



Ash Tree Park



KENDAL



W E L C O M E



Lying on the banks of the River Kent, this lovely market town is often viewed as the Southern gateway to the Lake District where you can discover a new place for enjoying the best that life has to offer...

Welcome to Ash Tree Park. An executive range of 2, 3 and 4 bedroom properties with a superior specification for the discerning buyer.

Story Homes is pleased to bring a beautiful development of new homes to Kendal.

Ash Tree Park is an executive development of homes that are beautifully finished to a

very high specification. And as with any Story Homes development, the design and aesthetics of Ash Tree Park is very much in keeping with the area's heritage, incorporating the grey limestone for which the town is renowned.

Imagine waking up every day in your beautiful new home in the picturesque town of Kendal. Traditionally designed to blend with the surrounding architecture and built to the highest standards, these superb homes reflect

the character and spirit of this market town. Classically styled outside, excellently appointed inside, these family homes offer the best of modern living in perfect harmony with their timeless surroundings.



A CHARMING MARKET TOWN

Kendal is a small and charming town and is rich in history, holding the accolade of once being one of the most important woollen textile centres in the country, hence its motto 'Pannus Mihi Panis' which translates to 'Cloth is my bread'. The industry produced cottons, cloth and leather and brought fame and wealth to the town for over 600 years. It has been a centre for shoe making and carpet manufacturing, and is also famed for the popular Kendal Mint Cake, which was famously taken by Sir Edmund Hilary on the first successful ascent of Mt. Everest.

This bustling market town is less than a mile away from the National Park

boundary and offers some of the most picturesque views in Cumbria. Walking through the stunning streets and ginnels of the town centre is a delight with its distinctive limestone, which has earned Kendal the archaic nickname "The Auld Grey Town".

A number of historic buildings occupy the town including Kendal Castle which was built around 1200, and was once home to the Parr family, whose most famous member, Catherine, was a former wife of Henry VIII. The five aisled Parish Church which dates from the 13th century is the largest in Cumbria and is now considered one of England's great churches.





HISTORY AND CULTURE

Today, high street names and brands sit alongside the fantastic collection of specialist craft and market stalls making for a relaxing and enjoyable shopping experience. Recent renovations to the town provide a safe pedestrian friendly route around all shops and retail centres such as the Westmorland Shopping Centre, Wainwright's Yard, and The Elephant Yard Shopping Centre. There is a good variety of supermarkets with Booths ideally located in the town centre.

With a wide variety of leisure activities in the town you will never be short of something to do in your

spare time. The town centre itself boasts a great range of bars and restaurants offering good food and a friendly atmosphere. The Brewery Arts Centre boasts a three-screen cinema and runs a packed programme of events throughout the year. The area's fantastic local arts and culture is showcased in galleries and museums such as the Kendal Museum and Abbot Hall Art Gallery.

An array of festivals take place throughout the year including the Kendal International Street Arts Festival, Kendal Torchlight Carnival and Kendal Mountain Festival.





PERFECTLY PLACED

Kendal offers excellent transport links and is easily accessible by roads and railways. The town lies only 8 miles from Junction 36 off the M6, with the A6 also passing through the town centre. Kendal has its own railway station and Oxenholme Lake District railway station is only 2 miles south which is on the West Coast Main Line from London to Glasgow. With a bus station in the town centre too, getting around couldn't be easier.

For the cycling enthusiast there are plenty of options with many country lanes, and quiet roads

around the town, offering a variety of cycling routes in the area.

Kendal Leisure Centre is ideally located and includes a gym and swimming pool, plus it's great for indoor football, badminton and more. The country's tallest indoor climbing wall can be found at Lakeland Climbing Centre, Cumbria's premier climbing centre. There are two golf courses close by, offering some of the most picturesque views in golf, and a driving range too.



EXCELLENT EDUCATION

Ash Tree Park provides the perfect location for families, offering a superb range of schools for children of all ages. You will find a number of excellent primary and secondary schools in the town, including outstanding Ofsted rated ones.

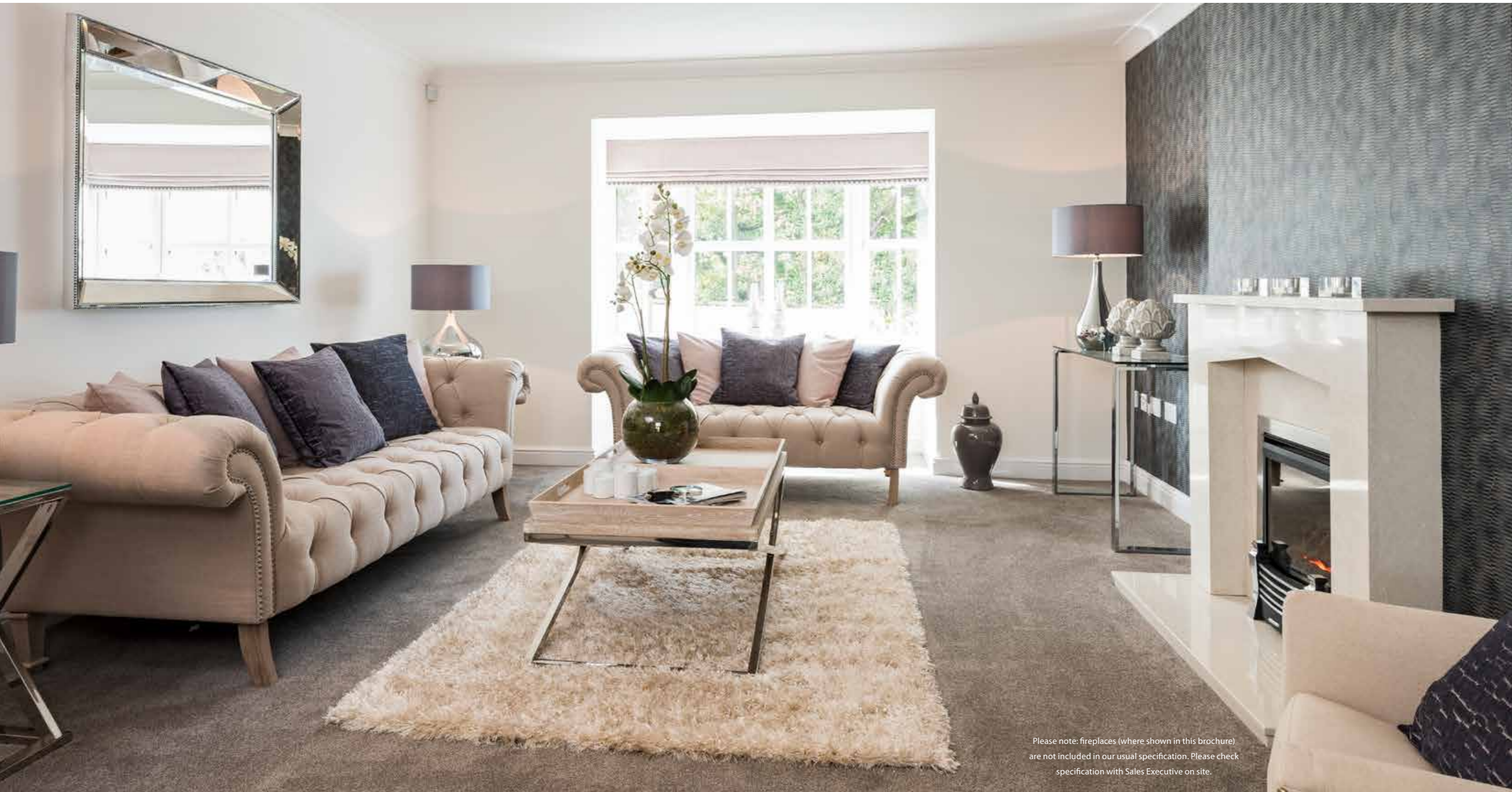
For those who want to go onto further education, the University of Central Lancashire (UCLan) was listed in the top 3.8% of all worldwide universities in 2015 by the Centre for World University Rankings and Lancaster University has just been announced as being in the top 10 Universities in the UK.





Each and every home at Ash Tree Park has been designed and engineered with today's modern lifestyle in mind, combining a prestigious specification with a carefully considered layout so that your new home is perfect for the way you want to live your life.

Homes here boast the highest levels of specification in partnership with leading manufacturers including AEG appliances, Porcelanosa tiling and Kelly Hoppen brassware and, as you'd expect from a Story Home, your home is built to our award winning standards.



Please note: fireplaces (where shown in this brochure) are not included in our usual specification. Please check specification with Sales Executive on site.



SUPERB KITCHENS

Our partnership with Nixons Kitchens allows you to choose from a range of beautifully designed kitchens and cabinets in a variety of finishes and matched with quality worktops and upstands. Whether you prefer a traditional or a contemporary look, these kitchens epitomise the highest standards and are selected as much for their style as for their longevity.

Incorporated in the kitchen are a range of AEG integrated stainless steel appliances, including built-in double oven, 5-burner gas hob, chimney hood, microwave, dishwasher, fridge/freezer and washing machine or washer/dryer*.

And for that finishing touch, which makes a real difference to our superior homes, add in some stylish, yet subtle, LED lighting.

- High specification kitchens by Nixons Kitchens with LED plinth and under unit lighting. 'A' rated AEG/Electrolux fully integrated kitchen appliances including*:
 - dishwasher
 - stainless steel double oven
 - 5-burner stainless steel gas hob
 - chimney hood
 - fridge / freezer
 - washing machine or washer / dryer
 - microwave

*The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.



A SUPERB SPECIFICATION THROUGHOUT

SPECIFICATION INCLUDES:

Our luxurious family bathrooms and en-suites are finished with superb detail: spacious walk-in showers with ceiling-mounted shower heads and stylish taps from renowned designer, Kelly Hoppen, and elegant, white sanitaryware from Crosswater.

The interior of your new home is finished in jasmine white and perfectly offsets the oak banister rails and oak doors with a choice of stylish door furniture. On a practical level there are plenty of TV and phone sockets and PIR sensor lights too.

Stylish vanity units with elegant vessel wash basins offer ample storage, and are complemented with a range of Porcelanosa tiling for a beautiful finish.

Our homes radiate light and space, further enhanced by stylish bi-fold doors, bringing the outdoors in and creating a seamless link to your paved patio and turfed gardens.

- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Kelly Hoppen brassware
- Contemporary staircase with oak newel posts and handrail and painted spindles
- Oak doors (internal)
- Bi-fold/French doors to patio
- Ample electrical sockets
- Loft light and electrical socket
- Burglar alarm
- External PIR sensor lights
- Turfed gardens to front and rear
- Paved patio
- 6' fence to rear garden
- Large, block paved driveway



The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.





TOP 5 STAR RATING

For the third year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than many of our competitors.

A 5 Star rating is judged upon results from our 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 regularly receive fantastic 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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.consumercode.co.uk



5 STAR HOME BUILDER
CUSTOMER SATISFACTION



HOME BUILDERS FEDERATION

2016



SUSTAINABLE CREDENTIALS

Since we started building homes in 1987, Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable developments are always high on our agenda.

As well as being sustainable, our homes will 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 Ash Tree Park is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,312 per year.*

As well as recycling a high percentage of waste generated on site, we've planted hundreds of trees - as well as safeguarding hundreds of others too!

The benefits of a new home include lower running costs:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% of homes fitted with 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.

*New homes built to current regulations could halve your fuel bills e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving up to £1,312 p.a. (SOURCE: NHBC Foundation and Zero Carbon Hub).





“Walking through the stunning streets and ginnels of the town centre is a delight with its distinctive limestone, which has earned Kendal the archaic nickname “The Auld Grey Town.””



DEVELOPMENT LAYOUT



HOUSE TYPES

- 

The Arundel
4 Bedroom Detached House
Single Detached Garage
- 

The Warwick
4 Bedroom Detached House
Integral Single Garage
- 

The Boston
4 Bedroom Detached House
Integral Single Garage
- 

The Durham
4 Bedroom Detached House
Integral Single Garage
- 

The Greenwich
4 Bedroom Detached House
Integral Single Garage
- 

The Wellington
4 Bedroom Detached House
Integral Single Garage
- 

The Pennington
4 Bedroom Detached House
Integral Single Garage
- 

The Longthorpe
4 Bedroom Detached House
Integral Single Garage
- 

The Branthwaite
4 Bedroom Detached House
Integral Single Garage
- 

The Portland
3 Bedroom Semi-Detached House
Integral Single Garage
- 

The Kinnersley
3 Bedroom Semi-Detached House
Integral Single Garage
- 

The Chester
3 Bedroom Detached House
Driveway Parking
- 

The Hastings
3 Bedroom Semi-Detached House
Driveway Parking
- 

The Kingston
3 Bedroom Semi-Detached House
Driveway Parking

AFFORDABLE HOMES

- 

The Rowan
3 Bedroom Semi-Detached House
Driveway Parking
- 

The Stafford
2 Bedroom Semi-Detached Bungalow
Driveway Parking
- 

The Epsom
2 Bedroom Linked House
Driveway Parking
- 

The Hawthorn
2 Bedroom Linked House
Driveway Parking
- 

The Altrincham
2 Bedroom Apartment
Courtyard parking



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.

ARUNDEL

4-bed detached with detached single garage

1,440 SQ FT

WARWICK

4-bed detached with integral single garage

1,402 SQ FT



GROUND FLOOR DIMENSIONS

Lounge: 3715 x 7205 [12'-2" x 23'-8"]
 Kitchen / Dining: 3775 x 7205 [12'-5" x 23'-8"]
 Utility: 2235 x 1668 [7'-4" x 5'-6"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3331 x 4010 [10'-11" x 13'-2"]
 Bedroom 2: 3715 x 3221 [12'-2" x 10'-7"]
 Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]
 Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]

GROUND FLOOR DIMENSIONS

Lounge: 3830 x 4750 [12'-7" x 15'-7"]
 Kitchen / Breakfast: 6305 x 3880 [20'-8" x 12'-9"]
 Dining: 3000 x 3130 [9'-10" x 10'-3"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3830 x 3489 [12'-7" x 11'-5"]
 Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]
 Bedroom 3: 3183 x 2949 [10'-5" x 9'-8"]
 Bedroom 4: 2740 x 3933 [9'-0" x 12'-11"]



Dimensions/images are for illustrative purposes only.
 Please ask Sales Executive regarding the orientation of this property and rear elevation windows.

Dimensions/images shown are for illustrative purposes only.

BOSTON

4-bed detached with integral single garage

1,351 SQ FT

DURHAM

4-bed detached with integral single garage

1,334 SQ FT



GROUND FLOOR DIMENSIONS

Lounge: 3380 x 5794 [11'-11" x 19'-0"]
 Kitchen / Dining: 6565 x 3240 [21'-7" x 10'-8"]
 Utility: 1650 x 3240 [5'-5" x 10'-8"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3380 x 5292 [11'-1" x 17'-5"]
 Bedroom 2: 2514 x 4461 [8'-3" x 14'-8"]
 Bedroom 3: 3616 x 3079 [11'-10" x 10'-1"]
 Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



GROUND FLOOR DIMENSIONS

Lounge: 3605 x 4867 [11'-10" x 16'-0"]
 Kitchen / Dining: 7655 x 3050 [25'-2" x 10'-0"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3605 x 4901 [11'-10" x 16'-1"]
 Bedroom 2: 2737 x 3780 [9'-0" x 12'-5"]
 Bedroom 3: 2517 x 3535 [8'-3" x 11'-7"]
 Bedroom 4: 2104 x 3085 [6'-11" x 10'-2"]



GREENWICH

4-bed detached with integral single garage

1,261 SQ FT



GROUND FLOOR DIMENSIONS

Lounge: 4605 x 3492 [15'-1" x 11'-6"]
 Kitchen / Breakfast: 2900 x 4341 [9'-6" x 14'-3"]
 Dining Room: 2925 x 3026 [9'-7" x 9'-11"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3668 x 3527 [12'-0" x 11'-7"]
 Bedroom 2: 3873 x 3060 [12'-9" x 10'-1"]
 Bedroom 3: 2805 x 3450 [9'-3" x 11'-4"]
 Bedroom 4: 2503 x 2787 [8'-3" x 9'-2"]



WELLINGTON

4-bed detached with integral single garage

1,238 SQ FT



GROUND FLOOR DIMENSIONS

Lounge: 3255 x 5315 [10'-8" x 15'-5"]
 Kitchen / Dining: 6415 x 2875 [21'-1" x 9'-5"]
 Utility: 1658 x 2875 [5'-5" x 9'-5"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 3077 x 3945 [10'-1" x 12'-11"]
 Bedroom 2: 2830 x 3867 [9'-3" x 12'-8"]
 Bedroom 3: 3077 x 3595 [10'-1" x 11'-10"]
 Bedroom 4: 2607 x 3673 [8'-7" x 12'-1"]



CHESTER

3-bed detached with driveway parking

1,031 SQ FT

HASTINGS

3-bed semi detached with driveway parking

955 SQ FT



GROUND FLOOR DIMENSIONS

FIRST FLOOR DIMENSIONS

GROUND FLOOR DIMENSIONS

FIRST FLOOR DIMENSIONS

Lounge: 3028 x 5742 [9'-11" x 18'-10"]
 Kitchen / Dining: 2715 x 5743 [8'-11" x 18'-10"]
 Utility: 2175 x 1220 [7'-2" x 4'-0"]

Master Bedroom: 2750 x 4450 [9'-0" x 14'-7"]
 Bedroom 2: 3174 x 3014 [10'-5" x 9'-11"]
 Bedroom 3: 3174 x 2614 [10'-5" x 8'-7"]

Lounge: 3492 x 4808 [11'-7" x 15'-9"]
 Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

Master Bedroom: 3658 x 3261 [12'-0" x 10'-8"]
 Bedroom 2: 2821 x 2810 [9'-3" x 9'-3"]
 Bedroom 3: 2131 x 2820 [7'-0" x 9'-3"]



KINGSTON

3-bed semi detached with driveway parking

846 SQ FT

STAFFORD

2-bed semi detached bungalow with driveway parking

714 SQ FT



GROUND FLOOR DIMENSIONS

Lounge: 4775 x 3633 [15'-8" x 11'-11"]
 Kitchen / Dining: 2581 x 4885 [8'-6" x 16'-0"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 2578 x 3627 [8'-6" x 11'-11"]
 Bedroom 2: 2400 x 2923 [7'-11" x 9'-7"]
 Bedroom 3: 2082 x 3136 [6'-10" x 10'-4"]



DIMENSIONS

Lounge: 4415 x 4038 [14'-6" x 13'-3"]
 Kitchen / Dining: 2930 x 3976 [9'-7" x 13'-1"]
 Master Bedroom: 3238 x 4645 [10'-8" x 15'-3"]
 Bedroom 2: 3268 x 2739 [10'-9" x 11'-0"]



EPSOM

2-bed linked house with driveway parking

711 SQ FT

DIRECTIONS



WE ARE HERE
LA9 7NG



GROUND FLOOR DIMENSIONS

FIRST FLOOR DIMENSIONS

Lounge: 4606 x 4213 [15'-1" x 13'-10"]
 Kitchen: 2460 x 2393 [8'-1" x 7'-10"]
 Dining: 2146 x 2093 [7'-1" x 6'-10"]

Master Bedroom: 4606 x 3151 [15'-1" x 10'-4"]
 Bedroom 2: 2481 x 3489 [8'-2" x 11'-5"]



COMING FROM THE SOUTH ON THE M6, leave the motorway at Junction 36. Take the third exit onto the A590, following the sign for Kirkby Lonsdale and Skipton. At the next roundabout, take the first exit onto the A65 for Endmoor. After about 5.5 miles, you'll pass the Westmorland General Hospital. Take the second exit at the roundabout, keeping on the A65. After about a ¼ of a mile, take the first right onto the B6254/Oxenholme Road. After about ½ a mile, turn left onto Kendal Parks Road.

COMING FROM THE NORTH ON THE M6, leave the motorway at Junction 37, turning right onto the A684. Follow the A684 for about 4 miles, before turning left onto Hayclose Lane. After approximately 1 mile, turn right onto the B6254/Oxenholme Road. Follow this road for 1 mile, passing Oxenholme Lake District train station along the way and taking the second exit at the mini-roundabout, keeping on the B6254. After about a ¼ of a mile, turn right onto Kendal Parks Road.



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