

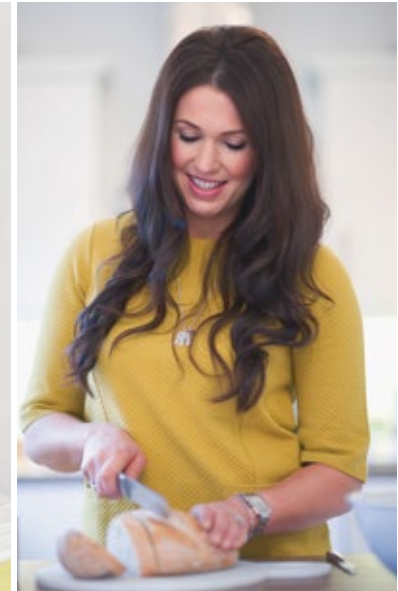


**Barley Meadows  
Cramlington**

*the place to be®*

**millerhomes**

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.



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# Plot Information

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- Visitor Parking **VP**
- Electrical Substation **S/S**
- Gas Governor **G/G**



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.



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 Barley Meadows.





Barley Meadows is less than half a mile from the A189 and just 25 minutes drive from the centre of Newcastle. Cramlington is served by frequent buses to Newcastle and the surrounding towns, with some routes running alongside the development. Hourly train services from Cramlington run to Newcastle and the Metrocentre, and Newcastle International Airport is just eight and a half miles to the west.

With a network of pathways around the local farmland and out to the coast and beaches, Barley Meadows presents excellent opportunities for walking, cycling and swimming. The delightful East Cram Nature Reserve is within ten minutes walk, and Cramlington's many other parks and outdoor attractions include Northumberlandia, a spectacular landscape artwork set in a 46-acre community park.

The Concordia Leisure Centre incorporates a swimming pool, Technogym, studio cycling, indoor climbing, a sports hall and outdoor pitches as well as ten pin bowling and children's play facilities. Arcot Hall Golf Club, on the western edge of the town, combines a beautiful 18-hole course with a magnificent 200 year old listed clubhouse.





Located in pleasant, open surroundings less than a mile and a half from Cramlington town centre and just four miles from the leisure attractions of the Northumberland coast, this attractive selection of modern, energy efficient two, three, four and five bedroom homes offers easy access to the whole of Tyneside. With good local transport and amenities, it presents a wonderful opportunity to combine fresh air and broad horizons with an extremely convenient location. Welcome to Barley Meadows...

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# Yare

## Overview

The stylish archway linking the living and dining rooms of the Yare not only adds an elegant focal point to this comfortable home, it allows both spaces to enjoy the benefits of natural light from front and rear.

## Ground Floor

**Living**  
2.950m x 4.020m  
9'8" x 13'2"

**Kitchen/Dining**  
4.390m x 2.835m max  
14'5" x 9'4"

**WC**  
1.347m x 1.400m  
4'5" x 4'7"

## First Floor

**Master Bedroom**  
4.390m max x 3.267m max  
14'5" x 10'9"

**Bedroom 2**  
1.981m x 3.588m  
6'6" x 11'9"

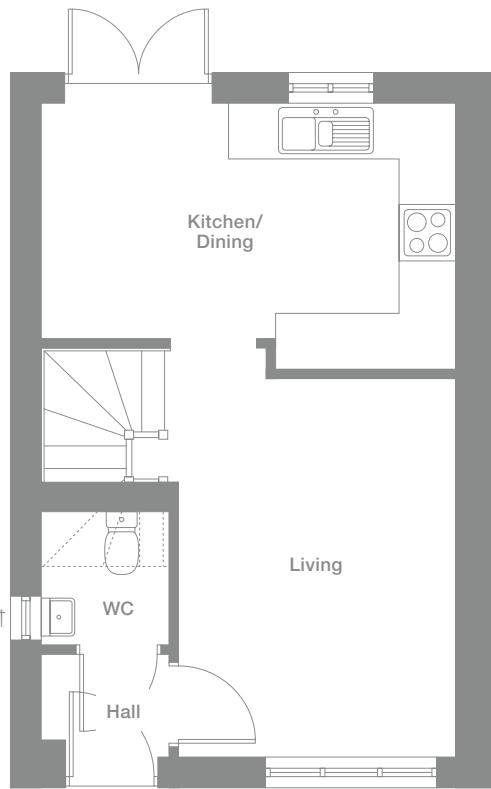
**Bathroom**  
2.316m x 1.700m  
7'7" x 5'7"

## Floor Space

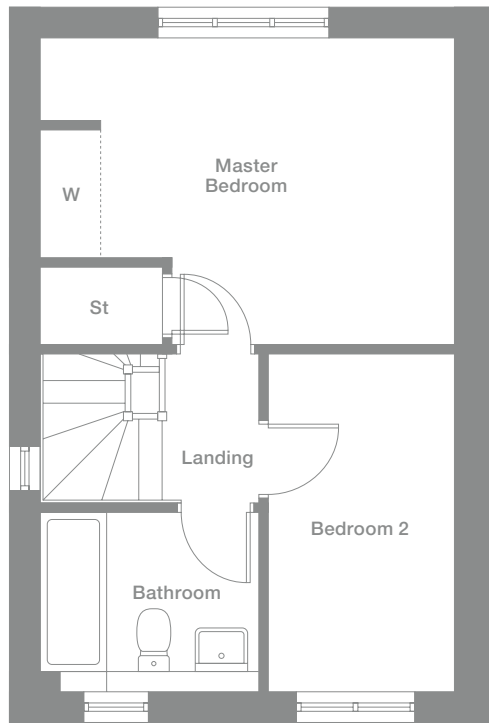
657 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image † End terrace only of plans shown above

# Burroughs

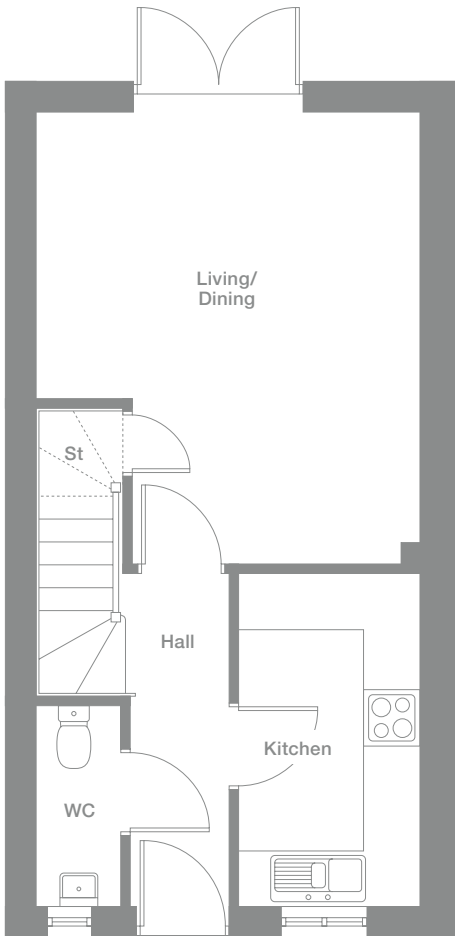
**Overview**  
 With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

<b>Ground Floor</b>	<b>First Floor</b>
Living/Dining 4.065m max x 4.791m max 13'4" x 15'9"	Master Bedroom 4.065m max x 3.041m 13'4" x 10'0"
Kitchen 1.932m x 3.540m 6'4" x 11'7"	Bedroom 2 4.065m max x 3.030m max 13'4" x 9'11"
WC 0.897m x 2.137m 2'11" x 7'0"	Bathroom 1.700m x 2.167m 5'7" x 7'1"

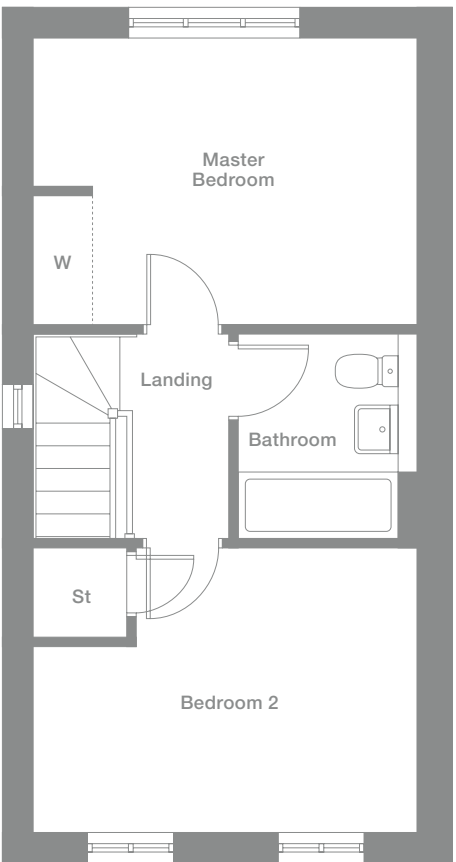
**Floor Space**  
 737 sq ft



Ground Floor



First Floor



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# Tolkien

## Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

## Ground Floor

**Lounge**  
3.192m max x 4.272m max  
10'6" x 14'0"

**Dining**  
1.816m x 2.536m  
5'11" x 8'4"

**Kitchen**  
2.324m x 3.065m  
7'7" x 10'1"

**WC**  
0.855m x 1.630m  
2'10" x 5'4"

## First Floor

**Bedroom 2**  
4.140m max x 2.600m max  
13'7" x 8'6"

**Bedroom 3**  
2.135m x 2.734m  
7'0" x 9'0"

**Bathroom**  
2.135m x 1.910m  
7'0" x 6'3"

## Second Floor

**Master Bedroom**  
3.192m x 2.869m  
11'85 HGT. L.  
10'6" x 9'5"

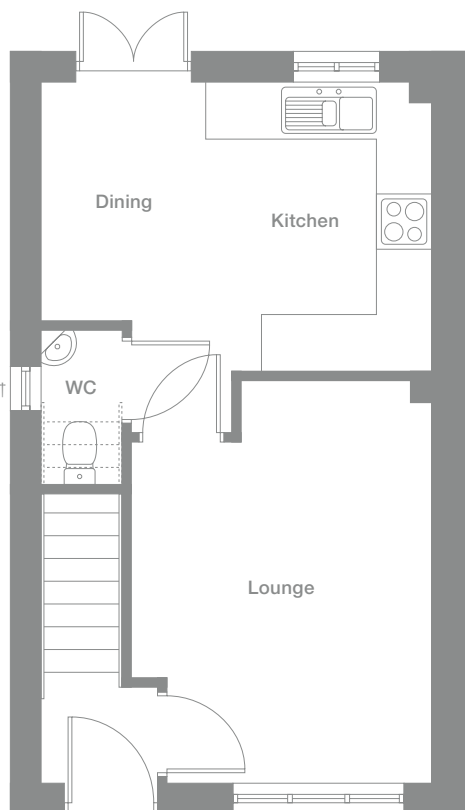
**En-Suite**  
2.084m max x 1.827m  
13'23 HGT. L.  
6'10" x 6'0"

## Floor Space

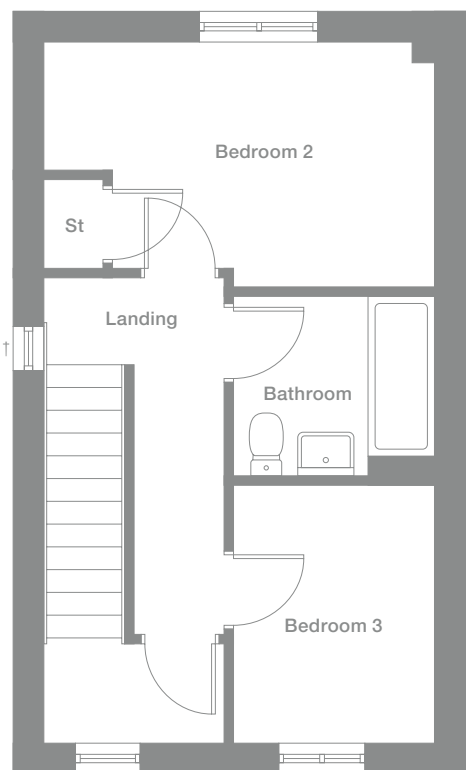
886 sq ft



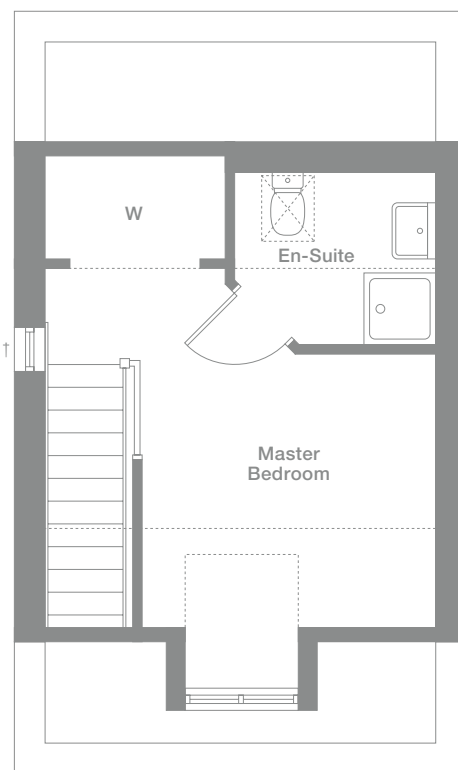
Ground Floor



First Floor



Second Floor



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# Tweed

## Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

## Ground Floor

### Lounge

3.292m max x 3.417m max  
10'10" x 11'3"

### Kitchen/Family

4.860m x 2.995m max  
15'11" x 9'10"

### WC

1.087m max x 1.459m max  
3'7" x 4'9"

## First Floor

### Master Bedroom

3.660m max x 3.436m max  
12'0" x 11'3"

### En-Suite

1.918m x 2.013m  
6'4" x 6'7"

### Bedroom 2

3.292m x 3.474m  
10'10" x 11'5"

### Bedroom 3

3.161m x 2.224m  
10'4" x 7'4"

### Bathroom

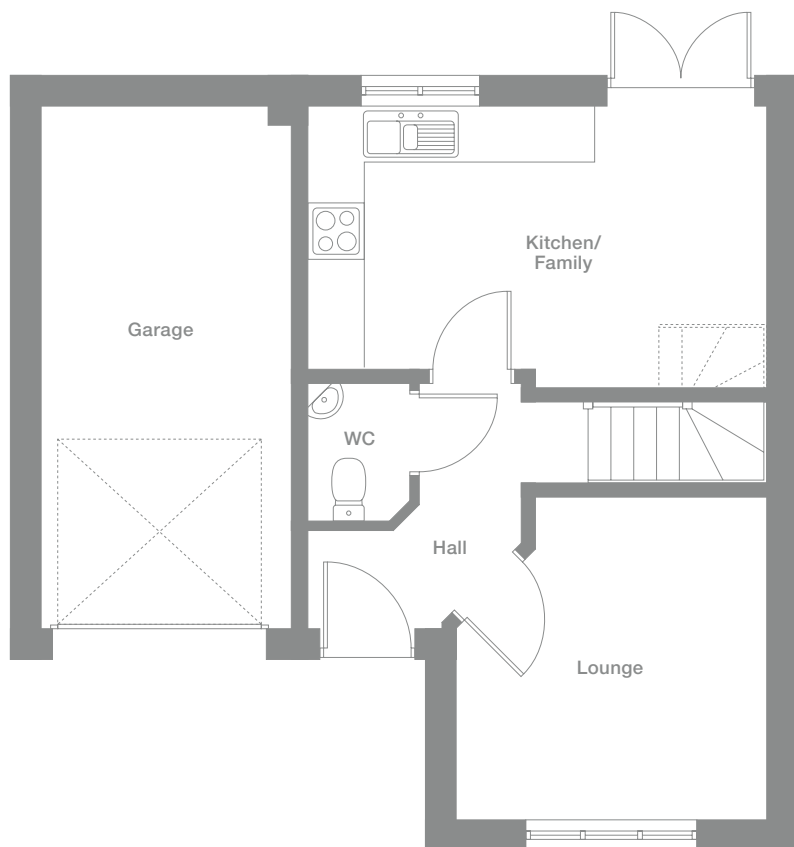
2.415m x 2.011m max  
7'11" x 6'7"

## Floor Space

892 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image of plans shown above



# Orwell

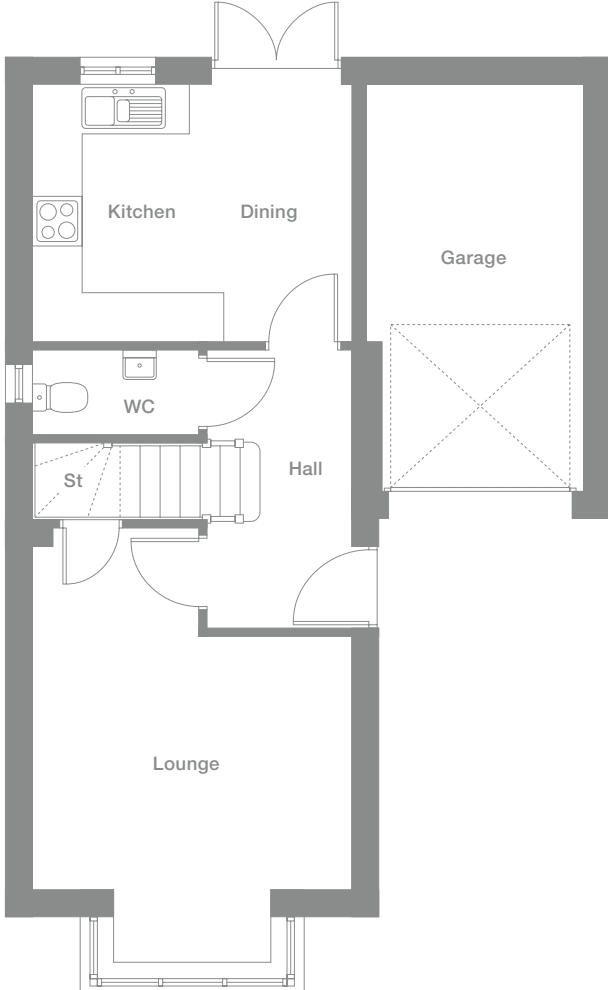
**Overview**  
 The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.850m max x 5.257m max 12'8" x 17'3"	<b>Master Bedroom</b> 3.850m max x 3.247m 12'8" x 10'8"
<b>Dining</b> 1.950m x 3.107m 6'5" x 10'2"	<b>En-Suite</b> 2.844m max x 1.017m max 9'4" x 3'4"
<b>Kitchen</b> 1.852m x 3.107m 6'5" x 10'2"	<b>Bedroom 2</b> 3.694m x 3.107m 12'1" x 10'2"
<b>WC</b> 2.006m x 1.020m 6'7" x 3'4"	<b>Bedroom 3</b> 2.838m x 3.107m 9'4" x 10'2"
	<b>Bathroom</b> 2.682m x 1.700m 8'10" x 5'7"

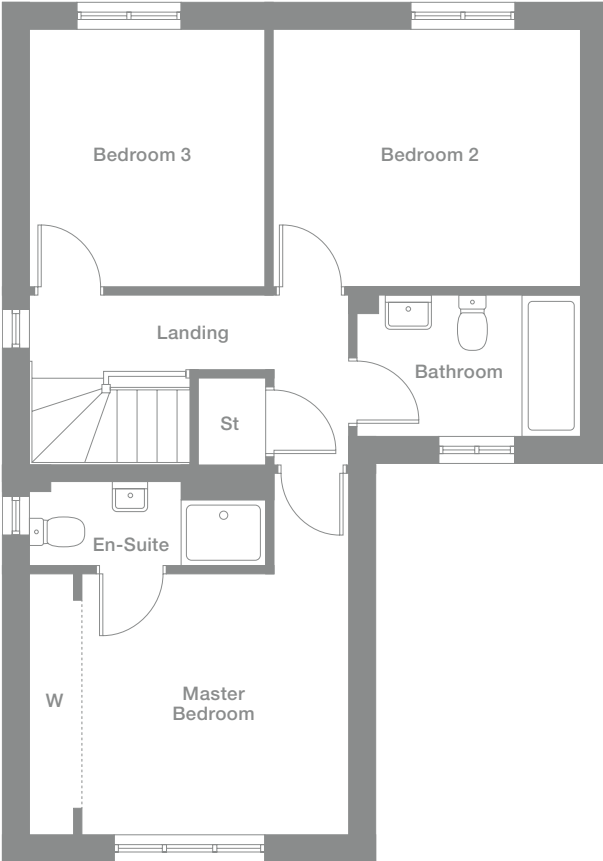
**Floor Space**  
 967 sq ft



## Ground Floor



## First Floor



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# Larkin

## Overview

Double doors between the striking, bay-windowed lounge and the superb kitchen and family room open up to create an impressive, flexible space to which french doors add a light, airy appeal. A second, shared, en-suite shower adds luxury as well as convenience.

## Ground Floor

**Lounge**  
3.141m max x 5.003m  
10'4" x 16'5"

**Dining**  
2.972m max x 3.802m max  
9'9" x 12'6"

**Kitchen**  
2.252m x 2.687m  
7'5" x 8'10"

**WC**  
1.673m x 0.850m  
5'6" x 2'9"

**Utility**  
1.673m x 1.744m  
5'6" x 5'9"

## First Floor

**Master Bedroom**  
3.756m max x 3.410m  
12'4" x 11'2"

**En-Suite**  
1.696m x 2.110m  
5'7" x 6'11"

**Dressing**  
1.705m x 1.235m  
5'7" x 4'1"

**Bedroom 2**  
3.141m x 3.445m  
10'4" x 11'4"

**Bedroom 3**  
2.415m max x 3.403m  
7'11" x 11'2"

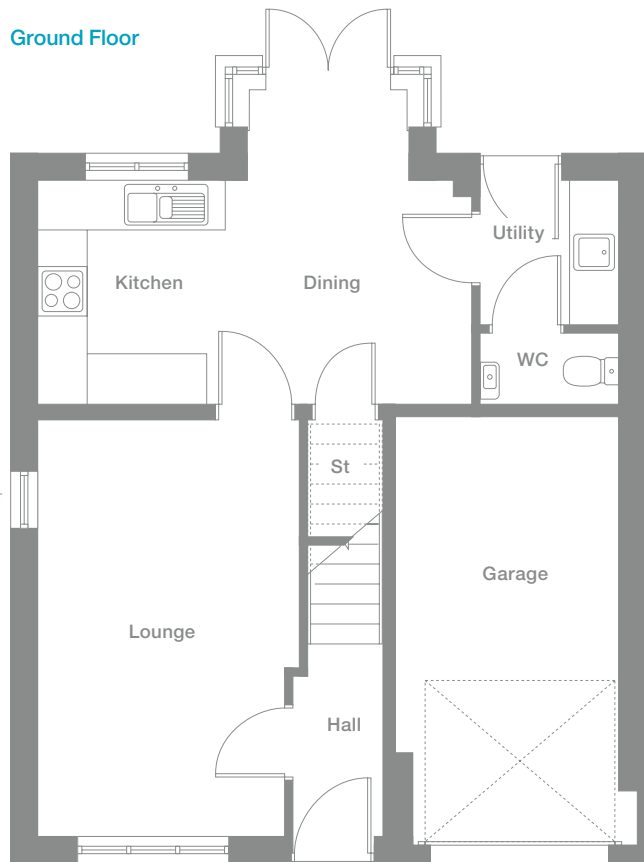
**Bathroom**  
2.656m x 1.700m  
8'9" x 5'7"

## Floor Space

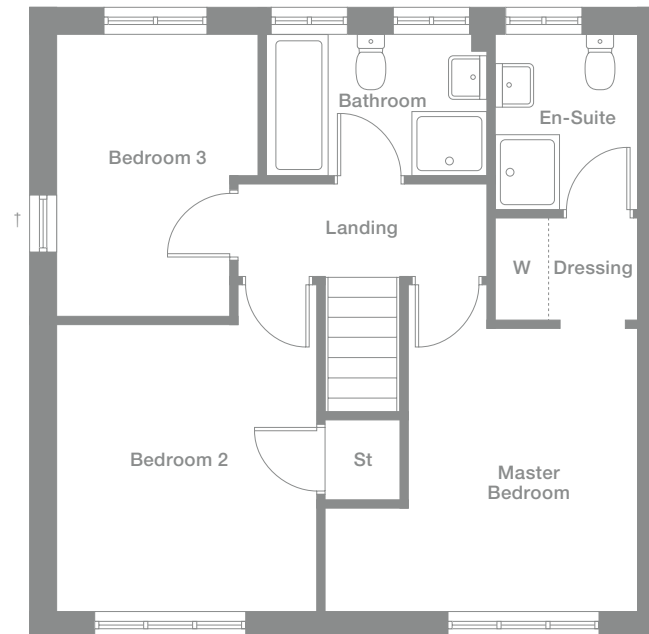
980 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image † Window to plot 155 only of plans shown above

**Overview**

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

**Ground Floor**

**Lounge**  
3.966m max x 5.231m max  
13'0" x 17'2"

**Kitchen/Dining**  
5.429m x 3.614m  
17'10" x 11'10"

**WC**  
1.617m max x 1.510m max  
5'4" x 4'11"

**First Floor**

**Master Bedroom**  
3.966m max x 2.678m  
13'0" x 8'9"

**En-Suite**  
1.797m x 1.617m  
5'11" x 5'4"

**Bedroom 2**  
3.551m x 2.641m  
11'8" x 8'8"

**Bedroom 3**  
1.785m x 3.671m  
5'10" x 12'1"

**Bedroom 4**  
2.513m max x 2.569m max  
8'3" x 8'5"

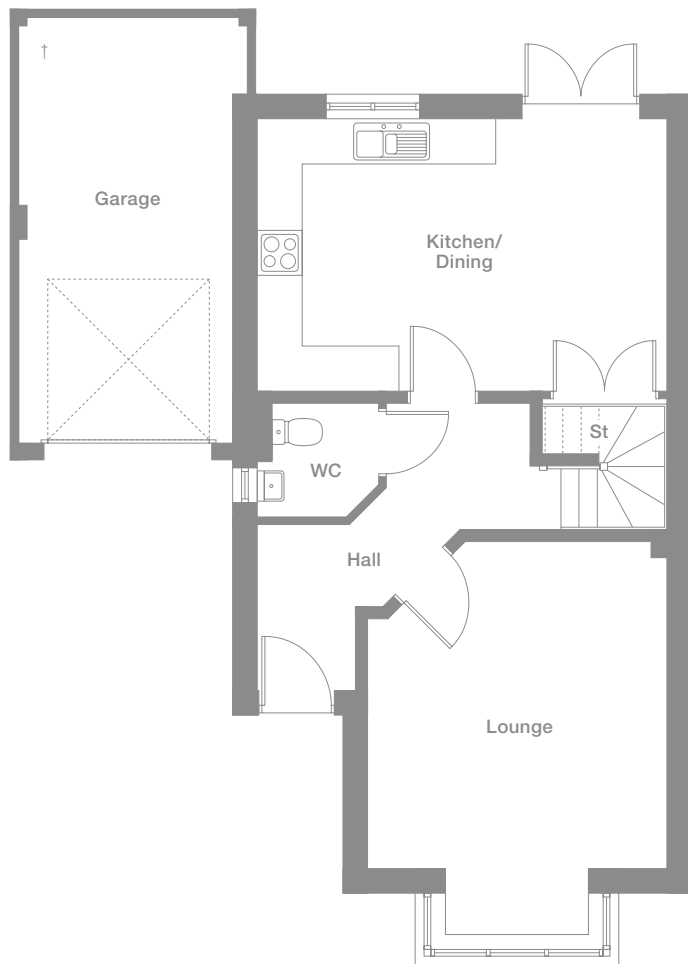
**Bathroom**  
2.513m max x 2.170m max  
8'3" x 7'1"

**Floor Space**

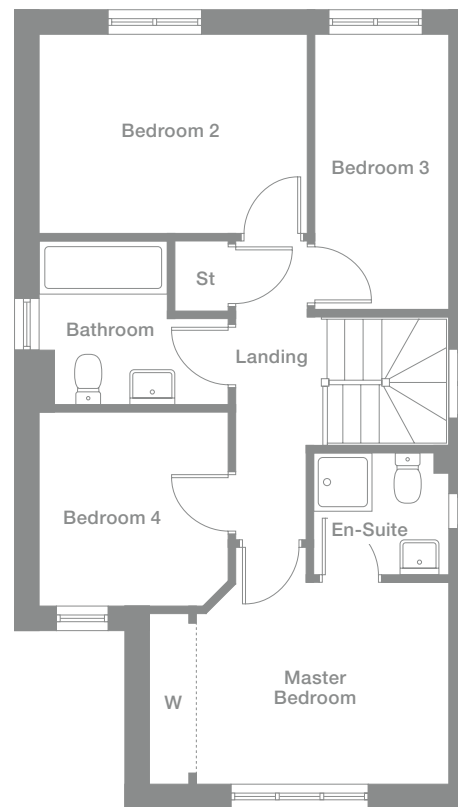
1,105 sq ft



**Ground Floor**



**First Floor**



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Plots may be a mirror image of plans shown above

Elevational treatments may vary

† Garage location may vary



**Overview**

Incorporating a dedicated utility cupboard, and featuring french doors that introduce a bright, airy appeal to the dining and family area, the outstandingly practical kitchen complements an inviting bay-windowed lounge. The en-suite master bedroom is reached via an impressive landing.

**Ground Floor**

**Lounge**  
5.338m x 3.405m  
17'5" x 11'2"

**Kitchen/Family/Dining**  
5.093m x 3.722m  
16'7" x 12'2"

**WC**  
1.350m x 1.800m  
4'4" x 5'9"

**Utility**  
1.684m x 0.776m  
5'5" x 2'5"

**First Floor**

**Master Bedroom**  
3.405m x 3.216m  
11'1" x 10'5"

**En-Suite**  
2.280m x 1.210m  
7'5" x 3'4"

**Bedroom 2**  
3.892m x 3.177m  
12'8" x 10'4"

**Bedroom 3**  
4.257m x 2.429m  
13'4" x 7'8"

**Bedroom 4**  
2.449m x 3.172m  
10'4" x 8'0"

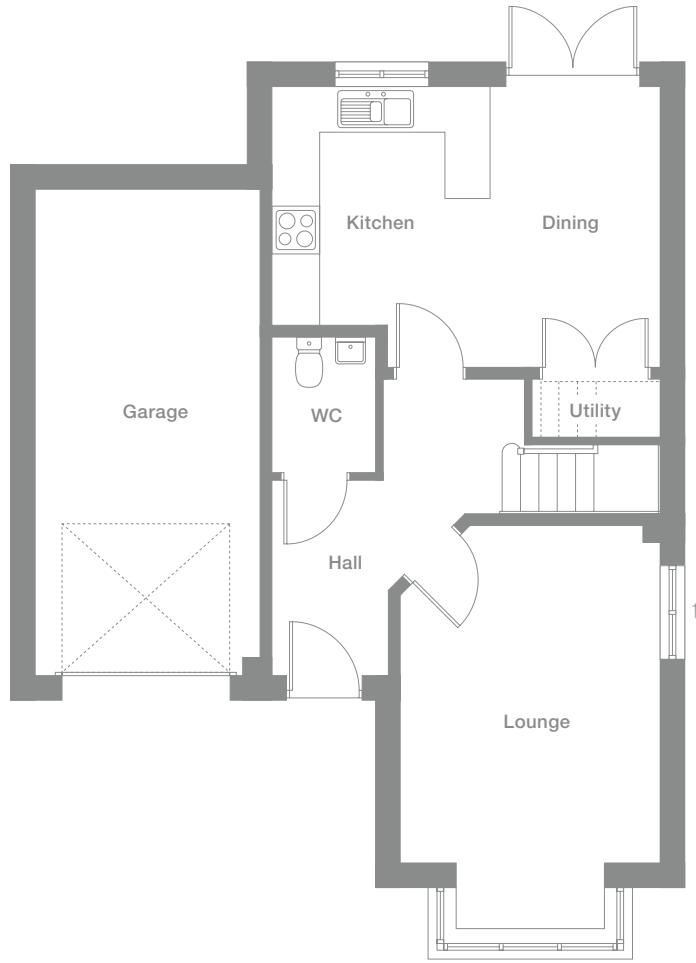
**Bathroom**  
2.203m x 2.044m  
7'2" x 6'7"

**Floor Space**

1,181 sq ft



**Ground Floor**



**First Floor**



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Plots may be a mirror image of plans shown above

Elevational treatments may vary

↑ Window to plot 156 only

# Glenmuir

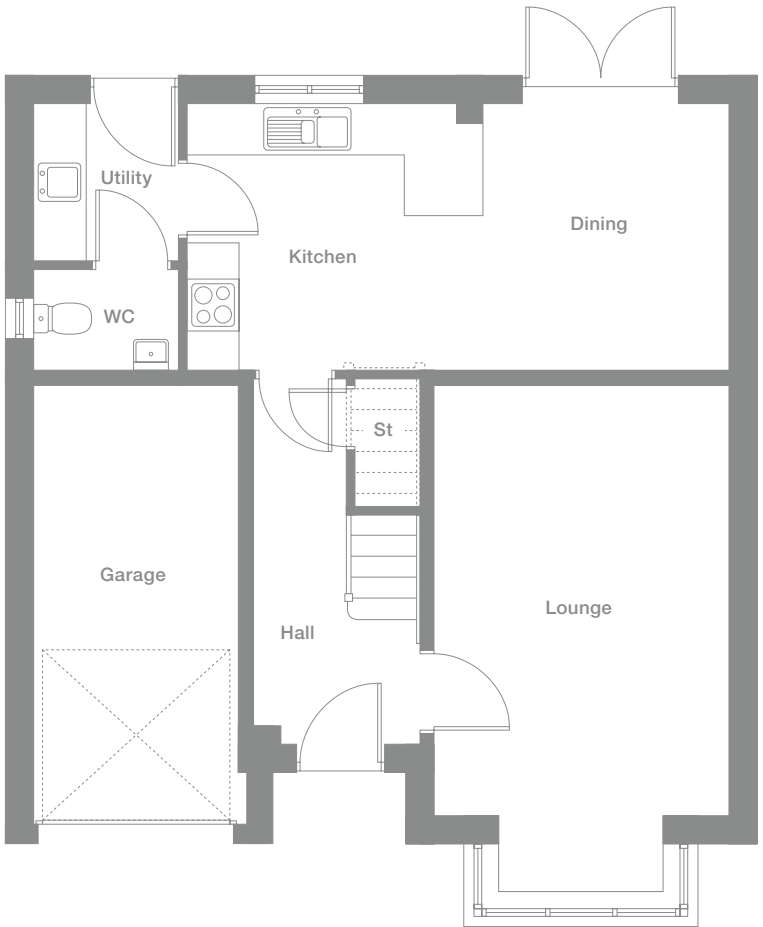
**Overview**  
 The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

- Ground Floor**
- Lounge**  
3.392m x 5.871m max  
11'2" x 19'3"
- Dining**  
2.833m x 3.072m  
9'4" x 10'1"
- Kitchen**  
3.410m x 3.072m  
11'2" x 10'1"
- WC**  
1.663m x 1.169m  
5'5" x 3'10"
- Utility**  
1.663m x 1.810m  
5'5" x 5'11"
- First Floor**
- Master Bedroom**  
3.392m x 4.070m max  
11'2" x 13'4"
- En-Suite**  
1.840m x 1.604m  
6'0" x 5'3"
- Bedroom 2**  
2.525m x 4.148m max  
8'3" x 13'7"
- Bedroom 3**  
2.790m max x 4.030m max  
9'2" x 13'3"
- Bedroom 4**  
2.915m max x 3.137m max  
9'7" x 10'4"
- Bathroom**  
2.108m x 1.928m  
6'11" x 6'4"

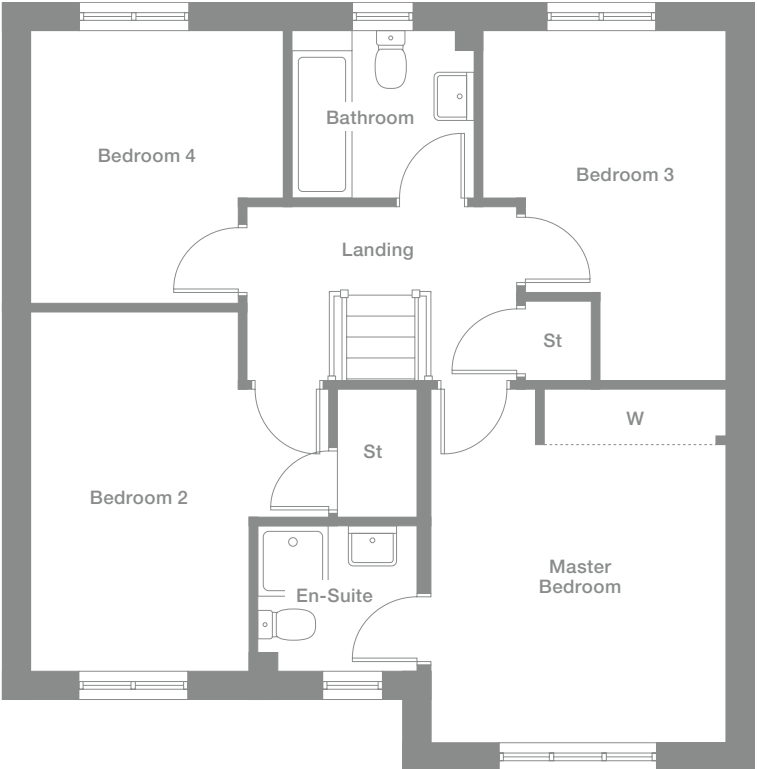
**Floor Space**  
1,233 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image of plans shown above



# Buchan

**Overview**  
 Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.450m x 4.797m 11'4" x 15'9"	<b>Master Bedroom</b> 3.507m max x 3.793m max 11'6" x 12'5"
<b>Dining</b> 2.763m x 3.320m 9'1" x 10'11"	<b>En-Suite</b> 2.238m max x 2.044m max 7'4" x 6'8"
<b>Kitchen</b> 2.763m x 3.630m 9'1" x 11'11"	<b>Bedroom 2</b> 2.805m max x 3.762m max 9'2" x 12'4"
<b>WC</b> 1.620m x 0.945m 5'4" x 3'1"	<b>Bedroom 3</b> 2.519m x 3.095m 8'3" x 10'2"
<b>Utility</b> 1.937m x 1.799m 6'4" x 5'11"	<b>Bedroom 4</b> 2.411m x 3.064m 7'11" x 10'1"
<b>Study</b> 2.323m x 2.060m 7'7" x 6'9"	<b>Bathroom</b> 3.048m max x 1.700m max 10'0" x 5'7"

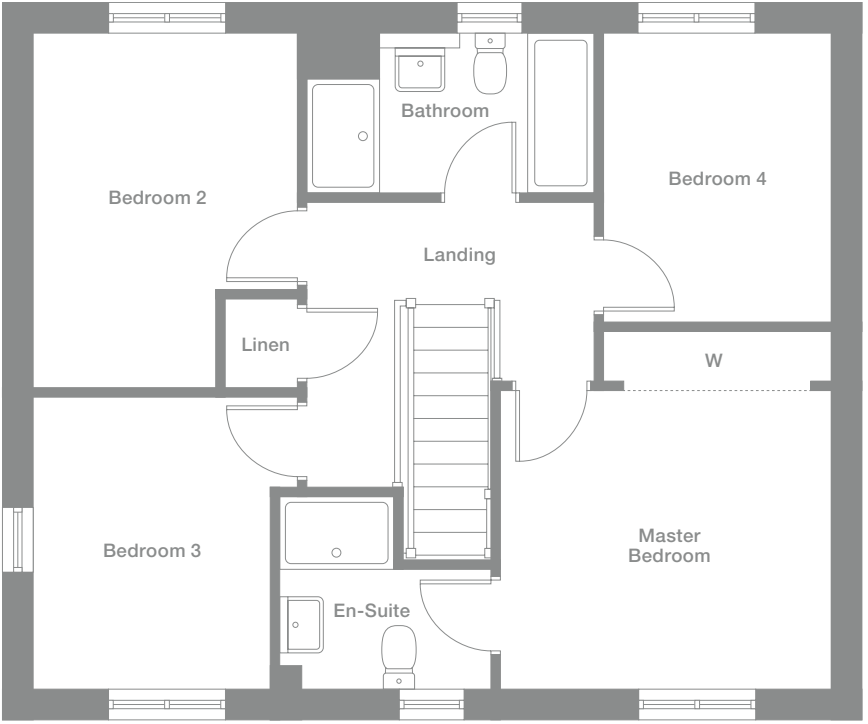
**Floor Space**  
1,264 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image of plans shown above † Window to plot 168 and 169 only

**Overview**

The contemporary kitchen, family and dining room, with its french doors, present a welcoming setting for entertaining. Upstairs, two bedrooms have en-suite showers creating a luxurious private retreat.

**Ground Floor**

- Lounge**  
3.264m x 6.516m max  
10'9" x 21'5"
- Kitchen**  
3.052m x 3.060m  
10'0" x 10'0"
- Family/Dining**  
3.207m x 3.060m max  
10'6" x 10'0"
- Utility**  
1.812m x 1.904m  
5'11" x 6'3"
- WC**  
0.946m x 2.028m  
3'1" x 6'8"

**First Floor**

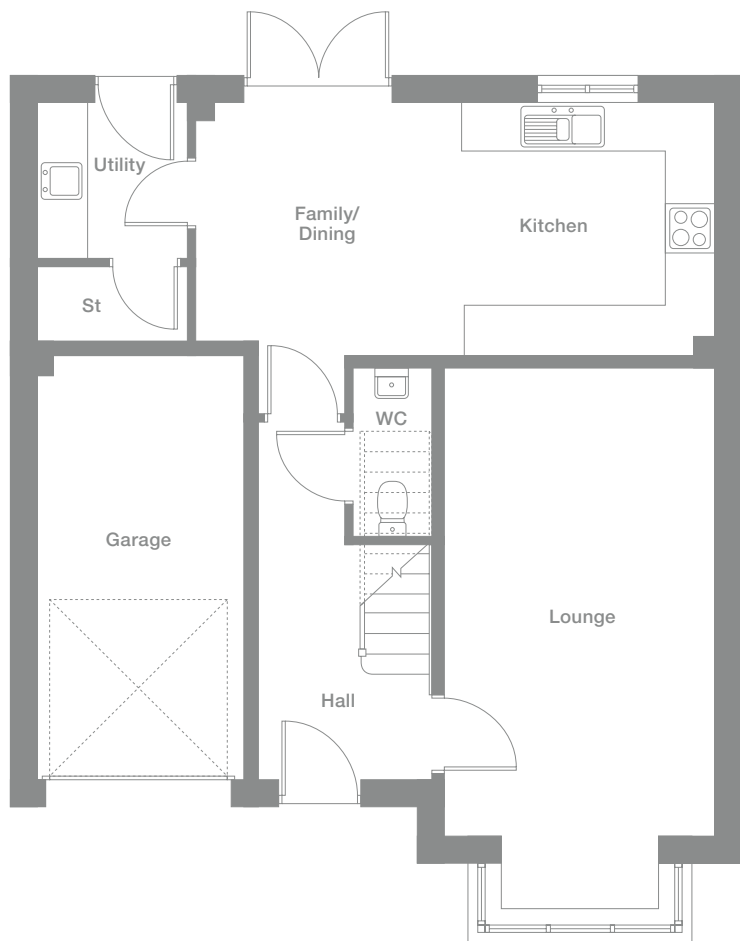
- Master Bedroom**  
3.264m x 4.436m  
10'9" x 14'7"
- En-Suite 1**  
2.275m max x 1.400m max  
7'6" x 4'7"
- Bedroom 2**  
4.115m max x 3.193m  
13'6" x 10'6"
- En-Suite 2**  
2.498m max x 1.806m  
8'2" x 5'11"
- Bedroom 3**  
3.336m max x 2.807m  
10'11" x 9'3"
- Bedroom 4**  
2.498m x 2.980m  
8'2" x 9'9"
- Bathroom**  
2.144m max x 1.794m  
7'0" x 5'11"

**Floor Space**

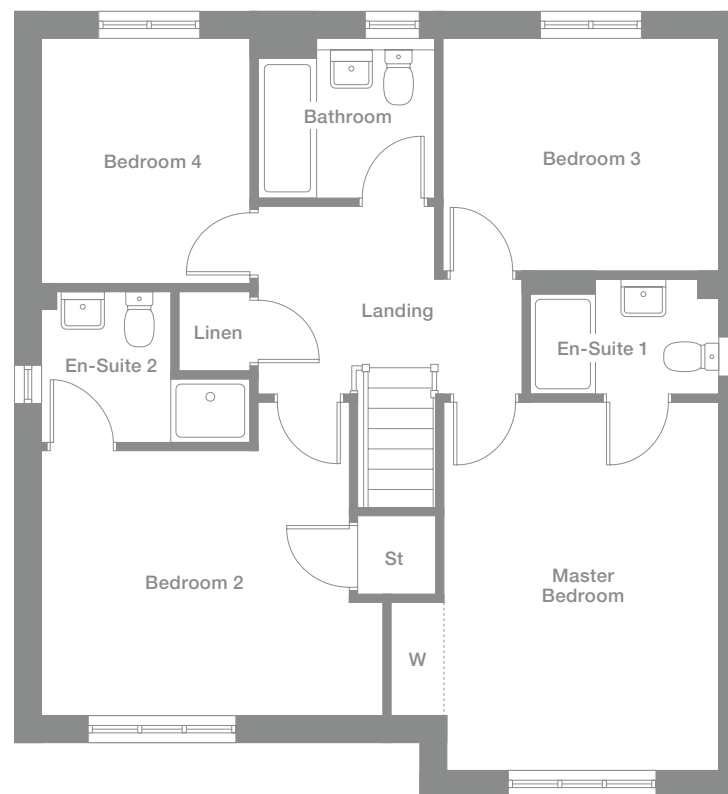
1,349 sq ft



**Ground Floor**



**First Floor**



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Plots may be a mirror image of plans shown above



## Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

## Ground Floor

- Lounge**  
4.362m max x 4.216m  
14'4" x 13'10"
- Dining**  
3.517m x 3.212m  
11'6" x 10'6"
- Kitchen**  
3.517m x 3.652m  
11'6" x 12'0"
- WC**  
0.900m x 1.450m  
2'11" x 4'9"
- Utility**  
2.126m x 1.760m  
7'0" x 5'9"
- Study**  
2.469m x 2.556m  
8'1" x 8'5"

## First Floor

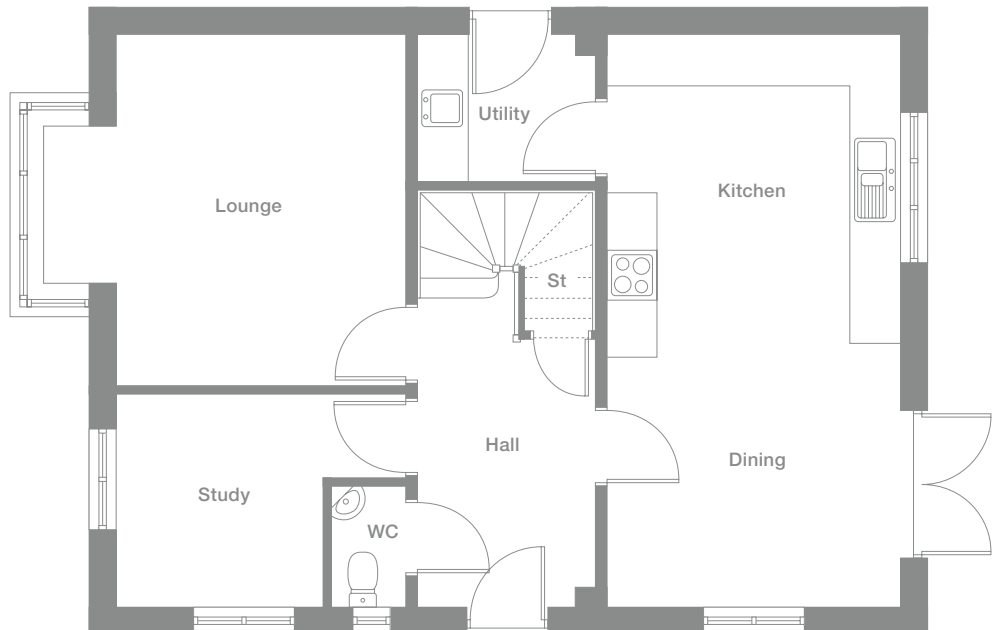
- Master Bedroom**  
3.574m x 4.352m max  
11'9" x 14'3"
- En-Suite**  
2.126m x 1.760m  
7'0" x 5'9"
- Bedroom 2**  
3.519m x 4.266m max  
11'7" x 14'0"
- Bedroom 3**  
3.462m max x 2.505m max  
11'4" x 8'3"
- Bedroom 4**  
3.514m max x 2.419m max  
11'6" x 7'11"
- Bathroom**  
2.243m x 1.700m  
7'4" x 5'7"

## Floor Space

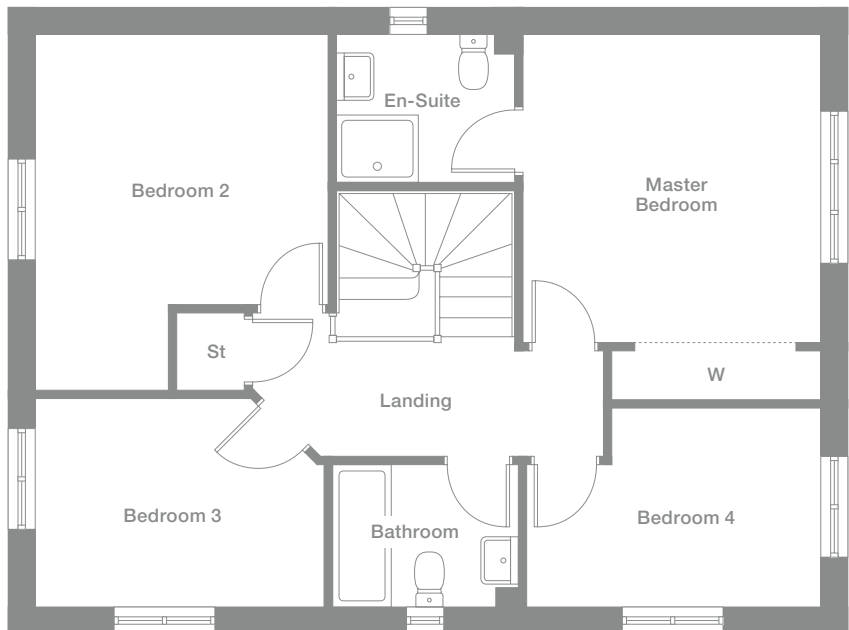
1,408 sq ft



## 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of plans shown above. Elevation treatments may vary.

## Overview

The ambience of the living room changes dramatically when the double doors into the dining room are opened to create one powerfully impressive space. Upstairs, a second en-suite shower room is imaginatively shared between bedrooms two and four.

## Ground Floor

**Lounge**  
3.264m x 6.529m max  
10'9" x 21'5"

**Kitchen**  
3.904m x 2.880m  
12'10" x 9'5"

**Breakfast/Family**  
4.744m x 3.050m  
15'7" x 10'0"

**WC**  
0.946m x 1.650m  
3'1" x 5'5"

## First Floor

**Master Bedroom**  
3.264m x 4.436m  
10'9" x 14'7"

**En-Suite 1**  
2.275m max x 1.400m max  
7'6" x 4'7"

**Bedroom 2**  
4.599m max x 2.758m  
15'1" x 9'1"

**En-Suite 2**  
2.992m max x 1.610m max  
9'10" x 5'3"

**Bedroom 3**  
3.340m x 2.807m  
10'11" x 9'3"

**Bedroom 4**  
3.142m max x 3.611m max  
10'4" x 11'10"

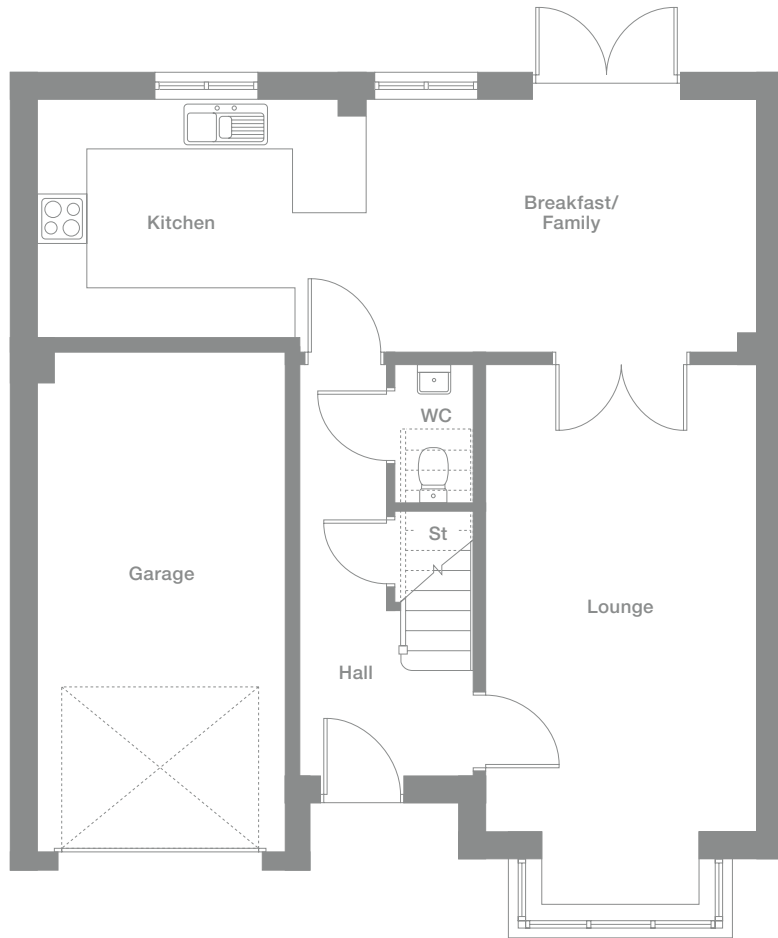
**Bathroom**  
1.980m x 1.700m  
6'6" x 5'7"

## Floor Space

1,408 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image of plans shown above

# Buttermere

**Overview**

With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

**Ground Floor**

- Lounge**  
3.391m x 5.921m max  
11'2" x 19'5"
- Kitchen**  
4.882m x 2.977m  
16'0" x 9'9"
- Breakfast**  
4.032m x 2.977m  
13'3" x 9'9"
- WC**  
1.673m x 0.924m  
5'6" x 3'0"
- Utility**  
1.673m x 1.960m  
5'6" x 6'5"

**First Floor**

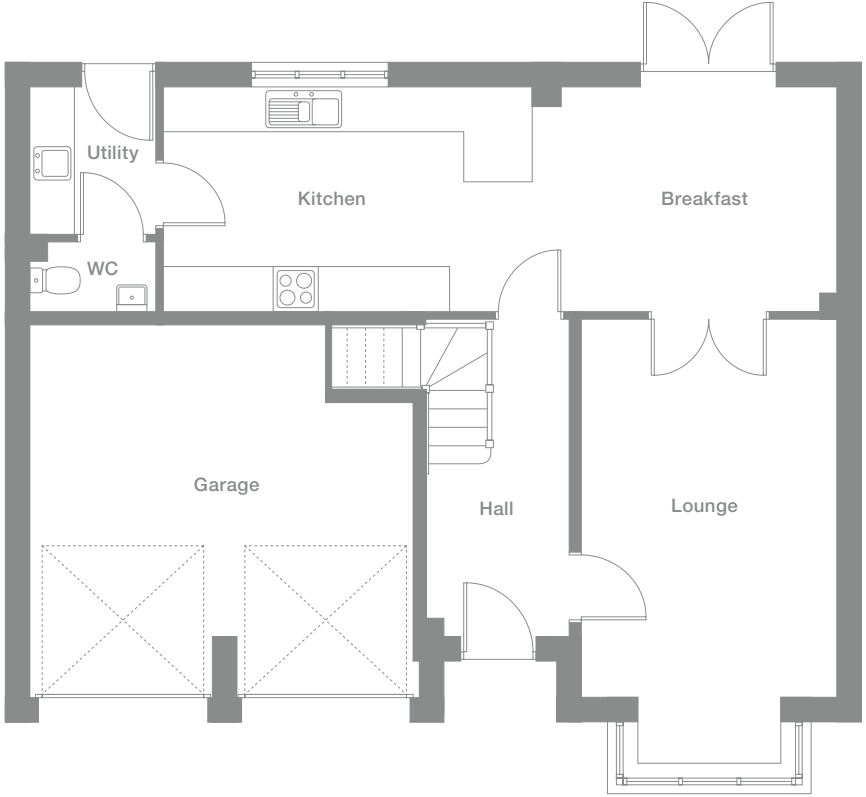
- Master Bedroom**  
2.806m max x 5.184m  
9'2" x 17'0"
- En-Suite 1**  
1.857m x 2.002m  
6'1" x 6'7"
- Bedroom 2**  
3.391m x 3.643m  
11'2" x 11'11"
- En-Suite 2**  
1.648m max x 2.055m max  
5'5" x 6'9"
- Bedroom 3**  
3.201m x 3.053m  
10'6" x 10'0"
- En-Suite 3**  
2.388m x 1.210m  
7'10" x 4'0"
- Bedroom 4**  
2.556m max x 3.173m max  
8'5" x 10'5"
- Bedroom 5**  
3.255m x 2.002m  
10'8" x 6'7"
- Bathroom**  
2.088m x 2.002m  
6'10" x 6'7"

**Floor Space**

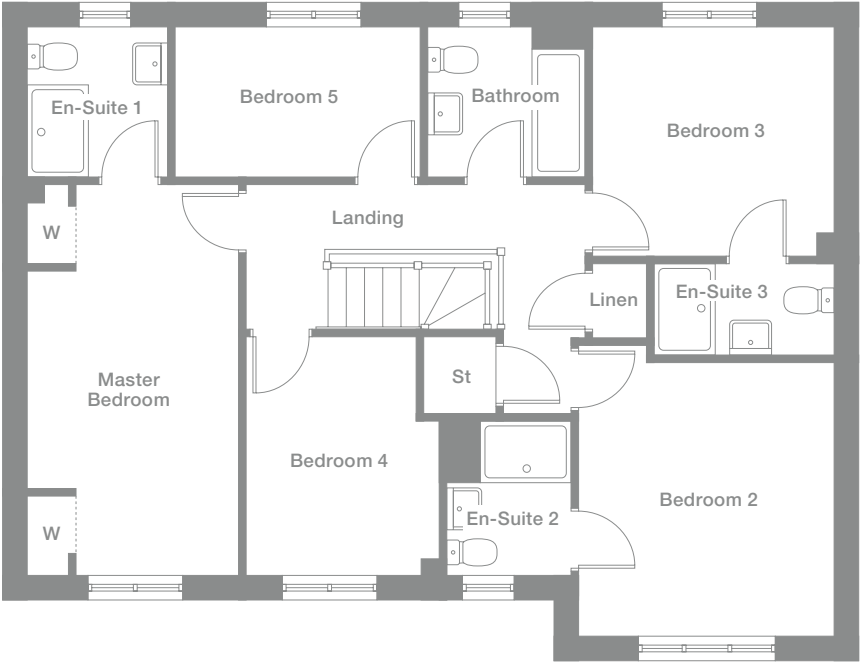
1,509 sq ft



**Ground Floor**



**First Floor**



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Plots may be a mirror image of plans shown above



# Jura

## Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

## Ground Floor

**Lounge**  
3.580m x 5.499m max  
11'9" x 18'0"

**Dining**  
3.149m x 2.850m  
10'4" x 9'4"

**Kitchen**  
3.982m x 2.850m  
13'1" x 9'4"

**Family**  
3.141m x 2.850m  
10'4" x 9'4"

**WC**  
0.850m x 1.955m  
2'9" x 6'5"

**Utility**  
2.252m x 1.955m  
7'5" x 6'5"

## First Floor

**Master Bedroom**  
4.895m max x 4.277m max  
16'1" x 14'0"

**En-Suite 1**  
2.177m x 1.978m  
7'2" x 6'6"

**Bedroom 2**  
3.064m x 3.576m  
10'1" x 11'9"

**En-Suite 2**  
2.015m max x 1.860m max  
6'7" x 6'1"

**Bedroom 3**  
3.713m x 2.911m  
12'2" x 9'7"

**Bedroom 4**  
3.284m x 2.911m max  
10'9" x 9'7"

**Bedroom 5**  
3.639m max x 2.633m max  
11'11" x 8'8"

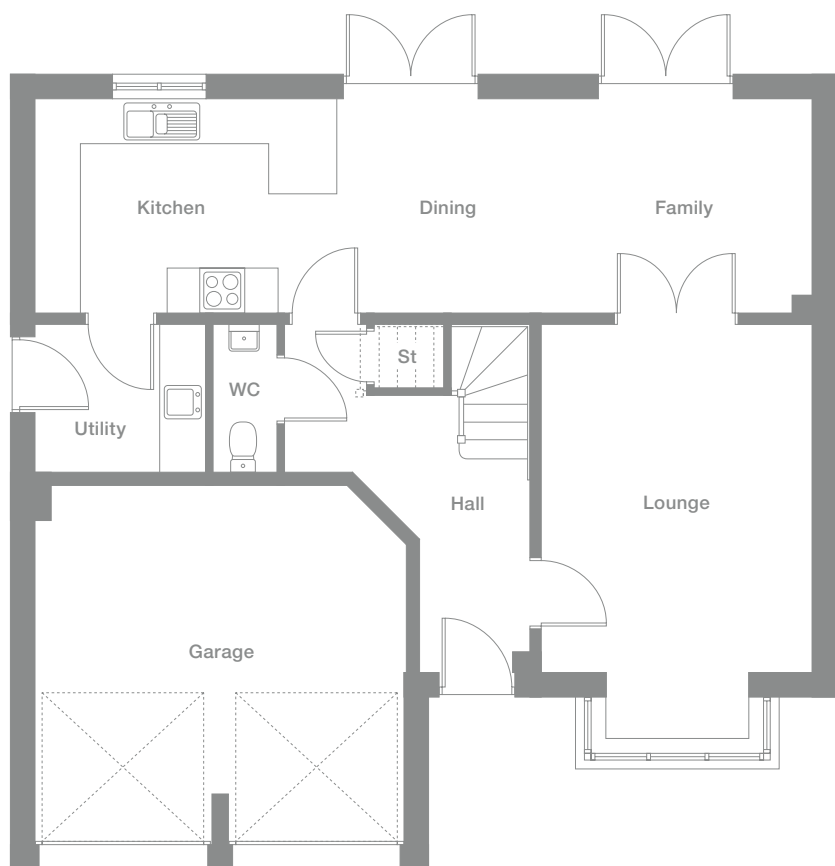
**Bathroom**  
2.603m max x 1.870m  
8'6" x 6'2"

## Floor Space

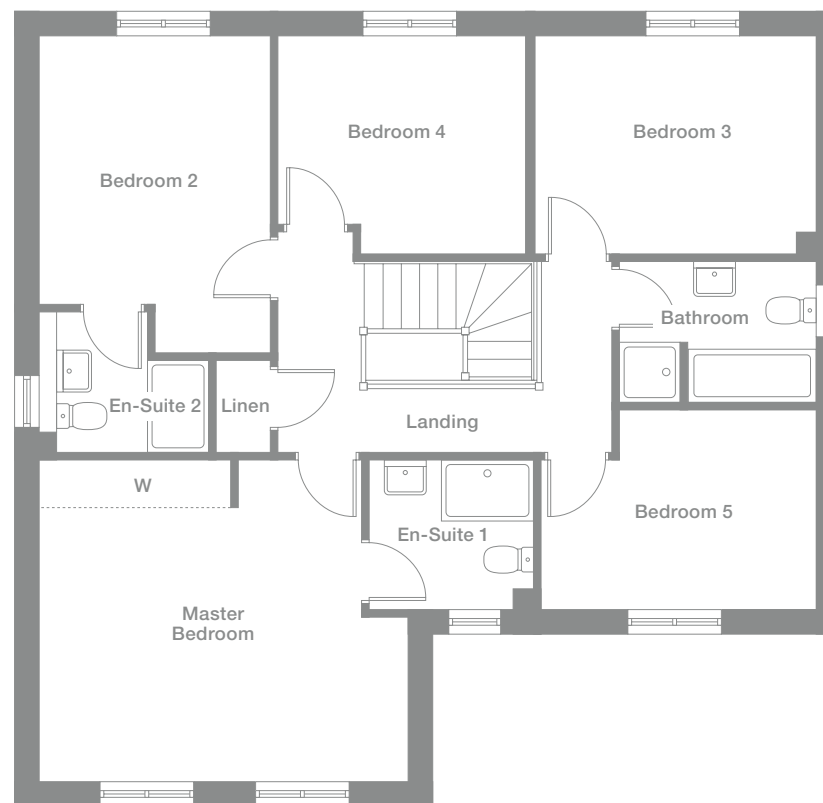
1,679 sq ft



## Ground Floor



## First Floor



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Plots may be a mirror image of plans shown above

Elevational treatments may vary

# Specification

- ✓ Standard
- Optional Extra
- Not Available

	All Housetypes
<b>Kitchens</b>	
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Square PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Upgraded hob (range of options available)	○
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
LED downlighters to underside of wall units	○
LED downlighters to ceiling	✓
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

<b>Bathrooms</b>	
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom only	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps (basins only)	✓
At least one complete shower (en-suites only)	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
LED downlighters to ceiling	✓
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating bath or basin	✓
900mm wide splashback panel to basin in WC	✓
Ceramic floor tiles	○

	All Housetypes
<b>Electrical</b>	
Mains wired (with battery back-up) smoke detectors	✓
Sealed battery operated carbon monoxide detector	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
LED porch light with PIR	✓
Front doorbell and chime	✓
Intruder alarm	○

<b>Heating</b>	
Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Myson touch heating controller	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	○

<b>Exterior</b>	
Double glazed PVCu windows	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
House numbers ready fitted	✓
Outside cold water tap	○

<b>Decorative</b>	
Stop chamfer moulded spindles and newels to staircase with oak finished handrail	✓
Ovolo moulded skirting boards and architraves	✓
Ladder Style/4 panel moulded internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted white	✓
Fitted sliding wardrobe system to master bedroom only	✓
Fitted sliding wardrobe system to bedroom 2	○

<b>Landscaping</b>	
Turf to front garden	✓
Turf to rear garden	○
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

# The Miller Difference

## The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

## Trust

For us, the most important people are the customers who buy our homes and raise their families in them. In our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

## Helping where we can

We invest everything into your customer journey - it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

## Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

## Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

## A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

## For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.



"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

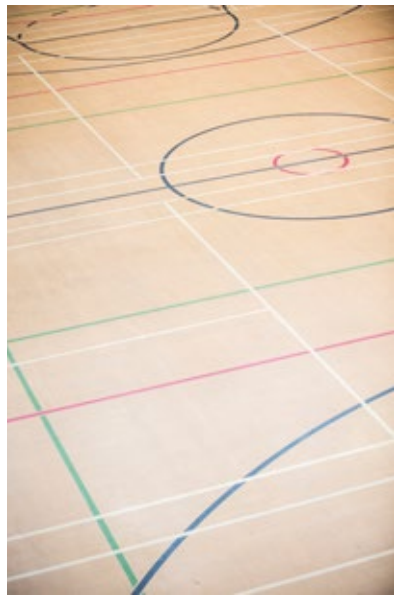
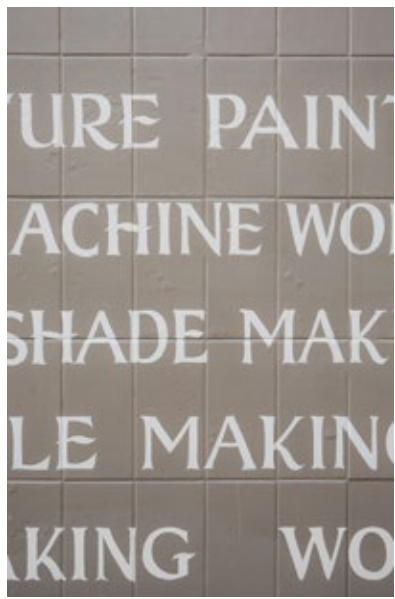
Chris Mackenzie  
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop  
Miller Home Owner



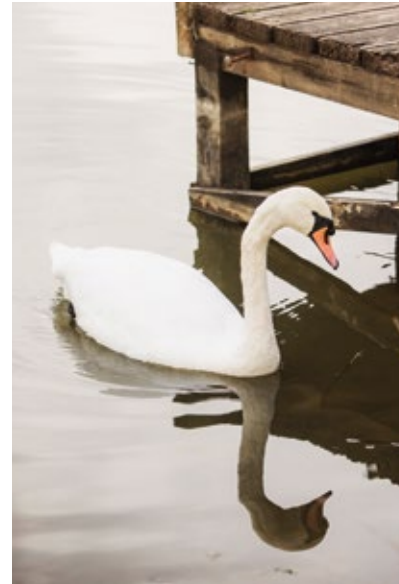
A small shopping area nearby offers food takeaways, a convenience store, hairdressers and other services, with a second convenience store and post office just over half a mile away. The wide selection of shops and leisure amenities at Manor Walks Mall in the town centre, which can be reached by pleasant, traffic-free paths, includes supermarkets, fashion and technology retailers, restaurants and a Vue multiplex cinema. Amongst the other popular shops in the town, the spacious Azure Garden Centre operates as a highly respected and valuable community charity. There are recycling facilities for glass and household textiles at the Sainsbury's store in Manor Walks.





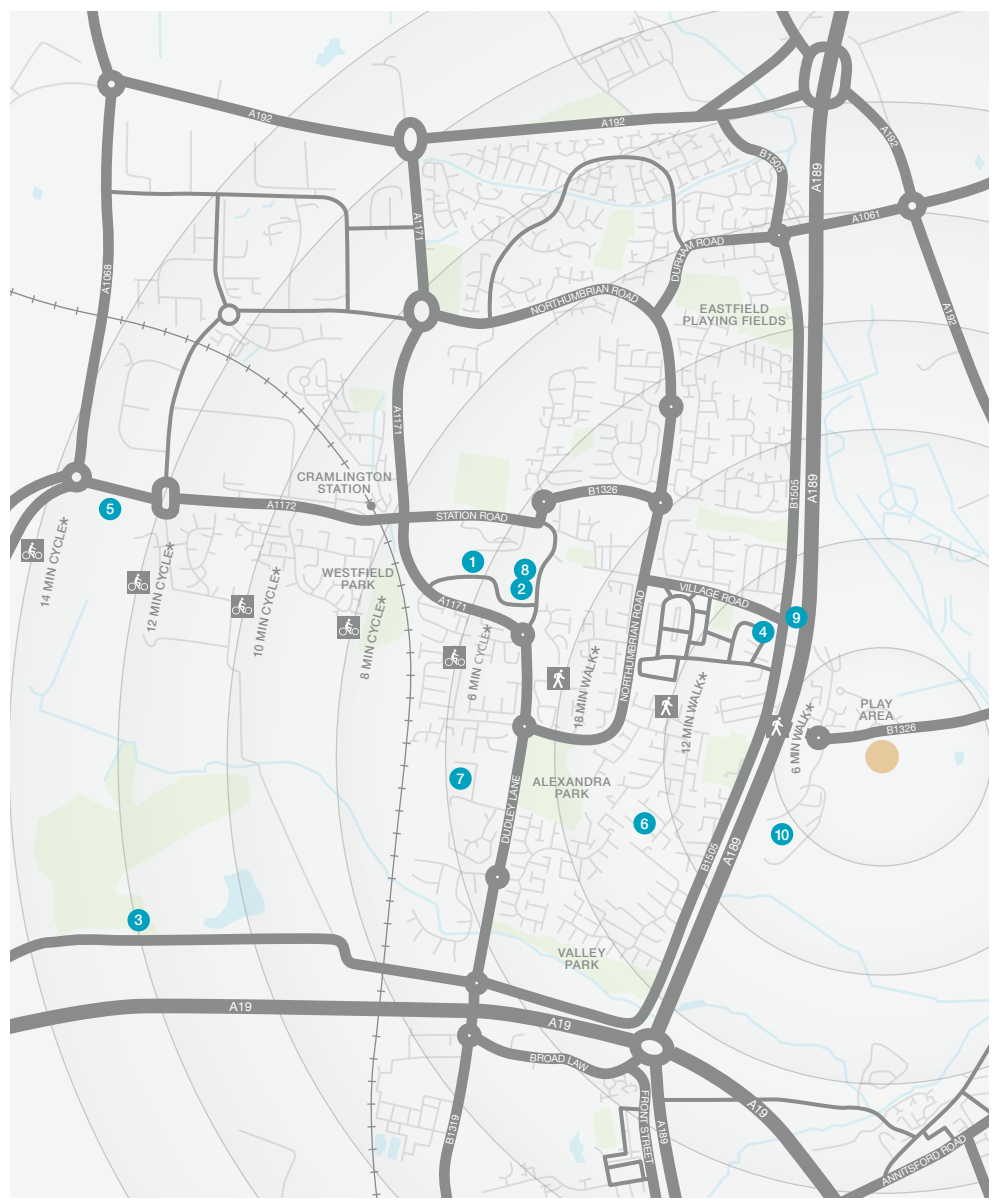
Barley Meadows is within walking distance of several schools, including Cragside C of E Primary which was rated 'outstanding' by Ofsted in 2014. For secondary education, the town is served by Cramlington Learning Village, an innovative and inclusive school with three separate buildings for different age ranges. The school provides a 'technology rich' environment, and has academy status.

There is a choice of GP practices in the town centre, the nearest at the Village Surgery, and the Rivenhall Dental Surgery is around ten minutes walk away. Barley Meadows is also less than half a mile from the new flagship Northumbria Specialist Emergency Care Hospital, which provides emergency care for Northumberland and North Tyneside.





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.



- 1 Concordia Leisure Centre, Forum Way 01670 542 222
- 2 Vue Multiplex Cinema Manor Walks 01670 735 023
- 3 Arcot Hall Golf Club Arcot Hall 0191 236 2794
- 4 Klondyke Post Office Burton Cottage Village Road 01670 713 733
- 5 Azure Garden Centre Station Road 01670 733 762
- 6 Cragside C of E Primary School, Westloch Road 01670 714 200
- 7 Cramlington Learning Village, Highburn 01670 712 311
- 8 Village Surgery Dudley Lane 01670 712 821
- 9 Rivenhall Dental Practice, High Pit Road 01670 712 221
- 10 Northumbria Specialist Emergency Care Hospital, Northumbrian Road 0344 811 8111

\* 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  
 3.5km = 8 to 14 mins cycle  
 4.0km = 10 to 16 mins cycle





# How to find us

Development  
Opening Times:  
Thursday - Sunday  
10.30am - 5.30pm  
Monday  
12.30am - 5.30pm  
0800 840 8510

**From the A1 Southbound**  
Two miles after passing the Shotton turn-off, bear left to join the A19 for Cramlington and the Tyne Tunnel. At the Seaton Burn roundabout take the third exit, for the Tyne Tunnel via the A19. After another two miles take the first roundabout exit, for East Cramlington. One mile on, turn right at the traffic lights, take the second exit at the roundabout, and Barley Meadows is 300 yards on, on the right.

**From Newcastle upon Tyne**  
Leave Newcastle by Salters' Lane, and at the roundabout near Gosforth Park take the A189 and follow signs for Cramlington. After three miles, at the Moor Farm roundabout, take the third exit joining the B1505 for East Cramlington. One mile on, just after entering the 30mph zone turn, right at the lights. Take the second exit at the roundabout, and the entrance to Barley Meadows is on the right, 300 yards on.

Sat Nav: NE23 6RR



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.

*the place to be®*

## Why Miller?

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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[www.millerhomes.co.uk](http://www.millerhomes.co.uk)

**millers**homes

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