

deer park

a selection of energy efficient one, two, three
and four bedroom homes and apartments

mill^{er}homes

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.

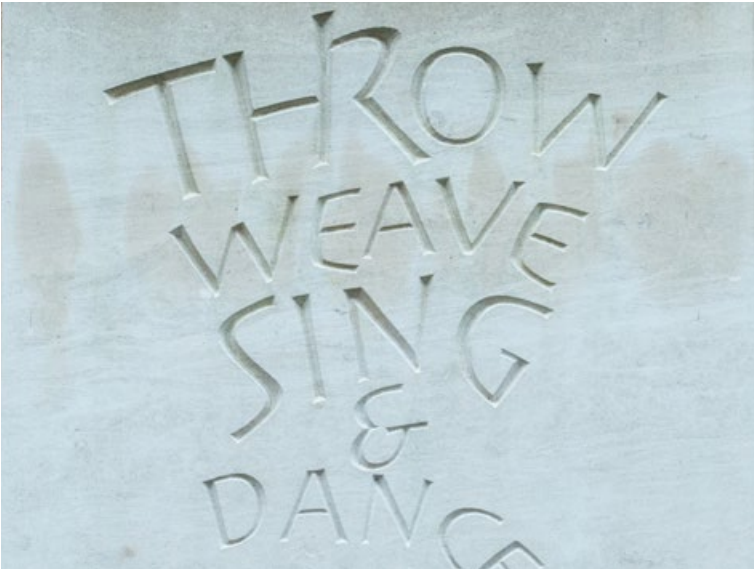
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that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

Deer Park is within half a mile of the A31, connecting with the A3 for London and the M3 for the south and west. Trains from Farnham Station, a little over a mile from the development, reach London Waterloo in approximately an hour, and there are also direct services to Alton and Guildford. Buses to Whitehill, Haslemere and Aldershot, as well as to the town centre and railway station, stop near the development, and National Cycle Route 22 runs within half a mile of Deer Park.





The Six Bells, a few yards away, is an 18th century pub and restaurant with an award-winning garden. There is a service station and 24-hour convenience store just across the road, and Sainsbury's and Lidl supermarkets within a short walk. In the town centre, a mile away, the lively variety of independent shops and services is interspersed with restaurants, cafés and pubs, creating a charming, traditional market town ambience.



Welcome
Home

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.

Set on the edge of the vast Farnham Park and with direct access, 20 minutes' walk from Farnham town centre and less than 20 miles from the M25, this tree-lined selection of energy efficient one, two, three and four bedroom homes and apartments brings an exciting new neighbourhood into an enormously desirable location. With excellent local shops and services, and outstanding outdoor attractions nearby, it combines calm, leafy surroundings with an exceptionally convenient situation.
Welcome to Deer Park...





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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. 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.

The Maltings

Overview
With its stylish kitchen and french doors opening onto a terrace or balcony, the open-plan living area of this superb two bedroom apartment forms a bright, welcoming social space. The large cupboard by the front door is perfect for outdoor wear or sports equipment.

Room Dimensions
Kitchen/Dining/Living
6.36m x 4.64m
20'10" x 15'3"

Principal Bedroom
4.33m x 3.10m
14'3" x 10'2"

Bedroom 2
3.37m x 2.30m
11'1" x 7'7"

Bathroom
2.20mm x 2.00m
7'3" x 6'6"

Floor Space
660 sq ft

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

Overview
Featuring a dual-aspect living area that extends from a bright galley style kitchen to french doors accessing a terrace or balcony, creating a light, airy social space, this is an eminently practical, appealing apartment. The hall includes a large double-doored cupboard for coats and boots.

Room Dimensions
Kitchen/Dining/Living
7.51m x 3.34m
24'7" x 10'11"

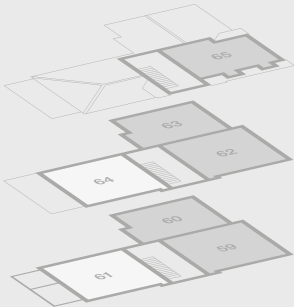
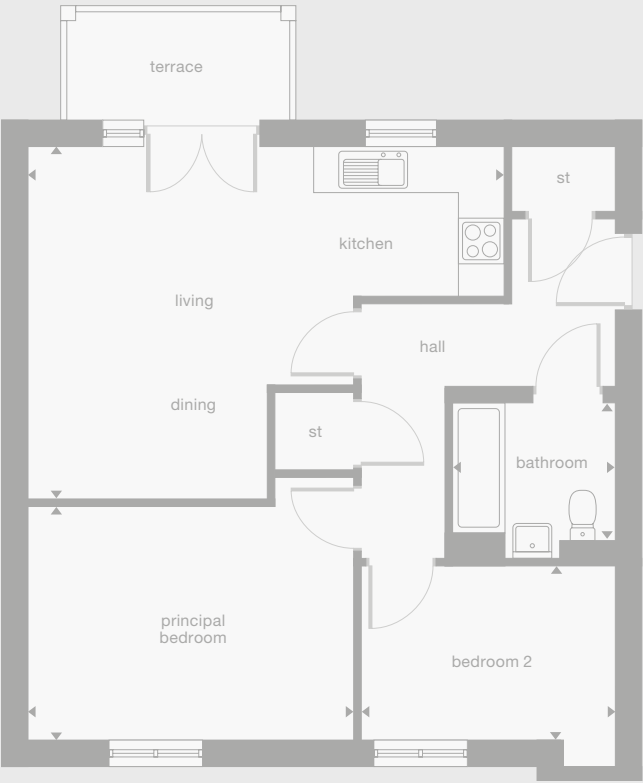
Principal Bedroom
4.20m x 2.85m
13'8" x 9'4"

Bathroom
2.05m x 2.20m
6'8" x 7'3"

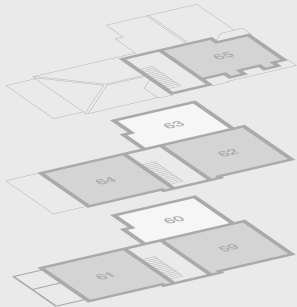
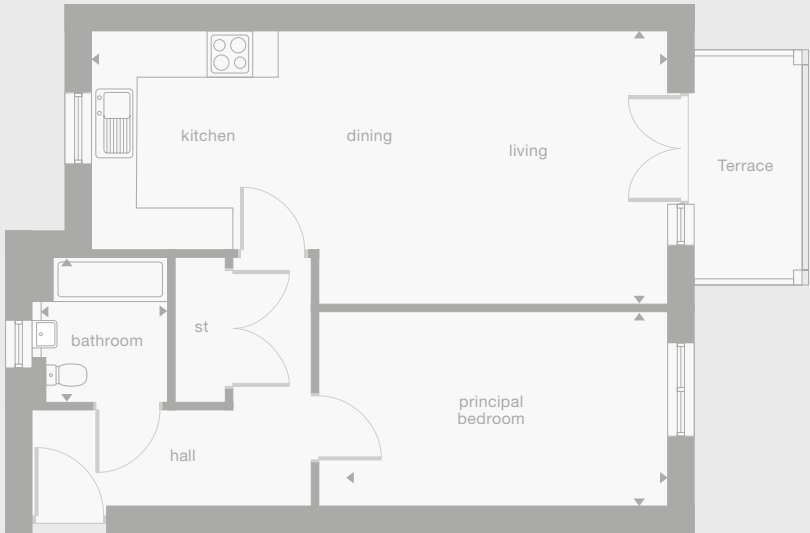
Floor Space
544 sq ft



Type 1



Type 2



First Home plots are discounted by 30% from the market value and can only be sold to a person or persons meeting the qualifying criteria. For more details, please visit millerhomes.co.uk/our-offers/first-homes or gov.uk/guidance/first-homes



The Maltings

Overview
Dual aspect windows and french doors opening to a terrace or balcony add a light, airy appeal to the practical open-plan living area of this inviting contemporary apartment. There are three useful cupboards, and bedroom two could be transformed into an office or studio.

Room Dimensions
Kitchen/Dining/Living
5.49m x 4.57m
18'1" x 14'11"

Principal Bedroom
4.10m x 3.17m
13'6" x 10'3"

Bedroom 2
3.43m x 2.30m
11'4" x 7'7"

Bathroom
2.20m x 2.00m
7'3" x 6'6"

Floor Space
660 sq ft

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

Overview
Twin dormer windows bring a very special distinction and charm to this delightful second-floor apartment. The open-plan design combines visual appeal with enormous convenience, and with two cupboards in the hall and a third in the bedroom there is plenty of useful storage space.

Room Dimensions
Kitchen/Dining/Living
7.80m x 2.75m
25'6" x 9'1"

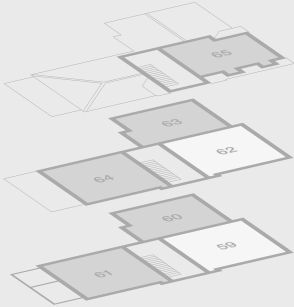
Principal Bedroom
4.21m x 3.20m
13'8" x 10'6"

Bathroom
2.20m x 2.00m
7'3" x 6'6"

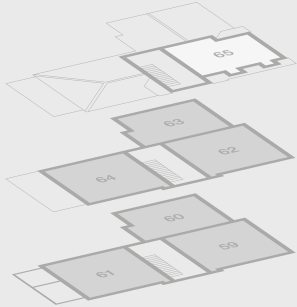
Floor Space
560 sq ft



Type 3



Type 4



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Richmont

Overview
The lounge opens onto a light, airy kitchen and dining room with french doors opening out to the garden, perfect for barbecues. A downstairs WC complements the family bathroom set between the principal bedroom and study upstairs, and there are useful cupboards on both floors.

Ground Floor	First Floor
Lounge 3.70m x 4.09m 12'2" x 13'5"	Principal Bedroom 3.70m x 3.16m 12'2" x 10'4"
Kitchen/Dining 3.70m x 2.46m 12'2" x 8'1"	Study 3.70m x 2.36m 12'2" x 7'9"
WC 1.42m x 1.09m 4'8" x 3'7"	Bathroom 1.70m x 2.12m 5'7" x 7'0"

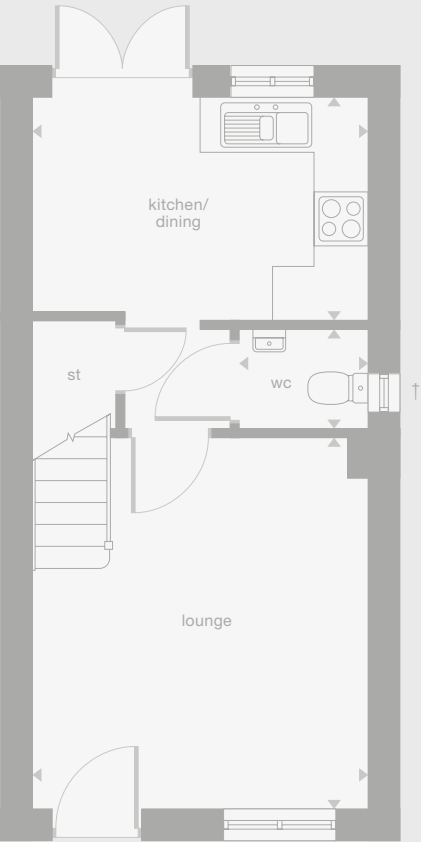
Floor Space
625 sq ft

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

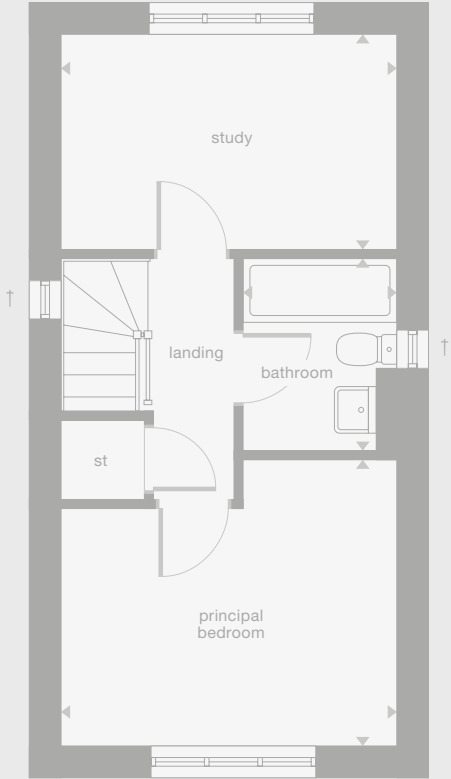
† Window not applicable to all plots. Please see Development Sales Manager for details.



Ground Floor



First Floor



Delmont

Overview
The bright, beautifully planned kitchen and dining area is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

Ground Floor	First Floor
Lounge 3.05m x 4.32m 10'0" x 14'2"	Principal Bedroom 4.03m x 3.71m 13'3" x 12'2"
Kitchen/Dining 4.03m x 3.08m 13'3" x 10'1"	En-Suite 1.08m x 2.30m 3'7" x 7'7"
WC 1.50m x 1.14m 4'11" x 3'9"	Bedroom 2 4.03m x 2.67m 13'3" x 8'9"
	Bathroom 1.86m x 2.15m 6'1" x 7'1"

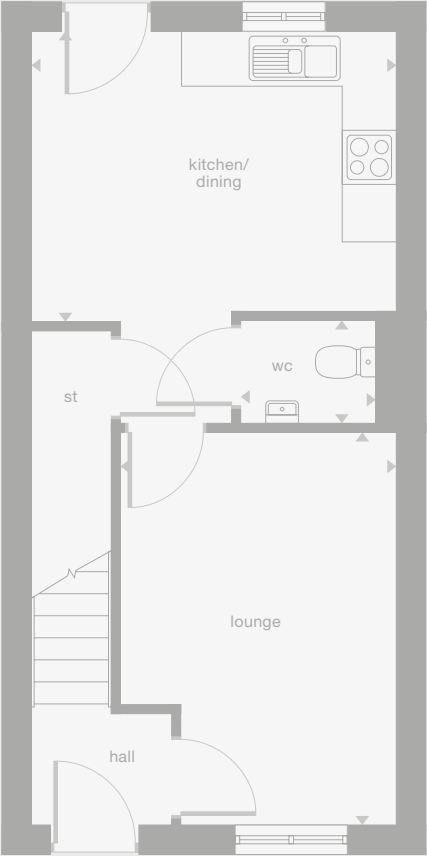
Floor Space
758 sq ft

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

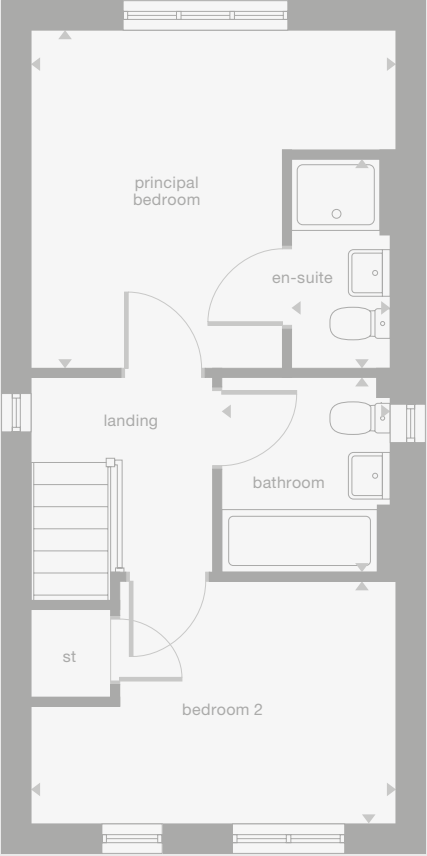
† Window not applicable to all plots. Please see Development Sales Manager for details.



Ground Floor



First Floor



Denton

Overview
French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining area that also features a separate laundry area. There is a downstairs WC, a family bathroom, generous storage space and a dedicated study.

Ground Floor	First Floor
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"	Study 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"

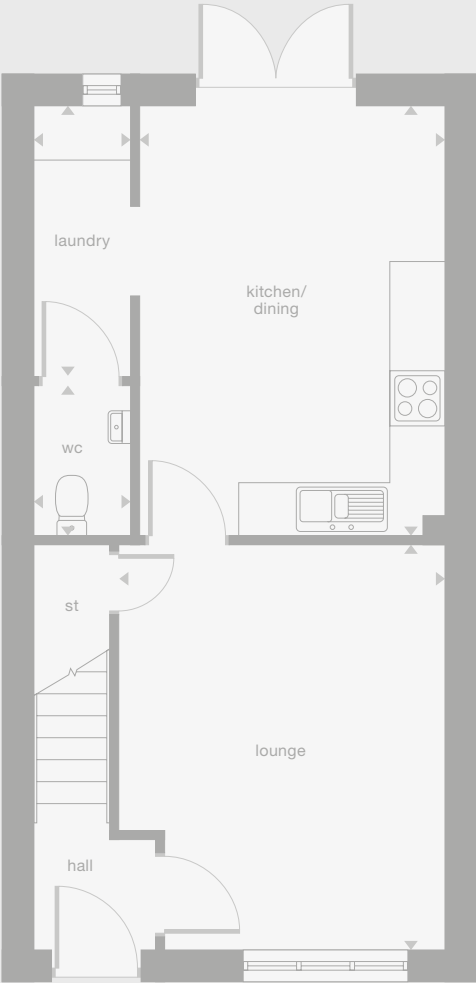
Floor Space
907 sq ft

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

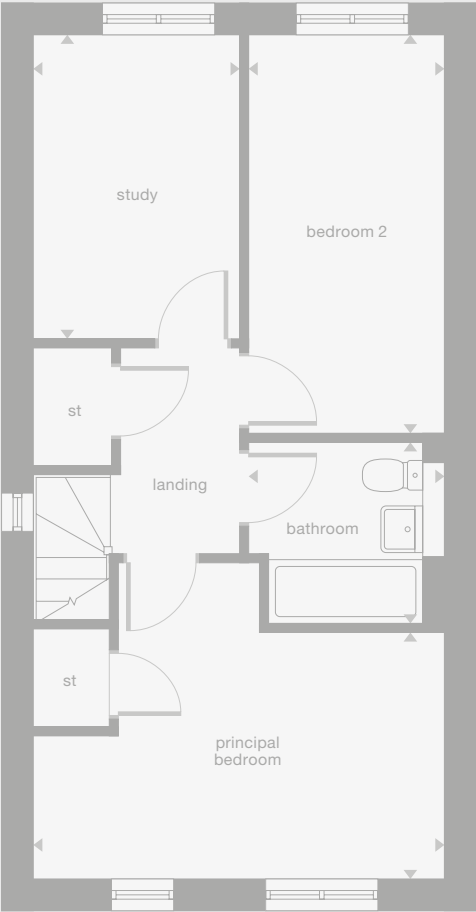
† Window not applicable to all plots. Please see Development Sales Manager for details.



Ground Floor



First Floor



Braxton

Overview
Both the lounge and the kitchen/dining and family area are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

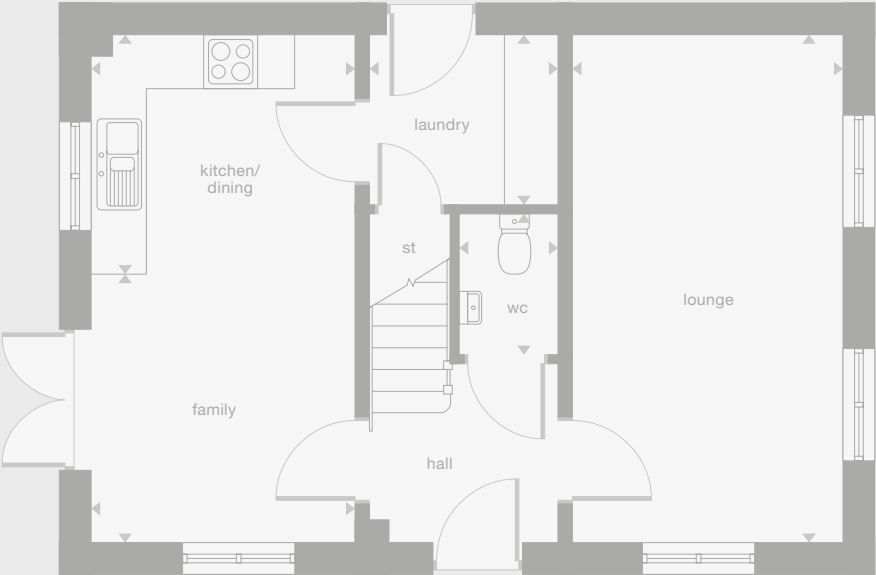
Ground Floor	First Floor
Lounge 2.99m x 5.58m 9'10" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 3.19m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

Floor Space
996 sq ft

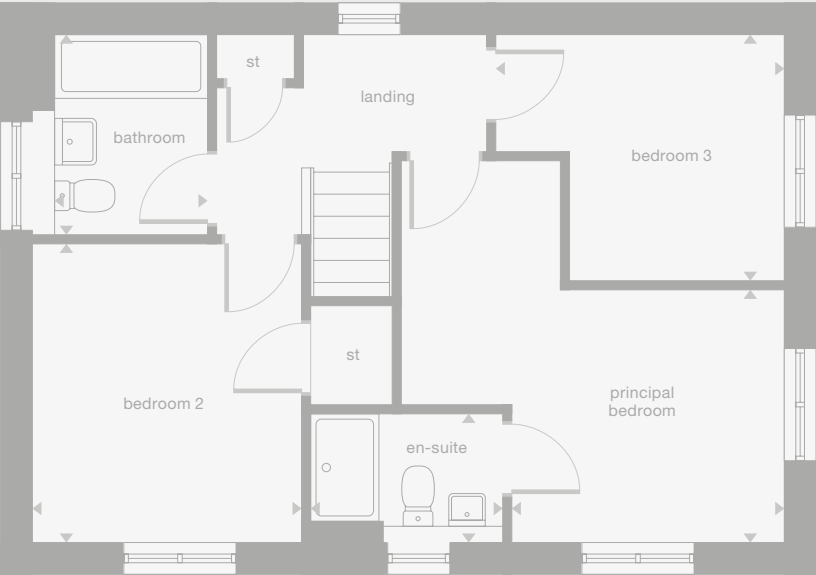
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Middleton

Overview
In addition to the kitchen featuring french doors in the family/dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

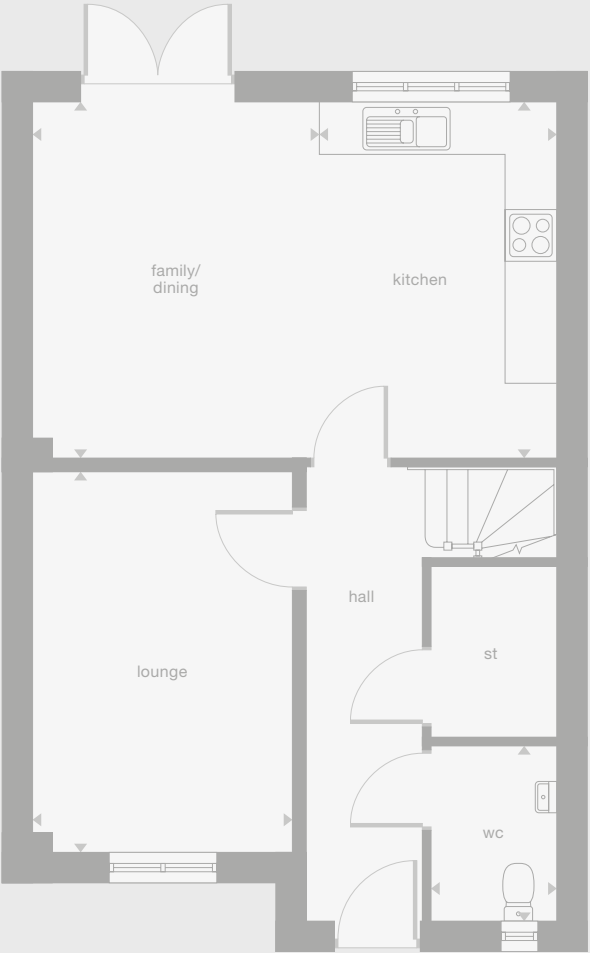
Ground Floor	First Floor
Lounge 3.00m x 4.37m 9'10" x 14'4"	Principal Bedroom 3.47m x 3.14m 11'5" x 10'4"
Kitchen 2.74m x 4.09m 9'0" x 13'5"	En-Suite 2.47m x 1.06m 8'1" x 3'6"
Family/Dining 3.29m x 4.09m 10'10" x 13'5"	Bedroom 2 2.83m x 4.08m 9'3" x 13'5"
WC 1.45m x 2.00m 4'9" x 6'7"	Bedroom 3 3.11m x 3.53m 10'3" x 11'7"
	Bathroom 1.83m x 2.15m 6'0" x 7'1"

Floor Space
1,169 sq ft

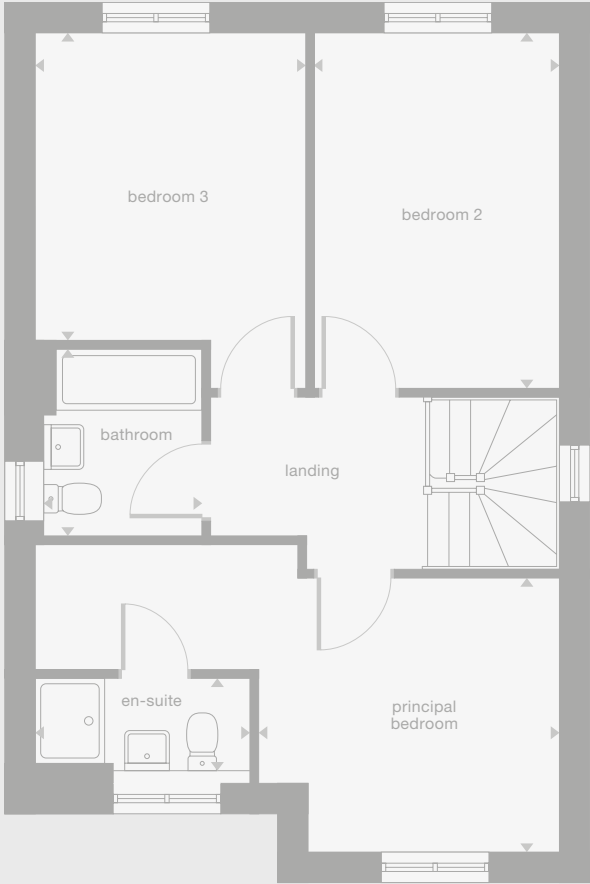
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Fordwood

Overview

The bay windowed family room adjoins a kitchen/dining area with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

Ground Floor

- Lounge
3.23m x 5.20m
10'7" x 17'1"
- Kitchen/Dining
4.57m x 3.16m
15'0" x 10'4"
- Laundry
2.08m x 1.82m
6'10" x 6'0"
- Family
3.32m x 5.20m
10'11" x 17'1"
- WC
1.09m x 1.50m
3'7" x 4'11"

First Floor

- Principal Bedroom
4.57m x 3.01m
15'0" x 9'11"
- En-Suite
1.45m x 1.23m
4'9" x 4'1"
- Bedroom 2
4.54m x 2.52m
14'11" x 8'3"
- Bedroom 3
3.63m x 3.07m
11'11" x 10'1"
- Study/Bedroom 4
2.25m x 2.03m
7'5" x 6'8"
- Bathroom
2.77m x 1.89m
9'1" x 6'3"

Floor Space

1,267 sq ft

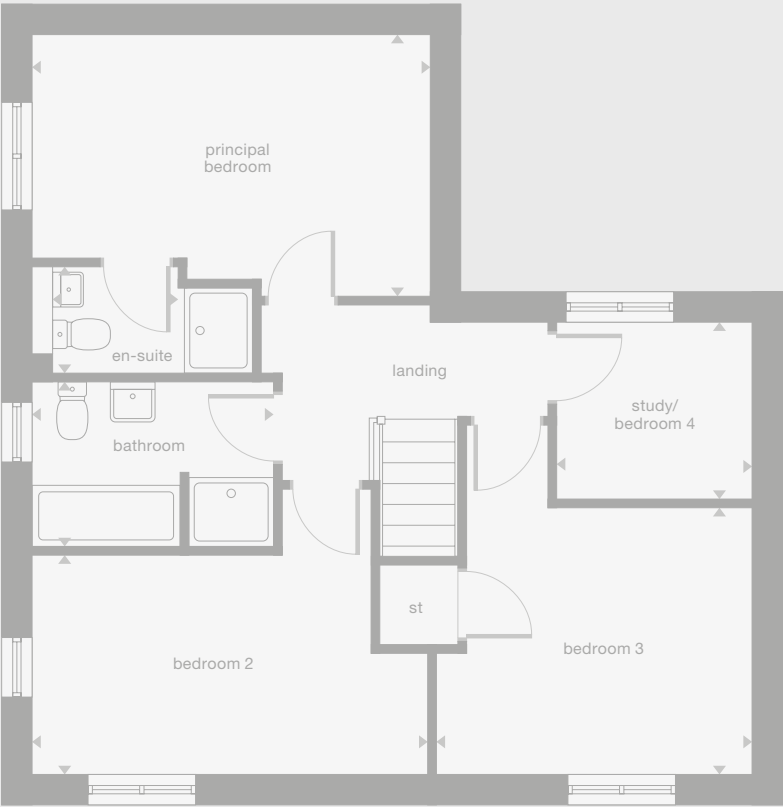
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Castlemont

Overview
The kitchen and dining area includes a superb, light filled family area with french doors and rooflights, complementing a comfortable lounge and a downstairs WC. Two of the three bedrooms and the bathroom share the first floor, and the en-suite principal bedroom includes a charming dormer window.

Ground Floor
Lounge
2.63m x 4.70m
8'8" x 15'5"
Kitchen
2.73m x 3.66m
9'0" x 12'0"
Family
4.82m x 1.80m
15'10" x 5'11"
Dining
2.08m x 3.00m
6'10" x 9'10"
WC
0.90m x 2.29m
2'11" x 7'6"

First Floor
Bedroom 2
4.82m x 3.02m
15'10" x 9'11"
Bedroom 3
4.82m x 3.16m
15'10" x 10'4"
Bathroom
2.48m x 2.10m
8'2" x 6'11"

Second Floor
Principal Bedroom
4.82m x 4.73m
15'10" x 15'6"
En-Suite
1.41m x 2.44m
4'8" x 8'0"

Floor Space
1,271 sq ft

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

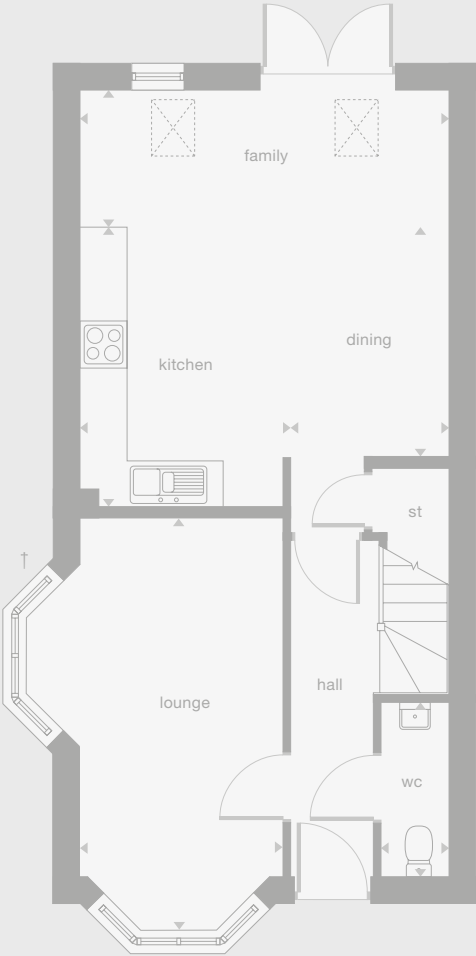
↑ Additional bay window to plot 55

Denotes full height ceiling line

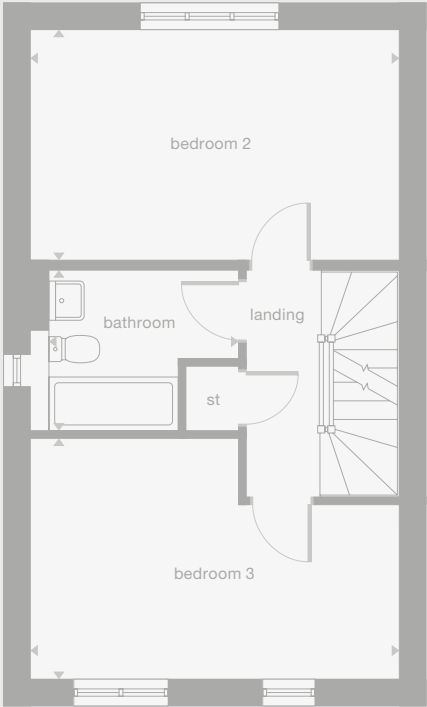
Denotes 1.500m height ceiling line



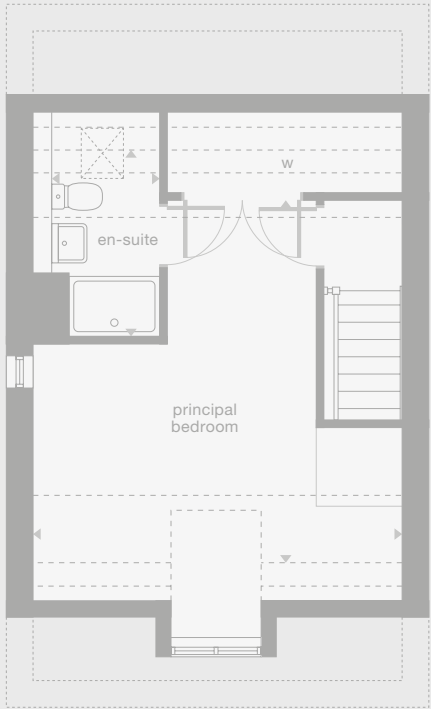
Ground Floor



First Floor



Second Floor



Beauwood

Overview
From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the family room, the principal bedroom and study are dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes a separate shower.

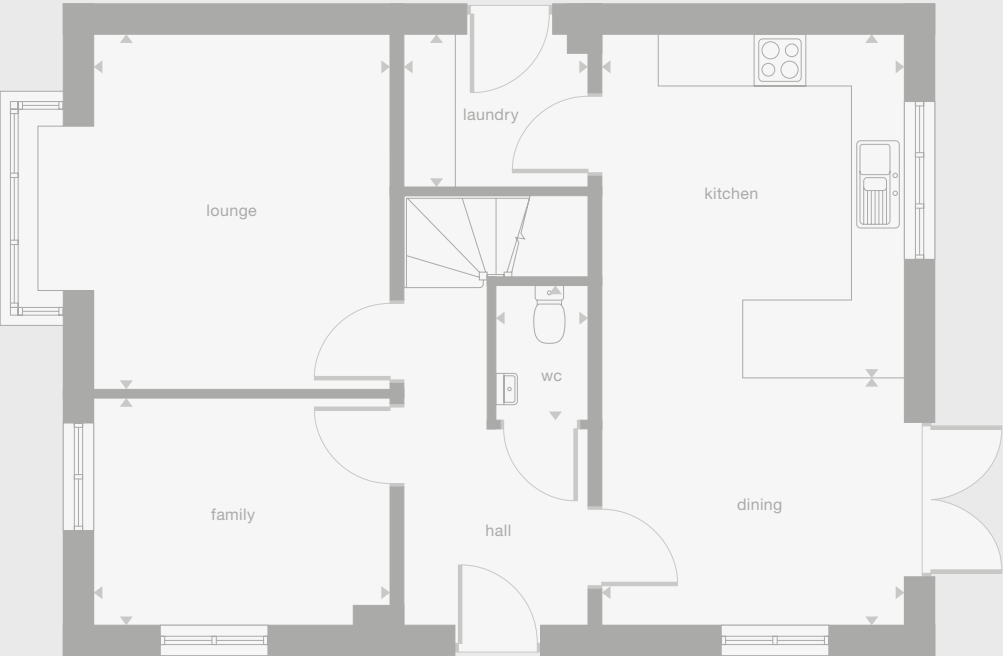
Ground Floor	First Floor
Lounge 4.10m x 4.09m 13'5" x 13'5"	Principal Bedroom 3.53m x 3.41m 11'7" x 11'2"
Kitchen 3.48m x 3.96m 11'5" x 13'0"	En-Suite 2.04m x 1.79m 6'8" x 5'11"
Laundry 2.12m x 1.76m 7'0" x 5'9"	Bedroom 2 3.48m x 3.30m 11'5" x 10'10"
Dining 3.48m x 2.83m 11'5" x 9'4"	Bedroom 3 3.56m x 3.28m 11'8" x 10'9"
Family 3.42m x 2.61m 11'3" x 8'7"	Study 2.42m x 3.39m 8'0" x 11'2"
WC 1.07m x 1.55m 3'6" x 5'1"	Bathroom 3.14m x 1.70m 10'4" x 5'7"

Floor Space
1,379 sq ft

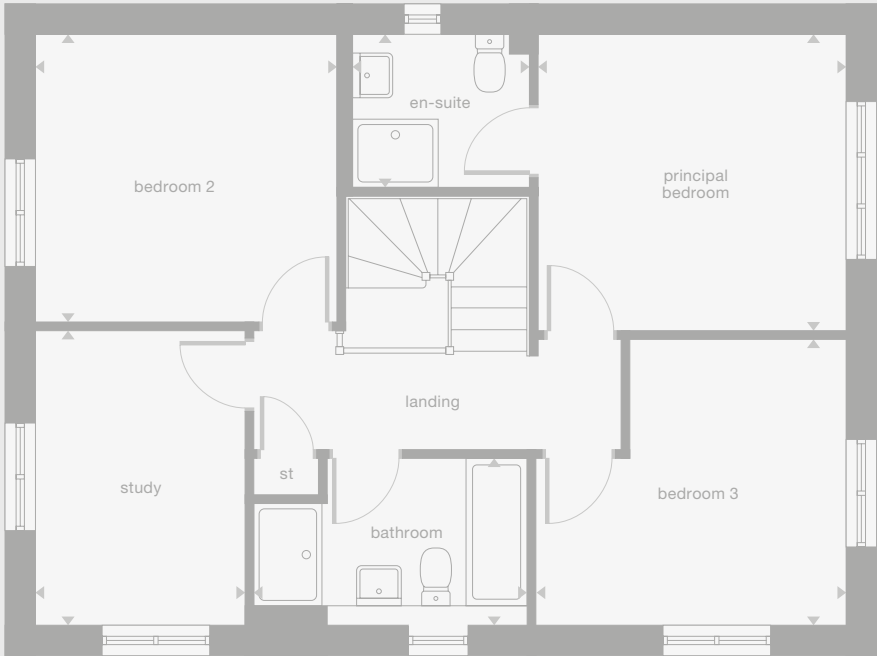
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Briarwood

Overview
With its stylish lounge and airy, open-plan kitchen and dining area, this superb home is perfect for lively gatherings. There is a separate laundry room and a dedicated study, and the bright gallery landing opens onto the bathroom and four bedrooms, one of them en-suite.

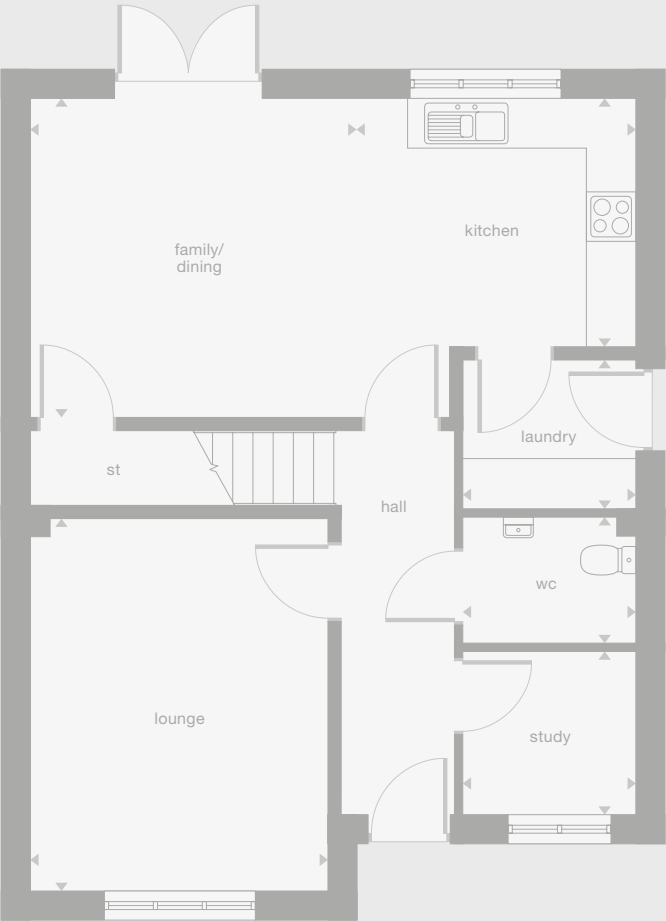
Ground Floor	First Floor
Lounge 3.56m x 4.47m 11'8" x 14'8"	Principal Bedroom 3.56m x 3.13m 11'8" x 10'3"
Kitchen 3.36m x 2.99m 11'0" x 9'10"	En-Suite 2.16m x 1.30m 7'1" x 4'3"
Laundry 2.08m x 1.80m 6'10" x 5'11"	Bedroom 2 3.62m x 3.51m 11'11" x 11'6"
Family/Dining 3.91m x 3.84m 12'10" x 12'7"	Bedroom 3 4.19m x 2.75m 13'9" x 9'0"
Study 2.08m x 1.97m 6'10" x 6'6"	Bedroom 4 2.98m x 2.73m 9'10" x 9'0"
WC 2.08m x 1.52m 6'10" x 5'0"	Bathroom 2.38m x 2.16m 7'10" x 7'1"

Floor Space
1,419 sq ft

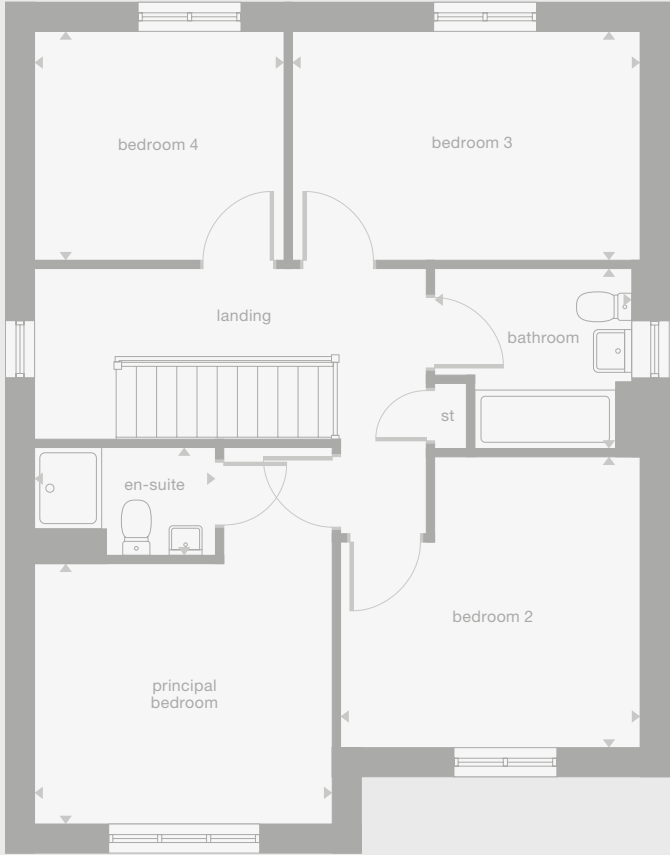
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Faverwood

Overview

French doors fill the family kitchen and breakfast area with light, complementing an impressive lounge and dining room. The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

Ground Floor

- Lounge
3.20m x 5.19m
10'6" x 17'1"
- Kitchen
3.92m x 3.04m
12'11" x 10'0"
- Laundry
2.59m x 1.82m
8'6" x 6'0"
- Family/Breakfast
4.13m x 4.62m
13'7" x 15'2"
- Dining
2.66m x 3.31m
8'9" x 10'11"
- WC
1.90m x 1.45m
6'3" x 4'9"

First

- Principal Bedroom
2.91m x 3.51m
9'7" x 11'6"
- En-Suite 1
1.68m x 2.07m
5'6" x 6'10"
- Dressing
2.50m x 1.54m
8'3" x 5'1"
- Bedroom 2
3.26m x 3.34m
10'9" x 11'0"
- En-Suite 2
2.14m x 1.54m
7'1" x 5'1"
- Bedroom 3
3.22m x 3.49m
10'7" x 11'6"
- Bedroom 4
2.44m x 4.62m
8'0" x 15'2"
- Bathroom
2.19m x 2.77m
7'2" x 9'1"

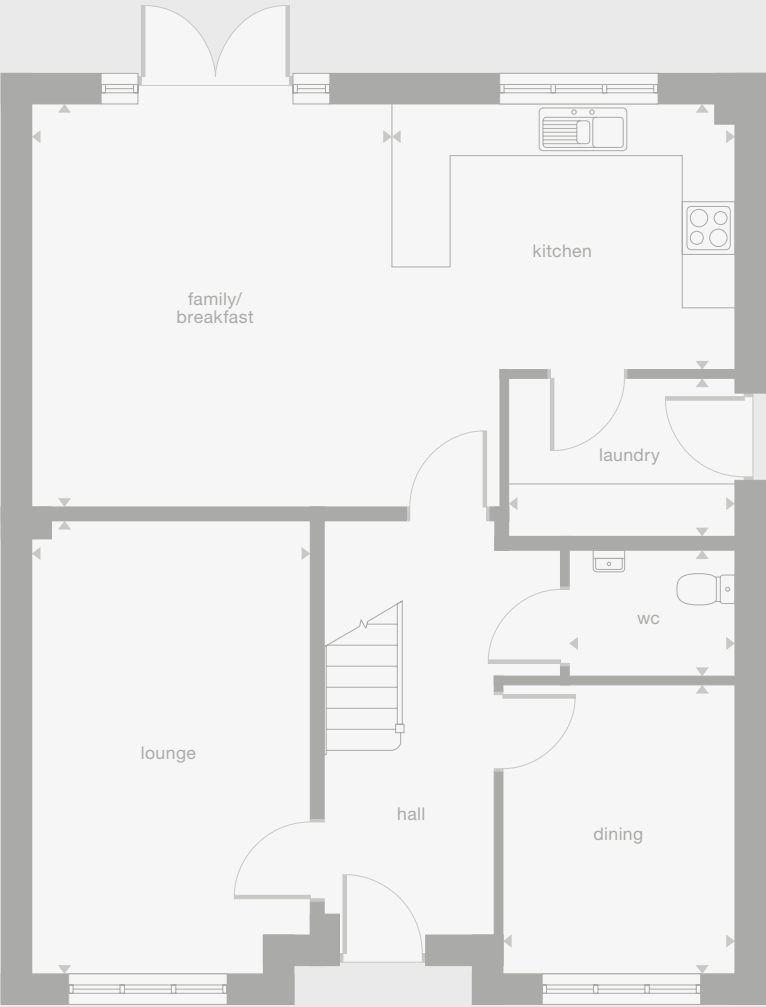
Floor Space

1,704 sq ft

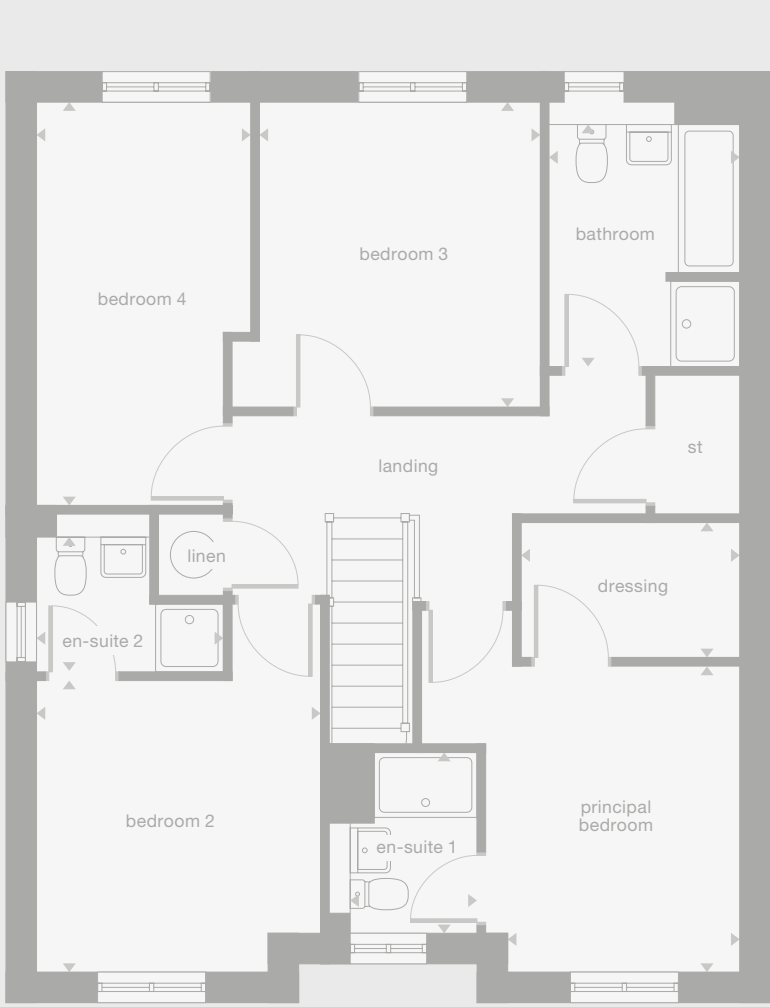
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.



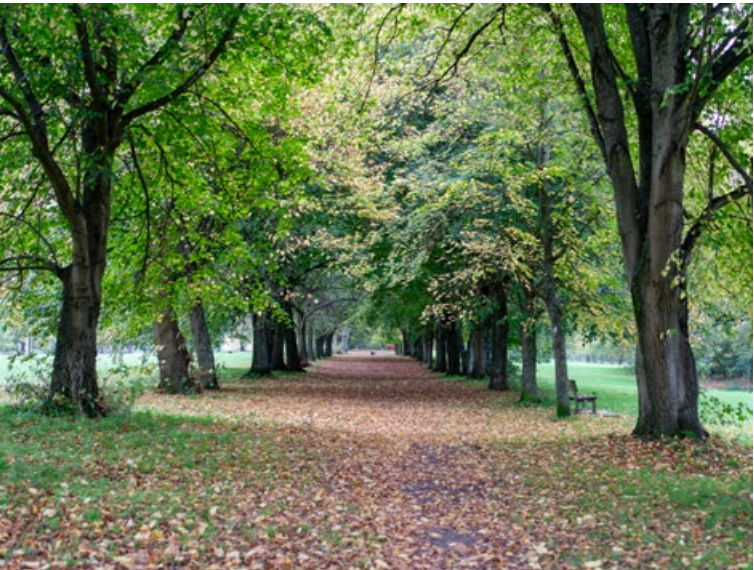
The five-screen Reel Farnham cinema is located in the Old Market Place, and the Museum of Farnham, housed in a beautiful Georgian building with a walled garden, provides a focus for many community activities. Half a mile away there is a David Lloyd gym with a swimming pool, and amenities in Aldershot include an Alpine Snowsports Centre and a gym, a theatre and a cinema near Westgate Retail and Leisure Park.

The area is rich in outstanding outdoor attractions. In addition to the ancient oaks and delightful playgrounds of Farnham Park, the medieval deer park adjacent to the development, the forest trails of Bourne Woods, the woodlands and adventure play of Alice Holt Forest, and Frensham Great Pond with its beach, a popular venue for swimming or sailing, are all in easy reach. There is a nine-hole golf course on the edge of Farnham Park, and the 18-hole course at Farnham Golf Club is around two miles away.

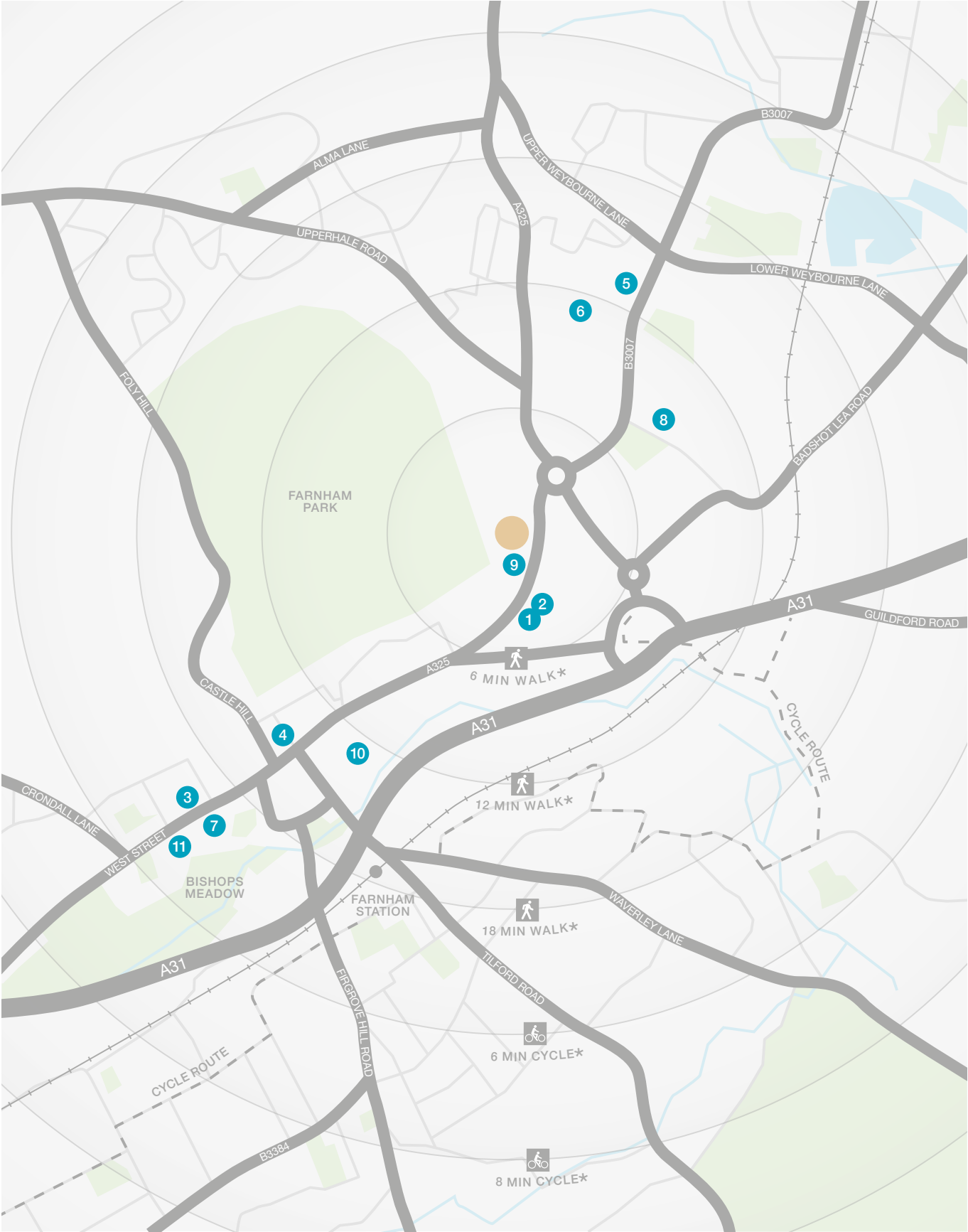




Local schools include the William Cobbett Primary School, which supports a strong academic record with a wide range of extra-curricular activities and sports, and Farnham Heath End Secondary School. Both are rated Good by Ofsted, and both are within fifteen minutes' walk of the development. Farnham Centre for Health, around 350 yards away, houses the Farnham Dene Medical Practice and a pharmacy, and there is a choice of dentists in the town centre.



Useful
Contacts



- 1 Rowlands Pharmacy
Hale Road
01252 715 662
- 2 Farnham Dene Medical Practice
Hale Road
01252 730 100
- 3 Time Dental
87 West Street
01252 723008
- 4 Farnham Post Office
14 The Borough
0345 722 3344
- 5 William Cobbett Primary School
Weybourne Road
01252 312 772
- 6 Farnham Heath End School
Hale Reeds
01252 733 371
- 7 Farnham Library
28 West Street
0345 600 9009
- 8 David Lloyd Farnham
Monkton Lane
01252 731 340
- 9 The Six Bells
55 Hale Road
01252 591 020
- 10 Reel Farnham
8 Old Market Place
01252 939 512
- 11 Museum of Farnham
38 West Street
01252 715 094

* 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

How to
find us

From the M25
From M25 junction 10 follow the A3 through Guildford. At the Hog's Back junction, join the A31 for Farnham. After six and a half miles, at the Shepherd & Flock roundabout take the third exit, joining the A325. At the next roundabout take the second exit, then at Six Bells roundabout take the first exit and, 100 yards on, the entrance to Deer Park is on the right.

From Basingstoke
From the Black Dam Interchange, follow the M3 eastbound for four miles. At junction 5, leave the motorway and take the fourth roundabout exit to join the A287 for Farnham. Seven miles on, with a Shell service station on the right, bear left into the A3016 for Guildford. After one and a quarter miles, at a T-junction turn right, for Farnham. At Six Bells roundabout take the third exit and, 100 yards on, the entrance to Deer Park is on the right.

Sat Nav
GU9 9RL



First Home plots are discounted by 30% from the market value and can only be sold to a person or persons meeting the qualifying criteria. For more details, please visit millerhomes.co.uk/our-offers/first-homes or gov.uk/guidance/first-homes



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.

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.



Development Opening Times
Thursday to Monday
10.30am - 5.30pm

03301 730 117
millerhomes.co.uk

deer
park