

Thorley Glade.

a selection of energy efficient
three, four and five bedroom homes

mill^{er}homes

03 Living in Timperley
06 Welcome Home
07 Plot Information
08 Floorplans
19 The Miller Difference
22 Useful Contacts
24 How to Find Us

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.



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.



Thorley Glade is just two miles from the North Cheshire Motorway (M56), ten minutes' drive from the Manchester Outer Ring Road (M60) and less than ten miles from Manchester city centre. Buses link the development with Hale and Altrincham, where the Altrincham Interchange transport hub incorporates rail, bus and Metrolink tram services. Metrolink and train services both reach central Manchester in approximately 25 minutes, and Manchester International Airport is less than ten minutes' drive away.





Within around half a mile, there is a shopping precinct incorporating a pharmacy, a post office and a Tesco Express, and another with a Morrisons Daily store, a hairdresser and takeaways. Timperley's main shopping centre, ten minutes' walk away, presents a comprehensive selection of convenience stores, hairdressers, cafés, takeaways and branches of Co-op, Iceland and Sainsbury's. Altrincham's attractive town centre, just 1.5 miles away from Thorley Glade, offers a choice of shopping environments from fashion, sports and technology brands in Stamford Quarter to local produce and crafts at the delightful Altrincham Market. Hale village's traditional shopping street is just under 2 miles away.

Thorley
Glade.



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.

In a tree-lined setting in the village of Timperley, within walking distance of shops and services and with the excellent amenities of Altrincham in easy reach, this prestigious selection of energy efficient three, four and five bedroom homes presents an excellent base for travel throughout Greater Manchester and the North West. Featuring a children's playground and EV chargers, it brings an exciting new neighbourhood into a mature residential area. Welcome to Thorley Glade...





Hambleton	page 08
Hilton	page 09
Melton	page 10
Briarwood	page 11
Briarwood CT	page 12
Rockwood	page 13
Malwood	page 14
Clearwood	page 15
Clawwood	page 16
Clearwood CT	page 17
Clawwood CT	page 18
Affordable Housing	

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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Hambleton

Overview

A superb L-shaped family kitchen and dining room, with a stylish, ergonomic cooking area and french doors adding a focal point, shares the ground floor with a comfortable lounge and a downstairs WC. Upstairs, the principal bedroom benefits from an en-suite bathroom and dressing area.

Ground Floor

Lounge
3.33m x 3.57m
10'11" x 11'9"

Kitchen
3.42m x 2.99m
11'3" x 9'10"

Family/Dining
5.47m x 2.46m
17'11" x 8'1"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Principal Bedroom
3.30m x 3.27m
10'10" x 10'9"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.09m x 1.80m
6'10" x 5'11"

Bedroom 2
2.80m x 3.85m
9'2" x 12'8"

Bedroom 3
2.57m x 3.65m
8'5" x 12'0"

Bathroom
2.07m x 2.20m
6'10" x 7'3"

Floor Space

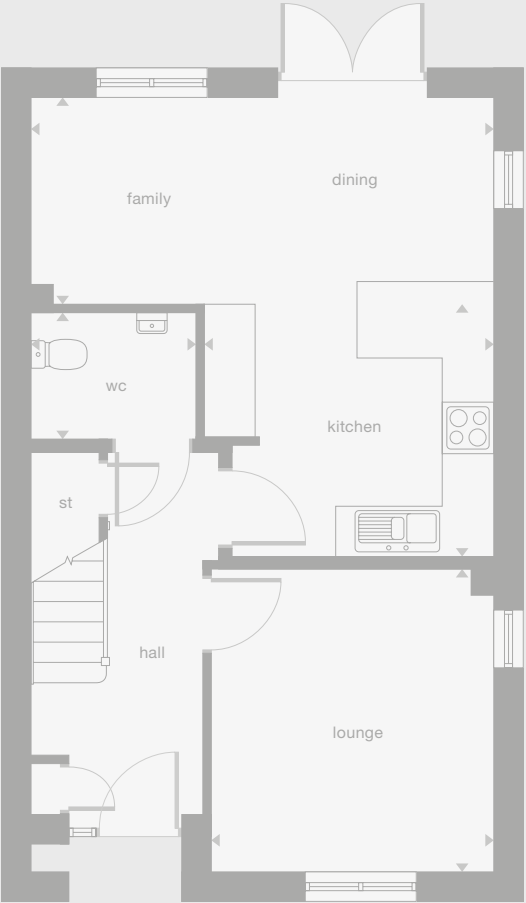
1,067 sq ft

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

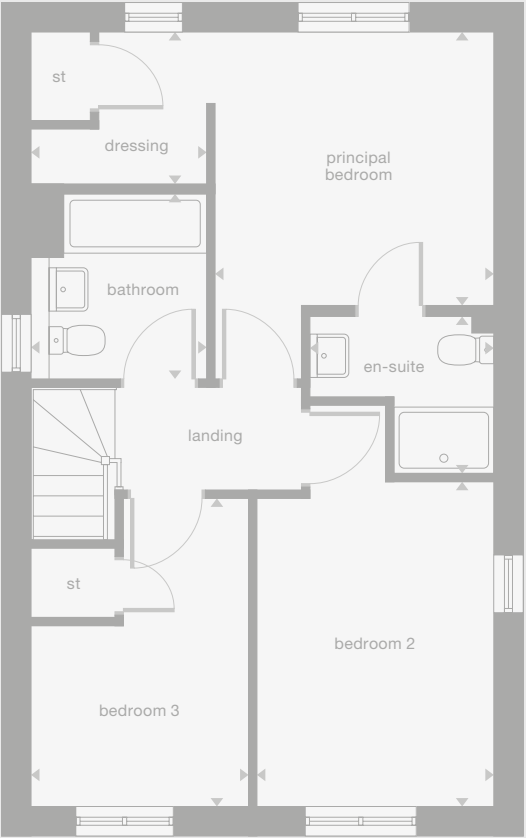
† Windows only applicable to plot 55. Please see Development Sales Manager for details.



Ground Floor



First Floor



Overview

The welcoming living room and broad, airy kitchen and dining room, with feature french doors, presents a flexible setting for lively family life. There is a downstairs WC and the principal bedroom benefits from an en-suite bathroom and dressing area, while another includes built-in storage.

Ground Floor

Lounge
3.71m x 3.80m
12'2" x 12'6"

Kitchen
3.99m x 2.99m
13'1" x 9'10"

Family/Dining
6.03m x 2.35m
19'10" x 7'9"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Principal Bedroom
3.86m x 4.00m
12'8" x 13'2"

En-Suite
1.57m x 2.01m
5'2" x 6'7"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.77m x 3.85m
9'1" x 12'8"

Bedroom 3
3.19m x 3.09m
10'6" x 10'2"

Bathroom
2.07m x 2.20m
6'10" x 7'3"

Floor Space

1,184 sq ft

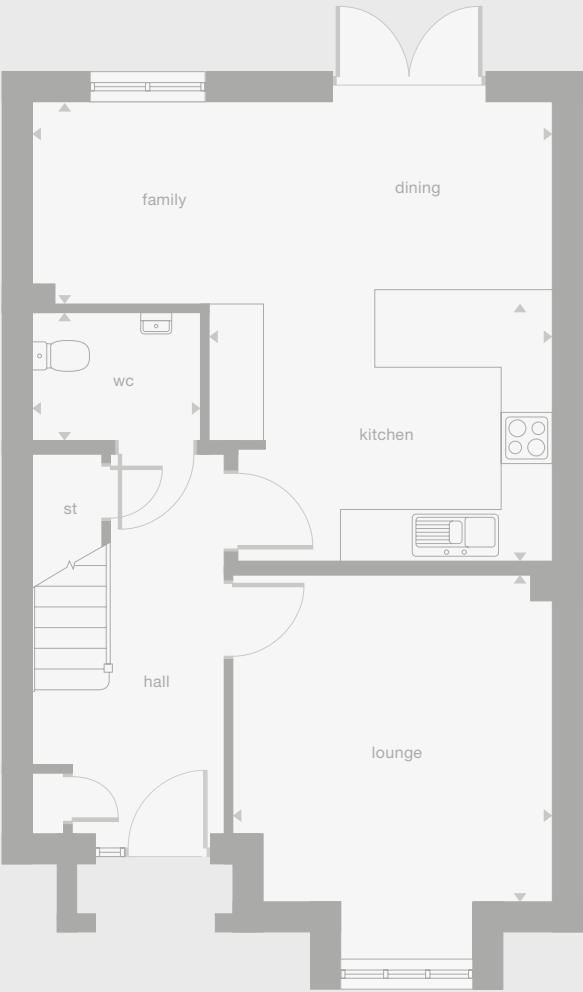
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

† Window not applicable to all plots. Please see Development Sales Manager for details.

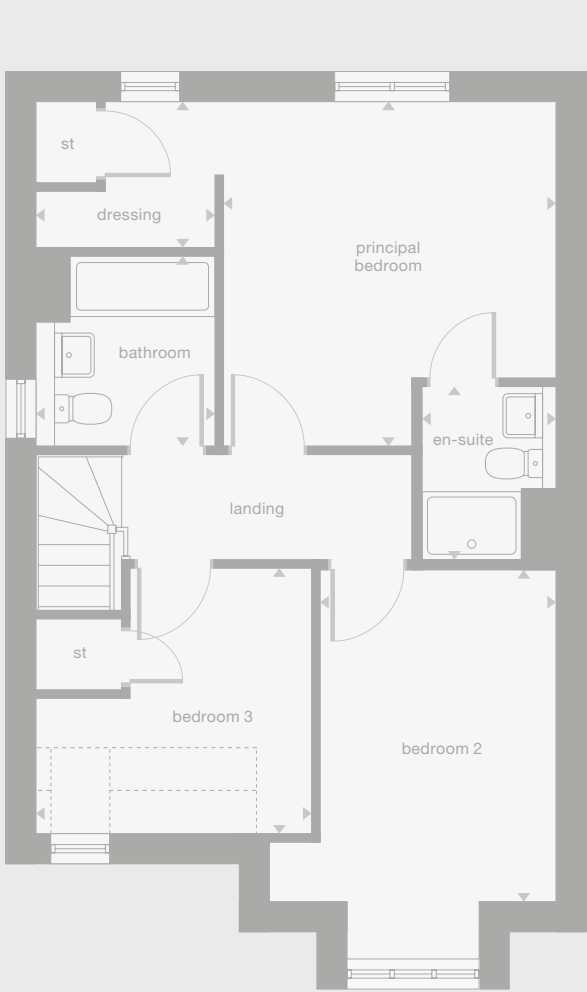
Denotes reduced ceiling height



Ground Floor



First Floor



Melton

Overview
The bright family kitchen, featuring french doors in the dining area, shares the ground floor with an elegant lounge. The principal bedroom is en-suite and the family bathroom is complemented by a downstairs WC and there are deep cupboards in both the hall and landing.

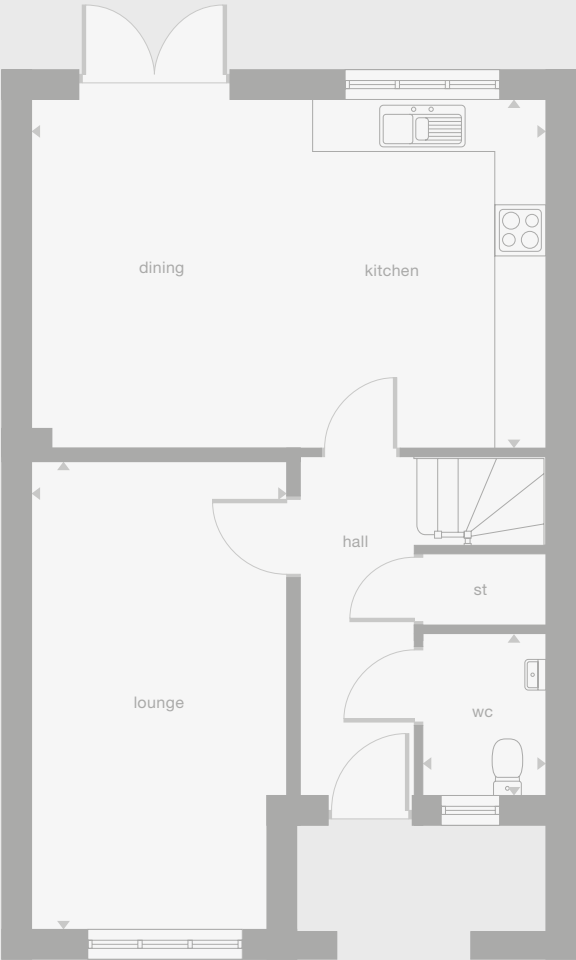
Ground Floor	First Floor
Lounge 2.99m x 5.50m 9'10" x 18'1"	Principal Bedroom 2.82m x 3.48m 9'3" x 11'5"
Dining/Kitchen 6.03m x 4.09m 19'10" x 13'5"	Dressing 3.13m x 2.13m 10'4" x 7'0"
WC 1.45m x 1.90m 4'9" x 6'3"	En-Suite 2.24m x 1.53m 7'5" x 5'0"
	Bedroom 2 3.26m x 3.54m 10'8" x 11'8"
	Bedroom 3 2.68m x 4.08m 8'10" x 13'5"
	Bathroom 2.07m x 2.25m 6'10" x 7'5"

Floor Space
1,211 sq ft

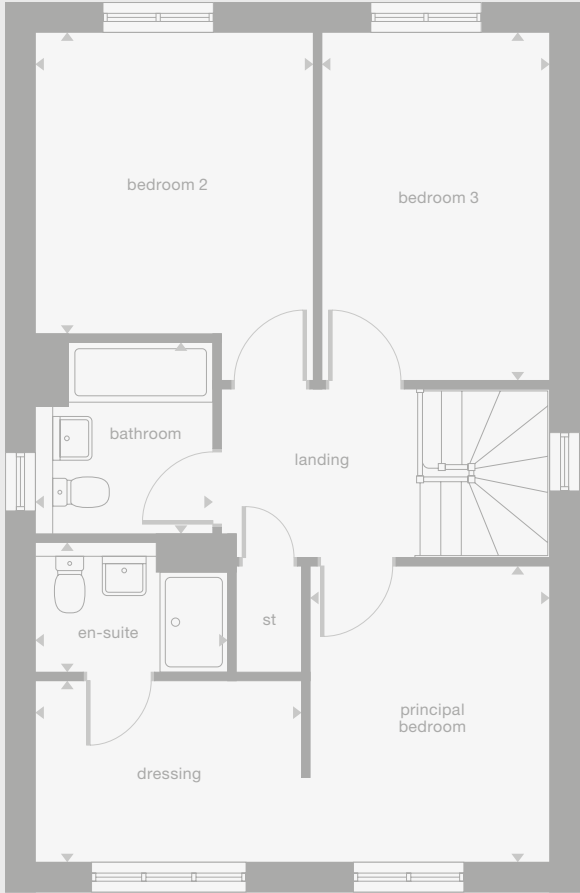
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Briarwood

Overview

A separate laundry leaves the kitchen and dining room, with its feature french doors, free for convivial entertaining. With a stylish living room, study and downstairs WC and a gallery landing leading to four bedrooms, including an en-suite principal bedroom, this is an imposing family home.

Ground Floor

Lounge
3.60m x 4.52m
11'10" x 14'10"

Kitchen/Dining
7.27m x 2.99m
23'10" x 9'10"

Laundry
2.08m x 1.85m
6'10" x 6'1"

Study
1.93m x 1.89m
6'4" x 6'3"

WC
2.08m x 1.52m
6'10" x 5'0"

First Floor

Principal Bedroom
3.56m x 3.13m
11'8" x 10'3"

En-Suite
2.33m x 1.18m
7'8" x 3'10"

Bedroom 2
3.62m x 3.46m
11'10" x 11'4"

Bedroom 3
4.16m x 2.75m
13'8" x 9'0"

Bedroom 4
2.99m x 2.72m
9'10" x 8'11"

Bathroom
2.47m x 2.15m
8'1" x 7'1"

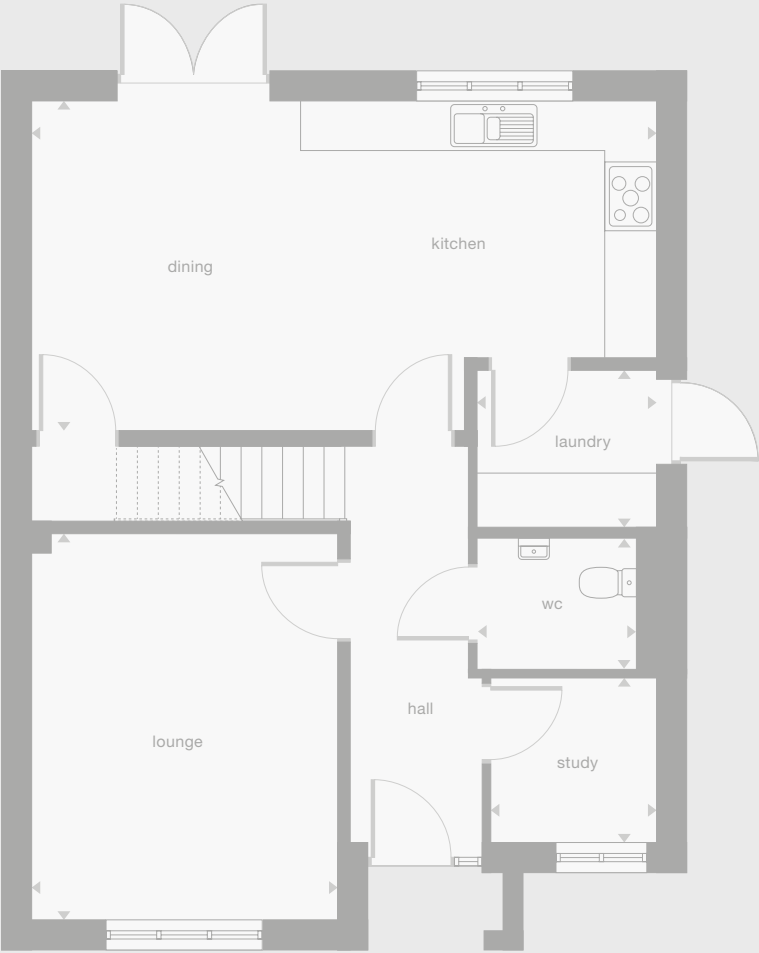
Floor Space

1,419 sq ft

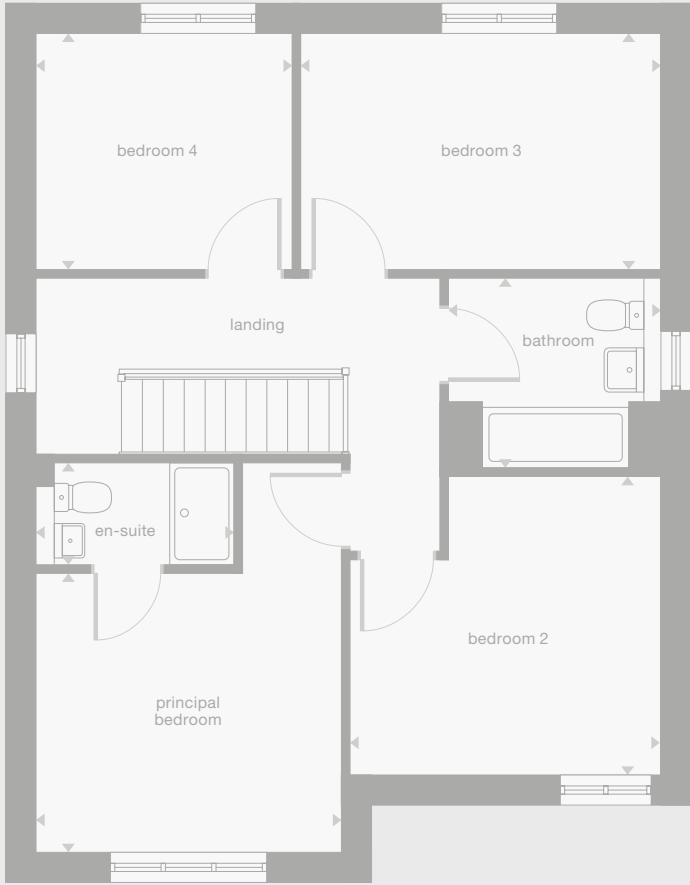
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Briarwood CT

Overview

Dual aspect windows fill the living room with light, and the bright kitchen is enhanced by french doors in the dining area. There is a separate laundry, private study and downstairs WC, while upstairs there are four bedrooms, including an en-suite principal bedroom with dual aspect windows.

Ground Floor

Lounge
3.60m x 4.52m
11'10" x 14'10"

Kitchen/Dining
7.27m x 2.99m
23'10" x 9'10"

Laundry
2.08m x 1.85m
6'10" x 6'1"

Study
1.93m x 1.89m
6'4" x 6'3"

WC
2.08m x 1.52m
6'10" x 5'0"

First Floor

Principal Bedroom
3.56m x 3.13m
11'8" x 10'3"

En-Suite
2.33m x 1.18m
7'8" x 3'10"

Bedroom 2
3.62m x 3.46m
11'10" x 11'4"

Bedroom 3
4.16m x 2.75m
13'8" x 9'0"

Bedroom 4
2.99m x 2.72m
9'10" x 8'11"

Bathroom
2.47m x 2.15m
8'1" x 7'1"

Floor Space

1,419 sq ft

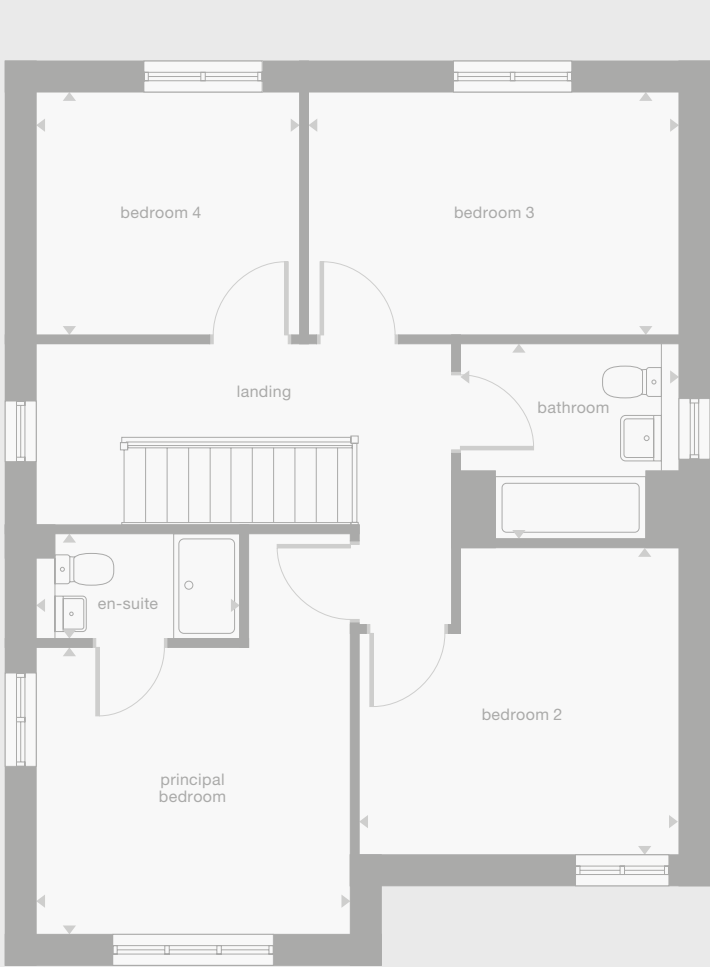
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Rockwood

Overview
French doors accessing the garden add a special ambience to the dining area of the bright family kitchen, while the stylish living room, separate laundry and downstairs WC ensure this is a practical, as well as appealing, home. There are four bedrooms including an en-suite principal bedroom.

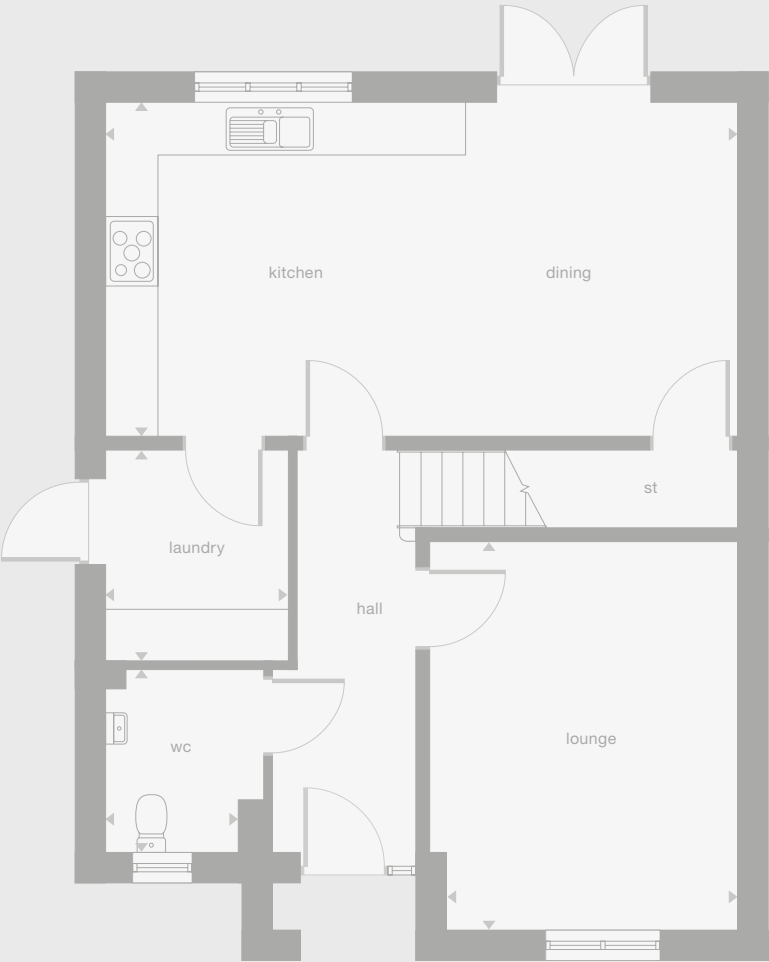
Ground Floor	First Floor
Lounge 3.56m x 4.47m 11'8" x 14'8"	Principal Bedroom 2.91m x 4.52m 9'7" x 14'10"
Kitchen/Dining 7.27m x 3.84m 23'10" x 12'7"	En-Suite 1.53m x 2.63m 5'0" x 8'8"
Laundry 2.10m x 2.43m 6'11" x 8'0"	Bedroom 2 2.39m x 4.52m 7'10" x 14'10"
WC 1.53m x 2.09m 5'0" x 6'10"	Bedroom 3 3.37m x 3.84m 11'1" x 12'7"
	Bedroom 4 3.79m x 2.75m 12'5" x 9'0"
	Bathroom 2.19m x 1.87m 7'2" x 6'2"

Floor Space
1,434 sq ft

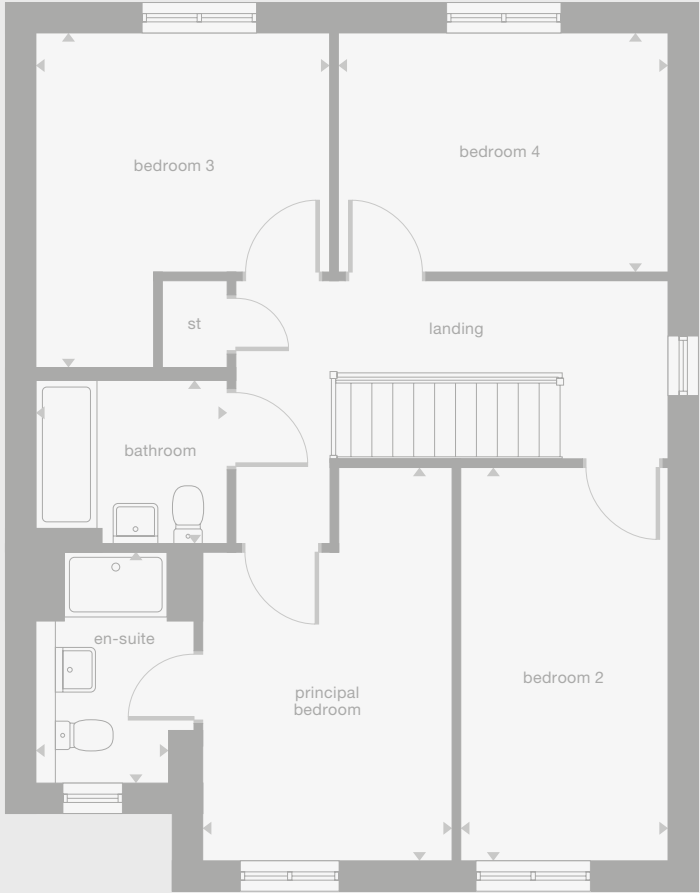
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Malwood

Overview
Twin french doors transform the dual aspect kitchen into a breathtaking family space, complementing the elegant lounge. With a laundry, downstairs WC, dual aspect study, bathroom with separate shower and four bedrooms, two of them dual aspect and one en-suite, this is an outstanding residence.

Ground Floor	First Floor
Lounge 3.42m x 4.16m 11'3" x 13'8"	Principal Bedroom 3.48m x 3.47m 11'5" x 11'5"
Kitchen/Family 5.24m x 6.84m 17'3" x 22'6"	En-Suite 2.09m x 1.47m 6'11" x 4'10"
Laundry 2.12m x 1.70m 7'0" x 5'7"	Bedroom 2 3.61m x 3.43m 11'10" x 11'3"
Study 3.42m x 2.53m 11'3" x 8'4"	Bedroom 3 3.47m x 4.19m 11'5" x 13'9"
WC 1.51m x 1.76m 5'0" x 5'9"	Bedroom 4 2.34m x 3.29m 7'8" x 10'10"
	Bathroom 3.43m x 2.10m 11'3" x 6'11"

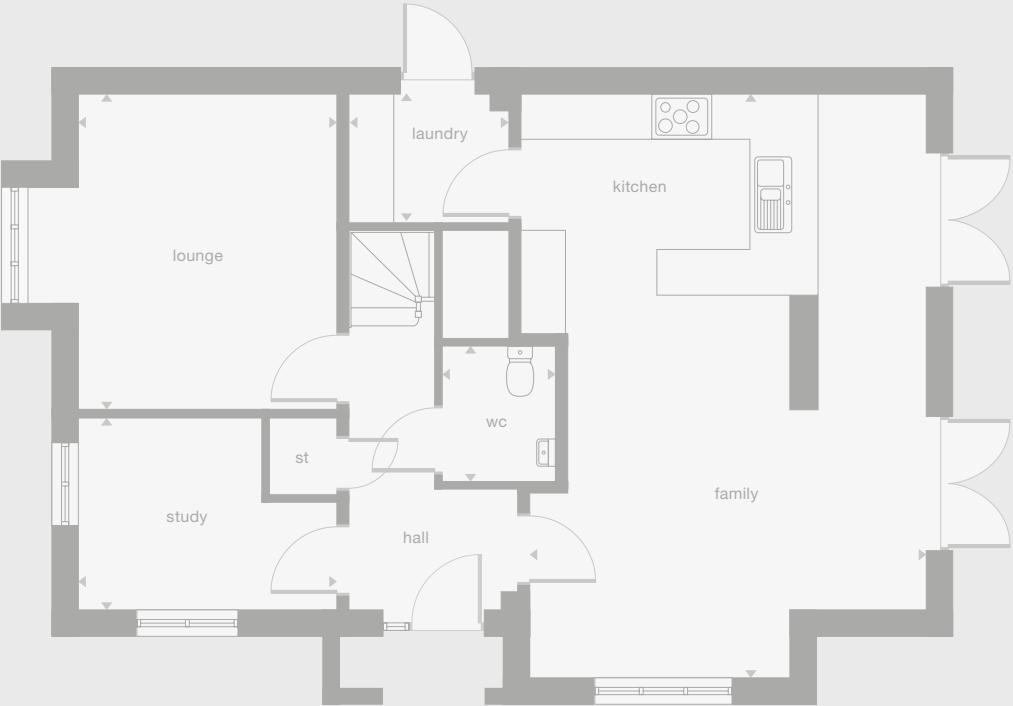
Floor Space
1,603 sq ft

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

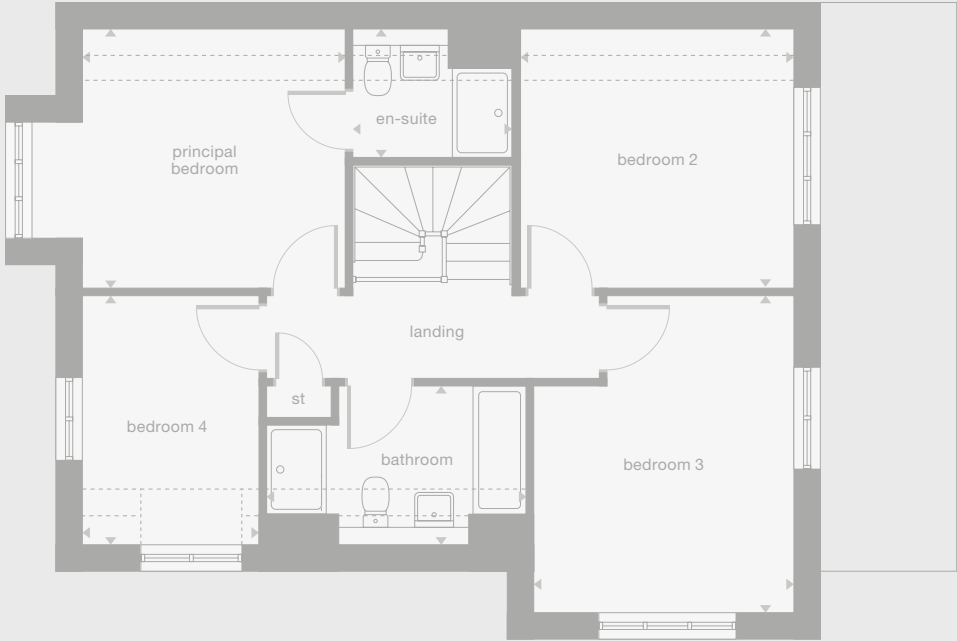
Denotes reduced ceiling height



Ground Floor



First Floor



Clearwood

Overview

The beautifully proportioned lounge and exciting family kitchen, where french doors enhance the dining area, offer a flexible setting for family life. There is a downstairs WC, laundry and private study, two of the five bedrooms are en-suite, and the bathroom includes a separate shower.

Ground Floor

- Lounge
3.56m x 5.18m
11'8" x 17'0"
- Kitchen/Dining/Family
8.96m x 3.62m
29'5" x 11'11"
- Laundry
1.55m x 1.90m
5'1" x 6'3"
- Study
3.12m x 2.29m
10'3" x 7'6"
- WC
1.45m x 1.90m
4'9" x 6'3"

First Floor

- Principal Bedroom
3.61m x 3.81m
11'10" x 12'6"
- En-Suite 1
1.87m x 2.83m
6'2" x 9'4"
- Bedroom 2
3.28m x 4.15m
10'9" x 13'8"
- En-Suite 2
1.49m x 2.13m
4'11" x 7'0"
- Bedroom 3
3.25m x 2.64m
10'8" x 8'8"
- Bedroom 4
2.81m x 2.64m
9'3" x 8'8"
- Bedroom 5
2.68m x 2.88m
8'10" x 9'6"
- Bathroom
2.07m x 2.29m
6'10" x 7'6"

Floor Space

1,646 sq ft

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



Ground Floor



First Floor



Clawwood

Overview

A natural hub for family life, the kitchen features french doors in the dining area and a dedicated laundry. With a stylish lounge, a study and five bedrooms, two of them en-suite, privacy is always available. A downstairs WC complements a bathroom with separate shower.

Ground Floor

- Lounge

3.56m x 5.18m
11'8" x 17'0"
- Kitchen/Dining/Family

8.96m x 3.62m
29'5" x 11'11"
- Laundry

1.55m x 1.90m
5'1" x 6'3"
- Study

3.12m x 2.29m
10'3" x 7'6"
- WC

1.45m x 1.90m
4'9" x 6'3"

First Floor

- Principal Bedroom

3.61m x 3.81m
11'10" x 12'6"
- En-Suite 1

1.87m x 2.83m
6'2" x 9'4"
- Bedroom 2

3.28m x 4.15m
10'9" x 13'8"
- En-Suite 2

1.49m x 2.13m
4'11" x 7'0"
- Bedroom 3

3.25m x 2.64m
10'8" x 8'8"
- Bedroom 4

2.81m x 2.64m
9'3" x 8'8"
- Bedroom 5

2.68m x 2.88m
8'10" x 9'6"
- Bathroom

2.10m x 2.29m
6'11" x 7'6"

Floor Space

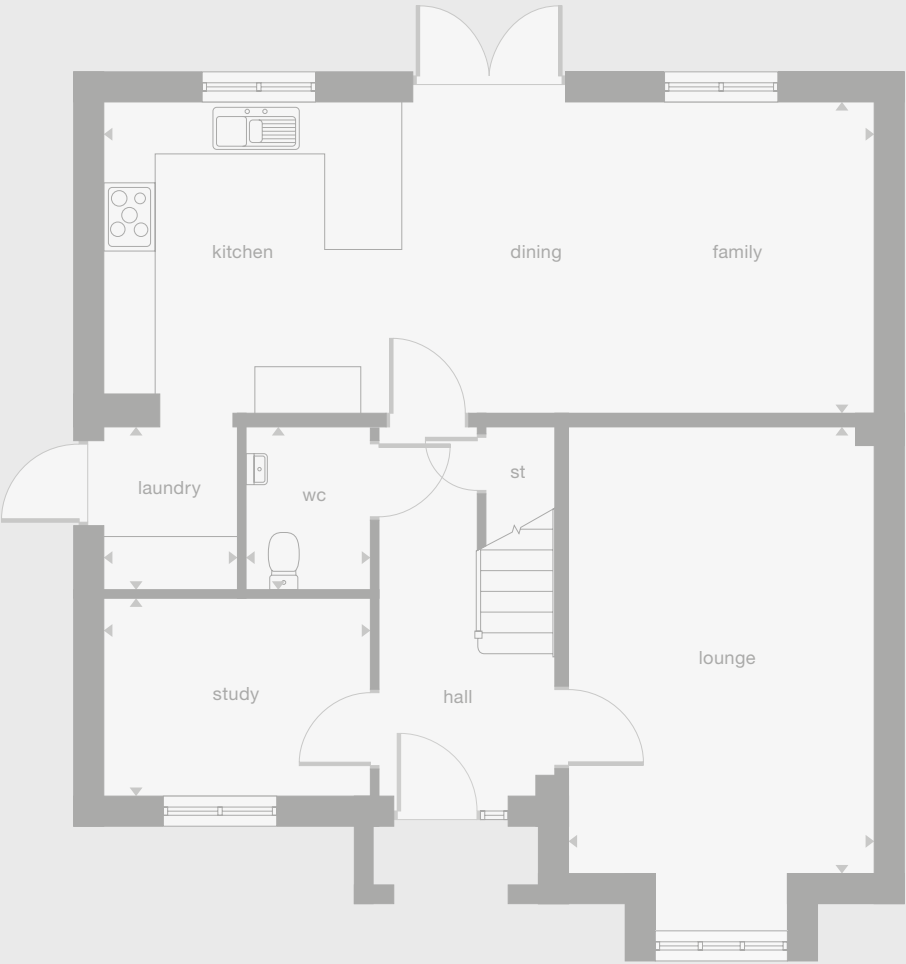
1,646 sq ft

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

Denotes reduced ceiling height



Ground Floor



First Floor



Clearwood CT

Overview

Both the lounge and the family kitchen are dual aspect, and the dining area's french doors will add special pleasure to entertaining. There is a laundry, a study and downstairs WC, the bathroom incorporates a separate shower and two of the five bedrooms are en-suite.

Ground Floor

- Lounge

3.56m x 5.18m
11'8" x 17'0"
- Kitchen/Dining/Family

8.96m x 3.62m
29'5" x 11'11"
- Laundry

1.55m x 1.90m
5'1" x 6'3"
- Study

3.12m x 2.29m
10'3" x 7'6"
- WC

1.45m x 1.90m
4'9" x 6'3"

First Floor

- Principal Bedroom

3.61m x 3.81m
11'10" x 12'6"
- En-Suite 1

1.87m x 2.83m
6'2" x 9'4"
- Bedroom 2

3.28m x 4.15m
10'9" x 13'8"
- En-Suite 2

1.49m x 2.13m
4'11" x 7'0"
- Bedroom 3

3.25m x 2.64m
10'8" x 8'8"
- Bedroom 4

2.81m x 2.64m
9'3" x 8'8"
- Bedroom 5

2.68m x 2.88m
8'10" x 9'6"
- Bathroom

2.07m x 2.29m
6'10" x 7'6"

Floor Space

1,657 sq ft

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



Ground Floor



First Floor



Clawwood CT

Overview

Dual aspect windows in the lounge and the family kitchen, further enhanced by french doors, create an inspiring, light-filled ambience. There is a laundry, study and downstairs WC, while upstairs the five bedrooms include two en-suite shower rooms, and the bathroom includes a separate shower.

Ground Floor

- Lounge

3.56m x 5.18m
11'8" x 17'0"
- Kitchen/Dining/Family

8.96m x 3.62m
29'5" x 11'11"
- Laundry

1.55m x 1.90m
5'1" x 6'3"
- Study

3.12m x 2.29m
10'3" x 7'6"
- WC

1.45m x 1.90m
4'9" x 6'3"

First Floor

- Principal Bedroom

3.61m x 3.81m
11'10" x 12'6"
- En-Suite 1

1.87m x 2.83m
6'2" x 9'4"
- Bedroom 2

3.28m x 4.15m
10'9" x 13'8"
- En-Suite 2

1.49m x 2.13m
4'11" x 7'0"
- Bedroom 3

3.25m x 2.64m
10'8" x 8'8"
- Bedroom 4

2.81m x 2.64m
9'3" x 8'8"
- Bedroom 5

2.68m x 2.88m
8'10" x 9'6"
- Bathroom

2.10m x 2.29m
6'11" x 7'6"

Floor Space

1,657 sq ft

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

Denotes reduced ceiling height



Ground Floor



First Floor



The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 90 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.

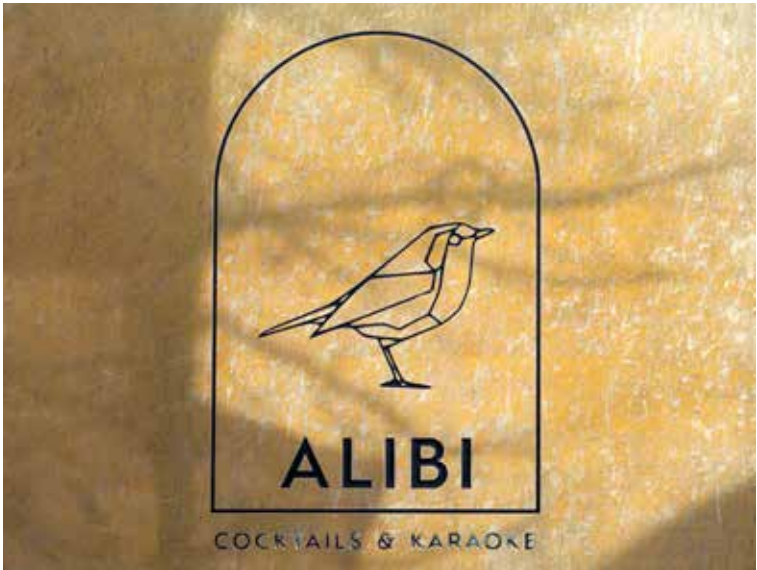
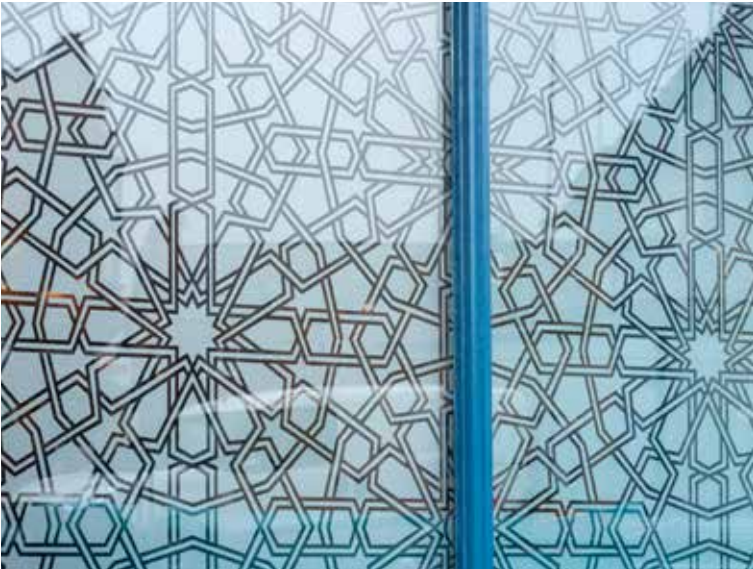
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, 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.



While the world class attractions of central Manchester are in easy reach, Altrincham also offers an excellent selection of leisure activities and nightlife. In addition to two theatres, the Altrincham Garrick Playhouse and the Little Theatre, and two cinemas, Vue and the Everyman, several venues and pubs present regular live music. Total Fitness Altrincham offers swimming pools and a fully equipped gym, and Hale Country Club and Spa is just half a mile away from Thorley Glade. There are also nearby clubs for boxing and shooting, and outdoor amenities range from the King George V fishing pool and Altrincham Golf Club to the green spaces, woodland, sports amenities and play area at Wythenshawe Park.



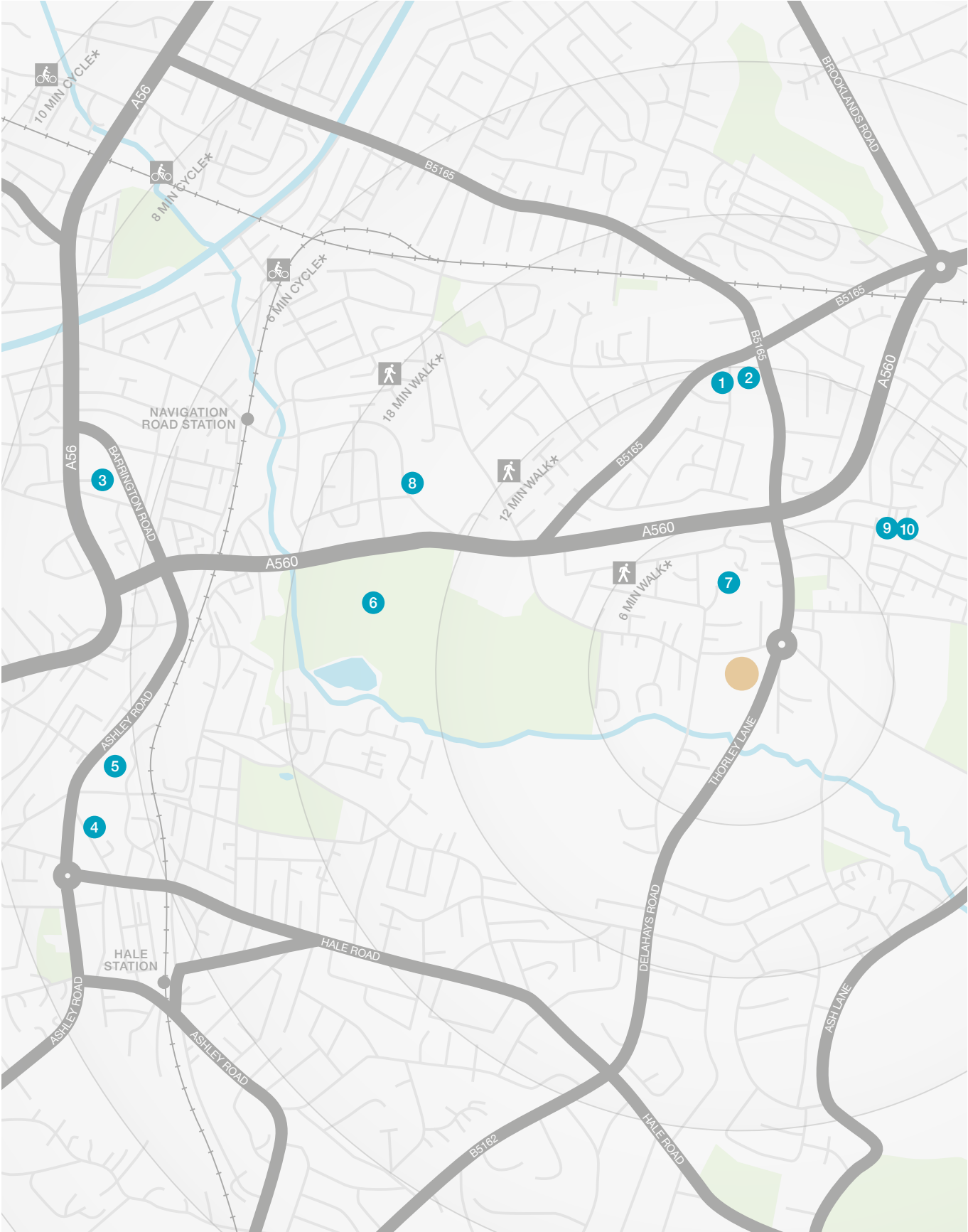


Thorley Day Nursery is just a few minutes' walk away, and Cloverlea Primary School, quarter of a mile from the development, also offers nursery provision. Both are rated 'Good' by Ofsted. Nearby Secondary schools' include Wellington, within a mile, the two single sex Altrincham Grammar Schools, assessed as 'Outstanding' and two RC schools, Saint Ambrose College for boys assessed as 'Good' and Loreto Grammar School for girls also assessed as 'Outstanding. All have sixth form provision. The Lakes Medical Centre, which shares a building with the DCO Dental Surgery, is around ten minutes' walk from Thorley Glade, and Wythenshawe Hospital, which has an A&E department, is less than a mile and a half away.

Thorley
Glade.



Useful
Contacts



- 1 Timperley Post Office
240 Stockport Road
0161 980 4382
- 2 Timperley Pharmacy
250 Stockport Road
0161 948 5066
- 3 Altrincham Garrick Playhouse
Barrington Road
0161 928 1677
- 4 Altrincham Little Theatre
17 Oxford Road
0161 928 1113
- 5 Total Fitness Altrincham
Denmark Street
0161 925 4500
- 6 Altrincham Golf Course
Stockport Road
0161 928 0761
- 7 Cloverlea Primary School
Green Lane
0161 980 8338
- 8 Wellington School
Wellington Road
0161 928 4157
- 9 The Lakes Medical Centre
53C Mainwood Road
0161 980 4510
- 10 DCO Dental
53C Mainwood Road
0161 980 6745

* 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



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.



Thorley Glade.

How to find us

From Manchester city centre

From the Mancunian Way ring road, join the A5103 Princess Road following signs for the M6 and Manchester Airport. Three-quarters of a mile after passing under the M60, bear left to join the A560 and take the third roundabout exit, for Altrincham. Follow the A560 for two miles, then turn left for Hale Barns via the A5144 Thorley Lane. Approximately 100 yards after passing through the first roundabout, Thorley Glade is on the right.

From M56 junction 6

From M56 junction 6 join the A538 Hale Road, following signs for Hale and Altrincham. After one and a half miles, at a crossroads with traffic lights turn right into Delahays Road. Three quarters of a mile on, Thorley Glade is on the left.

Development Opening Times
Thursday to Monday
10.30am - 5.30pm

03301 623 565
millerhomes.co.uk

Sat Nav
WA15 7PJ

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. The location of affordable housing is indicative and the tenure of homes may be subject to change.