

St. Andrew's
Gardens
Thursby, CA5 6BF





Welcome to
St. Andrew's
Gardens.

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 St. Andrew's
Gardens, Thursby.

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
St. Andrew's
Gardens.

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 Charlton
5-bedroom detached house
Integral large garage



The Hewson
4-bedroom detached house
Integral single garage



The Dawson
4-bedroom semi-detached
townhouse
Driveway parking



The Sanderson
4-bedroom detached house
Integral single garage



The Wexford
4-bedroom detached house
Detached single garage



The Pearson
4-bedroom detached house
Integral single garage



The Spencer
3-bedroom semi-detached house
Driveway parking



The Beckford
2-bedroom detached bungalow
Driveway parking



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

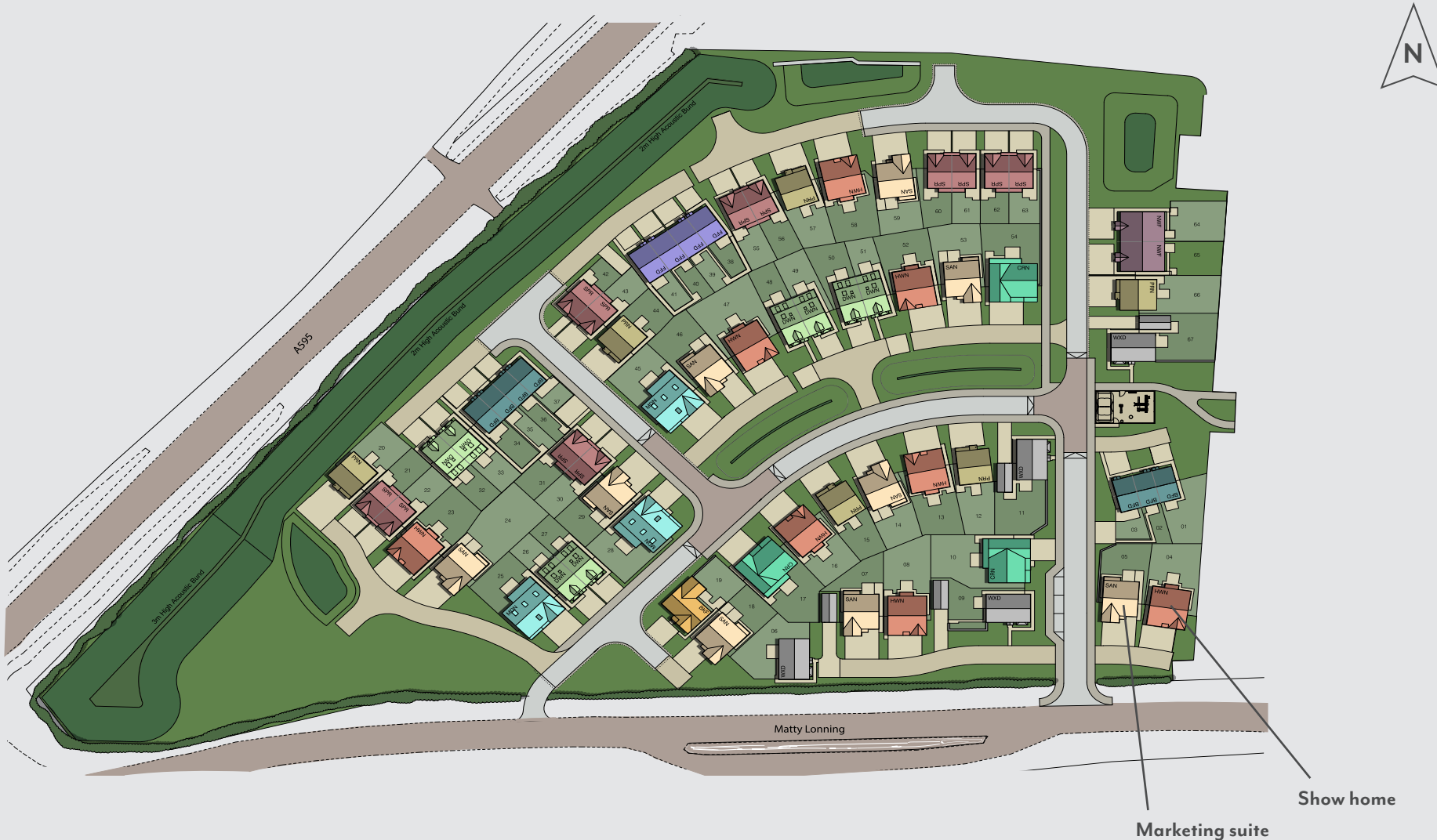


The Newford
2-bedroom semi-detached bungalow
Driveway parking



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

Affordable homes



The Middleton

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



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.



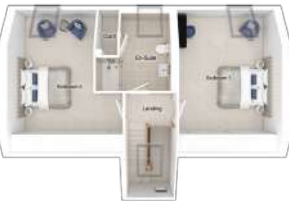
Ground floor

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



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"]

The Charlton

5-bedroom detached house with integral large garage
Total floor area: 176 sq m (1890 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"]
Dining/family area:	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"]

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 area:	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 Wexford

4-bedroom detached house with detached single garage
Total floor area: 133 sq m (1435 sq.ft.)



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Ground floor

Lounge:	3673 x 5085	[12'-1" x 16'-8"]
Kitchen:	3180 x 3400	[10'-5" x 11'-2"]
Dining/family area:	6042 x 3202	[19'-10" x 10'-6"]



First floor

Main bedroom:	4043 x 3835	[13'-3" x 12'-7"]
Bedroom 2:	3223 x 2892	[10'-7" x 9'-6"]
Bedroom 3:	3890 x 2680	[12'-9" x 8'-10"]
Bedroom 4:	2989 x 2775	[9'-10" x 9'-1"]

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 area:	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"]

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The Dawson

4-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 area:	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 Pearson

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



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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"]

The Spencer

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



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Ground floor

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

The Beckford

2-bedroom detached bungalow with driveway parking
Total floor area: 76 sq m (817 sq.ft.)



Lounge:	3217 x 4802	[10'-7" x 15'-9"]
Kitchen/dining:	4128 x 4637	[13'-7" x 15'-3"]
Main bedroom:	3000 x 4500	[9'-10" x 14'-9"]
Bedroom 2:	3340 x 2689	[11'-0" x 8'-10"]

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Build quality
with no
comparison.



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:

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

Each home at St. Andrew's Gardens 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 Beckford	The Spencer	The Pearson	The Dawson	The Sanderson	The Wexford	The Hewson	The Charlton	The Middleton
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 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.

■ Available as standard ▲ Available as an upgrade - Not available ❖ Optional extra

We know the difference is in the detail.

			The Beckford	The Spencer	The Pearson	The Dawson	The Sanderson	The Wexford	The Hewson	The Charlton	The Middleton
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 of enclosure. Half height plain tiling around bath. WC and wash basin walls also half tiled.	■	■	■	■	■	■	■	■	■
	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 air source central heating Daikin system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	-	-	■	-
		Zoned heating system with underfloor heating to ground floor and radiators to first floor	-	-	-	-	-	-	-	■	-
		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 master 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.	■	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cat 6 data points. 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 ❖ Optional extra



		The Beckford	The Spencer	The Pearson	The Dawson	The Sanderson	The Wexford	The Hewson	The Charlton	The Middleton
External works	Fencing and gates	■	■	■	■	■	■	■	■	■
	Garden	■	■	■	■	■	■	■	■	■
	Outside tap	■	■	■	■	■	■	■	■	■
	Garages	-	-	■	-	■	■	■	■	■
	Garage door	-	-	■	-	■	■	■	■	■
	Paving	■	■	■	■	■	■	■	■	■
	Driveway	■	■	■	■	■	■	■	■	■
	External lights	■	■	■	■	■	■	■	■	■
	Photovoltaic Panels	■	■	■	■	■	■	■	■	■

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
St. Andrew's
Gardens
on the map.




What's around St. Andrew's Gardens?

St Andrew's Gardens is a beautiful new development located in the attractive village of Thursby.


The development is surrounded by beautiful views of the countryside and has easy access to the A595, which is perfect for trips to the Lake District and Carlisle, which is less than six miles away.


Thursby Primary School is located within the village, just a short walk from the development, and secondary schools are available at both Carlisle and Dalston. The village is also home to a modern Parish Hall.

Cranstons Orton Grange Food Hall, and Dobies Garden Centre are a five minute drive away, and there are a range of services available at the nearby village of Dalston, which is just an eight minute drive.

Amenities		
Thursby Parish Hall	0.4 miles	
Cranstons Orton Grange Food Hall	2.7 miles	
Orton Grange Swimming Pool	2.7 miles	
Dobies Gardens Centre	3.1 miles	
Morton Leisure Centre	5.1 miles	

Travel		
A595	0.1 miles	
A689	4.3 miles	
M6	10.1 miles	
Carlisle City Centre	6.9 miles	
Cockermouth	18.8 miles	

Attractions		
Carlisle Castle	6.6 miles	
Bitts Park	6.9 miles	
Tullie House Museum and Art Gallery	7.1 miles	
Lake District	13.4 miles	
Hadrian's Wall	26.9 miles	

Schools		
Thursby Primary School	0.6 miles	
St Michael's CofE Primary School	4.4 miles	
Caldew School	4.5 miles	
Richard Rose Morton Academy	5.1 miles	
Carlisle Collage	7.4 miles	



Get directions to St. Andrew's Gardens & find out what it's like to live in Thursby.

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.

St. Andrew's Gardens

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