



**Willows Edge  
Ryton**

**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.



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Affordable  
Housing
- 

- Electrical Sub Station    S/S
- Visitor Parking    V
- Sustainable Urban Drainage System    SUDS
- Bin Collection Point    BCP
- Solar Panels    PV

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.



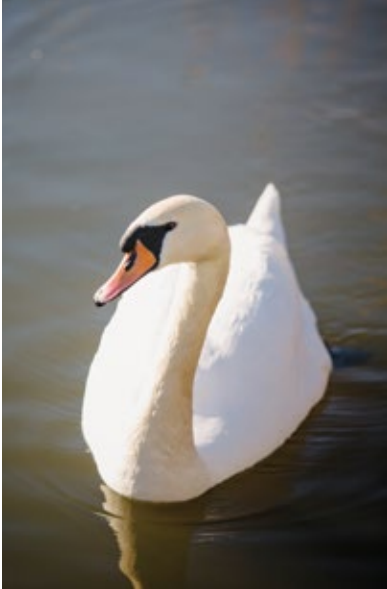


# Living in Ryton, Gateshead

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 Willows Edge.

Less than ten minutes' drive from the A1 and around seven miles from Newcastle, Ryton combines a leafy, open ambience with great convenience. Willows Edge sits beside the A695, providing a direct route into Blaydon, two and a half miles to the east, and Ryton has excellent bus links with Newcastle and the surrounding communities. Trains from Blaydon reach Newcastle in 15 minutes, going on to Sunderland and Hartlepool. National Cycle Routes 72 and 141, running along the north and south banks of the Tyne around a mile and a half away, provide quiet routes to Newcastle, Gateshead and the coast.

Willows Edge is just five minutes' walk from Ryton's attractive town centre, where the small but diverse selection of local traders and high street names covers everyday needs with a large Co-op supermarket, a pharmacy, a post office, a greengrocer, an off-licence and a Sainsbury's Local store. There are also several cafés, restaurants and pubs, including two traditional inns, the Half Moon and Ye Olde Cross situated in Ryton Village, the older part of the town.



# Welcome home

On the edge of the attractive town of Ryton, perfectly located for access to the whole of Tyneside, this beautifully landscaped selection of energy efficient three, four and five bedroom homes brings a prestigious new neighbourhood into an attractive, peaceful setting. Offering excellent local shops and services, and close to some delightful outdoor amenities and local nature reserves, it presents a rare opportunity to settle into a mature, welcoming community. Welcome to Willows Edge...

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# Harrison

### Overview

The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via french doors, adding both flexibility and a focal point to the dining area. There is a practical dedicated laundry area, and the twin-windowed principal bedroom includes a useful cupboard.

### Ground Floor

Lounge  
3.60m x 4.49m  
11'10" x 14'9"

Kitchen/Dining  
3.37m x 4.66m  
11'1" x 15'4"

Laundry  
1.08m x 2.91m  
3'7" x 9'7"

WC  
1.08m x 1.65m  
3'7" x 5'5"

### First Floor

Principal Bedroom  
4.55m x 2.75m  
14'11" x 9'0"

Bedroom 2  
2.15m x 4.30m  
7'1" x 14'2"

Bedroom 3  
2.30m x 3.27m  
7'7" x 10'9"

Bathroom  
1.94m x 2.00m  
6'5" x 6'7"

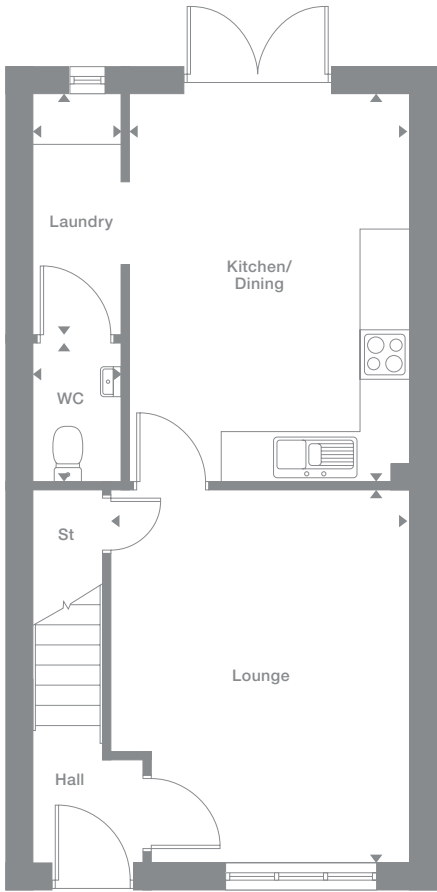
### Floor Space

907 sq ft

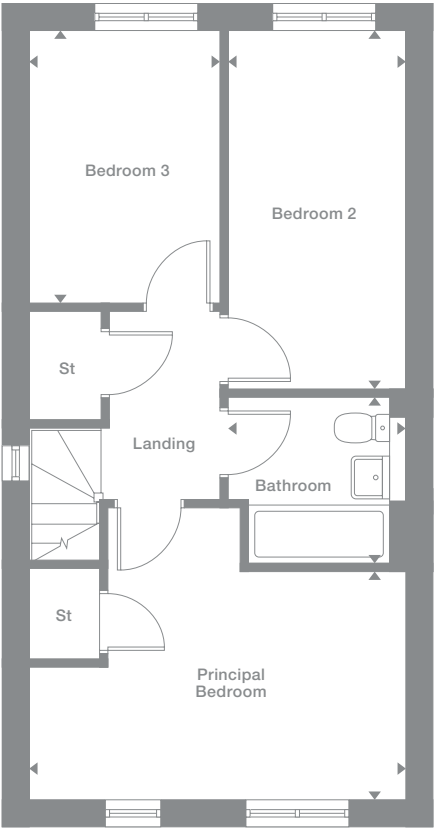
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



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# Denton

**Overview**  
French doors add a focal point to the light-filled kitchen and dining room, adding a fresh, open appeal to a practical, welcoming space. Thoughtful details include a separate laundry and generous storage, and the third bedroom could be transformed into an impressive home office.

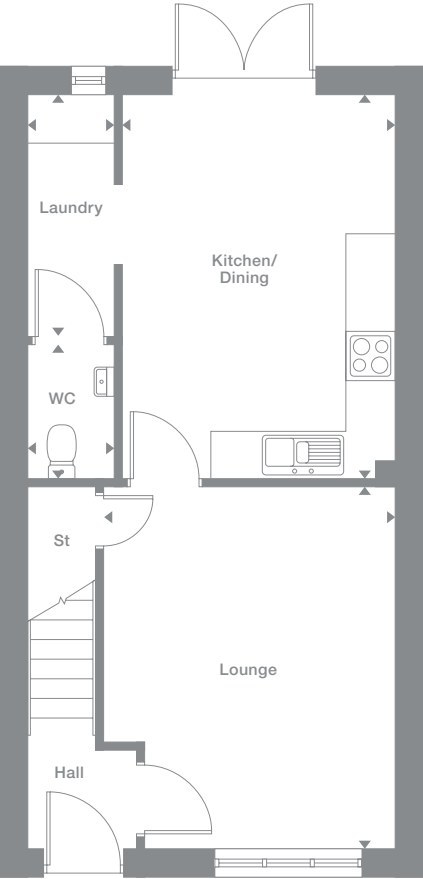
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.58m x 4.45m 11'9" x 14'8"	Principal Bedroom 4.53m x 2.71m 14'10" x 8'11"
Kitchen/Dining 3.35m x 4.74m 11'0" x 15'7"	Bedroom 2 2.15m x 4.38m 7'1" x 14'5"
Laundry 1.08m x 2.99m 3'7" x 9'10"	Bedroom 3 2.28m x 3.34m 7'6" x 11'0"
WC 1.08m x 1.65m 3'7" x 5'5"	Bathroom 1.92m x 2.00m 6'4" x 6'7"

**Floor Space**  
907 sq ft

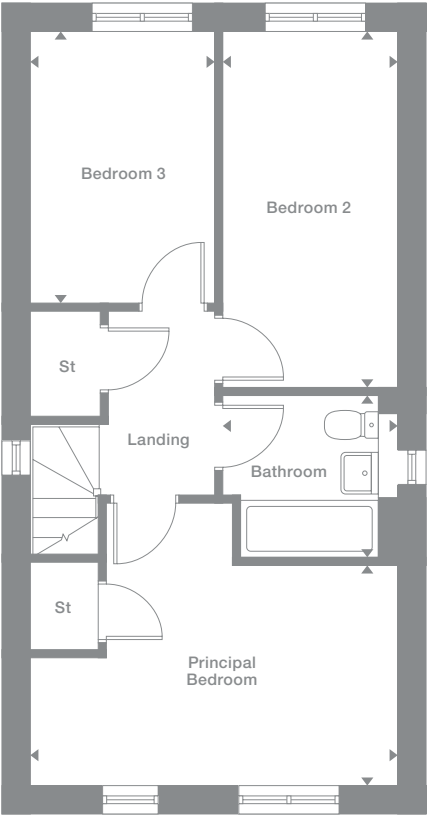
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Ground Floor



First Floor



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Overview

The bright lounge shares the ground floor with a beautifully planned kitchen and dining room, where french doors opening to the garden add an inspiring, natural appeal to the dining area. The three bedrooms include a superb en-suite principal bedroom that incorporates a walk-in cupboard.

Ground Floor

- Lounge  
2.96m x 4.73m  
9'9" x 15'6"
- Kitchen  
2.86m x 3.51m  
9'5" x 11'6"
- Dining  
2.37m x 3.51m  
7'9" x 11'6"
- WC  
1.03m x 1.63m  
3'5" x 5'4"

First Floor

- Principal Bedroom  
3.21m x 3.69m  
10'7" x 12'1"
- En-Suite  
1.92m x 1.95m  
6'4" x 6'5"
- Bedroom 2  
2.98m x 2.46m  
9'10" x 8'1"
- Bedroom 3  
2.15m x 3.51m  
7'1" x 11'6"
- Bathroom  
1.70m x 2.04m  
5'7" x 6'8"

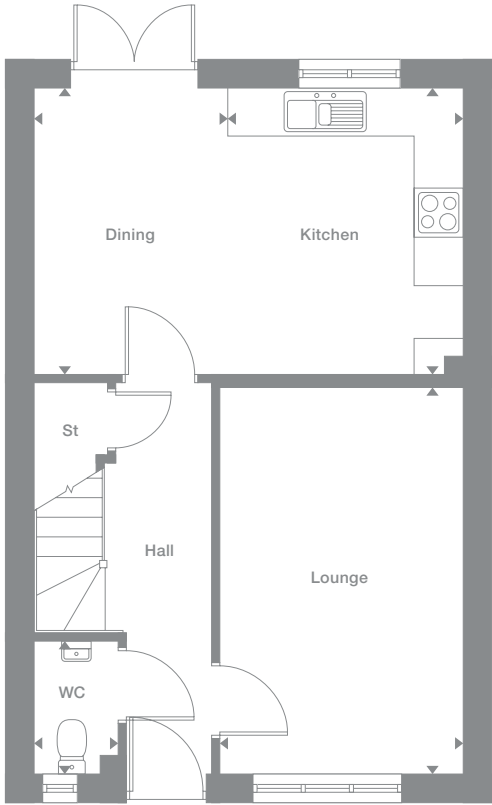
Floor Space

947 sq ft

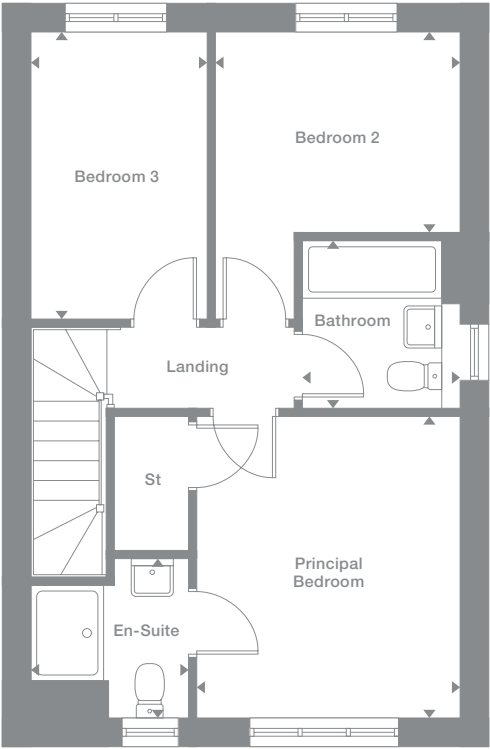
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Ground Floor



First Floor



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# Grayson

**Overview**  
The lounge shares the ground floor with a broad kitchen and dining room with feature french doors, a practical and stylish setting for relaxed family life and an ideal backdrop to convivial entertaining. Upstairs the principal bedroom includes an en-suite shower and a walk-in cupboard.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.10m x 4.76m 10'2" x 15'8"	<b>Principal Bedroom</b> 3.29m x 3.72m 10'10" x 12'3"
<b>Kitchen</b> 2.86m x 3.43m 9'5" x 11'4"	<b>En-Suite</b> 1.92m x 1.98m 6'4" x 6'6"
<b>Dining</b> 2.44m x 3.43m 8'0" x 11'3"	<b>Bedroom 2</b> 3.02m x 2.40m 9'11" x 7'10"
<b>WC</b> 0.95m x 1.66m 3'2" x 5'6"	<b>Bedroom 3</b> 2.18m x 3.45m 7'2" x 11'4"
	<b>Bathroom</b> 1.70m x 2.04m 5'7" x 6'8"

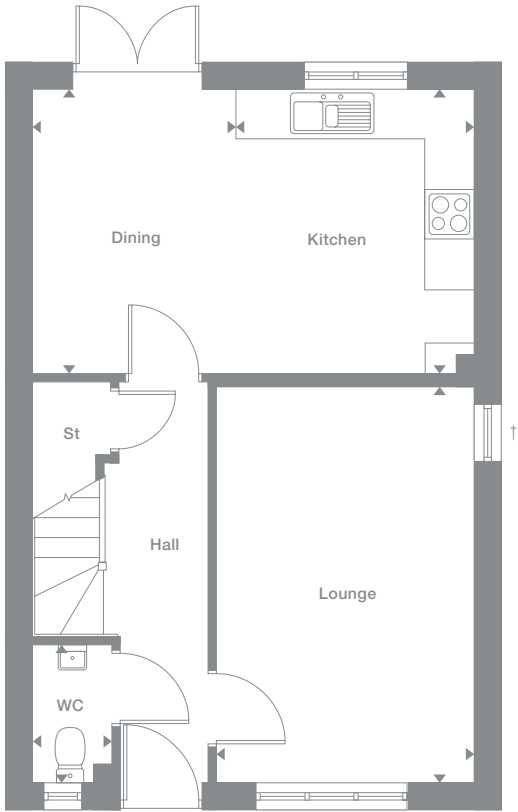
**Floor Space**  
954 sq ft

↑ Additional window to plots 24 and 32. Please speak to our Development Sales Manager for clarification.

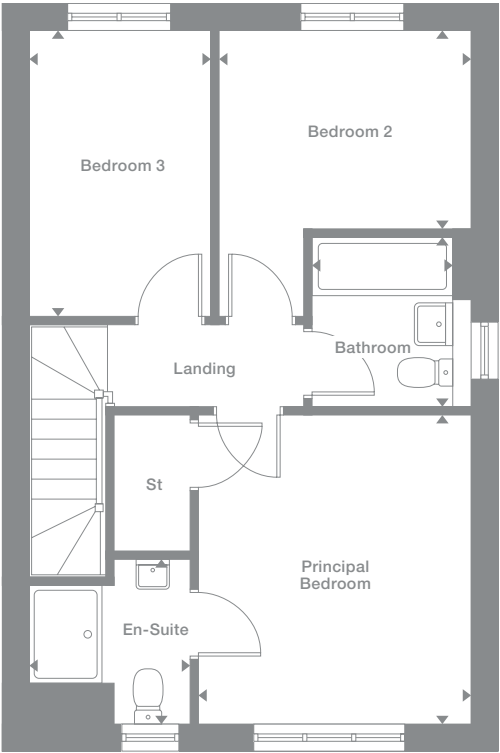
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Braxton

**Overview**  
Both the lounge and the family kitchen and dining room are dual aspect, with the light ambience further enhanced by the family room's french doors. Practical touches include a laundry and generous storage space, and the en-suite, dual-aspect principal bedroom adds a dash of luxury.

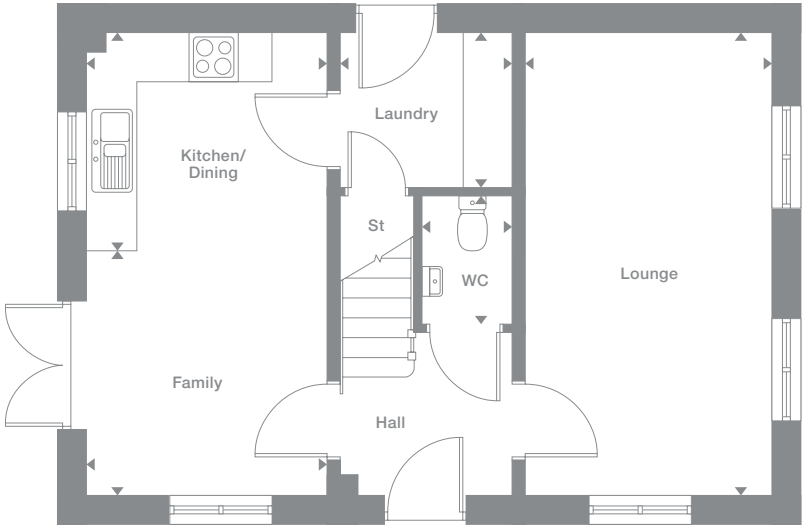
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.99m x 5.58m 9'10" x 18'4"	<b>Principal Bedroom</b> 3.01m x 2.77m 9'11" x 9'1"
<b>Kitchen/Dining</b> 2.90m x 2.65m 9'6" x 8'9"	<b>En-Suite</b> 2.11m x 1.24m 6'11" x 4'1"
<b>Laundry</b> 2.09m x 1.88m 6'10" x 6'2"	<b>Bedroom 2</b> 2.95m x 3.28m 9'8" x 10'9"
<b>Family</b> 2.90m x 2.92m 9'6" x 9'7"	<b>Bedroom 3</b> 3.19m x 2.72m 10'6" x 8'11"
<b>WC</b> 1.09m x 1.55m 3'7" x 5'1"	<b>Bathroom</b> 1.70m x 2.20m 5'7" x 7'3"

**Floor Space**  
996 sq ft

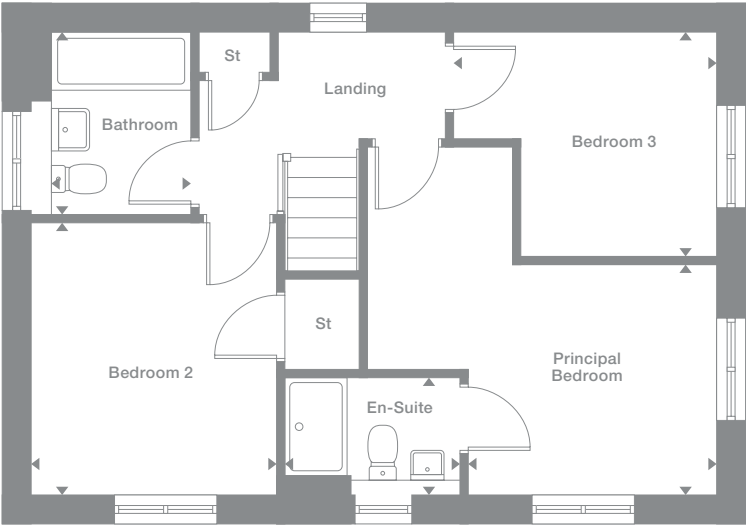
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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**Overview**  
The family kitchen, lounge and principal bedroom all feature dual aspect windows, creating a bright, inspiring interior that is enhanced by french doors in the dining area and the lounge's superb bay window. The principal bedroom is en-suite, and bedroom two includes a built-in storage cupboard.

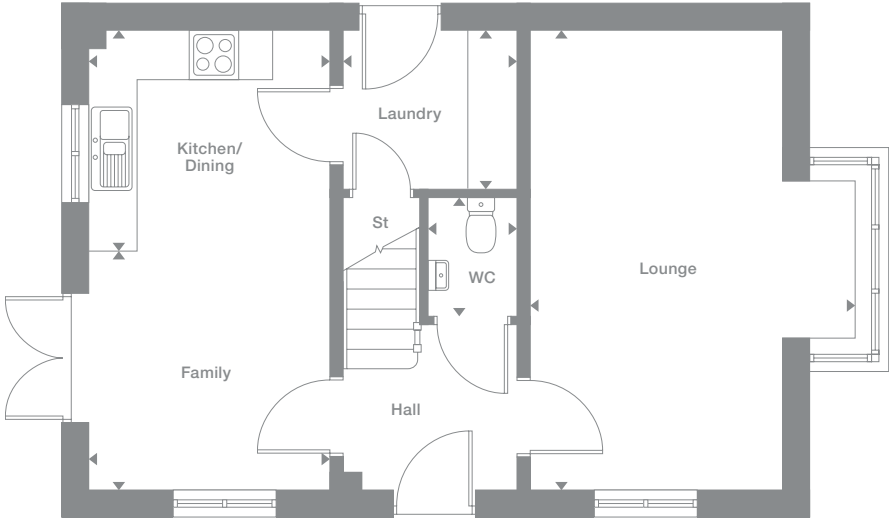
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.92m x 5.54m 12'11" x 18'2"	<b>Principal Bedroom</b> 3.15m x 2.76m 10'4" x 9'1"
<b>Kitchen/Dining</b> 2.93m x 2.65m 9'8" x 8'9"	<b>En-Suite</b> 2.01m x 1.18m 6'7" x 3'10"
<b>Family</b> 2.93m x 2.88m 9'8" x 9'6"	<b>Bedroom 2</b> 2.99m x 3.31m 9'10" x 10'11"
<b>Laundry</b> 2.09m x 1.92m 6'10" x 6'4"	<b>Bedroom 3</b> 3.22m x 2.69m 10'7" x 8'10"
<b>WC</b> 1.09m x 1.44m 3'7" x 4'9"	<b>Bathroom</b> 1.70m x 2.13m 5'7" x 7'0"

**Floor Space**  
1,016 sq ft

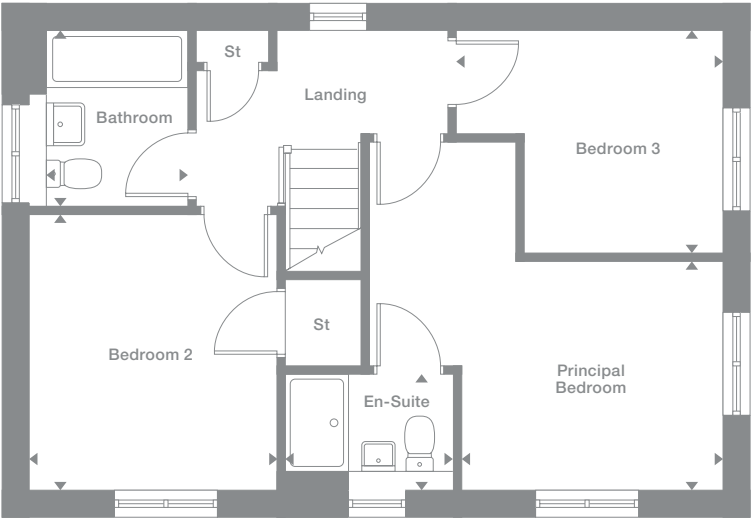
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Ground Floor



First Floor



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# Skywood

**Overview**  
The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is en-suite.

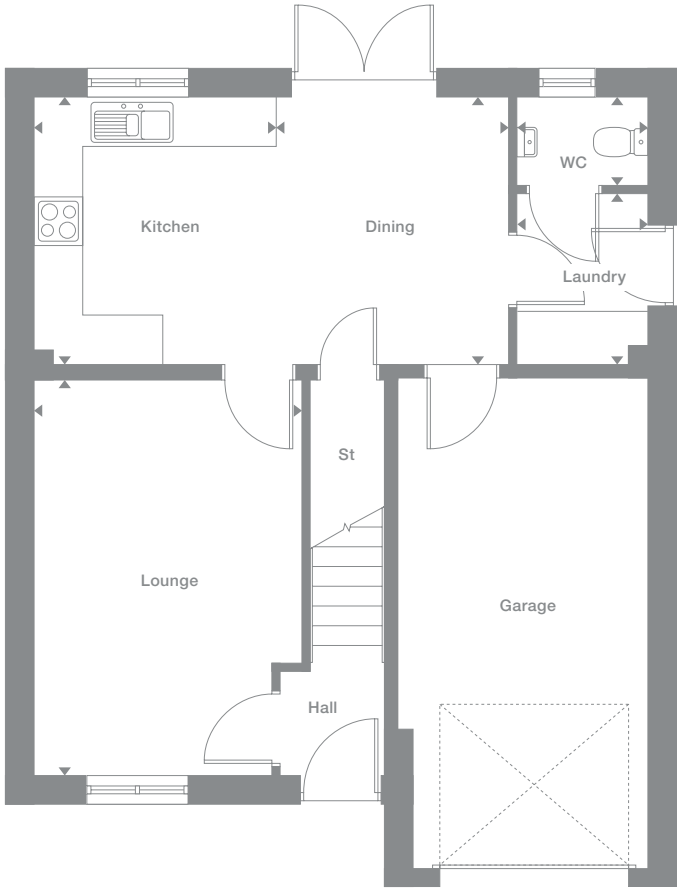
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.27m x 4.82m 10'9" x 15'10"	<b>Principal Bedroom</b> 4.27m x 2.88m 14'0" x 9'6"
<b>Kitchen</b> 2.95m x 3.26m 9'8" x 10'9"	<b>En-Suite</b> 1.83m x 2.38m 6'0" x 7'10"
<b>Laundry</b> 1.60m x 2.09m 5'3" x 6'10"	<b>Bedroom 2</b> 3.70m x 2.82m 12'2" x 9'3"
<b>Dining</b> 2.84m x 3.26m 9'4" x 10'9"	<b>Bedroom 3</b> 3.13m x 2.61m 10'3" x 8'7"
<b>WC</b> 1.60m x 1.07m 5'3" x 3'6"	<b>Bedroom 4</b> 3.70m x 2.82m 12'2" x 9'3"
	<b>Bathroom</b> 1.70m x 2.09m 5'7" x 6'10"

**Floor Space**  
1,144 sq ft

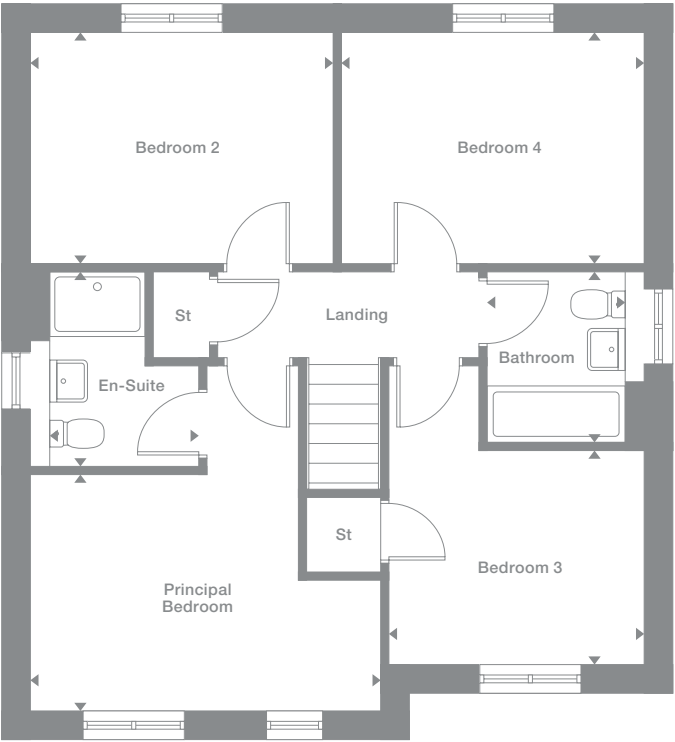
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Ground Floor



First Floor



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**Overview**  
An elegant lounge opens on to the superb, broad family kitchen, where french doors add special appeal to the dining area and the laundry helps to separate household management from leisure. The principal bedroom is en-suite, and bedroom three includes a built-in storage cupboard.

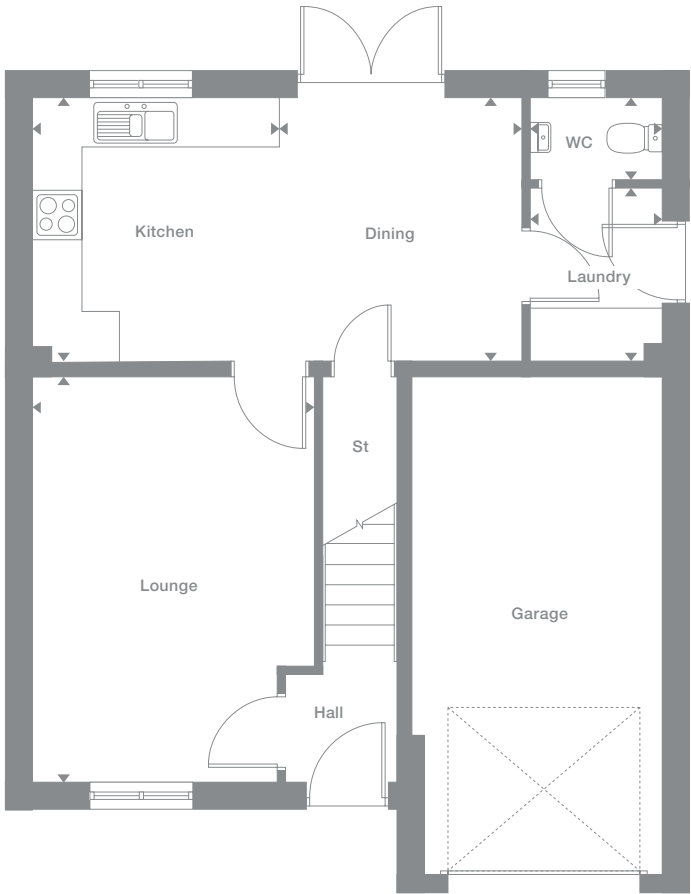
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.38m x 4.86m 11'1" x 15'11"	<b>Principal Bedroom</b> 4.38m x 2.90m 14'5" x 9'6"
<b>Kitchen</b> 2.95m x 3.18m 9'6" x 10'5"	<b>En-Suite</b> 1.87m x 2.45m 6'2" x 8'1"
<b>Dining</b> 2.91m x 3.18m 9'5" x 10'5"	<b>Bedroom 2</b> 4.27m x 2.70m 14'0" x 8'10"
<b>Laundry</b> 1.60m x 2.09m 5'3" x 6'10"	<b>Bedroom 3</b> 3.09m x 2.65m 10'2" x 8'8"
<b>WC</b> 1.60m x 1.00m 5'3" x 3'3"	<b>Bedroom 4</b> 3.20m x 2.70m 10'6" x 8'10"
	<b>Bathroom</b> 1.70m x 2.14m 5'7" x 7'0"

**Floor Space**  
1,150 sq ft

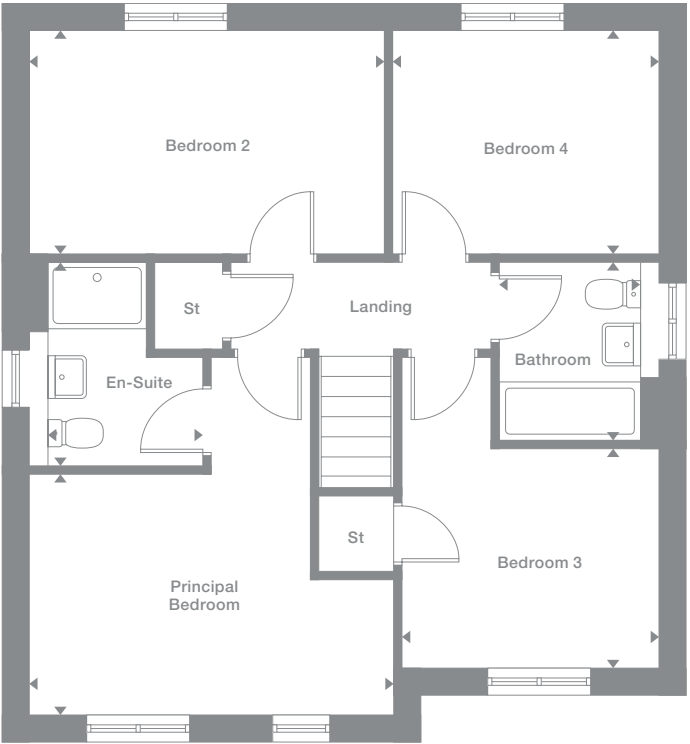
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Ground Floor



First Floor



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# Charleswood

## Overview

From the striking bay-windowed lounge to the sumptuous en-suite bedroom with its thoughtfully designed dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with twin windows, french doors and a separate laundry, is perfect for large, lively social gatherings.

## Ground Floor

- Lounge  
3.17m x 4.58m  
10'5" x 15'0"
- Kitchen  
3.16m x 2.86m  
10'5" x 9'5"
- Laundry  
1.85m x 1.50m  
6'1" x 4'1"
- Dining  
2.08m x 2.86m  
6'10" x 9'5"
- Family  
3.14m x 2.86m  
10'4" x 9'5"
- WC  
1.80m x 1.50m  
5'11" x 4'11"

## First Floor

- Principal Bedroom  
5.11m x 3.03m  
16'9" x 9'11"
- En-Suite  
2.57m x 1.43m  
8'5" x 4'8"
- Dressing  
1.86m x 1.35m  
6'2" x 4'5"
- Bedroom 2  
3.17m x 3.52m  
10'5" x 11'7"
- Bedroom 3  
4.52m x 2.55m  
14'10" x 8'5"
- Bedroom 4  
3.77m x 2.96m  
12'4" x 9'9"
- Bathroom  
1.83m x 2.22m  
6'0" x 7'4"

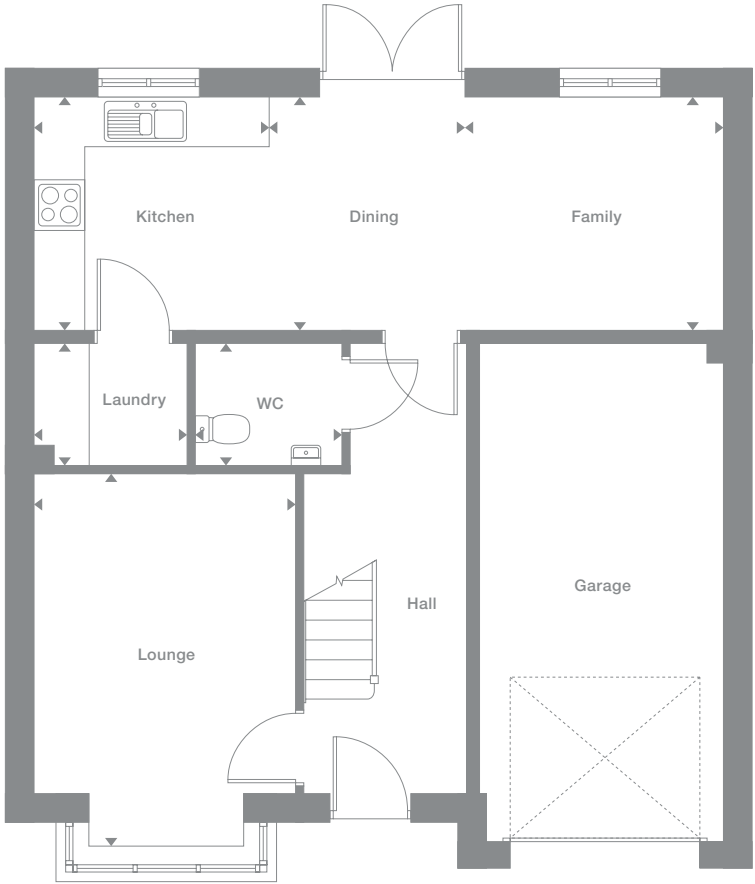
## Floor Space

1,378 sq ft

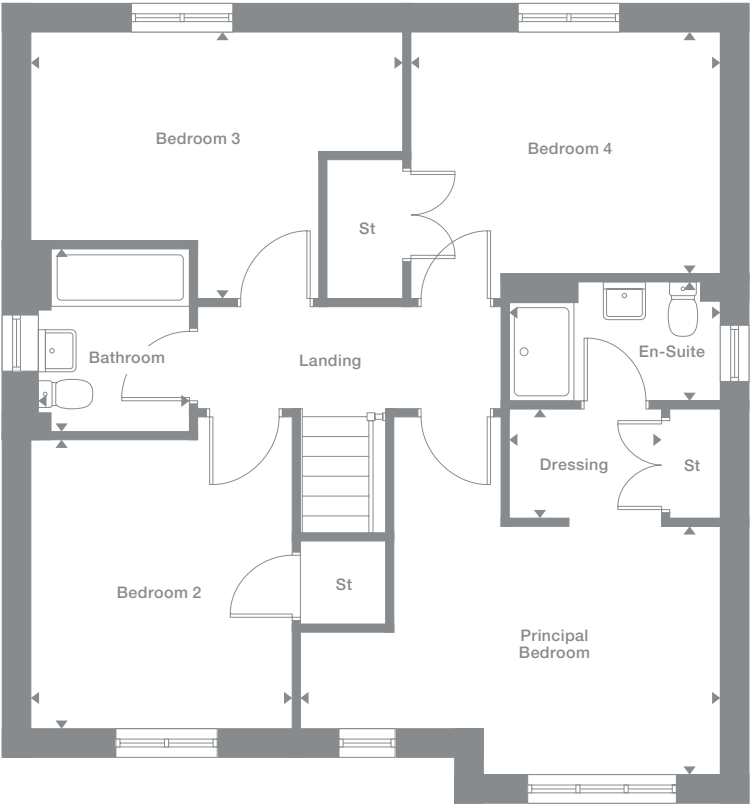
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Ground Floor



First Floor



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# Denham

**Overview**  
The stylish, inviting lounge, with its beautiful bay-window, complements a breathtaking family kitchen and dining room, a natural hub for everyday life that will also add pleasure to large, lively social gatherings. With its walk-through dressing area, the en-suite principal bedroom provides a sumptuous retreat.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.21m x 4.76m 10'6" x 15'8"	<b>Principal Bedroom</b> 5.15m x 3.10m 16'11" x 10'2"
<b>Kitchen</b> 3.16m x 2.86m 10'5" x 9'5"	<b>En-Suite</b> 2.61m x 1.43m 8'7" x 4'8"
<b>Dining</b> 2.15m x 2.86m 7'1" x 9'5"	<b>Dressing</b> 1.86m x 1.29m 6'2" x 4'3"
<b>Family</b> 3.15m x 2.86m 10'4" x 9'5"	<b>Bedroom 2</b> 3.21m x 3.48m 10'6" x 11'5"
<b>Laundry</b> 1.85m x 1.50m 6'1" x 4'11"	<b>Bedroom 3</b> 4.54m x 2.55m 14'11" x 8'5"
<b>WC</b> 1.80m x 1.50m 5'11" x 4'11"	<b>Bedroom 4</b> 3.82m x 2.91m 12'6" x 9'7"
	<b>Bathroom</b> 1.90m x 2.22m 6'3" x 7'4"

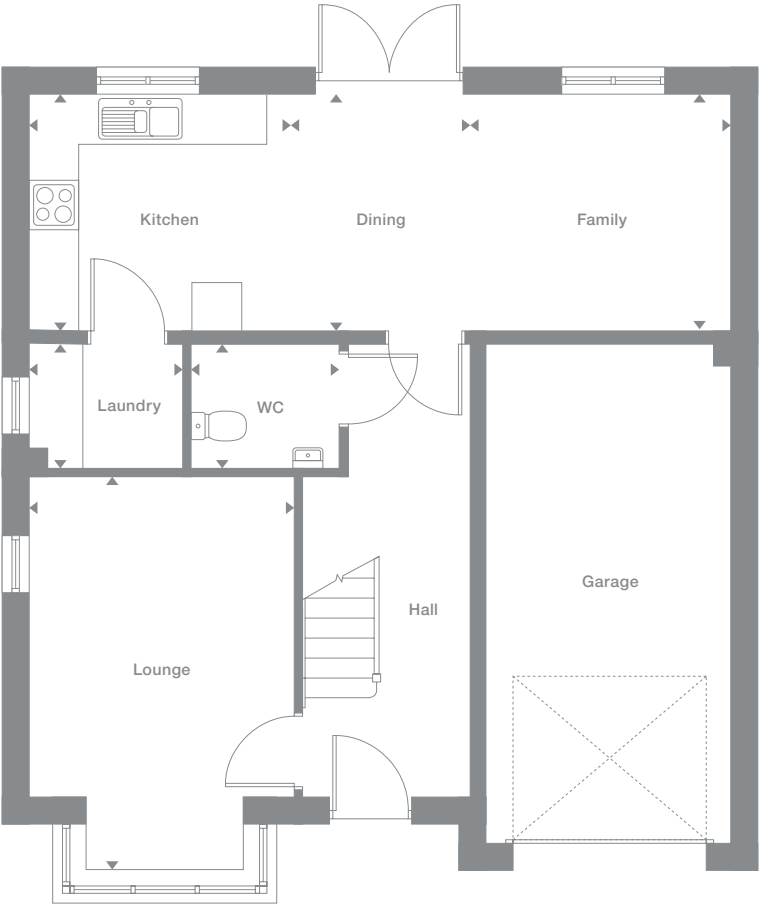
**Floor Space**  
1,390 sq ft

† Additional windows to plots 6, 7, 12, 38 and 59. Please speak to our Development Sales Manager for clarification.

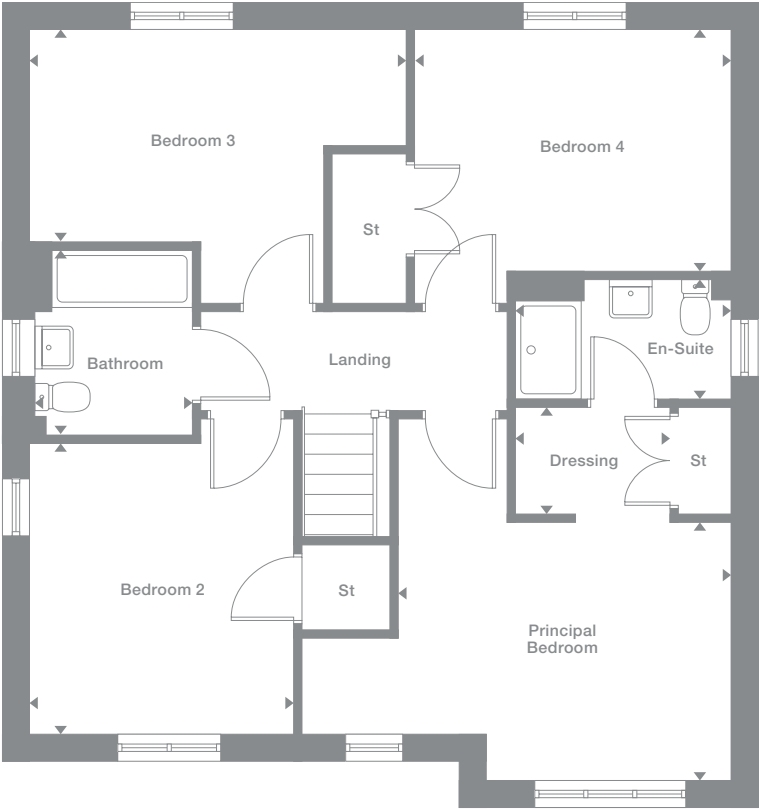
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Ground Floor



First Floor



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# Blackford

### Overview

The bay-windowed lounge shares the ground floor with a dramatic family kitchen and dining room opening to the garden, adjoining a practical laundry leading to a convenient WC. Upstairs five bedrooms, two of them en-suite and one with a dressing room, accompany a family bathroom.

### Ground Floor

- Lounge  
3.32m x 5.41m  
10'11" x 17'9"
- Kitchen  
4.29m x 2.92m  
14'1" x 9'7"
- Laundry  
1.70m x 1.85m  
5'7" x 6'1"
- Family/Dining  
4.10m x 3.61m  
13'6" x 11'10"
- WC  
1.70m x 0.97m  
5'7" x 3'3"

### First Floor

- Principal Bedroom  
3.32m x 3.06m  
10'11" x 10'0"
- En-Suite 1  
1.42m x 3.05m  
4'8" x 10'0"
- Dressing  
2.22m x 1.58m  
7'4" x 5'2"
- Bedroom 2  
3.52m x 3.79m  
11'7" x 12'5"
- En-Suite 2  
1.25m x 2.06m  
4'2" x 6'9"
- Bedroom 3  
2.97m x 3.65m  
9'9" x 12'0"
- Bedroom 4  
2.78m x 2.97m  
9'1" x 9'9"
- Bedroom 5  
3.50m x 2.15m  
11'6" x 7'1"
- Bathroom  
2.16m x 1.70m  
7'1" x 5'7"

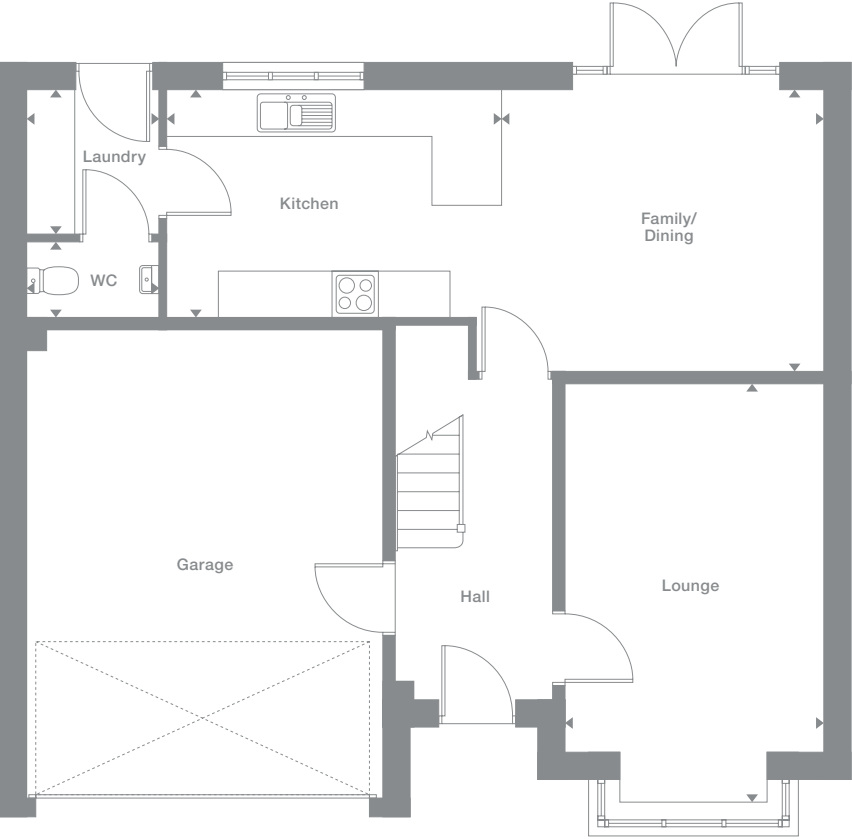
### Floor Space

1,534 sq ft

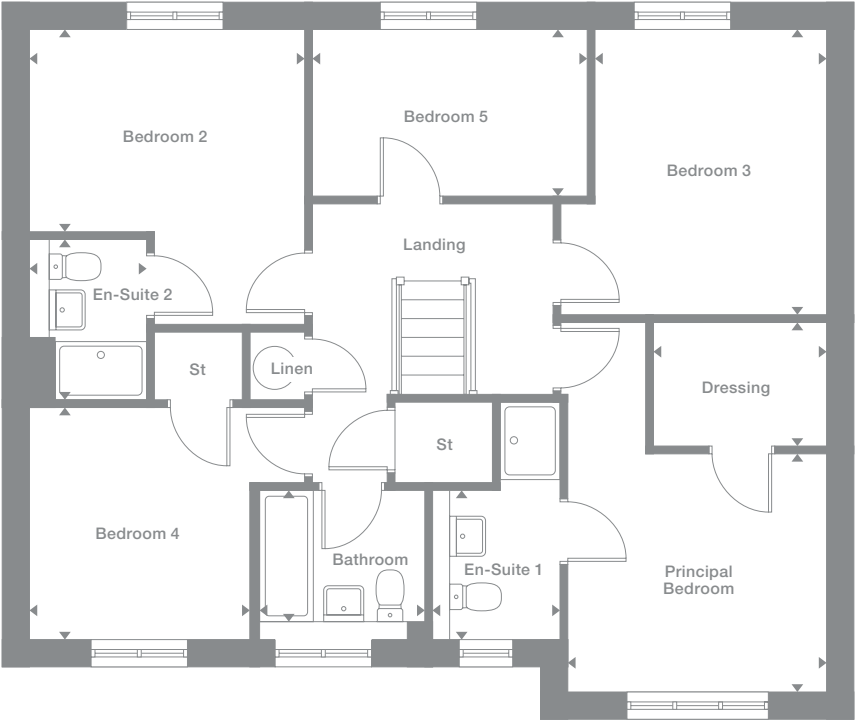
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



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**Overview**  
Perfectly blending style and practicality, the magnificent kitchen and dining room presents a focus for family life that counterpointing the timeless elegance of the lounge with its bay window. A gallery landing leads to five bedrooms, two en-suite and one with a walk-in dressing room.

- Ground Floor**  
Lounge  
3.39m x 5.67m  
11'2" x 18'8"
- Kitchen  
4.20m x 2.96m  
13'9" x 9'9"
- Family/Dining  
4.22m x 3.65m  
13'10" x 12'0"
- Laundry  
1.67m x 1.89m  
5'6" x 6'2"
- WC  
1.67m x 0.97m  
5'6" x 3'3"

- First Floor**  
Principal Bedroom  
3.39m x 3.17m  
11'2" x 10'5"
- Dressing  
2.25m x 1.59m  
7'5" x 5'3"
- En-Suite 1  
1.38m x 3.11m  
4'7" x 10'3"
- Bedroom 2  
3.54m x 3.82m  
11'7" x 12'7"
- En-Suite 2  
1.29m x 2.09m  
4'3" x 6'11"
- Bedroom 3  
3.08m x 3.60m  
10'1" x 11'10"

- Bedroom 4  
2.81m x 3.02m  
9'2" x 9'11"
- Bedroom 5  
3.45m x 2.17m  
11'4" x 7'2"

- Bathroom  
2.16m x 1.71m  
7'1" x 5'8"

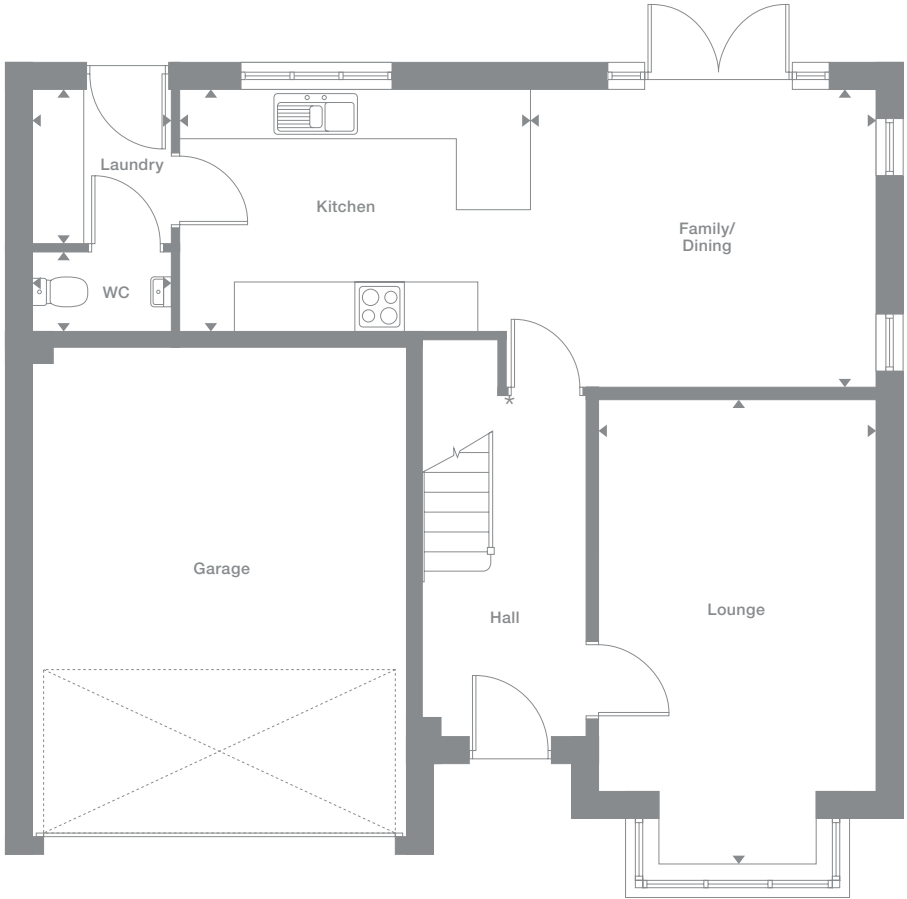
**Floor Space**  
1,566 sq ft

† Additional windows to plot 16. Please speak to our Development Sales Manager for clarification.

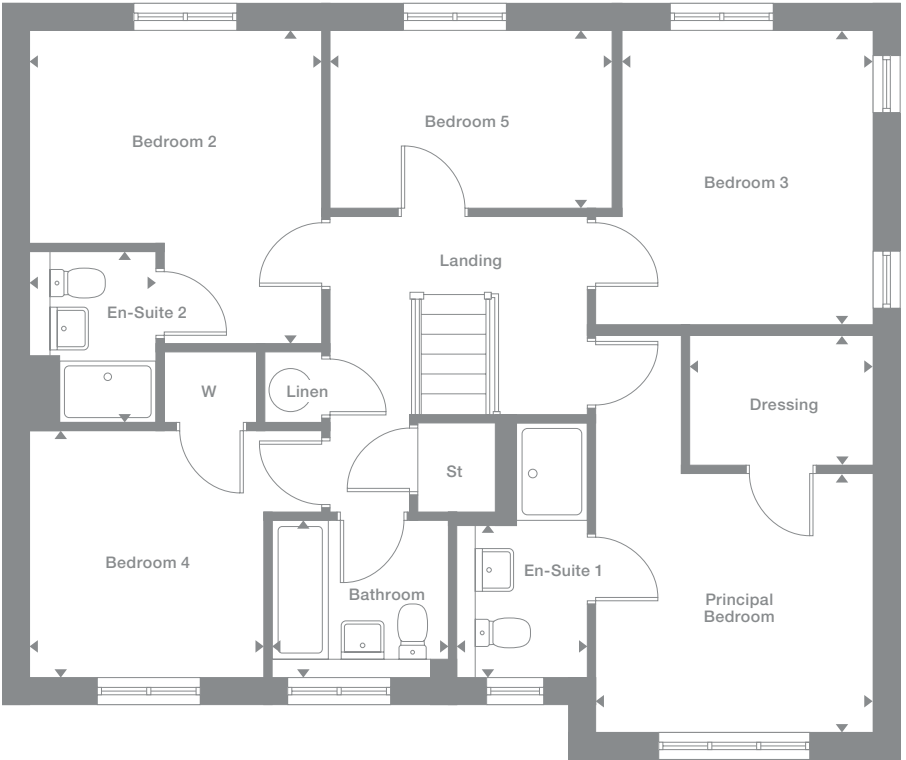
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Denford

**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 kitchen, is perfect for large, lively gatherings.

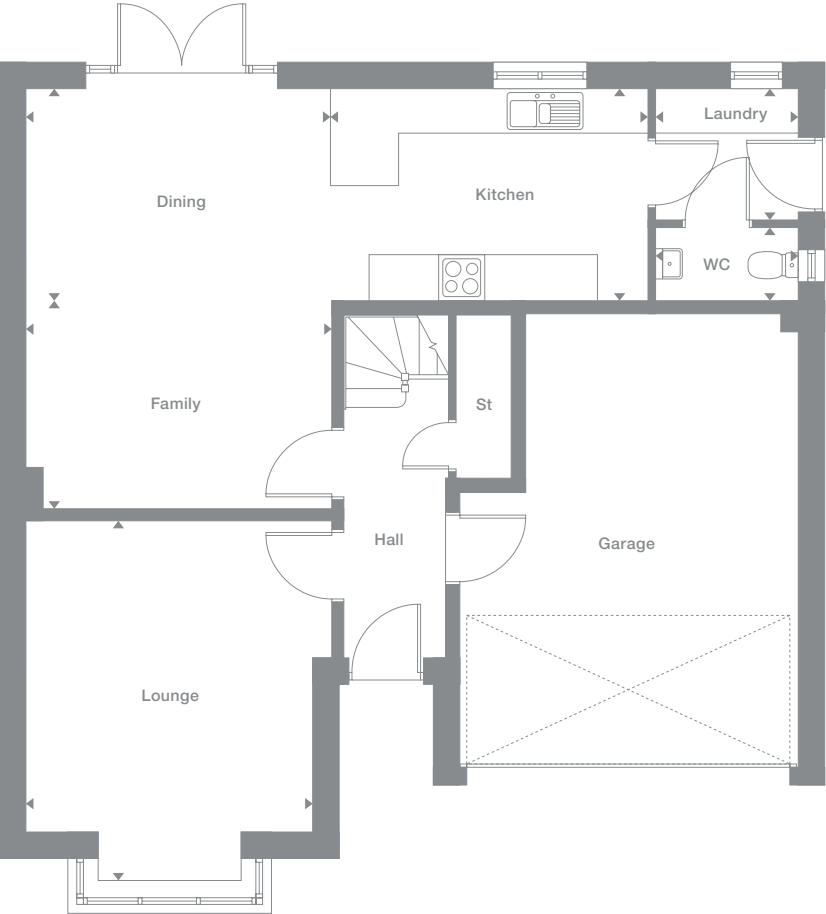
- Ground Floor**  
**Lounge**  
3.78m x 4.78m  
12'5" x 15'8"
- Kitchen**  
4.18m x 2.81m  
13'9" x 9'3"
- Laundry**  
1.88m x 1.74m  
6'2" x 5'9"
- Dining**  
4.04m x 2.81m  
13'3" x 9'3"
- Family**  
4.04m x 2.75m  
13'3" x 9'0"
- WC**  
1.88m x 0.97m  
6'2" x 3'2"
- First Floor**  
**Principal Bedroom**  
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**  
1,640 sq ft

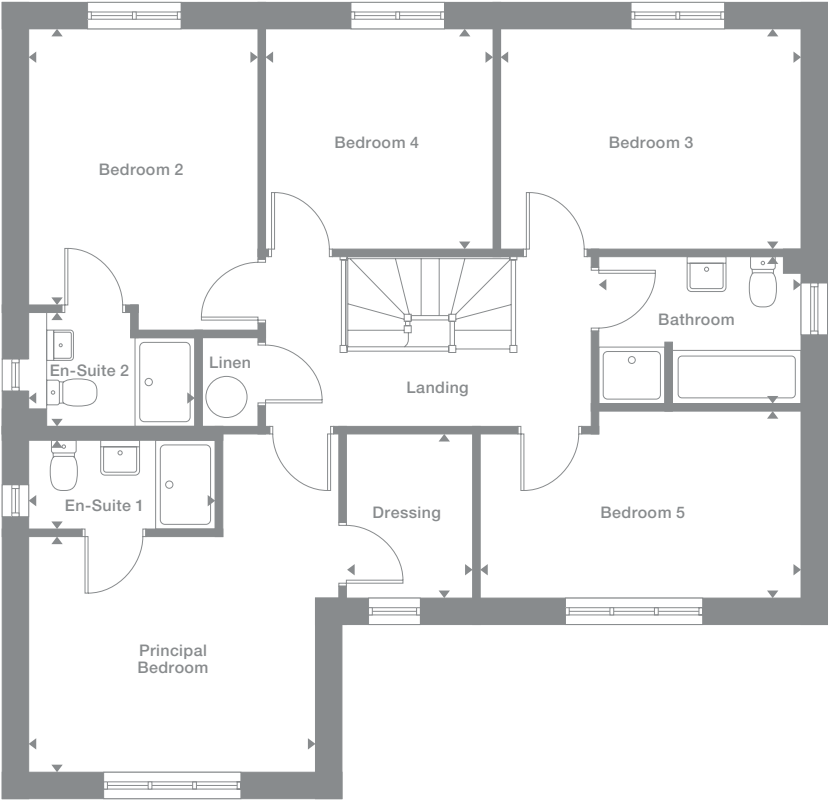
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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**Overview**  
From the classic, bay-windowed lounge to the principal bedroom with its dressing room, this is a striking, impressive home. The family and dining room, enhanced by french doors, extends into a superb galley kitchen with separate laundry, and two of the five bedrooms are en-suite

- Ground Floor**

**Lounge**  
3.85m x 5.04m  
12'8" x 16'7"

**Kitchen**  
4.18m x 2.85m  
13'9" x 9'4"

**Laundry**  
1.92m x 1.78m  
6'4" x 5'10"

**Dining**  
4.07m x 2.85m  
13'5" x 9'4"

**Family**  
4.07m x 2.75m  
13'5" x 9'0"

**WC**  
1.92m x 0.97m  
6'4" x 3'2"
- First Floor**

**Principal Bedroom**  
3.85m x 3.15m  
12'8" x 10'4"

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

**Dressing**  
1.67m x 2.21m  
5'5" x 7'3"

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

**En-Suite 2**  
2.00m x 1.61m  
6'7" x 5'3"

**Bedroom 3**  
3.90m x 2.95m  
12'10" x 9'8"

**Bedroom 4**  
3.13m x 2.95m  
10'3" x 9'8"

**Bedroom 5**  
4.27m x 2.51m  
14'0" x 8'3"

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

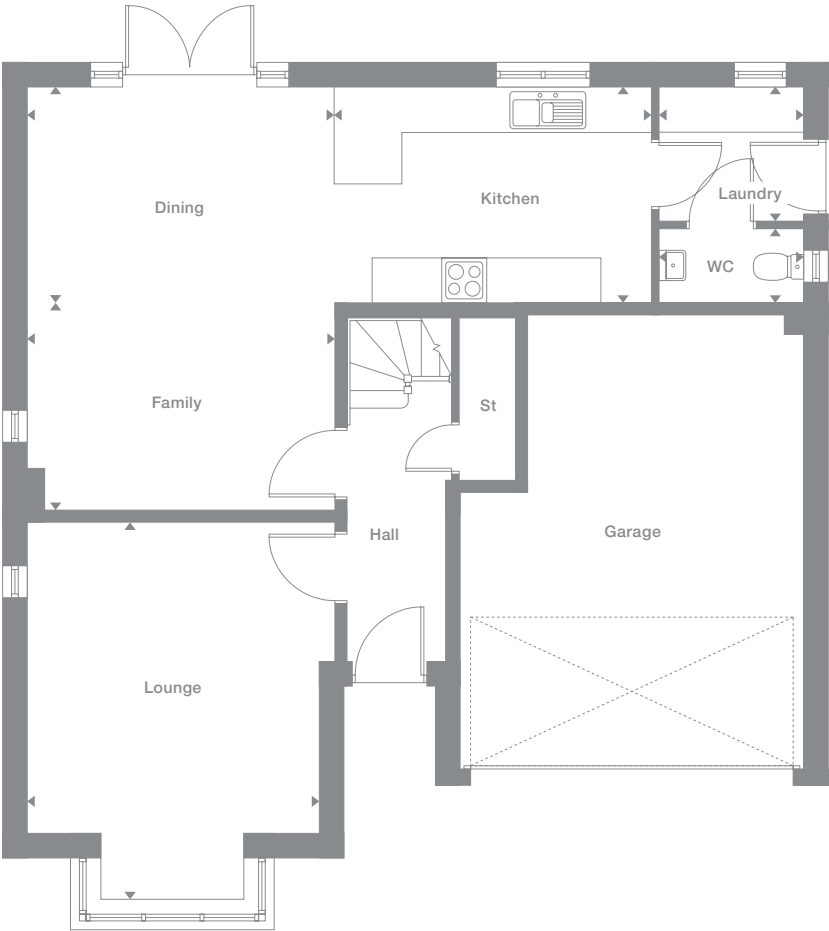
**Floor Space**  
1,671 sq ft

† Additional windows to plot 21. Please speak to our Development Sales Manager for clarification.

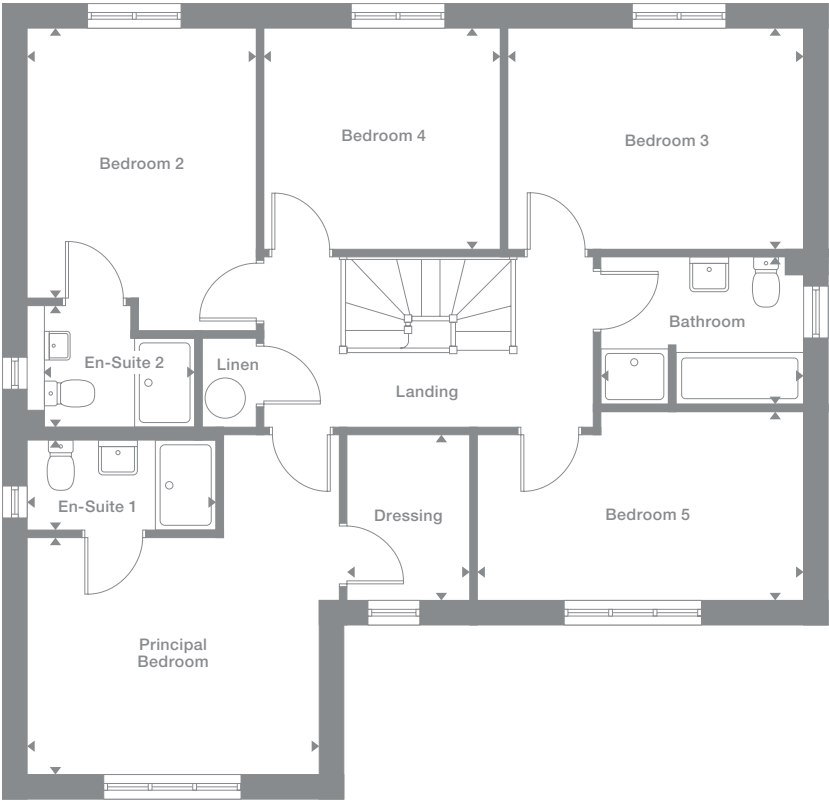
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# The Miller Difference

your home  
your way...

**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.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**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.

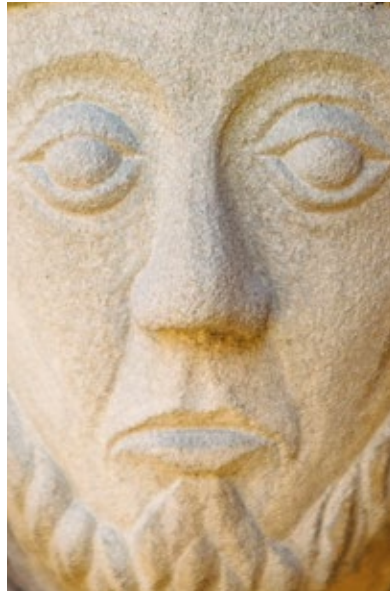
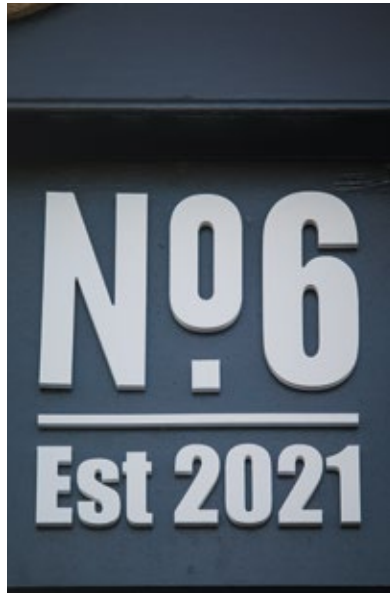




A wider choice of shops can be found in the neighbouring communities of Crawcrook, less than a mile to the west, and Blaydon, where the Shopping Centre includes more than 30 high street retailers including a large Morrisons supermarket. In addition, the vast Metrocentre, one of the UK's most popular shopping destinations and the location of a 17-screen Odeon cinema, is just four and a half miles away.

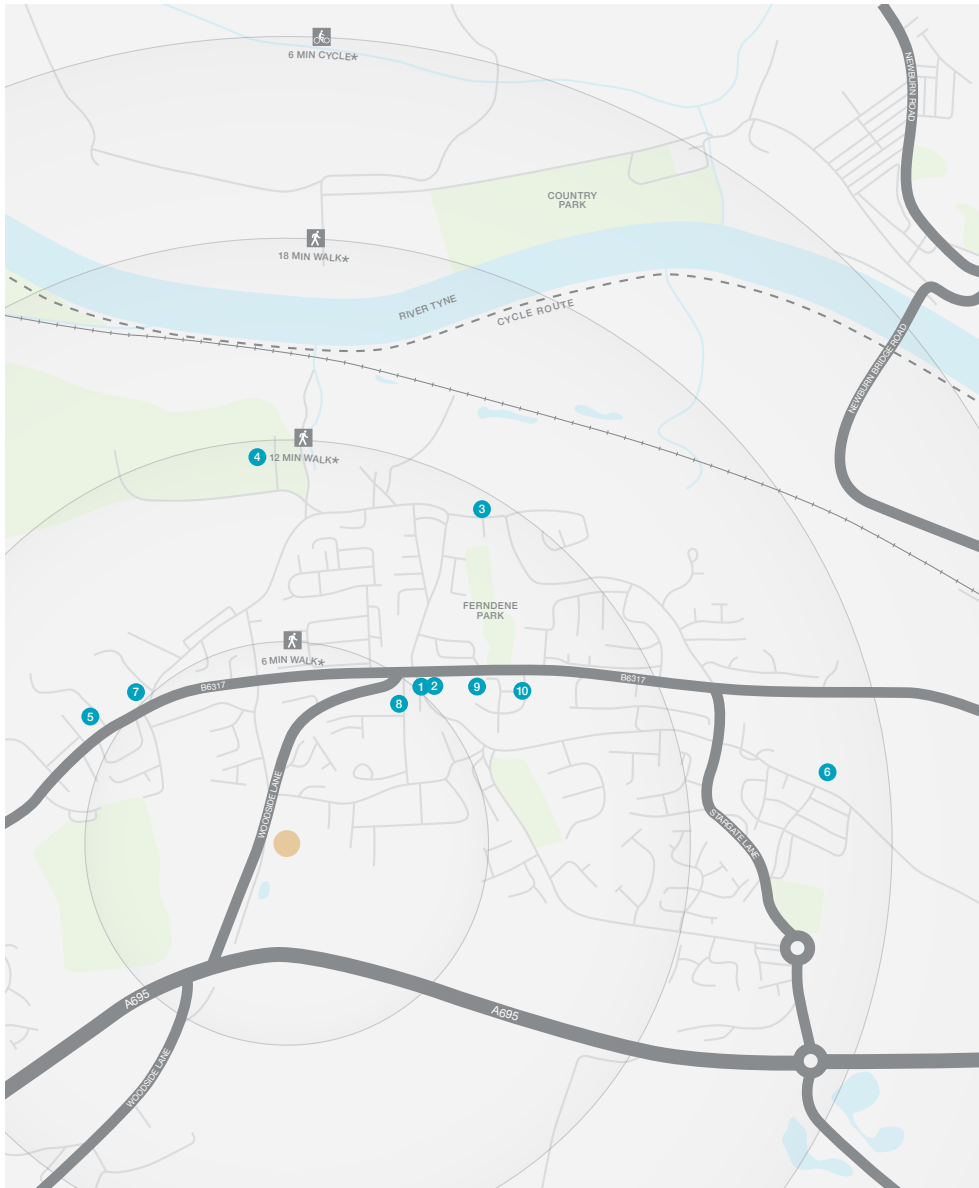
The leisure and cultural provisions of Newcastle and Gateshead complement local amenities including cricket and rugby union clubs, a Music Festival early in the year and a Summer Festival celebrating music, sport and the arts. There are also some delightful outdoor amenities around Ryton, from Ferndene Park in the town centre to the many local nature reserves, ponds and woodlands such as Clara Vale, a haven to a variety of wildlife and a peaceful and fascinating place to relax, that sits on the edge of the town between the Tyneside and Ryton Golf Clubs.

Ryton Infant and Junior School, half a mile away, sits beside Thorpe Academy high school. There is a second primary school at Crookhill, just under a mile away. All three schools are rated 'Good' by Ofsted. For medical provision, the town has a dentist, an optician and two medical practices, the nearest less than half a mile away in Grange Road.



## Useful Contacts

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.



- 1 Boots Pharmacy  
2 Dean Terrace  
0191 413 2130
- 2 Ryton Post Office  
5 Dean Terrace  
0191 413 2510
- 3 Half Moon Inn  
Village East  
0191 413 2028
- 4 Tyneside Golf Club  
Westfield Lane  
0191 413 2742
- 5 Ryton Infant and  
Junior School  
Main Road  
0191 413 2776
- 6 Crookhill Community  
Primary School  
Hexham Old Road  
0191 433 4066
- 7 Thorpe Academy  
Main Road  
0191 413 2113
- 8 Grange Road  
Medical Practice  
Grange Road  
0191 413 1399
- 9 Ryton Dental Clinic  
29 Dean Terrace  
0191 413 5490
- 10 Alastair Wade Opticians  
Unit 1 Parsons Drive  
0191 413 3394

\* 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



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03330 601 974

**From Newcastle**  
From the Swan House Roundabout of the St James Boulevard join the A695 for Blaydon. Stay on the A695 Scotswood Road, crossing the Tyne by the Scotswood Bridge and entering Chain Bridge Road. Go straight on into Blaydon Highway and four miles after leaving St James Boulevard, at a roundabout take the second exit, for Prudhoe via the A695. Carry on for another two miles, passing through two roundabouts, then turn right into the B6315 for Ryton. Three hundred yards on, the entrance to Willows Edge is on the right.

**From Gateshead**  
Cross the Tyne by the Redheugh Bridge, and at Swan House Roundabout bear left to join the A696 for Blaydon, entering Scotswood Road, then follow the directions above.

Sat Nav: NE40 3LS



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.



Registered Developer

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.



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk)  
for development opening  
times or call 03330 601 974  
Sat Nav: NE40 3LS

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[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

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