

# Holcroft Gardens

Culcheth, Warrington,  
WA3 5AE







## Welcome to Holcroft 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 Holcroft Gardens, Culcheth.

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 bi-fold or French doors



Larger 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 Holcroft Gardens.



**The Woodford**  
6-bedroom detached house  
*Integral large garage*



**The Hartford**  
4-bedroom detached house  
*Integral single garage*



**The Ashford**  
3-bedroom detached house  
*Integral single garage*



**The Alford**  
2-bedroom semi-detached or terraced house  
*Driveway parking*



**The Rutherford**  
5-bedroom detached house  
*Detached double garage*



**The Linford**  
4-bedroom detached house  
*Integral single garage*



**The Mayford**  
3-bedroom semi-detached house  
*Driveway parking*



**The Westbury\***  
2-bedroom apartment  
*Parking space*



**The Glenford**  
4-bedroom detached house with study  
*Detached single or double garage*



**The Wexford**  
4-bedroom detached house  
*Detached single garage*



**The Hillford**  
3-bedroom semi-detached house  
*Driveway parking*



**The Mere**  
1-bedroom apartment  
*Parking space*



**The Cranford**  
5-bedroom detached house  
*Integral large garage*



**The Crawford**  
3-bedroom detached house  
*Integral single garage*



**The Newford\***  
2-bedroom semi-detached or detached bungalow  
*Driveway parking*

## Affordable homes



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



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



**The Bamford**  
1-bedroom apartment  
*Parking space*

\*A number of the Newford and Westbury house types are affordable homes as well as open market, please speak to our Sales Executive for further details on which plots this applies to.

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 Woodford

6-bedroom detached house with integral large garage

Total floor area: 248 sq m (2666 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 5147	[11'-4" x 16'-11"]
Kitchen:	3250 x 4484	[10'-8" x 14'-9"]
Family/dining area:	3915 x 5918	[12'-10" x 19'-5"]
Study:	3512 x 3893	[11'-6" x 12'-9"]



## First floor

Main bedroom:	3905 x 5134	[12'-10" x 16'-10"]
Bedroom 2:	4528 x 3862	[14'-10" x 12'-8"]
Bedroom 3:	4719 x 3893	[15'-6" x 12'-9"]
Bedroom 4:	3662 x 3893	[12'-0" x 12'-9"]



## Second floor

Bedroom 5:	3906 x 5381	[12'-10" x 17'-8"]
Bedroom 6:	4528 x 5381	[14'-10" x 17'-8"]

# The Rutherford

5-bedroom detached house with detached double garage  
Total floor area: 200 sq m (2151 sq ft)



## Ground floor

Lounge:	4240 x 5340	[13'-11" x 17'-6"]
Kitchen:	3565 x 4312	[11'-8" x 14'-2"]
Dining/family:	7200 x 4037	[23'-8" x 13'-3"]
Study:	3340 x 3580	[11'-0" x 11'-9"]



## First floor

Main bedroom:	4239 x 5108	[13'-11" x 16'-9"]
Bedroom 2:	4181 x 2830	[13'-9" x 9'-4"]
Bedroom 3:	2660 x 4994	[8'-9" x 16'-5"]
Bedroom 4:	2497 x 4391	[8'-2" x 14'-5"]
Bedroom 5:	2782 x 3433	[9'-2" x 11'-3"]

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# The Glenford

4 bedroom detached with study and detached single or double garage  
 Total floor area: 192 sq m (2066 sq ft)



## Ground floor

Lounge:	3530 x 4530	[11'-7" x 14'-10"]
Kitchen/dining:	6046 x 2902	[19'-10" x 9'-6"]
Family area:	6040 x 5376	[19'-10" x 17'-8"]



## First floor

Main bedroom:	3619 x 6603	[11'-10" x 21'-8"]
Bedroom 2:	3349 x 3100	[11'-0" x 10'-2"]
Study:	2400 x 3414	[7'-10" x 11'-2"]



## Second floor

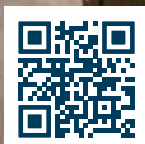
Bedroom 3:	3330 x 4841	[10'-11" x 15'-11"]
Bedroom 4:	3397 x 4841	[11'-2" x 15'-11"]

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# The Cranford

5-bedroom detached house with integral large garage

Total floor area: 182 sq m (1961 sq ft)



## Ground floor

Lounge:	3675 x 5276	[12'-1" x 17'-4"]
Kitchen:	3700 x 3758	[12'-2" x 12'-4"]
Dining/family area:	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"]

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# The Hartford

4-bedroom detached house with integral single garage  
 Total floor area: 151 sq m (1622 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/family area:	5940 x 4280	[19'-6" x 14'-1"]



## 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"]

# The Linford

4-bedroom detached house with integral single garage  
 Total floor area: 143 sq m (1536 sq ft)



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## Ground floor

Lounge:	3453 x 4410	[11'-4" x 14'-6"]
Kitchen:	5028 x 2768	[16'-6" x 9'-1"]
Dining/family area:	6378 x 2899	[20'-11" x 9'-6"]



## First floor

Main bedroom:	3453 x 4472	[11'-4" x 14'-8"]
Bedroom 2:	3177 x 4030	[10'-5" x 13'-3"]
Bedroom 3:	3148 x 4172	[10'-4" x 13'-8"]
Bedroom 4:	2657 x 2991	[8'-9" x 9'-10"]

# The Wexford

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



## 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"]

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# The Crawford

3-bedroom detached house with integral single garage  
 Total floor area: 130 sq m (1397 sq ft)



## Ground floor

Lounge:	3349 x 4233	[11'-0" x 13'-11"]
Kitchen/dining/family area:	6378 x 4695	[20'-11" x 15'-5"]



## First floor

Main bedroom:	2814 x 5093	[9'-3" x 16'-9"]
Bedroom 2:	2659 x 3876	[8'-9" x 12'-9"]
Bedroom 3:	2659 x 3988	[8'-9" x 13'-1"]

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# The Ashford

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



## Ground floor

Lounge:	3139 x 4706	[10'-4" x 15'-5"]
Kitchen/dining:	4077 x 3678	[13'-5" x 12'-1"]



## First floor

Main bedroom:	3139 x 5460	[10'-4" x 17'-11"]
Bedroom 2:	2978 x 3646	[9'-9" x 12'-0"]
Bedroom 3:	2837 x 3431	[9'-4" x 11'-3"]

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# The Mayford

3-bedroom semi-detached with driveway parking

Total floor area: 100 sq m (1079 sq ft)



## Ground floor

Lounge:	3169 x 4603	[10'-5" x 15'-1"]
Kitchen/dining/family area:	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"]

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# The Hillford

3-bedroom semi-detached house with driveway parking

Total floor area: 92 sq m (995 sq ft)



## Ground floor

Lounge:	4219 x 4673	[13'-10" x 15'-4"]
Kitchen/dining:	3651 x 3979	[12'-0" x 13'-1"]



## First floor

Main bedroom:	4219 x 3519	[13'-10" x 11'-7"]
Bedroom 2:	2651 x 3422	[8'-8" x 11'-3"]
Bedroom 3:	2468 x 3422	[8'-1" x 11'-3"]

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# The Newford

2-bedroom semi-detached or detached bungalow with driveway parking

Total floor area: 72 sq m (777 sq ft)



## Ground floor

Lounge:	3445 x 4971	[11'-4" x 16'-4"]
Kitchen/dining:	3787 x 3673	[12'-5" x 11'-1"]
Main bedroom:	3017 x 4811	[9'-11" x 15'-10"]
Bedroom 2:	2520 x 3373	[8'-3" x 11'-1"]



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# The Alford

2-bedroom semi-detached or terraced house with driveway parking

Total floor area: 72 sq m (778 sq ft)



## Ground floor

Lounge:	3545 x 4090	[11'-8" x 13'-5"]
Kitchen/dining:	4533 x 3663	[14'-11" x 13'-0"]



## First floor

Main bedroom:	3544 x 4111	[11'-8" x 13'-6"]
Bedroom 2:	2209 x 3642	[7'-3" x 11'-11"]

# The Westbury

2-bedroom apartment with parking space  
Total floor area: 66 sq m (707 sq ft)



## Ground floor apartment

Lounge/kitchen/dining:	7165 x 4892	[23'-6" x 16'-1"]
Main bedroom:	3625 x 4332	[11'-11" x 14'-3"]
Bedroom 2:	3445 x 3028	[11'-4" x 9'-11"]



## First or second floor apartment

Lounge/kitchen/dining:	7165 x 4892	[23'-6" x 16'-1"]
Main bedroom:	3242 x 4183	[10'-8" x 13'-9"]
Bedroom 2:	3828 x 3028	[12'-7" x 9'-11"]

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# The Mere

1-bedroom apartment with parking space  
 Total floor area (ground floor): 50 sq m (543 sq ft)  
 Total floor area (first floor): 60 sq m (647 sq ft)



## Ground floor apartment

Lounge/kitchen/dining:	3692 x 3698	[12'-1" x 12'-2"]
Main bedroom:	3743 x 3362	[12'-3" x 11'-0"]



## First floor apartment

Lounge/kitchen/dining:	3692 x 3698	[12'-1" x 12'-2"]
Main bedroom:	3750 x 3624	[12'-4" x 11'-11"]

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Build quality  
with no  
comparison.



# 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 the majority of 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



# Why buy new?

From flexible living spaces and exceptional energy efficiency to the ease of low-maintenance living, every detail is designed with your lifestyle in mind. Wherever you decide to buy, there are countless reasons why a new Story home is the right choice for you. Here's just a few...



## Sustainable homes – lower running costs

Our energy-efficient homes, typically rated A or B for energy performance, are designed to lower running costs and carbon emissions saving you money, supporting a greener future and making you eligible for green mortgage incentives.



## High specifications – dare to compare

Designed for modern living, our homes feature spacious, open plan layouts that give you the flexibility to live your way. All finished with the highest attention to detail and a specification that includes more than you'd expect, you'll find that our specification is anything but standard.



## Street scenes you'll be proud to call home

Homes that are anything but standard. Set in enviable locations with the kerb appeal you've been looking for, our homes are built to last.



## High quality – five-star Story Homes standard

Renowned for exceptional craftsmanship and attention to detail, we deliver homes to a five-star quality, with our homeowners' experiences speaking for themselves on Trustpilot.



## 10-year warranty - peace of mind

Every Story home comes with the reassurance of a 10-year warranty, providing protection. In addition, your new home is covered by a two-year builder warranty from the date of Legal Completion, ensuring quality and support from day one.



## Buying schemes to help you move

Whether you're a first-time buyer, moving home, or downsizing, we offer a range of flexible ways to make your move with Story Homes.



## A blank canvas – ready to personalise

Enjoy a fresh start with a new build Story home, a space designed for you to personalise and make your own - less time renovating, more time living.



## Open plan living/ space to live

Not all homes have spaces like ours. We've created open plan layouts that have been carefully designed for cooking, dining, working and relaxing with space for the whole family.



## It's all brand new

All Story homes include fully integrated appliances, modern technology, and manufacturer warranties, giving you peace of mind.



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 data points 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 Woodford	The Rutherford	The Glenford	The Cranford	The Hartford	The Linford	The Wexford	The Crawford	The Ashford	The Mayford	The Hillford	The Newford	The Alford	The Westbury (GF)	The Westbury (FF)	The Westbury (SF)	The Mere (GF)	The Mere (FF)	
<b>Doors, joinery and finishes</b>	Cast stone/features	Cast stone and/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		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>Kitchen and appliances</b>	Kitchen	Range of kitchens in a contemporary layout 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	AEG 13 place setting integrated dishwasher		■	■	■	■	-	-	-	-	-	-	-	-	-	-	-	-	-	

We know the difference is in the detail.

		The Woodford	The Rutherford	The Glenford	The Cranford	The Hartford	The Linford	The Wexford	The Crawford	The Ashford	The Mayford	The Hillford	The Newford	The Alford	The Westbury (GF)	The Westbury (FF)	The Westbury (SF)	The Mere (GF)	The Mere (FF)	
<b>Bathroom and sanitaryware</b>	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		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Shower over bath	Over bath shower and high level handset with glazed shower screen		-	-	-	-	-	-	-	-	-	■	■	■	■	■	■	■	
	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 with raised 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. Half height plain tiles to bath wall. 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		■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	■	■
	Wall tiles to cloakroom	Splashback to wash basin		■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	-	-
<b>Heating</b>	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
		Dual zone central heating system	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	-	
	Towel rails	White finish towel warmer to bathroom		■	■	■	■	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Electrical</b>	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	Media areas	Media area to lounge – including 2x double sockets, TV point and Data Point. Please refer to electrical layout		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
	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 Woodford	The Rutherford	The Glenford	The Cranford	The Hartford	The Linford	The Wexford	The Crawford	The Ashford	The Mayford	The Hillford	The Newford	The Alford	The Westbury (GF)	The Westbury (FF)	The Westbury (SF)	The Mere (GF)	The Mere (FF)
External works	Fencing and gates	Feather boarded or 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.

Story  
HOMES



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.

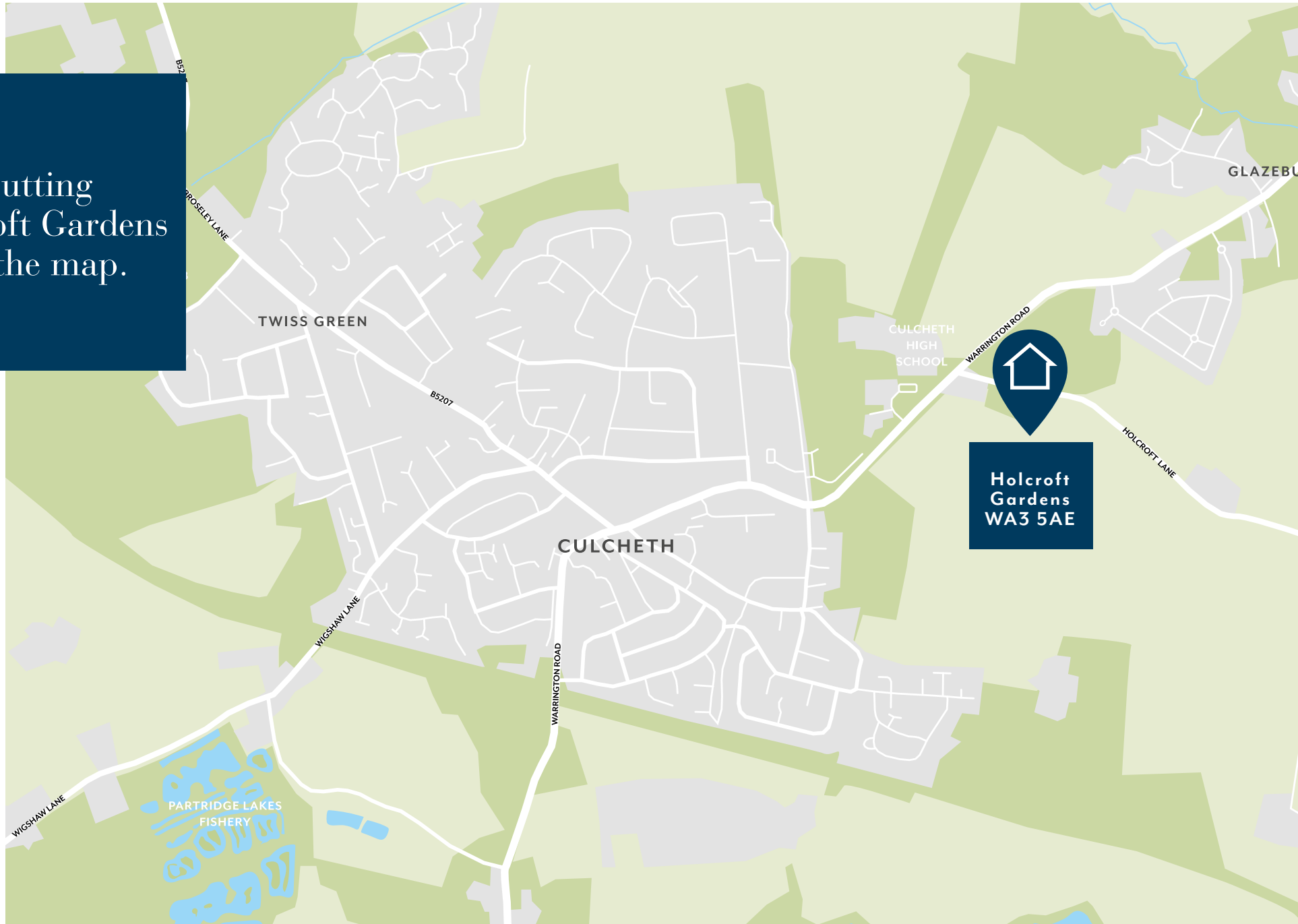
Prior to moving in you will receive a home demonstration from your Site Project Manager and Sales Executive, who will answer any questions you might have about your new Story home.

### 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  
Holcroft Gardens  
on the map.





## What's around Holcroft Gardens?

Situated in the charming village of Culcheth, this exclusive development is surrounded by the beautiful Cheshire countryside, offering exceptional commuter links to both the North and South.

Culcheth is known for its strong community spirit and rich heritage. It boasts a vibrant village centre filled with a variety of independent shops, including butchers, bakeries, and newsagents. You'll also find a selection of inviting country pubs, restaurants, and cafés, as well as several supermarkets, including Sainsbury's.

### Amenities



Sainsbury's supermarket	0.7 miles
Culcheth Medical Centre	0.8 miles
Culcheth town centre	0.9 miles
Warrington Central Railway Station	7.4 miles

### Travel



Warrington	7.7 miles
Manchester	16.5 miles
Bolton	18.7 miles
Liverpool	25.1 miles
Preston	30.8 miles

Risley Moss Nature Reserve is just moments away, offering peaceful woodland walks, raised boardwalks and the chance to spot local wildlife in a calm, natural setting. Just a little further afield, Pennington Flash Country Park provides a wide mix of outdoor activities, with scenic waterside trails, a café, large children's play area and plenty of space to explore and unwind.

### Attractions



Bents Garden & Home	1.9 miles
Risley Moss Nature Reserve	3.7 miles
Pennington Flash Country Park	5.2 miles
Haydock Park Racecourse	6.6 miles

### Schools



Thrive Culcheth Day Nursery & Preschool	0.2 miles
Culcheth Community Primary School	0.2 miles
Culcheth High School	0.2 miles
Warrington & Vale Royal College	6.6 miles
The University of Manchester	15.2 miles



Get directions to Holcroft Gardens & find out what it's like to live in Culcheth.

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.

# Holcroft Gardens

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