

Longton Grange

Reynard Close,
Longton, PR4 5DD





Welcome to
Longton Grange.

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 Longton Grange.

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 Longton Grange.

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 Middleton
6-bedroom detached house
Integral large garage

The Masterton
5-bedroom detached house
Integral double garage

The Lawson
4-bedroom detached house
Integral single garage

The Hewson
4-bedroom detached house
Integral single garage

The Sanderson
4-bedroom detached house
Integral single garage

Affordable homes

The Fraser
3-bedroom mews house
Driveway parking

The Bailey
2-bedroom mews house
Driveway parking

The Belford
1-bedroom apartment
Parking space



The Middleton

6-bedroom detached house with integral large garage
Total floor area: 242 sq m (2604 sq.ft.)



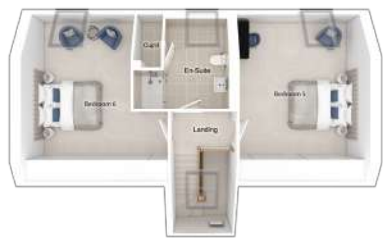
Ground floor

Lounge:	3453 x 5347	[11'-4" x 17'-7"]
Kitchen:	3250 x 4434	[10'-8" x 14'-7"]
Family/dining area:	3690 x 5779	[12'-1" x 19'-0"]
Study:	3675 x 3693	[12'-1" x 16'-9"]



First floor

Main bedroom:	4023 x 5134	[13'-3" x 16'-10"]
Bedroom 2:	4719 x 3893	[15'-6" x 12'-9"]
Bedroom 3:	4528 x 3635	[14'-10" x 11'-11"]
Bedroom 4:	3662 x 3893	[12'-0" x 12'-9"]



Second floor

Bedroom 5:	4023 x 5381	[13'-3" x 17'-8"]
Bedroom 6:	4528 x 5381	[14'-10" x 17'-8"]

CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

The Masterton

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



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"]

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The Lawson

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



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"]

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The Hewson

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



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"]

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The Sanderson

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



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"]



Build quality
 with no
 comparison.

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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 CO2 emissions, meaning lower running costs. Energy saving features could include:

- Photovoltaic panels
- High levels of thermal efficiency
- 100% energy efficient lighting

Each home at Longton Grange 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 Middleton	The Masterton	The Lawson	The Hewson	The Sanderson
Doors, joinery and finishes	Cast stone/features	Cast stone &/or brick features to front elevations				
	Bi-fold/French doors	White French doors				
		White bi-fold doors				
	External doors - front	Single cottage rectangle style obscure glaze coloured composite front door with multi-point locking system (white finish inside)				
	External doors - rear	White half glaze style PVCu or Composite rear door with Cotswold obscure pattern and glazing with multi-point locking system				
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle				
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting				
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish				
	Ceilings	White matt emulsion to all ceilings				
	Walls	Jasmine white matt emulsion to all walls				
Kitchen and appliances	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths				
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths				
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths				
	Work surfaces and upstand	38mm laminate worktops				
		100mm upstand to match worktop choice				
	Hob splashback	Glass splashback behind hob in grey				
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)				
	Oven	AEG single oven				
		Dual AEG single ovens – stacked in tall housing unit				
		Dual AEG single ovens – side by side				
Hob	AEG 60cm ceramic hob					
Cooker hood	90cm chimney hood					
	90cm island extractor hood					
Integrated dishwasher	AEG integrated dishwasher					
Integrated fridge/freezer	AEG 50/50 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 Middleton	The Masterton	The Lawson	The Hewson	The Sanderson
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 door 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 door 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				
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder				
		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 sockets to kitchen x 1, lounge x 1 and main bedroom x 2 sockets				
	Phone point	Phone point to lounge				
	Media point	Media plate to lounge area - including 2 double sockets and TV point. Please refer to electrical layout				
	Cat 6 cabling	Cat 6 data point. Please refer to electrical layout				
Downlighters to kitchen and wet rooms	Brushed steel LED downlighters to kitchen, bathroom and en-suite					



		The Middleton	The Masterton	The Lawson	The Hewson	The Sanderson
External works	Fencing and gates	Featheredge 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				
	External lights	External coach lantern				
	Photovoltaic Panels	Photovoltaic Panels to roof				



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 Longton Grange on the map.



What's around Longton Grange?

Situated in the desirable village of Longton, just a short walk to the centre and all it has to offer, this exclusive development is surrounded by green open space with excellent commuter links to Preston city centre and the M6 motorway.

Longton offers array of cafés, restaurants, independent stores and supermarkets. Longton VM Sports & Social Club is just round the corner and hosts range of events and activities for everybody to enjoy; including a weekly quiz and monthly cinema screenings. This quaint village is the perfect place to call home.

There is a wide choice of local primary and secondary schools for those with families, with Longton Primary School, just a short walk away and rated

Amenities	
Booths Supermarket	0.4 miles
Longton Health Centre	0.4 miles
Penwortham Golf Course	3.7 miles
Preston Docks	6 miles

Travel	
Preston	5 miles
Southport	14 miles
Lytham	16 miles
Liverpool	28 miles
Manchester	35.5 miles

Outstanding by Ofsted. For lovers of the outdoors, Brickcroft Nature Reserve, Ribble Way and Longton Marsh are all within walking distance providing the perfect opportunity for a walk or a picnic.

Longton Grange is a short drive from Penwortham, a popular suburb of Preston with a vibrant atmosphere and home to a number of stylish bars, contemporary restaurants and independent shops. Preston city centre is also just 5 miles away, where you will find an abundance of high street branded stores, restaurants and bars, as well as the University of Central Lancashire. For those wanting to travel further afield, Preston Train Station provides links to major cities such as Liverpool, London and Manchester Airport.

Attractions	
Longton Brickcroft Nature Reserve	0.6 miles
Turbary Woods Owl & Bird of Prey Sanctuary	3.1 miles
Preston Marina	6 miles
Ribble Steam Railway & Museum	6.6 miles

Schools	
Longton Primary School	0.1 miles
St Oswald's Catholic Primary School	0.6 miles
Hutton C of E Grammar School	1.2 miles
All Hallows Catholic High School	3.0 miles
Penwortham Priory Academy	3.5 miles



Get directions to Longton Grange & find out what it's like to live in Longton, Preston.

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. Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. 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.

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