



**CREST
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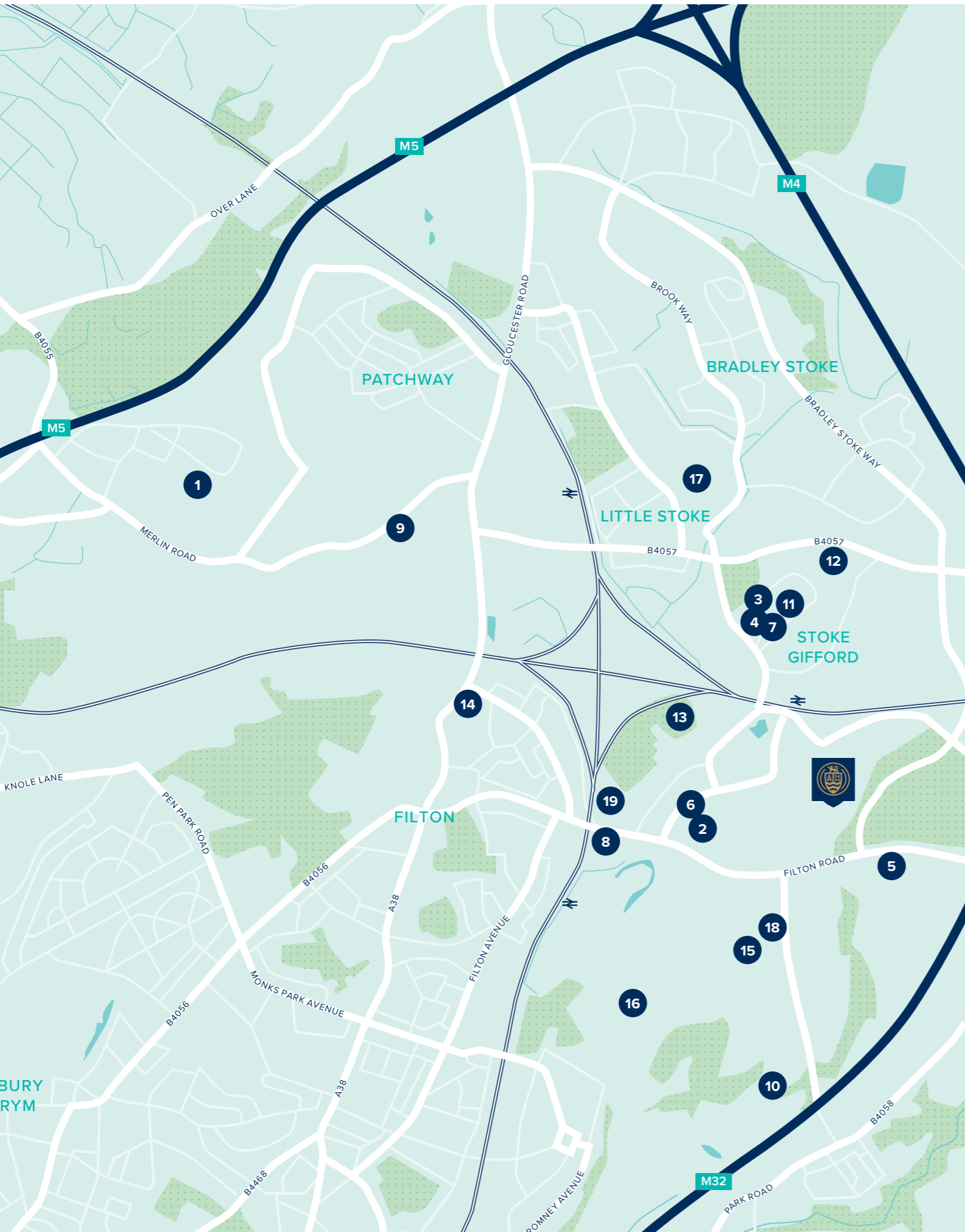
HIGHBROOK VIEW

STOKE GIFFORD • BRISTOL

The buzz of Bristol and excellent transport links being within easy reach are what make our new homes for sale in Stoke Gifford, Bristol, perfectly located.

2, 3, 4 & 5 BED HOUSES





WELCOME TO LIFE IN BRISTOL

With such a huge variety of activities, venues and attractions right on your doorstep, there really is something for everyone at Highbrook View.

On your doorstep

You will be spoilt for choice at Highbrook View with a multitude of shops, gyms, restaurants, kids parks and peaceful green spaces.

- 1 The Mall at Cribbs Causeway
- 2 Everlast Gym
- 3 Post Office
- 4 Tesco Express
- 5 Bristol Golf Centre
- 6 Sainsbury's
- 7 Stoke Gifford Medical Centre
- 8 Abbey Wood Shopping Park
- 9 Aerospace Bristol
- 10 The Dower House








Education

There's an excellent selection of local nurseries, primary and secondary schools. For older students there are colleges and universities close by.

- 11 St. Michael's C of E Primary School
- 12 Busy Bees Nursery, Stoke Gifford
- 13 Abbeywood Community School
- 14 South Gloucestershire and Stroud College Campus
- 15 University of the West of England
- 16 Wallscourt Farm Academy
- 17 Little Stoke Primary School
- 18 Halley Nursery
- 19 Love Being Little Private Day Nursery and Pre-school

Travel

With excellent road and rail connections within easy reach of home, getting to work or enjoying days out is simple and effortless.

-  Filton – 6 minutes' drive
-  Stoke Gifford – 7 minutes' drive
-  Bristol – 12 minutes' drive
-  Bristol Parkway Station – 6 minutes' drive (17 min walk)
-  Bristol Temple Meads – 8 minutes' (by train – from Bristol Parkway)
-  Paddington Station – 1 hour 14 minutes' (by train – from Bristol Parkway)
-  Bristol Airport – 28 minutes' drive





HIGHBROOK VIEW

Dyer Close, Stoke Gifford,
Bristol BS34 8DG

For all enquiries please call

Nick Yan
+852 9064 8554
n.yan@myproptech.com

AN ATTRACTIVE, SEMI-RURAL LOCATION ON THE OUTSKIRTS OF BRISTOL

Highbrook View is an exciting new collection of 2, 3, 4 & 5 bedroom homes located on the edge of Bristol.

An excellent choice of everyday amenities, including shops, parks and places to eat and drink are just beyond your doorstep at our Highbrook View development. With large areas of open, green space all around to enjoy, this is a delightful place for you and your family to call home.

Choosing a new home here will mean you can experience everything this location has to offer, as well as being within easy reach of Bristol. Situated just a short drive away, this exciting, eclectic city offers a great choice of things to see and do.

For some retail therapy, Cabot Circus has an extensive range of high street stores to browse, as well as cafés, restaurants and a multi-screen cinema for when you want to pause for a while.

Outside this popular shopping destination, you can explore the other options available to you here, including theatres, galleries and the large Castle Park and Adventure Playground, perfect for when the younger members of the family want to let off some steam.

Of course, one of the other advantages of this wonderful location is the excellent transport connections at your fingertips. Bristol Parkway station is just a 12 minute walk away, meaning you can reach central Bristol, Gloucester, Swansea and London Paddington. The M32, M4 and M5 are all easily accessible, and so is Bristol Airport, which is around 30 minutes' drive away.



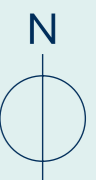
2 BEDROOM HOMES
■ The Ashtead

3 BEDROOM HOMES
■ The Hatfield
■ The Chesham
■ The Seaton

4 BEDROOM HOMES
■ The Oxford
■ The Filey
■ The Hexham
■ The Marlborough
■ The Winkfield
■ The Dartford
■ The Romsey

5 BEDROOM HOMES
■ The Buckingham
■ The Windsor
■ Affordable Housing

V Visitor Parking
SS Sub Station
GG Gas Governor Station





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- | | |
|--------------------------------|---------------------------|
| 1 Brooklands Park Phase 1 | 9 Highbrook View Phase 2 |
| 2 Brooklands Park Phase 2 | 10 Highbrook View Phase 3 |
| 3 Brooklands Park Phase 3 | 11 Highbrook View Phase 4 |
| 4 Brooklands Park Phase 4 | 12 Highbrook View Phase 5 |
| 5 Brooklands Park Phase 5 | 13 Bristol Parkway |
| 6 Brooklands Park Phases 6 & 7 | 14 M32 Junction 1 |
| 7 Stoke Gifford Bypass | 15 Access to M32, M4 & M5 |
| 8 Highbrook View Phase 1 | 16 Access to Filton Road |

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House Type Illustration

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Development Map/Site Plan

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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



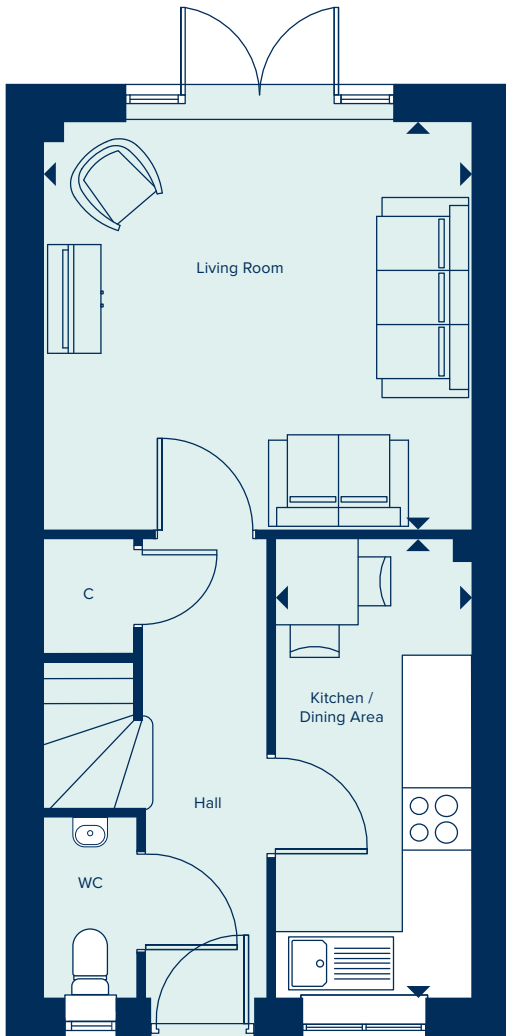


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THE ASHTEAD

2 Bedroom Home

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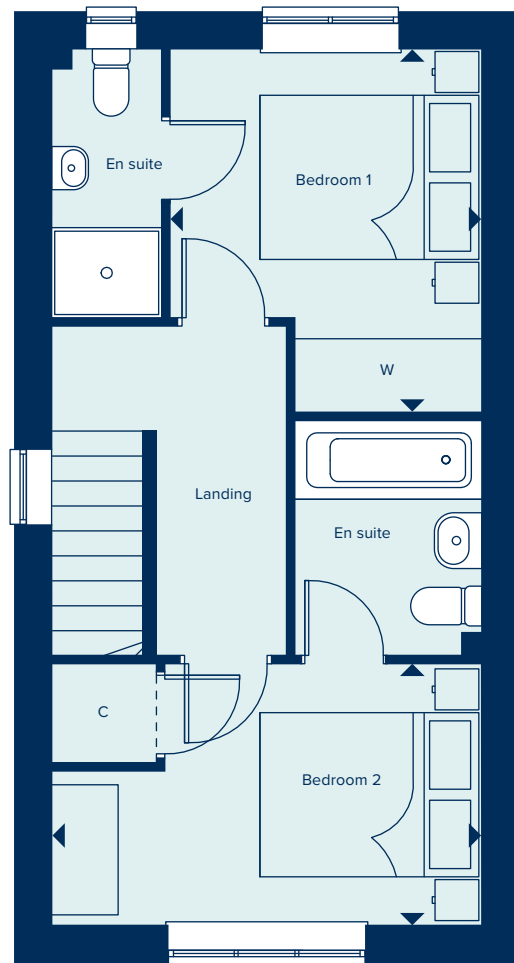
GROUND FLOOR

LIVING ROOM

3.95m x 3.75m 12'11" x 12'3"

KITCHEN / DINING AREA

4.22m x 1.81m 13'10" x 5'11"



FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

BEDROOM 2

3.94m x 2.40m 12'11" x 7'10"

C Cupboard W Wardrobe --- Bulkhead

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THE 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





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THE BUCKINGHAM

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

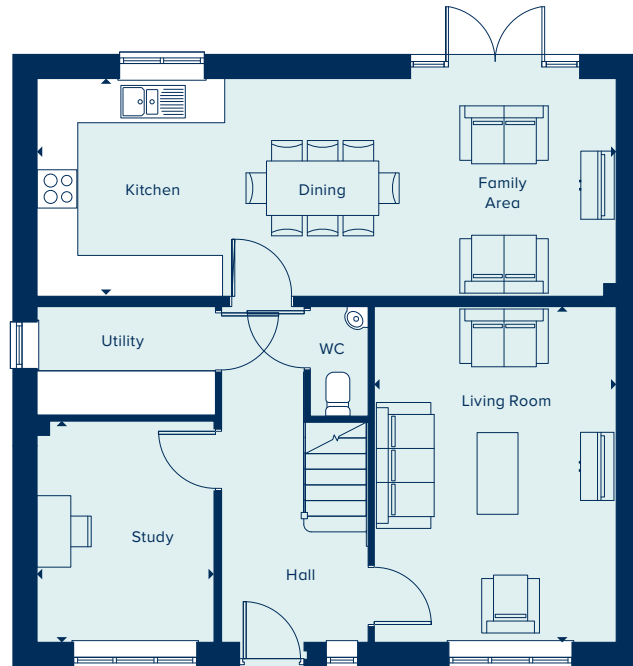
8.51m x 3.20m 27'10" x 10'6"

LIVING ROOM

4.94m x 3.56m 16'2" x 11'8"

STUDY

3.25m x 2.60m 10'8" x 8'6"



FIRST FLOOR

BEDROOM 1

3.78m x 2.67m 12'5" x 8'9"

BEDROOM 2

3.96m x 2.60m 13'0" x 8'6"

BEDROOM 3

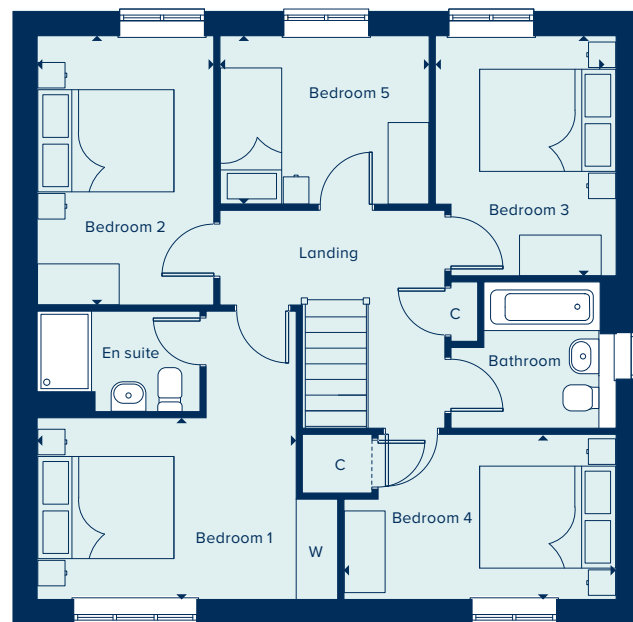
3.53m x 2.66m 11'7" x 8'8"

BEDROOM 4

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

BEDROOM 5

3.07m x 2.48m 10'1" x 8'1"



C Cupboard W Wardrobe --- Bulkhead

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THE 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





**CREST
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THE CHESHAM

3 Bedroom Home

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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

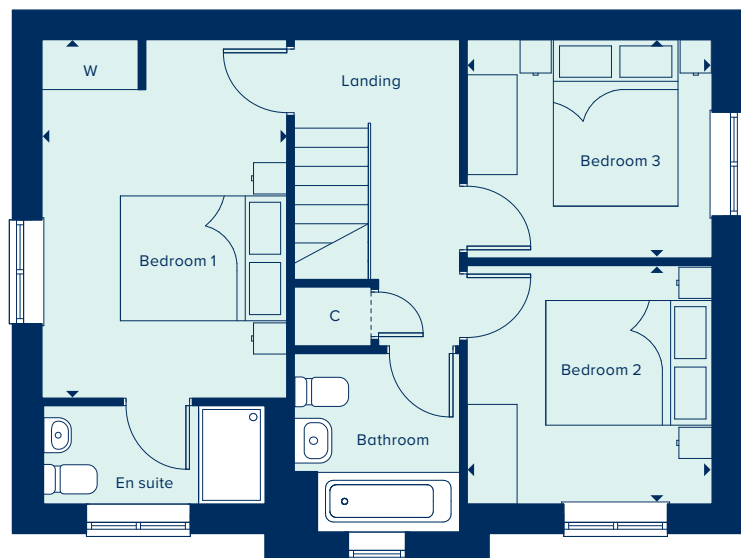
4.31m x 2.95m 14'1" x 9'8"

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 DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room.

4 BEDROOM HOME



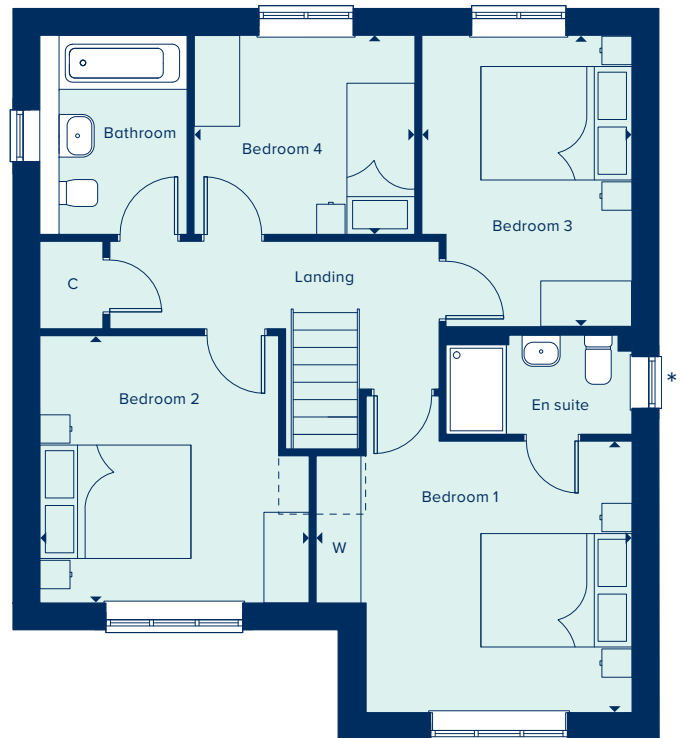
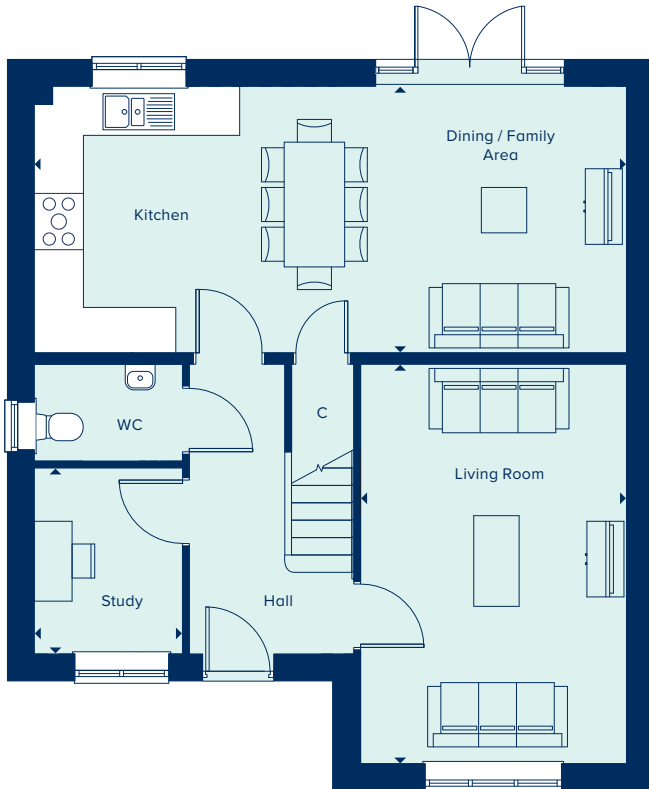


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THE DARTFORD

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.53m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.52m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.59m 13'8" x 11'9"

BEDROOM 2

3.57m x 3.54m 11'8" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'7" x 9'1"

BEDROOM 4

2.92m x 2.63m 9'7" x 8'6"

C Cupboard W Wardrobe --- Bulkhead * Window omitted to plot 61 ● 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

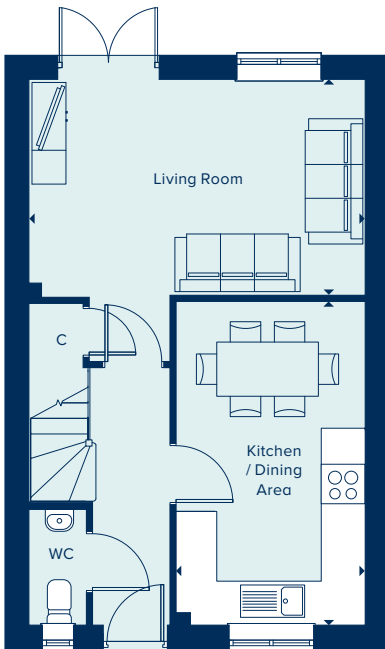




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THE FILEY
4 Bedroom Home

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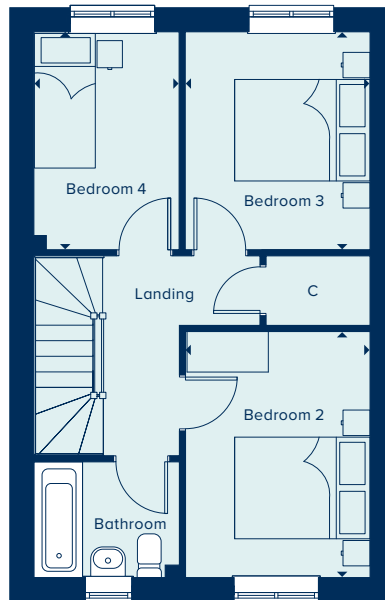
GROUND FLOOR

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

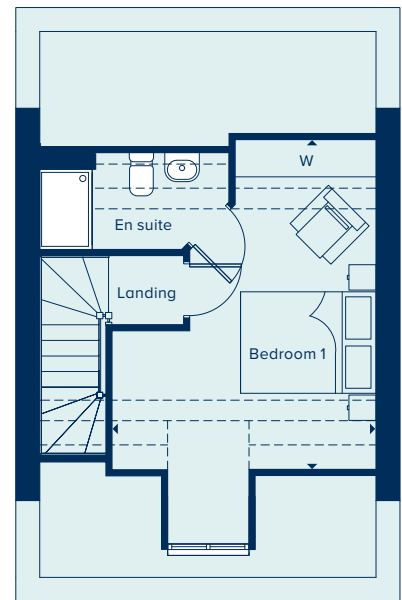
3.64m x 2.73m 11'11" x 8'11"

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

4.87m x 3.85m 15'11" x 12'7"

C Cupboard W Wardrobe ● Specification

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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



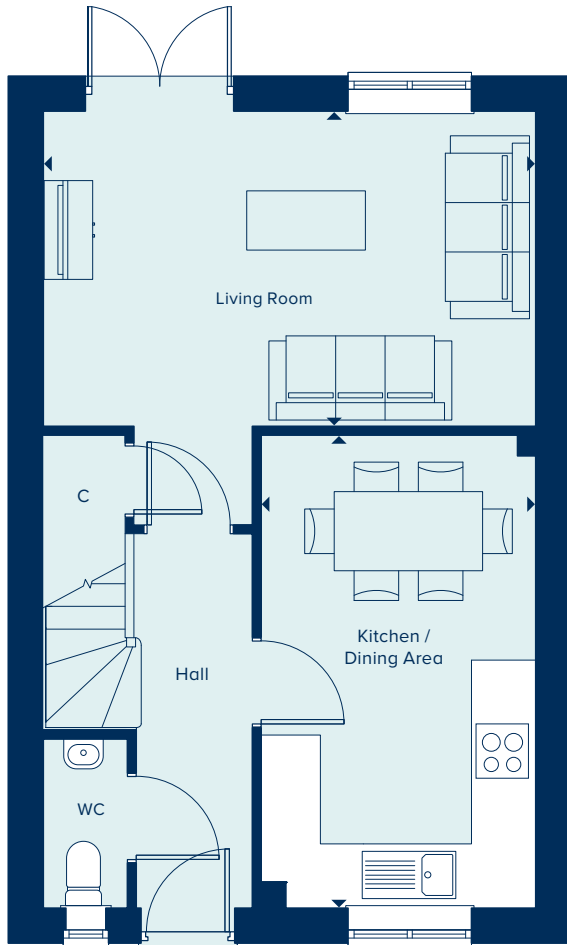


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THE HATFIELD

3 Bedroom Home

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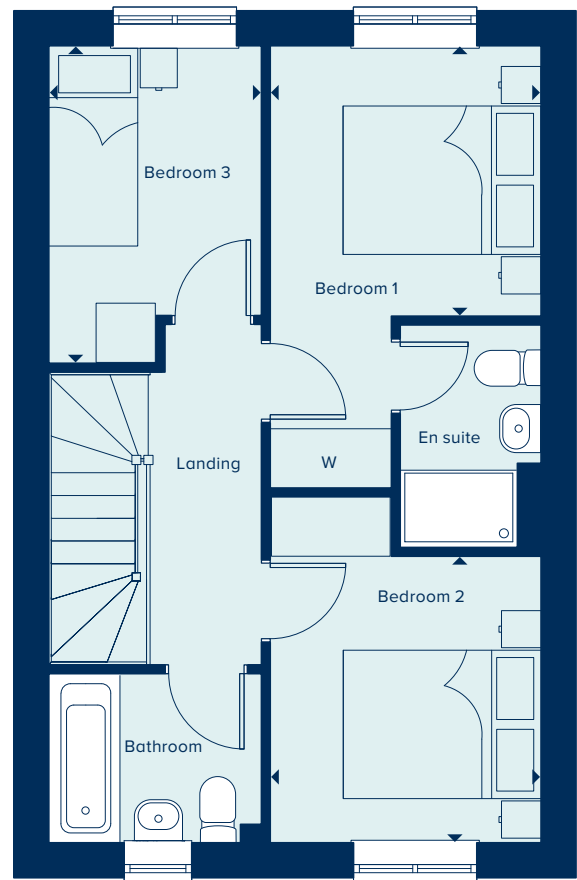
GROUND FLOOR

KITCHEN / DINING AREA

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

LIVING ROOM

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



FIRST FLOOR

BEDROOM 1

2.74m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.90m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE HEXHAM

The Hexham is the ideal family home, a four bedroom property spread over three floors. The top floor hosts the main bedroom with en suite along with a second double bedroom and bathroom. The two bedrooms on the first floor share a family bathroom, with each of the bedrooms being generously sized, there is an opportunity for a home office in the fourth. Downstairs, a kitchen-dining area and separate living area can accommodate the various demands of family life with the addition of a convenient ground floor cloakroom.

4 BEDROOM HOME



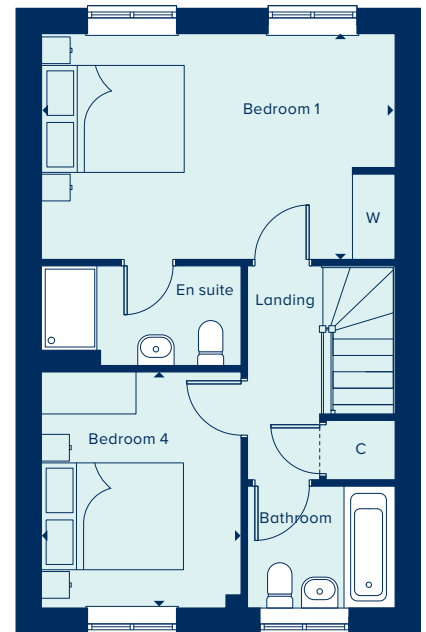
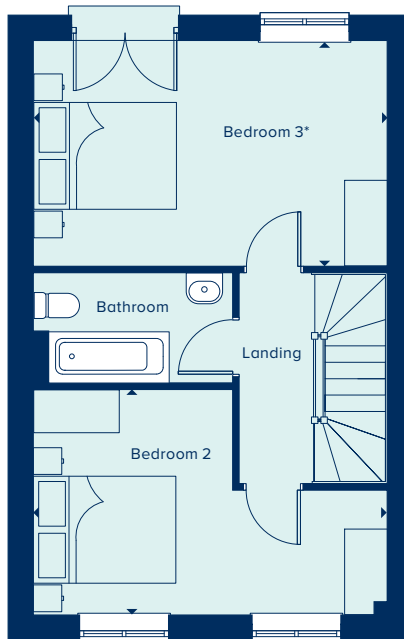
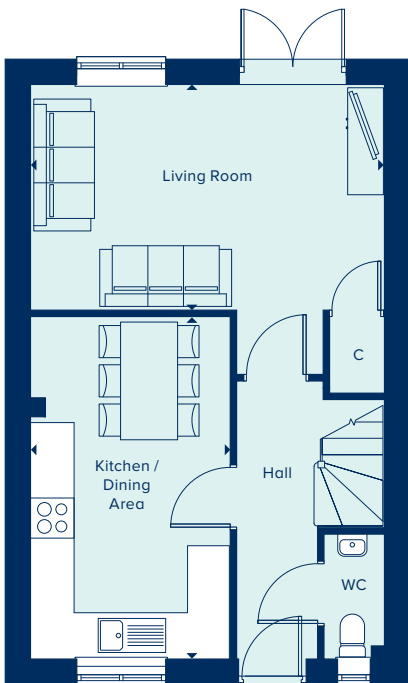


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THE HEXHAM

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING AREA

4.81m x 2.80m 15'9" x 9'2"

LIVING ROOM

4.97m x 3.17m 16'3" x 10'4"

FIRST FLOOR

BEDROOM 2

4.97m x 3.16m 16'3" x 10'4"

BEDROOM 3

4.97m x 3.17m 16'3" x 10'4"

SECOND FLOOR

BEDROOM 1

4.97m x 3.17m 16'3" x 10'4"

BEDROOM 4

3.31m x 2.82m 10'10" x 9'3"

C Cupboard W Wardrobe ● Specification --- Bulkhead

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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





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THE MARLBOROUGH

4 Bedroom Home

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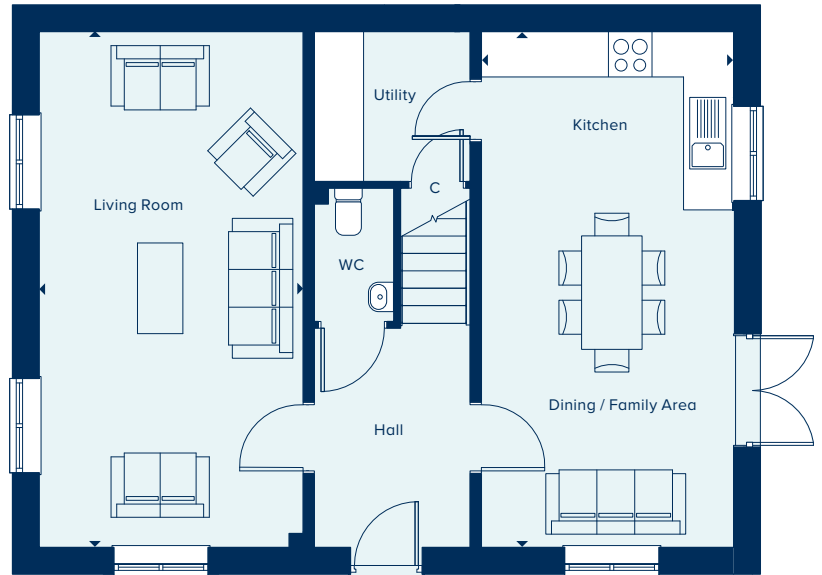
GROUND FLOOR

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

3.38m x 3.06m 11'1" x 10'0"

BEDROOM 2

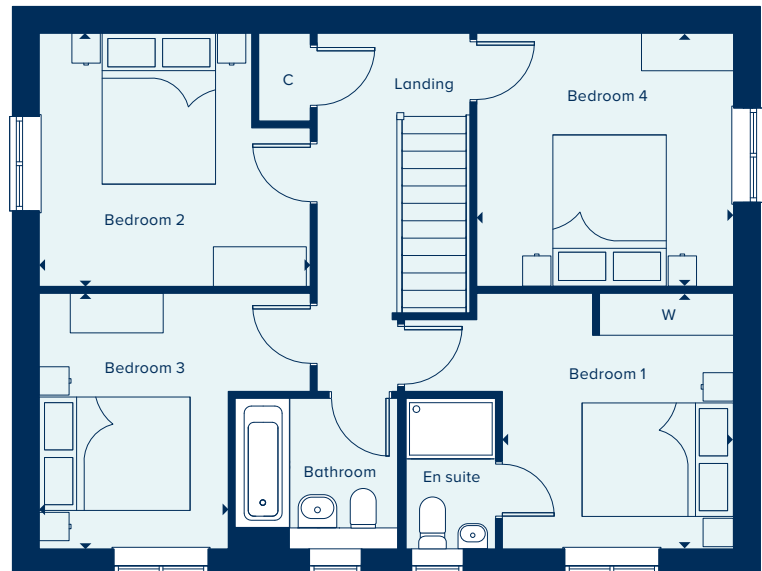
3.59m x 3.35m 11'9" x 11'0"

BEDROOM 3

3.38m x 2.50m 11'1" x 8'2"

BEDROOM 4

3.40m x 3.35m 11'2" x 11'0"



C Cupboard W Wardrobe ● Specification

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THE OXFORD

The Oxford is the ultimate family home, offering four bedrooms together with flexible living spaces. In the popular town house style, its kitchen diner and separate living room are situated on first floor, while the garage and a bedroom (or perhaps a home office, or games room) are on the ground floor. Three bedrooms – one of which has en suite facilities – and a family bathroom occupy the top of the house.

4 BEDROOM HOME



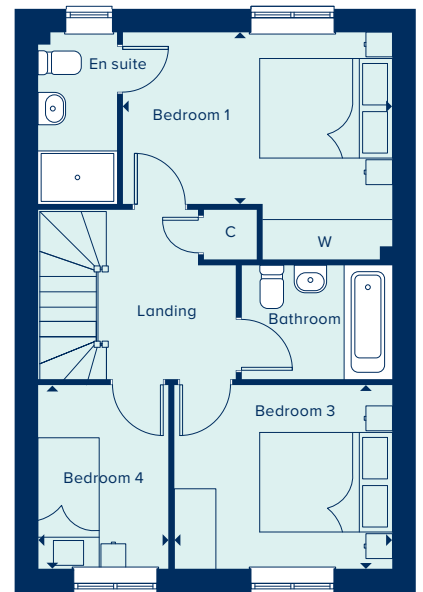
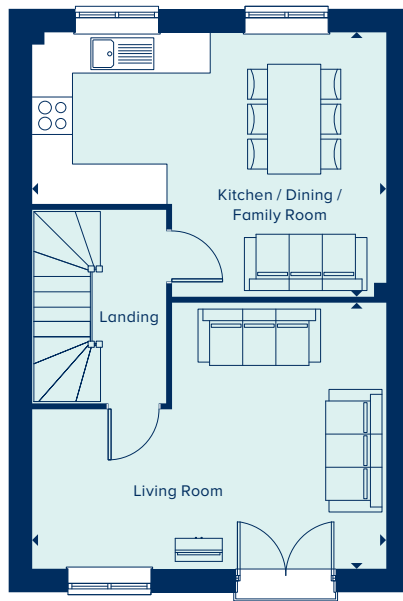
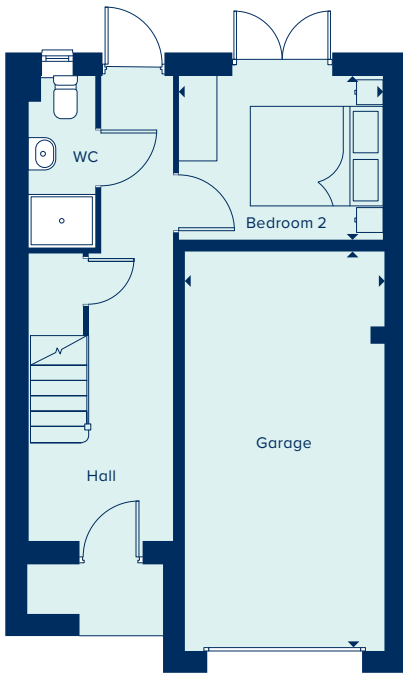


**CREST
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THE OXFORD

4 Bedroom Home

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GROUND FLOOR

BEDROOM 2

3.06m x 2.46m 10'0" x 8'1"

FIRST FLOOR

KITCHEN / DINING / FAMILY ROOM

5.31m x 3.97m 17'5" x 13'0"

LIVING ROOM

5.32m x 4.00m 17'5" x 13'1"

SECOND FLOOR

BEDROOM 1

4.05m x 2.58m 13'3" x 8'5"

BEDROOM 3

3.27m x 2.76m 10'9" x 9'1"

BEDROOM 4

2.75m x 1.96m 9'0" x 6'5"

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



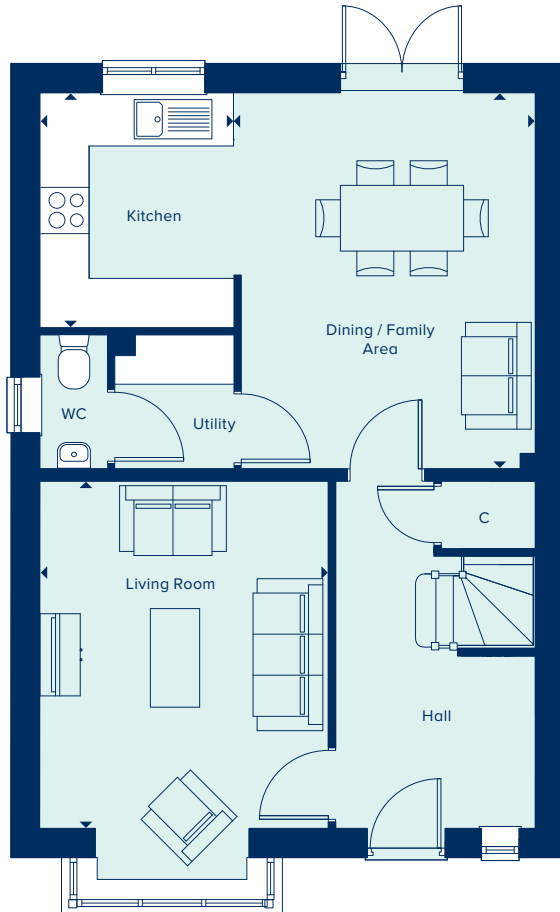


**CREST
NICHOLSON**

THE ROMSEY

4 Bedroom Home

crestnicholson.com



GROUND FLOOR

KITCHEN

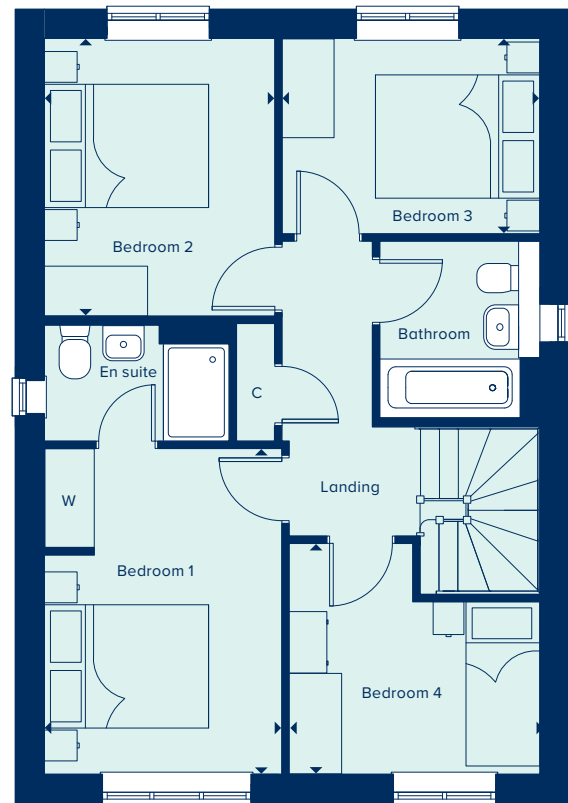
2.86m x 2.44m 9'4" x 8'0"

DINING / FAMILY AREA

4.58m x 3.59m 15'0" x 11'9"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"



FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

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

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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



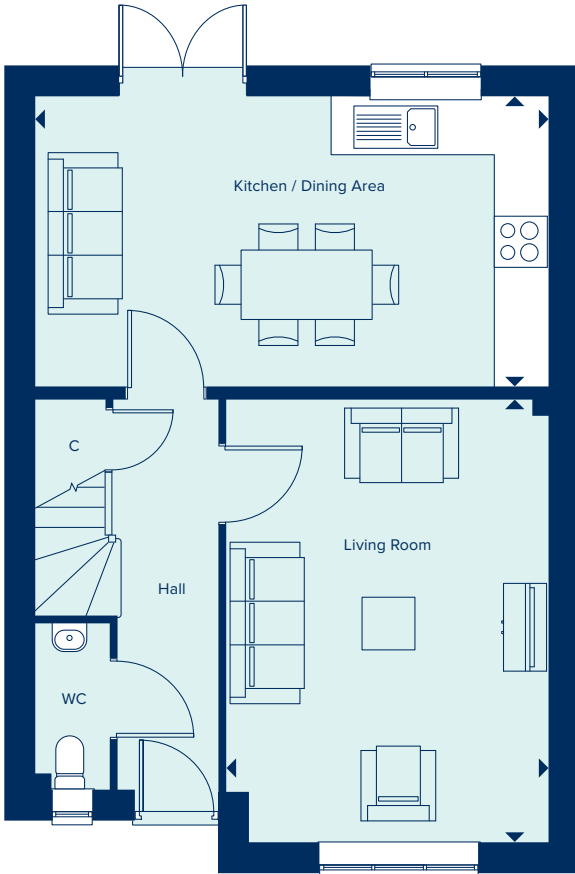


**CREST
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THE SEATON

3 Bedroom Home

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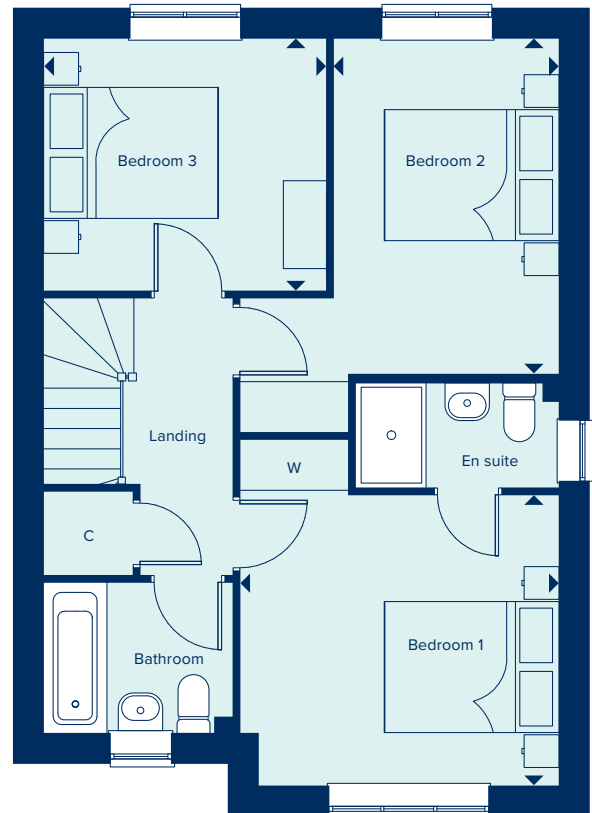
GROUND FLOOR

KITCHEN / DINING AREA

5.87m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'11"



FIRST FLOOR

BEDROOM 1

3.63m x 3.31m 11'11" x 10'10"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and a dressing room.

5 BEDROOM HOME





**CREST
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THE WINDSOR

5 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

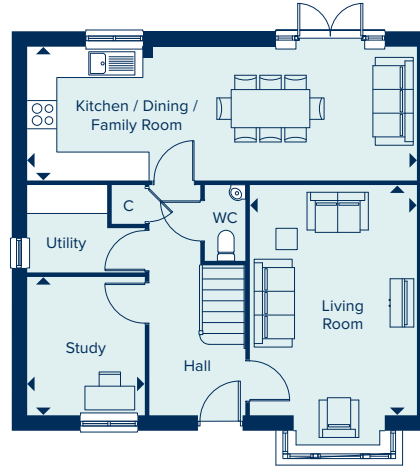
8.16m x 2.74m 26'9" x 9'0"

LIVING ROOM

4.83m x 3.50m 15'10" x 11'6"

STUDY

2.90m x 2.48m 9'6" x 8'1"



FIRST FLOOR

BEDROOM 1

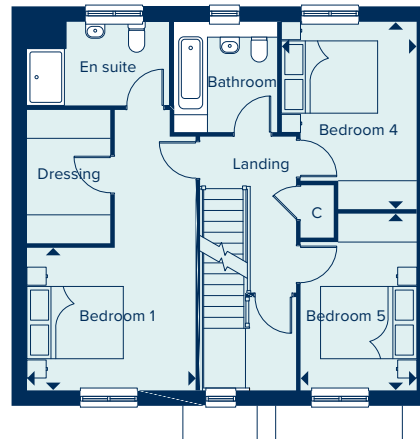
3.54m x 3.01m 11'7" x 9'10"

BEDROOM 4

3.93m x 2.96m 12'10" x 9'8"

BEDROOM 5

3.71m x 2.43m 12'2" x 7'11"



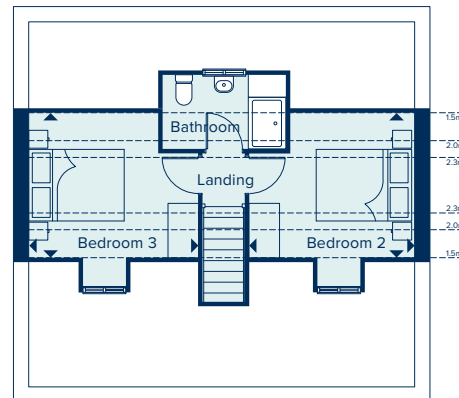
SECOND FLOOR

BEDROOM 2

3.50m x 3.32m 11'6" x 10'11"

BEDROOM 3

3.54m x 3.33m 11'7" x 11'0"



C Cupboard W Wardrobe --- Ceiling Heights

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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





**CREST
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THE WINKFIELD

4 Bedroom Home

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GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

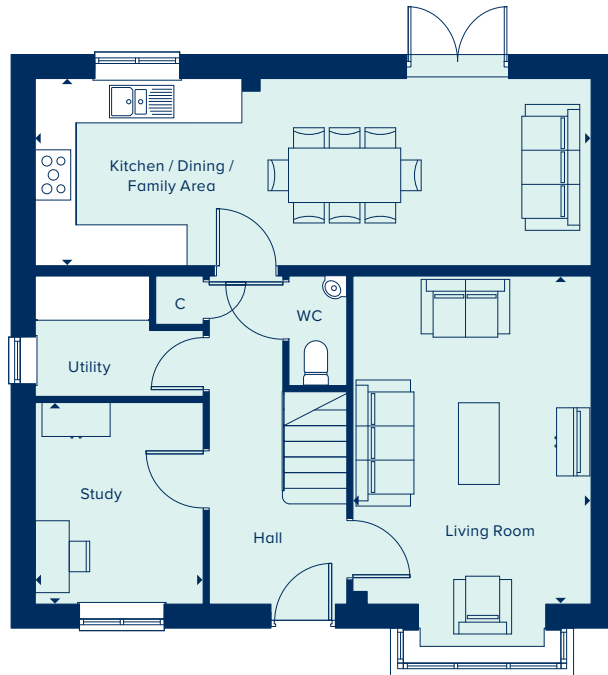
8.16m x 2.75m 26'7" x 9'0"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

STUDY

2.96m x 2.47m 9'8" x 8'1"



FIRST FLOOR

BEDROOM 1

4.28m x 3.54m 14'0" x 11'7"

BEDROOM 2

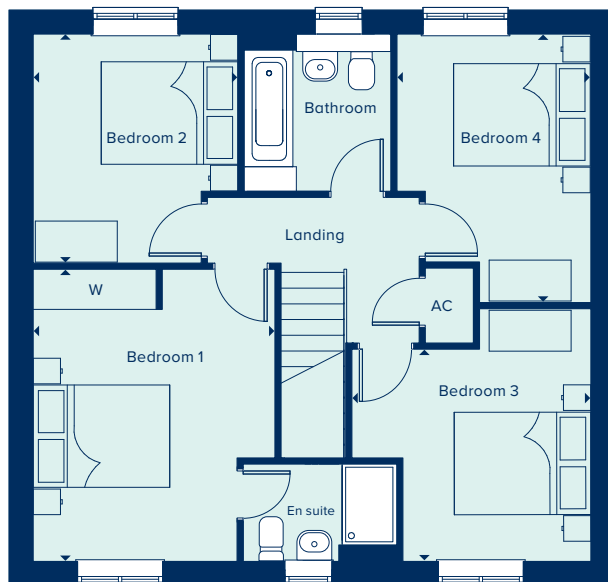
3.35m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.50m x 3.11m 11'6" x 10'2"

BEDROOM 4

3.93m x 2.84m 12'11" x 9'4"



AC Airing Cupboard C Cupboard W Wardrobe ● Specification

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