



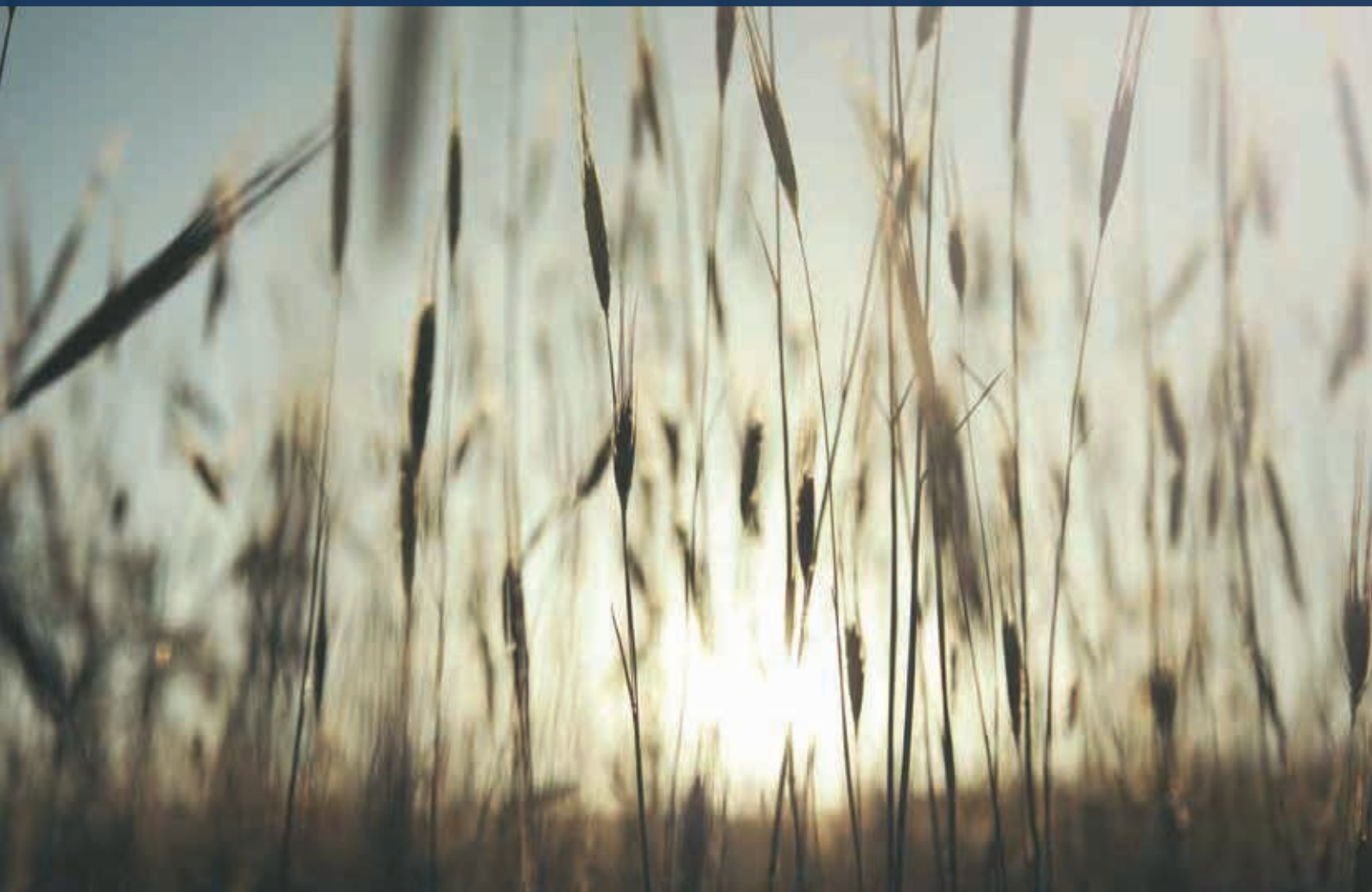
CREST
NICHOLSON

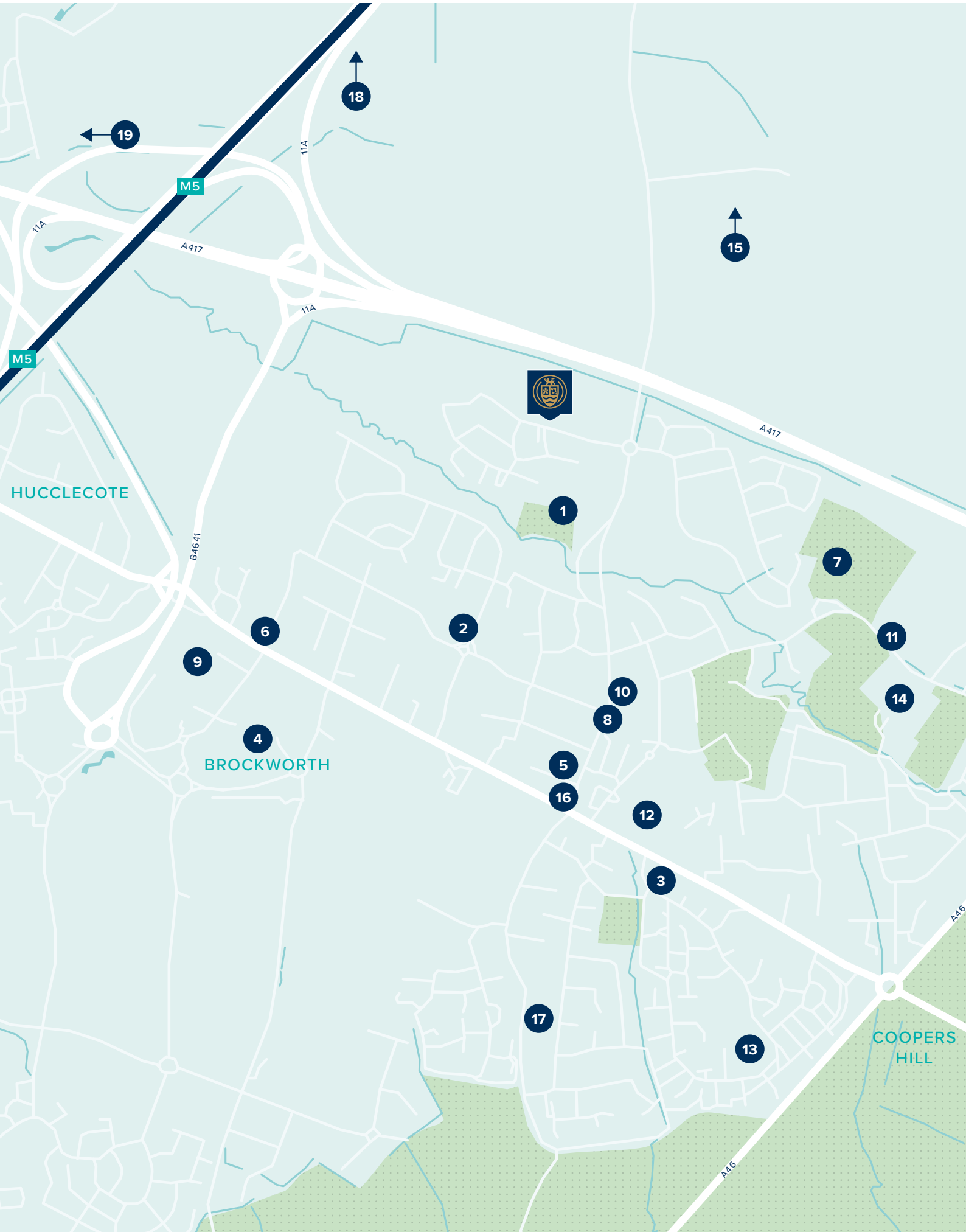
PERRYBROOK

BROCKWORTH, GLOUCESTER

This stunning development is on the edge of the beautiful Cotswolds and Gloucestershire countryside, and just a short trip into bustling Gloucester and Cheltenham. Perrybrook is a great base for commuters as it is just minutes from the M5 motorway.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN PERRYBROOK

Enjoy the convenience of having historic Brockworth village on your doorstep, while being just a short journey away from beautiful countryside and a number of bustling towns and cities.

On your doorstep

Brockworth village has a variety of great local facilities, which are an easy walk away from your new home. There is a choice of convenience shops, a traditional pub, cosy café and a fantastic selection of sports and recreation centres.

- 1 St George's Church
- 2 Double Crown Barbershop
- 3 Co-op Food
- 4 David Lloyd
- 5 Café Royal
- 6 Victoria Inn
- 7 Brockworth Rugby Football Club
- 8 Brockworth Community Centre
- 9 Tesco Extra
- 10 Brockworth Link & Community Library
- 11 Halo Brockworth Sports Centre

Education

Several primary and secondary schools are nearby with a 'Good' or 'Outstanding' Ofsted rating. The University of Gloucestershire has campuses in nearby Gloucester and Cheltenham.

- 12 Brockworth Primary Academy
- 13 Castle Hill Primary School
- 14 Henley Bank High School
- 15 Chosen Hill School
- 16 Ridgemount Cottage Nursery School
- 17 Bambi's Childcare
- 18 University of Gloucestershire, Park Campus
- 19 University of Gloucestershire, Oxstalls Campus

Travel

Perrybrook is a mile from the nearest M5 exit, which allows easy travel to the south and north of the country, as well as to Bristol. The development is just a 14-minute drive from Gloucester city centre, while Cheltenham is a 17-minute drive. Here you will find mainline train stations with direct services to London Paddington.



Gloucester train station – 16 min drive
Cheltenham train station – 18 min drive
Swindon – 44 min drive
Worcester – 39 min drive



Gloucester train station to Bristol Temple Meads – 39 mins
Cheltenham train station to Birmingham New Street – 38 mins





PERRYBROOK

Brockworth, Gloucester
GL3 4QU

For all enquiries please call

01452 458441

Perrybrook@crestnicholson.com

WELL-CONNECTED COUNTRYSIDE LIVING

Perrybrook is an exceptional new development of 2, 3, 4 and 5 bedroom homes located in a desirable location on the outskirts of beautiful Gloucester. Come and join this modern, but equally well-established and thriving community.

The village of Brockworth is a fantastic location for those who embrace the outdoors lifestyle, but also want easy access to some of the most beautiful cities in England. The village is a hive of activity, with facilities normally found in much bigger towns. Busy young families will want to embrace the local sporting activities including a football club, skate park and rugby club.

Brockworth is perfect for modern family living, so you won't find yourself jumping in your car to visit the nearby large towns for life's essentials. Take advantage of the well-stocked local Co-op food store, the fish and chip shop, the traditional Victoria Inn pub and tasty Toby Carvery. The local garden centre is a real gem – it has lots of five-star reviews and stocks everything from plants to summer houses.

When it comes to adding a bit more sparkle to your days out, you have two amazing cities on your doorstep -

Gloucester and Cheltenham. Located on the River Severn, Gloucester takes great pride in having the most inland port in the UK. The town is bursting with a rich maritime and industrial history, but is also thriving thanks to various developments which give it an energetic atmosphere.

Gloucester Docks is a great day out for all the family, where you can explore the Victorian buildings and museums. Here you will find the famous Gloucester Quays shopping area. With its stunning waterside location, this is a trendy leisure quarter with designer shops and stylish restaurants.

As a change of scenery why not visit gorgeous Cheltenham. Known as the most complete Regency town in Britain, it is a wonderful mix of old and new. With amazing scenery on offer through its beautiful buildings and parks, Cheltenham has some fantastic independent shops as well as amazing dining experiences.

Voted the best place to live in the South West by the Sunday Times, the town scored heavily for its education, culture and connectivity.

Of course, we can't fail to mention the nearby Cotswolds. Needing little introduction, in just 30 minutes you can be amongst the green rolling hills, cream stone cottages and charming villages that the area is famous for.

Less than three miles from Perrybrook is Cooper's Hill, the location for the world-famous cheese roll. Now classed as an extreme sport, the event attracts competitors from all over the globe, who race down the steep gradient in a bid to be the first to the bottom.

With so much to see and do, Perrybrook is the perfect choice for anyone looking for their dream home.





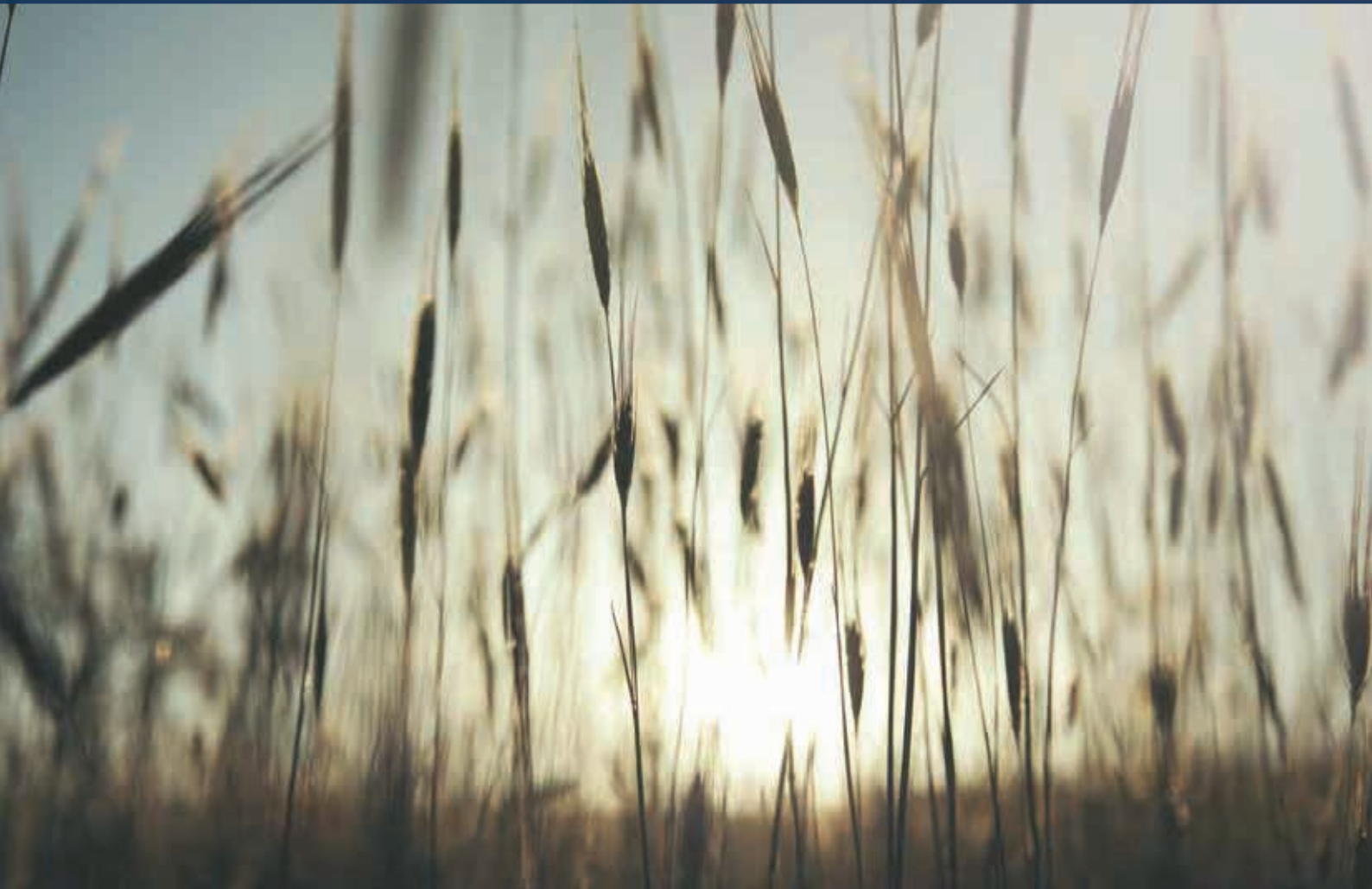
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NICHOLSON

PERRYBROOK

DEVELOPMENT PLAN

Perrybrook is an exciting new development of 2, 3, 4 & 5 bedroom homes in Brockworth, a popular location on the outskirts of Gloucester.

2, 3, 4 & 5 BEDROOM HOMES





CREST NICHOLSON
PHASE 6

- 2 BEDROOM HOMES**
- The Ashted
 - Affordable Rent
 - Shared Ownership
- 3 BEDROOM HOMES**
- The Hatfield
 - The Leigh
 - The Chesham
 - Affordable Rent
 - Shared Ownership

- 4 BEDROOM HOMES**
- The Filey
 - The Romsey
 - The Marlborough
 - The Winkfield
 - Affordable Rent
- 5 BEDROOM HOMES**
- The Buckingham
- 1 & 2 BEDROOM APARTMENTS**
- The Elm
 - Mix of 1 & 2 Bed Affordable Rent
 - Mix of 1 & 2 Bed Shared Ownership
- ▲ Smart Own
BS Bin Store
SS Sub Station
V Visitor Parking Space



**CREST
NICHOLSON**

PERRYBROOK

THE ELM APARTMENTS

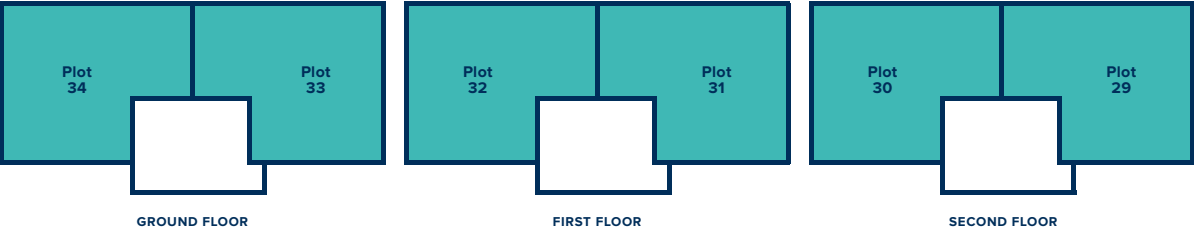
Made for modern living, these stylish apartments are the perfect home for couples and friends alike. The two bedroom properties are set across the ground and first floors and each apartment features a superb open plan kitchen/living/dining area offering plenty of flexible space. Appealing features include a Juliet balcony to the living area providing ample natural light, and a good-sized family bathroom, and with two generously sized double bedrooms, there is plenty of space for guests who may wish to stay overnight.

2 BEDROOM APARTMENTS





PLOTS 29-34	
KITCHEN / LIVING / DINING AREA	
5.47m X 4.48m	17'9" x 14'7"
BEDROOM 1	
3.80m x 2.74m	12'5" x 9'0"
BEDROOM 2	
3.26m x 3.08m	10'7" x 10'1"

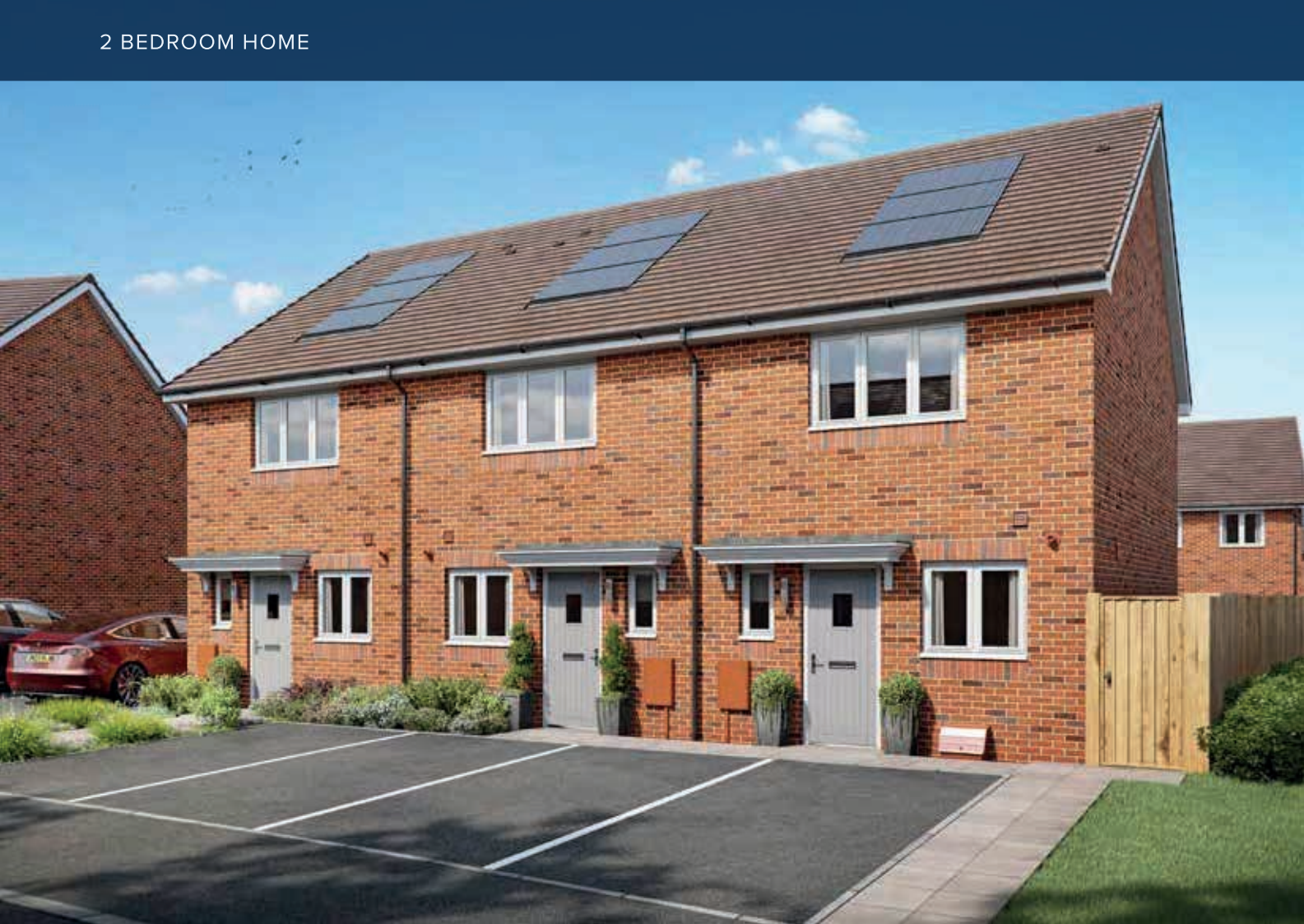




THE ASHTEAD

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.

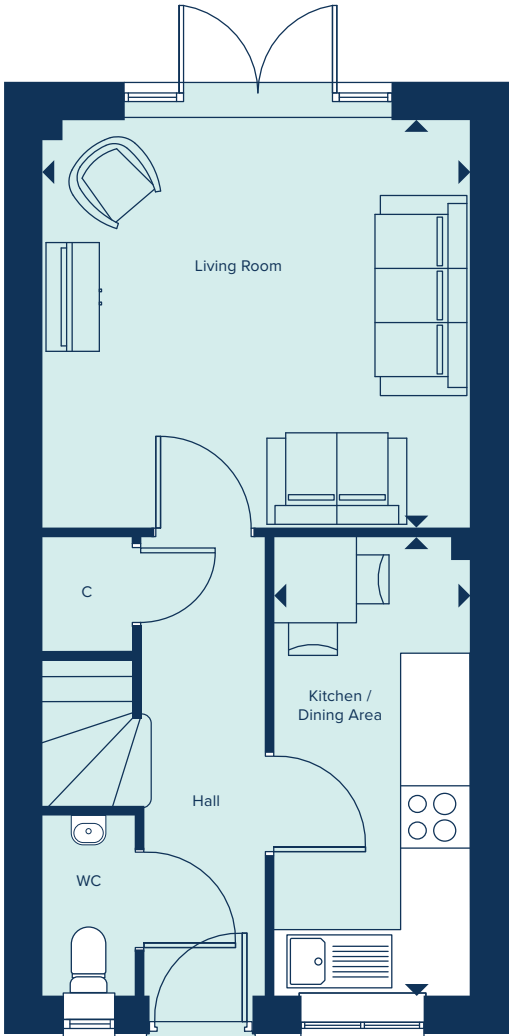
2 BEDROOM HOME



THE ASHTEAD

2 Bedroom Home

[crestnicholson.com](https://www.crestnicholson.com)



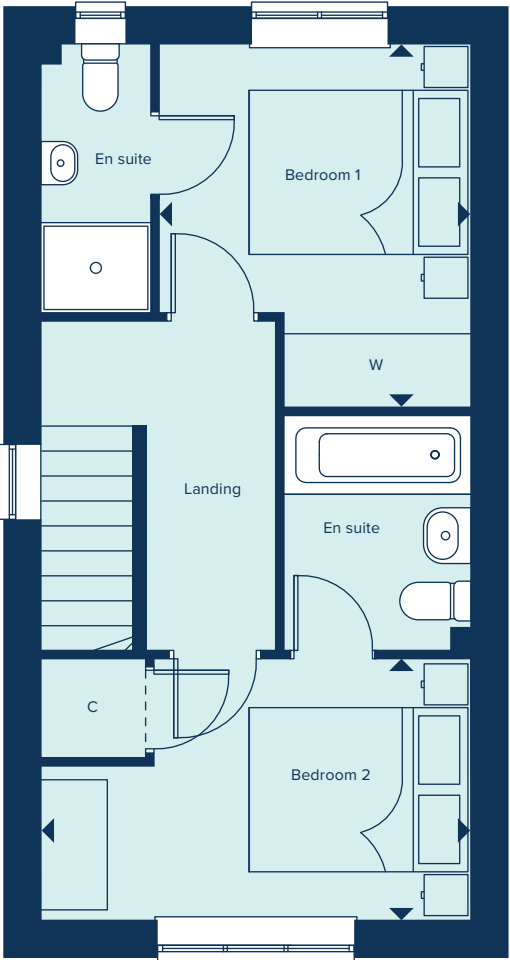
GROUND FLOOR

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 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



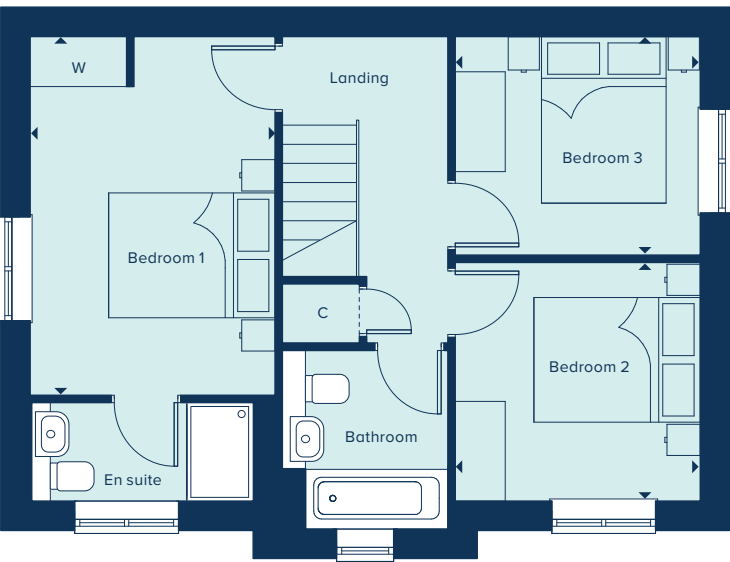
THE CHESHAM
3 Bedroom Home

crestnicholson.com

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

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.

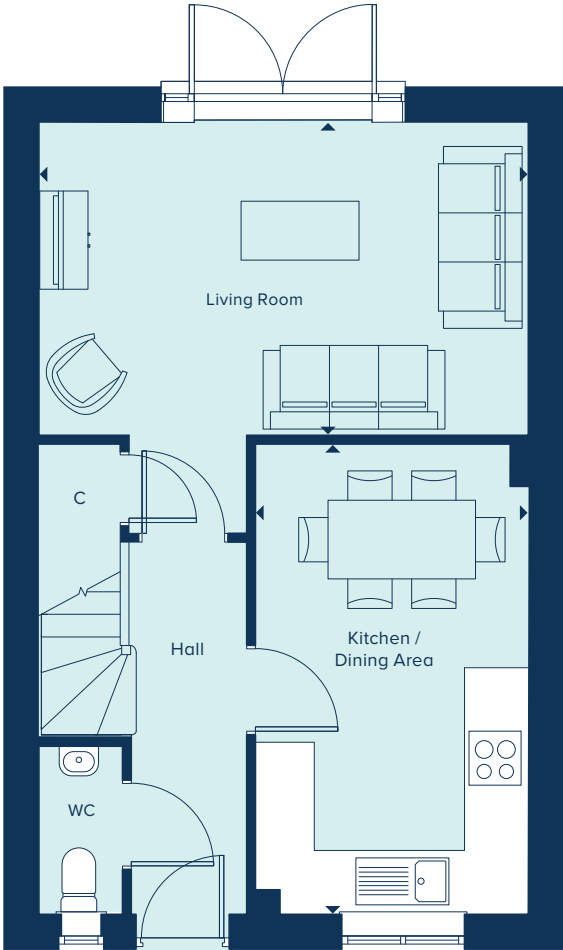
3 BEDROOM HOME



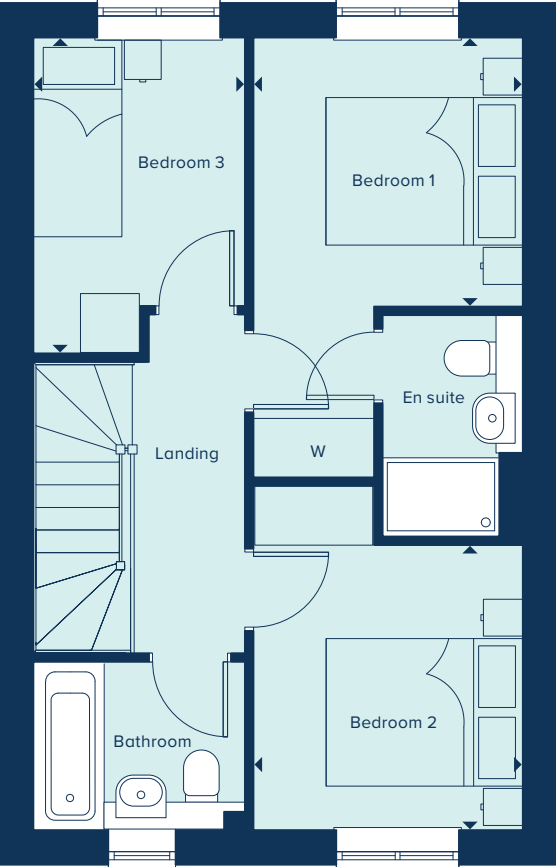
THE HATFIELD

3 Bedroom Home

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GROUND FLOOR		
KITCHEN / DINING AREA		
4.78m x 2.77m	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 8'10"	
BEDROOM 2		
2.89m x 2.74m	9'6" x 9'0"	
BEDROOM 3		
3.21m x 2.15m	10'6" x 7'4"	

C Cupboard W Wardrobe

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THE LEIGH
3 Bedroom Home

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THE LEIGH

The Leigh is a three bedroom family home spread over three floors. The top floor hosts a generously sized main bedroom and en suite bathroom. While the two bedrooms on the first floor share a family bathroom. The downstairs, provides a kitchen and separate living-dining area that can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

3 BEDROOM HOME



GROUND FLOOR			
KITCHEN			
2.86m x 1.86m	9'4" x 6'1"		
LIVING / DINING AREA			
3.93m x 3.92m	12'9" x 12'9"		
FIRST FLOOR			
BEDROOM 2			
3.93m x 2.66m	12'9" x 8'7"		
BEDROOM 3			
3.07m x 1.77m	10'1" x 5'8"		
SECOND FLOOR			
MAIN BEDROOM			
3.93m x 3.72m	12'9" x 12'2"		

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. The main bedroom 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.

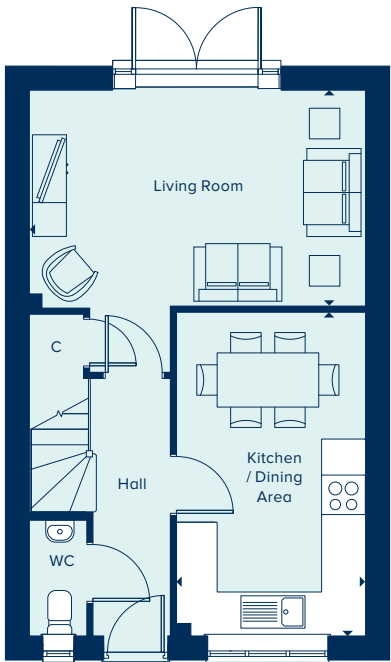
4 BEDROOM HOME



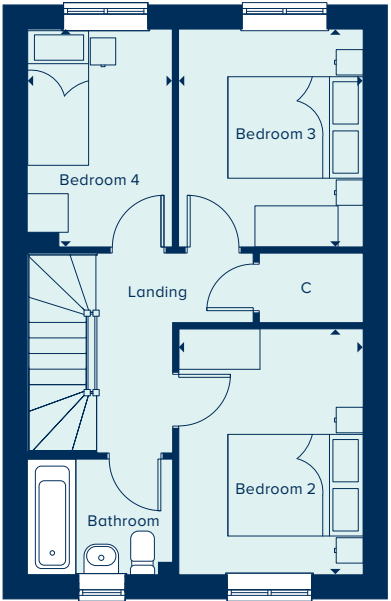
THE FILEY

4 Bedroom Home

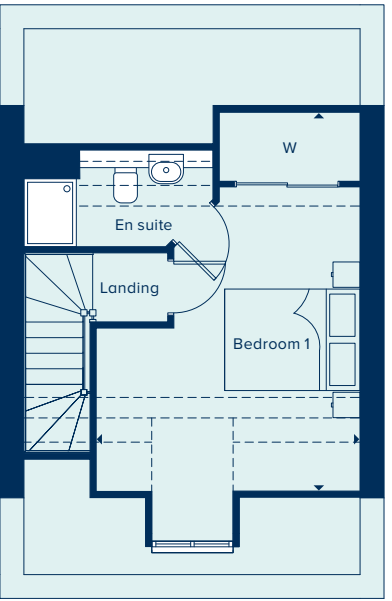
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GROUND FLOOR		
LIVING ROOM		
4.97m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



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		
5.58m x 3.85m	18'3" x 12'6"	

C Cupboard W Wardrobe ● Specification

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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

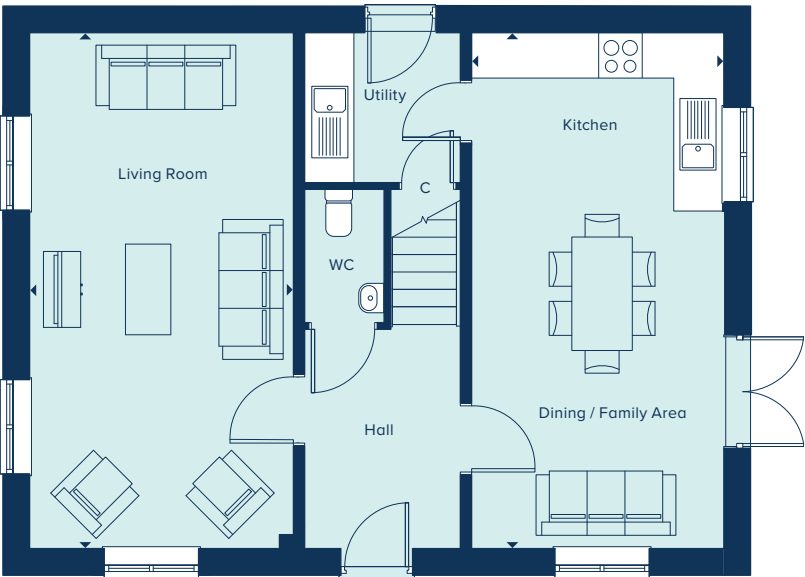


THE MARLBOROUGH
4 Bedroom Home

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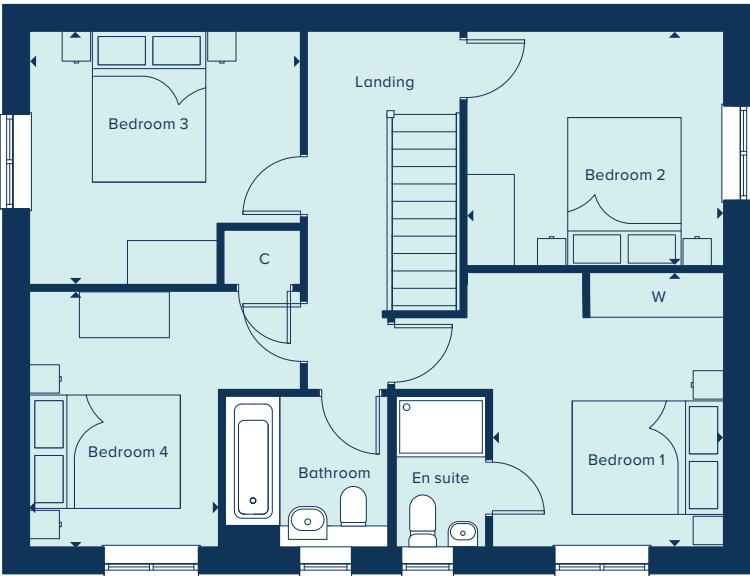
GROUND FLOOR

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		
3.63m x 3.06m	11'9" x 10'0"	
BEDROOM 2		
3.40m x 3.10m	11'2" x 10'2"	
BEDROOM 3		
3.59m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

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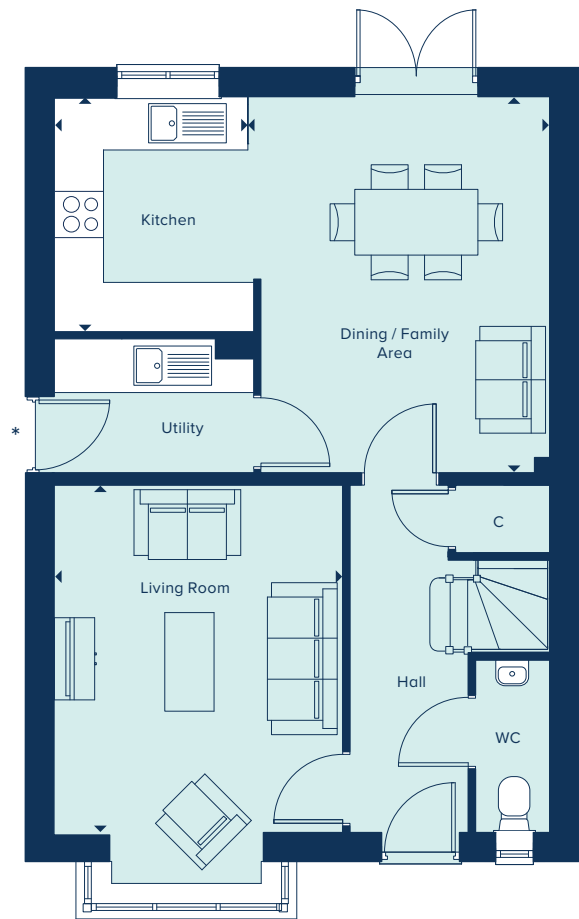
THE ROMSEY
4 Bedroom Home

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THE ROMSEY

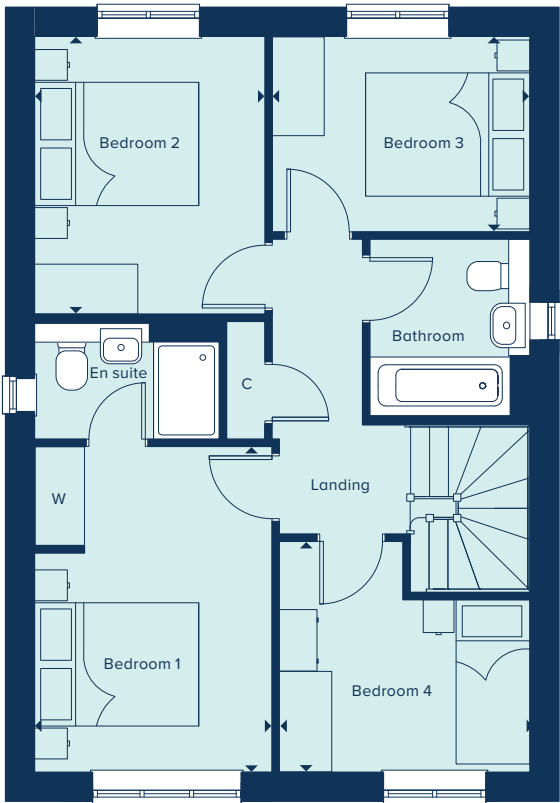
With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are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

4 BEDROOM HOME



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	
4.23m x 3.51m	13'9" 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 * Window and door positions are plot specific, speak to your sales executive for information

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THE WINKFIELD

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.

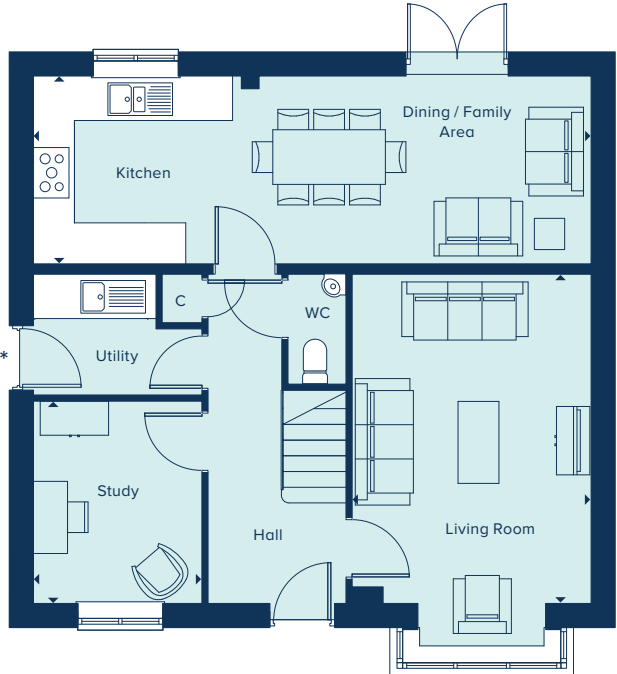
4 BEDROOM HOME



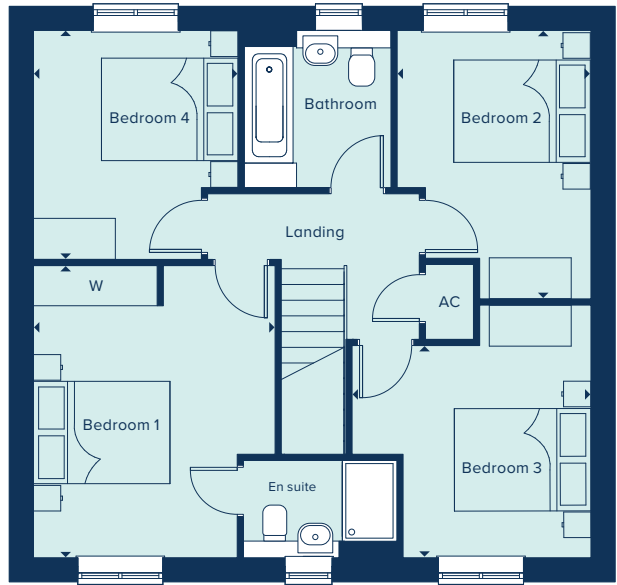
THE WINKFIELD
4 Bedroom Home

crestnicholson.com

GROUND FLOOR	
KITCHEN / DINING / FAMILY AREA	
8.17m x 2.75m	26'8" x 9'0"
LIVING ROOM	
4.82m x 3.50m	15'10" x 11'6"
STUDY	
2.96m x 2.47m	9'7" x 8'1"



FIRST FLOOR	
BEDROOM 1	
4.27m x 3.48m	14'0" x 11'5"
BEDROOM 2	
3.93m x 2.84m	12'11" x 9'4"
BEDROOM 3	
3.50m x 3.10m	11'6" x 10'2"
BEDROOM 4	
3.35m x 2.99m	11'0" x 9'10"



AC Airing Cupboard C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Winkfield
* Window and door positions are plot specific, speak to your sales executive for information

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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

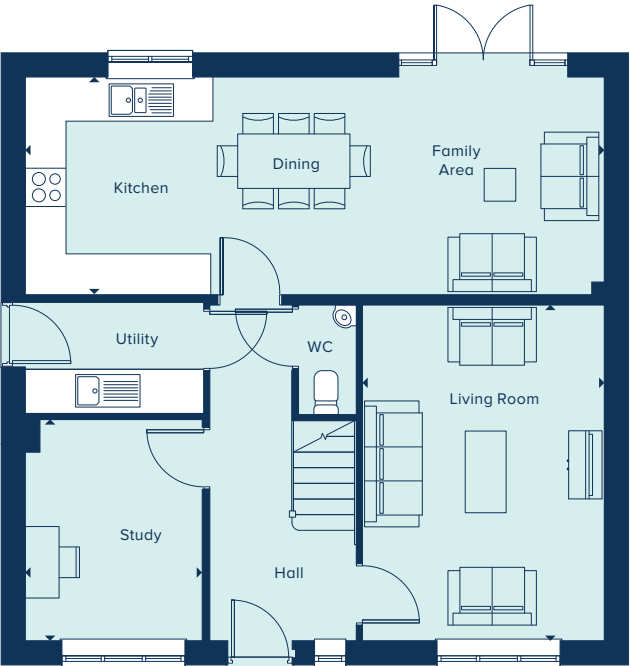


THE BUCKINGHAM
5 Bedroom Home

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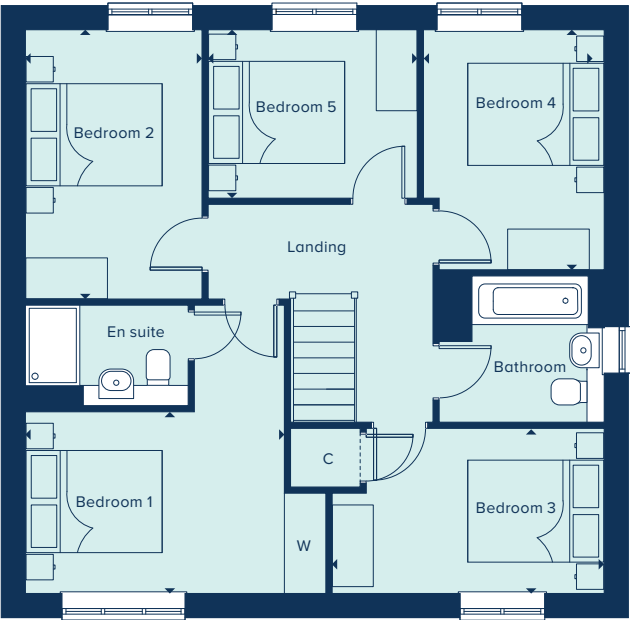
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.51m x 3.20m	27'9" 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	12'4" x 8'9"	
BEDROOM 2		
3.96m x 2.60m	13'0" x 8'6"	
BEDROOM 3		
4.00m x 2.43m	13'1" x 7'11"	
BEDROOM 4		
3.53m x 2.66m	11'7" x 8'8"	
BEDROOM 5		
3.07m x 2.48m	10'1" x 8'1"	



C Cupboard W Wardrobe --- Bulkhead

Please note, the digital illustrations, images, interactive content and plans are for illustration purposes only and may not accurately depict elevation, materials, gradients, landscaping, street furniture or other details which may be plot specific and may be subject to change. Also window and door sizes and locations are plot specific and may vary. Please speak to a sales executive for plot specific information. 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. 1011767/May 2024.





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.





**CREST
NICHOLSON**



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House Type Illustration

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Development Map/Site Plan

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