

WINCHESTER PLACE

BRAMPTON, CA 8 1TB



***STRONG.
BEAUTIFUL.***

***AS A 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.**

Premium 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.**

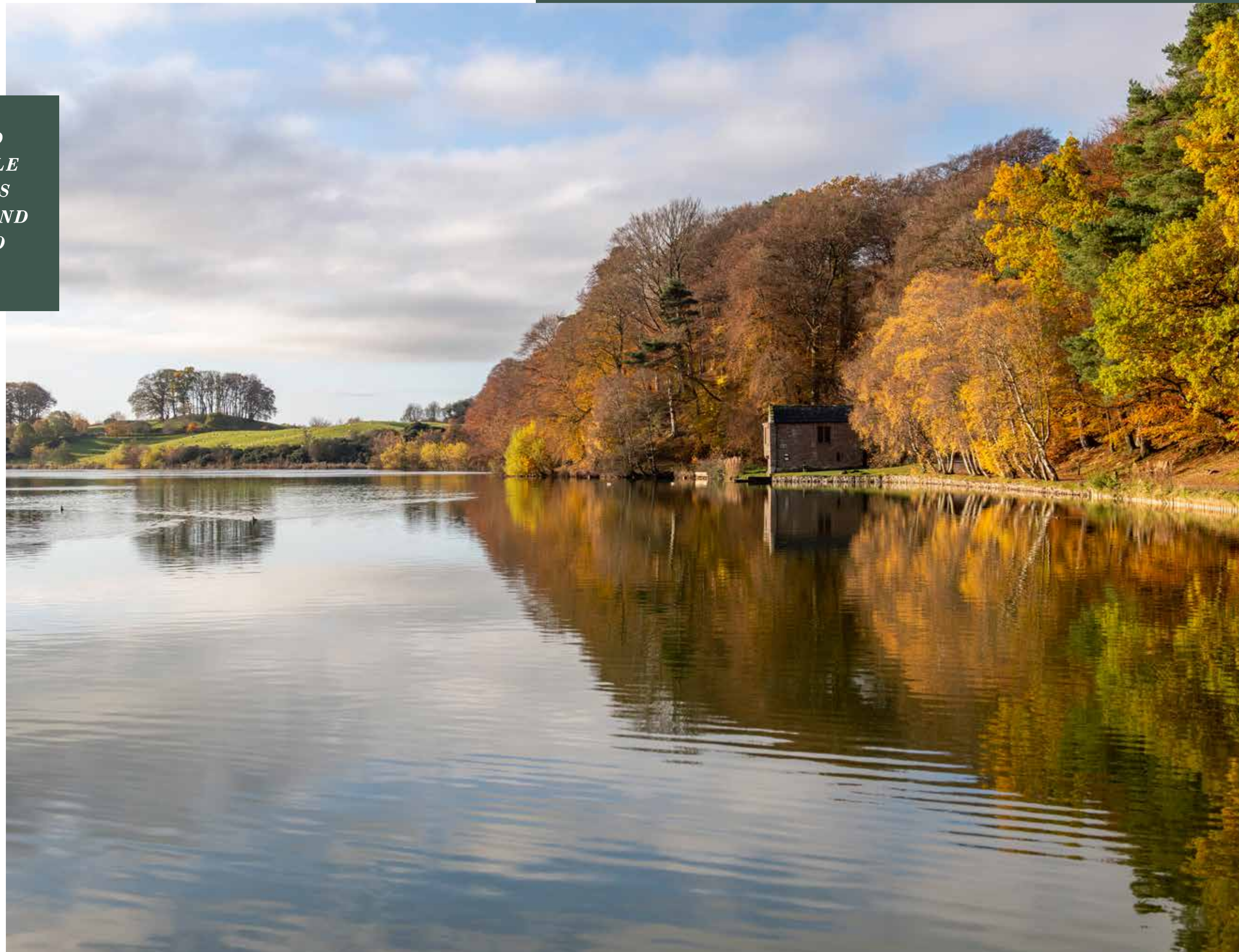
Unique modern features.
Effortlessly flowing spaces.

*WELCOME TO
WINCHESTER
PLACE.*



A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5-BEDROOM HOMES, ON THE OUTSKIRTS OF THE CITY. FINISHED TO A PREMIUM 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.

*WE BUILD
IN ENVIABLE
LOCATIONS
THAT DEMAND
HOMES TO
MATCH.*



*COUNTRYSIDE LIVING. YET CLOSE TO THE CITY CENTRE.
WINCHESTER PLACE REALLY DOES HAVE IT ALL.*

Winchester Place is located in the market town of Brampton, only 10 miles from the vibrant city of Carlisle and the development benefits from excellent transport links, being close to the A69 which links to the M6 motorway, and there are regular bus services and a train station nearby.

All of the local amenities you need can be found in Brampton, many within walking distance of Winchester Place including a post office and convenience stores. If you are looking for high street stores, bars and

restaurants, you can make the short trip to Carlisle city centre which has something for everyone.

For those with children, there are many schools close to Winchester Place, including Brampton Primary School and William Howard School.

All journey times are approximate.



*AN ENVIABLE
LOCATION TO
CALL HOME*



*STRONG
IN BUILD.
STRONG IN
CHARACTER.*



Image shown is for illustrative purposes only.

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's also French doors that are included 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 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.

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 Winchester Place 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 BAILEY	THE FRASER	THE HARPER	THE EMMERSON	THE SANDERSON	THE HEWSON	THE MASTERTON	THE CHARLTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations							
	Bi-fold doors	-	-	-	■	■	-	■	■
	French doors	■	■	■	-	-	■	■	-
	External doors - front	■	■	■	■	■	■	■	■
	External doors - rear	-	-	-	-	■	■	■	■
	Internal doors	■	■	■	■	■	■	■	■
	Architrave and skirting boards	■	■	■	■	■	■	■	■
	Staircase	■	■	■	■	■	■	■	■
	Ceilings	■	■	■	■	■	■	■	■
	Walls	■	■	■	■	■	■	■	■
KITCHEN AND APPLIANCES	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths							
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths							
		Alternative traditional kitchen design and layout with choice of complimenting door styles all with matching panels, corners and plinths							
	Work surfaces and upstand	38mm laminate worktops							
		100mm upstand to match worktop choice							
	Hob splashback	Glass splashback behind hob in grey							
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design							
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)							
	Oven	AEG single oven							
		Dual AEG single ovens – stacked in tall housing unit							
		Dual AEG single ovens – side by side							
	Hob	AEG 60cm induction hob							
	Cooker hood	90cm chimney hood							
		90cm island extractor hood							
	Integrated dishwasher	AEG integrated dishwasher							
	Integrated fridge/freezer	AEG integrated 50/50 fridge freezer							
	Integrated washing machine	Electrolux integrated washing machine							

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

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

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

			THE BAILEY	THE FRASER	THE HARPER	THE EMMERSON	THE SANDERSON	THE HEWSON	THE MASTERTON	THE CHARLTON
BATHROOM AND SANITARYWARE	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■
	WC	Free standing 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 to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. 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. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■
HEATING	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■
	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	-	-	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	■	■	■
		Dual zone central heating system	■	■	■	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom	■	■	■	■	■	■	■	■
		Chrome towel warmer to en-suite	■	■	■	-	■	■	■	■
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■

			THE BAILEY	THE FRASER	THE HARPER	THE EMMERSON	THE SANDERSON	THE HEWSON	THE MASTERTON	THE CHARLTON
EXTERNAL WORKS	Fencing and gates	Close boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■
	Front garden	Turf to front, side and rear garden	■	■	■	■	■	■	■	■
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral and detached garages	-	-	-	-	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-	-	-	-	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■
	Burglar alarm	Mains wired burglar alarm	▲	▲	▲	▲	■	■	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■



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

OUR HOMES AT
WINCHESTER
PLACE

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



THE CHARLTON
5-bedroom detached house
Integral large garage



THE MASTERTON
5-bedroom detached house
Integral double garage



THE HEWSON
4-bedroom detached house
Integral single garage



THE SANDERSON
4-bedroom detached house
Integral single garage



THE EMMERSON
4-bedroom semi-detached
townhouse
Driveway parking



THE HARPER
3-bedroom semi-detached
or terraced house
Driveway parking



THE FRASER
3-bedroom semi-detached
or terraced house
Driveway parking



THE BAILEY
2-bedroom semi-detached
or terraced house
Driveway parking



Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE CHARLTON

5-bedroom detached house with integral large garage
Total floor area: 1905 sq ft



GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study	2593 x 2484	[8'-6" x 8'-2"]



FIRST FLOOR

Main bedroom:	4393 x 4960	[14'-5" x 16'-3"]
Bedroom 2:	4395 x 2788	[14'-5" x 9'-2"]
Bedroom 3:	2515 x 4559	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3458	[9'-2" x 11'-4"]

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.



THE MASTERTON

5-bedroom detached house with integral double garage
Total floor area: 1803 sq ft



GROUND FLOOR

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]



FIRST FLOOR

Main bedroom:	4001 x 4162	[13'-2" x 13'-8"]
Bedroom 2:	2896 x 4080	[9'-6" x 13'-5"]
Bedroom 3:	5066 x 3813	[16'-8" x 12'-6"]
Bedroom 4:	2939 x 4044	[9'-8" x 13'-3"]
Bedroom 5:	2817 x 2865	[9'-3" x 9'-5"]

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THE HEWSON

4-bedroom detached house with integral single garage
Total floor area: 1561 sq ft



GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



FIRST FLOOR

Main bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE SANDERSON

4-bedroom detached house with integral single garage
Total floor area: 1412 sq ft



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining/family area:	4388 x 3050	[14'-5" x 10'-0"]



FIRST FLOOR

Main bedroom:	3492 x 4591	[11'-6" x 15'-1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

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THE EMMERSON

4-bedroom semi-detached townhouse with driveway parking
Total floor area: 1292 sq ft



GROUND FLOOR

Lounge/dining:
4775 x 5242 [15'-8" x 17'-3"]
Kitchen/breakfast:
2550 x 5413 [8'-4" x 17'-9"]



FIRST FLOOR

Bedroom 2:
2625 x 4086 [8'-7" x 13'-5"]
Bedroom 3:
2625 x 3819 [8'-7" x 12'-6"]
Bedroom 4:
2062 x 3166 [6'-9" x 10'-5"]



SECOND FLOOR

Main bedroom:
3562 x 7118 [11'-8" x 23'-4"]

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THE HARPER

3-bedroom semi-detached or terraced house with driveway parking
Total floor area: 855 sq ft



GROUND FLOOR

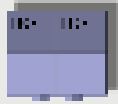
Lounge: 3662 x 5008 [12'-0" x 16'-5"]
Kitchen/dining: 4664 x 3121 [15'-4" x 10'-3"]



FIRST FLOOR

Main bedroom: 2550 x 3561 [8'-4" x 11'-8"]
Bedroom 2: 2550 x 3295 [8'-4" x 10'-10"]
Bedroom 3: 2026 x 2364 [6'-8" x 7'-9"]

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THE FRASER

3-bedroom semi-detached or terraced house with driveway parking
Total floor area: 816 sq ft



GROUND FLOOR

Lounge:	4664 x 3132	[15'-4" x 10'-3"]
Kitchen/dining:	2505 x 4773	[8'-3" x 15'-8"]

FIRST FLOOR

Main bedroom:	2523 x 4250	[8'-3" x 13'-11"]
Bedroom 2:	2523 x 3654	[8'-3" x 12'-0"]
Bedroom 3:	2052 x 3122	[6'-9" x 10'-3"]

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THE BAILEY

2-bedroom semi-detached or terraced house with driveway parking
Total floor area: 691 sq ft



GROUND FLOOR

Lounge:	4115 x 2804	[13'-6" x 9'-2"]
Kitchen/dining:	3059 x 4763	[10'-1" x 15'-8"]

FIRST FLOOR

Main bedroom:	3127 x 4110	[10'-3" x 13'-6"]
Bedroom 2:	1900 x 3457	[6'-3" x 11'-4"]

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

*FOUNDED
IN 1987.*



As a privately-owned business, 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.

Fred Story



***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.***








WINCHESTER
PLACE
CA8 1TB

PUTTING
WINCHESTER
PLACE
ON THE MAP.

STAYING CLOSE BY, OR EXPLORING FURTHER.
YOU CAN EASILY EXPERIENCE EVERYTHING
THE AREA HAS TO OFFER.

ATTRACTIONS		SCHOOLS		TRAVEL	
Talkin Tarn	2.5 miles	William Howard School	0.4 miles	A689	1.0 miles
Walby Farm Park	6.4 miles	Brampton Primary School	0.5 miles	M6	9.2 miles
Rickerby Park	8.3 miles	Stanwix Primary School	8.4 miles	Carlisle	9.6 miles
Eden Rock	9.1 miles	Carlisle College	9.2 miles	Gretna	16 miles
Tullie House Museum and Art Gallery	9.3 miles	Trinity School	9.3 miles	Penrith	26.1 miles
Carlisle Castle	9.9 miles	Kingmoor Junior and Infant School	9.6 miles	Newcastle	49 miles
Bitts Park	10.2 miles	University of Cumbria	9.7 miles	Manchester	124 miles
Carlisle Nature Reserve	10.5 miles	Austin Friars	9.9 miles		

DIRECTIONS

Travelling north on the M6 (M) – Take the M6 (M) north until you reach junction 43, at junction 43 take the A69 exit to Carlisle/Hexham/Newcastle. Continue along the A69 until you reach the Brampton roundabout, take the 1st exit onto Brampton Bypass/A689, continue along the A689 until you reach Carlisle Road, turn right at Carlisle Road, continue along Carlisle Road until you reach your destination Winchester Place on the right.

Travelling south on the A74 (M) – Take the A74 (M) south until you reach the M6 (M), continue along the M6 (M) until you reach junction 44, take the A7 exit to Workington/Carlisle take the A7 exit to Workington/Carlisle. At the roundabout take the 2nd exit onto the A689, continue along the A689 until you reach Carlisle Road, continue along Carlisle Road until you reach your destination Winchester Place on the right.

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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. HG/0619

WINCHESTER PLACE

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STORYHOMES.CO.UK



STRONG • BEAUTIFUL