

Stonebrook Meadows

**Garstang,
Preston, PR3 0JJ**







Welcome to Stonebrook Meadows.

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 Stonebrook Meadows, Garstang.

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



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 bifold doors



Turfed gardens and paved patio areas



Porcelanosa bathroom tiles



“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, Group Design Director



High-quality materials



Open plan flexible living



Beautiful street scenes

Our homes at Stonebrook Meadows.



The Middleton
6-bedroom detached house
Integral large garage



The Sanderson
4-bedroom detached house
Integral single garage



The Spencer
3-bedroom semi-detached house
Driveway parking



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



The Kempton
6-bedroom detached house
Integral single garage



The Dawson
4-bedroom semi-detached townhouse
Driveway parking



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



The Bailey
2-bedroom semi-detached house
Driveway parking



The Lawson
4-bedroom detached house
Integral single garage



The Wilson
4-bedroom detached house
Detached single garage



The Sandyford
2-bedroom apartment
Parking space



The Hewson
4-bedroom detached house
Integral single garage



The Cooper
3-bedroom detached house
Driveway parking



The Belford
1-bedroom apartment
Parking space

Affordable homes

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



Scan me to view
available plots



The Middleton

6-bedroom detached house with integral large garage
Total floor area: 243 sq m (2614 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.



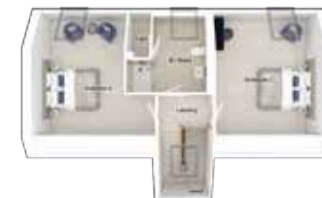
Ground floor

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 Kempton

6-bedroom detached house with integral single garage

Total floor area: 206 sq m (2221 sq.ft.)



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Ground floor

Lounge:	3340 x 5039	[11'-0" x 16'-7"]
Kitchen/Dining:	5590 x 4738	[18'-4" x 15'-7"]
Family area:	3150 x 3838	[10'-4" x 12'-7"]



First floor

Main bedroom:	3177 x 6428	[10'-5" x 21'-1"]
Bedroom 2:	3340 x 3965	[11'-0" x 13'-0"]
Bedroom 3:	3863 x 3012	[12'-8" x 9'-11"]
Bedroom 6:	2592 x 3012	[8'-6" x 9'-11"]



Second floor

Bedroom 4:	3177 x 5985	[10'-5" x 19'-8"]
Bedroom 5:	3340 x 5985	[11'-0" x 19'-8"]

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 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"]

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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 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 (1415 sq.ft.)



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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 Wilson

4-bedroom detached house with detached single garage

Total floor area: 131 sq m (1411 sq.ft.)



Ground floor

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



First floor

Main bedroom:	3886 x 3585	[12'-9" 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:	3170 x 2817	[10'-5" x 9'-3"]

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The Cooper

3-bedroom 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 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"]

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The Harper

3-bedroom semi-detached or terraced 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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Sustainable Story

At Story Homes we don't just build houses; we build homes that contribute towards greener and long-lasting communities – Sustainable Story is our commitment to this.

As a responsible, privately-owned housebuilder, it's always been important to us that sustainable building techniques are used whenever possible, to ensure we're enhancing the local area rather than taking from it. Our goal is to build high quality homes and sustainable communities that stand the test of time and can be enjoyed by future generations.

We are committed to building energy efficient homes that not only look beautiful but are sustainable for generations to come. Our homes could save you money and also help the environment; a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO2 emissions.

Our homes typically have an A or B Energy Performance Certificate (EPC) rating for energy efficiency. This means that our customers could be eligible for a green mortgage, offering you a reduced mortgage rate, a standard rate with cashback or a higher loan, enabling you to purchase your dream home.

Homes
for future
generations.





1 Building Regulations: conservation of fuel and power

Part L of the Building Regulations covers the conservation of fuel and power in the building of new homes and establishes how energy-efficient new homes should be. All of our homes are compliant with Part L regulations.

2 Electricity

100% of electricity provided to our new homes is renewable and is backed by the Renewable Energy Guarantees of Origin (REGO) scheme. All lights that are fitted internally in our homes are energy efficient.

3 Water

Specific sanitaryware and fittings have been selected for our homes for their efficient water use, including dual flush toilets and flow restrictors.

4 Recycled materials

The standard cavity walls in our homes are insulated using a recycled glass insulating material with an A+ Generic BRE Green Guide rating, and has Zero Ozone Depletion Potential and Zero Global Warming Potential.

5 PV solar panels

Many of our homes are fitted with Photovoltaic (PV) 'solar' panels on the roof to generate electricity in daylight hours. The electricity generated by the PV is converted by an inverter and then used in the home.

6 Electric vehicle charging points

The homes at all of our new developments with parking facilities include electric vehicle charging points, meeting the government's criteria for futureproofing new homes.

7 Sustainably sourced timber

Is used throughout the build of our homes. The National Timber Systems brochure we use states that all products have full traceability under their certifications through the Forest Stewardship Council and Sustainable Forest Management.

8 Roof insulation

Our homes are fitted with a substantial amount of glass wool/polyisocyanurate insulation at ceiling level and between the roof rafters* to retain heat within the home.

*house type dependent



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.

		The Middleton	The Kempton	The Lawson	The Hewson	The Sanderson	The Dawson	The Wilson	The Cooper	The Spencer	The Harper
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 including slave door	■	■	■	-	■	■	-	-	-
	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	■	■	■	■	■	■	■	■	■
	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	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Work surfaces and upstand	38mm laminate worktops	■	■	■	■	■	■	■	■	■
		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 fridge/freezer	Electrolux 50/50 integrated fridge freezer	■	■	■	■	■	■	■	■	■
	Integrated dishwasher	Electrolux 13 place setting integrated dishwasher	■	■	-	-	-	-	-	-	-

We know the
difference is
in the detail.

			The Middleton	The Kempton	The Lawson	The Hewson	The Sanderson	The Dawson	The Wilson	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	■	■	■	■	■	-	■	■	■	■
		Separate shower cubicle to ensuite 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	-	-	■	■	-	-	-	-	-	-
	Showering cubicle to shower room	Separate shower cubicle with raised 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, and splashback to wash basin	■	■	■	■	■	■	■	■	■	■
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. Splashback to wash basin	■	■	■	■	■	■	■	■	■	■
Heating	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■	■	■
	Central heating	Full gas central heating Vaillant system – combi boiler	-	-	■	■	■	■	■	■	■	■
		Full gas central heating Vaillant system – system 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	■	■	■	■	■	■	■	■	■	■
	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 Middleton	The Kempton	The Lawson	The Hewson	The Sanderson	The Dawson	The Wilson	The Cooper	The Spencer	The Harper
External works	Fencing and gates	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	■	■	■	■	■	■	■	■	■	■
	External lights	External lantern	■	■	■	■	■	■	■	■	■	■
	Photovoltaic panels	Photovoltaic panels to roof	■	■	■	■	■	■	■	■	■	■
	EV charger	Electric vehicle charging point	■	■	■	■	■	■	■	■	■	■





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 over 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. When reserving your Story home, 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.

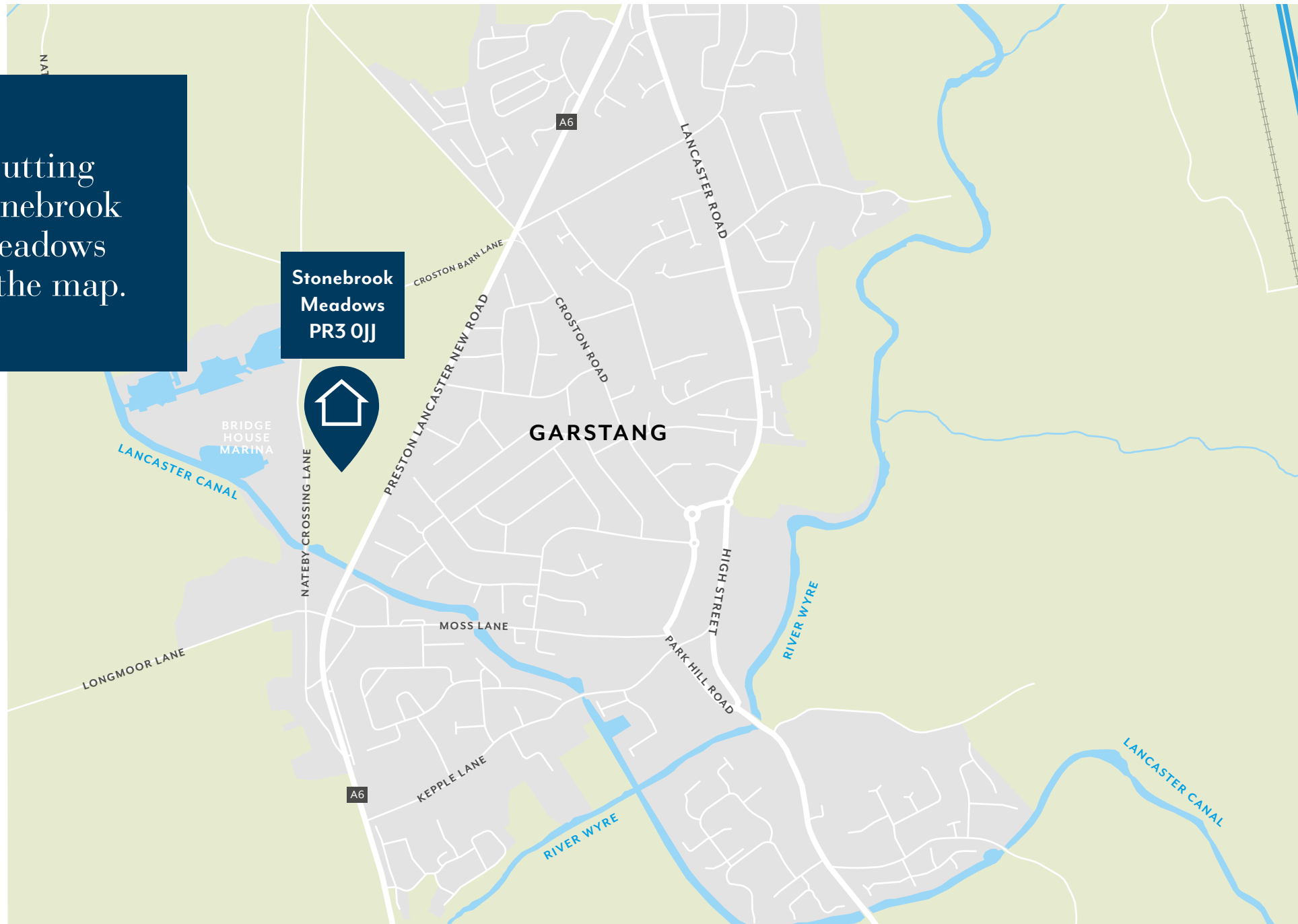
Going the extra mile

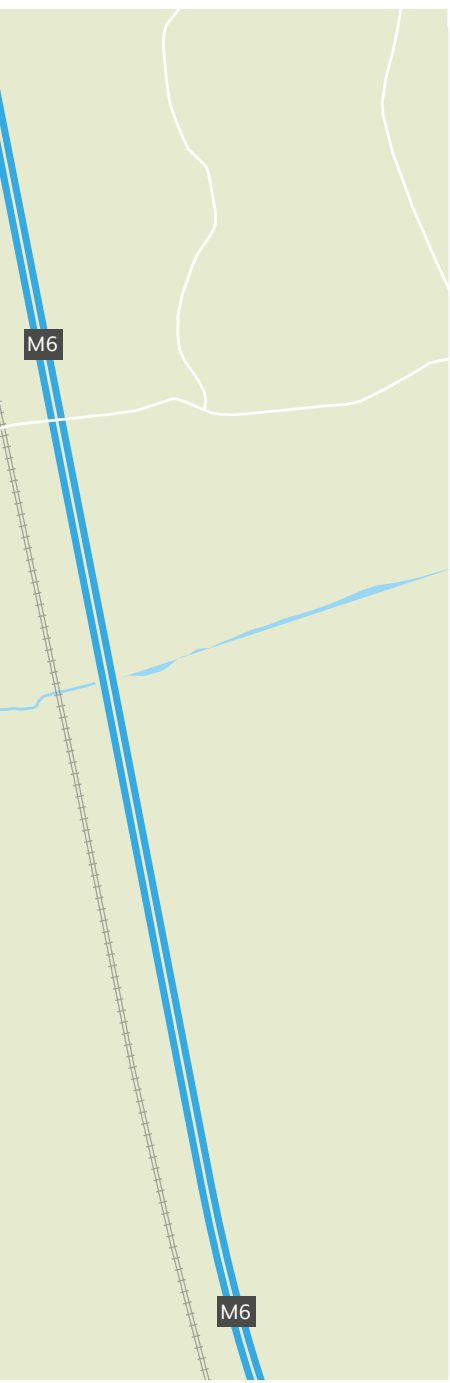
We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have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



Putting
Stonebrook
Meadows
on the map.

Stonebrook
Meadows
PR3 0JJ





What’s around Stonebrook Meadows?

Situated in the charming market town of Garstang, just a short distance to the centre and all it has to offer, this exclusive development is surrounded by beautiful Lancashire countryside with exceptional commuter links to the North and South.

This quaint town hosts a popular weekly Thursday market and various country shows and events throughout the year, reflecting the strong sense of

Amenities



The Bellflower Pub and Kitchen	0.2 miles
Bradshaws Farm Shop and Garden Centre	0.4 miles
Acresfield Health Club & Spa	0.8 miles
Sainsbury’s	0.9 miles
Preston Train Station	12.1 miles

Travel



A6	0.1 miles
M6	5.7 miles
Lancaster	10.2 miles
Blackpool	14.8 miles
Manchester	43.3 miles

community and heritage of the town. There are a range of country pubs, restaurants and cafés as well as numerous supermarkets.

Situated just off the A6, Stonebrook Meadows offers excellent transport links with easy access to nearby cities including Preston and Lancaster as well as the M6/M55 motorway links, making it the ideal spot for commuters.

Attractions



Lancaster Canal	0.1 miles
Garstang Golf Course	2.2 miles
The Flower Bowl Entertainment Centre	3.8 miles
Beacon Fell Country Park	8.1 miles
Lake District	30 miles

Schools



Garstang Community Primary School	0.7 miles
Garstang St Thomas CofE Nursery and Primary School	0.8 miles
St Mary and St Michael Catholic Primary School	1.0 mile
Garstang Community Academy	1.7 miles
Lancaster University	7.3 miles



Get directions to Stonebrook Meadows and find out what it's like to live in Garstang.

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.

Stonebrook Meadows

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