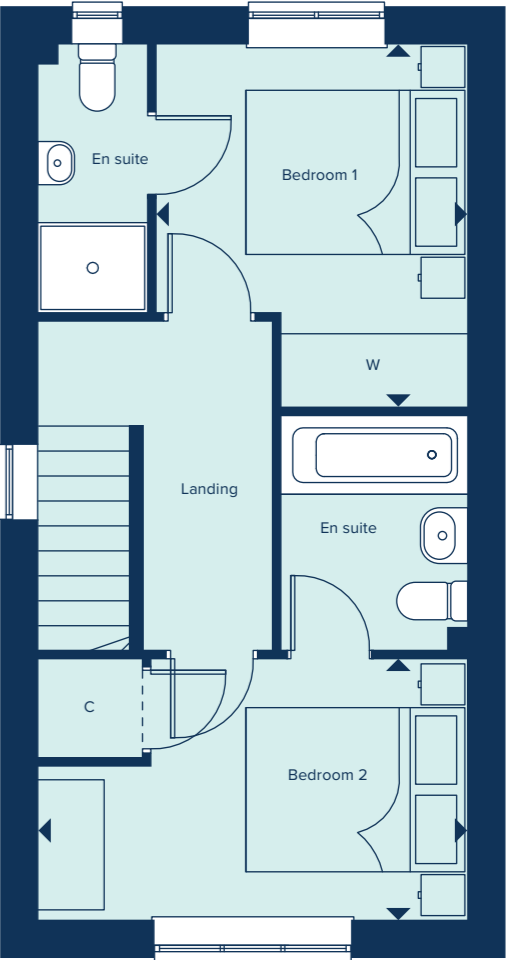
2 Bedroom Home

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GROUND FLOOR

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



FIRST FLOOR

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

C Cupboard W Wardrobe --- Bulkhead

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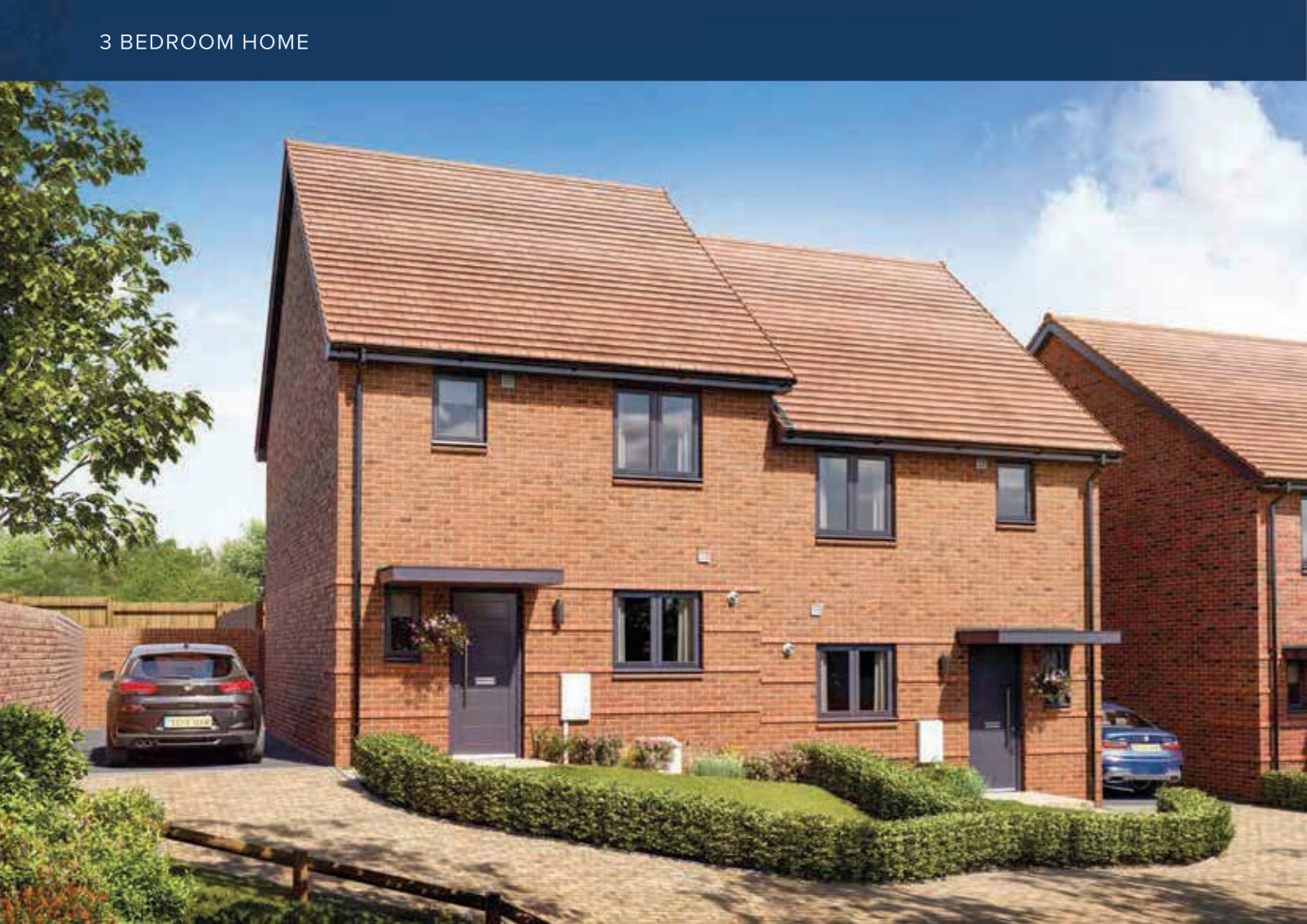




THE HATFIELD

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.

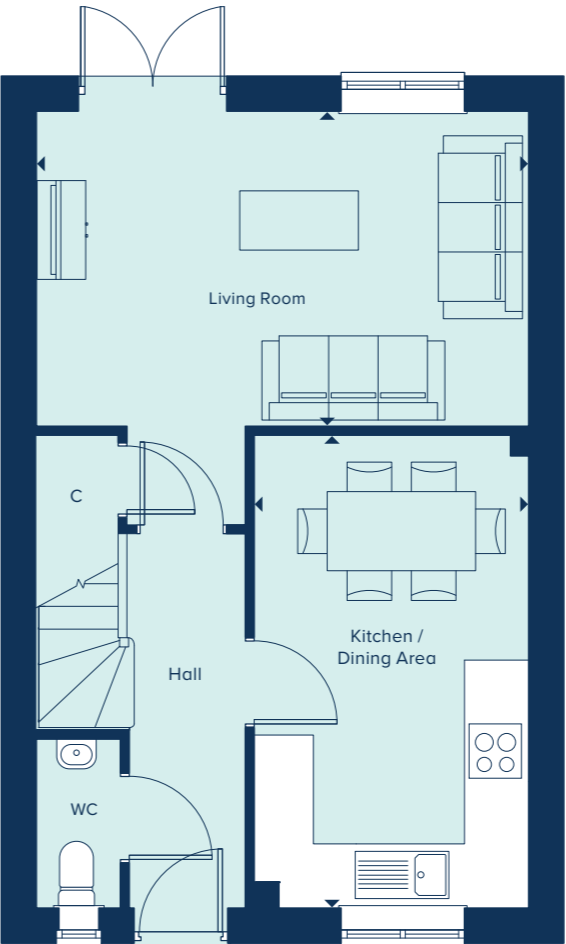
3 BEDROOM HOME



THE HATFIELD

3 Bedroom Home

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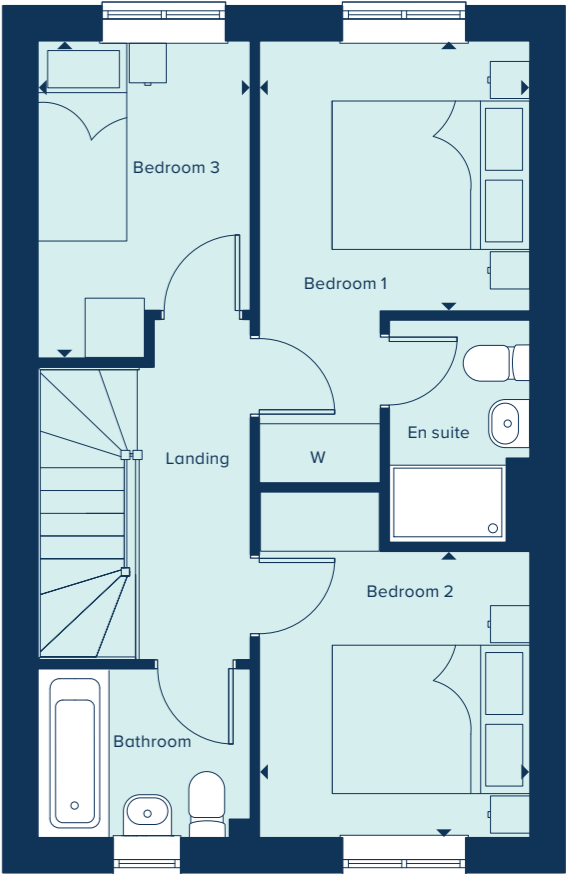
GROUND FLOOR

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 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



THE FILEY
4 Bedroom Home

crestnicholson.com



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
LIVING ROOM	BEDROOM 2	BEDROOM 1
4.97m x 3.19m16'3" x 10'5"	3.64m x 2.73m11'11" x 8'11"	4.87m x 3.85m15'11" x 12'7"
KITCHEN / DINING AREA	BEDROOM 3	
4.78m x 2.79m15'8" x 9'2"	3.22m x 2.73m10'6" x 8'11"	
	BEDROOM 4	
	3.22m x 2.15m10'6" x 7'0"	

C Cupboard W Wardrobe ● Specification

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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



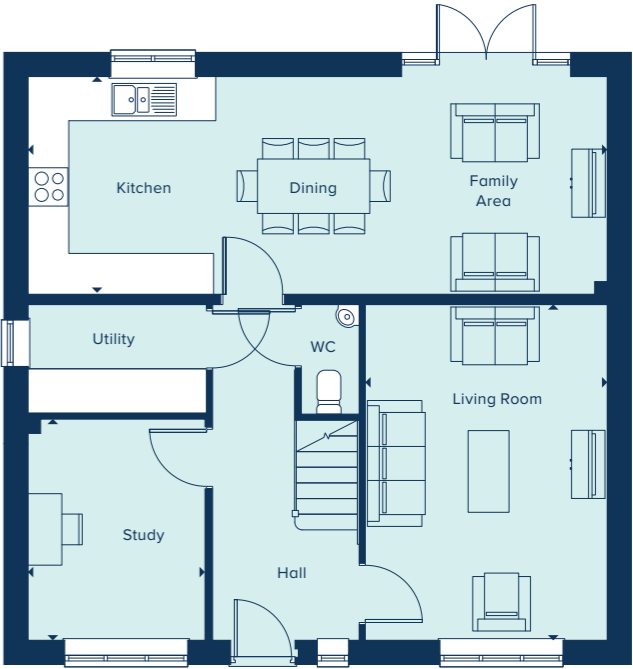
THE BUCKINGHAM

5 Bedroom Home

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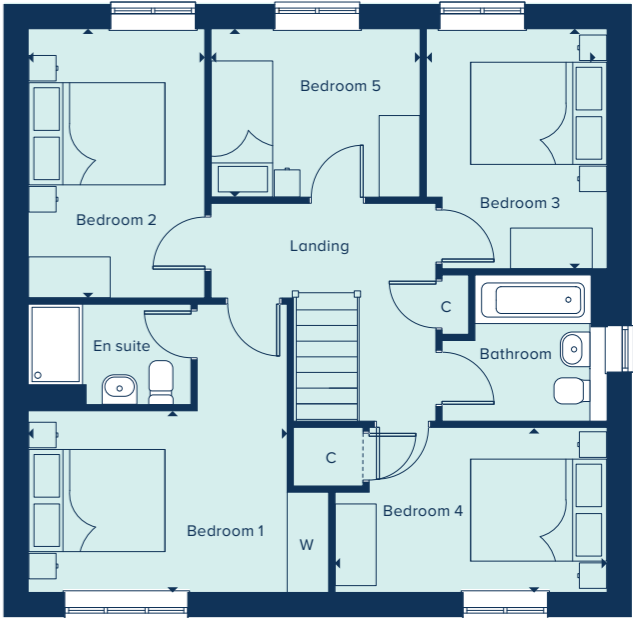
GROUND FLOOR

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 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 the main bedroom which features an en suite shower room and a dressing room.

5 BEDROOM HOME

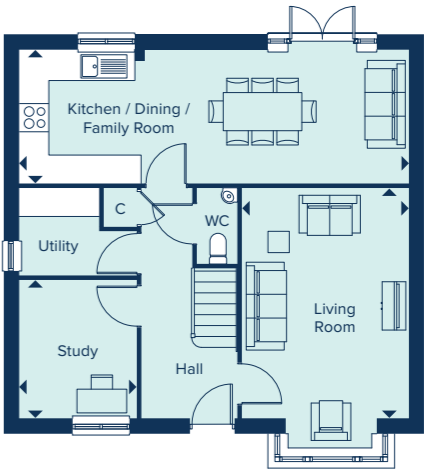


THE WINDSOR
5 Bedroom Home

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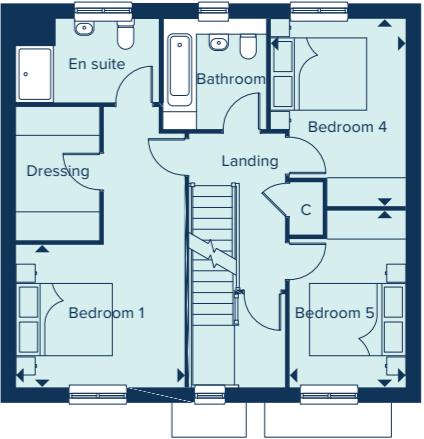
GROUND FLOOR

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"	



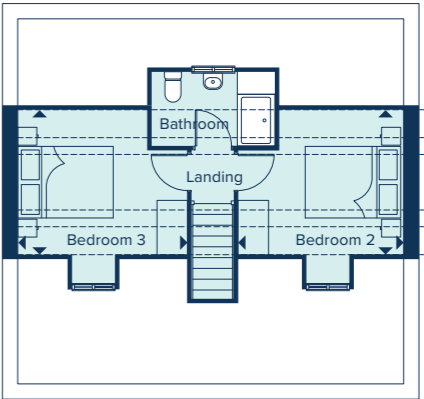
FIRST FLOOR

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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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 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 granite sink and drainer in Arctic white	●	●		
1.5 bowl granite sink and drainer in Arctic white			●	●
Aquafocus chrome mixer tap	●	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps with shower fittings	●	●	●	●
Full height tiling around bath with shower and folding bath screen	●	●	●	●
Full height tiling to enclosed shower cubicle	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted	●	●	●	●
Heated chrome towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin 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	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to bedroom 1	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
USB double socket to kitchen, bedroom 1 and living room	●	●	●	●
DECORATION				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, skirting and architraves	●	●	●	●
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
PVCu windows and patio doors	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to bedroom 1 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 ten year warranty	●	●	●	●

Crest Nicholson follows warranty provider 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.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. 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. 1012455/March 2025.





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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

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House Type Illustration

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Development Map/Site Plan

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