



ST JOHN'S MANOR

CALLERTON, NEWCASTLE UPON TYNE, NE5 1NQ



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.**

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
ST JOHN'S MANOR*



A BEAUTIFUL COLLECTION OF 3, 4 & 5-BEDROOM HOMES. 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.*

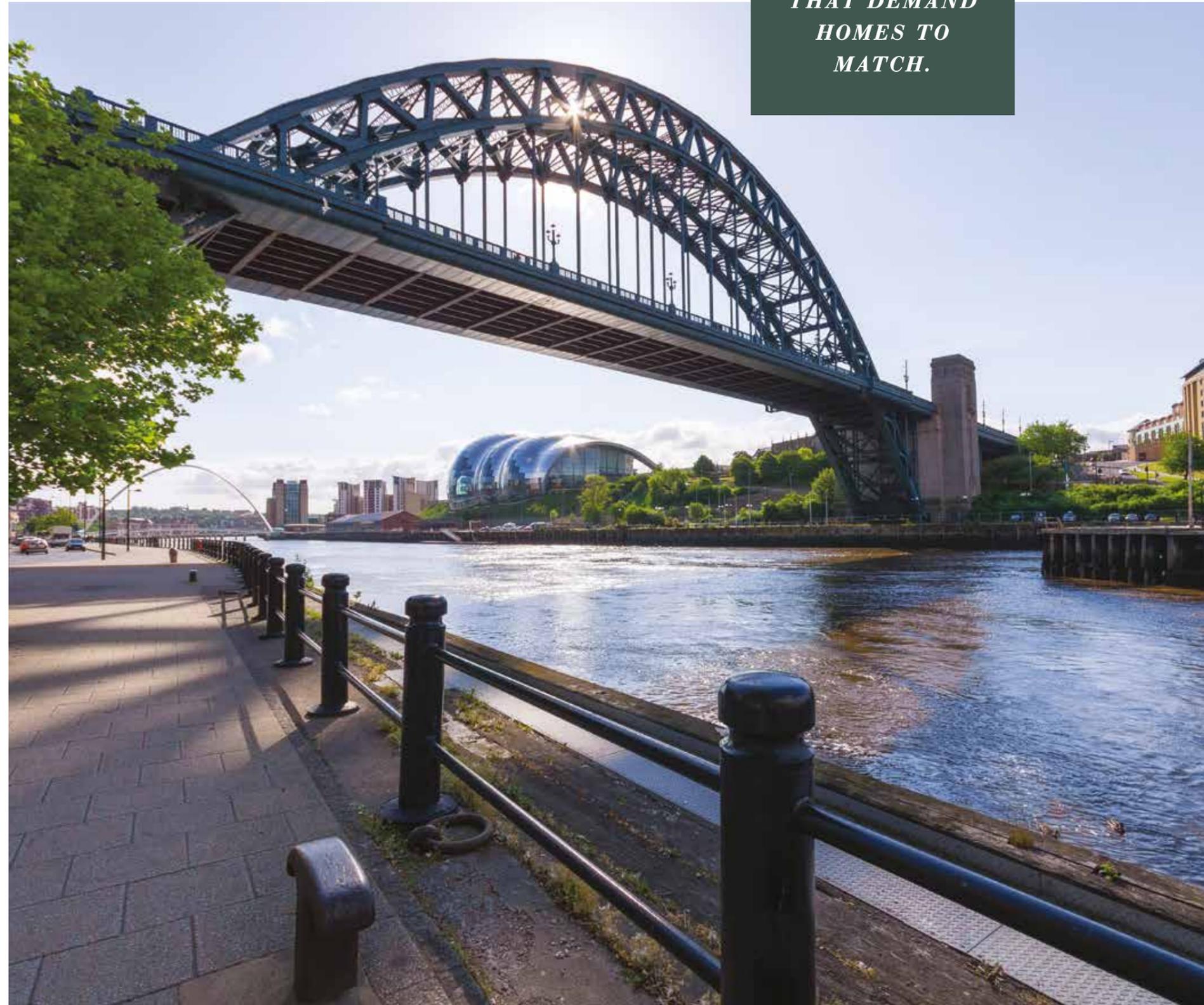
*A BEAUTIFUL SEMI-RURAL LOCATION WITH EXCELLENT
TRANSPORT LINKS. A REAL HIDDEN GEM ONLY 7 MILES
FROM NEWCASTLE.*

St John's Manor is situated in the village of Callerton, a sought after area that is only seven miles away from Newcastle upon Tyne, and four miles from the prestigious area of Ponteland.

Choose from exploring the historic Northumberland countryside via the A69 or join the A1 and you're only minutes away from the vibrant city of Newcastle. Fancy going further afield? Newcastle International Airport is just over two miles away.

If you enjoy being outdoors, Westerhope Golf Course is just around the corner. Locally there are two well known pubs on the doorstep and nearby Ponteland and Westerhope offer an excellent choice of restaurants, bars and cafés.

In addition to this the nearby Callerton Parkway Metro Station links you directly with Gosforth, Newcastle, Newcastle International Airport and further afield.





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

**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 or bi-fold 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 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 St John's 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.

*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.

		THE PENNINGTON	THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE ROBINSON	THE WILSON	THE SANDERSON	THE EMMERSON	THE BUTLER	THE SPENCER
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone &/or brick features to front elevations										
	Bi-fold/French doors	White French doors										
		White bi-fold doors including slave door										
		White French door set and bi-fold doors										
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)										
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system										
	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 finished with clear varnish										
	Walls	Jasmine white matt emulsion to all walls										
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											
	Silestone worktops											
Hob splashback	Glass splashback behind hob in grey											
	Coloured glass splashback - colour upgrade											
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											
	AEG gas 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 PENNINGTON	THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE ROBINSON	THE WILSON	THE SANDERSON	THE EMMERSON	THE BUTLER	THE SPENCER
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	■	■	■	■	■	■	■	■	■	■
	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■	■	■
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	-	-	-	-	-	■	■	■	■	■
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	■	■	■	■	■	-	-	-	-	-
		Single zone central heating system	-	-	-	-	-	-	-	-	■	■
		Dual zone central heating system	■	■	■	■	■	■	■	■	-	-
Towel rails	Chrome towel warmer to bathroom and 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	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■	

*Please refer to house type drawing.

		THE PENNINGTON	THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE ROBINSON	THE WILSON	THE SANDERSON	THE EMMERSON	THE BUTLER	THE SPENCER	
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	■	■	■	■	■	■	■	■	■	■	
	Gardens	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	■	■	■	■	■	■	■	■	■	■	
	EV charging	Electric vehicle car charging point	■	■	■	■	■	■	■	■	■	■	

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
- Plot specific
- Not available



*BUILD QUALITY
WITH NO
COMPARISON.*



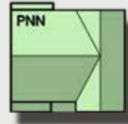
**OUR HOMES AT
ST JOHN'S MANOR**

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



- | | |
|--|---|
|  THE PENNINGTON
5-bedroom detached house
<i>Detached double garage</i> |  THE WILSON
4-bedroom detached house
<i>Detached single garage</i> |
|  THE CHARLTON
5-bedroom detached house
<i>Integral large garage</i> |  THE SANDERSON
4-bedroom detached house
<i>Integral single garage</i> |
|  THE MASTERTON
5-bedroom detached house
<i>Integral double garage</i> |  THE EMMERSON
4-bedroom semi-detached house
<i>Driveway parking</i> |
|  THE LAWSON
4-bedroom detached house
<i>Integral single garage</i> |  THE BUTLER
3-bedroom detached house
<i>Integral single garage</i> |
|  THE HEWSON
4-bedroom detached house
<i>Integral single garage</i> |  THE SPENCER
3-bedroom semi-detached house
<i>Driveway parking</i> |
|  THE ROBINSON
4-bedroom detached house
<i>Detached single garage</i> | AFFORDABLE HOMES |
| |  THE ROWAN
3-bedroom semi-detached house
<i>Driveway parking</i> |
| |  THE TOWNLY
2-bedroom apartment
<i>Courtyard parking</i> |

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, house types 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 PENNINGTON

5-bedroom detached house with detached double garage
Total floor area: 2169 sq ft



GROUND FLOOR

Lounge:	4280 x 5760	[14'-1" x 18'-11"]
Kitchen:	3605 x 4332	[11'-10" x 14'-3"]
Dining/family area:	7200 x 3657	[23'-8" x 12'-0"]
Study:	3380 x 4022	[11'-1" x 13'-2"]



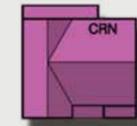
FIRST FLOOR

Master bedroom:	4279 x 5184	[14'-1" x 17'-0"]
Bedroom 2:	4395 x 2793	[14'-5" x 9'-2"]
Bedroom 3:	2603 x 5042	[8'-7" x 16'-7"]
Bedroom 4:	2553 x 4411	[8'-5" x 14'-6"]
Bedroom 5:	2801 x 3425	[9'-2" x 11'-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.

THE CHARLTON

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



GROUND FLOOR

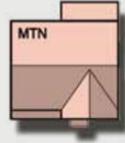
Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]



FIRST FLOOR

Master bedroom:	4393 x 4984	[14'-5" x 16'-4"]
Bedroom 2:	4405 x 2773	[14'-6" x 9'-1"]
Bedroom 3:	2515 x 4567	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3450	[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"]



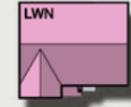
FIRST FLOOR

Master 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"]

Please note CGI's 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 LAWSON

4-bedroom detached house with integral single garage
Total floor area: 1660 sq ft



GROUND FLOOR

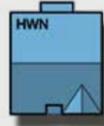
Lounge:	3605 x 5171	[11'-10" x 17'-0"]
Kitchen:	3701 x 3572	[12'-2" x 11'-9"]
Dining:	3774 x 3572	[12'-5" x 11'-9"]
Family area:	2457 x 1804	[8'-1" x 5'-11"]



FIRST FLOOR

Master bedroom:	3605 x 5732	[11'-10" x 18'-10"]
Bedroom 2:	3586 x 3072	[11'-9" x 10'-1"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2773 x 3400	[9'-1" x 11'-2"]

Please note CGI's 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 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"]



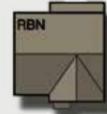
FIRST FLOOR

Master 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"]

Please note CGI 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 ROBINSON

4-bedroom detached house with detached single garage
Total floor area: 1535 sq ft



GROUND FLOOR

Lounge:	3336 x 4200	[10'-11" x 13'-9"]
Kitchen/dining:	4842 x 3957	[15'-11" x 13'-0"]
Family area:	3600 x 3367	[11'-10" x 11'-1"]
Study:	2898 x 3438	[9'-6" x 11'-3"]



FIRST FLOOR

Master bedroom:	3904 x 4033	[12'-10" x 13'-3"]
Bedroom 2:	3400 x 3983	[11'-2" x 13'-1"]
Bedroom 3:	2756 x 4209	[9'-1" x 13'-10"]
Bedroom 4:	2246 x 3584	[7'-4" x 11'-9"]

Please note CGI 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 WILSON

4-bedroom detached house with detached single garage
Total floor area: 1425 sq ft



GROUND FLOOR

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3230	[10'-6" x 10'-7"]
Dining/family area:	6063 x 3300	[19'-11" x 10'-10"]

FIRST FLOOR

Master bedroom:	3896 x 3605	[12'-10" x 11'-10"]
Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3795 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-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 SANDERSON

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



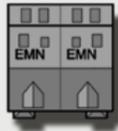
GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining/family area:	4389 x 3050	[14'-5" x 10'-0"]

FIRST FLOOR

Master 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"]

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 EMMERSON

4-bedroom semi-detached house 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

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

Please note CGI's 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 BUTLER

3-bedroom detached house with integral single garage
Total floor area: 1052 sq ft



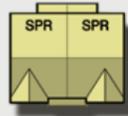
GROUND FLOOR

Lounge: 3067 x 4726 [10'-1" x 15'-6"]
Kitchen/dining: 4055 x 3679 [13'-4" x 12'-1"]

FIRST FLOOR

Master bedroom: 3067 x 5499 [10'-1" x 18'-1"]
Bedroom 2: 2958 x 3840 [9'-9" x 12'-7"]
Bedroom 3: 2837 x 3277 [9'-4" x 10'-9"]

Please note CGI's 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 SPENCER

3-bedroom semi-detached house with driveway parking
Total floor area: 960 sq ft



**HOMES
DESIGNED
FOR LIFE.**



GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]



FIRST FLOOR

Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

Please note CGI's 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, THE 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



*PRIDE IN
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





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

AMENITIES

Callerton Parkway Metro	1.9 miles
Asda Westerhope	2.0 miles
Newcastle International Airport	2.5 miles
Ponteland Town Centre	3.8 miles

ATTRACTIONS

The Poachers Cottage Pub	0 miles
Jingling Gate Pub	1.1 miles
Westerhope Golf Course	1.5 miles
Kingston Park Stadium	3.9 miles
Kirkley Hall Zoological Gardens	6.9 miles

TRAVEL

Ponteland	3.8 miles
Kingston Park	4.5 miles
Newcastle	7 miles
Metro Centre	8.4 miles
Carlisle	55 miles

SCHOOLS

Westerhope Primary School	1.3 miles
Milecastle Primary School	1.3 miles
Knop Law Primary School	1.4 miles
Walbottle Campus	1.5 miles
Thomas Bewick School	1.9 miles

DIRECTIONS

From the A1 - Leave the A1 at the exit sign posted City (West) A167 and Westerhope B6324. At the roundabout leave at the exit sign posted Westerhope B6324. Continue to follow this road for 2.5 miles. St John's Manor is located on the right hand side of the road.

Images shown are for illustrative purposes only. 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 and does not constitute a contract, part of a contract or warranty.

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.

ST JOHN'S MANOR

CALLERTON, NEWCASTLE UPON TYNE, NE5 1NQ

0191 640 8705

stjohnsmanor@storyhomes.co.uk

STORYHOMES.CO.UK



STRONG • BEAUTIFUL