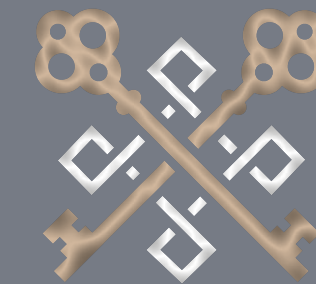


ST EDMUND'S MANOR

SEDGEFIELD

WELCOME TO



ST EDMUND'S MANOR



Images are for illustrative purposes only



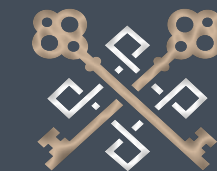
Property shown is a 4-bedroom detached Salisbury

STORY HOMES

Story Homes has been building award winning homes for more than 30 years and throughout that time we've helped many happy families to secure their dream home.

We are delighted to bring a desirable collection of beautiful new homes to Sedgefield. Each and every home at St Edmund's Manor has been designed and engineered to our high standards, whilst considering today's modern lifestyle. Story Homes works in partnership with leading manufacturers, enabling us to build your home to the highest levels of specification.

As well as high quality interiors, our homes feature attractive exteriors incorporating stone, brick and render, adding to the charm of the area and creating the street scenes for which Story Homes is renowned.

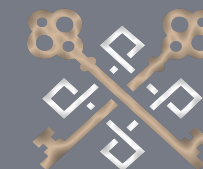




ST EDMUND'S MANOR

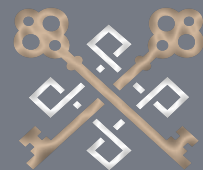
Welcome to St Edmund's Manor, a desirable new development located in the sought after town of Sedgefield, County Durham.

St Edmund's Manor offers an exclusive collection of beautifully designed 3, 4 and 5 bedroom homes. Each property benefits from a variety of modern features including fully fitted kitchens with AEG integrated appliances, bi-fold doors, turfed rear gardens and luxurious bathrooms with fitted vanity units and Porcelanosa tiles.



A SOUGHT AFTER LOCATION

Sedgefield is a highly sought after, picturesque town with a lovely community feel. The town's high street has a number of bistros and restaurants, including the family run Number 4 Tea Shop, serving up a delicious range of homemade cakes and desserts. Local produce can be found at the monthly farmers' market held on the village green, and within five minutes of the development you'll find a Sainsbury's, Post Office, pharmacy, vets and doctors and dentist surgeries.



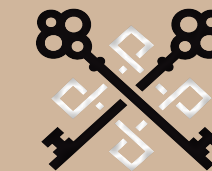


OUT & ABOUT

Living at St Edmund's Manor means you have access to a wide choice of amenities for the whole family. Sedgefield Racecourse is a stone's throw away with regular race nights and family events. For those who enjoy sport the Knotty Hill golf course has three 18-hole courses to choose from and, for those who like a more active option, Sedgefield Harriers running club meets weekly.



St Edmund's Manor is well connected with the A1 being located just minutes away, linking you to Darlington in around 20 minutes and Newcastle city centre in 40 minutes (approximate times by car). Hartlepool and Teesside are also easily reached via the A689 leading to the A19.

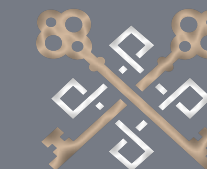




EDUCATION

St Edmund's Manor is perfectly placed for families, offering a good range of primary and secondary schools including Sedgefield Primary School and Sedgefield Hardwick Primary School, as well as the popular Sedgefield Community College for older children.

As for higher education, the North East offers an excellent range of courses at Teesside University, Durham University, Northumbria University and Newcastle University, with the latter being ranked in the top 1% in the world.





Images are for illustrative purposes only



IMPRESSIVE SPECIFICATION

Our homes radiate light and space that is further enhanced by stylish bi-fold/French doors, bringing the outdoors in and creating a seamless link to your paved patio and turfed gardens. Inside, the light is maximised with a crisp white interior to perfectly complement the contemporary staircase.

Story Homes recognises that the heart of a modern home is the space where family and

friends gather to cook, eat, and enjoy the time they spend together. That's why every one of our developments pays close attention to the design, layout and functionality of the kitchen, dining and family areas. Our partnership with Symphony Kitchens allows you to choose from the 'Gallery' range of beautifully designed kitchens and cabinets, worktops and up-stands, available in a variety of finishes and allowing you to give your kitchen its own personality.

Our elegant bathrooms and en-suites are perfect for those who recognise and appreciate quality. Streamlined bathrooms offer a relaxing environment and boast double ended baths, dual flow showers, overhead showers and stylish taps from designer Kelly Hoppen. All are complemented by wall hung vanity units with storage and beautifully accentuated with Porcelanosa tiles from the renowned Spanish brand.



AS INDIVIDUAL AS YOU ARE

High specification kitchens by Symphony with LED and under unit lighting.
'A' rated AEG/Electrolux fully integrated kitchen appliances including*:

- | | |
|------------------------------------|------------------------------|
| dishwasher - | - chimney hood |
| stainless steel double oven - | - fridge / freezer |
| 5-burner stainless steel gas hob - | - Stainless steel splashback |

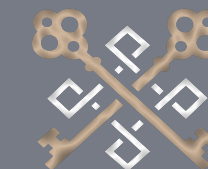
*The specification relates to the majority of appliances and is dependent on house type design. Please check individual specification with Sales Executive, or see specification guide.





INCLUDED AS STANDARD*

- | | | |
|--|---|---|
| High specification bathroom fittings and sanitary-ware by Crosswater | • | • Burglar alarm |
| Extensive tiling to bathrooms | • | • Paved patio |
| Kelly Hoppen brassware | • | • Bi-fold/French doors to patio |
| Contemporary staircase with oak newel posts, handrail and painted spindles | • | • Turfed gardens to front and rear |
| Loft light and electrical socket | • | • 1.8m (6ft) boundary fence/wall to rear garden |
| | | • External PIR sensor lights |
| | | • Large, block paved driveway |



*The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.



AWARD WINNING

For four consecutive years, Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey.

A 5 Star rating is judged upon results from our customers and we regularly receive fantastic feedback from them which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 97% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend (In-house customer satisfaction survey, 2016).



SUSTAINABLE BUILD

Renowned for our quality and high specification, we employ traditional build techniques, whilst equipping your home for 21st century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. It goes without saying that we use quality materials throughout.

We don't just focus on the aesthetics. We use high security doors with multi-point locking, and all of our properties are built with energy efficiency in mind which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

As well as being sustainable our homes allow owners to analyse their energy consumption. Each home at St Edmund's Manor is installed with a smart meter, and together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced.

We are continually evolving our environmental policies and as well as recycling a high percentage of waste generated on site, we've planted hundreds of trees - as well as safeguarding hundreds of others too.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk





GOOD FOR THE ENVIRONMENT

The benefits of a new home could include lower running costs including:

- ‘A’ rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% energy efficient lighting

We create sustainable communities ensuring:

- Close proximity to essential amenities including schools, parks and shops
 - Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
 - Safe public spaces and pedestrian routes^

^Our rear gardens are safe and secure for families to play in, and the majority have 6’ high fencing. We also incorporate cul de sacs into our developments to reduce traffic speeds.



Images are for illustrative purposes only

DEVELOPMENT LAYOUT



HOUSE TYPES



The Mayfair
5 Bedroom Detached House
Large Integral Garage



The Salisbury
4 Bedroom Detached House
Integral Double Garage



The Winchester
4 Bedroom Detached House
Double Detached Garage



The Taunton
4 Bedroom Detached House
Integral Single Garage



The Harrogate
4 Bedroom Detached House
Single Detached Garage



The Arundel
4 Bedroom Detached House
Single or Double Detached Garage



The Warwick
4 Bedroom Detached House
Integral Single Garage



The Boston
4 Bedroom Detached House
Integral Single Garage



The Wellington
4 Bedroom Detached House
Integral Single Garage



The Banbury
3 Bedroom Detached Dormer Bungalow
Single Detached Garage



The Chester
3 Bedroom Detached or Semi-Detached House
Single Detached Garage



The Hastings
3 Bedroom Semi-Detached House
Single Detached Garage



The Hawthorn
2 Bedroom Semi-Detached or Linked House
Driveway Parking



The Acer
2 Bedroom Semi-Detached Bungalow
Driveway Parking

AFFORDABLE HOMES

Images shown are for illustrative purposes only. Although Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Fireplaces (where shown) are not included in our usual specification. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.

THE MAYFAIR

5-BED DETACHED WITH
LARGE INTEGRAL GARAGE,
APPROX 1,905 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|-----------------------|--------------------------------|
| Lounge: | 3675 x 5520 [12'-1" x 18'-1"] |
| Kitchen: | 3630 x 3706 [11'-11" x 12'-2"] |
| Dining / Family Room: | 3350 x 5425 [11'-0" x 17'-10"] |
| Study: | 2593 x 2231 [8'-6" x 7'-4"] |
| Utility: | 3326 x 1604 [10'-11" x 5'-3"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 4393 x 5203 [14'-5" x 17'-1"] |
| Bedroom 2: | 3393 x 3484 [11'-2" x 11'-5"] |
| Bedroom 3: | 2466 x 3966 [8'-1" x 13'-0"] |
| Bedroom 4: | 2466 x 3966 [8'-1" x 13'-0"] |
| Bedroom 5: | 3399 x 2881 [11'-2" x 9'-6"] |



THE SALISBURY

4-BED DETACHED WITH
INTEGRAL DOUBLE GARAGE,
APPROX 1,803 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|-----------------------|-------------------------------|
| Lounge: | 4055 x 5106 [13'-4" x 16'-9"] |
| Kitchen: | 3530 x 3042 [11'-7" x 10'-0"] |
| Dining / Family room: | 6842 x 3411 [22'-6" x 11'-2"] |
| Utility: | 1668 x 3042 [5'-6" x 10'-0"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|---------------------------------|
| Master Bedroom: | 5257 x 5115 [17'-3" x 16'- 10"] |
| Bedroom 2: | 3315 x 3055 [10'-11" x 10'-0"] |
| Bedroom 3: | 4055 x 3195 [13'-4" x 10'-6"] |
| Bedroom 4: | 4055 x 2955 [13'-4" x 9'-8"] |



THE WINCHESTER

4-BED DETACHED WITH
DETACHED DOUBLE GARAGE,

APPROX 1,783 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3830 x 5275 [12'-7" x 17'-4"]

Kitchen / Dining / Family: 9005 x 3608 [29'-7" x 11'-10"]

Study: 2705 x 2482 [8'-11" x 8'-2"]

Utility: 1650 x 2972 [5'-5" x 9'-9"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 5416 x 3817 [17'-9" x 12'-6"]

Bedroom 2: 3124 x 3555 [10'-3" x 11'-8"]

Bedroom 3: 2705 x 4360 [8'-11" x 14'-4"]

Bedroom 4: 3777 x 3555 [12'-5" x 11'-8"]



THE TAUNTON

4-BED DETACHED WITH
INTEGRAL SINGLE GARAGE,

APPROX 1,597 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 4055 x 5670 [13'-4" x 18'-7"]

Kitchen / Dining: 8239 x 3635 [27'-1" x 11'-11"]

Utility: 1776 x 3220 [5'-10" x 10'-7"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 6092 [10'-6" x 20'-0"]

Bedroom 2: 4055 x 3134 [13'-4" x 10'-3"]

Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]

Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



THE HARROGATE

4-BED DETACHED WITH
DETACHED SINGLE GARAGE,
APPROX 1,583 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|--------------|-------------------------------|
| Lounge: | 3645 x 5338 [12'-0" x 17'-6"] |
| Kitchen: | 3977 x 3030 [13'-1" x 9'-11"] |
| Family Room: | 4803 x 3405 [15'-9" x 11'-2"] |
| Dining: | 2800 x 3556 [9'-2" x 11'-0"] |
| Utility: | 2830 x 1601 [9'-3" x 5'-3"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3680 x 4126 [12'-1" x 13'-7"] |
| Bedroom 2: | 2732 x 4180 [9'-0" x 13'-9"] |
| Bedroom 3: | 2709 x 3922 [8'-11" x 12'-11"] |
| Bedroom 4: | 3680 x 3976 [12'-1" x 13'-1"] |



THE ARUNDEL

4-BED DETACHED WITH
DETACHED SINGLE/DOUBLE
GARAGE, APPROX 1,440 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3715 x 7205 [12'-2" x 23'-8"] |
| Kitchen / Dining: | 3775 x 7205 [12'-5" x 23'-8"] |
| Utility: | 2235 x 1668 [7'-4" x 5'-6"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3331 x 4010 [10'-11" x 13'-2"] |
| Guest Bedroom: | 3715 x 3221 [12'-2" x 10'-7"] |
| Bedroom 3: | 3245 x 3195 [10'-8" x 10'-6"] |
| Bedroom 4: | 3324 x 2405 [10'-11" x 7'-11"] |



THE WARWICK

4-BED DETACHED WITH
INTEGRAL SINGLE GARAGE,
APPROX 1,400 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|----------------------|-------------------------------|
| Lounge: | 3830 x 4750 [12'-7" x 15'-7"] |
| Kitchen / Breakfast: | 6265 x 3655 [20'-7" x 12'-0"] |
| Dining: | 3190 x 2845 [10'-6" x 9'-4"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3830 x 3489 [12'-7" x 11'- 5"] |
| Bedroom 2: | 3727 x 2949 [12'-3" x 9'-8"] |
| Bedroom 3: | 3183 x 2948 [10'-5" x 9'-8"] |
| Bedroom 4: | 2740 x 3933 [9'-0" x 12'-11"] |



THE BOSTON

4-BED DETACHED WITH
INTEGRAL SINGLE GARAGE,
APPROX 1,377 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3380 x 5794 [11'-1" x 19'-0"] |
| Kitchen / Dining: | 6565 x 3240 [21'-7" x 10'-8"] |
| Utility: | 1650 x 3240 [5'-5" x 10'-8"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3370 x 5292 [11'-1" x 17'- 5"] |
| Bedroom 2: | 2514 x 4495 [8'-3" x 14'-9"] |
| Bedroom 3: | 3616 x 3382 [11'-10" x 11'-1"] |
| Bedroom 4: | 2330 x 3777 [7'-8" x 12'-5"] |



THE WELLINGTON

4-BED DETACHED WITH
INTEGRAL SINGLE GARAGE,
APPROX 1,238 SQ FT

GROUND FLOOR DIMENSIONS:

- Lounge: 3255 x 5305 [10'-8" x 15'-5"]
- Kitchen / Dining: 6415 x 2875 [21'-1" x 9'-5"]
- Utility: 1658 x 2875 [5'-5" x 9'-5"]

FIRST FLOOR DIMENSIONS:

- Master Bedroom: 3077 x 3945 [10'-1" x 12'- 11"]
- Bedroom 2: 2830 x 3867 [9'-3" x 12'-8"]
- Bedroom 3: 3077 x 3595 [10'-1" x 11'-10"]
- Bedroom 4: 2607 x 3673 [8'-7" x 12'-1"]



THE BANBURY

3-BED DETACHED DORMER
BUNGALOW WITH DETACHED
SINGLE GARAGE,
APPROX 1,076 SQ FT

GROUND FLOOR DIMENSIONS:

- Lounge: 4515 x 4038 [14'-10" x 13'-3"]
- Kitchen / Dining: 2930 x 3876 [9'-7" x 12'-9"]
- Bedroom 2: 3138 x 3042 [10'-4" x 10'-0"]
- Bedroom 3: 3268 x 2739 [10'-9" x 9'-0"]

FIRST FLOOR DIMENSIONS:

- Master Bedroom: 3603 x 4412 [11'-10" x 14'-6"]



THE CHESTER

3-BED SEMI DETACHED WITH
DETACHED SINGLE GARAGE,
APPROX 1,031 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|--------------------------------|
| Lounge: | 3028 x 5742 [9'-11" x 18'-10"] |
| Kitchen / Dining: | 2715 x 5743 [8'-11" x 18'-10"] |
| Utility: | 2175 x 1220 [7'-2" x 4'-0"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 2750 x 3915 [9'-0" x 12'-10"] |
| Bedroom 2: | 3174 x 3014 [10'-5" x 9'-11"] |
| Bedroom 3: | 3174 x 2614 [10'-5" x 8'-7"] |

*Floor plan shows the detached Chester, please
see Sales Executive for semi-detached version.



THE HASTINGS

3-BED SEMI DETACHED WITH
DETACHED SINGLE GARAGE,
APPROX 955 SQ FT

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3492 x 4808 [11'-6" x 15'-9"] |
| Kitchen / Dining: | 5068 x 2785 [16'-8" x 9'-2"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3648 x 3261 [12'-0" x 10'- 8"] |
| Bedroom 2: | 2821 x 2810 [9'-3" x 9'-3"] |
| Bedroom 3: | 2131 x 2820 [7'-0" x 9'-3"] |



HOW TO FIND US



TS21 2JX

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk

The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

Find out more at www.consumercode.co.uk



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