



SCHOLAR'S CHASE

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

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

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 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 & 5 bedroom houses set in a perfect location, just outside of Bristol.




5 BEDROOM HOMES

-  **The Garrton**
5 bedroom home
Plots: 348, 349, 360, 361, 378 & 379


4 BEDROOM HOMES

-  **The Wortham**
4 bedroom home
Plots: 350, 351, 352, 353 & 354
-  **The Waysdale**
4 bedroom home
Plots: 347, 355 & 367

-  **The Huxford**
4 bedroom home
Plots: 304, 344, 345, 346, 356, 357, 358, 359, 362, 363, 364, 365, 377, 380, 381 & 382

-  **The Gladstone**
4 bedroom home
Plots: 325, 326, 327, 328, 329, 330, 331 & 332

-  **The Elliston**
4 bedroom home
Plots: 298, 299, 300, 301, 307, 308, 311, 312, 315, 316, 319, 320, 323 & 324

-  **The Rossdale**
4 bedroom home
Plots: 297, 339 & 366

3 BEDROOM HOMES

-  **The Yewdale**
3 bedroom home
Plot: 333


-  **The Easdale**
3 bedroom home
Plots: 335 & 336

-  **The Gosford**
3 bedroom home
Plots: 305, 306, 309, 310, 313, 314, 317, 318, 321, 322, 334, 337, 338, 342 & 343

-  **The Chelbury**
3 bedroom home
Plots: 285 & 286







-  **The Braxton**
3 bedroom home
Plots: 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 302, 303, 385, 386 & 387

2 BEDROOM HOMES

-  **The Belford**
2 bedroom home
Plots: 340, 341, 383 & 384

1-2 BEDROOM APARTMENTS

-  **More House**
2 bedroom home
Plots: 368, 369, 370, 371, 372, 373, 374, 375 & 376

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

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/November 2019.



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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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THE EASDALE

3 BEDROOM HOME

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THE EASDALE

The Easdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and the separate living room, which features double doors to the rear garden. Upstairs, the landing leads to the master bedroom with en suite shower room, a further two bedrooms and master bathroom.

TOTAL 85.19 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.81m x 3.08m	12'6" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 Plots: 335 & 336

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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

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



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

FIRST FLOOR



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

SECOND FLOOR



Master Bedroom		
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 ELLISTON

4 BEDROOM HOME

THE ELLISTON

Designed to be flexible for the modern lifestyle. The front door opens onto a hallway which leads through to the living room. The kitchen/dining area opens up to the garden through double doors. Three bedrooms and the family bathroom occupy the first floor. There's a private staircase leading up to the en suite master bedroom on the top floor.

TOTAL 113.99 sq. m. / 1,227 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	
4.89m x 2.90m	16'1" x 9'6"
Living Room	
4.26m x 3.81m (max)	14'0" x 12'6" (max)

FIRST FLOOR



Bedroom 2	
3.15m x 2.73m	10'4" x 9'0"
Bedroom 3	
3.31m (max) x 2.34m (max)	10'10" (max) x 7'8" (max)
Bedroom 4	
3.31m x 2.45m (max)	10'10" x 8'1" (max)

SECOND FLOOR



Master Bedroom	
6.64m x 3.89m (max)	21'10" x 12'9" (max)

 **Plots:** 298, 299, 300, 301, 307, 308, 311, 312, 315, 316, 319, 320, 323 & 324

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THE GARRTON

5 BEDROOM HOME

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THE GARRTON

The Garrton is tailor made for the demands of family living. The front door opens onto a hall which gives access to the living room, study and cloakroom. The light and airy kitchen/dining area has two patio doors opening onto the garden. The first floor features the master bedroom with en suite and dressing area and a further two bedrooms. While the second floor is made up of two bedrooms and a shower room.

TOTAL 167.50 sq. m. / 1,803 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	
8.34m x 3.46m (max)	27'4" x 11'4" (max)
Living Room	
4.74m x 3.35m	15'7" x 11'0"
Study	
2.73m x 2.31m	9'0" x 7'7"

FIRST FLOOR



Master Bedroom	
3.98m x 3.34m	13'1" x 11'0"
Bedroom 4	
3.62m x 2.75m	11'11" x 9'0"
Bedroom 5	
2.98m x 2.54m	9'2" x 8'4"

SECOND FLOOR



Bedroom 2	
4.59m x 3.36m	15'1" x 11'1"
Bedroom 3	
3.65m x 2.78m	12'0" x 9'2"

Plots: 348, 349, 360, 361, 378 & 379

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THE ROSSDALE

4 BEDROOM HOME

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THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the Rosssdale. The open-plan kitchen/dining area forms the heart of the home, with an adjoining utility area. The living room has double doors to the garden. The master with en suite facilities, a further double bedroom, two additional bedrooms and the family bathroom occupy the first floor.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	6.09m x 3.58m (max)	20'0" x 11'9" (max)
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Master Bedroom	3.74m x 3.52m	12'4" x 11'7"
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

 Plots: 297, 339 & 366

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THE WAYSDALE

4 BEDROOM HOME

Designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area open through double doors to the garden. A separate dining room and a useful cloakroom complete the ground floor.

The en suite master bedroom is found on the first floor, along with two further double bedrooms, plus another well-proportioned bedroom all served by the family bathroom.

TOTAL 141.67 sq. m. / 1,525 sq. ft.

GROUND FLOOR



Kitchen/Breakfast/Family Area		
6.82m × 3.50m	22'5" × 11'6"	
Living Room		
4.62m × 4.47m	15'2" × 14'8"	
Dining Room		
3.05m × 2.89m	10'0" × 9'6"	

FIRST FLOOR



Master Bedroom		
3.77m (min) × 3.50m	12'5" (min) × 11'6"	
Bedroom 2		
4.62m × 2.95m	15'2" × 9'8"	
Bedroom 3		
3.05m × 2.89m	10'0" × 9'6"	
Bedroom 4		
3.54m (max) × 2.78m	11'8" (max) × 9'2"	

Plots: 347, 355 & 367

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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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THE YEWDALE

3 BEDROOM HOME

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THE YEWDALE

The Yewdale is a family size property with plenty of space for contemporary living. The dual aspect living room features double doors out to the rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. The master bedroom with en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 85.19 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 3.02m	16'9" x 9'11"
Living Room	5.10m x 2.95m	16'9" x 9'8"

FIRST FLOOR



Master Bedroom	3.81m x 3.08m	12'6" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 Plot: 333

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Taylor Wimpey



Taylor Wimpey

MORE HOUSE

2 BEDROOM APARTMENTS

Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

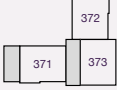
MORE HOUSE

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.

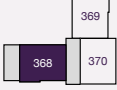
PLOT 368



Second floor



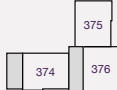
First floor



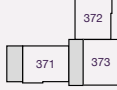
Ground floor

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

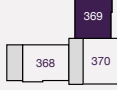
PLOT 369



Second floor



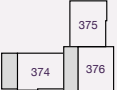
First floor



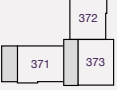
Ground floor

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

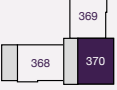
PLOT 370



Second floor



First floor



Ground floor

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

Plots: 368–376

The floorplans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your Sales Executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 42657 / March 2020.

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

Taylor Wimpey

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PLOTS 371



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

PLOTS 372



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

PLOTS 373 & 376



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

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PLOTS 374



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

PLOTS 375



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

FROM LOOKING ROUND TO MOVING IN...



SCHOLAR'S CHASE

Off Coldharbour Lane
Stoke Gifford
Gloucestershire
BS16 1QT

CONTACT US ON

01173 327 036

SATNAV

BS16 1QT

Instagram #taylorwimpey

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Facebook taylorwimpey

taylorwimpey.co.uk

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.

