



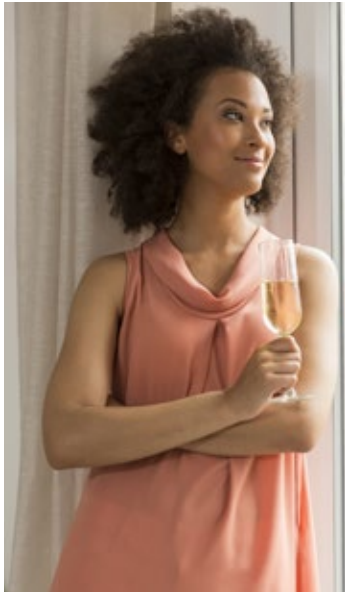
**Rowan Park  
Middlesbrough**

**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.





# Living in Middlesbrough

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 Rowan Park.

# Welcome home

Sheltered by mature woods within an exciting new residential neighbourhood two miles south of Middlesbrough's lively town centre, this prestigious selection of three, four and five bedroom new build homes for sale combines outstanding local leisure amenities with excellent transport links. With the wild North Yorks Moors and miles of beautiful coastline in easy reach, it provides a perfect balance of urban convenience and access to peaceful, natural spaces.

Welcome to Rowan Park...

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



**Overview**

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

**Ground Floor**

**Lounge**  
3.53m x 4.44m  
11'7" x 14'7"

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

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

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

**First Floor**

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

**En-Suite**  
1.18m x 1.98m  
3'10" x 6'6"

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

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

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

**Floor Space**

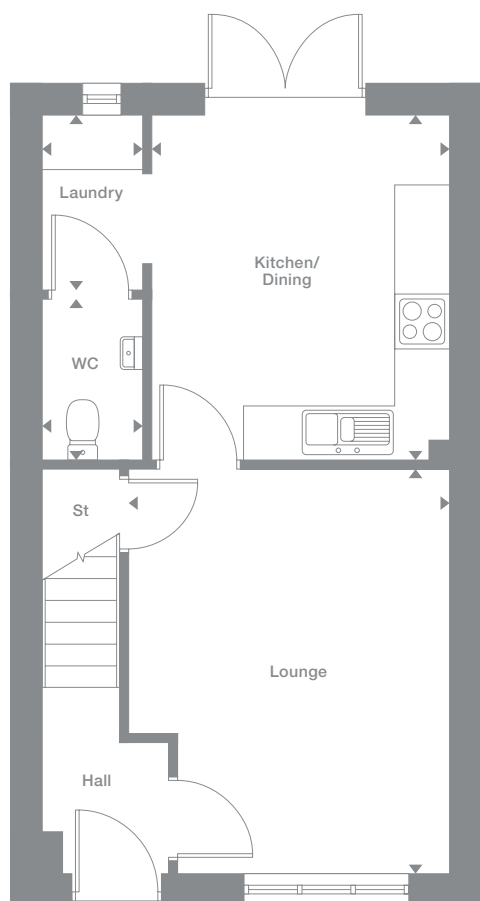
806 sq ft

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

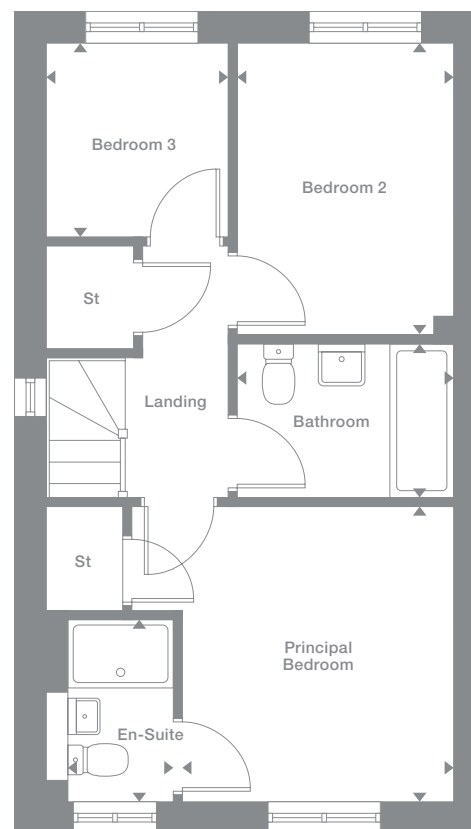
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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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**  
3.31m x 3.83m  
10'10" x 12'7"

**Laundry**  
1.11m x 1.96m  
3'8" x 6'5"

**WC**  
1.11m x 1.78m  
3'8" 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**

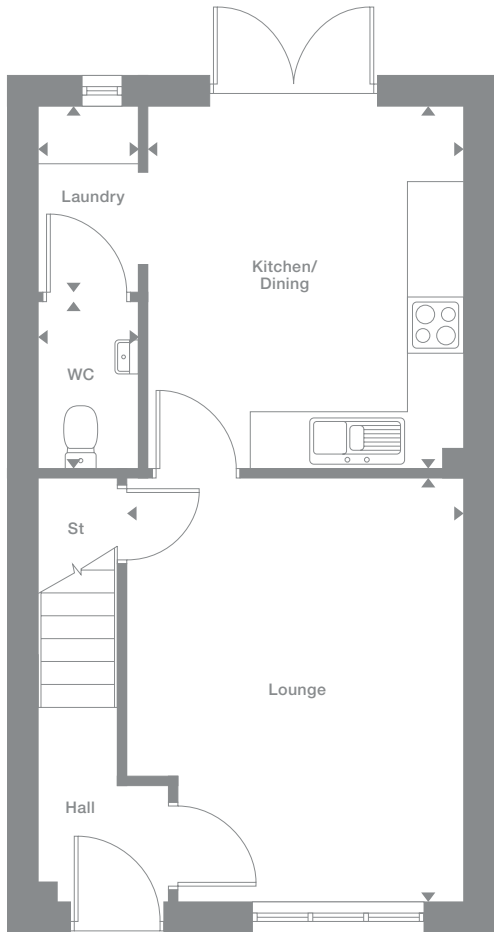
819 sq ft

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

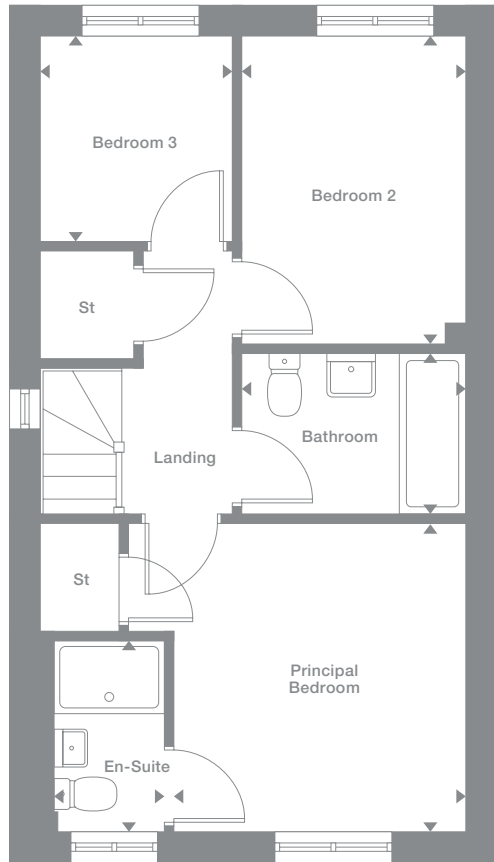
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**Ground Floor**



**First Floor**



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**Overview**

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

**Ground Floor**

**Lounge**  
4.65m x 3.88m  
15'3" x 12'7"

**Kitchen**  
2.88m x 3.42m  
9'6" x 11'3"

**Dining**  
1.76m x 2.32m  
5'10" x 7'8"

**WC**  
1.67m x 1.00m  
5'6" x 3'3"

**First Floor**

**Principal Bedroom**  
3.32m x 2.98m  
10'11" x 9'9"

**En-Suite**  
1.00m x 2.75m  
3'4" x 9'0"

**Bedroom 2**  
2.53m x 3.42m  
8'4" x 11'3"

**Bedroom 3**  
2.02m x 3.42m  
6'8" x 11'3"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

**Floor Space**

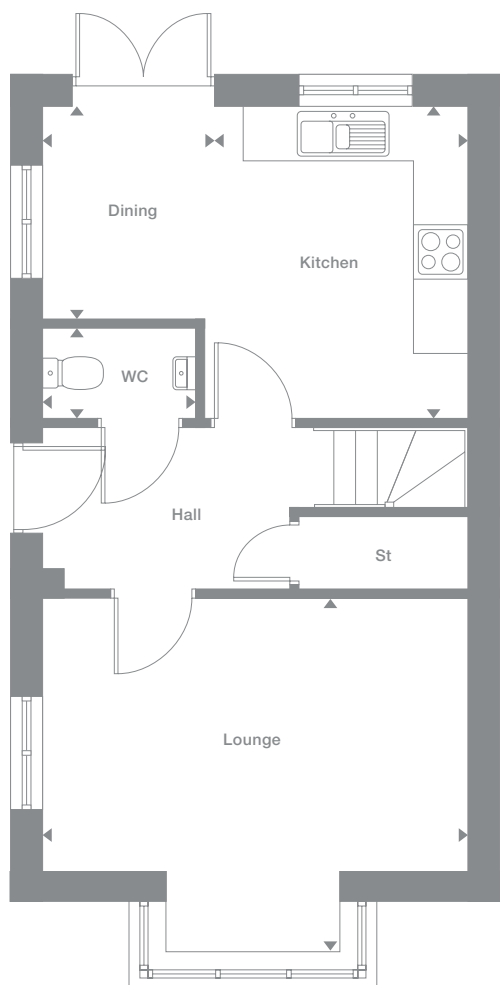
854 sq ft

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

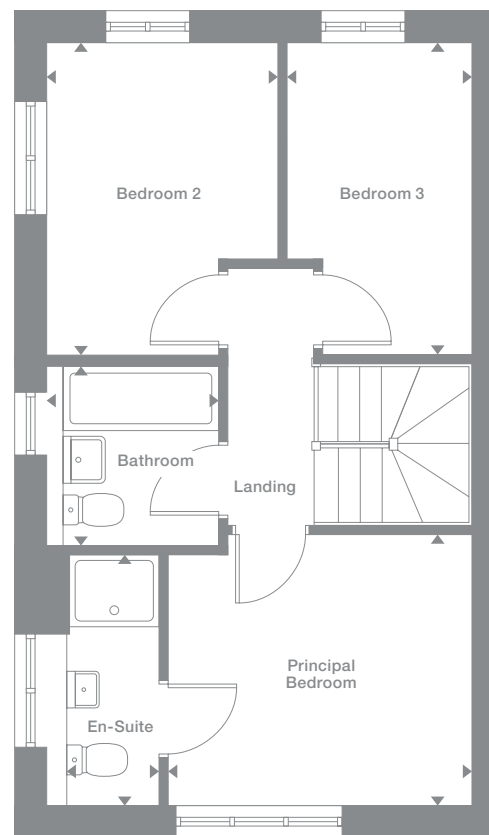
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**Ground Floor**



**First Floor**



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## Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

## Ground Floor

**Lounge**  
4.68m x 3.91m  
15'5" x 12'10"

**Kitchen**  
2.91m x 3.45m  
9'7" x 11'4"

**Dining**  
1.76m x 2.40m  
5'10" x 7'11"

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

## First Floor

**Principal Bedroom**  
3.37m x 3.01m  
11'1" x 9'11"

**En-Suite**  
1.01m x 2.78m  
3'4" x 9'2"

**Bedroom 2**  
2.56m x 3.46m  
8'5" x 11'4"

**Bedroom 3**  
2.02m x 3.46m  
6'8" x 11'4"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

## Floor Space

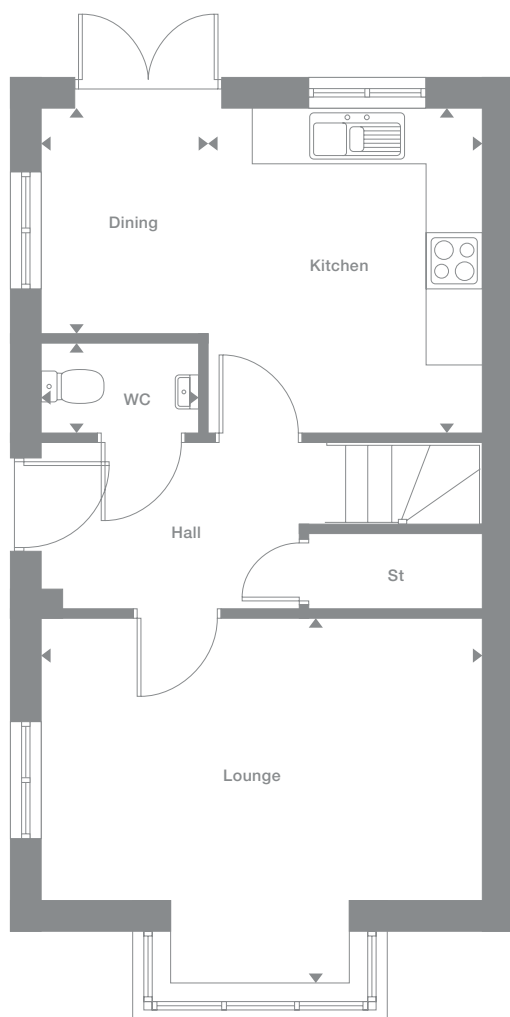
869 sq ft

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

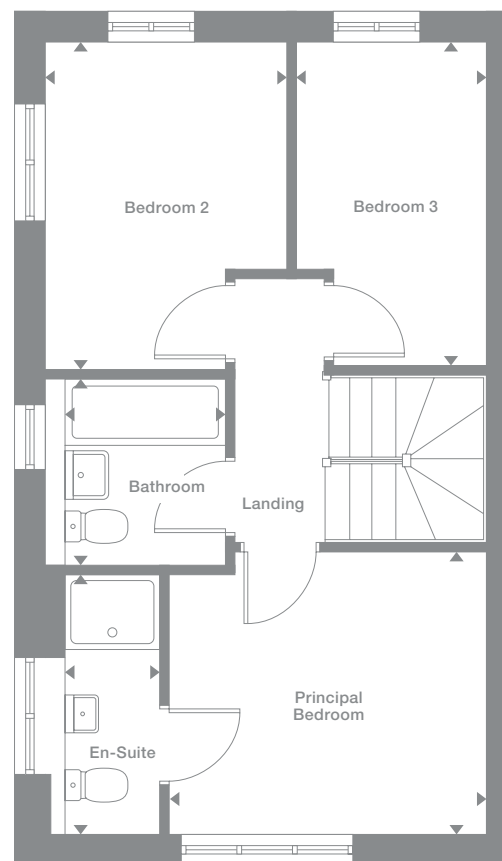
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## Ground Floor



## First Floor



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# Tollwood

## Overview

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

## Ground Floor

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

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

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

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

## First Floor

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

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

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

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

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

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

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

## Floor Space

1,025 sq ft

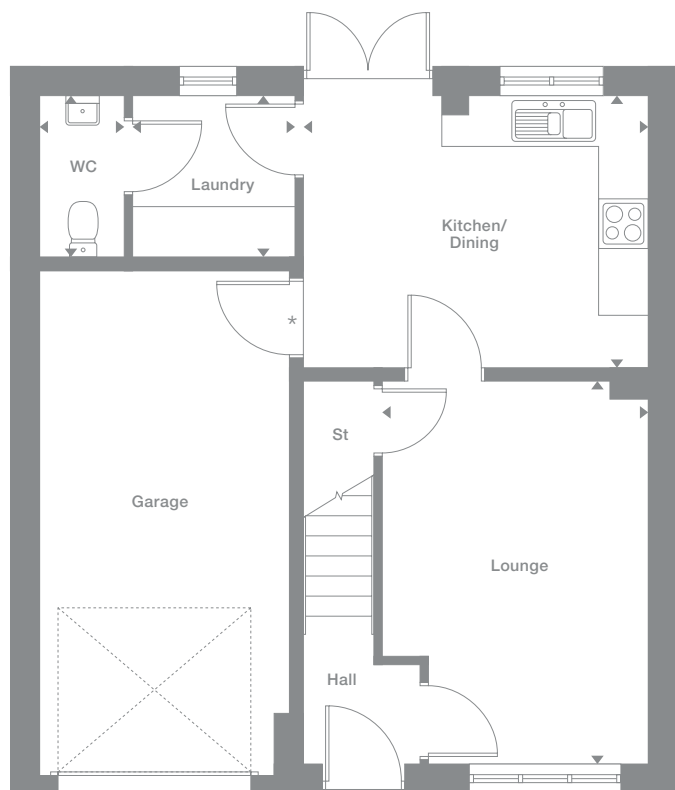
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

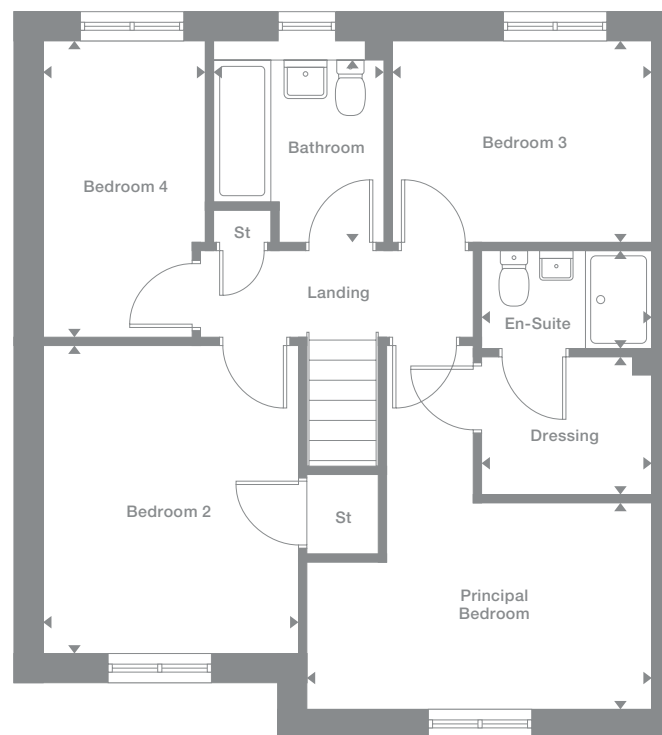
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Alder

## Overview

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

## Ground Floor

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

## First Floor

- Principal Bedroom**  
4.19m x 2.75m  
13'9" x 9'1"
- Dressing**  
2.04m x 1.40m  
6'8" x 4'7"
- En-Suite**  
2.04m x 1.18m  
6'8" x 3'10"
- Bedroom 2**  
3.05m x 3.73m  
10'0" x 12'3"
- Bedroom 3**  
3.11m x 2.44m  
10'2" x 8'0"
- Bedroom 4**  
2.15m x 3.58m  
7'1" x 11'9"
- Bathroom**  
1.89m x 2.22m  
6'3" x 7'4"

## Floor Space

1,045 sq ft

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

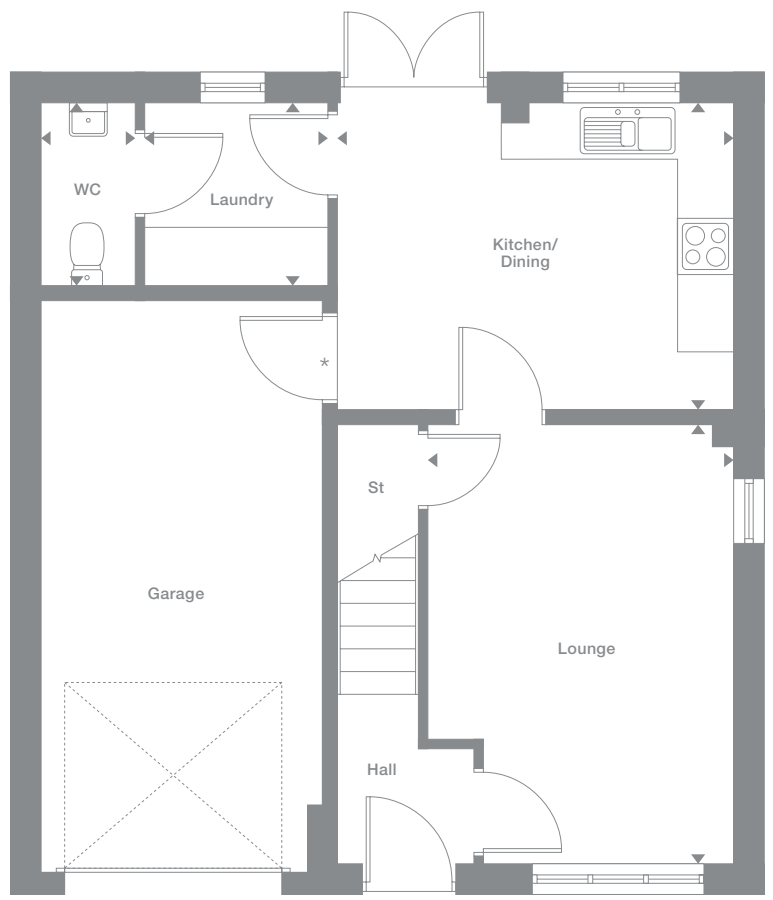
\* Optional door to garage

† Window to plot 8 only

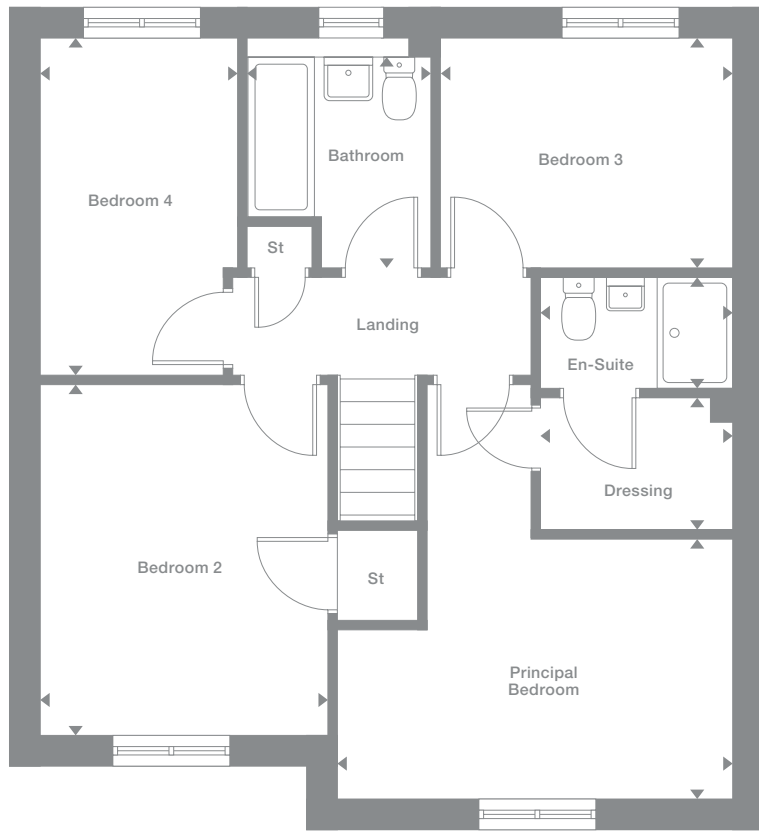
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Skywood

## Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural social hub, with french doors adding flexibility to the dining area. The laundry and downstairs WC add convenience, and the landing leads to the family bathroom and four bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
3.27m x 4.84m  
10'9" x 15'11"

**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 2.90m  
14'0" x 9'5"

**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

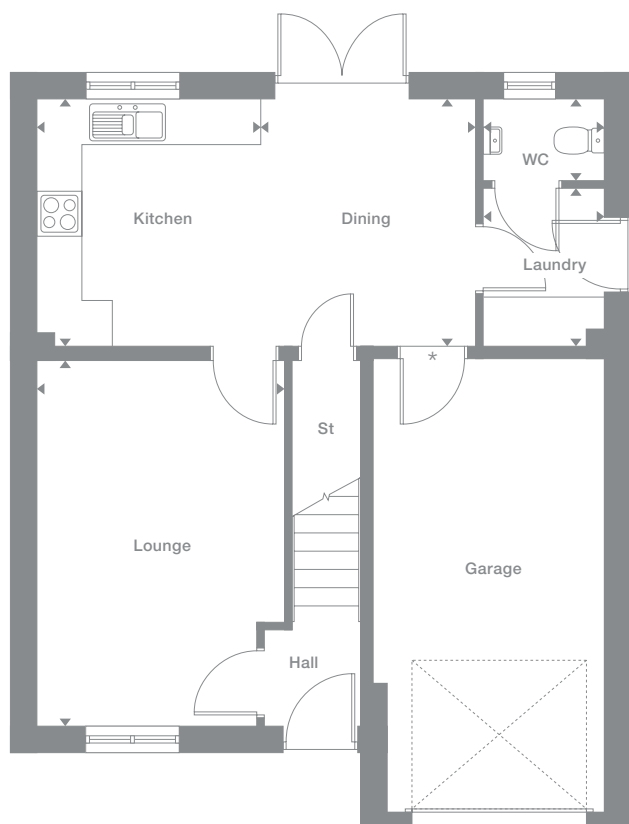
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

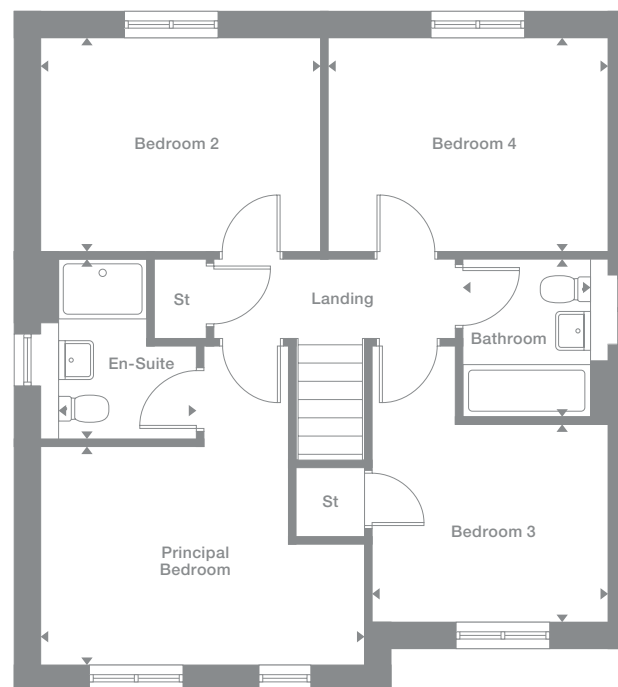
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## Ground Floor



## First Floor



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# Laurel

**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**  
4.26m x 2.70m  
14'0" x 8'10"
- Bedroom 3**  
3.21m x 2.70m  
10'6" x 8'10"
- Bedroom 4**  
3.09m x 2.65m  
10'2" x 8'8"
- Bathroom**  
1.70m x 2.14m  
5'7" x 7'0"

**Floor Space**

1,150 sq ft

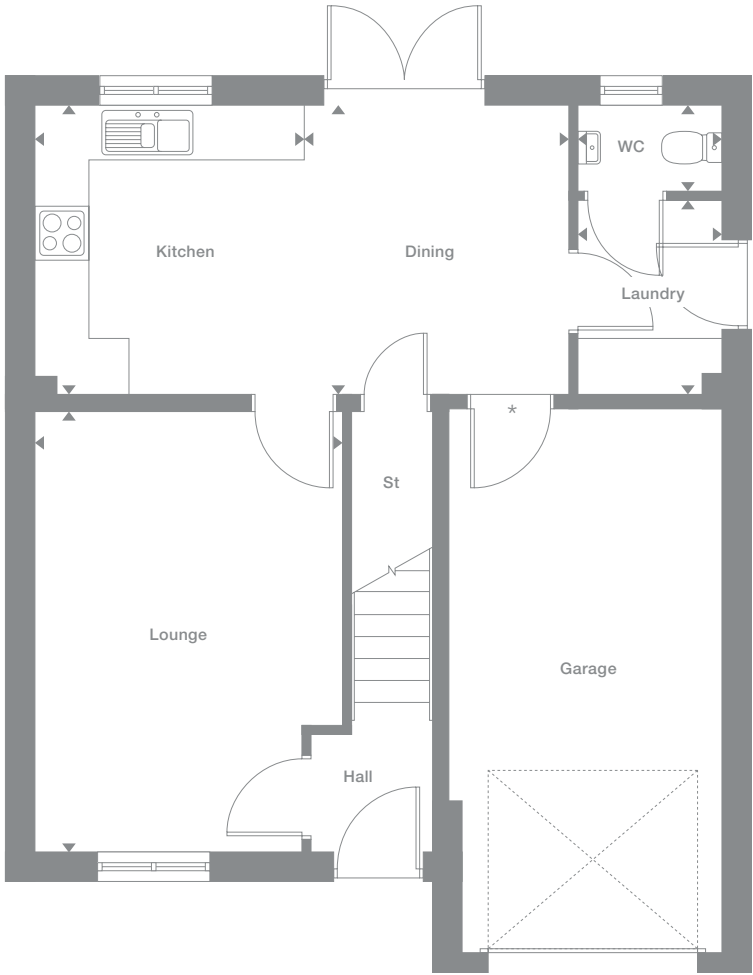
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

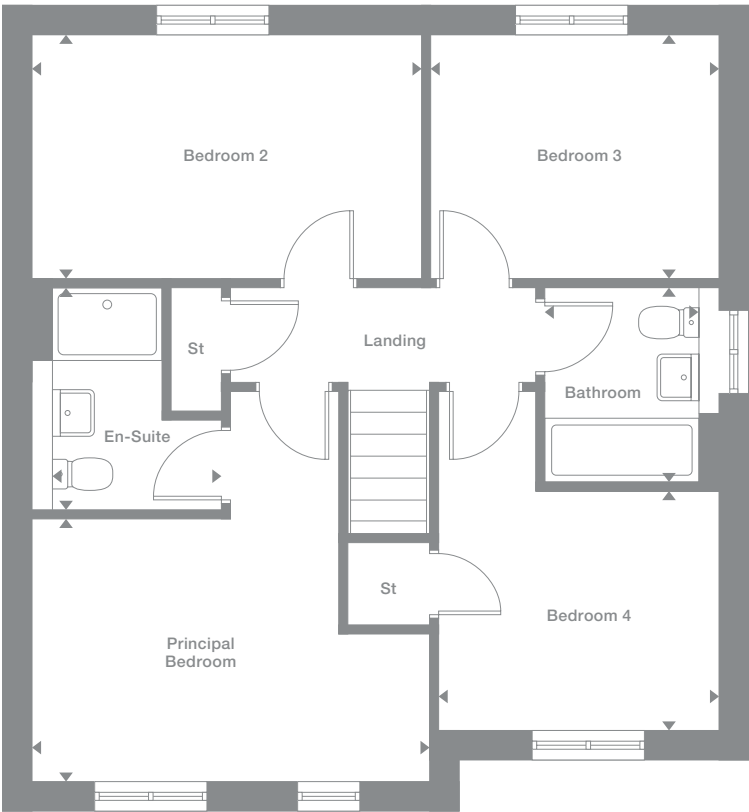
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Cedar

## Overview

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

## Ground Floor

- Lounge**  
2.95m x 4.65m  
9'8" x 15'2"
- 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 2.74m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.19m  
8'6" x 3'11"
- Dressing**  
2.60m x 1.42m  
8'6" x 4'8"
- Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"
- Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"
- Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"
- Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

## Floor Space

1,244 sq ft

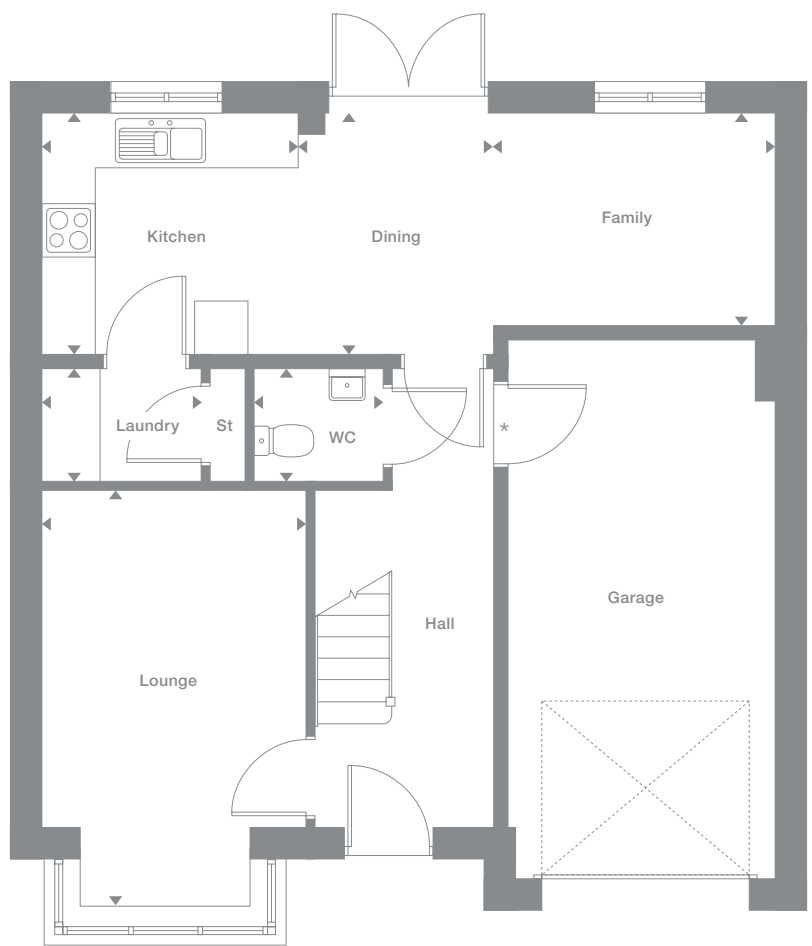
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

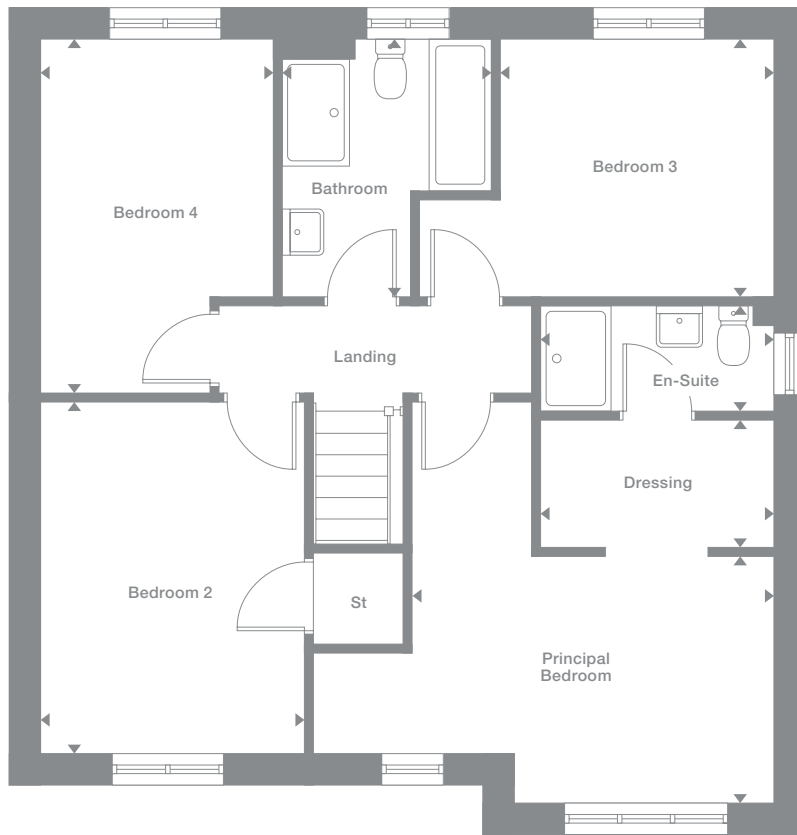
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Willow

## Overview

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

## Ground Floor

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

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

**Dressing**  
2.63m x 1.41m  
8'8" x 4'8"

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

**Bedroom 2**  
2.98m x 3.87m  
9'10" x 12'8"

**Bedroom 3**  
2.54m x 4.05m  
8'4" x 13'4"

**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

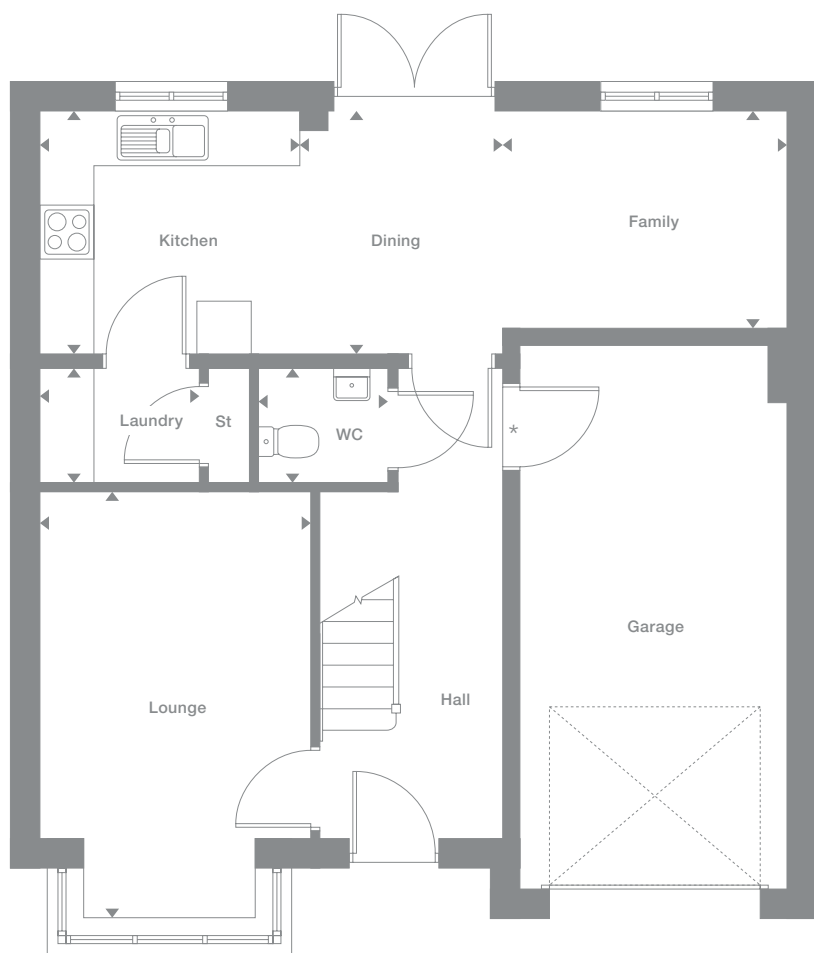
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

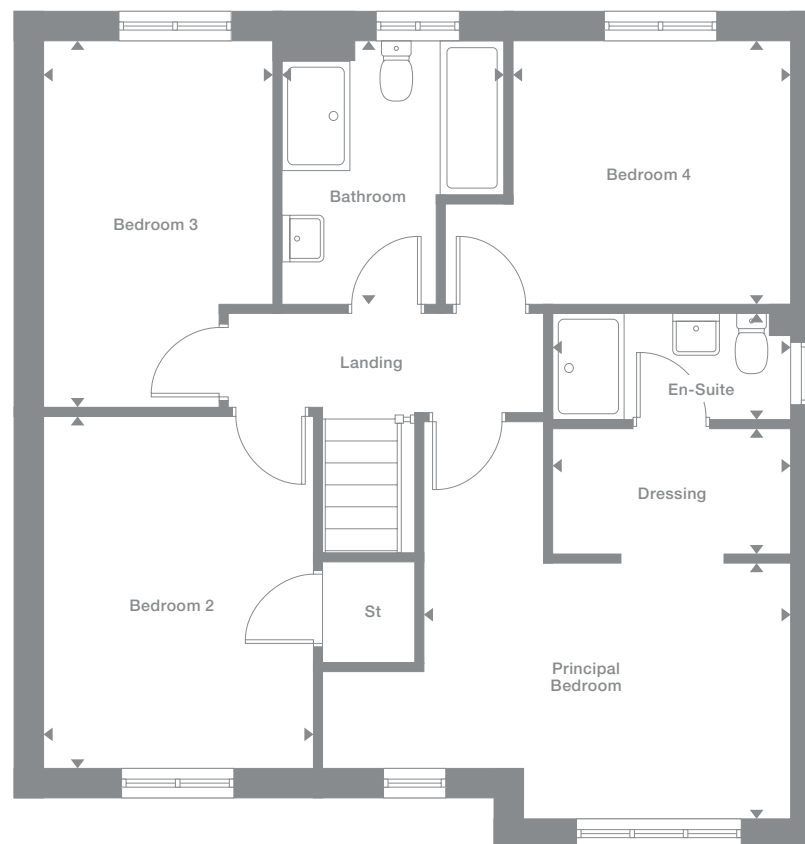
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Poplar

## Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

## Ground Floor

- Lounge**  
3.58m x 5.41m  
11'9" x 17'7"
- Kitchen**  
3.36m x 2.95m  
11'0" x 9'8"
- Laundry**  
2.06m x 1.66m  
6'9" x 5'5"
- Family/Dining**  
3.71m x 3.84m  
12'2" x 12'7"
- Study**  
2.05m x 1.96m  
6'9" x 6'5"
- WC**  
2.05m x 1.12m  
6'9" x 3'8"

## First Floor

- Principal Bedroom**  
3.58m x 3.17m  
11'9" x 10'5"
- En-Suite**  
2.31m x 1.30m  
7'7" x 4'3"
- Bedroom 2**  
3.65m x 2.73m  
12'0" x 9'0"
- Bedroom 3**  
3.40m x 3.15m  
11'2" x 10'4"
- Bedroom 4**  
3.32m x 2.72m  
10'11" x 8'11"
- Bathroom**  
2.57m x 1.99m  
8'5" x 6'6"

## Floor Space

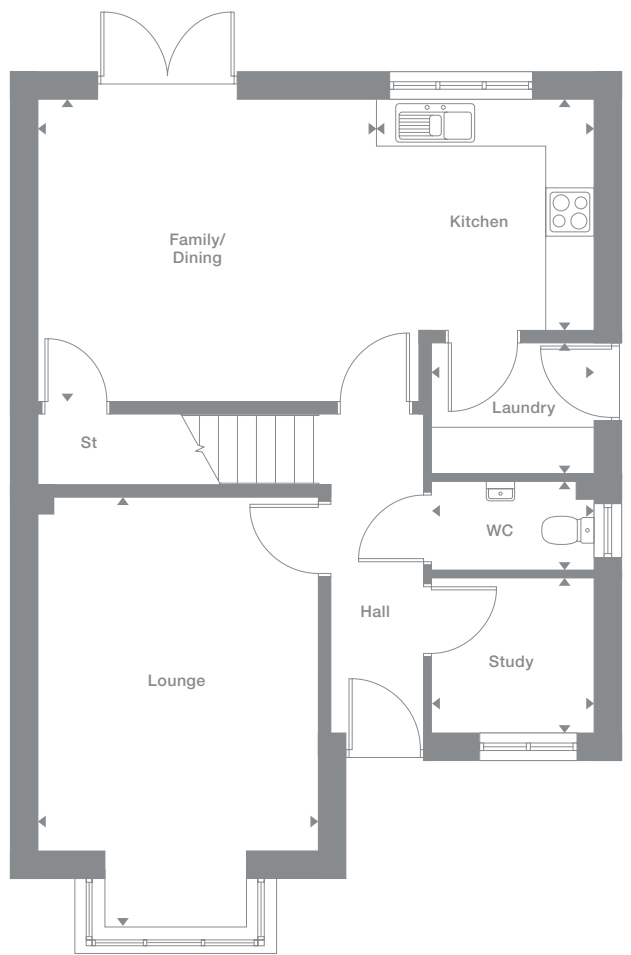
1,361 sq ft

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

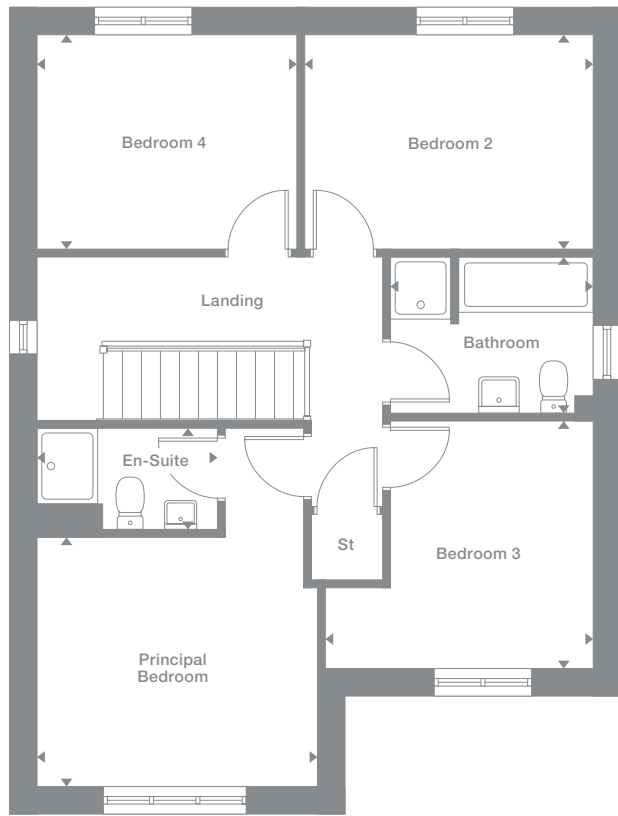
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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**Overview**

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

**Ground Floor**

- Lounge**  
4.32m x 4.09m  
14'1" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

**Floor Space**

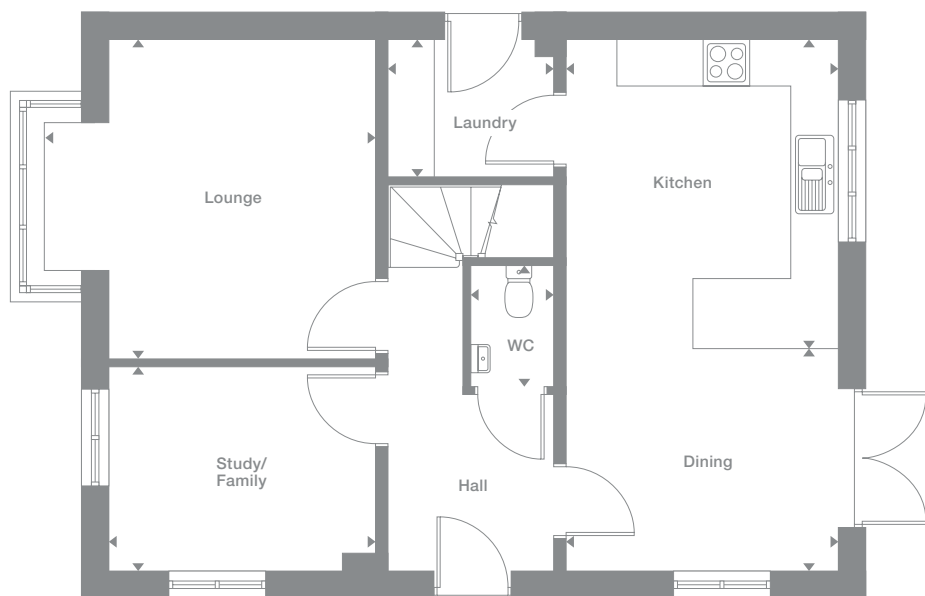
1,383 sq ft

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

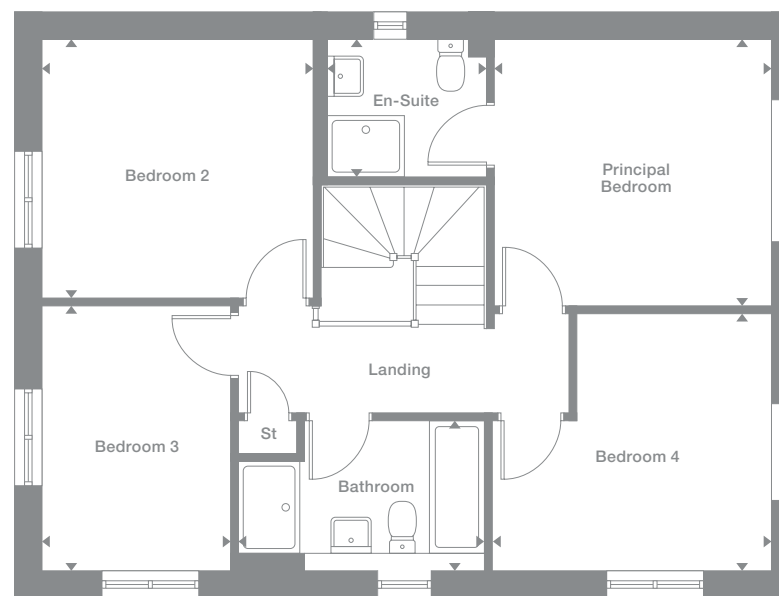
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Rowan

## Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is 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

- Principal Bedroom**  
3.65m x 3.21m  
12'0" x 10'6"
- En-Suite**  
2.40m x 1.30m  
7'11" x 4'3"
- Bedroom 2**  
4.18m x 2.75m  
13'9" x 9'1"
- Bedroom 3**  
2.86m x 2.74m  
9'5" x 9'0"
- Bedroom 4**  
3.40m x 3.18m  
11'2" x 10'5"
- Bathroom**  
2.56m x 2.00m  
8'5" x 6'7"

## Floor Space

1,388 sq ft

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

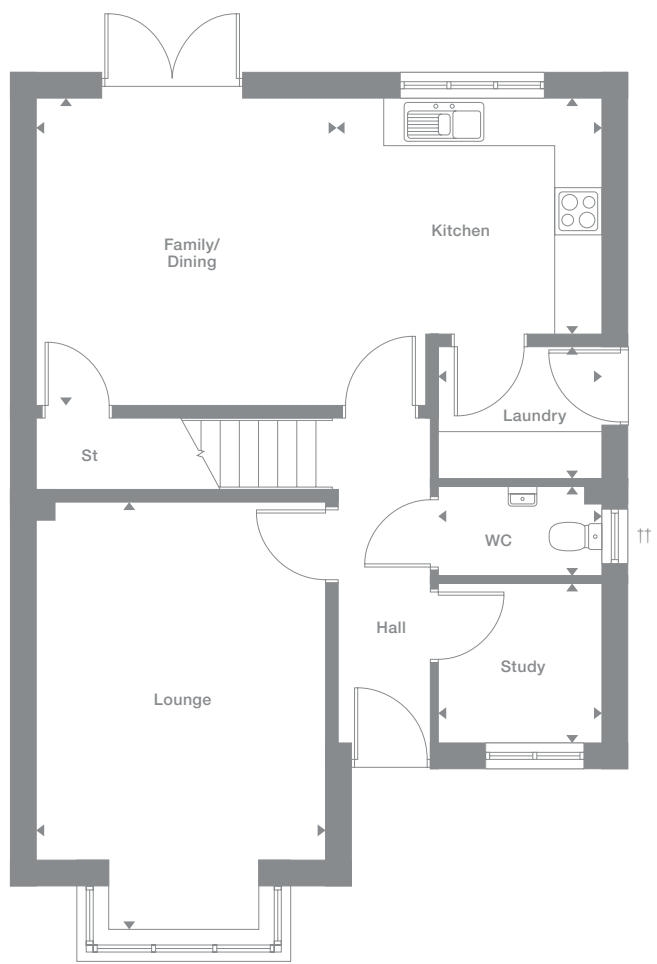
† Landing window not applicable to plots 4, 6, 17 and 25

†† Windows not applicable to plot 12

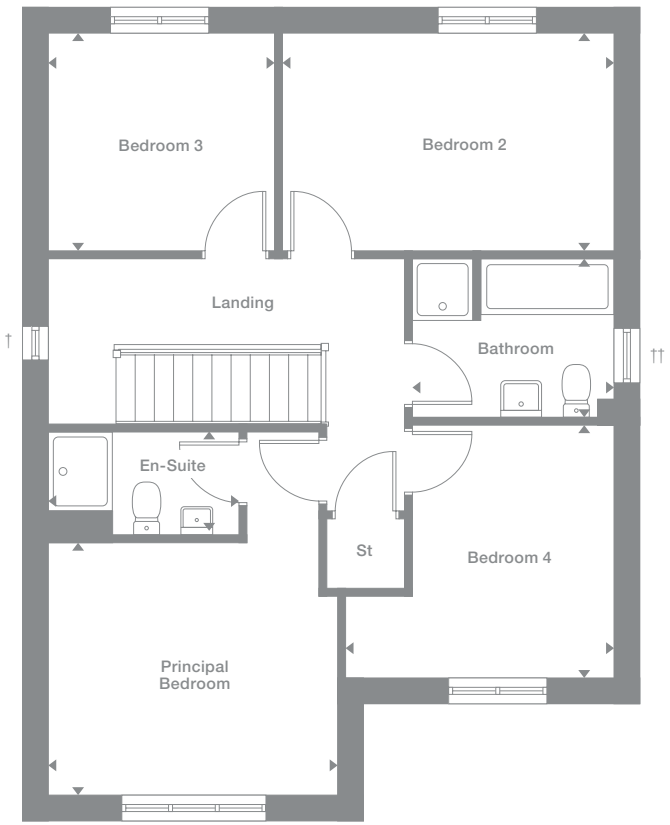
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Birch

## 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 3.40m  
11'9" x 11'2"

**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**  
2.48m x 3.36m  
8'2" x 11'0"

**Bathroom**  
3.12m x 1.70m  
10'3" x 5'7"

## Floor Space

1408 sq ft

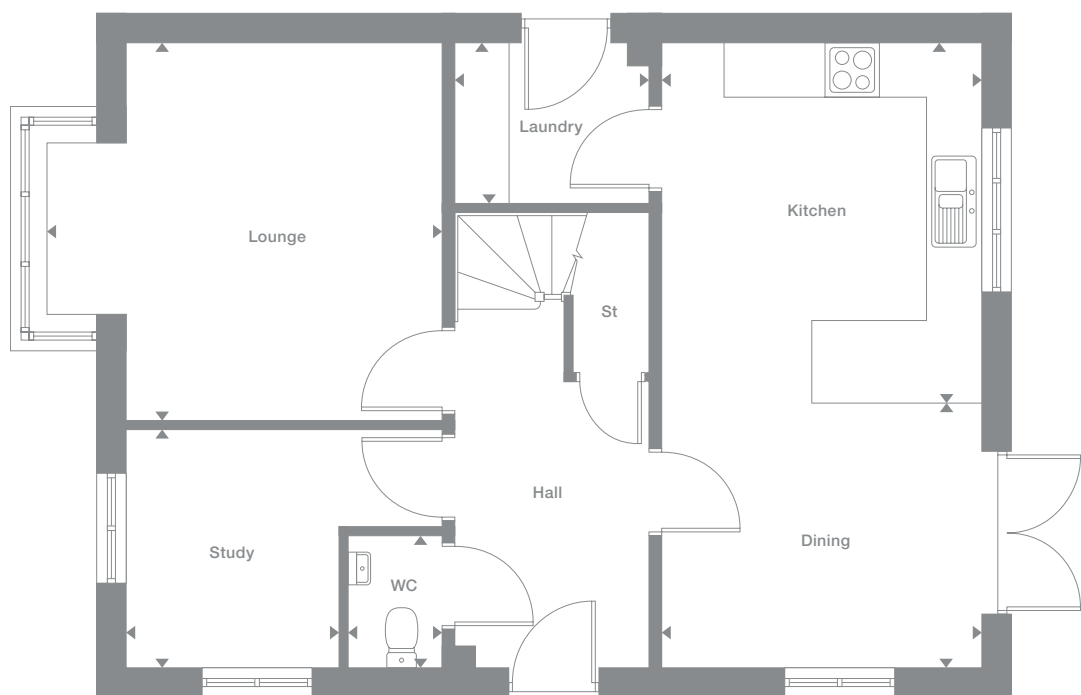
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† En-suite window not applicable to plots 27 and 30

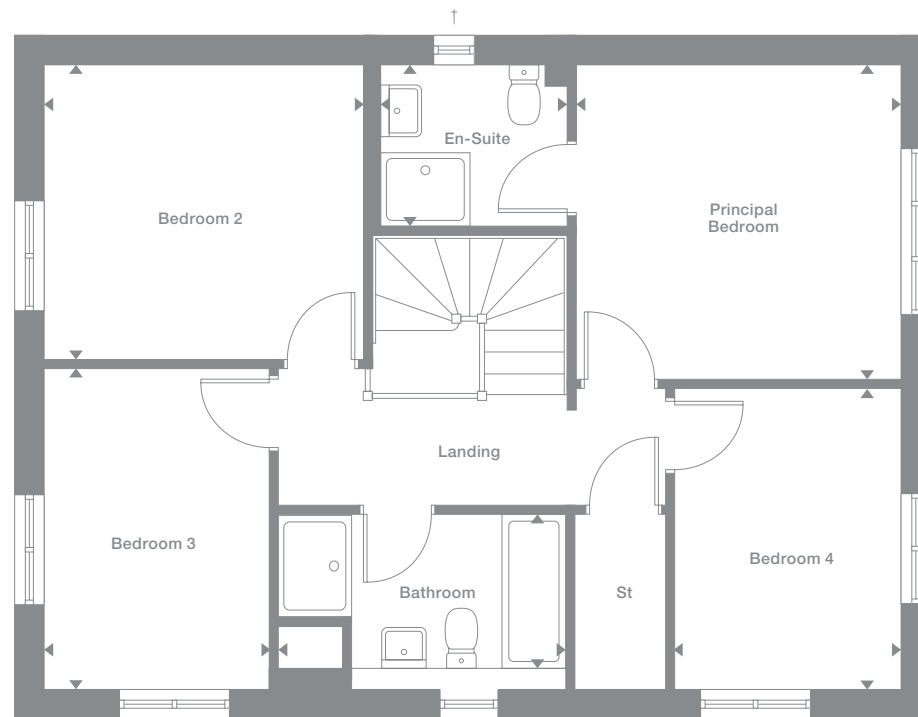
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Beech

## 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 5.88m  
10'11" x 19'3"
- 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

1,439 sq ft

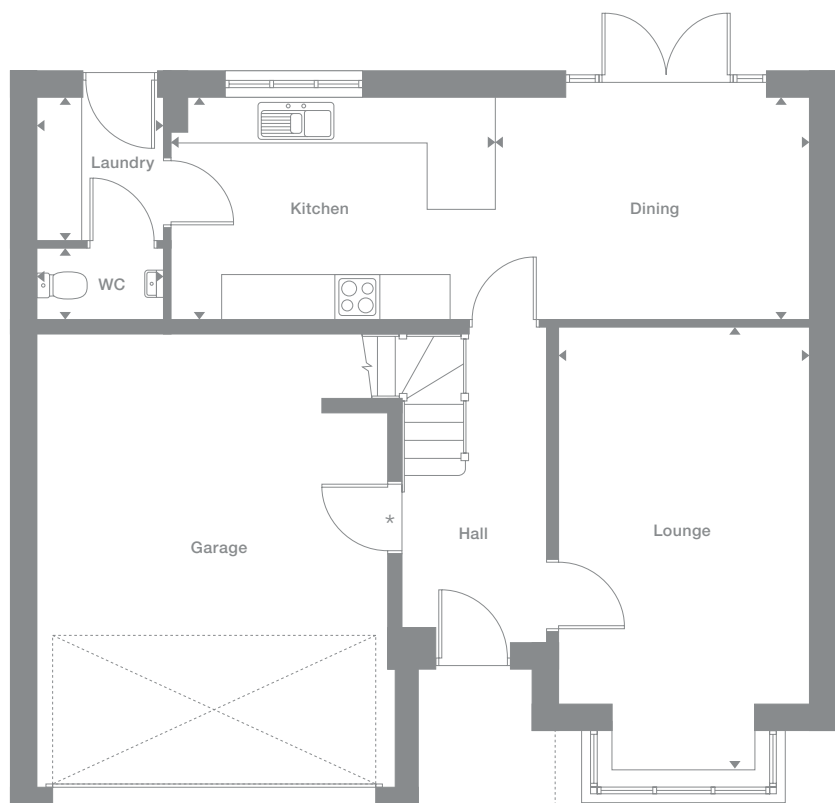
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

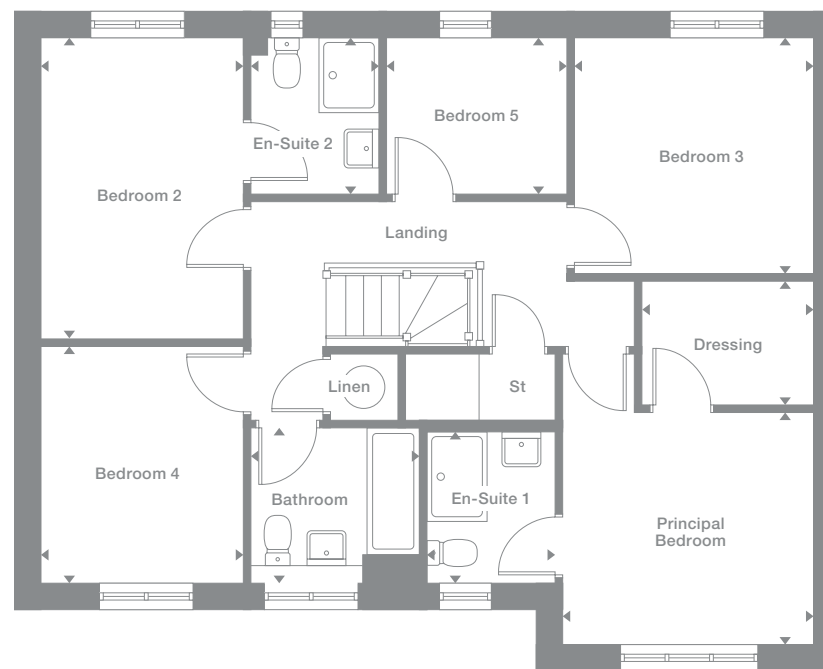
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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

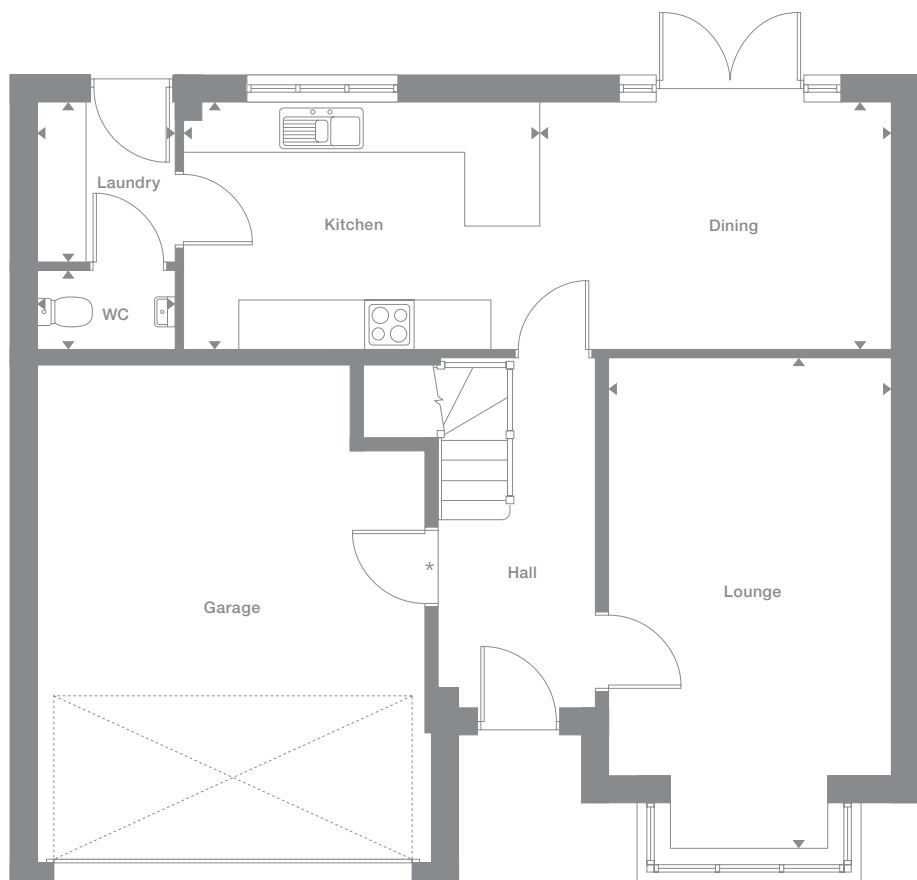
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

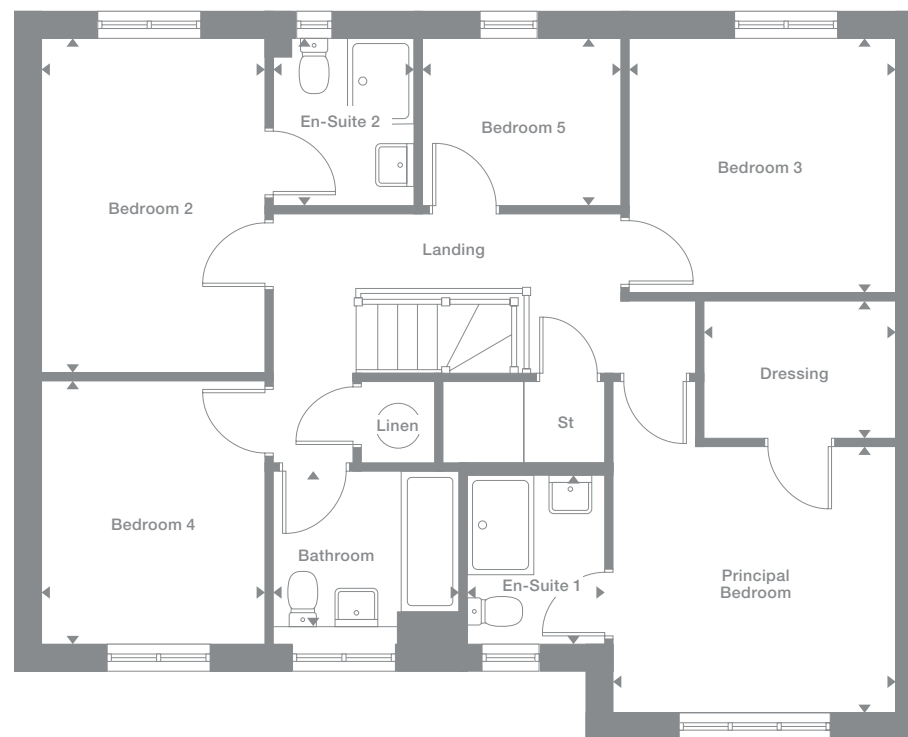
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Aspen

**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 5.09m  
12'5" x 16'4"
- 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**  
 1,644 sq ft

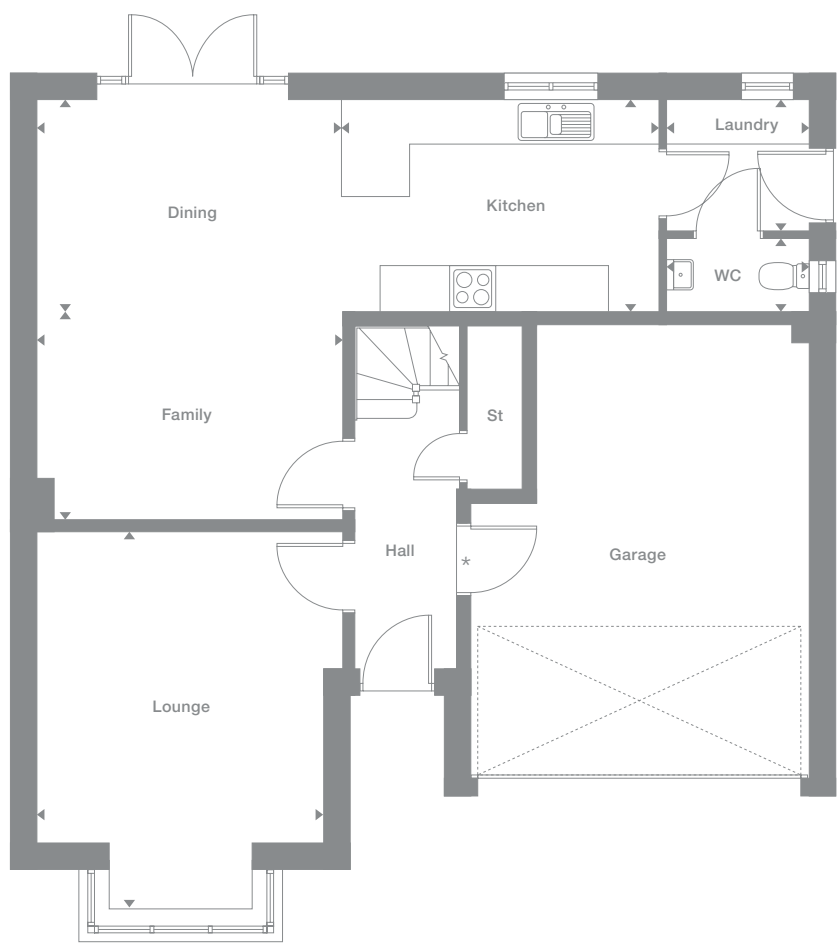
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

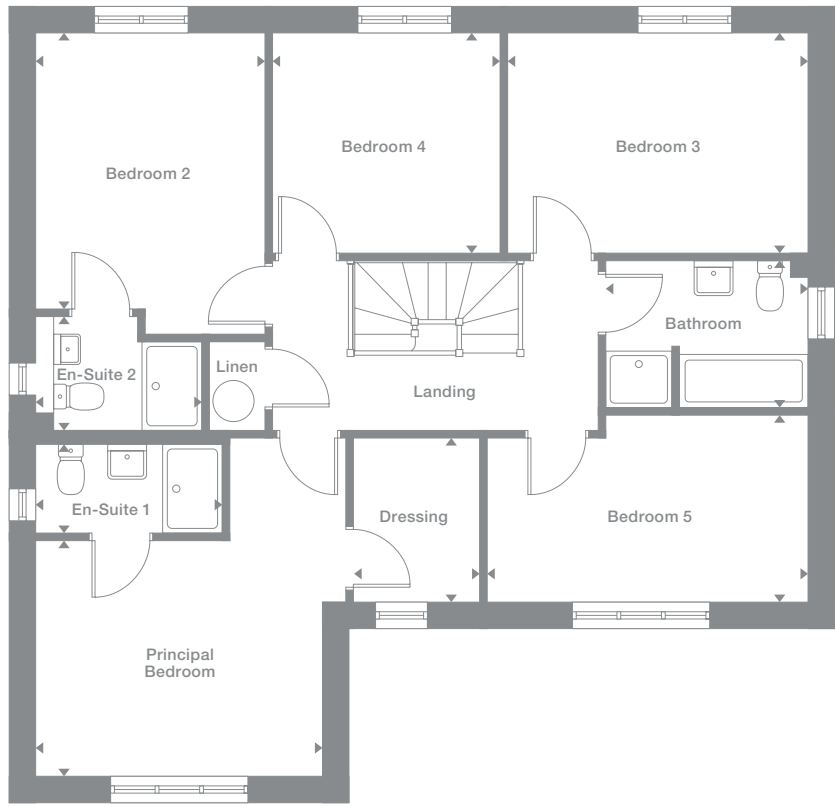
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Sycamore

## Overview

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

## Ground Floor

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

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

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

**Bedroom 2**  
3.03m x 3.59m  
9'11" x 11'9"

**En-Suite 2**  
2.01m x 1.61m  
6'7" x 5'3"

**Bedroom 3**  
3.92m x 2.95m  
12'10" x 9'8"

**Bedroom 4**  
3.11m x 2.95m  
10'3" x 9'8"

**Bedroom 5**  
4.32m x 2.51m  
14'2" x 8'3"

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

## Floor Space

1,671 sq ft

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

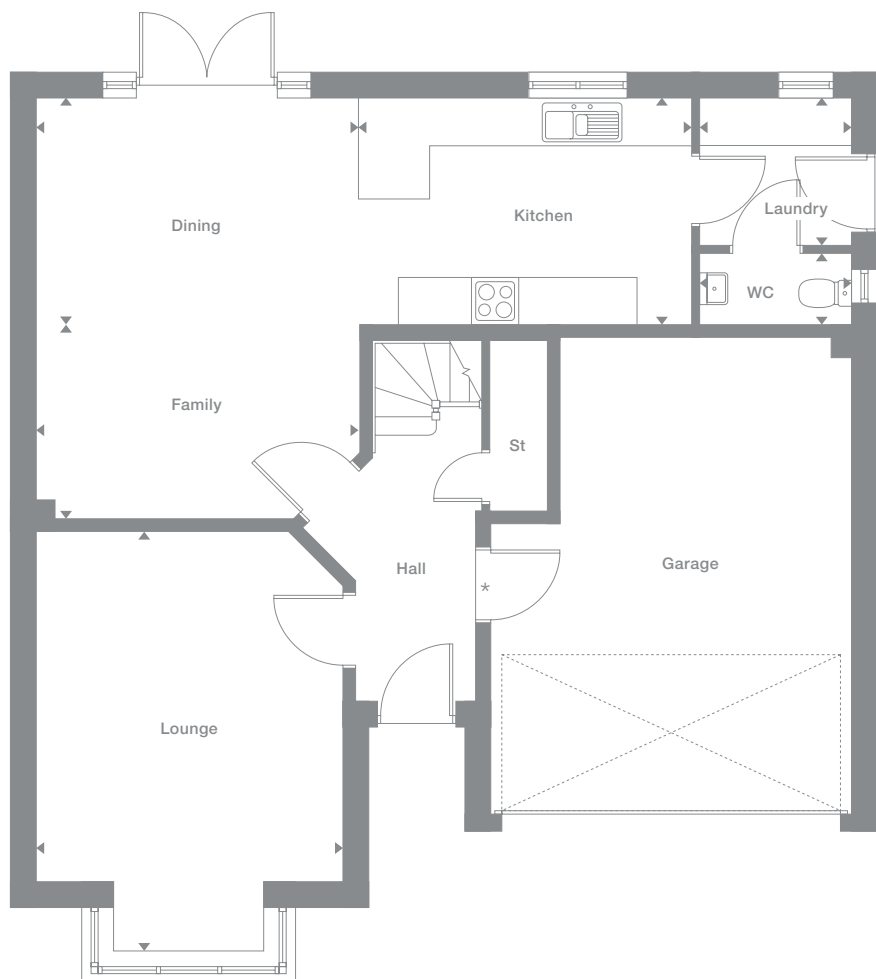
† Window not applicable to plot 60. Please see Development Sales Manager for details

\* Optional door to garage

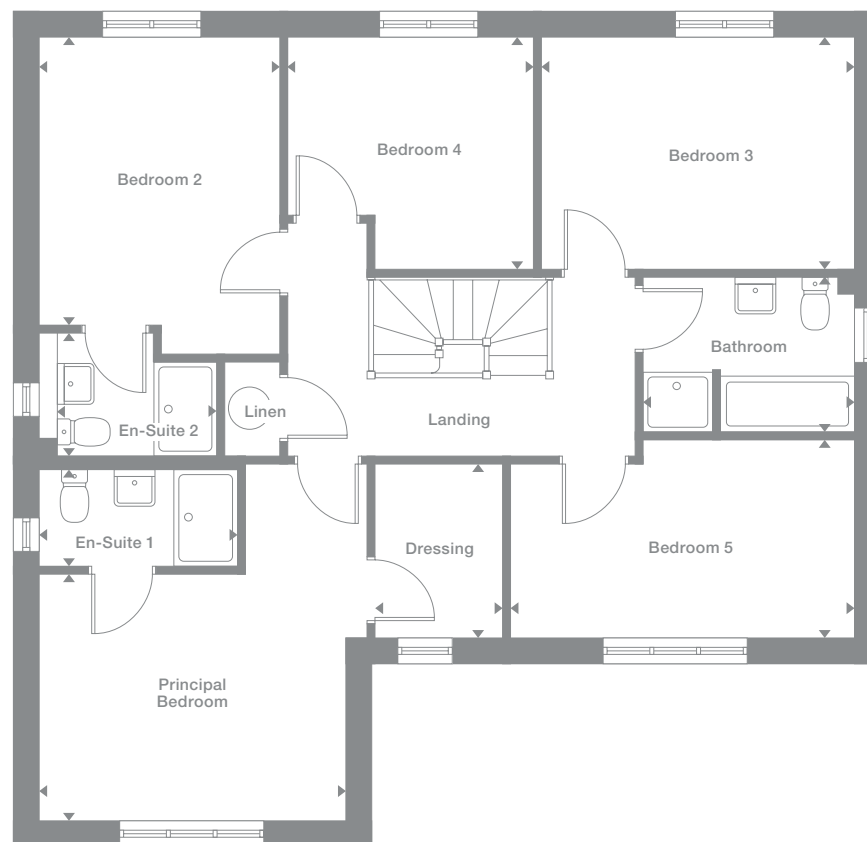
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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.

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**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...



# Contact Us

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a better place®



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Registered Developer

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## 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

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