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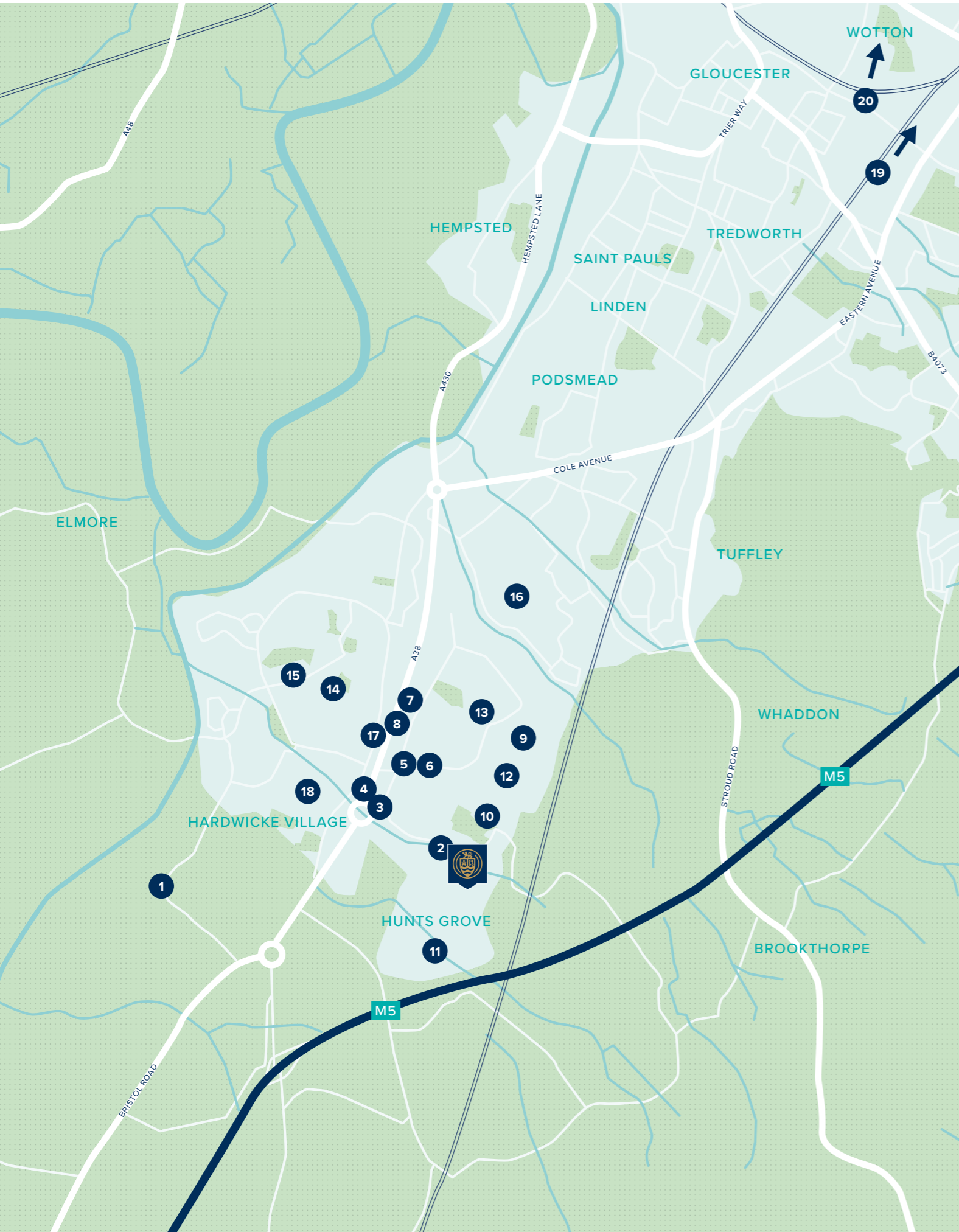
# HUNTS GROVE

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](http://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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## 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



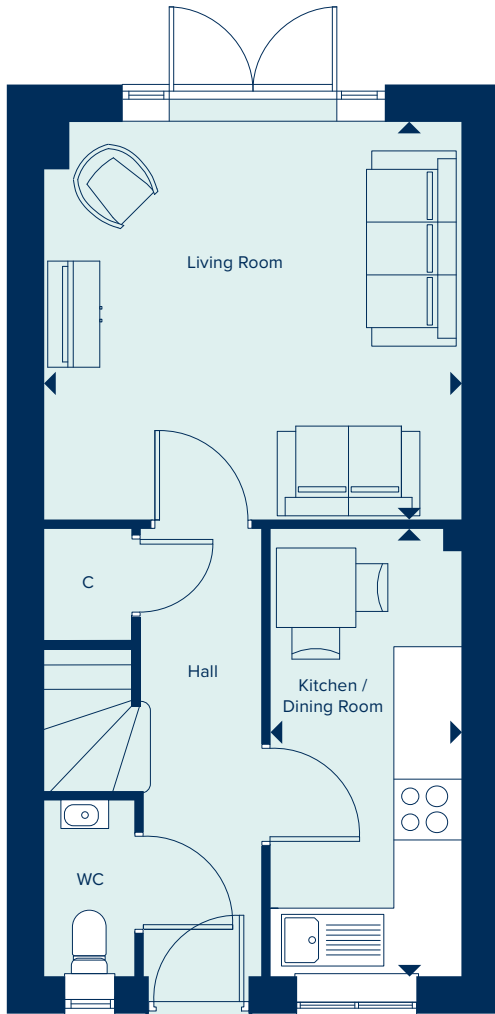


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## THE ASHTEAD

2 Bedroom Home

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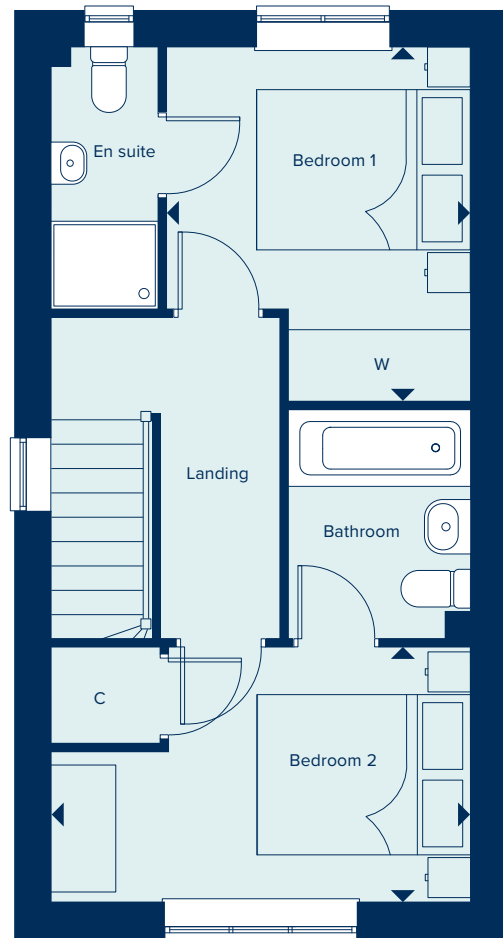
### GROUND FLOOR

#### 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 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



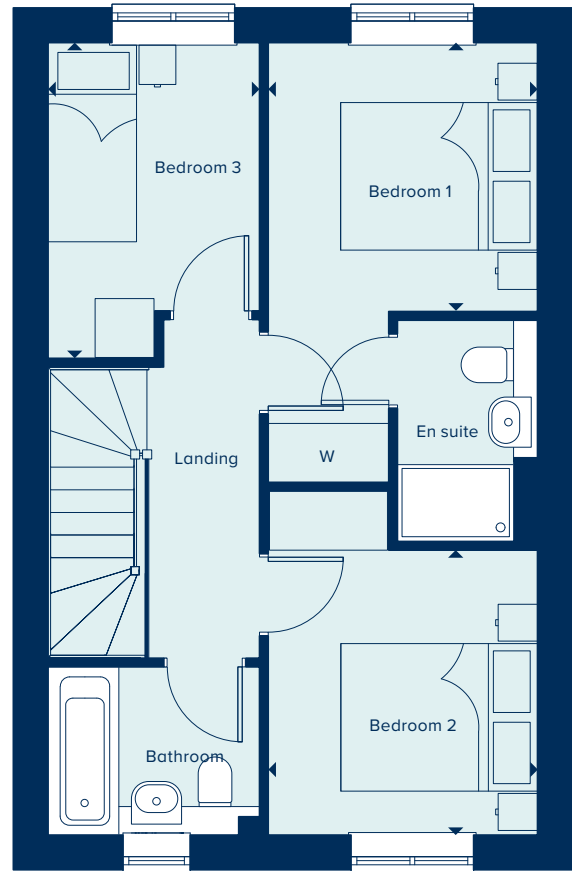
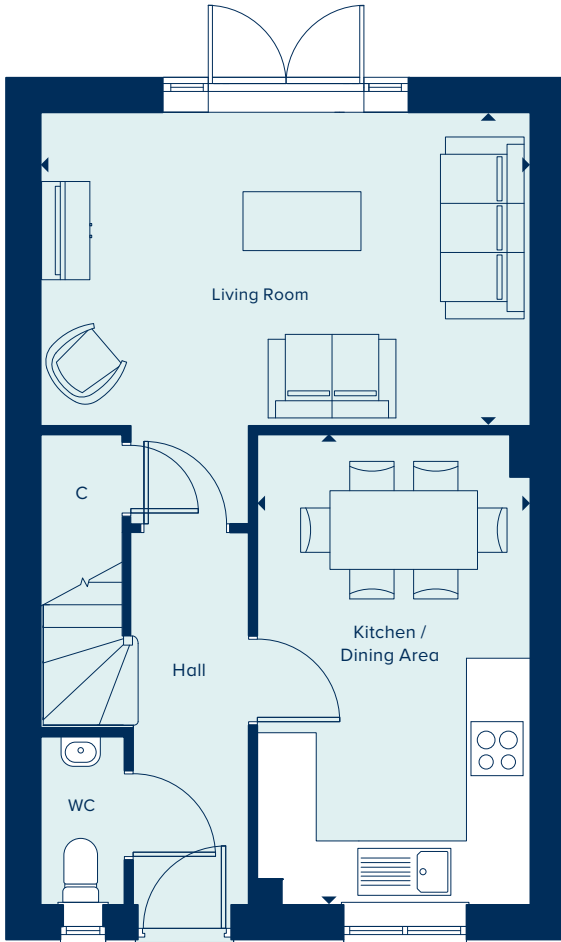


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## THE HATFIELD

3 Bedroom Home

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### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      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 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







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## THE CHESHAM

3 Bedroom Home

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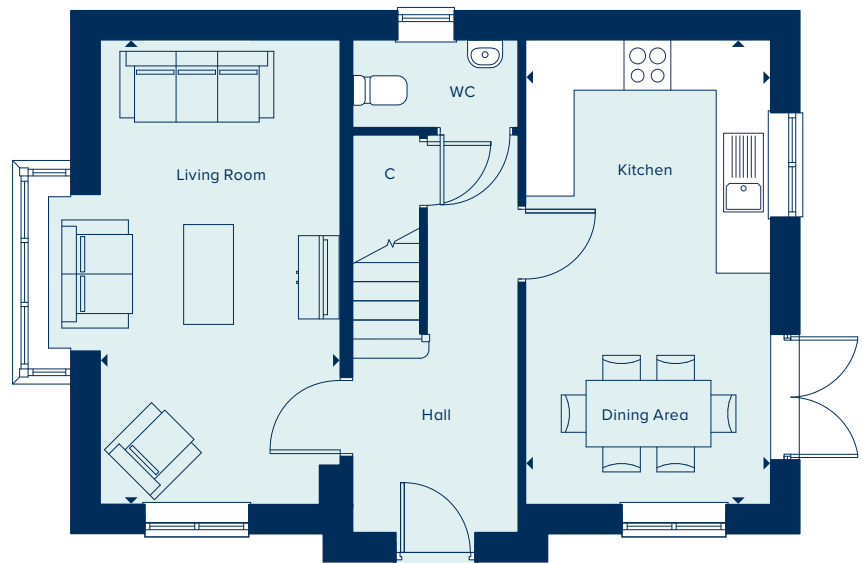
### GROUND FLOOR

#### 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

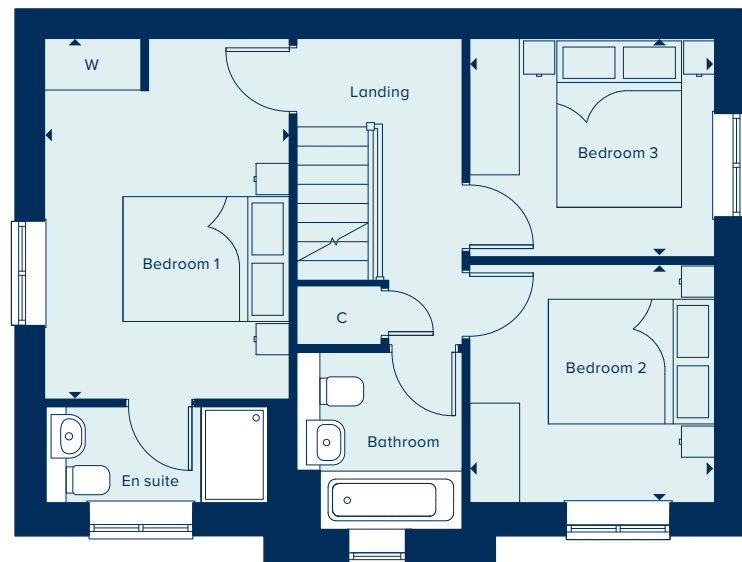
4.31m x 2.94m 14'1" x 9'6"

#### 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 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

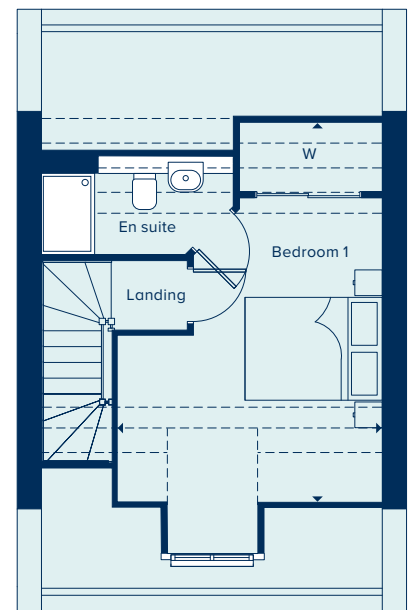
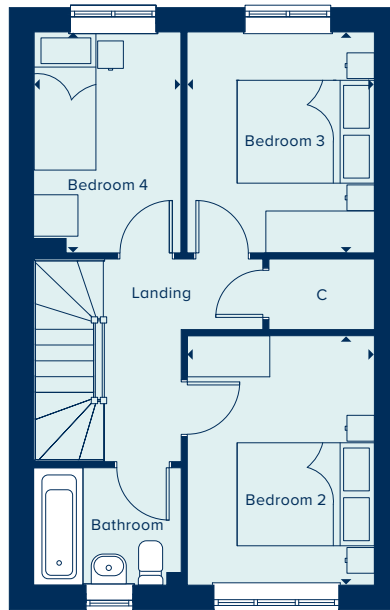
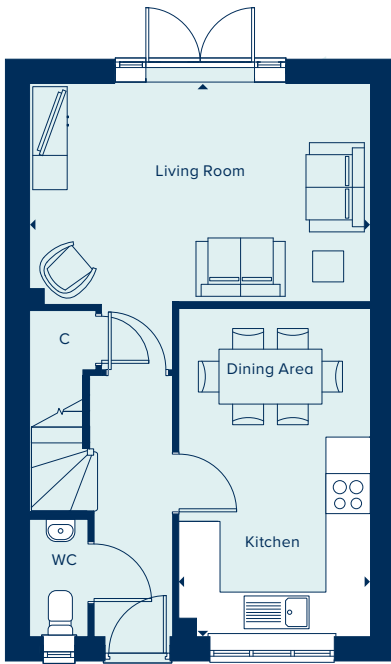




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**THE FILEY<sup>4</sup> Bedroom Home**

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**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 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

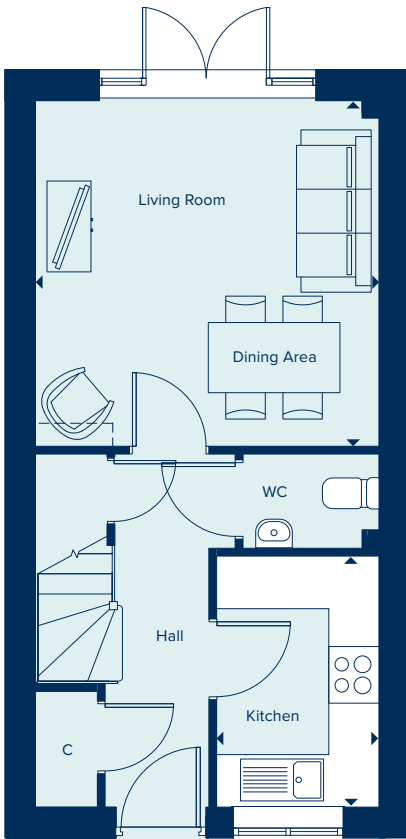




**CREST  
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**THE LEIGH**  
3 Bedroom Home

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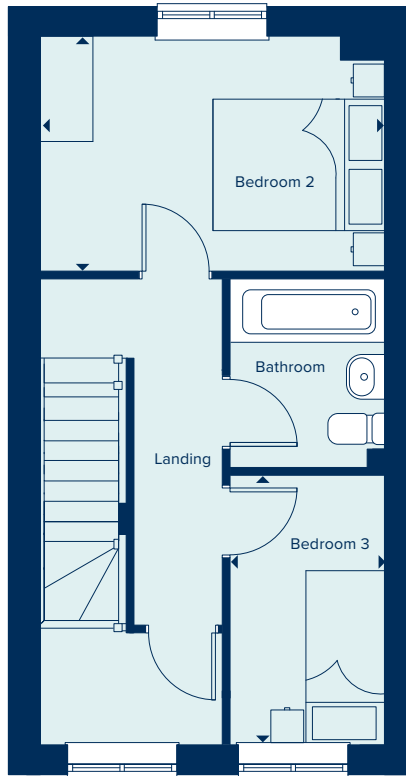
**GROUND FLOOR**

**KITCHEN**

2.86m x 1.86m      9'4" x 6'1"

**LIVING / DINING AREA**

3.93m x 3.92m      12'9" x 12'9"



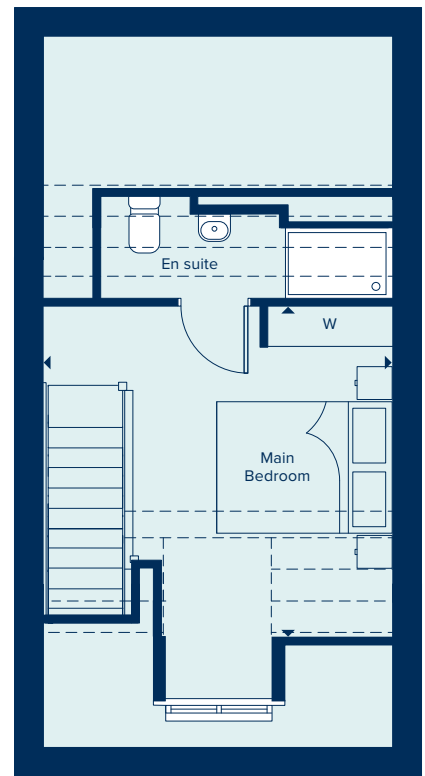
**FIRST FLOOR**

**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"

1500 Head Height  
1800 Head Height  
2100 Head Height  
Full Height

C Cupboard W Wardrobe

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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



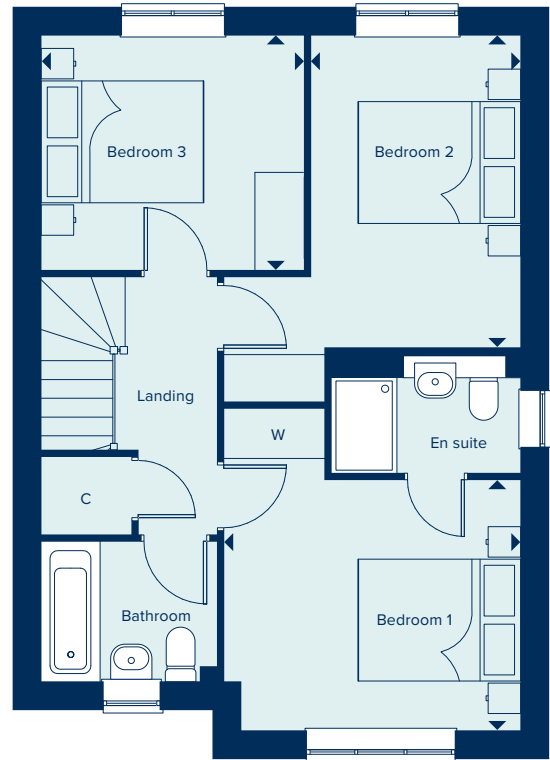
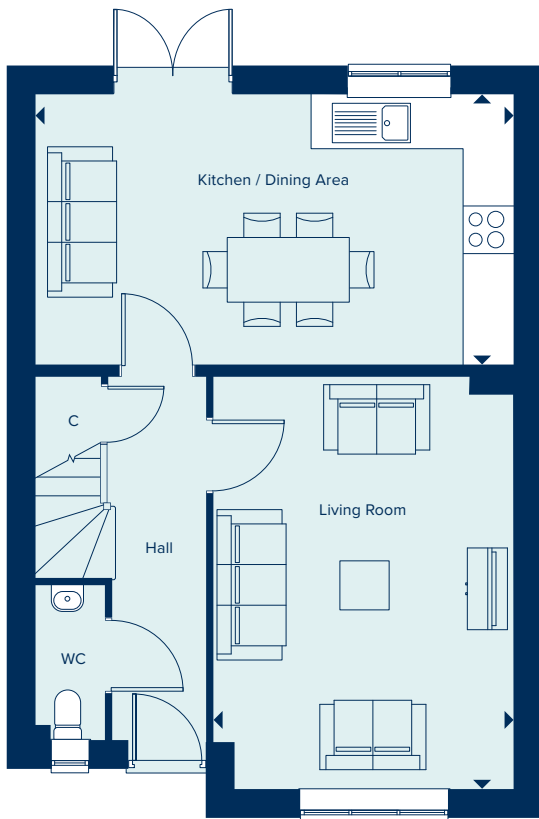


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## THE SEATON

3 Bedroom Home

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### 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 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





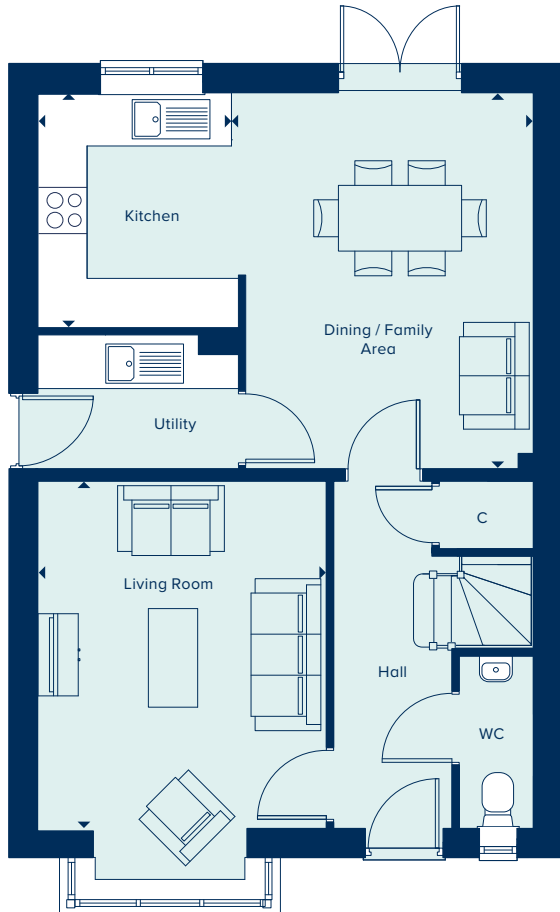


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## THE ROMSEY

4 Bedroom Home

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### GROUND FLOOR

#### KITCHEN

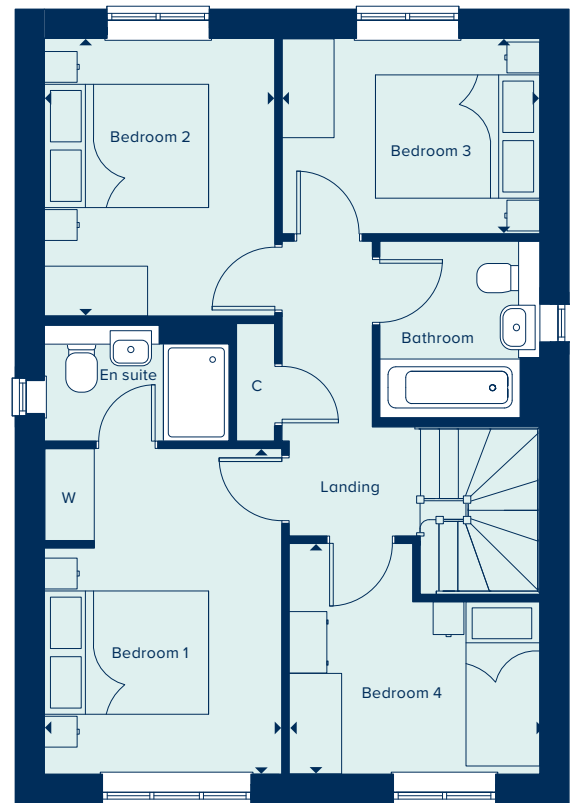
2.86m x 2.44m      9'4" x 8'0"

#### 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





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## THE MARLBOROUGH

4 Bedroom Home

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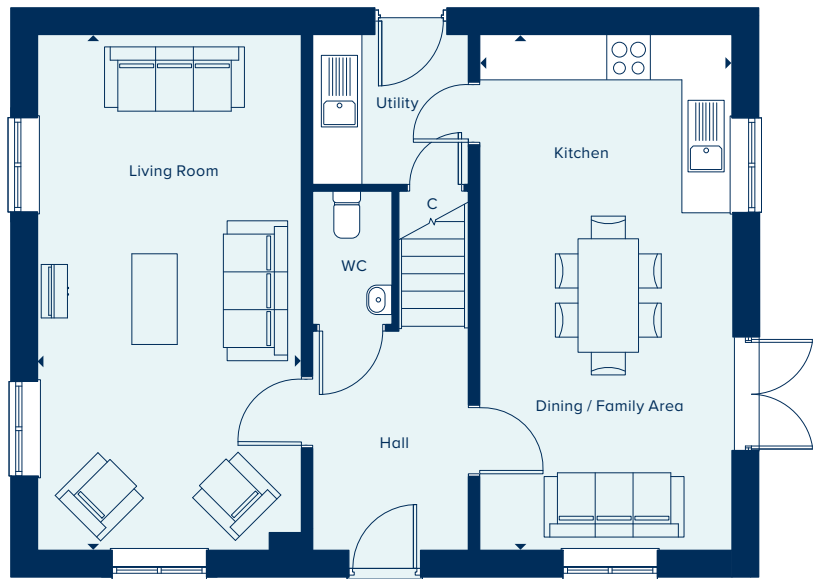
### GROUND FLOOR

#### 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

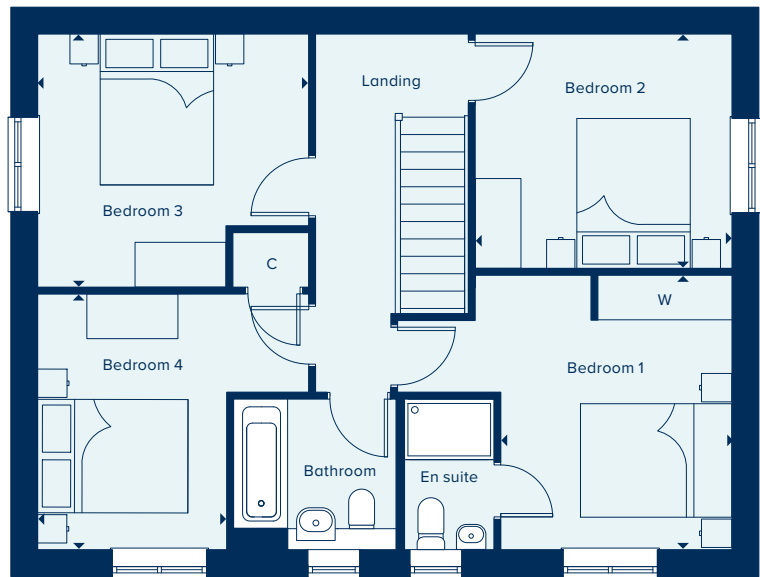
3.39m x 3.09m 11'1" x 10'1"

#### 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





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## THE WINKFIELD

4 Bedroom Home

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### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

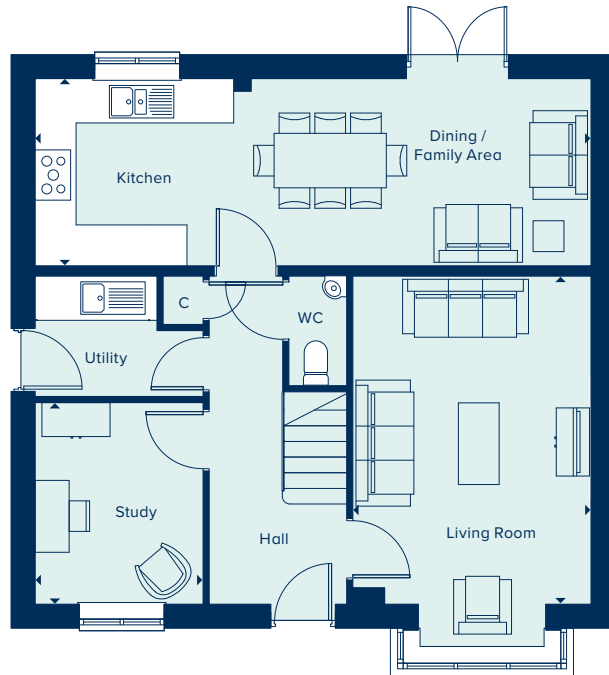
8.16m x 2.75m      26'9" x 9'0"

#### 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

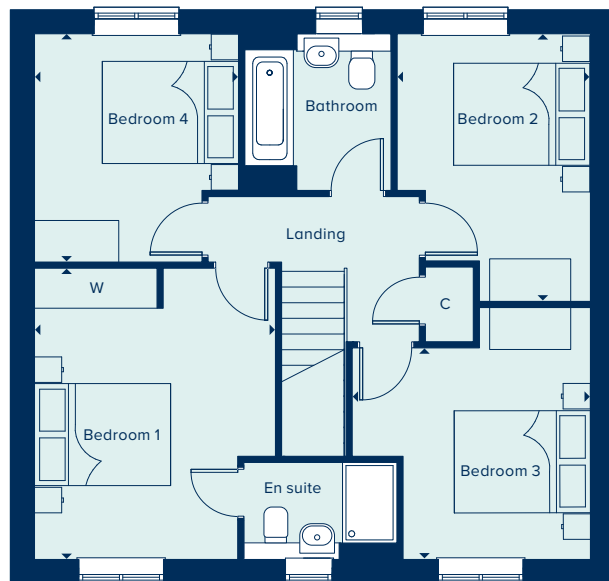
3.93m x 2.84m      12'11" x 9'4"

#### 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

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. 1011346/November 2023.





# 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
<b>KITCHEN</b>				
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 sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

\*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
<b>UTILITY ROOM (Where Fitted)</b>				
Sink to utility rooms	•	•	•	•
External door to utility rooms	•	•	•	•
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Electric vehicle charging point	•	•	•	•
Photovoltaic panels ***	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

\*\*\*Photovoltaic panels to selected plots only.

Crest Nicholson follows NHBC 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.

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