

Oakleigh Fields

Carlisle, CA 2 6TS





Welcome to
Oakleigh Fields.

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 Oakleigh Fields, Carlisle.

Image shown is for illustrative purposes only.

We build homes we are proud to put our name to.



“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 French doors



Open plan flexible living



High-quality materials



Larger gardens and paved patio areas



Higher ceilings creating lots of natural light



Porcelanosa bathroom tiles



Beautiful street scenes



Relaxed spacious lounges

Our homes at Oakleigh Fields.

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 Masterton
5-bedroom detached house
Integral double garage



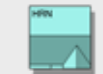
The Hewson
4-bedroom detached house
Integral single garage



The Wilson
4-bedroom detached house
Detached single garage



The Sanderson
4-bedroom detached house
Integral single garage



The Harrison
4-bedroom detached house
Integral single garage



The Dawson
4-bedroom semi-detached or terraced townhouse
Driveway parking



The Pearson
4-bedroom detached house
Integral single garage



The Spencer
3-bedroom semi-detached house
Driveway parking



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

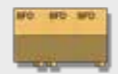
Affordable homes



The Fulford
2-bedroom terraced house
Driveway parking



The Newford
2-bedroom semi-detached bungalow
Driveway parking



The Branford
2-bedroom terraced house
Driveway parking



The Bailey
2-bedroom terraced house
Driveway parking

The Masterton

5-bedroom detached house with integral double garage
Total floor area: 168 sq m (1803 sq.ft.)



The Hewson

4-bedroom detached house with integral single garage
Total floor area: 145 sq m (1561 sq.ft.)



Ground floor

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]

First floor

Main bedroom:	3491 x 5335	[11'-6" x 17'-6"]
Bedroom 2:	2893 x 4269	[9'-6" x 14'-0"]
Bedroom 3:	5067 x 3588	[16'-8" x 11'-9"]
Bedroom 4:	3178 x 2907	[10'-5" x 9'-7"]
Bedroom 5:	2581 x 2907	[8'-6" x 9'-7"]



Ground floor

Lounge:	3380 x 4375	[11'-1" x 14'-4"]
Kitchen:	3150 x 3296	[10'-4" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	2813 x 3520	[9'-3" x 11'-7"]

First floor

Main bedroom:	4412 x 5615	[14'-6" x 18'-5"]
Bedroom 2:	3357 x 3845	[11'-0" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

The Wilson

4-bedroom detached house with detached single garage
Total floor area: 132 sq m (1425 sq.ft.)



The Sanderson

4-bedroom detached house with integral single garage
Total floor area: 131 sq m (1412 sq.ft.)



Ground floor

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3400	[10'-6" x 11'-2"]
Dining/family area:	6063 x 3130	[19'-11" x 10'-3"]

First floor

Main bedroom:	3886 x 3605	[12'-9" x 11'-10"]
Bedroom 2:	3243 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3800 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]



Ground floor

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3961	[10'-9" x 13'-0"]
Dining/family area:	4388 x 3061	[14'-5" x 10'-1"]

First floor

Main bedroom:	3605 x 4591	[11'-10" x 15'-1"]
Bedroom 2:	2679 x 4448	[8'-10" x 14'-7"]
Bedroom 3:	2679 x 3906	[8'-10" x 12'-10"]
Bedroom 4:	2658 x 3314	[8'-9" x 10'-11"]

The Harrison

4-bedroom detached house with integral single garage
Total floor area: 126 sq m (1356 sq.ft.)



The Dawson

4-bedroom semi-detached or terraced townhouse with driveway parking
Total floor area: 133 sq m (1428 sq.ft.)



Ground floor

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]



First floor

Main bedroom:	3380 x 4590	[11'-1" x 15'-1"]
Bedroom 2:	3282 x 3876	[10'-9" x 12'-9"]
Bedroom 3:	2542 x 4455	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3450	[8'-11" x 11'-4"]



Ground floor

Lounge:	3044 x 3511	[10'-0" x 19'-1"]
Kitchen/dining/family:	5225 x 4844	[17'-2" x 15'-11"]



First floor

Bedroom 2:	3017 x 4009	[9'-11" x 13'-2"]
Bedroom 3:	2528 x 4008	[8'-4" x 13'-2"]
Bedroom 4:	2609 x 2881	[8'-7" x 9'-5"]



Second floor

Main bedroom:	4072 x 7429	[13'-4" x 24'-5"]
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The Pearson

4-bedroom detached house with integral single garage
Total floor area: 108 sq m (1158 sq.ft.)



The Spencer

3-bedroom semi-detached house with driveway parking
Total floor area: 89 sq m (960 sq.ft.)



Ground floor

Lounge: 3474 x 4326 [11'-5" x 14'-2"]
Kitchen/dining: 5538 x 3691 [18'-2" x 12'-1"]

First floor

Main bedroom: 3474 x 4221 [11'-5" x 13'-10"]
Bedroom 2: 2548 x 3786 [8'-4" x 12'-5"]
Bedroom 3: 2585 x 3786 [8'-6" x 12'-5"]
Bedroom 4: 2767 x 4221 [9'-1" x 13'-10"]



Ground floor

Lounge: 3105 x 4962 [10'-2" x 16'-4"]
Kitchen/dining: 2525 x 3774 [8'-3" x 12'-5"]
Family area: 2700 x 3280 [8'-10" x 10'-9"]



First floor

Main bedroom: 3080 x 3806 [10'-1" x 12'-6"]
Bedroom 2: 2739 x 3248 [9'-0" x 10'-8"]
Bedroom 3: 2398 x 2192 [7'-10" x 7'-2"]

The Harper

3-bedroom semi-detached or terraced house with driveway parking
 Total floor area: 79 sq m (855 sq.ft.)



Build quality
 with no
 comparison.



Ground floor

Lounge: 3662 x 5008 [12'-0" x 16'-5"]
 Kitchen/dining: 4664 x 3121 [15'-4" x 10'-3"]



First floor

Main bedroom: 2570 x 3688 [8'-5" x 12'-1"]
 Bedroom 2: 2570 x 3295 [8'-5" x 10'-10"]
 Bedroom 3: 2006 x 2364 [6'-7" x 7'-9"]

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.

Homes built to last, with a high specification.



Image shown is for illustrative purposes only.

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 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
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Oakleigh Fields 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 Harper	The Spencer	The Pearson	The Dawson	The Harrison	The Sanderson	The Wilson	The Hewson	The Masterton	
Doors, joinery and finishes	Cast stone/features	Cast stone & / or brick features to front elevations									
	Bi-fold/French doors	White French doors									
	External doors - front	Single cottage rectangle style obscure glaze coloured composite 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	Softwood contemporary spindles with newel post and handrail all finished in Gloss White									
	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 complimenting door styles all with matching panels, corners and plinths											
Work surfaces and upstand		38mm laminate worktops									
		100mm upstand to match worktop choice									
Hob splashback		Stainless steel splashback behind hob									
Lights to underside of kitchen wall units		Feature lighting to the underside of kitchen wall unit as per kitchen design									
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		Zanussi 60cm induction hob									
		Dual Zanussi single ovens – stacked in tall housing unit									
	Dual Zanussi single ovens – side by side										
Hob	Zanussi 60cm induction hob										
Cooker hood	90cm chimney hood										
	90cm island extractor hood										
Integrated dishwasher	AEG integrated dishwasher										
Integrated fridge/freezer	Zanussi integrated 50/50 fridge freezer										
Integrated washing machine	Electrolux integrated washing machine										

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

We know the difference is in the detail.

		The Harper	The Spencer	The Pearson	The Dawson	The Harrison	The Sanderson	The Wilson	The Hewson	The Masterton
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 en-suite	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	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be 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 gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	-	■	■
		Single zone central heating system	■	■	-	-	-	-	-	-
		Dual zone central heating system	-	-	■	■	■	■	■	■
Towel rails	Chrome towel warmer to bathroom	■	■	■	■	■	■	■	■	■
	Chrome towel warmer to en-suite	■	■	■	■	■	■	■	■	■
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	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■
	(NB first point will be standard BT box)	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■
Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	

		The Harper	The Spencer	The Pearson	The Dawson	The Harrison	The Sanderson	The Wilson	The Hewson	The Masterton
External works	Fencing and gates	Open boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■
	Garden	Turf to front and side 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	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral and 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	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■
	Burglar alarm	Wireless burglar alarm	▲	▲	▲	▲	▲	▲	▲	▲
	External lights	Black coach lamp	■	■	■	■	■	■	■	■

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



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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.

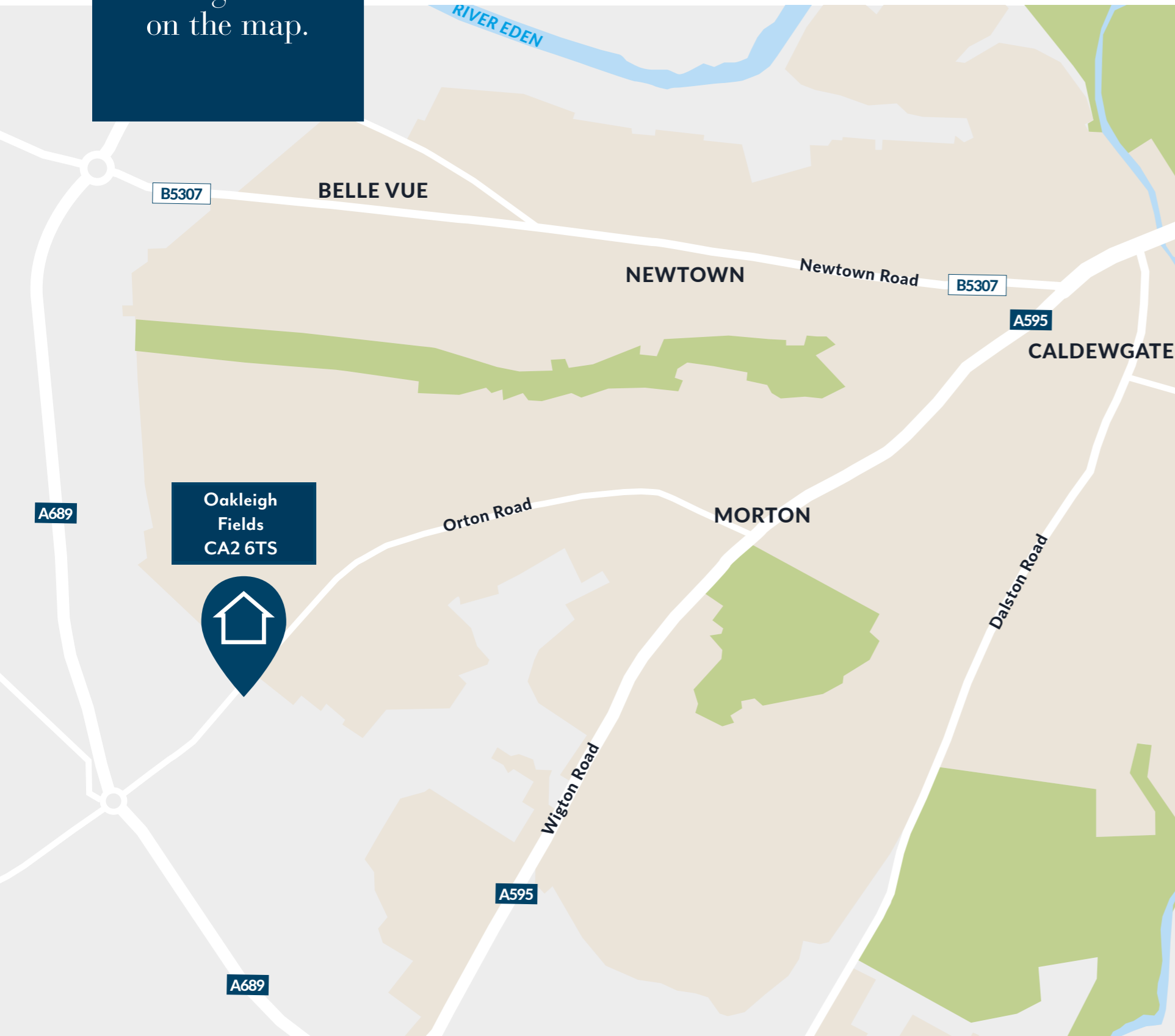
Prior to moving in you will receive a home demonstration from your Site Manager and Sales Executive, who will answer any questions you might have about your new Story home.

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.



Putting
Oakleigh Fields
on the map.



What's around Oakleigh Fields?

Oakleigh Fields is a beautiful new development located to the west of the city, in a popular area of Carlisle.

Carlisle city centre is located less than eight minutes away and offers an excellent selection of bars, pubs and restaurants, as well as many high street stores.


Excellent transport links can be easily accessed from this development, with the M6 and A595 close by. There is also a wide range of education facilities nearby; including


Yewdale Nursery and Primary, Newlathes Junior School, Thursby School, Trinity School and Richard Rose Central Academy to name a few.

Located less than a five minute drive away is Cranstons Orton Grange Food Hall and Dobbies Garden centre.

Amenities	
Sheepmount Athletics Stadium	2.5 miles
Carlisle Rugby Club	3.2 miles
Carlisle City Football Club	4.3 miles
Eden Rock	5.1 miles
Carlisle Golf Club	5.4 miles

Travel	
A689	0.3 miles
M6	4.5 miles
Penrith	21.4 miles
Kendal	53.5 miles
Newcastle	60.8 miles

Attractions	
Carlisle Castle	2.1 miles
Bits Park	2.3 miles
Tullie House Museum and Art Gallery	2.6 miles
Carlisle Cathedral	2.8 miles

Schools	
Yewdale Nursery and Primary School	0.9 miles
Newlathes Junior School	1.1 miles
St Bede's Catholic Primary School	1.2 miles
Belle Vue Primary School	1.7 miles
Richard Rose Morton Academy	1.7 miles



Get directions to Oakleigh Fields & find out what it's like to live in Carlisle.

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. OF/0622

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