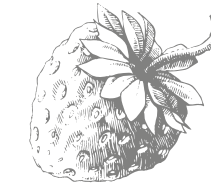


Cockermouth



STRAWBERRY
GRANGE



Introducing

STRAWBERRY GRANGE

DO YOU DREAM OF LIVING NEAR SOME OF THE MOST BEAUTIFUL
LANDSCAPES IN THE COUNTRY? WITH A MOVE TO STRAWBERRY
GRANGE, YOU COULD MAKE YOUR DREAM, A REALITY.

Story Homes is delighted to introduce an exclusive development of beautiful
new homes to Cockermouth.

Strawberry Grange is an executive development of 2, 3, 4 and 5 bedroom
properties, superbly finished to a high specification and taking aspirational
living to the next level.

Renowned for our stunning street scenes, this sought after development
boasts a stylish mix of attractive exterior finishes, complemented by
thoughtfully designed interiors.

Find your dream home at Strawberry Grange

*Stunning homes,
both inside & out*



Images are for illustrative purposes only





Boston housetype shown above. Images shown adjacent (left to right) Taunton, Salisbury, Balmoral and Richmond. Images are for illustrative purposes only.



STRAWBERRY GRANGE



*Beautiful homes for the discerning buyer
in a highly sought after area*

Strawberry Grange perfectly demonstrates Story Homes' exceptional attention to detail, both in building in places where people want to live and creating homes you are proud to call your own. Careful consideration has been given to the diverse range of house types, which have been designed to meet the needs of modern living.

Although we're already well known for our high specification and spacious interiors, these desirable new homes take aspirational living to the next level. They offer even more in terms of specification with beautifully crafted kitchens and worktops, bi-fold doors, sleek bathrooms from Crosswater and Kelly Hoppen,

Porcelanosa tiles and turfed gardens; ensuring that there is plenty of green, open space.

All properties have either a single garage, a double garage or driveway parking. A mix of stone, brick and render have been used at Strawberry Grange to give each home its individual personality, while blending perfectly into the local area.

These homes offer superb spaces and generous accommodation for families to grow, and are an ideal choice for those who are looking for a stylishly appointed new home in the sought after Cockermouth area.

Unrivalled detail

*The Georgian town of
Cockermouth is often
described as the “Gateway
to the Lake District”*

Cockermouth is a lovely place to live and as well as boasting many local attractions, the town is minutes away from the shores of the areas great Lakes, offering breathtaking scenery towards Scafell Pike, Helvellyn and Skiddaw. For those who enjoy the outdoors this is the perfect place to be with a wealth of opportunities for walkers and bikers - and thrill seekers are well catered for too!

Strawberry Grange is perfectly placed and provides an excellent commuter base for the rest of Cumbria. Junction 40 of the M6 motorway is just 30 miles away. Carlisle and Penrith train stations are easily accessible and from there, the West Coast mainline, and there is a regular bus service around the county too.

APPROXIMATE JOURNEY TIMES BY ROAD:

To Manchester 2 hrs
To Birmingham 3 hrs
To Glasgow 2.5 hrs
To Edinburgh 3 hrs
To Newcastle 2 hrs

Some images are courtesy of www.golakes.co.uk

*Centuries of history...
Beautiful landscapes...
Cockermouth's appeal
is timeless.*





Everything close to hand



With an excellent range of individual shops and eateries, Cockermouth has much to offer shoppers and food lovers

The town offers the very best of local amenities with a fantastic range of boutique shops, restaurants and coffee shops, as well as butchers, bakers, fishmonger and a deli, with a few high street names and supermarkets for those everyday essentials.

Cockermouth has several claims to fame, notably the poet William Wordsworth was born here and the National Trust have opened his boyhood home to the public. The town is home to Jennings Brewery and they offer tours and tastings; the Castle is open on selected days. Cockermouth hosts regular events throughout the year including: Taste Cumbria, Northbound, a Georgian Fair and Woolfest.

A short drive from Cockermouth is Lakes Distillery, brewing its own whisky, gin and vodka. As well as offering tours, the distillery has a popular bistro and shop with bespoke accessories and gifts.





STRAWBERRY
GRANGE



*Building firm foundations for the future,
Strawberry Grange is in a class of its own*

As you would expect from such a sought after area, there are a number of highly regarded primary schools near to Strawberry Grange including Fairfield Primary School, All Saints Church of England Primary School and St. Joseph’s Catholic Primary School. Eaglesfield Paddle Church of England Primary School is located close to the town and is rated as ‘excellent’ by Ofsted.

For older children there is a good range of secondary schools with Cockermouth School being the closest.

West Cumbria also provides many opportunities for further education such as the nearby Lakes College and the Energy Coast UTC in Workington. Further afield there are several excellent Universities located throughout the North.

An educated choice

The above specification relates to the majority of plots and is dependent on house type design.
Please check individual plot specification with Sales Executive.



- High specification kitchens incorporating Symphony Kitchens 'Gallery' range 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

*Indicative representation of a Story Homes Kitchen



Designer kitchens

It's the hub of the home and we know that you want it to be the most amazing space for creating culinary delights and entertaining

Our partnership with Symphony Kitchens allows you to choose from the 'Gallery' range of beautifully designed kitchens and cabinets in a variety of finishes, 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.

Regardless of the look you choose you'll have fully integrated appliances including a 5-burner gas hob, extractor fan, 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.

*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.



STRAWBERRY
GRANGE

A superb specification

Houses at Strawberry Grange combine superior quality and a high specification, synonymous with the Story Homes name

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 and stylish taps and overhead showers from designer Kelly Hoppen, complimented by wall hung vanity units and storage and all beautifully accentuated with Porcelanosa tiles from the renowned Spanish brand.

The interior of your beautiful home is finished in a crisp white and 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, which follow the natural contours of the site.

Also included:

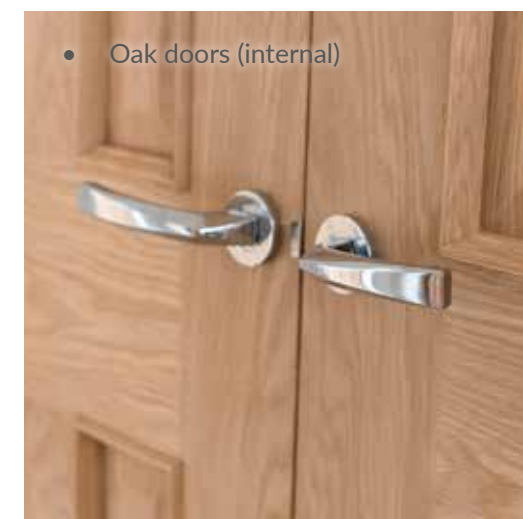
- Loft light and electrical socket
- Burglar alarm
- Ample electrical sockets
- External PIR sensor lights
- Large, block paved driveway



- High specification bathroom fittings and sanitary-ware by Crosswater
- Extensive tiling to bathrooms
- Kelly Hoppen brassware



- Contemporary staircase with oak newel posts and handrail and painted spindles



- Oak doors (internal)



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

- Paved patio
- Bi-fold/French doors to patio
- Turfed gardens to front and rear
- 1.8m (6 ft) boundary fence / wall to rear garden



*Source: In-House independent customer survey



STRAWBERRY GRANGE



When it comes to customer satisfaction, 97% of our buyers are happy to say that they'd recommend us to a friend

For the fourth 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 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 97% of our buyers would recommend us to a friend*.

Highly recommended



Sustainable credentials

*Green living and sustainability have
always been high on our agenda*

As a company 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 Strawberry Grange is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving 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.*

The benefits of a new home could 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)



^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.

*Superb attention
to detail*



Development layout

House types



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 Mayfair
5 Bedroom Detached House
Large Integral Garage
- 

The Richmond
4 Bedroom Detached House
Integral Single 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 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 Wellington
4 Bedroom Detached House
Integral Single Garage
- 

The Chester
3 Bedroom Semi-Detached or Detached House
Single Detached Garage or Driveway Parking
- 

The Hastings
3 Bedroom Semi-Detached House
Driveway Parking

AFFORDABLE HOMES

- 

The Kingston
3 Bedroom Semi-Detached or Linked House
Driveway Parking
- 

The Rowan
3 Bedroom Semi-Detached House
Driveway Parking
- 

The Hawthorn
2 Bedroom Linked House
Driveway Parking

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 3703 [11'-11" x 12'-2"] |
| Dining / Family Room: | 3375 x 5425 [11'-1" x 17'-10"] |
| Study: | 2593 x 2231 [8'-6" x 7'-4"] |
| Utility: | 3323 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 12'-13"] |
| Bedroom 4: | 2466 x 3966 [8'-1" x 12'-13"] |
| Bedroom 5: | 3381 x 2881 [11'-1" x 9'-6"] |



Dimensions/images are for illustrative purposes only.

The Richmond



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,825 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|---------------------------------|
| Lounge: | 3935 x 6980 [12'-11" x 22'-11"] |
| Kitchen / Dining: | 8183 x 2962 [26'-10" x 9'-9"] |
| Master Bedroom: | 3600 x 4205 [11'-10" x 13'-10"] |
| Utility: | 3020 x 1585 [9'-11" x 5'-2"] |

FIRST FLOOR DIMENSIONS:

| | |
|------------|--------------------------------|
| Bedroom 2: | 3970 x 4847 [13'-0" x 15'-11"] |
| Bedroom 3: | 3974 x 2888 [13'-1" x 9'-6"] |
| Bedroom 4: | 3974 x 3225 [13'-1" x 10'-7"] |



Dimensions/images are for illustrative purposes only.

The Salisbury



4 Bedroom Detached with Double
Integral Garage

Approximate square footage: 1,795 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"] |



Dimensions/images are for illustrative purposes only.

The Balmoral



4 Bedroom Detached with Integral Single
Garage

Approximate square footage: 1,724 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|----------------------|--------------------------------|
| 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 DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 4989 x 3610 [16'-5" x 11'-10"] |
| Bedroom 2: | 4990 x 3710 [16'-5" x 12'-2"] |
| Bedroom 3: | 4325 x 3754 [14'-2" x 12'-4"] |
| Bedroom 4: | 3255 x 4041 [10'-8" x 13'-3"] |



Dimensions/images are for illustrative purposes only.

The Taunton



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,592 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|----------------------|---------------------------------|
| Lounge: | 4055 x 5670 [13'-4" x 18'-7"] |
| Kitchen / Breakfast: | 6695 x 3635 [22'-0" x 11'-11"] |
| Dining: | 3321 x 3635 [10'-11" x 11'-11"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3190 x 6092 [10'-6" x 20'- 0"] |
| Bedroom 2: | 4055 x 3156 [13'-4" x 10'-4"] |
| Bedroom 3: | 3978 x 3205 [13'-1" x 10'-6"] |
| Bedroom 4: | 2733 x 3751 [9'-0" x 12'-4"] |

The Arundel



4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,429 sq ft (2 bay windows) - 1,440 sq ft (3 bay windows)

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"] |



Dimensions/images are for illustrative purposes only.



Dimensions / floor plans are for Arundel with 3 bay windows

Dimensions/images are for illustrative purposes only.

The Warwick



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,402 sq ft

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 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: 1,351 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|--------------------------------|
| Lounge: | 3380 x 5784 [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 5282 [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"] |



Dimensions/images are for illustrative purposes only.



Dimensions/images are for illustrative purposes only.

The Wellington



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,238 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3255 x 5315 [10'-8" x 17'-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 Chester



3 Bedroom Semi / Detached with Single Detached Garage / Driveway Parking

Approximate square footage: 1,031 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|--------------------------------|
| Lounge: | 3028 x 5743 [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 DIMENSIONS:

| | |
|-----------------|-------------------------------|
| 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"] |



Dimensions/images are for illustrative purposes only.



floor plan shows detached layout



Dimensions/images are for illustrative purposes only.

The Hastings



3 Bedroom Semi Detached with Driveway Parking

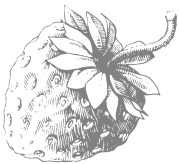
Approximate square footage: 955 sq ft

GROUND FLOOR DIMENSIONS:

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

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| 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"] |



Dimensions/images are for illustrative purposes only.



www.consumercodeforhomebuilders.co.uk

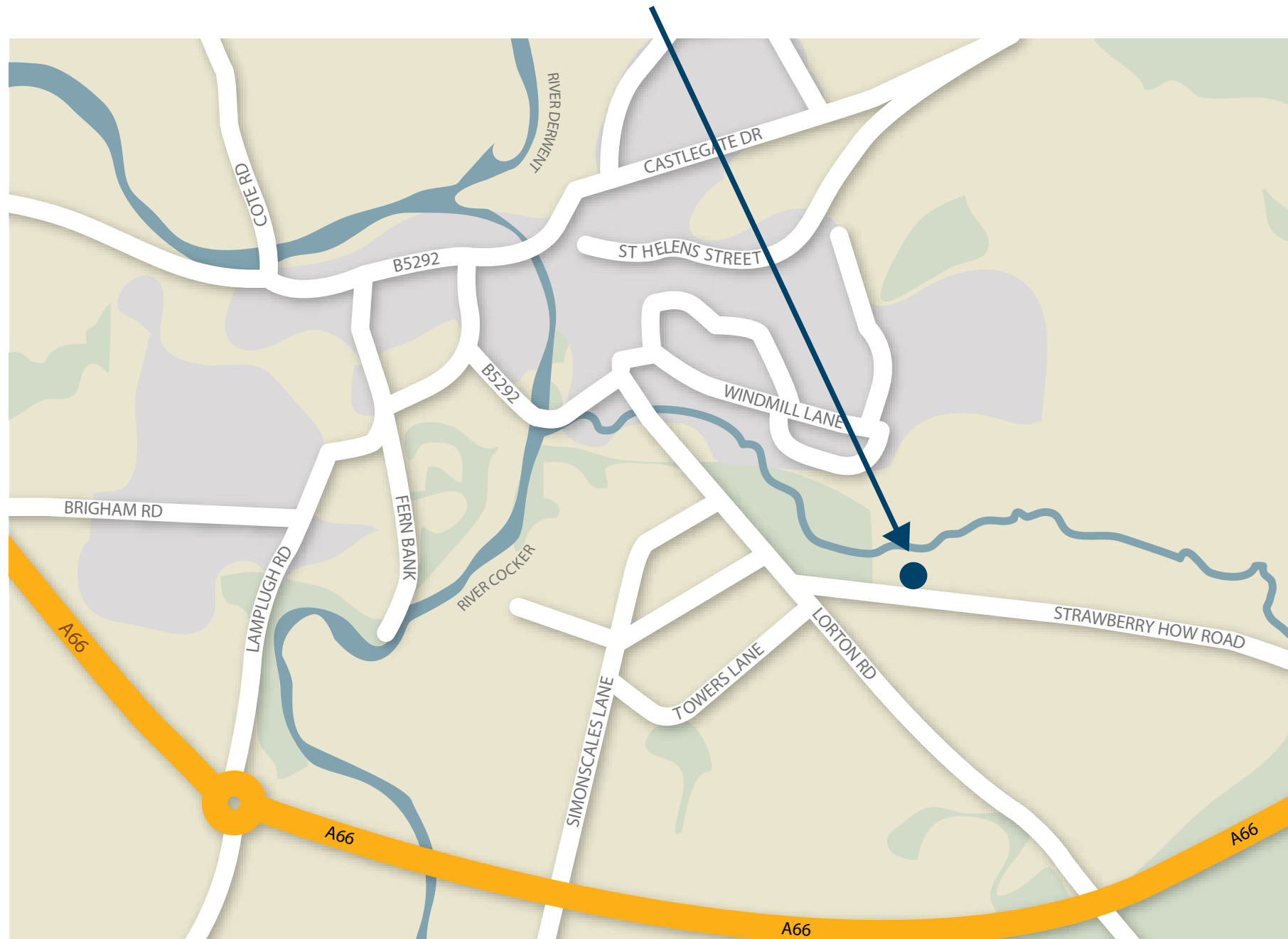
The Consumer Code for Home Builders applies to buyers who, on or after 1st April 2010, reserve to buy a new or newly converted home built by a home builder under the insurance protection of one of the supporting Home Warranty Bodies, and sets good practice requirements that all home builders must meet. The purpose of the Code is to ensure that home buyers are treated

fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access speedy, low-cost dispute-resolution arrangements if they are dissatisfied. Berkeley complies with The Consumer Code for Home Builders.



We are here

CA13 9XG



FROM THE NORTH - exit the M6 at junction 44, take the A7 exit to Workington/Carlisle. At the roundabout follow signs for the A595 until you reach Belle Vue Roundabout, just above Cockermouth. Take the 1st left at the roundabout following the road down into town, going over the bridge and turning left at the mini roundabout. Go straight ahead at the next mini roundabout then take the 1st right on to Station Street. Take a left at the traffic lights and follow the road round. Turn right onto Lorton Road then take the 2nd left onto Strawberry How Road.

FROM THE SOUTH - exit the M6 at junction 40 (Penrith). At the roundabout, take the 1st exit onto A66. At the next roundabout, take the 3rd exit to stay on A66. At the 3rd roundabout, take the 2nd exit to remain on A66. After approx 9.5 miles turn left, then take the 1st right onto Hundeth Hill Road. Follow for a further 0.5 miles then turn right on to Strawberry How Road.





StoryHomesCumbria



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