



**CREST
NICHOLSON**

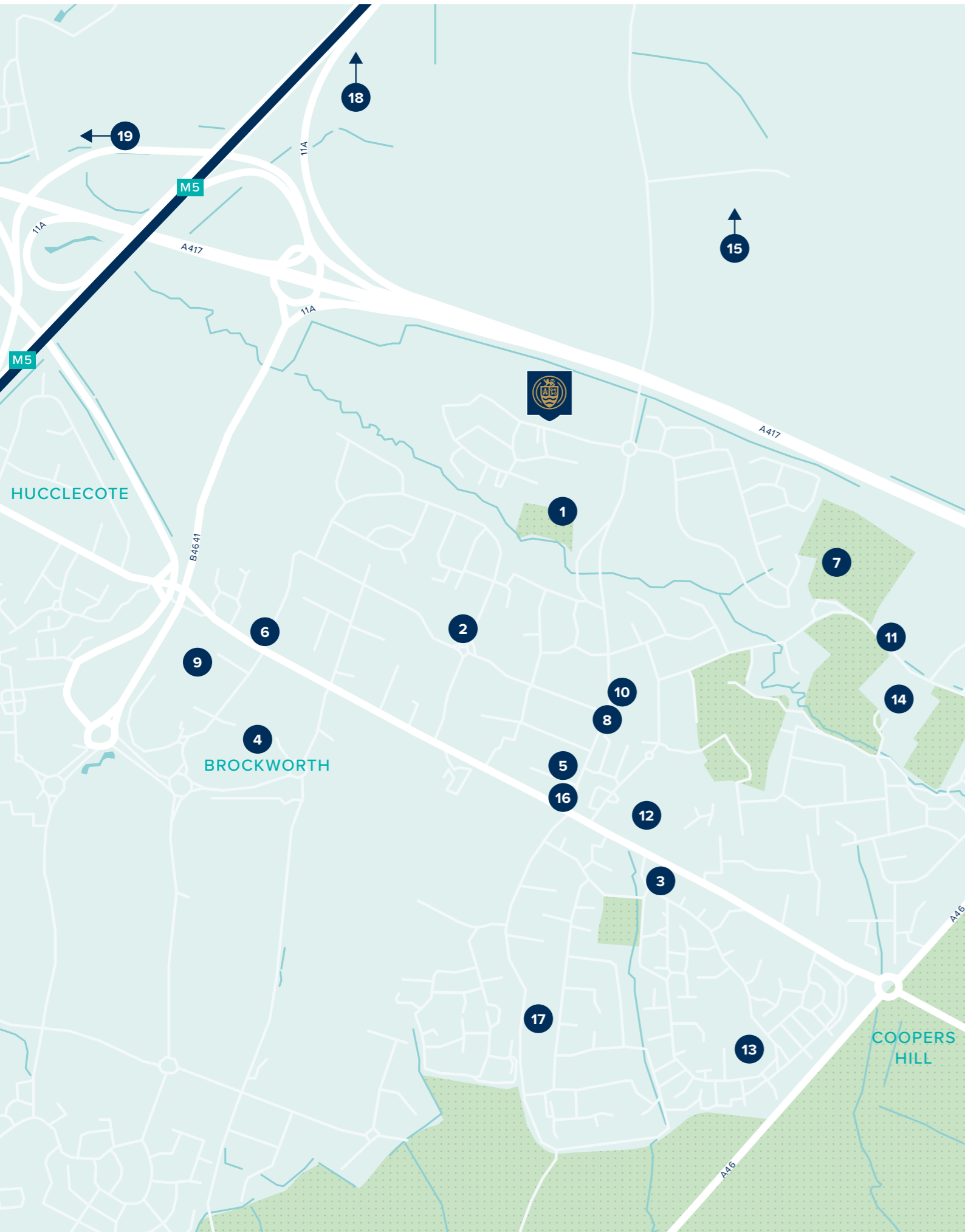
PERRYBROOK

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.





**CREST
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





- 2 BEDROOM HOMES**
- The Ashted

- 3 BEDROOM HOMES**
- The Hatfield
- The Leigh
- The Hadleigh
- The Chesham

- 4 BEDROOM HOMES**
- The Filley
- The Romsey
- The Marlborough
- The Winkfield

- 5 BEDROOM HOMES**
- The Buckingham

- * S.106 shared ownership
- S.106 affordable rented properties
- ▲ Mix of 1 and 2 bedroom apartments, S.106 shared ownership and S.106 affordable rented properties

- BS Bin Store
- SS Sub Station
- V Visitor Parking Space
- BCP Bin Collection Point



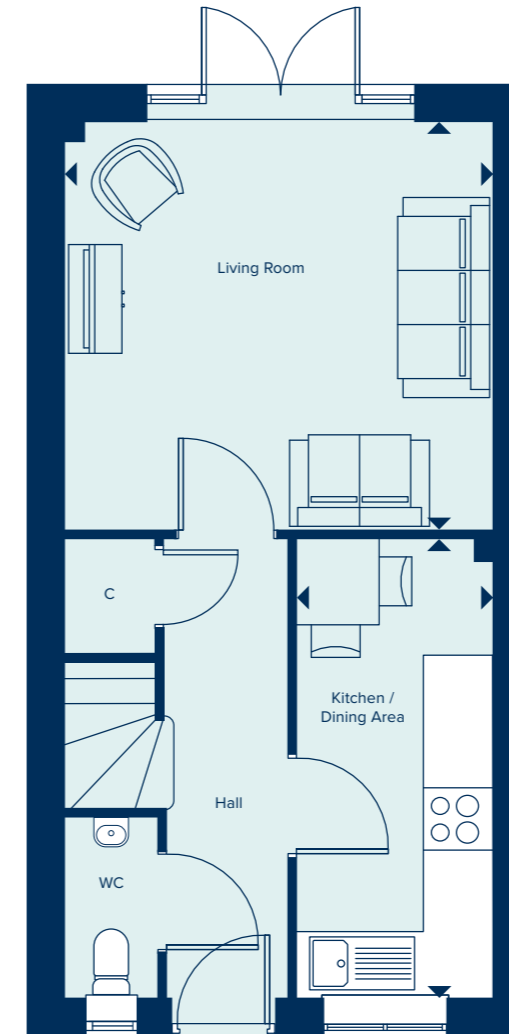
THE ASHTEAD
2 Bedroom Home

crestnicholson.com

THE ASHTEAD

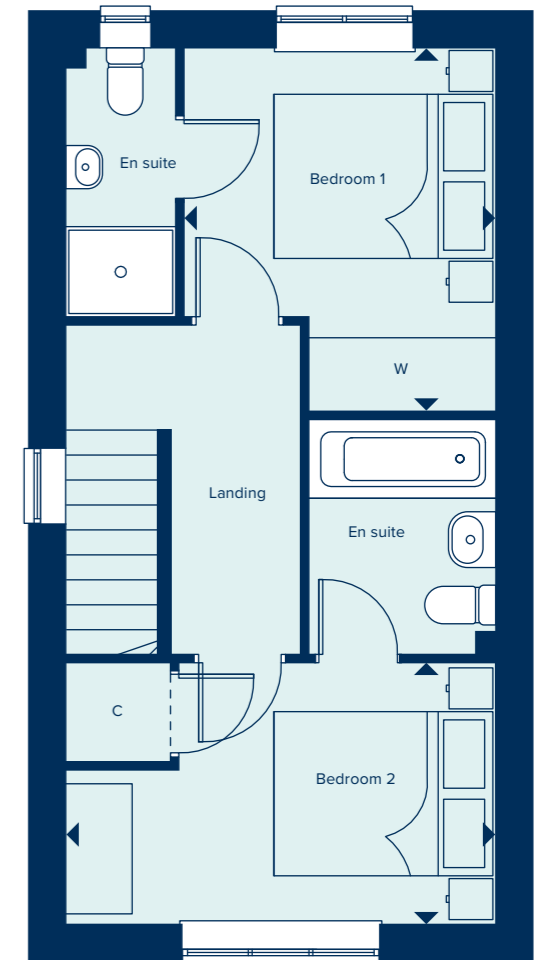
The Ashtead is a generously sized two-storey terraced house. The property features two double bedrooms, each with an en suite bathroom. Downstairs, there is a kitchen-dining area, a cloakroom and ample storage. The separate living area benefits from natural light supplied through French doors leading to the private garden.

2 BEDROOM HOME



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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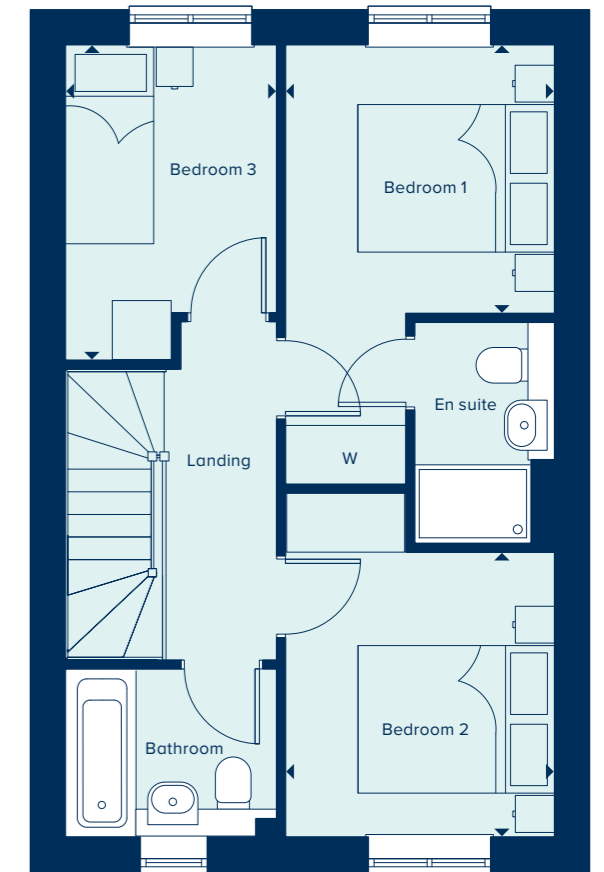
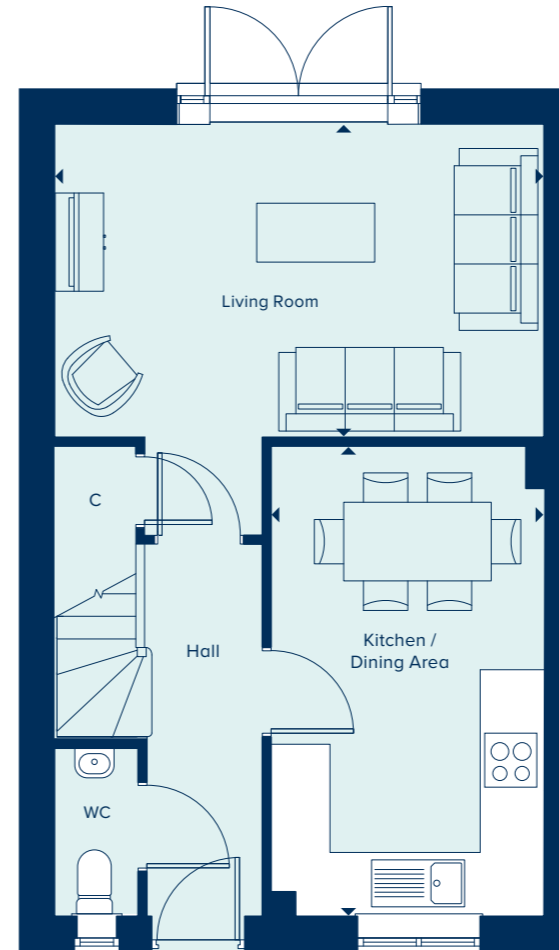
THE HATFIELD
3 Bedroom Home

crestnicholson.com

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



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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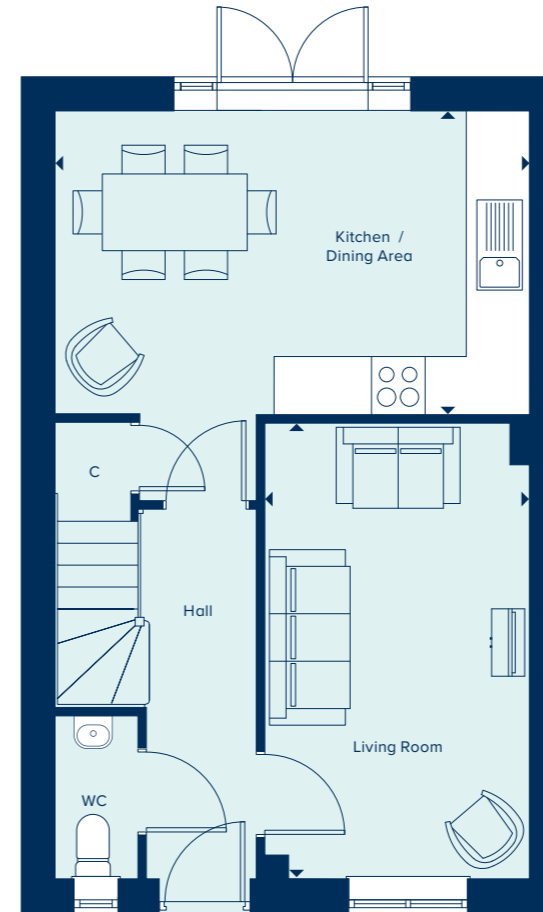
THE HADLEIGH
3 Bedroom Home

crestnicholson.com

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



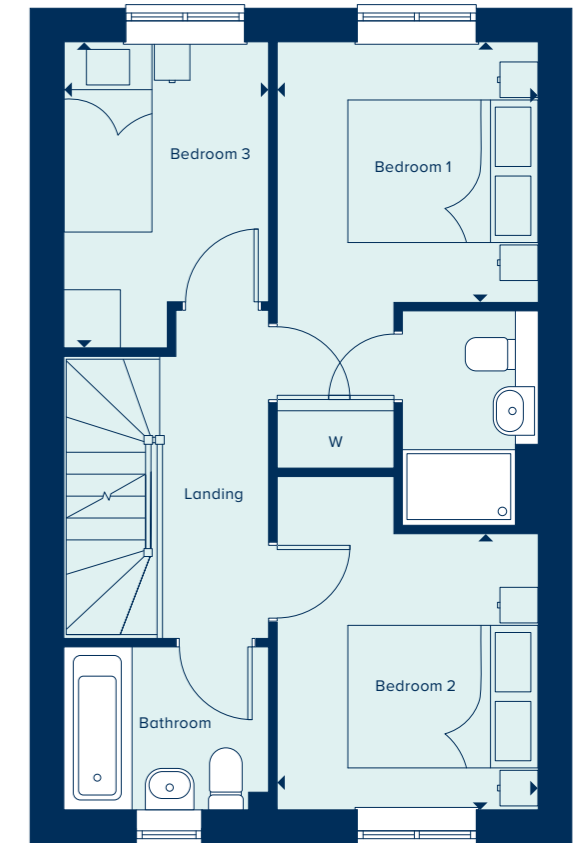
GROUND FLOOR

KITCHEN / DINING AREA

4.98m x 3.19m 16'4" x 10'5"

LIVING ROOM

4.78m x 2.78m 15'8" x 9'1"



FIRST FLOOR

BEDROOM 1

2.74m x 2.73m 9'0" x 9'0"

BEDROOM 2

2.84m x 2.74m 9'3" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'1"

C Cupboard W Wardrobe

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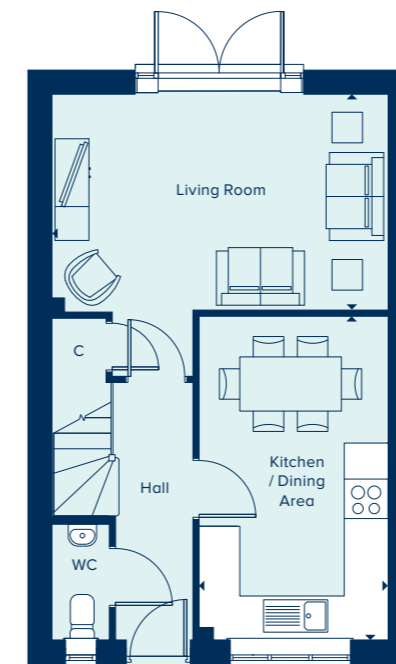
THE FILEY
4 Bedroom Home

crestnicholson.com

THE FILEY

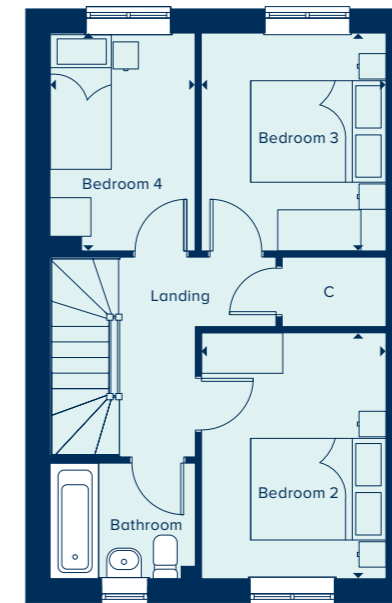
A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. The main bedroom takes up the entire second floor and benefits from an en suite and built-in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



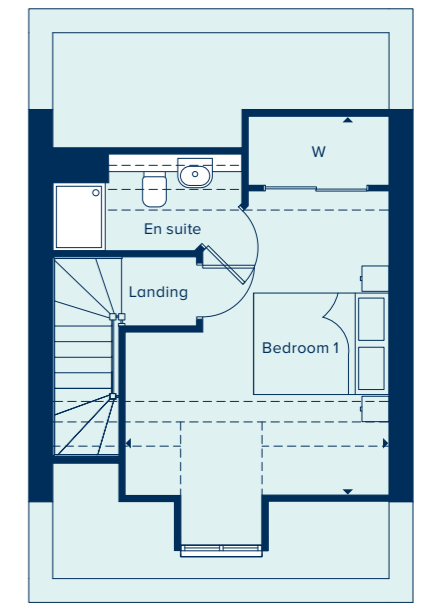
GROUND FLOOR

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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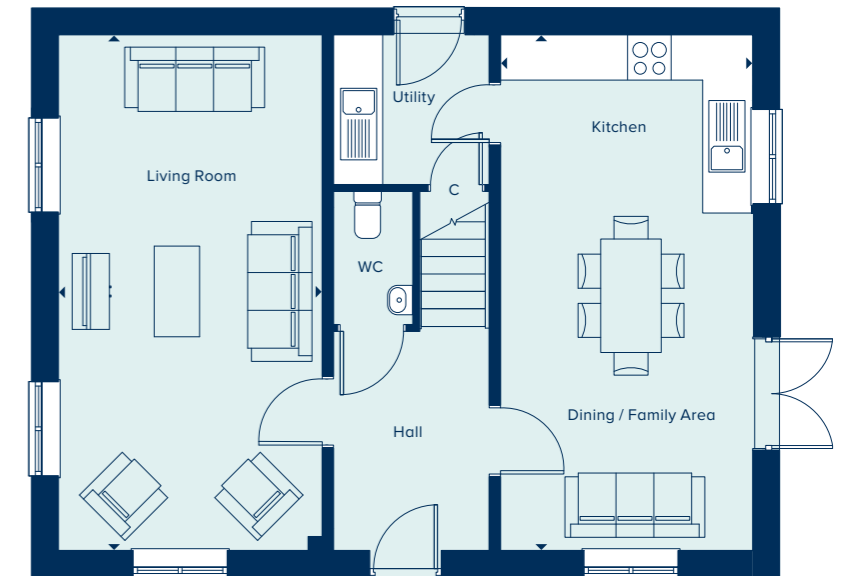
GROUND FLOOR

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

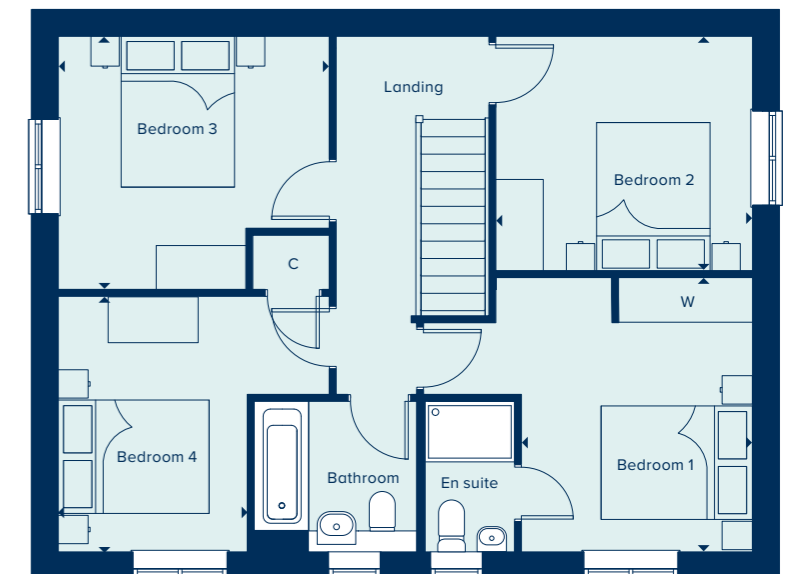
3.40m x 3.10m 11'2" x 10'2"

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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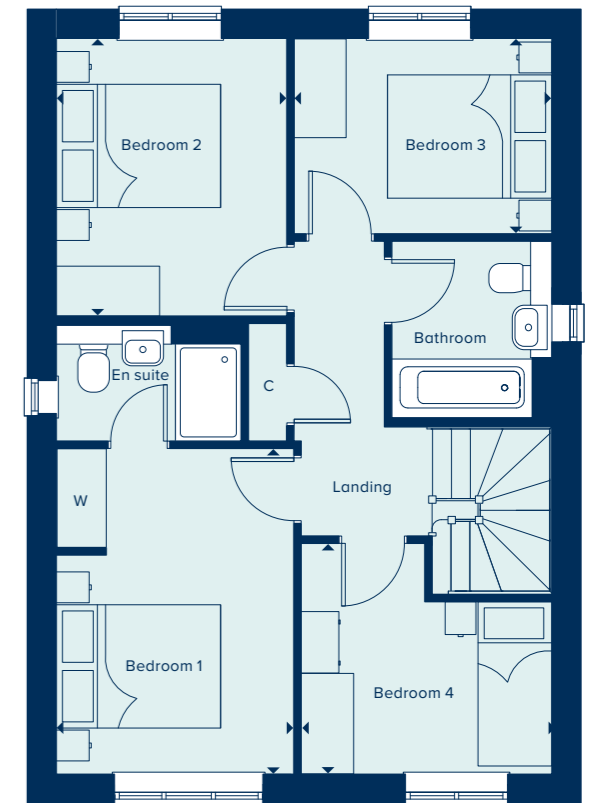
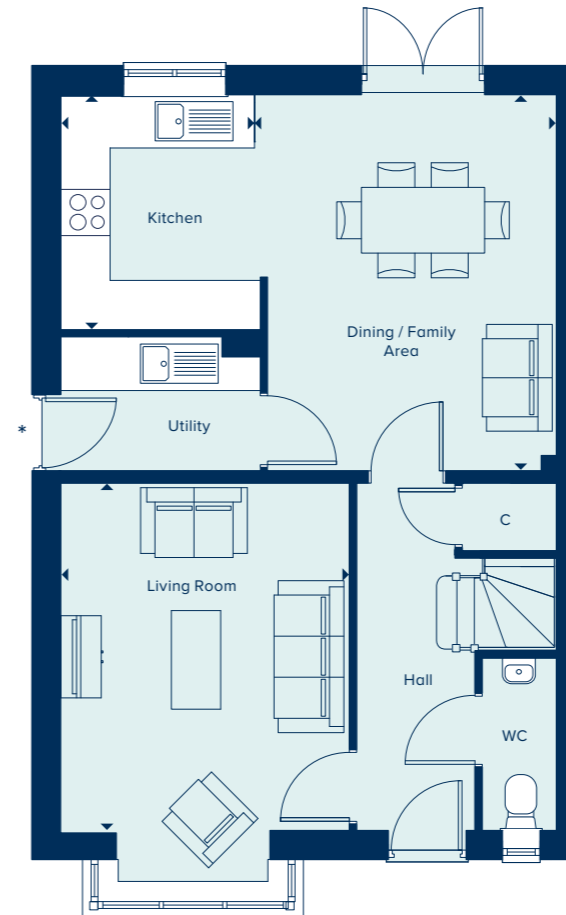
THE ROMSEY
4 Bedroom Home

crestnicholson.com

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
4 Bedroom Home

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THE WINKFIELD

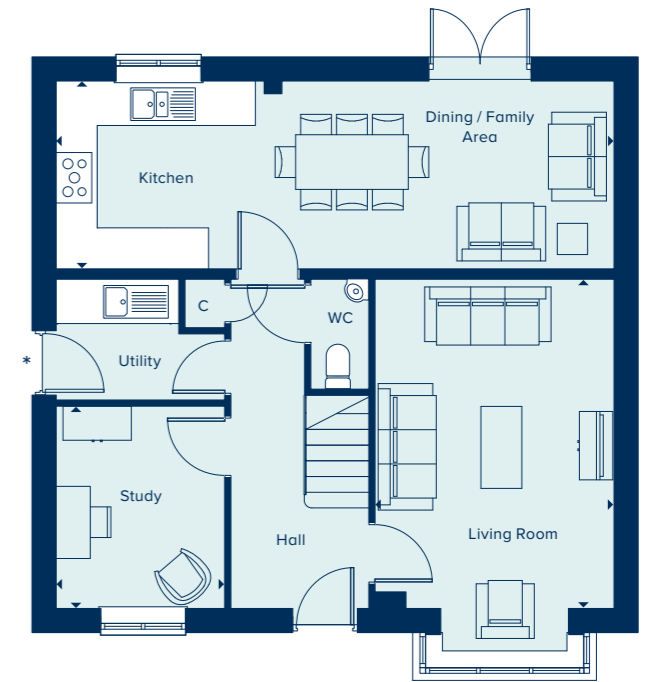
The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite bathroom.

4 BEDROOM HOME



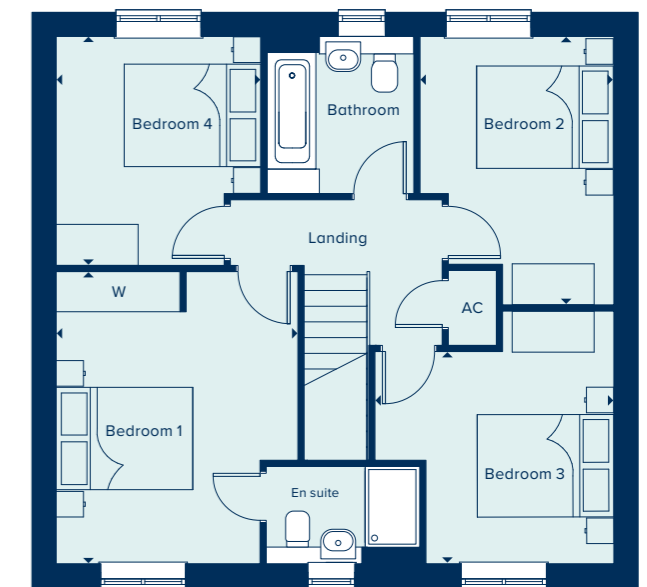
GROUND FLOOR

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

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

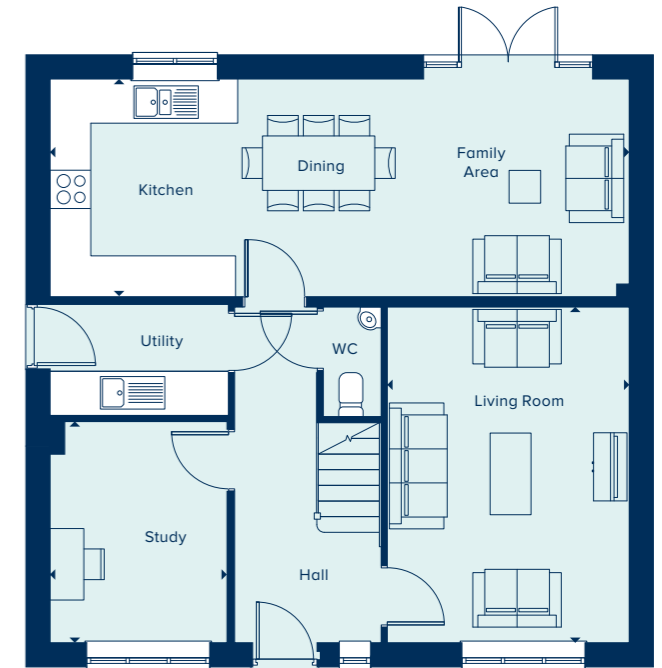
8.51m x 3.20m 27'9" x 10'6"

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

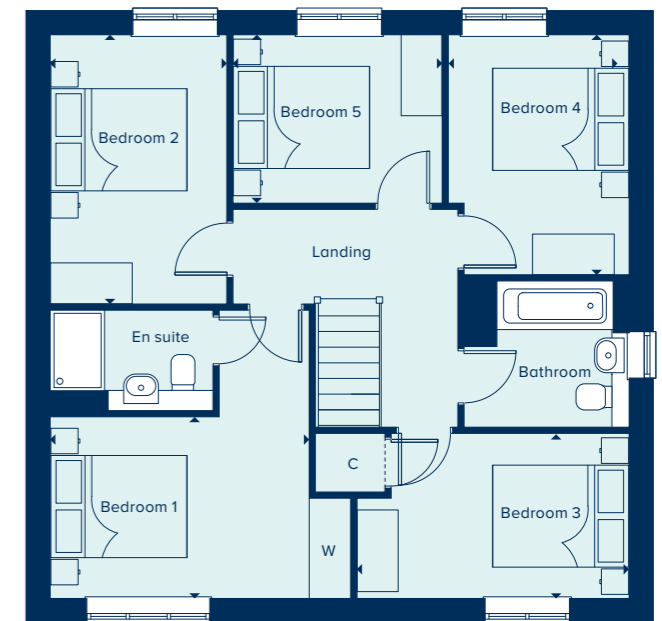
4.00m x 2.43m 13'1" x 7'11"

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			•	•
60cm 4 ring ceramic hob	•			
80cm 5 zone induction hob		•	•	•
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. Where air source heat pumps are installed, a dual fuel option will be required including switched spur with neon light ***	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

• Homes under 1350 sq ft • Homes over 1350 sq ft

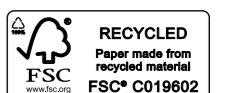
*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room ***Heating source is plot specific. ****



	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, or external air source heat pump with hot water cylinder and electric radiators****	•	•	•	•
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. 1012897/October 2025.





**CREST
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House Type Illustration

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Development Map/Site Plan

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture. Whilst every effort has been made to ensure that the information in this development plan is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the layout of the development. This development plan does not in any way constitute or form any part of a contract of sale transfer or lease. A number of new homes on our developments are designated as affordable homes in accordance with the requirements of the section 106 planning agreement. These are specifically shown on the development plan as affordable housing and/or affordable rent or shared ownership properties to make it clear that they are not available for general sale. The location of affordable homes is indicative only. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales executive for further details. 1012872/September 2025.

