



Stephenson Meadows
Callerton

mill

erhomes

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.



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Plot Information

Character Areas
Siteplan is separated into the character areas. The areas indicate the materials used for each housetype. Please speak to Development Sales Manager for details.

The Western Public Face
A visual homage to nearby Chapel Park, the Western Gateway uses a palette of reds and greys, with artstone detailing to provide a sympathetic welcome to the site.

The Village Centre
The Village Centre takes its inspiration from the Grade II listed Whorlton Grange. Small front gardens, green verges and a shared play area promote interaction and promote an ethos of community and common space.

Whorlton Lane Edge
The eastern aspect of the development is influenced by the character of the nearby farm steadings. It introduces a variety of architectural styles to add visual interest. Homes feature bay windows and artstone quoin corners.

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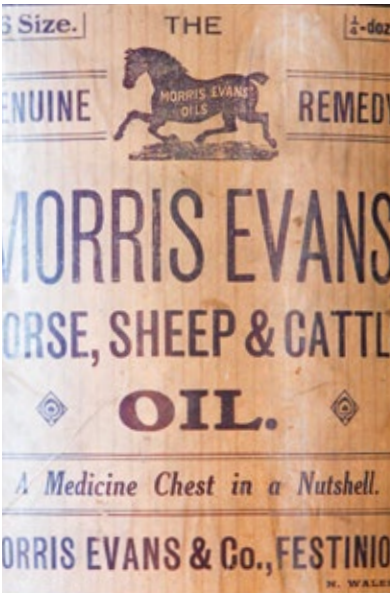


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



A mile and a half from the A1, three miles from Newcastle International Airport and five from the city centre, the development is well placed for travel throughout the country and abroad. Callerton Parkway Metro Station, a park-and-ride facility just over two miles to the north, is on the Metro Green Line, with more than four services an hour on weekdays through Newcastle city centre, 20 minutes away, and on to Gateshead and Sunderland. Buses between Newcastle and Hexham pass alongside the development, and further local services travel along North Walbottle Road, five minutes walk away.

A convenience store in Greenway, ten minutes walk away, sells fresh produce, newspapers and magazines, beers and wines, and other everyday items. Other retailers within around half an hour's walk include butchers, hardware stores and food takeaways, Aldi and Asda supermarkets and the Denton Park Shopping Centre which has Morrisons and Boots stores and a post office. For a wider choice, Newcastle city centre offers an enormous diversity of shopping, and the vast Metro-centre mall is also in easy reach.



Part of a major project revitalising north west Newcastle, this superb new neighbourhood is flanked on three sides by open farmland, bringing a sense of wide horizons and rural calm that complements its convenient location close to both the A1 trunk road and Newcastle International Airport. With good local amenities, this exciting new selection of two, three, four and five bedroom homes is set to become a popular, sought-after address. Welcome to Stephenson Meadows...

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Dayton

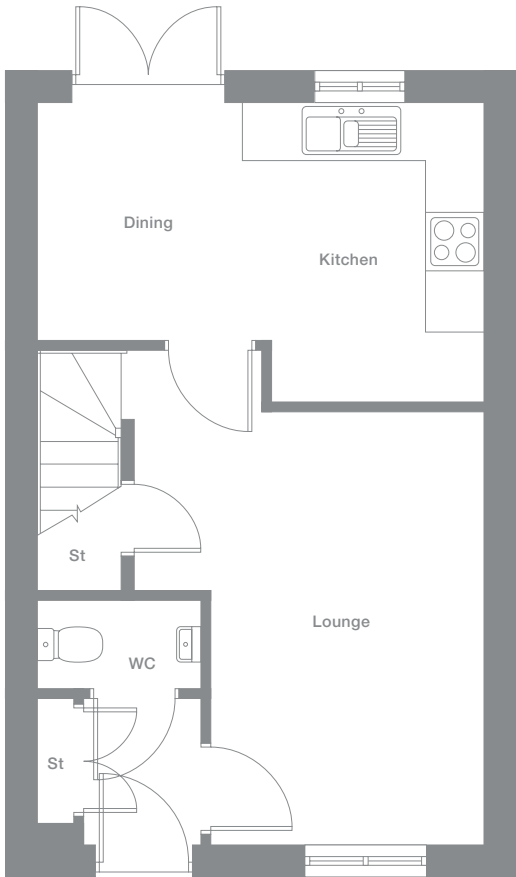
Overview
With an integrated staircase discreetly set into a recess, the lounge combines a contemporary, open appeal with a welcoming and comfortable ambience. The kitchen features a bright dining area with french doors and, upstairs, the third bedroom could be transformed into a practical home office.

Ground Floor	First Floor
Lounge 3.56m x 4.41m 11'8" x 14'6"	Principal Bedroom 2.54m x 3.87m 8'4" x 12'8"
Kitchen 2.45m x 3.06m 8'1" x 10'0"	Bedroom 2 2.54m x 3.60m 8'4" x 11'10"
Dining 2.08m x 2.43m 6'10" x 8'0"	Bedroom 3 1.90m x 2.43m 6'3" x 8'0"
WC 1.67m x 0.90m 5'6" x 2'11"	Bathroom 1.90m x 1.70m 6'3" x 5'7"

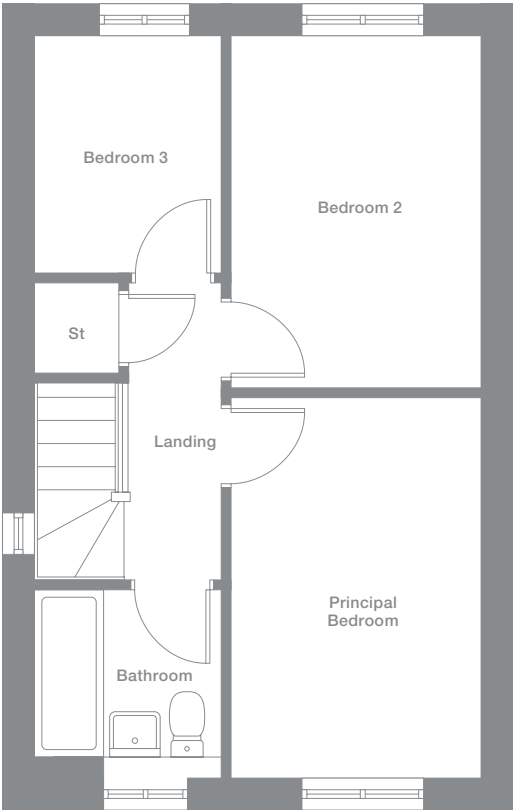
Floor Space
740 sq ft



Ground Floor



First Floor



Plots may be a mirror image of plans shown above

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† Window only on certain plots

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

Overton

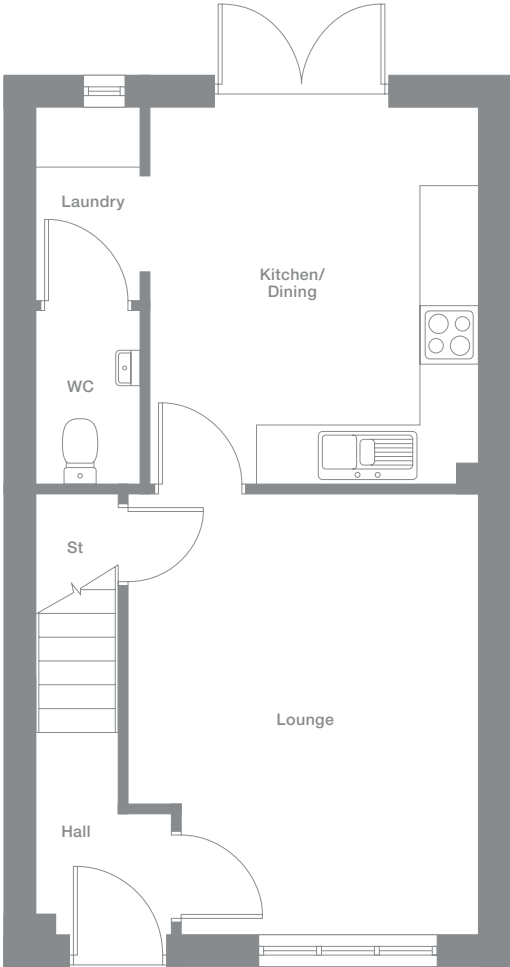
Overview
The light-filled lounge opens on to a beautifully designed kitchen where french doors add a focal point, as well as flexibility, to the dining area. There is a conveniently self-contained laundry space, and the master bedroom includes an en-suite shower and a practical storage cupboard.

Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.34m x 3.83m 11'0" x 12'7"	En-Suite 1.21m x 2.03m 4'0" x 6'8"
Laundry 1.08m x 1.96m 3'7" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.08m x 1.78m 3'7" x 5'10"	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

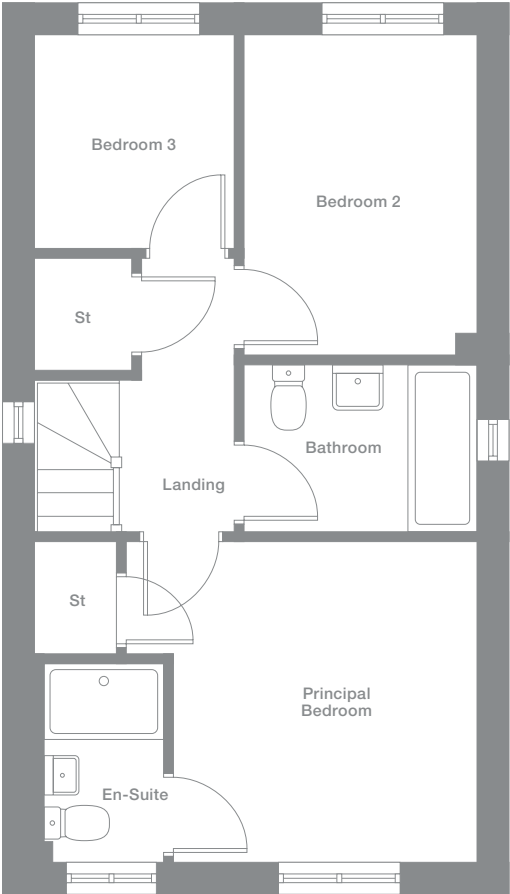


Ground Floor



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First Floor



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Masterton

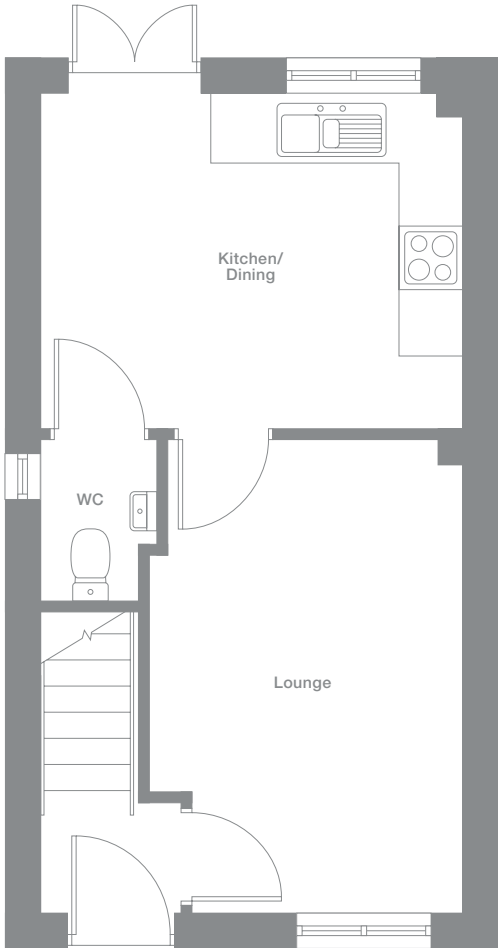
Overview
The generously proportioned lounge and the dining kitchen, with its stylish french doors, present a relaxing setting for entertaining, and the three bedrooms ensure peaceful seclusion is always available. The dormer master bedroom, with its private staircase and en-suite shower room, has its own special charm.

Ground Floor	First Floor
Lounge 2.89m x 4.37m 9'6" x 14'4"	Bedroom 2 3.88m x 2.78m 12'9" x 9'2"
Kitchen/Dining 3.88m x 3.10m 12'9" x 10'2"	Bedroom 3 1.88m x 2.56m 6'2" x 8'5"
WC 1.07m x 1.51m 3'6" x 4'11"	Bathroom 1.69m x 2.03m 5'7" x 6'8"

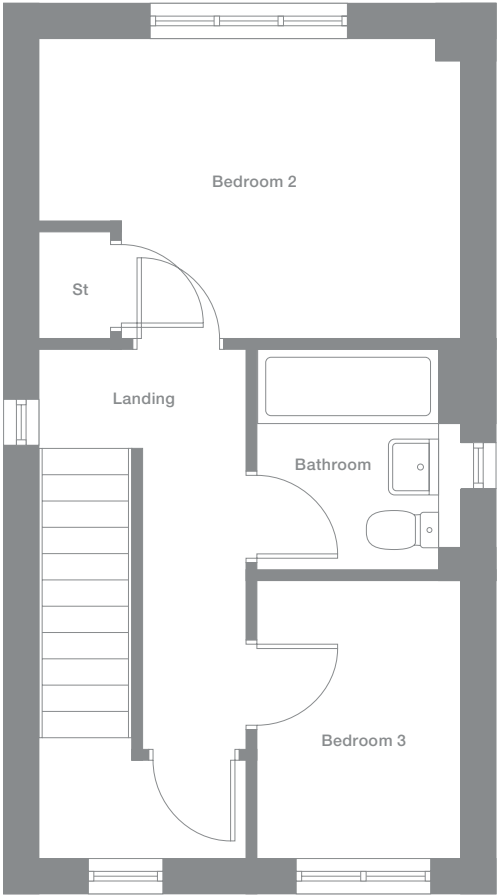
Second Floor	Floor Space
Principal Bedroom 2.93m x 2.74m (to 1.5m height) 9'8" x 9'0"	831 sq ft
En-Suite 2.19m max x 1.60m (to 1.5m height) 7'2" x 5'3"	



Ground Floor

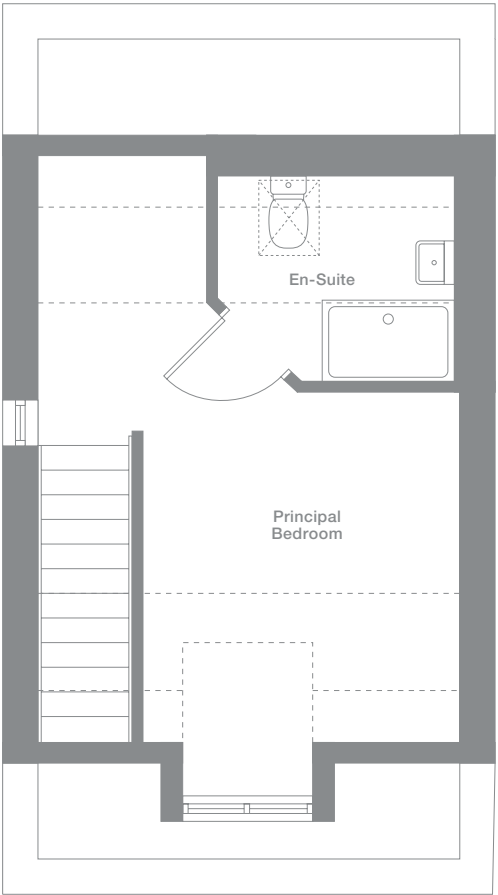


First Floor



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Second Floor



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Tiverton

Overview

A corridor hallway leads through to a broad kitchen and dining room where french doors introduce a natural, airy appeal, creating an inspiring setting for family life and complementing the elegant lounge. The three bedrooms include a delightful master suite incorporating a built in wardrobe.

Ground Floor

- Lounge
3.10m x 4.71m
10'2" x 15'6"
- Dining
2.44m x 2.70m
8'0" x 8'10"
- Kitchen
2.86m x 3.50m
9'5" x 11'6"
- WC
0.95m x 2.28m
3'2" x 7'6"

First Floor

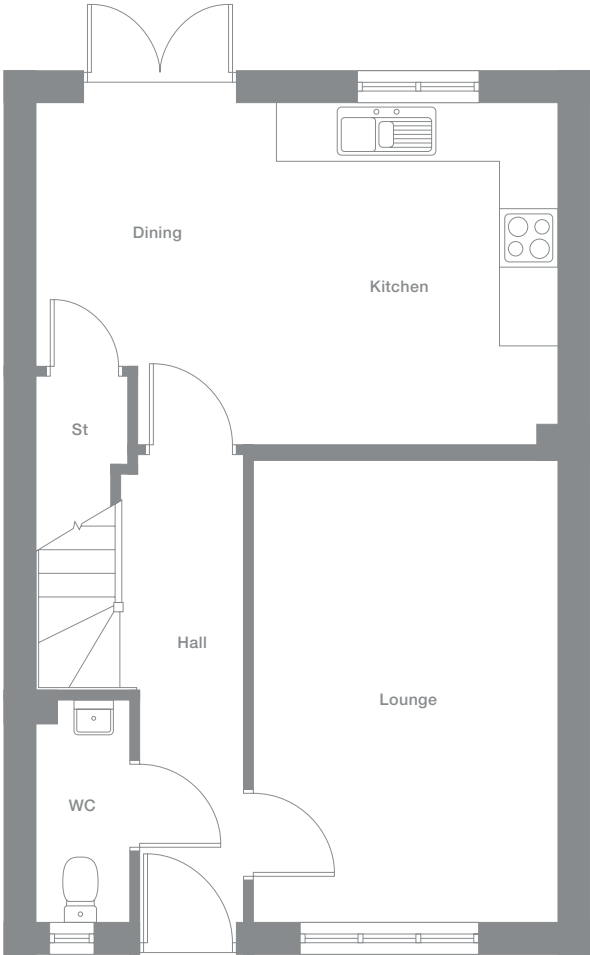
- Principal Bedroom
3.64m x 3.38m
12'0" x 11'1"
- En-Suite
1.34m x 2.26m max
4'5" x 7'5"
- Bedroom 2
3.21m x 2.83m
10'7" x 9'4"
- Bedroom 3
1.99m x 2.83m
6'7" x 9'4"
- Bathroom
1.70m x 1.95m
5'7" x 6'5"

Floor Space

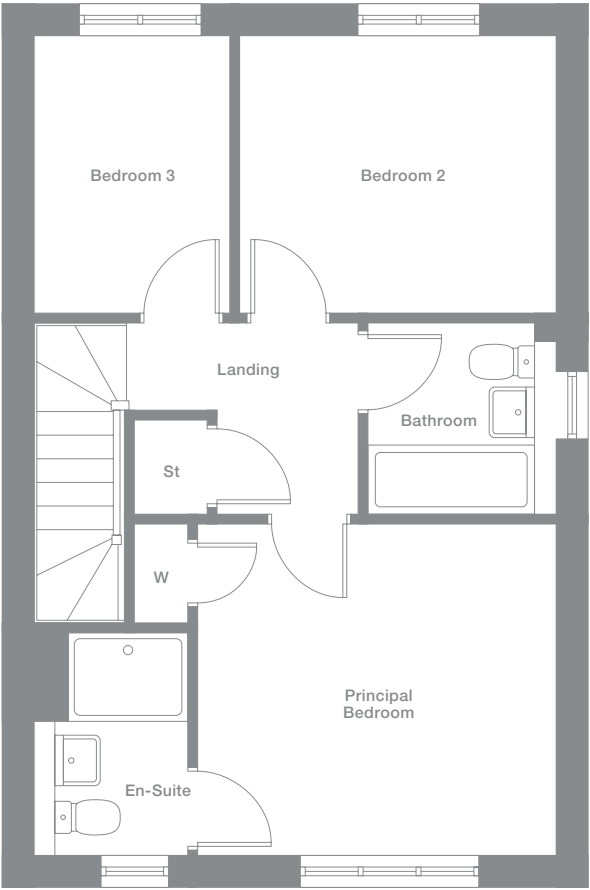
956 sq ft



Ground Floor



Second Floor



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Elderwood

Overview

Designed to add pleasure to socialising as well as convivial everyday life, the lounge leads through to a bright kitchen with a separate laundry and french doors offering garden access. The master suite features a luxurious dressing room, and the second bedroom incorporates a built-in cupboard.

Ground Floor

Lounge

3.25m max x 4.66m max
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 max x 2.50m
13'9" x 8'3"

Dressing

2.04m x 1.62m
6'8" x 5'4"

En-Suite

2.04m x 1.21m
6'8" x 4'0"

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

1.96m max x 3.58m max
6'5" x 11'9"

Bathroom

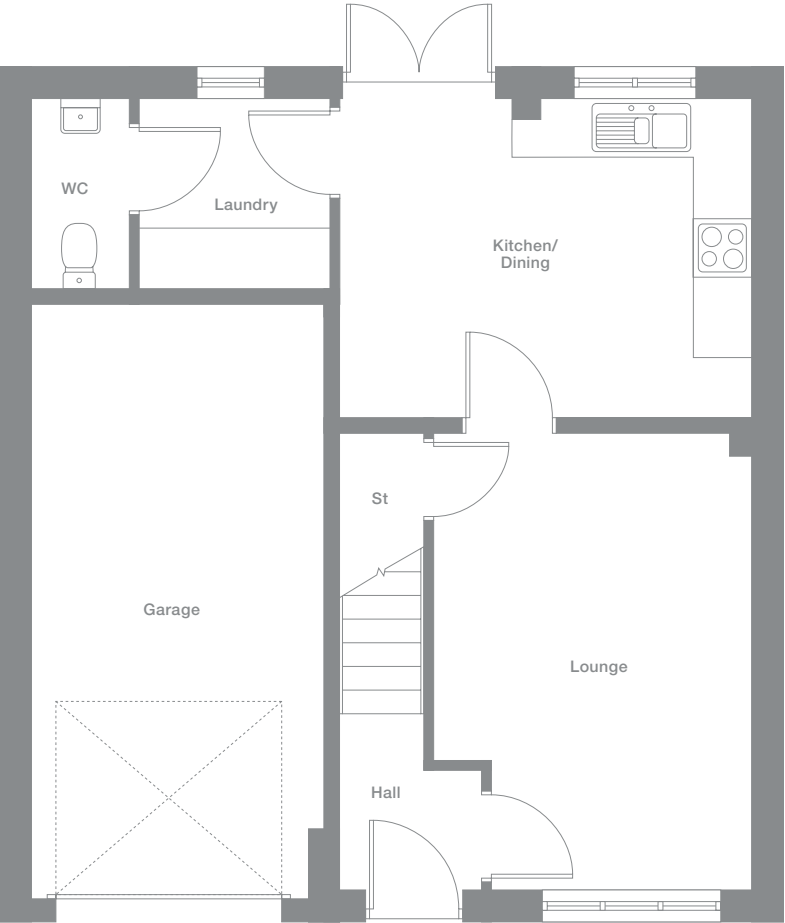
2.08m x 2.22m max
6'10" x 7'4"

Floor Space

1,045 sq ft

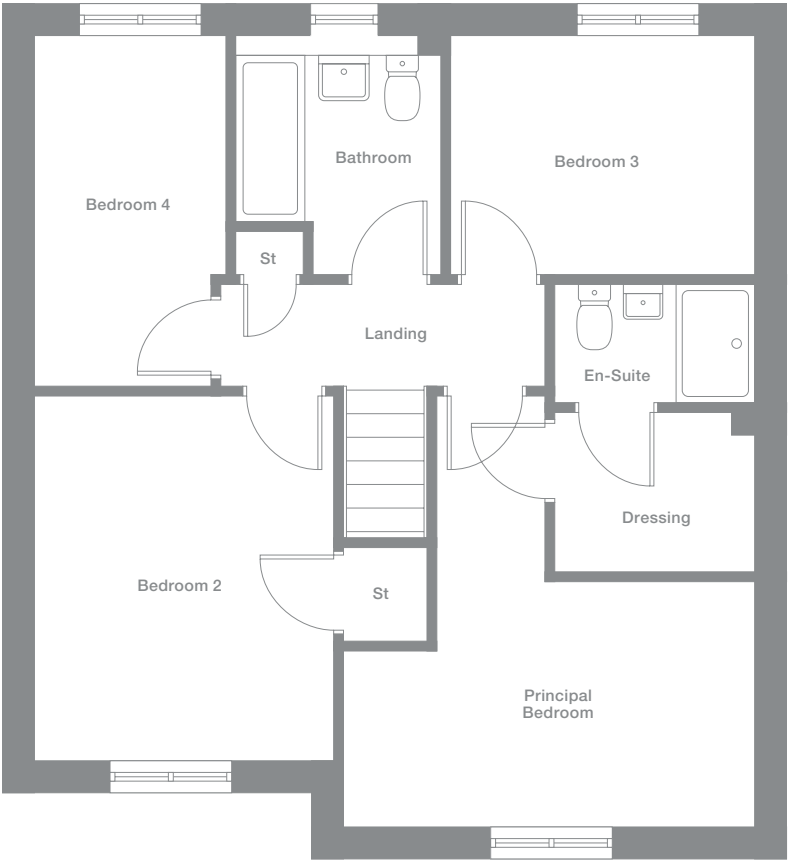


Ground Floor



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First Floor



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Malory A

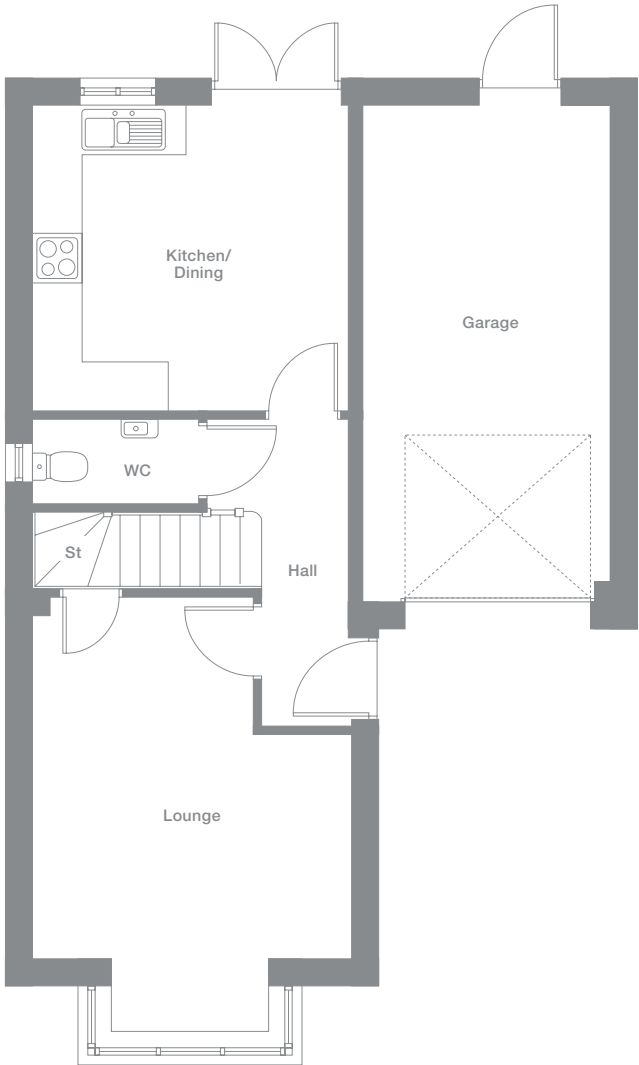
Overview
The beautifully proportioned bay window and broad entrance canopy indicate the elegance and comfort to be found within the Malory. French doors create a bright, open ambience in the kitchen and dining room, and one of the three bedrooms is en-suite.

Ground Floor	First Floor
Lounge 3.85m x 5.25m 12'8" x 17'3"	Principal Bedroom 3.85m x 4.35m 12'8" x 14'4"
Kitchen/Dining 1.84m x 3.69m 6'1" x 12'1"	En-Suite 2.45m x 1.21m 8'1" x 4'0"
WC 2.00m x 1.09m 6'7" x 3'7"	Bedroom 2 3.38m x 3.74m 11'1" x 12'3"
	Bedroom 3 3.47m x 3.54m 11'5" x 11'7"
	Bathroom 2.68m x 1.70m 8'10" x 5'7"

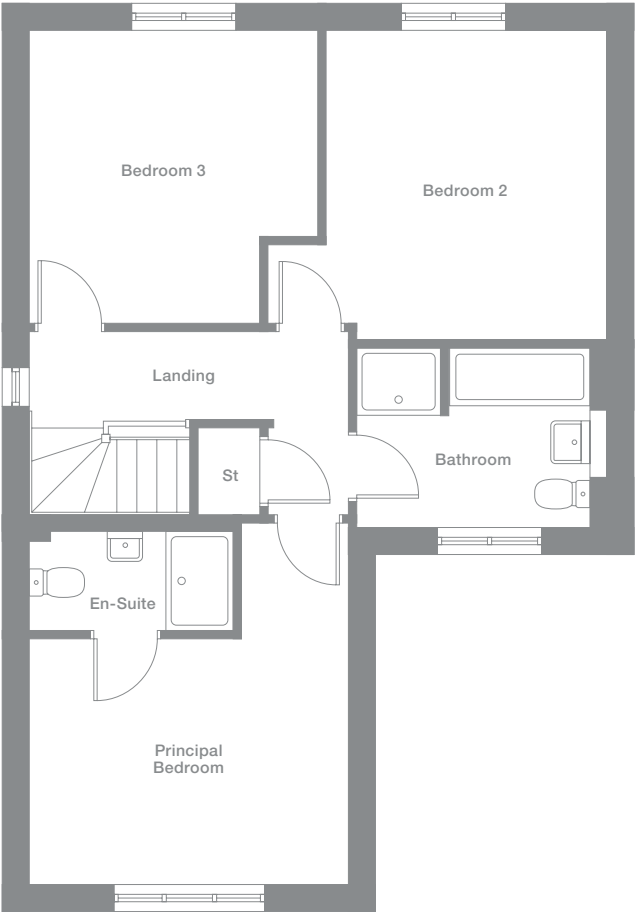
Floor Space
1,068 sq ft



Ground Floor



First Floor



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Hazelwood

Overview

With an adjoining laundry leaving the space free for relaxed dining and conversation, and french doors integrating the interior with the garden, the exciting kitchen forms a natural hub for family life. One of the four bedrooms is en-suite, and another includes a useful cupboard.

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

Principal Bedroom

4.38m 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

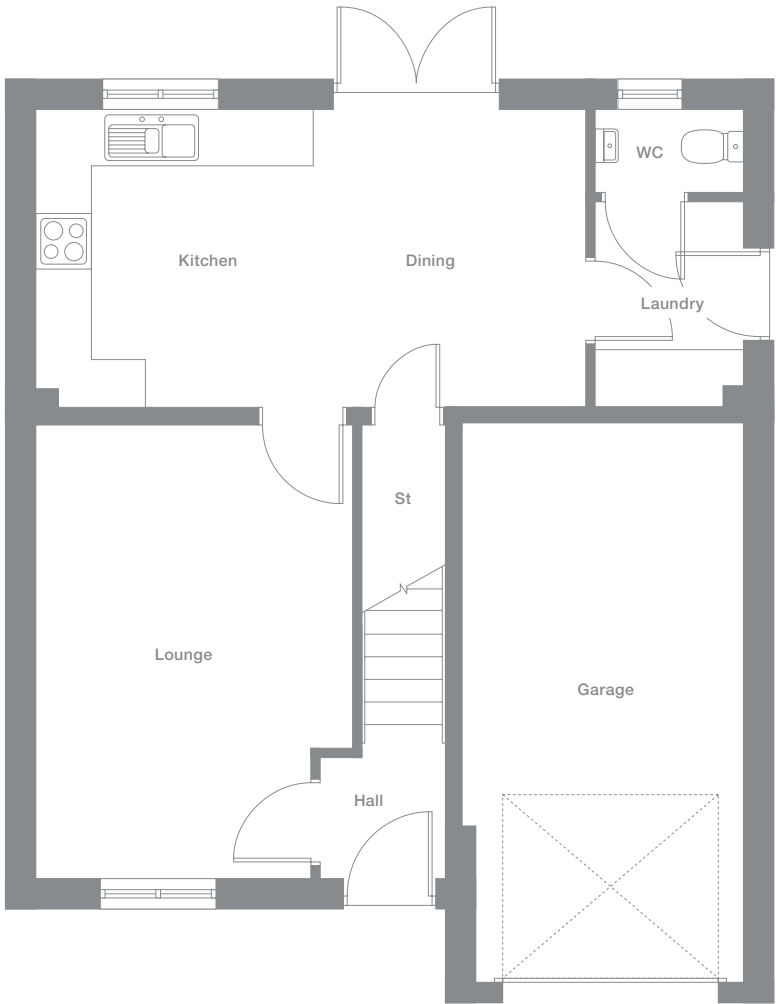
1.70m x 2.14m
5'7" x 7'0"

Floor Space

1,150 sq ft

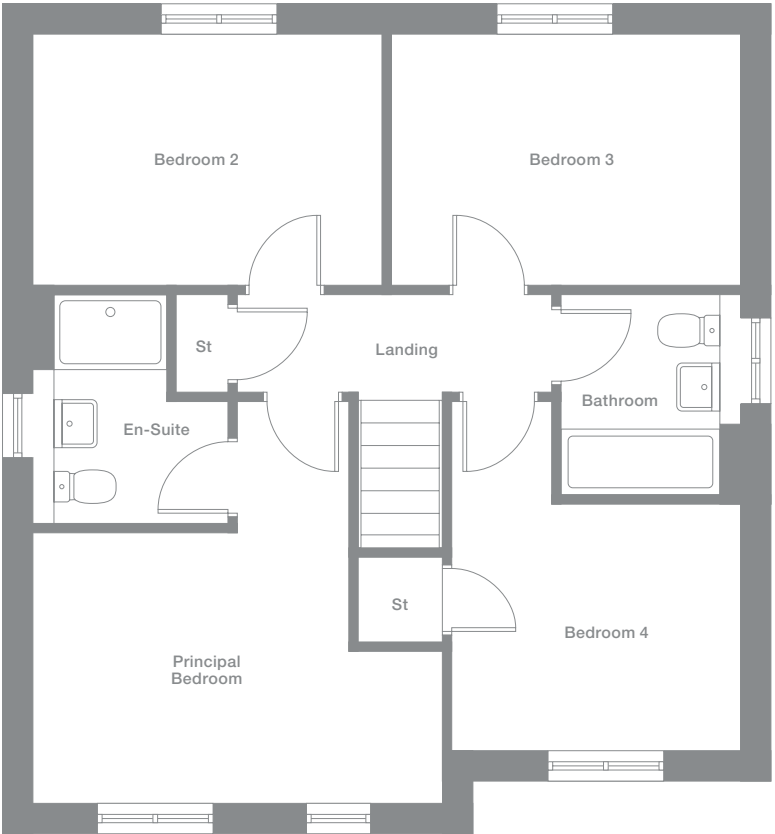


Ground Floor



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First Floor



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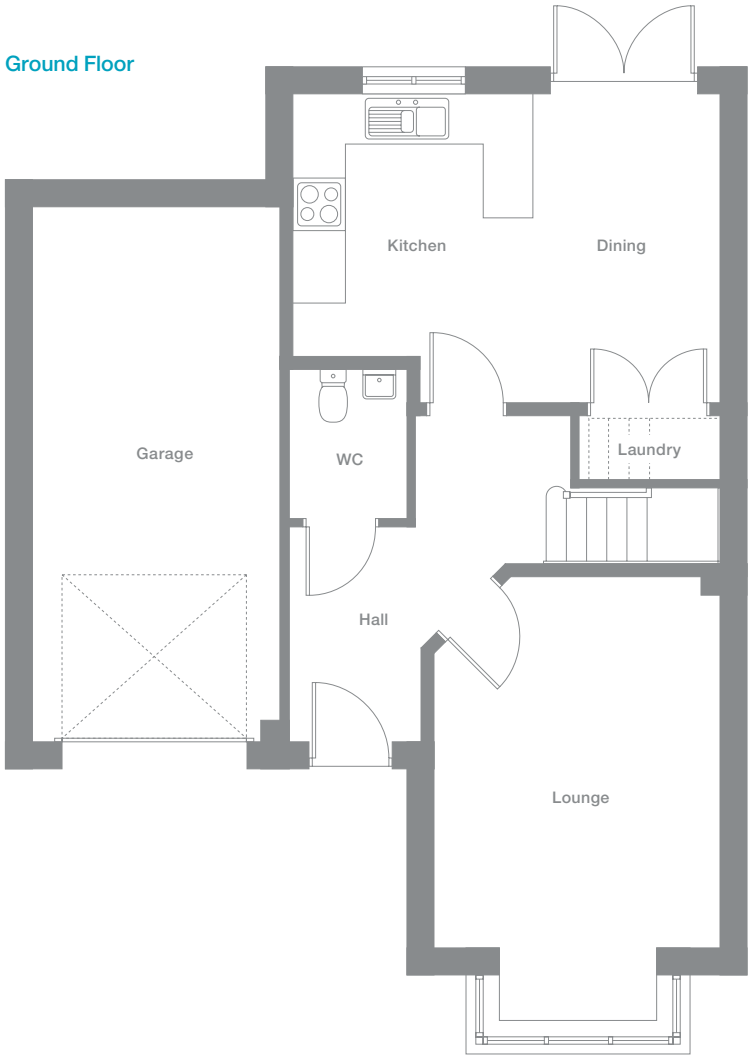
Overview
The invitingly angled hallway opens on to an impressive bay-windowed lounge and, to the rear, a bright, airy kitchen and dining room with french doors and a thoughtfully planned laundry cupboard. Four bedrooms, one en-suite, are accessed from a generously sized landing.

Ground Floor	First Floor
Lounge 3.40m x 5.33m 11'2" x 17'5"	Principal Bedroom 3.40m x 3.21m 11'2" x 10'7"
Kitchen/Dining 5.09m x 3.72m 16'8" x 12'3"	En-Suite 2.28m x 1.21m 7'5" x 4'0"
Laundry 1.68m x 0.76m 5'5" x 2'7"	Bedroom 2 3.89m x 3.17m 12'9" x 10'5"
WC 1.35m x 1.80m 4'5" x 5'11"	Bedroom 3 4.25m x 2.42m 14'0" x 7'8"
	Bedroom 4 2.44m x 3.17m 8'0" x 10'5"
	Bathroom 2.20m x 2.04m 7'3" x 6'8"

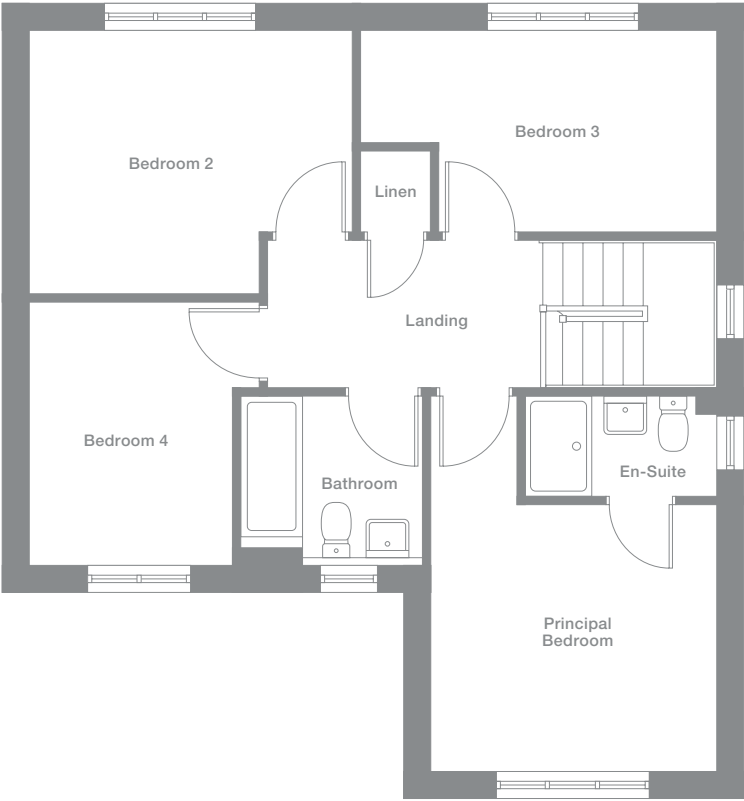
Floor Space
1,181 sq ft



Ground Floor



First Floor



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Riverwood

Overview

The inviting lounge shares the ground floor with a delightfully airy, superbly planned family kitchen that offers immense flexibility, with feature french doors adding the option of alfresco dining on summer afternoons. A bright staircase leads to four bedrooms, including a comfortable master suite.

Ground Floor

Lounge
3.57m x 4.53m
11'9" x 14'11"

Kitchen/Family/Dining
6.47m x 4.51m max
21'3" x 14'10"

WC
0.95m x 2.00m
3'1" x 6'7"

First Floor

Principal Bedroom
3.57m x 3.13m
11'9" x 10'4"

En-Suite
2.51m x 1.21m
8'3" x 4'0"

Bedroom 2
2.75m x 4.01m
9'1" x 13'2"

Bedroom 3
3.62m x 2.60m
11'11" x 8'7"

Bedroom 4
2.80m x 2.68m max
9'3" x 8'10"

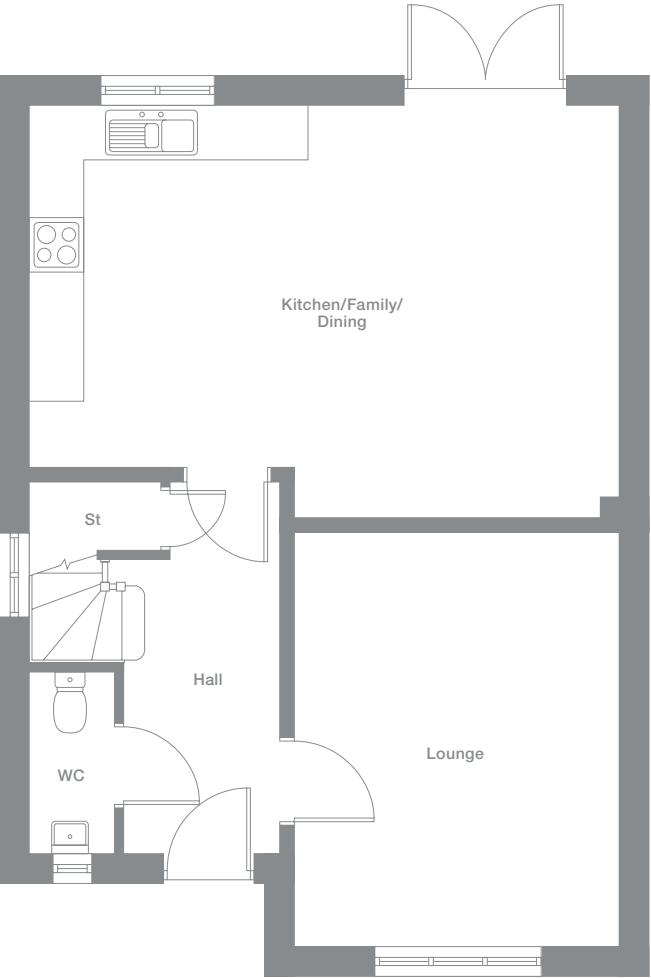
Bathroom
2.51m max x 1.94m max
8'3" x 6'5"

Floor Space

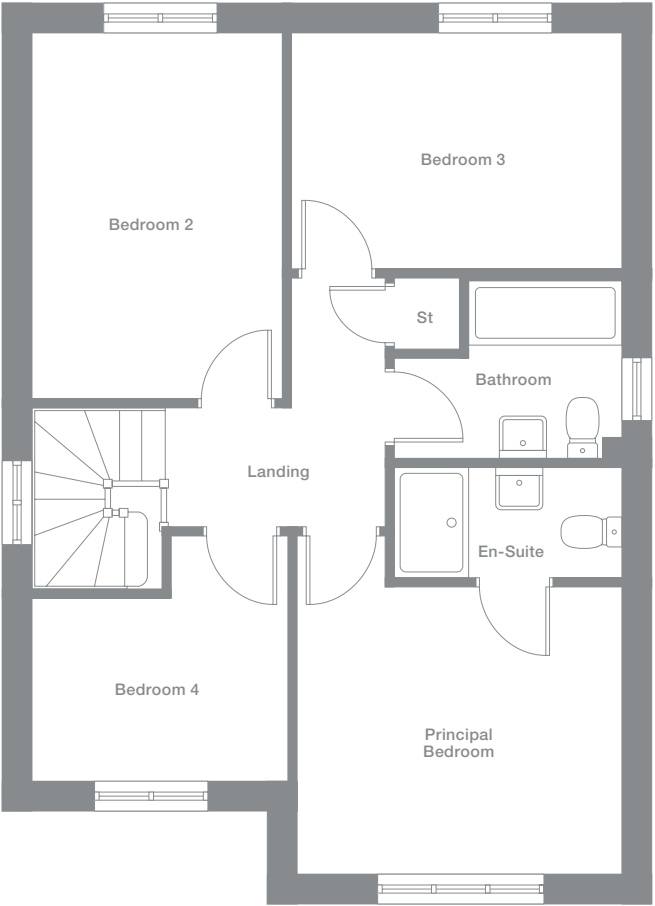
1,219 sq ft



Ground Floor



First Floor



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Maplewood

Overview

The impressive bay window enhancing the lounge reflects the quality found throughout this family home. The wonderfully bright, relaxing family kitchen and dining room opens via french doors to the garden, and the luxurious en-suite master bedroom features a self contained walk-through 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

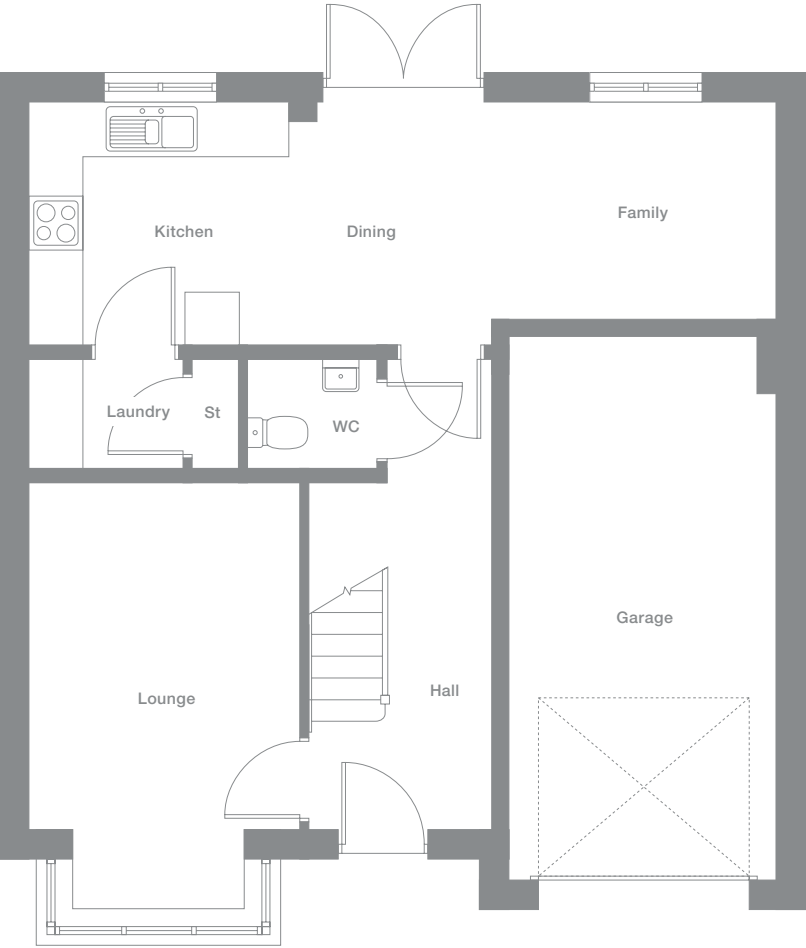
- Principal Bedroom
4.06m x 2.79m
13'4" x 9'2"
- En-Suite
2.63m x 1.20m
8'8" x 4'0"
- Dressing
2.63m x 1.38m
8'8" x 4'7"
- Bedroom 2
2.98m x 3.82m
9'10" x 12'6"
- Bedroom 3
2.54m max x 4.10m max
8'4" x 13'6"
- Bedroom 4
3.06m x 2.91m
10'1" x 9'7"
- Bathroom
2.45m max x 2.91m max
8'1" x 9'7"

Floor Space

1,269 sq ft



Ground Floor



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First Floor



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Auden A

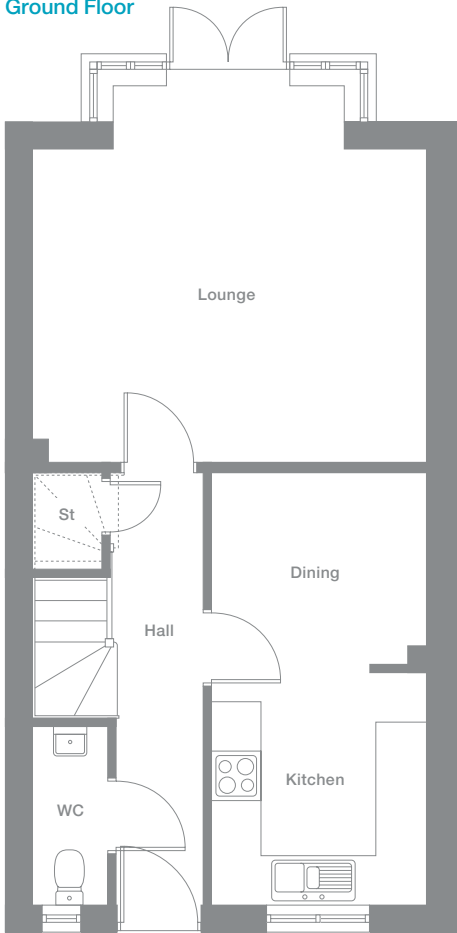
Overview
Features such as the innovative bay window incorporating french doors, and the charming principal bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

Ground Floor	First Floor
Lounge 4.74m x 4.54m 15'7" x 14'11"	Bedroom 2 4.74m x 3.77m 15'7" x 12'5"
Dining 2.58m x 2.31m 8'6" x 7'7"	Bedroom 3 2.50m x 3.17m 8'3" x 10'5"
Kitchen 2.58m x 2.89m 8'6" x 9'6"	Bedroom 4 2.14m x 2.14m 7'0" x 7'1"
WC 0.91m x 2.14m 3'0" x 7'1"	Bathroom 2.50m x 3.10m 8'3" x 10'2"

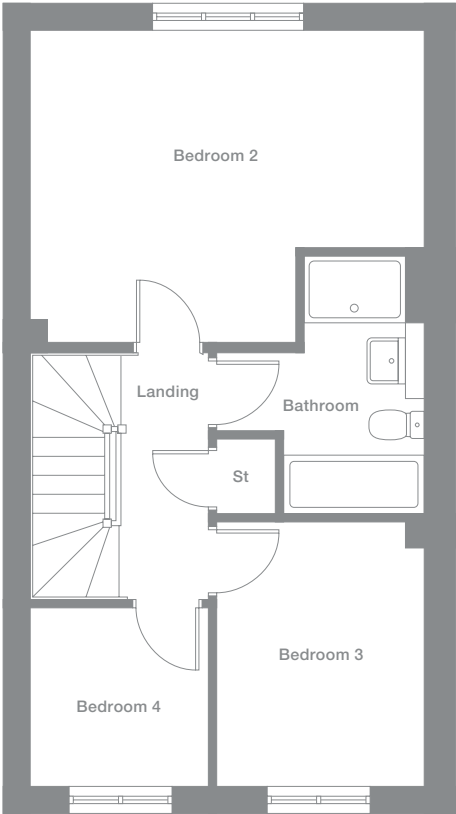
Second Floor	Floor Space
Principal Bedroom 3.55m max x 3.94m to 1.19 H.L. 11'8" x 13'0"	1,275 sq ft
En-Suite 2.12m max x 2.32m to 1.19 H.L. 7'9" x 7'8"	
Dressing 2.32m x 2.11m to 1.19 H.L. 7'7" x 7'1"	



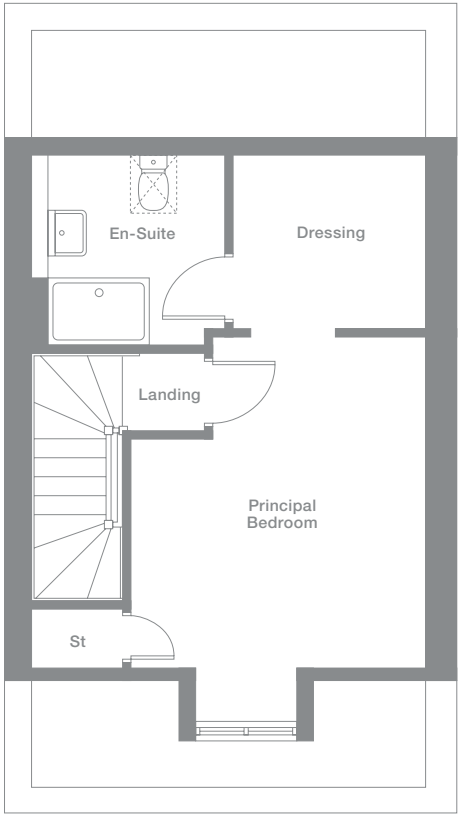
Ground Floor



First Floor



Second Floor



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Mitford A

Overview

Features like the elegant bay window and the 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

Lounge

3.65m x 5.44m
12'0" x 17'10"

Dining

3.38m x 3.88m
11'1" x 12'9"

Kitchen

3.76m x 2.99m
12'4" x 9'10"

Laundry

2.08m x 1.66m
6'10" x 5'5"

WC

2.08m x 1.08m
6'10" x 3'7"

Study

2.08m x 2.06m
6'10" x 6'9"

First Floor

Principal Bedroom

3.65m x 4.60m
12'0" x 15'1"

En-Suite

2.00m x 2.00m
6'7" x 6'7"

Bedroom 2

3.79m x 2.75m
12'5" x 9'1"

Bedroom 3

3.26m x 2.75m
10'8" x 9'1"

Bedroom 4

3.40m x 3.18m
11'2" x 10'5"

Bathroom

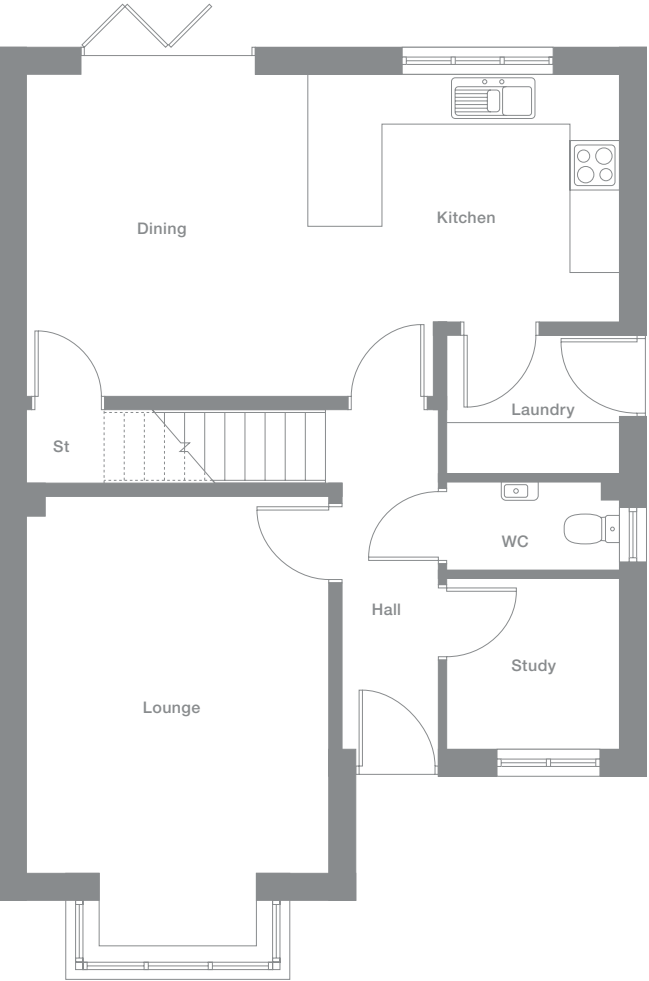
2.55m x 2.00m
8'5" x 6'7"

Floor Space

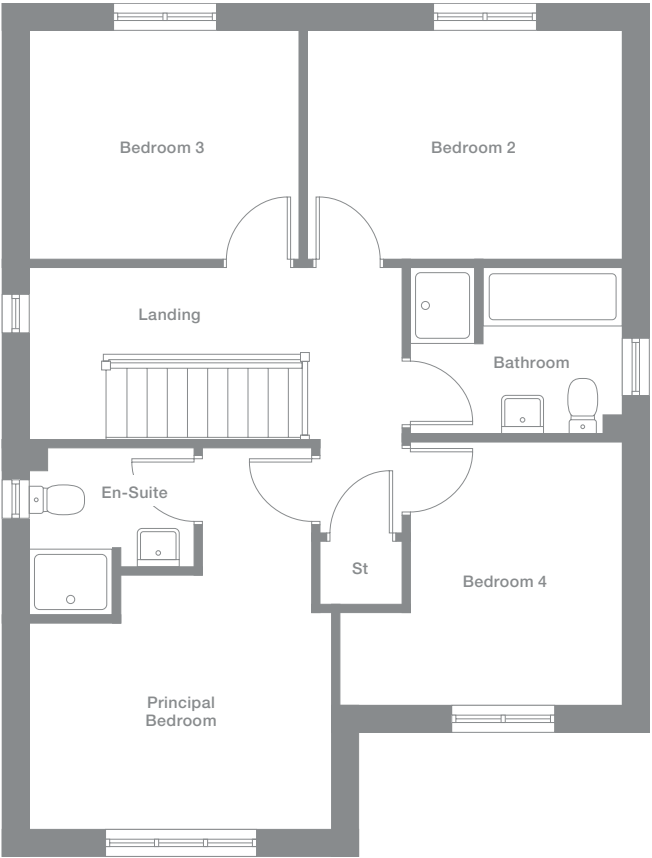
1,388 sq ft



Ground Floor



First Floor



Plots may be a mirror image of plans shown above

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

Oakwood

Overview

The striking bay windowed lounge and inviting family kitchen, with french doors lighting the dining area, are ideal for social gatherings, while a separate laundry and a study add utility and privacy. Upstairs, a feature gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

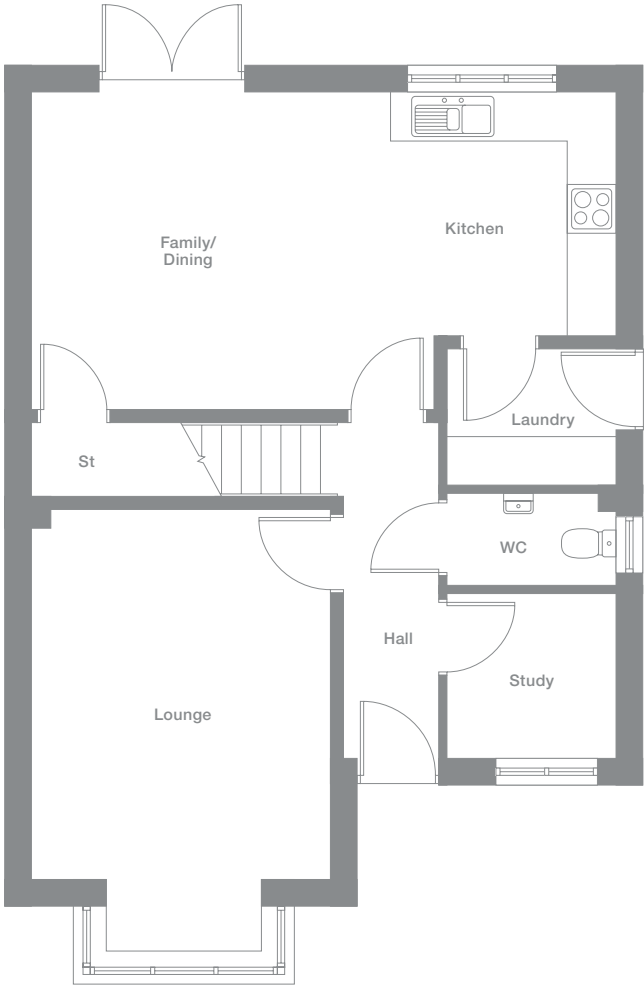
- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"
- First Floor**
Principal Bedroom
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**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

Floor Space

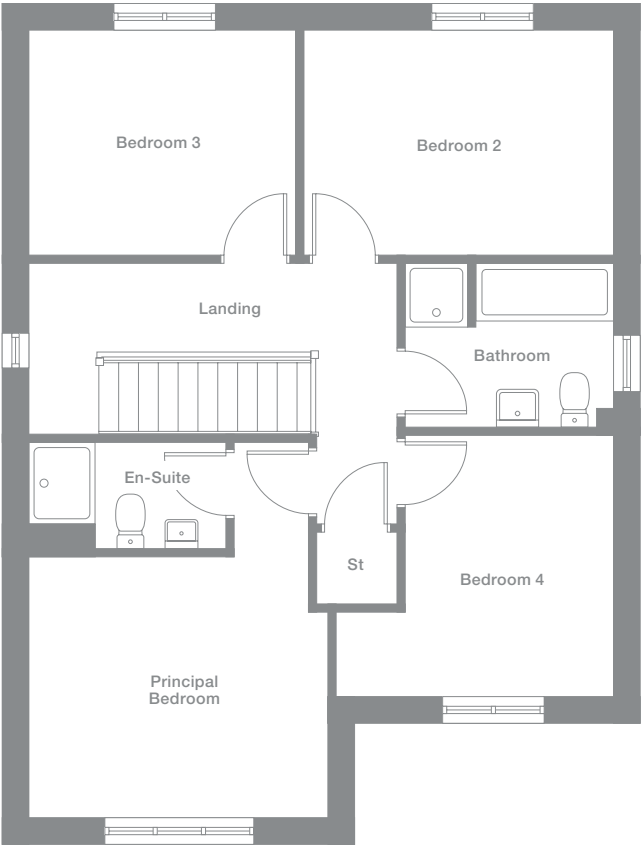
1,388 sq ft



Ground Floor



First Floor



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Sherwood

Overview

Providing a lively contrast to the elegant bay-windowed lounge, the kitchen, dining and family room is lit by twin windows and incorporates french doors to create an endlessly adaptable, welcoming space. Two bedrooms are en-suite, and one includes a very special self-contained dressing room.

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

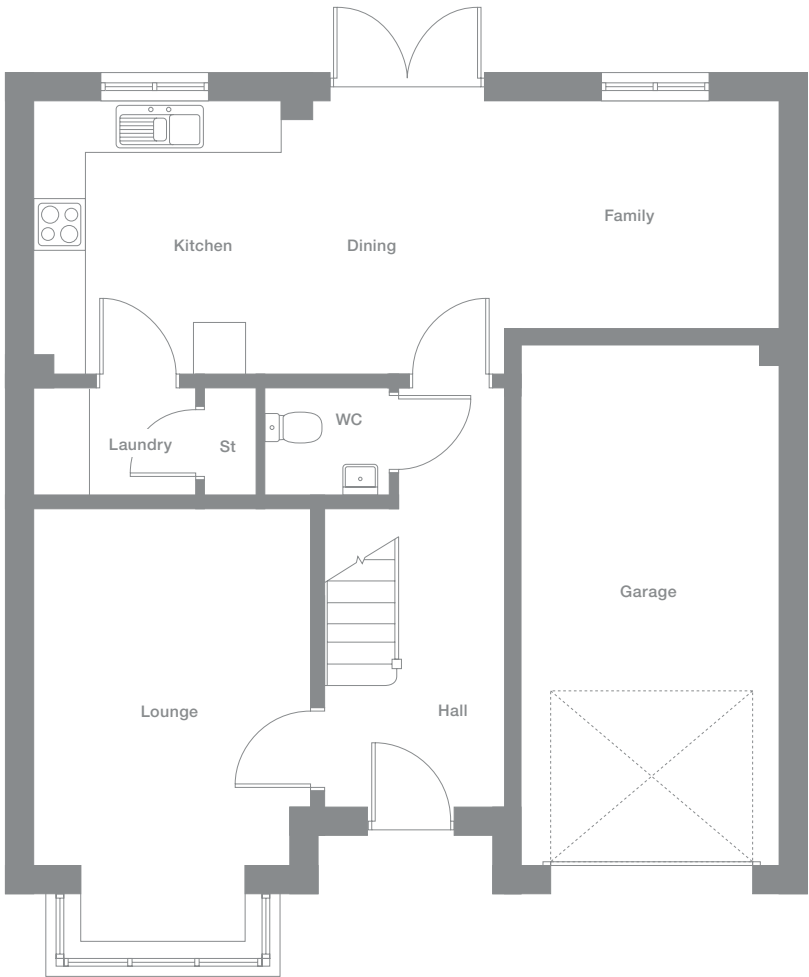
- Principal Bedroom
4.78m max x 3.09m
15'9" x 10'2"
- En-Suite 1
2.80m max x 1.22m
9'2" x 4'0"
- Dressing
2.80m x 1.59m
9'2" x 5'3"
- Bedroom 2
3.69m max x 3.09m
12'2" x 10'2"
- En-Suite 2
1.98m max x 2.13m max
6'6" x 7'0"
- Bedroom 3
2.74m max x 3.37m max
9'0" x 11'1"
- Bedroom 4
3.14m x 2.60m
10'4"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

Floor Space

1,400 sq ft



Ground Floor



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First Floor



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Baywood

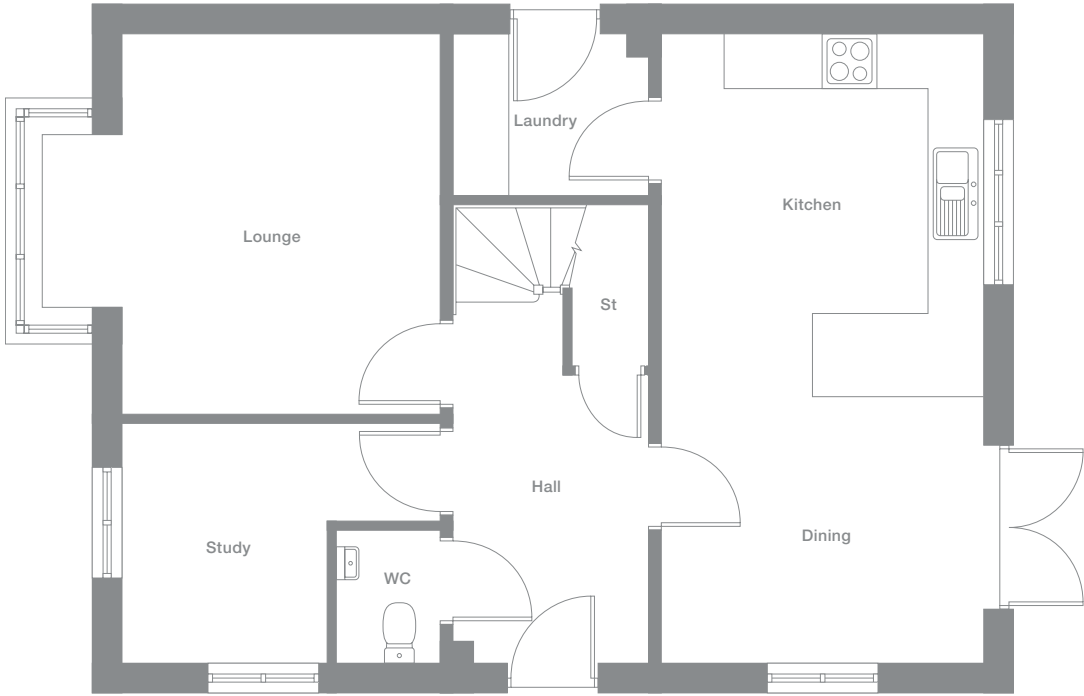
Overview
Dual aspect windows in the kitchen, study and two of the bedrooms are complemented by french doors in the dining area and a traditional bay window in the lounge, filling this prestigious family home with natural light. The master bedroom adjoins an en-suite shower room.

Ground Floor	First Floor
Lounge 4.36m x 4.16m 14'4" x 13'8"	Principal Bedroom 3.57m x 3.68m 11'9" x 12'1"
Kitchen 3.51m x 3.96m 11'6" x 13'0"	En-Suite 2.04m x 1.76m 6'8" x 5'9"
Laundry 2.12m x 1.76m 7'0" x 5'9"	Bedroom 2 3.51m x 3.23m 11'7" x 10'7"
Dining 3.51m x 2.90m 11'6" x 9'6"	Bedroom 3 2.47m x 3.53m 8'1" x 11'7"
Study 2.24m x 2.61m 7'4" x 8'7"	Bedroom 4 3.51m max x 3.08m max 11'6" x 10'1"
WC 1.12m x 1.45m 3'8" x 4'9"	Bathroom 3.21m max x 1.70m max 10'7" x 5'7"

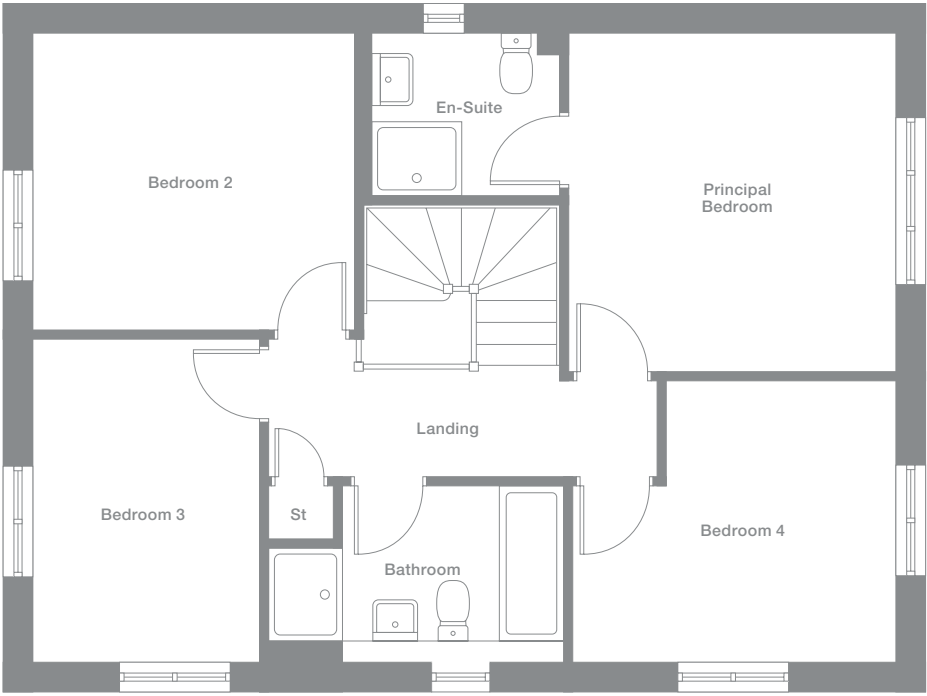
Floor Space
1,408 sq ft



Ground Floor



First Floor



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Chadwick A

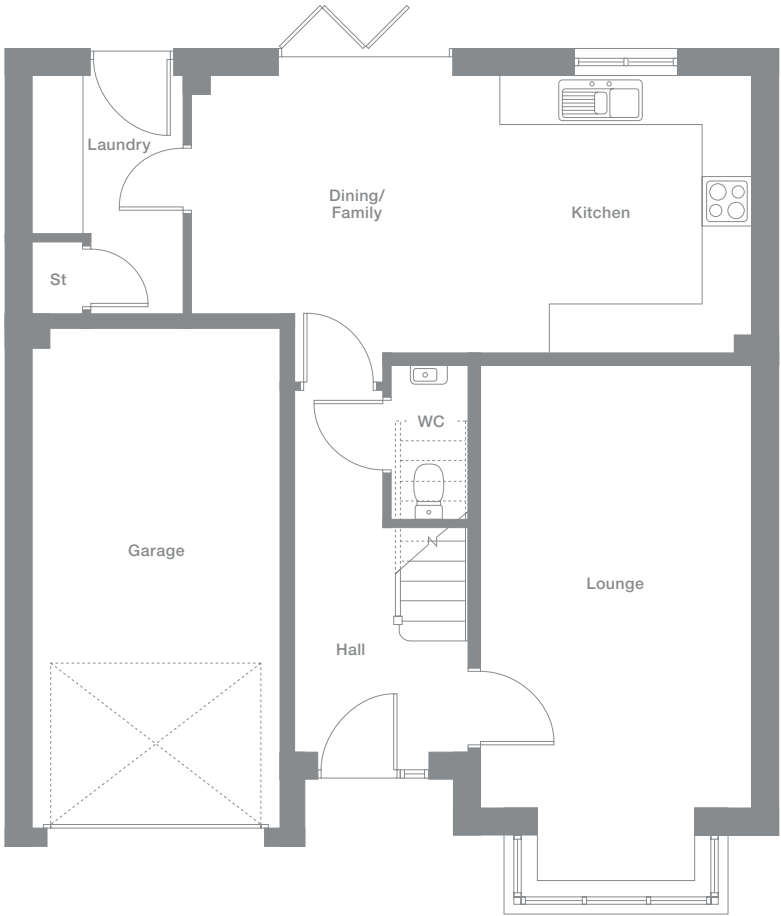
Overview
With an elegant bay window in the lounge and a light-filled family kitchen in which bi-fold doors open the dining area out to the garden, this is a wonderfully bright, welcoming home. Two of the four bedrooms are en-suite.

Ground Floor	First Floor
Lounge 3.26m x 6.21m 10'9" x 20'5"	Principal Bedroom 5.29m x 3.09m 17'4" x 10'2"
Dining/Family 3.71m x 3.36m 12'2" x 11'0"	En-Suite 1 2.11m x 1.90m 6'11" x 6'3"
Kitchen 3.03m x 3.36m 9'11" x 11'0"	Bedroom 2 3.26m x 3.35m 10'9" x 11'0"
Laundry 1.81m x 2.88m 5'11" x 9'5"	En-Suite 2 2.17m x 1.81m 7'2" x 5'11"
WC 0.93m x 1.61m 3'1" x 5'4"	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"

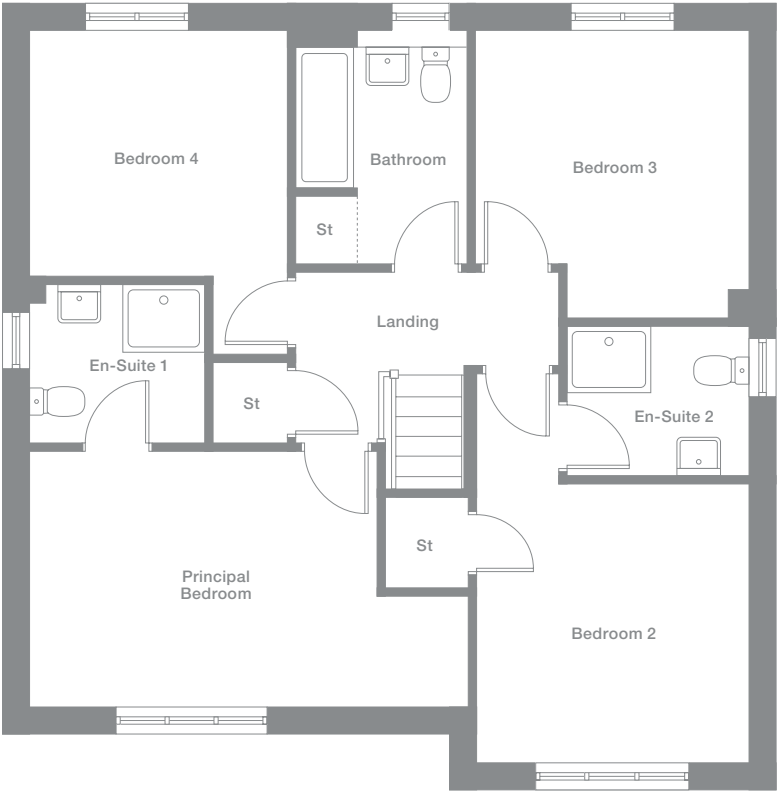
Floor Space
1,408 sq ft



Ground Floor



First Floor



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Bayford

Overview
The bay windowed lounge and bright dining room, with its feature french doors, present an outstanding backdrop to convivial gatherings. The en-suite master bedroom includes a separate dressing room, and a second en-suite bedroom opens up the option of offering exceptional guest accommodation.

- 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**

Principal 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"

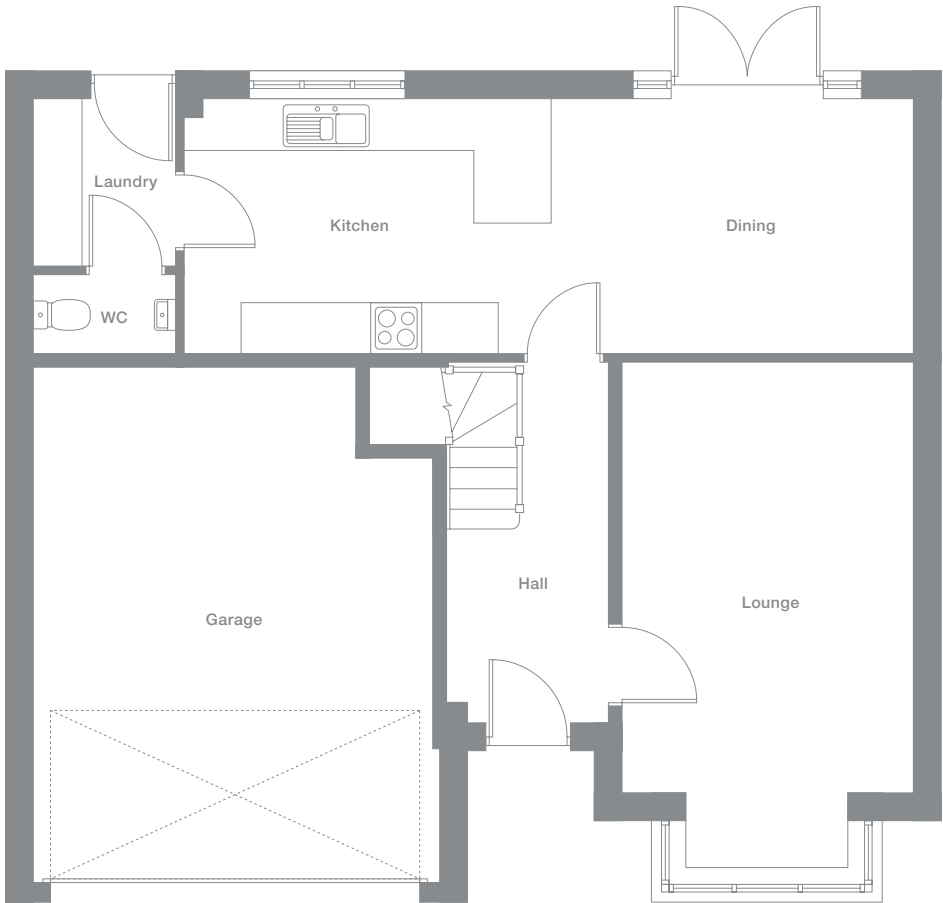
Bedroom 5
2.37m x 2.00m
7'10" x 6'7"

Bathroom
2.24m max x 1.87m max
7'4" x 6'2"

Floor Space
1,464 sq ft

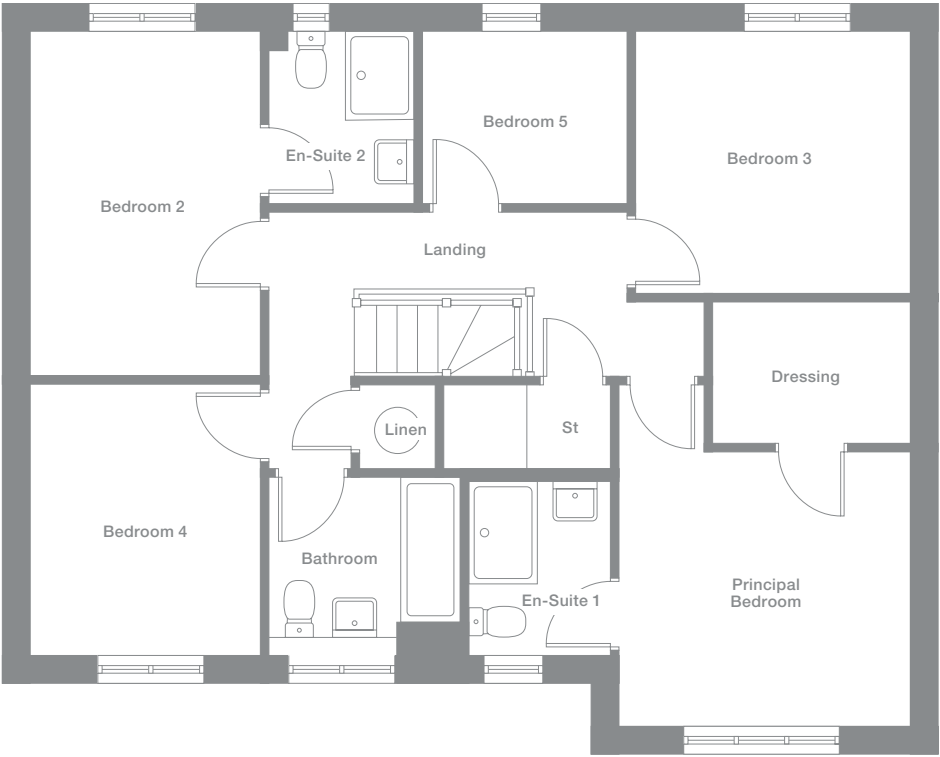


Ground Floor



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First Floor



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Thetford

Overview

An L-shaped family room, with french doors set into a panoramic window, extends into a superb, ergonomic kitchen. A bay window adds distinction to the lounge. Upstairs, two of the five bedrooms are en-suite and one includes a walk-in dressing room. Every detail demonstrates exceptional quality.

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 3.12m
12'8" x 10'3"

En-Suite 1

2.50m x 1.21m
8'2" x 4'0"

Dressing

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

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

4.32m x 2.51m
14'2" x 8'3"

Bathroom

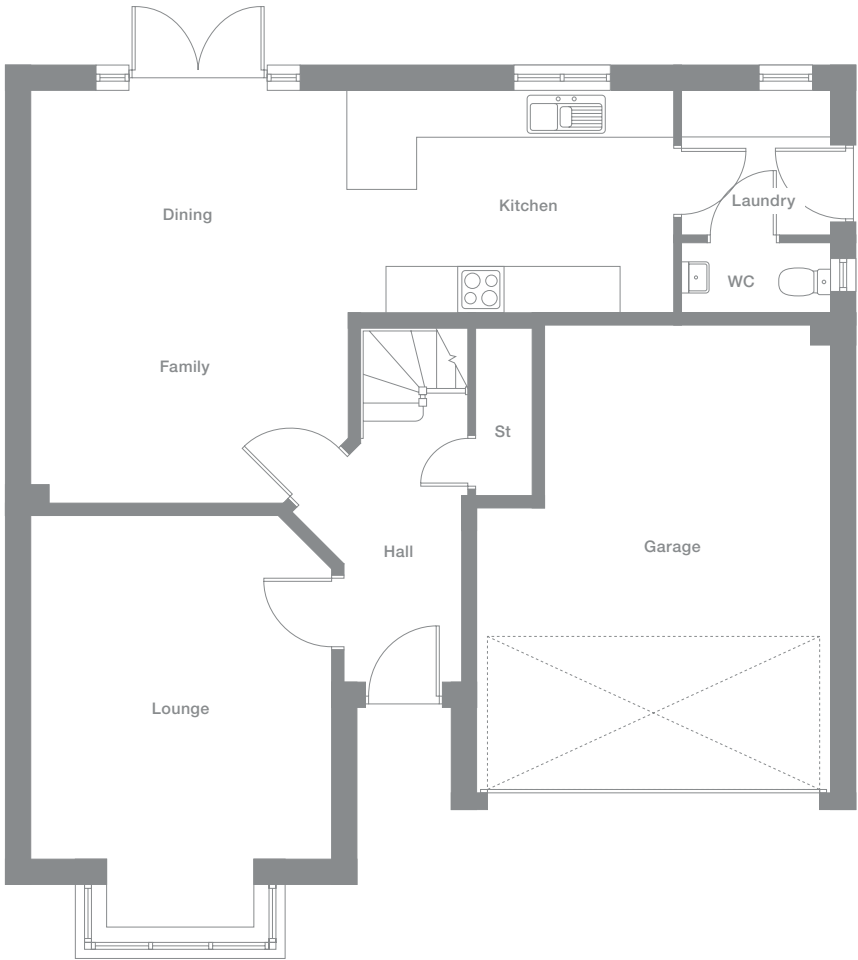
2.70m x 1.95m
8'10" x 6'5"

Floor Space

1,671 sq ft

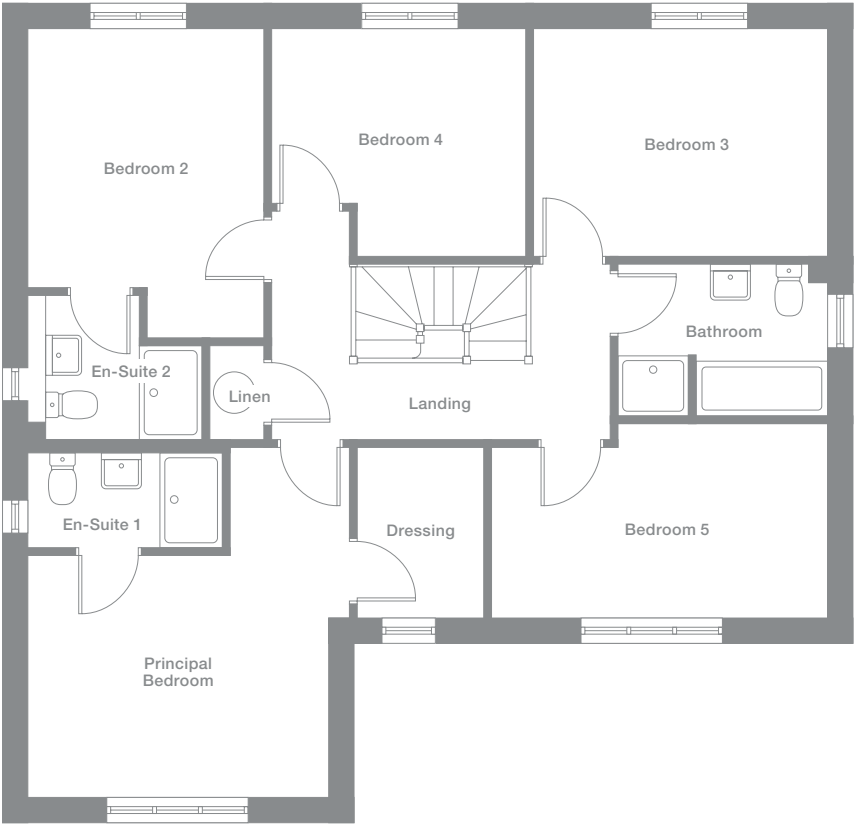


Ground Floor



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First Floor



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Bridgeford

Overview

From the imposing entrance hall, and the airy kitchen with its delightful conservatory-style breakfast area, to the breathtaking lounge and adjoining garden dining room, from the private study to the gallery landing and two en-suite bedrooms, this is a distinguished home filled with prestigious features.

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

First Floor

- Principal 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



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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.



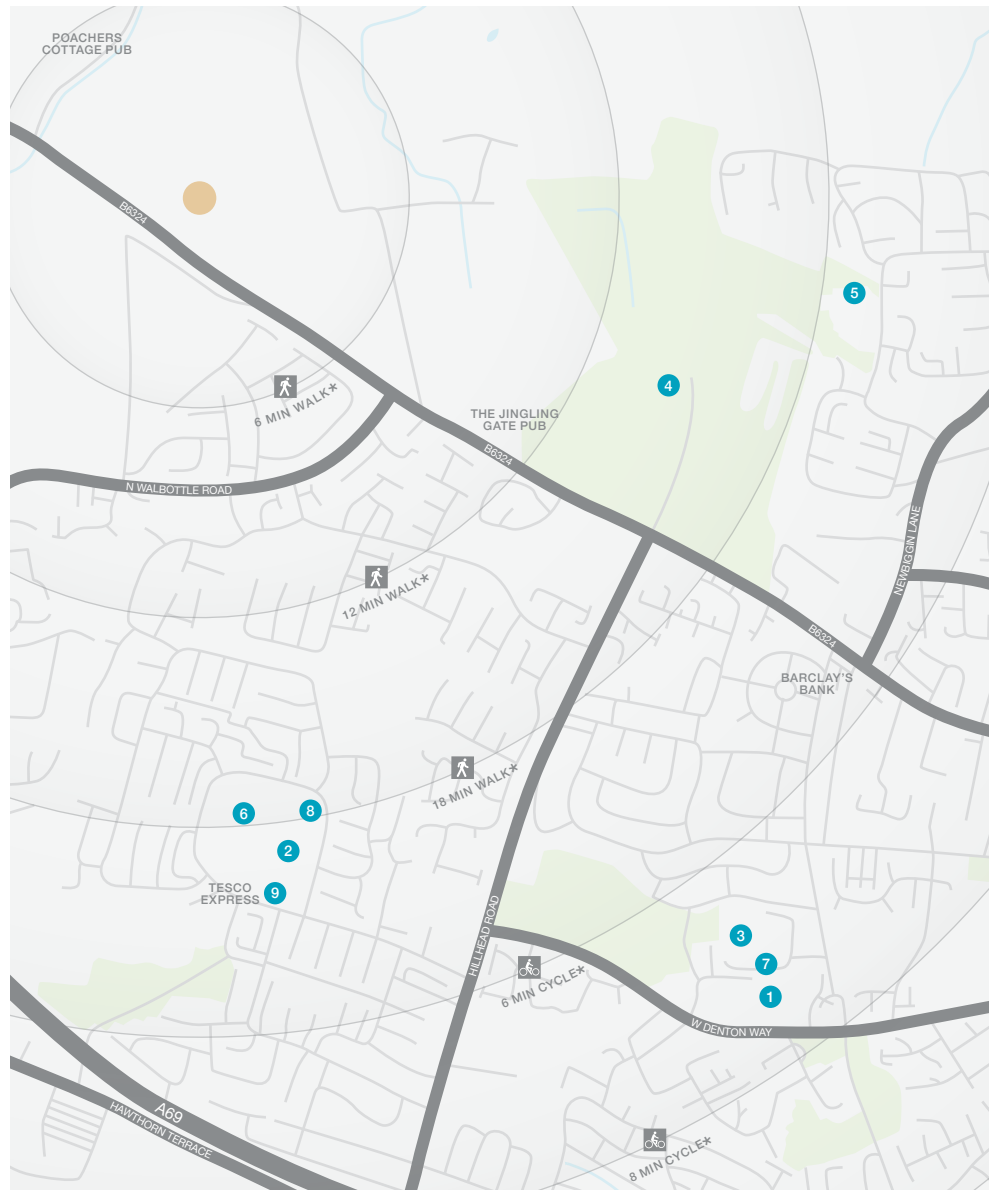
Recreational amenities include a leisure centre at West Denton, near the Denton Park shops, with a 33m swimming pool, teaching pool, fitness gym, training area and sports pitches. Westerhope Golf Club, an excellent 18-hole parkland course with full clubhouse facilities, is less than a mile away, and traditional family friendly pubs within a short walk include The Poachers Cottage and the Jingling Gate. Quiet roads and paths near the development provide excellent opportunities for walking or cycling around the local countryside.

Westerhope Community Centre, fifteen minutes walk away, hosts a range of clubs and activities including bowling, snooker, children's groups, and social evenings in the bar. For a more cosmopolitan spectrum of entertainment and cultural activities, the short trip into Newcastle City Centre by Metro or bus opens up an enormous selection of museums, galleries, cinemas, theatres, clubs and live comedy and music venues.



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.

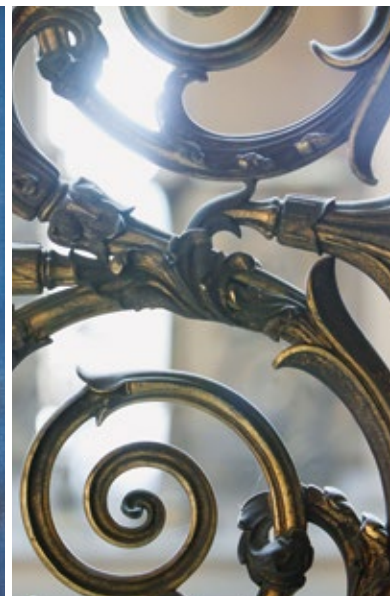
Schools in the area include Simonside and Milecastle Primary Schools, both recognised as 'Good' in their most recent Ofsted assessment, while the choice of high schools includes Walbottle Campus and Studio West Enterprise and Innovation Campus, both approximately two and a half miles away. For health care, a small area near Hillhead Parkway, just over a mile away, contains the Chapel House Primary Care Centre, a practice with seven GPs, as well as a pharmacy and a dental surgery.



- 1 Post Office
Unit 15, Denton Park
Shopping Centre,
0145 722 3344
 - 2 Lloyds Pharmacy
Chapel House
Health Centre,
0191 267 6705
 - 3 West Denton
Leisure Centre,
West Denton Way
0191 430 2910
 - 4 Westerhope
Golf Club,
Whoriton Grange
0191 286 7636
 - 5 Simonside
Primary School,
Bedeburn Road
0191 286 0776
 - 6 Milecastle
Primary School,
Hillhead Parkway
0191 267 4510
 - 7 Studio West School
West Denton Way
0191 481 3710
 - 8 Dr Richardson
& Partners
Chapel House
Primary Care Centre,
Hillhead Parkway
0191 273 4009
 - 9 Angel Dental Care
6 Frenton Close
0191 267 4647
- The Poachers
Cottage,
Armstrong Street
0191 214 0417
- Walbottle Campus
Hexham Road
0191 267 8221

* 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
03300 377 259

From Central Newcastle
Take the A167 past Nun's Moor, then at Cowgate bear left following signs for Gateshead. Take the second exits at the Silver Lonnen and Pooley Road roundabouts. At the junction with the A1, take the second exit for Westerhope via the B6324. Stay on the B6324 for just over one and a half miles and, around half a mile after passing the Jangling Gate pub on the right, the development is on the right.

From the A1 Southbound
Stay on the A1 southbound through the junction with the A696 and A617, for Jedburgh and the City Centre, then leave the A1 at the next junction and take the third roundabout exit for Westerhope via the B6324. Stay on the B6324 for just over one and a half miles and, around half a mile after passing the Jangling Gate pub, the development is on the right.

Sat Nav: NE5 1NQ



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.

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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

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