

# Paddocks View



*Your exciting new chapter awaits  
at Paddocks View...*

Combining the very best of town and country, this executive development is ideally located in the beautiful village of Middleton St George. Paddocks View presents the opportunity to start an exciting new chapter in your life, living in a beautiful 2, 3, 4 or 5 bedroom home, superbly finished to a high specification throughout and taking aspirational living to the next level.

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MIDDLETON ST GEORGE

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# Paddocks View

*A beautiful development...*



Planned with the great outdoors in mind, this development has been designed within a landscaped setting, featuring impressive street scenes and homes built with stone, brick and render, using designs and materials which reflect the local area.

Paddocks View features a desirable collection of properties, offering up to 1,905 sq ft in size. A Story Home is designed to maximise light and space, with individually designed kitchens and sumptuous bathrooms that perfectly blend style with quality.



A BEAUTIFUL COLLECTION OF  
EXQUISITE HOMES





## *Travel times...*

Darlington  
Town Centre  
**12 mins**

Darlington Station  
**10 mins**

Yarm Town Centre  
**11 mins**

Rockcliffe Hall  
**11 mins**

Metro Centre  
**50 mins**

Durham Tees  
Valley Airport  
**5 mins**

(Approximate times)



# Paddocks View

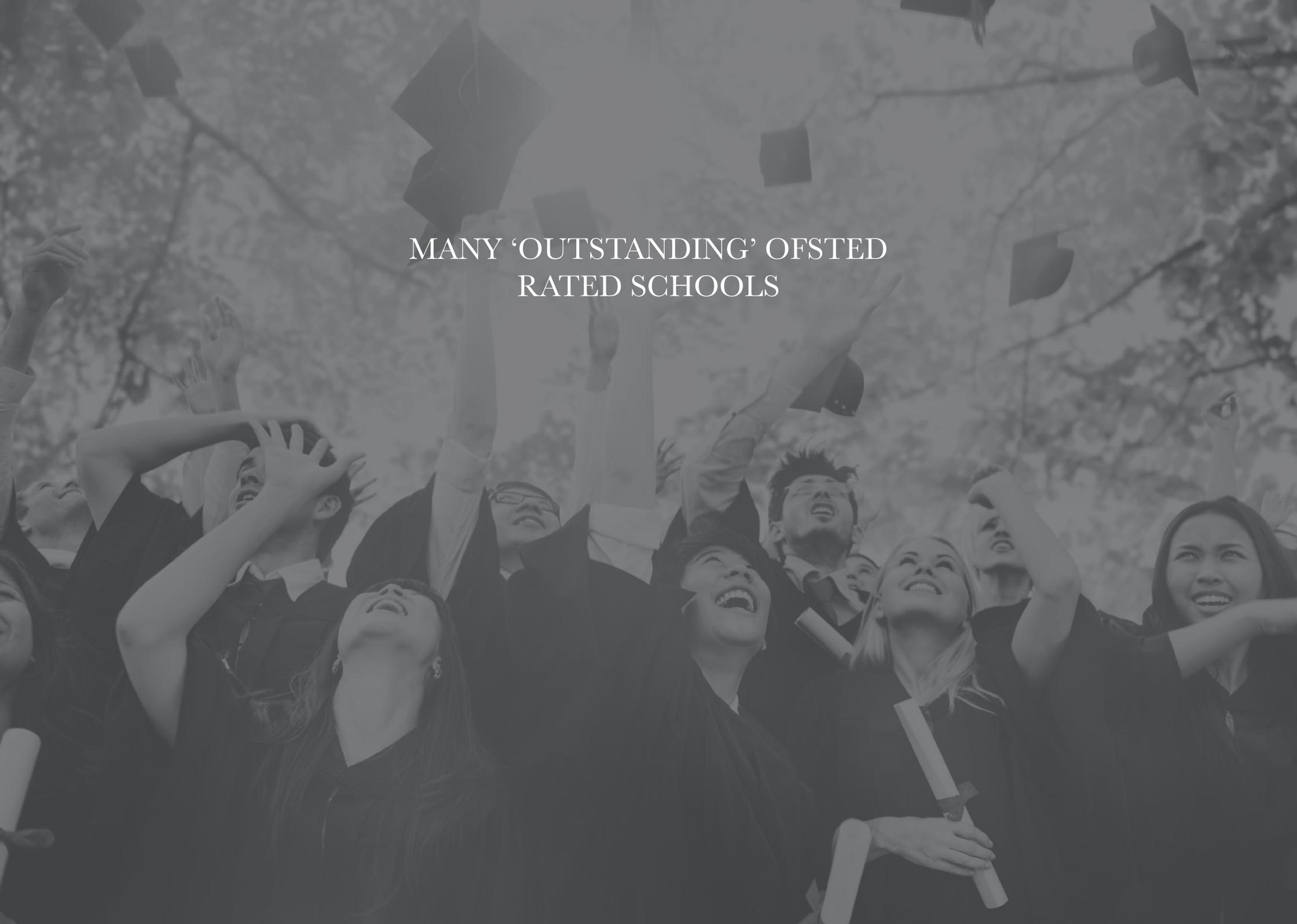


## *Ideally located...*

There is no need to compromise at Paddocks View, with convenient transport connections nearby you'll be able to fully appreciate the benefits of semi-rural living. Darlington is just six miles away, offering everything from high street shopping to nights out at the theatre, whilst the delightful market town of Yarm is located under seven miles away and boasts a vast array of cafés, bistros and restaurants. Dinsdale train station is located nearby, offering regular services to Darlington, Bishop Auckland and Middlesbrough.

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MIDDLETON ST GEORGE



MANY 'OUTSTANDING' OFSTED  
RATED SCHOOLS

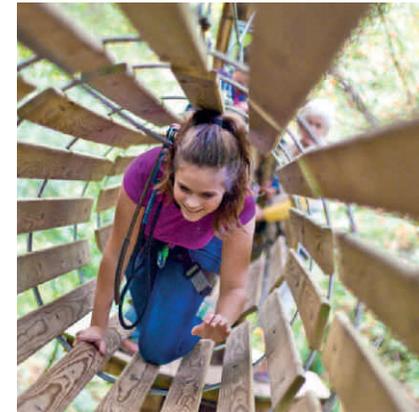
# Paddocks View

*First class education...*



The village of Middleton St George has its own primary school offering Ofsted rated 'outstanding' education to children aged 3 to 11. There are several opportunities for secondary education with nearby Hurworth School also rated as 'outstanding', making this development an excellent choice for families at every stage of their educational life.

Higher education is well catered for in the North East including 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.



MIDDLETON ST GEORGE

Correct at time of print

# Paddocks View

*Designer kitchens...*



Our partnership with Nixons Kitchens allows you to choose from a range of beautifully designed kitchens and cabinets in a variety of finishes, matched with quality worktops and up-stands. 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.

Regardless of the look you choose you'll have fully integrated appliances including a 5-burner gas hob, chimney hood, dishwasher, double oven, fridge freezer, washing machine / washer/dryer and microwave. A choice of worktops, glass splash-backs, recessed down lighters and mood lighting provide the finishing touches which make a real difference to our superior homes.





- High specification kitchens by Nixons Kitchens with LED plinth and under unit lighting
- \*'A' rated AEG or 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.



## *Superb specification...*

- High specification bathroom fittings and sanitary-ware by Crosswater
- Extensive tiling to bathrooms
- Kelly Hoppen brassware
- Contemporary staircase with oak newel posts, handrail and painted spindles
- Oak doors (internal)
- Loft light and electrical socket
- Burglar alarm
- Ample electrical sockets
- Paved patio
- Bi-fold/French doors to patio
- Turfed gardens to front and rear
- 1.8m (6 ft) boundary fence / wall to rear garden
- External PIR sensor lights
- Large, block paved driveway

*“bi-fold doors bring the outdoors in and create a seamless link to your patio and garden”*





## *Superior quality and a high specification as standard...*



Our elegant bathrooms and en-suites are perfect for those who recognise and appreciate quality. Streamlined bathrooms offer a relaxing environment and boast double ended baths, dual flow showers, overhead showers and stylish taps from designer Kelly Hoppen. All are complimented by wall hung vanity units with storage and beautifully accentuated with Porcelanosa tiles from the renowned Spanish brand.

The interior of your beautiful home is finished in a crisp white which perfectly offsets the oak banister rails and oak doors with a choice of stylish door furniture.

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

### MIDDLETON ST GEORGE

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Please check individual plot specification with Sales Executive, or see specification guide.

# Paddocks View

*Sustainable living...*



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 Paddocks View 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.\*

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<sup>^</sup>.

\*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

<sup>^</sup>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.



A RELAXED PACE OF LIFE THAT  
COULD SAVE YOU MONEY AS WELL AS  
LOOKING AFTER THE ENVIRONMENT\*



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.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

Find out more at [www.consumercode.co.uk](http://www.consumercode.co.uk)

# 96% OF OUR CUSTOMERS WOULD RECOMMEND US TO A FRIEND

*Exceptional customer care...*



For the fifth year running Story Homes has secured a top '5 Star' rating in the house-building industry's annual customer satisfaction survey.

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 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\*.

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MIDDLETON ST GEORGE

\*Source: In-House independent customer survey, 2018

A PERFECT BLEND OF STONE, BRICK  
AND RENDER





# Paddocks View

*Development layout: Phase 2*



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. Fireplaces (where shown) are not included in our usual specification. 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.

# Paddocks View

## House types



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



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



**The Taunton**  
4 Bedroom Detached House  
Integral Single Garage



**The Grantham**  
4 Bedroom Detached House  
Single Detached Garage



**The Warwick**  
4 Bedroom Detached House  
Integral Single Garage



**The Arundel**  
4 Bedroom Detached House  
Single or Double Detached Garage



**The Boston**  
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 Hastings**  
3 Bedroom Semi-Detached House  
Driveway Parking



**The Kingston**  
3 Bedroom Semi-Detached  
Driveway Parking or Courtyard Parking



**The Ascot**  
2 Bedroom Semi-Detached or Linked House  
Driveway Parking

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# The Mayfair



5 Bedroom Detached with Large Integral Garage

Approximate square footage: 1,905 sq ft

## GROUND FLOOR DIMENSIONS:

Lounge:	3675 x 5520 [12'-1" x 18'-1"]
Kitchen:	3630 x 3706 [11'-11" x 12'-2"]
Dining / Family Room:	3350 x 5425 [11'-0" x 17'-10"]
Study:	2593 x 2231 [8'-6" x 7'-4"]
Utility:	3326 x 1604 [10'-11" x 5'-3"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom:	4393 x 5203 [14'-5" x 17'- 1"]
Bedroom 2:	3393 x 3484 [11'-2" x 11'-5"]
Bedroom 3:	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 4:	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 5:	3399 x 2881 [11'-2" x 9'-6"]



# The Salisbury



*4 Bedroom Detached with Integral Double Garage*

*Approximate square footage: 1,803 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge:	4055 x 5106 [13'-4" x 16'-9"]
Kitchen:	3530 x 3042 [11'-7" x 10'-0"]
Dining / Family room:	6842 x 3411 [22'-6" x 11'-2"]
Utility:	1668 x 3042 [5'-6" x 10'-0"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom:	5257 x 5115 [17'-3" x 16'- 10"]
Bedroom 2:	3315 x 3055 [10'-11" x 10'-0"]
Bedroom 3:	4055 x 3195 [13'-4" x 10'-6"]
Bedroom 4:	4055 x 2955 [13'-4" x 9'-8"]



# The Taunton



*4 Bedroom Detached with Integral Single Garage*

*Approximate square footage: 1,597 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge: 4055 x 5670 [13'-4" x 18'-7"]  
Kitchen / Dining / Family: 8239 x 3635 [27'-1" x 11'-11"]  
Utility: 1776 x 3220 [5'-10" x 10'-7"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 6092 [10'-6" x 20'-0"]  
Bedroom 2: 4055 x 3134 [13'-4" x 10'-3"]  
Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]  
Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



# The Grantham



*4 Bedroom Detached with Detached Single Garage*

*Approximate square footage: 1,455 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge: 3605 x 6005 [11'-10" x 19'-9"]  
Kitchen/Dining/Breakfast: 7655 x 4408 [25'-2" x 14'-6"]  
Utility: 1750 x 1850 [5'-9" x 6'-1"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4100 [11'-10" x 13'-6"]  
Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]  
Bedroom 3: 2950 x 3800 [9'-8" x 12'-6"]  
Bedroom 4: 2652 x 2751 [8'-9" x 9'-0"]



# The Arundel



*4 Bedroom Detached with Detached Single / Double Garage*

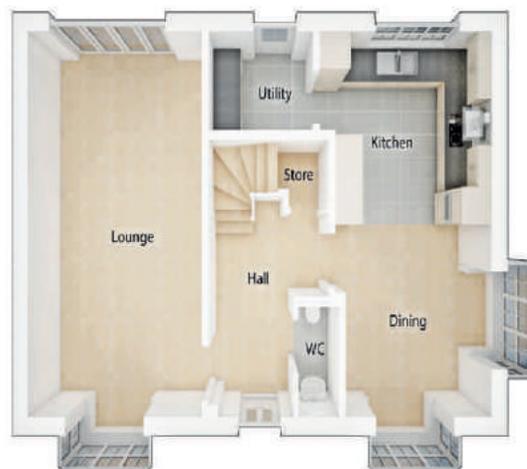
*Approximate square footage: 1,440 sq ft*

## 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"]



# The Warwick



*4 Bedroom Detached with Integral Single Garage*

*Approximate square footage: 1,400 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge:	3830 x 4750 [12'-7" x 15'-7"]
Kitchen / Breakfast:	6265 x 3665 [20'-7" x 12'-0"]
Dining:	3190 x 2845 [10'-6" x 9'-4"]

## 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 2948 [10'-5" x 9'-8"]
Bedroom 4:	2740 x 3933 [9'-0" x 12'-11"]



# The Boston



*4 Bedroom Detached with Integral Single Garage*

*Approximate square footage: 1,377 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: 3370 x 5292 [11'-1" x 17'-5"]  
Bedroom 2: 2514 x 4495 [8'-3" x 14'-9"]  
Bedroom 3: 3616 x 3382 [11'-10" x 11'-1"]  
Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



# The Greenwich



*4 Bedroom Detached with Integral Single Garage*

*Approximate square footage: 1,261 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge: 4765 x 3492 [15'-8" x 11'-6"]  
Kitchen / Breakfast: 2775 x 5293 [9'-1" x 17'-5"]  
Dining Room: 2775 x 3260 [9'-1" x 10'-8"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3664 x 3202 [12'-0" x 10'-6"]  
Bedroom 2: 3877 x 3060 [12'-9" x 10'-1"]  
Bedroom 3: 2805 x 3450 [9'-3" x 11'-4"]  
Bedroom 4: 2477 x 2843 [8'-2" x 9'-4"]



# The Wellington



*4 Bedroom Detached with Integral Single Garage*

*Approximate square footage: 1,238 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge:	3255 x 5305 [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"]



# The Hastings



*3 Bedroom Semi Detached with Driveway Parking*

*Approximate square footage: 955 sq ft*

## GROUND FLOOR DIMENSIONS:

Lounge: 3492 x 4808 [11'-6" x 15'-9"]

Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3648 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"]



# The Kingston



*3 Bedroom Semi-Detached with Driveway or  
Allocated Parking*

*Approximate square footage: 846 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"]



# The Ascot



*2 Bedroom Semi Detached or Linked House with  
Allocated Parking*

*Approximate square footage: 697 sq.ft*

## GROUND FLOOR DIMENSIONS:

Lounge: 3583 x 5013 [11'-9" x 16'-6"]

Kitchen / Breakfast: 3583 x 2765 [11'-9" x 9'-1"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3583 x 3175 [11'-9" x 10'-5"]

Bedroom 2: 3583 x 2764 [11'-9" x 9'-1"]



OUT AND ABOUT IN  
MIDDLETON ST GEORGE

