



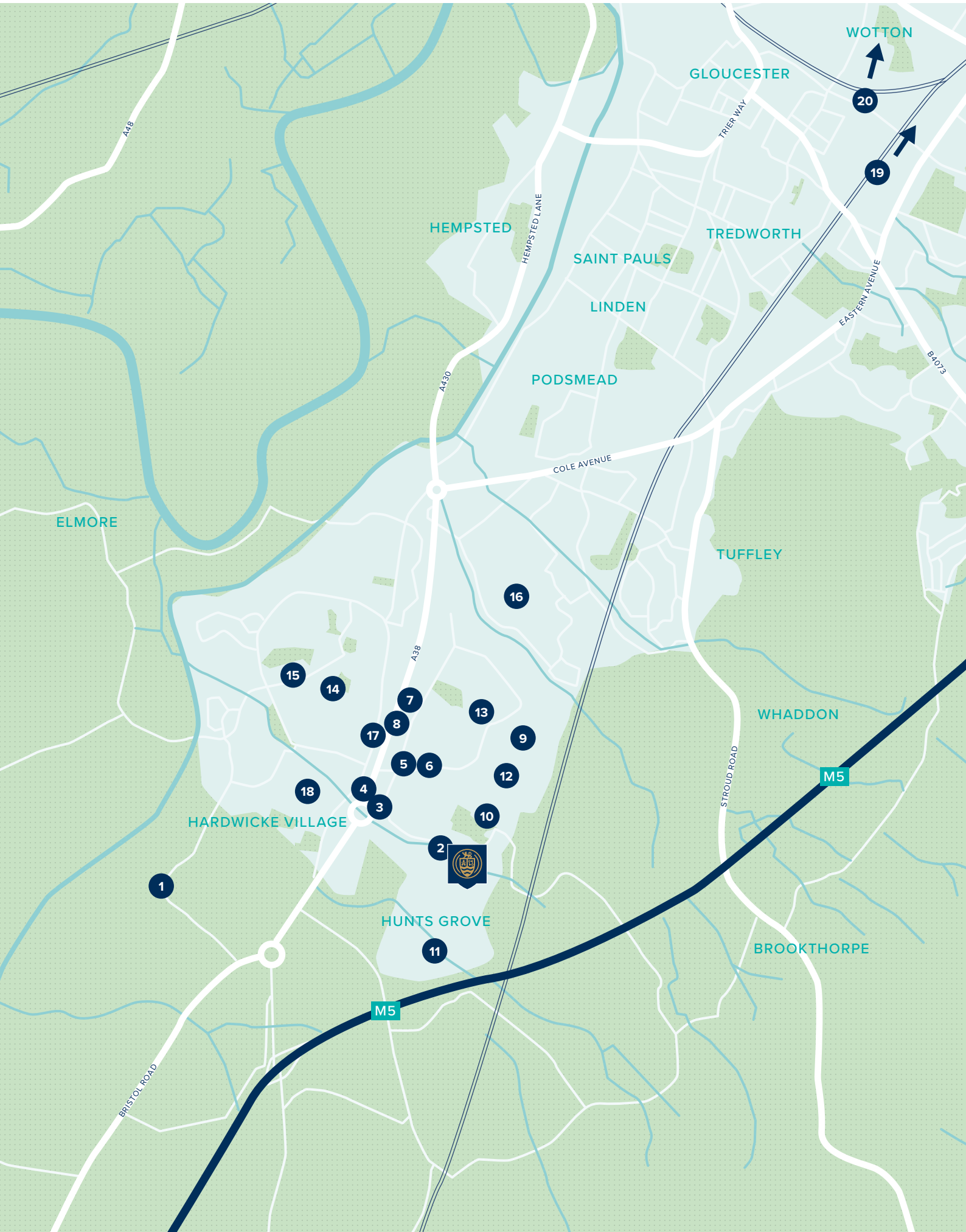
HUNTS GROVE

FARLEY WAY • GLOUCESTERSHIRE

Experience the best of country living at Hunts Grove, our fantastic development nestled on the edge of the breathtaking Cotswolds and Gloucestershire countryside. For commuters, this provides the perfect location, with easy access to the M5 motorway just minutes away.

2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN HUNTS GROVE

Enjoy the convenience of Hardwicke Village, while being only a short distance away from the vibrant city of Gloucester.

On your doorstep

The village coupled with nearby Quedgeley has a wealth of local facilities including shops, supermarkets, restaurants, a choice of pubs and various sports clubs. Hardwicke boasts a pleasant village green with pond and a grade 1 listed church.

- 1 St Nicholas Church
- 2 Waterwells Business Park
- 3 Holiday Inn Express Gloucester South
- 4 The Bumble Bee (pub)
- 5 Rose Tree Farm – Dining and Carvery
- 6 Rosebank Health at Kingsway Health Centre
- 7 Asda Quedgeley
- 8 Kingsway Business Park
- 9 Buckenham Walk Tennis Courts
- 10 Waterwells Sports Centre

Education

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

- 11 Hunts Grove Primary Academy
- 12 Waterwells Primary Academy
- 13 Kingsway Primary School
- 14 Field Court Church of England Infant School
- 15 Severn Vale School (aged 11-16 years old)
- 16 Holmleigh Park High School
- 17 BarBar Nursery Ltd
- 18 Little Monsters Childcare
- 19 University of Gloucestershire, Park Campus
- 20 University of Gloucestershire, Oxstalls Campus

Travel

Hunts Grove is less than 2 miles from junction 12 of the M5, which allows easy travel to the south and north of the country. The development is just a five mile drive to Gloucester train station where you will find excellent regular services to London Paddington, Birmingham and Bristol.

- London Paddington – 1 hour 47 minutes*
- Bristol Temple Meads – 39 minutes*
- Birmingham New Street – 60 minutes*
- Gloucester train station – 16 minutes
- Stonehouse train station – 14 minutes
- Swindon – 57 minutes
- Worcester – 41 minutes
- Cheltenham – 35 minutes
- Bristol – 41 minutes
- Oxford – 1 hour 30 minutes

* From Gloucester train station





HUNTS GROVE

Farley Way,
Gloucester GL2 4EU

For all enquiries please call

01452 945 686

www.crestnicholson.com/Hunts-Grove

WELL-CONNECTED AND CONVENIENT RURAL LIVING

Discover Hunts Grove, an exciting new development of 2, 3 and 4 bedroom homes ideally situated on the outskirts of lively Gloucester.

Introducing Hunts Grove, an exciting Garden Village development found within the lovely village of Hardwicke near Gloucester. With a wide variety of great local amenities, including excellent schools at your doorstep, and just a short distance from the hustle and bustle of Gloucester, this is the perfect place to call home.

Hardwicke and adjoining Quedgeley are home to some big name retail and hospitality outlets, with a lively pub in walking distance.

Located only 5 miles from Gloucester city centre, this prime location offers fantastic road links to Cheltenham, Bristol, and the wider Gloucestershire area. Not to mention, just 1 mile from the Waterwells Park and Ride running bus services straight into Gloucester city centre.

Living here you can immerse yourself in the best of both worlds.

A harmonious blend of city and rural living. The development features a delightful and unique fit trail, perfect for invigorating morning jogs or leisurely walks with your furry friends. Plus, within the development lies Hunts Grove Primary Academy, rated "Good" by Ofsted, ensuring quality education for your little ones.

Experience a sense of freedom with generous public open spaces and play areas nestled within this well-established community. Upon completion, the development will also boast a sports field, community building and even allotments for those with green fingers.

Nearby you will find Gloucester, a vibrant city with an incredible history and plenty to see and do. Tucked away on the banks of the River Severn, the city boasts the title of having the UK's most inland port. Its maritime and industrial heritage intertwines with a

feel-good spirit, promising a buzzing atmosphere that will captivate you.

One of the must-visit spots is Gloucester Docks, which promises an unforgettable day out for the entire family. Immerse yourself in the charm of Victorian architecture, explore intriguing museums, and uncover hidden gems at the renowned Gloucester Quays shopping area. Experience the breathtaking waterside views as you wander through this trendy quarter, home to designer shops and chic restaurants.

Don't forget to explore the nearby Cotswolds. In just 30 minutes, you'll find yourself amidst the breathtaking green hills, picturesque cream stone cottages, and enchanting villages that have made this area world-renowned.

So, don't miss the opportunity to embrace the charming lifestyle that Hunts Grove has to offer.





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NICHOLSON

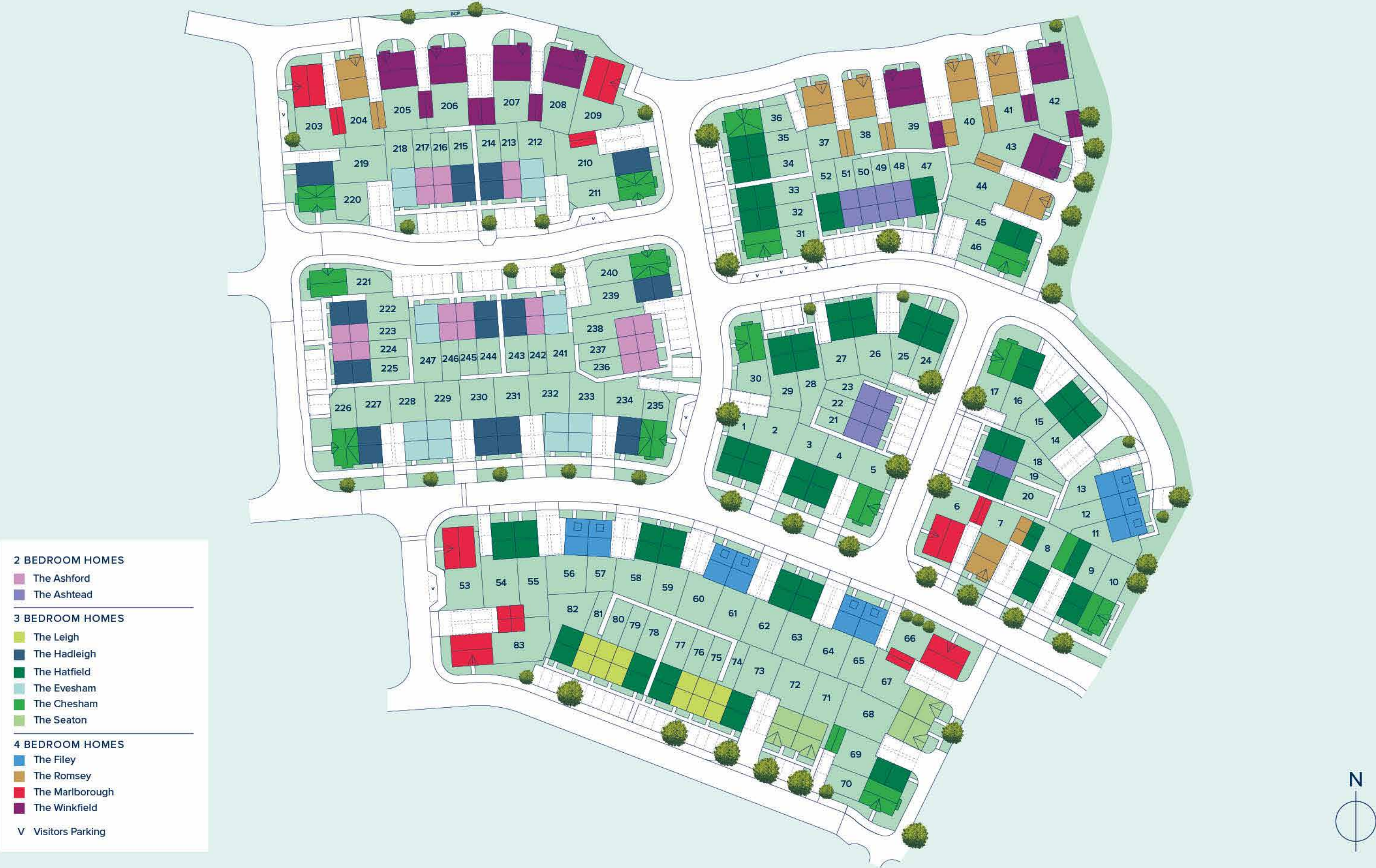
HUNTS GROVE

DEVELOPMENT PLAN

Discover the thrilling new phase of Hunts Grove, ideally located close to Hardwicke Village. Just a stone's throw away from vibrant Gloucester, this community boasts a range of stunning 2, 3 and 4 bedroom homes.

2, 3 & 4 BEDROOM HOMES







THE ASHFORD

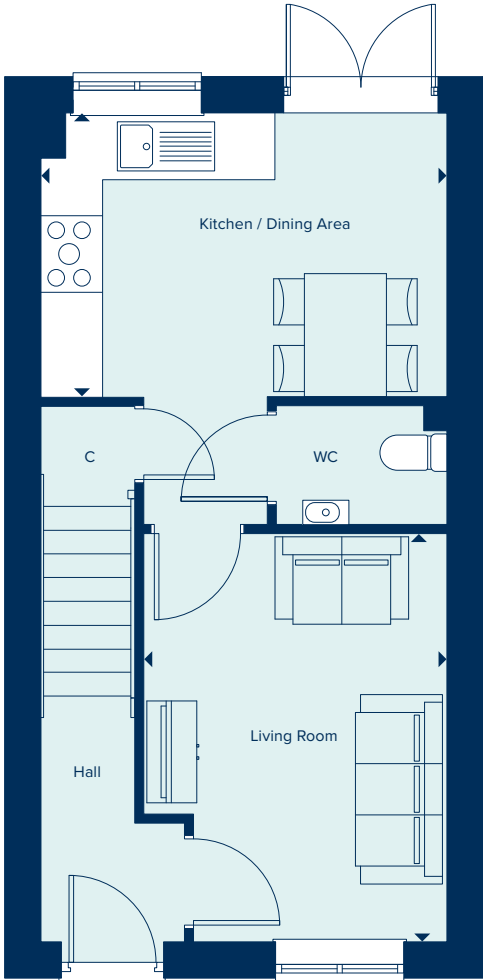
The Ashford is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a living room provides an entertainment space. This is in addition to a separate kitchen - dining area and cloakroom.

2 BEDROOM HOME



THE ASHFORD
2 Bedroom Home

crestnicholson.com



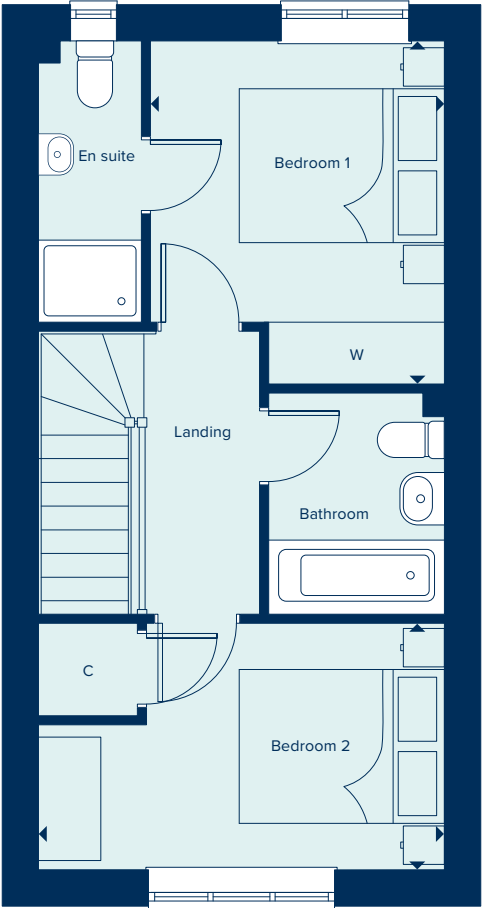
GROUND FLOOR

KITCHEN / DINING AREA

4.00m x 2.80m 13'1" x 9'2"

LIVING ROOM

4.01m x 3.02m 13'1" x 9'9"



FIRST FLOOR

BEDROOM 1

3.37m x 2.90m 11'1" x 9'5"

BEDROOM 2

4.00m x 2.40m 13'1" x 7'9"

C Cupboard W Wardrobe

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THE ASHTEAD

The Ashtead is a generously sized two-storey semi-detached house. The property comprises two double bedrooms, a main bathroom and en suite on the first floor. Downstairs you'll find a combined living and dining room benefitting from ample natural light supplied through French doors. This is in addition to a separate kitchen and cloakroom.

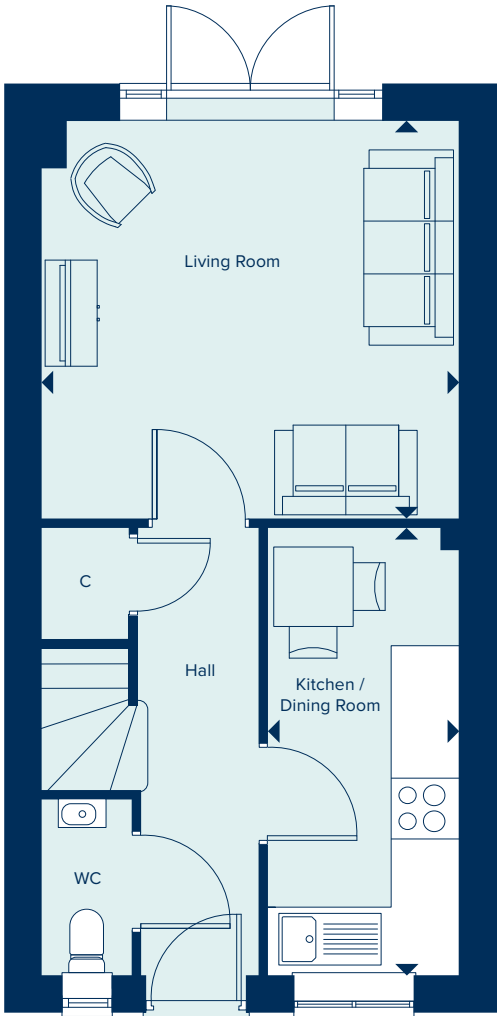
2 BEDROOM HOME



THE ASHTEAD

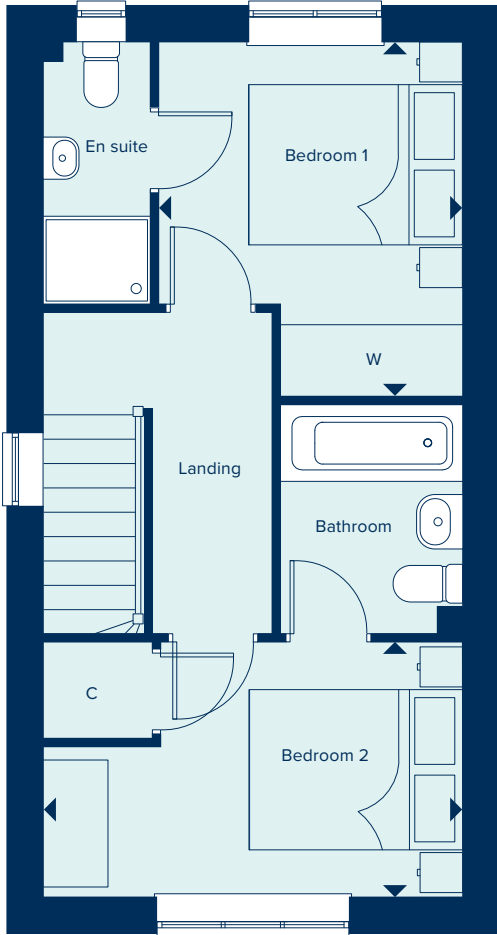
2 Bedroom Home

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GROUND FLOOR

LIVING ROOM		
3.94m x 3.75m	12'11" x 12'3"	
KITCHEN / DINING ROOM		
4.21m 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 2.39m	12'11" x 7'10"	

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 1.76m	10'1" x 5'7"		

SECOND FLOOR			
MAIN BEDROOM			
3.93m x 3.77m	12'9" x 12'4"		

C Cupboard W Wardrobe

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THE HADLEIGH

The Hadleigh is a spacious three bedroom home. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden, plus a separate living room. Upstairs comprises of two double bedrooms, a single bedroom (that could be used as a home working space) and the family bathroom. The main bedrooms includes an en suite shower room and built-in wardrobe.

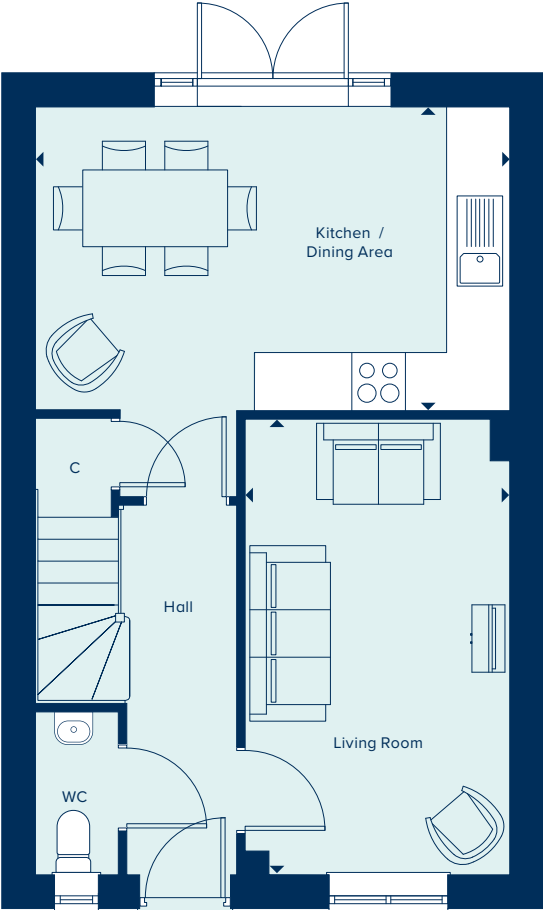
3 BEDROOM HOME



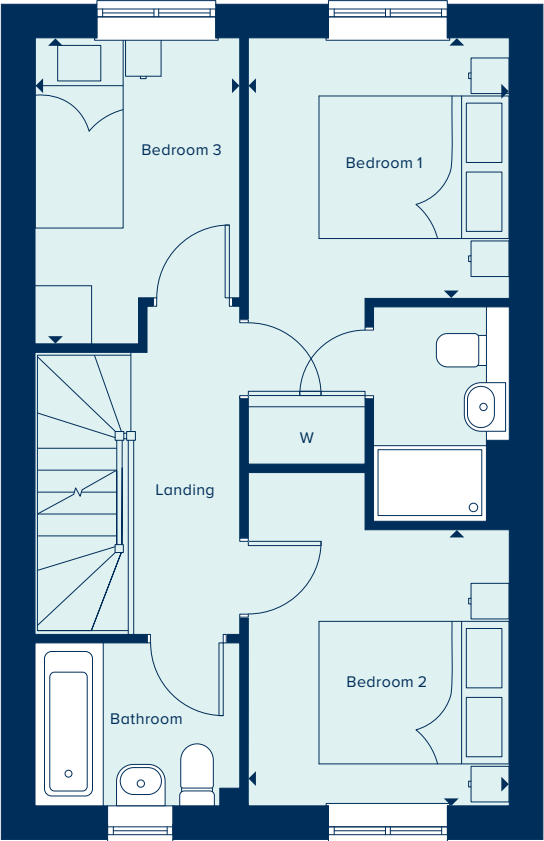
THE HADLEIGH

3 Bedroom Home

crestnicholson.com



GROUND FLOOR	
KITCHEN / DINING AREA	
5.03m x 3.23m	16'5" x 10'6"
LIVING ROOM	
4.82m x 2.82m	15'8" x 9'2"



FIRST FLOOR	
BEDROOM 1	
2.78m x 2.77m	9'1" x 9'1"
BEDROOM 2	
2.94m x 2.78m	9'6" x 9'1"
BEDROOM 3	
2.77m x 2.19m	9'1" x 7'2"

C Cupboard W Wardrobe

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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.

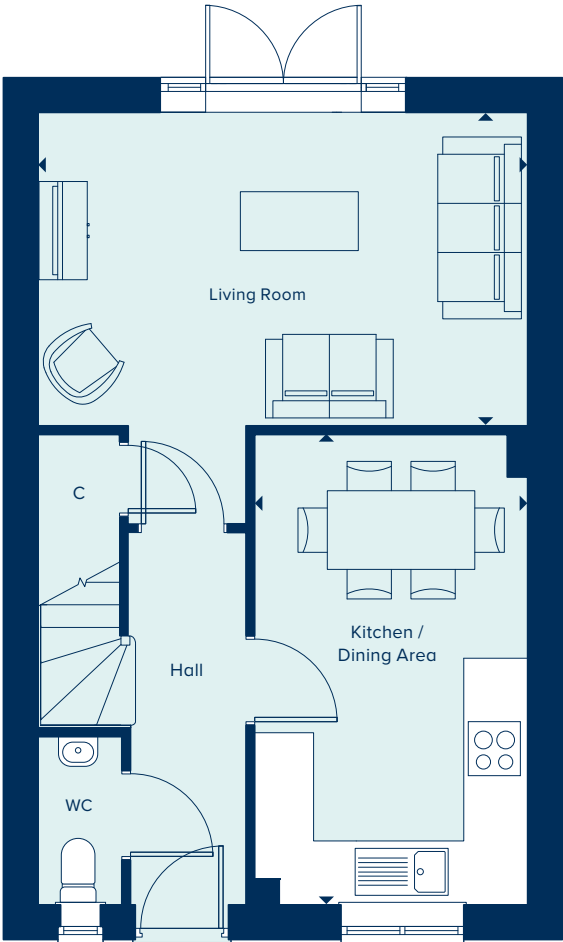
3 BEDROOM HOME



THE HATFIELD

3 Bedroom Home

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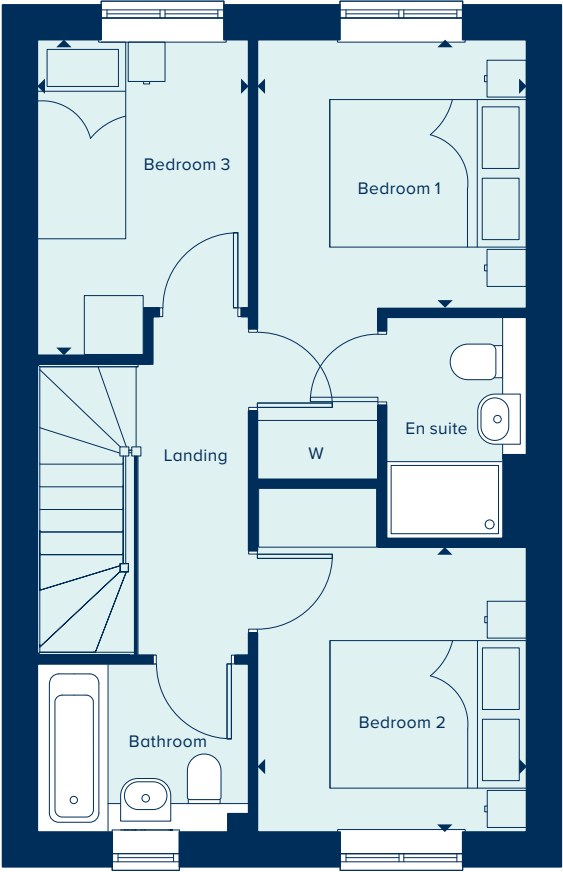
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.73m 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 EVESHAM

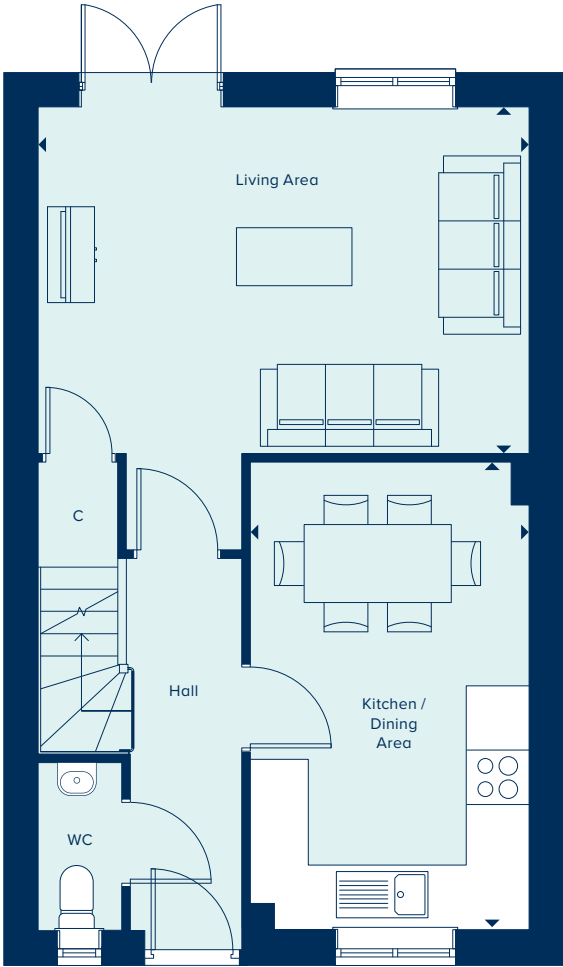
The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality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

3 BEDROOM HOME



THE EVESHAM
3 Bedroom Home

crestnicholson.com



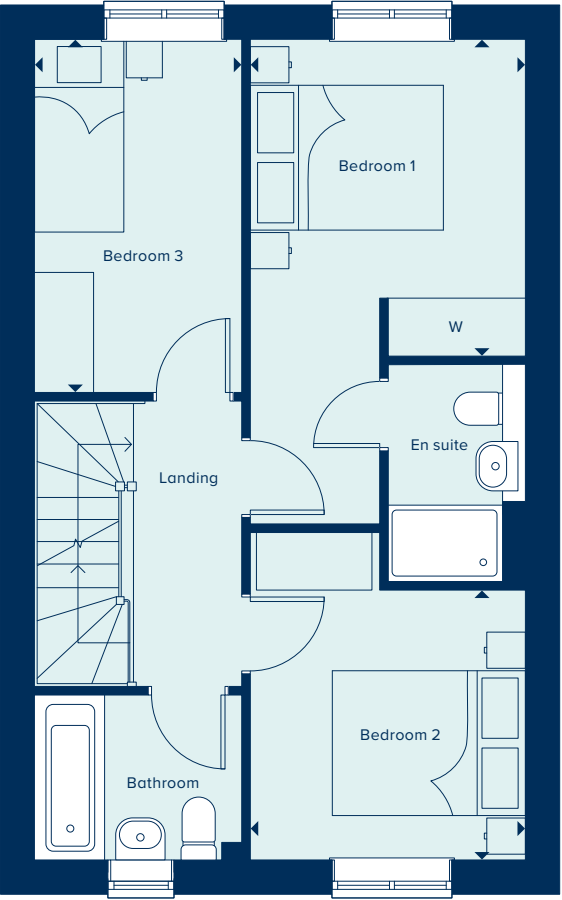
GROUND FLOOR

KITCHEN / DINING AREA

4.86m x 2.93m 16'0" x 9'6"

LIVING AREA

5.14m x 3.63m 16'9" x 11'9"



FIRST FLOOR

BEDROOM 1

3.32m x 2.89m 10'9" x 9'5"

BEDROOM 2

2.89m x 2.83m 9'5" x 9'3"

BEDROOM 3

3.70m x 2.19m 12'1" x 7'2"

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. 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 2.94m	18'3" x 9'6"	
LIVING ROOM		
5.58m x 2.88m	18'3" x 9'4"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.94m	14'1" x 9'6"	
BEDROOM 2		
2.92m x 2.87m	9'6" x 9'4"	
BEDROOM 3		
2.94m x 2.62m	9'6" x 8'6"	



C Cupboard W Wardrobe

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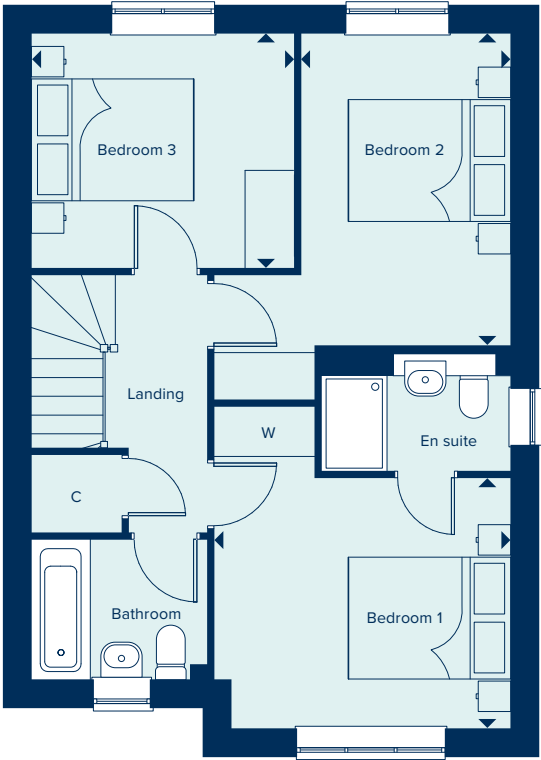
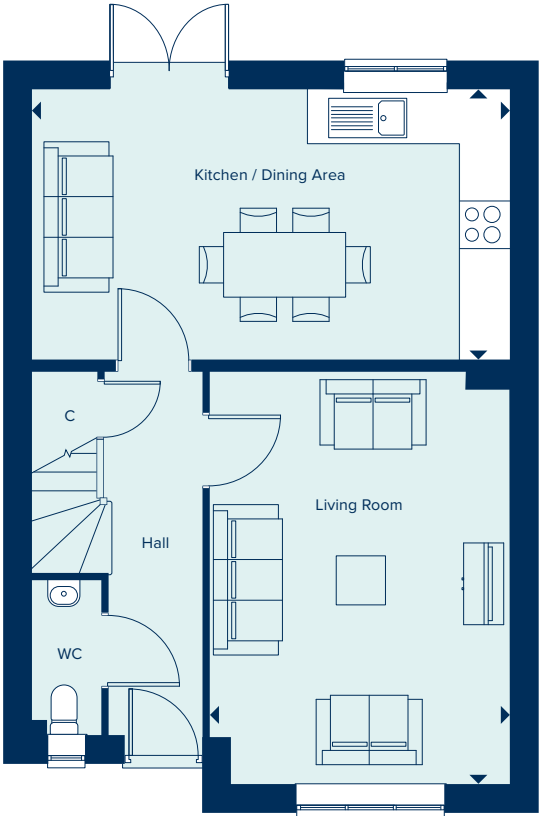
THE SEATON
3 Bedroom Home

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		
5.86m x 3.31m	19'2" x 10'1"	
LIVING ROOM		
5.05m x 3.67m	16'7" x 12'0"	

FIRST FLOOR

BEDROOM 1		
3.62m x 3.07m	11'9" x 10'1"	
BEDROOM 2		
3.81m x 2.56m	12'5" x 8'5"	
BEDROOM 3		
3.21 x 2.87m	10'5" x 9'5"	

C Cupboard W Wardrobe

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THE FILEY

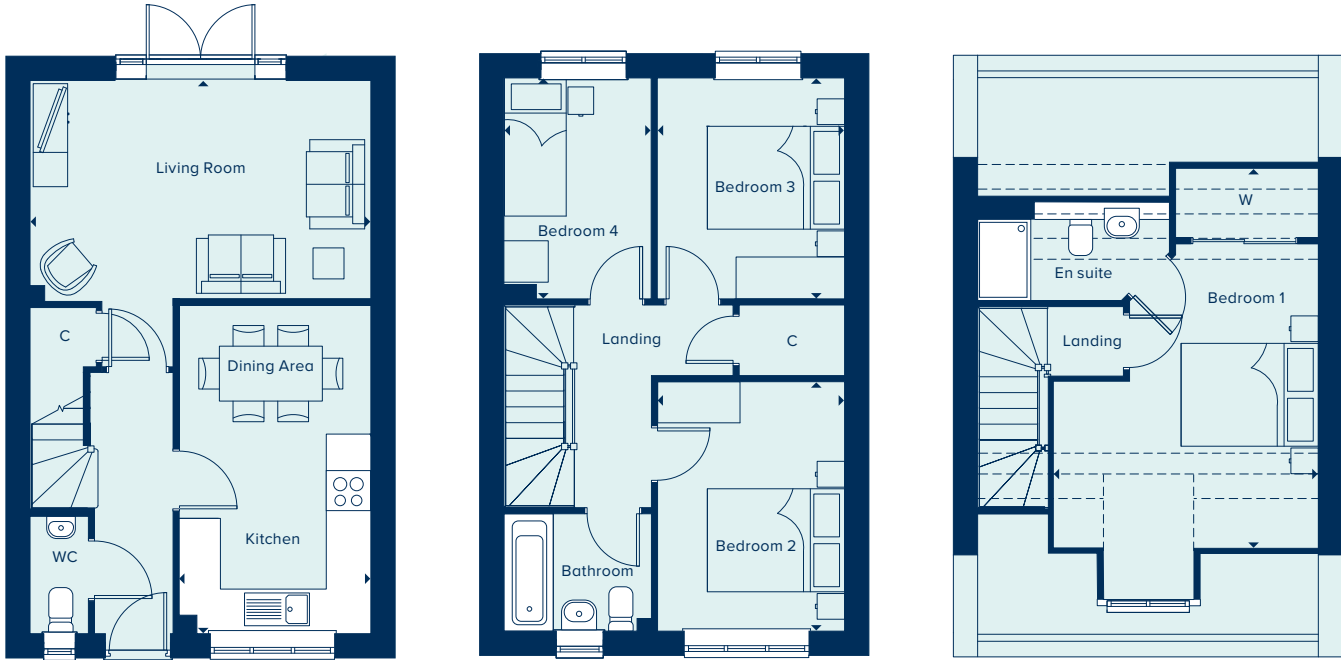
A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and patio doors which provide access to the garden, the downstairs is flooded with natural light.

4 BEDROOM HOME



THE FILEY4 Bedroom Home

crestnicholson.com



GROUND FLOOR

LIVING ROOM	
4.96m 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	
3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	
3.21m x 2.73m	10'6" x 8'11"
BEDROOM 4	
3.21m x 2.14m	10'6" x 7'0"

SECOND FLOOR

BEDROOM 1	
5.53m x 3.85m	18'1" x 12'7"

C Cupboard W Wardrobe ● Specification

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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).

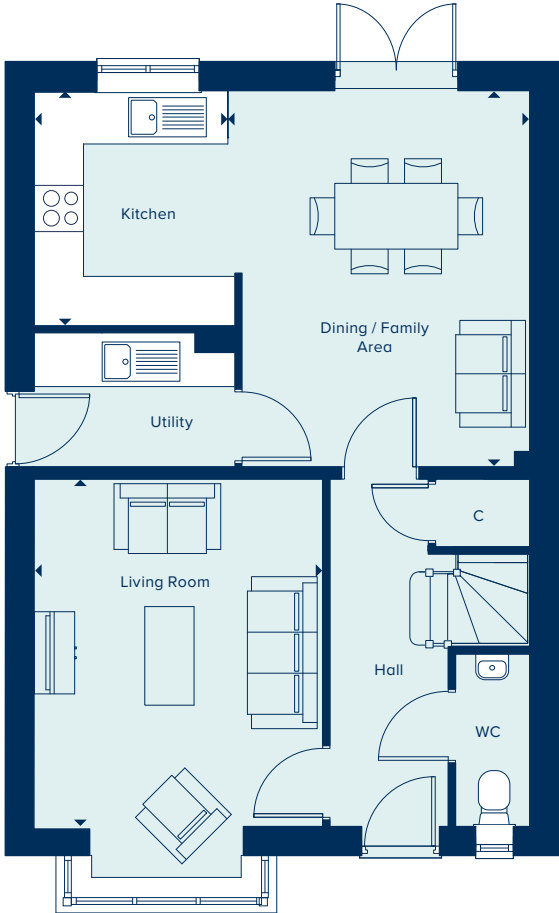
4 BEDROOM HOME



THE ROMSEY

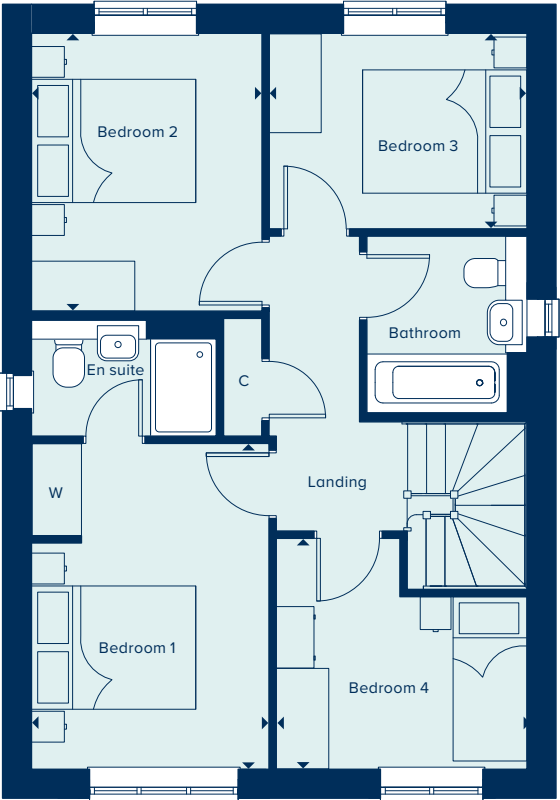
4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN	
2.86m x 2.44m	9'4" x 8'0"
DINING / FAMILY AREA	
4.58m x 3.59m	15'5" x 11'8"
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	
3.13m x 2.38m	10'3" x 7'8"
BEDROOM 4	
3.04m x 2.80m	10'0" x 9'2"

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

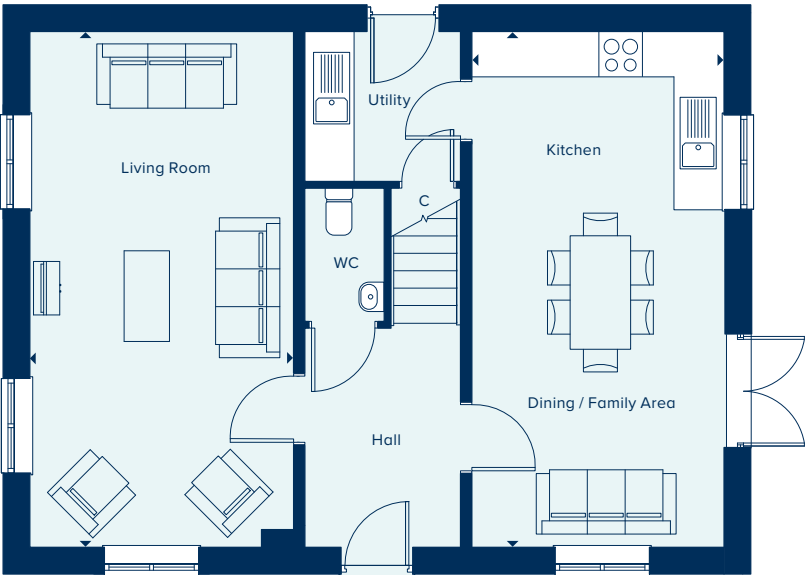


THE MARLBOROUGH
4 Bedroom Home

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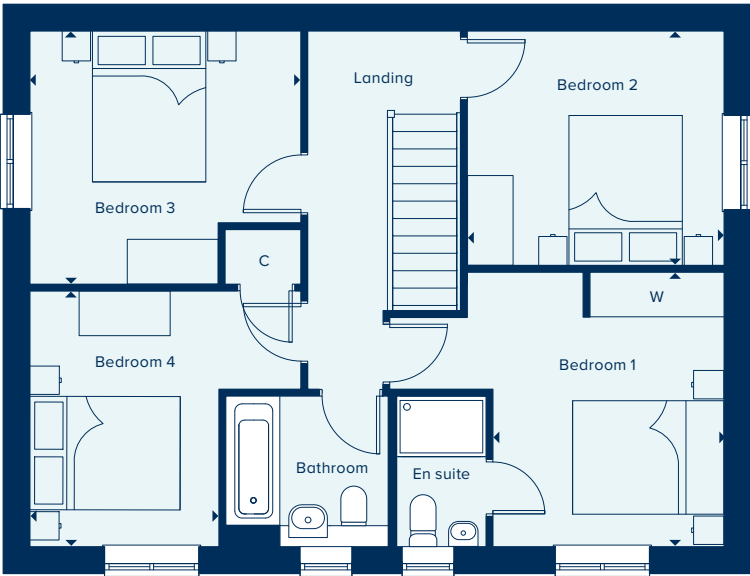
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
6.82m x 3.33m	22'4" x 10'9"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR

BEDROOM 1		
3.63m x 3.05m	11'9" x 10'0"	
BEDROOM 2		
3.39m x 3.09m	11'1" x 10'1"	
BEDROOM 3		
3.58m x 3.35m	11'7" 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 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.

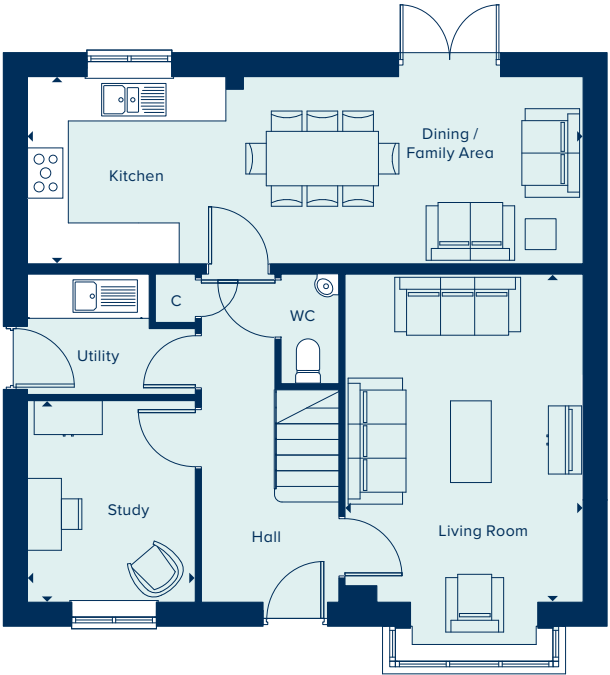
4 BEDROOM HOME



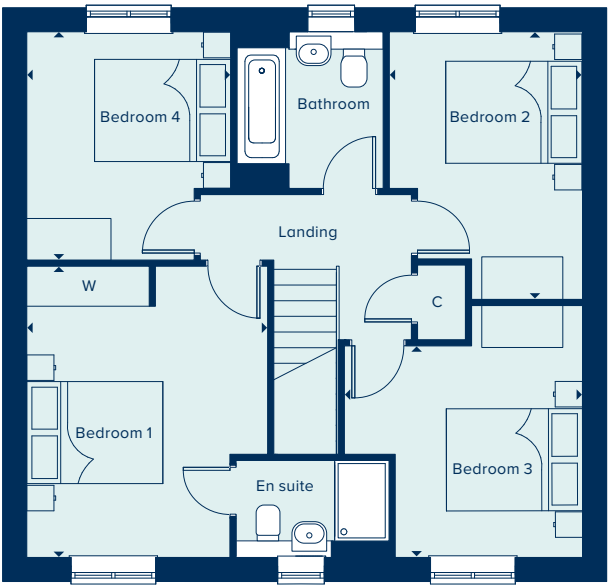
THE WINKFIELD
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
8.16m x 2.75m	26'9" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.46m	9'8" 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"	



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

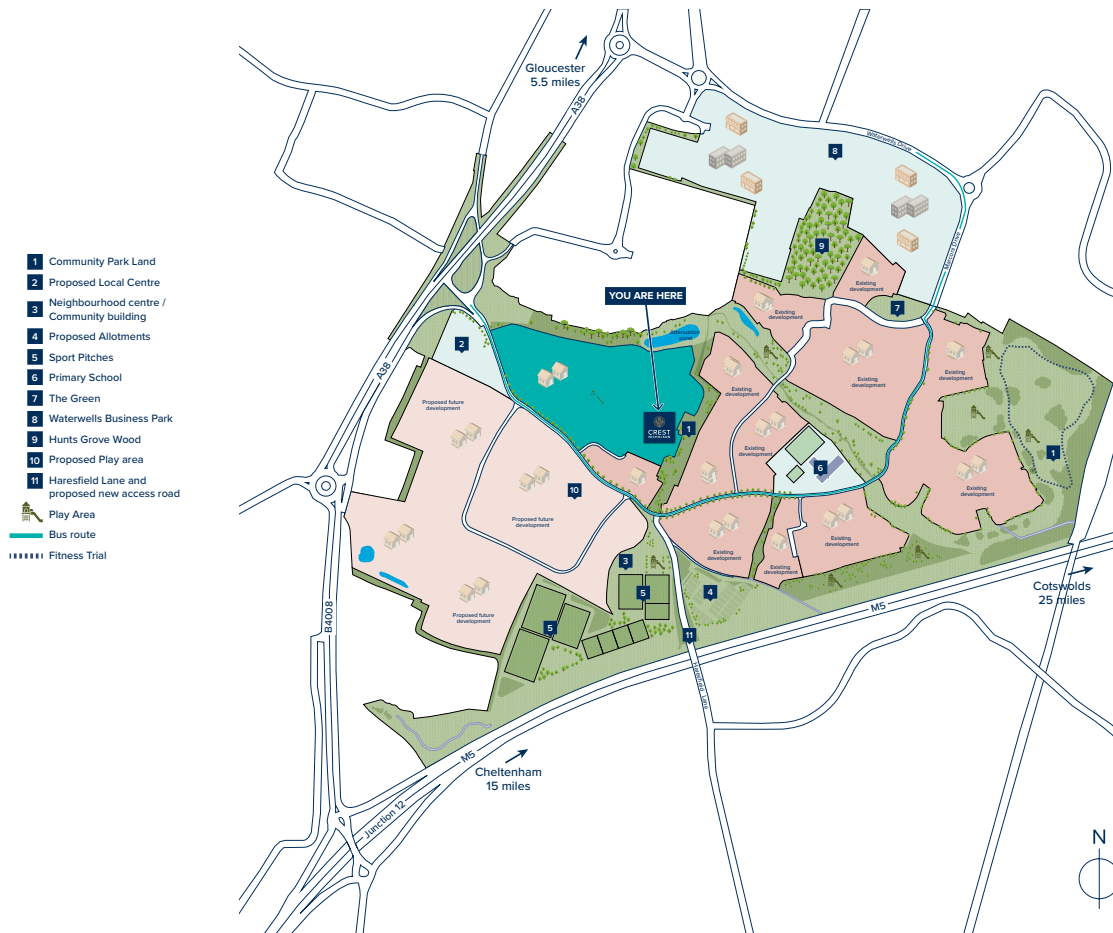
*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	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**



HUNTS GROVE

Farley Way,
Gloucester GL2 4EU

For all enquiries please call

01452 945 686

www.crestnicholson.com/Hunts-Grove



House Type Illustration

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Development Map/Site Plan

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