

FAIRFIELDS MANOR

CRAWCROOK, NE40 4FD



STRONG • BEAUTIFUL



***STRONG.
BEAUTIFUL.***

***AS A PRIVATELY-OWNED
BUSINESS, WE GO TO
GREAT LENGTHS
TO CRAFT BEAUTIFUL,
WELL-BUILT HOMES.***

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

**SOLIDLY BUILT WITH
QUALITY MATERIALS.**

High specification.
Added strength and character.

**BUILDING BEAUTIFUL HOMES
FOR OVER 30 YEARS.**

Pride in our homes.
Pride in our workforce.

**WE'LL GIVE YOU MORE
SPACE INSIDE & OUT.**

Well-proportioned living areas.
Set back off the road.

**DESIGNED
FOR LIFE.**

Unique modern features.
Effortlessly flowing spaces.

*WELCOME TO
FAIRFIELDS
MANOR*



Image shown is for illustrative purposes only.

A DESIRABLE DEVELOPMENT OF 3, 4 AND 5-BEDROOM HOMES. FINISHED TO A HIGH SPECIFICATION OUR HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM OF THE AREA AND CREATING THE BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.

*AN ENVIABLE
LOCATION TO
CALL HOME*

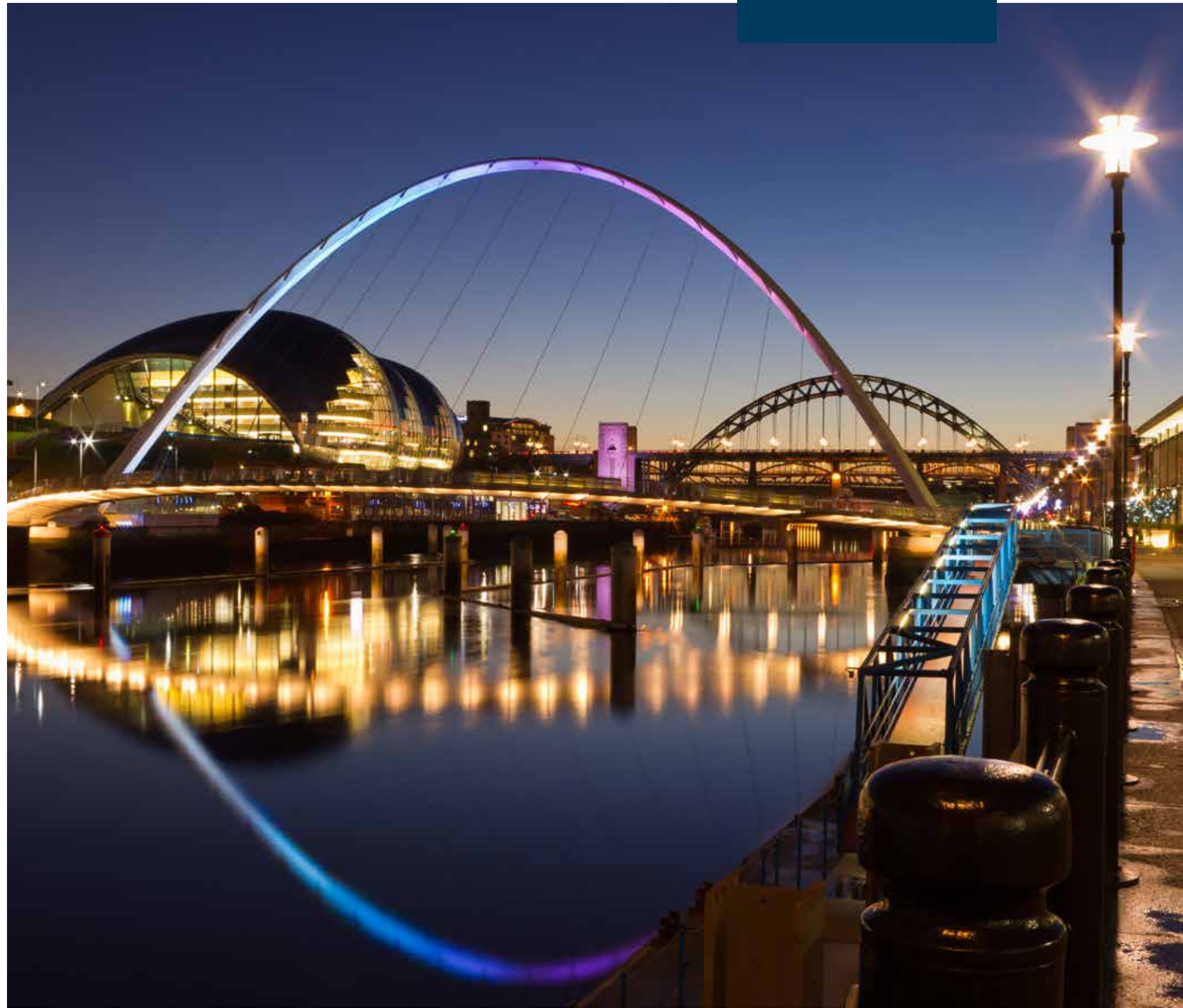
*A SOUGHT AFTER DEVELOPMENT IN A BEAUTIFUL
SEMI-RURAL LOCATION ONLY NINE MILES FROM
NEWCASTLE.*

Living at Fairfield's Manor allows you to enjoy all of the benefits of living in a semi-rural location, yet it offers convenient transport links to the city and popular surrounding areas. The A1 and A69 are both easily accessible, connecting you with the bright lights of Newcastle or the quaint village of Corbridge.

If you'd rather take the train, Wylam train station will speed you to the Metrocentre in just 10 minutes and Newcastle Central Station in 20 minutes.

With some of the area's most beautiful countryside right on your doorstep, you'll never be short of things to do.

Under two miles away is Bradley Gardens, providing the perfect tranquil retreat for good quality food and upmarket shopping in what feels like a secret garden. Those looking for something more active can take on the challenge of Prudhoe Golf Course, an 18 hole course set in picturesque parkland.





*WE'LL GIVE YOU
MORE SPACE
INSIDE & OUT*

STRONG
IN BUILD.
STRONG IN
CHARACTER.



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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. And there are also bi-fold doors that 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.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom detached new build property*.

Energy saving features could include:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Fairfields Manor is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY
MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

			THE SALISBURY	THE BALMORAL	THE TAUNTON	THE GRANTHAM	THE ARUNDEL	THE WARWICK	THE BOSTON	THE DURHAM	THE GREENWICH	THE WELLINGTON	THE CHESTER	THE HASTINGS
DOORS, JOINERY AND FINISHES	Bi-fold / French doors	White bi-fold doors or French doors	■	■	■	■	■	■	■	■	■	■	■	■
	External doors - front	Coloured composite door with multi-point locking system (white finish inside)	■	■	■	■	■	■	■	■	■	■	■	■
	External doors - rear	White half glazed style PVCu door with Cotswold obscure pattern glazing with multi-point locking system (white finish inside)	■	■	■	■	■	■	■	■	■	■	■	■
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle	■	■	■	■	■	■	■	■	■	■	■	■
		Oak doors	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Staircase	White painted softwood spindles with oak newel post and handrail finish with clear varnish	■	■	■	■	■	■	■	■	■	■	■	■
	Wardrobes	Wardrobes to master bedroom from selected range of Space Pro wardrobes	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Ceilings	White matt emulsion to all ceilings	■	■	■	■	■	■	■	■	■	■	■	■
	Walls	Jasmine white matt emulsion to all walls	■	■	■	■	■	■	■	■	■	■	■	■
KITCHEN AND APPLIANCES	Kitchen units from Symphony	Selection of kitchen units from selected standard ranges	■	■	■	■	■	■	■	■	■	■	■	■
		Selection of kitchen units from selected upgraded ranges	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Work surfaces and upstands	Selection of worktops and upstands	■	■	■	■	■	■	■	■	■	■	■	■
		Selection of silestone worktops and upstands	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Lights to underside of kitchen wall units	LED feature lighting to the underside of kitchen wall units as per kitchen design	■	■	■	■	■	■	■	■	■	■	■	■
	Sink	Franke Basis Range in Fraganite undermount sink with mixer tap to main kitchen	■	■	■	■	■	■	■	■	■	■	■	■
	Oven	AEG double oven	■	■	■	■	■	■	■	■	■	■	■	■
		Selection of AEG upgrade ovens	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Hob	AEG 5-burner gas hob	■	■	■	■	■	■	■	■	■	■	■	■
		AEG ceramic or induction hob	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Cooker hood	Electrolux stainless steel cooker hood	■	■	■	■	■	■	■	■	■	■	■	■
	Integrated dishwasher	AEG integrated dishwasher	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Integrated fridge/freezer	Electrolux integrated fridge/freezer	■	■	■	■	■	■	■	■	■	■	■	■
	Integrated washing machine	Electrolux integrated washing machine	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Integrated microwave	AEG integrated microwave	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Integrated wine cooler	AEG integrated wine cooler	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

Appliances are based on a contemporary kitchen choice. These will differ if an upgraded traditional kitchen is selected.

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*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.

WE KNOW THE DIFFERENCE
IS IN THE DETAIL. ON EVERY LEVEL.

		THE SALISBURY	THE BALMORAL	THE TAUNTON	THE GRANTHAM	THE ARUNDEL	THE WARWICK	THE BOSTON	THE DURHAM	THE GREENWICH	THE WELLINGTON	THE CHESTER	THE HASTINGS
BATHROOM AND SANITARYWARE	Bathroom basins	White vanity basin to bathroom/en-suite with vanity unit in a choice of colours with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■
		White basin and pedestal to cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■
	WC	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	Separate shower with glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	■	■	■	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. Remaining walls as per house type drawing	■	■	■	■	■	■	■	■	■	■	■
	Wall tiles to en-suite	Full height tiles to all shower enclosures with feature tiling to the back wall. Remaining walls as per house type drawing	■	■	■	■	■	■	■	■	■	■	■
	Wall tiles to cloakroom	Tiled splash back behind sink	■	■	■	■	■	■	■	■	■	■	■
	Central heating	Full gas central heating system	■	■	■	■	■	■	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom and en-suites	■	■	■	■	■	■	■	■	■	■	■
ELECTRICAL	Electrical sockets/ switch plates	Brushed steel sockets and switches	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	BT/phone point	BT point to selected locations (NB first point will be standard BT box)	■	■	■	■	■	■	■	■	■	■	■
	Media point	Media Plate to lounge area – including 2 double sockets, BT and TV	■	■	■	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■	■	■	■
	Cat6 cabling	Cabling to two points carrying the internet and phone lines which can be utilised to carry HDTV signals to your TV and internet devices	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	■	■	■

		THE SALISBURY	THE BALMORAL	THE TAUNTON	THE GRANTHAM	THE ARUNDEL	THE WARWICK	THE BOSTON	THE DURHAM	THE GREENWICH	THE WELLINGTON	THE CHESTER	THE HASTINGS
EXTERNAL WORKS	Fencing and gates	Timber feather edge 1.8m boarded fence with timber gate	■	■	■	■	■	■	■	■	■	■	■
	Front garden	Turf to front, side and rear garden as per landscaping drawing	■	■	■	■	■	■	■	■	■	■	■
	Outside tap	To be fitted in integral/attached garages as standard. For house types with a detached garage the external tap will be located on the rear elevation kitchen window and insulated accordingly	■	■	■	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral/attached and detached garages	■	■	■	■	■	■	■	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■	■	■	■
	Burglar alarm	Full mains-wired burglar alarm	■	■	■	■	■	■	■	■	■	▲	▲
	External lights	Coach-lamp	■	■	■	■	■	■	■	■	■	■	■

- Available as standard
- ▲ Available as an upgrade
- Not available

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OUR HOMES AT FAIRFIELDS MANOR

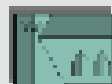
FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.



THE WINCHESTER
5-bedroom detached house
Double or single detached garage



THE MAYFAIR
5-bedroom detached house
Integral large garage



THE SALISBURY
4-bedroom detached house
Integral double garage



THE BALMORAL
4-bedroom detached house
Integral single garage



THE TAUNTON
4-bedroom detached house
Integral single garage



THE GRANTHAM
4-bedroom detached house
Detached double or single garage



THE ARUNDEL
4-bedroom detached house
Detached single 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 CHESTER
3-bedroom detached or semi-detached house
Detached single garage



THE HASTINGS
3-bedroom semi-detached house
Driveway parking



THE ROWAN
3-bedroom semi-detached or linked house
Driveway parking

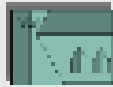


THE HAWTHORN
2-bedroom semi-detached or linked house
Driveway parking



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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.



THE SALISBURY

4-bedroom detached house with double integral garage
Total Floor Area: 1803 sq ft



GROUND FLOOR

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



FIRST FLOOR

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"]

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THE BALMORAL

4-bedroom detached house with integral single garage
Total Floor Area: 1724 sq ft



GROUND FLOOR

Lounge:	3987 x 5165 [13'-1" x 16'-11"]
Kitchen/breakfast:	5993 x 3042 [19'-8" x 10'-0"]
Dining:	3267 x 3798 [10'-9" x 12'-6"]



FIRST FLOOR

Master bedroom:	4989 x 3610 [16'-5" x 11'-10"]
Bedroom 2:	3454 x 3610 [11'-4" x 11'-10"]
Bedroom 3:	4325 x 3394 [14'-2" x 11'-2"]
Bedroom 4:	3302 x 4009 [10'-10" x 13'-2"]

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THE TAUNTON

4-bedroom detached house with integral single garage
Total Floor Area: 1597 sq ft



GROUND FLOOR

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

FIRST FLOOR

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"]

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THE GRANTHAM

4-bedroom detached house with double/single garage
Total Floor Area: 1455 sq ft



GROUND FLOOR

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

FIRST FLOOR

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"]

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THE ARUNDEL

4-bedroom detached house (3 bays) with detached single garage
Total Floor Area: 1440 sq ft



GROUND FLOOR

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

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"]

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THE WARWICK

4-bedroom detached house with single integral garage
Total Floor Area: 1400 sq ft



GROUND FLOOR

Lounge:	3830 x 4750 [12'-7" x 15'-7"]
Kitchen/breakfast:	6265 x 3655 [20'-7" x 12'-0"]
Dining	3190 x 2845 [10'-6" x 9'-4"]



FIRST FLOOR

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"]

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THE BOSTON

4-bedroom detached house with single integral garage
Total Floor Area: 1377 sq ft



GROUND FLOOR

Lounge: 3380 x 5794 [11'-1" x 19'-0"]
Kitchen/dining: 6565 x 3240 [21'-7" x 10'-8"]
Utility: 1650 x 3240 [5'-5" x 10'-8"]

FIRST FLOOR

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"]

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THE DURHAM

4-bedroom detached house with integral single garage
Total Floor Area: 1367 sq ft



GROUND FLOOR

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

FIRST FLOOR

Master bedroom: 4101 x 4901 [13'-6" x 16'-1"]
Bedroom 2: 3439 x 3721 [11'-4" x 12'-3"]
Bedroom 3: 2839 x 4157 [9'-4" x 13'-8"]
Bedroom 4: 2941 x 3085 [8'-2" x 10'-2"]

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THE GREENWICH

4-bedroom detached house with integral single garage

Total Floor Area: 1261 sq ft



GROUND FLOOR

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

FIRST FLOOR

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"]

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THE WELLINGTON

4-bedroom house with integral single garage

Total Floor Area: 1238 sq ft



GROUND FLOOR

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

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"]

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THE CHESTER

3-bedroom detached/semi-detached house with detached single garage
Total Floor Area: 1031 sq ft



GROUND FLOOR

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"]



FIRST FLOOR

Master bedroom: 2750 x 3915 [9'-0" x 12'-10"]
Bedroom 2: 3174 x 3014 [10'-5" x 9'-11"]
Bedroom 3: 3174 x 2614 [10'-5" x 8'-7"]

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THE HASTINGS

3-bedroom semi detached house with driveway parking
Total Floor Area: 955 sq ft



GROUND FLOOR

Lounge: 3492 x 4808 [11'-6" x 15'-9"]
Kitchen/dining: 5068 x 2785 [16'-8" x 9'-2"]



FIRST FLOOR

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"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may 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.

*STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES
FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST,
NORTH EAST AND SOUTHERN SCOTLAND.*

*FOUNDED
IN 1987*



Our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and, of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.



***WE ARE PASSIONATE ABOUT BUILDING HOMES
THAT WE ARE PROUD TO PUT OUR NAME TO.***

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use 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. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new 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.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



***PRIDE IN
EVERYTHING
WE DO.***



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