

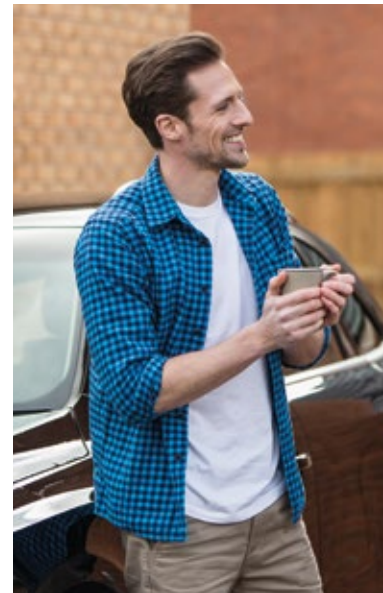


Oakwood Grange
Hazlerigg

millershomes

the place to be®

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.



| | |
|---------------------|----|
| Living in Hazlerigg | 02 |
| Welcome home | 06 |
| Floor plans | 08 |
| How to find us | 52 |

- Yare A**
See Page 08
- Burroughs A**
See Page 10
- Hawthorne A**
See Page 12
- Tolkien A**
See Page 14
- Larkin A**
See Page 16
- Malory A**
See Page 18
- Esk A**
See Page 20
- Hazelwood**
See Page 22
- Buchan A**
See Page 24
- Maplewood**
See Page 26
- Fenwick A**
See Page 28
- Mitford A**
See Page 30
- Oakwood**
See Page 32
- Sherwood**
See Page 34
- Baywood**
See Page 36
- Chadwick A**
See Page 38
- Stevenson A**
See Page 40
- Bayford**
See Page 42
- Buttermere**
See Page 44
- Thetford**
See Page 46
- Jura**
See Page 48
- Bridgeford**
See Page 50
- Chichester**
See Page 52



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 siteplan is not drawn to scale.

Havannah & Three Hills Nature Reserve

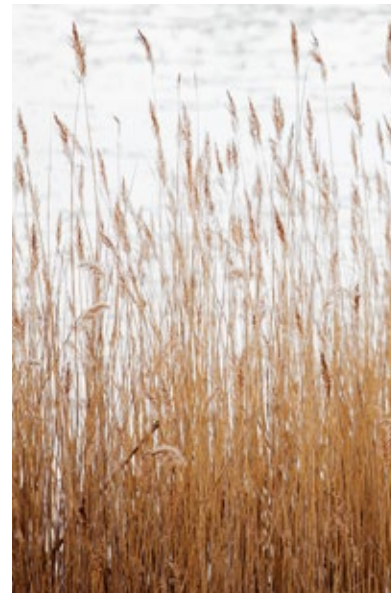
- S/S Electrical Substation
- POS Public Open Space
- V Visitor Parking
- G/G Gas Governor
- BCP Bin Collection Point
- SUDS Sustainable Urban Drainage System



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 Oakwood Grange.

Less than two miles from the junction of the A1 and the Great North Road, perfect for travel throughout the UK, Hazlerigg is also in easy reach of the shops, entertainment and sporting venues of Newcastle City Centre. Local buses, including the luxury twice-hourly Sapphire 44 service, run alongside the development, and Kingston Park Metro Station, half an hour's walk away, can be reached along pleasant off-road paths. Newcastle International Airport, less than four miles from Hazlerigg, offers direct flights to UK and international destinations.

The strategic benefits of the location contrast with its semi-rural setting, with miles of open farmland to the east and a superb nature reserve, one of the few remaining urban habitats for red squirrels, immediately to the south. Weetslade Country Park and the beautiful Big Waters Nature Reserve are both within walking distance of the development, and nearby sporting amenities include the excellent Northumberland Golf Club, one of several courses in the area, and Newcastle Race-course with its full year-round programme of events.



Just six miles from the centre of Newcastle, this selection of energy efficient two, three, four and five bedroom homes, landscaped with attractive green leisure areas, occupies a prime position in a popular, mature residential area. With the delightful Havannah Nature Reserve on its doorstep, good local amenities and excellent transport links that include easy access to the A1, it presents a perfect balance of peaceful retreat and urban convenience.

Welcome to Oakwood Grange...

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.



Yare Alternative

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
2.95m x 4.02m
9'8" x 13'2"

Kitchen/Dining
4.39m x 2.83m
14'5" x 9'4"

WC
1.34m x 1.40m
4'5" x 4'7"

First Floor

Master Bedroom
4.39m x 3.26m
14'5" x 10'9"

Bedroom 2
1.98m x 3.58m
6'6" x 11'9"

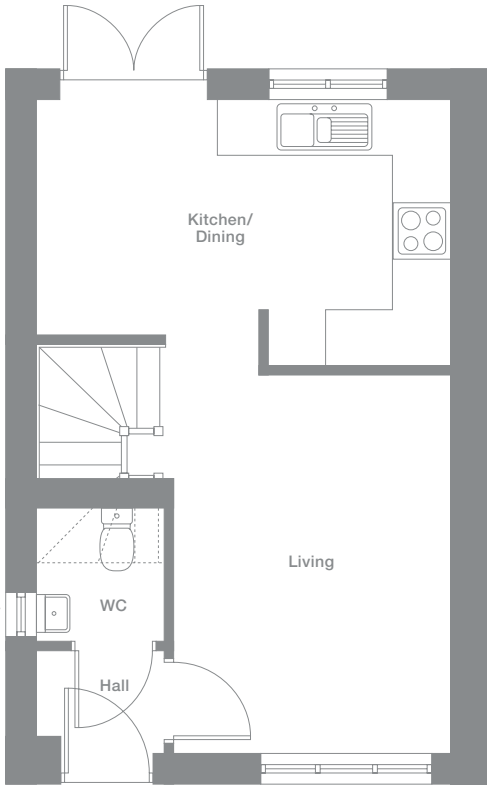
Bathroom
2.31m x 1.70m
7'7" x 5'7"

Floor Space

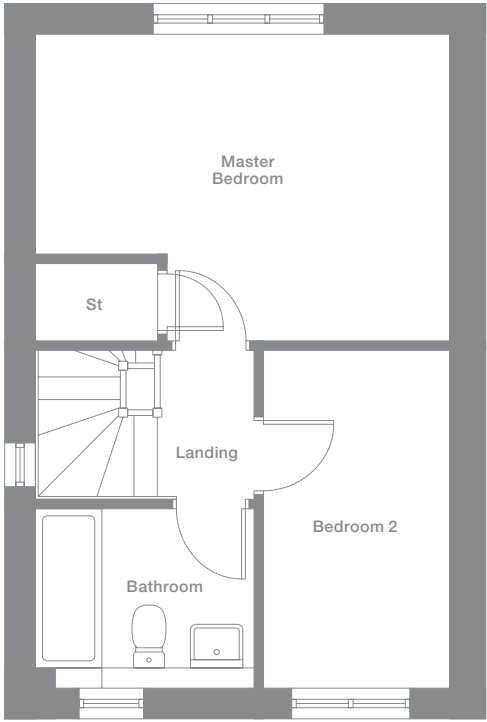
657 sq ft



Ground Floor



First Floor



† End terrace only

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

Plots may be a mirror image of plans shown above

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

Burroughs Alternative

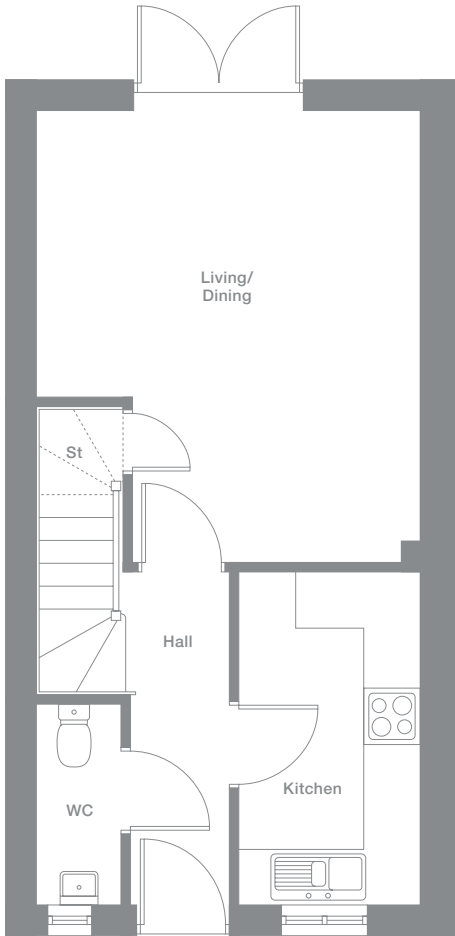
Overview
With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

| | |
|---|--|
| Ground Floor | First Floor |
| Living/Dining 4.06m x 4.79m 13'4" x 15'9" | Master Bedroom 4.06m x 3.04m 13'4" x 10'0" |
| Kitchen 1.93m x 3.54m 6'4" x 11'7" | Bedroom 2 4.06m x 3.03m 13'4" x 9'11" |
| WC 0.89m x 2.13m 2'11" x 7'0" | Bathroom 1.70m x 2.16m 5'7" x 7'1" |

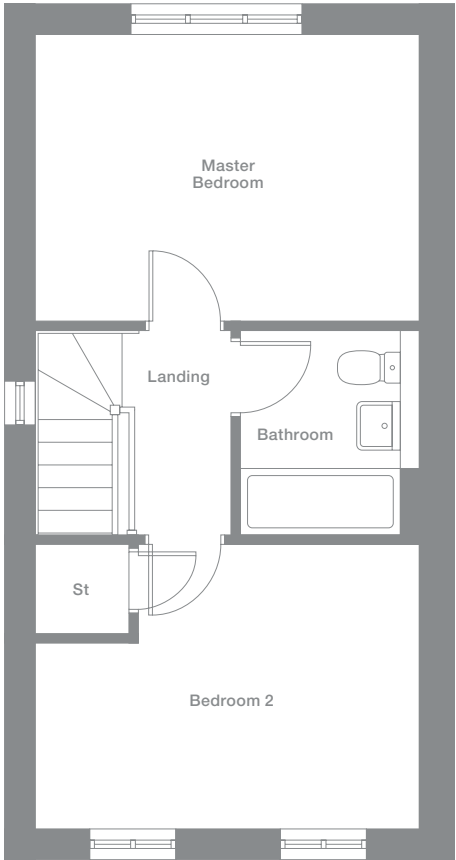
Floor Space
737 sq ft



Ground Floor



First Floor



† End terrace only

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

Plots may be a mirror image of plans shown above

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

Hawthorne Alternative

Overview

Immensely practical as well as stylish, the Hawthorne Alt features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

Ground Floor

Living
4.51m x 3.11m
14'10" x 10'3"

Dining
3.50m x 2.00m
11'6" x 6'7"

Kitchen
2.29m x 3.21m
7'6" x 10'6"

WC
0.94m x 2.06m
3'1" x 6'9"

First Floor

Master Bedroom
2.46m x 3.21m
8'1" x 10'6"

En-Suite
1.96m x 2.06m
6'5" x 6'9"

Bedroom 2
2.36m x 3.32m
7'9" x 10'11"

Bedroom 3
2.05m x 2.22m
6'9" x 7'4"

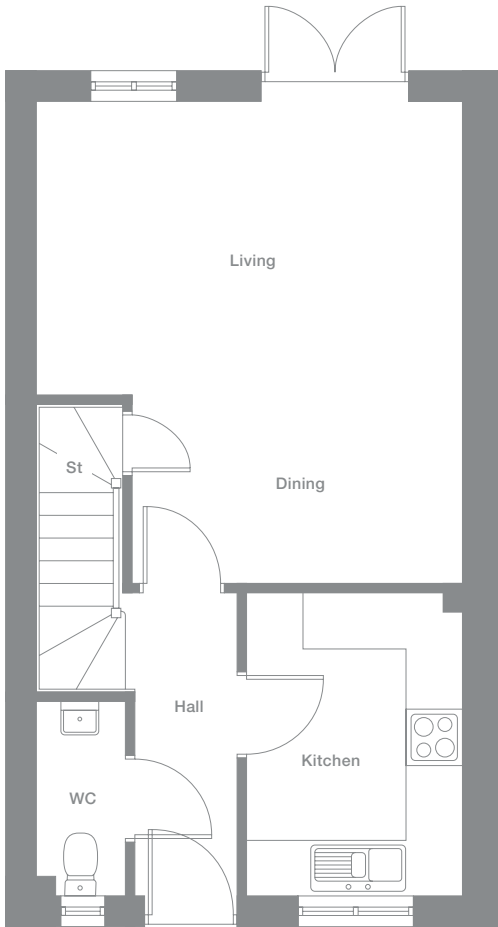
Bathroom
2.36m x 1.70m
7'9" x 5'7"

Floor Space

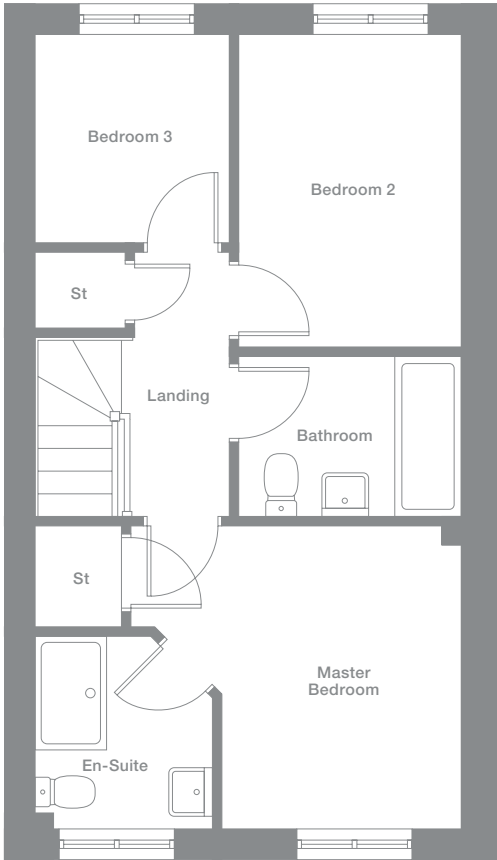
819 sq ft



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

Plots may be a mirror image of plans shown above

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

Tolkien Alternative

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
3.19m x 4.27m
10'6" x 14'0"

Dining
1.81m x 2.53m
5'11" x 8'4"

Kitchen
2.32m 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

Master Bedroom
3.19m x 2.86m
11'85 HGT. L.
10'6" x 9'5"

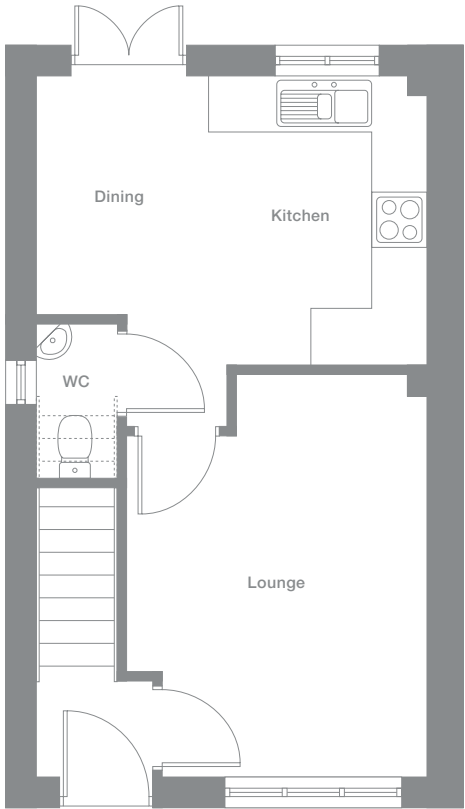
En-Suite
2.18m max x 1.82m
13'23 HGT. L.
7'2" x 6'0"

Floor Space

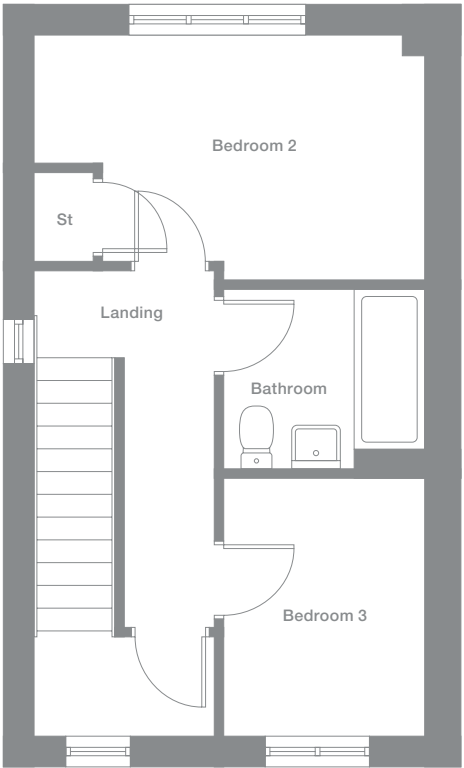
886 sq ft



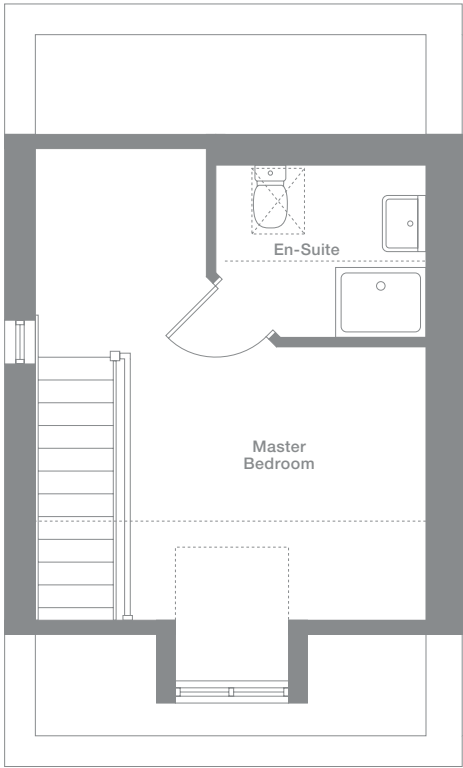
Ground Floor



First Floor



Second Floor



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

Plots may be a mirror image of plans shown above

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

Larkin Alt

Overview

The lounge of this family home opens on to a bright kitchen and dining area that extends into a glazed bay with central french doors, creating a focal point and maximising enjoyment of the garden. The en-suite master bedroom includes a dressing area.

Ground Floor

- Lounge

3.14m x 5.27m

10'4" x 17'3"
- Dining

2.97m x 3.80m

9'9" x 12'6"
- Kitchen

2.25m x 3.34m

7'5" x 10'11"
- Laundry

1.97m x 1.74m

6'6" x 5'9"
- WC

1.97m x 0.85m

6'6" x 2'9"
- First Floor

Master Bedroom

4.05m x 3.41m

13'4" x 11'2"
- Dressing

2.00m x 1.23m

6'7" x 4'1"
- En-Suite

1.99m x 2.11m

6'7" x 6'11"
- Bedroom 2

3.14m x 3.44m

10'4" x 11'4"
- Bedroom 3

2.41m x 3.40m

7'11" x 11'2"
- Bathroom

2.65m x 1.70m

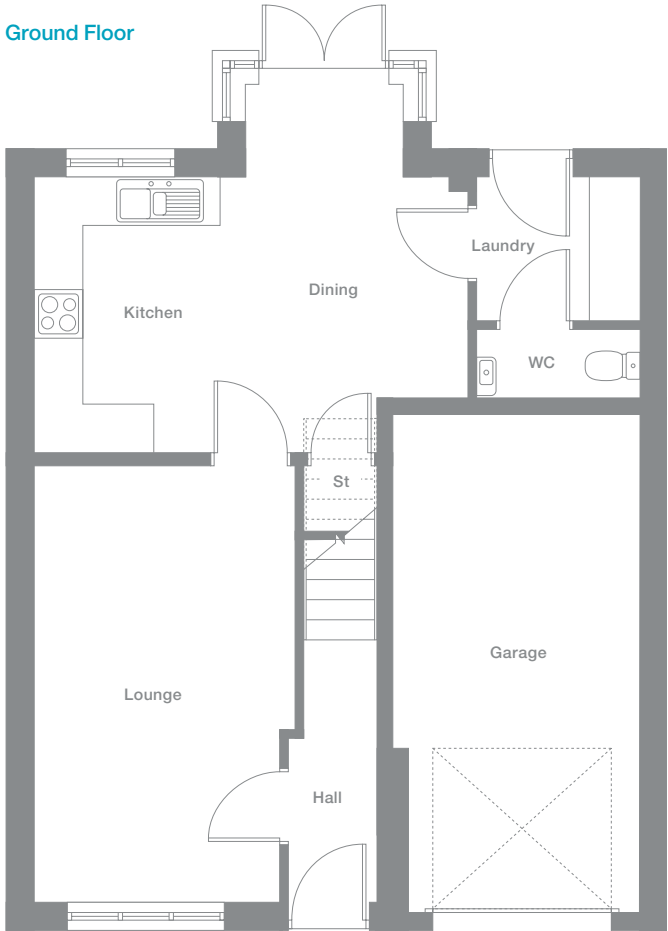
8'9" x 5'7"

Floor Space

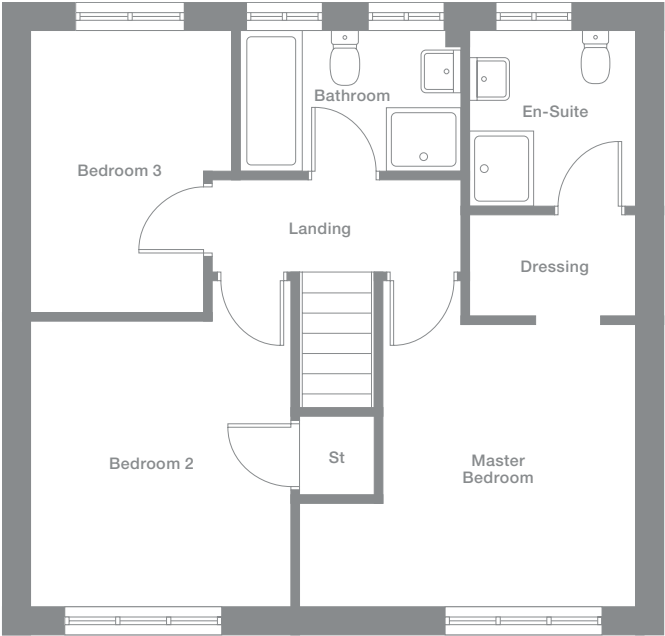
1,042 sq ft



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

Plots may be a mirror image of plans shown above

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

Malory Alternative

Overview

Featuring an L-shaped lounge with an elegant bay window, and a light-filled kitchen and dining area incorporating french doors opening to the garden, this comfortable home perfectly blends style and convenience. Upstairs, the three bedrooms include an en-suite master bedroom.

Ground Floor

Lounge

3.85m max x 5.25m max
12'8" x 17'3"

Dining

1.95m x 3.69m
6'5" x 12'1"

Kitchen

1.85m x 3.69m
6'1" x 12'1"

WC

2.00m x 1.02m
6'7" x 3'4"

First Floor

Master Bedroom

3.85m x 3.24m max
12'8" x 10'8"

En-Suite

2.84m max x 1.01m max
9'4" x 3'4"

Bedroom 2

3.69m x 3.10m
12'1" x 10'2"

Bedroom 3

2.83m x 3.10m
9'3" x 10'2"

Bathroom

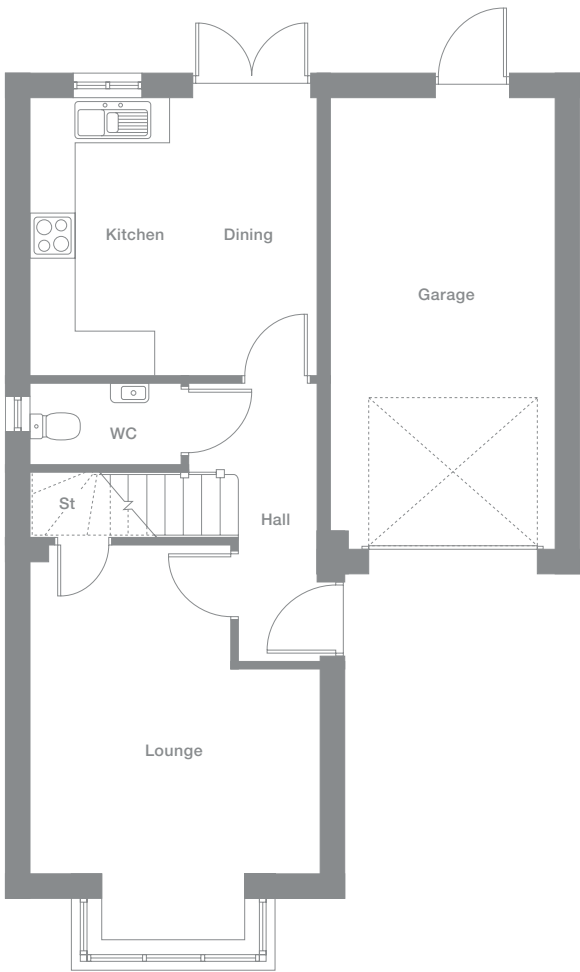
2.68m x 1.70m
8'10" x 5'7"

Floor Space

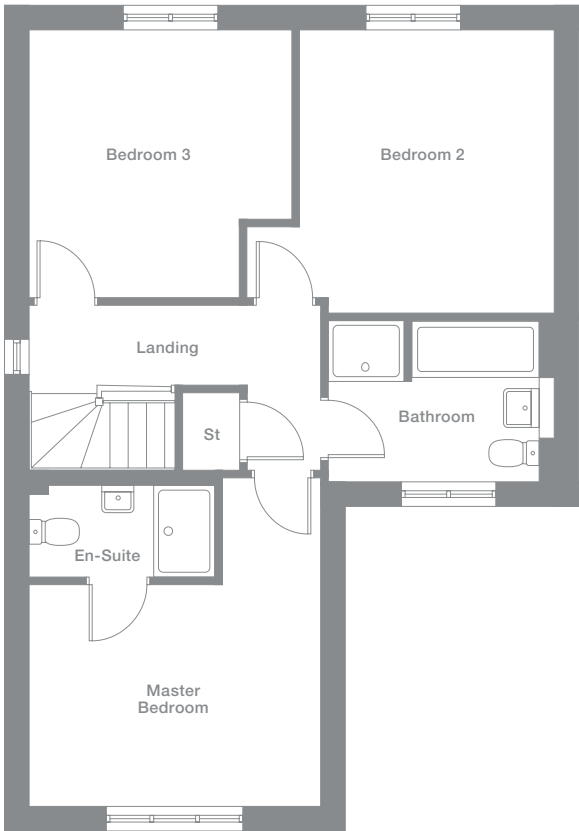
1,068 sq ft



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

Plots may be a mirror image of plans shown above

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

Esk Alternative

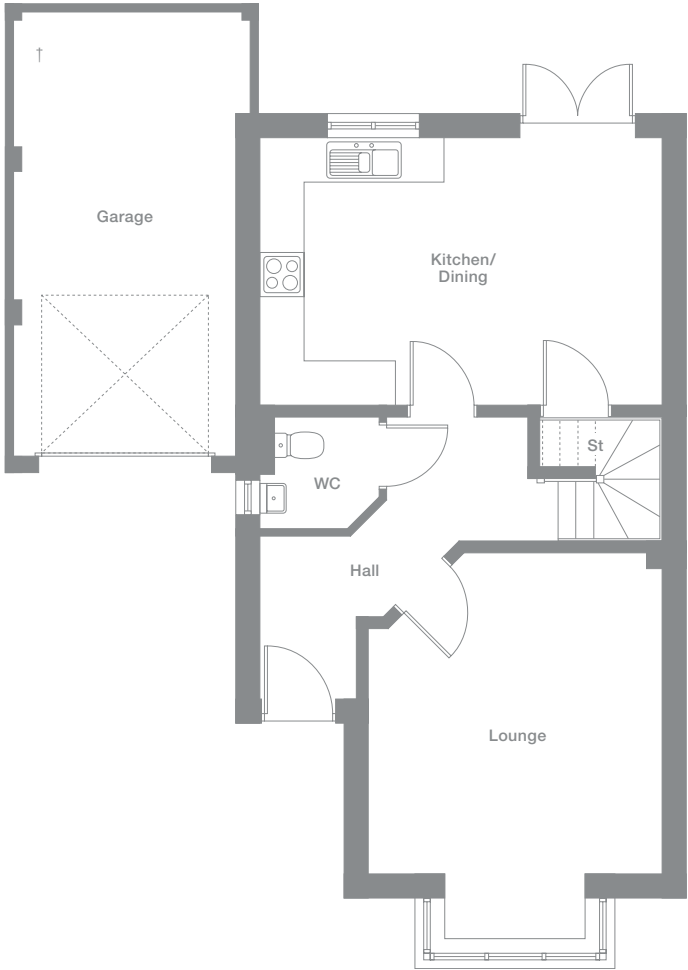
Overview
Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive lounge with a stylish traditional bay window.

| | |
|--|--|
| Ground Floor Lounge 3.96m x 5.23m 13'0" x 17'2" | First Floor Master Bedroom 3.96m x 2.67m 13'0" x 8'9" |
| Kitchen/Dining 5.42m x 3.61m 17'10" x 11'10" | En-Suite 1.79m x 1.61m 5'11" x 5'4" |
| WC 1.61m x 1.51m 5'4" x 4'11" | Bedroom 2 3.55m x 2.64m 11'8" x 8'8" |
| | Bedroom 3 1.78m x 3.67m 5'10" x 12'1" |
| | Bedroom 4 2.51m x 2.56m 8'3" x 8'5" |
| | Bathroom 2.51m x 2.17m 8'3" x 7'1" |

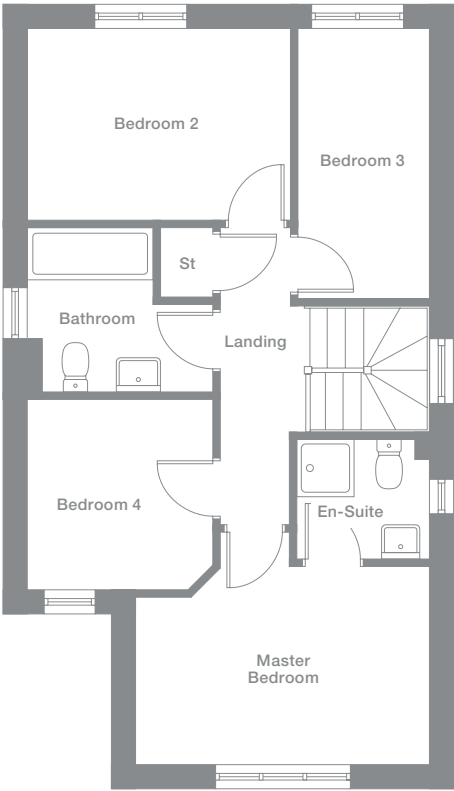
Floor Space
1,105 sq ft



Ground Floor



First Floor



† Garage position may vary

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

Plots may be a mirror image of plans shown above

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

Hazelwood

Overview

A stylish canopied entrance introduces this comfortable family home. The lounge opens on to a light-filled kitchen and dining room with garden access via french doors, and the laundry helps keep household management separate from the social space. One of the four bedrooms is en-suite.

Ground Floor

Lounge

3.38m max x 4.86m max
11'1" x 15'11"

Kitchen

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

Laundry

1.60m x 2.19m
5'3" x 7'2"

Dining

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

WC

1.60m x 0.90m
5'3" x 2'11"

First Floor

Master Bedroom

4.38m max x 2.90m
14'5" x 9'6"

En-Suite

1.87m max x 2.45m max
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

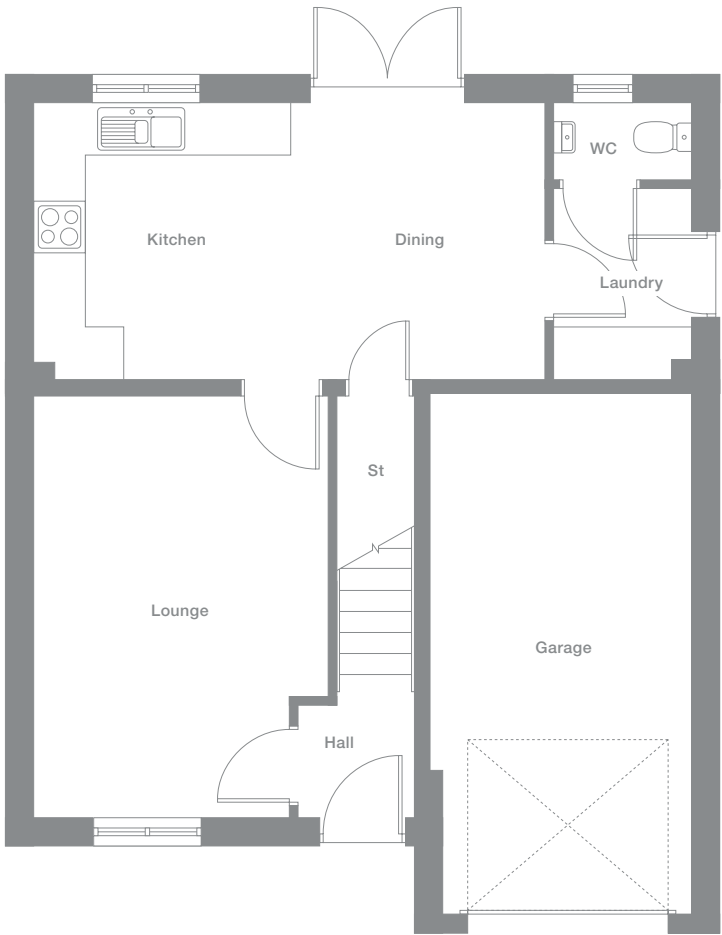
1.70m x 2.14m
5'7" x 7'0"

Floor Space

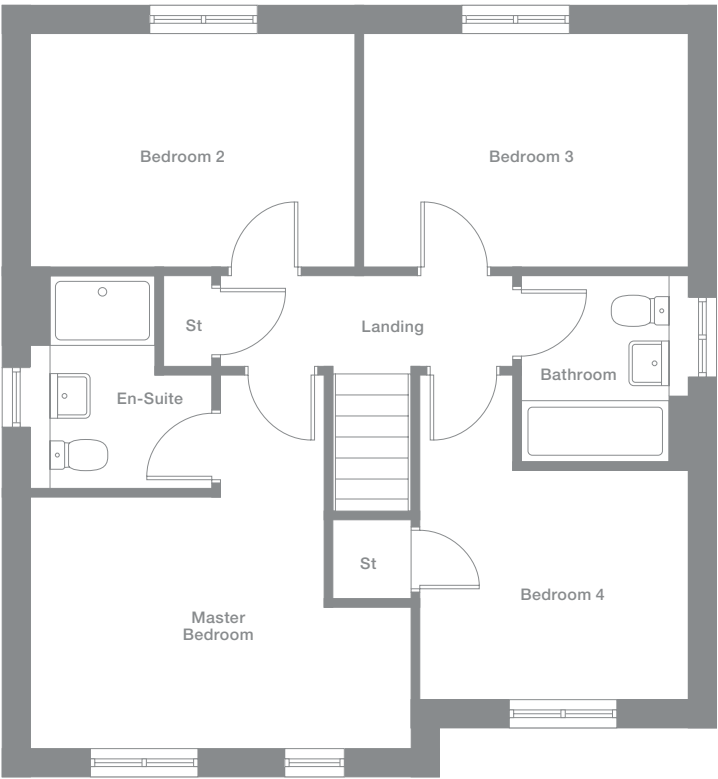
1,150 sq ft



Ground Floor



First Floor



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

Plots may be a mirror image of plans shown above

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

Buchan Alternative

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.

Ground Floor

Lounge

3.45m x 4.79m
11'4" x 15'9"

Dining

2.76m x 3.32m
9'1" x 10'11"

Kitchen

2.76m x 3.63m
9'1" x 11'11"

WC

1.62m x 0.94m
5'4" x 3'1"

Laundry

1.93m x 1.79m
6'4" x 5'11"

Study

2.32m x 2.06m
7'7" x 6'9"

First Floor

Master Bedroom

3.50m x 3.79m
11'6" x 12'5"

En-Suite

2.23m x 2.04m
7'4" x 6'8"

Bedroom 2

2.80m x 3.76m
9'2" x 12'4"

Bedroom 3

2.51m x 3.09m
8'3" x 10'2"

Bedroom 4

2.41m x 3.06m
7'11" x 10'1"

Bathroom

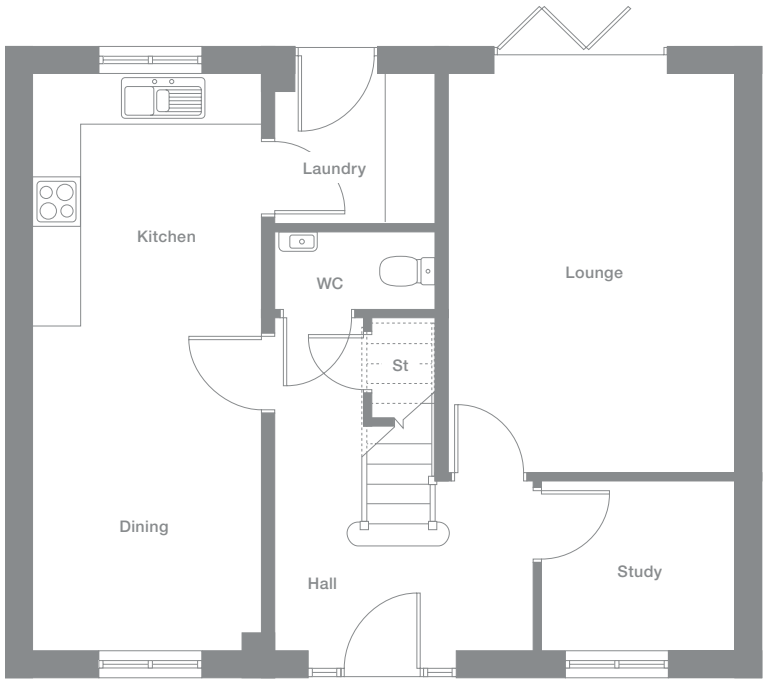
3.04m x 1.70m
10'0" x 5'7"

Floor Space

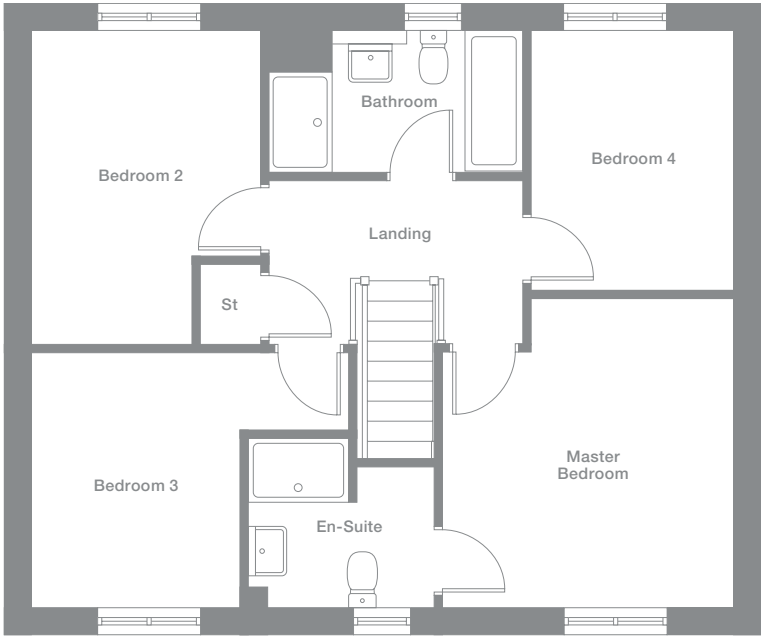
1,264 sq ft



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

Plots may be a mirror image of plans shown above

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

Maplewood

Overview

With its twin windows and french doors, the bright kitchen, family and dining room provides a natural hub for family life that perfectly complements the superb bay-windowed lounge. The master bedroom includes dual windows, an en-suite shower room and a luxurious dedicated dressing area.

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

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

Dining

2.23m x 2.68m max
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

Master Bedroom

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

En-Suite

2.63m x 1.21m
8'8" x 4'0"

Dressing

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

Bedroom 2

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

Bedroom 3

2.54m max x 4.10m max
8'4" x 13'6"

Bedroom 4

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

Bathroom

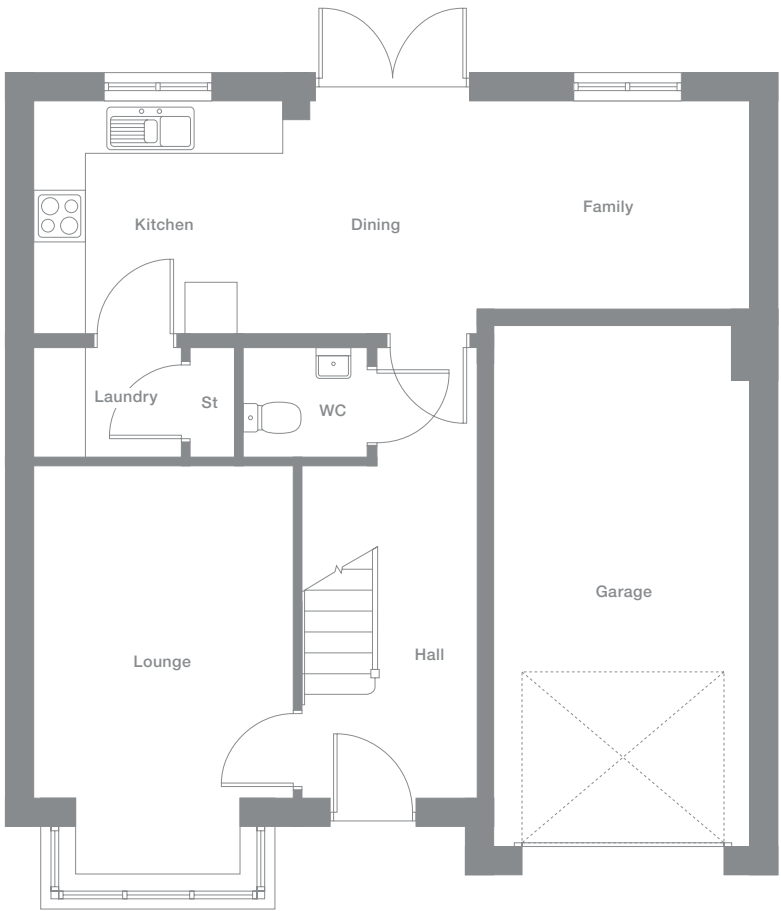
2.45m x 2.91m
8'1" x 9'7"

Floor Space

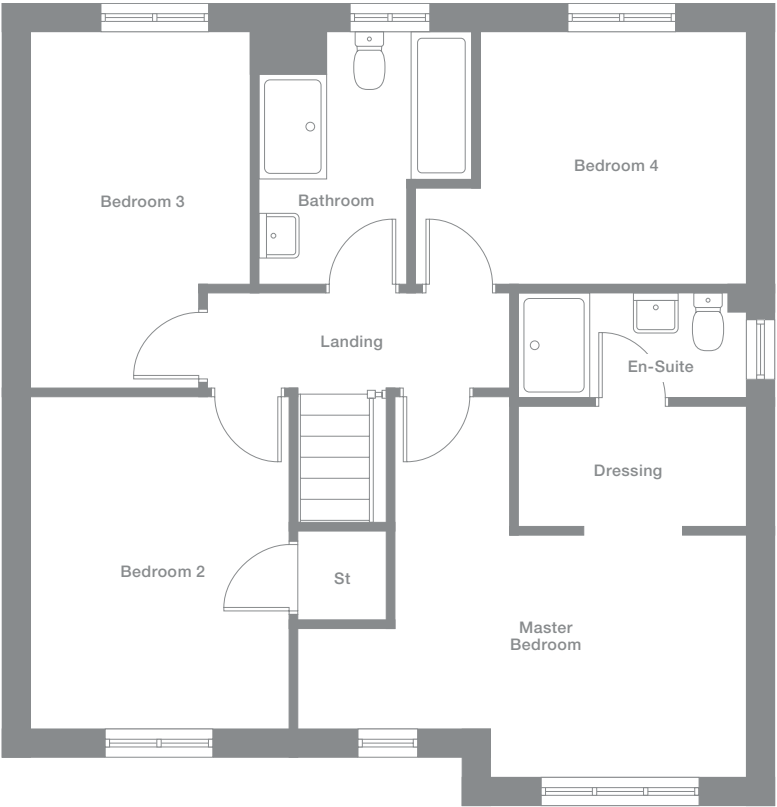
1,269 sq ft



Ground Floor



First Floor



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

Plots may be a mirror image of plans shown above

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

Fenwick Alternative

Overview

A bay window and sheltered corner entrance give this home instant appeal. The laundry room leaves the kitchen free for cooking and socialising, and one of the four bedrooms off the gallery landing features an en-suite.

Ground Floor

Lounge

3.85m x 5.48m
12'8" x 18'0"

Dining

2.26m x 3.26m
7'5" x 10'9"

Kitchen

3.34m x 3.26m
11'0" x 10'9"

WC

0.90m x 1.95m
3'0" x 6'5"

Laundry

1.90m x 1.95m
6'3" x 6'5"

First Floor

Master Bedroom

3.05m x 4.36m
10'0" x 14'4"

En-Suite

2.46m x 1.52m
8'1" x 5'0"

Bedroom 2

3.85m x 3.44m
12'8" x 11'4"

Bedroom 3

3.10m x 4.06m
10'3" x 13'4"

Bedroom 4

2.79m x 2.27m
9'2" x 7'6"

Bathroom

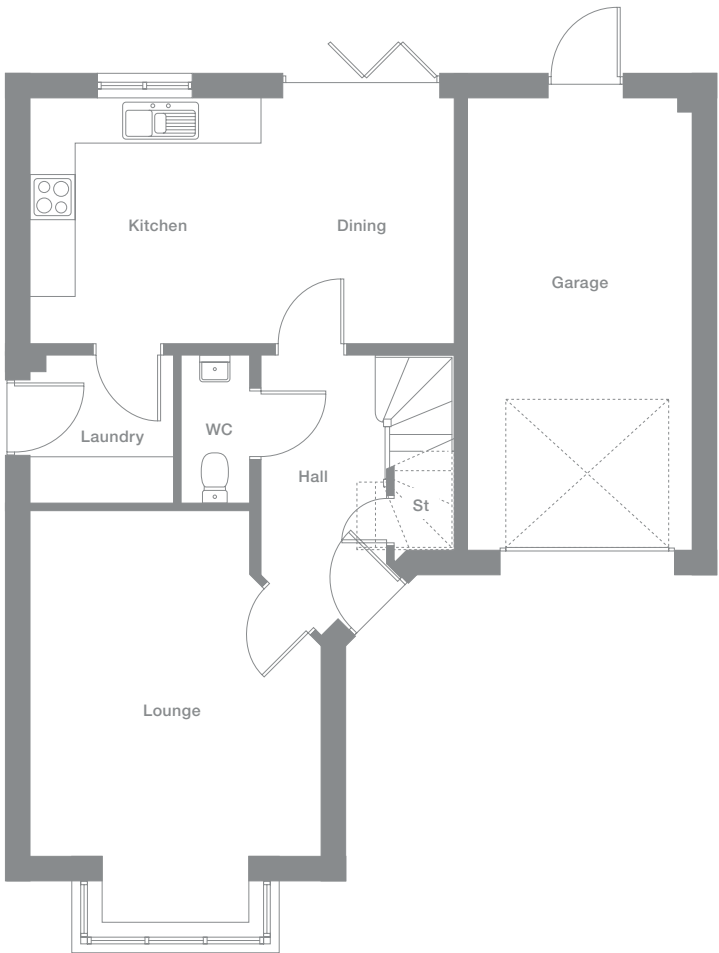
2.70m x 2.32m
8'10" x 7'8"

Floor Space

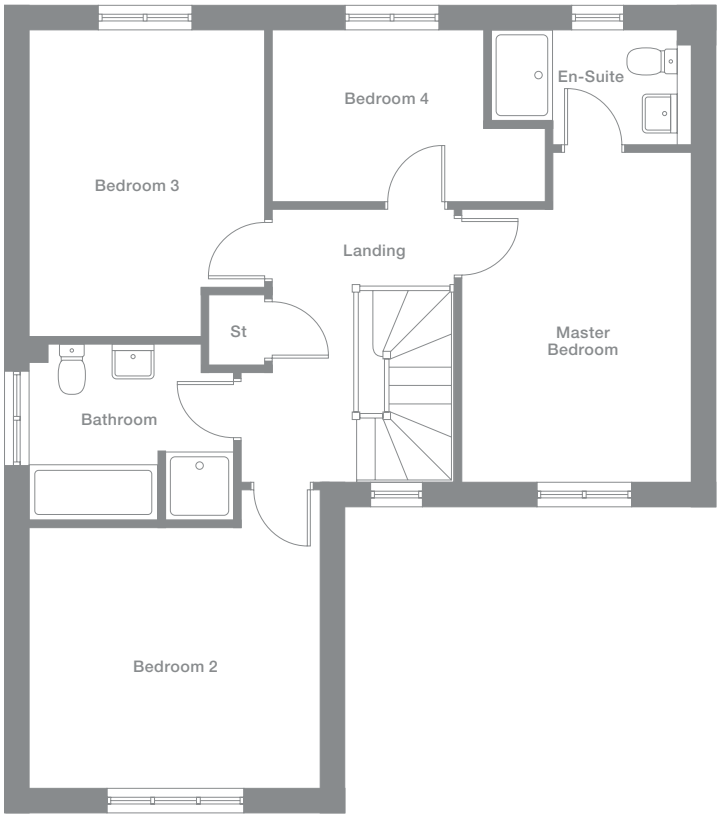
1,288 sq ft



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

Plots may be a mirror image of plans shown above

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

Mitford Alternative

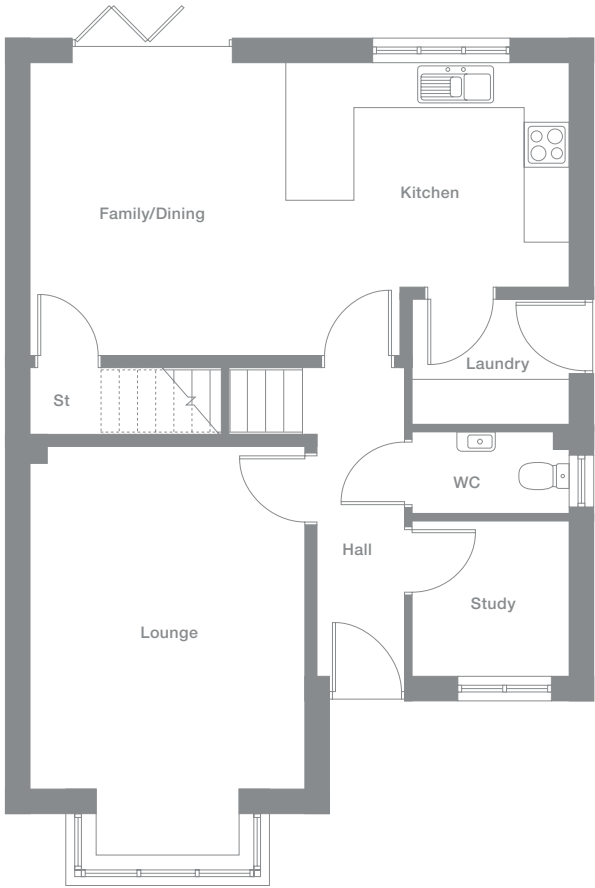
Overview
Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate laundry room helps to keep the kitchen free for creative cooking and conversation.

| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 3.65m x 5.44m 12'0" x 17'10" | Master Bedroom 3.65m x 4.60m 12'0" x 15'1" |
| Family/Dining 3.38m x 3.88m 11'1" x 12'9" | En-Suite 2.00m x 2.00m 6'7" x 6'7" |
| Kitchen 3.76m x 2.99m 12'4" x 9'10" | Bedroom 2 3.79m x 2.75m 12'5" x 9'1" |
| WC 2.08m x 1.08m 6'10" x 3'7" | Bedroom 3 3.26m x 2.75m 10'8" x 9'1" |
| Laundry 2.08m x 1.66m 6'10" x 5'5" | Bedroom 4 3.40m x 3.18m 11'2" x 10'5" |
| Study 2.08m x 2.06m 6'10" x 6'9" | Bathroom 2.55m x 2.00m 8'5" x 6'7" |

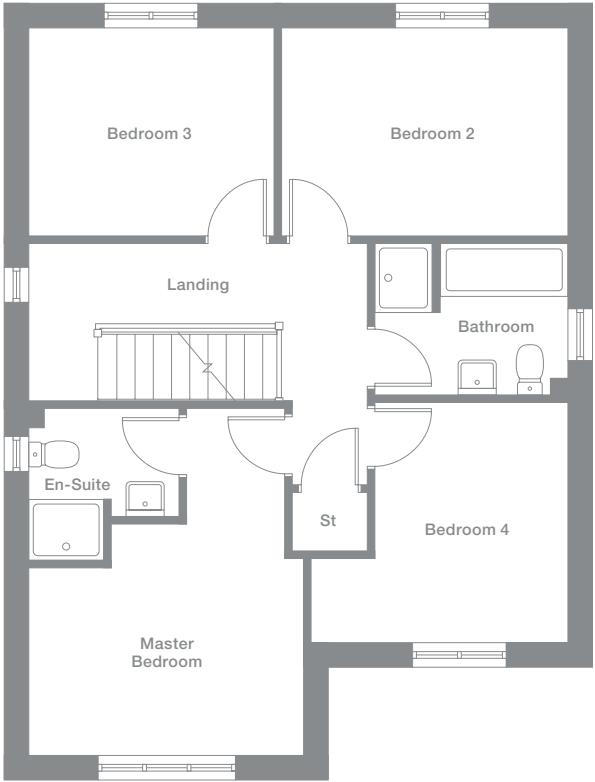
Floor Space
1,388 sq ft



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

Plots may be a mirror image of plans shown above

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

Oakwood

Overview

The bay-windowed lounge and delightful family kitchen share the ground floor with a private study and a laundry room, creating a home that brings flexibility and convenience to the pleasures of everyday life. The feature gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

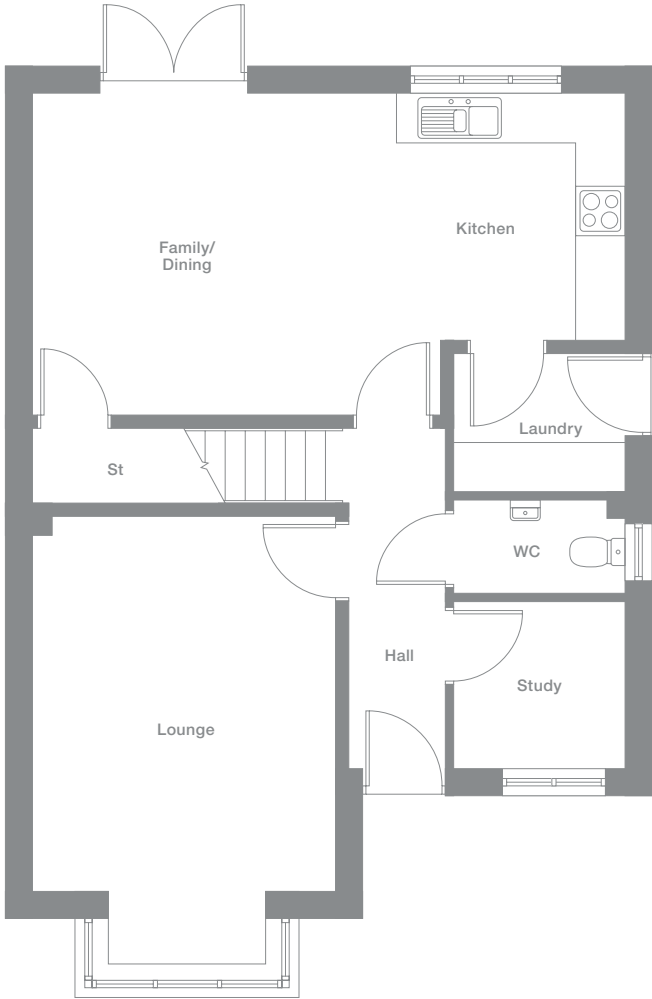
- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"
- First Floor**
- Master Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m max x 1.30m
7'11" x 4'3"
- Bedroom 2**
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3**
3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4**
3.40m max x 3.18m max
11'2" x 10'5"
- Bathroom**
2.55m max x 2.00m max
8'5" x 6'7"

Floor Space

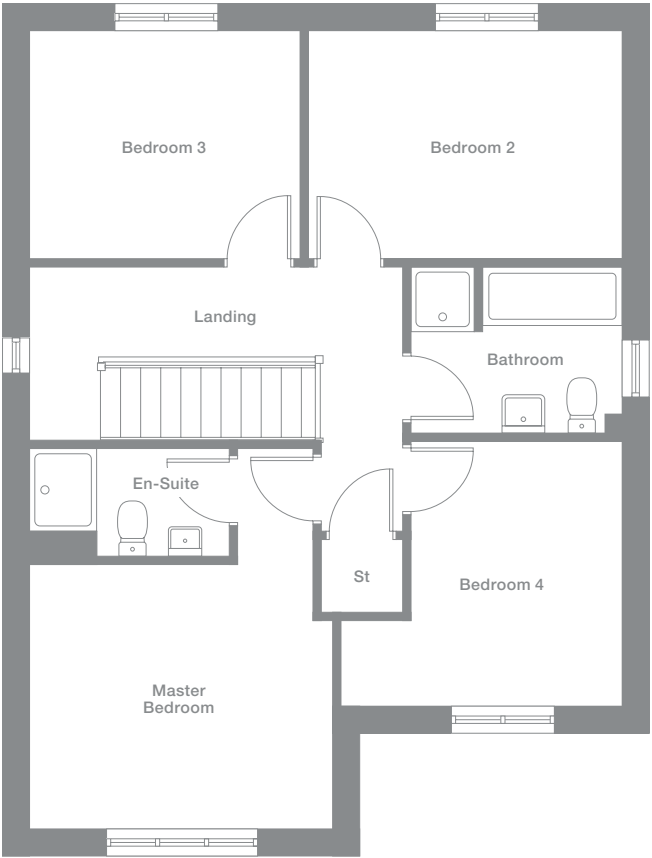
1,388 sq ft



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

Plots may be a mirror image of plans shown above

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

Sherwood

Overview

The elegant lounge, with its classic bay window, and the bright dining area flanked by a crisp, contemporary kitchen and an informal family space, are perfect for large gatherings. With two en-suite bedrooms, one including a separate dressing room, this is an instantly impressive home.

Ground Floor

- Lounge**
3.19m max 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

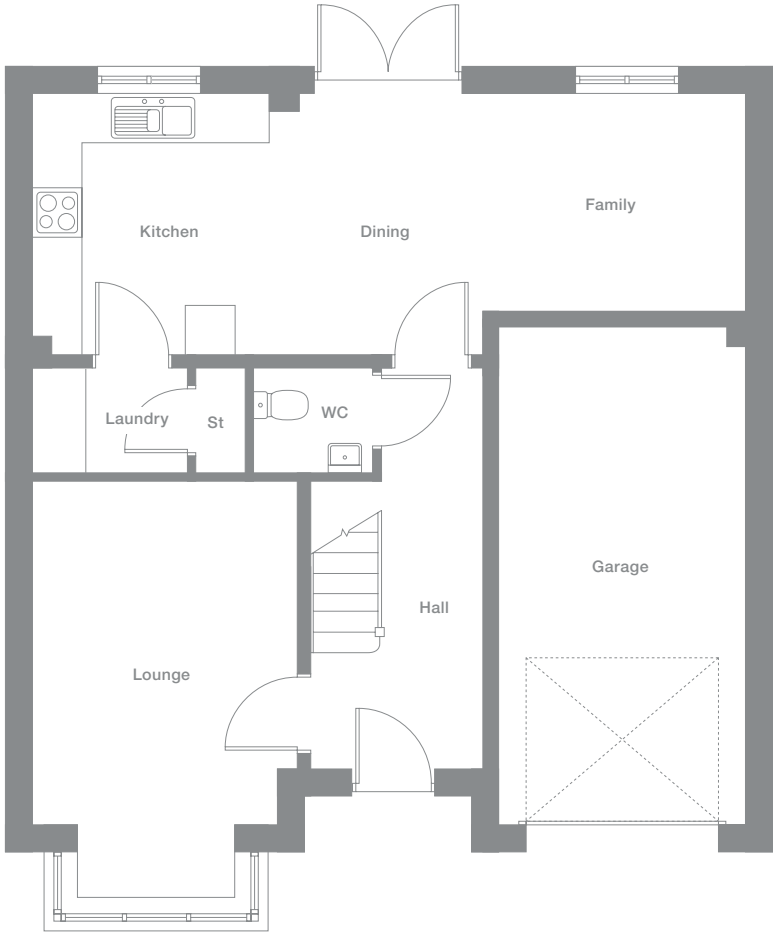
- Master Bedroom**
4.78m max x 3.09m
15'9" x 10'2"
- En-Suite 1**
2.80m max x 1.22m
9'2" x 4'0"
- Dressing**
2.80m x 1.59m
9'2" x 5'3"
- Bedroom 2**
3.69m max x 3.09m
12'2" x 10'2"
- En-Suite 2**
1.98m max x 2.13m max
6'6" x 7'0"
- Bedroom 3**
2.74m max x 3.37m
9'0" x 11'1"
- Bedroom 4**
3.14m x 2.60m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

Floor Space

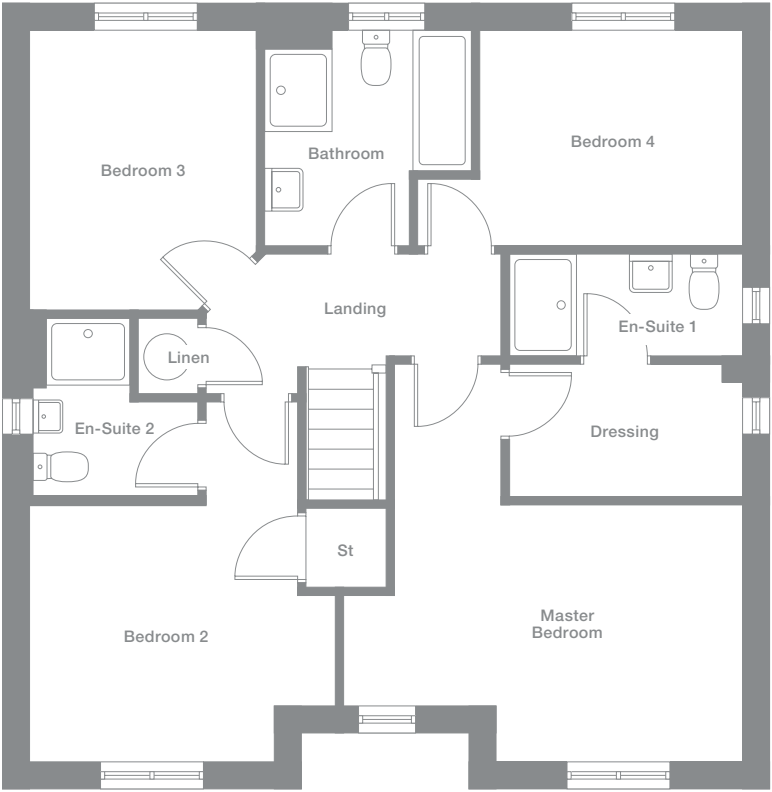
1,400 sq ft



Ground Floor



First Floor



Baywood

Overview

A generously proportioned hall introduces this exciting, light-filled family home. Dual aspect windows in the kitchen, the study and two bedrooms are further enhanced by a feature bay window in the lounge and french doors in the dining area. The master bedroom is en-suite.

Ground Floor

Lounge

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

Kitchen

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

Laundry

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

Dining

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

Study

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

WC

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

First Floor

Master 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 max x 3.08m max
11'6" x 10'1"

Bathroom

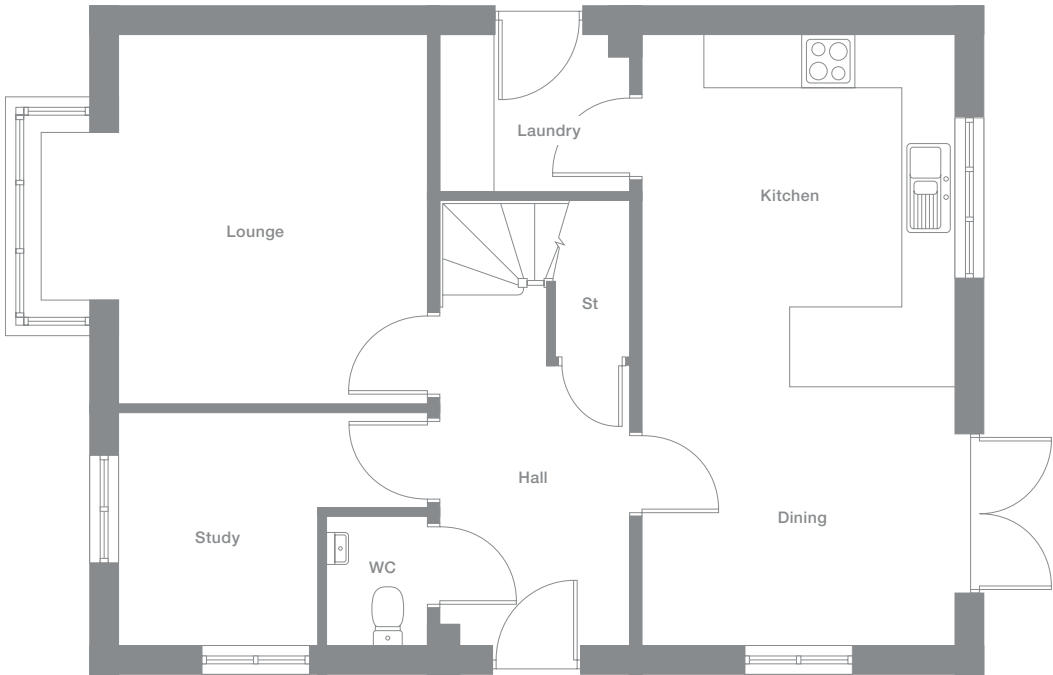
3.21m max x 1.70m max
10'7" x 5'7"

Floor Space

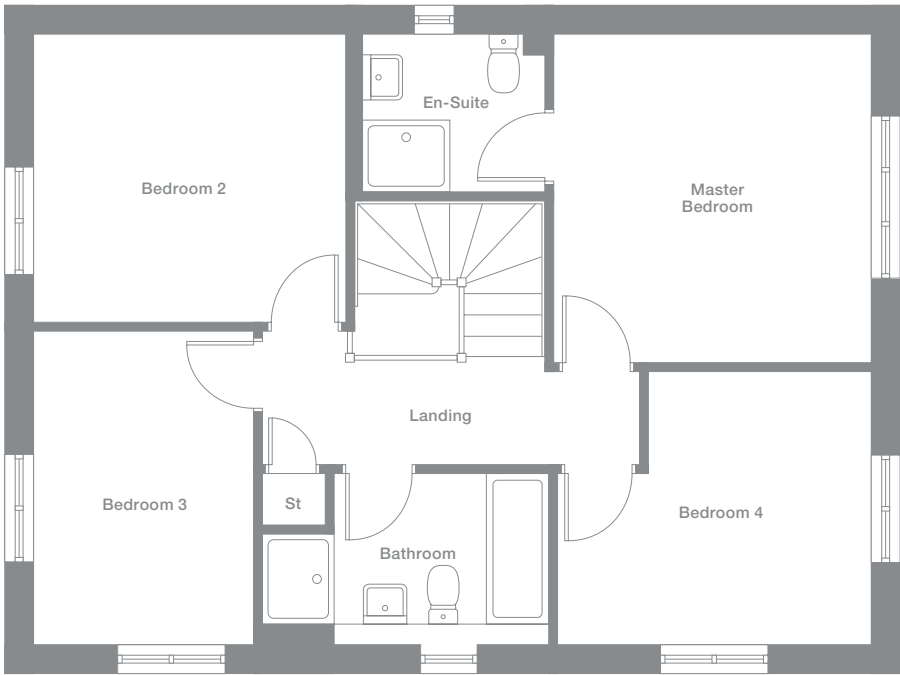
1,408 sq ft



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

Plots may be a mirror image of plans shown above

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

Chadwick Alternative

Overview

Complementing a beautifully proportioned, bay windowed lounge, the family kitchen and breakfast room forms a natural, lively hub for everyday life while the laundry room adds a useful aid to household management. With two en-suite bedrooms, this is a home that blends function with luxury.

Ground Floor

Lounge
3.26m x 6.21m
10'9" x 20'5"

Dining/Family
3.71m x 3.36m
12'2" x 11'0"

Kitchen
3.03m x 3.36m
9'11" x 11'0"

Laundry
1.81m x 2.88m
5'11" x 9'5"

WC
0.93m x 1.61m
3'1" x 5'4"

First Floor

Master Bedroom
5.29m x 3.09m
17'4" x 10'2"

En-Suite 1
2.11m x 1.90m
6'11" x 6'3"

Bedroom 2
3.26m x 3.35m
10'9" x 11'0"

En-Suite 2
2.17m x 1.81m
7'2" x 5'11"

Bedroom 3
3.27m x 3.47m
10'9" x 11'5"

Bedroom 4
3.10m x 2.97m
10'2" x 9'9"

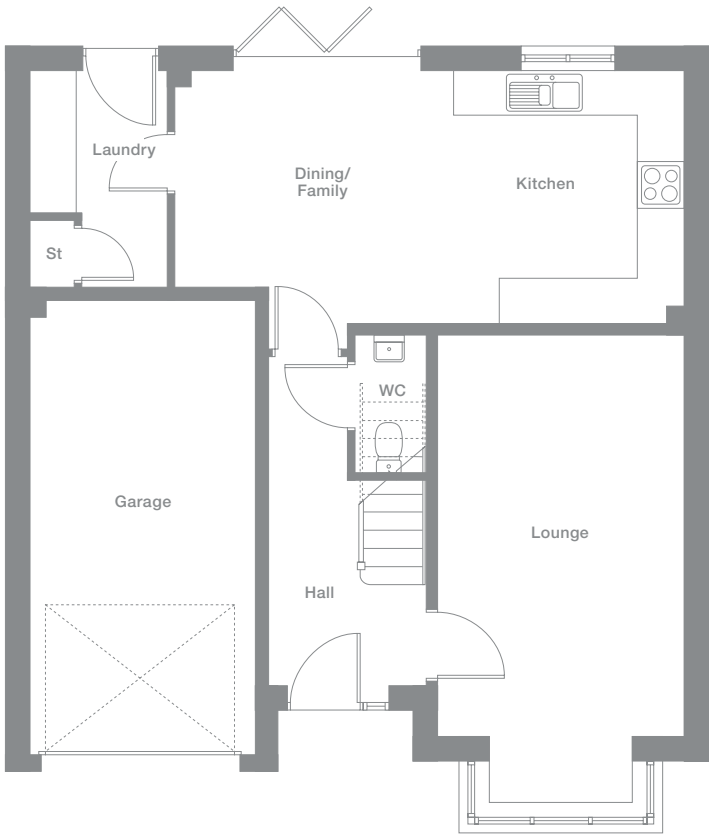
Bathroom
2.07m x 2.82m
6'10" x 9'3"

Floor Space

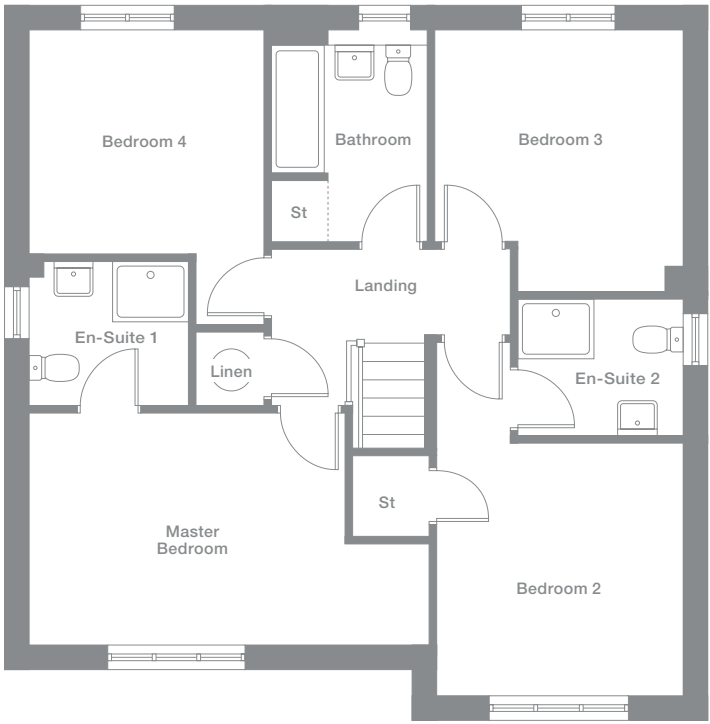
1,408 sq ft



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

Plots may be a mirror image of plans shown above

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

Stevenson Alternative

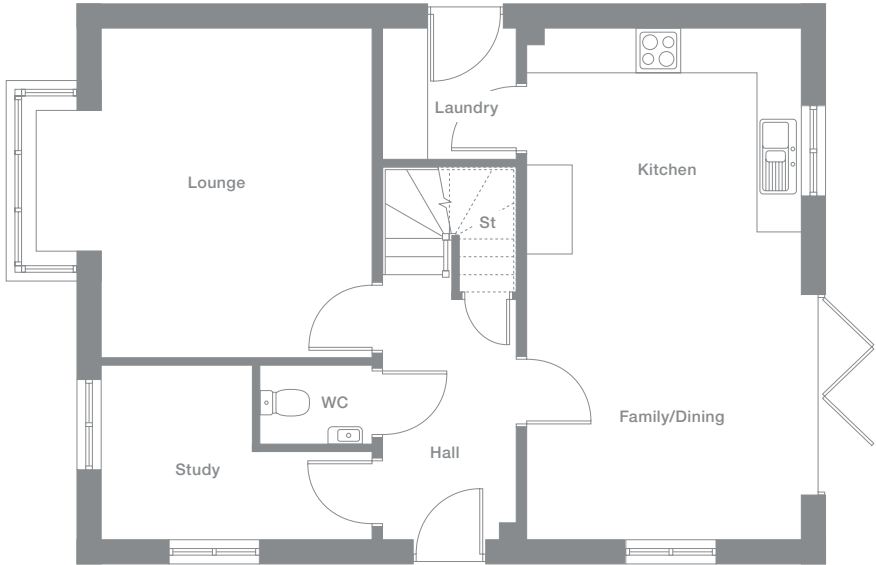
Overview
The impressive hall introduces a residence of real distinction. The stylishly practical kitchen and dining room, the study, and two of the four bedrooms all feature dual aspect outlooks, complementing the bay window in the lounge to create an inspiring light, natural ambience.

| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 4.53m x 4.42m 14'10" x 14'6" | Master Bedroom 3.74m x 3.70m 12'3" x 12'2" |
| Family/Dining 3.68m x 3.83m 12'1" x 12'7" | En-Suite 2.09m x 1.76m 6'10" x 5'9" |
| Kitchen 3.68m x 3.03m 12'1" x 9'11" | Bedroom 2 3.68m x 3.23m 12'1" x 10'7" |
| WC 1.50m x 1.06m 4'11" x 3'6" | Bedroom 3 2.61m x 3.53m 8'7" x 11'7" |
| Laundry 1.79m x 1.76m 5'10" x 5'9" | Bedroom 4 3.18m x 3.06m 10'6" x 10'1" |
| Study 3.63m x 2.34m 11'11" x 7'8" | Bathroom 3.41m x 1.83m 11'2" x 6'0" |

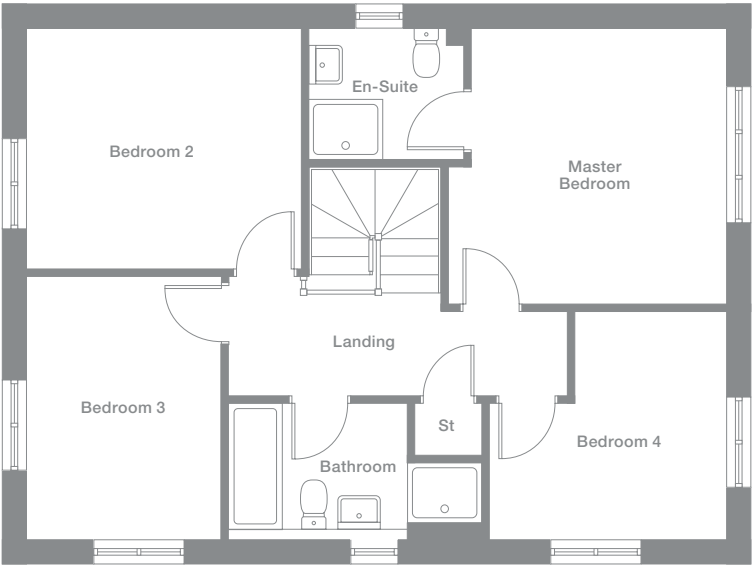
Floor Space
1,408 sq ft



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

Plots may be a mirror image of plans shown above

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

Bayford

Overview

The prestigious façade reflects the attention to detail found throughout this magnificent home. From the bay-windowed lounge and the garden dining area to the gallery landing and five bedrooms, two of them en-suite and one incorporating a walk-in dressing room, every detail demonstrates outstanding quality.

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 1.96m
5'6" x 6'5"
- Dining
4.22m x 2.97m
13'10" x 9'9"
- WC
1.67m x 0.92m
5'6" x 3'0"

First Floor

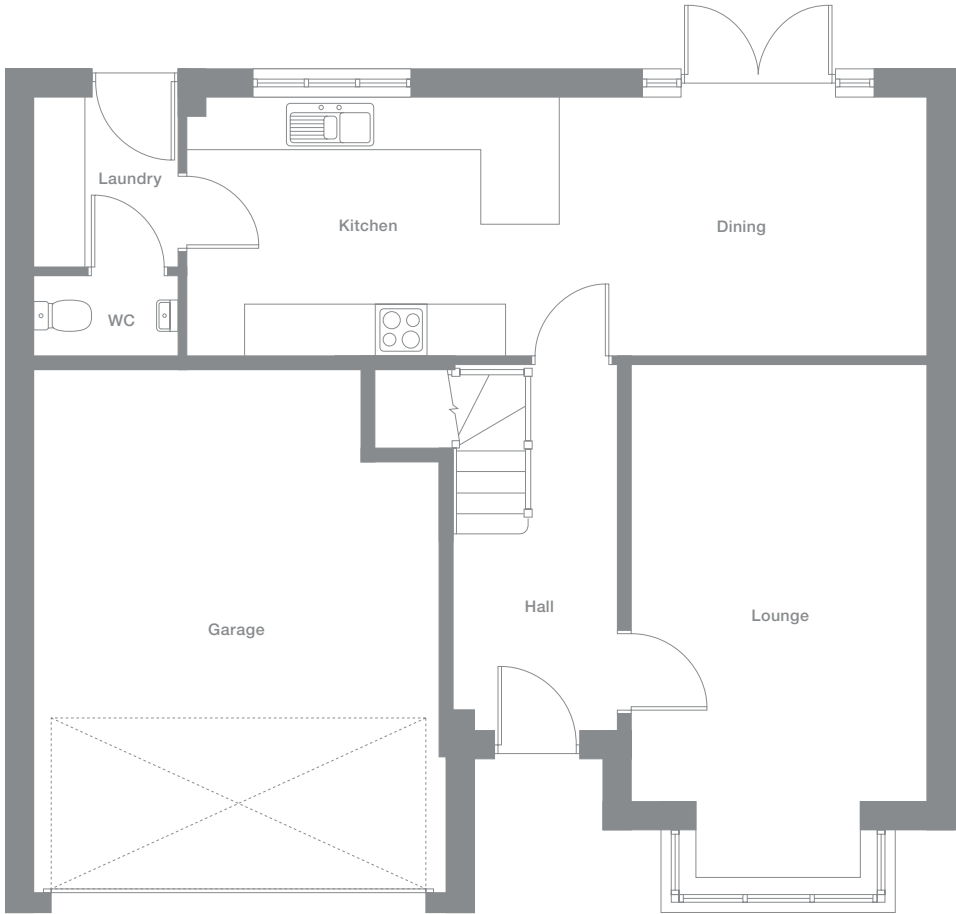
- Master Bedroom
3.39m x 3.20m
11'2" x 10'6"
- En-Suite 1
1.66m x 2.03m
5'5" x 6'8"
- Dressing
2.30m x 1.65m
7'7" x 5'5"
- Bedroom 2
2.70m x 4.01m
8'11" x 13'2"
- En-Suite 2
1.70m x 2.00m
5'7" x 6'7"
- Bedroom 3
3.19m x 3.05m
10'6" x 10'0"
- Bedroom 4
2.70m x 3.17m
8'11" x 10'5"
- Bedroom 5
2.37m x 2.02m
7'10" x 6'7"
- Bathroom
2.24m max x 1.87m max
7'4" x 6'2"

Floor Space

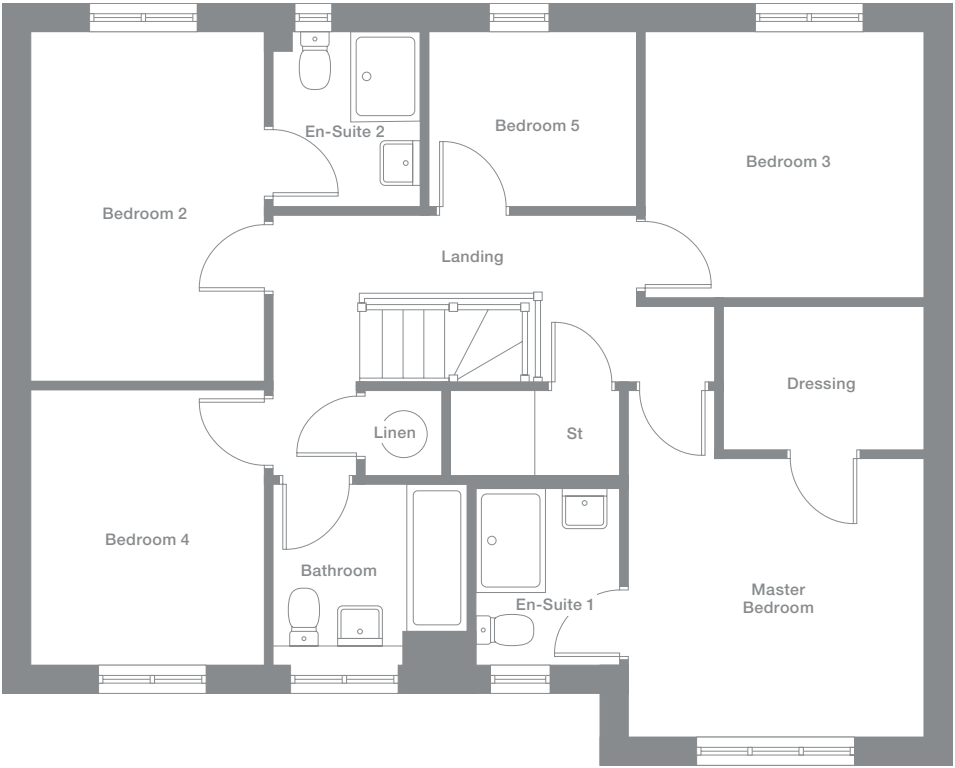
1,464 sq ft



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

Plots may be a mirror image of plans shown above

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

Buttermere

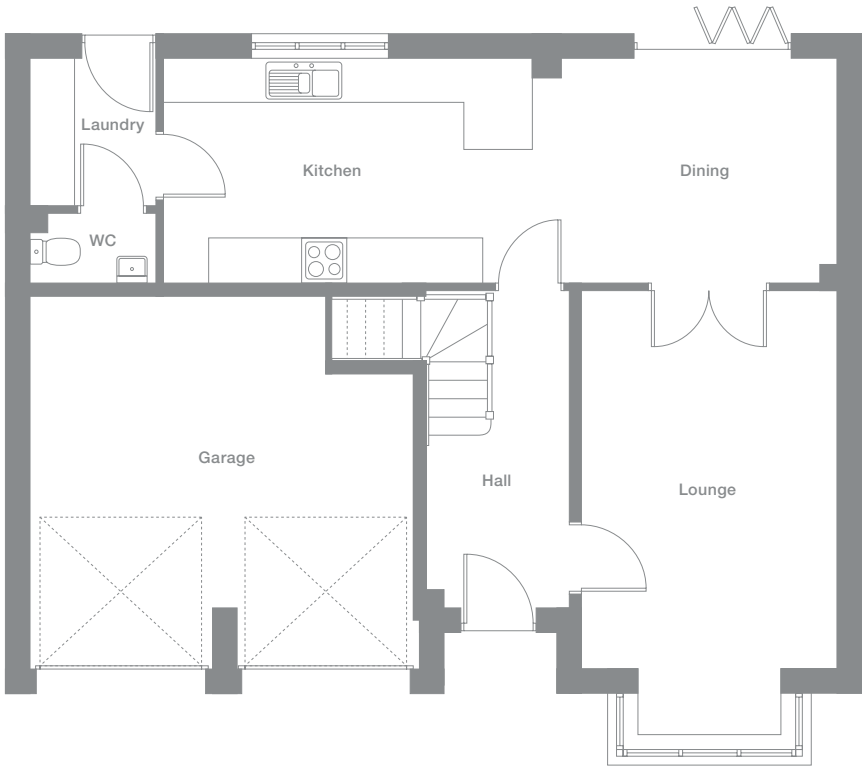
Overview
With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
Lounge
3.39m x 5.91m
11'2" x 19'5"
Kitchen
4.88m x 2.98m
16'0" x 9'9"
Dining
4.03m x 2.97m
13'3" x 9'9"
WC
1.67m x 0.92m
5'6" x 3'0"
Laundry
1.67m x 1.96m
5'6" x 6'5"
- First Floor**
Master Bedroom
2.80m x 5.18m
9'2" x 17'0"
En-Suite 1
1.85m x 2.00m
6'1" x 6'7"
Bedroom 2
3.39m x 3.64m
11'2" x 11'11"
En-Suite 2
1.64m x 2.05m
5'5" x 6'9"
Bedroom 3
3.20m x 3.05m
10'6" x 10'0"
En-Suite 3
2.38m x 1.21m
7'10" x 4'0"
Bedroom 4
2.55m x 3.17m
8'5" x 10'5"
Bedroom 5
3.25m x 2.00m
10'8" x 6'7"
Bathroom
2.08m x 2.00m
6'10" x 6'7"

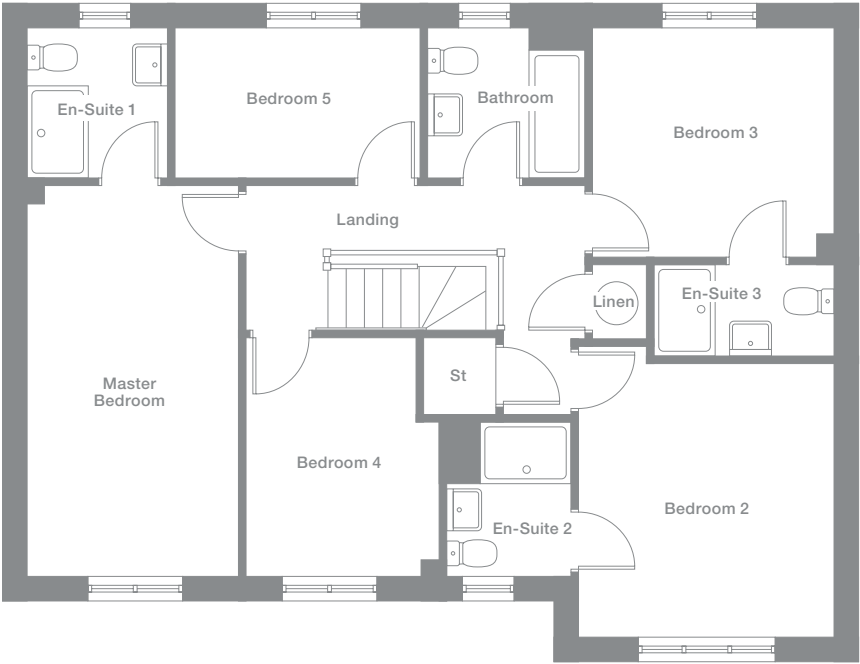
Floor Space
1,509 sq ft



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

Plots may be a mirror image of plans shown above

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

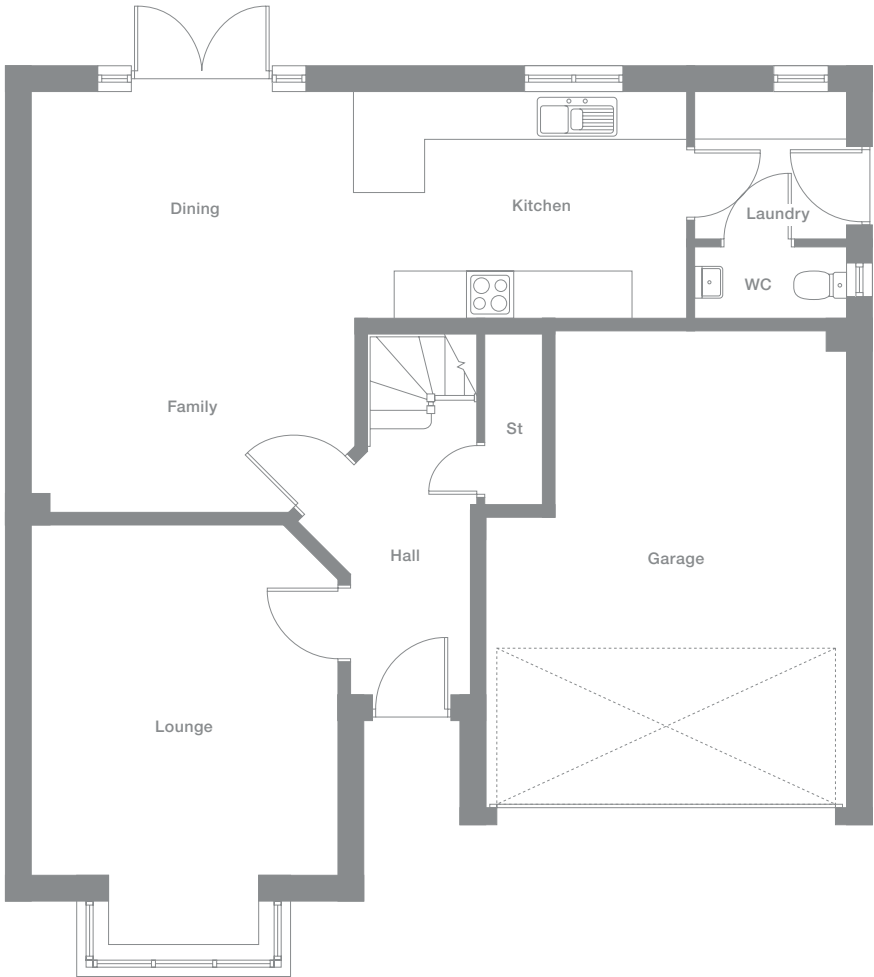
Thetford

Overview
Incorporating feature french doors, the welcoming family and dining room extends into a stylish, practical kitchen, forming a focal point for lively family life and perfectly complementing the more formal bay-windowed lounge. The master bedroom, one of two with en-suite facilities, includes a dressing room.

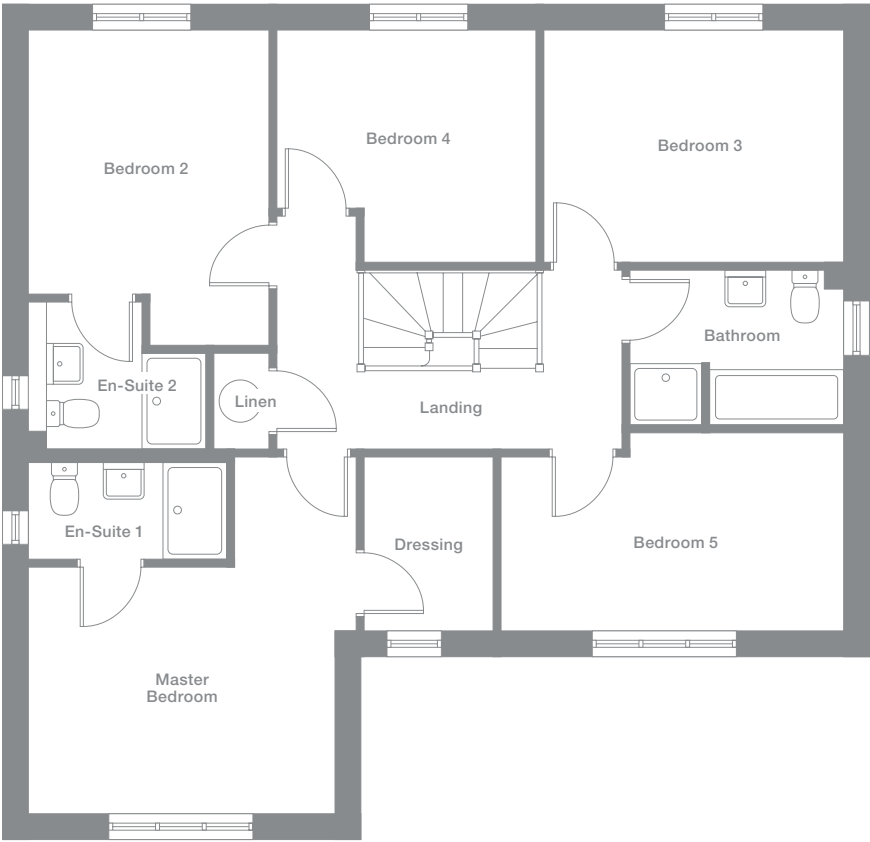
| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 3.85m max X 5.35m 12'8" x 17'7" | Master Bedroom 3.85m x 3.12m 12'8" x 10'3" |
| Kitchen 4.18m x 2.85m 13'9" x 9'4" | En-Suite 1 2.50m x 1.21m 8'2" x 4'0" |
| Laundry 1.92m x 1.85m 6'4" x 6'1" | Dressing 1.62m x 2.21m 5'4" x 7'3" |
| Dining 4.07m x 2.85m 13'5" x 9'4" | Bedroom 2 3.03m x 3.34m 9'11" x 11'0" |
| Family 4.07m max X 2.44m max 13'5" x 8'0" | En-Suite 2 2.01m max X 1.86m max 6'7" x 6'1" |
| WC 1.92m x 0.90m 6'4" x 2'11" | Bedroom 3 3.77m x 2.95m 12'5" x 9'8" |



Ground Floor



First Floor



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

Plots may be a mirror image of plans shown above

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

Jura

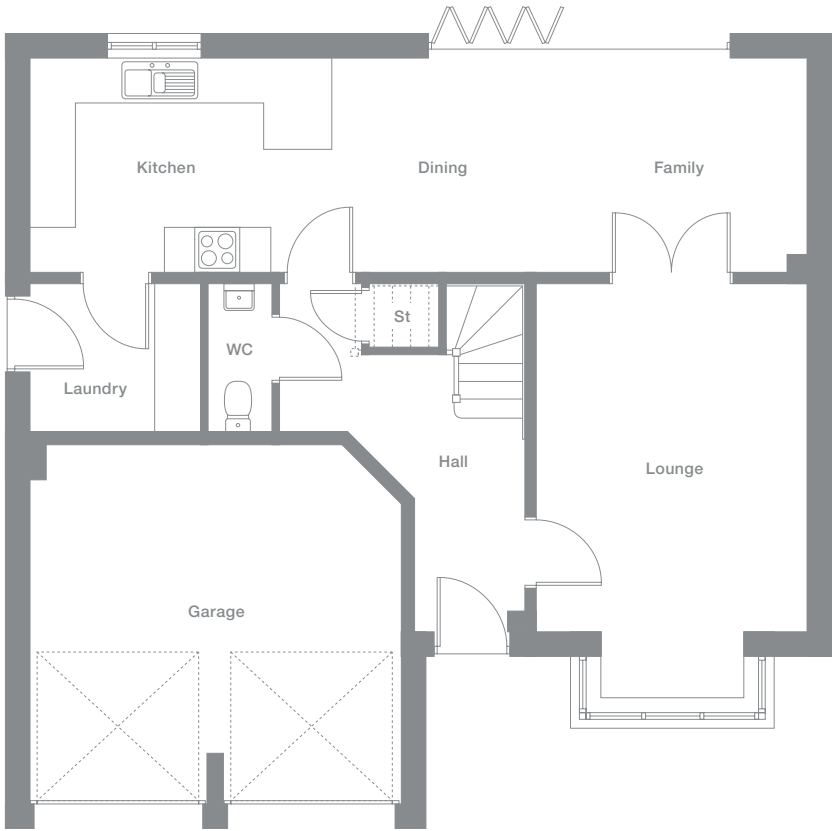
Overview
Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

| | |
|---|---|
| Ground Floor | First Floor |
| Lounge 3.58m x 5.49m 11'9" x 18'0" | Master Bedroom 4.89m x 4.27m 16'1" x 14'0" |
| Dining 3.14m x 2.85m 10'4" x 9'4" | En-Suite 1 2.17m x 1.97m 7'2" x 6'6" |
| Kitchen 3.98m x 2.85m 13'1" x 9'4" | Bedroom 2 3.06m x 3.57m 10'1" x 11'9" |
| Family 3.14m x 2.85m 10'4" x 9'4" | En-Suite 2 2.01m x 1.86m 6'7" x 6'1" |
| WC 0.85m x 1.95m 2'9" x 6'5" | Bedroom 3 3.71m x 2.91m 12'2" x 9'7" |
| Laundry 2.25m x 1.95m 7'5" x 6'5" | Bedroom 4 3.28m x 2.91m 10'9" x 9'7" |
| | Bedroom 5 3.63m x 2.43m 11'11" x 8'0" |
| | Bathroom 2.60m x 2.07m 8'6" x 6'8" |

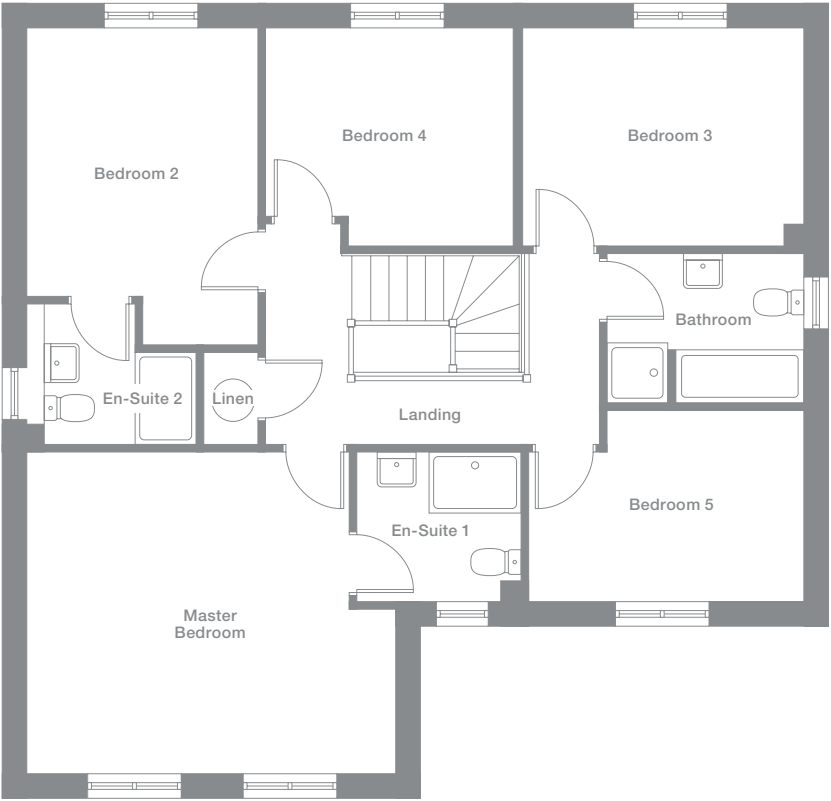
Floor Space
1,679 sq ft



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

Plots may be a mirror image of plans shown above

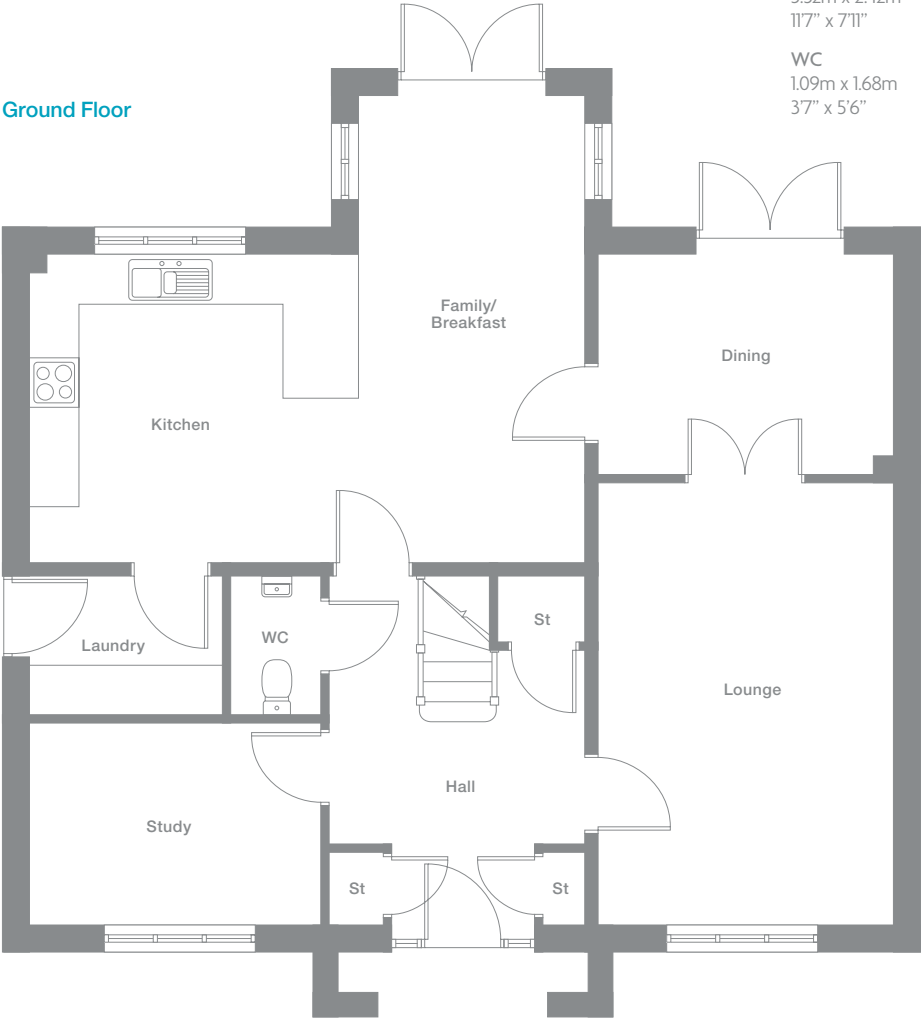
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Bridgeford

Overview

The striking hall opens on to a breathtaking kitchen and conservatory-style breakfast area. Double doors connect the lounge with a garden dining room, creating a dramatic space for social gatherings. With five bedrooms, two of them en-suite, this is a residence of the highest quality.

Ground Floor



Ground Floor

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

First Floor

- Master Bedroom
3.64m x 4.04m
11'11" x 13'3"
- En-Suite 1
2.44m max x 1.38m
8'0" x 4'7"
- Dressing
2.44m x 2.25m
8'0" x 7'5"
- Bedroom 2
3.52m x 2.68m
11'7" x 8'10"
- En-Suite 2
1.21m x 2.68m max
4'0" x 8'10"
- Bedroom 3
3.59m x 3.10m
11'9" x 10'2"
- Bedroom 4
2.97m x 3.19m
9'9" x 10'6"
- Bedroom 5
2.69m x 2.68m
8'10" x 8'10"
- Bathroom
2.56m max x 2.09m max
8'5" x 6'11"

Floor Space

1,885 sq ft



First Floor



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

Plots may be a mirror image of plans shown above

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

Chichester

Overview

From the dramatic, adaptable space of the family dining kitchen, with its bi-fold doors, to the splendid gallery landing, from the practical study to the master bedroom with its separate dressing area, every detail underlines the Chichester's exceptional status.

Ground Floor

Lounge

3.56m x 4.78m
11'8" x 15'8"

Dining

2.89m x 3.82m
9'6" x 12'7"

Kitchen

3.78m x 3.82m
12'5" x 12'7"

Family

4.98m x 4.13m
16'4" x 13'7"

WC

1.09m x 1.68m
3'7" x 5'6"

Laundry

2.33m x 1.68m
7'8" x 5'6"

Study

3.52m x 2.31m
11'7" x 7'7"

First Floor

Master Bedroom

3.64m x 4.04m
11'11" x 13'3"

En-Suite 1

2.44m x 1.58m
8'0" x 5'2"

Dressing

2.44m x 2.25m
8'0" x 7'5"

Bedroom 2

3.52m x 2.79m
11'7" x 9'2"

En-Suite 2

1.21m x 2.79m
4'0" x 9'2"

Bedroom 3

3.59m x 2.80m
11'9" x 9'2"

Bedroom 4

2.97m x 3.19m
9'9" x 10'6"

Bedroom 5

2.69m x 2.79m
8'10" x 9'2"

Bathroom

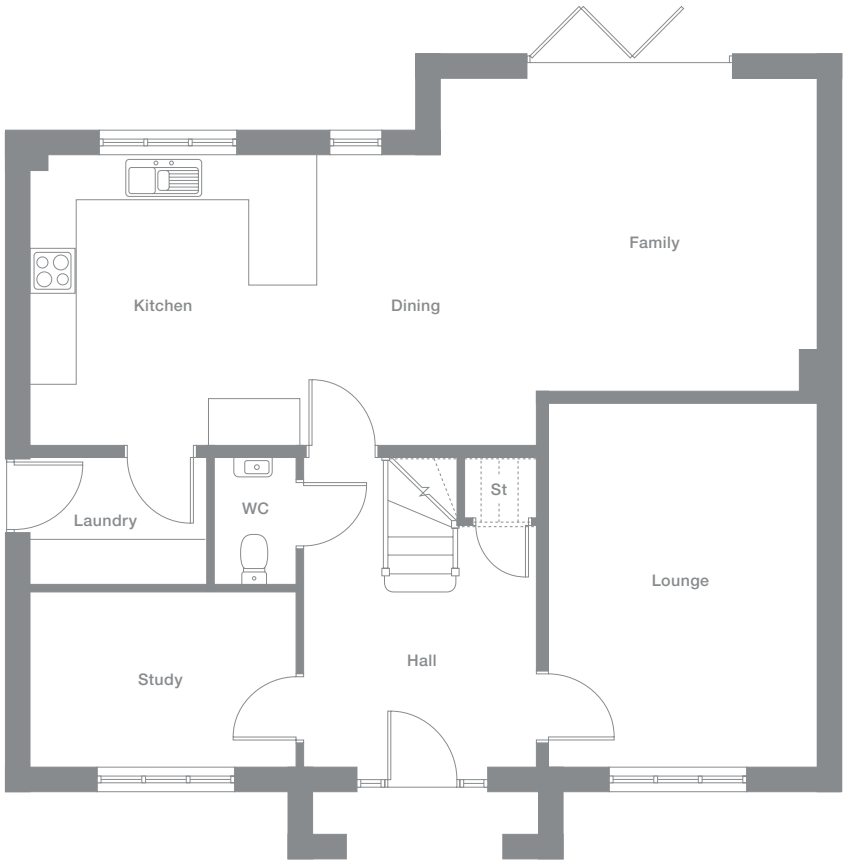
2.56m x 2.28m
8'5" x 7'6"

Floor Space

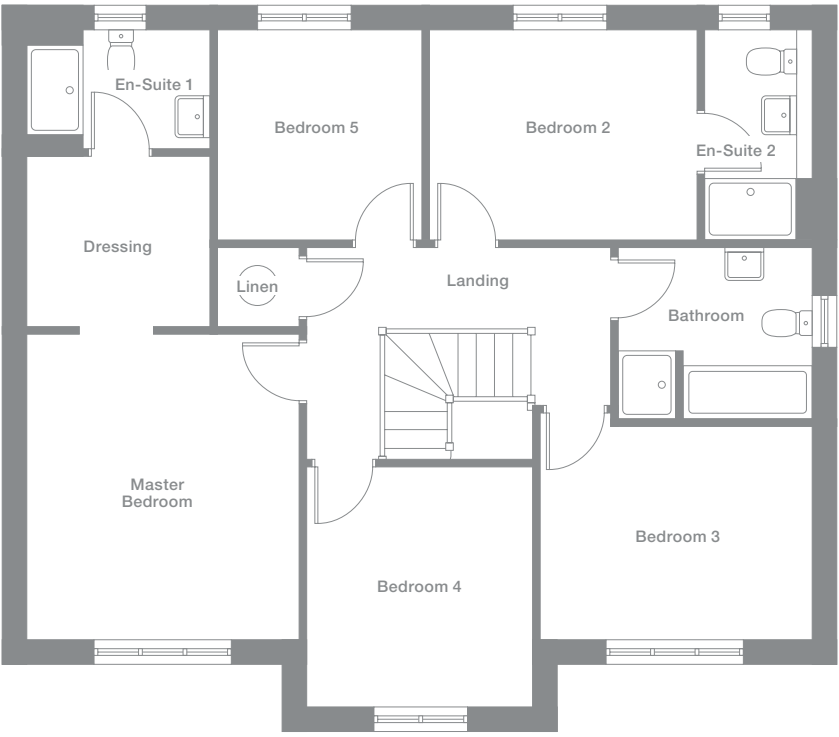
1,886 sq ft



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

Plots may be a mirror image of plans shown above

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

The Miller Difference

“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

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 choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

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 Development Sales Manager 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 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.

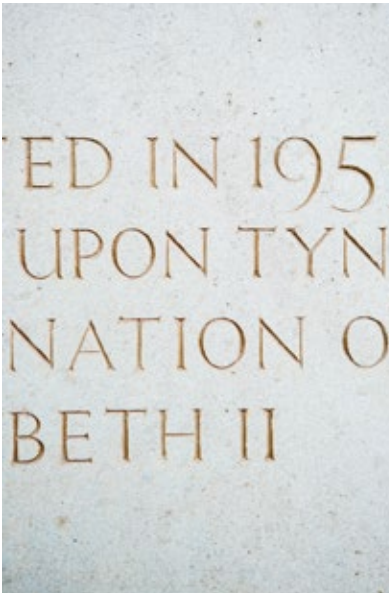
For your future

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.



The selection of local shops around five minutes walk from the development includes a convenient One Stop store, off-licence and newsagent with post office services, while the shopping precinct in Wideopen, around a mile away, has a large Co-op supermarket and a pharmacy. A wider choice can be found in Gosforth's traditional High Street with its Sainsbury supermarket and lively mixture of national chains and local specialist shops, some of them in an indoor mall. The shops are interspersed with a wide range of pubs, cafés, restaurants and takeaways, creating a pleasant and relaxed shopping environment. Gosforth Leisure Centre, just off the High Street, incorporates a well equipped gym, swimming pools, a sauna and fitness studio.

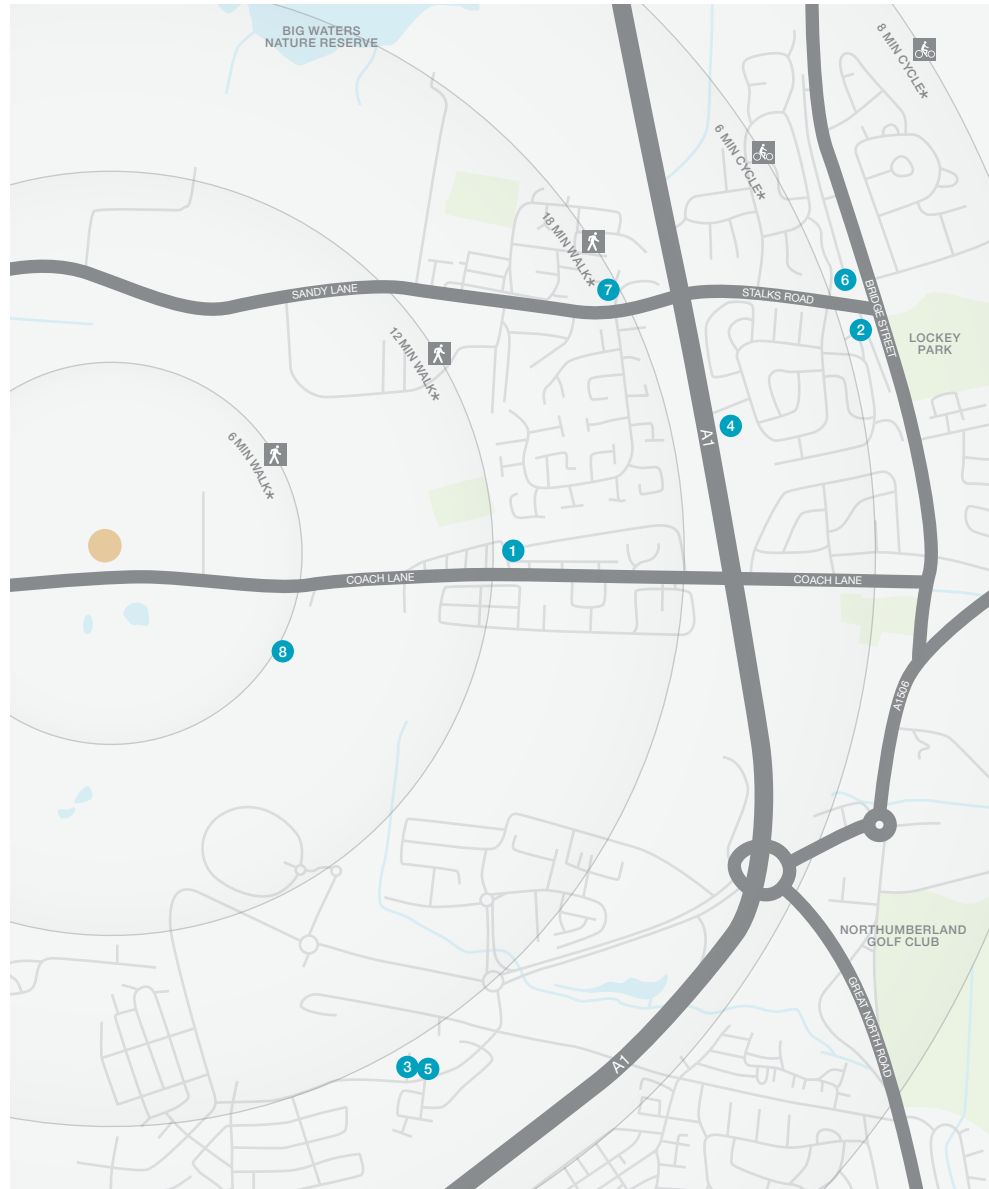
The retail parks around Kingston Park Metro Station present a choice of larger stores, including Marks and Spencer, Boots, Halfords, Currys PC World and Tesco, and there is a useful recycling facility, the Brunswick Recycling Centre, less than a mile away.



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.

Hazlewood Community Primary and Brunton First School are both within half an hour's walk. Brunton First School, which has an associated Day Nursery, is a feeder school of Gosforth Junior High, the junior school of Gosforth Academy.

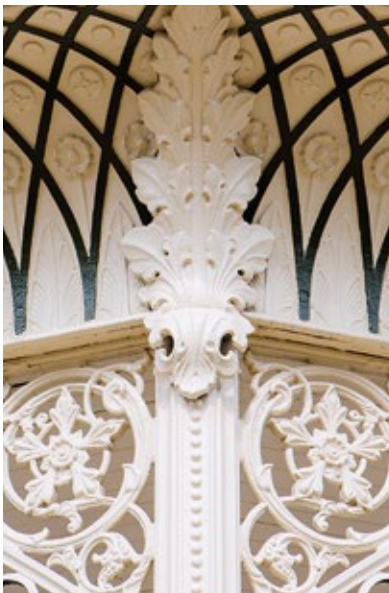
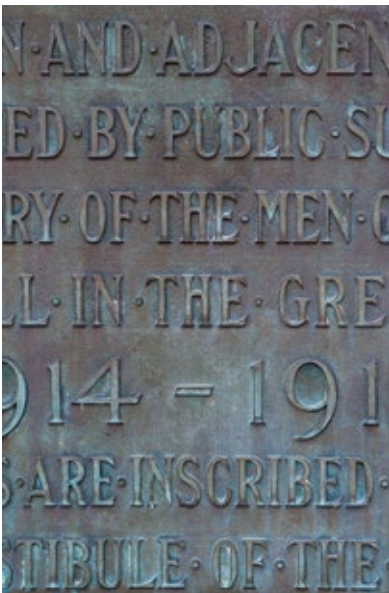
Both were assessed as 'outstanding' by Ofsted in their most recent evaluations. Health services in the area include Wideopen Medical Centre, a full-time practice, and a dental surgery around fifteen minutes walk away in Brunswick Village.



- 1 One Stop Hazelrigg
1 South View
0191 597 5363
 - 2 Davidsons Chemists
42 Park View
0191 236 2017
 - 3 Brunton Day Nursery
Roseden Way
0191 236 5989
 - 4 Hazlewood Community Primary School,
Canterbury Way
0191 200 7911
 - 5 Brunton First School
Roseden Way
0191 217 0045
 - 6 Wideopen Medical Centre,
Great North Road
0191 236 2115
 - 7 Brunswick Dental
Darrell Street
0191 236 8191
 - 8 Havannah and Three Hills Nature Reserve,
4 Coach Lane
0191 278 7878
- Gosforth Leisure Centre,
Regent Farm Road
0191 255 9828
- Gosforth Junior High Academy,
Regent Avenue
0191 285 1000
- Gosforth Academy
Knightsbridge
Great North Road
0191 285 1000

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03331 305 166

From the A1 Southbound
Pass the junction with the A19, then two miles on leave the A1 and take the first roundabout exit, for Gosforth Park. Take the first main exit again at the next roundabout to stay on the A1056, then 350 yards on bear right, signposted for Wideopen. At the next roundabout take the first exit, for Hazlerigg. Carry straight on for a mile, and the development entrance is on the right.

From Newcastle City Centre
Leave Newcastle by the Great North Road. Around a mile after passing through Gosforth High Street, at the start of a clearway, bear left following the sign for Hazlerigg. At the next junction take the second main exit to join the A1056, then 350 yards on bear right for Wideopen. At the next roundabout take the first exit, for Hazlerigg, and after one mile the entrance to the development is on the right.

Sat Nav: NE13 7AS



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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

millerhomes.co.uk

millerhomes

the place to be®