

Sadler Woods
Eaglescliffe, TS16 0RW





Welcome to
Sadler Woods.

We go to great lengths to
craft beautiful, well-built
homes that are anything
but standard.

Built with modern living in mind, think spacious,
open plan living areas that offer the flexibility to
live your way. All finished with the highest
attention to detail and a specification that
includes more than you'd expect.

Our expertly crafted, eye-catching exteriors are a
cut above the rest, with generous gardens and
details that make your home feel unique.

Discover your forever home at Sadler Woods,
Eaglescliffe.

Homes that are
built to last,
with a high
specification.



“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with the Story Collection, and we couldn’t be more proud.”

Andrew Hewson, Head of Design

Step inside a Story home and you will find a high specification, with more included than you might think. Here are just a few of our favourite features...



Designer kitchens with bi-fold or French doors



Open plan flexible living



Porcelanosa bathroom tiles



High-quality materials



Larger gardens and paved patio areas



Beautiful street scenes

Our homes at Sadler Woods.

Our homes feature attractive exteriors, adding to the charm of the area and creating the beautiful street scenes for which Story Homes is renowned.



The Charlton
5-bedroom detached house
Integral large garage



The Robinson
4-bedroom detached house
Detached single or double garage



The Pearson
4-bedroom detached house
Integral single garage



The Spencer
3-bedroom semi-detached house
Driveway parking



The Masterton
5-bedroom detached house
Integral double garage



The Sanderson
4-bedroom detached house
Integral single garage



The Dawson
3-bedroom semi-detached townhouse with study
Driveway parking



The Harper
3-bedroom semi-detached or terraced house
Driveway parking



The Lawson
4-bedroom detached house
Integral single garage



The Harrison
4-bedroom detached house
Integral single garage



The Butler
3-bedroom detached house
Integral single garage

Affordable homes



The Fulford
3-bedroom semi-detached or terraced house
Driveway parking



The Bailey
2-bedroom semi-detached or terraced house
Driveway parking



The Hewson
4-bedroom detached house
Integral single garage



The Ferguson
4-bedroom detached house
Integral single garage



The Cooper
3-bedroom semi-detached house
Driveway parking



Images shown are for illustrative purposes only. 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 and does not constitute a contract, part of a contract or warranty. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely on. Any information that is available regarding future development or phases will be provided by our Sales Executive in advance of reservation.

The Charlton

5-bedroom detached house with integral large garage
Total floor area: 176 sq m (1890 sq.ft.)



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The Masterton

5-bedroom detached house with integral double garage
Total floor area: 166 sq m (1787 sq.ft.)



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Ground floor

Lounge:	3675 x 5466	[12'-1" x 17'-11"]
Kitchen:	3700 x 3580	[12'-2" x 11'-9"]
Family/dining:	3576 x 5405	[11'-9" x 17'-9"]
Study:	2553 x 2464	[8'-5" x 8'-1"]



First floor

Main bedroom:	4353 x 4920	[14'-3" x 16'-2"]
Bedroom 2:	4375 x 2793	[14'-4" x 9'-2"]
Bedroom 3:	2495 x 4527	[8'-2" x 14'-10"]
Bedroom 4:	2549 x 3870	[8'-4" x 12'-8"]
Bedroom 5:	2781 x 3450	[9'-2" x 11'-4"]



Ground floor

Lounge:	4912 x 3942	[16'-2" x 12'-11"]
Kitchen/family:	5028 x 4682	[16'-6" x 15'-4"]
Dining:	2845 x 3186	[9'-4" x 10'-6"]



First floor

Main bedroom:	3491 x 5315	[11'-6" x 17'-5"]
Bedroom 2:	2893 x 4249	[9'-6" x 13'-11"]
Bedroom 3:	5027 x 3568	[16'-6" x 11'-9"]
Bedroom 4:	3118 x 2887	[10'-3" x 9'-6"]
Bedroom 5:	2601 x 2887	[8'-6" x 9'-6"]

The Lawson

4-bedroom detached house with integral single garage
Total floor area: 152 sq m (1633 sq.ft.)



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Ground floor

Lounge:	3565 x 5111	[11'-8" x 16'-9"]
Kitchen:	3715 x 3592	[12'-2" x 11'-10"]
Dining:	3720 x 2932	[12'-3" x 9'-8"]
Family:	3720 x 2407	[12'-3" x 7'-11"]



First floor

Main bedroom:	4055 x 5732	[13'-4" x 18'-10"]
Bedroom 2:	3841 x 3092	[12'-7" x 10'-2"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2792 x 3360	[9'-2" x 11'-0"]

The Hewson

4-bedroom detached house with integral single garage
Total floor area: 145 sq m (1556 sq.ft.)



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Ground floor

Lounge:	3340 x 4355	[11'-0" x 14'-4"]
Kitchen:	3130 x 3276	[10'-3" x 10'-9"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family:	2792 x 3500	[9'-2" x 11'-6"]



First floor

Main bedroom:	4412 x 5595	[14'-6" x 18'-4"]
Bedroom 2:	3337 x 3825	[10'-11" x 12'-7"]
Bedroom 3:	3789 x 2780	[12'-5" x 9'-2"]
Bedroom 4:	2889 x 3725	[9'-6" x 12'-3"]

The Robinson

4-bedroom detached house with detached single or double garage
Total floor area: 141 sq m (1520 sq.ft.)



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The Sanderson

4-bedroom detached house with integral single garage
Total floor area: 133 sq m (1433 sq.ft.)



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Ground floor

Lounge:	3338 x 4180	[10'-11" x 13'-9"]
Kitchen/dining:	4803 x 4297	[15'-5" x 14'-1"]
Family:	3600 x 3285	[11'-10" x 10'-9"]
Study:	2867 x 3030	[9'-5" x 9'-11"]



First floor

Main bedroom:	3839 x 4638	[12'-7" x 15'-3"]
Bedroom 2:	3400 x 3963	[11'-2" x 13'-0"]
Bedroom 3:	2747 x 3564	[9'-0" x 11'-8"]
Bedroom 4:	2586 x 3564	[8'-6" x 11'-8"]



Ground floor

Lounge:	3565 x 4489	[11'-8" x 14'-9"]
Kitchen:	3228 x 3961	[10'-7" x 13'-0"]
Dining/family:	4500 x 3041	[14'-9" x 10'-0"]



First floor

Main bedroom:	3565 x 4551	[11'-8" x 14'-11"]
Bedroom 2:	2679 x 4428	[8'-10" x 14'-6"]
Bedroom 3:	2792 x 3886	[9'-2" x 12'-9"]
Bedroom 4:	2638 x 3294	[8'-8" x 10'-10"]

The Harrison

4-bedroom detached house with integral single garage
Total floor area: 125 sq m (1344 sq.ft.)



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Ground floor

Lounge:	3340 x 4516	[11'-0" x 14'-10"]
Kitchen:	3340 x 3849	[11'-0" x 12'-8"]
Dining/family:	4950 x 3149	[16'-3" x 10'-4"]



First floor

Main bedroom:	3340 x 4570	[11'-0" x 15'- 0"]
Bedroom 2:	3262 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2502 x 4425	[8'-3" x 14'-6"]
Bedroom 4:	2728 x 3439	[8'-11" x 11'-4"]

The Ferguson

4-bedroom detached house with integral single garage
Total floor area: 113 sq m (1215 sq.ft.)



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Ground floor

Lounge:	3037 x 5285	[10'-0" x 17'-4"]
Kitchen/dining:	5365 x 2855	[17'-7" x 9'-4"]
Family:	2475 x 2855	[8'-2" x 9'-4"]



First floor

Main bedroom:	2741 x 3887	[9'-0" x 12'- 9"]
Bedroom 2:	2585 x 3812	[8'-6" x 12'-6"]
Bedroom 3:	2741 x 3640	[9'-0" x 11'-11"]
Bedroom 4:	2664 x 3715	[8'-9" x 12'-2"]

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The Pearson

4-bedroom detached house with integral single garage
Total floor area: 107 sq m (1147 sq.ft.)



Ground floor

Lounge: 3475 x 4306 [11'-5" x 14'-2"]
Kitchen/dining: 5518 x 3671 [18'-1" x 12'-1"]



First floor

Main bedroom: 3474 x 4181 [11'-5" x 13'-9"]
Bedroom 2: 2528 x 3796 [8'-4" x 12'-6"]
Bedroom 3: 2565 x 3796 [8'-5" x 12'-6"]
Bedroom 4: 2727 x 4181 [8'-11" x 13'-9"]

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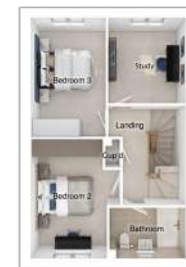
The Dawson

3-bedroom semi-detached townhouse with driveway parking
Total floor area: 131 sq m (1413 sq.ft.)



Ground floor

Lounge: 3028 x 5811 [9'-11" x 19'-1"]
Kitchen/dining/family: 5208 x 4804 [17'-1" x 15'-9"]



First floor

Bedroom 2: 3000 x 4009 [9'-10" x 13'-2"]
Bedroom 3: 2470 x 3968 [8'-1" x 13'-0"]
Bedroom 4: 2650 x 2841 [8'-8" x 9'-4"]



Second floor

Main bedroom: 4054 x 7442 [13'-4" x 24'-5"]

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The Butler

3-bedroom detached house with integral single garage
Total floor area: 99 sq m (1060 sq.ft.)



Ground floor

Lounge:	3139 x 4706	[10'-4" x 15'-5"]
Kitchen/dining:	4128 x 3659	[13'-7" x 12'-0"]



First floor

Main bedroom:	3139 x 5479	[10'-4" x 18'-0"]
Bedroom 2:	2938 x 3820	[9'-8" x 12'-6"]
Bedroom 3:	2837 x 3257	[9'-4" x 10'-8"]

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The Cooper

3-bedroom semi-detached house with driveway parking
Total floor area: 97 sq m (1039 sq.ft.)



Ground floor

Lounge:	3003 x 5815	[9'-10" x 19'-1"]
Kitchen/dining:	2700 x 5815	[8'-10" x 19'-1"]



First floor

Main bedroom:	2762 x 4272	[9'-1" x 14'-0"]
Bedroom 2:	3153 x 2995	[10'-4" x 9'-10"]
Bedroom 3:	3153 x 2732	[10'-4" x 9'-0"]

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The Spencer

3-bedroom semi-detached house with driveway parking
Total floor area: 89 sq m (953 sq.ft.)



Ground floor

Lounge:	3090 x 4942	[10'-2" x 16'-3"]
Kitchen/dining:	2620 x 3754	[8'-7" x 12'-4"]
Family:	2588 x 3260	[8'-6" x 10'-8"]



First floor

Main bedroom:	3059 x 3806	[10'-1" x 12'-6"]
Bedroom 2:	2719 x 3208	[8'-11" x 10'-6"]
Bedroom 3:	2400 x 2152	[7'-11" x 7'-1"]

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The Harper

3-bedroom semi-detached house with driveway parking
Total floor area: 79 sq m (849 sq.ft.)



Ground floor

Lounge:	3644 x 4988	[12'-0" x 16'-5"]
Kitchen/dining:	4645 x 3101	[15'-3" x 10'-2"]



First floor

Main bedroom:	2550 x 3668	[8'-4" x 12'-1"]
Bedroom 2:	2550 x 3275	[8'-4" x 10'-9"]
Bedroom 3:	2007 x 2344	[6'-7" x 7'-8"]

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Homes that are built to last, with a high specification.



Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. Plus with media plates and a centrally located router, our homes are made with modern living in mind. French or bi-fold doors also come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

It's not only our high specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property, using less energy and producing significantly lower CO 2 emissions, meaning lower running costs. Energy saving features could include:

- High levels of thermal efficiency
- Dual flush toilets
- 100% energy efficient lighting

Each home at Sadler Woods is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

		The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Harrison	The Ferguson	The Pearson	The Dawson	The Butler	The Cooper	The Spencer	The Harper
Doors, joinery and finishes	Cast stone/features	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Bi-fold/French doors	-	-	-	■	-	-	-	■	■	-	■	■	■	■
		■	■	■	-	■	■	■	-	-	■	-	-	-	-
	External doors - front	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	External doors - rear	■	■	■	■	■	■	-	-	■	-	-	■	-	-
	Internal doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Architrave and skirting boards	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Staircase	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Ceilings	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Walls	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Kitchen and appliances	Kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■	■
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
		▲	▲	▲	▲	▲	▲	▲	▲	▲	-	-	-	-	-
	Work surfaces and upstand	■	■	■	■	■	■	■	■	■	■	■	■	■	■
		■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Hob splashback	-	■	-	-	-	■	-	■	-	■	■	■	■	■
	Sink	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Oven	-	-	-	-	-	-	-	-	-	-	■	■	■	■
		-		■	-	■	-	-	■	■	-	-	-	-	-
		■	■	-	■	-	■	■	-	-	■	-	-	-	-
	Hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Cooker hood	-	■	-	-	-	■	-	■	-	■	■	■	■	■
		■	-	■	■	■	-	■	-	■	-	-	-	-	-
	Integrated dishwasher	■	■	■	■	■	■	■	■	■	■	▲	▲	▲	▲
	Integrated fridge/freezer	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

We know the difference is in the detail.

		The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Harrison	The Ferguson	The Pearson	The Dawson	The Butler	The Cooper	The Spencer	The Harper
Bathroom and sanitaryware	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap													
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom													
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset													
	Showering cubicle to bathroom and/or en-suite 1	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle													
	Showering cubicle to en-suite 2	Separate shower cubicle with low-entry shower tray. Glazed shower screen and electric shower													
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Half height plain tiles to bath, WC and basin walls													
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled													
	Wall tiles to cloakroom	Splashback to wash basin													
Heating	Central heating	Full gas central heating Vaillant system – combi boiler													
		Dual zone central heating system													
	Towel rails	White finish towel warmer to bathroom													
Electrical	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout													
		USB a+c sockets to kitchen x 1, lounge x 1 and main bedroom x 2 sockets													
	Media point	Media plate to lounge area - including 2 double sockets, data and TV point. Please refer to electrical layout													
	TV point	TV point to selected locations													
	Cat 6 cabling	Cat 6 data point. Please refer to electrical layout													
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite													

■ Available as standard ▲ Available as an upgrade – Not available



		The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Harrison	The Ferguson	The Pearson	The Dawson	The Butler	The Cooper	The Spencer	The Harper
External works	Fencing and gates	Open boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout													
	Garden	Turf to front, side and rear garden													
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly													
	Garage electrics	Power and light to all integral and detached garages													
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details													
	Paving	Buff textured concrete paving													
	Driveway	Block paved driveway													
	EV Charger	Electric vehicle charging point													
	External lights	External lantern													
	Photovoltaic Panels	Photovoltaic Panels to roof													

Image shown is for illustrative purposes only.



Visualise your
perfect kitchen.

Design your dream kitchen from the comfort of your home.

We know how precious your time is, so we've created a kitchen designer tool that allows you to see your choice of stylish kitchen cupboards, worktops, flooring and appliances in a typical 3, 4 or 5-bedroom Story home.

At the touch of a button you can visualise your perfect kitchen, share it with your friends for that all important second opinion, and send your favourite choices to your Sales Executive.

Plus, our customer account area allows you to search for your perfect Story home, save your favourite plots and keep track of everything all in one place.



Get started here.



Founded
in 1987

We are passionate about building homes that we are proud to put our name to.

Our mission is to design and build quality homes that people aspire to live in. Homes that are designed for modern living, and built to be anything but standard, with flexible layouts, integrated appliances and high-quality materials.

We have been successfully building homes that stand out from the crowd across Cumbria, the North West, North East and Southern Scotland for thirty five years. But we would not be where we are today without our people, our craftsmen, our suppliers, and, of course, our customers.

Our passion, commitment and enthusiasm drives us to be the best and create spaces that people are proud to call home. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers. We use this to help us make continuous improvements to our homes and our after-sales service.

Taking care of you

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be provided

with a comprehensive 'Home Information File' that explains everything about your new home and what you can expect throughout your customer journey.

Prior to moving in you will receive a home demonstration from your Site Manager and Sales Executive, who will answer any questions you might have about your new Story home.

Going the extra mile

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.



Protection for new-build home buyers



Putting
Sadler Woods
on the map.



What's around Sadler Woods?

Sadler Woods is a prestigious new development, situated in the desirable and historic village of Eaglescliffe, less than two miles from the picturesque market town of Yarm.

The development benefits from excellent transport links, with Allens West train station being within walking distance, offering direct services to Saltburn and Darlington, whilst access to the A66 and A19 are just a short drive away. There are a variety of amenities within walking distance of the development, including schools, a Post Office, a Tesco superstore and hair and beauty salons.

Amenities

Allens West Train Station	0.3 miles
Tesco Superstore	0.9 miles
Yarm Town Centre	1.8 miles
Teesside International Airport	4.7 miles

Travel

Yarm	1.5 miles
Darlington	9.4 miles
Durham	27 miles
Newcastle upon Tyne	40 miles

The sought-after town of Yarm is nearby, where you can find an array of restaurants, bars, and cafés, including Muse Continental Café and Tomahawk Steakhouse.

For the outdoor enthusiasts, Coatham Wood is close by, and the North Yorkshire Moors are easily accessible. You'll also find Eaglescliffe Golf Course just a short drive away, or you can visit Preston Park Museum & Grounds for a family friendly day out.

Attractions

Eaglescliffe Golf Course	2.3 miles
Coatham Woods	2.3 miles
Preston Park Museum & Grounds	3.1 miles
Teesside Park Shopping	6.3 miles

Schools

Durham Lane Primary School	0.2 miles
Junction Farm Primary School	0.2 miles
Egglescliffe School	0.5 miles
Yarm Independant School	1.2 miles



Get directions to Sadler Woods & find out what it's like to live in Eaglescliffe.

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Sadler Woods

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