

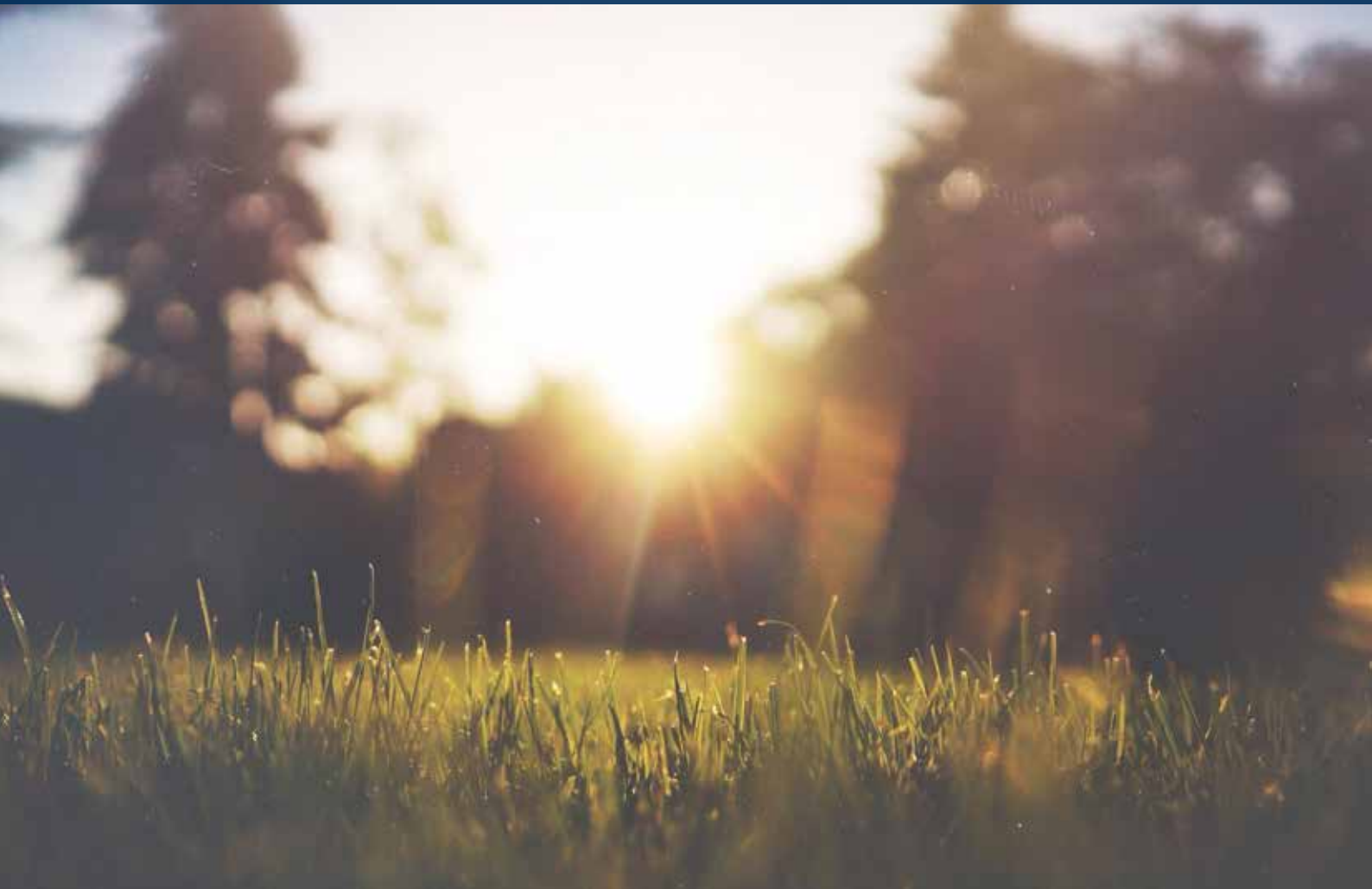


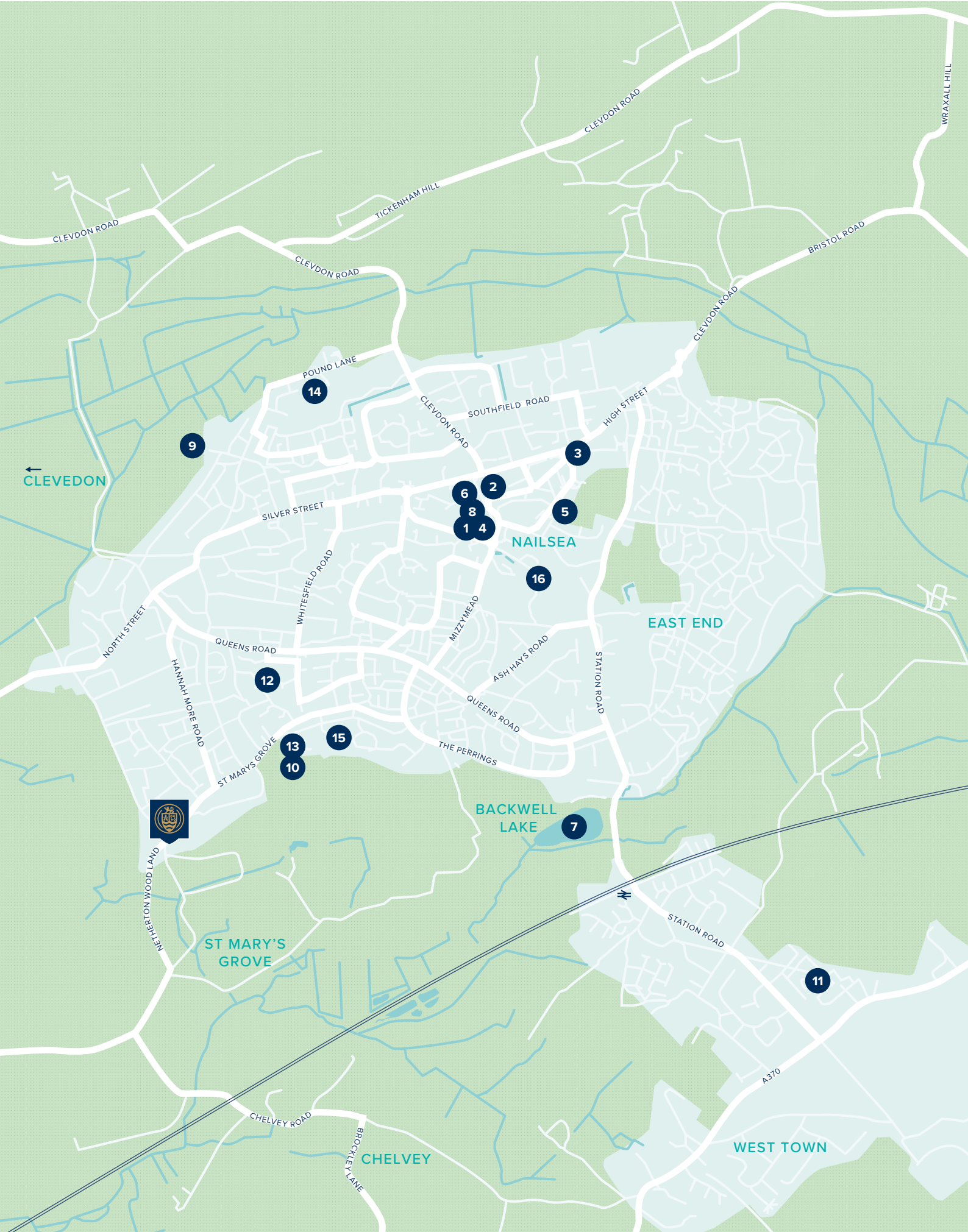
NETHERTON GRANGE

NAILSEA • BRISTOL

Introducing our stylish new homes in the charming town of Nailsea - featuring 2, 3 and 4 bedrooms. Get ready for spacious living coupled with incredible energy efficiency!

2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN NAILSEA

Discover the attraction of Nailsea, a historic market town in beautiful North Somerset with all the amenities you could wish for.

On your doorstep

Check out a world of fantastic experiences! Indulge in delicious dining at Nailsea’s highly rated restaurants, pubs, and takeaways. Join vibrant clubs and societies that reveal a warm and inspiring community. And shop 'till you drop at the fantastic shopping destinations.

- 1 Crown Glass Shopping
- 2 Waitrose
- 3 Tesco Superstore
- 4 Post office
- 5 Scotch Horn Leisure Centre
- 6 Livro Lounge
- 7 Backwell Lake
- 8 Nailsea Library
- 9 Nailsea & Tickenham Football Club
- 10 The Grove Sports Centre & Social Club


Education


There is a good choice of primary and secondary schools nearby with a ‘Good’ Ofsted rating, as well as a selection of nursery schools. There are also Sixth Form colleges in the town.

- 11 Backwell school
- 12 Church Lane Pre-School
- 13 Grove Pre-School
- 14 Kingshill Church School
- 15 Hannah More Infants and Grove Juniors
- 16 Nailsea School

Travel

Nailsea is close to the M5 giving convenient access to the north and south of the country. The development is also close to the A370 which goes straight into Bristol's city centre. The nearest train station is Nailsea and Backwell which has good routes into Bristol, Bath and London. Bristol Airport is just 16 minutes by car.

 Bristol city centre – 25 minutes
Bath city centre – 1 hour 10 minutes
London – 2 hours 30 minutes

 Nailsea and Backwell train station
Bristol – 11 minutes
Bath – 28 minutes
London – 2 hrs 11 minutes

 Bristol airport – 16 minutes





NETHERTON GRANGE

St Mary's Grove, Nailsea,
Somerset, BS48 4NJ

For all enquiries please call

01275 288 117

crestnicholson.com/nethertongrange

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Netherton Grange is a collection of 2, 3, & 4 bedroom homes on the edge of the market town of Nailsea. It borders the beautiful North Somerset countryside and is just a 15 minute drive from the coast.

Nailsea is a vibrant town brimming with community spirit, rich history, and scenic surroundings. With its mix of bustling life and serene countryside, it offers something for everyone.

The town's High Street stands out as a key attraction, offering a variety of shops, from large retail outlets to unique thrift stores. The town centre features regular markets showcasing hand-crafted products and fresh, local produce. Food lovers will be spoilt for choice with Nailsea's array of dining options. From fashionable restaurants to cosy pubs and convenient takeaways, there's something to satisfy every craving.

Nailsea embraces its strong sense of community through numerous clubs, charity organisations, and events. The town comes alive throughout the year with a cider festival, music festival, and even a motorcycle show, fostering a big spirit in this small town.

For when you want that big city feel, nearby Bristol has all the attractions, shops and dining options you could ever want - all within a 30 minute drive away.

One of Nailsea's biggest pull factors is its proximity to stunning natural beauty. Backwell Lake is just two miles away and is a haven for wildlife and the perfect

spot for peaceful walks. The Mendip Hills National Landscape is a short drive away, offering breathtaking hiking trails, lush landscapes, and attractions like Cheddar Gorge - a true spectacle for nature and adventure lovers. For those who enjoy coastal strolls, Walton Bay is only 15 minutes away, complete with lovely views and a refreshing sea breeze.

Whether it's the thriving local businesses, welcoming community, or beautiful surroundings, Nailsea offers a perfect balance of modern comfort and countryside charm.





**CREST
NICHOLSON**

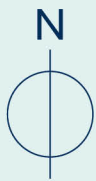
NETHERTON GRANGE

DEVELOPMENT PLAN

Netherton Grange is a collection of 2, 3, & 4 bedroom homes on the edge of the market town of Nailsea. Located in beautiful North Somerset just a 15 minute drive from the coast, these stunning homes offer connected and convenient countryside living.

2, 3 & 4 BEDROOM HOMES





2 BEDROOM HOMES

The Lulworth

3 BEDROOM HOMES

The Evesham

The Chelmsford

The Chesham

4 BEDROOM HOMES

The York

The Filey

The Marlborough

The Bingham

The Winkfield

* S.106 shared ownership

● S.106 affordable rented properties

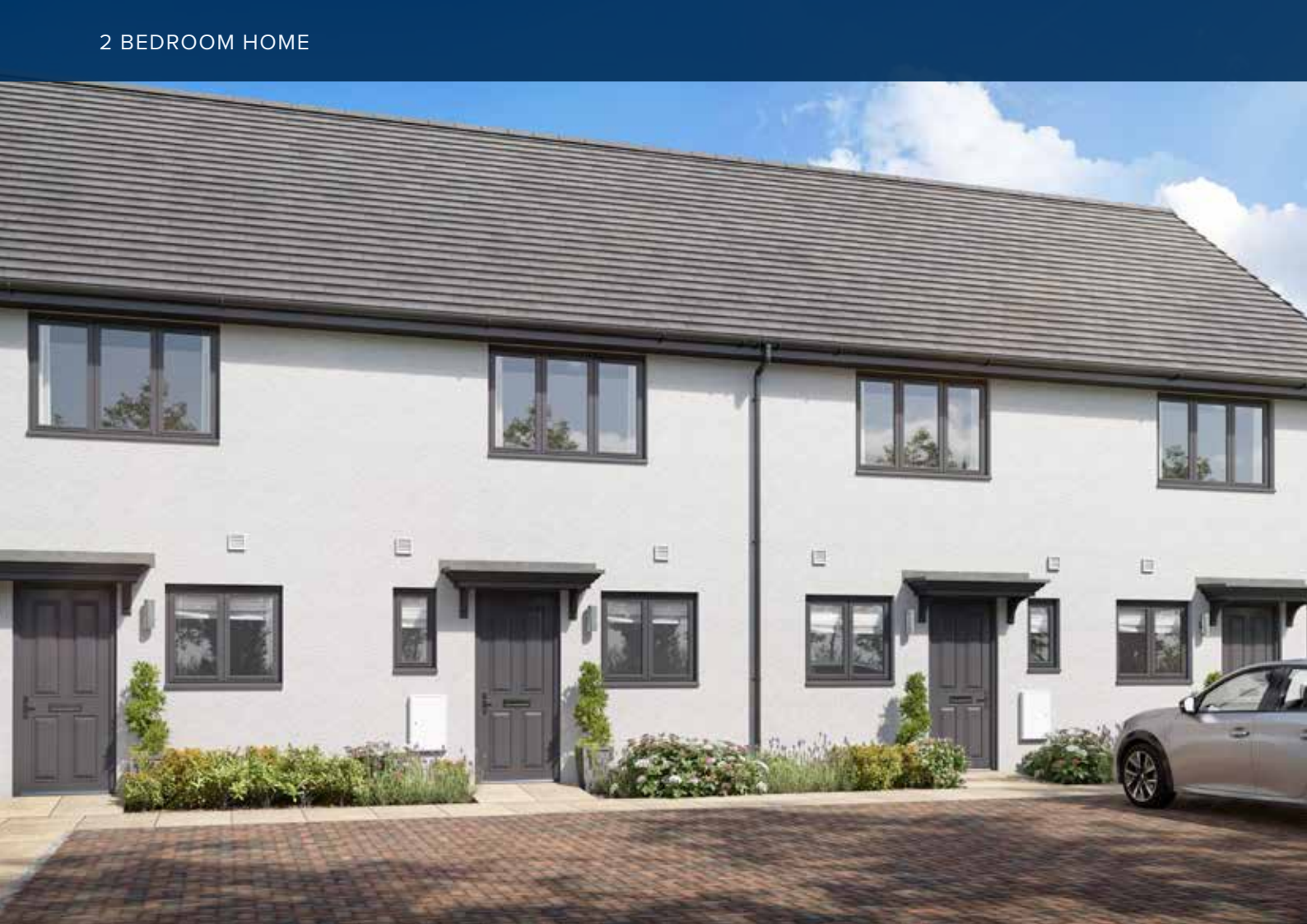
V Visitors Parking



THE LULWORTH

The Lulworth is a two-storey, two-bedroom house which has the flexibility to accommodate modern living thanks to an entirely open-plan ground floor. The space is perfectly suited to entertain and is flooded with natural light from French doors. Upstairs are two double bedrooms and a bathroom. The property includes quality fixtures and fittings throughout.

2 BEDROOM HOME



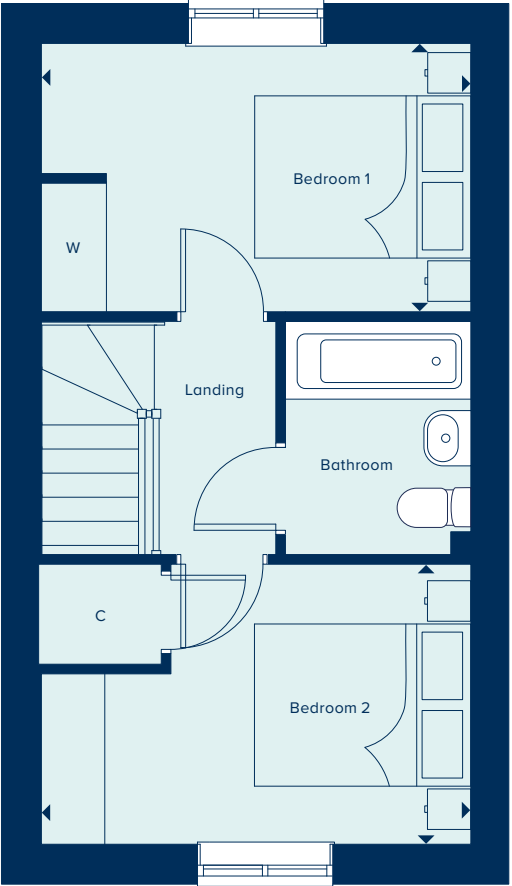
THE LULWORTH

2 Bedroom Home

crestnicholson.com



GROUND FLOOR		
LIVING / DINING AREA		
3.96m x 3.79m	13'0" x 12'5"	
KITCHEN		
3.60m x 1.88m	11'10" x 6'2"	



FIRST FLOOR		
BEDROOM 1		
3.96m x 2.47m	13'0" x 8'1"	
BEDROOM 2		
3.96m x 2.58m	13'0" x 8'6"	

C Cupboard W Wardrobe

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THE EVESHAM

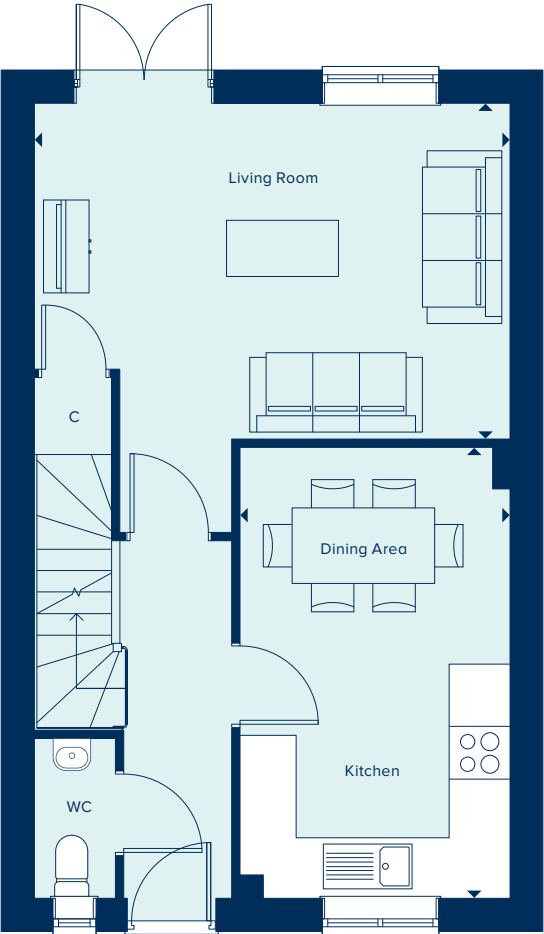
The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME

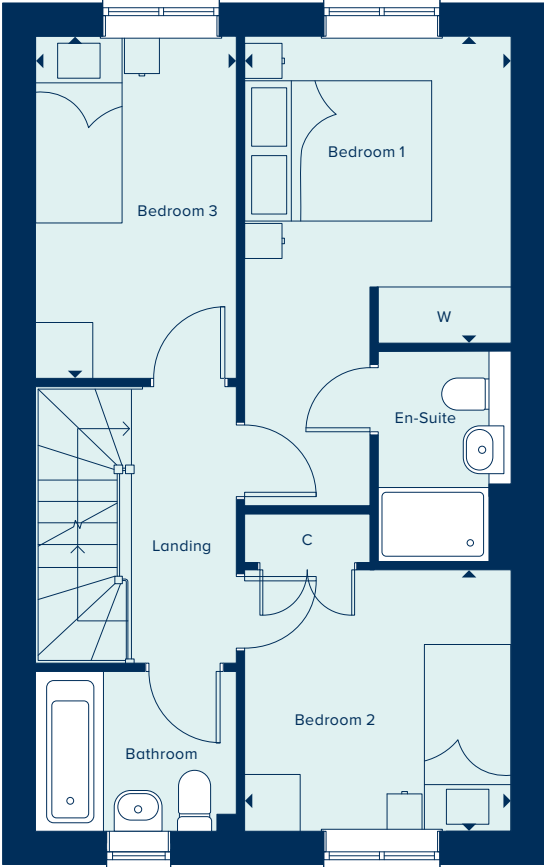


THE EVESHAM
3 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING AREA		
4.83m x 2.89m	15'10" x 9'6"	
LIVING ROOM		
5.09m x 3.59m	16'8" x 11'9"	



FIRST FLOOR		
BEDROOM 1		
3.28m x 2.85m	10'9" x 9'4"	
BEDROOM 2		
2.85m x 2.80m	9'4" x 9'2"	
BEDROOM 3		
3.66m x 2.15m	12'0" x 7'1"	

C Cupboard W Wardrobe

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THE CHELMSFORD

The Chelmsford 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 rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

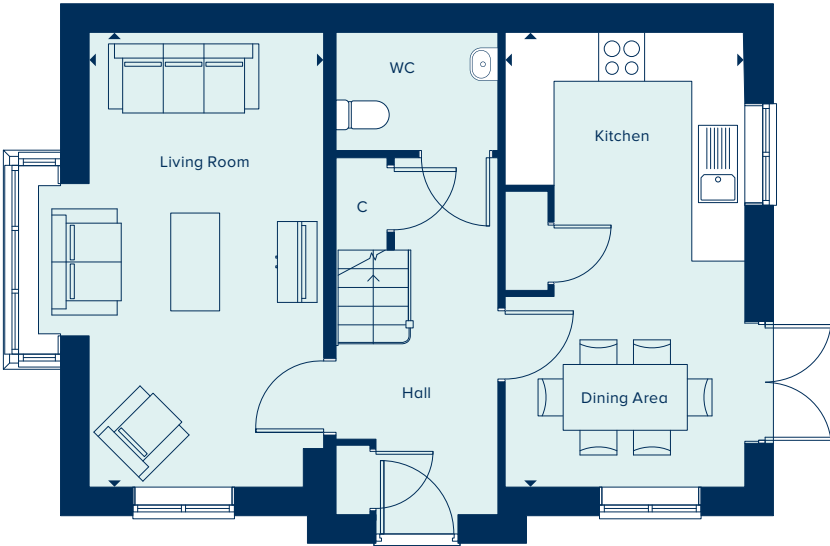
3 BEDROOM HOME



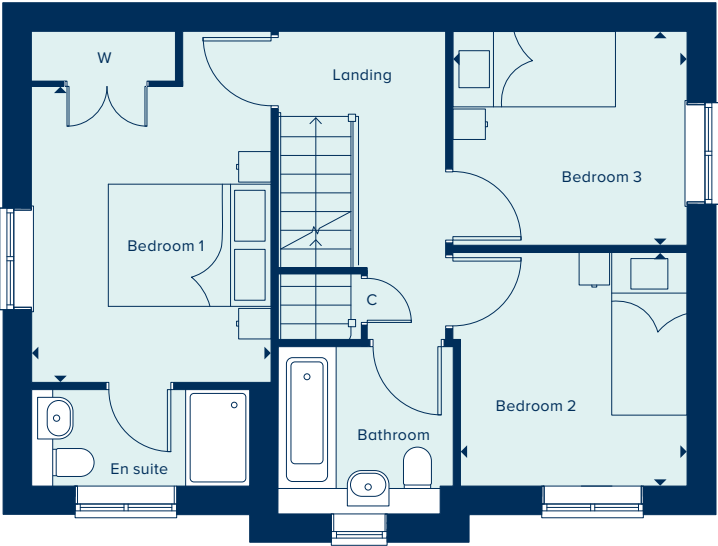
THE CHELMSFORD
3 Bedroom Home

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 9'6"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 2.95m	11'11" x 9'8"	
BEDROOM 2		
2.87m x 2.79m	9'5" x 9'2"	
BEDROOM 3		
2.88m x 2.63m	9'5" x 8'7"	



C Cupboard W Wardrobe

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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 three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME

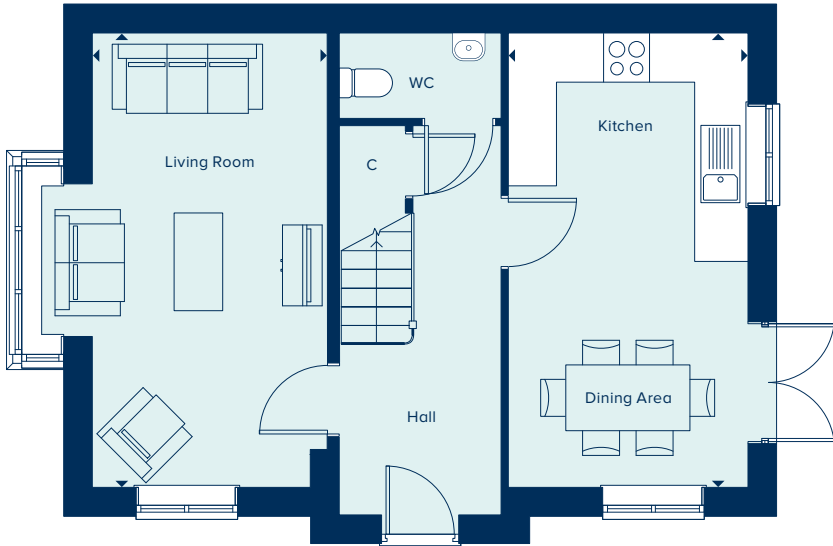


THE CHESHAM

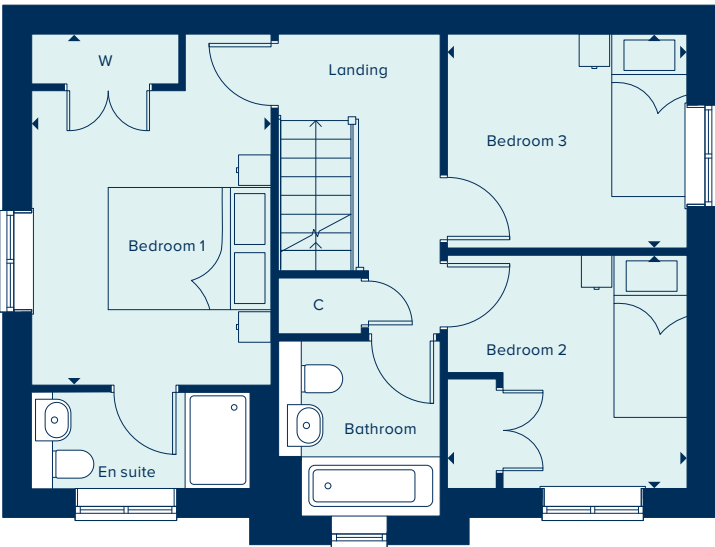
3 Bedroom Home

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 9'6"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.95m	14'2" x 9'8"	
BEDROOM 2		
2.93m x 2.87m	9'7" x 9'5"	
BEDROOM 3		
2.95m x 2.63m	9'8" x 8'7"	



C Cupboard W Wardrobe

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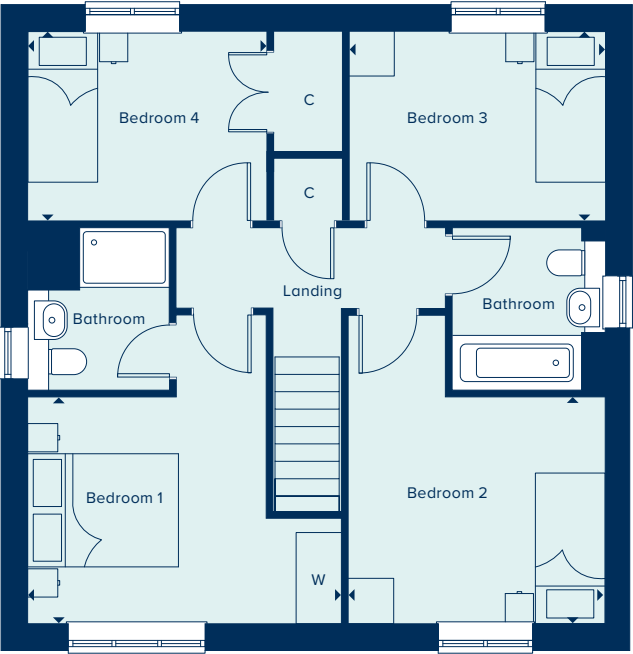
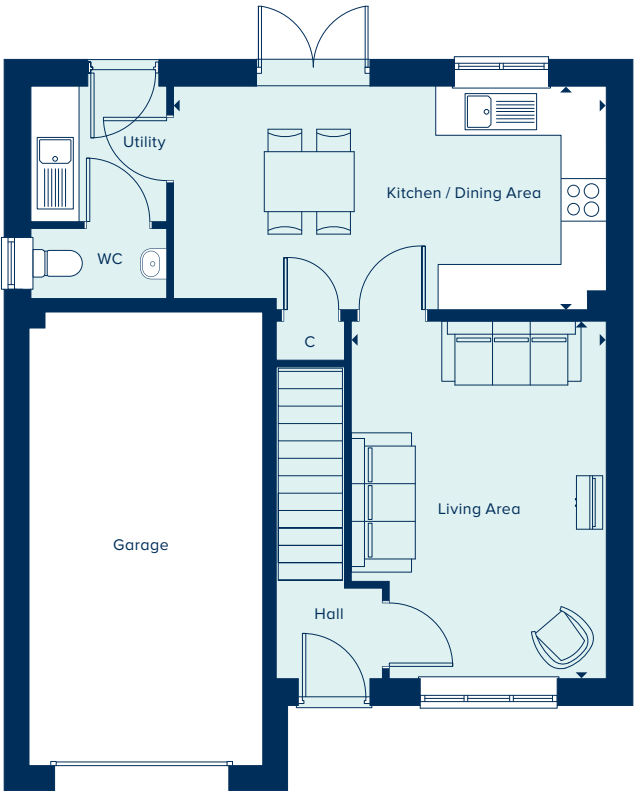
THE YORK
4 Bedroom Home

crestnicholson.com

THE YORK

The York is a stunning four bedroom home. The ground floor, with large kitchen/ dining/family room is great for entertaining, whilst the separate living room is an ideal space to relax at the end of the day. Upstairs, the double main bedroom features an en suite and the three further well proportioned bedrooms are great for a growing family or visiting friends and family.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.72m x 2.96m 18'9" x 9'8"

LIVING ROOM

4.73m x 3.37m 15'6" x 11'1"

FIRST FLOOR

BEDROOM 1

4.15m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'1" x 9'10"

BEDROOM 3

3.37m x 2.50m 11'1" x 8'3"

BEDROOM 4

3.16m x 2.50m 10'4" x 8'3"

C Cupboard W Wardrobe ● Specification

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THE FILEY

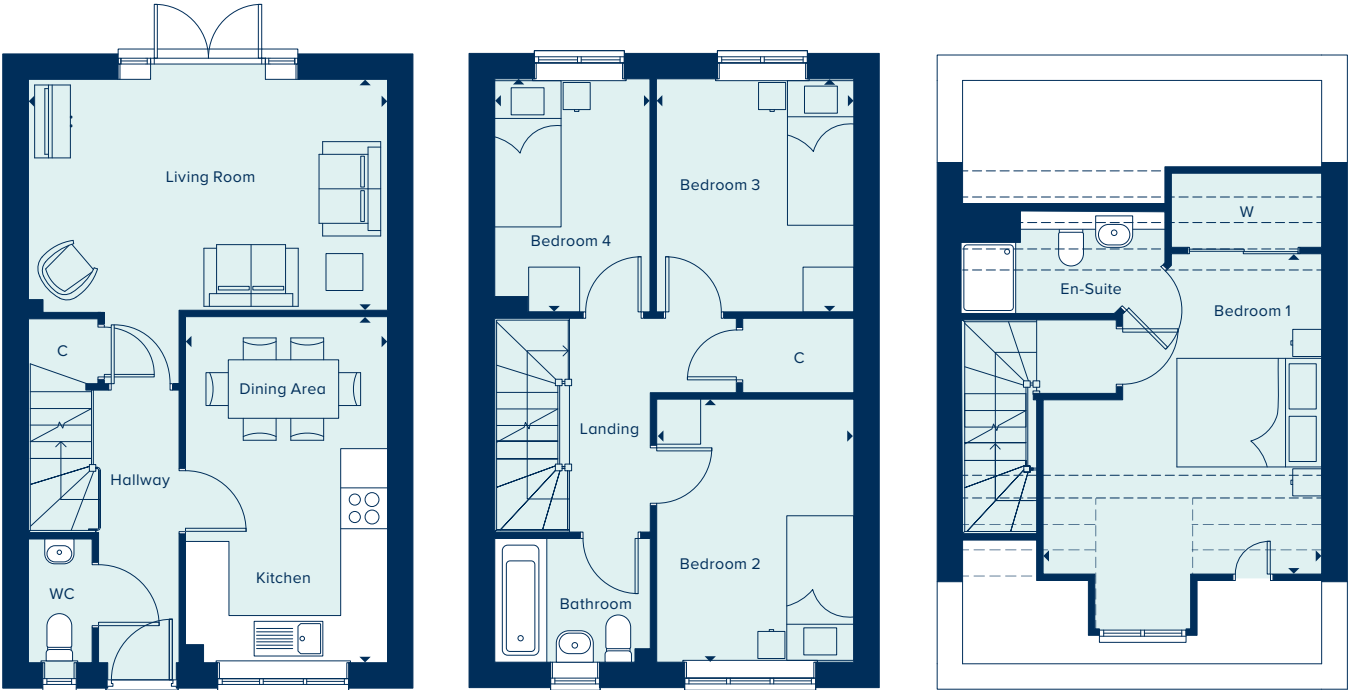
A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. 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

KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	
LIVING ROOM		
4.97m x 3.19m	16'3" x 10'6"	

FIRST FLOOR

BEDROOM 2		
3.64m x 2.73m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'7" x 8'11"	
BEDROOM 4		
3.22m x 2.15m	10'7" x 7'1"	

SECOND FLOOR

BEDROOM 1		
4.07m x 3.85m	13'4" x 12'8"	

C Cupboard W Wardrobe

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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.

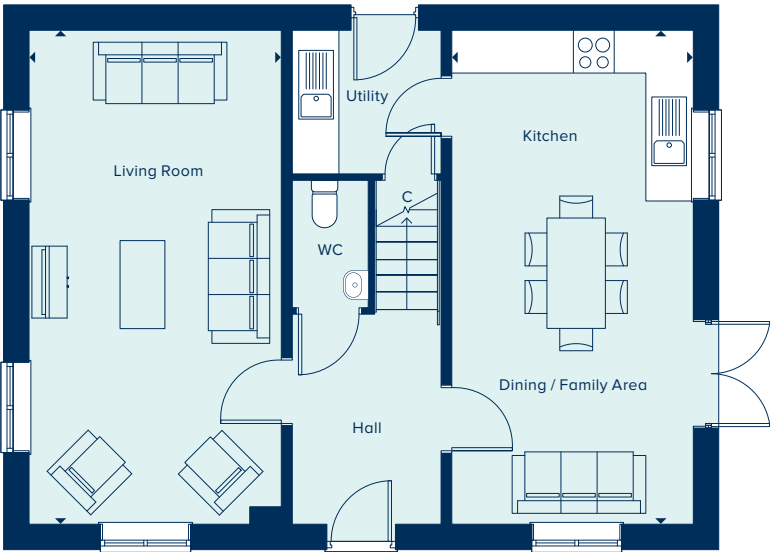
4 BEDROOM HOME



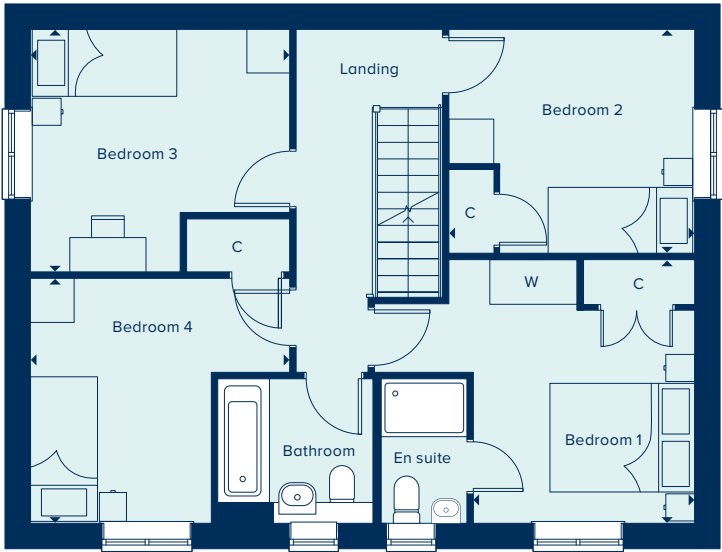
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.82m x 3.34m	22'5" x 10'11"	
LIVING AREA		
6.82m x 3.49m	22'5" x 11'5"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.06m	11'11" 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 8'3"	



C Cupboard W Wardrobe ● Specification

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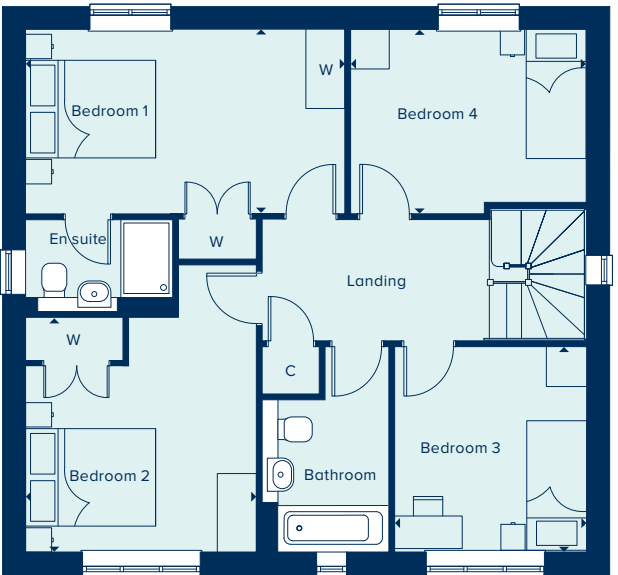
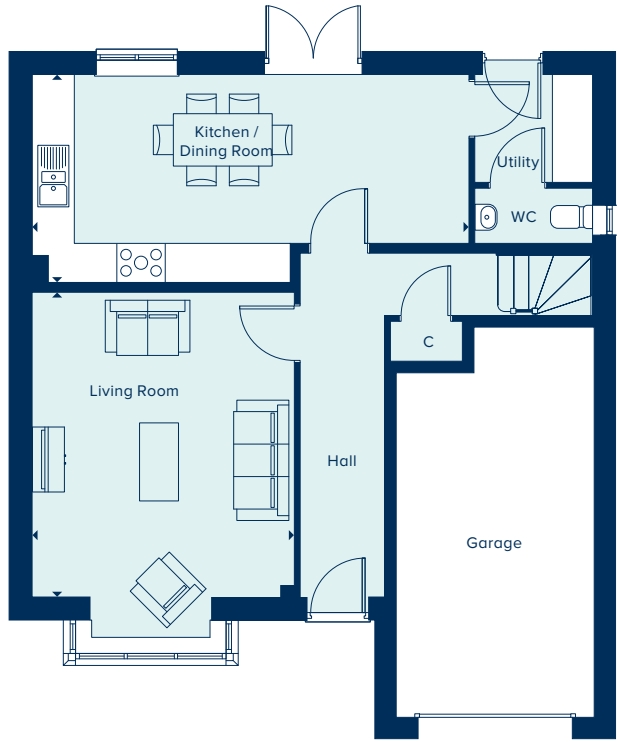
THE BINGHAM
4 Bedroom Home

crestnicholson.com

THE BINGHAM

The Bingham is a detached family home. Downstairs there is a separate living room complete with a bay window. Through the hallway towards the rear of the property you come to the kitchen/dining room – this is a generous space which, along with the attached utility, stretches the full width of the home. Moving upstairs there are four bedrooms all situated around a central landing. There is also a family bathroom and convenient en-suite to bedroom one.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

6.72m x 3.20m 22'0" x 10'6"

LIVING ROOM

4.69m x 4.03m 15'5" x 13'3"

FIRST FLOOR

BEDROOM 1

4.91m x 2.84m 16'1" x 9'4"

BEDROOM 2

3.61m x 3.55m 11'10" x 11'8"

BEDROOM 3

3.16m x 2.95m 10'4" x 9'8"

BEDROOM 4

3.62m x 2.84m 11'11" x 9'4"

C Cupboard W Wardrobe ● Specification

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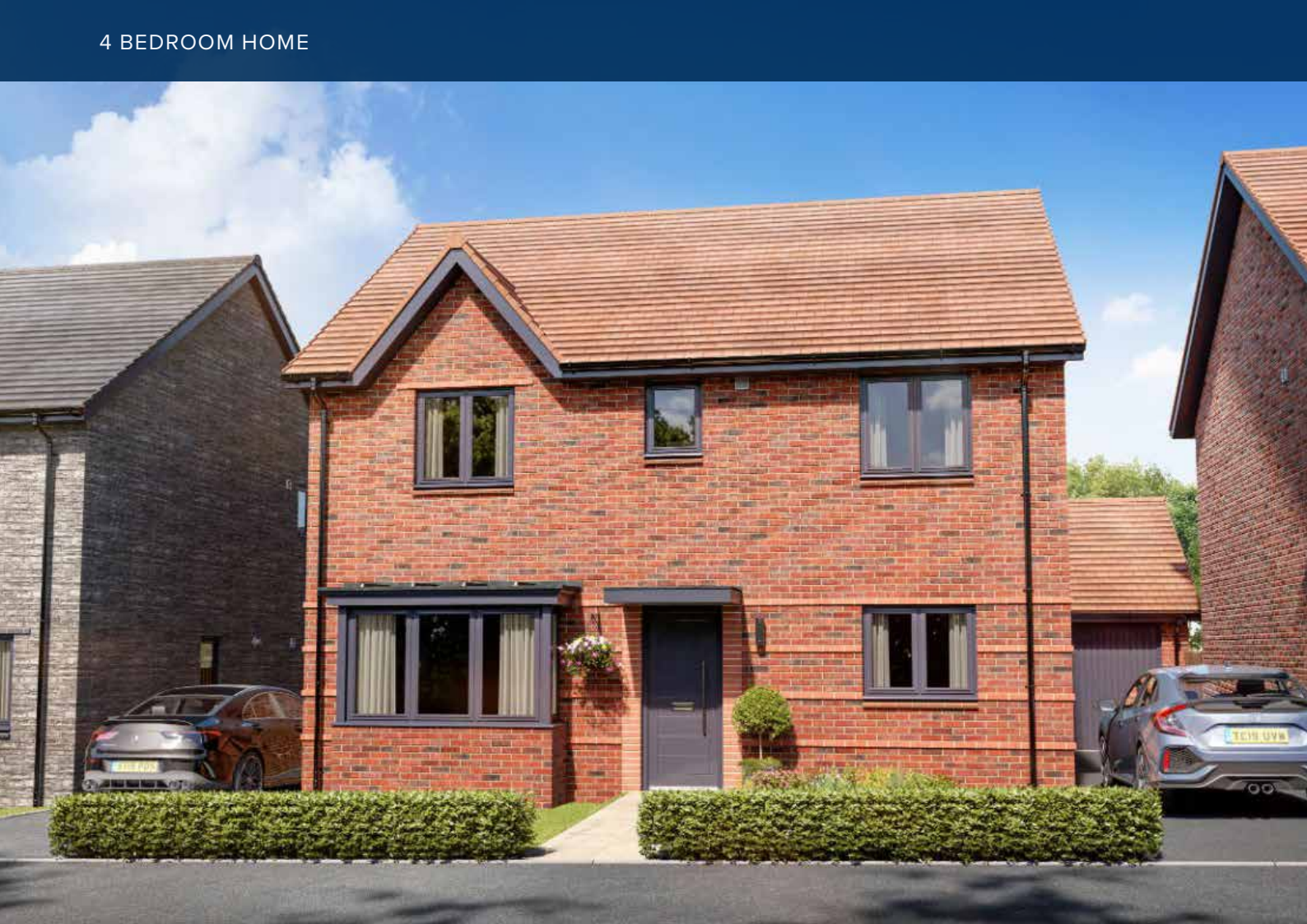




THE WINKFIELD

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

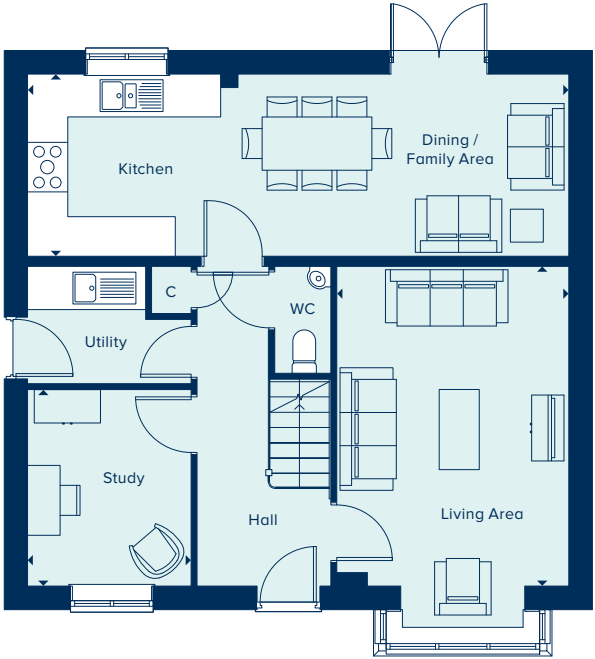


THE WINKFIELD

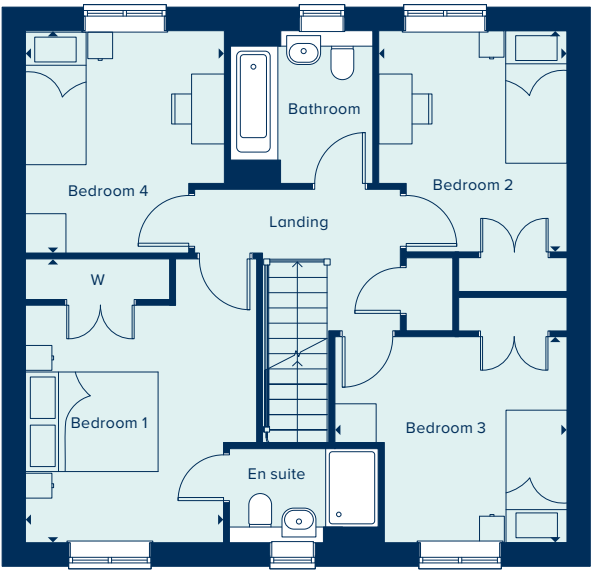
4 Bedroom Home

crestnicholson.com

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



FIRST FLOOR		
BEDROOM 1		
4.28m x 3.49m	14'0" x 11'5"	
BEDROOM 2		
3.34m x 2.84m	10'11" x 9'4"	
BEDROOM 3		
3.50m x 3.11m	11'6" x 10'2"	
BEDROOM 4		
3.35m x 3.00m	11'0" x 9'10"	



C Cupboard W Wardrobe ● Specification

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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
		●	●
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
		●	●
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. 1012332/March 2025.





NETHERTON GRANGE

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House Type Illustration

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.

Development Map/Site Plan

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