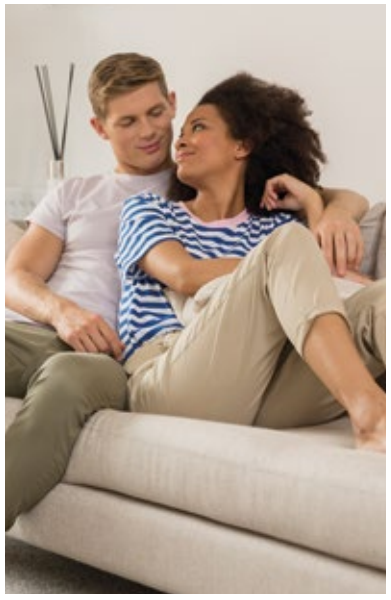
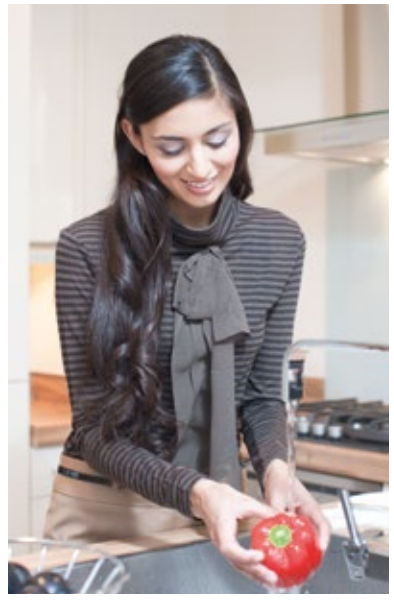
The Paddocks
Longframlington

miller homes

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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the place to be®

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- Affordable Housing

Bin Collection Point — BCP

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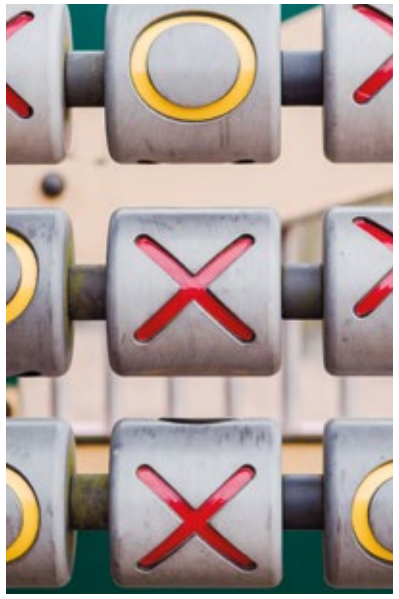
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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

Around 12 miles north of Morpeth, the rural village of Longframlington combines convenience with a strong sense of community. The A697 runs through the village and the A1 is around five miles away, providing easy access to Alnwick and the north, as well as to Newcastle upon Tyne. Bus services to Morpeth and Newcastle pass by the development, with journey times of 20 minutes to Morpeth and less than an hour to Newcastle. A few additional buses link the village with the Scottish Borders. Trains from Alnmouth stop at Acklington Railway Station, approximately eight miles to the east, and reach Newcastle in around 40 minutes.



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Amidst open countryside between the beautiful Northumberland coastline and Northumberland National Park, Longframlington is a former mining village transformed into a thriving residential community and leisure destination. Set on the edge of the village, with open fields stretching away to the west, this attractive neighbourhood of energy efficient three, four and five bedroom homes is within 12 miles of Alnwick and Morpeth and just 25 miles from Newcastle upon Tyne. Welcome to The Paddocks...

Please note: Turf as standard to front gardens only

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

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

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

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

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

First Floor

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

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

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

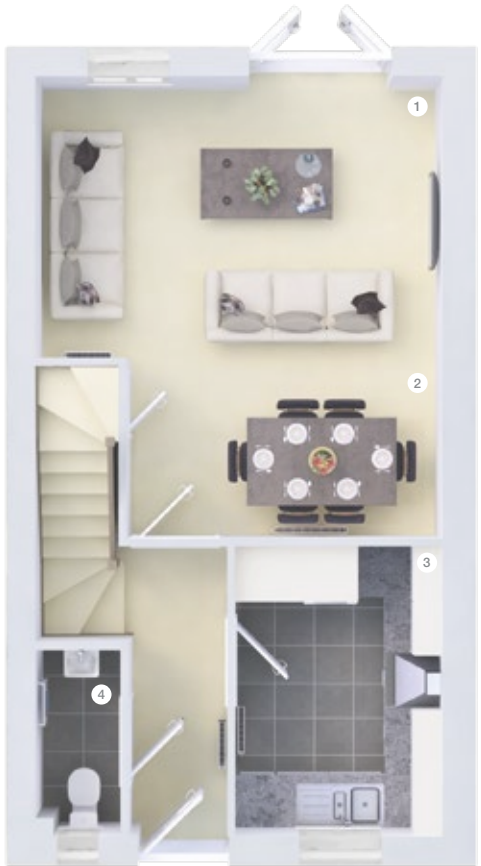
8 **Bedroom 3**
2.05m x 2.22m
6'9" x 7'4"

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

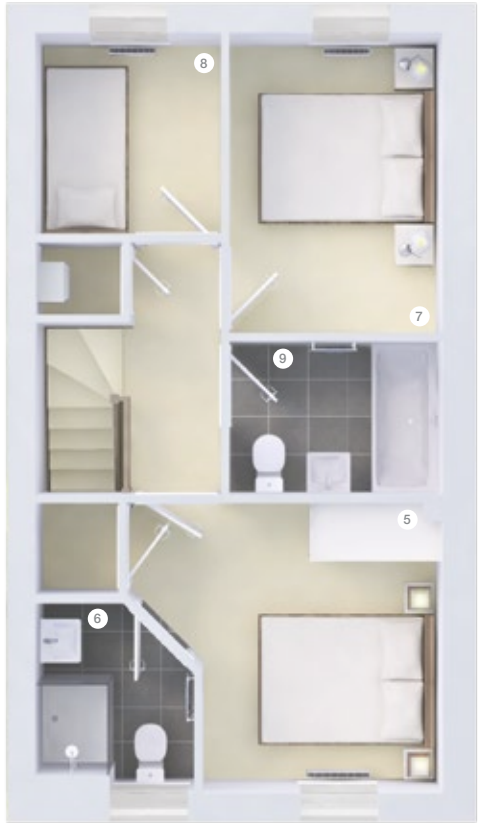
Floor Space

819 sq ft

Ground Floor



First Floor



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Please note: Plots may be a mirror image of the plans shown above.

Larkin Alt

Overview

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

Ground Floor

1 Lounge
3.14m max x 5.27m
10'4" x 17'3"

2 Dining
2.97m max x 3.80m max
9'9" x 12'6"

3 Kitchen
2.25m x 3.34m
7'5" x 10'11"

4 Utility
1.97m x 1.74m
6'6" x 5'9"

5 WC
1.97m x 0.85m
6'6" x 2'9"

6 Garage

First Floor

7 Master Bedroom
4.05m max x 3.41m
13'4" x 11'2"

8 En-Suite
1.99m x 2.11m
6'7" x 6'11"

9 Dressing
2.00m x 1.23m
6'7" x 4'1"

10 Bedroom 2
3.14m x 3.44m
10'4" x 11'4"

11 Bedroom 3
2.41m max x 3.40m
7'11" x 11'2"

12 Bathroom
2.65m x 1.70m
8'9" x 5'7"

Floor Space

1,042 sq ft

Ground Floor

First Floor

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Malory

Overview

An elegant bay window and broad, ornamented canopy sheltering the entrance reflect the elegance and function found throughout this welcoming family home. The kitchen and dining room features attractive french doors, and the en-suite master bedroom adds a dash of luxury.

Ground Floor

1 **Lounge**
3.85m max x 5.25m max
12'8" x 17'3"

2 **Dining**
1.95m x 3.69m
6'5" x 12'1"

3 **Kitchen**
1.85m x 3.69m
6'1" x 12'1"

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

5 **Garage**

First Floor

6 **Master Bedroom**
3.85m max x 3.24m
12'8" x 10'8"

7 **En-Suite**
2.84m max x 1.01m max
9'4" x 3'4"

8 **Bedroom 2**
3.69m x 3.10m max
12'1" x 10'2"

9 **Bedroom 3**
2.83m x 3.10m
9'4" x 10'2"

10 **Bathroom**
3.68m max x 1.70m max
8'10" x 5'7"

Floor Space

1,068 sq ft

Ground Floor

First Floor

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Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Seeger

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 utility cupboard. Four bedrooms, one en-suite, are accessed from a generously sized landing.

Ground Floor

1 Lounge
5.33m max x 3.40m
17'5" x 11'2"

2 Kitchen/Dining
5.09m max x 3.72m max
16'8" x 12'3"

3 WC
1.35m x 1.80m
4'5" x 5'11"

4 Utility
1.68m x 0.76m
5'5" x 2'7"

5 Garage

First Floor

6 Master Bedroom
3.40m x 3.21m min
11'2" x 10'7"

7 En-Suite
2.28m x 1.21m
7'5" x 4'0"

8 Bedroom 2
3.89m max x 3.17m max
12'9" x 10'5"

9 Bedroom 3
4.25m max x 2.42m max
14'0" x 7'8"

10 Bedroom 4
2.44m min x 3.17m
8'0" x 10'5"

11 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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Chadwick

Overview

The impressive bay windowed lounge shares the ground floor with a superb family kitchen featuring a dining area enhanced by french doors opening to the garden. Two of the four bedrooms are en-suite, adding a dash of luxury to this comfortable home.

Ground Floor

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

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

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

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

5 **Utility**
1.81m x 1.90m max
5'11" x 6'3"

6 **Garage**

First Floor

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

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

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

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

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

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

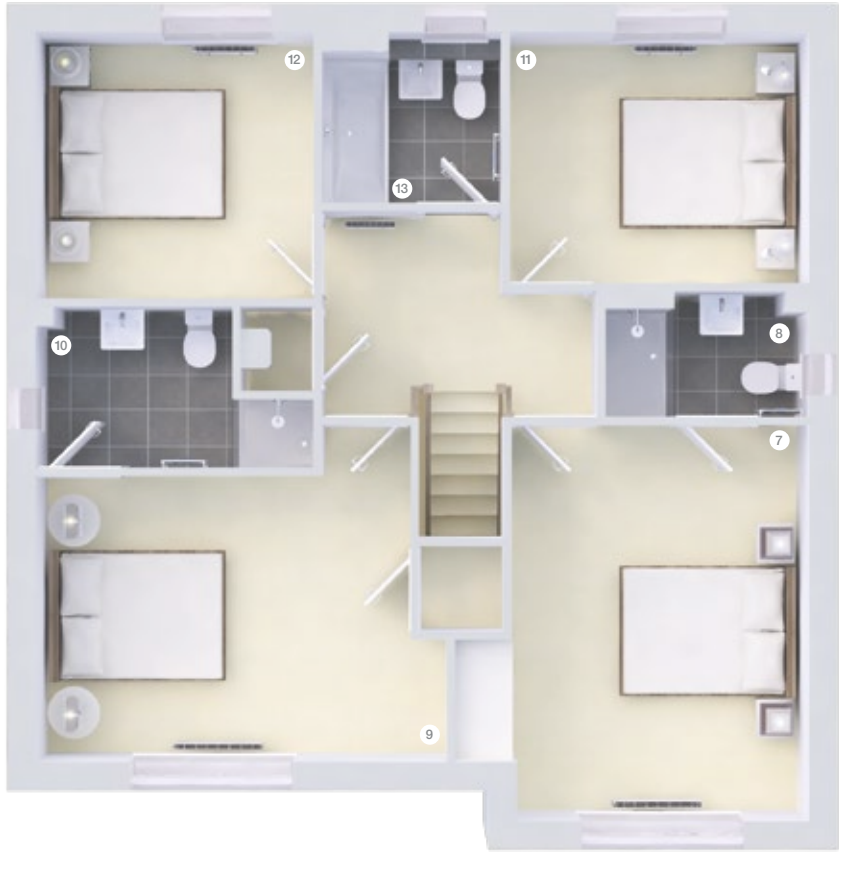
13 **Bathroom**
2.01m x 1.70m
6'7" x 5'7"

Floor Space

1,400 sq ft

Ground Floor

First Floor



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Please note: Elevational treatments may vary depending on plot. Please speak to Sales Adviser for details

Jura

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

Ground Floor

1 Lounge
3.58m x 5.49m max
11'9" x 18'0"

2 Dining
3.14m x 2.85m
10'4" x 9'4"

3 Kitchen
3.98m x 2.85m
13'1" x 9'4"

4 Family
3.14m x 2.85m
10'4" x 9'4"

5 WC
0.85m x 1.95m
2'9" x 6'5"

6 Utility
2.25m x 1.95m
7'5" x 6'5"

7 Garage

First Floor

8 Master Bedroom
4.89m max x 4.27m max
16'1" x 14'0"

9 En-Suite 1
2.17m x 1.97m
7'2" x 6'6"

10 Bedroom 2
3.06m x 3.57m
10'1" x 11'9"

11 En-Suite 2
2.01m max x 1.86m max
6'7" x 6'1"

12 Bedroom 3
3.71m x 2.91m
12'2" x 9'7"

13 Bedroom 4
3.28m x 2.91m max
10'9" x 9'7"

14 Bedroom 5
3.63m max x 2.63m max
11'11" x 8'8"

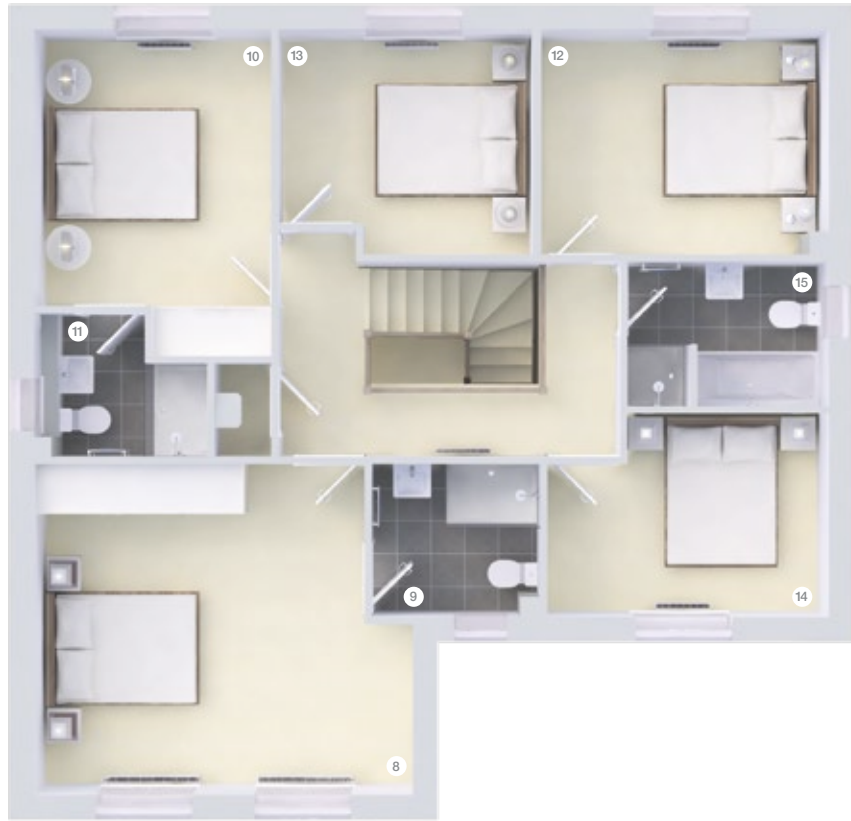
15 Bathroom
2.60m max x 1.87m
8'6" x 6'2"

Floor Space

1,679 sq ft

Ground Floor

First Floor



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Specification

	Hawthorne	Larkin Alt	Malory	Seeger	Chadwick	Jura
Kitchens						
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓
Upgraded hob (range of options available)	◯	◯	◯	◯	◯	◯
Stainless steel single oven	✓	✓	✓	-	-	-
Stainless steel double oven	-	-	-	✓	✓	✓
Stainless steel double multi-function fan oven	◯	◯	◯	◯	◯	◯
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓
Integrated washing machine	◯	◯	◯	◯	◯	◯
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓
Integrated dishwasher	◯	◯	◯	◯	◯	◯
LED downlighters to underside of wall units	◯	◯	◯	◯	◯	◯
LED downlighters to ceiling	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	◯	◯	◯	◯	◯	◯
Ceramic floor tiles	◯	◯	◯	◯	◯	◯
Bathrooms						
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom only	✓	✓	✓	✓	✓	✓
Soft close toilet seats to other areas	◯	◯	◯	◯	◯	◯
Lever operated chrome monobloc mixer taps (basins only)	✓	✓	✓	✓	✓	✓
At least one complete shower	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suite only)	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	◯	◯	◯	◯	◯	◯
LED downlighters to ceiling	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating bath or basin	✓	✓	✓	✓	✓	✓
900mm wide splashback panel to basin in WC	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	◯	◯	◯	◯	◯	◯

✓ Standard
◯ Optional Extra
- Not Available

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Specification

	Hawthorne	Larkin Alt	Malory	Seeger	Chadwick	Jura
Electrical						
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓
Sealed battery operated carbon monoxide detector	✓	✓	✓	✓	✓	✓
Power and lighting to garage	-	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓
LED porch light with PIR	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓
Intruder alarm	◯	◯	◯	◯	◯	◯
Heating						
Gas central heating throughout	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓
Myson touch heating controller	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	◯	◯	◯	◯	◯	◯
Exterior						
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	-	-
Double glazed PVCu bi-fold doors to patio (where layout permits)	-	-	-	-	✓	✓
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	-	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓
Outside cold water tap	✓	✓	✓	✓	✓	✓
Decorative						
Stop chamfer moulded spindles and newels to staircase with oak finished handrail	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓
Ladder Style/4 panel moulded internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓
Woodwork painted white	✓	✓	✓	✓	✓	✓
Fitted sliding wardrobe system to master bedroom only	✓	✓	✓	✓	✓	✓
Fitted sliding wardrobe system to bedroom 2	◯	◯	◯	◯	◯	◯
Landscaping						
Turf to front garden	✓	✓	✓	✓	✓	✓
Turf to rear garden	◯	◯	◯	◯	◯	◯

✓ Standard
◯ Optional Extra
- Not Available

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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

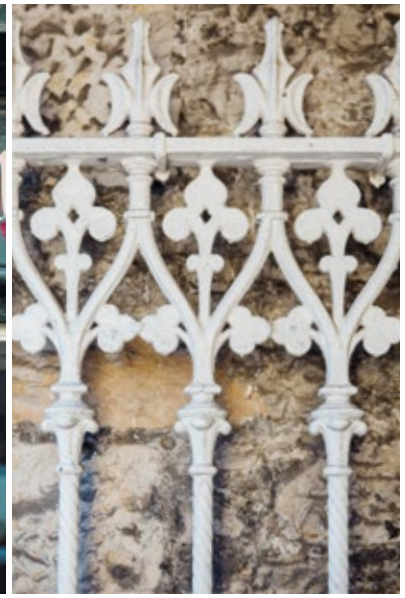
We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

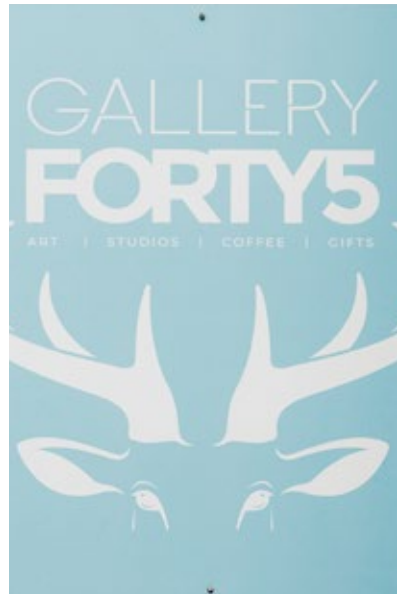
For your future

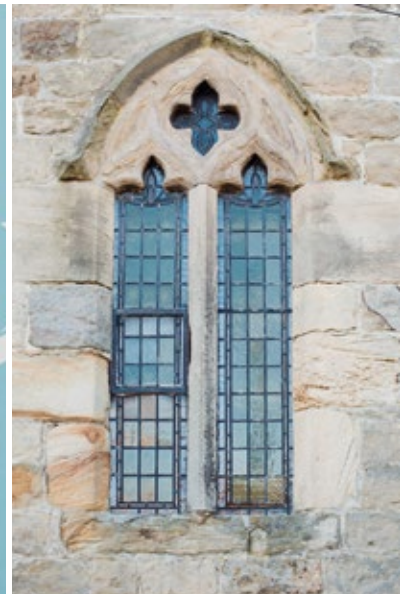
For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

The village has a small selection of shops, all very highly regarded. They include an award-winning butcher's, R Green and Son, founded in 1888 by the great-grandfather of the present owner, and a Londis grocer, delicatessen, off-licence and general store that won the Countryside Alliance Village Shop and Post Office of the Year. It has been run by the present shopkeeper for more than 40 years. A newsagent, The Paper Shop, sits alongside The Running Fox café, renowned for its home baking and sandwiches.

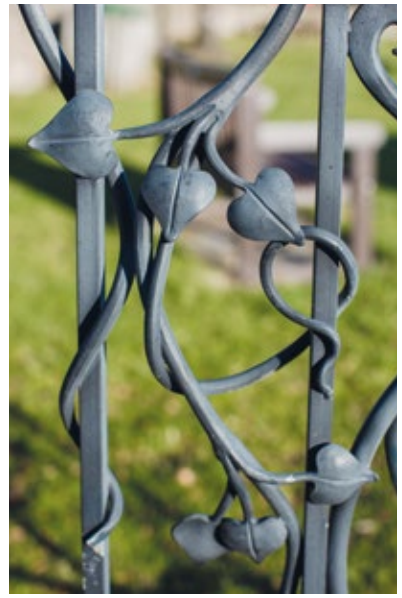
There are two traditional pubs, the Village Inn and the Granby Inn, and every summer the village takes part in the Longframlington Music Festival, bringing together an eclectic range of musical styles and performers. Both Alnwick and Morpeth offer a wider and more comprehensive selection of shops and leisure activities.





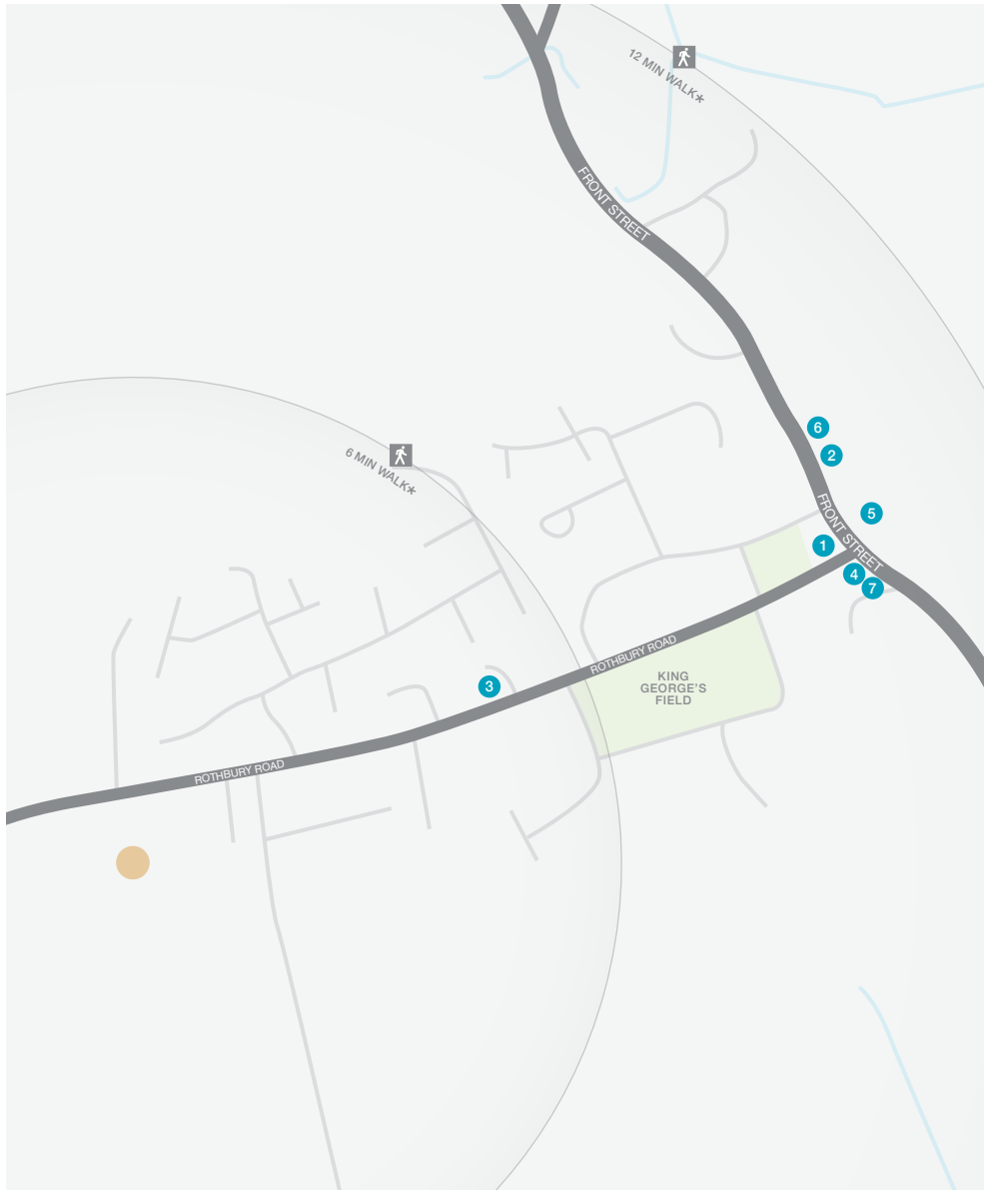


The surrounding countryside contains several unusual attractions. Cragside, the ornate home of a Victorian inventor, is filled with wonderful scientific curiosities. Northumberland Country Zoo is a family-run animal collection with more than 50 species housed on a 17 acre site. There are many large areas of woodland and open countryside to explore, including Longframlington Common, Shirlaw Pike with its panoramic views, the wild expanse and sandstone crags of Thrunton Wood, and several smaller, more local, parks and open areas. Northumberland National Park is just five miles to the west, and the choice of golfing facilities includes the Percy Wood Golf and Country Retreat.



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 village is served by Swarland Primary School, located in open, green surroundings around four miles away, and by The Duchess's Community High School in Alnwick, which recently moved into a new multi-million pound home on the southern edge of the town. Longframlington Surgery, part of the Rothbury Medical Practice, is open on weekday mornings or afternoons.



1 Londis
1 Victoria Place
01665 570 241

2 R Green and Son, Butchers
Front Street
01665 570 253

3 The Paper Shop
Rothbury Road
01665 570 651

4 The Running Fox
Rothbury Road
01665 570 760

5 The Village Inn
Front Street
01665 570 286

6 The Granby Inn
Front Street
01665 570 228

7 The Rothbury Practice, Longframlington
01665 570 311

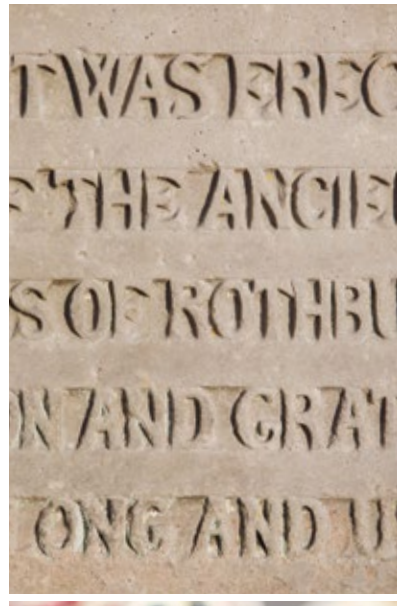
Northumberland Country Zoo, Eshottheugh Farm, Felton
01670 787 778

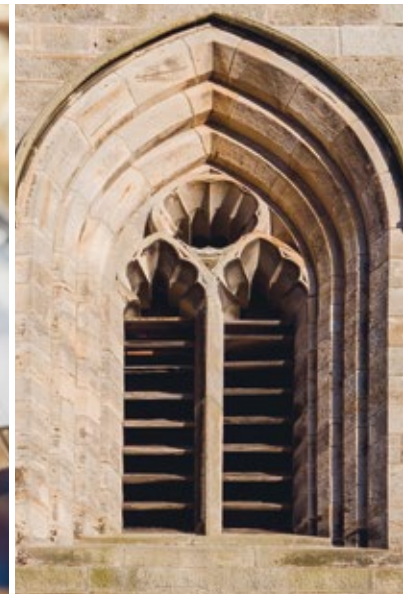
Swarland Primary School, Newton-on-the-Moor
01670 787 346

Duchess Community High School, Taylor Drive
Alnwick
01665 602 166

* 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





How to find us

Development Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 379 654

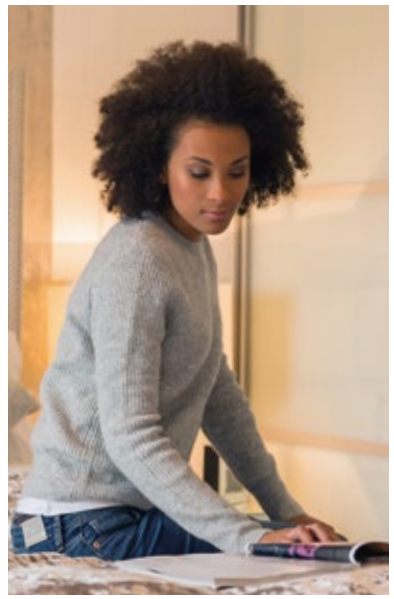
From the A1 Southbound
Approximately five miles south of Alnwick, leave the A1 taking the left turn signposted for Newton-on - the-Moor and Longframlington. Half a mile on, follow the left turn for Longframlington and carry on for four miles. Half a mile after entering Longframlington, turn left at the T-junction. After passing R Green & Son's shop on the left, take the second right into Rothbury Road, and the development is on the left, 800 yards on.

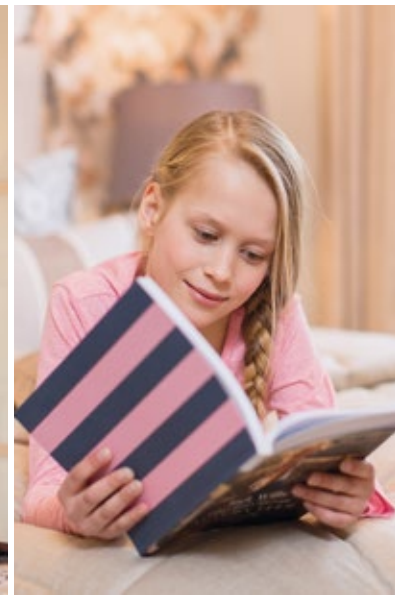
From the A1 Northbound
Leave the A1 just north of Morpeth to join the A697 following signs for Northgate Hospital. Stay on the A697 for eight and a half miles, passing through Longhorseley, and 200 yards after entering Long-framlington, turn left opposite the Village Inn. The development is on the left, 800 yards on.

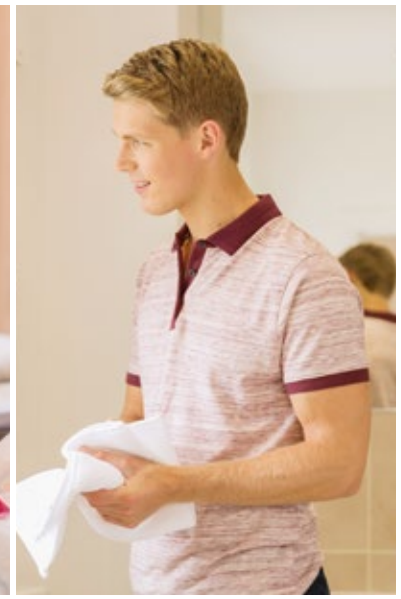
Sat Nav: NE65 8AL

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®







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www.consumercode.co.uk

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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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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