



BROOKFIELD
WOODS





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WELCOME TO BROOKFIELD WOODS



YOUR SANCTUARY

STORY HOMES IS RENOWNED FOR ITS
HIGH SPECIFICATION, QUALITY HOMES

Whether you're looking for your first home, or you need more space for a growing family, you'll be spoilt for choice at Brookfield Woods, where you'll discover a fantastic selection of 3, 4 and 5-bedroomed properties.

As well as offering an unrivalled choice of property location, house types and sizes, we always strive to go that extra mile, and that isn't just when we build your new home; it starts from the very first design meeting. We mix property types and external finishes to create beautiful and unique street scenes. A Story Homes development looks as good now as it did when it was built, even if that was 20 years ago. We've won many awards along the way and we are proud that our buyers can boast that they live on award-winning developments.

Our homes combine practical features with 21st century design incorporating fully fitted kitchens and contemporary bathrooms. Our kitchens are spacious, usually with a dining area, whilst bi-fold doors in most properties allow the living space to be continued with easy access to the garden, effectively extending the usable space for your family to enjoy. And remember we include many extras as standard in your new home too (see 'The Finer Details' page).



QUALITY & STYLE

WE DON'T JUST BUILD HOUSES, WE BUILD COMMUNITIES.

Brookfield Woods features an attractive collection of 3, 4 and 5 bedroom homes, all built to the high specification and superior finish for which Story Homes is renowned. Our homes offer something for everyone, with carefully thought out designs that provide you and your family with spacious, flexible and stylish accommodation, with quality fixtures and fittings included as standard.

Highlights of these beautiful new homes include stylish kitchens with a range of fully integrated appliances and incorporating the coveted kitchen/dining/family areas, which are further enhanced by stylish bi-fold doors that lead to the patio and turfed gardens. Extensive Porcelanosa tiling take our bathrooms to the next level.



Images are for illustrative purposes only

The exteriors of our homes won't disappoint either with a mix of high quality stone and render, adding to the charm of the area and creating the beautiful street scenes that we are well known for.

Our attention to detail can not only be seen in the homes we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you can relax as you are covered by our 2-year Story Homes warranty, and a 10-year NHBC warranty.



LUXURY AS STANDARD

RENOWNED FOR QUALITY AND HIGH SPECIFICATION



Story Homes recognises that the heart of a modern home is the space where family and friends gather to cook, eat, and enjoy the time they spend together. That is why every one of our developments pays close attention to the design, layout and functionality of the kitchen, dining and family areas.

Our partnership with Symphony Kitchens allows you to choose from a range of beautifully designed kitchens and cabinets, worktops and up-stands, available in a variety of finishes and allowing you to give your kitchen its own personality.

Regardless of the look you choose you'll have fully integrated appliances including a 5 burner gas hob, chimney hood, dishwasher, double oven and fridge/freezer*. A choice of worktops and splash-backs provide the finishing touches which make a real difference to our superior homes.



*The specification relates to the majority of properties and is dependent on house type design. Please check individual specification with our Sales Executive, or see specification guide.



THE FINER DETAILS

BI-FOLD DOORS BRING THE OUTSIDE IN AND ALLOW EASY ACCESS TO YOUR PATIO AND TURFED GARDENS



A high specification included as standard:*

- Bi-fold doors to patio
- Bathroom fittings and sanitaryware by Crosswater
- Contemporary staircase with oak newel posts, handrails and painted spindles
- Extensive Porcelanosa tiling to bathrooms
- Kelly Hoppen brassware
- Internal oak doors
- Burglar alarm
- Large, block paved driveway
- Turfed gardens to front and rear
- Paved patio
- 1.8m (6 ft) boundary fence/wall to rear garden
- Loft light and electrical socket
- Shaver points in bathrooms
- External PIR sensor lights



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

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

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BEAUTIFUL HOMES

A MIXTURE OF STONE, BRICK AND RENDER GIVE
EACH HOME ITS INDIVIDUAL PERSONALITY





THE MAYFAIR
5 Bedroom Detached House
Large Integral Garage



THE SALISBURY
4 Bedroom Detached House
Integral Double Garage



THE OXFORD
4 Bedroom Detached House
Integral Double Garage



THE CAMBRIDGE
4 Bedroom Detached House
Integral Single Garage



THE TAUNTON
4 Bedroom Detached House
Integral Single Garage



THE HARROGATE
4 Bedroom Detached House
Detached Double Garage



THE GOSFORTH
4 Bedroom Detached House
Integral Single Garage



THE BEACONSFIELD
4 Bedroom Detached House
Detached Double Garage



THE GRANTHAM
4 Bedroom Detached House
Detached 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 HEREFORD
4 Bedroom Semi-Detached House
Driveway Parking



THE WELLINGTON
4 Bedroom Detached House
Integral Single Garage



THE HASTINGS
3 Bedroom Semi-Detached House
Driveway Parking



THE KINGSTON
3 Bedroom Semi-Detached House
Driveway Parking



THE YORK
3 Bedroom Semi-Detached House
Driveway Parking



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 regard 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
with Large Integral Garage
Approximate square footage: 1,905 sq ft



THE SALISBURY

4 Bedroom Detached House
with Integral Double Garage
Approximate square footage: 1,803 sq ft



GROUND FLOOR

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

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"

Dimensions/images are for illustrative purposes only.

GROUND FLOOR

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

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 OXFORD

4 Bedroom Detached House
with Integral Double Garage
Approximate square footage: 1,779 sq ft



GROUND FLOOR

Lounge	4948 x 3975 / 16'-3" x 13'-1"
Kitchen / Breakfast / Family	5292 x 3727 / 17'-5" x 12'-3"
Dining	2953 x 3200 / 9'-8" x 10'-6"
Utility	2130 x 1715 / 7'-0" x 5'-8"

FIRST FLOOR

Master Bedroom	5068 x 3338 / 16'-8" x 11'-0"
Bedroom	3835 x 4187 / 12'-7" x 13'-9"
Bedroom 3	3835 x 4028 / 12'-7" x 13'-3"
Bedroom 4	3882 x 3515 / 12'-9" x 11'-6"

Dimensions/images are for illustrative purposes only.



THE CAMBRIDGE

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,626 sq ft



GROUND FLOOR

Lounge	3830 x 5244 / 12'-7" x 17'-3"
Kitchen / Breakfast	4955 x 3451 / 16'-3" x 11'-4"
Dining / Family Room	3830 x 3274 / 12'-7" x 10'-9"
Utility	1755 x 2177 / 5'-9" x 7'-2"

FIRST FLOOR

Master Bedroom	5416 x 3817 / 17'-9" x 12'-6"
Bedroom 2	3124 x 3555 / 10'-3" x 11'-8"
Bedroom 3	2705 x 4350 / 8'-11" x 14'-3"
Bedroom 4	3777 x 3555 / 12'-5" x 11'-8"

Dimensions/images are for illustrative purposes only.



THE TAUNTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,597 sq ft



THE HARROGATE

4 Bedroom Detached House
with Detached Double Garage
Approximate square footage: 1,583 sq ft



GROUND FLOOR

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

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"

Dimensions/images are for illustrative purposes only.

GROUND FLOOR

Lounge (Splayed Bay)	3645 x 5282 / 12'-0" x 17'-4"
Kitchen	3977 x 3030 / 13'-1" x 9'-11"
Family Room	4803 x 3405 / 15'-9" x 11'-2"
Dining	2800 x 3356 / 9'-2" x 11'-0"
Utility	2830 x 1601 / 9'-3" x 5'-3"

FIRST FLOOR

Master Bedroom	3680 x 4126 / 12'-1" x 13'-7"
Bedroom 2	2732 x 4180 / 9'-0" x 13'-9"
Bedroom 3	2709 x 3922 / 8'-11" x 12'-11"
Bedroom 4	3680 x 3976 / 12'-1" x 13'-1"

Dimensions/images are for illustrative purposes only.



THE GOSFORTH

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,531 sq ft



GROUND FLOOR

Lounge	3665 x 4938 / 12'-0" x 16'-3"
Kitchen / Dining / Family	7965 x 4143 / 26'-2" x 13'-7"
Utility	1712 x 3243 / 5'-7" x 10'-8"

FIRST FLOOR

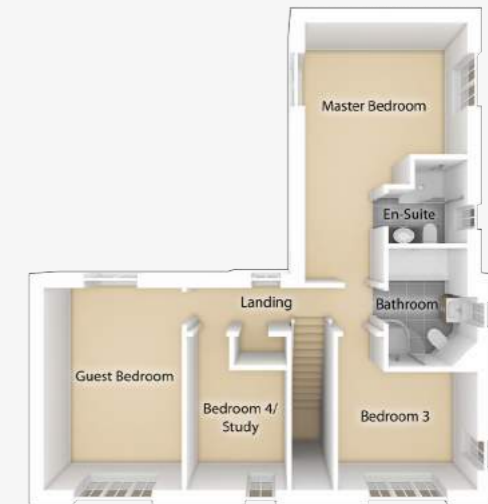
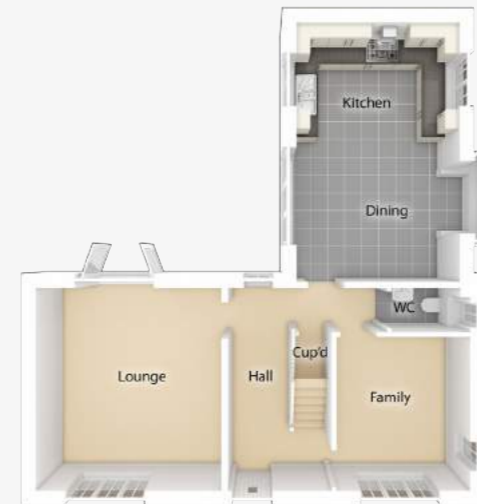
Master Bedroom	3358 x 6479 / 11'-0" x 21'-3"
Bedroom 2	3610 x 3574 / 11'-10" x 11'-9"
Bedroom 3	3897 x 2466 / 12'-10" x 8'-1"
Bedroom 4	2068 x 3533 / 6'-9" x 11'-7"

Dimensions/images are for illustrative purposes only.



THE BEACONSFIELD

4 Bedroom Detached House
with Detached Double Garage
Approximate square footage: 1,506 sq ft



GROUND FLOOR

Lounge	4235 x 4628 / 13'-11" x 15'-2"
Kitchen / Dining	3718 x 5925 / 12'-2" x 19'-5"
Family	3035 x 3513 / 10'-0" x 11'-6"

FIRST FLOOR

Master Bedroom	3718 x 5960 / 12'-2" x 19'-7"
Guest Bedroom	3150 x 4628 / 10'-5" x 15'-2"
Bedroom 3	3175 x 2713 / 10'-5" x 8'-11"
Bedroom 4 / Study	2285 x 3513 / 7'-6" x 11'-6"

*This layout has been amended please see our Sales Executive for further information. Dimensions/images are for illustrative purposes only.



THE GRANTHAM

4 Bedroom Detached House
with Detached Single Garage
Approximate square footage: 1,455 sq ft

THE ARUNDEL

4 Bedroom Detached House
with Detached Single Garage
Approximate square footage: 1,440 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"

Dimensions/images are for illustrative purposes only.

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"

Dimensions/images are for illustrative purposes only.



THE WARWICK

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,400 sq ft



THE BOSTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,377 sq ft



GROUND FLOOR

Lounge	3830 x 4920 / 12'-7" x 16'-2"
Kitchen / Dining	6195 x 3655 / 20'-4" x 12'-0"
Family	3260 x 2845 / 10'-8" 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"

Dimensions/images are for illustrative purposes only.



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"

Dimensions/images are for illustrative purposes only.



THE DURHAM

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,367 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	2491 x 3085 / 8'-2" x 10'-2"

Dimensions/images are for illustrative purposes only.



THE HEREFORD

4 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 1,291 sq ft



GROUND FLOOR

Lounge	4775 x 5238 / 15'-8" x 17'-2"
Kitchen / Dining	2580 x 5417 / 8'-6" x 17'-9"

FIRST FLOOR

Bedroom 2	2608 x 4086 / 8'-7" x 13'-5"
Bedroom 3	2608 x 3792 / 8'-7" x 12'-5"
Bedroom 4	2052 x 3136 / 6'-9" x 10'-4"

SECOND FLOOR

Master Bedroom	3692 x 7199 / 12'-1" x 23'-8"
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Dimensions/images are for illustrative purposes only.



THE WELLINGTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,238 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"

Dimensions/images are for illustrative purposes only.



THE HASTINGS

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 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"

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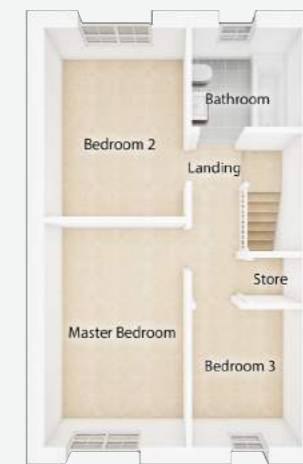
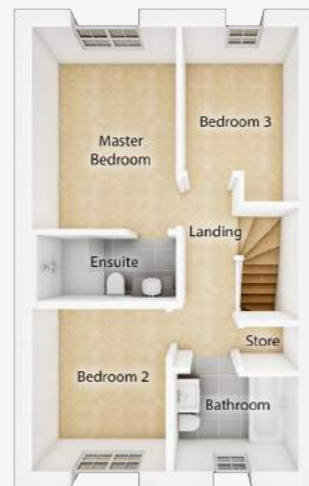
THE KINGSTON

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 846 sq ft



THE YORK

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 805 sq ft



GROUND FLOOR

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

FIRST FLOOR

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"

GROUND FLOOR

Lounge	3707 x 4878 / 12'-2" x 16'-0"
Kitchen / Dining	4707 x 2628 / 15'-5" x 8'-8"

FIRST FLOOR

Master Bedroom	2588 x 3990 / 8'-6" x 13'-1"
Bedroom 2	2588 x 3550 / 8'-6" x 11'-8"
Bedroom 3	2005 x 2534 / 6'-7" x 8'-4"



GETTING HERE

OFF JACK SIMON WAY, MIDDLESBROUGH, TS5 8EH



DIRECTIONS

From the North

Leave the A19 and merge on to the A174 towards Whitby, Redcar, Teesport, Wilton and Yarm. Stay in the left hand lane to take the exit signposted B1380 towards Acklam and Yarm. At the roundabout take the second exit. Follow the signs for Brookfield Woods.

From the South

Leave the A19 at the exit signposted A174 towards Teesport, Thornaby and Redcar. At the roundabout take the third exit towards the A174 and stay in the left hand lane to take the exit signposted B1380 towards Acklam and Yarm. At the roundabout take the second exit. Follow the signs for Brookfield Woods.



LET US TELL YOU MORE

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