



*Welcome to...*





# Oakland Park

Our exclusive Signature Range of executive 4 and 5 bedroom homes



Oakland Park is located in the sought-after town of Morpeth and offers an exclusive collection of high specification homes to suit every lifestyle.

With an impressive combination of thoughtful design, modern 21<sup>st</sup> century functionality and beautiful use of materials, the exquisite 4 & 5 bedroom properties at Oakland Park start a new chapter in Story Homes' portfolio with the introduction of our *Signature* Range.





BEAUTIFULLY  
DESIGNED  
HOMES



“Home is where your  
Story begins”



Designed as an attractive addition to the local area, Oakland Park perfectly complements Morpeth's quintessential market town setting.

Utilising the rich tapestry of materials found in the area, the architecture here is timeless and blends seamlessly into the landscape, accentuated with lovely detailing which takes these homes to the next level. The attractive façades feature contrasting brick / brick bands, tile hangings, timber fascia detail, bay windows, cream doors and windows and decorative inset plaques.

Each home blends traditional exterior design with modern interiors and contemporary

features which perfectly exemplify 21<sup>st</sup> Century living. A Story Home exudes a light and airy feel that epitomises open plan living and, when coupled with high quality materials, creates a stunning quality that you can see and enjoy for years to come.

Story Homes is celebrated for building homes of superb quality and specification, and Oakland Park perfectly delivers on this expectation; offering the best of aspirational living – with the reassurance of the hallmark of Story Homes quality.



**“Morpeth - one of the best places to live in Britain.”**

SUNDAY TIMES, 2016



Situated on the River Wansbeck, Morpeth is rich in history and is surrounded by scenic woodland. Combined with breathtaking countryside, it's no surprise that this beautiful town was recently ranked by the Sunday Times as one of the best places to live in Britain.

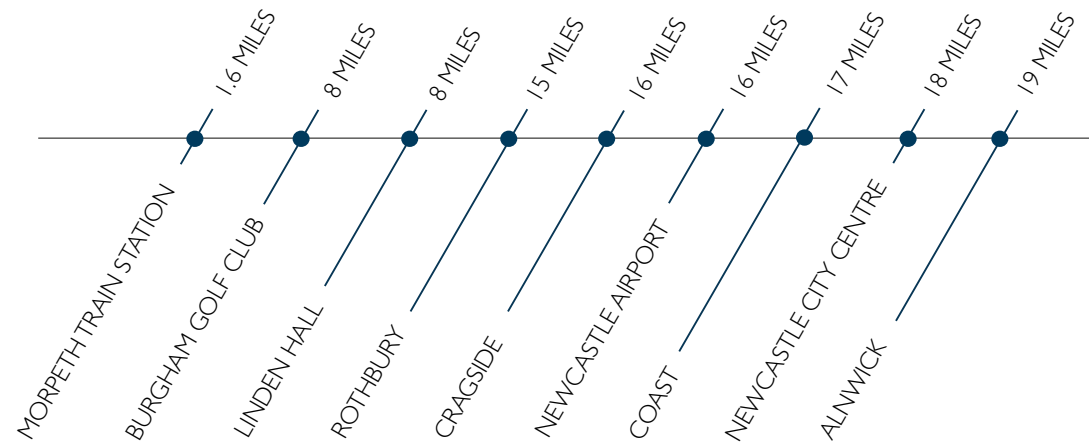
The town offers a delightful shopping experience with specialist boutiques nestling along side high street names, making Morpeth a superb and unique place to shop. It is home to Rutherford's Department store which has been an essential part of the town since 1846. The refurbished Sanderson Arcade has something for everyone including Hobbs and Laura Ashley, and a traditional market is still held every Wednesday.

When it comes to dining, Morpeth offers an equally extensive variety of venues and menus to suit all tastes and pockets, ranging from delightful independent tearooms to cafés, bistros and restaurants, including the Chantry tea rooms which date back to 1296. And of course, there's a good selection of traditional English pubs, as well as the delightful and stylish Bar Luga gastro-pub.

There's so much to see and do in this desirable area of Northumberland, but you can discover it as, and when, you wish - that's the beauty of Oakland Park and its surroundings – you can simply take life at your own pace.



Images are for illustrative purposes only



PERFECTLY  
PLACED

Oakland Park is superbly located to enjoy the very best of city, coast and countryside. With the A1 offering fantastic connections to the main motorway network, travel by road couldn't be easier, whilst Morpeth railway station is only a couple of minutes from home and boasts excellent rail links to Newcastle and beyond. Whether travelling for business or pleasure, Newcastle Airport is just 16 miles away.

For a breath of fresh sea air, head north for miles of stunning Northumberland coastline and enjoy strolls along sandy beaches, explore sand and rock pools and a wide variety of water-sports.

You'll be spoilt for choice when it comes to glorious countryside too, with a wealth of nearby

country estates and parks including Carlisle Park with its endless opportunities to relax and explore ancient woodlands and gardens, as well as many family friendly pursuits.

Northumberland boasts a vast and varied landscape which can be enjoyed on foot, by bike or on horseback. Morpeth has its own golf course and eight miles away you'll find Burgham Golf Club with its Championship course, set in rolling countryside with panoramic views. Slightly further afield you'll find Cragside, Alnmouth and Berwick boasting picturesque landscapes and sandy beaches.

From Oakland Park, the world really is your oyster...



QUINTESSENTIAL  
MARKET TOWN





DELIGHTFUL  
PLACES TO  
RELAX



BEAUTIFUL  
NORTHUMBERLAND  
COASTLINE





TELFORD  
BRIDGE





CARLISLE  
PARK



17<sup>TH</sup> CENTURY  
CLOCK  
TOWER





GATESHEAD  
MILLENNIUM  
BRIDGE

VIBRANT  
CITY OF  
NEWCASTLE

Newcastle is the capital of the North East and is one of the largest cities in England, boasting a diverse and extremely vibrant place to visit. It is linked by seven bridges; the modern Gateshead Millennium Bridge, noted for its unique tilting aperture, spans the River Tyne and is a symbol of the two cities (Newcastle and Gateshead).

The city covers many different areas; world-class culture, vibrant night-life, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture. You are assured of a warm welcome too with lots of the famous Geordie spirit.

Although too many highlights to mention Newcastle 'must sees' include: Angel of the North, BALTIC Centre for Contemporary Arts, Life Science Centre, Sage Concert Hall, MetroCentre Shopping Centre and St James' Park, (home to Newcastle United.)

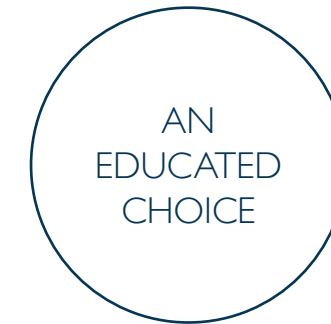






**“Tell me and I’ll forget,  
show me and I may remember,  
involve me and I learn.”**

BENJAMIN FRANKLIN



Education in the town is well catered for with several, easily accessible Primary Schools including Abbeyfields First School which is rated 'outstanding' by Ofsted. There are many opportunities for Middle and High School education with The King Edward VI Academy also rated as 'outstanding' for Secondary and Sixth form.

The North East offers excellent options for those wishing to go on to study at University and includes Durham University which is ranked in the 'World Top 100 Universities' and Newcastle University which is classed as being in the top 1% of Universities in the world.



**“There is nothing like staying at home  
for real comfort.”**

JANE AUSTEN

A  
SPECIFICATION  
SECOND TO  
NONE

No detail has been overlooked at Oakland Park, and a host of design features are evident from the moment you enter the development, creating a welcoming sense of sophistication, tradition and warmth.

Step inside one of these superb homes and you'll immediately discover one of the defining features - light-filled spaces that create a relaxing home to live in. Every detail is considered in these beautifully designed properties with a host of features including a multi fuel stove, wardrobes to master and guest bedroom, stylish

bi-fold doors, electric garage door; all included as standard. In addition, Bt Fibre is available at Oakland Park. There is also a choice of fittings and finishes to give you the freedom to indulge and make your home your very own, with personalised design options to ensure each house has its own individuality.

All properties are superbly finished with soft white painted walls which perfectly offset the oak banister rails and American white oak doors, complemented with a choice of stylish door furniture.





*Stylish bi-fold doors  
let the outside in...*



Images are for illustrative purposes only.



**“Our spacious dining kitchens create the perfect place to meet and eat every day, and are special enough to entertain – a practical and sophisticated solution to contemporary family living.”**

SUZANNE WEBSTER, INTERIOR STYLIST FOR STORY HOMES

## DESIGNER KITCHENS

Our partnership with Laura Ashley Kitchens (from Symphony Kitchens) allows you to choose from a range of beautifully designed kitchens and cabinets, worktops and up-stands, all available in a variety of colours and finishes. Whether you prefer a classical or a contemporary look, these kitchens epitomise the highest standards and are selected as much for their style, as for their longevity.

Depending on the look you choose you'll have fully integrated AEG/SMEG appliances including gas hob or range cooker, feature cooker hood, dishwasher, SteamBake oven, fridge, freezer, washer/dryer and microwave\*. Recessed down lighters and mood lighting provide the finishing touches which make a real difference to our superior homes.

\*The specification at Oakland Park is dependent on individual house types and their design. Please check individual plot specification with Sales Executive, or see specification guide.



KITCHEN FEATURED IS LAURA ASHLEY 'HARWOOD' DESIGN IN OUR SANDHILLS KITCHEN

Some images courtesy of Laura Ashley Kitchens and are for illustrative purposes only.



Grab a towel...  
A bar of soap...  
Light a candle...  
Enjoy your soak



## ELEGANT BATHROOMS

Our elegant bathrooms and en-suites are perfect for those who recognise and appreciate quality.

Streamlined bathroom suites are beautifully accentuated by Porcelanosa tiles from the renowned Spanish brand. Wall hung vanity units with storage are complemented by double ended baths, dual flow showers,

overhead showers and stylish taps. A chrome towel rail ensures towels are always warm and inviting and there's also the potential for a whirlpool bath and an integrated TV tile.

This attention to detail adds to the feeling of elegant luxury and is the perfect place to kick back, relax and enjoy a well earned rest after a long day.



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39  
EXECUTIVE  
HOMES



GOOD FOR THE ENVIRONMENT

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THE BENEFITS OF A NEW HOME COULD INCLUDE LOWER RUNNING COSTS:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- All homes have 100% energy efficient lighting

WE CREATE SUSTAINABLE COMMUNITIES ENSURING:

- Close proximity to essential amenities including schools, parks and shops
  - Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
  - Safe public spaces and pedestrian routes^

^Our rear gardens are safe and secure for families to play in and the majority have a 1.8m high boundary fence/wall. We also incorporate cul de sacs into our developments to reduce traffic speeds.



AND GOOD FOR YOU TOO

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Story Homes is committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices.

As well as being sustainable, our homes could save you money and you'll be helping the environment as 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.

Each home at Morpeth is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving appliances, thermally efficient building materials and an airtight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,410 per year.\*

\*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk



97% of buyers would recommend us to a friend\*



\*Source: In-House independent customer survey, 2016



For the fourth year running, Story Homes has secured a top '5 Star' rating in the house-building industry's annual customer satisfaction survey, with Story Homes scoring higher than many of our competitors.

A 5 Star rating is judged upon results from customers - the results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for Story Homes and we actively

encourage feedback from our customers which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 96% of our buyers would recommend us to a friend.



The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

Find out more at [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

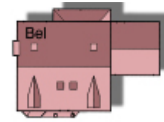


# DEVELOPMENT LAYOUT

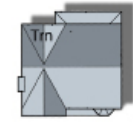


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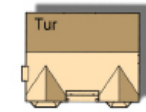
# HOUSE TYPES



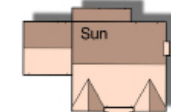
**The Belfry**  
5 Bedroom Detached House  
Attached Double Garage



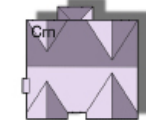
**The Troon**  
5 Bedroom Detached House  
Double Detached Garage



**The Turnberry**  
5 Bedroom Detached House  
Double Detached Garage



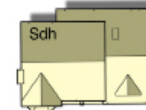
**The Sunningdale**  
4 Bedroom Detached House  
Attached Double Garage



**The Carnoustie**  
4 Bedroom Detached House  
Integral Double Garage



**The Wentworh**  
4 Bedroom Detached House  
Double Detached Garage



**The Sandhills**  
4 Bedroom Detached House  
Integral Double Garage



**The Birkdale**  
5 Bedroom Detached House  
Large Integral Garage

Images shown are for illustrative purposes only. Although 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. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.

# THE *Belfry*



5 BED DETACHED  
HOUSE WITH ATTACHED  
DOUBLE GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	4012 x 5160 [13'-2" x 16'-11"]
Kitchen / Breakfast:	5968 x 4392 [19'-7" x 14'-5"]
Dining:	4012 x 4432 [13'-2" x 14'-7"]
Family Room:	3267 x 4131 [10'-9" x 13'-7"]
Utility:	3267 x 1641 [10'-9" x 5'-5"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4406 x 3610 [14'-6" x 11'-10"]
Guest Bedroom:	3302 x 3821 [10'-10" x 12'-7"]
Bedroom 3:	4095 x 4145 [13'-5" x 13'-7"]

### SECOND FLOOR DIMENSIONS:

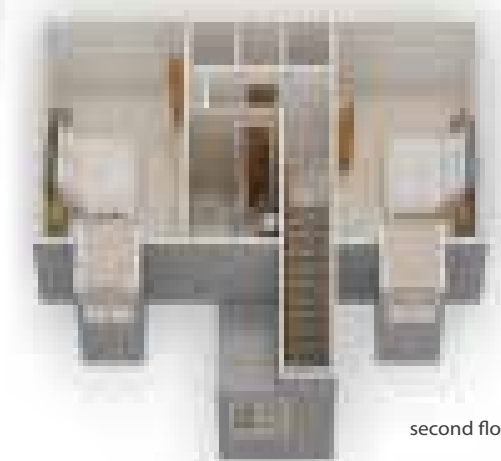
Bedroom 4:	3278 x 5175 [10'-9" x 17'-0"]
Bedroom 5:	3302 x 5175 [10'-10" x 17'-0"]



ground floor



first floor



second floor

# THE *Turnberry*



5 BED DETACHED  
HOUSE WITH DETACHED  
DOUBLE GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	3943 x 6052 [12'-11" x 19'-10"]
Kitchen:	4050 x 4050 [13'-4" x 13'-4"]
Family Area / Breakfast:	8330 x 3450 [27'-4" x 11'-4"]
Dining:	3943 x 4124 [12'-11" x 13'-6"]
Utility:	2627 x 1800 [8'-8" x 5'-11"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4293 x 4740 [14'-1" x 15'-7"]
Guest Bedroom:	3943 x 2716 [12'-11" x 8'-11"]
Bedroom 3:	3049 x 4150 [10'-0" x 13'-8"]
Bedroom 4:	2808 x 3485 [9'-3" x 11'-5"]
Bedroom 5:	3977 x 2591 [13'-1" x 8'-6"]



ground floor



first floor

# THE Carnoustie



4 BED DETACHED HOUSE  
WITH INTEGRAL DOUBLE  
GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	4055 x 6569 [13'-4" x 21'-7"]
Kitchen:	3461 x 4242 [11'-4" x 13'-11"]
Dining:	3197 x 4899 [10'-6" x 16'-1"]
Family Room:	3665 x 3411 [12'-0" x 11'-2"]
Utility:	1717 x 3042 [5'-8" x 10'-0"]

### FIRST FLOOR DIMENSIONS:

Master bedroom:	5293 x 4133 [17'-5" x 13'-7"]
Guest bedroom:	4028 x 4220 [13'-3" x 13'-10"]
Bedroom 3:	4055 x 3723 [13'-4" x 12'-3"]
Bedroom 4:	4055 x 3961 [13'-4" x 13'-0"]



ground floor



first floor



# THE Sandhills



4 BED DETACHED HOUSE  
WITH INTEGRAL DOUBLE  
GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	3943 x 6159 [12'-11" x 20'-3"]
Kitchen / Family Area:	7968 x 4260 [26'-2" x 14'-0"]
Dining:	3942 x 2910 [12'-11" x 9'-7"]
Study:	2592 x 3532 [8'-6" x 11'-7"]
Utility:	1969 x 4285 [6'-6" x 14'-1"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4820 x 5873 [15'-10" x 19'-3"]
Guest Bedroom:	3943 x 4708 [12'-11" x 15'-5"]
Bedroom 3:	3942 x 3732 [12'-11" x 12'-3"]
Bedroom 4:	2628 x 3899 [8'-8" x 12'-10"]



ground floor



first floor



# THE Troon



5 BED DETACHED  
HOUSE WITH DETACHED  
DOUBLE GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	4393 x 6366 [14'-5" x 20'-11"]
Kitchen / Dining:	6855 x 4176 [22'-6" x 13'-9"]
Family Area:	3950 x 2826 [13'-0" x 9'-3"]
Study:	3060 x 3324 [10'-1" x 10'-11"]
Utility:	3060 x 1590 [10'-1" x 5'-3"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4393 x 5203 [14'-5" x 17'-1"]
Guest Bedroom:	3383 x 3513 [11'-1" x 11'-6"]
Bedroom 3:	2466 x 4415 [8'-1" x 14'-6"]
Bedroom 4:	2466 x 4415 [8'-1" x 14'-6"]
Bedroom 5:	3381 x 2888 [11'-1" x 9'-6"]



ground floor



first floor

# THE *Sunningdale*



4 BED DETACHED HOUSE  
WITH ATTACHED  
DOUBLE GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	3900 x 5135 [12'-10" x 16'-10"]
Kitchen / Family Area:	6080 x 5113 [20'-0" x 16'-9"]
Dining:	3553 x 3868 [11'-8" x 12'-8"]
Study:	3302 x 3532 [10'-10" x 11'-7"]
Utility:	2712 x 1641 [8'-11" x 5'-5"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	5089 x 3610 [16'-9" x 11'-10"]
Guest Bedroom:	3244 x 3610 [10'-8" x 11'-10"]
Bedroom 3:	3302 x 3819 [10'-10" x 12'-6"]
Bedroom 4:	3510 x 3292 [11'-6" x 10'-10"]



ground floor



first floor

# THE *Wentworth*



4 BED DETACHED HOUSE  
WITH DETACHED  
DOUBLE GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	3830 x 5934 [12'-7" x 19'-6"]
Kitchen / Family Room:	6967 x 4288 [22'-11" x 14'-1"]
Dining:	3830 x 3406 [12'-7" x 11'-2"]
Study:	2830 x 2778 [9'-4" x 9'-1"]
Utility:	2312 x 1682 [7'-7" x 5'-6"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	5856 x 3715 [19'-3" x 12'-2"]
Guest Bedroom:	3019 x 3584 [11'-9" x 8'-11"]
Bedroom 3:	3920 x 3369 [12'-10" x 11'-1"]
Bedroom 4:	2830 x 3572 [9'-4" x 11'-9"]



ground floor



first floor



# THE *Birkdale*



5 BED DETACHED HOUSE  
WITH LARGE INTEGRAL  
GARAGE



## FLOOR PLANS AND DIMENSIONS



### GROUND FLOOR DIMENSIONS:

Lounge:	3675 x 5520 [12'-1" x 18'-1"]
Kitchen:	3720 x 3706 [12'-3" x 12'-2"]
Dining / Family:	3260 x 5425 [10'-8" x 17'-10"]
Study:	2593 x 2231 [8'-6" x 7'-4"]
Utility:	3605 x 1604 [11'-10" x 5'-3"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4393 x 5203 [14'-5" x 17'-1"]
Guest Bedroom:	3383 x 3513 [11'-1" x 11'-6"]
Bedroom 3:	2466 x 4303 [8'-1" x 14'-2"]
Bedroom 4:	2466 x 4303 [8'-1" x 14'-2"]
Bedroom 5:	3381 x 2888 [11'-1" x 9'-6"]



ground floor



first floor



## HOW TO FIND US

### FROM THE NORTH

Exit the A1 onto the A192, follow the A192 for approximately one mile. Oakland Park is located on the left hand side of the road.

### FROM THE SOUTH

Follow the A192 from Newgate Street for approximately one mile. Oakland Park is located on the right hand side of the road.





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CONTACT  
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Registered in England and Wales.

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