



**Longridge Farm  
Bedlington**

**millerhomes**

*the place to be®*

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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.





Newmont		Ingleton		Whitton		Braxton		Hazelwood		Beauwood		Bayford	
Marchmont		Overton		Tiverton		Eaton		Kirkwood		Sherwood		Denford	
Dayton		Calderton		Colton		Beechwood		Maplewood		Baywood		Thetford	
Nevis		Tolkien		Halton		Skywood		Denwood		Beechford			



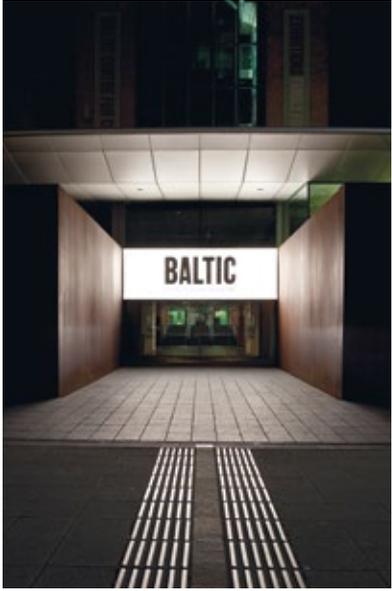
# Living in Bedlington

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 Longridge Farm.

Longridge Farm is within the catchment area for Bedlington West End First School, Meadowdale Primary Academy and Bedlingtonshire Academy. There are also RC schools, St Bede's First School and St Benet Biscop High, less than a mile from the development. Bedlington Medical Group, with seven GPs and a nursing team, is based in Glebe Road, three quarters of a mile away, and there is a nearby dentist in Front Street.

Bedlingtonshire Golf Club's challenging 18-hole course is just over a mile and a half from the development. The Concordia leisure centre in Cramlington has a 25m swimming pool as well as a fully-equipped gym, a sports hall and a wide range of children's activities. Nearby Blyth, in addition to its excellent beach and parks, has a sports centre with a swimming pool and a children's play area.

Bedlington is served by buses running approximately every 20 minutes between local towns and Newcastle. The journey to Newcastle takes around 40 minutes. The development is less than three and a half miles from the A189, and Newcastle is fifteen minutes by train from Cramlington station, a little over five miles to the south.



# Welcome home

Surrounded by fields and open countryside yet just under a mile from the shops and services of the historic town of Bedlington, this delightful and peaceful development of two, three, four and five bedroom homes combines modern, energy efficient design with a timeless architectural style. Less than twelve miles from the centre of Newcastle and less than four miles from the seaside attractions of Blyth, it is the perfect place to put down roots in the North East. Welcome to Longridge Farm...

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.



# Newmont

**Overview**  
 A comfortable lounge leads through to a stylish, ergonomic kitchen where french doors introduce a light, open ambience to the dining area. A downstairs WC complements the family bathroom, and one of the two bedrooms features an en-suite shower room and a useful built-in cupboard.

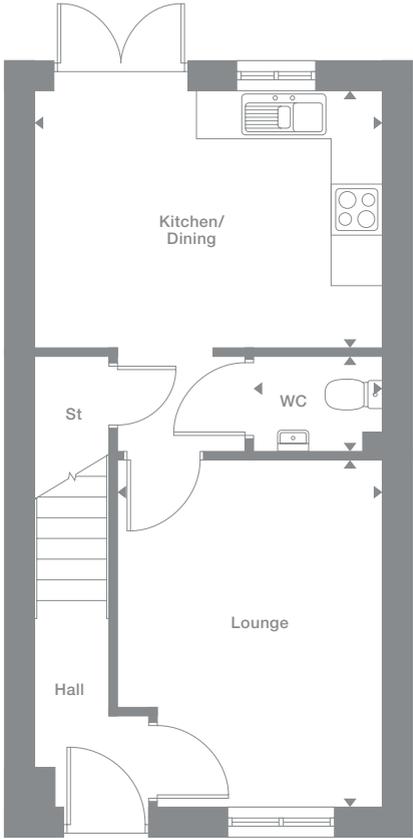
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.08m x 4.04m 10'1" x 13'3"	Principal Bedroom 4.03m x 3.19m 13'3" x 10'6"
Kitchen/Dining 4.03m x 3.00m 13'3" x 9'10"	En-Suite 1.51m x 2.21m 5'0" x 7'3"
WC 1.60m x 1.11m 5'3" x 3'8"	Bedroom 2 4.03m x 2.49m 13'3" x 8'2"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

**Floor Space**  
 725 sq ft

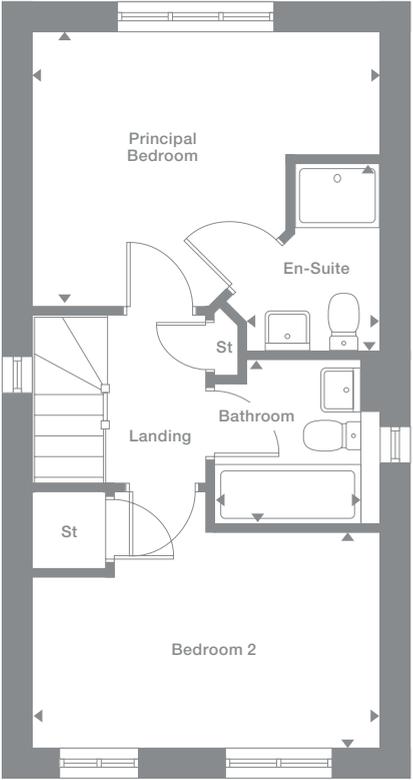
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Marchmont

**Overview**

This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

**Ground Floor**

**Lounge**  
3.11m x 4.08m  
10'3" x 13'5"

**Kitchen/Dining**  
4.06m x 3.04m  
13'4" x 10'0"

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

**First Floor**

**Principal Bedroom**  
2.63m x 3.59m  
8'8" x 11'10"

**En-Suite**  
1.18m x 2.13m  
3'10" x 7'0"

**Bedroom 2**  
4.06m x 3.02m  
13'4" x 9'11"

**Bathroom**  
1.70m x 2.09m  
5'7" x 6'10"

**Floor Space**

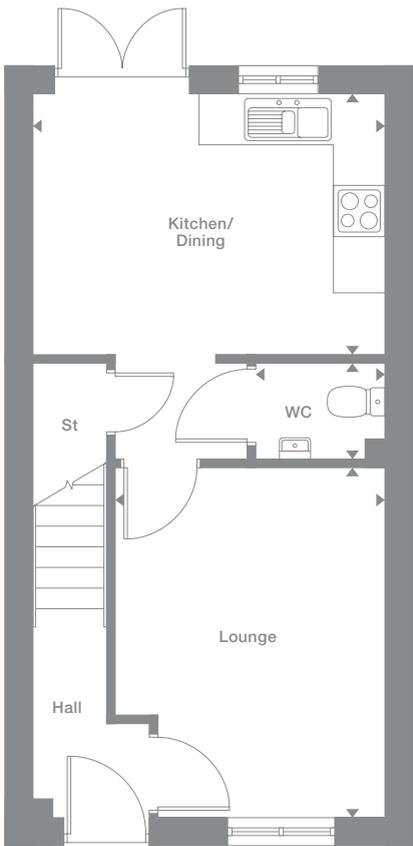
737 sq ft

† Window not applicable to plot 286

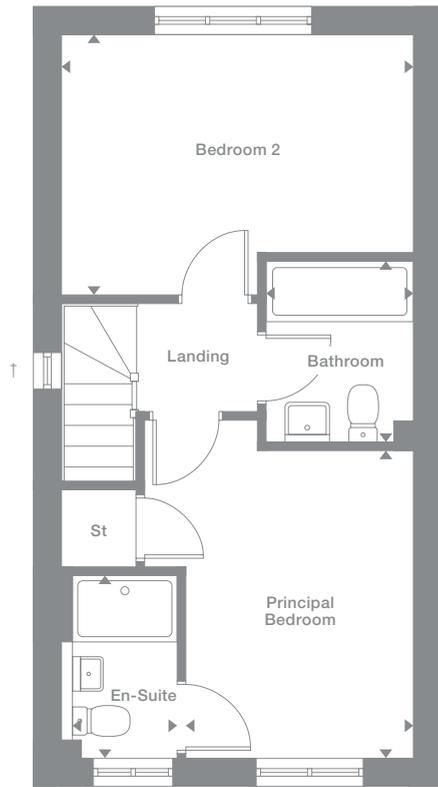
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Dayton

**Overview**

The distinctive lounge, superbly designed with an open plan staircase that enhances the spacious ambience, leads into a bright dining kitchen with feature french doors. Storage space includes a useful coat cupboard by the front door, and there is a second cupboard on the landing.

**Ground Floor**

**Lounge**  
3.56m x 4.41m  
11'8" x 14'6"

**Kitchen**  
2.45m x 3.06m  
8'1" x 10'0"

**Dining**  
2.08m x 2.43m  
6'10" x 8'0"

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

**First Floor**

**Principal Bedroom**  
2.54m x 3.87m  
8'4" x 12'8"

**Bedroom 2**  
2.54m x 3.60m  
8'4" x 11'0"

**Bedroom 3**  
1.90m x 2.43m  
6'3" x 8'0"

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

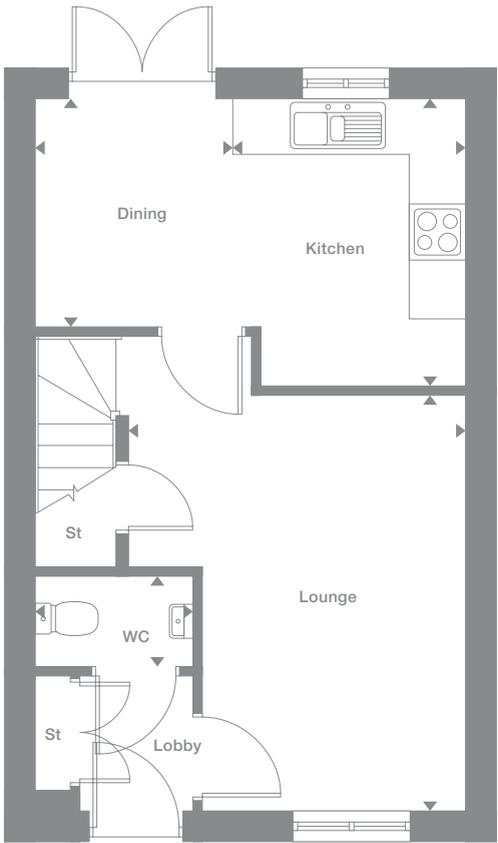
**Floor Space**

740 sq ft

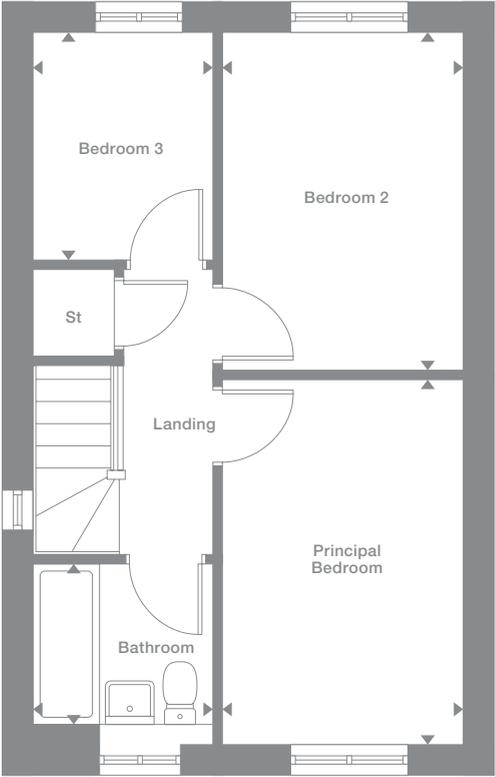
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Nevis

**Overview**

An entrance canopy and brickwork detailing give the frontage of the Nevis a classic appeal that introduces a comfortable, stylish interior. Feature french doors give the flexible L-shaped living room a particularly light, airy ambience.

**Ground Floor**

**Lounge**  
4.09m x 3.60m  
13'5" x 11'9"

**Kitchen**  
2.76m x 2.43m  
9'0" x 7'11"

**Dining**  
2.61m x 2.51m  
8'6" x 8'2"

**WC**  
1.50m x 1.34m  
4'11" x 4'4"

**First Floor**

**Principal Bedroom**  
2.61m x 3.69m  
8'7" x 12'1"

**Bedroom 2**  
2.61m x 3.16m  
8'7" x 10'4"

**Bedroom 3**  
2.32m x 2.40m  
7'8" x 7'10"

**Bathroom**  
2.32m x 1.70m  
7'8" x 5'7"

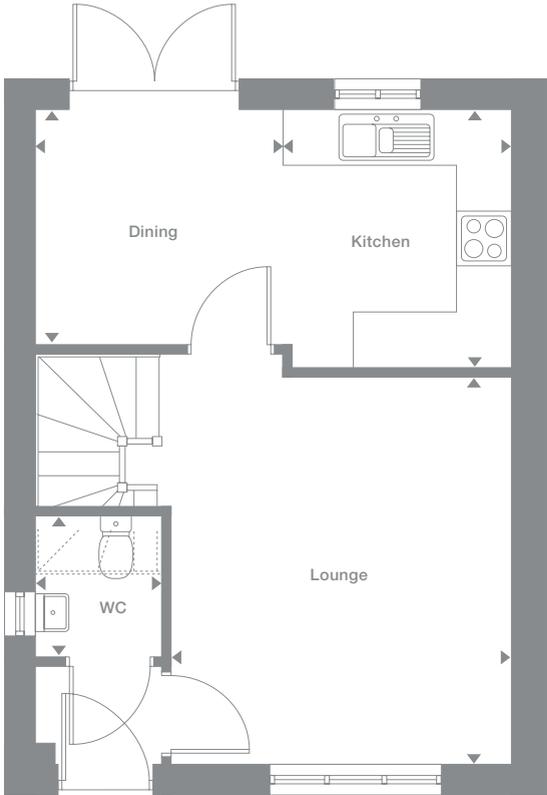
**Floor Space**

754 sq ft

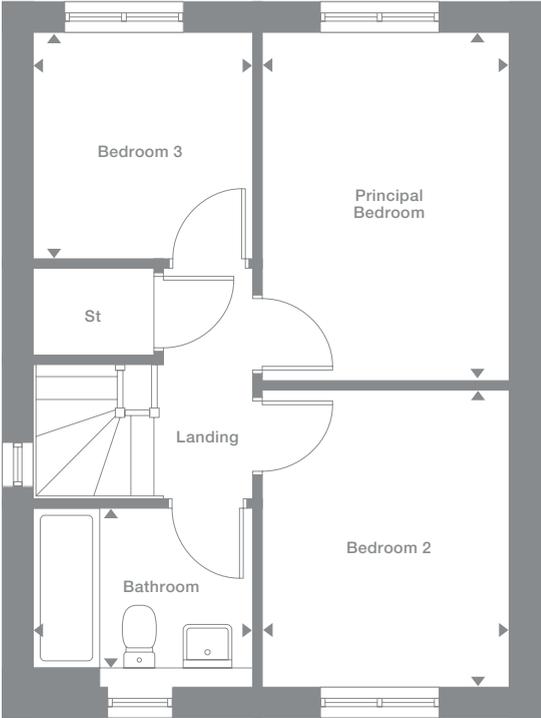
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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## Overview

Complementing a bright, comfortable lounge, the french doors that transform the kitchen and dining room into an airy, adaptable space for cooking and conversation also make eating outdoors a tempting summer option. Upstairs, the three bedrooms include an en-suite principle bedroom with built-in storage space.

## Ground Floor

**Lounge**  
3.53m x 4.45m  
11'7" x 14'8"

**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 3.24m  
9'9" x 10'8"

**En-Suite**  
1.18m x 1.99m  
3'10" x 6'7"

**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

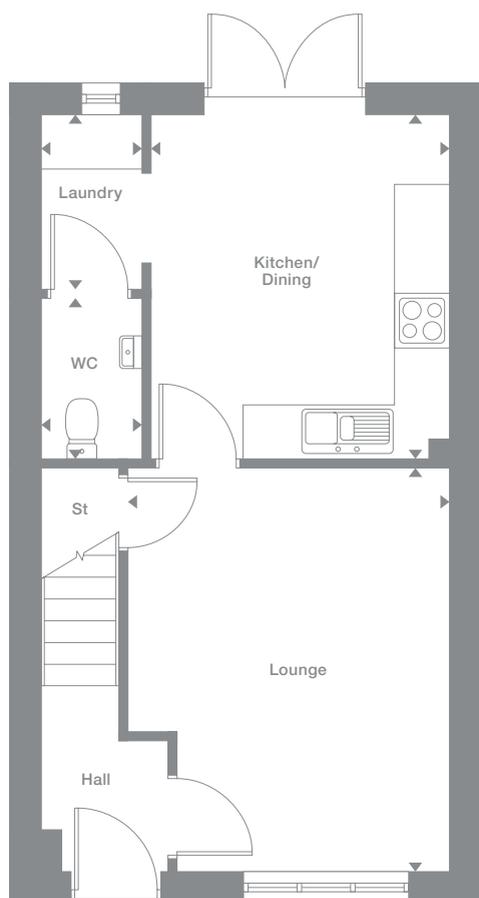
806 sq ft

† Window not applicable to plots 196 and 206

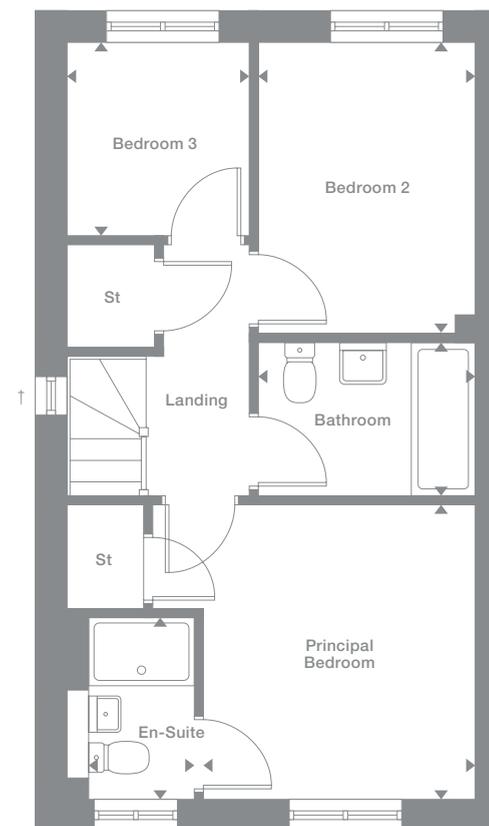
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## Ground Floor



## First Floor



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# Overton

**Overview**

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized 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**  
1.18m x 2.03m  
3'10" 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"

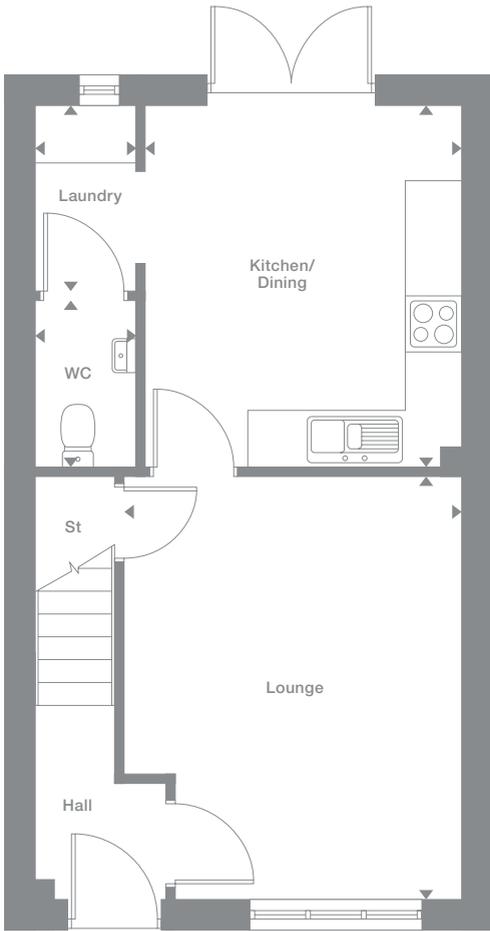
**Floor Space**

819 sq ft

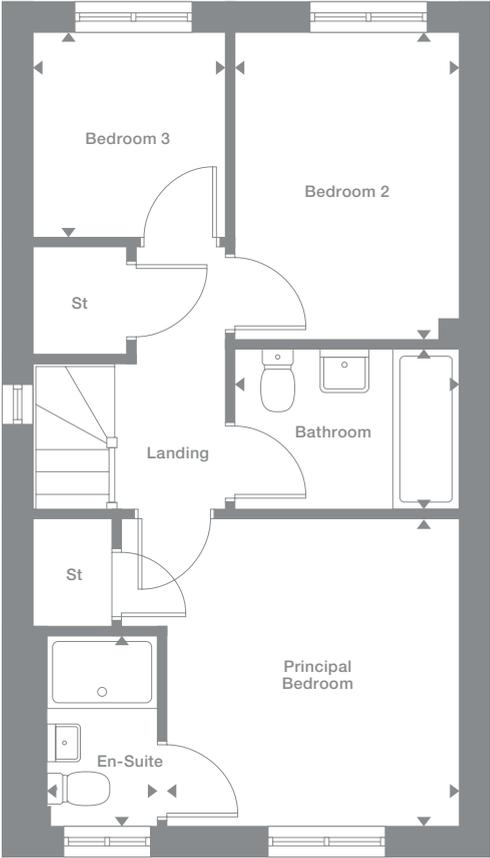
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**Ground Floor**



**First Floor**



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# 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 2.76m  
13'0" x 9'1"

**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 1.500m H.L.  
9'11" x 8'3"

**En-Suite**  
1.89m x 1.81m  
to 1.500m H.L.  
6'3" x 6'0"

## Floor Space

842 sq ft

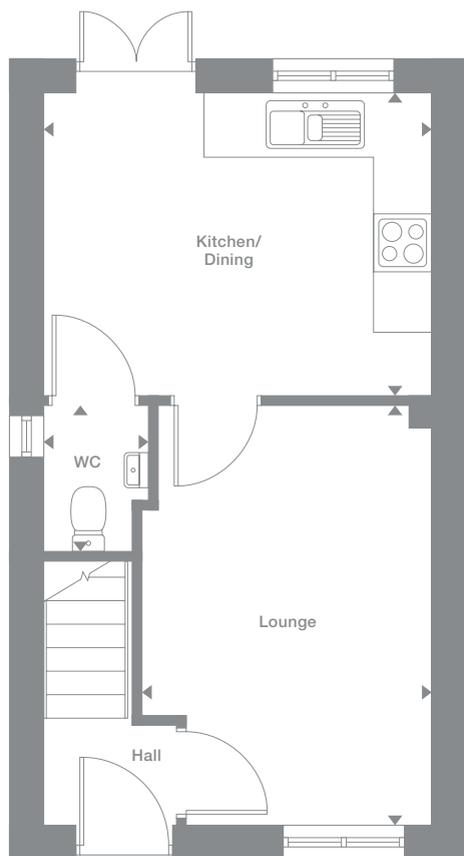
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Denotes full height ceiling line

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Denotes 1,500m height ceiling line

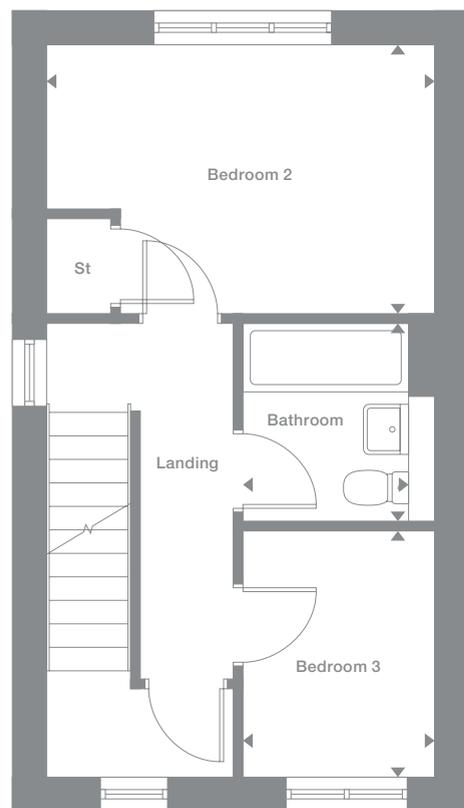
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



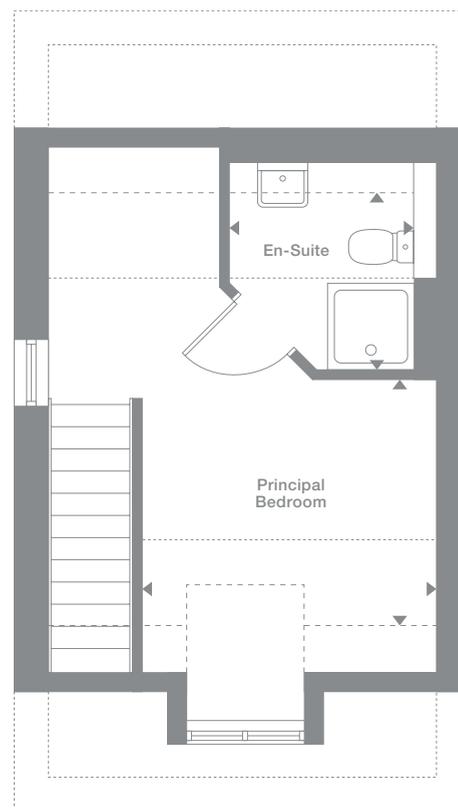
## Ground Floor



## First Floor



## Second Floor



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# Tolkien

**Overview**

The comfortable lounge opens on to a delightful kitchen with french doors, a superb setting for convivial dining. The principal bedroom, with en-suite facilities and a dormer window, perfectly blends luxury and character.

**Ground Floor**

- Lounge  
3.19m x 4.27m  
10'6" x 14'0"
- Dining  
1.82m x 2.53m  
6'0" x 8'4"
- Kitchen  
2.31m x 3.06m  
7'7" x 10'1"
- WC  
0.85m x 1.63m  
2'10" x 5'4"

**First Floor**

- Bedroom 2  
4.14m x 2.60m  
13'7" x 8'6"
- Bedroom 3  
2.13m x 2.73m  
7'0" x 9'0"
- Bathroom  
2.13m x 1.91m  
7'0" x 6'3"

**Second Floor**

- Principal Bedroom  
3.19m x 4.92m  
to 118m H.L.  
10'6" x 16'2"
- En-Suite  
2.18m max x 1.82m  
to 132m H.L.  
7'2" x 6'0"

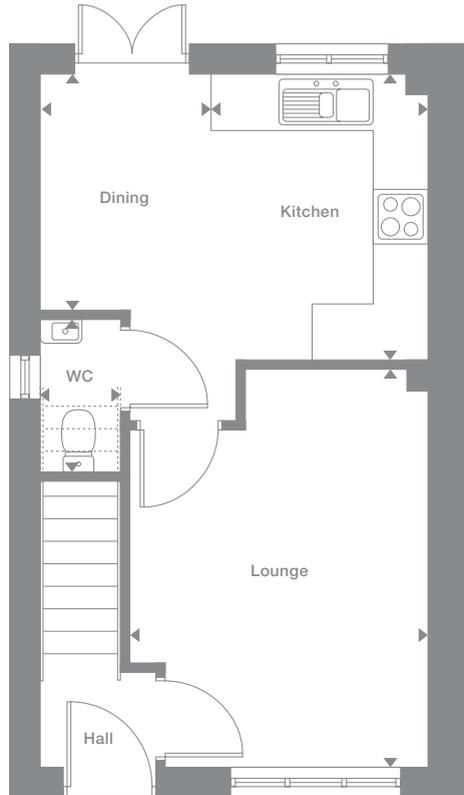
**Floor Space**

886 sq ft

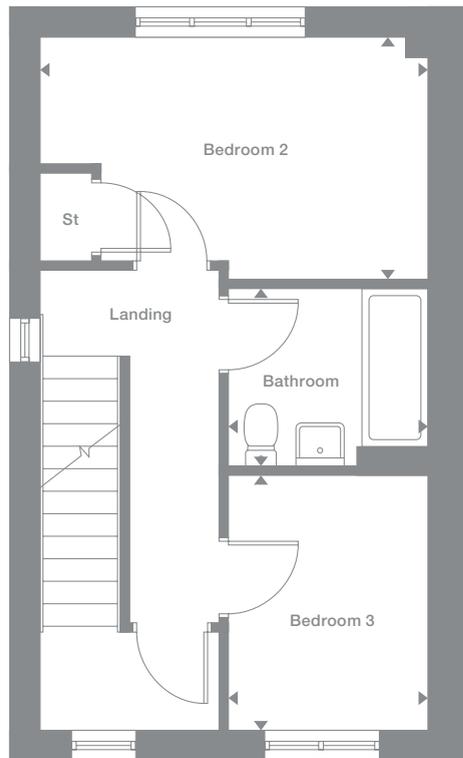
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



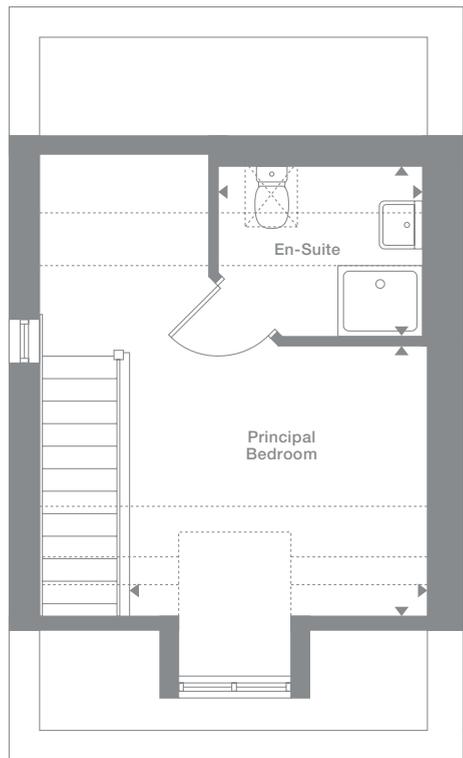
Ground Floor



First Floor



First Floor



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**Overview**

The bright lounge shares the ground floor with a beautifully planned kitchen and dining room, where french doors opening to the garden add an inspiring, natural appeal to the dining area. The three bedrooms include a superb en-suite principal bedroom that incorporates a walk-in cupboard.

**Ground Floor**

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

**First Floor**

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

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

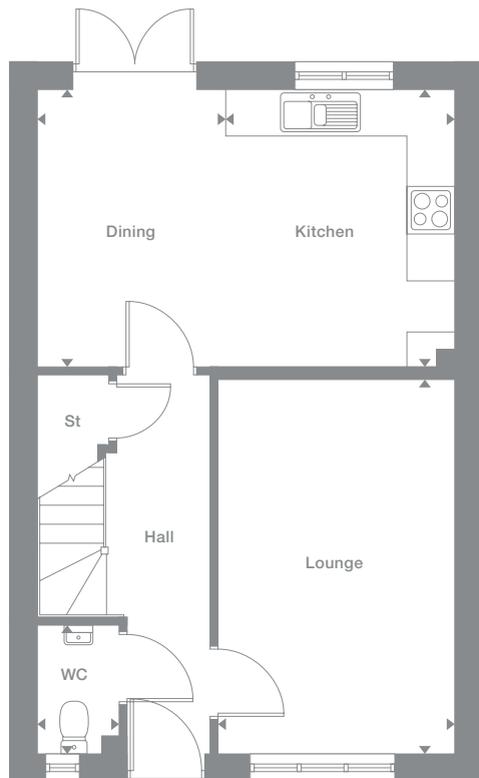
**Floor Space**

947 sq ft

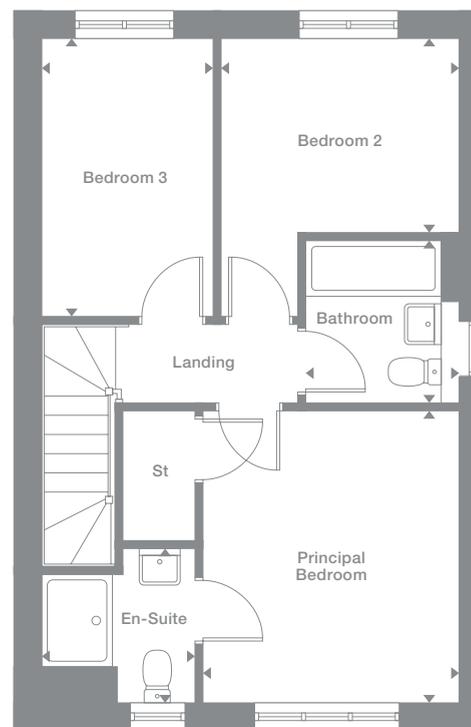
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Tiverton

**Overview**

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

**Ground Floor**

**Lounge**  
3.10m x 4.71m  
10'2" x 15'6"

**Kitchen**  
2.86m x 3.50m  
9'5" x 11'6"

**Dining**  
2.44m x 2.70m  
8'0" x 8'10"

**WC**  
0.95m x 2.28m  
3'2" x 7'6"

**First Floor**

**Principal Bedroom**  
3.64m x 3.38m  
12'0" x 11'1"

**En-Suite**  
1.34m x 2.26m  
4'5" x 7'5"

**Bedroom 2**  
3.21m x 2.83m  
10'7" x 9'4"

**Bedroom 3**  
1.99m x 2.83m  
6'7" x 9'4"

**Bathroom**  
1.70m x 1.95m  
5'7" x 6'5"

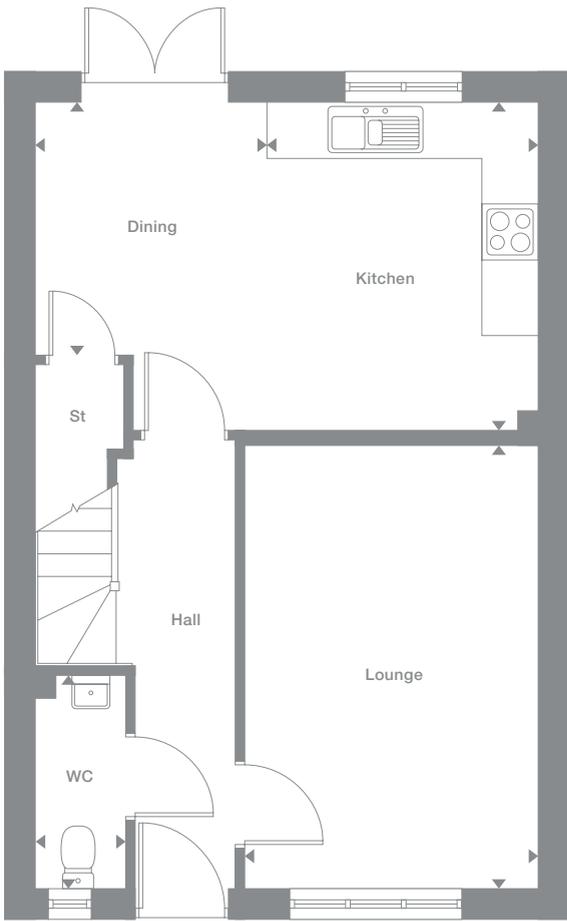
**Floor Space**

956 sq ft

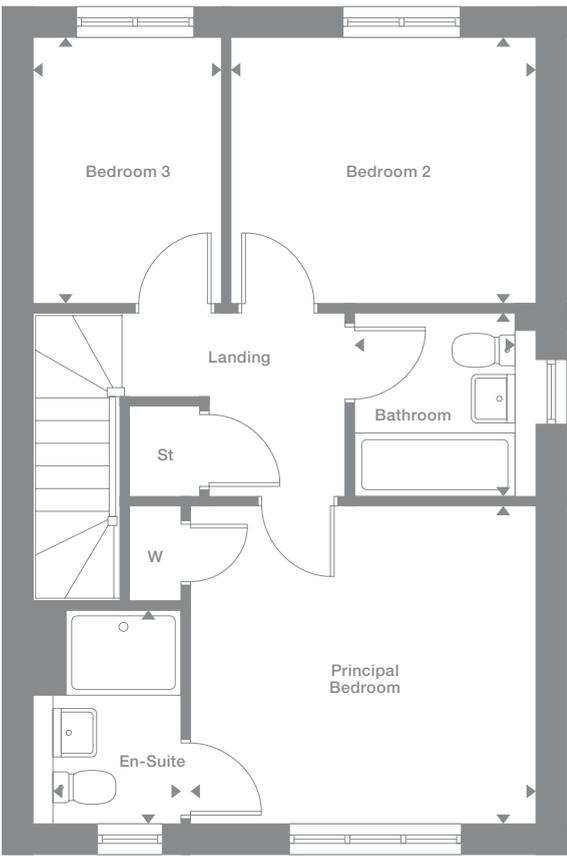
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Colton

**Overview**  
 The family kitchen and dining room features french doors, complementing a first floor lounge with juliet balcony. There is a downstairs WC, a gallery landing opening to the bathroom and bedroom three, one second floor bedroom is en-suite and the other incorporates a dormer window.

<b>Ground Floor</b>	<b>First Floor</b>	<b>Second Floor</b>
Dining/Family 3.81m x 2.40m 12'6" x 7'11"	Lounge 3.81m x 3.02m 12'6" x 9'11"	Principal Bedroom 3.81m x 2.80m to 1.500m H.L. 12'6" x 9'2"
Kitchen 2.78m x 4.01m 9'2" x 13'2"	Bedroom 3 1.91m x 2.85m 6'3" x 9'4"	En-Suite 1.72m x 1.70m 5'8" x 5'7"
WC 1.29m x 1.46m 4'3" x 4'10"	Bathroom 1.70m x 1.91m 5'7" x 6'3"	Bedroom 2 2.80m x 3.00m to 1.500m H.L. 9'3" x 9'10"

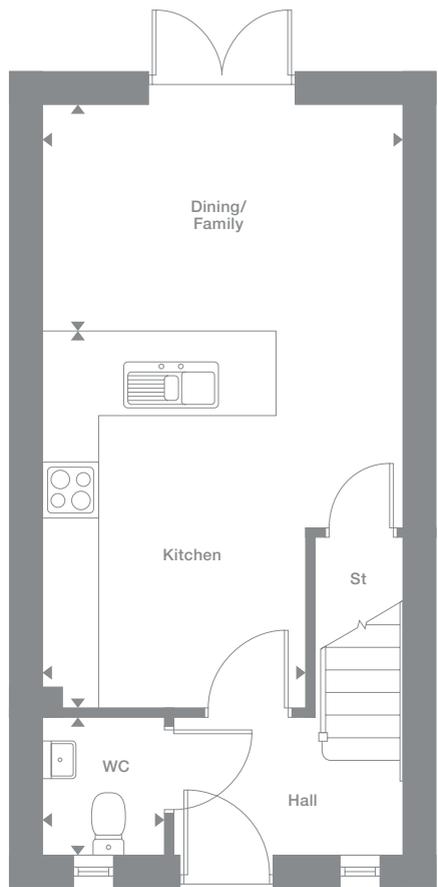
**Floor Space**  
 958 sq ft

..... Denotes full height ceiling line  
 --- Denotes 1.500m height ceiling line

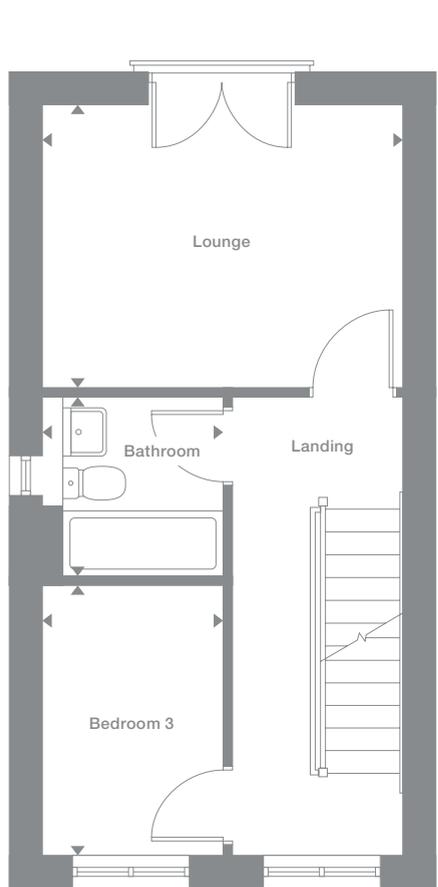
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



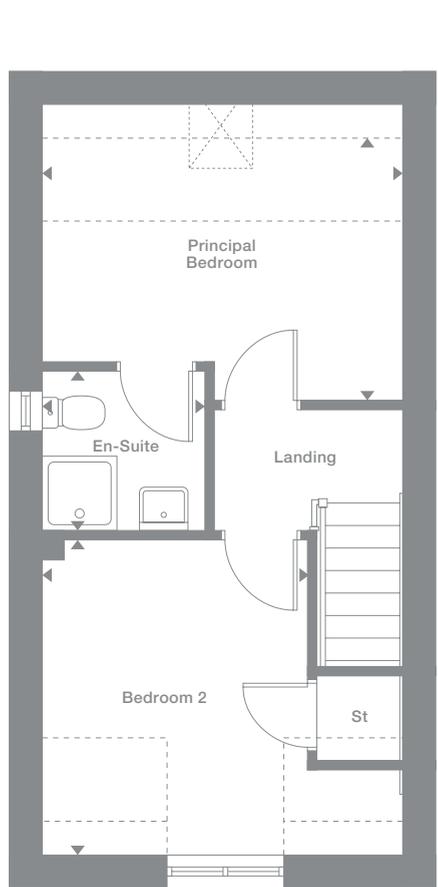
**Ground Floor**



**First Floor**



**Second Floor**



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# Halton

## Overview

From the exciting open-plan family kitchen and dining room, with its garden access, to the luxurious principal suite, this is a home filled with attractive features. The lounge incorporates a french window with a Juliette balcony, and bedroom two incorporates a charming traditional dormer window.

## Ground Floor

Dining/Family  
3.84m x 2.77m  
12'7" x 9'1"

Kitchen  
2.82m x 3.72m  
9'3" x 12'2"

WC  
1.29m x 1.46m  
4'3" x 4'10"

## First Floor

Lounge  
3.84m x 3.05m  
12'7" x 10'0"

Bedroom 3  
1.94m x 2.89m  
6'5" x 9'6"

Bathroom  
1.94m x 1.91m  
6'5" x 6'3"

## Second Floor

Principal Bedroom  
3.84m x 2.80m  
to 1.500m H.L.  
12'7" x 9'2"

En-Suite  
1.76m x 1.70m  
5'9" x 5'7"

Bedroom 2  
2.84m x 3.00m  
to 1.500m H.L.  
9'4" x 9'10"

## Floor Space

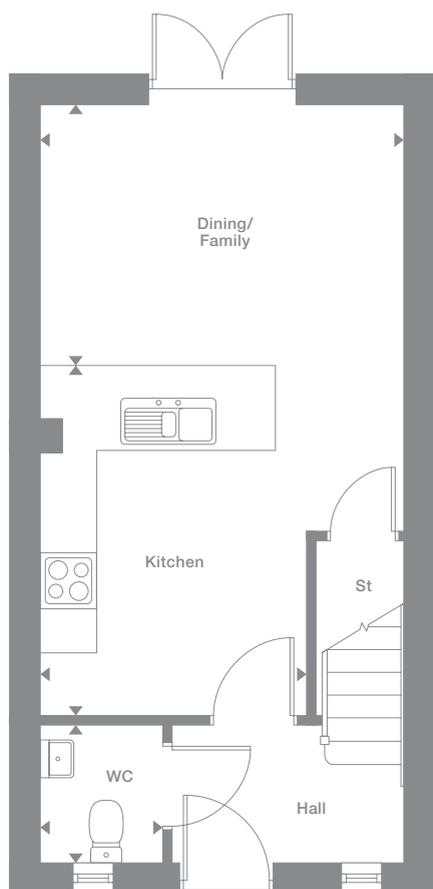
972 sq ft

..... 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



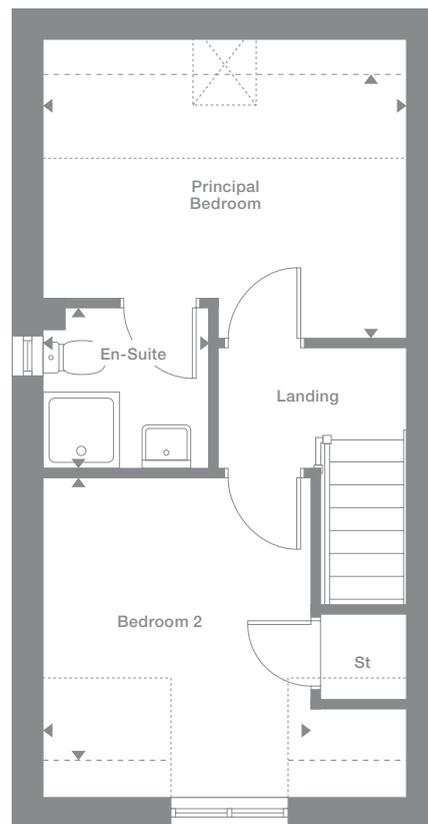
Ground Floor



First Floor



Second Floor



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# Braxton

**Overview**  
Both the lounge and the family kitchen and dining room are dual aspect, with the light ambience further enhanced by the family room's french doors. Practical touches include a laundry and generous storage space, and the en-suite, dual-aspect principal bedroom adds a dash of luxury.

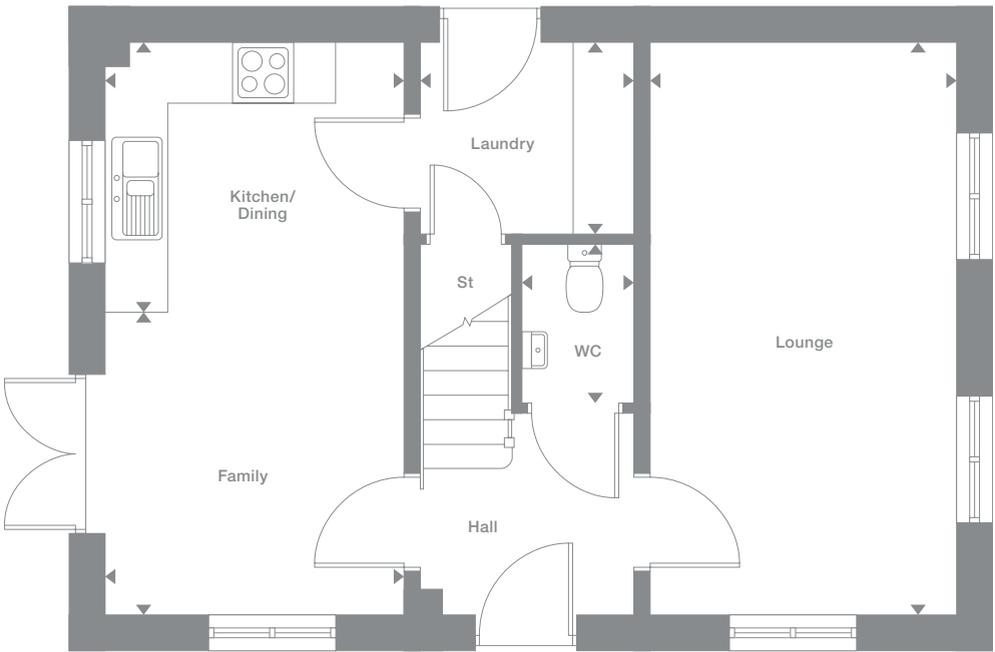
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 2.99m x 5.58m 9'10" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 1.70m x 2.20m 5'7" x 7'3"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom

**Floor Space**  
996 sq ft

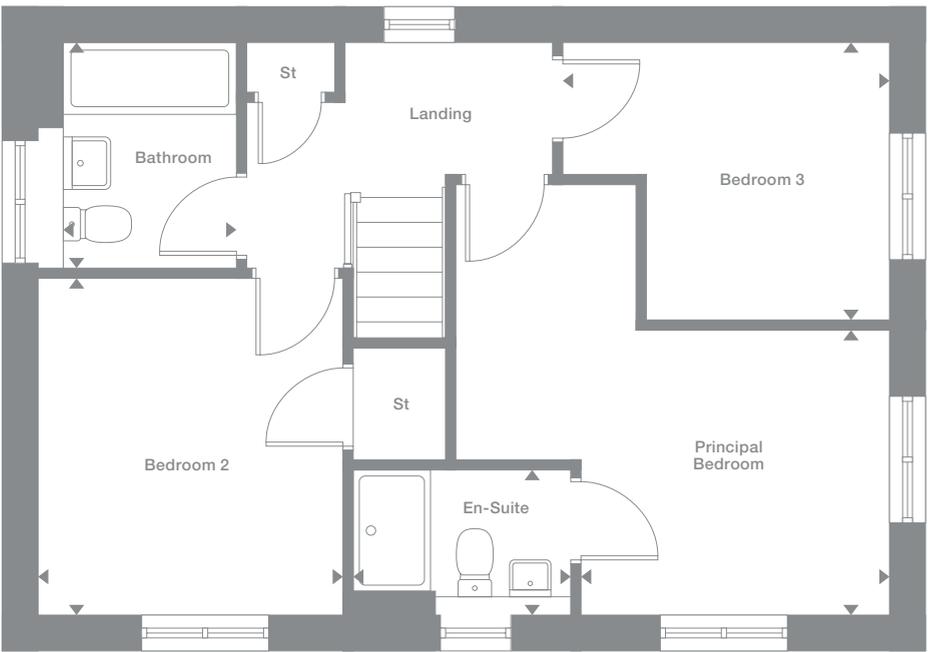


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

## Ground Floor



## First Floor



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**Overview**

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

**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"

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

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

**WC**  
1.08m x 1.44m  
3'7" x 4'9"

**First Floor**

**Principal Bedroom**  
3.40m x 3.12m  
11'2" x 10'3"

**En-Suite**  
1.77m x 2.06m  
5'10" x 6'9"

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

**Bedroom 3**  
2.60m x 2.33m  
8'6" x 7'8"

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

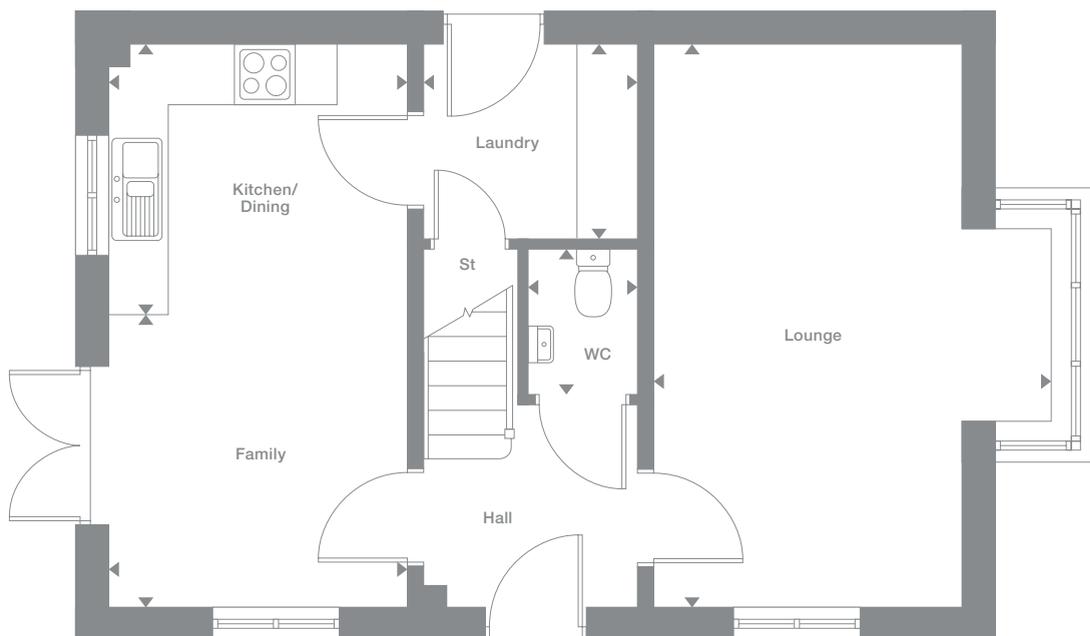
**Floor Space**

1,016 sq ft

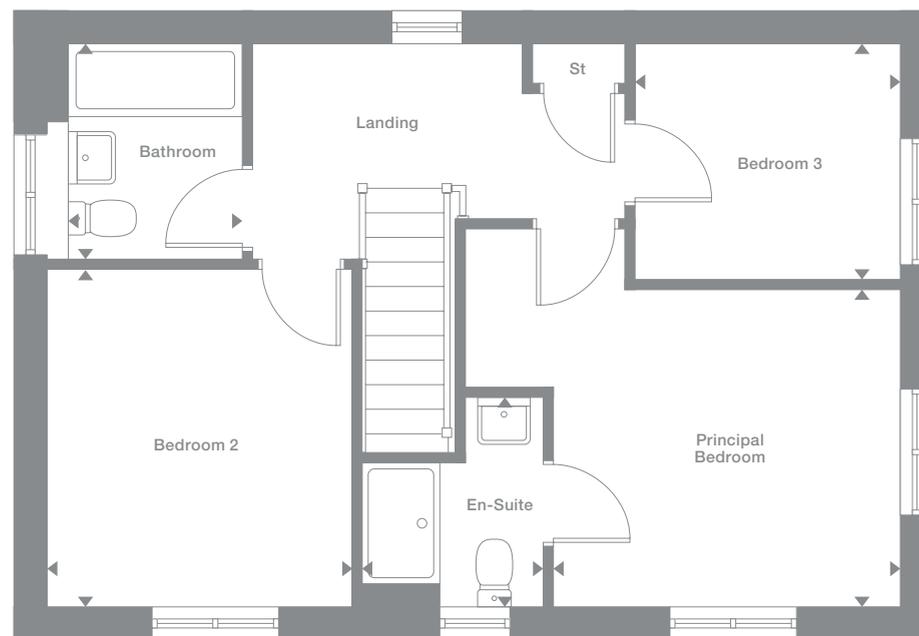
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Beechwood

## Overview

The generously sized entrance hall instantly establishes the prestigious quality found in every aspect of this family home, from the dining area's french doors to the dedicated dressing area in the en-suite principal bedroom. The fourth bedroom offers the option of creating a private study.

## Ground Floor

**Lounge**  
2.58m x 4.33m  
8'6" x 14'3"

**Kitchen**  
2.75m x 2.86m  
9'1" x 9'5"

**Dining**  
2.11m x 2.86m  
6'11" x 9'5"

**WC**  
1.04m x 1.41m  
3'5" x 4'8"

## First Floor

**Principal Bedroom**  
3.05m x 2.70m  
10'0" x 8'10"

**Dressing**  
1.78m x 2.07m  
5'10" x 6'10"

**En-Suite**  
1.18m x 2.07m  
3'10" x 6'10"

**Bedroom 2**  
2.44m x 3.85m  
8'0" x 12'8"

**Bedroom 3**  
2.73m x 3.39m  
8'11" x 11'2"

**Bedroom 4**  
2.33m x 2.25m  
7'8" x 7'5"

**Bathroom**  
2.05m x 1.69m  
6'9" x 5'7"

## Floor Space

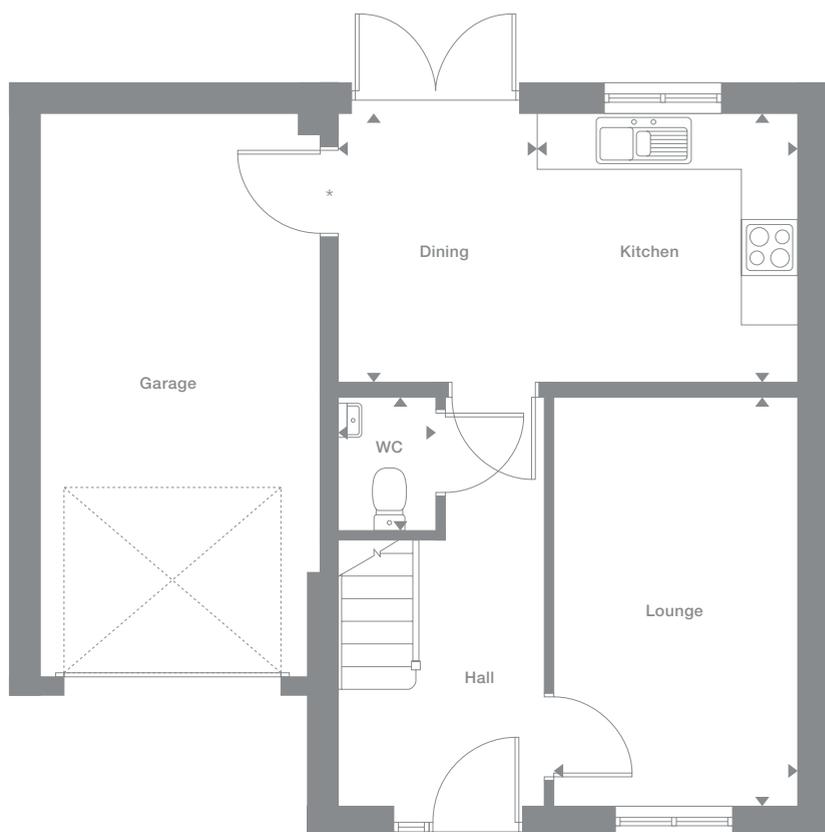
935 sq ft

\* Optional garage door

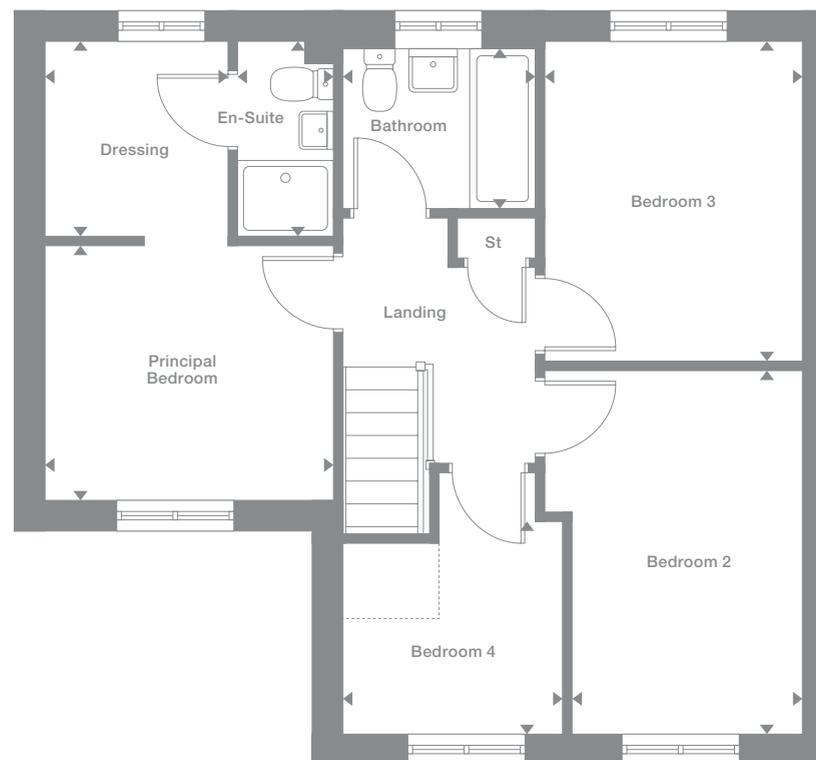
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Skywood

## Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is en-suite.

## Ground Floor

**Lounge**  
3.27m x 4.82m  
10'9" x 15'10"

**Kitchen**  
2.95m x 3.26m  
9'8" x 10'9"

**Laundry**  
1.60m x 2.09m  
5'3" x 6'10"

**Dining**  
2.84m x 3.26m  
9'4" x 10'9"

**WC**  
1.60m x 1.07m  
5'3" x 3'6"

## First Floor

**Principal Bedroom**  
4.27m x 2.88m  
14'0" x 9'6"

**En-Suite**  
1.83m x 2.38m  
6'0" x 7'10"

**Bedroom 2**  
3.70m x 2.82m  
12'2" x 9'3"

**Bedroom 3**  
3.13m x 2.61m  
10'3" x 8'7"

**Bedroom 4**  
3.70m x 2.82m  
12'2" x 9'3"

**Bathroom**  
1.70m x 2.09m  
5'7" x 6'10"

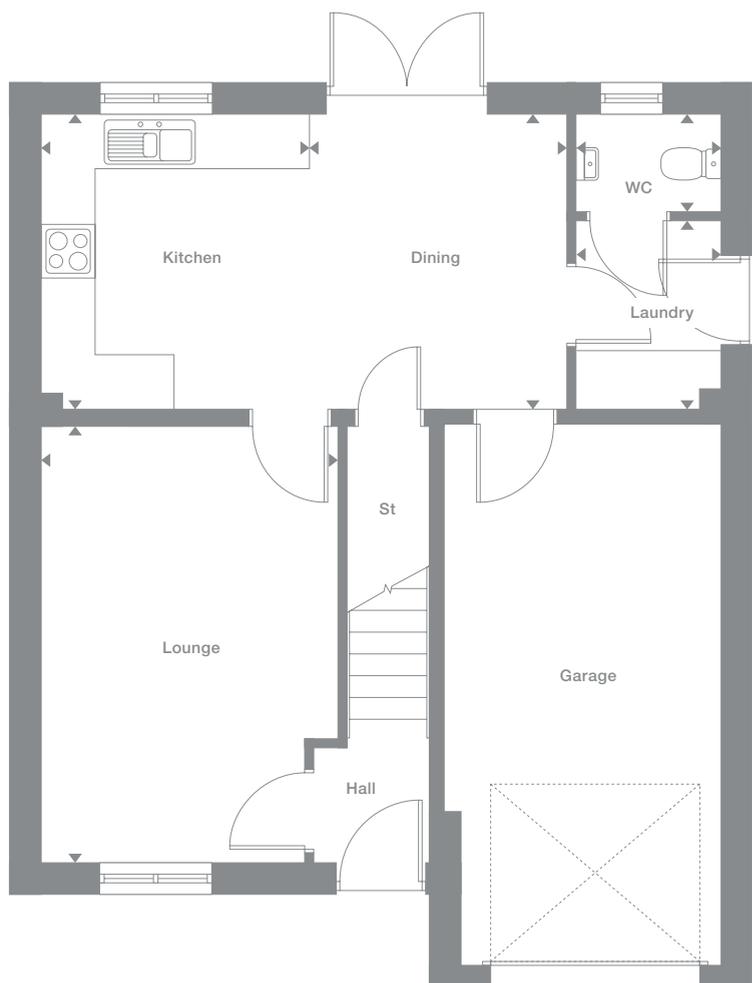
## Floor Space

1,144 sq ft

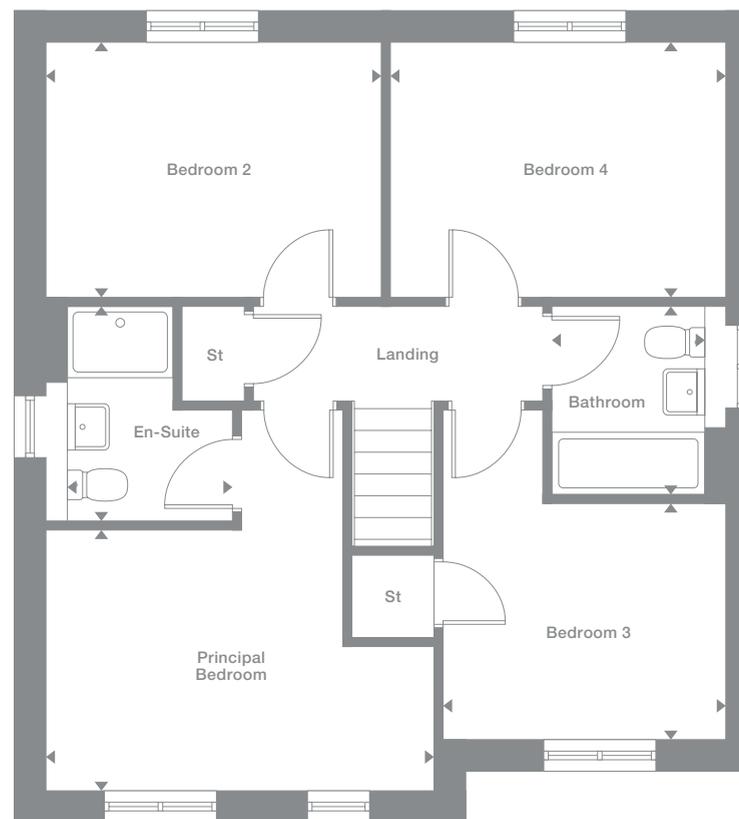
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Hazelwood

## Overview

The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

## Ground Floor

**Lounge**  
3.38m x 4.86m  
11'1" x 15'11"

**Kitchen**  
2.95m x 3.18m  
9'8" x 10'5"

**Dining**  
2.91m x 3.18m  
9'7" x 10'5"

**Laundry**  
1.60m x 2.13m  
5'3" x 7'0"

**WC**  
1.60m x 0.96m  
5'3" x 3'2"

## 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

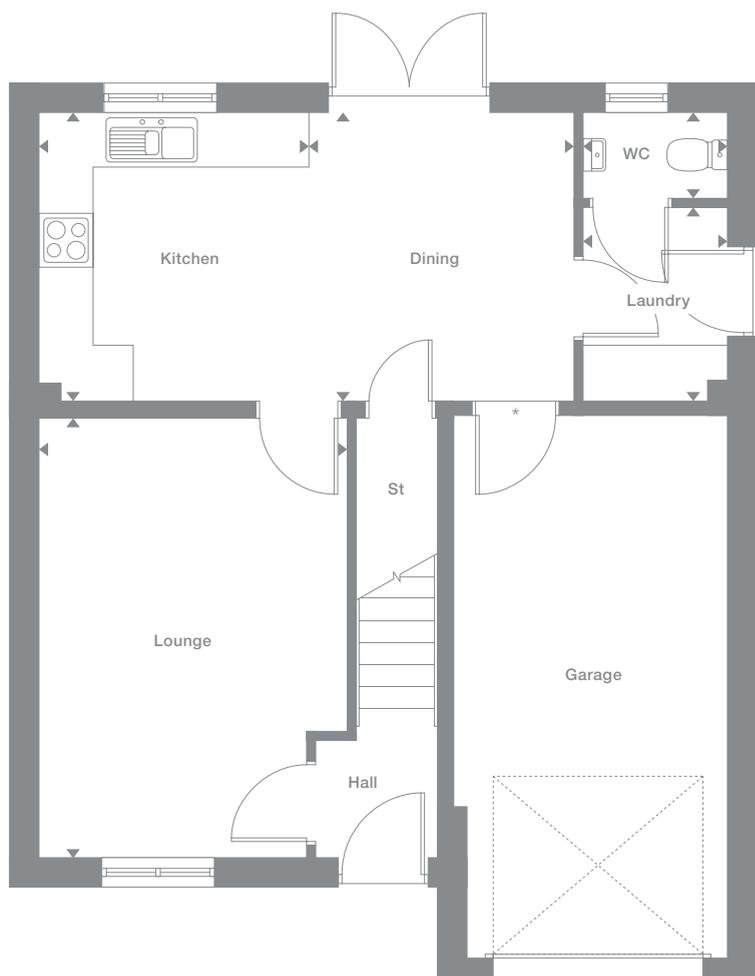
1,150 sq ft

\* Optional garage door

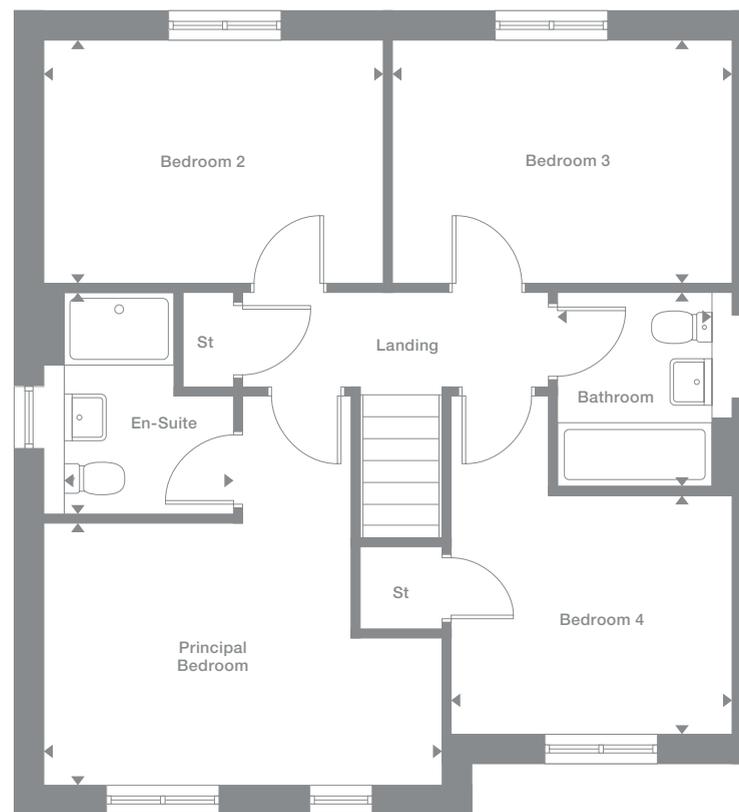
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Kirkwood

**Overview**

Extending the full width of the home, the exciting and adaptable kitchen, dining and family room presents a perfect backdrop to lively everyday life. The lounge incorporates a striking bay window, and the principal bedroom includes an en-suite shower accessed via a walk-through 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 2.75m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.18m  
8'6" x 3'10"
- 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"

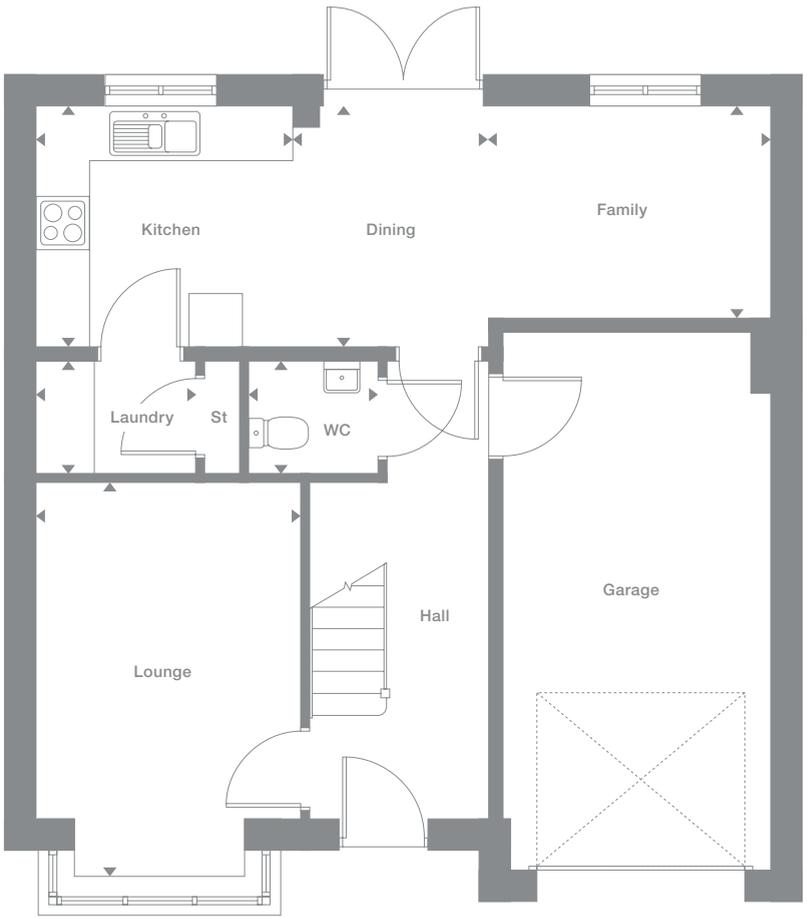
**Floor Space**

1,240 sq ft

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



**Ground Floor**



**First Floor**



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# Maplewood

## Overview

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

## Ground Floor

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

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

**Laundry**  
1.76m x 1.26m  
5'9" x 4'2"

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

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

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

## First Floor

**Principal Bedroom**  
4.06m x 2.82m  
13'4" x 9'3"

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

**En-Suite**  
2.63m x 1.18m  
8'8" x 3'10"

**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

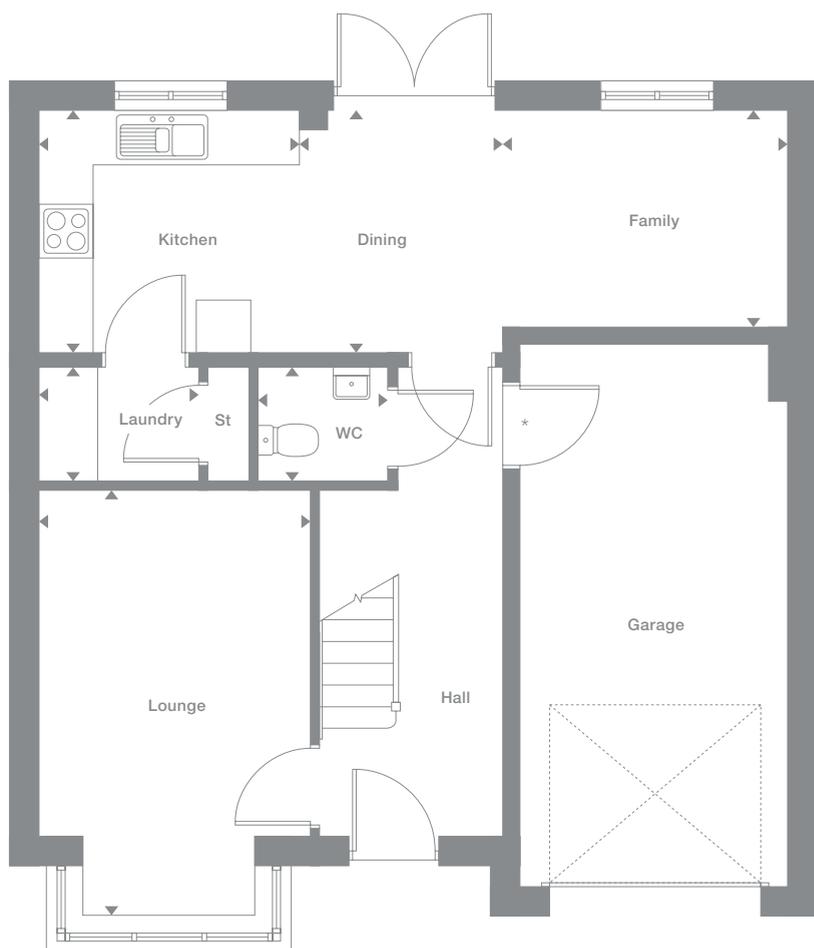
1,269 sq ft

\* Optional garage door

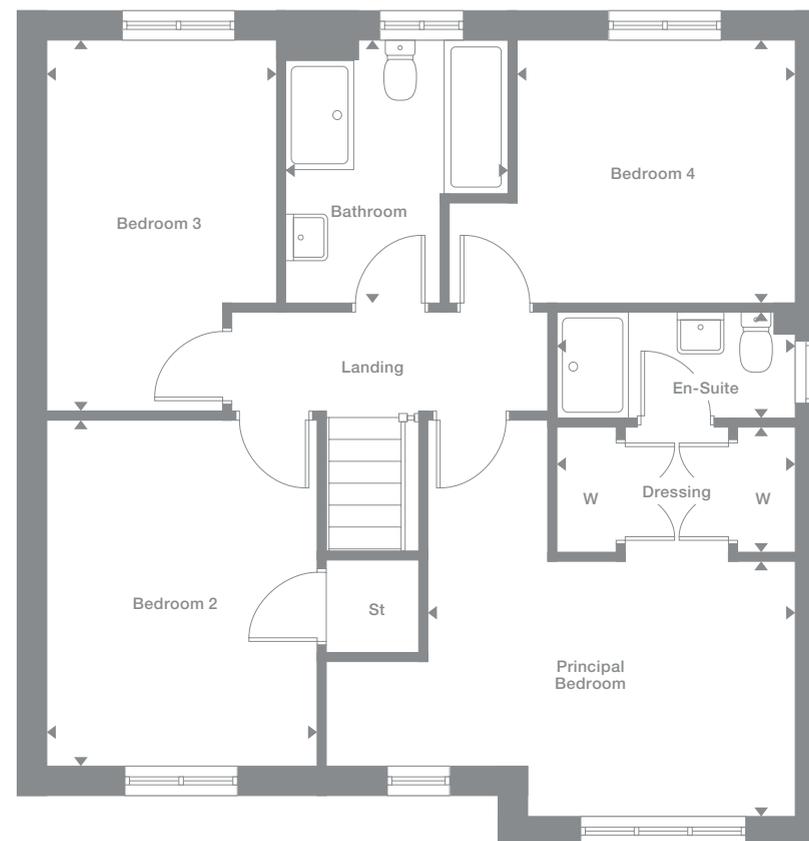
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Denwood

**Overview**

Dominated by a bright bay window, the lounge reflects the unmistakable quality found throughout this impressive home. The kitchen and dining room provides a naturally light, stimulating setting for family life, two of the four bedrooms are en-suite and one includes a walk-through 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"

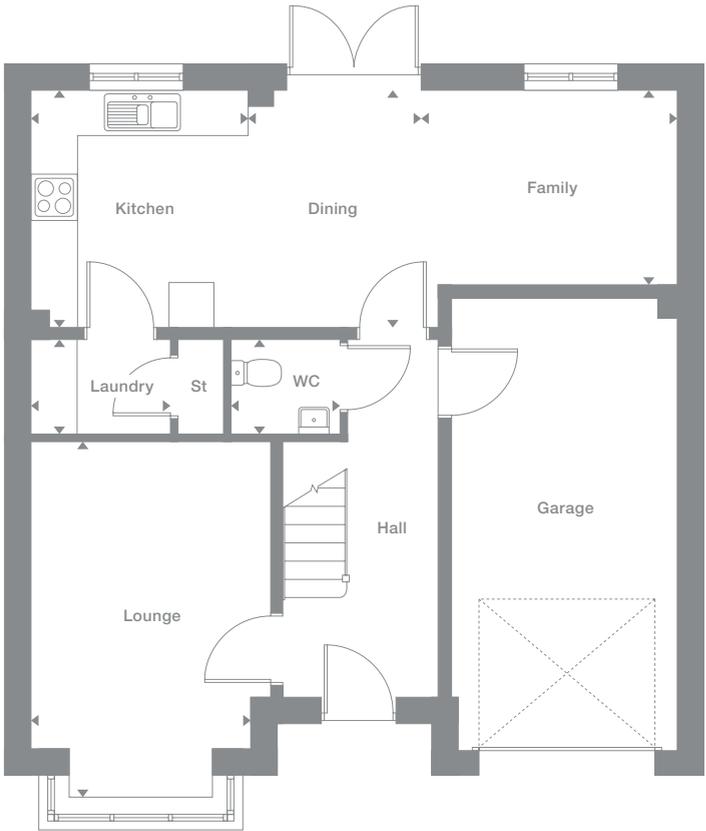
**Floor Space**

1,368 sq ft

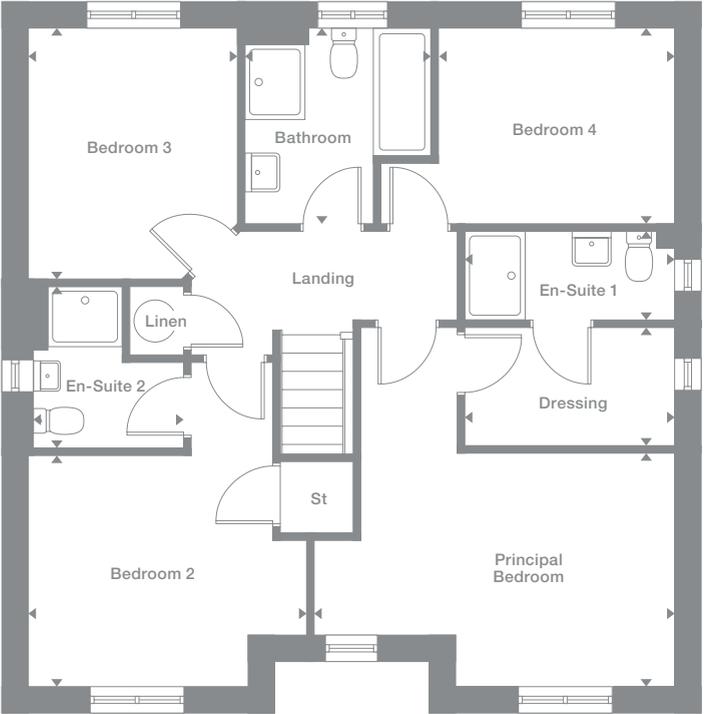
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Beauwood

**Overview**

From the bay-windowed lounge to the en-suite bedroom, this is a home filled with premium features. The kitchen, the study or family room and two of the bedrooms are dual aspect, and the dining area's french doors add extra flexibility to the light, open ambience.

**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"

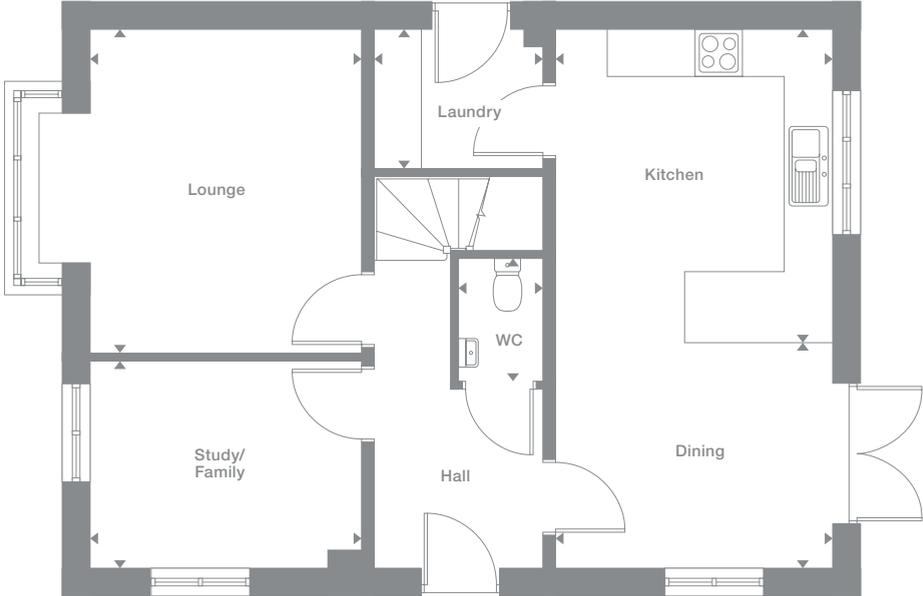
**Floor Space**

1,379sq ft

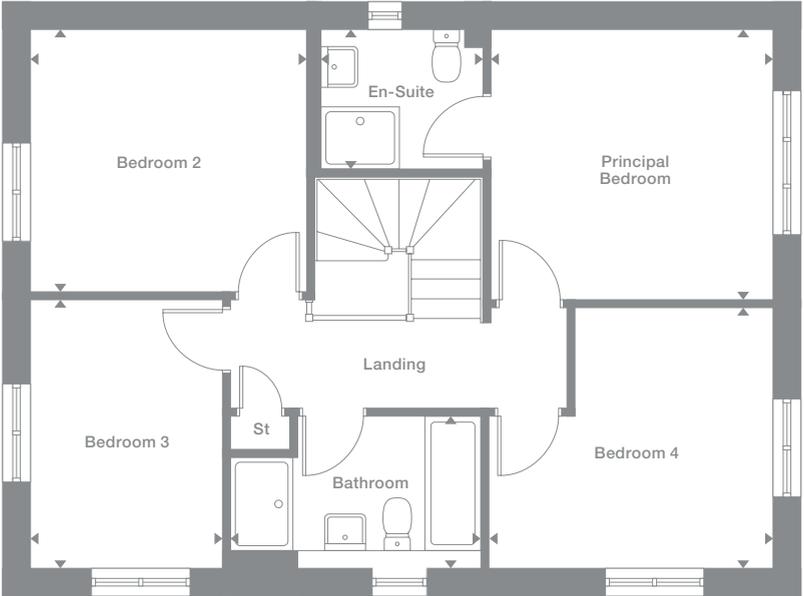
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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**

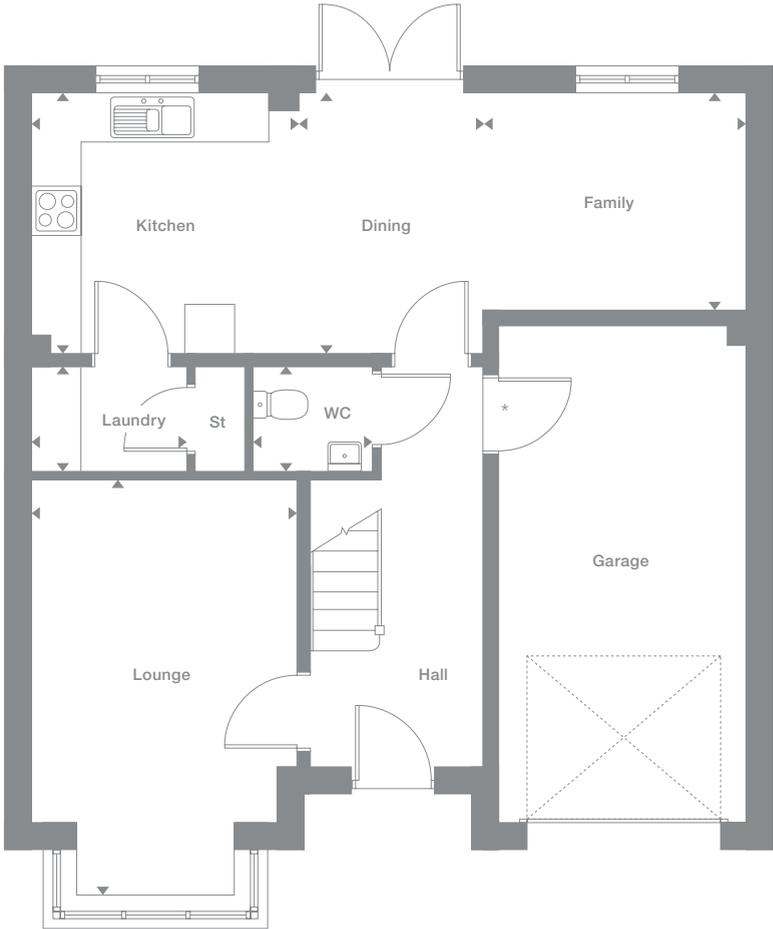
1,400 sq ft

\* Optional garage door

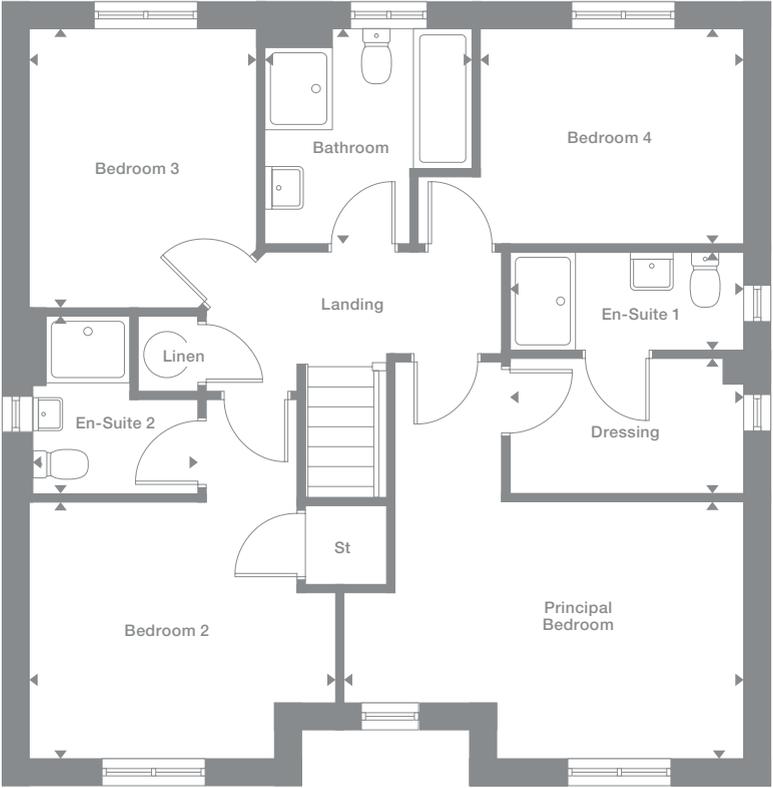
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Baywood

## Overview

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

## 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**  
2.32m x 2.61m  
7'7" x 8'7"

**WC**  
1.04m x 1.45m  
3'5" x 4'9"

## 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"

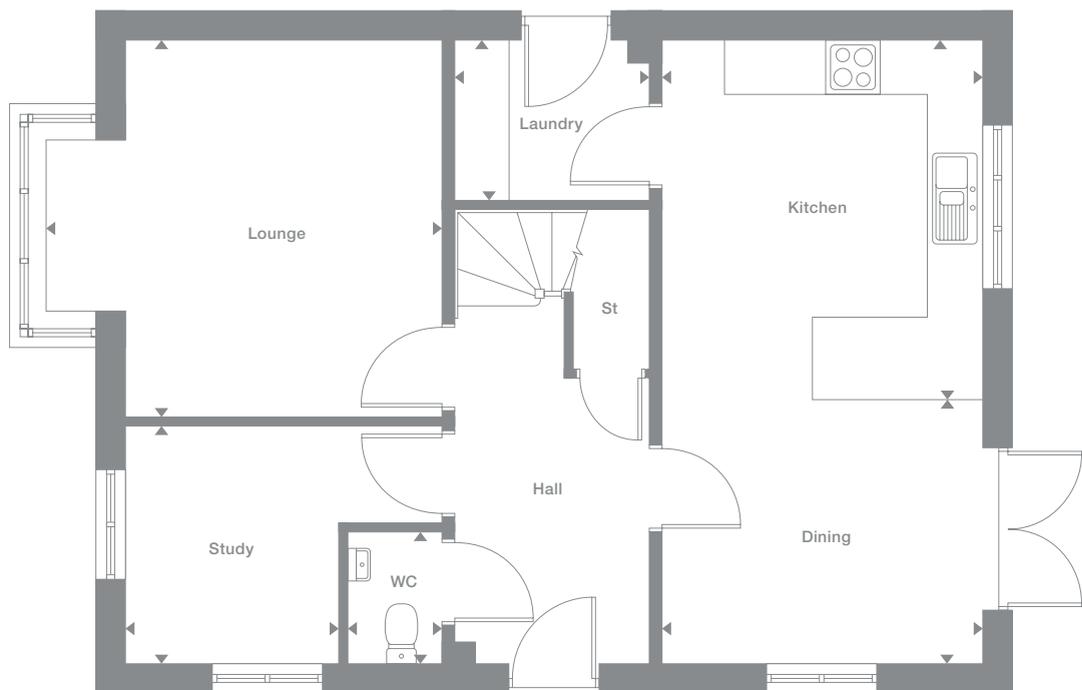
## Floor Space

1408 sq ft

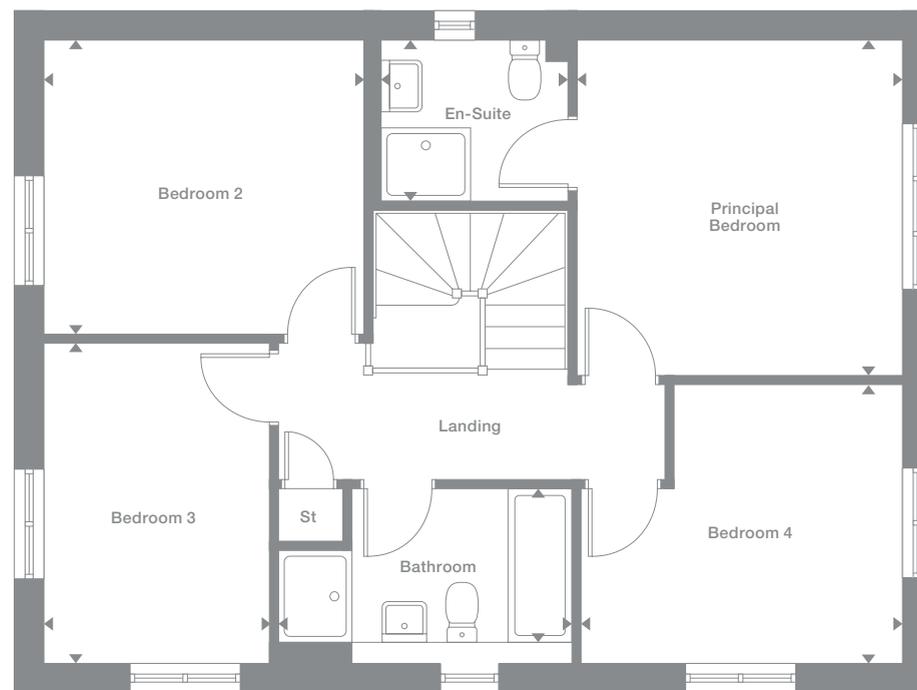
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# 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"

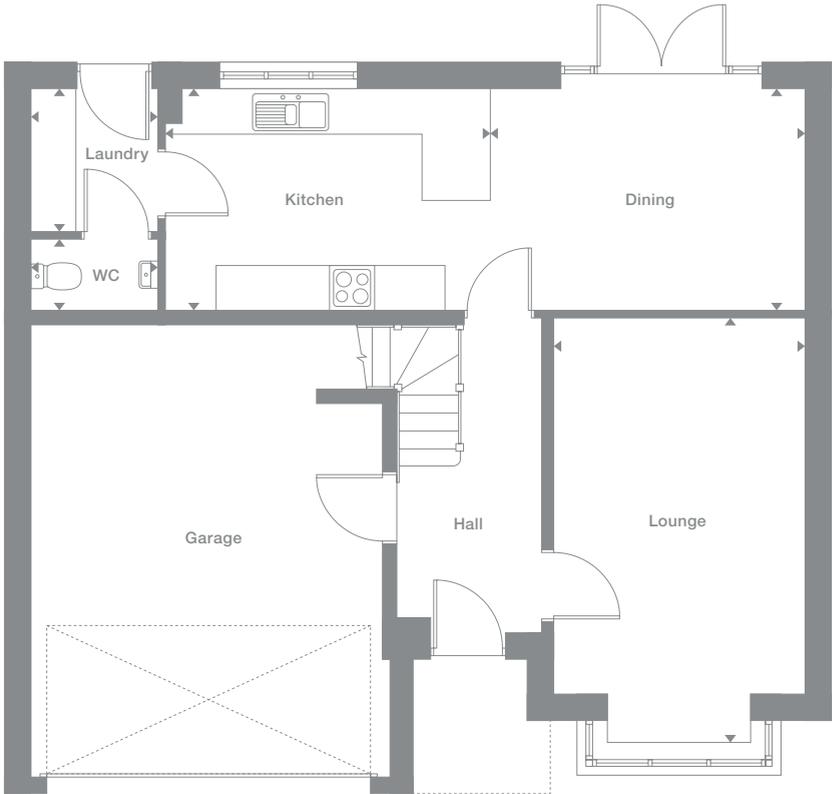
**Floor Space**

1,435 sq ft

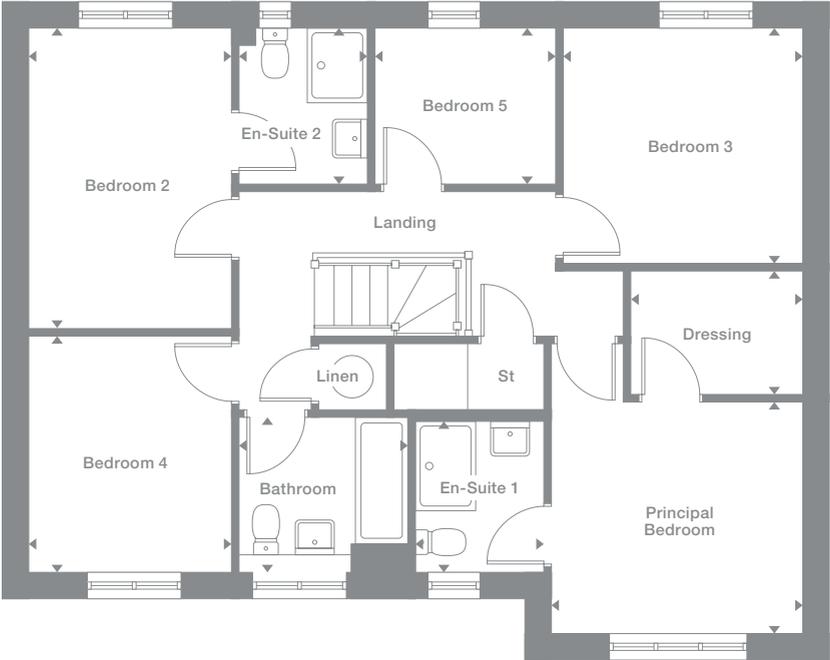


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor**



**First Floor**



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# Bayford

**Overview**  
 With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

- Ground Floor**
- Lounge  
3.39m x 5.92m  
11'2" x 19'5"
- Kitchen  
4.29m x 2.97m  
14'1" x 9'9"
- Laundry  
1.67m x 1.92m  
5'6" x 6'4"
- Dining  
4.22m x 2.97m  
13'10" x 9'9"
- WC  
1.67m x 0.96m  
5'6" x 3'2"

- 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

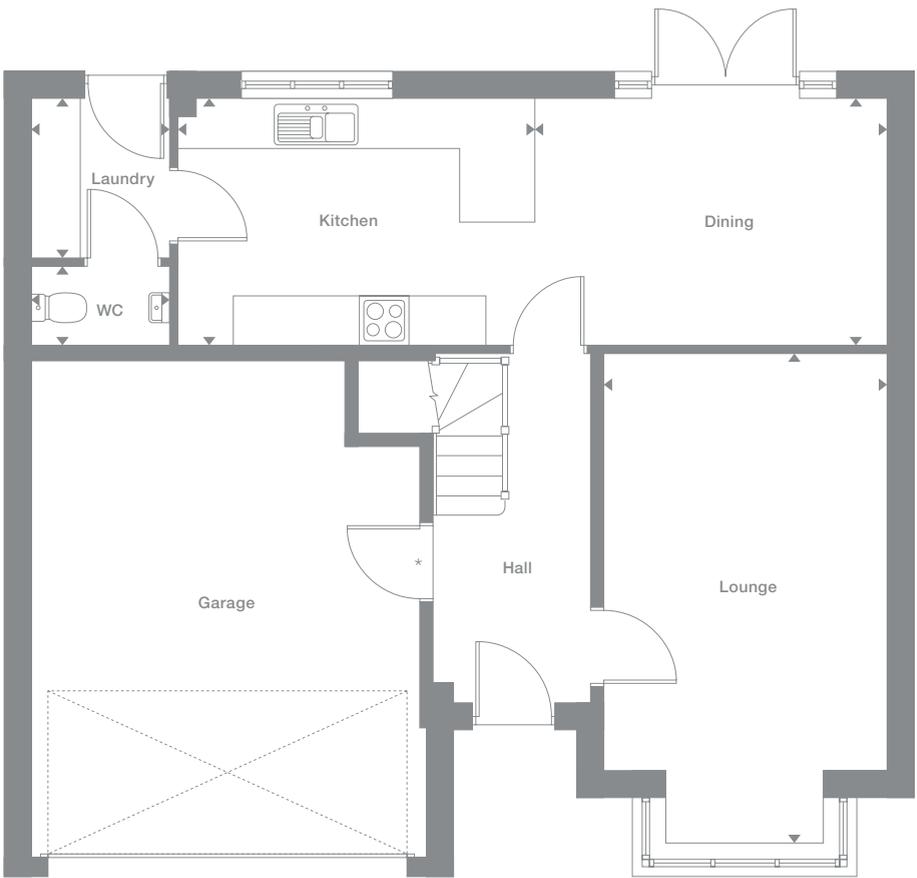
1,464 sq ft

\* Optional garage door

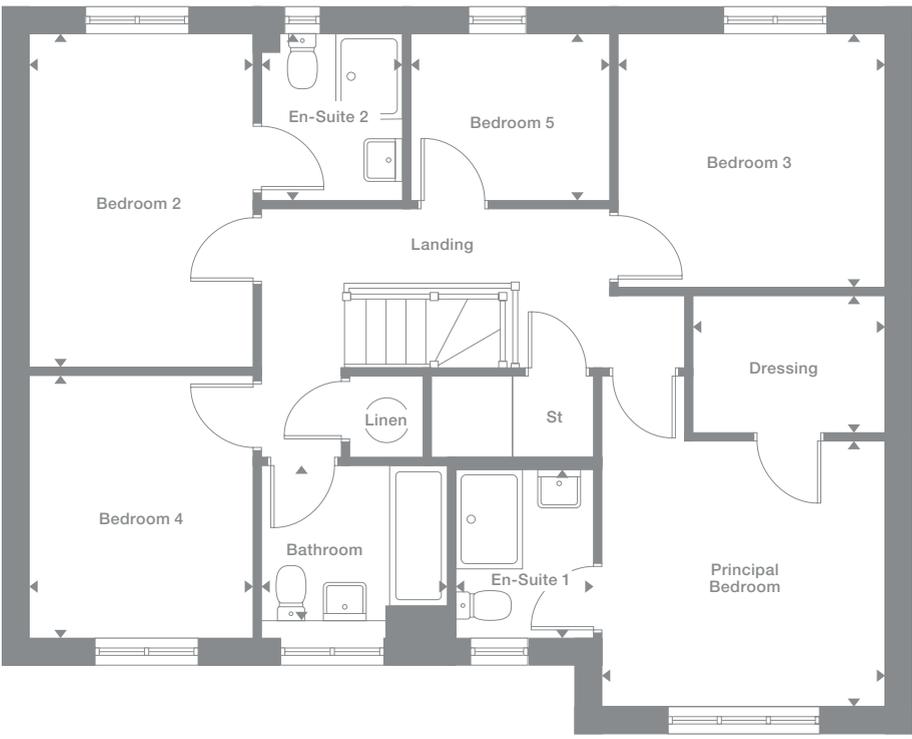
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# 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.

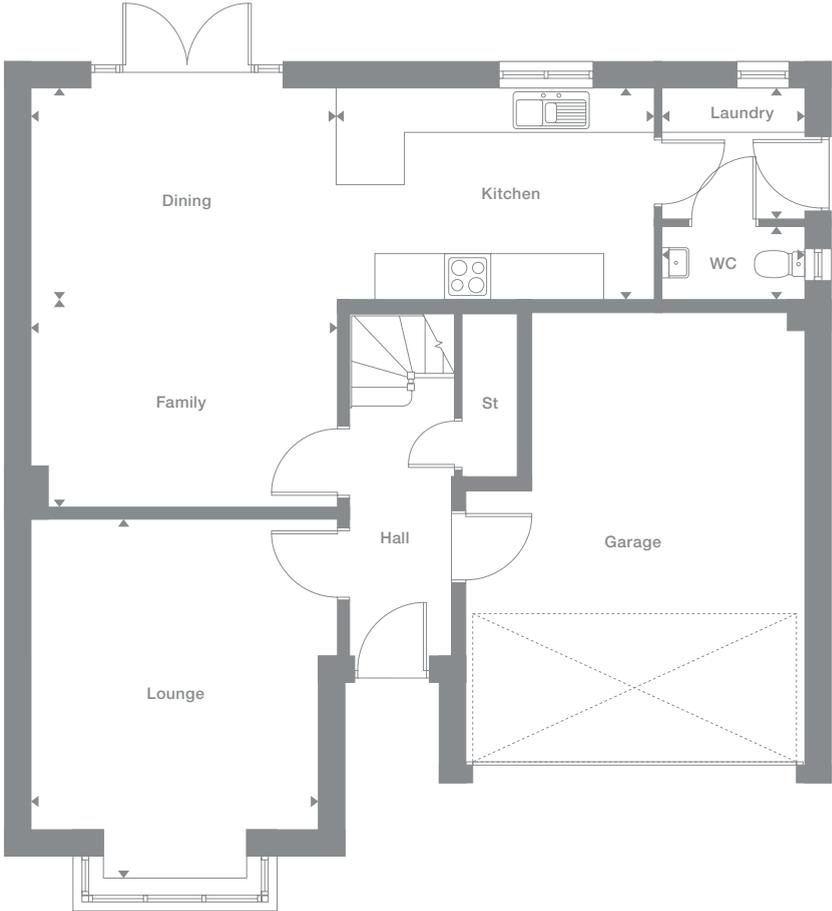
- Ground Floor**
- Lounge  
3.78m x 4.78m  
12'5" x 15'8"
- Kitchen  
4.18m x 2.81m  
13'9" x 9'3"
- Laundry  
1.88m x 1.74m  
6'2" x 5'9"
- Dining  
4.04m x 2.81m  
13'3" x 9'3"
- Family  
4.04m x 2.75m  
13'3" x 9'0"
- WC  
1.88m x 0.97m  
6'2" x 3'2"
- First Floor**
- Principal Bedroom  
3.78m x 3.12m  
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

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



## Ground Floor



## First Floor



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# Thetford

## 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 10'4"

**Dressing**  
1.67m x 2.21m  
5'6" x 7'3"

**En-Suite 1**  
2.50m x 1.18m  
8'2" x 3'10"

**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  
14'0" x 8'3"

**Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

## Floor Space

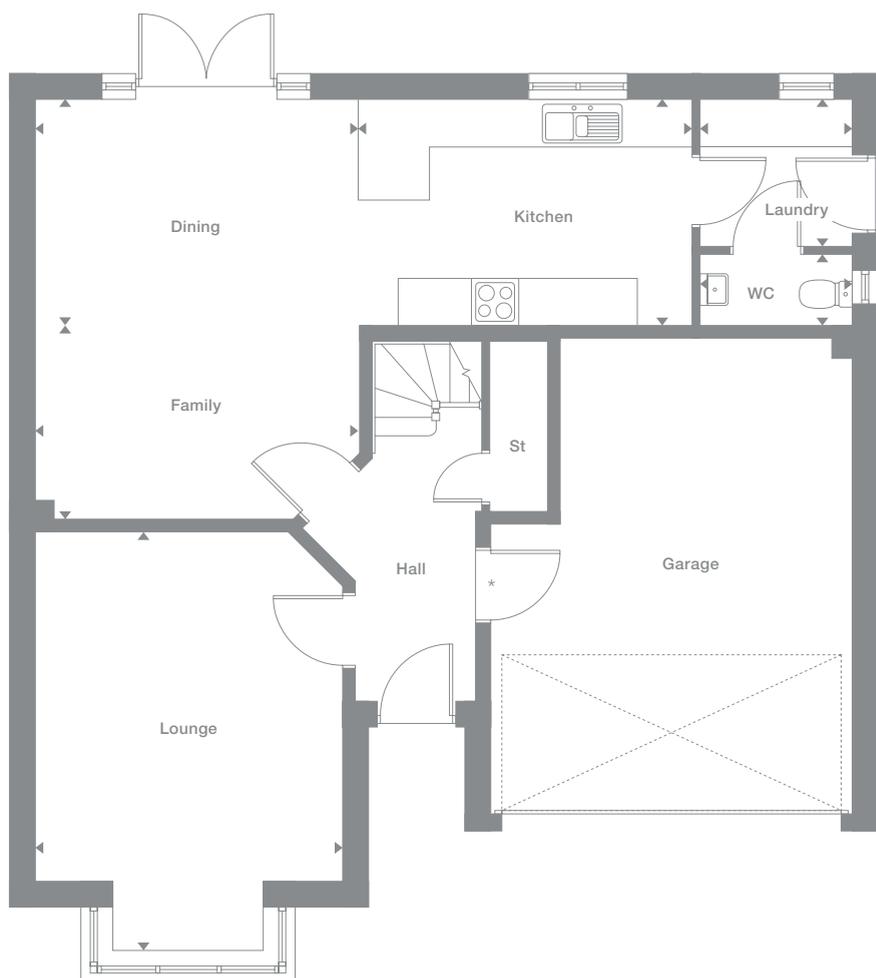
1,671 sq ft

\* Optional garage door

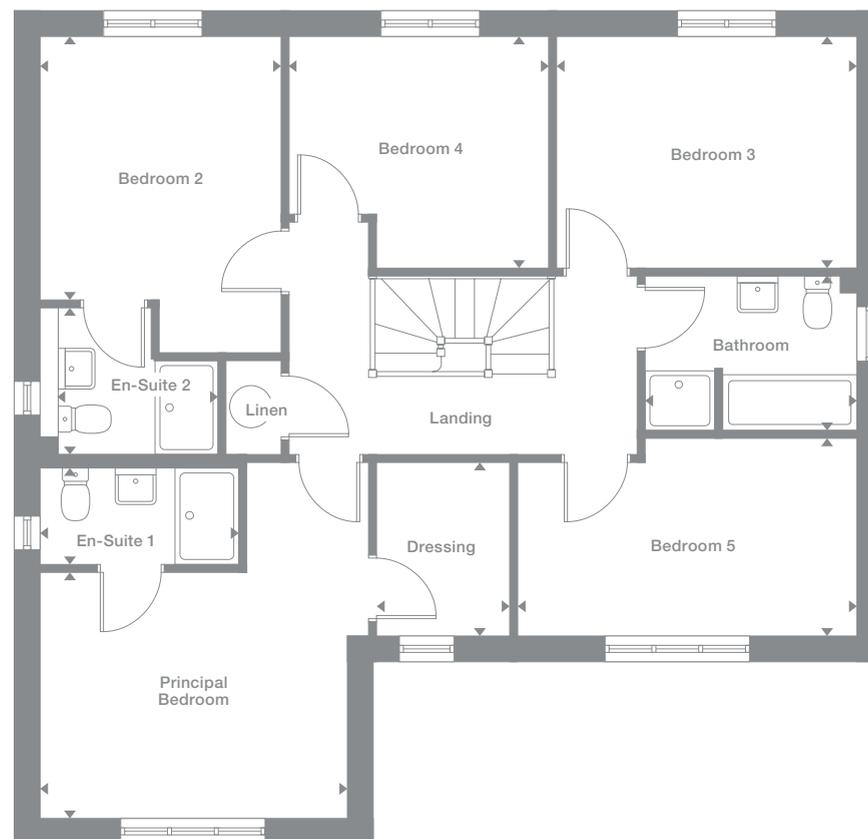
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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 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.

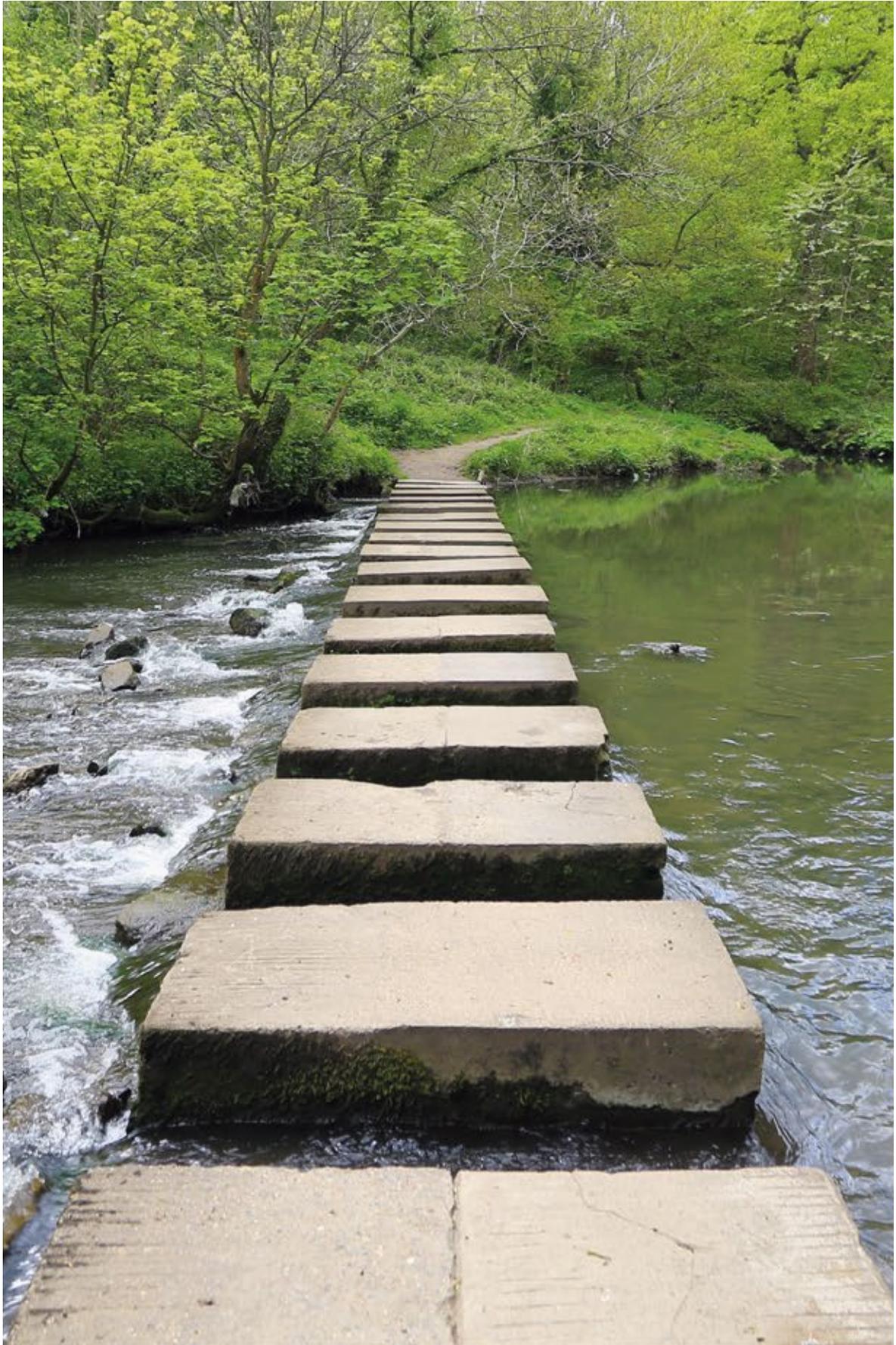
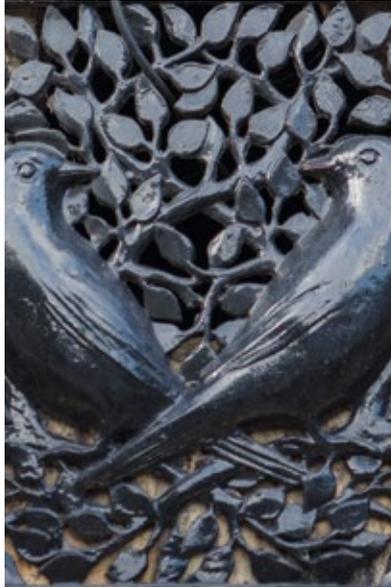
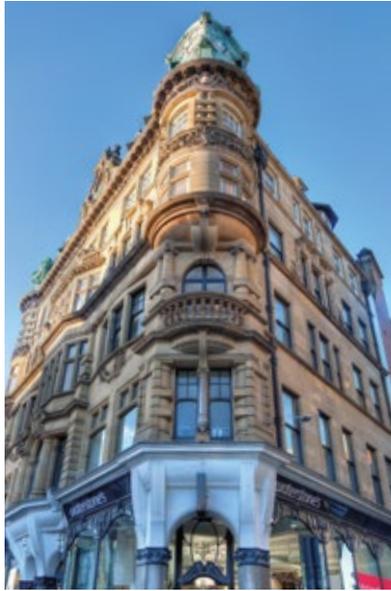
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home  
your way...



Bedlington's traditional shopping area, Front Street, contains a lively mixture of restaurants, pubs, local specialist retailers, convenience stores, a post office, pharmacist, hairdressers, florists and other shops and services including banks and building societies. There are also Morrisons, Aldi, Lidl and Co-op supermarkets in the town. The short trip into Cramlington opens up a wider choice including Manor Walks, an indoor shopping centre with over 100 high street names alongside a cinema, restaurants and cafés. Morpeth, around five miles north-west of Bedlington, has an impressive selection of premiere fashion shops, many of them in the magnificent Sanderson Arcade, as well as prestigious bars and restaurants.

Bedlington Community Centre in the town centre presents a variety of events, from classical and popular music to theatre and children's shows, alongside regular activities such as dance classes, a community choir, crafts and music tuition. Occasional live music also takes place in Bedlington and the surrounding towns, including Blyth and Cramlington, in venues ranging from local bars to the imposing surroundings of Seaton Delaval Hall. There is a theatre in Blyth, the Phoenix, and a Vue multiplex cinema in Cramlington.



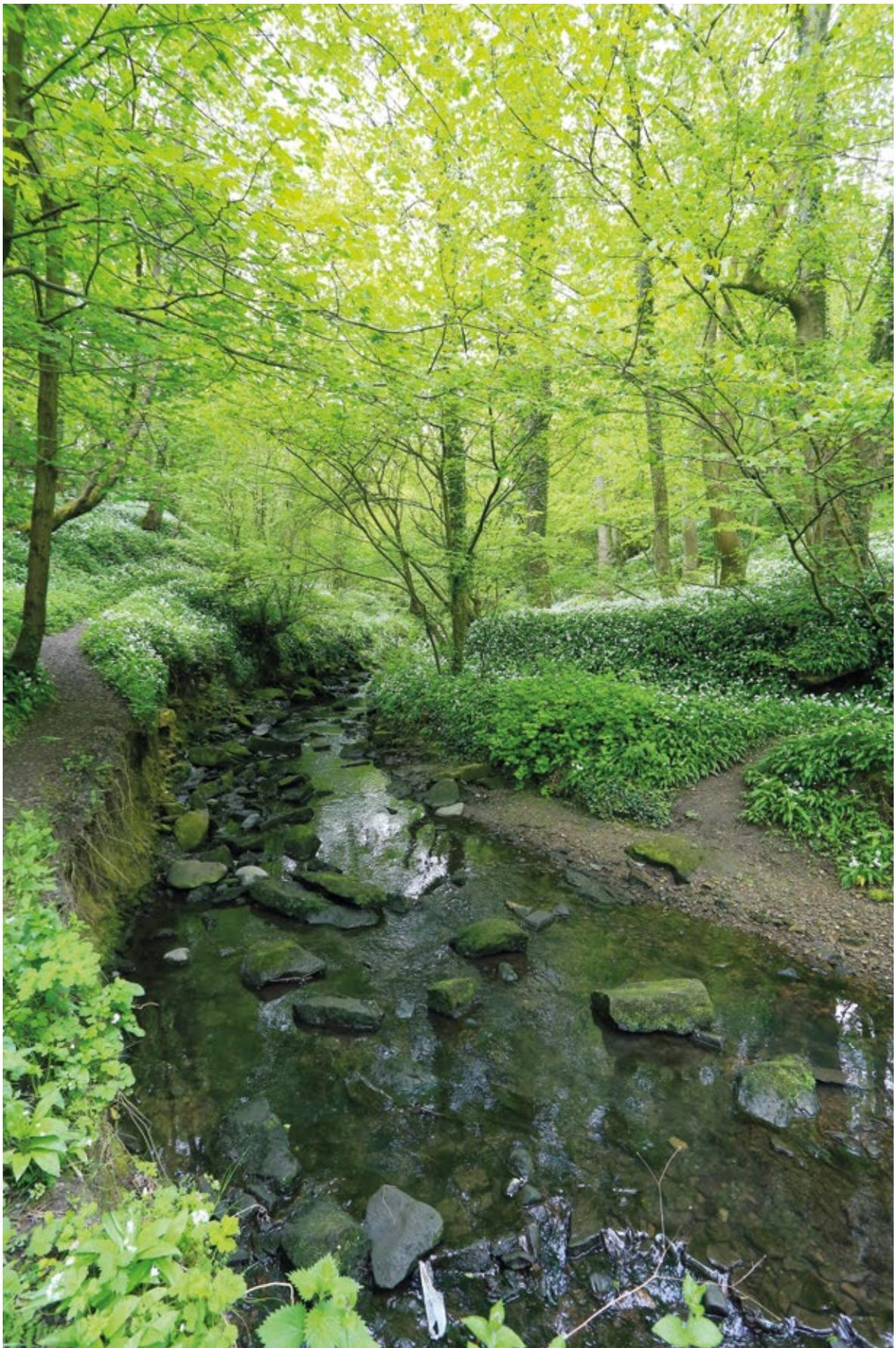
# Useful Contacts

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 Bedlington Community Centre  
Front Street West  
01670 241 141
  - 2 Front Street News and Post Office  
20 Front Street  
01670 823 261
  - 3 Bedlington Library  
Glebe Road  
01670 622 202 (3)
  - 4 Bedlington West End County First School  
Ridge Terrace  
01670 822 328
  - 5 Meadowdale Primary Academy  
Hazelmere Avenue  
01670 823 170
  - 6 St Bede's RC Primary School  
Ridge Terrace  
01670 822 389
  - 7 Bedlingtonshire Medical Practice  
Glebe Road  
01670 822 695
  - 8 Highgate House Dental Practice  
Highgate House  
11 Front Street  
01670 822 100
  - 9 Boots Pharmacy  
28 Front Street  
01670 822 297
- Bedlington Academy  
Palace Road  
01670 822 625

\* 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



# How to find us

**Development**  
**Opening Times:**  
**Thursday - Monday**  
**10.30am - 5.30pm**  
**03301 734 854**

**From the A1 Southbound**  
 Leave the A1 at Northgate Hospital and join the A192 for Morpeth. Stay on the A192 for two miles, then after passing through Morpeth take the first roundabout exit, joining the A196 for Ashington. Three miles on, after entering Guide Post, take the third roundabout exit, for Bedlington. A mile and a half on, after passing the 30mph sign take the first right turn into Ewart Drive to enter the development.

**From the A1 Northbound**  
 Leave the A1 at junction 80, for Seaton Burn, then take the second roundabout exit to join the A1068 for Cramlington. Follow signs for Cramlington via the A1068 for three miles, passing through two roundabouts, then at the third roundabout take the second exit, for Morpeth. Cross the River Blyth and bear right, for Bedlington. In Bedlington, at the roundabout take the second exit, for Ashington, and half a mile on turn left into Ewart Drive to enter the development.

Sat Nav: NE22 7LT



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 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.



Registered Developer

*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](http://millerhomes.co.uk) for development opening times or call 03301 734 854

Sat Nav: NE22 6LA

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

**millerhomes**

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