



# SCHOLAR'S CHASE

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STOKE GIFFORD | GLOUCESTERSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## SCHOLAR'S CHASE. A VERY SPECIAL PLACE TO BE

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A warm welcome to Scholar's Chase.

A stunning collection of 1 & 2 bedroom apartments and  
2, 3, 4 & 5 bedroom houses set in a perfect location,  
just outside of Bristol.



## MAKE YOURSELF AT HOME

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From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard...and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# LIVE AND LOVE SUBURBAN LIFE

Located just north of Bristol with exceptional transport links and superb local amenities, you will be perfectly placed to live life to the full at Scholar's Chase.

In an area renowned for its world-class innovation and success in aerospace and aviation, Stoke Gifford itself is at the heart of exciting new change, with plans already in place to build new communities for people to enjoy.



Cabot Circus, a premier shopping destination in the South West



Westonbirt Arboretum, the perfect place to relax or have an adventure



Bristol Harbourside, filled with restaurants, bars, shops and hotels

# THE PERFECT PLACE TO BE

A home at Scholar's Chase means you are well-connected whether you're travelling by road, rail or air. Several bus routes serve Coldharbour Lane and Abbey Wood while Bristol Parkway station is within reach. The M4, M5, M32 and A38 make Stoke Gifford exceptionally placed for all directions east-west and north-south. There is a range of local amenities to choose from and for those with children, your options are plentiful when it comes to education. There are nurseries, primary and secondary schools and colleges within reach.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Hippodrome Theatre, the perfect place to enjoy an evening out



Bristol Zoo, an adventure into an exciting animal kingdom



Mendip Hills, the hills overlook the Somerset Levels to the south





## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy: Equity Loan means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



### EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.





Get to know

# SCHOLAR'S CHASE

STOKE GIFFORD | GLOUCESTERSHIRE

A stunning collection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses set in a perfect location, just outside of Bristol.

## 4 BEDROOM HOMES

-  **The Huxford**  
4 bedroom home  
Plots: 346 & 380
-  **The Gladstone**  
4 bedroom home  
Plots: 325, 326 & 327

## 3 BEDROOM HOMES

-  **The Gosford**  
3 bedroom home  
Plots: 337
-  **The Braxton**  
3 bedroom home  
Plots: 386 & 387

## 2 BEDROOM HOMES

-  **The Belford**  
2 bedroom home  
Plot: 341

## 1-2 BEDROOM APARTMENTS

-  **More House**  
2 bedroom home  
Plots: 370
-  **Giffard House**  
1 & 2 bedroom apartments  
Plots: 41-57

-  = Bin Store
-  = Cycle Store
-  = Drive Through/Car Port Access
-  = Garage Access
-  = Sub Station
-  = Visitor Parking Space



**Hello.**  
You'll find our Scholar's Chase show home and Sales Centre right here.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 36750/May 2021.





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# THE BELFORD

2 BEDROOM HOME

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## THE BELFORD

Ideal for first time buyers or downsizers keen to enjoy the benefits of open-plan living. The kitchen/living/dining area provides ample room for relaxing and socialising and features double doors to the garden. A guest cloakroom and a storage cupboard complete the ground floor. On the first floor, there are two double bedrooms and a family bathroom.

TOTAL 62.80 sq. m. / 676 sq. ft.

### GROUND FLOOR



Kitchen	2.74m x 2.11m	9'0" x 6'11"
Living/Dining Area	3.98m x 3.75m	13'1" x 12'4"

### FIRST FLOOR



Master Bedroom	3.98m x 3.11m	13'1" x 10'3"
Bedroom 2	3.98m (max) x 2.52m	13'1" (max) x 8'3"

 Plots: 340, 341, 383 & 384

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. \*Plot specific window. 36811 / October 2019.

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[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)







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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

Perfect for first time buyers, couples and families looking for a little extra space. The kitchen/dining area opens through double doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized living room and guest cloakroom complete the ground floor. The first floor comprises the master bedroom with en suite, main bathroom and a further double bedroom.

TOTAL 79.15 sq. m. / 852 sq. ft.

### GROUND FLOOR



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room	4.26m x 3.69m (max)	14'0" x 12'1" (max)

### FIRST FLOOR



Master Bedroom	2.96m (min) x 2.83m	9'9" (min) x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m x 2.00m	11'8" x 6'7"

**Plots:** 305, 306, 309, 310, 313, 314, 317, 318, 321, 322, 334, 337, 338, 342 & 343

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# THE HUXFORD

## 4 BEDROOM HOME

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# THE HUXFORD

A spacious 4 bedroom home ideally suited to growing families or professional couples. The kitchen/dining area forms the heart of the home, while the living room opens through double doors to the garden. The en suite master bedroom, three further bedrooms and a family bathroom are located on the first floor.

TOTAL 107.39 sq. m. / 1,156 sq. ft.

### GROUND FLOOR



Kitchen/Dining Area	5.73m x 3.00m	18'10" x 9'10"
Living Room	4.66m x 3.63m	15'4" x 11'11"

### FIRST FLOOR



Master Bedroom	3.42m x 3.16m	11'3" x 10'5"
Bedroom 2	3.23m x 2.84m	10'7" x 9'4"
Bedroom 3	3.93m x 2.23m	12'11" x 7'4"
Bedroom 4	2.52m x 2.41m	8'3" x 7'11"

 **Plots:** 304, 344, 345, 346, 356, 357, 358, 359, 362, 363, 364, 365, 377, 380, 381 & 382

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# THE BRAXTON

An ideal choice for families or couples looking for extra space. Day-to-day life is centred around the front-facing living room and the contemporary kitchen/dining area, which has double doors to the garden. On the first floor is a family bathroom and two bedrooms. A private staircase leads up to the en suite master bedroom on the top floor, which has a high vaulted ceiling and ample storage.

TOTAL 99.40 sq. m. / 1,070 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining Area</b>		
4.25m × 3.43m (max)	14'0" × 11'3" (max)	
<b>Living Room</b>		
4.19m × 3.19m (max)	13'9" × 10'6" (max)	

## FIRST FLOOR



<b>Bedroom 2</b>		
4.25m × 2.82m	14'0" × 9'3"	
<b>Bedroom 3</b>		
3.59m × 2.15m	11'10" × 7'1"	

## SECOND FLOOR



<b>Master Bedroom</b>		
6.64m × 3.16m (max)	21'10" × 10'4" (max)	

 **Plots:** 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 302, 303, 385, 386 & 387

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# THE GLADSTONE

4 BEDROOM HOME



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## THE GLADSTONE

Perfect for growing families or couples in need of extra space. The entrance hallway leads to a kitchen/dining area with double doors to the garden. On the first floor, there's a light and airy living room with Juliet balcony overlooking the garden, plus the family bathroom and a bedroom. Meanwhile, the top floor landing leads to the master bedroom with en suite and two further bedrooms.

TOTAL 124.02 sq. m. / 1,335 sq. ft.

### GROUND FLOOR



**Kitchen/Dining Area**  
5.32m x 3.43m      17'6" x 11'3"

### FIRST FLOOR



**Living Room**  
5.32m x 3.49m      17'6" x 11'6"

**Bedroom 3**  
3.10m x 3.07m      10'2" x 10'1"

### SECOND FLOOR



**Master Bedroom**  
4.29m (min) x 2.92m (min)      14'1" (min) x 9'7" (min)

**Bedroom 2**  
3.46m x 3.09m      11'4" x 10'2"

**Bedroom 4**  
3.46m x 2.14m      11'4" x 7'0"

**Plots:** 325, 326, 327, 328, 329, 330, 331 & 332

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# MORE HOUSE

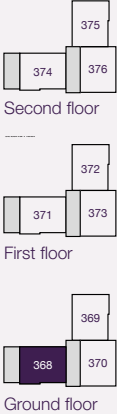
2 BEDROOM APARTMENTS

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# MORE HOUSE

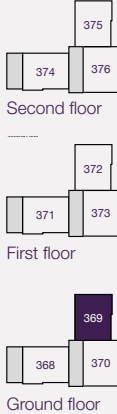
More House offers a beautiful range of 2 bedroom apartments over three floors – ideal for first time buyers and professional couples. Each apartment has an open-plan kitchen/living/dining area, perfect for entertaining friends and family. There are also two good-sized bedrooms and a main bathroom along with practical storage cupboards off the hallways.

### PLOT 368



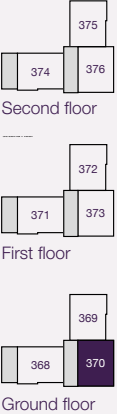
<b>Kitchen/Living/Dining Area</b>	
6.99m x 3.50m <i>min</i> 22'11" x 11'6" <i>min</i>	
<b>Master Bedroom</b>	
3.55m x 2.67m    11'8" x 8'9"	
<b>Bedroom 2</b>	
3.55m x 2.53m    11'8" x 8'4"	
<b>Total internal floor area</b>	
62.2 sq. m.    670 sq. ft.	

### PLOT 369



<b>Kitchen/Living/Dining Area</b>	
6.99m x 3.50m <i>min</i> 22'11" x 11'6" <i>min</i>	
<b>Master Bedroom</b>	
3.55m x 2.67m    11'8" x 8'9"	
<b>Bedroom 2</b>	
3.55m x 2.53m    11'8" x 8'4"	
<b>Total internal floor area</b>	
62.2 sq. m.    670 sq. ft.	

### PLOT 370



<b>Kitchen/Living/Dining Area</b>	
6.85m x 3.50m    22'6" x 11'6"	
<b>Master Bedroom</b>	
3.64m x 2.98m    11'11" x 9'7"	
<b>Bedroom 2</b>	
3.64m x 2.05m    11'11" x 6'9"	
<b>Total internal floor area</b>	
61.7 sq. m.    665 sq. ft.	

### Plots: 368–376

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# MORE HOUSE

More House offers a beautiful range of 2 bedroom apartments over three floors – ideal for first time buyers and professional couples. Each apartment has an open-plan kitchen/living/dining area, perfect for entertaining friends and family. There are also two good-sized bedrooms and a main bathroom along with practical storage cupboards off the hallways.

### PLOTS 371



<b>Kitchen/Living/Dining Area</b>	
6.99m x 3.50m <i>min</i> 22'11" x 11'6" <i>min</i>	
<b>Master Bedroom</b>	
3.55m x 2.67m    11'8" x 8'9"	
<b>Bedroom 2</b>	
3.55m x 2.53m    11'8" x 8'4"	
<b>Total internal floor area</b>	
62.2 sq. m.    670 sq. ft.	

### PLOTS 372



<b>Kitchen/Living/Dining Area</b>	
6.99m x 3.50m <i>min</i> 22'11" x 11'6" <i>min</i>	
<b>Master Bedroom</b>	
3.55m x 2.65m    11'8" x 8'9"	
<b>Bedroom 2</b>	
3.55m x 2.53m    11'8" x 8'4"	
<b>Total internal floor area</b>	
62.2 sq. m.    670 sq. ft.	

### PLOTS 373 & 376



<b>Kitchen/Living/Dining Area</b>	
6.85m x 3.59m    22'6" x 11'10"	
<b>Master Bedroom</b>	
3.64m x 2.98m    11'11" x 9'10"	
<b>Bedroom 2</b>	
3.64m x 2.05m    11'11" x 6'9"	
<b>Total internal floor area</b>	
61.7 sq. m.    665 sq. ft.	

# MORE HOUSE

More House offers a beautiful range of 2 bedroom apartments over three floors – ideal for first time buyers and professional couples. Each apartment has an open-plan kitchen/living/dining area, perfect for entertaining friends and family. There are also two good-sized bedrooms and a main bathroom along with practical storage cupboards off the hallways.

### PLOTS 374



<b>Kitchen/Living/Dining Area</b>	
6.99m x 3.50m <i>min</i> 22'11" x 11'6" <i>min</i>	
<b>Master Bedroom</b>	
3.55m x 2.67m    11'8" x 8'9"	
<b>Bedroom 2</b>	
3.69m x 2.69m    11'8" x 8'10"	
<b>Total internal floor area</b>	
62.2 sq. m.    670 sq. ft.	

### PLOTS 375



<b>Kitchen/Living/Dining Area</b>	
6.99m x 3.50m <i>min</i> 22'11" x 11'6" <i>min</i>	
<b>Master Bedroom</b>	
3.55m x 2.65m    11'8" x 8'9"	
<b>Bedroom 2</b>	
3.55m x 2.69m    11'8" x 8'10"	
<b>Total internal floor area</b>	
62.2 sq. m.    670 sq. ft.	





Taylor Wimpey

# GIFFARD HOUSE

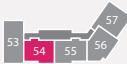
1 & 2 BEDROOM APARTMENTS

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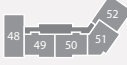
# GIFFARD HOUSE

Stylish single-storey living in a range of beautiful 1 & 2 bedroom apartments.

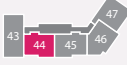
### PLOTS 44 | 54



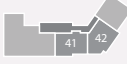
Third floor



Second floor



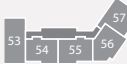
First floor



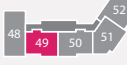
Ground floor

<b>Kitchen/Living/Dining Area</b>	
5.95m x 4.35m	19'6" x 14'3"
<b>Bedroom 1</b>	
4.22m x 4.10m <i>max</i>	13'10" x 13'6" <i>max</i>
<b>Total internal floor area</b>	
50.1 sq. m.	539 sq. ft.

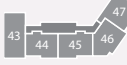
### PLOTS 49



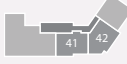
Third floor



Second floor



First floor



Ground floor

<b>Kitchen/Living/Dining Area</b>	
5.95m x 4.35m	19'6" x 14'3"
<b>Bedroom 1</b>	
4.22m x 4.10m <i>max</i>	13'10" x 13'6" <i>max</i>
<b>Total internal floor area</b>	
50.1 sq. m.	539 sq. ft.

### Plots: 44, 49 & 54

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# GIFFARD HOUSE

Stylish single-storey living in a range of beautiful  
1 & 2 bedroom apartments.

## PLOTS 43 | 53



Third floor



Second floor



First floor



Ground floor

### Kitchen/Living/Dining Area

5.15m x 5.02m 16'11" x 16'6"

### Bedroom 1

4.2m x 2.9m 13'9" x 9'6"

### Bedroom 2

3.25m x 2.12m 10'8" x 7'0"

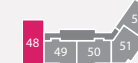
### Total internal floor area

59.3 sq. m. 639 sq. ft.

## PLOT 48



Third floor



Second floor



First floor



Ground floor

### Kitchen/Living/Dining Area

5.15m x 5.02m 16'11" x 16'6"

### Bedroom 1

4.2m x 2.9m 13'9" x 9'6"

### Bedroom 2

3.25m x 2.12m 10'8" x 7'0"

### Total internal floor area

59.3 sq. m. 639 sq. ft.



## Plots: 43, 48 & 53

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# FROM LOOKING ROUND TO MOVING IN...





## SCHOLAR'S CHASE

Off Coldharbour Lane  
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Gloucestershire  
BS16 1QT

## CONTACT US ON

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## SATNAV

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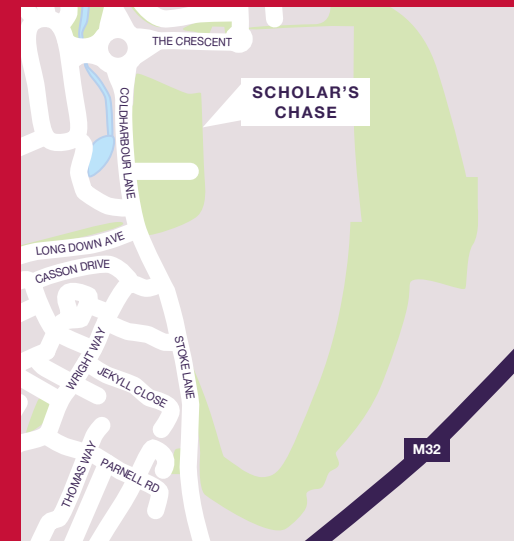
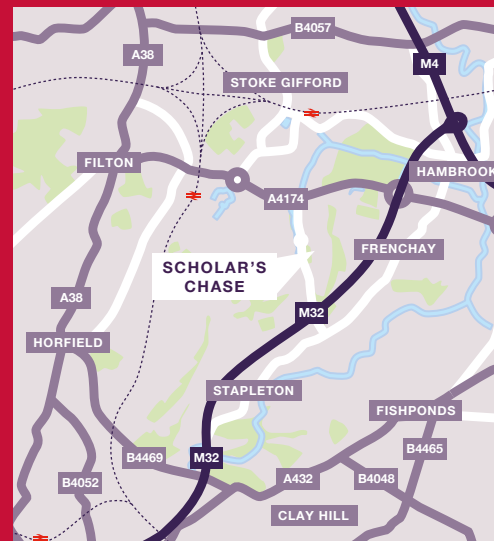
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## FROM M4 (J19):

- Take the M32 heading south
- At junction 1 take the A4174 exit to Ring Road
- At the roundabout, take the third exit signposted Filton Road
- Turn left onto Coldharbour Lane
- At the roundabout take the second exit
- Stay on Coldharbour Lane
- Scholar's Chase will be on your left

## FROM BRISTOL CITY CENTRE:

- Follow the M32 to Winterbourne
- Take exit 1 from the M32
- At the roundabout, take the first exit signposted Filton Road
- Turn left onto Coldharbour Lane
- At the roundabout take the second exit and stay on Coldharbour Lane
- Scholar's Chase will be on your left.



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