

Ashwood Grange

Middleton St George,
Darlington, DL2 1JT





Welcome to
Ashwood 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 Ashwood Grange, Middleton St George.

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



Larger gardens and paved patio areas



Porcelanosa bathroom tiles



High-quality materials



Open plan flexible living



Beautiful street scenes

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

Our homes at Ashwood Grange.



The Sutton
5-bedroom detached house
Detached double garage



The Cranford
5-bedroom detached house
Integral large garage



The Milford
5-bedroom detached house
Integral double garage



The Langford
4-bedroom detached house
Integral single garage



The Hartford
4-bedroom detached house
Integral single garage



The Sanderson
4-bedroom detached house
Integral single garage



The Wilson
4-bedroom detached house
Detached single garage



The Harrison
4-bedroom detached house
Integral single garage



The Ferguson
4-bedroom detached house
Integral single garage



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



The Butler
3-bedroom detached house
Integral single garage



The Mayford
3-bedroom semi-detached house
Driveway parking



The Fraser
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

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.

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The Sutton

5-bedroom detached house with detached double garage
Total floor area: 219 sq m (2361 sq.ft.)



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Ground floor

Lounge:	3768 x 5195	[12'-4" x 17'-1"]
Kitchen/dining:	5478 x 4457	[18'-0" x 14'-8"]
Family:	3712 x 3732	[12'-2" x 12'-3"]
Study:	3141 x 3584	[10'-4" x 11'-9"]



First floor

Main bedroom:	6009 x 3470	[19'-9" x 11'-5"]
Bedroom 2:	3141 x 4017	[10'-4" x 13'-2"]
Bedroom 3:	3717 x 4258	[12'-2" x 14'-0"]



Second floor

Bedroom 4:	3141 x 4658	[10'-4" x 15'-4"]
Bedroom 5:	2721 x 4670	[8'-11" x 15'-4"]

The Cranford

5-bedroom detached house with integral large garage
Total floor area: 182 sq m (1961 sq.ft.)



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Ground floor

Lounge:	3675 x 5276	[12'-1" x 17'-4"]
Kitchen:	3700 x 3758	[12'-2" x 12'-4"]
Family/dining:	4394 x 5405	[14'-5" x 17'-9"]
Study:	3115 x 2314	[10'-3" x 7'-7"]



First floor

Main bedroom:	4353 x 5568	[14'-3" x 18'-3"]
Bedroom 2:	4304 x 2932	[14'-2" x 9'-8"]
Bedroom 3:	2670 x 3750	[8'-9" x 12'-4"]
Bedroom 4:	2687 x 2931	[8'-10" x 9'-8"]
Bedroom 5:	2374 x 3750	[7'-10" x 12'-4"]

The Milford

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



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Ground floor

Lounge:	4688 x 3944	[15'-5" x 12'-11"]
Kitchen/family:	5253 x 4602	[17'-3" x 15'-1"]
Dining:	2895 x 3099	[9'-6" x 10'-2"]



First floor

Main bedroom:	3491 x 5467	[11'-6" x 17'-11"]
Bedroom 2:	2832 x 4124	[9'-4" x 13'-6"]
Bedroom 3:	5028 x 3256	[16'-6" x 10'-8"]
Bedroom 4:	3224 x 2941	[10'-7" x 9'-8"]
Bedroom 5:	2557 x 2941	[8'-5" x 9'-8"]

The Langford

4-bedroom detached house with integral single garage
Total floor area: 157 sq m (1687 sq.ft.)



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Ground floor

Lounge:	3565 x 5110	[11'-8" x 16'-9"]
Kitchen:	3715 x 3593	[12'-2" x 11'-10"]
Dining:	3624 x 2933	[11'-11" x 9'-8"]
Family:	3624 x 2605	[11'-11" x 8'-7"]



First floor

Main bedroom:	3565 x 5625	[11'-8" x 18'-6"]
Bedroom 2:	3664 x 3140	[12'-0" x 10'-4"]
Bedroom 3:	3112 x 4272	[10'-3" x 14'-0"]
Bedroom 4:	3112 x 3705	[10'-3" x 12'-2"]

The Hartford

4-bedroom detached house with integral single garage
Total floor area: 151 sq m (1622 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:	3340 x 4383	[11'-0" x 14'-5"]
Kitchen:	2800 x 3937	[9'-2" x 12'-11"]
Dining:	2790 x 3937	[9'-2" x 12'-11"]
Family:	3150 x 3268	[10'-4" x 10'-9"]



First floor

Main bedroom:	4412 x 5304	[14'-6" x 17'-5"]
Bedroom 2:	3259 x 4117	[10'-8" x 13'-6"]
Bedroom 3:	3114 x 3733	[10'-3" x 12'-3"]
Bedroom 4:	4091 x 2958	[13'-5" x 9'-9"]



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 Wilson

4-bedroom detached house with detached single garage
Total floor area: 131 sq m (1411 sq.ft.)



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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:	3673 x 4972	[12'-1" x 16'-4"]
Kitchen:	3180 x 3400	[10'-5" x 11'-2"]
Family/dining:	6042 x 3090	[19'-10" x 10'-2"]



First floor

Main bedroom:	3866 x 3585	[12'-8" x 11'-9"]
Bedroom 2:	3223 x 3585	[10'-7" x 11'-9"]
Bedroom 3:	3780 x 2817	[12'-5" x 9'-3"]
Bedroom 4:	3172 x 2817	[10'-5" x 9'-3"]



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:	3213 x 4576	[10'-7" x 15'-0"]
Bedroom 2:	3213 x 3850	[10'-7" x 12'-8"]
Bedroom 3:	2502 x 4425	[8'-3" x 14'-6"]
Bedroom 4:	2758 x 3439	[9'-1" 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"]

The Dawson

3-bedroom semi-detached townhouse with study and driveway parking
Total floor area: 131 sq m (1415 sq.ft.)



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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"]
Study:	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

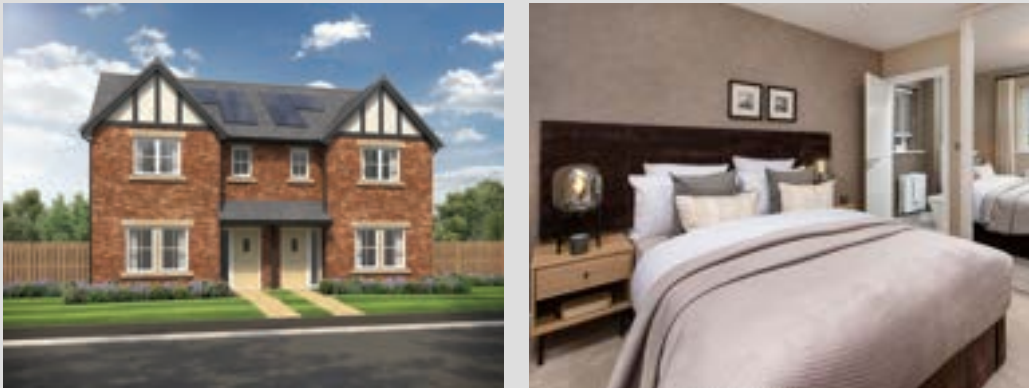
3-bedroom detached house with integral single garage
Total floor area: 99 sq m (1060 sq.ft.)



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The Mayford

3-bedroom detached or semi-detached house with driveway parking
Total floor area: 100 sq m (1079 sq.ft.)



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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"]



Ground floor

Lounge:	3169 x 4603	[10'-5" x 15'-1"]
Kitchen/dining/family:	5208 x 4166	[17'-1" x 13'-8"]



First floor

Main bedroom:	4104 x 3486	[13'-6" x 11'-5"]
Bedroom 2:	2755 x 4464	[9'-1" x 14'-8"]
Bedroom 3:	2364 x 3183	[7'-9" x 10'-5"]

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 Ashwood 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 Sutton	The Cranford	The Milford	The Langford	The Hartford	The Sanderson	The Wilson	The Harrison	The Dawson	The Ferguson	The Butler	The Mayford
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 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	White painted softwood spindles with oak newel post and handrail finished with clear varnish	■	■	■	■	■	■	■	■	■	■	■
Kitchen and appliances	Ceilings	White matt emulsion to all ceilings	■	■	■	■	■	■	■	■	■	■	■
	Walls	Jasmine white matt emulsion to all walls	■	■	■	■	■	■	■	■	■	■	■
	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 Sutton	The Cranford	The Milford	The Langford	The Hartford	The Sanderson	The Wilson	The Harrison	The Ferguson	The Dawson	The Butler	The Mayford
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 bathroom and/or en-suite 1	Separate shower cubicle with low-entry shower tray. Glazed shower screen and electric shower	-	-	-	-	-	-	-	-	-	■	-	-
	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		Full gas central heating Vaillant system – combi boiler	-	■	■	■	■	■	■	■	■	■	■	■
	Central heating	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		White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■	■	■	■	■
	Electrical sockets/switch plates	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 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	■	■	■	■	■	■	■	■	■	■	■	■



			The Sutton	The Cranford	The Milford	The Langford	The Hartford	The Sanderson	The Wilson	The Harrison	The Ferguson	The Dawson	The Butler	The Mayford
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, rear 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	■	■	■	■	■	■	■	■	■	■	■	■
	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 lantern	■	■	■	■	■	■	■	■	■	■	■	■
	EV Charger	Electric vehicle charging point	■	■	■	■	■	■	■	■	■	■	■	■
	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.

Build quality
with no
comparison.





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

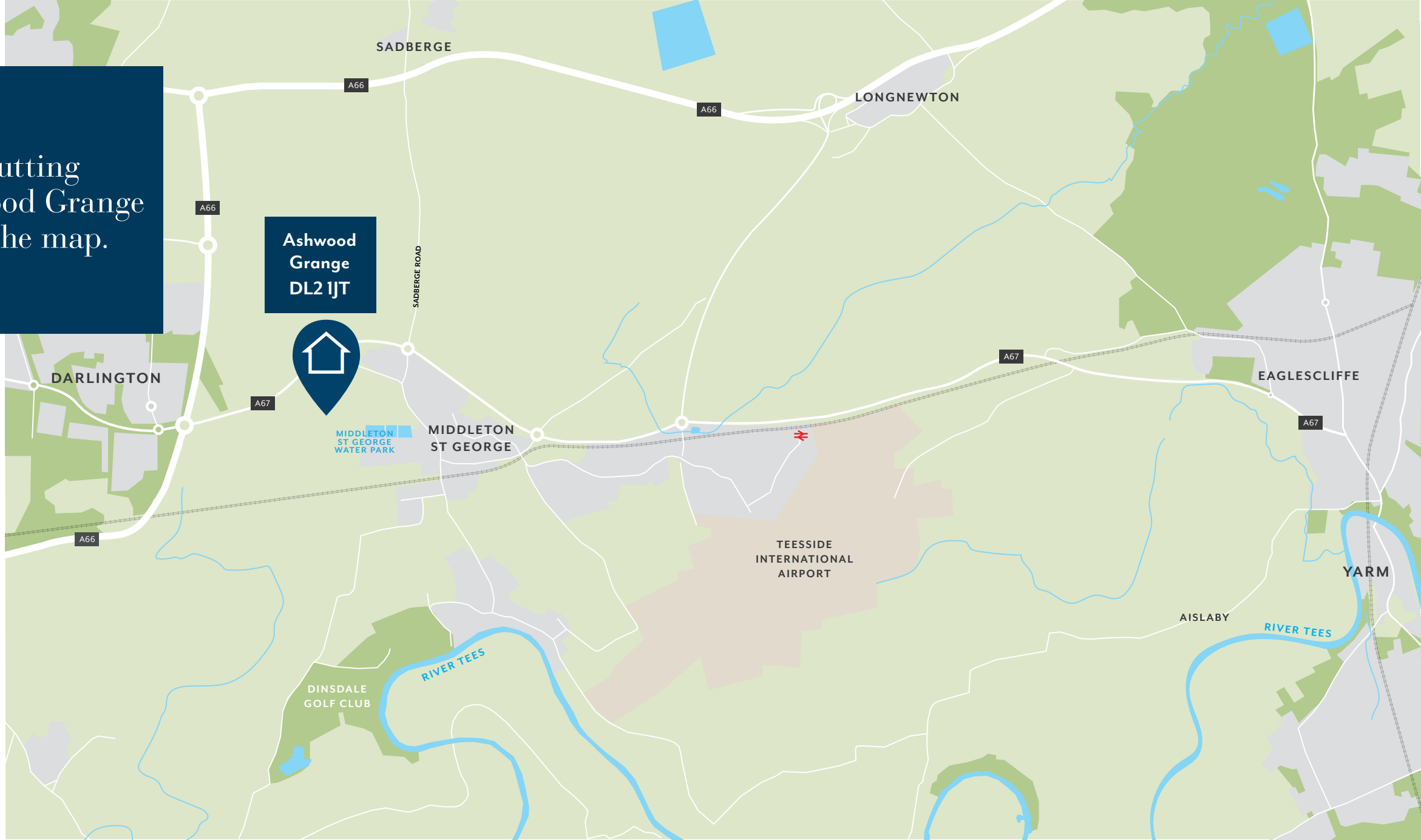
We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have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



Protection for new-build home buyers



Putting
Ashwood Grange
on the map.



What's around Ashwood Grange?

Ashwood Grange is a exclusive new development situated in the village of Middleton St George.

Closely situated to the town of Darlington, it offers a host of amenities and transport links whilst offering semi-rural living. The delightful village of Yarm is also in proximity and boasts a vast option of unique shopping, bars, and restaurants.

The A19 and A1 are easily accessible from the development, linking you to many attractions throughout the region.

Amenities

Darlington Retail Park	2.2 miles
Teesside International Airport	2.2 miles
Darlington Railway Station	3.4 miles
Darlington Town Centre	3.9 miles

Travel

Yarm	5.9 miles
Scotch Corner	12.5 miles
Durham	23 miles
Newcastle upon Tyne	36 miles

Darlington Railway Station offers direct services to London King's Cross, Newcastle, and Edinburgh. If you are looking to travel abroad, Tees Valley Airport is also located 5 minutes away, with direct flights to Amsterdam, Spain, Portugal and many more destinations.

There is also a wide choice of local primary and secondary schools as well as sports clubs, making this the perfect location for growing families.

Attractions

Darlington Hippodrome Theatre	3.5 miles
Rockcliffe Hall	5.7 miles
Yarm Castle	5.8 miles
Teesside Shopping Park	10.1 miles

Schools

St Georges Church of England Academy	1 mile
St Teresa's Catholic Primary School	2.4 miles
St Aidens Church of England Academy	4 miles
Houghton Academy	4 miles



Get directions to Ashwood Grange & find out what it's like to live in Middleton St George.

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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.

Ashwood Grange

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