



**The Oaklands
School Aycliffe**

the place to be®

millerhomes

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



| | |
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Affordable Housing

Bin Collection Point

BCP

Sustainable Urban Drainage System

SUDS

Electrical Substation

S/S

Batter

Visitor Parking

V

Existing Trees/Hedgerow

Public Open Space

POS

Retaining Walls

Easement

///

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



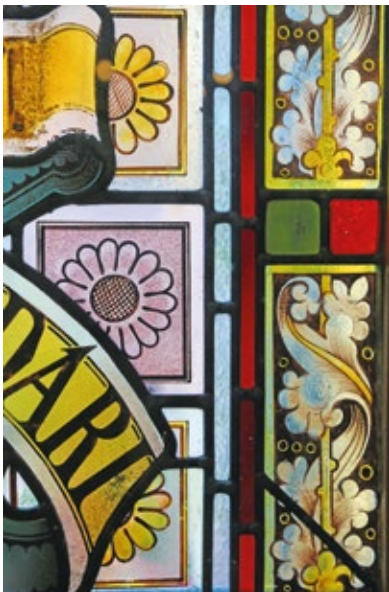
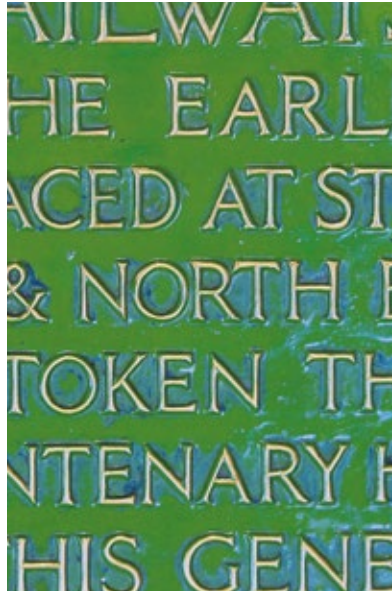
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Just seven miles from Darlington and 14 from Durham, and with the A1(M) just three miles away, The Oaklands offers fast access to Tyneside and Teesside. A ten-minute bus trip links the development with the main shopping area of Newton Aycliffe, around a mile and a half away, and buses between Darlington, Durham and Bishop Auckland pass through the town. Newton Aycliffe Railway Station, a pleasant 20 minute walk from The Oaklands, is on the Tees Valley line with services to Bishop Auckland in the west and Saltburn, via Darlington, in the east. The journey to Darlington, from where the national intercity network can be accessed, takes 15 minutes by train and approximately 20 by bus.



| | | |
|------|-----|-------|
| 1 | 5 | 510 |
| 2 | 4 | 401 |
| 3 | 4 | 360 |
| 4 | 3 | 173 |
| 5 | 5 | 558 |
| 6 | 4 | 368 |
| 7 | 4 | 341 |
| 8 | 3 | 176 |
| 9 | 4 | 316 |
| OUT | | 3203 |
| HOLE | PAR | YARDS |



This inviting selection of modern, energy efficient three, four and five bedroom homes brings an attractive new neighbourhood to School Aycliffe, a residential community just two miles from the shops and amenities of Newton Aycliffe and seven from Darlington. Set amidst open countryside peppered with character-filled villages, and combining fresh air and wide horizons with easy access to the A1(M), this is the ideal balance of convenience and tranquillity. Welcome to The Oaklands...

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Hawthorne

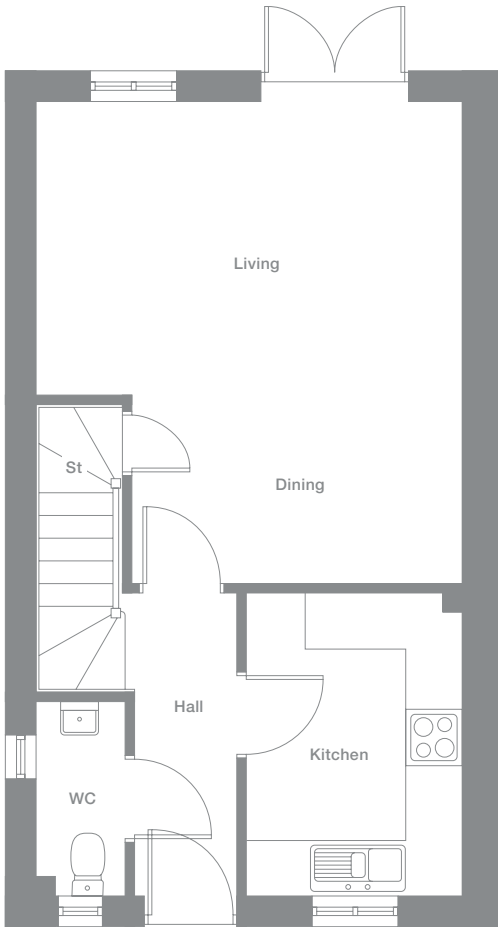
Overview
Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

| | |
|--|--|
| Ground Floor | First Floor |
| Living 4.51m x 3.11m 14'10" x 10'3" | Master Bedroom 2.46m x 3.21m max 8'1" x 10'6" |
| Dining 3.50m x 2.00m 11'6" x 6'7" | En-Suite 1.96m x 2.06m 6'5" x 6'9" |
| Kitchen 2.29m x 3.21m 7'6" x 10'6" | Bedroom 2 2.36m x 3.32m 7'9" x 10'11" |
| WC 0.94m x 2.06m 3'1" x 6'9" | Bedroom 3 2.05m x 2.22m 6'9" x 7'4" |
| | Bathroom 2.36m x 1.70m 7'9" x 5'7" |

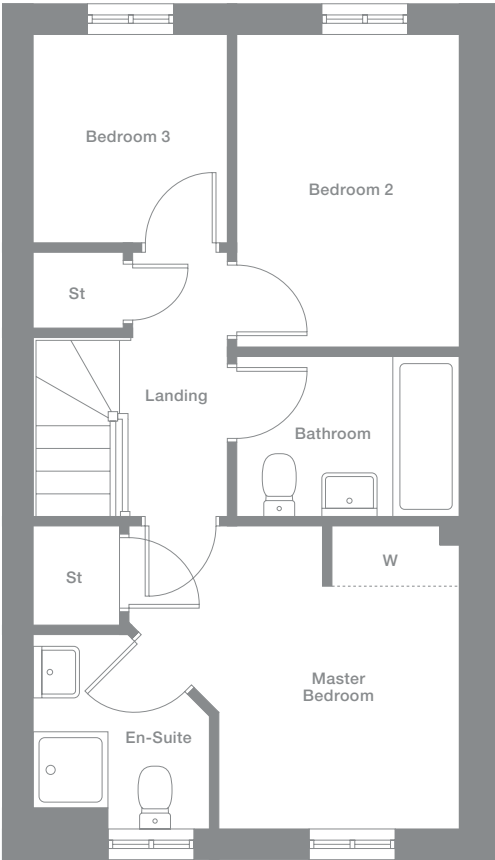
Floor Space
819 sq ft



Ground Floor



First Floor



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Larkin Alt

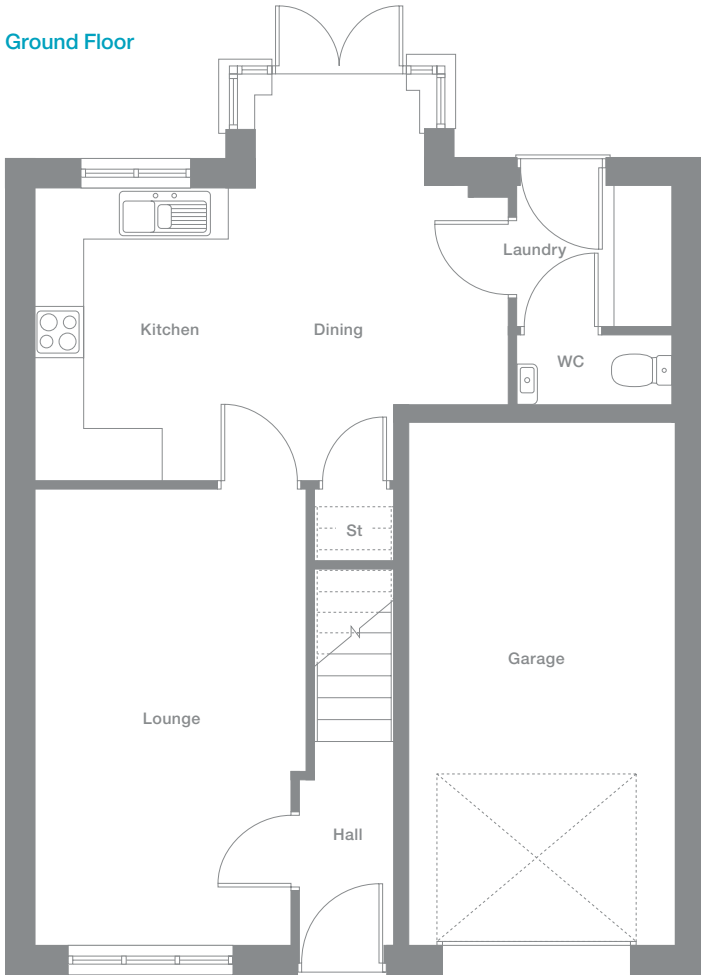
Overview
The lounge opens on to a superb kitchen featuring a dining area that extends into a delightful rear bay window incorporating french doors. The laundry room helps separate household management from leisure space, and the luxurious master bedroom suite includes a dedicated dressing area.

| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 3.11m max x 5.21m 10'3" x 17'1" | Master Bedroom 4.09m max x 3.41m 13'5" x 11'2" |
| Dining 3.19m max x 3.62m max 10'6" x 11'11" | En-Suite 2.03m x 2.11m 6'8" x 6'11" |
| Kitchen 2.22m x 2.49m 7'4" x 8'2" | Dressing 2.04m x 1.23m 6'8" x 4'1" |
| WC 1.78m x 0.85m 5'10" x 2'9" | Bedroom 2 3.11m max x 3.44m 10'3" x 11'4" |
| Laundry 1.78m x 1.97m 5'10" x 6'6" | Bedroom 3 2.39m max x 3.40m 7'10" x 11'2" |
| | Bathroom 2.65m max x 1.70m 8'9" x 5'7" |

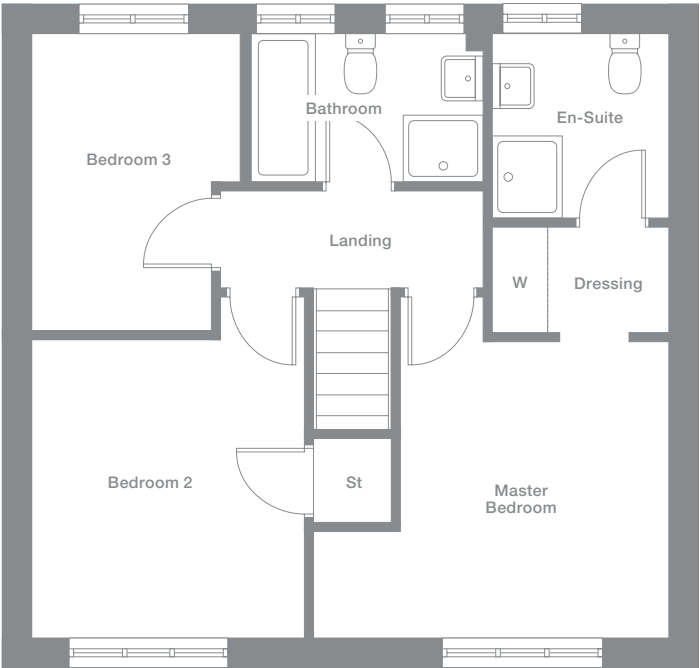
Floor Space
1,042 sq ft



Ground Floor



First Floor



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Malory

Overview

The bay window and broad canopy create a distinguished first impression of this comfortable home. The elegant lounge is complemented by a flexible, light-filled kitchen and dining room featuring french doors, and the en-suite master bedroom provides a relaxing private retreat with a touch of opulence.

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
6'11" x 12'1"

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

First Floor

Master Bedroom
3.85m max x 3.24m
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
9'4" x 10'2"

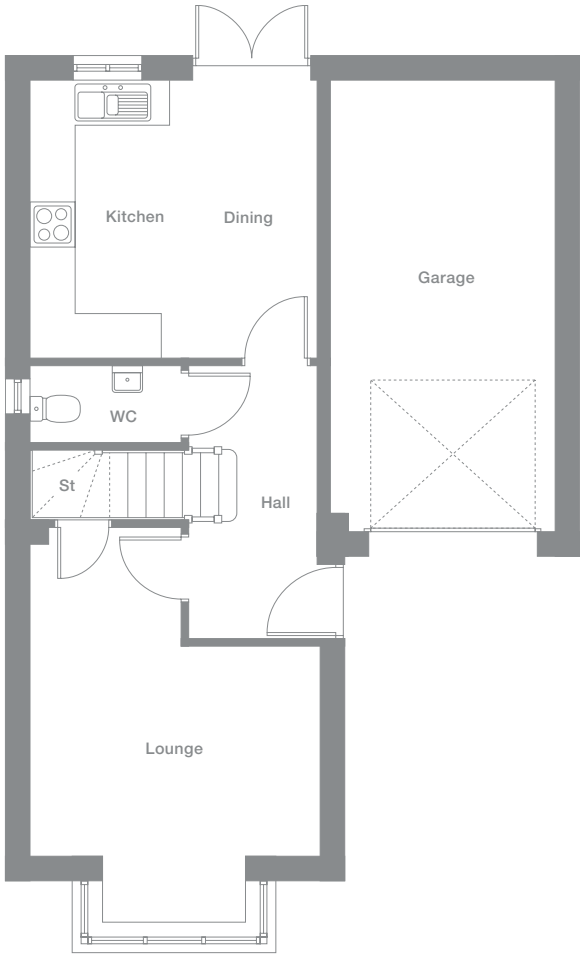
Bathroom
2.68m x 1.70m
8'10" x 5'7"

Floor Space

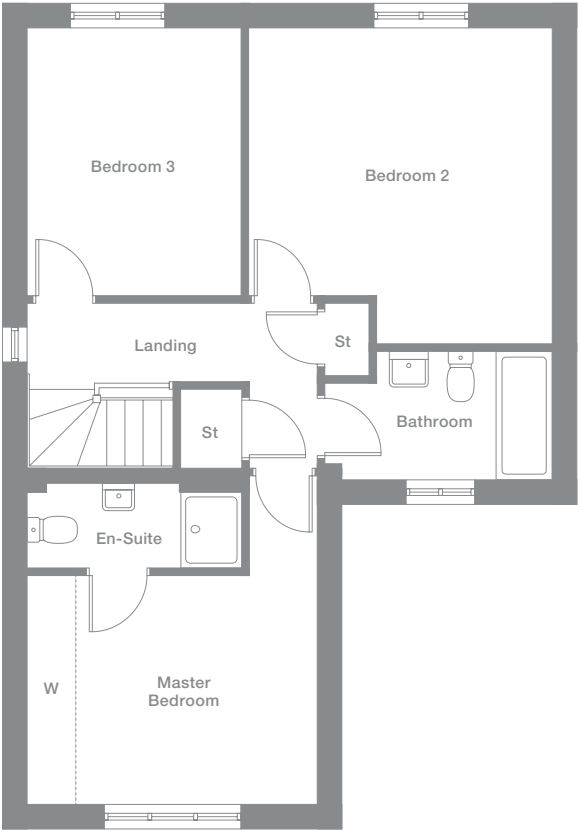
1,068 sq ft



Ground Floor



First Floor



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Fenwick

Overview

The sheltered entrance provides an attractive introduction to a flexible, light-filled family home incorporating a bay windowed lounge and a striking kitchen with bi-folding doors that slide away to open up the dining area to the garden. Upstairs, two of the four bedrooms are en-suite.

Ground Floor

Lounge

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

Dining

2.25m x 3.26m
7'5" x 10'9"

Kitchen

3.35m 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

3.85m max X 3.29m
12'8" x 10'10"

En-Suite 1

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

Bedroom 2

3.81m max X 4.68m max
12'6" x 15'4"

En-Suite 2

2.58m x 1.21m
8'6" x 4'0"

Bedroom 3

2.79m x 3.18m
9'2" x 10'5"

Bedroom 4

2.99m x 2.00m
9'10" x 6'7"

Bathroom

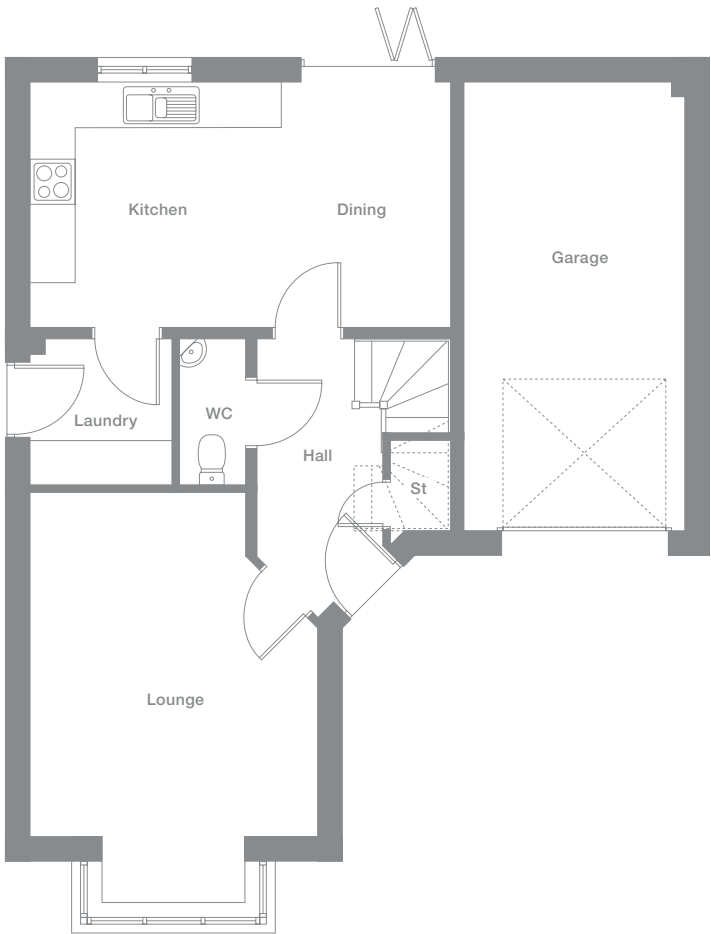
2.79m max X 2.07m max
9'2" x 6'9"

Floor Space

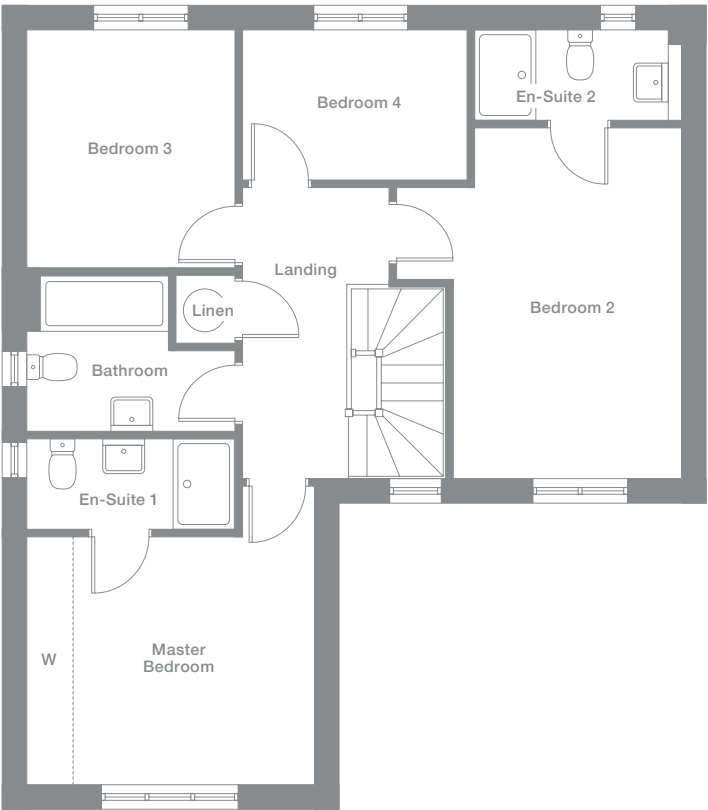
1,288 sq ft



Ground Floor



First Floor



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Chadwick

Overview

From the stylish, bay-windowed lounge to the two en-suite bedrooms, this is an immensely practical and attractive home. Complemented by a separate laundry room, the kitchen that forms a natural hub for everyday life features a light, relaxing family area with bi-folding doors.

Ground Floor

Lounge
3.26m x 6.51m max
10'9" x 21'5"

Kitchen
3.03m x 3.06m max
9'11" x 10'0"

Dining
3.71m max x 3.06m max
12'2" x 10'0"

WC
0.93m x 2.02m
3'1" x 6'8"

Laundry
1.81m x 1.90m max
5'11" x 6'3"

First Floor

Master Bedroom
3.26m x 4.43m
10'9" x 14'7"

En-Suite 1
2.27m max x 1.40m max
7'6" x 4'7"

Bedroom 2
4.59m max x 3.19m
15'1" x 10'6"

En-Suite 2
3.10m max x 1.80m max
10'2" x 5'11"

Bedroom 3
3.34m x 2.80m
10'11" x 9'3"

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

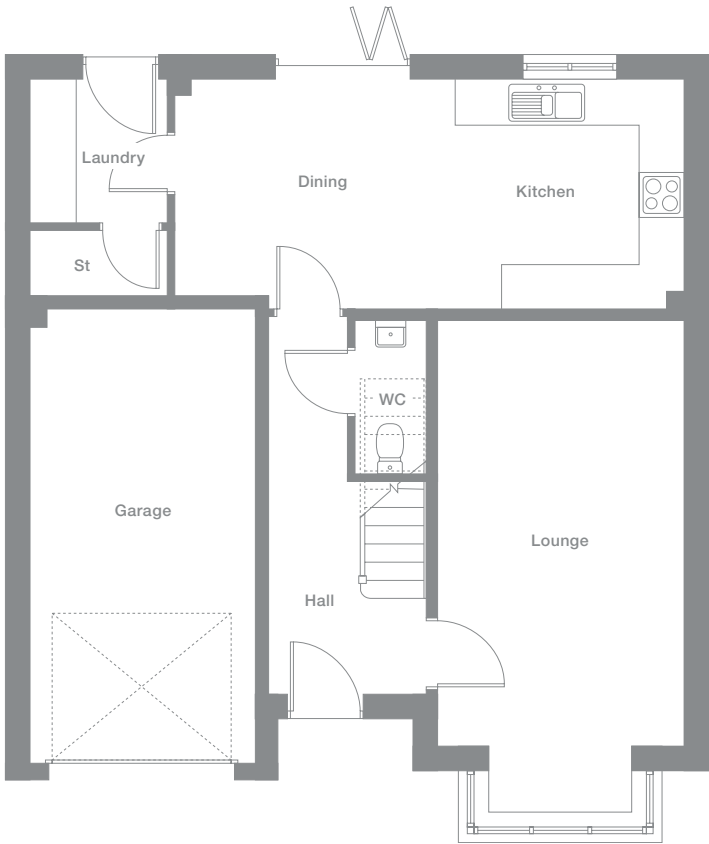
Bathroom
2.01m x 1.70m
6'7" x 5'7"

Floor Space

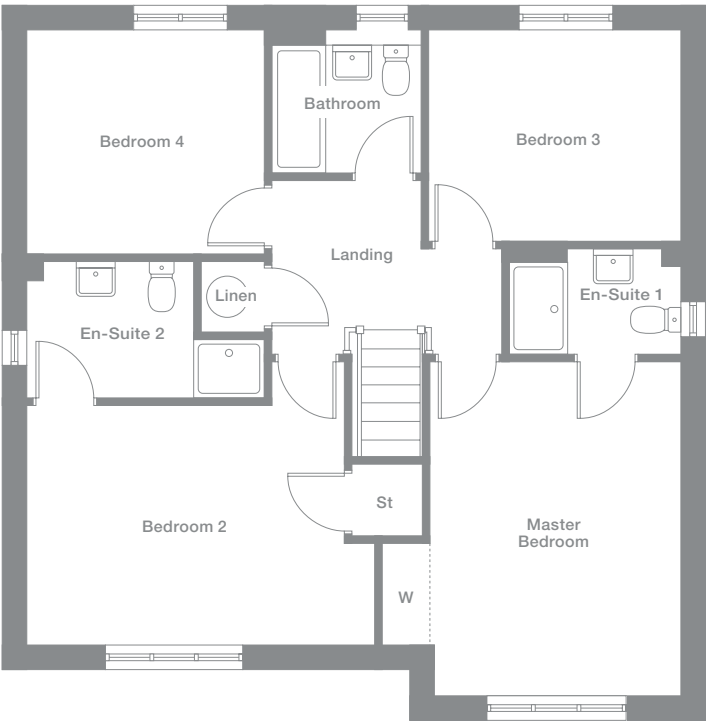
1,400 sq ft



Ground Floor



First Floor



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Stevenson

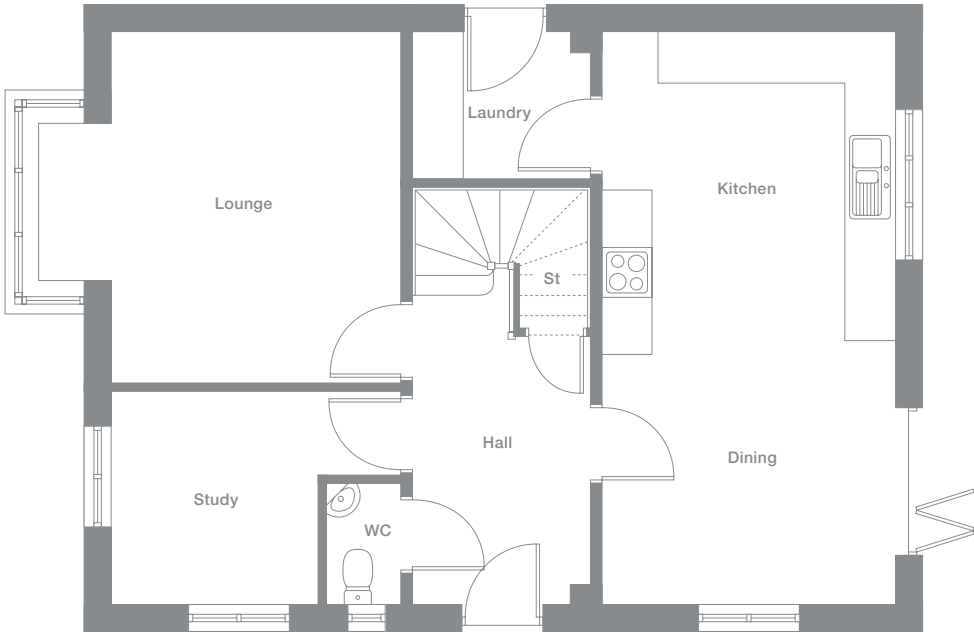
Overview
Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

| | |
|--|---|
| Ground Floor | First Floor |
| Lounge 4.38m max x 4.21m 14'5" x 13'10" | Master Bedroom 3.57m x 4.35m max 11'9" x 14'3" |
| Dining 3.51m x 3.16m 11'6" x 10'5" | En-Suite 2.12m x 1.76m 7'0" x 5'9" |
| Kitchen 3.51m x 3.70m 11'6" x 12'2" | Bedroom 2 3.51m x 4.26m max 11'7" x 14'0" |
| WC 0.90m x 1.45m 2'11" x 4'9" | Bedroom 3 3.46m max x 2.50m max 11'4" x 8'3" |
| Laundry 2.12m x 1.76m 7'0" x 5'9" | Bedroom 4 3.51m max x 2.41m max 11'6" x 7'11" |
| Study 2.46m x 2.55m 8'1" x 8'5" | Bathroom 2.24m x 1.70m 7'4" x 5'7" |

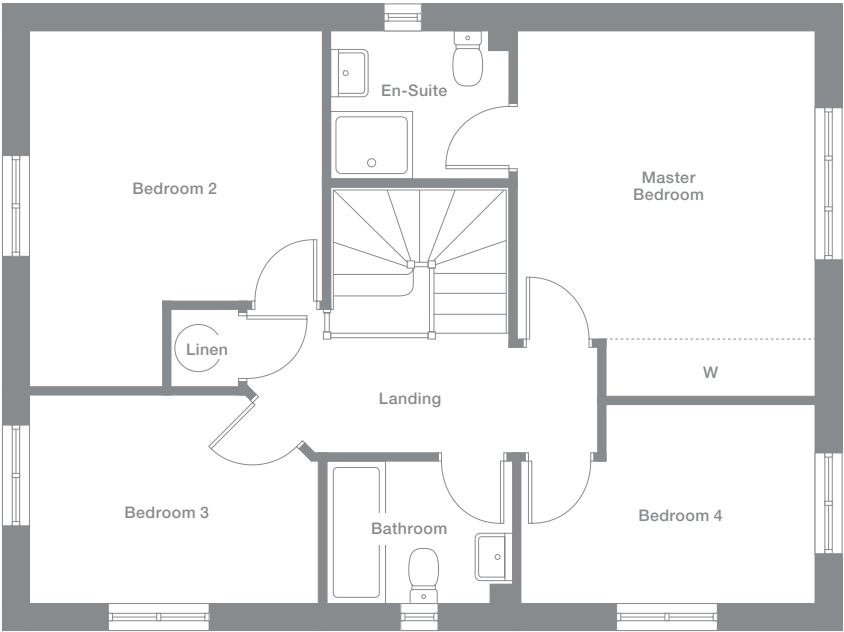
Floor Space
1,408 sq ft



Ground Floor



First Floor



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Buttermere

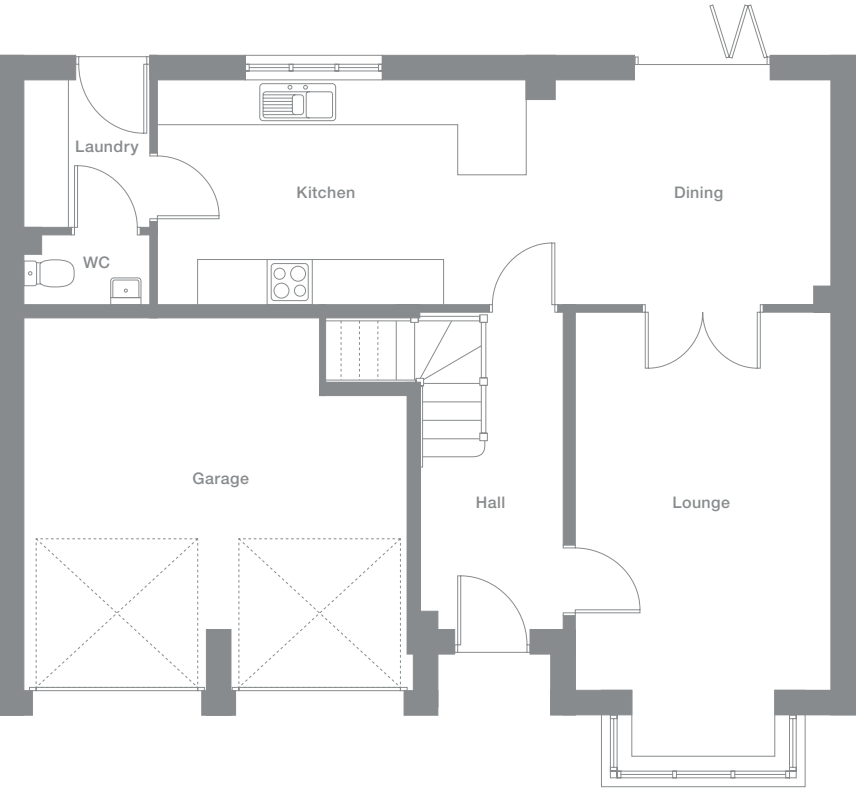
Overview
With its spectacular contemporary kitchen and impressive dining area, where bi-fold doors slide away to merge the room with the garden, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
Lounge
3.39m x 5.92m max
11'2" x 19'5"
- Kitchen**
4.88m x 2.97m
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 max 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 max x 2.05m max
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 max x 3.17m max
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"

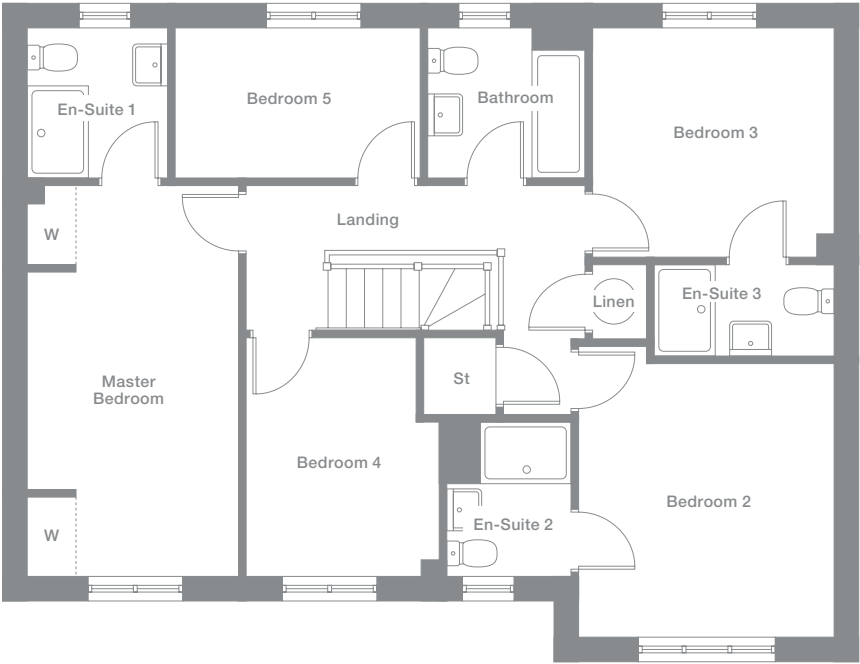
Floor Space
1,509 sq ft



Ground Floor



First Floor



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Jura

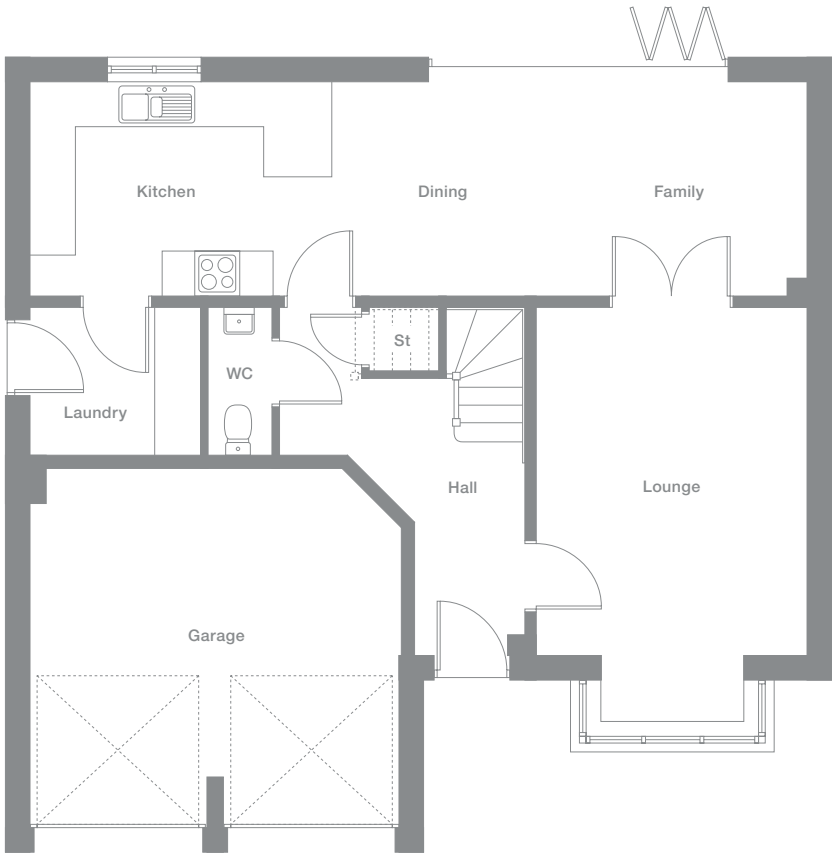
Overview
Arranged around a striking L-shaped hall and superb gallery landing, the Jura includes a wealth of premium features. A breathtaking family and dining space, with spectacular bi-folding doors, complements the superbly-equipped kitchen. Two of the five bedrooms are en-suite.

| | |
|---|---|
| Ground Floor | First Floor |
| Lounge 3.58m x 5.19m max 11'9" x 18'0" | Master Bedroom 4.89m max x 4.27m max 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 2.24m max x 1.86m max 7'4" 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 max 10'9" x 9'7" |
| | Bedroom 5 3.63m max x 2.63m max 11'11" x 8'8" |
| | Bathroom 2.60m max x 1.87m 8'6" x 6'2" |

Floor Space
1,679 sq ft



Ground Floor



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

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

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

A Better Place

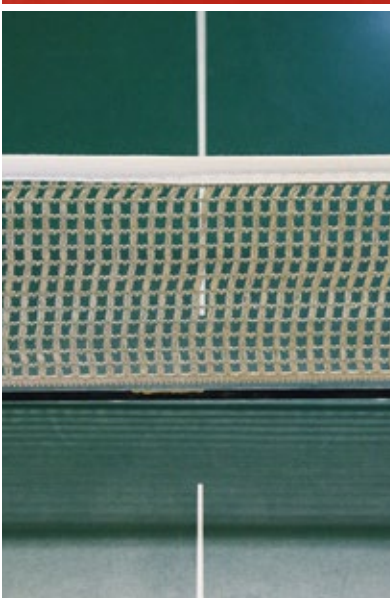
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

For your future

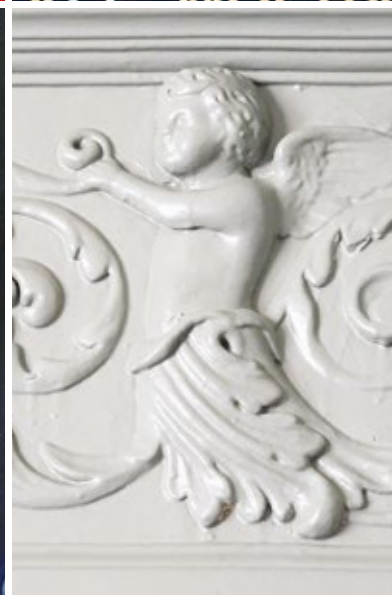
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



The shops around Central Avenue and the Thames Shopping Centre in Newton Aycliffe include Tesco and Aldi, Argos, Boots and other high street names interspersed with local traders. Peaseway Medical Centre, a half-hour walk from the development, houses a large GP practice and a pharmacy, and there is a dental surgery near the shopping precinct. There are also several schools in easy reach. The nearest primary, in Heighington village, was rated 'Outstanding' by Ofsted, while the closest secondary is Greenfield Community College, a specialist arts and science school with a strong academic record.



The nearby Oakleaf Sports Complex has a wide choice of indoor and outdoor facilities that include a golf course and driving range, squash and badminton, football, bowls, pilates and yoga classes. Woodham Golf and Country Club is three miles north of The Oaklands, and Newton Aycliffe Leisure Centre incorporates two swimming pools and a gym. The building also houses the town's library.

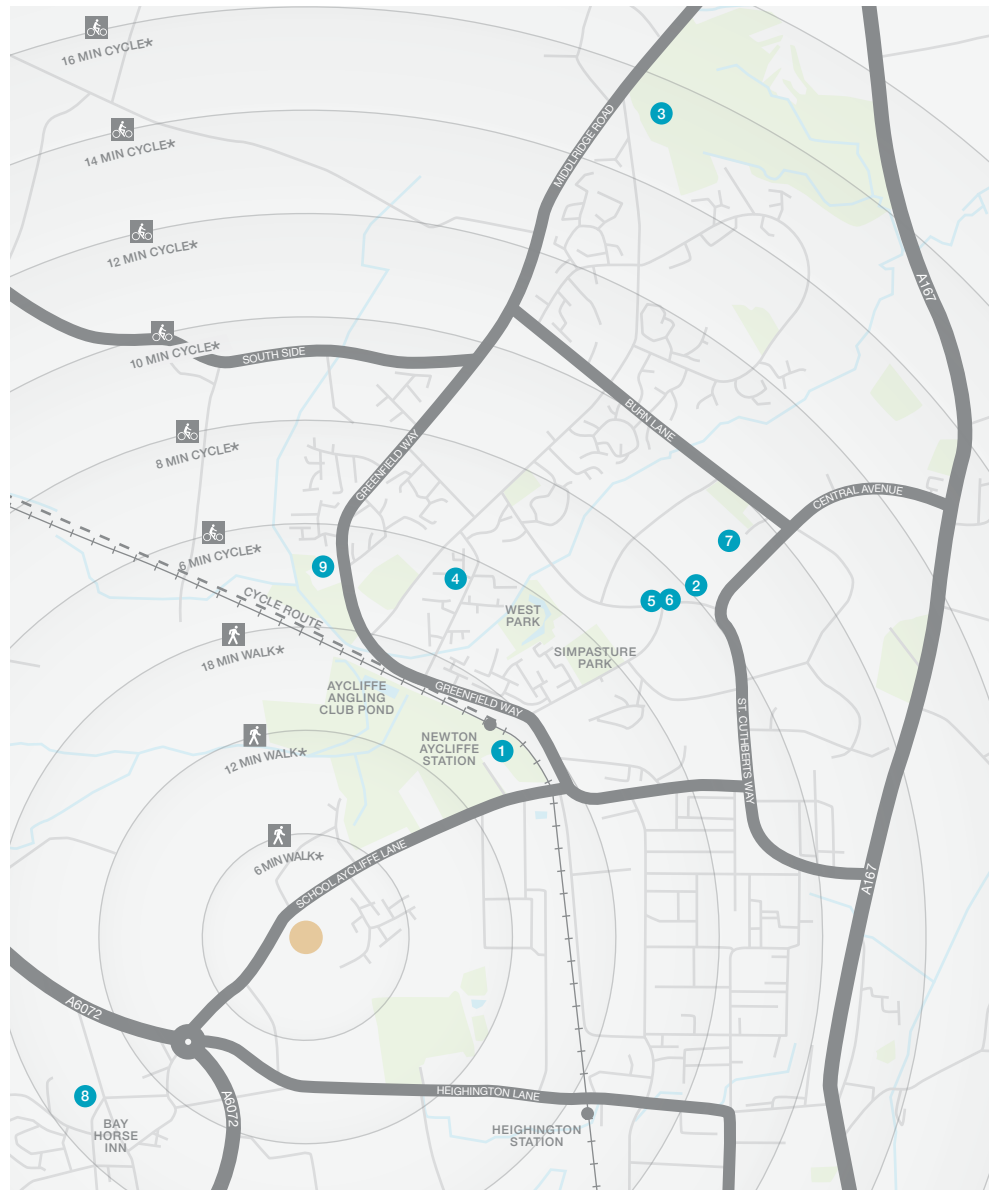


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

The area's many parks, walks and cycle paths include Simpasture Park, West Park and the Town Park, all of which have well-equipped playgrounds. West Park is bordered by the Woodham Burn, and also incorporates a delightful pond. The beautiful village centre of

Heighington Village, a mile from The Oaklands, features two traditional pubs, a village green, a useful convenience store and a food takeaway. A second village in easy reach for shopping and leisure, Sildon, has a selection of local shops on its traditional Main Street. It can be reached by walking

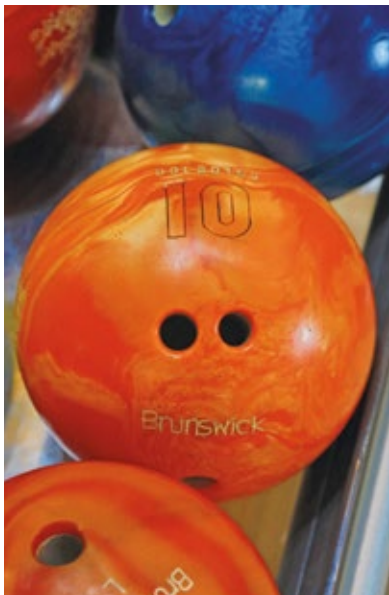
or cycling along Locomotion Way, a wide two-mile footpath that traces the line of England's first railway line and ends near the fascinating Locomotion, a branch of the National Railway Museum with a railway-themed play area and periodic 'steam galas'.



- 1 Oakleaf Sports Complex, School Aycliffe Lane 01325 300 600
 - 2 Newton Aycliffe Leisure Centre, Beveridge Arcade 0300 026 6446
 - 3 Woodham Golf and Country Club, Burnhill Way 01325 319 977
 - 4 Horndale Post Office 112 Siverdale Place 01325 300 382
 - 5 Lloyds Pharmacy Pease Way Medical Centre 01325 318 135
 - 6 Pease Way Medical Centre, 2 Pease Way 01325 528 000
 - 7 Aycliffe Dental Practice, 2 Faulkner Road 01325 300 225
 - 8 Heighington C of E Primary School, Hopelands Heighington Village 01325 300 326
 - 9 Greenfield Community College, Greenfield Way 01325 300 378
- National Railway Museum, Dale Road Sildon 01388 777 999

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle
4.5km = 12 to 18 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03331 277 695

From the A1(M) Northbound
From junction 59 take the first roundabout exit, joining the A167 for Newton Aycliffe. Six hundred yards on, take the first roundabout exit to enter St Andrews Way, following signs for Aycliffe Business Park. At subsequent roundabouts take the second exit, staying on St Andrews Way, then the first exit to join the B6444. After approximately a mile, take the fourth roundabout exit to enter School Aycliffe Lane. The Oaklands is on the right, half a mile on.

From the A1(M) Southbound
From junction 60 join the A689 for Bishop Auckland. After two miles, at the Rushyford double roundabout take the third exit, for Bishop Auckland, then the first exit to join Middridge Road. Carry straight on along Middridge Road, then Greenfield Way, for three and three-quarter miles, following signs for Shildon or Aycliffe Business Park. At a mini-roundabout turn right for School Aycliffe. The Oaklands is on the left, around a mile on.

Sat Nav: DL5 6TN



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.

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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.

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