



Cranleigh Grange
Cranleigh

mill

er

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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Welcome home	06
Floor plans	08
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Plot Information

1 Bedroom

Apartments
See insert

2 Bedroom

Beeley
See Page 08

3 Bedroom

Melbourne
See Page 10

Downshire

Ingleby
See Page 14

Edale

4 Bedroom

Calver
See Page 18

Bramley

See Page 20

Aston

See Page 22

Hascombe

See Page 24

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. Please note that the site plan is not drawn to scale.



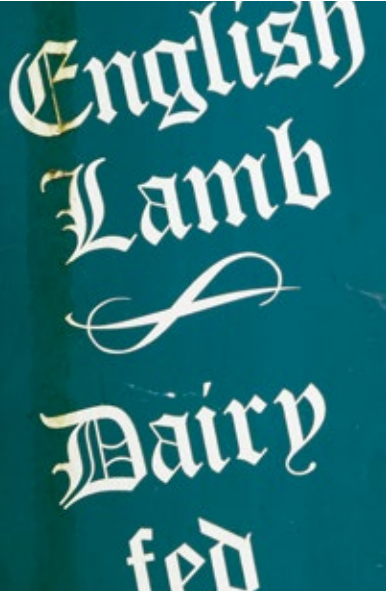
Please speak to
Development Sales
Manager for details
of Apartments



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 Cranleigh Grange.

Cranleigh Grange is well served by local buses, and National Cycle Route 223, which has an access point beside the development, provides access to the village centre as well as to Guildford and the south coast. Cranleigh is just over half an hour's drive from the M25, and fast trains from Guildford, 20 minutes drive away, reach London Waterloo in 40 minutes. Alternative services between the south coast and London Victoria stop at Horsham, around half an hour's drive away. Some Victoria trains also call at Gatwick Airport, just 20 minutes from Horsham.

Cranleigh is peppered with picturesque features and delightful open spaces including the Common, just yards from the development. Sports fields around the village centre host the annual Cranleigh Games, while Snoxhall Park includes a superb children's playground. There are several local sports clubs, and endless opportunities for enjoying the surrounding woodlands and countryside. For the more adventurous rambler, Cranleigh Grange is just two miles from the Surrey Hills AONB, which is also the setting of Cranleigh Golf and Country Club.



Just seventeen miles from the M25 London Orbital Motorway and half a mile from the delightful, lively centre of Cranleigh, reputedly the largest village in England, this superb new neighbourhood of energy efficient two, three and four bedroom homes is set in beautifully landscaped surroundings with mature trees and a safe play area. A nearby path provides a peaceful walking or cycling route to the excellent local shops and amenities. Welcome to Cranleigh Grange...



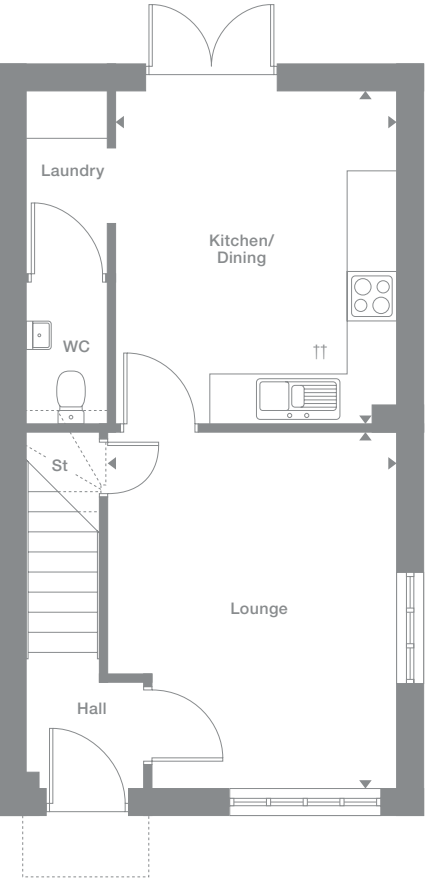
Overview
The traditional frontage introduces a home with a wealth of attractive details. Feature french doors and a cleverly hidden laundry area make the kitchen a perfect setting for convivial dining. The master bedroom is en-suite, and dual cupboards have been added to the landing.

- Ground Floor**
Lounge
3.465m x 4.275m
11'4" x 14'0"
- Kitchen/Dining
3.380m x 4.015m
11'1" x 13'2"
- First Floor**
Master Bedroom
2.785m x 3.180m
9'1" x 10'5"
- Bedroom 2
3.300m x 4.470m
10'10" x 14'8"

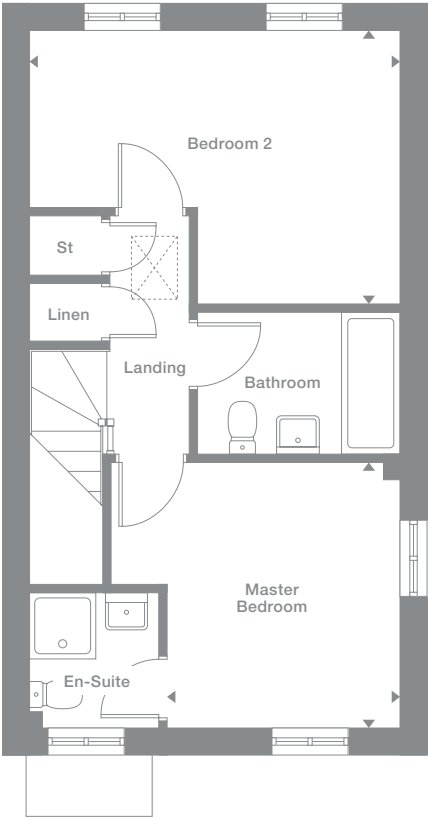
- Plots**
2, 3*,
12*, 13,
14, 18,
19*, 20*,
21, 22, 23,
24*, 73*,
74, 75*,
93, 94,
95*, 96,
97*, 98*,
110*, 111,
112*, 113,
114*, 115
- Floor Space**
808 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above
† Window to Plots 22, 95 and 96
†† Alternative kitchen layout to Plots 2 and 3

Melbourne

Overview

With a lounge ready-cabled for entertainment, and a beautifully planned kitchen with french doors enhancing the dining area, this is a welcoming home. The master bedroom incorporates en-suite facilities, and the third bedroom could become a superb home office.

Ground Floor

Lounge
4.690m x 3.025m
15'4" x 9'11"

Kitchen/Dining
3.475m x 5.260m
11'5" x 17'3"

First Floor

Master Bedroom
3.510m x 3.365m
11'6" x 11'0"

Bedroom 2
3.190m x 2.710m
10'5" x 8'10"

Bedroom 3
1.970m x 2.920m
6'5" x 9'6"

Plots

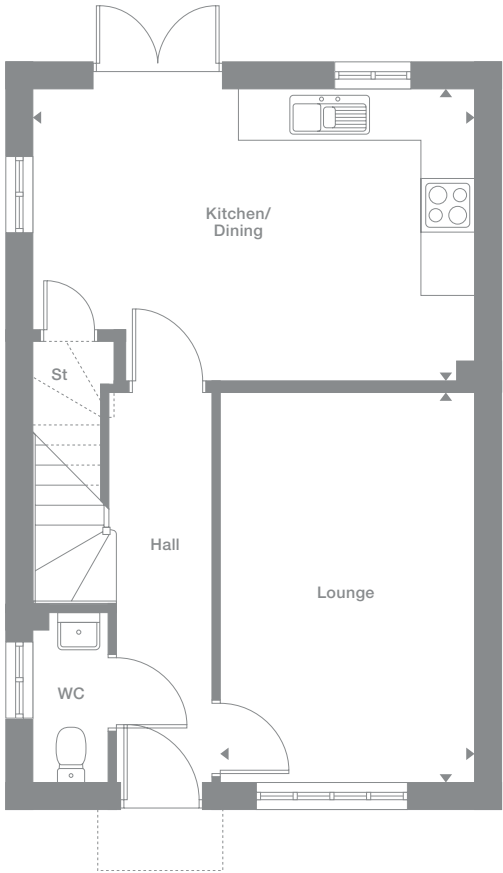
35, 36*,
43, 44*,
45, 46*,
103*, 104,
107*, 108

Floor Space

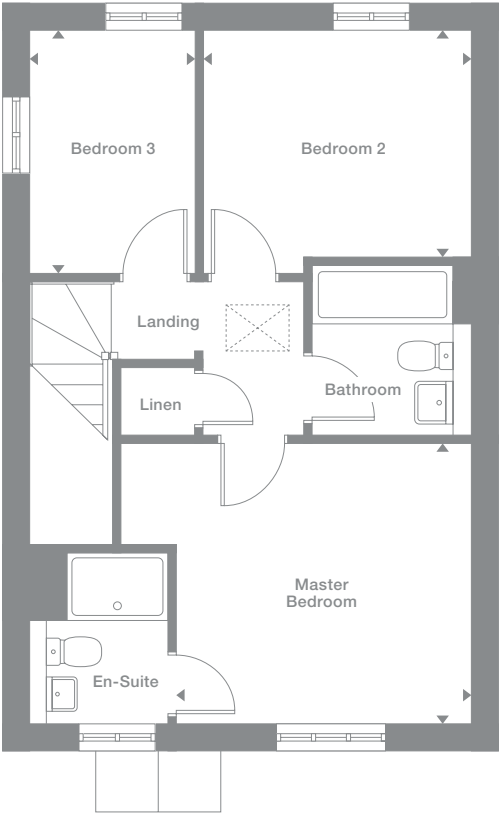
944 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

↑ Window to Plots 35 and 46 only

> Window to Plots 35, 36, 43, 44, 45 and 46 only

Downshire

Overview

Both ground floor rooms feature dual aspect outlooks, with a bay window adding a focal point to the lounge and french doors opening out from the dining area, creating a wonderfully light appeal. Dual aspect windows also, add a special touch to the en-suite master bedroom.

Ground Floor

Lounge
3.120m x 5.465m
10'2" x 17'11"

Kitchen/Dining
2.935m x 5.465m
9'7" x 17'11"

First Floor

Master Bedroom
3.380m x 3.025m
11'1" x 9'11"

Bedroom 2
2.985m x 3.315m
9'9" x 10'10"

Bedroom 3
2.575m x 2.340m
8'5" x 7'8"

Plots

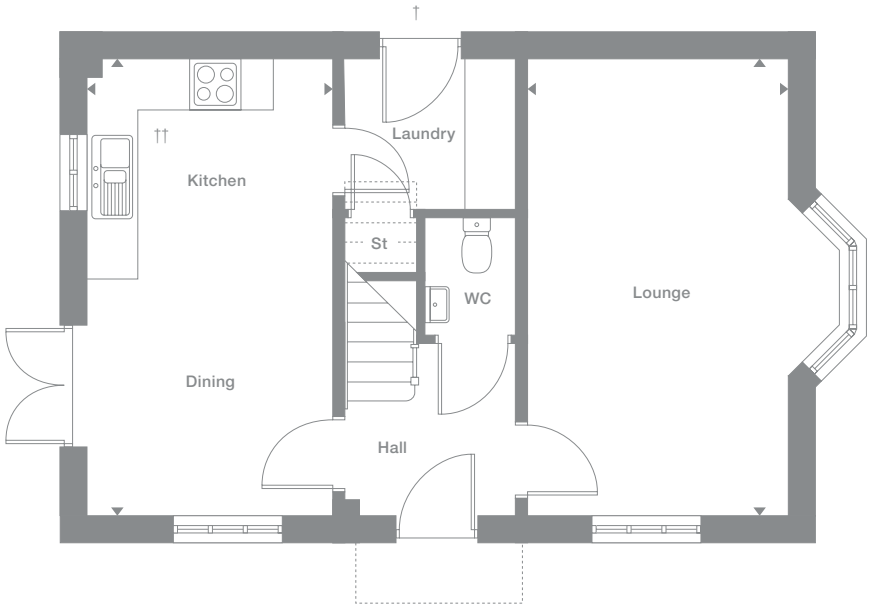
1, 15*,
72, 89*,
92, 99*,
102, 116

Floor Space

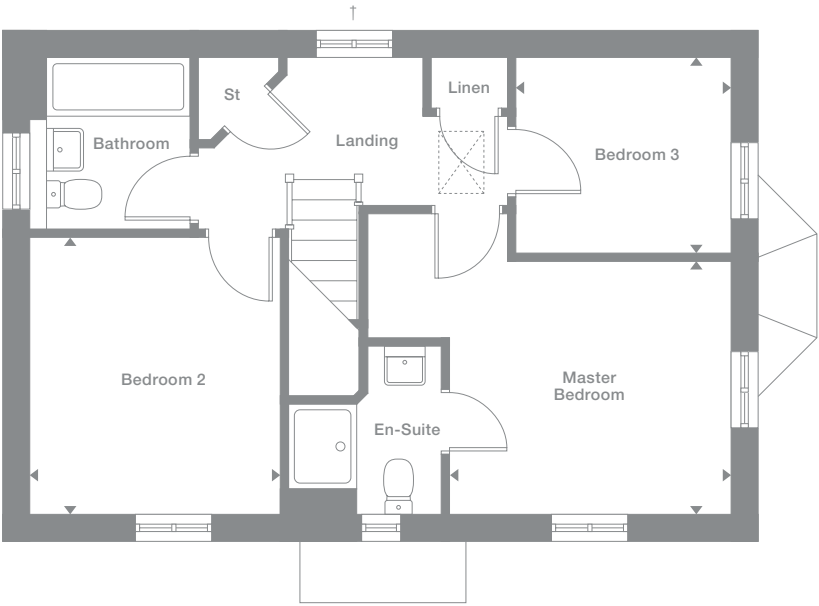
999 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Window and door to Plots 1, 15, 89, 92, 99, 102 and 116 only

†† Alternative kitchen layout to Plot 1

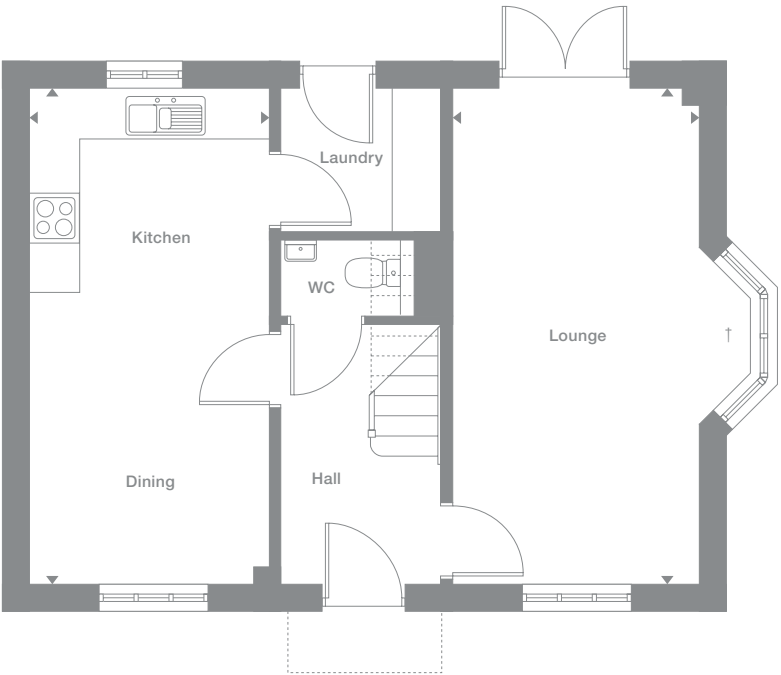
Overview
Beyond the elegant portico and entrance hall, this superb home features a dual aspect kitchen and dining room with separate laundry and a lounge extending from a front-facing window to impressive french doors. A bright, spacious landing leads to three bedrooms, one of them en-suite.

- Ground Floor**
Lounge
2.930m x 5.920m
9'7" x 19'5"
- Kitchen/Dining**
2.860m x 5.920m
9'4" x 19'5"
- First Floor**
Master Bedroom
2.980m x 3.575m
9'9" x 11'8"
- Bedroom 2**
2.605m x 2.785m
8'6" x 9'1"
- Bedroom 3**
2.440m x 3.035m
8'0" x 9'11"

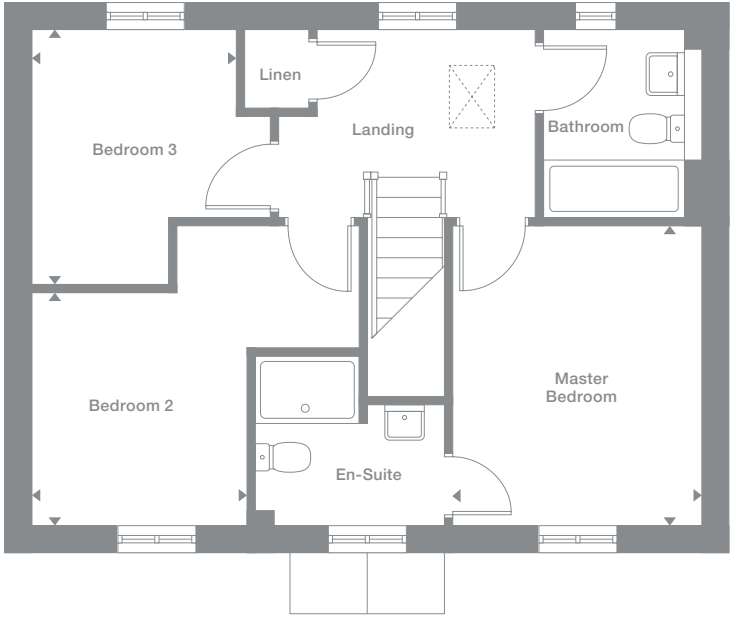
- Plots**
16, 31*,
34*, 109*
- Floor Space**
1,033 sq ft
1,024 sq ft (Plot 34)



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above
† Bay window omitted on Plot 34

Edale

Overview
With its expertly planned kitchen and french doors opening on to the garden, the open plan living space provides a wonderfully flexible hub for family life. The two first floor bedrooms are complemented by a charming, dormer windowed master suite on the second floor.

Ground Floor
Living
4.735m x 3.510m
15'6" x 11'6"

Kitchen/Dining
2.545m x 4.805m
8'4" x 15'9"

First Floor
Bedroom 2
4.735m x 3.130m
15'6" x 10'3"

Bedroom 3
4.735m x 2.995m
15'6" x 9'9"

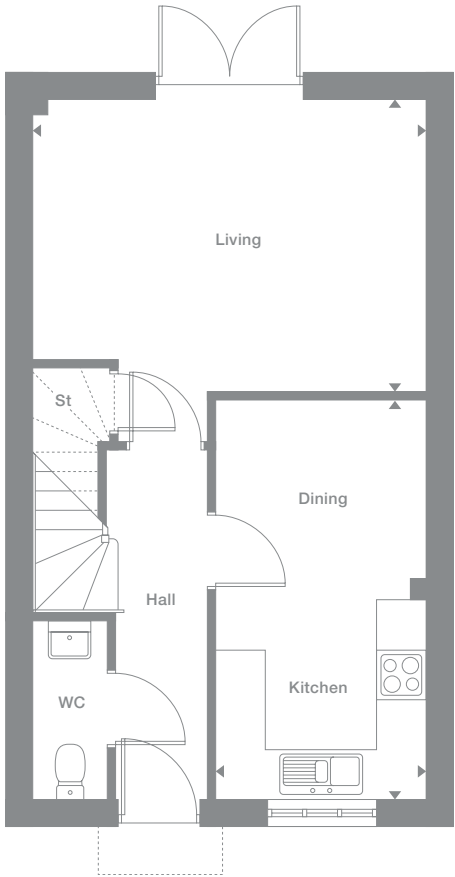
Second Floor
Master Bedroom
3.625m x 6.145m
11'10" x 20'1"

Plots
105*, 106,
117*, 118,
119*, 120

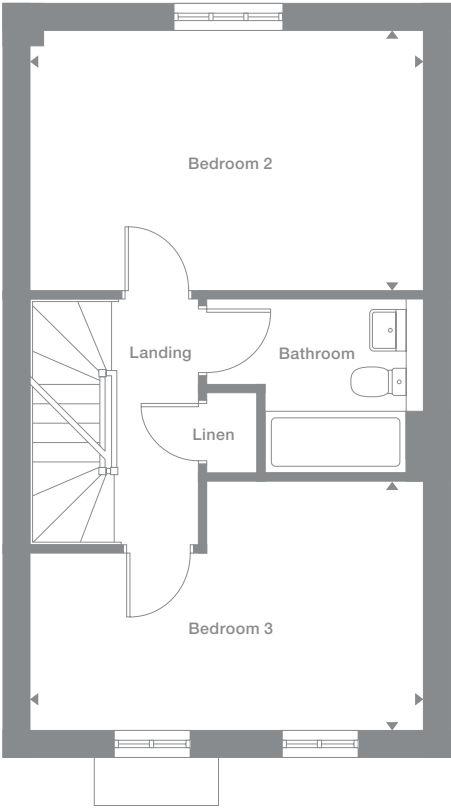
Floor Space
1,182 sq ft



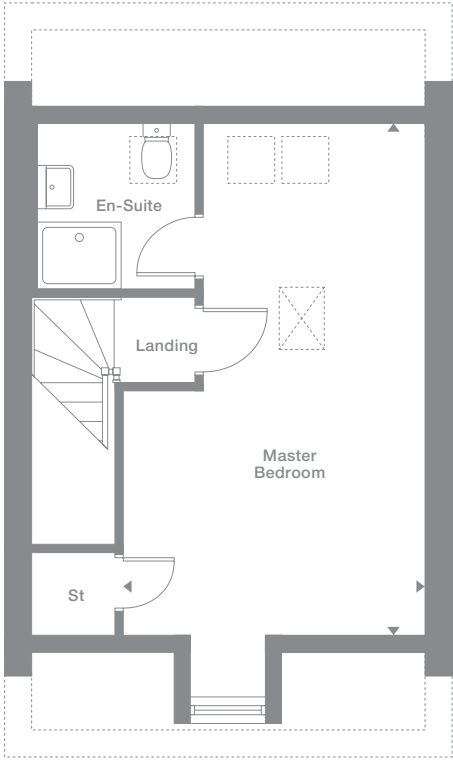
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above

Calver

Overview

The beautiful, bay-windowed lounge shares the ground floor with a light, airy kitchen and dining room incorporating french doors, creating an inviting setting for entertaining. With a study, a laundry room and four bedrooms, one of them en-suite, this is a stylish, practical home.

Ground Floor

Lounge
3.650m x 4.590m
11'11" x 15'0"

Kitchen/Dining
7.145m x 3.880m
23'5" x 12'8"

Study
2.045m x 2.030m
6'8" x 6'7"

First Floor

Master Bedroom
3.650m x 4.635m
11'11" x 15'2"

Bedroom 2
3.790m x 2.705m
12'5" x 8'10"

Bedroom 3
3.255m x 2.705m
10'8" x 8'10"

Bedroom 4
2.070m x 3.145m
6'9" x 10'3"

Plots

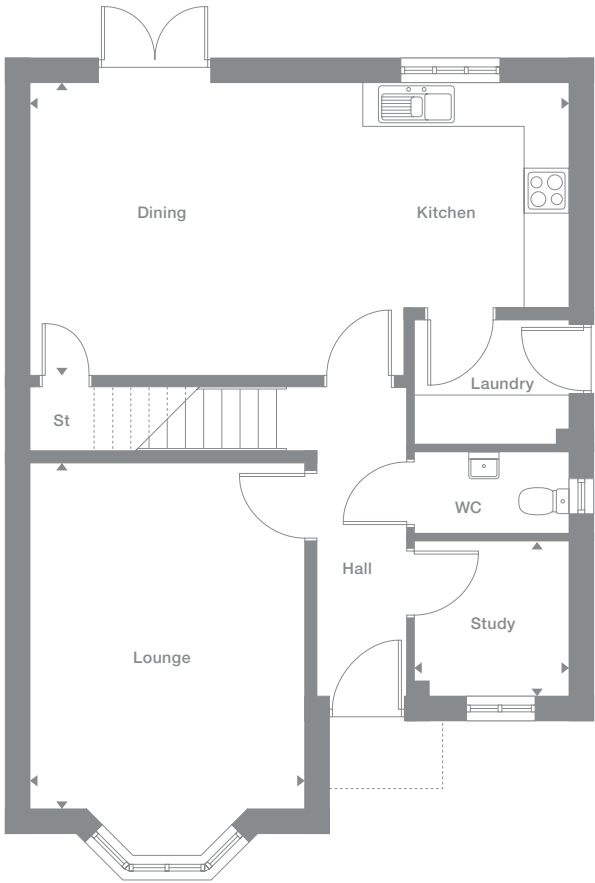
17*, 25*,
26*, 28*,
29*, 32*,
33

Floor Space

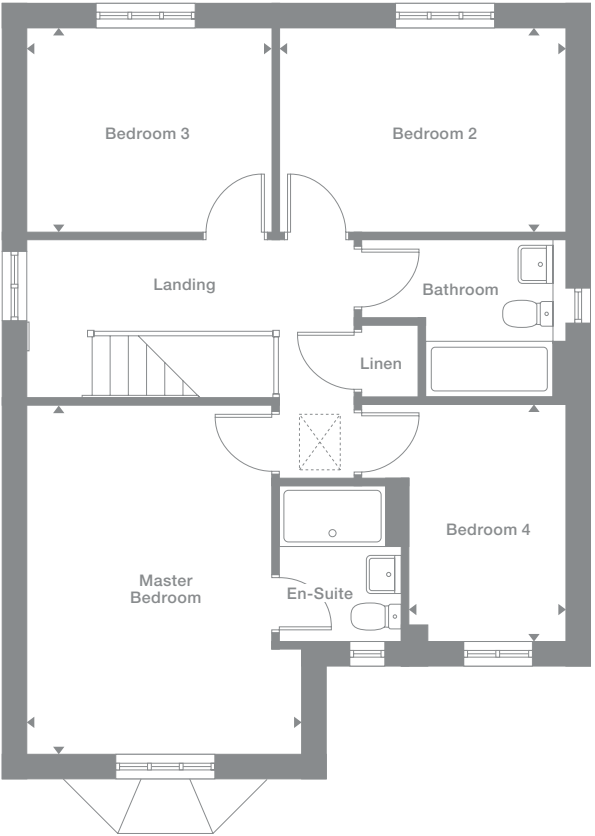
1,378 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Bramley

Overview
The bright, airy kitchen and dining room complements a dual aspect first-floor lounge in this exciting, adaptable family home. With a separate laundry, an additional second-floor shower room, a dormer bedroom and a luxurious master suite, it perfectly blends style with practical design.

Ground Floor
Kitchen/Dining
6.515m x 4.580m
21'4" x 15'0"

First Floor
Lounge
3.980m x 4.770m
13'0" x 15'7"

Master Bedroom
3.980m x 3.220m
13'0" x 10'7"

Bedroom 4/Study
2.440m x 3.630m
8'0" x 11'10"

Second Floor
Bedroom 2
4.015m x 3.315m
13'2" x 10'10"

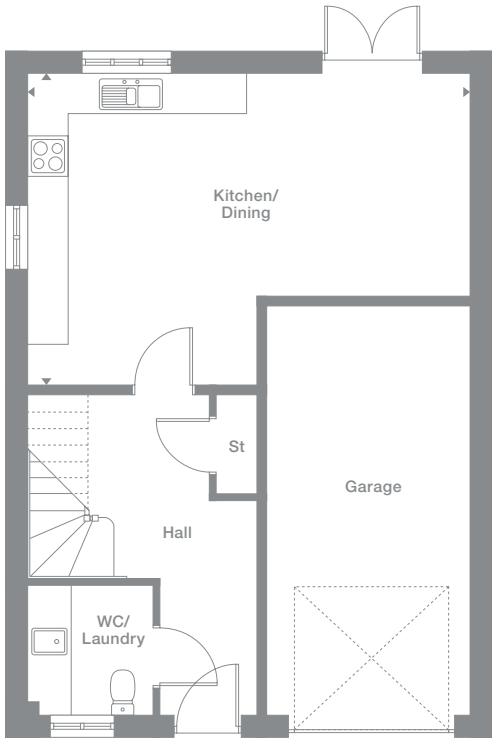
Bedroom 3
4.015m x 3.400m
13'2" x 11'1"

Floor Space
1,563 sq ft

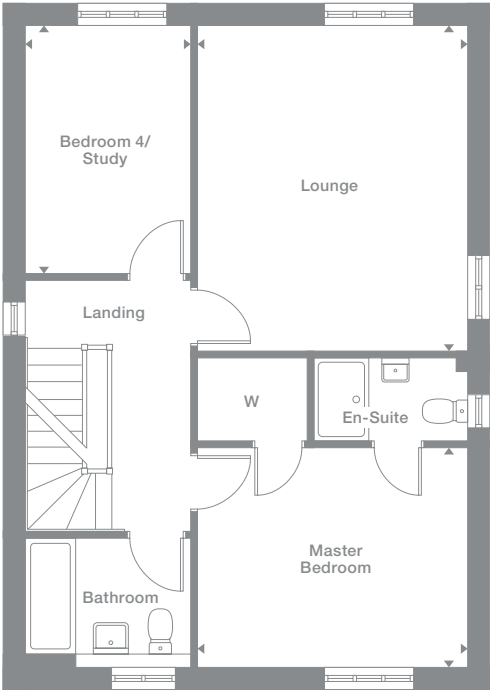
Plots
6, 7,
8*, 9*



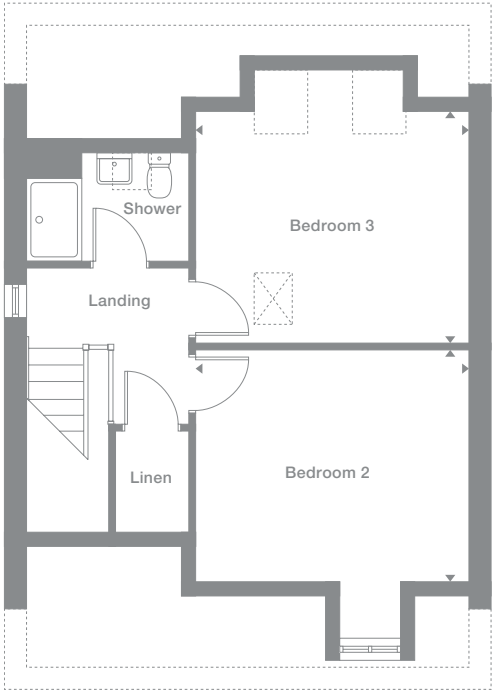
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above
† Window to Plots 7 and 8 only

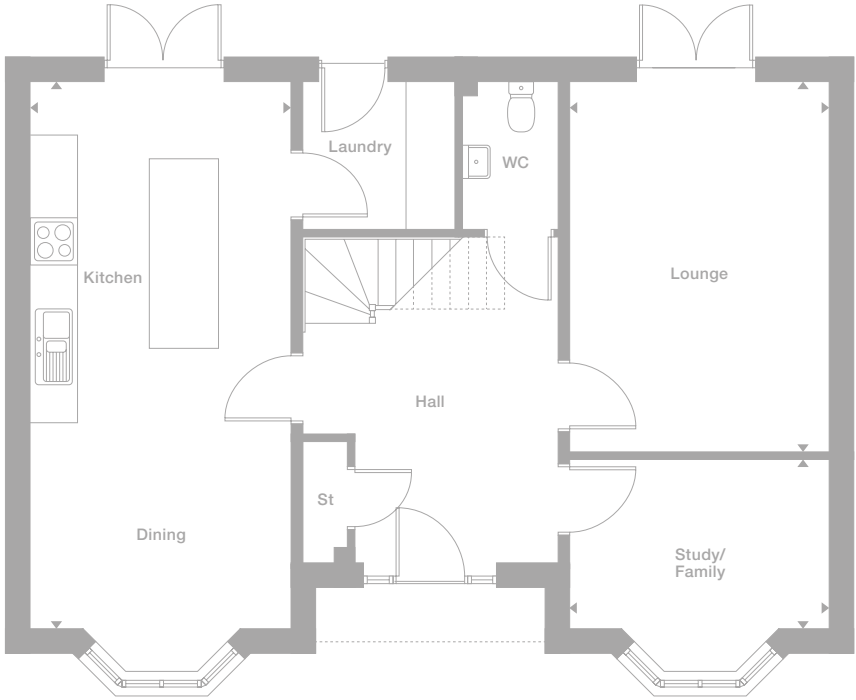
Overview
The imposing symmetry of the façade, and the striking hall, instantly demonstrate the prestige of this family home. The island kitchen extends to a bay-windowed dining area. With two en-suite bedrooms and a wealth of premium features, this is an endlessly rewarding residence.

Ground Floor	First Floor
Lounge 3.410m x 4.890m 11'2" x 16'0"	Master Bedroom 3.410m x 4.025m 11'2" x 13'2"
Kitchen/Dining 3.410m x 7.190m 11'2" x 23'7"	Bedroom 2 3.465m x 3.945m 11'4" x 12'11"
Study/Family 3.410m x 2.205m 11'2" x 7'2"	Bedroom 3 3.410m x 3.145m 11'2" x 10'3"
	Bedroom 4 2.950m x 3.065m 9'8" x 10'0"

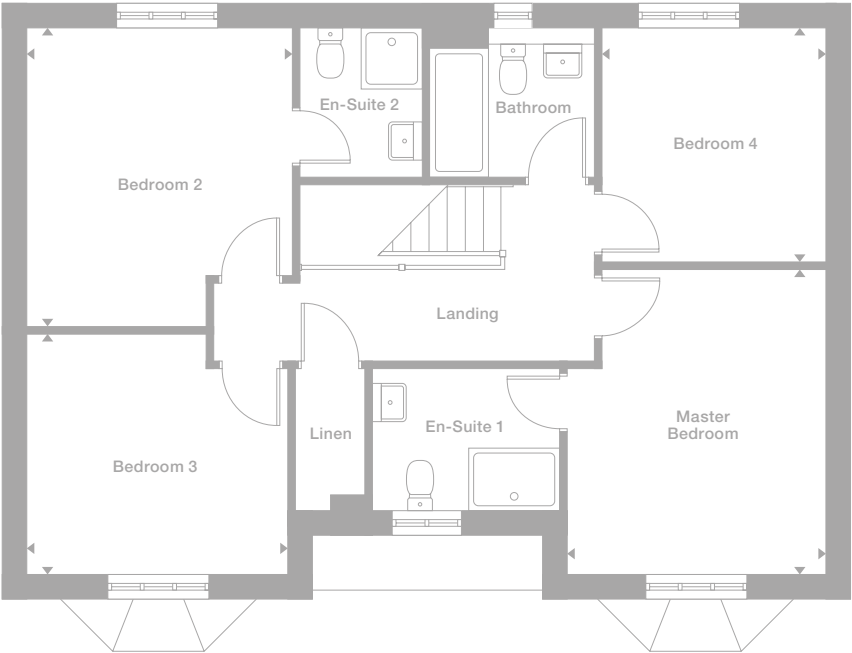
Plots	Floor Space
27, 30	1,582 sq ft



Ground Floor



First Floor



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Hascombe

Overview

From the bay windowed lounge and the airy family kitchen to the separate study, the second en-suite bedroom and the sumptuous dual aspect master bedroom with its dormer window and private staircase, every detail of this distinguished home testifies to its quite exceptional quality.

Ground Floor

Lounge 3.645m x 4.590m 11'11" x 15'0"	First Floor Bedroom 2 3.650m x 4.585m 11'11" x 15'0"
Kitchen/Dining 7.145m x 3.655m 23'5" x 11'11"	Bedroom 3 3.835m x 2.755m 12'7" x 9'0"
Study 2.025m x 2.005m 6'7" x 6'6"	Bedroom 4 3.210m x 2.755m 10'6" x 9'0"

Second Floor

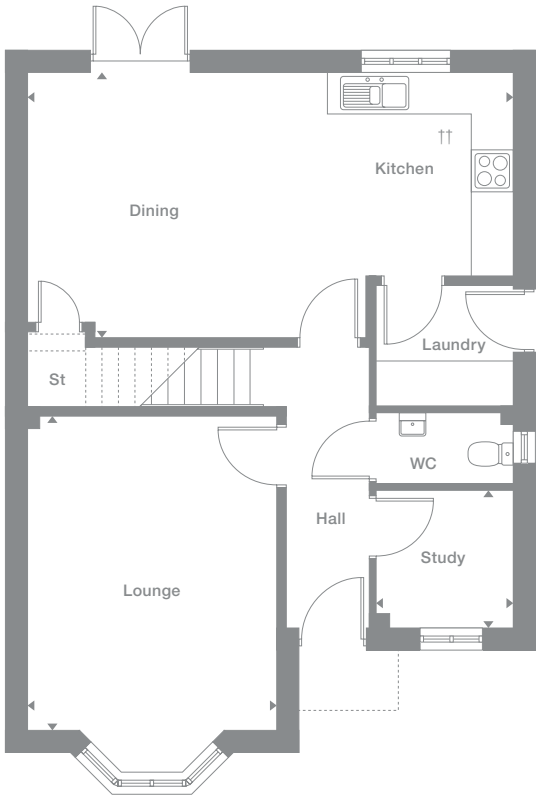
Master Bedroom 4.275m x 6.690m 14'0" x 21'11"	Plots 90, 91, 100*, 101*
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Floor Space

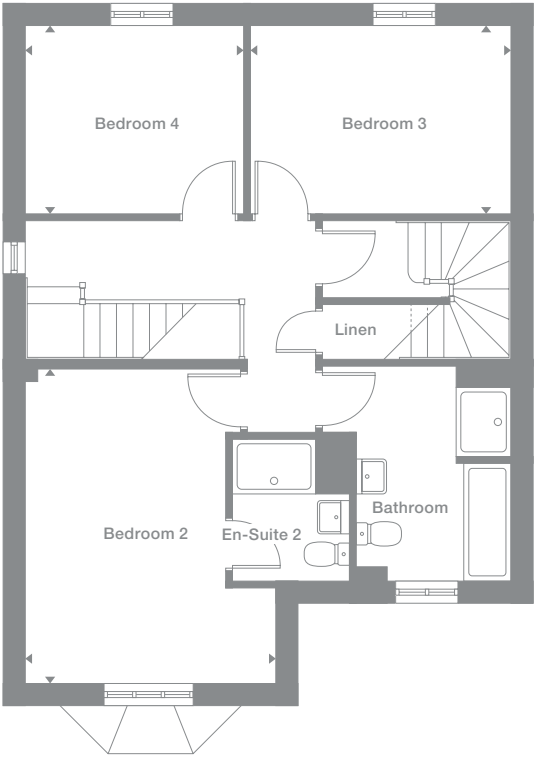
1,804 sq ft



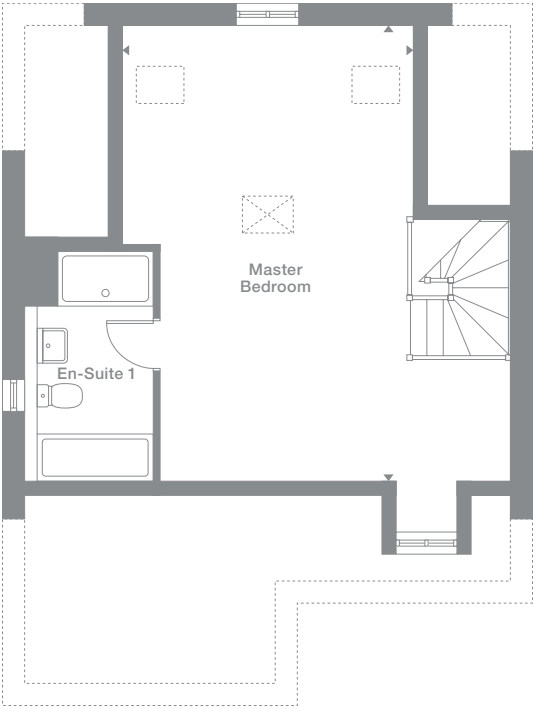
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above

↑↑ Alternative kitchen layout to Plot 1

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 85 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 85 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your Site Manager, who will supervise the build of your home and answer your questions along the way.

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

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

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We provide a unique 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.

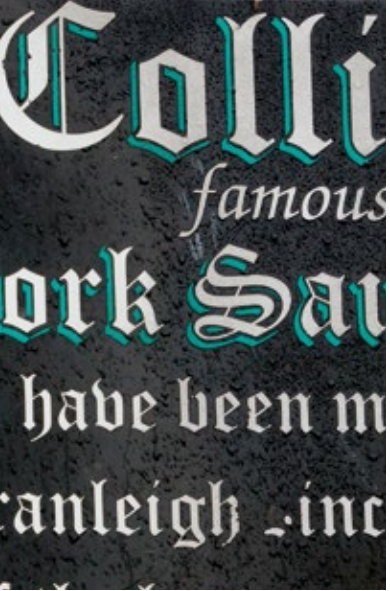
For your future

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.

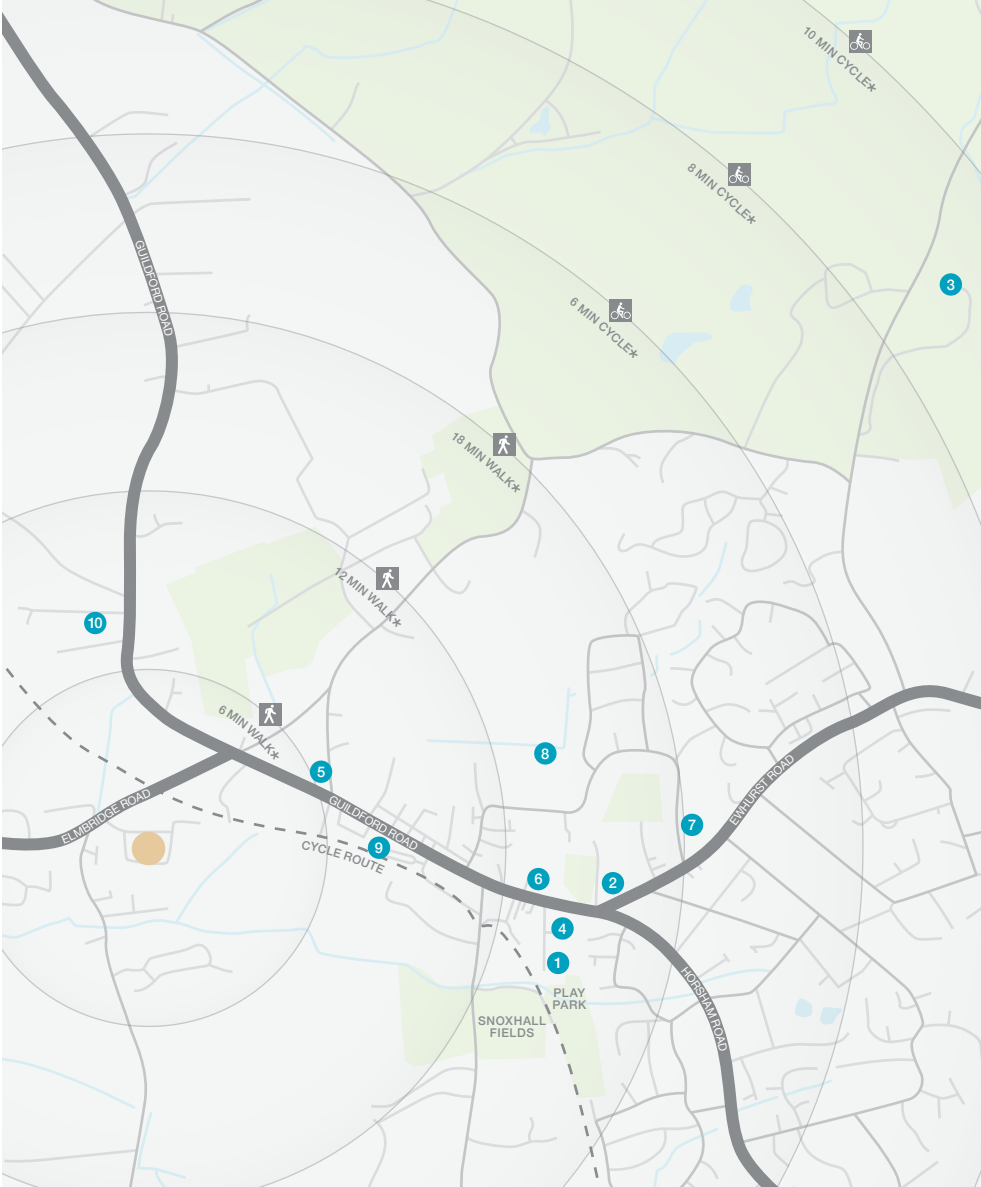


As befits the 'largest village in England', an outstanding selection of shops is interspersed with picturesque pubs, cafés and restaurants. In addition to a convenience store a few yards away there are, within around half a mile, Sainsbury's, Co-op and M&S Food stores, a butcher, a fishmonger, newsagents, pharmacies and a wide range of specialists from interiors and furnishing to bike and computer dealers, hairdressers and travel agents. Notcutts garden centre, with its pet centre, restaurant and beautiful plant displays, is just a ten-minute stroll away, and Cranleigh is also home to one of the country's oldest independent department stores, David Mann's, still one of Surrey's most popular retailers.

The village supports a wide choice of activities and attractions, all within around ten minutes walk of the development. The Arts Centre presents an eclectic, varied programme of film screenings, community theatre and workshops, as well as exhibitions and touring music and comedy shows. Cranleigh Leisure Centre offers swimming pools, a gym, squash and tennis courts and a sauna.



The village's large Medical Practice, dental surgery and schools are within easy walking distance of the development. Cranleigh C of E Primary and St Cuthbert Mayne Catholic Primary schools are both rated as 'Good' or 'Outstanding' by Ofsted. The local secondary, Glebelands School, is also rated 'Good', and the independent Cranleigh School sits on the northern edge of the village.



- 1 Cranleigh Leisure Centre,
Village Way
01483 274 400
 - 2 Cranleigh Arts Centre
1 High Street
01483 278 000
 - 3 Cranleigh Golf & Country Club,
Barhatch La
01483 268 855
 - 4 Cranleigh
Medical Practice,
18 High Street
01483 273 951
 - 5 Cranleigh
Cricket Club,
The Pavilion,
Horseshoe Lane
01483 274 220
 - 6 Cranleigh Post Office
41 High Street
01483 385 884
 - 7 St Cuthbert
Mayne Catholic
Primary School,
St Nicolas Avenue
01483 274 961
 - 8 Glebelands School
Parsonage Road
01483 542 400
 - 9 Cranleigh
Dental Centre,
234 High Street
01483 268 999
 - 10 Notcutts Cranleigh,
Guildford Road
01483 274 222
- Cranleigh C of E
Primary School,
Church Lane
01483 273 286

* 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



How to find us

Development
Contact Number:
03301 341 325

From Guildford
Leave Guildford by the A281 (Millbrook) and carry on for five miles, passing through Shalford and Bramley. Just over half a mile beyond Birtley House, turn left into Run Common Road. A mile on, at the first roundabout take the second exit, for Cranleigh. After one and a half miles, at the roundabout take the second exit, for Godalming. Quarter of a mile on, Cranleigh Grange is on the left.

From Horsham
Leave Horsham by the A281 (Bishopric) and at the junction with the A24 take the second exit. Stay on the A281, taking the second exit at the Newbridge Roundabout and following signs for Guildford. Go through Clemsfold, Bucks Green and Alford Crossways. Pass the first turning on the left signposted for Cranleigh, then six hundred yards on turn right into Alford Road. Carry on to the junction with the B2130, turn right, and Cranleigh Grange is immediately on the right.

Sat Nav: GU6 8LP

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.

**CONSUMER
CODE FOR
HOME BUILDERS**
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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.

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