



Perrybrook Brockworth

A collection of 2, 3, 4 and 5 bedroom homes
on the doorstep of the Cotswolds

Located in a tranquil rural idyll but within easy reach of the historic city of Gloucester, Perrybrook offers the perfect blend of town and country living.

This collection of 2, 3, 4 & 5 bedroom homes in the pretty village of Brockworth is just a short distance from the world-famous Cotswolds Area of Outstanding Natural Beauty.

With a supermarket, convenience stores, post office, pharmacy, shops, community and sports centres and several churches nearby, there is no shortage of amenities. Growing families will also be pleased to find a variety of schools catering for youngsters of all ages, and rated highly by Ofsted, not far from home.

Perrybrook

Brockworth GL3 4QU | 01452 404099

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HOMES

Development layout



5 bedroom home

- The Collcutt
- The Fletcher
- The Luytens
- The Ripley

4 bedroom home

- The Cottingham
- The Foulston
- The Grainger
- The Kempthorne
- The Knightly
- The Mylne
- The Pembroke

3 bedroom home

- The Berkeley
- The Eveleigh
- The Heyward
- The Mountford
- The Mountford B

2 bedroom home

- The Hardwick

*Affordable homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

bs	bin store	garage entrance
cs	cycle store	drive through/ car port entrance
v	visitor parking space	
ps	pumping station	

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales consultant for specific details.



The Grainger 4 bedroom home

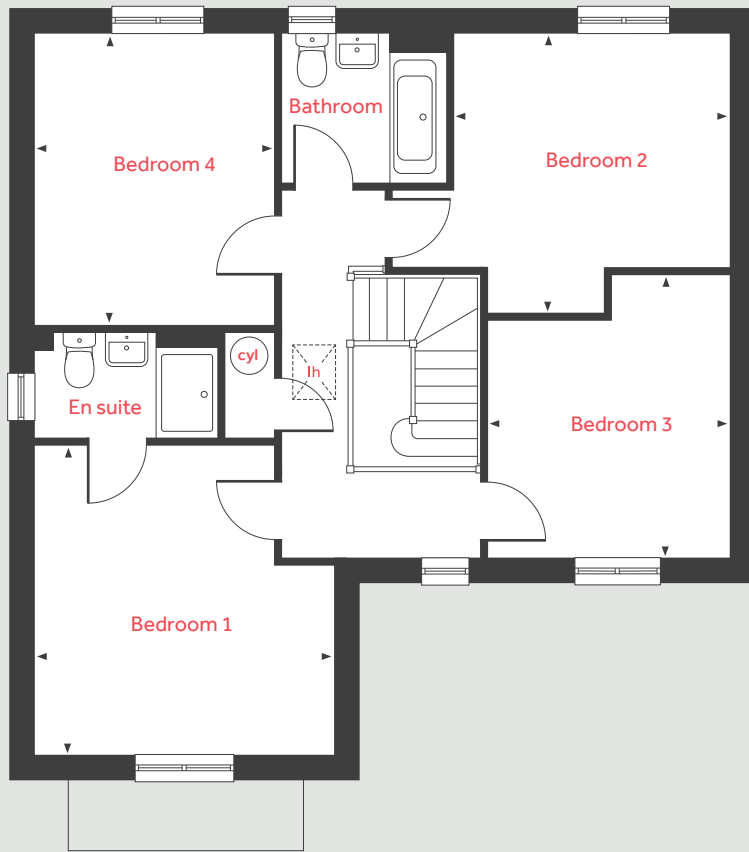
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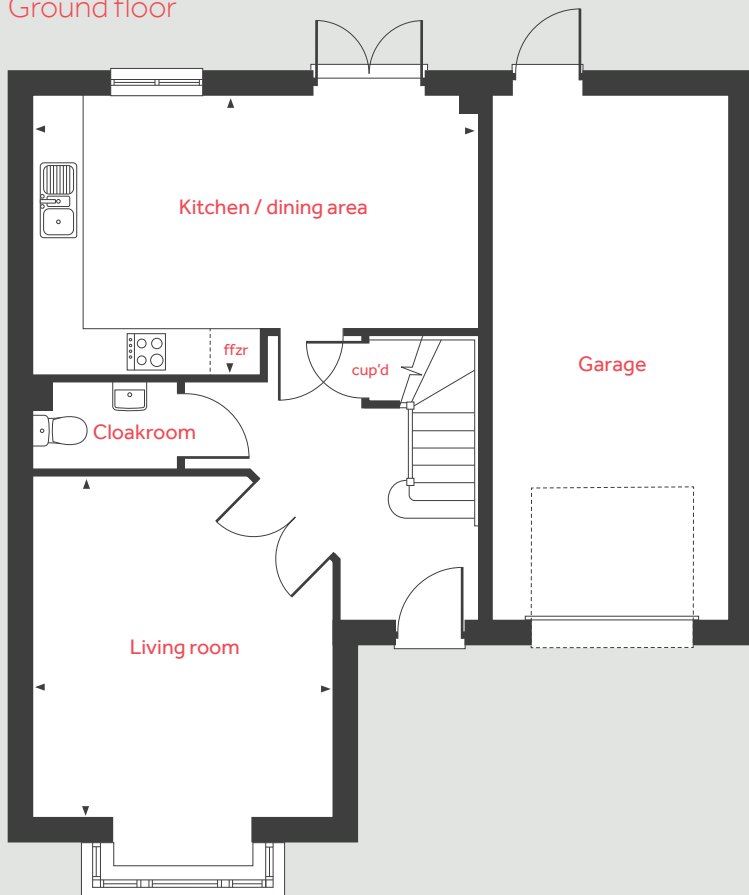
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First floor



Ground floor



The Grainger

4 bedroom home

Ground floor

Living room

4.39m x 3.90m 14'4" x 12'10"

Kitchen / dining area

5.81m x 3.62m 19'0" x 11'10"

First floor

Bedroom 1

4.03m x 3.90m 13'2" x 12'9"

Bedroom 2

3.70m x 3.58m 12'1" x 11'9"

Bedroom 3

3.65m x 3.19m 11'11" x 10'5"

Bedroom 4

3.80m x 3.12m 12'5" x 10'3"

lh	loft hatch	ffzr	integrated fridge freezer
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard		

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The Ripley 5 bedroom home

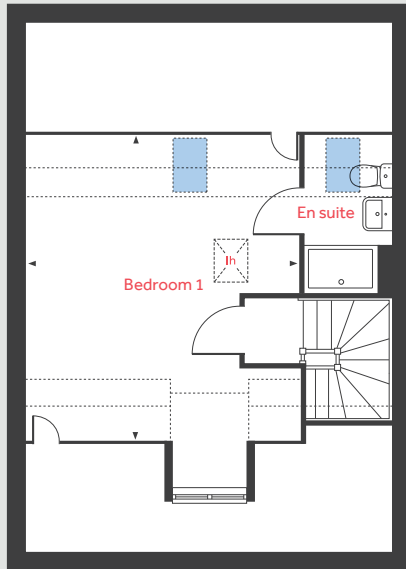
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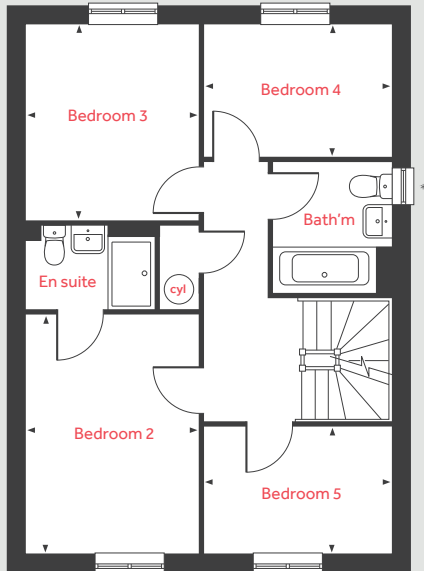
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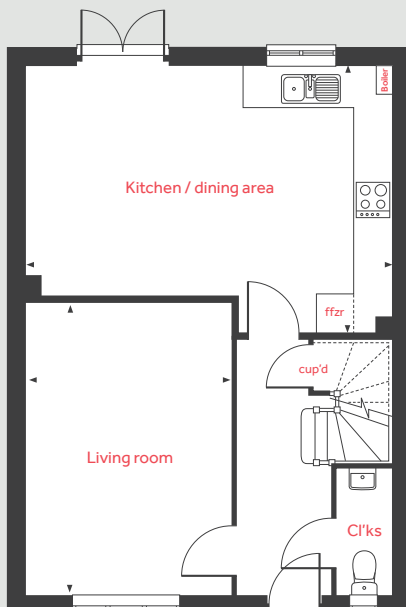
Second floor



First floor



Ground floor



The Ripley

5 bedroom home

Ground floor

Living room

4.83m x 3.39m 15'10" x 11'1"

Kitchen / dining area

6.04m x 4.37m 19'9" x 14'4"

First floor

Bedroom 2

3.95m x 2.86m 12'11" x 9'4"

Bedroom 3

3.20m x 2.86m 10'6" x 9'4"

Bedroom 4

3.10m x 2.16m 10'2" x 7'1"

Bedroom 5

3.10m x 2.10m 10'2" x 6'11"

Second floor

Bedroom 1

5.12m x 4.51m 16'9" x 14'9"

lh	loft hatch	■	velux window
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard	---	reduced ceiling height
ffzr	integrated fridge freezer		

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*Window to specific homes only.

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The Cottingham 4 bedroom home

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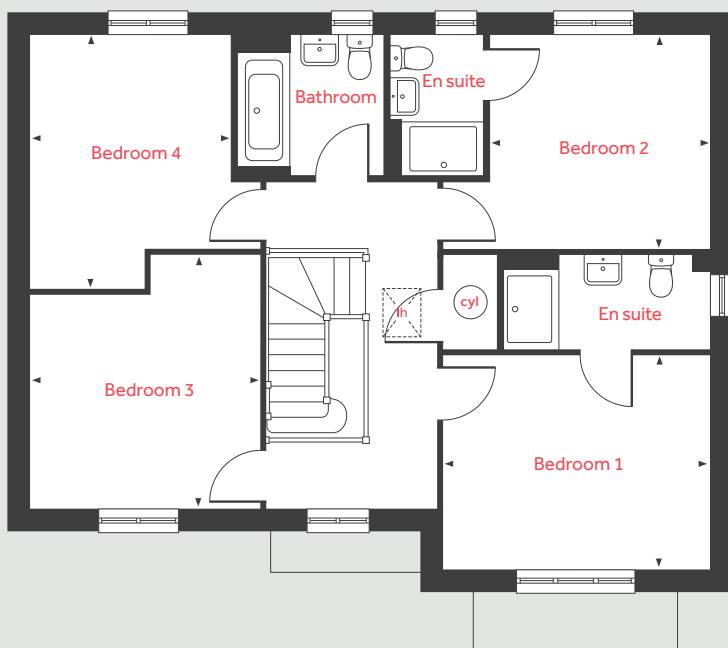
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The Cottingham

4 bedroom home

First floor



Ground floor

Living room

4.60m x 4.20m 15'1" x 13'9"

Kitchen / dining / family area

9.97m x 3.09m 32'8" x 10'1"

Study

2.27m x 1.81m 7'5" x 5'11"

First floor

Bedroom 1

3.90m x 3.15m 12'9" x 10'4"

Bedroom 2

3.23m x 3.14m 10'7" x 10'4"

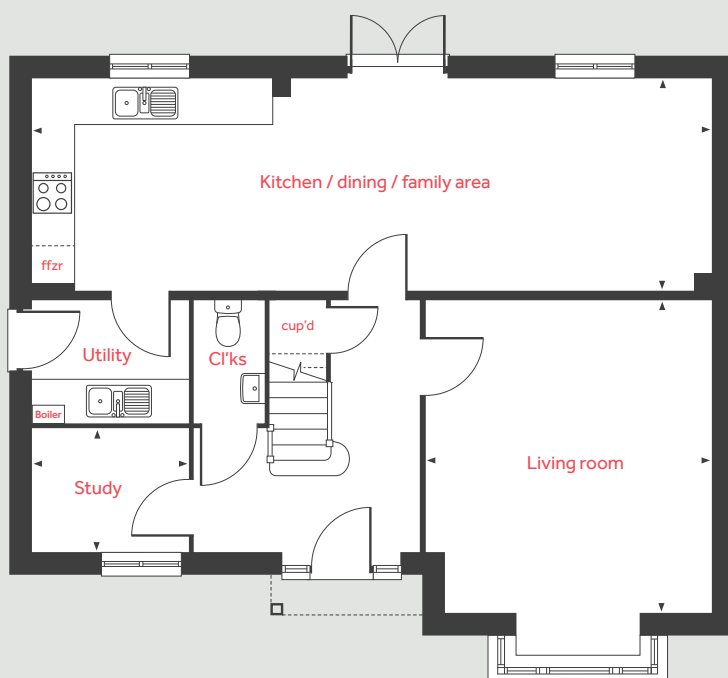
Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

Bedroom 4

3.73m x 2.93m 12'2" x 9'7"

Ground floor



lh	loft hatch	ffzr	integrated fridge freezer
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard		

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The Leverton 4 bedroom home

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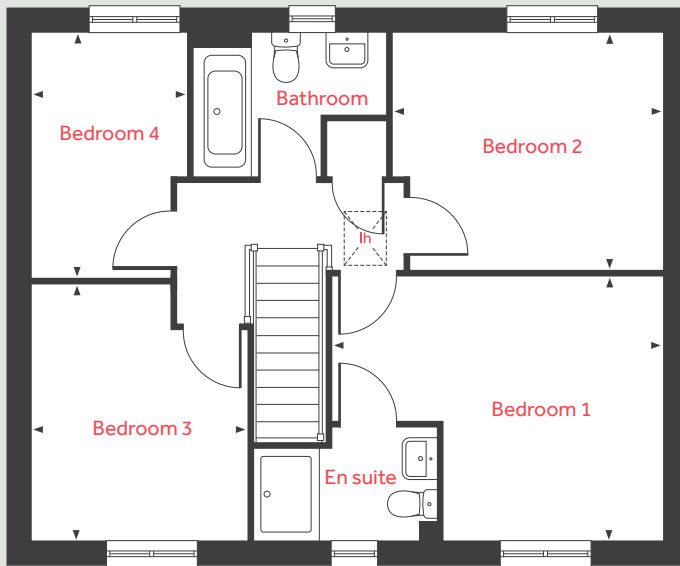
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The Leverton

4 bedroom home

First floor



Ground floor

Living room

4.81m x 3.39m 15'9" x 11'1"

Kitchen

3.24m x 2.80m 10'7" x 9'2"

Dining area

3.91m x 2.81m 12'10" x 9'2"

Study

3.39m x 1.82m 11'1" x 5'11"

First floor

Bedroom 1

4.40m x 3.49m 14'5" x 11'5"

Bedroom 2

3.59m x 3.15m 11'9" x 10'4"

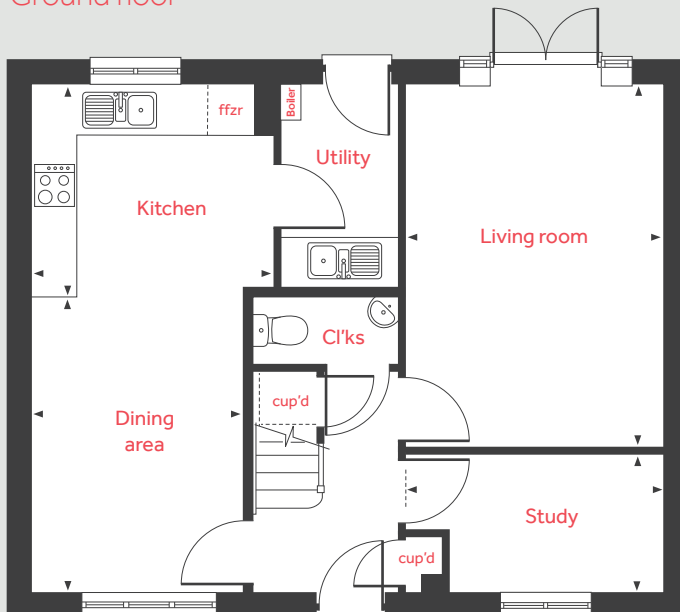
Bedroom 3

3.38m x 2.88m 11'1" x 9'5"

Bedroom 4

3.26m x 2.08m 10'8" x 6'10"

Ground floor



lh	loft hatch	ffzr	integrated fridge freezer
cup'd	cupboard	◀ ▶	measuring points

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The Mylne 4 bedroom home

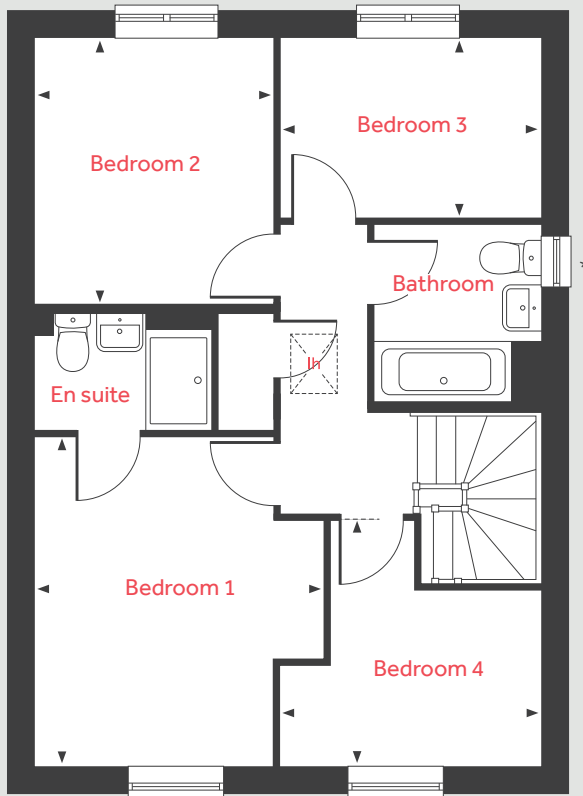
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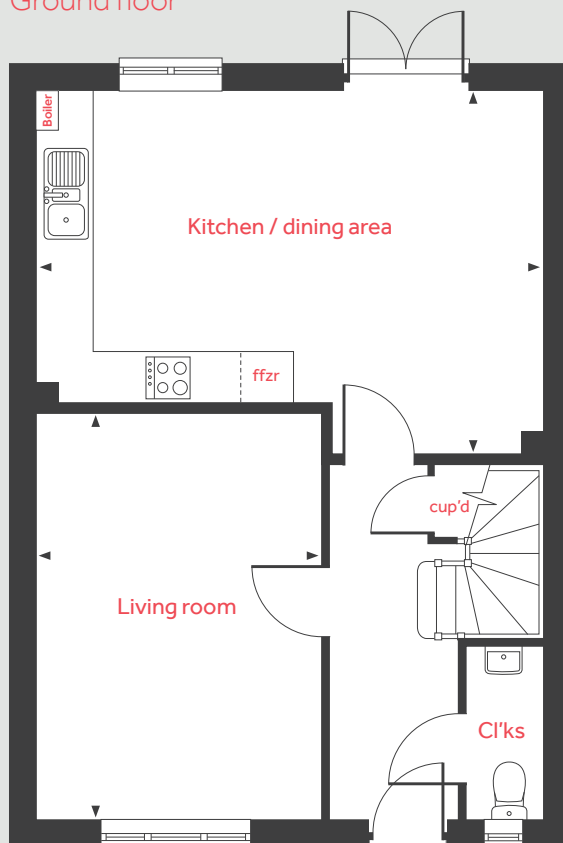
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First floor



Ground floor



The Mylne

4 bedroom home

Ground floor

Living room

4.83m x 3.39m 15'10" x 11'1"

Kitchen / dining area

6.04m x 4.37m 19'9" x 14'4"

First floor

Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

Bedroom 2

3.20m x 2.86m 10'6" x 9'4"

Bedroom 3

3.10m x 2.16m 10'2" x 7'1"

Bedroom 4

3.10m x 2.92m 10'2" x 9'7"

lh	loft hatch	ffzs	space for fridge freezer (semi-detached/terraced homes)
cup'd	cupboard	◀ ▶	measuring points
ffzr	integrated fridge freezer (detached homes)		

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The Pembroke

4 bedroom home

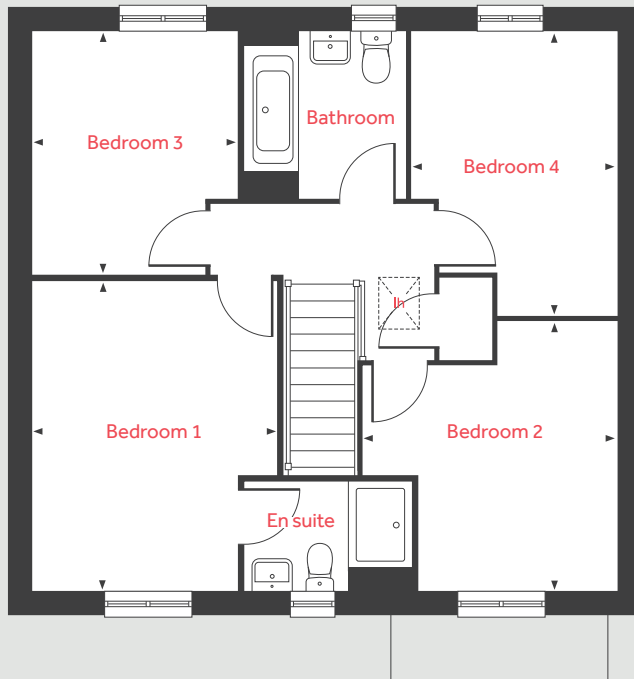
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First floor



The Pembroke

4 bedroom home

Ground floor

Living room

4.83m x 3.50m 15'10" x 11'5"

Kitchen / dining area

8.06m x 3.34m 26'5" x 10'11"

Study

2.41m x 2.37m 7'11" x 7'9"

First floor

Bedroom 1

4.29m x 3.40m 14'1" x 11'2"

Bedroom 2

3.72m x 3.50m 12'2" x 11'5"

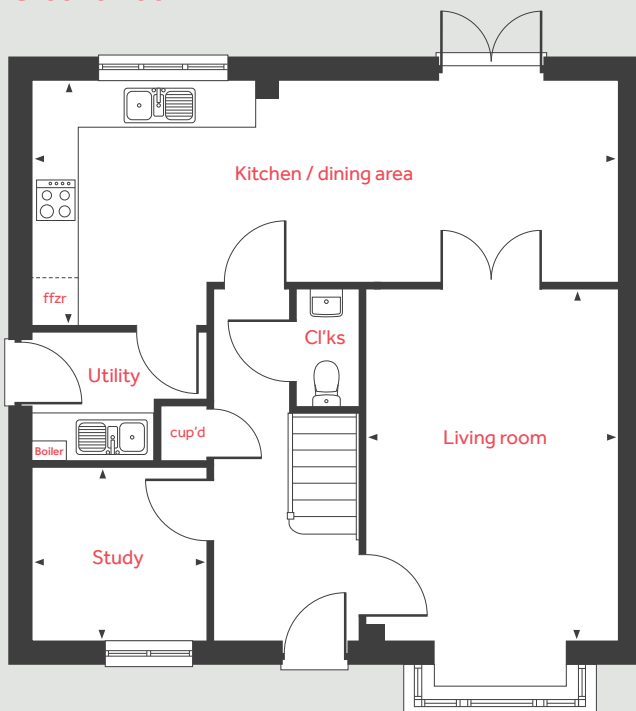
Bedroom 3

3.35m x 2.88m 11'0" x 9'5"

Bedroom 4

3.92m x 2.82m 12'10" x 9'3"

Ground floor



lh	loft hatch	ffzr	integrated fridge freezer
cup'd	cupboard	◀ ▶	measuring points

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The Eveleigh 3 bedroom home

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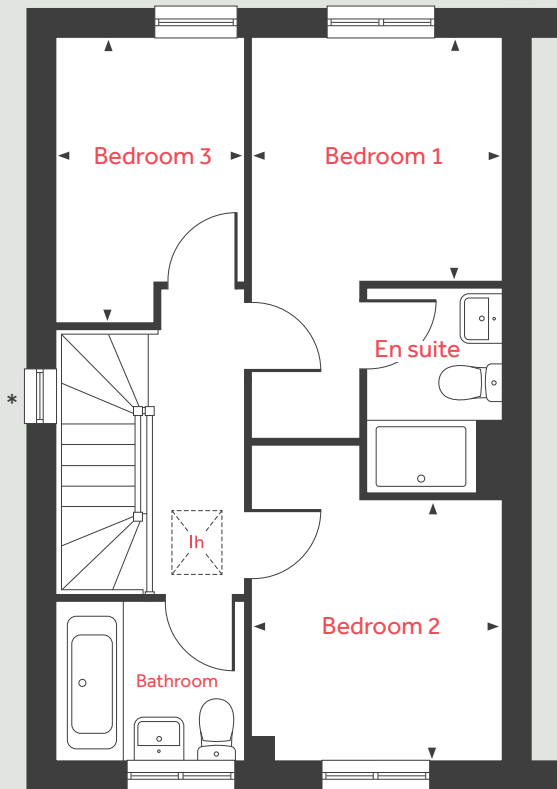
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The Eveleigh

3 bedroom home

First floor



Ground floor

Living room

4.98m x 3.20m 16'4" x 10'6"

Kitchen / dining area

4.78m x 2.80m 15'8" x 9'2"

First floor

Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

Bedroom 2

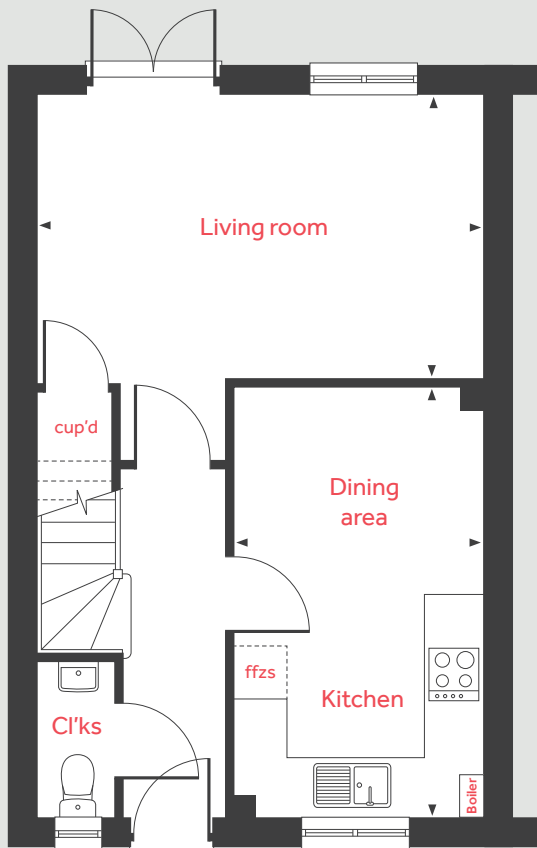
2.90m x 2.78m 9'6" x 9'1"

Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

lh	loft hatch	ffzs	space for fridge freezer
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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The Hardwick 2 bedroom home

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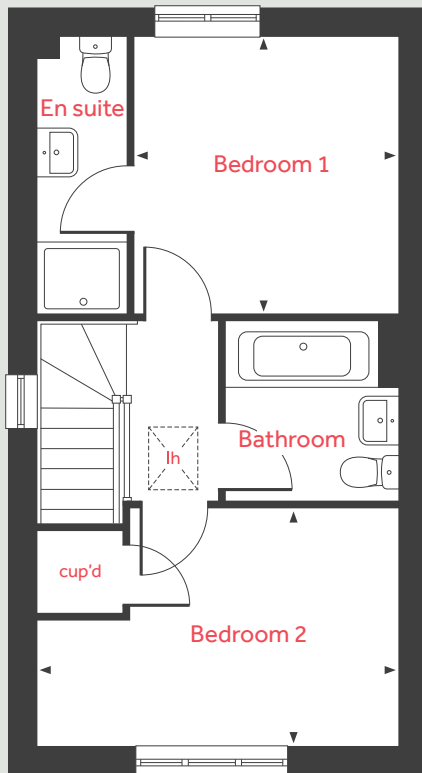
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The Hardwick

2 bedroom home

First floor



Ground floor

Living room

3.70m x 3.51m 12'1" x 11'6"

Kitchen / dining area

4.08m x 3.16m 13'5" x 10'4"

First floor

Bedroom 1

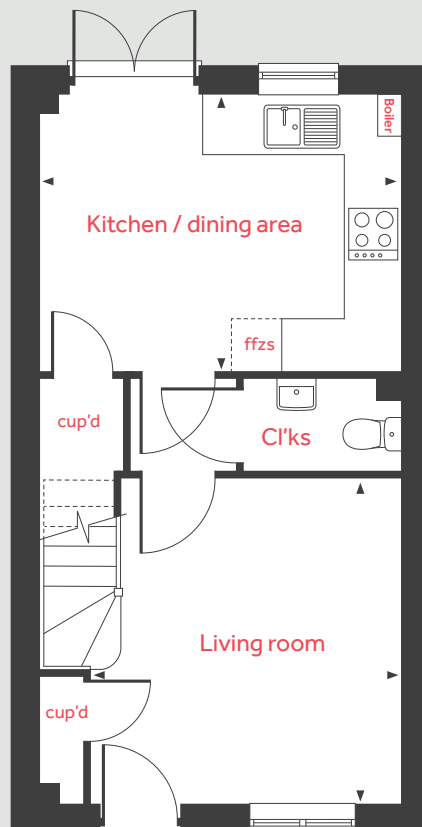
3.16m x 3.01m 10'4" x 9'10"

Bedroom 2

4.08m x 2.70m 13'4" x 8'10"

lh	loft hatch	ffzs	space for fridge freezer
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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The Fletcher 5 bedroom home

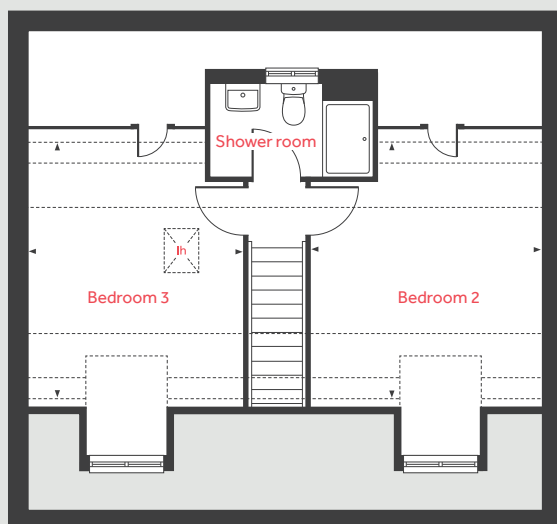
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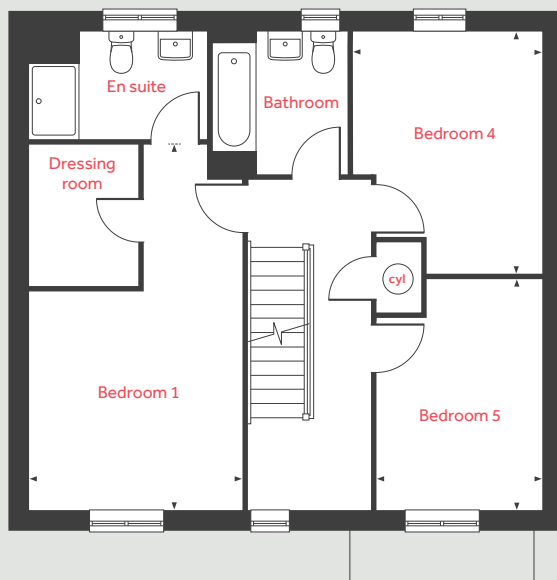
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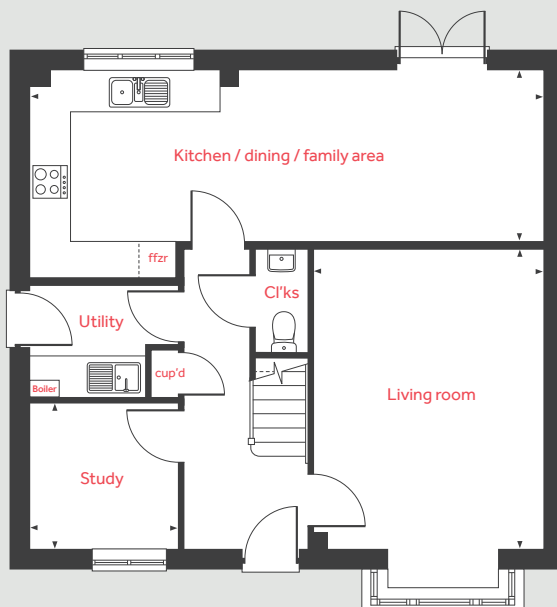
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Ground floor

Living room

4.83m x 3.71m 15'10" x 12'2"

Kitchen / dining / family area

8.29m x 2.74m 27'2" x 9'0"

Study

2.40m x 2.35m 7'11" x 7'8"

First floor

Bedroom 1

5.90m x 3.49m 19'4" x 11'5"

Bedroom 4

3.92m x 3.03m 12'10" x 9'11"

Bedroom 5

3.71m x 2.65m 12'2" x 8'9"

Second floor

Bedroom 2

4.49m x 3.68m 14'9" x 12'1"

Bedroom 3

4.49m x 3.45m 14'9" x 11'4"

lh	loft hatch	ffzr	integrated fridge freezer
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard	---	reduced ceiling height

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The Collcutt 5 bedroom home

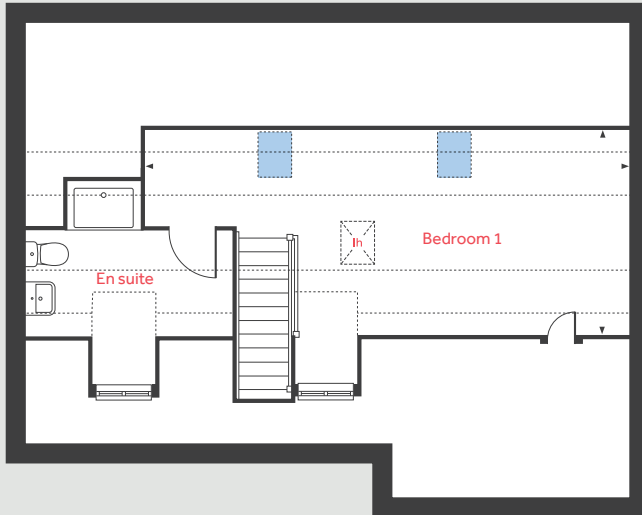
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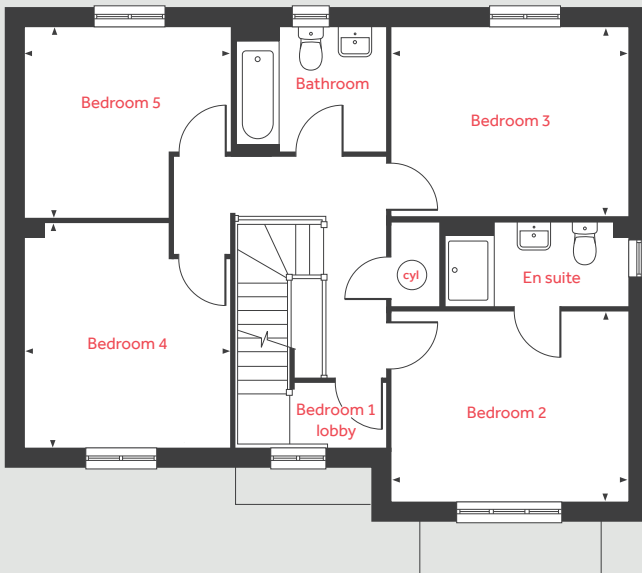
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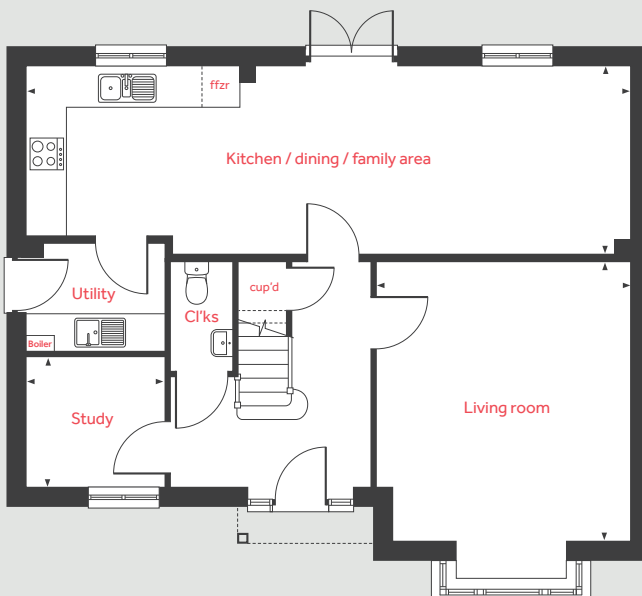
Second floor



First floor



Ground floor



The Collcutt

5 bedroom home

Ground floor

Living room

4.60m x 4.20m 15'1" x 13'9"

Kitchen / dining / family area

9.97m x 3.09m 32'8" x 10'1"

Study

2.24m x 2.10m 7'4" x 6'10"

First floor

Bedroom 2

3.90m x 3.13m 12'9" x 10'3"

Bedroom 3

3.90m x 3.12m 12'9" x 10'3"

Bedroom 4

3.70m x 3.37m 12'2" x 11'1"

Bedroom 5

3.37m x 3.14m 11'1" x 10'3"

Second floor

Bedroom 1

8.04m x 3.55m 26'5" x 11'8"

lh	loft hatch	■	velux window
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard	- - -	reduced ceiling height
ffzr	integrated fridge freezer		

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The Kempthorne 4 bedroom home

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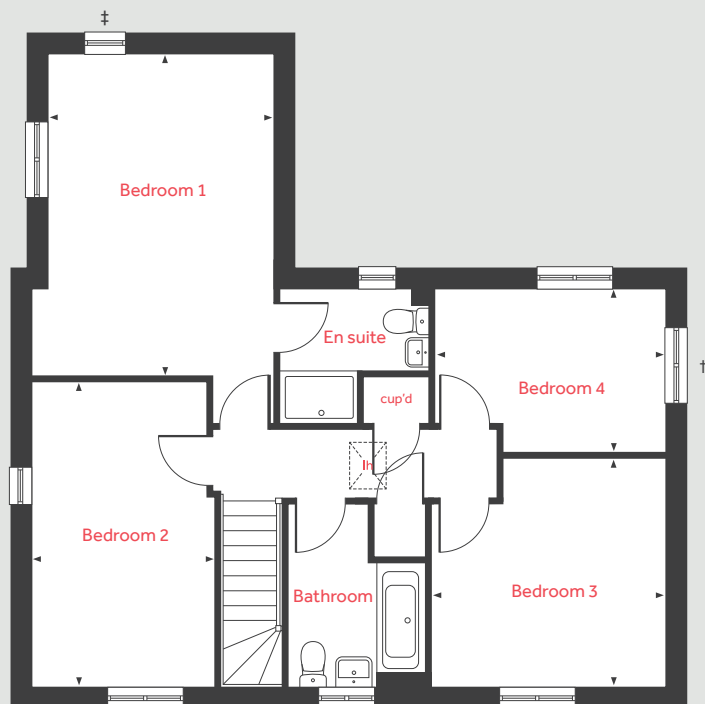
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The Kempthorne

4 bedroom home

First floor



Ground floor

Living room

6.04m x 3.85m 19'9" x 12'7"

Kitchen / dining area

5.57m x 3.67m 18'3" x 12'0"

Dining room / study

2.78m x 2.57m 9'1" x 8'5"

First floor

Bedroom 1

4.87m x 3.45m 15'11" x 11'3"

Bedroom 2

4.67m x 2.76m 15'4" x 9'1"

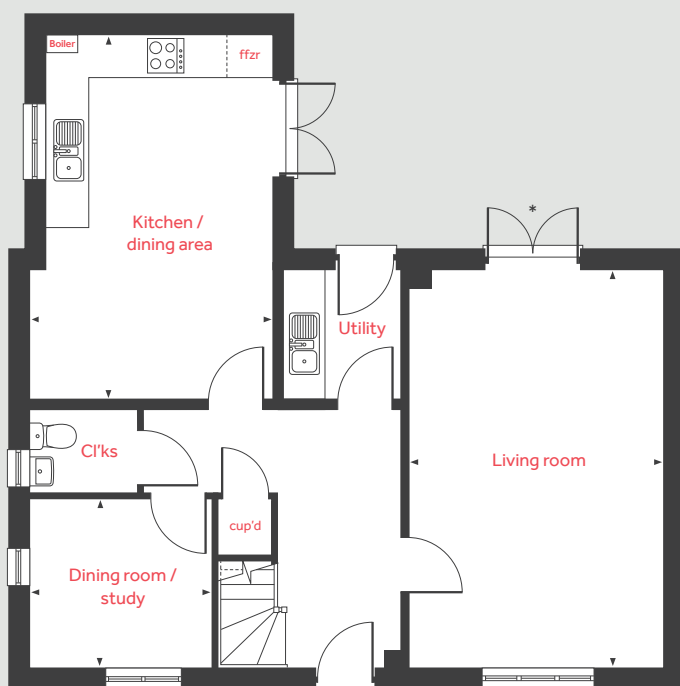
Bedroom 3

3.52m x 3.48m 11'7" x 11'5"

Bedroom 4

3.49m x 2.47m 11'5" x 8'1"

Ground floor



lh	loft hatch	ffzr	integrated fridge freezer
cup'd	cupboard	◀ ▶	measuring points

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The Mountford 3 bedroom home

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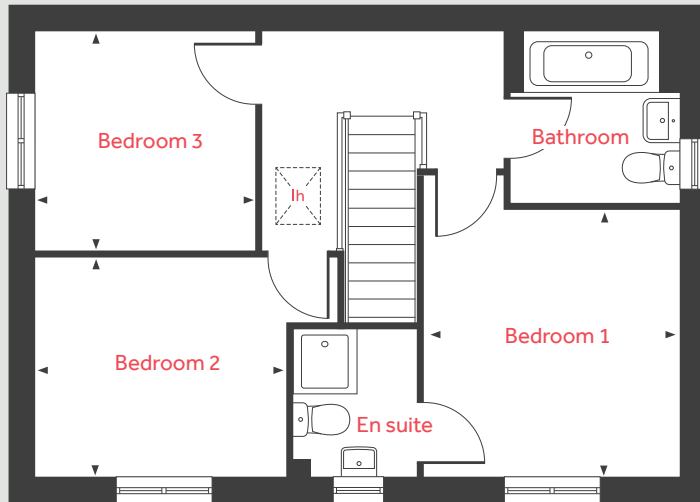
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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.11m 18'4" x 10'2"

Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

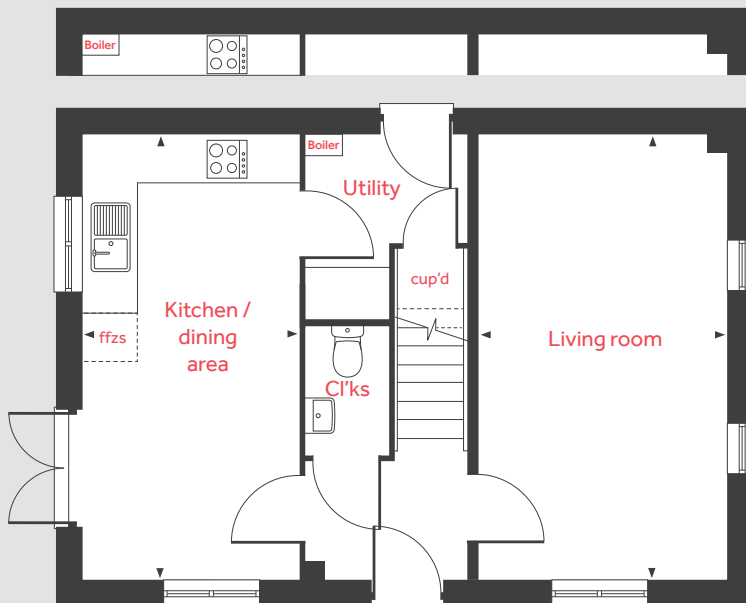
Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

lh	loft hatch	ffzs	space for fridge freezer
cup'd	cupboard	◀ ▶	measuring points

Ground floor

Layout for semi-detached



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The Mountford B 3 bedroom home

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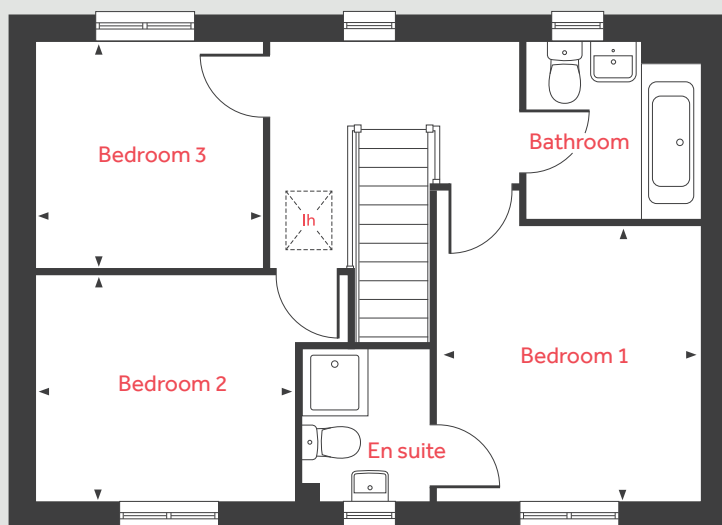
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Linden
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The Mountford B

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.11m 18'4" x 10'2"

Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

Bedroom 2

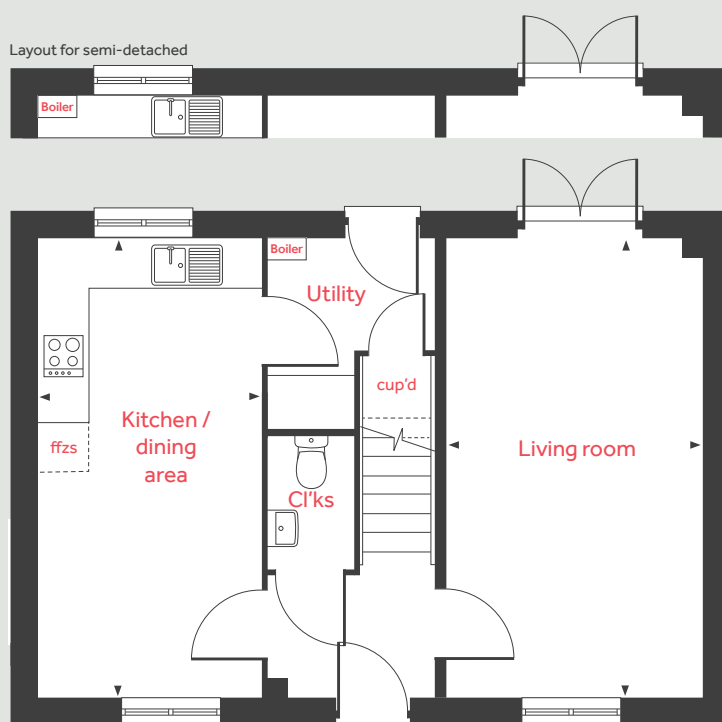
3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

Ground floor

Layout for semi-detached



lh loft hatch ffzs space for fridge freezer
cup'd cupboard < > measuring points

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The Heyward 3 bedroom home

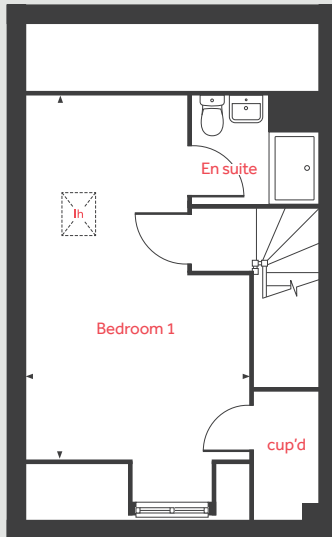
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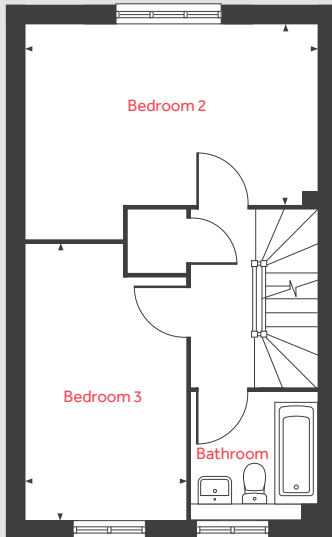
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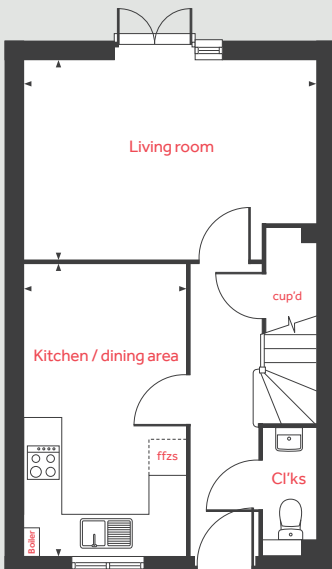
Second floor



First floor



Ground floor



The Heyward

3 bedroom home

Ground floor

Living room

4.83m x 3.28m 15' 10" x 10' 9"

Kitchen / dining area

4.81m x 2.66m 15' 10" x 8' 9"

First floor

Bedroom 2

4.83m x 2.96m 15' 10" x 9' 9"

Bedroom 3

4.56m x 2.66m 15' 0" x 8' 9"

Second floor

Bedroom 1

6.01m x 3.69m 20' 0" x 12' 1"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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The Knightly 4 bedroom home

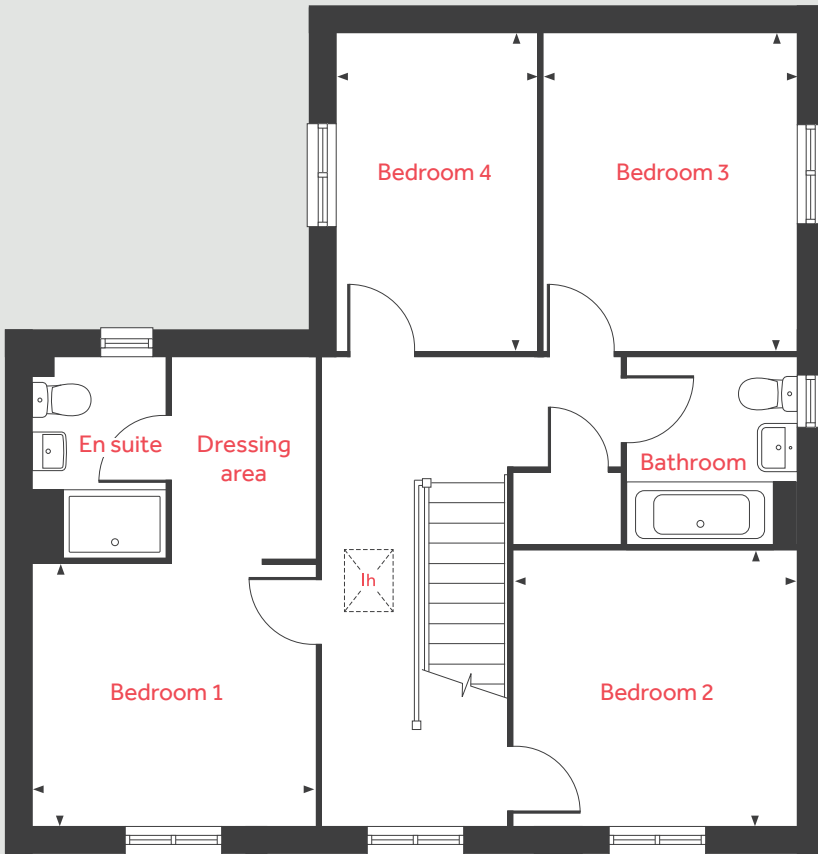
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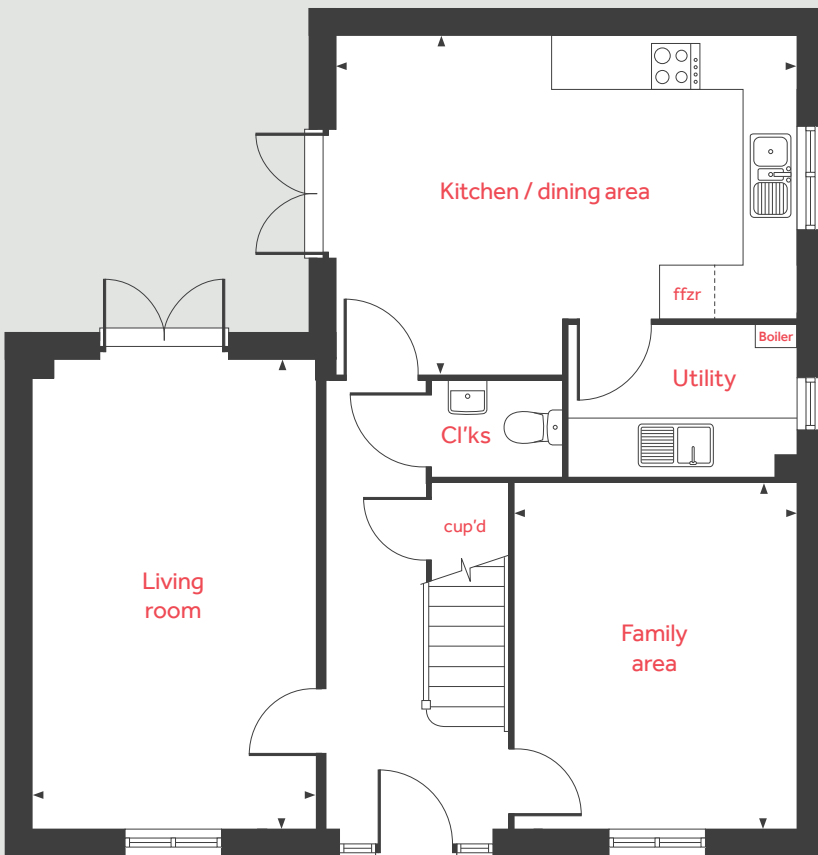
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First floor



Ground floor



The Knightly

4 bedroom home

Ground floor

Living room

5.36m x 3.22m 17'7" x 10'7"

Kitchen / dining area

5.25m x 3.81m 17'3" x 12'6"

Family area

3.23 x 3.93m 10'7" x 12'11"

First floor

Bedroom 1

3.21m x 3.00m 10'6" x 9'10"

Bedroom 2

3.23m x 3.14m 10'7" x 10'3"

Bedroom 3

3.64m x 2.87m 11'11" x 9'5"

Bedroom 4

3.64m x 2.30m 11'11" x 7'6"

lh	loft hatch	ffzr	integrated fridge freezer
cup'd	cupboard	◀ ▶	measuring points

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The Foulston 4 bedroom home

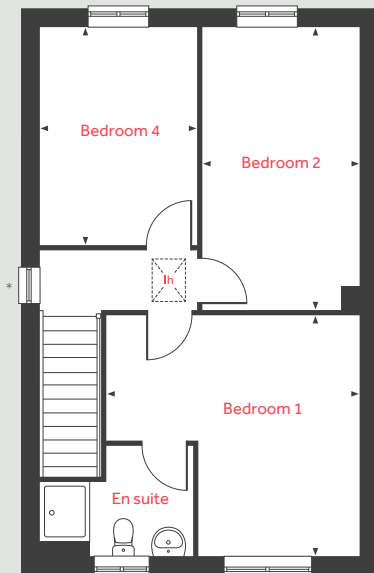
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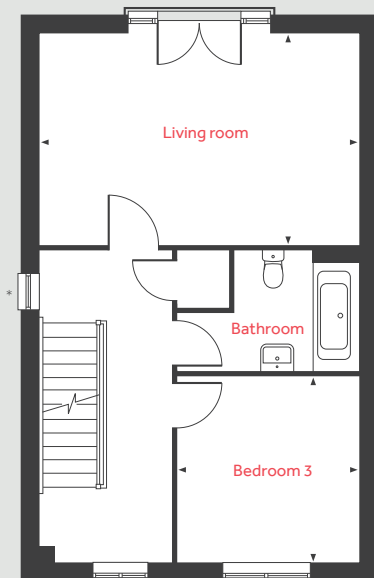
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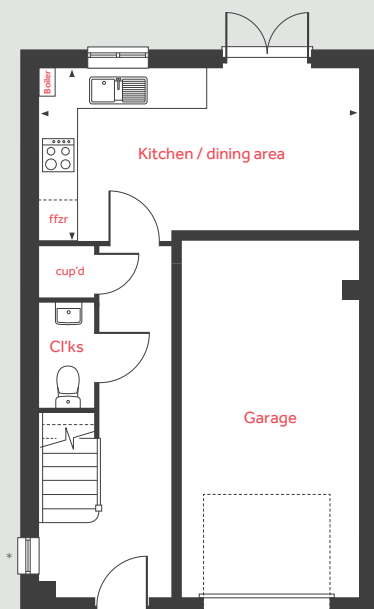
Second floor



First floor



Ground floor



The Foulston

4 bedroom home

Ground floor

Kitchen / dining area
5.32m x 2.86m 17'5" x 9'4"

First floor

Living room
5.32m x 3.52m 17'5" x 11'6"
Bedroom 3
3.12m x 3.02m 10'3" x 9'11"

Second floor

Bedroom 1
4.23m x 4.04m 13'10" x 13'3"
Bedroom 2
4.74m x 2.62m 15'6" x 8'7"
Bedroom 4
3.66m x 2.62m 12'0" x 8'7"

lh	loft hatch	ffzs	fridge freezer space (semi-detached / terraced homes)
cup'd	cupboard		
ffzr	integrated fridge freezer (detached home)	◀ ▶	measuring points

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*Window to specific homes only.



The Luytens 5 bedroom home

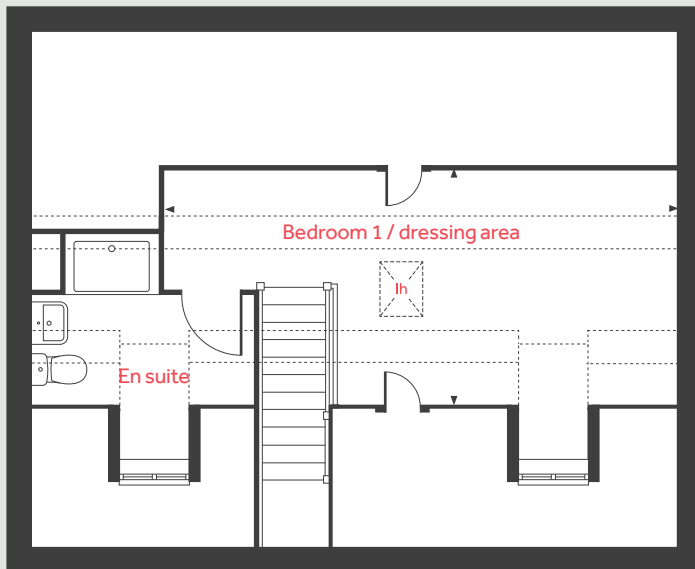
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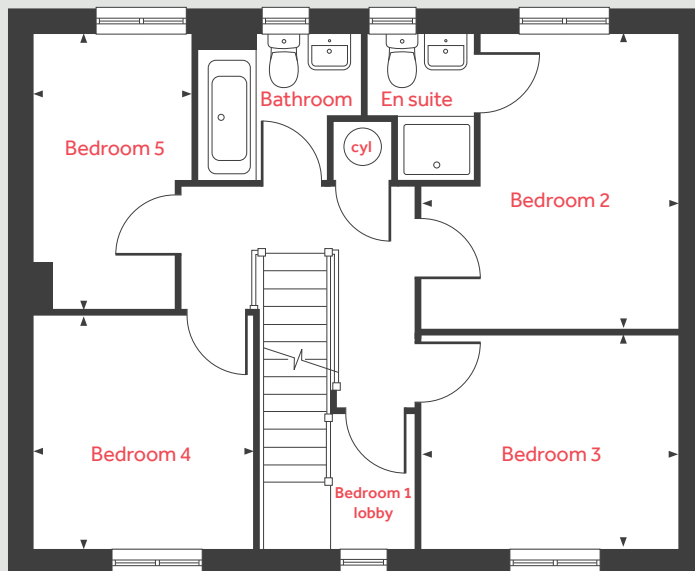
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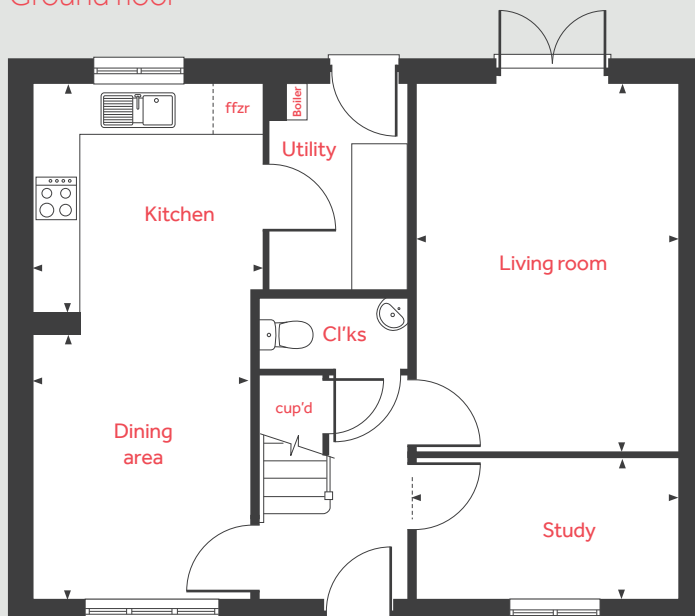
Second floor



First floor



Ground floor



The Luytens

5 bedroom home

Ground floor

Living room

4.81m x 3.39m 15'9" x 11'1"

Kitchen

3.24m x 2.98m 10'7" x 9'9"

Dining area

3.46m x 2.81m 11'4" x 9'2"

Study

3.39m x 1.82m 11'1" x 5'11"

First floor

Bedroom 2

3.86m x 3.36m 12'8" x 11'0"

Bedroom 3

3.36m x 2.78m 11'0" x 9'1"

Bedroom 4

3.05m x 2.88m 10'0" x 9'5"

Bedroom 5

3.59m x 2.07m 11'9" x 6'9"

Second floor

Bedroom 1 / dressing area

6.69m x 3.08m 21'11" x 10'1"

lh	loft hatch	ffzr	integrated fridge freezer
cyl	hot water cylinder	◀ ▶	measuring points
cup'd	cupboard	---	reduced ceiling height

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The Berkeley 3 bedroom home

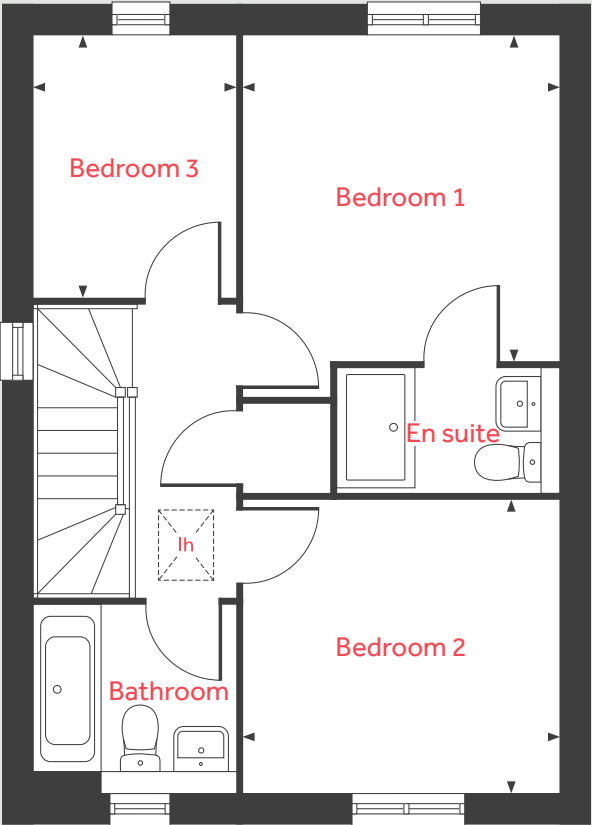
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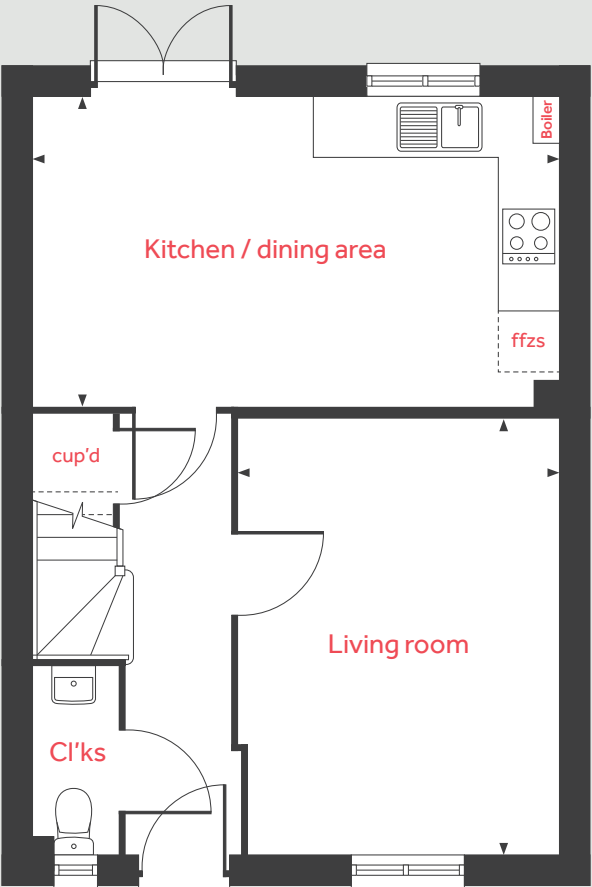
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First floor



Ground floor



The Berkeley

3 bedroom home

Ground floor

Living room		
4.48m x 3.26m		14' 8" x 10' 8"
Kitchen / dining area		
5.37m x 3.16m		17' 7" x 10' 4"

First floor

Bedroom 1		
3.38m x 3.21m		11' 1" x 10' 6"
Bedroom 2		
3.21m x 2.98m		10' 6" x 10' 5"
Bedroom 3		
2.67m x 2.06m		8' 9" x 6' 9"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

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Around the local neighbourhood

- | | | |
|------------------------------|------------------------------|-----------------------------------|
| 1 Tesco Extra | 5 Brockworth Surgery | 9 Brockworth Community Centre |
| 2 Abbotswood Shopping Centre | 6 Tree Tops Day Nursery | 10 Brockworth Children's Centre |
| 3 Brockworth Post Office | 7 Brockworth Primary Academy | 11 Brockworth Rugby Football Club |
| 4 Lloyds Pharmacy | 8 David Lloyd Club | 12 Castle Hill Primary School |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
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