

BRIDGEWOOD GREEN



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.



Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Bridgewood Green.





Situated a few yards from the A58, Bridgewood Green offers fast access south to Leeds and Bradford as well as to nearby Wetherby. Harrogate and York are both under 20 miles away and junction 45 of the A1(M), less than five minutes' drive from the development, provides fast routes to Tyneside and the south. Hourly buses between Wetherby and Leeds stop just outside Bridgewood Green and reach Leeds in 45 minutes.

In Collingham village centre, half a mile away, a Tesco Express store complements a precinct with a pharmacy, a post office and convenience store, a deli and bakery, an off licence, a hairdresser, food takeaways and other retailers. In addition to the traditional Cromwell's Bar and Kitchen in the village centre, there is an Italian restaurant and a second pub, the Windmill, within walking distance.

The attractive town centre of Wetherby, two miles away, presents a variety of local traders and high street names, many of them in the covered Horsefair Shopping Centre. There is an M&S Food store, Sainsbury's, Morrison's and Aldi supermarkets, and an open air market is held every Thursday. Wetherby's leisure attractions include the Racecourse, exciting adventure play at Stockeld Park, a Leisure Centre with swimming and gym facilities and frequent concerts at the bandstand by the River Wharfe. Wetherby's Cinema is also soon to reopen after renovations.

Conveniently close to the A58, sheltered by the mature trees lining the banks of Collingham Beck, this selection of energy efficient two, three, four and five bedroom homes combines its strategic location with a secluded, peaceful ambience. Ten minutes' walk from the village shops of Collingham, just two miles from Wetherby and within half an hour's drive of Leeds, it brings an attractive new neighbourhood into a welcoming, lively community. Welcome to Bridgewood Green...

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.

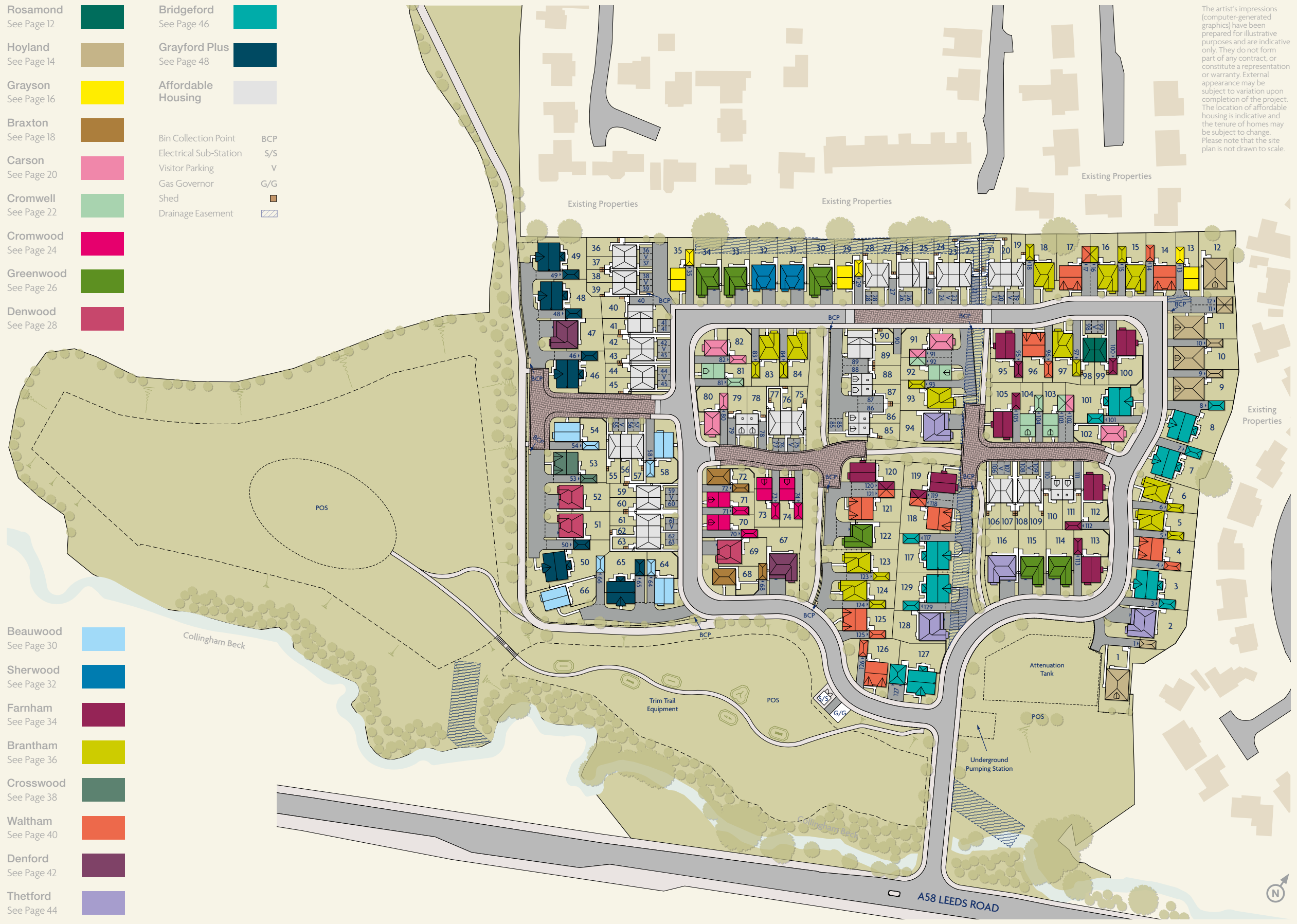


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Rosamond

Overview

A comfortable lounge opens through to the light dining kitchen of this immensely practical home, creating a welcoming and convenient setting for entertaining. There are useful cupboards in the lounge, the landing and the front-facing second bedroom, which is lit by dual windows.

Ground Floor

Lounge
3.11m x 4.28m
10'3" x 14'1"

Kitchen/Dining
4.06m x 4.30m
13'4" x 14'2"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor

Principal Bedroom
4.06m x 3.29m
13'4" x 10'10"

Bedroom 2
4.06m x 3.05m
13'4" x 10'0"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

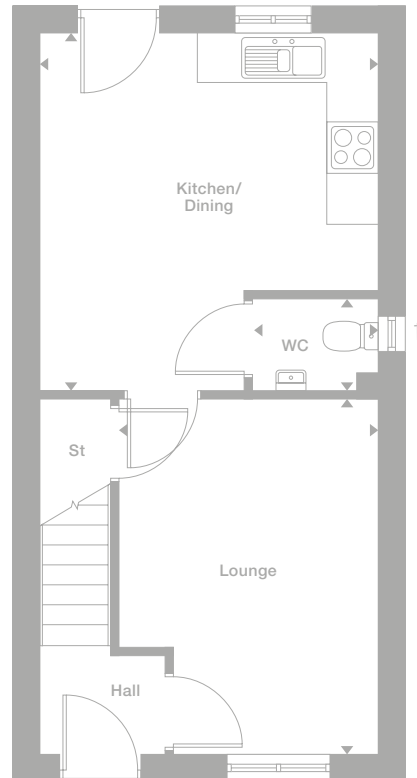
Floor Space

761 sq ft

† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification



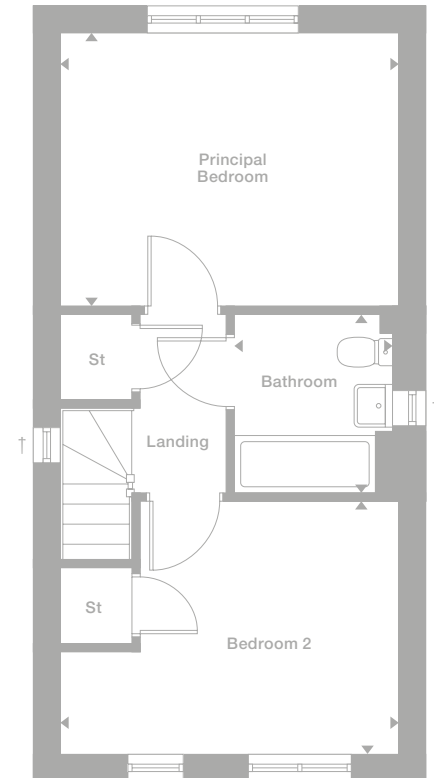
Ground Floor



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

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First Floor



Hoyland

Overview

Both the lounge and family kitchen of this light-filled home are dual aspect, with french doors enhancing the dining area. One bedroom is en-suite and one features a charming dormer window, while the laundry and dedicated study reflect the practical thinking underpinning this impressive home.

Ground Floor

Lounge
4.81m x 3.80m
15'9" x 12'6"

Kitchen
4.01m x 4.32m
13'2" x 14'2"

Dining/Family
4.34m x 4.32m
14'3" x 14'5"

Laundry
2.30m x 1.37m
7'7" x 4'6"

WC
1.99m x 1.00m
6'6" x 3'3"

Principal Bedroom
3.45m x 5.01m
11'4" x 16'5"

En-Suite
2.30m x 1.63m
7'7" x 5'4"

First Floor

Bedroom 2
5.37m x 4.65m
17'8" x 15'3"

Study
5.37m x 2.83m
17'8" x 9'4"

Bathroom
1.81m x 2.01m
5'10" x 6'7"

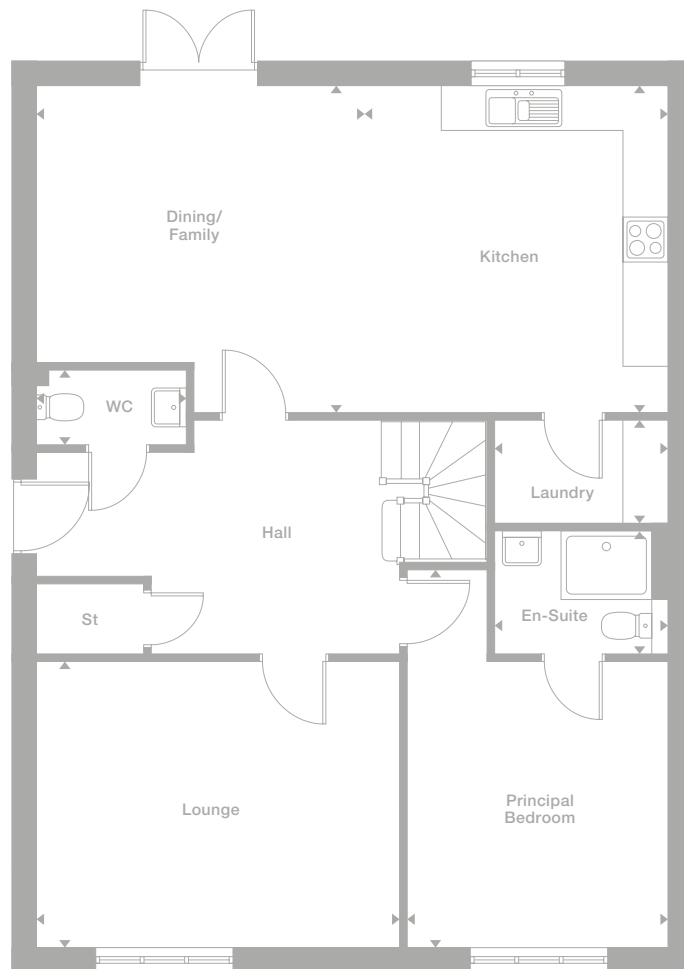
Floor Space

1,450 sq ft

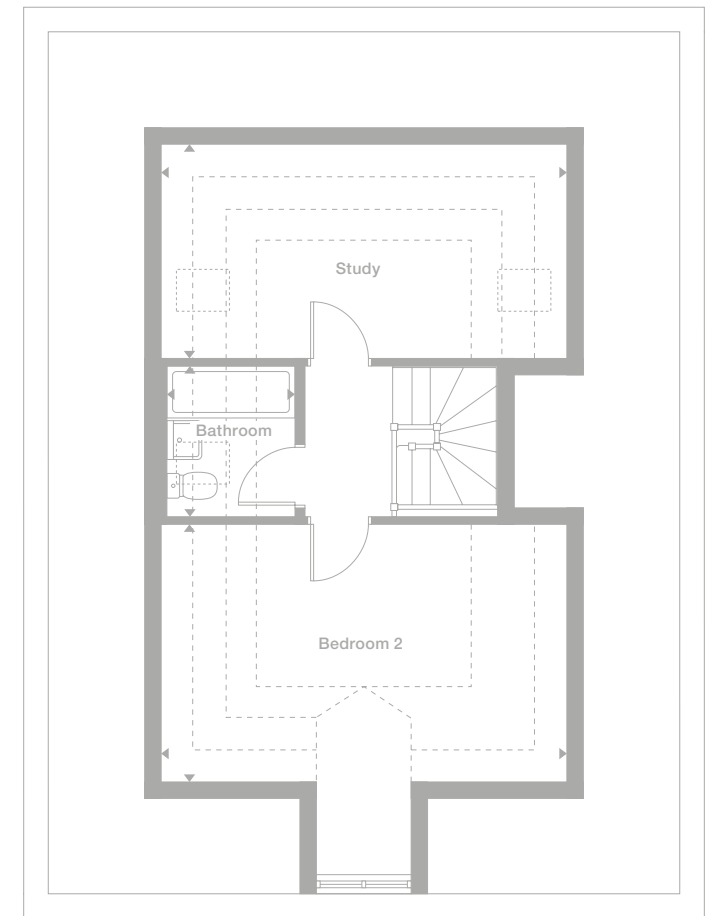


Window positions may vary on plot 1. Please speak to our Development Sales Manager for clarification

Ground Floor



First Floor



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Grayson

Overview

The lounge shares the ground floor with a broad kitchen and dining room with feature french doors, a practical and stylish setting for relaxed family life and an ideal backdrop to convivial entertaining. Upstairs the principal bedroom includes an en-suite shower and a walk-in cupboard.

Ground Floor

Lounge
3.10m x 4.76m
10'2" x 15'8"

Kitchen
2.86m x 3.45m
9'5" x 11'4"

Dining
2.44m x 3.43m
8'0" x 11'3"

WC
0.95m x 1.66m
3'2" x 5'6"

First Floor

Principal Bedroom
3.29m x 3.72m
10'10" x 12'3"

En-Suite
1.92m x 1.98m
6'4" x 6'6"

Bedroom 2
3.02m x 2.40m
9'11" x 7'10"

Bedroom 3
2.18m x 3.45m
7'2" x 11'4"

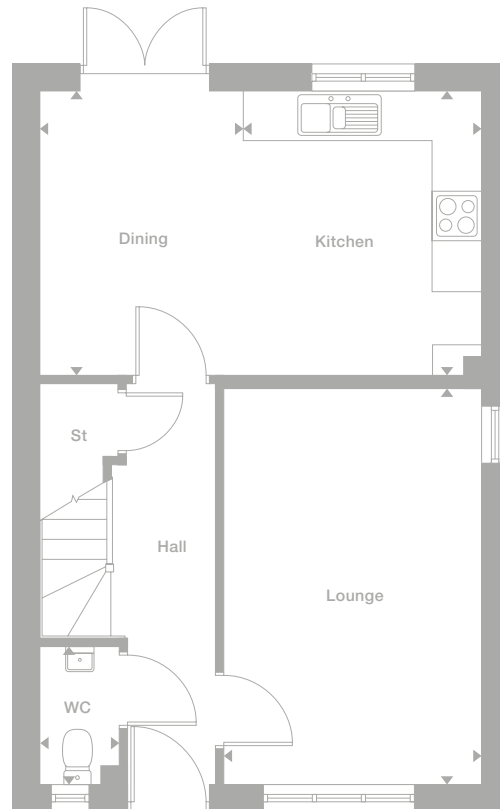
Bathroom
1.70m x 2.04m
5'7" x 6'8"

Floor Space

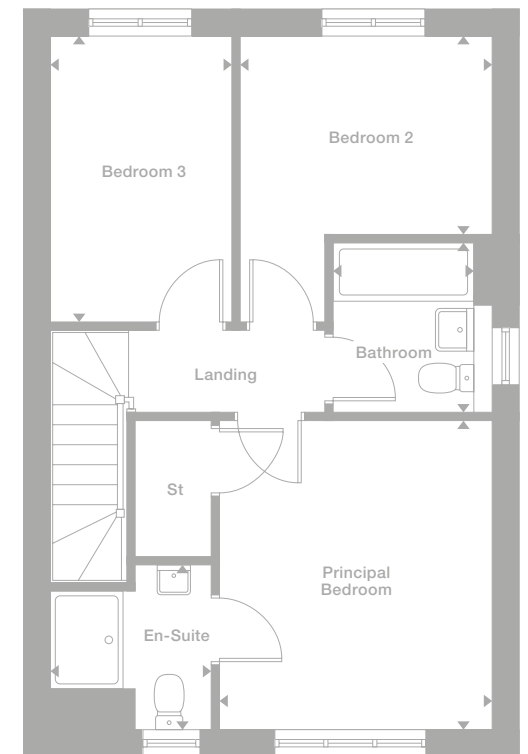
954 sq ft



Ground Floor



First Floor



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Braxton

Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor

Lounge
3.69m x 5.58m
12'1" x 18'4"

Kitchen/Dining
2.90m x 2.65m
9'6" x 8'9"

Laundry
2.09m x 1.88m
6'10" x 6'2"

Family
2.90m x 2.92m
9'6" x 9'7"

WC
1.09m x 1.55m
3'7" x 5'1"

First Floor

Principal Bedroom
3.01m x 2.77m
9'11" x 9'1"

En-Suite
2.11m x 1.24m
6'11" x 4'1"

Bedroom 2
2.95m x 3.28m
9'8" x 10'9"

Bedroom 3
3.19m x 2.72m
10'6" x 8'11"

Bathroom
1.70m x 2.20m
5'7" x 7'3"

Floor Space

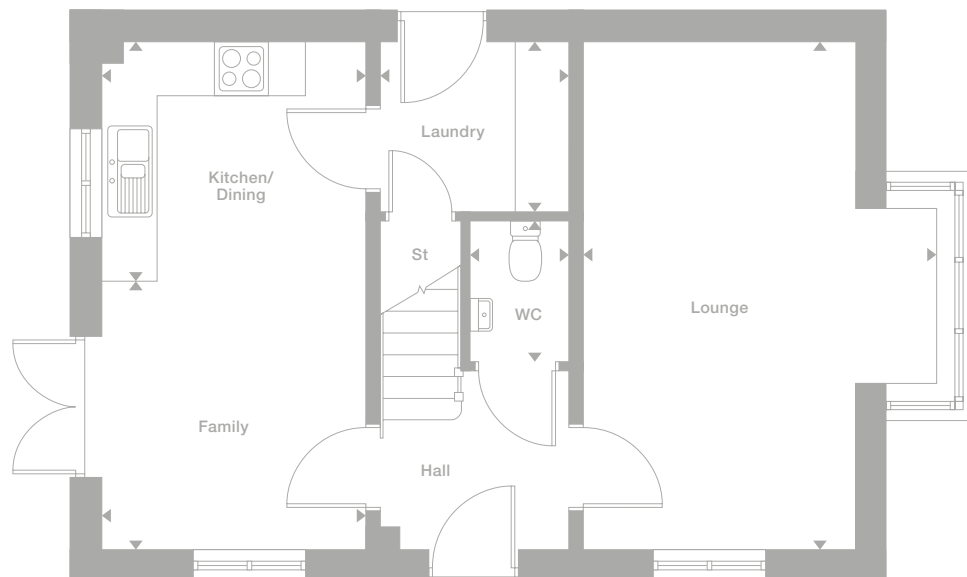
996 sq ft



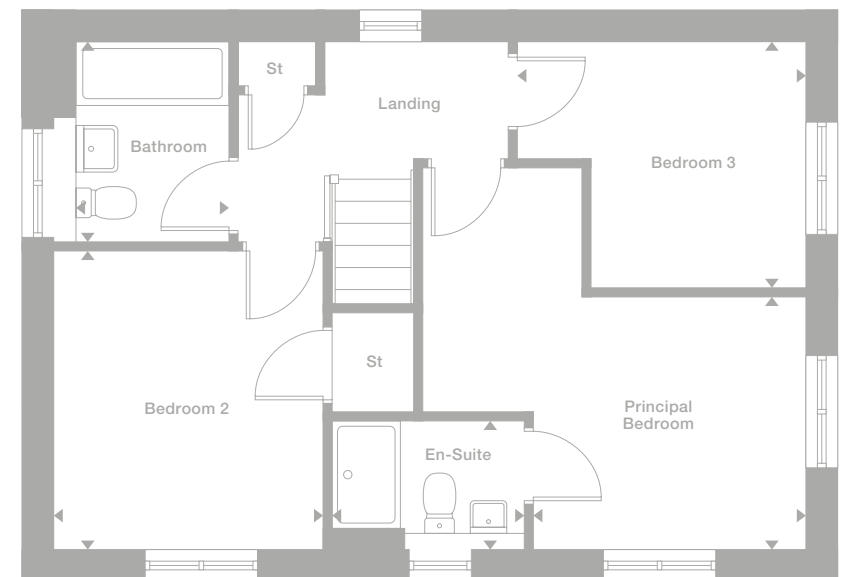
Ground Floor

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First Floor



Overview

The family kitchen, lounge and principal bedroom all feature dual aspect windows, creating a bright, inspiring interior that is enhanced by french doors in the dining area and the lounge's superb bay window. The principal bedroom is en-suite, and bedroom two includes a built-in storage cupboard.

Ground Floor

Lounge
3.92m x 5.54m
12'11" x 18'2"

Kitchen/Dining
2.93m x 2.65m
9'8" x 8'9"

Family
2.93m x 2.88m
9'8" x 9'6"

Laundry
2.09m x 1.92m
6'10" x 6'4"

WC
1.09m x 1.44m
3'7" x 4'9"

First Floor

Principal Bedroom
3.15m x 2.76m
10'4" x 9'1"

En-Suite
2.01m x 1.18m
6'7" x 3'10"

Bedroom 2
2.99m x 3.31m
9'10" x 10'11"

Bedroom 3
3.22m x 2.69m
10'7" x 8'10"

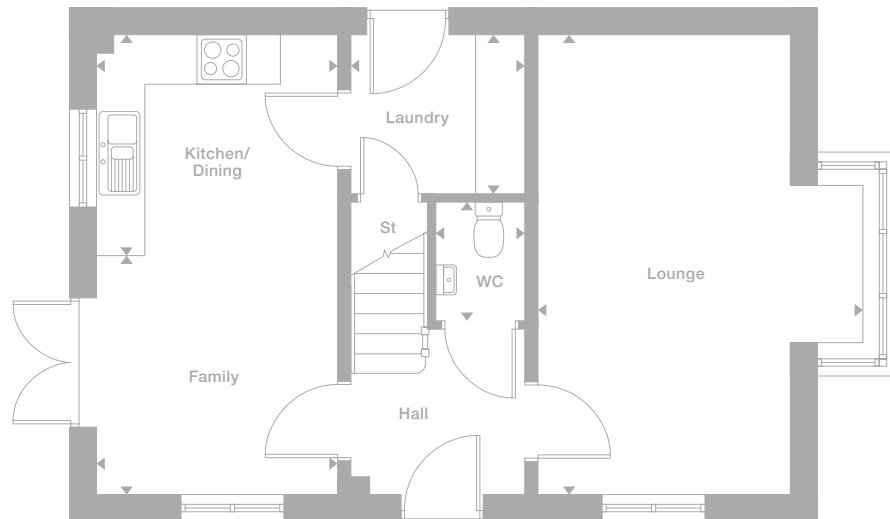
Bathroom
1.70m x 2.13m
5'7" x 7'0"

Floor Space

1,016 sq ft



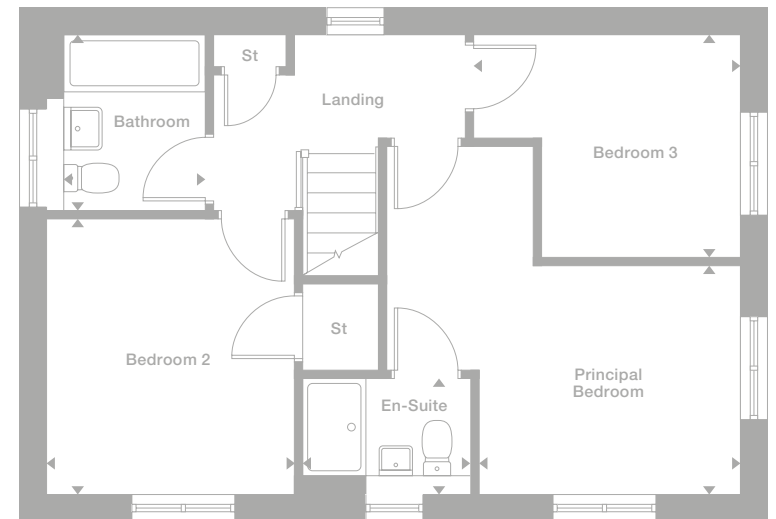
Ground Floor



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First Floor



Cromwell

Overview

French doors add a bright focal point to the dining area of the family kitchen that complements an inviting lounge. Two of the four bedrooms are en-suite, and the luxurious principal bedroom also incorporates an entrance vestibule, a walk-in wardrobe and a traditional dormer window.

Ground Floor

Lounge
3.10m x 4.76m
10'2" x 15'8"

Kitchen
2.86m x 3.45m
9'5" x 11'4"

Dining
2.44m x 3.43m
8'0" x 11'3"

WC
0.95m x 1.66m
3'2" x 5'6"

First Floor

Bedroom 2
3.29m x 3.72m
10'10" x 12'3"

En-Suite 2
1.92m x 1.98m
6'4" x 6'6"

Bedroom 3
3.02m x 2.40m
9'11" x 7'10"

Bedroom 4
2.18m x 3.45m
7'2" x 11'4"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

Second Floor

Principal Bedroom
4.28m x 4.27m
14'1" x 14'0"

En-Suite 1
2.91m x 1.98m
9'7" x 6'6"

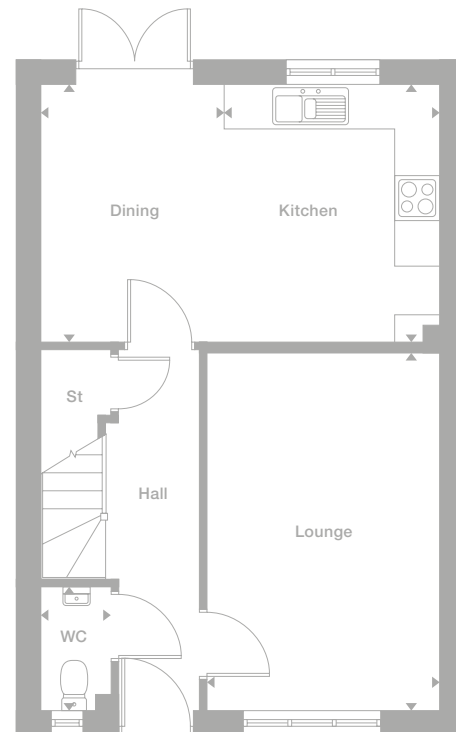
Dressing
2.08m x 1.98m
6'10" x 6'6"

Floor Space

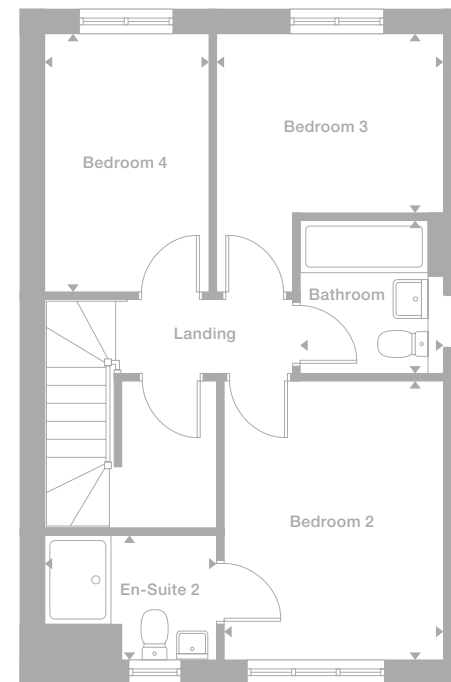
1,284 sq ft



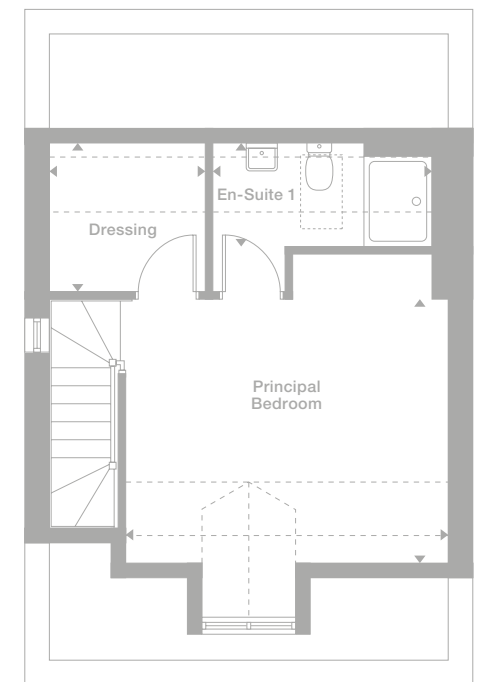
Ground Floor



First Floor



Second Floor



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Cromwood

Overview

French doors add a bright focal point to the dining area of the family kitchen that complements an inviting lounge. Two of the four bedrooms are en-suite, and the luxurious principal bedroom also incorporates an entrance vestibule, a walk-in wardrobe and a traditional dormer window.

Ground Floor

Lounge
3.06m x 4.76m
10'1" x 15'8"

Kitchen
2.86m x 3.45m
9'5" x 11'4"

Dining
2.44m x 3.43m
8'0" x 11'3"

WC
0.95m x 1.66m
3'2" x 5'6"

First Floor

Bedroom 2
3.29m x 3.72m
10'10" x 12'3"

En-Suite 2
1.92m x 1.98m
6'4" x 6'6"

Bedroom 3
3.02m x 2.40m
9'11" x 7'10"

Bedroom 4
2.18m x 3.45m
7'2" x 11'4"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

Second Floor

Principal Bedroom
4.28m x 4.27m
14'1" x 14'0"

En-Suite 1
2.91m x 1.98m
9'7" x 6'6"

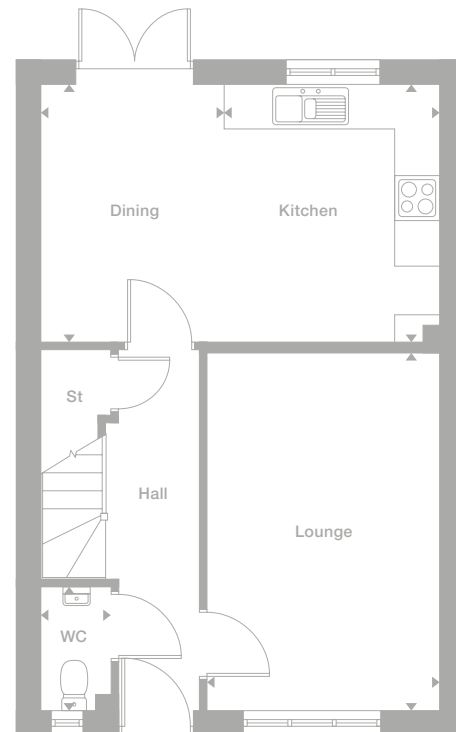
Dressing
2.08m x 1.98m
6'10" x 6'6"

Floor Space

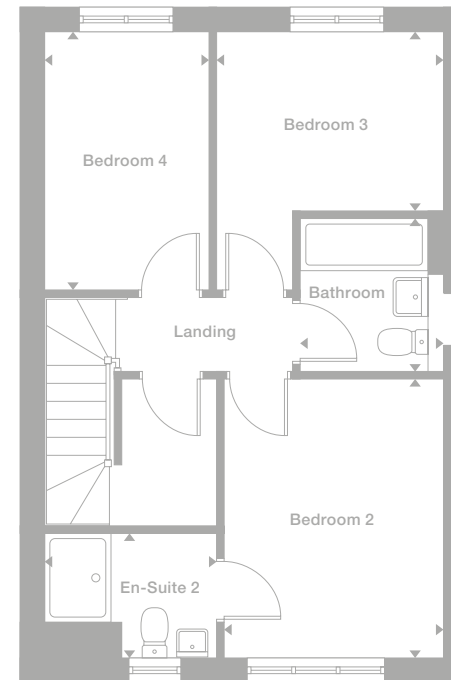
1,284 sq ft



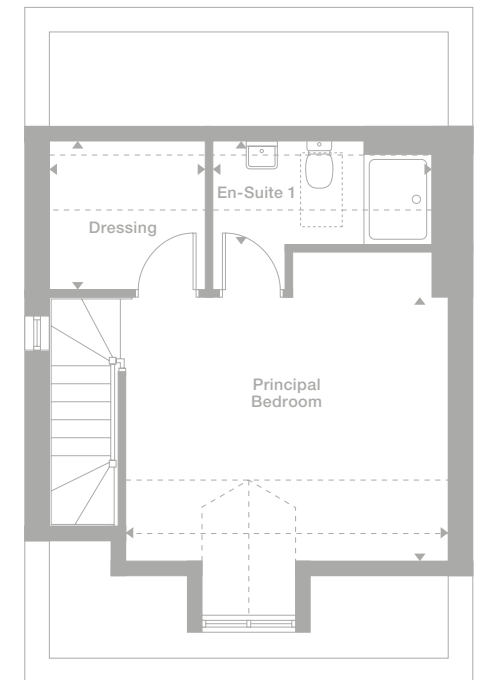
Ground Floor



First Floor



Second Floor



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Overview

The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

Ground Floor

- Lounge**
3.63m x 5.27m
11'11" x 17'4"
- Kitchen**
3.99m x 3.46m
13'1" x 11'4"
- Laundry**
1.95m x 1.83m
6'5" x 6'0"
- Dining/Family**
5.09m x 2.33m
16'9" x 7'8"
- WC**
1.00m x 1.83m
3'3" x 6'0"

First Floor

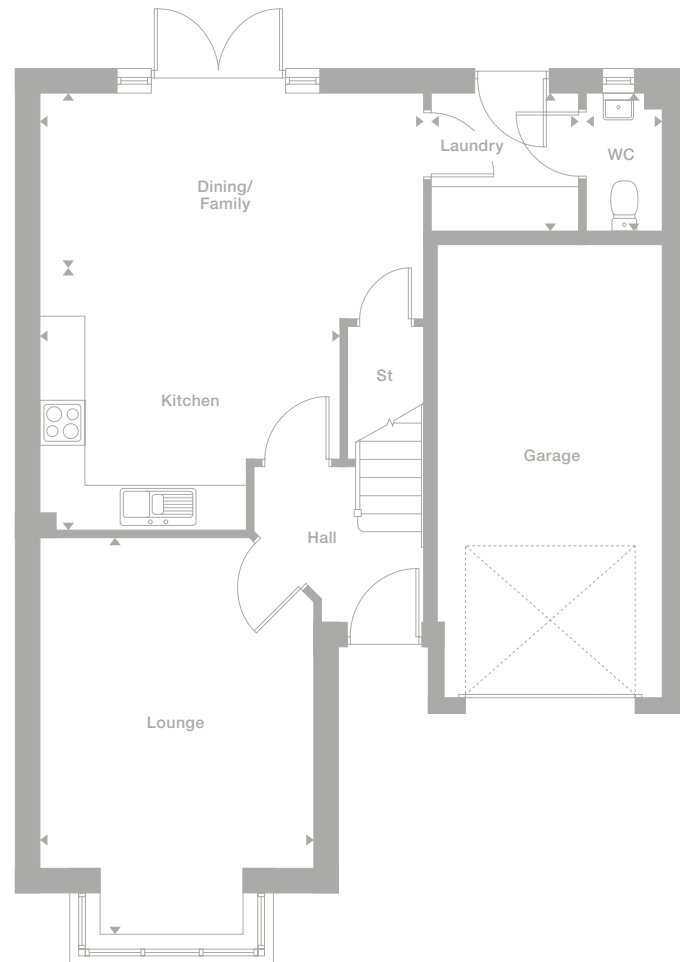
- Principal Bedroom**
3.05m x 5.42m
10'0" x 17'10"
- En-Suite**
2.61m x 1.26m
8'7" x 4'2"
- Bedroom 2**
3.63m x 3.82m
11'11" x 12'6"
- Bedroom 3**
2.55m x 4.04m
8'5" x 13'3"
- Bedroom 4**
2.88m x 3.00m
9'5" x 9'10"
- Bathroom**
2.55m x 2.19m
8'5" x 7'3"

Floor Space

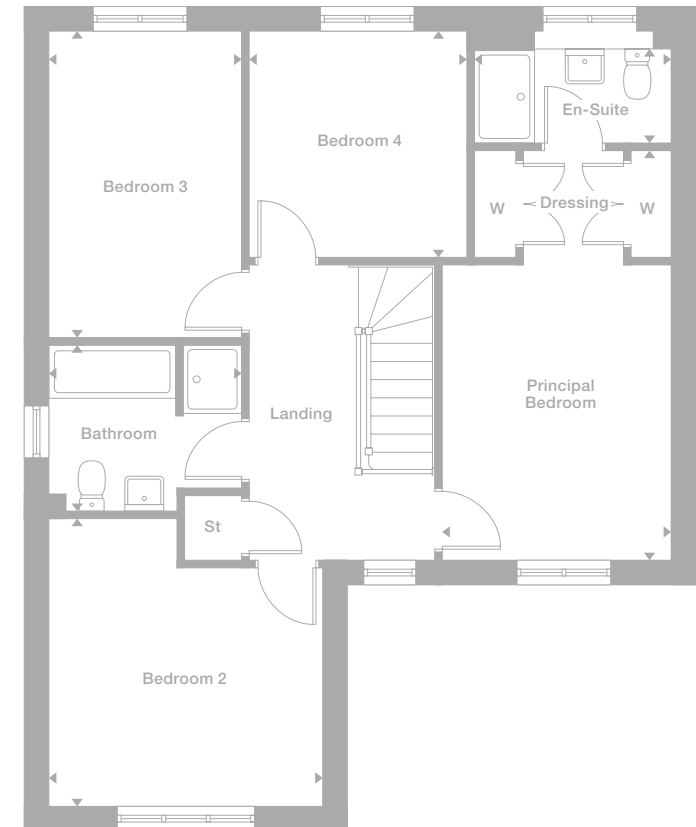
1,342 sq ft



Ground Floor



First Floor



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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

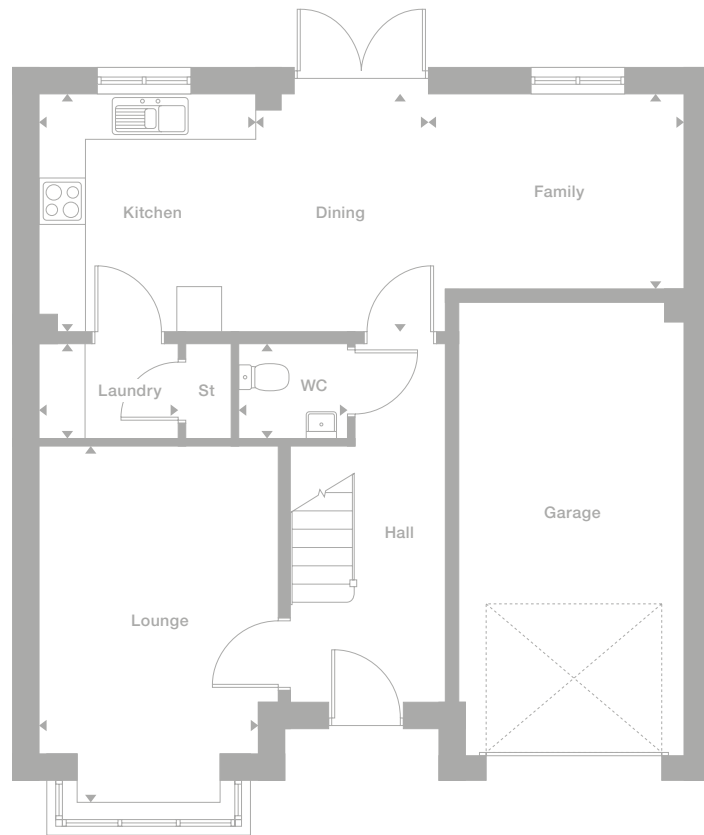
- Principal Bedroom**
4.75m x 3.09m
15'7" x 10'2"
- En-Suite 1**
2.76m x 1.18m
9'1" x 3'10"
- Dressing**
2.76m x 1.56m
9'1" x 5'2"
- Bedroom 2**
3.66m x 3.05m
12'0" x 10'0"
- En-Suite 2**
1.98m x 2.13m
6'6" x 7'0"
- Bedroom 3**
2.74m x 3.33m
9'0" x 10'11"
- Bedroom 4**
3.10m x 2.60m
10'2" x 8'6"
- Bathroom**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

Floor Space

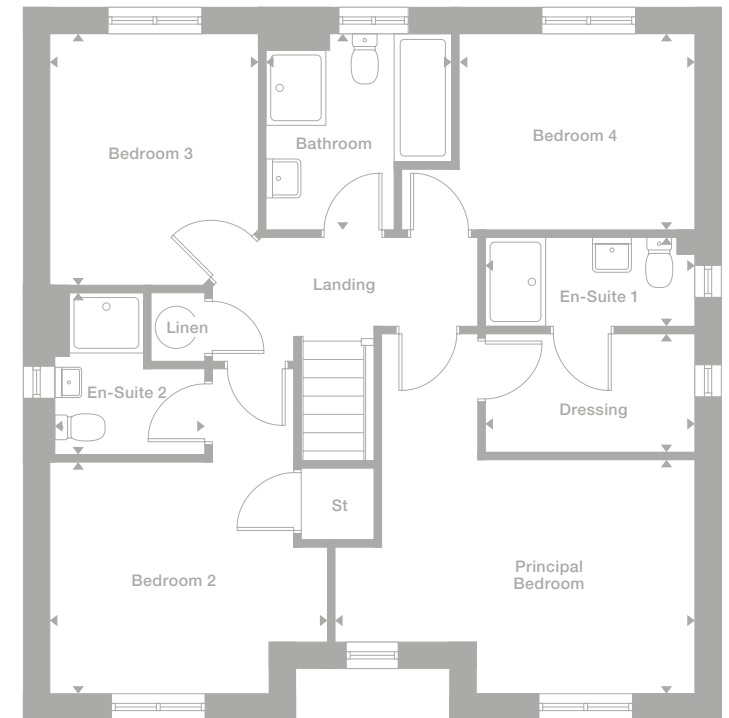
1,368 sq ft



Ground Floor



First Floor



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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"

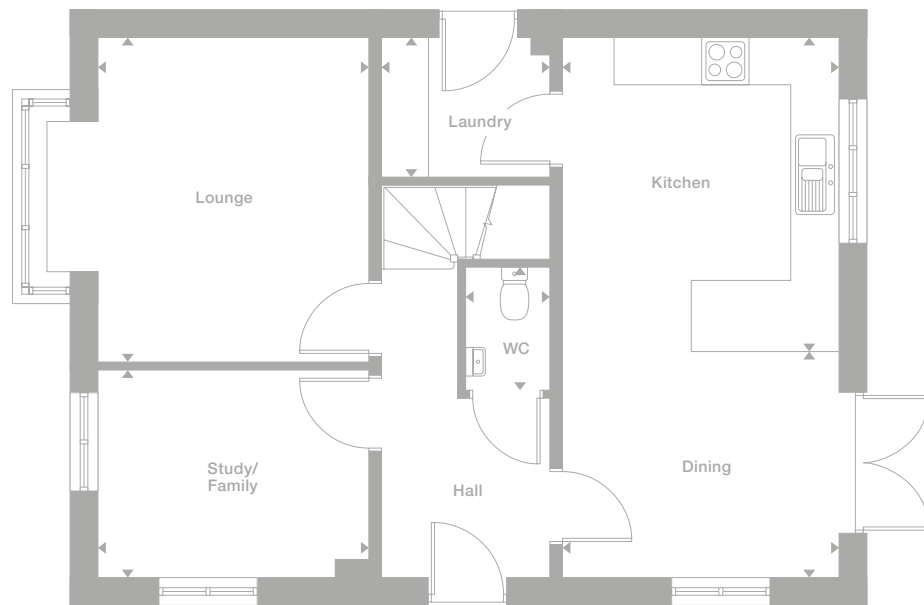
Bathroom
3.14m x 1.70m
10'4" x 5'7"

Floor Space

1,379 sq ft



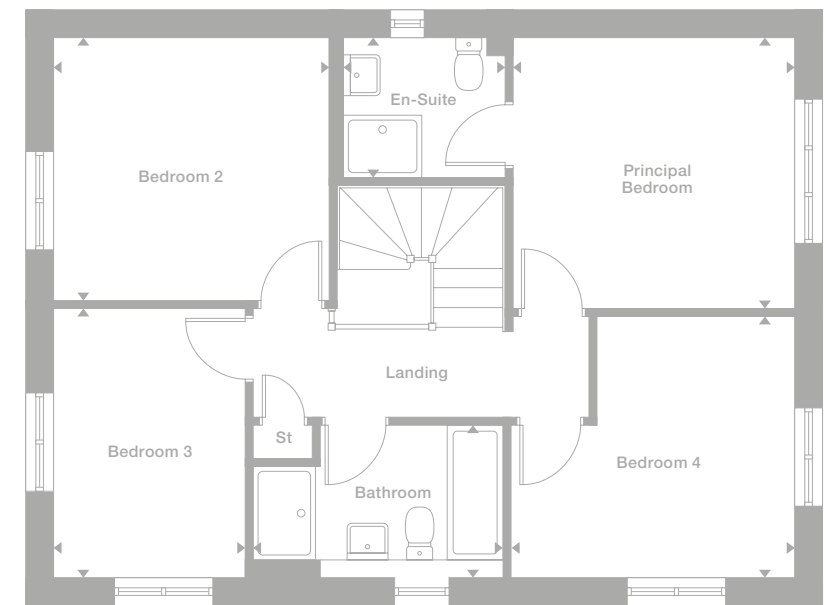
Ground Floor



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First Floor



Sherwood

Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

Ground Floor

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

First Floor

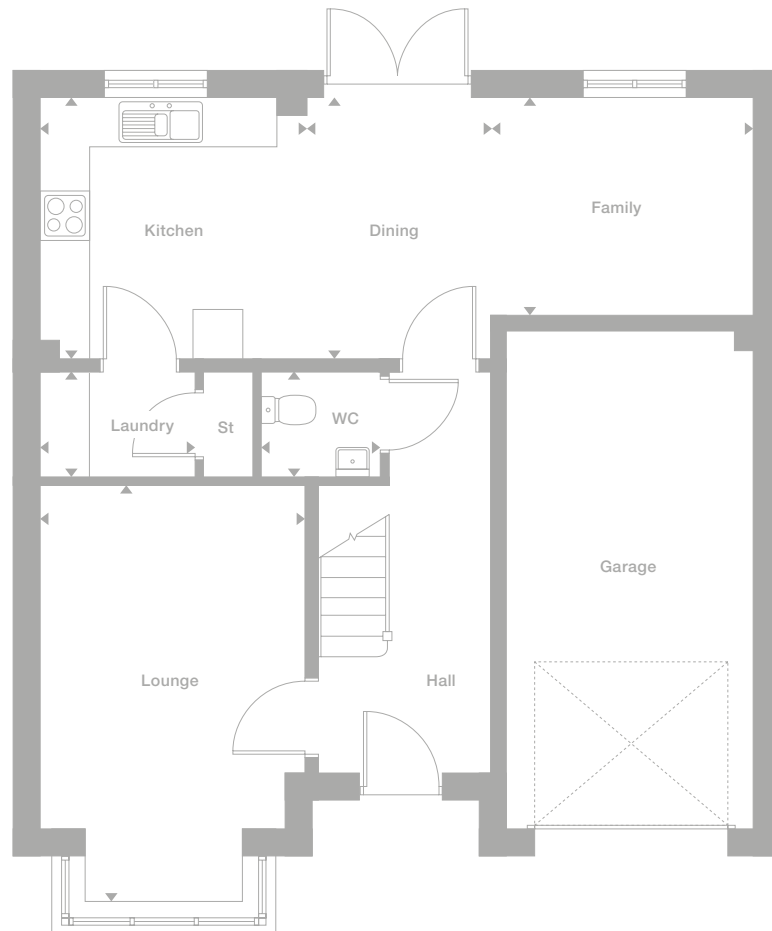
- Principal Bedroom**
4.78m x 3.09m
15'9" x 10'2"
- Dressing**
2.80m x 1.63m
9'2" x 5'4"
- En-Suite 1**
2.80m x 1.18m
9'2" x 3'10"
- Bedroom 2**
3.69m x 3.09m
12'2" x 10'2"
- En-Suite 2**
1.98m x 2.15m
6'6" x 7'1"
- Bedroom 3**
2.74m x 3.37m
9'0" x 11'1"
- Bedroom 4**
3.14m x 2.60m
10'4" x 8'6"
- Bathroom**
2.48m x 2.60m
8'2" x 8'6"

Floor Space

1,400 sq ft



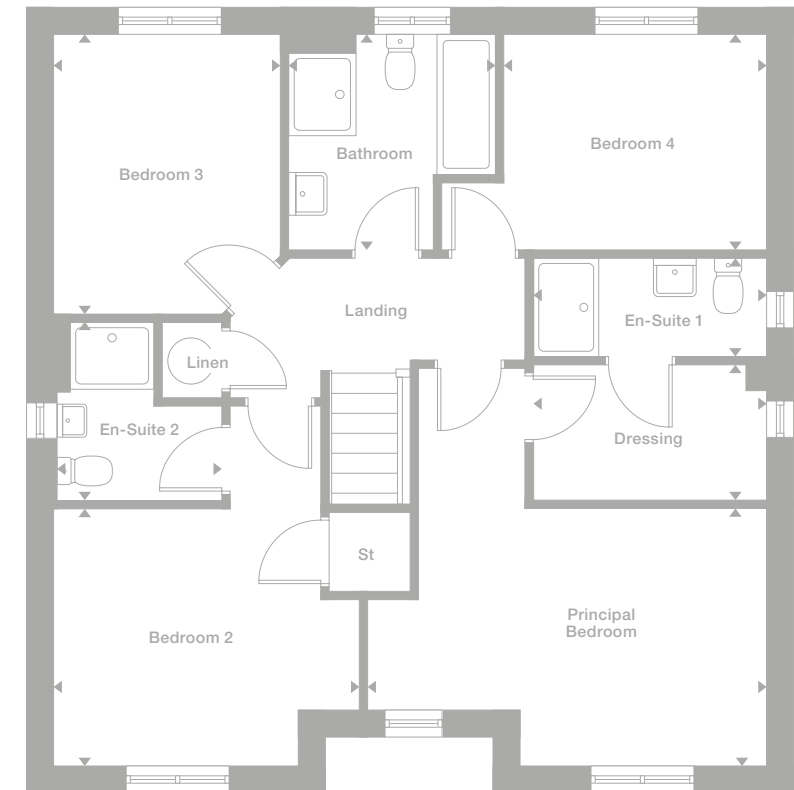
Ground Floor



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First Floor



Overview

From the hall to the four dual aspect rooms, including a superb study, this home delivers a succession of delights. The lounge is lit by a feature bay, the exciting, attractive dining kitchen includes french doors, and the four bedrooms include a luxurious principal suite.

Ground Floor

- Lounge
4.36m x 4.16m
14'4" x 13'8"
- Kitchen
3.51m x 3.96m
11'6" x 13'0"
- Laundry
2.12m x 1.76m
7'0" x 5'9"
- Dining
3.51m x 2.90m
11'6" x 9'6"
- Study
2.24m x 2.61m
7'4" x 8'7"
- WC
1.12m x 1.45m
3'8" x 4'9"

First Floor

- Principal Bedroom
3.57m x 3.41m
11'9" x 11'2"
- En-Suite
2.04m x 1.76m
6'8" x 5'9"
- Bedroom 2
3.51m x 3.28m
11'7" x 10'9"
- Bedroom 3
2.47m x 3.48m
8'1" x 11'5"
- Bedroom 4
2.46m x 3.35m
8'1" x 11'0"
- Bathroom
3.13m x 1.70m
10'3" x 5'7"

Floor Space

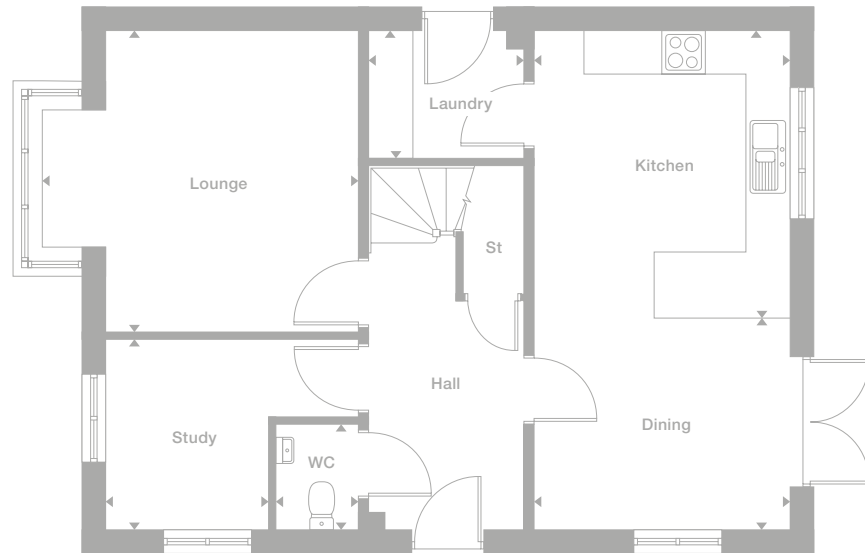
1,408 sq ft



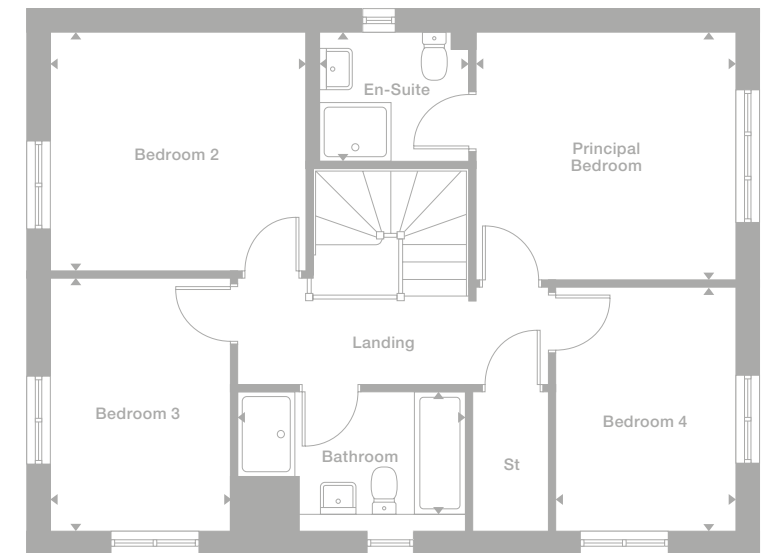
Ground Floor

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First Floor



Brantham

Overview

The elegant bay-windowed façade introduces a wonderfully stylish and impressive home. The formal lounge complements a bright, open family kitchen and dining room, a natural social space. There is a dedicated study, and the gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.63m x 5.40m
11'11" x 17'9"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.98m x 3.88m
13'1" x 12'9"
- Study**
2.08m x 2.11m
6'10" x 6'11"
- WC**
2.08m x 1.45m
6'10" x 4'9"

First Floor

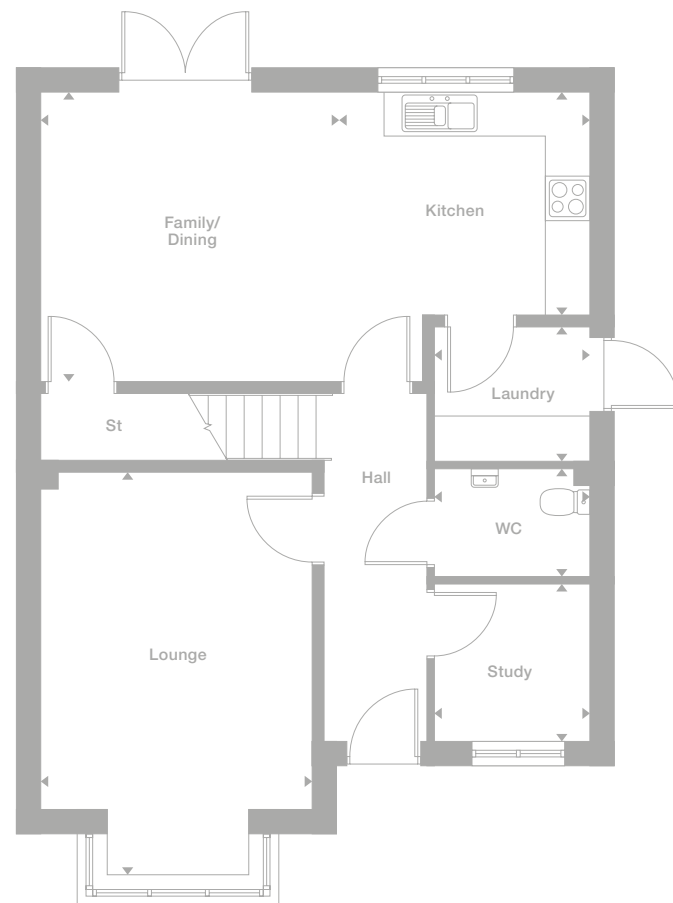
- Principal Bedroom**
3.63m x 3.17m
11'11" x 10'5"
- En-Suite**
2.20m x 1.30m
7'3" x 4'3"
- Bedroom 2**
3.62m x 3.59m
11'11" x 11'10"
- Bedroom 3**
4.17m x 2.76m
13'8" x 9'1"
- Bedroom 4**
3.08m x 2.74m
10'1" x 9'0"
- Bathroom**
2.38m x 2.15m
7'10" x 7'1"

Floor Space

1,463 sq ft



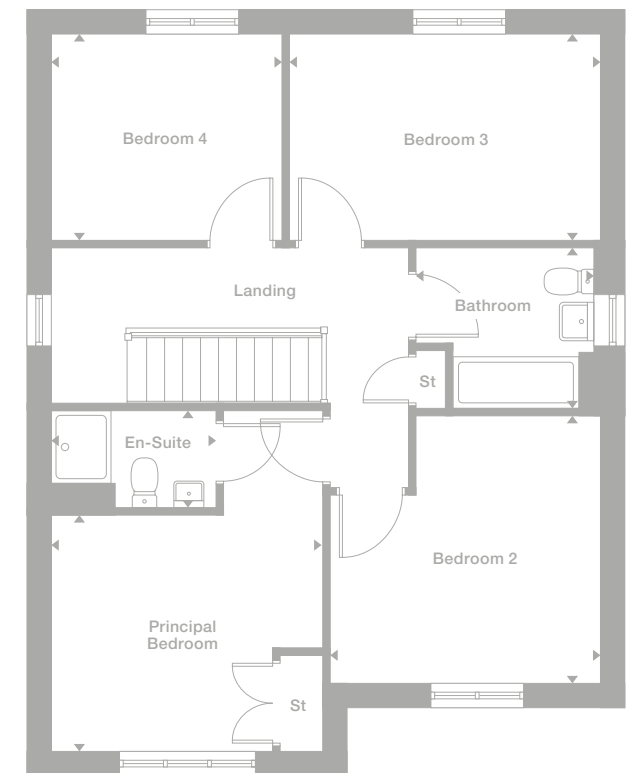
Ground Floor



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First Floor



Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

Lounge
3.12m x 5.15m
10'3" x 16'11"

Kitchen
3.02m x 3.47m
9'11" x 11'5"

Laundry
1.76m x 1.88m
5'9" x 6'2"

Family/Breakfast
5.03m x 3.47m
16'6" x 11'5"

Dining
2.77m x 3.18m
9'1" x 10'5"

WC
0.92m x 1.88m
3'0" x 6'2"

First Floor

Principal Bedroom
2.91m x 3.79m
9'7" x 12'5"

En-Suite 1
1.55m x 2.02m
5'1" x 6'8"

Dressing
2.61m x 1.70m
8'7" x 5'7"

Bedroom 2
3.16m x 3.47m
10'5" x 11'5"

En-Suite 2
2.13m x 1.60m
7'0" x 5'3"

Bedroom 3
2.38m x 3.28m
7'10" x 10'9"

Bedroom 4
2.61m x 3.09m
8'7" x 10'2"

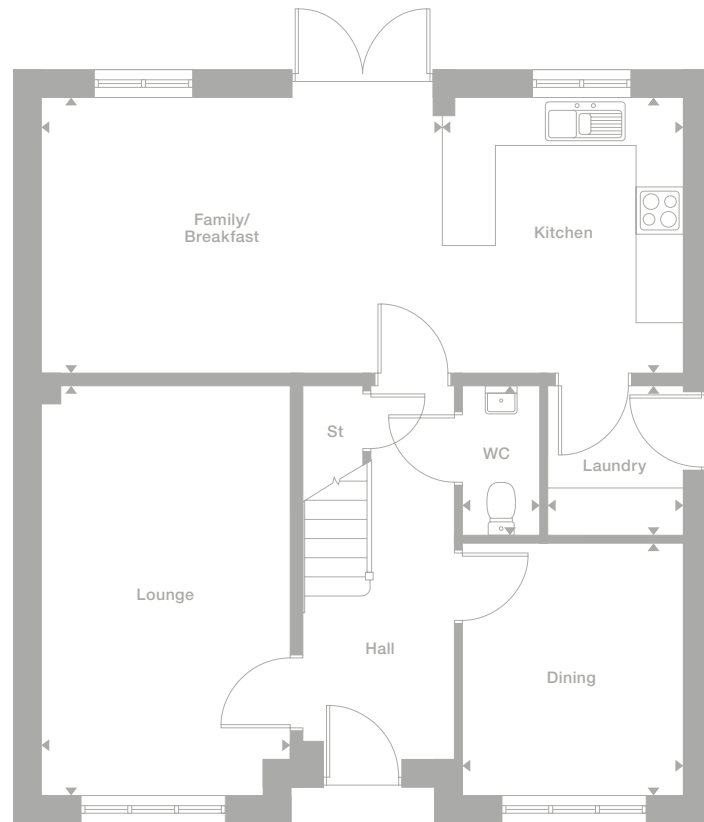
Bathroom
2.86m x 1.70m
9'5" x 5'7"

Floor Space

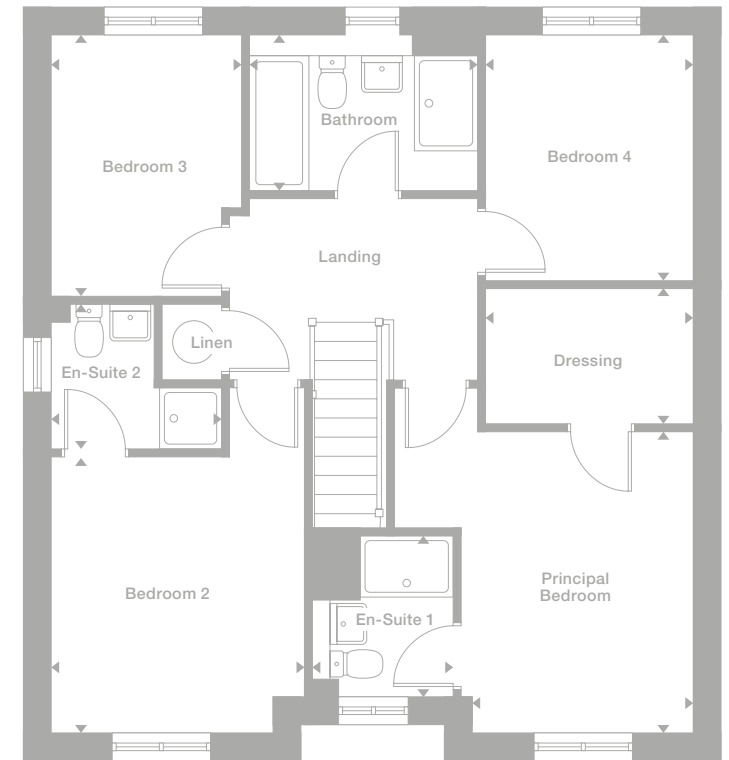
1,500 sq ft



Ground Floor



First Floor



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Overview

A light, natural space for everyday family life, the magnificent, expansive kitchen and breakfast room complements a welcoming lounge and a formal dining room that will make entertaining very special. Upstairs, two of the four bedrooms are en-suite, and one features a walk-in dressing room.

Ground Floor

Lounge
3.24m x 5.22m
10'8" x 17'2"

Family/Breakfast
5.10m x 3.47m
16'9" x 11'5"

Kitchen
3.02m x 3.47m
9'11" x 11'5"

Laundry
1.76m x 1.88m
5'9" x 6'2"

Dining
2.73m x 3.25m
8'11" x 10'8"

WC
0.87m x 1.88m
2'11" x 6'2"

First Floor

Principal Bedroom
2.95m x 3.82m
9'8" x 12'7"

En-Suite 1
1.69m x 2.09m
5'7" x 6'10"

Dressing
1.72m x 1.70m
5'8" x 5'7"

Bedroom 2
3.28m x 3.35m
10'9" x 11'0"

En-Suite 2
2.26m x 1.82m
7'5" x 6'0"

Bedroom 3
2.42m x 3.47m
7'11" x 11'5"

Bedroom 4
2.61m x 3.14m
8'7" x 10'4"

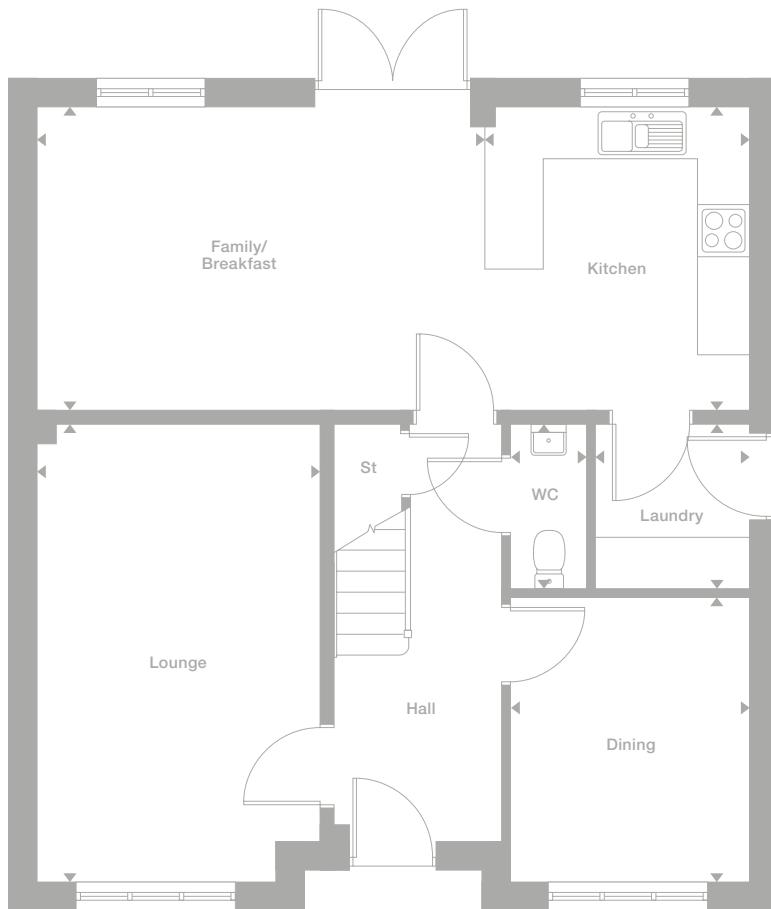
Bathroom
2.91m x 1.69m
9'6" x 5'7"

Floor Space

1,524 sq ft



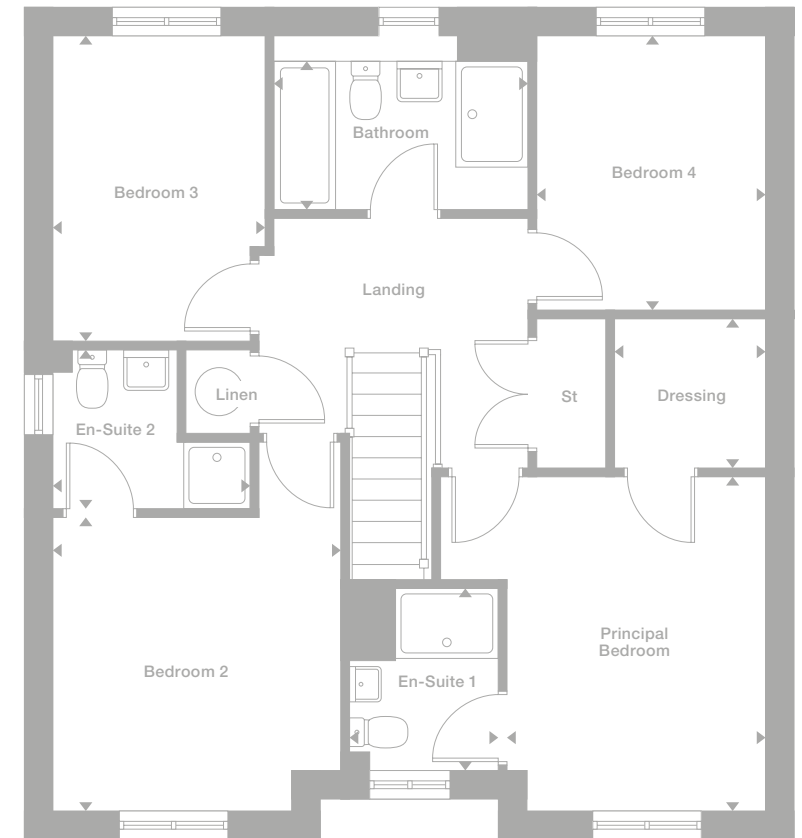
Ground Floor



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First Floor



Denford

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

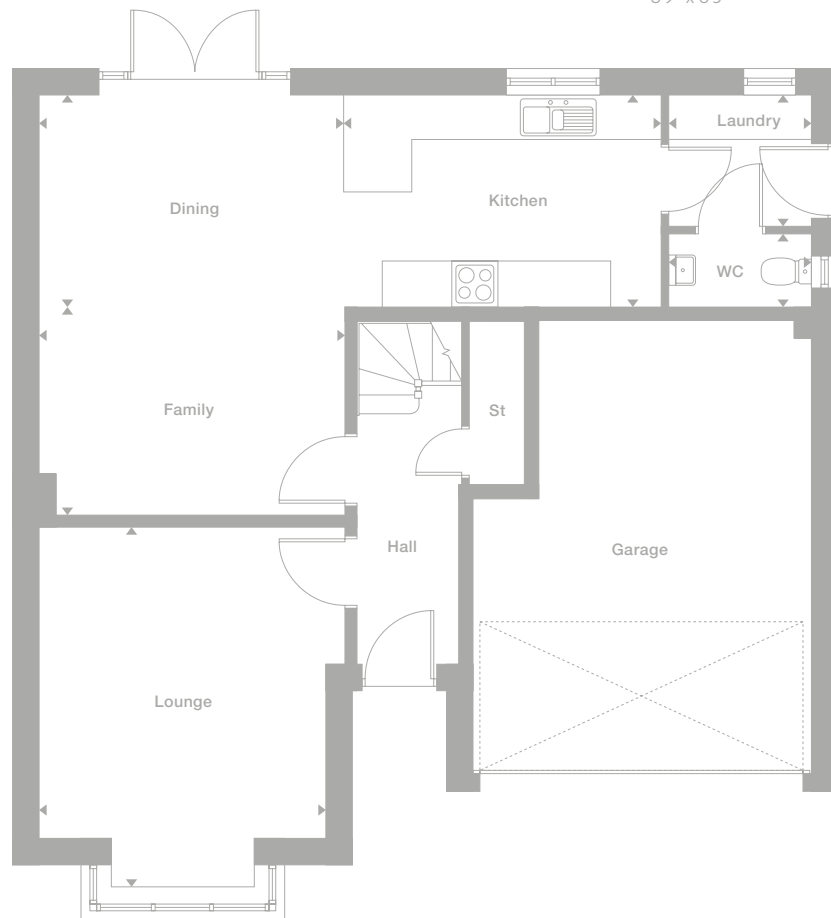
- Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"
- En-Suite 1
2.46m x 1.18m
8'1" x 3'10"
- Dressing
1.67m x 2.17m
5'6" x 7'2"
- Bedroom 2
3.03m x 3.65m
9'11" x 12'0"
- En-Suite 2
1.96m x 1.51m
6'5" x 4'11"
- Bedroom 3
3.96m x 2.91m
13'0" x 9'7"
- Bedroom 4
2.99m x 2.91m
9'10" x 9'7"
- Bedroom 5
4.24m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



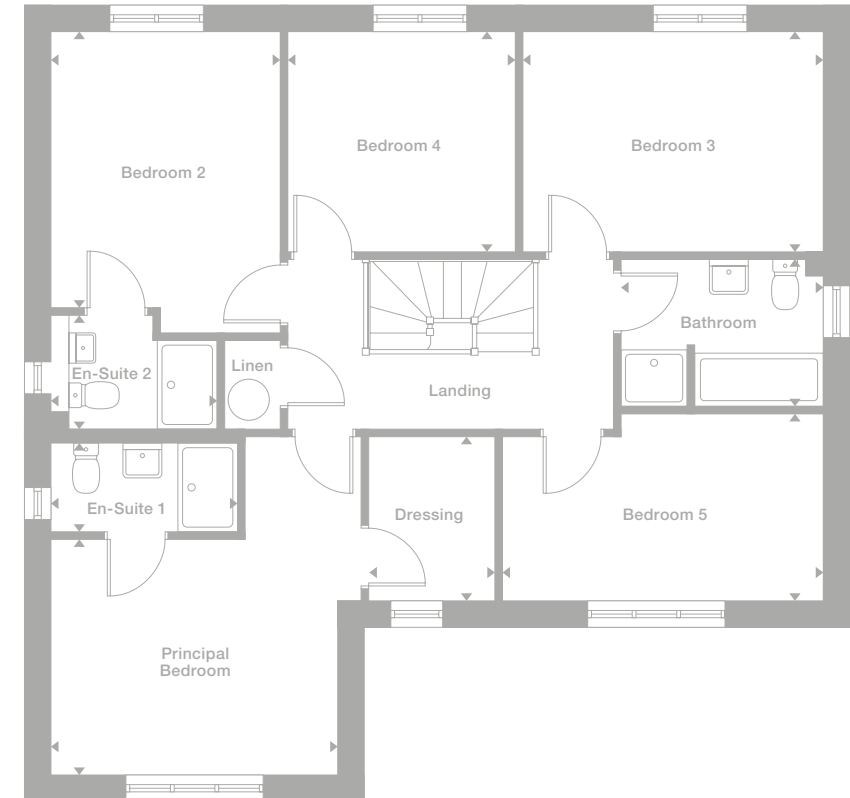
Ground Floor



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First Floor



Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

Ground Floor

- Lounge
3.85m x 5.35m
12'8" x 17'7"
- Kitchen
4.18m x 2.85m
13'9" x 9'4"
- Laundry
1.92m x 1.85m
6'4" x 6'1"
- Dining
4.07m x 2.85m
13'5" x 9'4"
- Family
4.07m x 2.44m
13'5" x 8'0"
- WC
1.92m x 0.90m
6'4" x 2'11"

First Floor

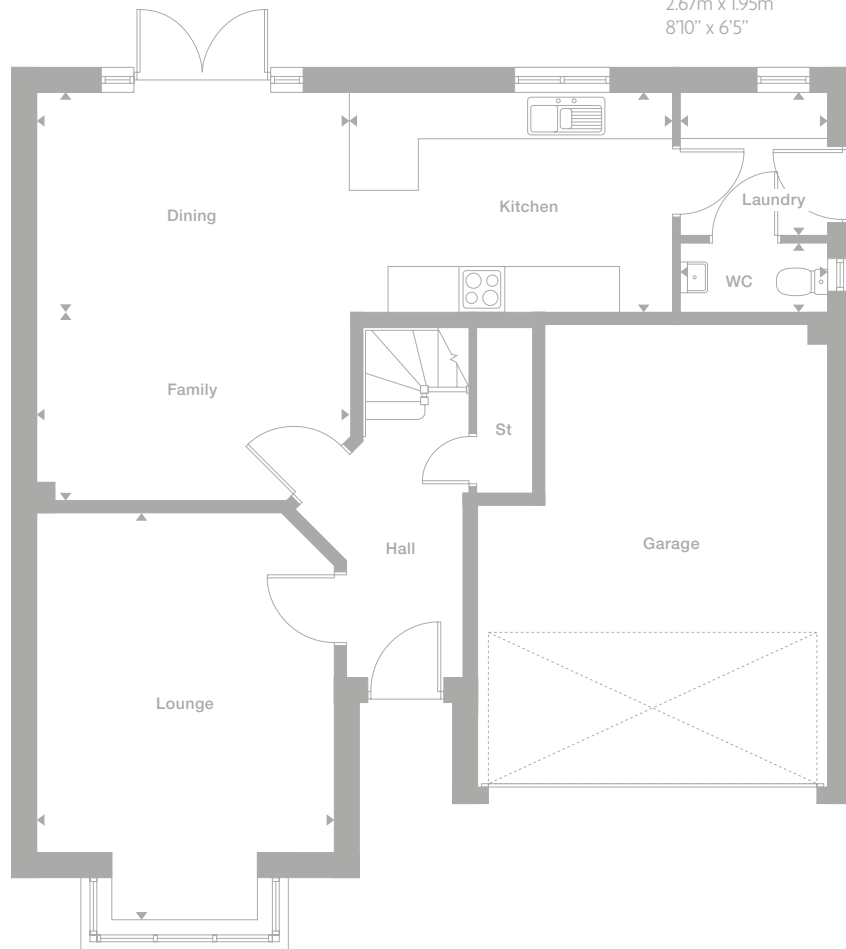
- Principal Bedroom
3.85m x 3.15m
12'8" x 10'3"
- Dressing
1.67m x 2.21m
5'4" x 7'3"
- En-Suite 1
2.50m x 1.18m
8'2" x 4'0"
- Bedroom 2
3.03m x 3.34m
9'11" x 11'0"
- En-Suite 2
2.01m x 1.86m
6'7" x 6'1"
- Bedroom 3
3.77m x 2.95m
12'5" x 9'8"
- Bedroom 4
3.26m x 2.95m
10'8" x 9'8"
- Bedroom 5
4.27m x 2.51m
14'2" x 8'3"
- Bathroom
2.67m x 1.95m
8'10" x 6'5"

Floor Space

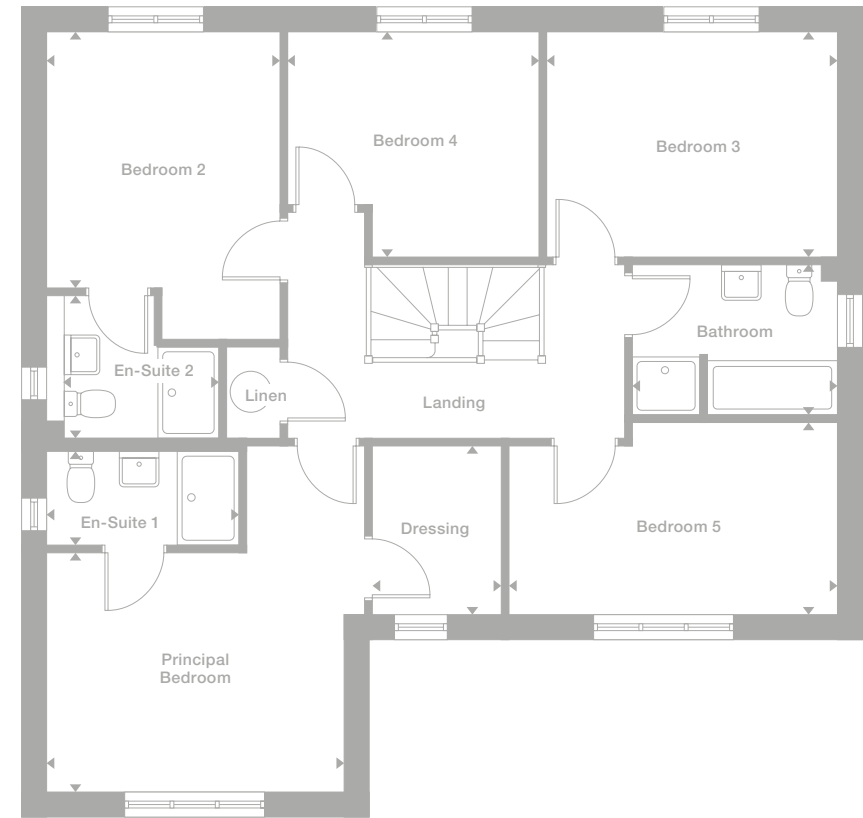
1,671 sq ft



Ground Floor



First Floor



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Bridgeford

Overview

With the double doors open, the lounge and dining room form an impressive setting for social events. From the dual french doors and conservatory-style breakfast area to the study, gallery landing, two en-suite bedrooms and sumptuous dressing area, this is an exceptionally prestigious home.

Ground Floor

- Lounge**
3.56m x 5.31m
11'8" x 17'5"
- Kitchen**
3.96m x 3.71m
13'0" x 12'2"
- Laundry**
2.33m x 1.68m
7'8" x 5'6"
- Dining**
3.56m x 2.66m
11'8" x 8'9"
- Family/Breakfast**
2.71m x 5.62m
8'11" x 18'6"
- Study**
3.52m x 2.42m
11'7" x 7'11"
- WC**
1.09m x 1.68m
3'7" x 5'6"

First Floor

- Principal Bedroom**
3.64m x 4.04m
11'11" x 13'3"
- Dressing**
2.44m x 2.25m
8'0" x 7'5"
- En-Suite 1**
2.44m x 1.38m
8'0" x 4'7"
- Bedroom 2**
3.55m x 2.68m
11'7" x 8'10"
- En-Suite 2**
1.18m x 2.68m
4'0" x 8'10"
- Bedroom 3**
3.59m x 3.10m
11'9" x 10'2"
- Bedroom 4**
2.97m x 3.19m
9'9" x 10'6"
- Bedroom 5**
2.69m x 2.68m
8'10" x 8'10"
- Bathroom**
2.53m x 2.09m
8'5" x 6'11"

Floor Space

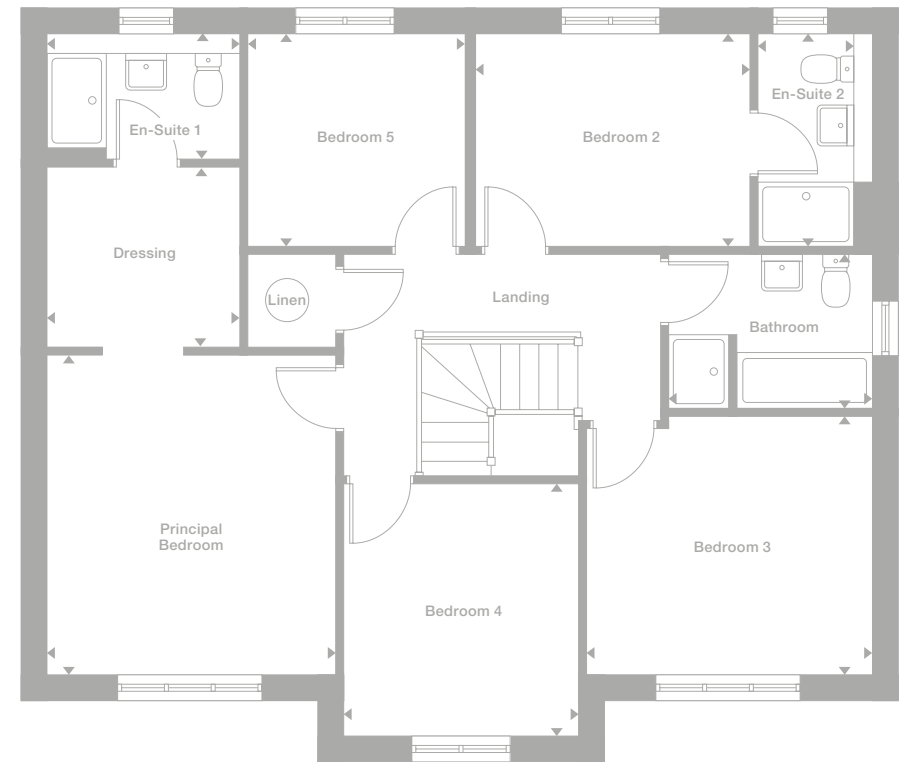
1,885 sq ft



Ground Floor



First Floor



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Grayford Plus

Overview

The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms are en-suite, and one has a walk-through dressing room.

Ground Floor

- Lounge**
3.52m x 4.76m
11'7" x 15'8"
- Kitchen**
3.96m x 3.68m
13'0" x 12'1"
- Laundry**
2.29m x 1.68m
7'6" x 5'6"
- Dining**
2.68m x 3.68m
8'10" x 12'1"
- Family**
3.67m x 2.96m
12'1" x 9'9"
- Study**
3.48m x 2.27m
11'5" x 7'6"
- WC**
1.09m x 1.68m
3'7" x 5'6"

First Floor

- Principal Bedroom**
3.49m x 3.97m
11'5" x 13'0"
- En-Suite 1**
2.40m x 1.36m
7'11" x 4'6"
- Dressing**
2.40m x 2.14m
7'11" x 7'0"
- Bedroom 2**
3.37m x 2.64m
11'1" x 8'8"
- En-Suite 2**
1.18m x 2.64m
3'10" x 8'8"
- Bedroom 3**
3.59m x 3.26m
11'9" x 10'8"
- Bedroom 4**
3.05m x 3.15m
10'0" x 10'4"
- Bedroom 5**
2.84m x 2.64m
9'4" x 8'8"
- Bathroom**
2.53m x 1.79m
8'4" x 5'11"

Floor Space

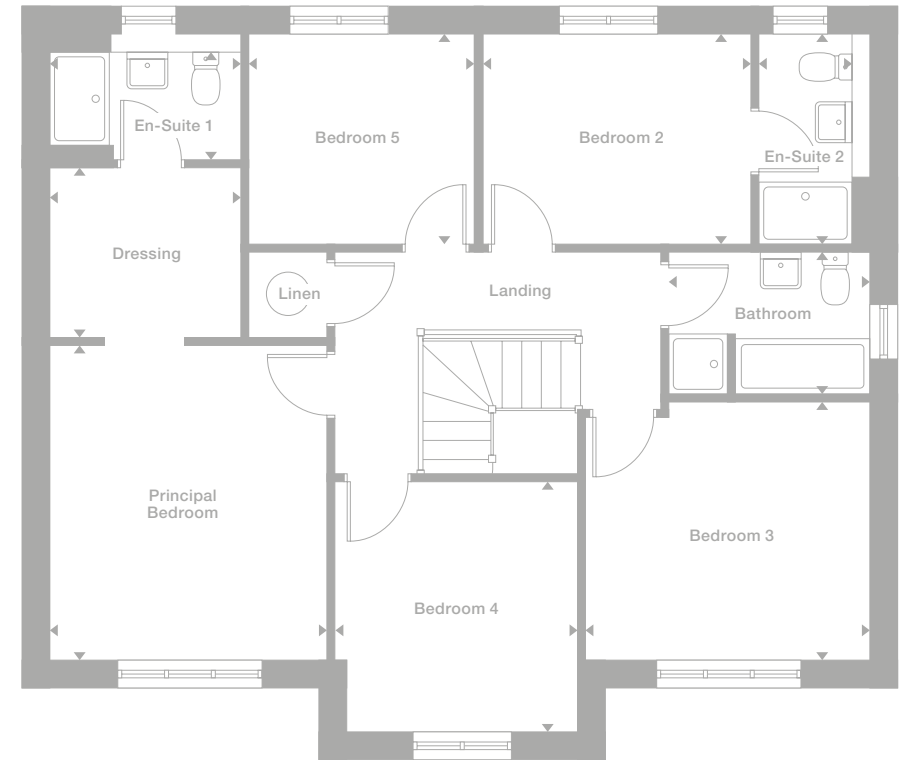
1,828 sq ft



Ground Floor



First Floor



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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 90 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
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.

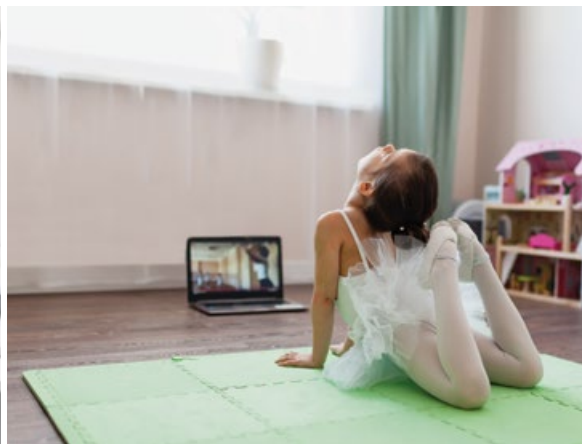
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access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

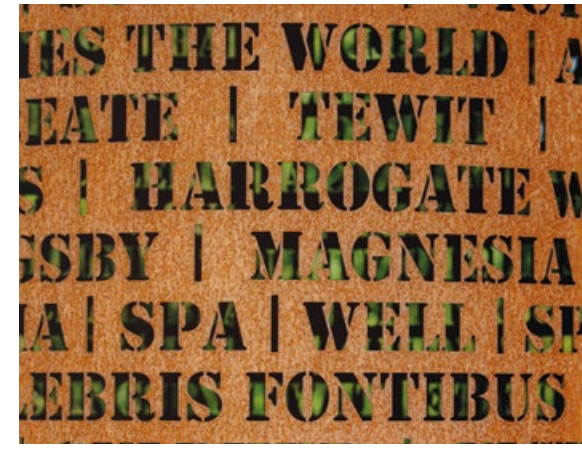
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

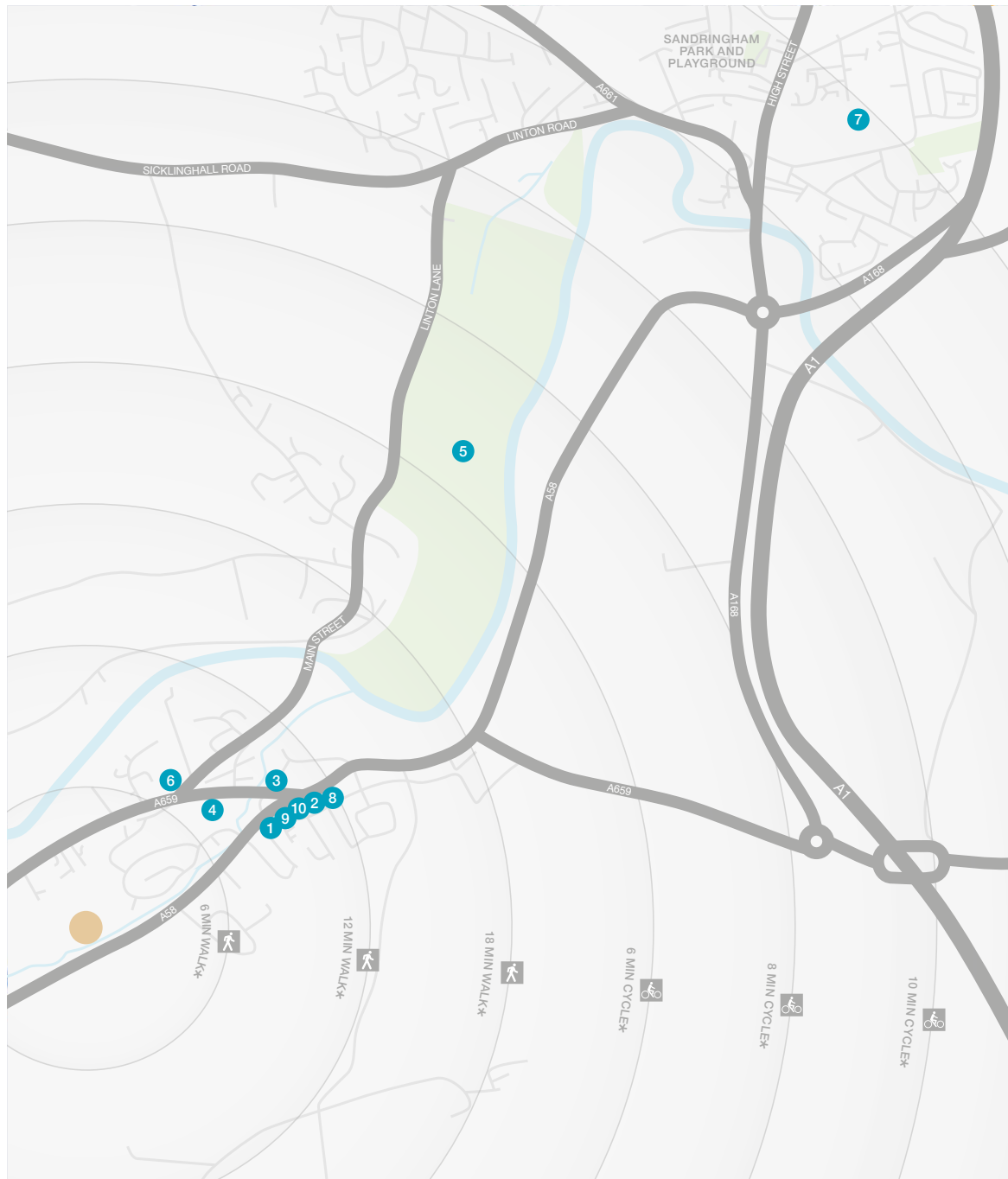
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Collingham village supports a wide range of sports and activities. Many are based in Collingham Memorial Hall, a venue for clubs and societies ranging from art and snooker to dance, martial arts and a pre-school group. In addition to a new, well equipped One Gym, Collingham and Linton Sports Association has three indoor squash courts, football and cricket pitches, a children's playground, and affiliations with tennis and hockey clubs. The Association also provides a venue for the village cricket club, which plays in the local senior league. Wetherby Golf Club's superb 18-hole course lies alongside the River Wharfe immediately to the north of Collingham.

The village primary school, Lady Elizabeth Hastings' C of E Primary, is assessed as Good by Ofsted, and Wetherby High School is judged Good with Outstanding performance in promoting personal development and welfare. A school bus service operates between Collingham and Wetherby High School. There is a full range of health services in Collingham, including GP services at the Church View Surgery, and Collingham Dental Care and Le-Roche Optometry are both located in the shopping precinct.





- 1 Village Pharmacy
5 Hastings Court
01937 527 388
- 2 Collingham Post Office
Main Street
01937 572 020
- 3 Cromwell's Bar and Kitchen
Harewood Road
01937 203 634
- 4 One Gym Collingham
Harewood Road
07414 191 999
- 5 Wetherby Golf Club
Linton Lane, Wetherby
01937 580 089
- 6 Lady Elizabeth Hastings' C of E Primary School
Linton Road
01937 573 117
- 7 Wetherby High School
Hallfield Lane, Wetherby
01937 522 500
- 8 Church View Surgery
School Lane
01937 222 841
- 9 Collingham Dental Care
6 Hastings Close
01937 574 442
- 10 Le-Roche Optometry
1-2 Elizabeth Court
01937 919 381

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

From Leeds
Leave Leeds by the A58 Easterly Road, following signs for Wetherby. Approximately eight miles after passing through the Fforde Grene Junction, approaching the border of Collingham and around a quarter of a mile after coming out of a double bend, the entrance to Bridgewood Green is on the left.

From the A1(M)
Leave the A1(M) at junction 45 to join the A659 for Otley. At the Wattle Syke Roundabout take the second exit, for Collingham via the A58. Enter Collingham, and at the T-junction turn left, signposted for Leeds. Stay on the A58 through the village, and around half a mile after passing the Tesco Express store on the right, the entrance to Bridgewood Green is on the right.

Sat Nav: LS22 5AA

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm

03301 628 490

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle

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.

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homes

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 location of affordable housing is indicative and the tenure of homes may be subject to change.

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