



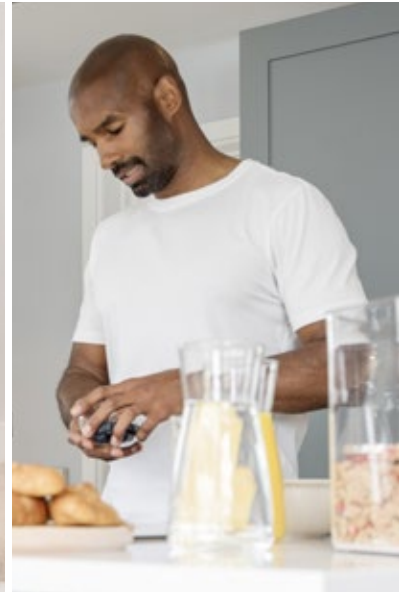
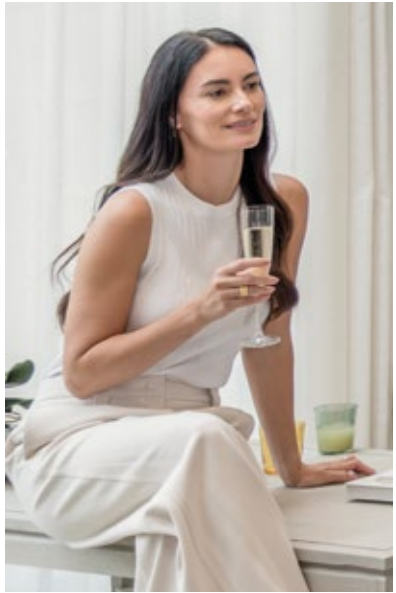
**Woodcross Gate
Middlesbrough**

millerhomes

the place to be®

- 04 Welcome Home
- 06 Floorplans
- 46 The Miller Difference
- 48 Contact Us

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



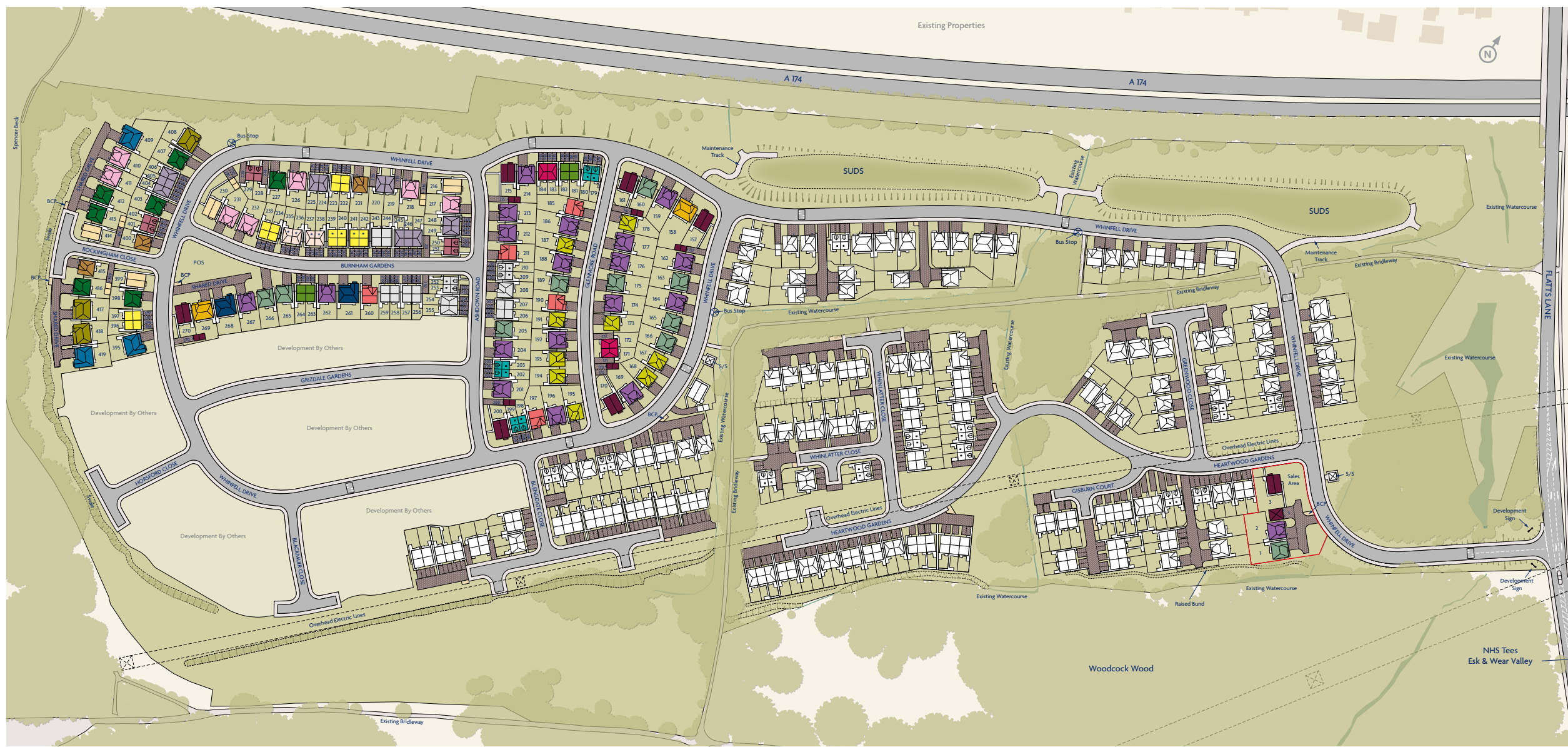
Plot information

- Affordable Housing
- Legally Completed Units

* Discount Market Value Plots: 80% open market value. Please speak to Development Sales Manager regarding criteria

- Electrical Sub Station S/S
- Bin Collection Point BCP
- Existing Electric Pylons
- Existing Trees/Vegetation
- Proposed Bus Stop Location
- Existing Watercourse
- Batter
- Sustainable Urban Drainage System SUDS

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



Welcome home

In an outstanding tree-lined location on the edge of Flatts Lane Country Park, within walking distance of local amenities and around four miles from Middlesbrough town centre, this exciting selection of prestigious new homes combines the convenience of a mature, traditional community with the appeal of peaceful natural surroundings. Offering a choice of three, four and five bedrooms, these energy efficient new properties for sale present an exceptional residential opportunity. Welcome to Woodcross Gate...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



Overview

The integration of the staircase into the lounge maximises the sense of space in this practical, inviting home. The hall features a WC and a useful cupboard, the dining kitchen includes french doors and the three bedrooms share the first floor with the family bathroom.

Ground Floor

Lounge
3.52m x 4.38m
11'7" x 14'4"

Kitchen
2.45m x 3.02m
8'1" x 9'11"

Dining
2.05m x 2.36m
6'9" x 7'9"

WC
1.67m x 0.96m
5'6" x 3'2"

First Floor

Principal Bedroom
2.51m x 3.83m
8'3" x 12'7"

Bedroom 2
2.51m x 3.57m
8'3" x 11'9"

Bedroom 3
1.90m x 2.36m
6'3" x 7'9"

Bathroom
1.90m x 1.70m
6'3" x 5'7"

Floor Space

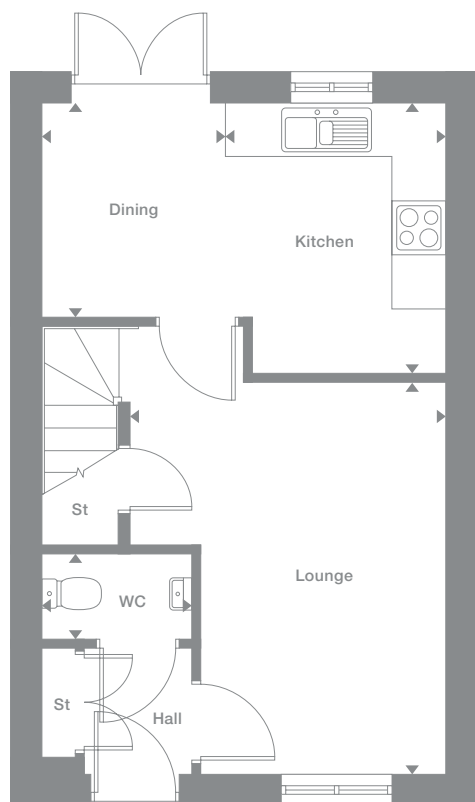
728 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

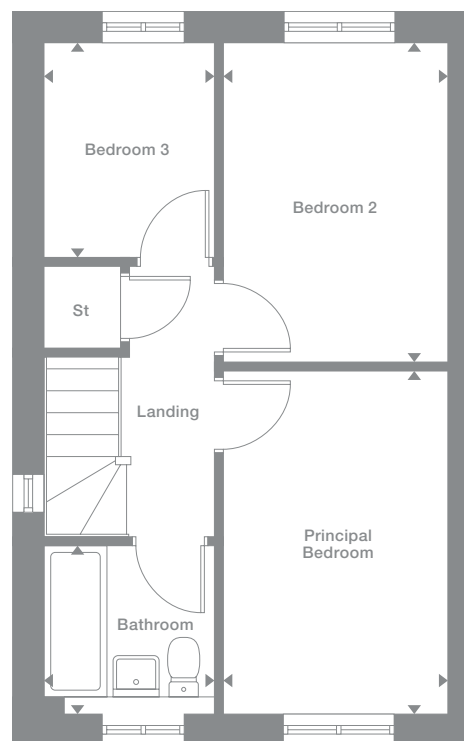
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.

Ground Floor

Lounge
3.53m x 4.45m
11'7" x 14'7"

Kitchen/Dining
3.27m x 3.80m
10'9" x 12'6"

Laundry
1.11m x 1.92m
3'8" x 6'4"

WC
1.11m x 1.78m
3'8" x 5'10"

First Floor

Principal Bedroom
2.98m x 3.23m
9'9" x 10'7"

En-Suite
1.18m x 1.99m
3'10" x 6'6"

Bedroom 2
2.37m x 3.22m
7'10" x 10'7"

Bedroom 3
2.00m x 2.14m
6'7" x 7'0"

Bathroom
2.37m x 1.70m
7'10" x 5'7"

Floor Space

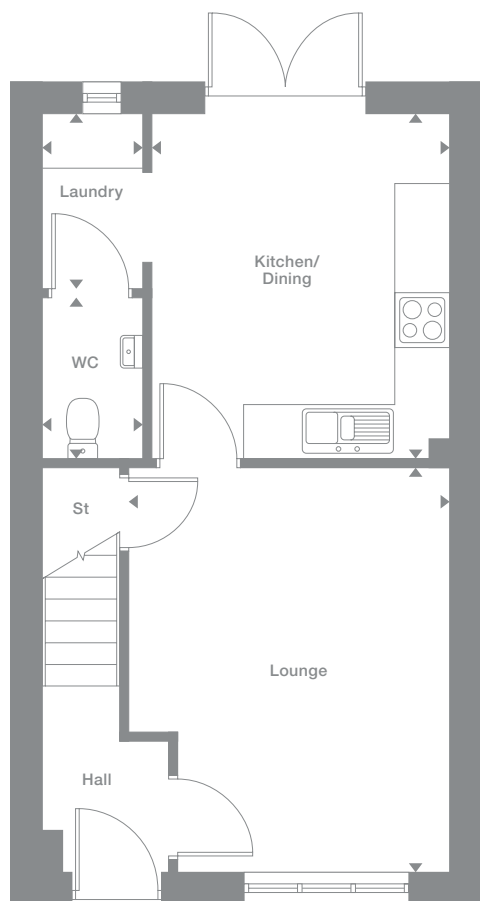
806 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

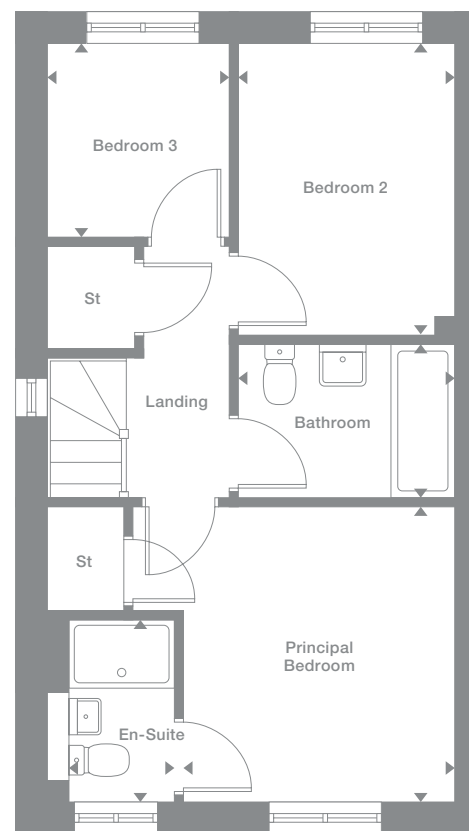
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overton

Overview

The comfortable lounge opens directly on to a bright kitchen and dining room with french doors, perfect for barbecues. There is a thoughtfully designed laundry alcove, and the en-suite principal bedroom includes a useful cupboard.

Ground Floor

Lounge
3.56m x 4.49m
11'8" x 14'9"

Kitchen/Dining
3.34m x 3.83m
11'0" x 12'7"

Laundry
1.08m x 1.96m
3'7" x 6'5"

WC
1.08m x 1.78m
3'7" x 5'10"

First Floor

Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"

En-Suite
1.21m x 2.03m
4'0" x 6'8"

Bedroom 2
2.37m x 3.26m
7'10" x 10'8"

Bedroom 3
2.04m x 2.17m
6'8" x 7'2"

Bathroom
2.37m x 1.69m
7'10" x 5'7"

Floor Space

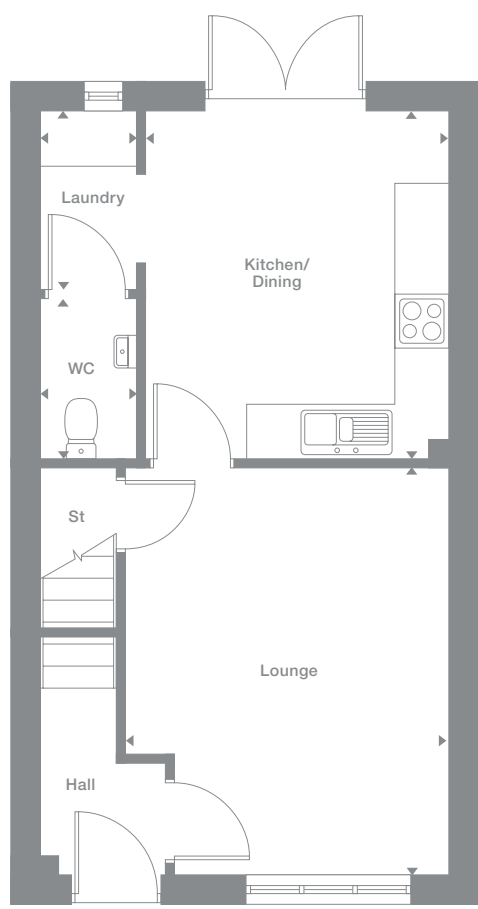
819 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

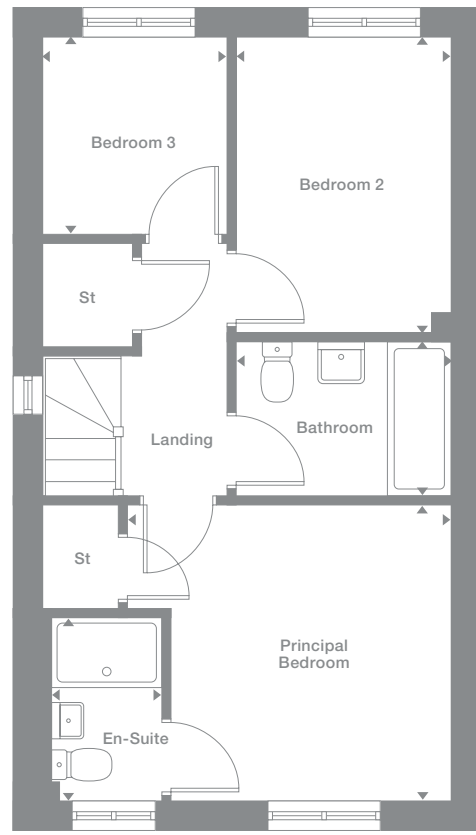
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Washington

Overview

With its ergonomic kitchen, and french doors adding flexibility to the inviting living and dining room, this is a home ready for lively entertaining. It includes a downstairs WC, a family bathroom, one of them en-suite with a convenient built in cupboard.

Ground Floor

Living
4.47m x 3.01m
14'8" x 9'11"

Kitchen
2.29m x 3.17m
7'6" x 10'5"

Dining
3.46m x 2.06m
11'5" x 6'9"

WC
0.94m x 2.02m
3'1" x 6'8"

First Floor

Principal Bedroom
3.06m x 3.21m
10'1" x 10'6"

En-Suite
1.18m x 2.02m
3'10" x 6'8"

Bedroom 2
2.42m x 2.95m
8'0" x 9'8"

Bedroom 3
1.95m x 2.18m
6'5" x 7'2"

Bathroom
2.20m x 1.99m
7'3" x 6'6"

Floor Space

806 sq ft

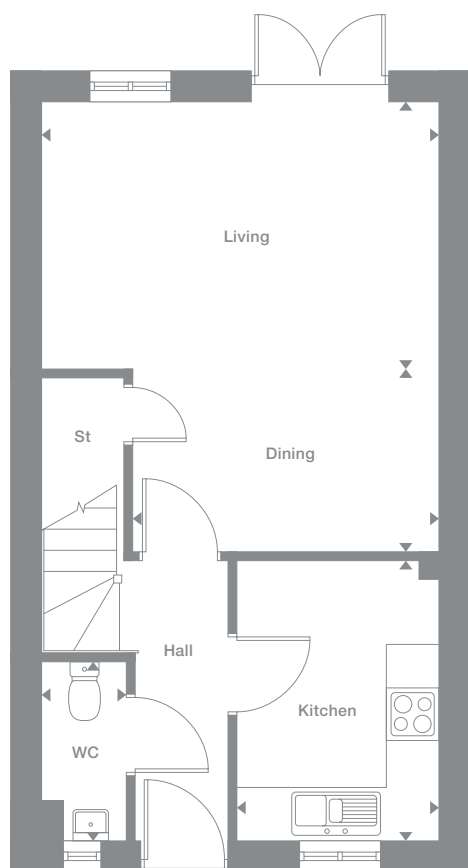
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plots 246 and 405. Please see Development Sales Manager for details

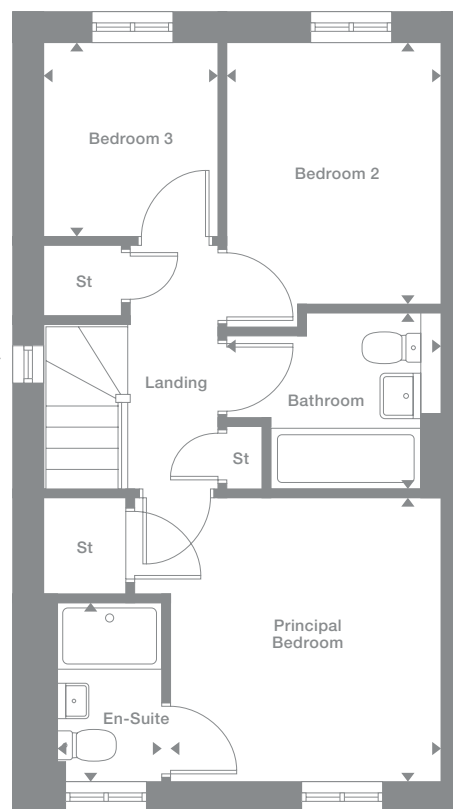
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview

Complemented by an ergonomic, expertly designed kitchen, the light, airy living and dining room features french doors that add an attractive focal point. The principal bedroom includes an en-suite shower room and a convenient cupboard.

Ground Floor

- Living 4.51m x 3.11m 14'10" x 10'3"
- Dining 3.50m x 2.00m 11'6" x 6'7"
- Kitchen 2.29m x 3.21m 7'6" x 10'6"
- WC 0.94m x 2.06m 3'1" x 6'9"

First Floor

- Principal Bedroom 3.09m x 3.21m 10'2" x 10'6"
- En-Suite 1.21m x 2.06m 4'0" x 6'9"
- Bedroom 2 2.41m x 3.33m 7'11" x 10'11"
- Bedroom 3 2.00m x 2.22m 6'7" x 7'4"
- Bathroom 2.41m x 1.69m 7'11" x 5'7"

Floor Space

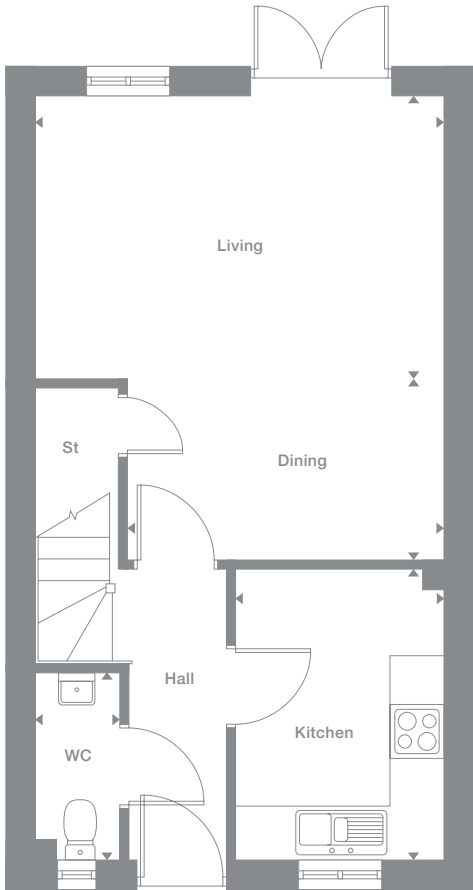
819 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

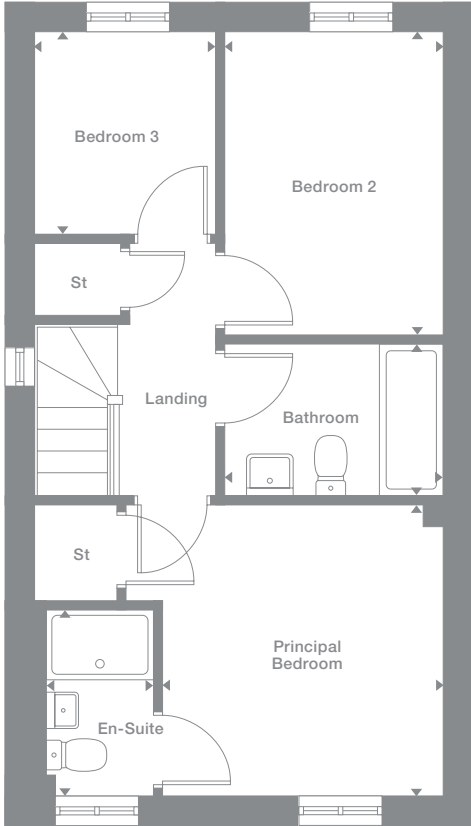
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Calderton

Overview

The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

Ground Floor

Lounge
2.96m x 4.30m
9'9" x 14'1"

Kitchen/Dining
3.96m x 3.11m
13'0" x 10'3"

WC
1.07m x 1.50m
3'6" x 4'11"

First Floor

Bedroom 2
3.96m x 2.75m
13'0" x 9'0"

Bedroom 3
1.95m x 2.52m
6'5" x 8'4"

Bathroom
1.70m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
3.01m x 2.52m
to 1500m H.L.
9'11" x 8'3"

En-Suite
1.89m x 1.81m
to 1500m H.L.
6'3" x 6'0"

Floor Space

842 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

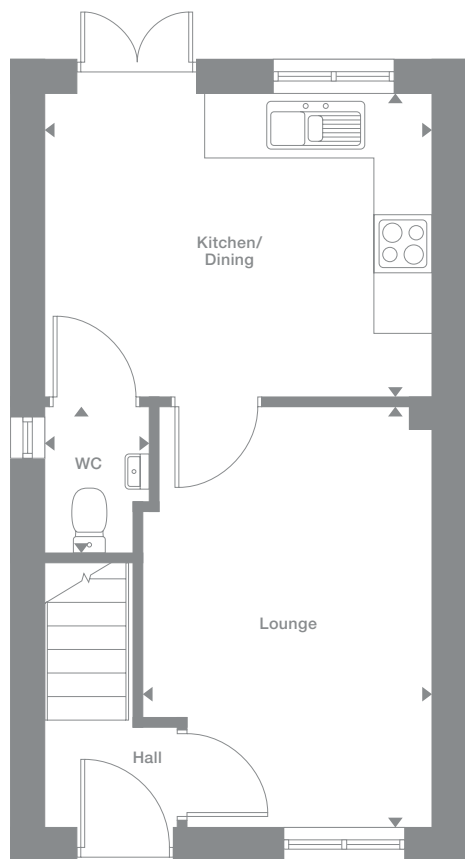
Denotes full height ceiling line

Denotes 1,500m height ceiling line

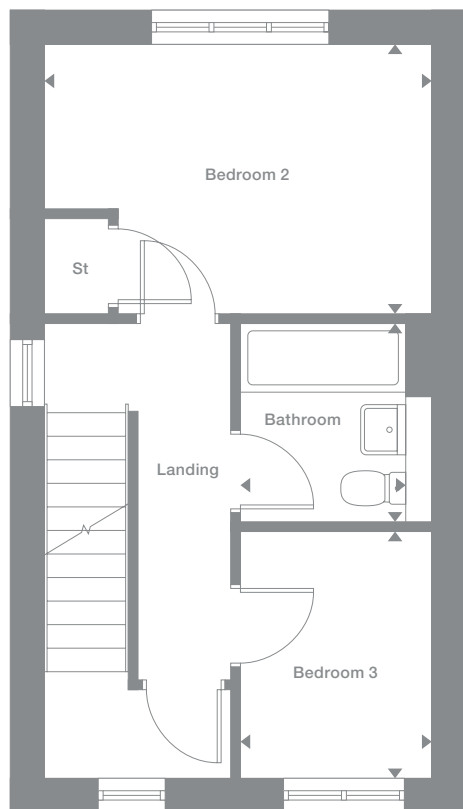
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



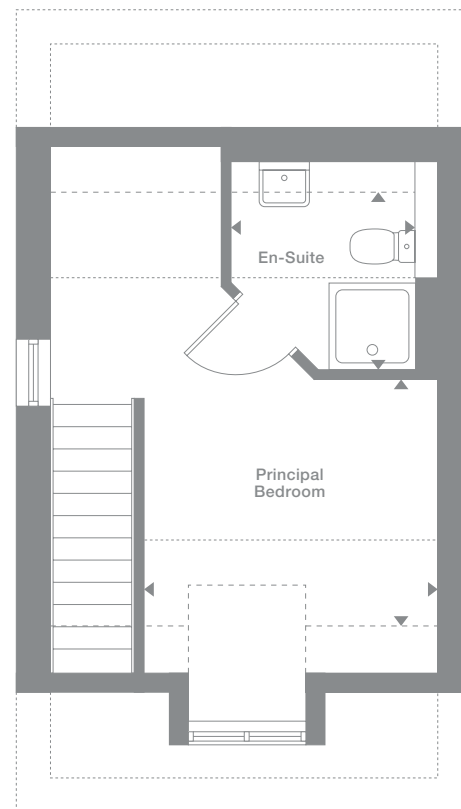
Ground Floor



First Floor



Second Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Masterton

Overview

The lounge and adjoining kitchen and dining room, with its french doors, forms a delightful setting for entertaining. The upper floor is dedicated to a dual aspect en-suite principal bedroom with a charming dormer window.

Ground Floor

Lounge
2.89m x 4.37m
9'6" x 14'4"

Kitchen/Dining
3.88m x 3.10m
12'9" x 10'2"

WC
1.07m x 1.51m
3'6" x 4'11"

First Floor

Bedroom 2
3.88m x 2.78m
12'9" x 9'2"

Bedroom 3
1.88m x 2.56m
6'2" x 8'5"

Bathroom
1.69m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
2.93m x 2.74m
to 1.500m H.L.
9'8" x 9'0"

En-Suite
2.19m x 1.60m
to 1.500m H.L.
7'2" x 5'3"

Floor Space

831 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

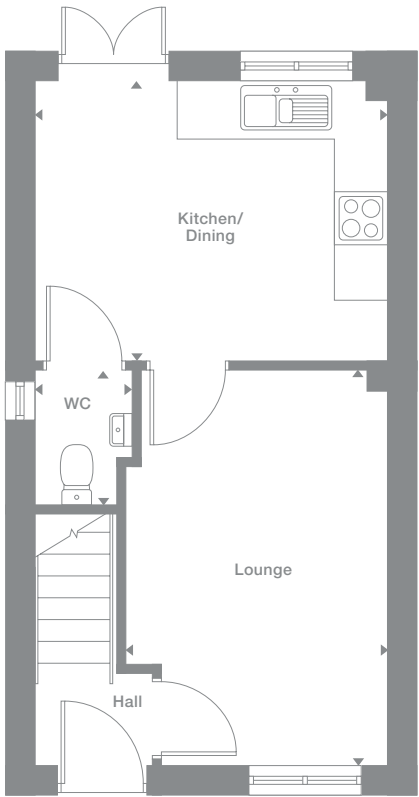
.....
Denotes full height ceiling line

Denotes 1,500m height ceiling line

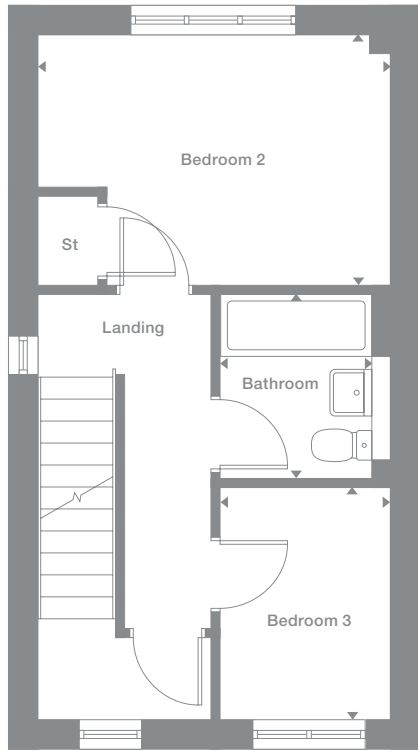
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



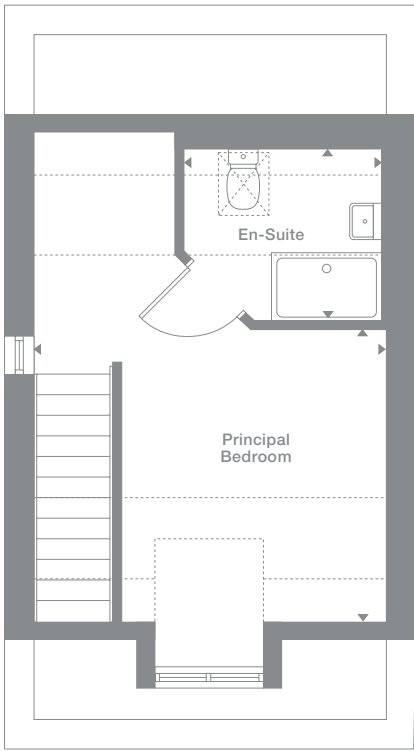
Ground Floor



First Floor



Second Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Tollwood

Overview

With a dedicated laundry, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing area.

Ground Floor

Lounge
3.18m x 4.59m
10'5" x 15'1"

Kitchen/Dining
4.12m x 3.26m
13'7" x 10'8"

Laundry
1.95m x 1.92m
6'5" x 6'4"

WC
1.00m x 1.92m
3'3" x 6'4"

First Floor

Principal Bedroom
4.12m x 2.47m
13'7" x 8'1"

En-Suite
2.04m x 1.18m
6'8" x 3'10"

Dressing
2.04m x 1.65m
6'8" x 5'5"

Bedroom 2
3.05m x 3.69m
10'0" x 12'1"

Bedroom 3
3.11m x 2.41m
10'2" x 7'11"

Bedroom 4
1.92m x 3.54m
6'4" x 11'8"

Bathroom
2.05m x 2.18m
6'9" x 7'2"

Floor Space

1,025 sq ft

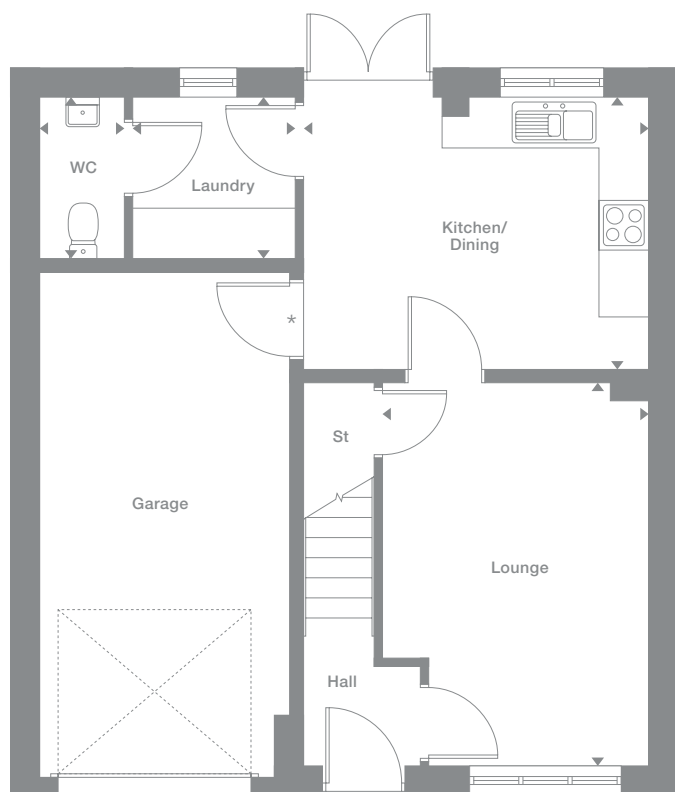
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

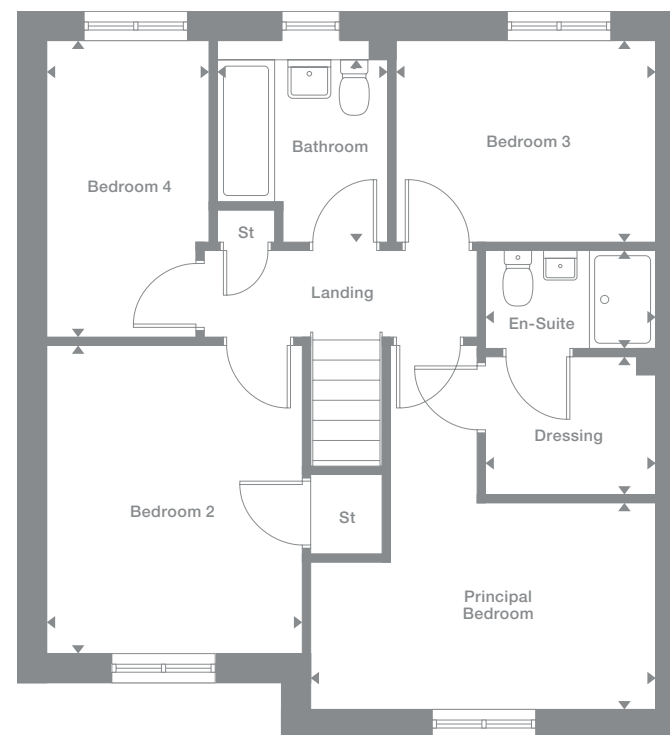
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Elderwood

Overview

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite principal bedroom includes a superb dressing area.

Ground Floor

- Lounge**
3.25m x 4.66m
10'8" x 15'4"
- Kitchen/Dining**
4.19m x 3.26m
13'9" x 10'8"
- Laundry**
1.95m x 1.92m
6'5" x 6'4"
- WC**
1.00m x 1.92m
3'3" x 6'4"

First Floor

- Principal Bedroom**
4.19m x 2.50m
13'9" x 8'3"
- Dressing**
2.04m x 1.62m
6'8" x 5'4"
- En-Suite**
2.04m x 1.21m
6'8" x 4'0"
- Bedroom 2**
3.05m x 3.73m
10'0" x 12'3"
- Bedroom 3**
3.11m x 2.44m
10'2" x 8'0"
- Bedroom 4**
1.96m x 3.58m
6'5" x 11'9"
- Bathroom**
2.08m x 2.22m
6'10" x 7'4"

Floor Space

1,045 sq ft

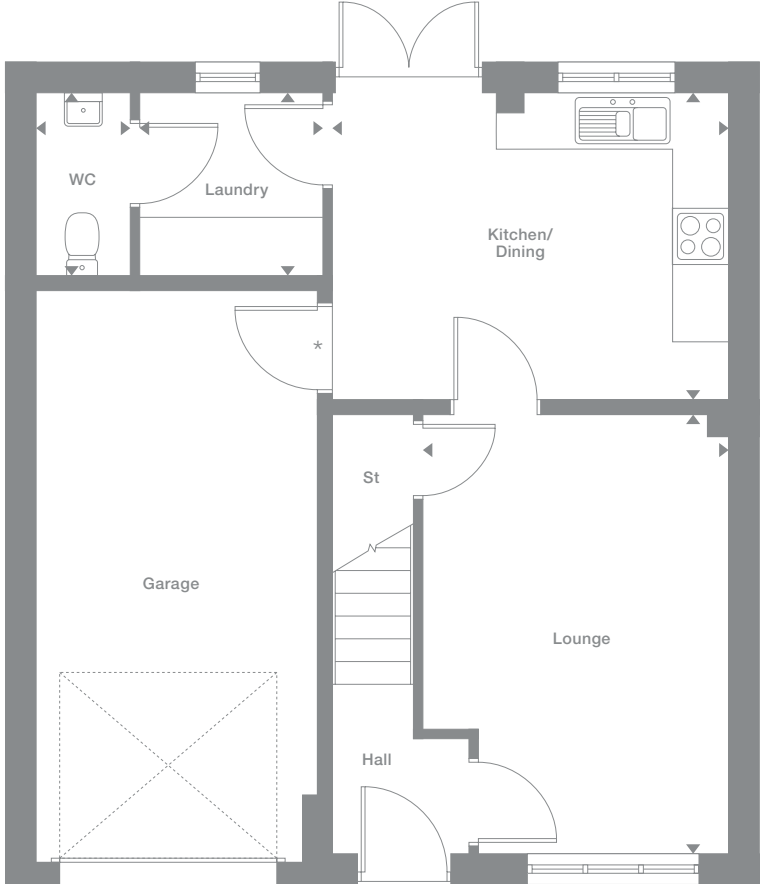
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

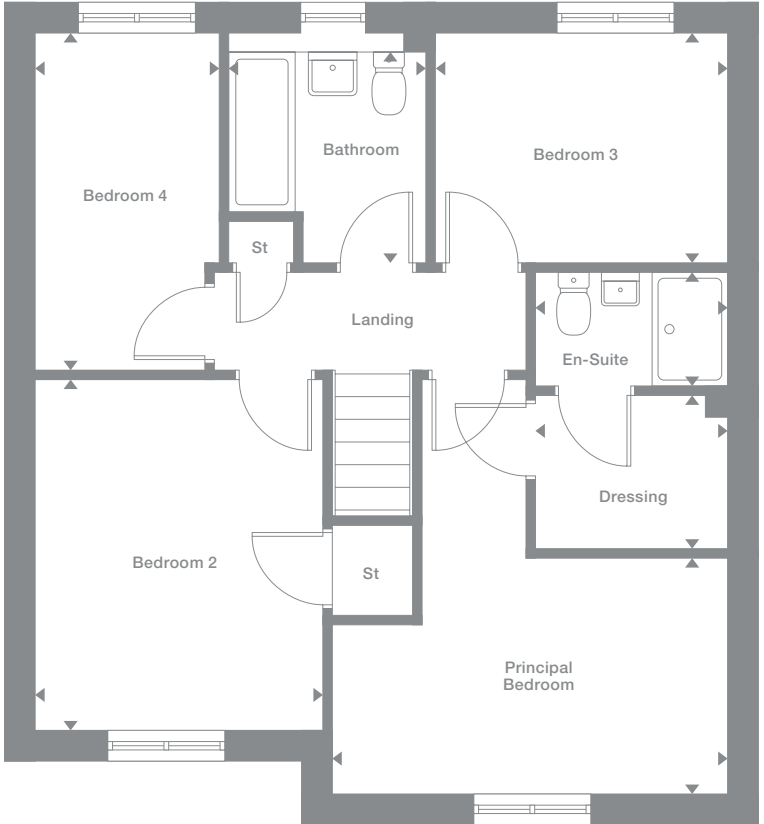
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Hazelwood

Overview

With french doors filling the interior with light, and a convenient separate laundry, the kitchen and dining room forms a natural hub for family life. Upstairs, the four bedrooms include an impressive principal suite.

Ground Floor

- Lounge**
3.38m x 4.86m
11'1" x 15'11"
- Dining**
2.91m x 3.18m
9'7" x 10'5"
- Kitchen**
2.95m x 3.18m
9'8" x 10'5"
- Laundry**
1.60m x 2.19m
5'3" x 7'2"
- WC**
1.60m x 0.90m
5'3" x 2'11"

First Floor

- Principal Bedroom**
4.38m x 2.90m
14'5" x 9'6"
- En-Suite**
1.87m x 2.45m
6'2" x 8'1"
- Bedroom 2**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 3**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 4**
3.09m x 2.65m
10'2" x 8'8"
- Bathroom**
1.70m x 2.14m
5'7" x 7'0"

Floor Space

1,150 sq ft

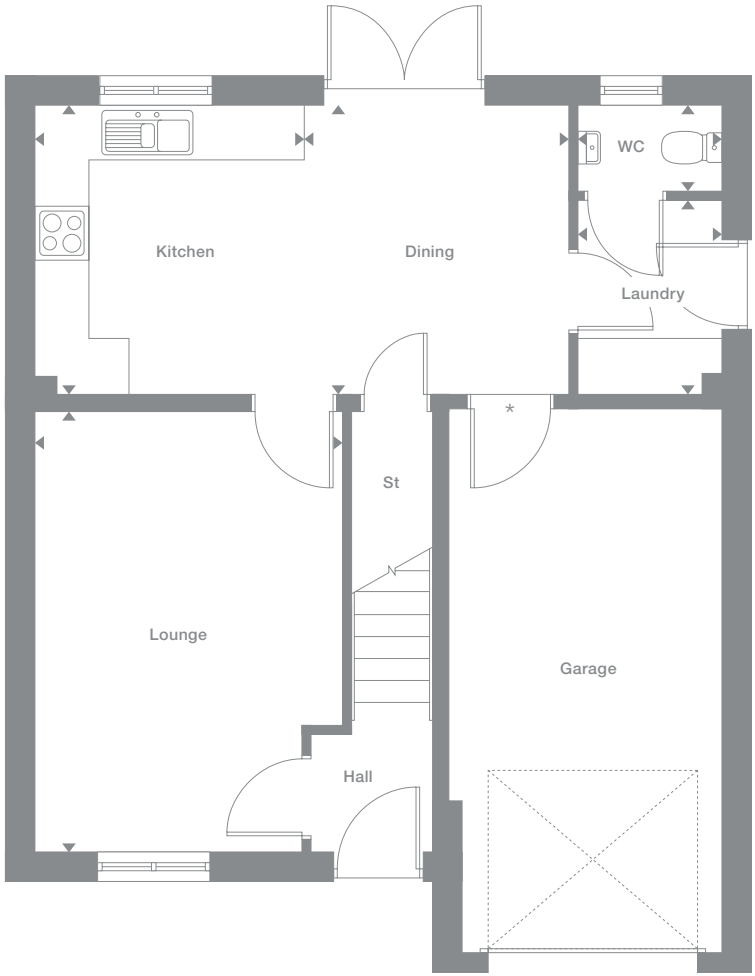
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

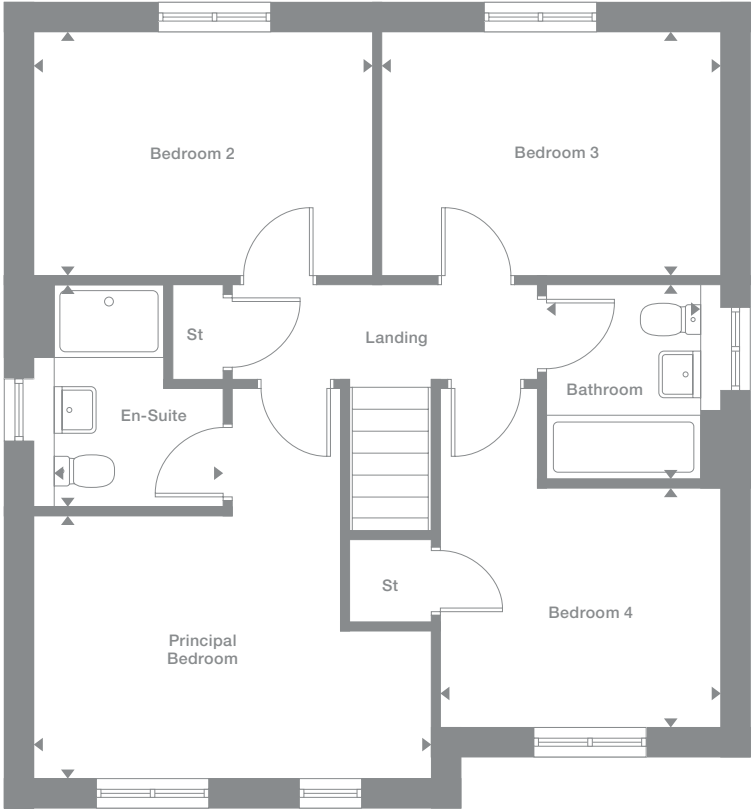
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

- Lounge**
2.95m x 4.43m
9'8" x 14'7"
- Kitchen**
2.86m x 2.68m
9'5" x 8'10"
- Laundry**
1.80m x 1.26m
5'11" x 4'2"
- Dining**
2.16m x 2.68m
7'1" x 8'10"
- Family**
3.14m x 2.36m
10'4" x 7'9"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.03m x 2.73m
13'3" x 9'0"
- En-Suite**
2.60m x 1.19m
8'6" x 3'11"
- Dressing**
2.60m x 1.42m
8'6" x 4'8"
- Bedroom 2**
2.95m x 3.91m
9'8" x 12'10"
- Bedroom 3**
3.04m x 2.87m
10'0" x 9'5"
- Bedroom 4**
2.60m x 3.94m
8'7" x 12'11"
- Bathroom**
2.33m x 2.87m
7'8" x 9'5"

Floor Space

1,240 sq ft

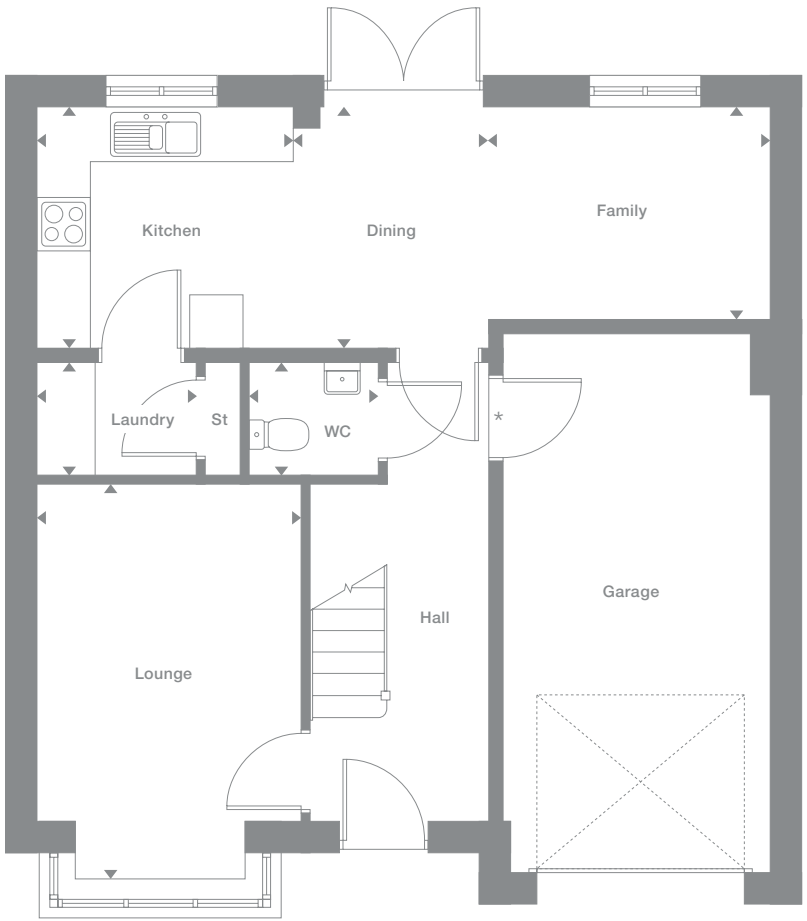
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

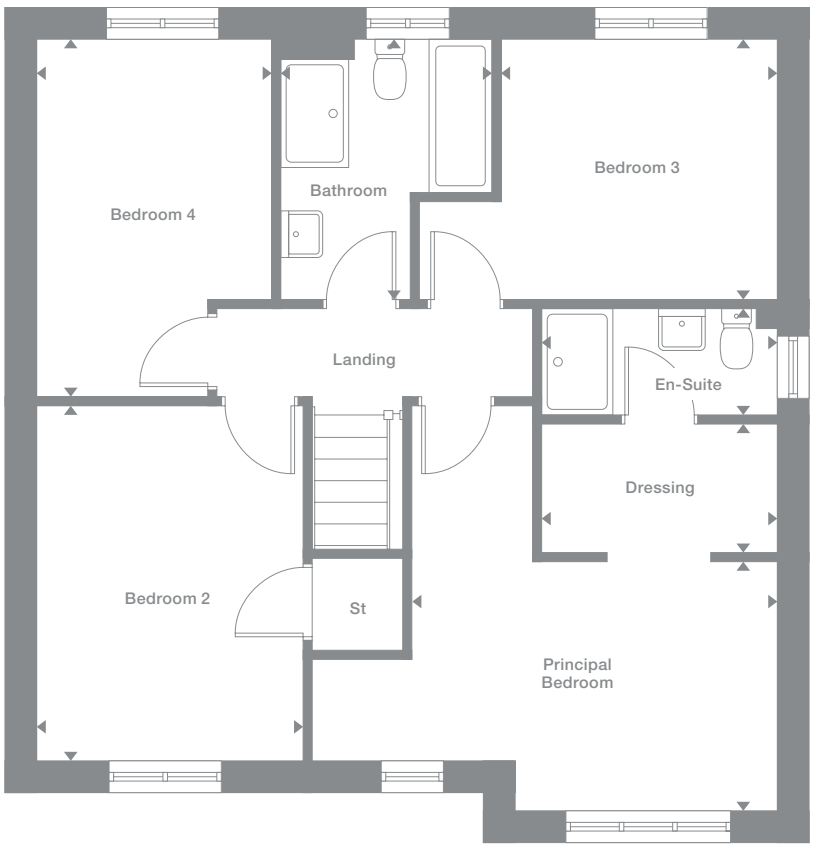
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Maplewood

Overview

Featuring an elegant bay-windowed lounge and a wonderfully bright family kitchen and dining room with twin windows and french doors, this is an immensely inviting home. The en-suite principal bedroom includes a luxurious dressing area.

Ground Floor

Lounge
2.98m x 4.72m
9'10" x 15'6"

Dining
2.23m x 2.68m
7'4" x 8'10"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Family
3.15m x 2.41m
10'4" x 7'11"

Laundry
1.70m x 1.26m
5'7" x 4'2"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.06m x 2.79m
13'4" x 9'2"

En-Suite
2.63m x 1.21m
8'8" x 4'0"

Dressing
2.63m x 1.38m
8'8" x 4'7"

Bedroom 2
2.98m x 3.82m
9'10" x 12'6"

Bedroom 3
2.54m x 4.10m
8'4" x 13'6"

Bedroom 4
3.06m x 2.91m
10'1" x 9'7"

Bathroom
2.45m x 2.91m
8'1" x 9'7"

Floor Space

1,269 sq ft

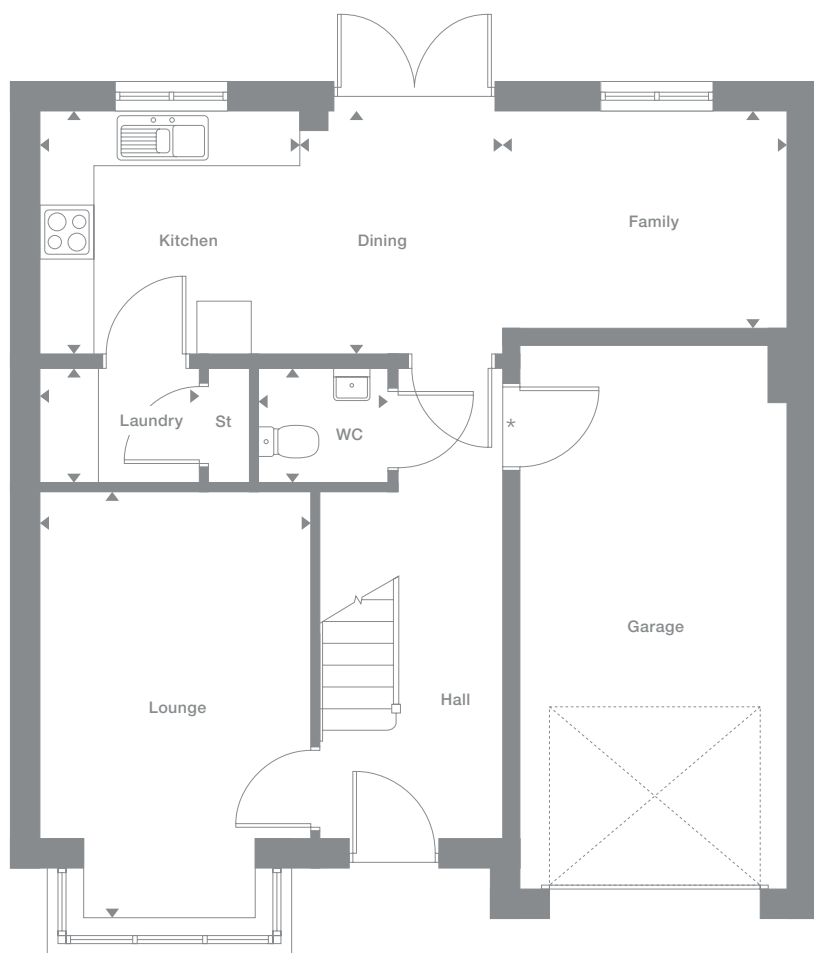
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Denwood

Overview

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.

Ground Floor

- Lounge**
3.15m x 4.74m
10'4" x 15'7"
- Kitchen**
3.19m x 3.16m
10'6" x 10'4"
- Laundry**
1.83m x 1.26m
6'0" x 4'2"
- Dining**
2.17m x 3.16m
7'2" x 10'4"
- Family**
3.14m x 2.59m
10'4" x 8'6"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.75m x 3.09m
15'7" x 10'2"
- En-Suite 2**
2.76m x 1.18m
9'1" x 3'10"
- Dressing**
2.76m x 1.56m
9'1" x 5'2"
- Bedroom 2**
3.66m x 3.05m
12'0" x 10'0"
- En-Suite 2**
1.98m x 2.13m
6'6" x 7'0"
- Bedroom 3**
2.74m x 3.33m
9'0" x 10'11"
- Bedroom 4**
3.10m x 2.60m
10'2" x 8'6"
- Bathroom**
2.44m x 2.60m
8'0" x 8'6"

Floor Space

1,368 sq ft

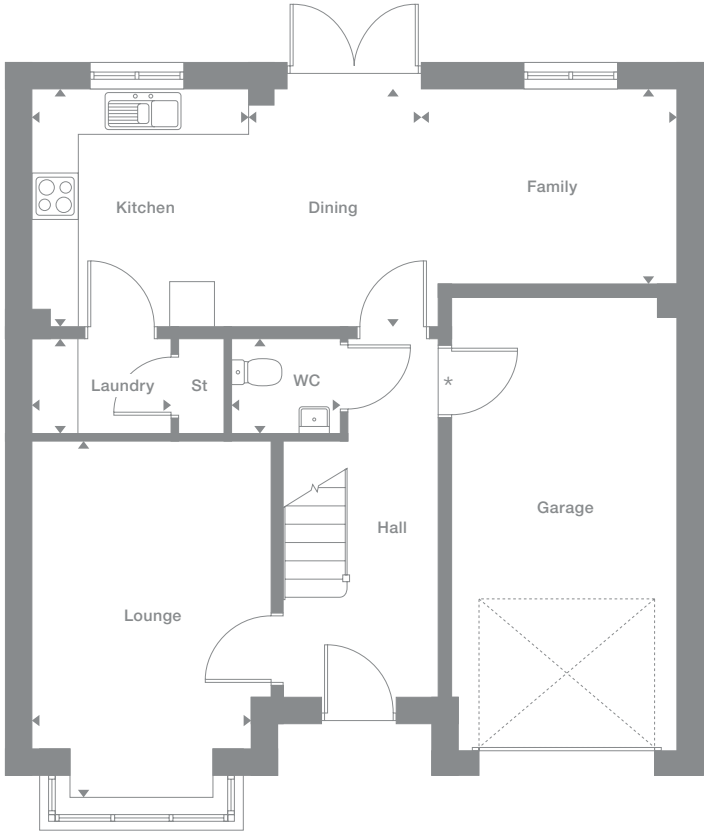
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

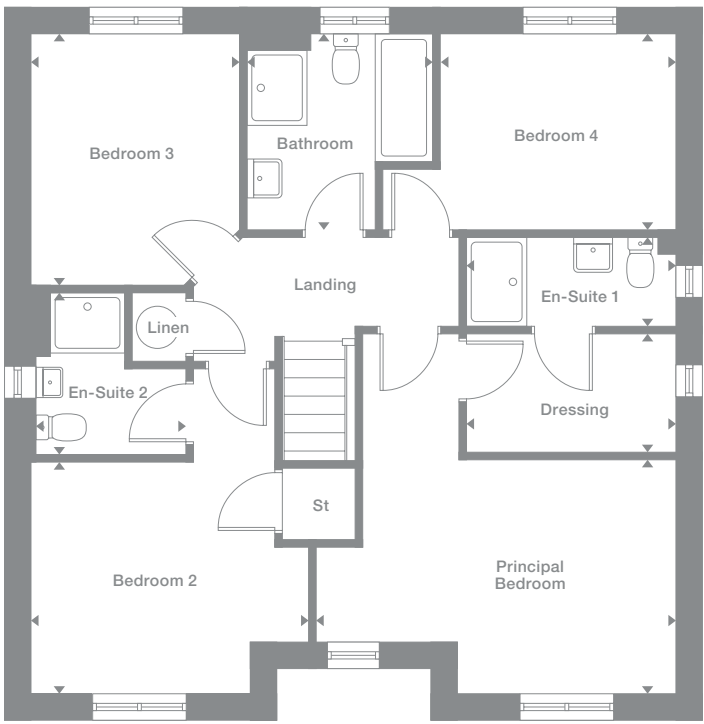
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Sherwood

Overview

The bright, inspiring family kitchen, with its dining area enhanced by feature french doors, complements a striking bay-windowed lounge. Two of the four bedrooms are en-suite, and one has a very special separate dressing room.

Ground Floor

- Lounge**
3.19m x 5.04m
10'6" x 16'7"
- Dining**
2.20m x 3.16m
7'3" x 10'4"
- Kitchen**
3.22m x 3.16m
10'7" x 10'4"
- Family**
3.15m x 2.62m
10'4" x 8'7"
- Laundry**
1.87m x 1.26m
6'2" x 4'2"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.78m x 3.09m
15'9" x 10'2"
- Dressing**
2.80m x 1.59m
9'2" x 5'3"
- En-Suite 1**
2.80m x 1.22m
9'2" x 4'0"
- Bedroom 2**
3.69m x 3.09m
12'2" x 10'2"
- En-Suite 2**
1.98m x 2.13m
6'6" x 7'0"
- Bedroom 3**
2.74m x 3.37m
9'0" x 11'1"
- Bedroom 4**
3.14m x 2.60m
10'4" x 8'6"
- Bathroom**
2.48m x 2.60m
8'2" x 8'6"

Floor Space

1,400 sq ft

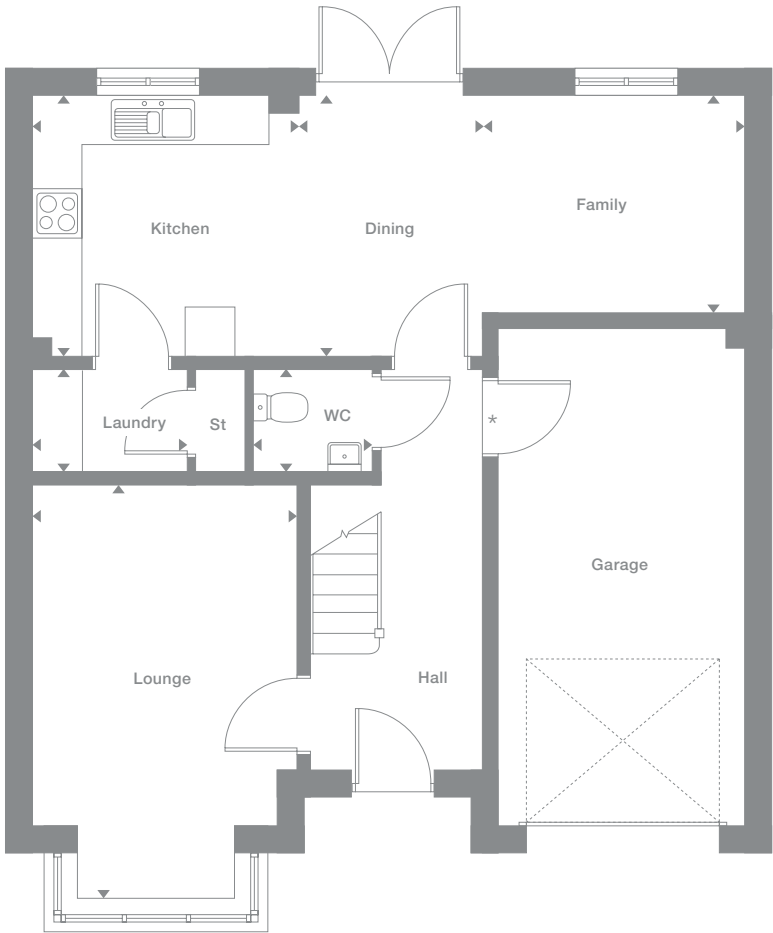
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

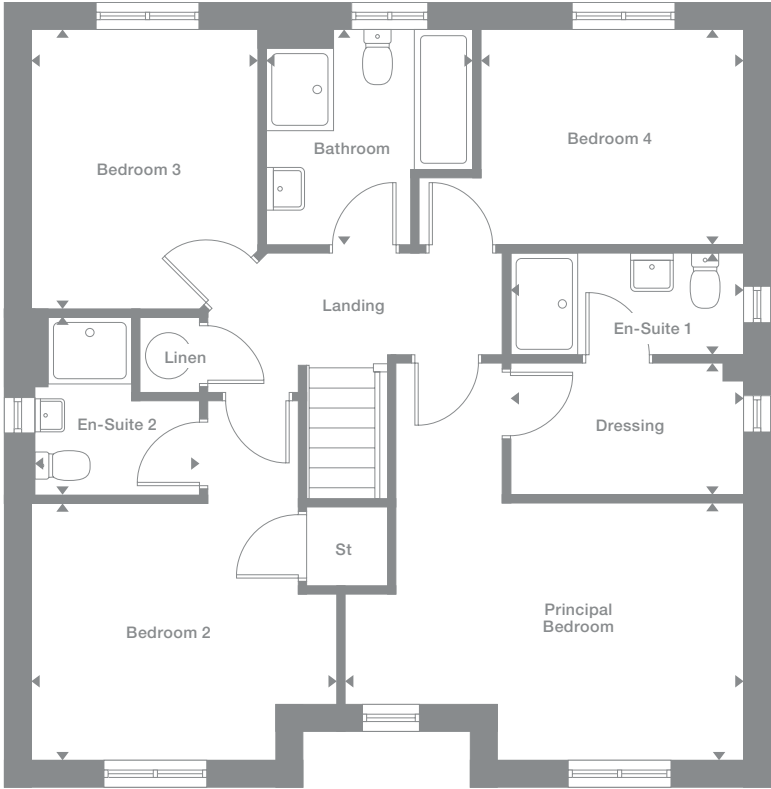
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

- Lounge**
4.10m x 4.09m
13'5" x 13'5"
- Kitchen**
3.48m x 3.96m
11'5" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Dining**
3.48m x 2.83m
11'5" x 9'4"
- Study/Family**
3.42m x 2.61m
11'3" x 8'7"
- WC**
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom**
3.53m x 3.41m
11'7" x 11'2"
- En-Suite**
2.04m x 1.79m
6'8" x 5'11"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4**
3.56m x 3.28m
11'8" x 10'9"
- Bathroom**
2.29m x 1.70m
7'6" x 5'7"

Floor Space

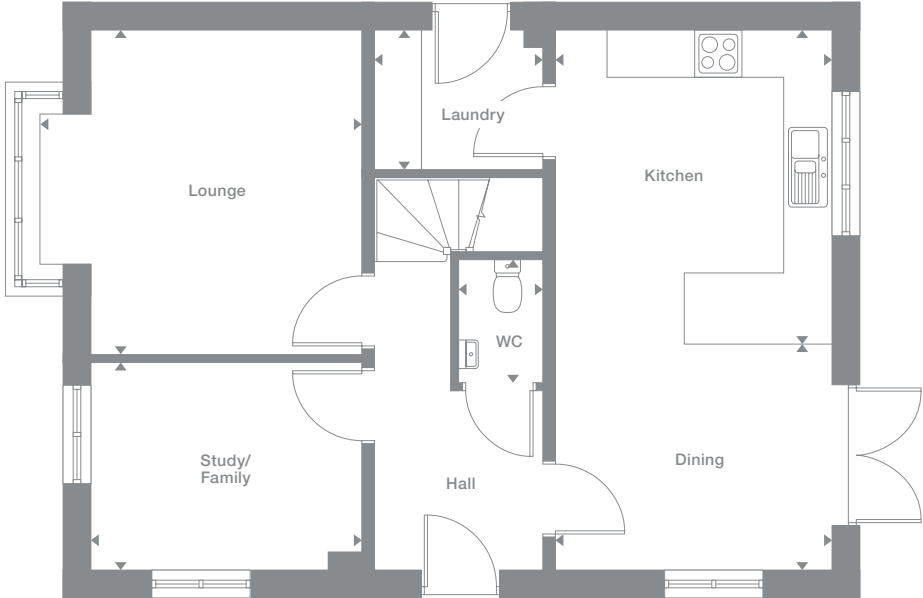
1,379 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

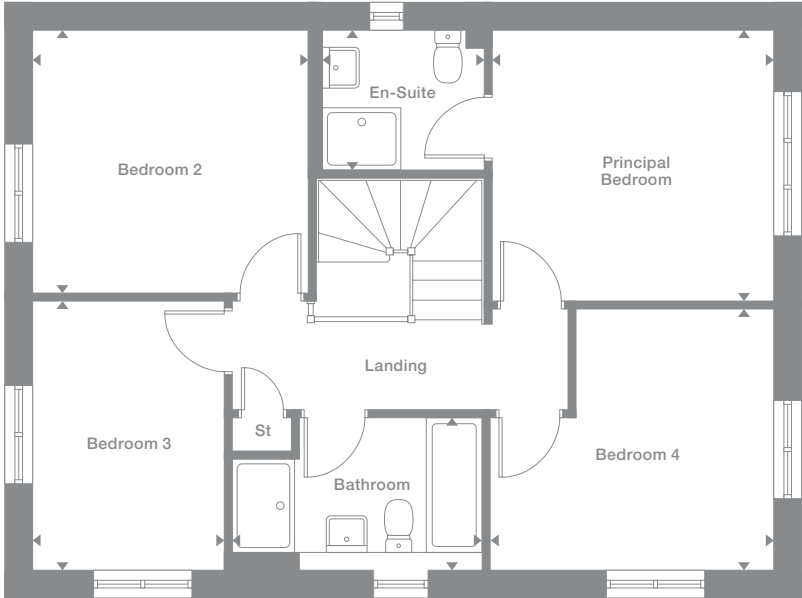
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Baywood

Overview

The imposing hall opens on to a stylish bay-windowed lounge and a bright, dual aspect dining kitchen with french doors. The dedicated study and two bedrooms are also dual aspect, and one bedroom is en-suite.

Ground Floor

Lounge
4.36m x 4.16m
14'4" x 13'8"

Dining
3.51m x 2.90m
11'6" x 9'6"

Kitchen
3.51m x 3.96m
11'6" x 13'0"

Laundry
2.12m x 1.76m
7'0" x 5'9"

WC
1.12m x 1.45m
3'8" x 4'9"

Study
2.24m x 2.61m
7'4" x 8'7"

First Floor

Principal Bedroom
3.57m x 3.68m
11'9" x 12'1"

En-Suite
2.04m x 1.76m
6'8" x 5'9"

Bedroom 2
3.51m x 3.23m
11'7" x 10'7"

Bedroom 3
2.47m x 3.53m
8'1" x 11'7"

Bedroom 4
3.51m x 3.08m
11'6" x 10'1"

Bathroom
3.21m x 1.70m
10'7" x 5'7"

Floor Space

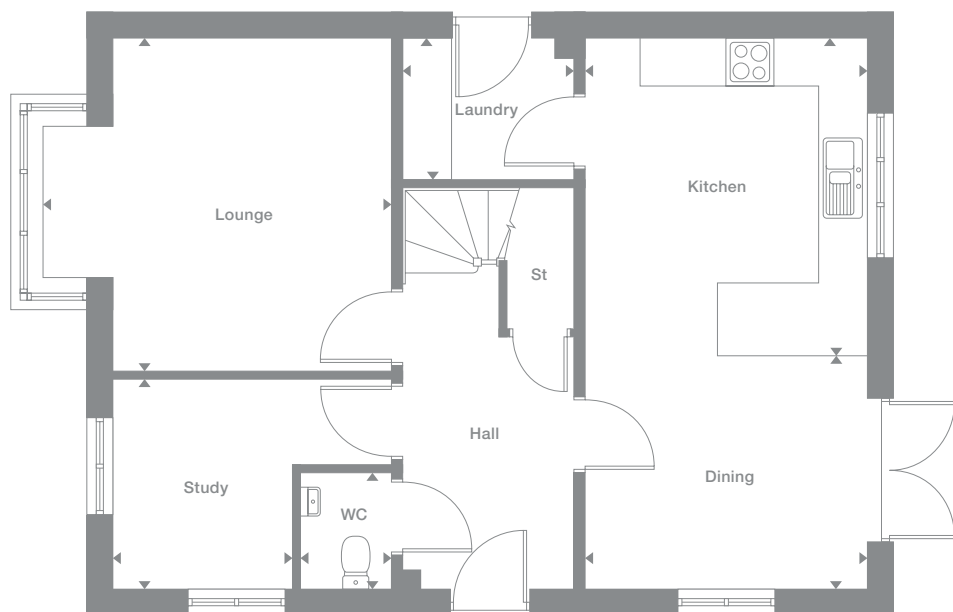
1,408 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

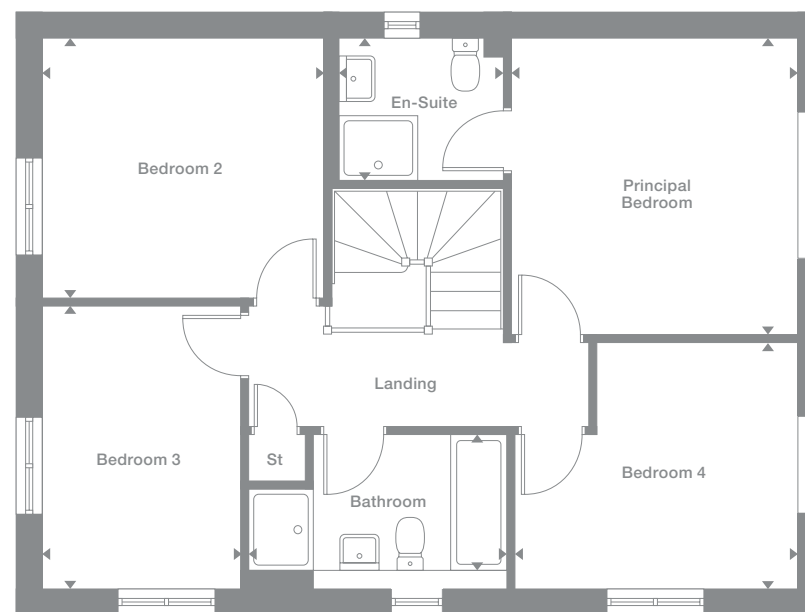
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Beechford

Overview

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

Ground Floor

- Lounge**
3.32m x 5.66m
10'11" x 18'7"
- Kitchen**
4.29m x 2.94m
14'1" x 9'8"
- Laundry**
1.67m x 1.89m
5'6" x 6'2"
- Dining**
4.15m x 2.94m
13'8" x 9'8"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.32m x 3.15m
10'11" x 10'4"
- En-Suite 1**
1.69m x 1.99m
5'7" x 6'7"
- Dressing**
2.27m x 1.62m
7'5" x 5'4"
- Bedroom 2**
2.67m x 3.97m
8'9" x 13'1"
- En-Suite 2**
1.70m x 2.01m
5'7" x 6'7"
- Bedroom 3**
3.15m x 3.06m
10'4" x 10'0"
- Bedroom 4**
2.67m x 3.13m
8'9" x 10'4"
- Bedroom 5**
2.37m x 2.01m
7'10" x 6'7"
- Bathroom**
2.24m x 1.83m
7'4" x 6'0"

Floor Space

1,435 sq ft

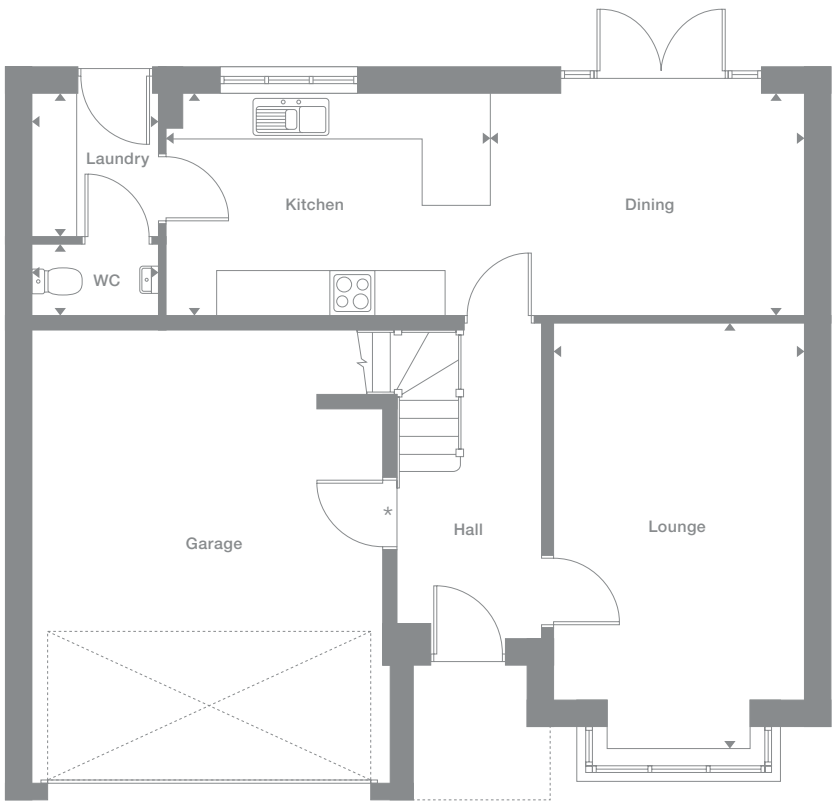
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

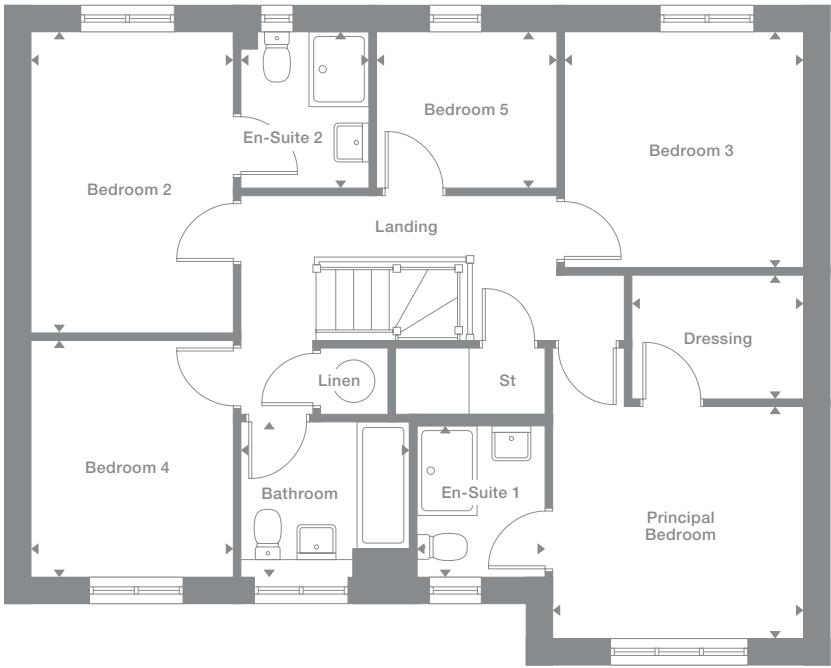
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Bayford

Overview

From the lounge's elegant bay window to the side windows enhancing the french doors, from the two en-suite bedrooms to the principal suite's private dressing room, this is a home filled with unmistakably prestigious features.

Ground Floor

- Lounge**
3.39m x 5.92m
11'2" x 19'5"
- Dining**
4.22m x 2.97m
13'10" x 9'9"
- Kitchen**
4.29m x 2.97m
14'1" x 9'9"
- Laundry**
1.67m x 1.96m
5'6" x 6'5"
- WC**
1.67m x 0.92m
5'6" x 3'0"

First Floor

- Principal Bedroom**
3.39m x 3.20m
11'2" x 10'6"
- Dressing**
2.30m x 1.65m
7'7" x 5'5"
- En-Suite 1**
1.66m x 2.03m
5'5" x 6'8"
- Bedroom 2**
2.70m x 4.01m
8'11" x 13'2"
- En-Suite 2**
1.70m x 2.00m
5'7" x 6'7"
- Bedroom 3**
3.19m x 3.05m
10'6" x 10'0"
- Bedroom 4**
2.70m x 3.17m
8'11" x 10'5"
- Bedroom 5**
2.37m x 2.00m
7'10" x 6'7"
- Bathroom**
2.24m x 1.87m
7'4" x 6'2"

Floor Space

1,464 sq ft

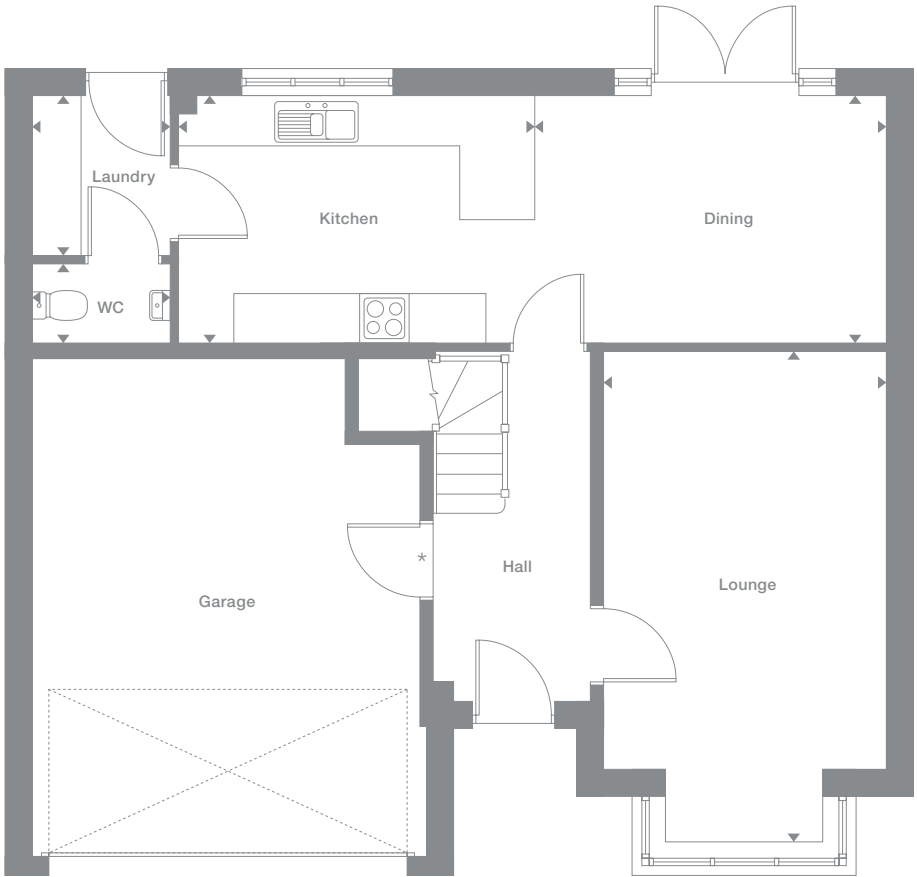
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

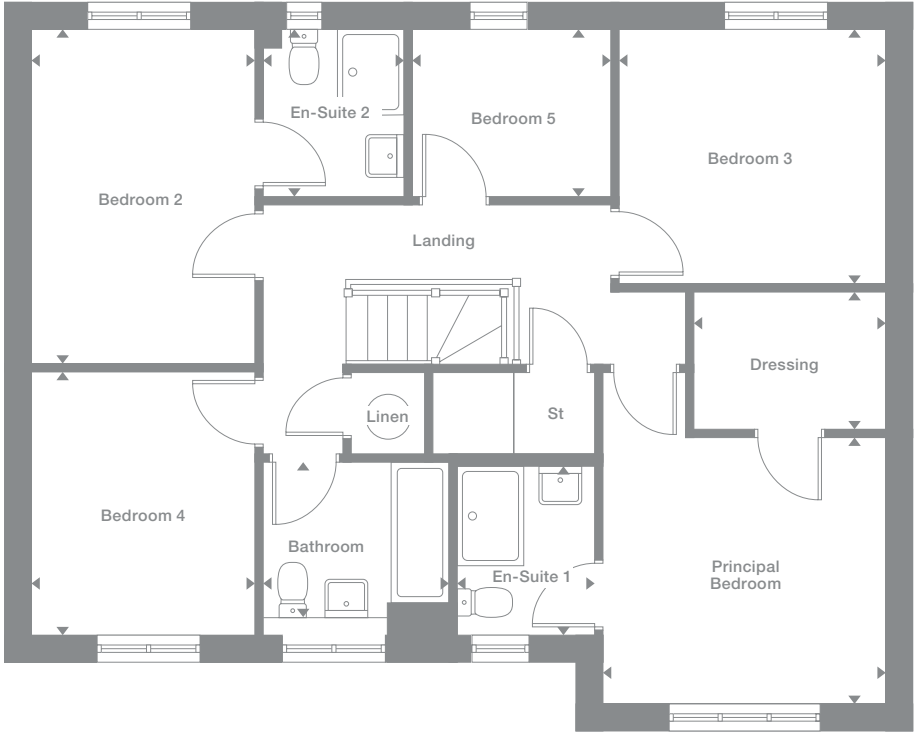
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

Ground Floor

- Lounge**
3.78m x 4.78m
12'5" x 15'8"
- Kitchen**
4.18m x 2.81m
13'9" x 9'3"
- Laundry**
1.88m x 1.74m
6'2" x 5'9"
- Dining**
4.04m x 2.81m
13'3" x 9'3"
- Family**
4.04m x 2.75m
13'3" x 9'0"
- WC**
1.88m x 0.97m
6'2" x 3'2"

First Floor

- Principal Bedroom**
3.78m x 3.12m
12'5" x 10'3"
- En-Suite 1**
2.46m x 1.18m
8'1" x 3'10"
- Dressing**
1.67m x 2.17m
5'6" x 7'2"
- Bedroom 2**
3.03m x 3.65m
9'11" x 12'0"
- En-Suite 2**
1.96m x 1.51m
6'5" x 4'11"
- Bedroom 3**
3.96m x 2.91m
13'0" x 9'7"
- Bedroom 4**
2.99m x 2.91m
9'10" x 9'7"
- Bedroom 5**
4.24m x 2.47m
13'11" x 8'1"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

Floor Space

1,640 sq ft

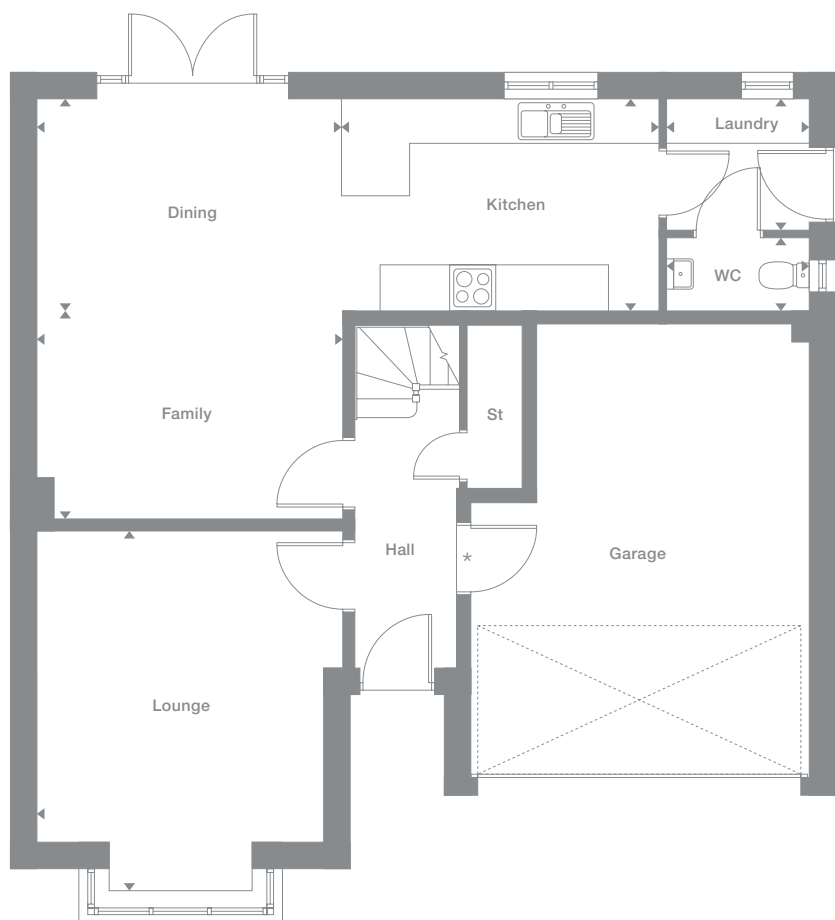
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

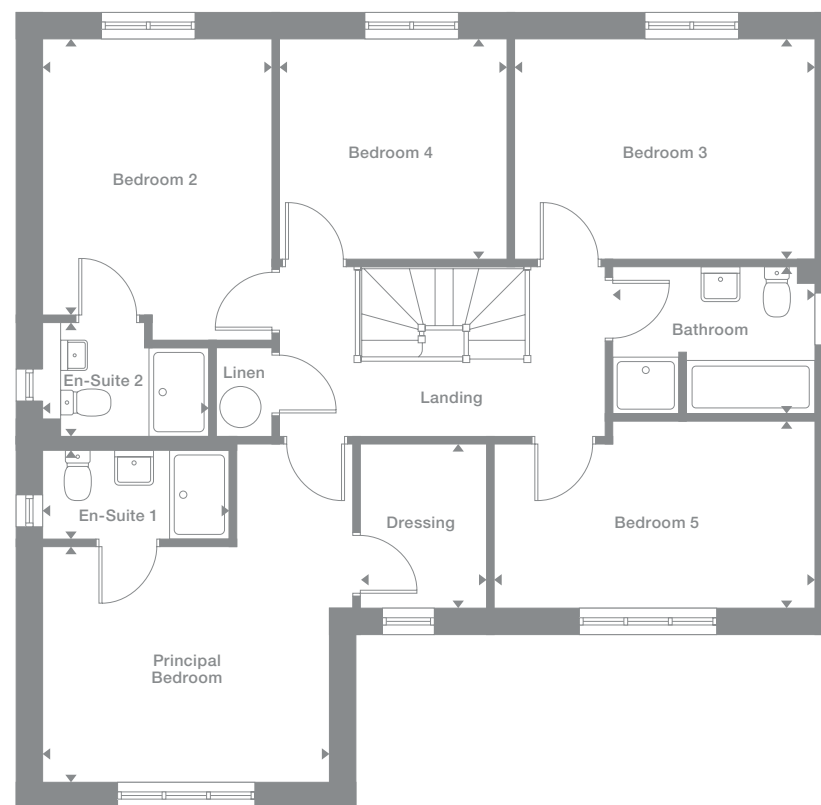
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Overview

A wonderfully open, adaptable L-shaped family kitchen and dining room, lit by feature french doors, complements a bay-windowed lounge in this truly exceptional home. One of the two en-suite bedrooms includes a walk-in dressing room.

Ground Floor

Lounge
3.85m x 5.35m
12'8" x 17'7"

Dining
4.07m x 2.85m
13'5" x 9'4"

Kitchen
4.18m x 2.85m
13'9" x 9'4"

Family
4.07m x 2.44m
13'5" x 8'0"

Laundry
1.92m x 1.85m
6'4" x 6'1"

WC
1.92m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.85m x 3.12m
12'8" x 10'3"

Dressing
1.62m x 2.21m
5'4" x 7'3"

En-Suite 1
2.50m x 1.21m
8'2" x 4'0"

Bedroom 2
3.03m x 3.34m
9'11" x 11'0"

En-Suite 2
2.01m x 1.86m
6'7" x 6'1"

Bedroom 3
3.77m x 2.95m
12'5" x 9'8"

Bedroom 4
3.26m x 2.95m
10'8" x 9'8"

Bedroom 5
4.327m x 2.51m
14'2" x 8'3"

Bathroom
2.70m x 1.95m
8'10" x 6'5"

Floor Space

1,671 sq ft

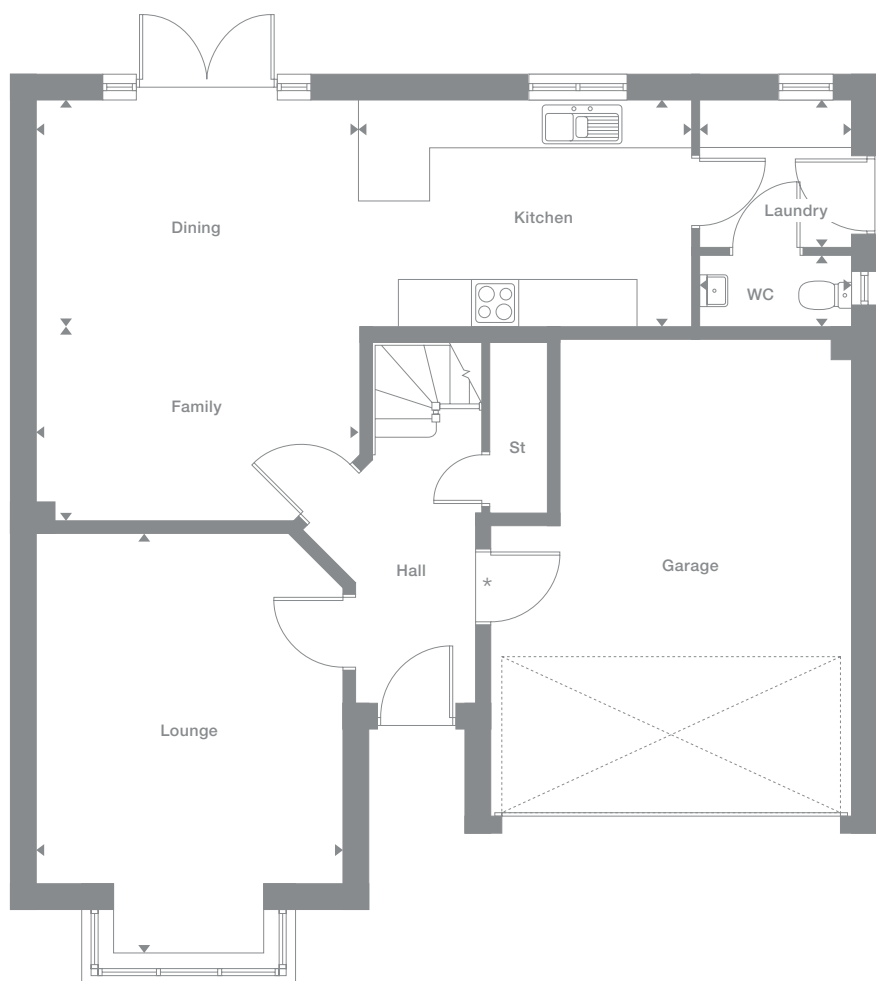
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

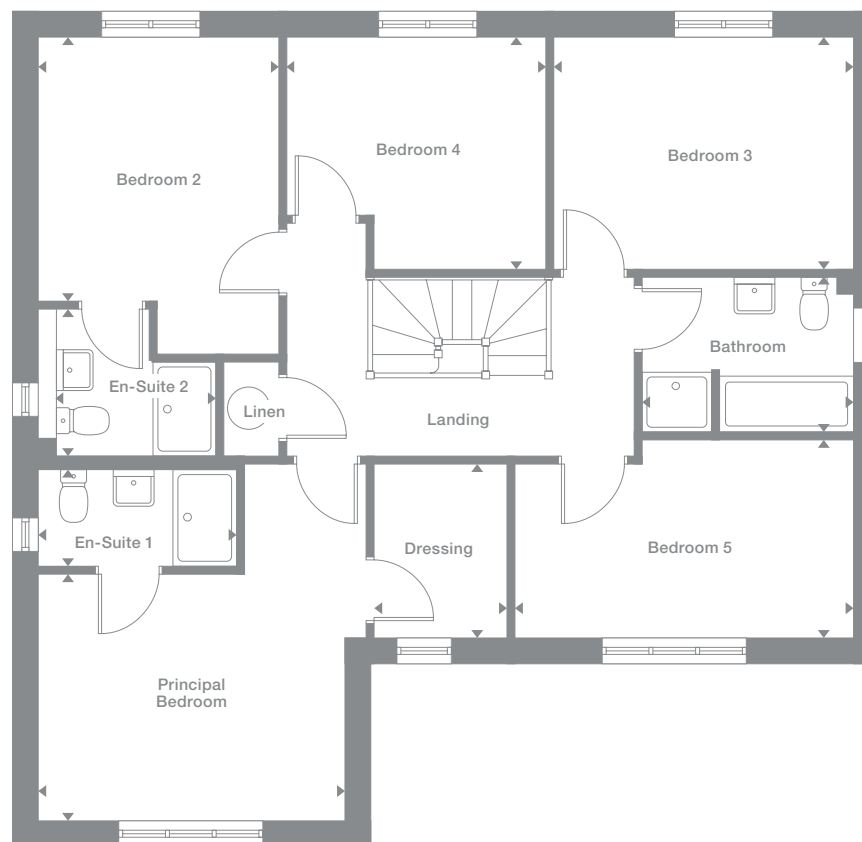
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

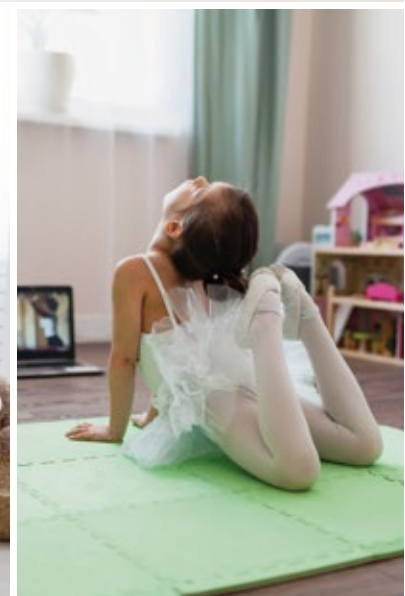
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

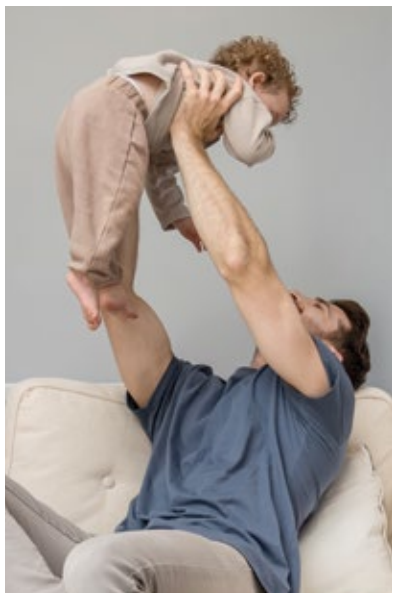
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...





Registered Developer

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 731 747.

Sat Nav: TS6 0NN

millerhomes.co.uk

millerhomes

the place to be®