



Kings Gate
Kings Langley

mill

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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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3 Bedroom

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4 Bedroom

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5 Bedroom

- Shelduck**
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- 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.

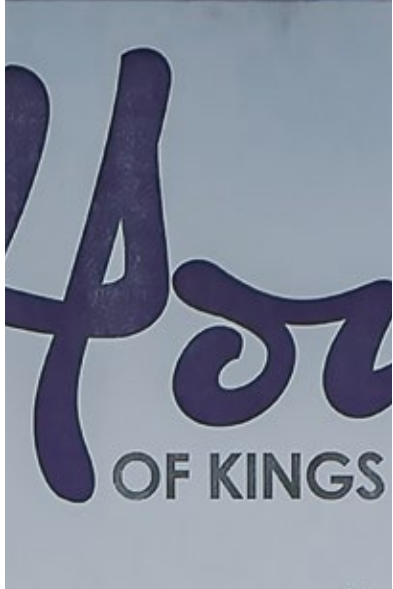
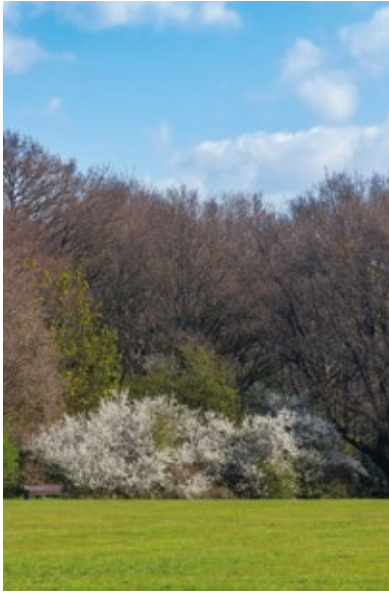




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

The convenience of Kings Gate as a base for travel, to London and throughout the country, contrasts with its peaceful setting. Less than five minutes' drive from the M25 and within ten minutes of the M1, this pleasant village is less than an hour by car from Oxford Street. Heathrow Airport is less than half an hour away, and Hemel Hempstead, St Albans and Watford are all in easy reach. Trains from Kings Langley station, a 20 minute walk from the development, operate approximately twice an hour to Milton Keynes and London, reaching Euston in around 35 minutes. There are also a few direct services to Birmingham New Street. Bus routes linking Kings Langley with the surrounding communities include frequent services between Aylesbury and Watford that stop close to Kings Gate.

A convenience store and post office 500 yards from the development starts a parade of local retailers that includes a family butcher, Spar minimarket, off licences, pharmacies, fast food takeaways and a delicatessen. Shops are interspersed with cafés and traditional pubs, and the range of specialists services extends from home furnishings and jewellers to hairdressers and beauty salons. An indoor Country Market is held every Thursday, and other shops, pubs and cafés can be found peppered around the village, all within easy walking distance. There are Sainsbury and Tesco Express supermarkets around a mile and a half to the north, in Apsley.



Just a mile from the M25, yet with the peaceful, airy ambience of a prosperous, leafy English village, Kings Langley combines its strong sense of heritage and its excellent shops and services with easy access to the cultural attractions and amenities of London. This delightfully secluded neighbourhood of energy efficient two, three, four and five bedroom homes presents a very special opportunity to become part of a mature, welcoming community.

Welcome to Kings Gate...

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Overview
With its dual aspect windows and spacious cupboard, the superb open plan living space combines convenience and style to create a perfect backdrop for contemporary living. The principal bedroom is en-suite, and the second bedroom, ideal for guests, could also become a practical home office.

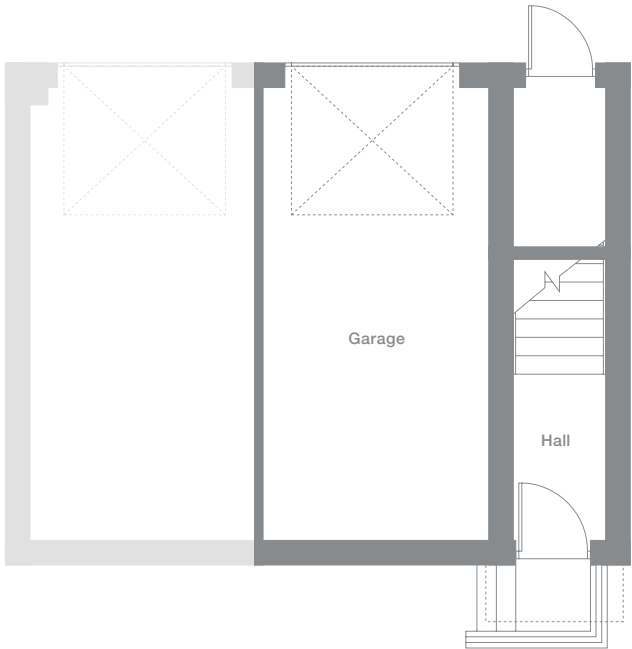
- First Floor**
Kitchen/Living
5.95m x 3.67m
19'6" x 12'0"
- Principal Bedroom**
4.51m x 2.59m
14'9" x 8'5"
- En-Suite**
2.07m x 1.23m
6'9" x 4'0"
- Bedroom 2**
3.73m x 2.53m
12'2" x 8'3"
- Bathroom**
2.07m x 1.93m
6'9" x 6'3"

Floor Space
747 sq ft

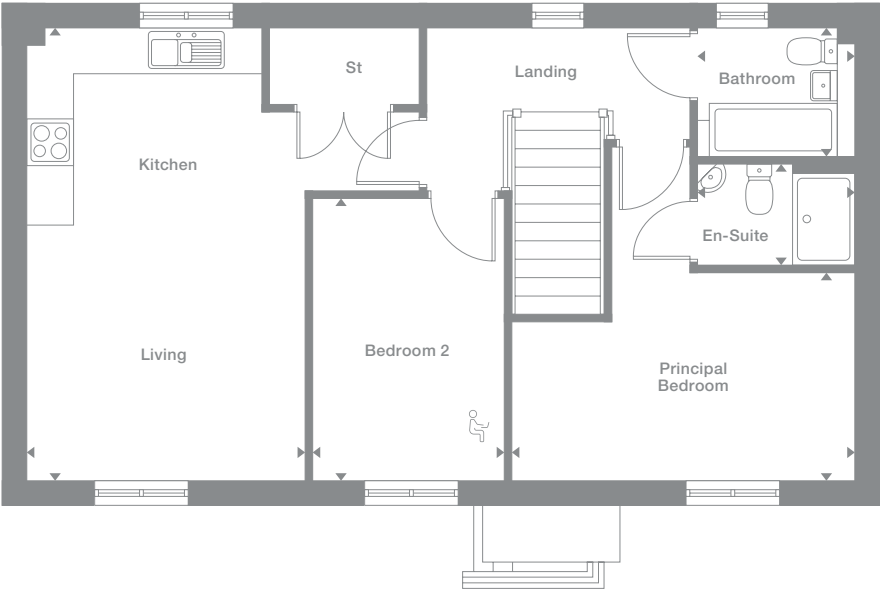
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Wagtail

Overview

The comfortable lounge opens on to a bright kitchen and dining room with french doors opening to the garden, providing a natural hub for everyday life. A discreet laundry area helps separate household management from the social space, and the principal bedroom is en-suite.

Ground Floor

Kitchen/Dining
4.14m x 3.43m
13'7" x 11'2"

Lounge
4.49m x 3.51m
14'8" x 11'6"

Laundry
0.99m x 0.66m
3'2" x 2'2"

WC
0.99m x 1.76m
3'2" x 5'9"

First Floor

Principal Bedroom
4.51m x 2.75m
14'9" x 9'0"

En-Suite
2.30m x 1.10m
7'6" x 3'7"

Bedroom 2
4.51m x 2.39m
14'9" x 7'10"

Bathroom
2.30m x 1.99m
7'6" x 6'6"

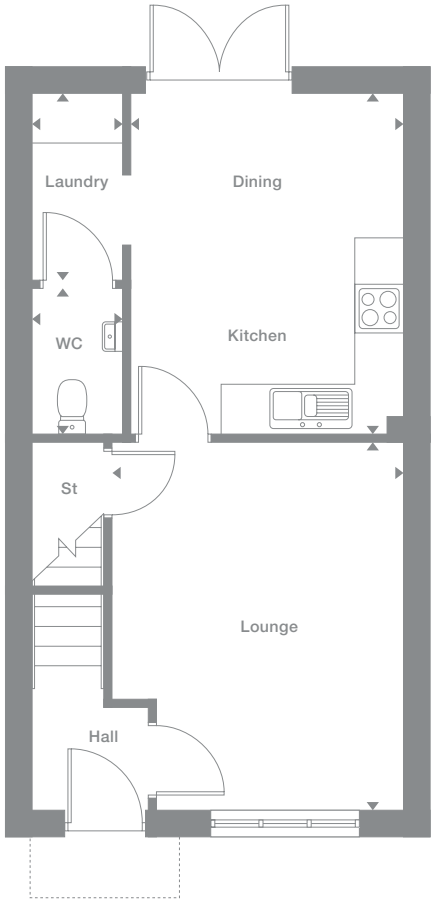
Floor Space

849 sq ft

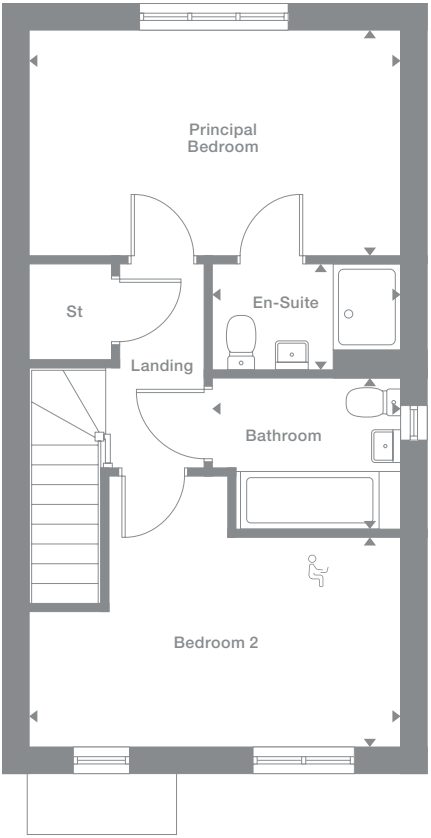
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Ground Floor



First Floor



 Office space area

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Kingfisher

Overview

A well-proportioned lounge complements the broad, light-filled family kitchen, with french doors adding flexibility to the dining area and forming a relaxing, adaptable setting for entertaining. The en-suite principal bedroom incorporates a useful cupboard, and the third bedroom could become a study or a gym.

Ground Floor

Kitchen/Dining
5.75m x 3.25m
18'10" x 10'7"

Lounge
4.97m x 3.10m
16'3" x 10'2"

WC
1.65m x 0.95m
5'4" x 3'1"

First Floor

Principal Bedroom
3.65m x 3.31m
11'11" x 10'10"

En-Suite
1.90m x 1.65m
6'2" x 5'4"

Bedroom 2
2.40m x 3.04m
7'10" x 9'11"

Bedroom 3
2.15m x 3.29m
7'1" x 10'9"

Bathroom
2.10m x 2.00m
6'10" x 6'6"

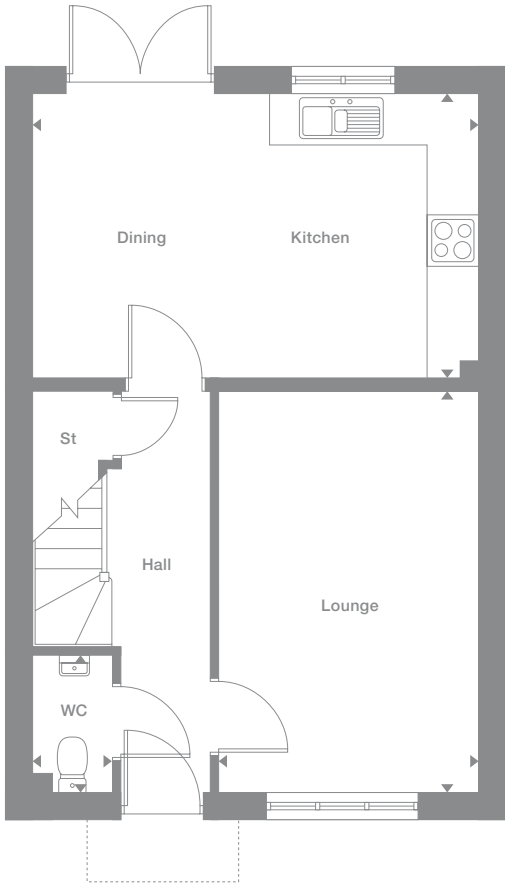
Floor Space

955 sq ft

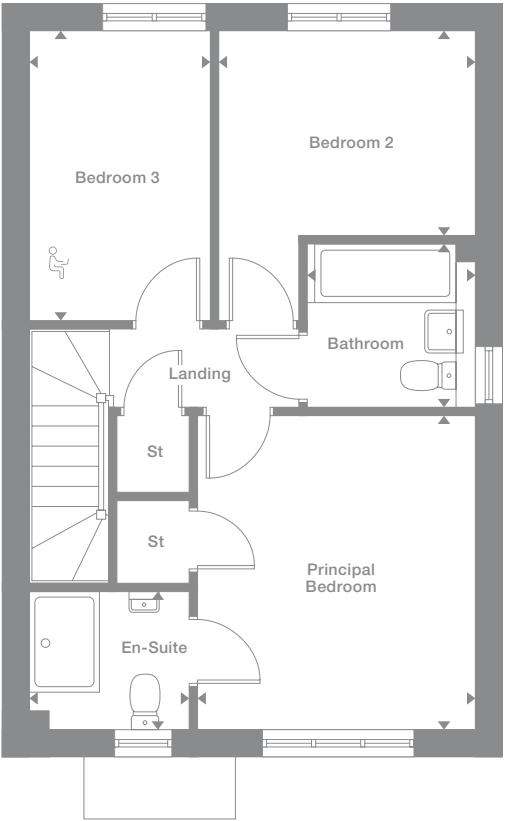
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Ground Floor



First Floor



 Office space area

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Sanderling

Overview

With a beautiful traditional bay window enhancing the inviting lounge, and french doors adding an airy appeal to the family kitchen and dining room, this is an exceptionally bright and inspiring home. The en-suite principal bedroom is also dual aspect, creating a really special retreat.

Ground Floor

- Kitchen/Dining

5.54m x 2.88m

18'2" x 9'5"
- Laundry

2.04m x 1.92m

6'8" x 6'3"
- Lounge

5.54m x 3.14m

18'2" x 10'3"
- WC

1.57m x 1.04m

5'1" x 3'4"
- First Floor

Principal Bedroom

3.11m x 3.09m

10'2" x 10'1"
- En-Suite

2.14m x 1.36m

7'0" x 4'5"
- Bedroom 2

3.49m x 2.93m

11'5" x 9'7"
- Bedroom 3

3.22m x 2.33m

10'6" x 7'7"
- Bathroom

2.67m x 1.92m

8'9" x 6'3"

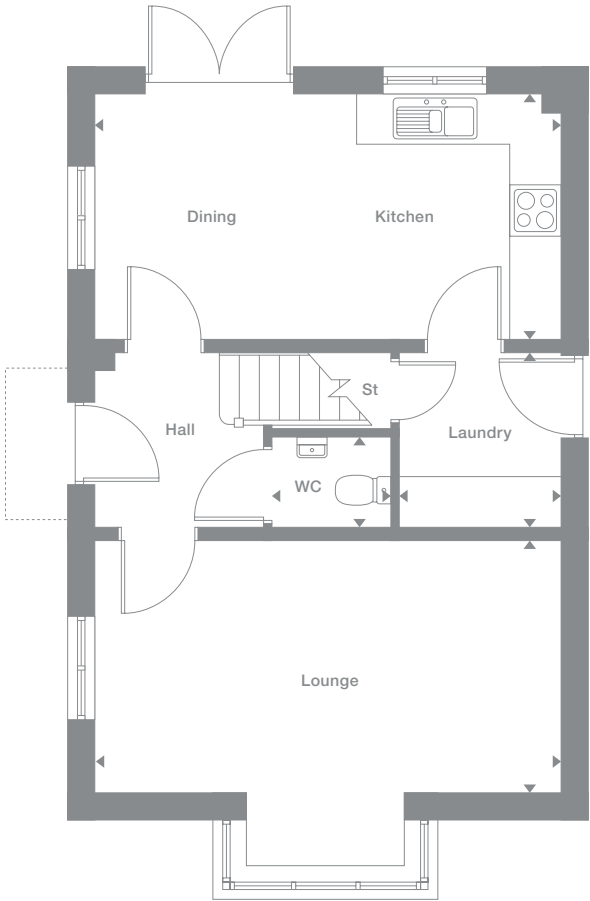
Floor Space

1,016 sq ft

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

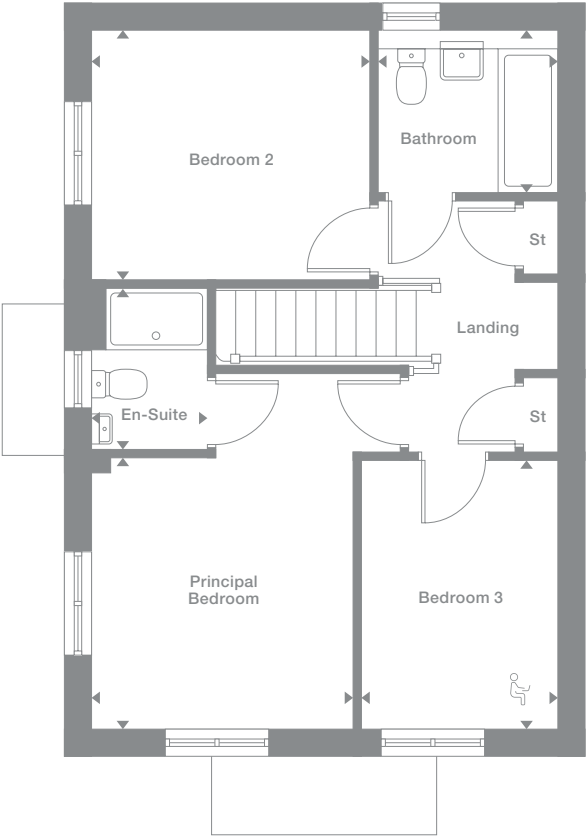


Ground Floor



↑ Door to plots 11, 12

First Floor



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Office space area

Plover

Overview

Strikingly impressive, the triple aspect lounge features both a traditional bay window and french doors, creating a wonderfully light ambience. The kitchen dining, lit by windows to front and rear, has a separate laundry room, and the principal bedroom, also dual aspect, is en-suite.

Ground Floor

- Kitchen/Dining
5.98m x 2.88m
19'7" x 9'5"
- Lounge
5.98m x 2.84m
19'7" x 9'3"
- Laundry
2.04m x 1.81m
6'8" x 5'11"
- WC
1.79m x 1.00m
5'10" x 3'3"

First Floor

- Principal Bedroom
3.70m x 2.93m
12'1" x 9'7"
- En-Suite
2.19m x 1.43m
7'2" x 4'8"
- Bedroom 2
3.99m x 3.00m
13'1" x 9'10"
- Bedroom 3
2.99m x 2.49m
9'9" x 8'2"
- Bathroom
2.18m x 1.93m
7'1" x 6'3"

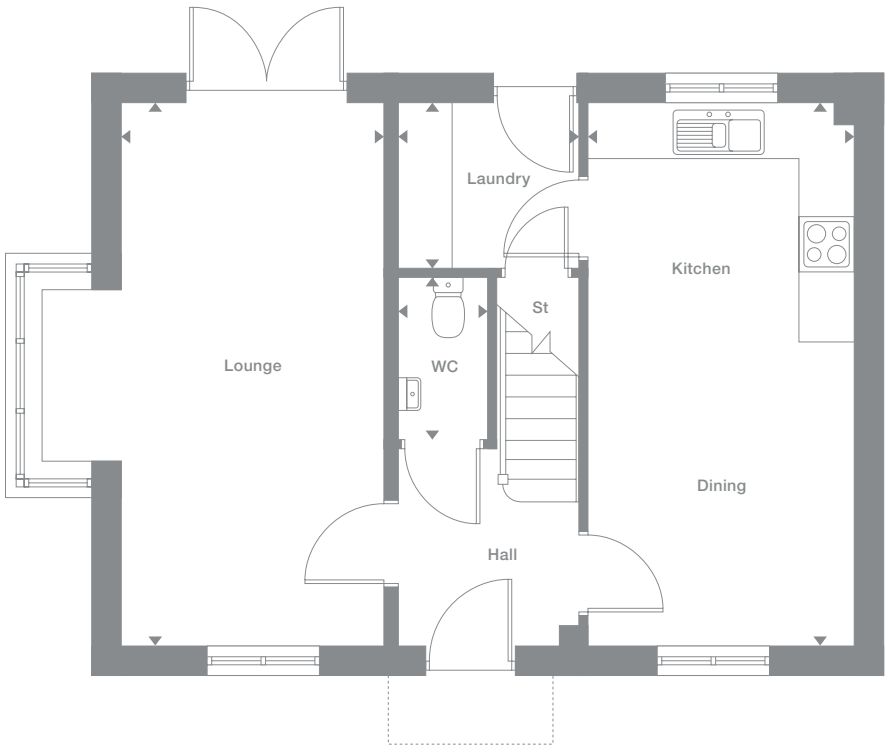
Floor Space

1,055 sq ft

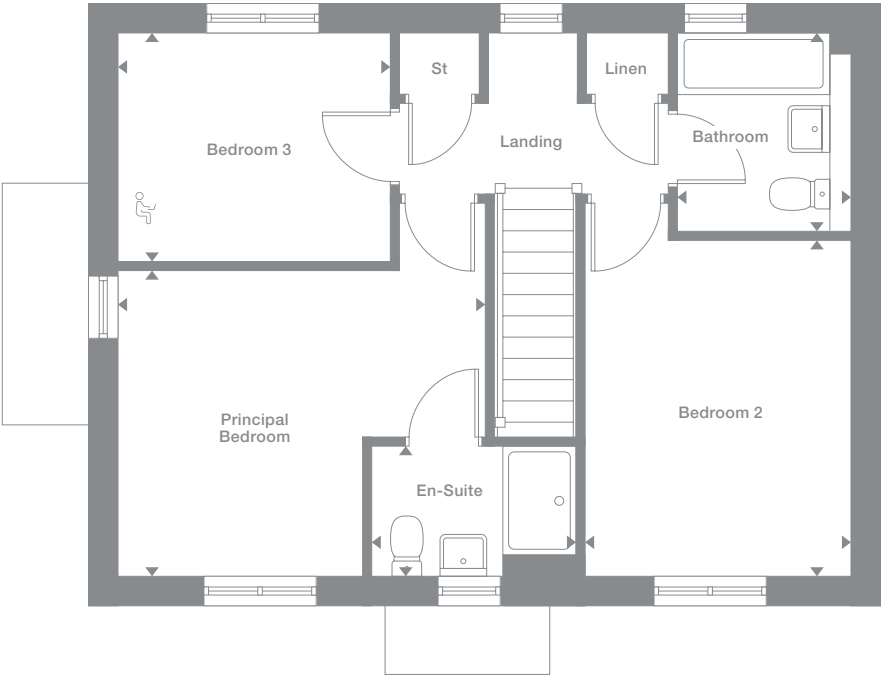
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Lapwing

Overview
A welcoming canopied entrance sets the tone for this impressive home. The ergonomic kitchen dining, a lively focal point for everyday life, complements the more formal lounge. The spacious hall cupboard and en-suite principal bedroom reflect a meticulous blend of practicality and visual appeal.

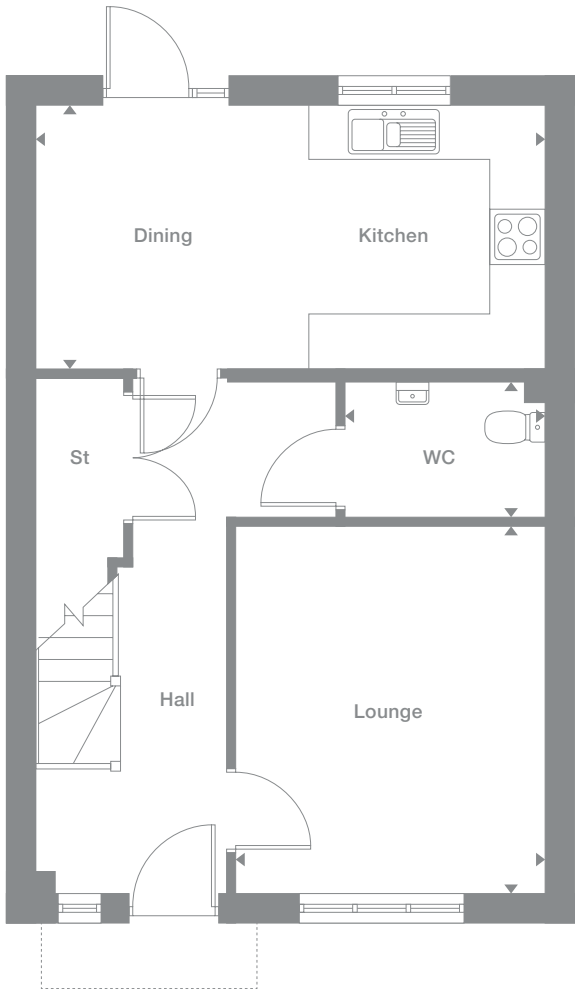
Ground Floor	First Floor
Kitchen/Dining 5.61m x 2.91m 18'4" x 9'6"	Principal Bedroom 3.27m x 2.95m 10'8" x 9'8"
Lounge 4.31m x 3.39m 14'1" x 11'1"	En-Suite 1.88m x 1.12m 6'2" x 3'7"
WC 2.21m x 1.20m 7'30" x 3'11"	Bedroom 2 3.62m x 3.15m 11'10" x 10'4"
	Bedroom 3 4.13m x 2.23m 13'6" x 7'3"
	Bathroom 2.37m x 1.93m 7'9" x 6'3"

Floor Space
1,045 sq ft

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

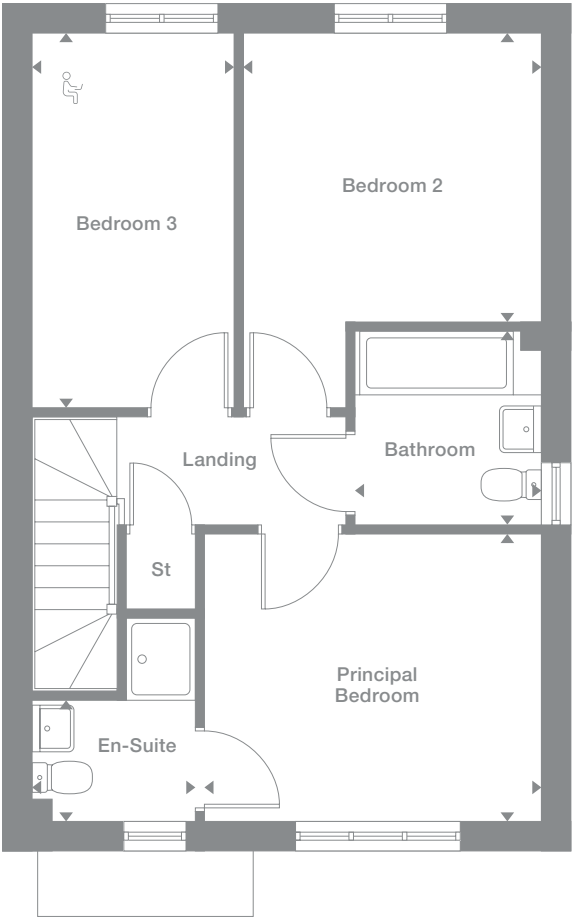


Ground Floor



 Office space area

First Floor



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Avocet

Overview
The subtly L-shaped lounge adjoins an airy, attractive kitchen and dining room where french doors bring the option of leisurely alfresco meals on summer evenings. The magnificent principal bedroom, with its en-suite and dedicated dressing area with twin wardrobe spaces, brings a touch of opulence.

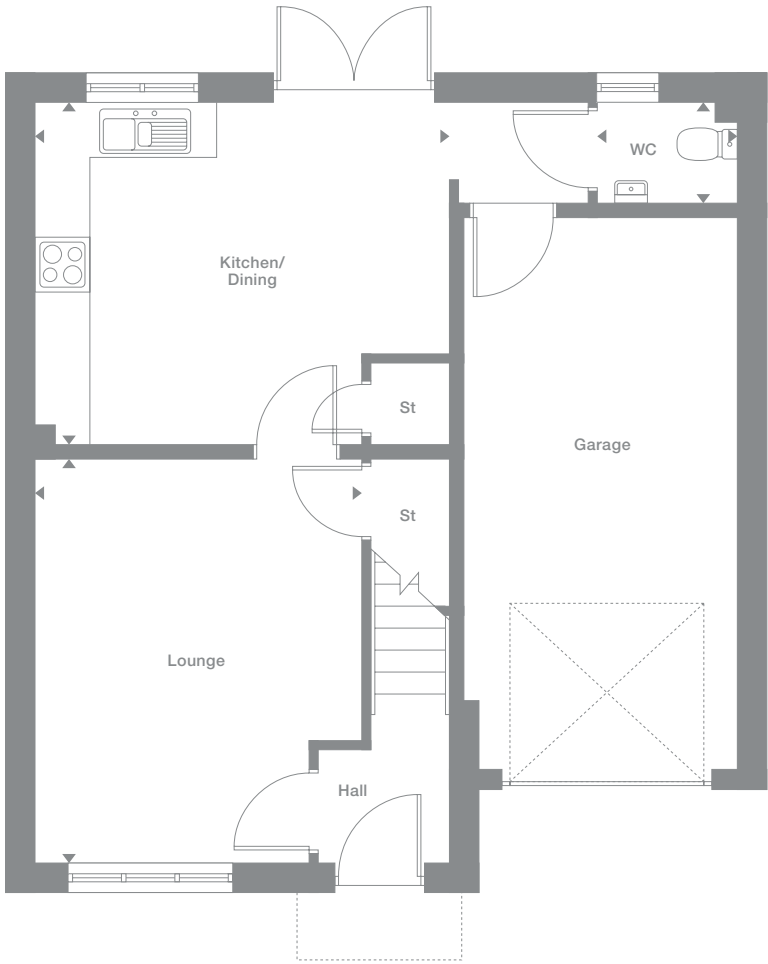
Ground Floor	First Floor
Kitchen/Dining 4.51m x 3.76m 14'9" x 12'4"	Principal Bedroom 4.63m x 3.09m 15'2" x 10'1"
Lounge 4.02m x 3.49m 13'2" x 11'5"	Dressing 2.79m x 1.13m 9'1" x 3'8"
WC 1.60m x 1.10m 5'2" x 3'7"	En-Suite 2.78m x 1.44m 9'11" x 4'8"
	Bedroom 2 4.55m x 3.21m 14'10" x 10'6"
	Bedroom 3 4.35m x 2.66m 14'3" x 8'8"
	Bathroom 2.30m x 1.93m 7'6" x 6'3"

Floor Space
1,100 sq ft

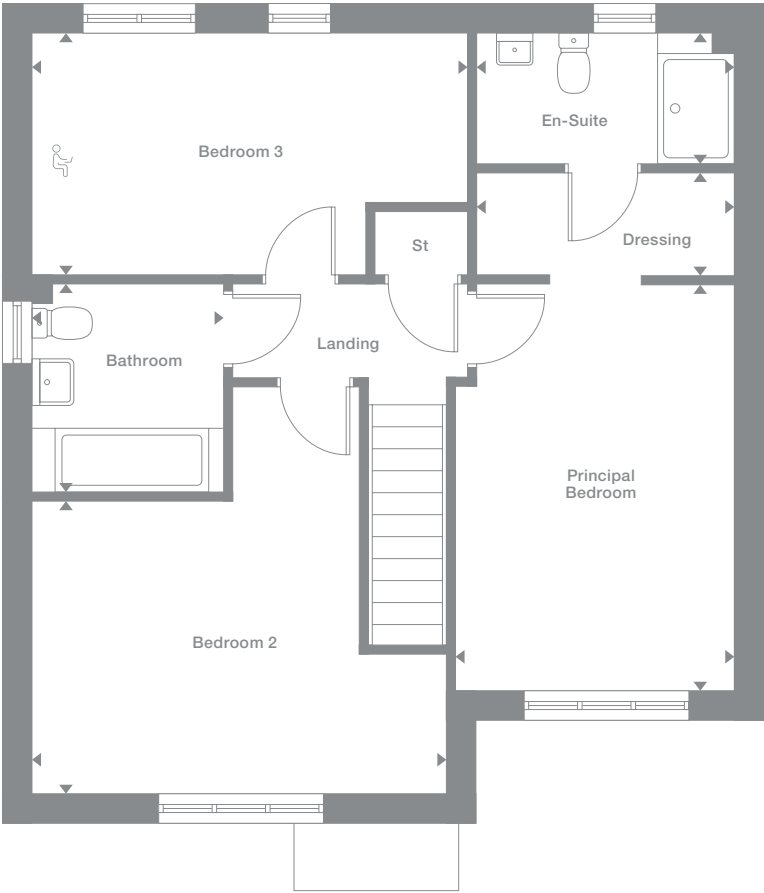
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
With dual aspect outlooks in the kitchen dining, the study and two of the bedrooms, this outstanding home has an inspiring, light appeal, further enhanced by the elegant bay-windowed lounge and the french doors in the family room. One of the four bedrooms is en-suite.

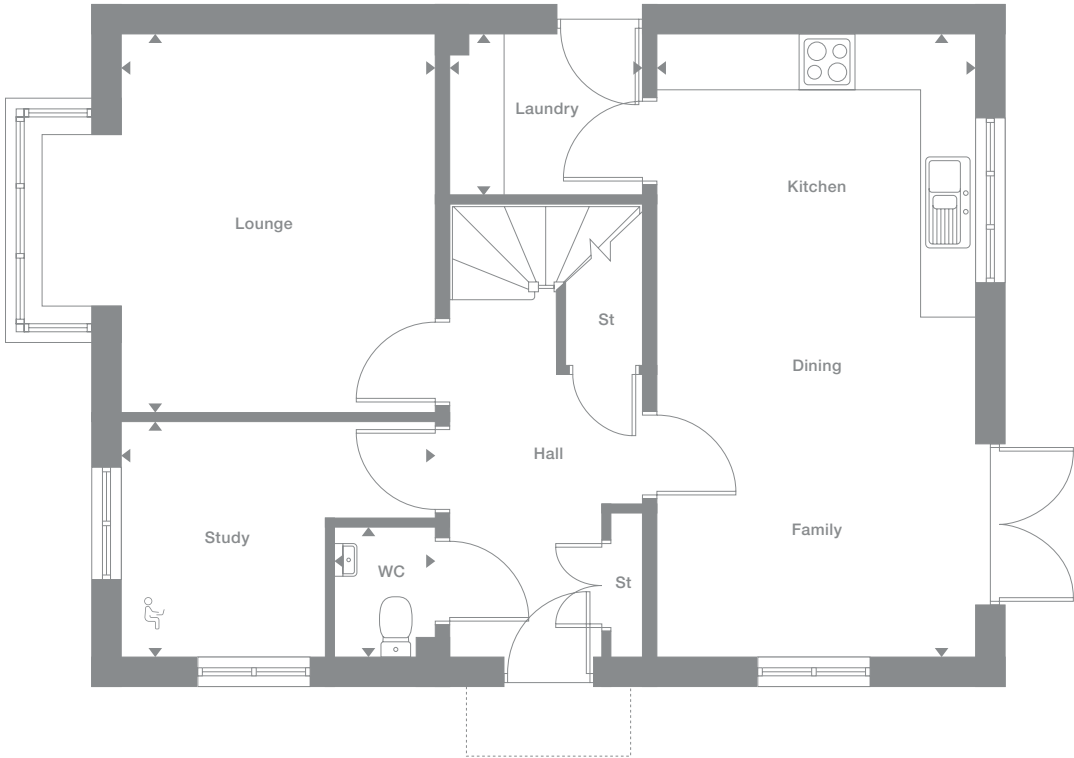
Ground Floor	First Floor
Kitchen/Dining/Family 6.86m x 3.53m 22'6" x 11'7"	Principal Bedroom 3.69m x 3.58m 12'1" x 11'9"
Lounge 3.86m x 3.53m 12'7" x 11'7"	En-Suite 2.03m x 1.76m 6'7" x 5'9"
Study 3.54m x 2.60m 11'7" x 8'6"	Bedroom 2 3.58m x 3.24m 11'9" x 10'7"
Laundry 2.04m x 1.76m 6'8" x 5'9"	Bedroom 3 3.58m x 3.08m 11'9" x 10'1"
WC 1.45m x 1.10m 4'9" x 3'7"	Bedroom 4 3.54m x 2.47m 11'7" x 8'1"
	Bathroom 3.15m x 1.93m 10'3" x 6'3"

Floor Space
1,408 sq ft

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

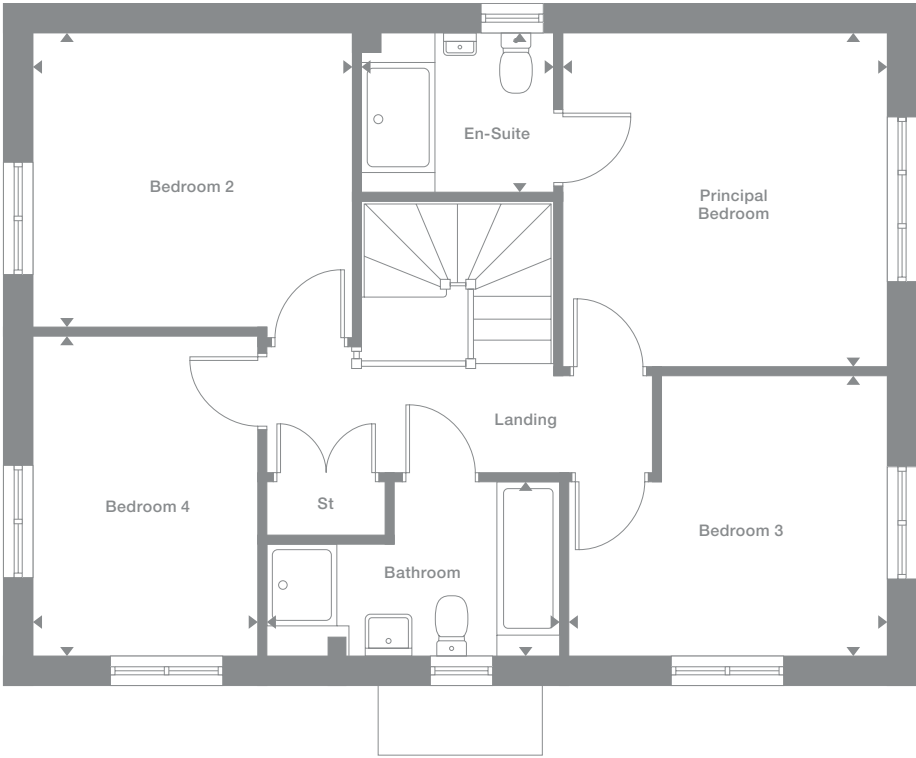


Ground Floor



 Office space area

First Floor



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Mallard

Overview
The broad family kitchen and breakfast room, with its french doors and separate laundry, complements a stylish lounge and a dining room, making this an exceptionally flexible home for gatherings and entertaining. Two of the bedrooms are en-suite, and one has an adjoining dressing room.

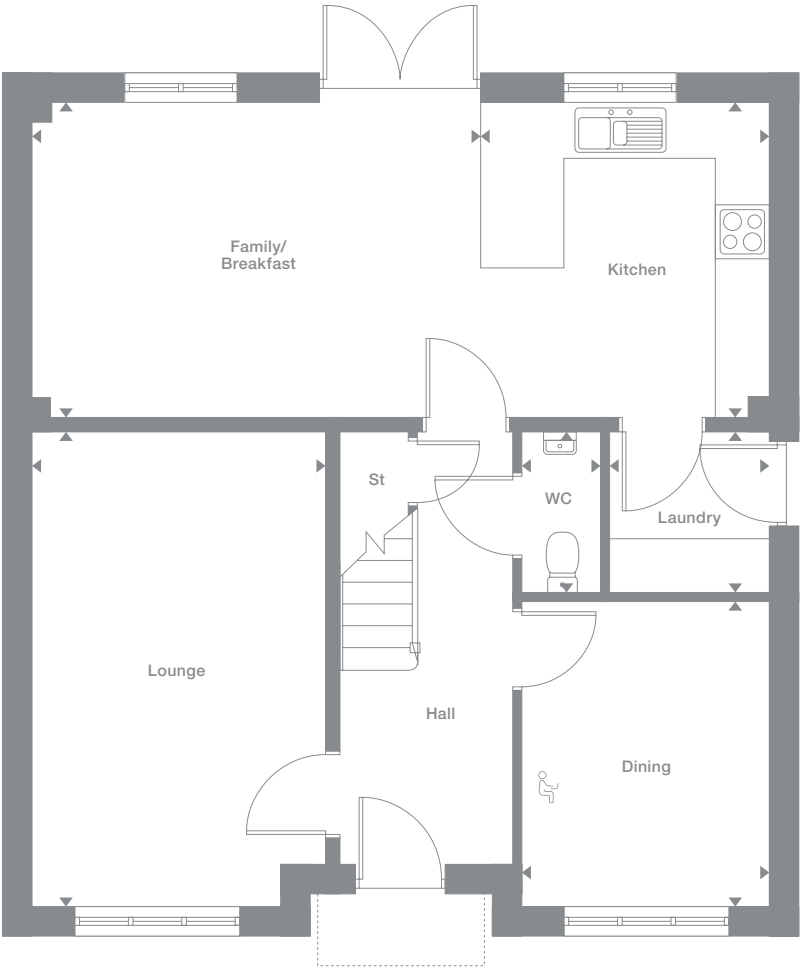
Ground Floor	First Floor
Kitchen 3.47m x 3.15m 11'4" x 10'4"	Principal Bedroom 3.72m x 2.94m 12'2" x 9'7"
Family/Breakfast 4.97m x 3.47m 16'3" x 11'4"	Dressing 2.14m x 1.68m 7'0" x 5'6"
Lounge 5.24m x 3.26m 17'2" x 10'8"	En-Suite 1 2.00m x 1.10m 6'6" x 3'7"
Dining 3.34m x 2.73m 10'11" x 8'11"	Bedroom 2 3.72m x 3.31m 12'2" x 10'10"
Laundry 1.80m x 1.76m 5'10" x 5'9"	En-Suite 2 2.11m x 1.41m 6'11" x 4'7"
WC 1.80m x 0.87m 5'10" x 2'10"	Bedroom 3 3.47m x 2.61m 11'4" x 8'6"
	Bedroom 4 3.48m x 2.33m 11'5" x 7'7"
	Bathroom 3.47m x 1.83m 11'4" x 5'11"


Floor Space
1,523 sq ft

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

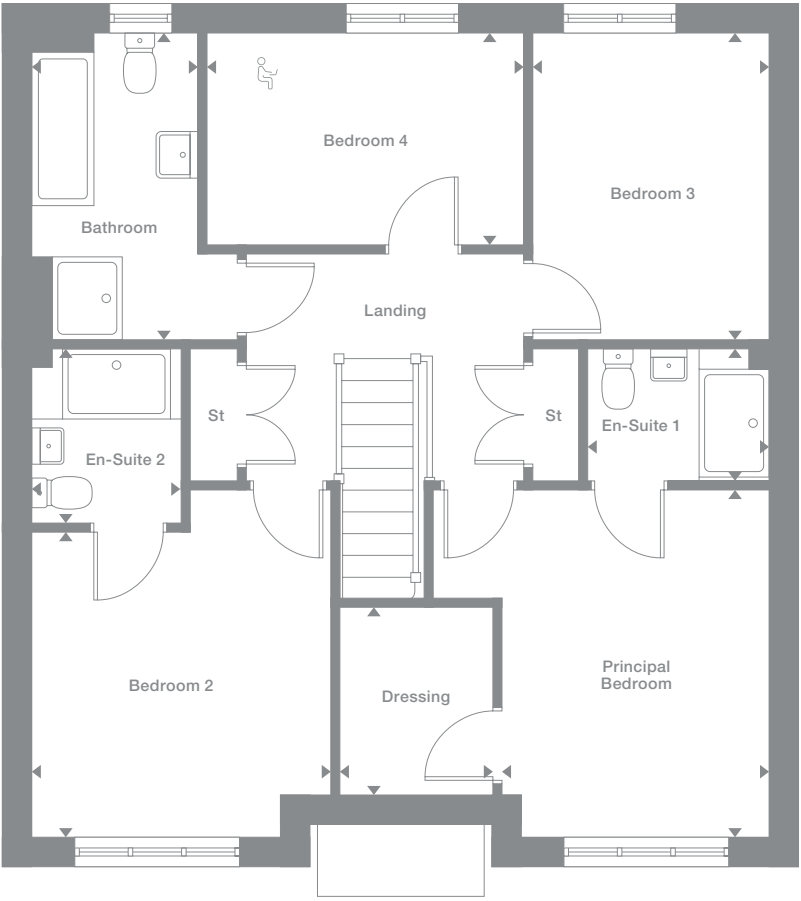


Ground Floor



 Office space area

First Floor



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Eider

Overview

Lit by twin windows and french doors, the kitchen, dining and family room will add special pleasure to everyday living. With a study and four bedrooms, two of them en-suite, this is a home where the liveliest family can find a peaceful private space.

Ground Floor

- Kitchen/Dining/Family
9.48m x 3.07m
31'1" x 10'0"
- Lounge
5.25m x 3.63m
17'2" x 11'10"
- Study
3.28m x 2.47m
10'8" x 8'10"
- Laundry
2.27m x 1.79m
7'5" x 5'10"
- WC
1.78m x 0.9m
5'10" x 2'11"

First Floor

- Principal Bedroom
4.70m x 3.38m
15'5" x 11'1"
- En-Suite 1
2.54m x 1.50m
8'4" x 4'11"
- Bedroom 2
4.68m x 2.68m
15'4" x 8'9"
- En-Suite 2
2.72m x 1.30m
8'11" x 4'3"
- Bedroom 3
3.70m x 3.39m
12'1" x 11'1"
- Bedroom 4
3.78m x 2.30m
12'4" x 7'6"
- Bathroom
4.34m x 1.80m
14'2" x 5'10"

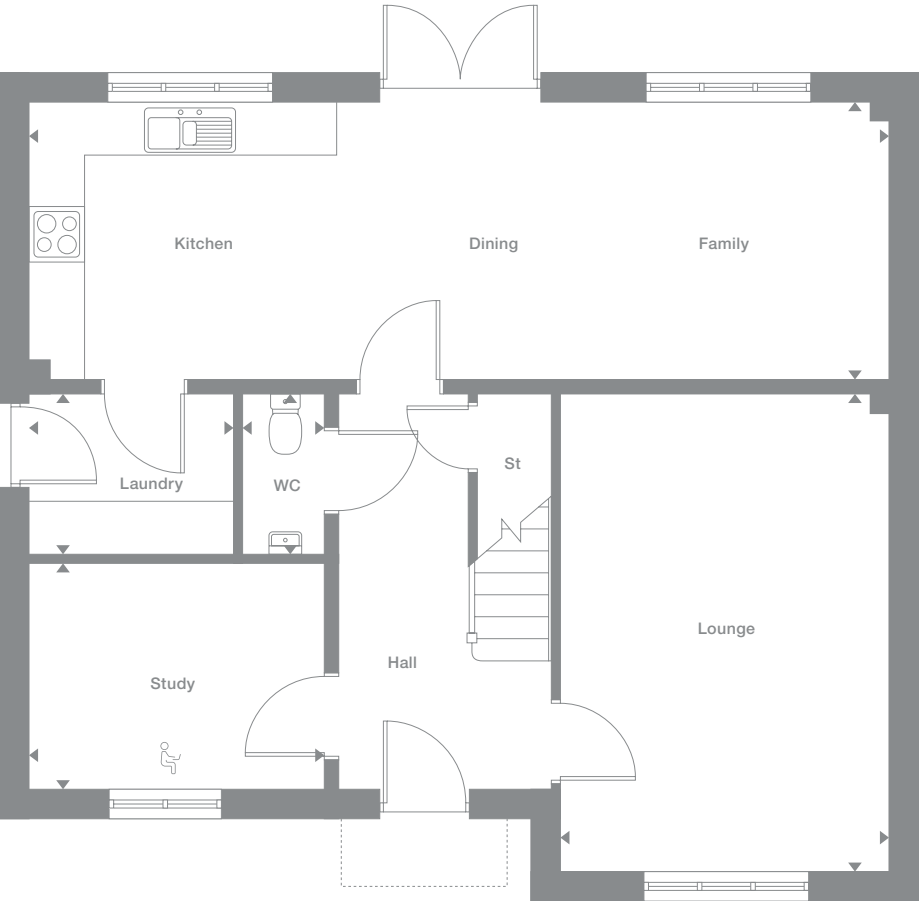
Floor Space

1,614 sq ft

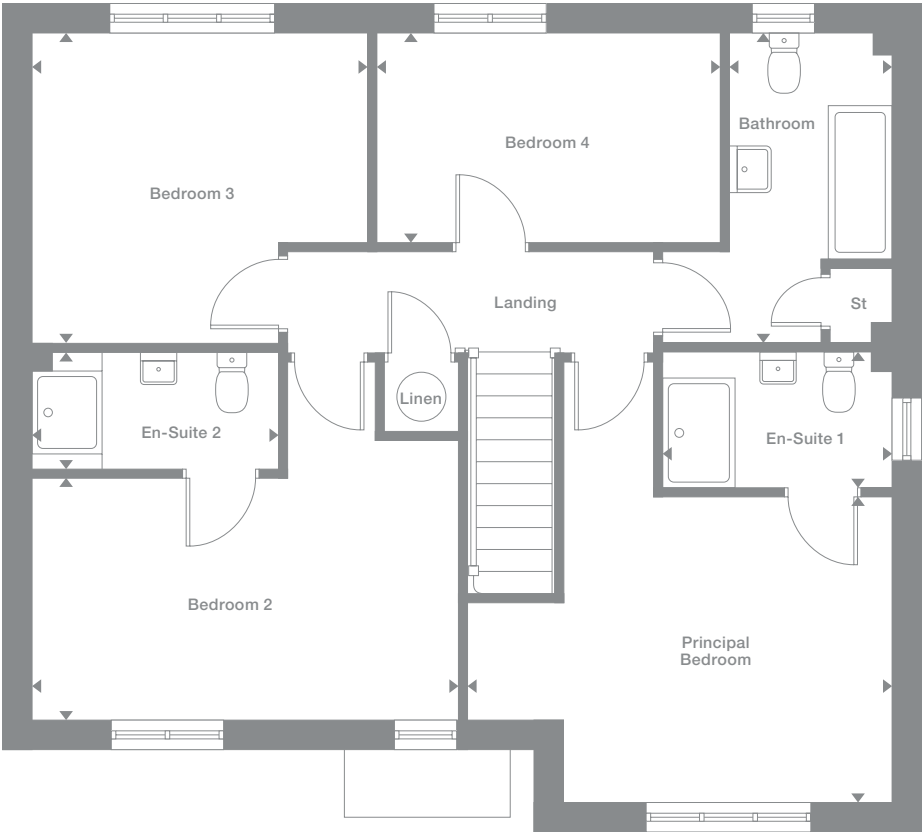
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Ground Floor



First Floor



 Office space area

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Overview

From the imposing hall and feature staircase to the five bedrooms, two of them en-suite and one with a luxurious dressing area, this is a residence of unmistakable quality. The superb lounge, study and separate laundry complement a prestigious, exciting family kitchen and dining room.

Ground Floor

- Kitchen
3.80m x 3.72m
12'5" x 12'2"
- Family/Breakfast
3.72m x 2.88m
12'2" x 9'5"
- Dining
3.66m x 2.65m
12'0" x 8'8"
- Lounge
5.41m x 3.56m
17'9" x 11'8"
- Laundry
2.32m x 1.69m
7'7" x 5'6"
- Study
3.52m x 2.55m
11'6" x 8'4"
- WC
1.69m x 1.09m
5'6" x 3'6"

First Floor

- Principal Bedroom
4.31m x 2.66m
14'1" x 8'8"
- Dressing
2.18m x 1.21m
7'1" x 3'11"
- En-Suite 1
2.66m x 1.55m
8'8" x 5'1"
- Bedroom 2
4.15m x 3.53m
13'7" x 11'6"
- En-Suite 2
2.66m x 1.45m
8'8" x 4'9"
- Bedroom 3
3.59m x 3.25m
11'9" x 10'7"
- Bedroom 4
3.34m x 3.07m
10'11" x 10'0"
- Bedroom 5
2.78m x 2.66m
9'1" x 8'8"
- Bathroom
2.56m x 2.11m
8'4" x 6'10"

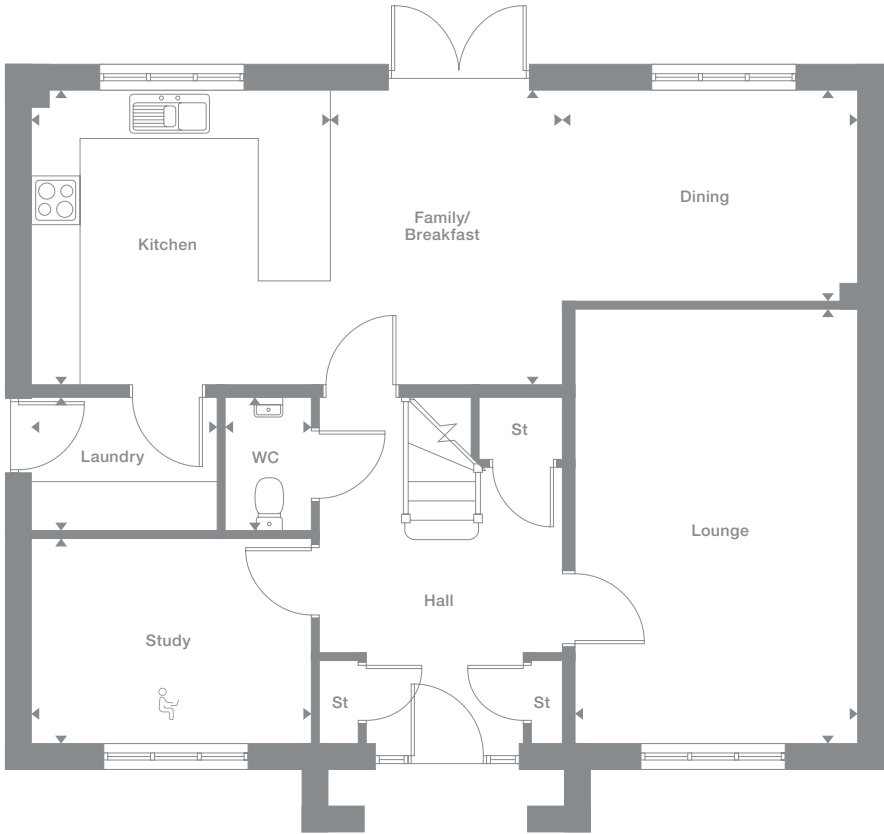
Floor Space

1,862 sq ft

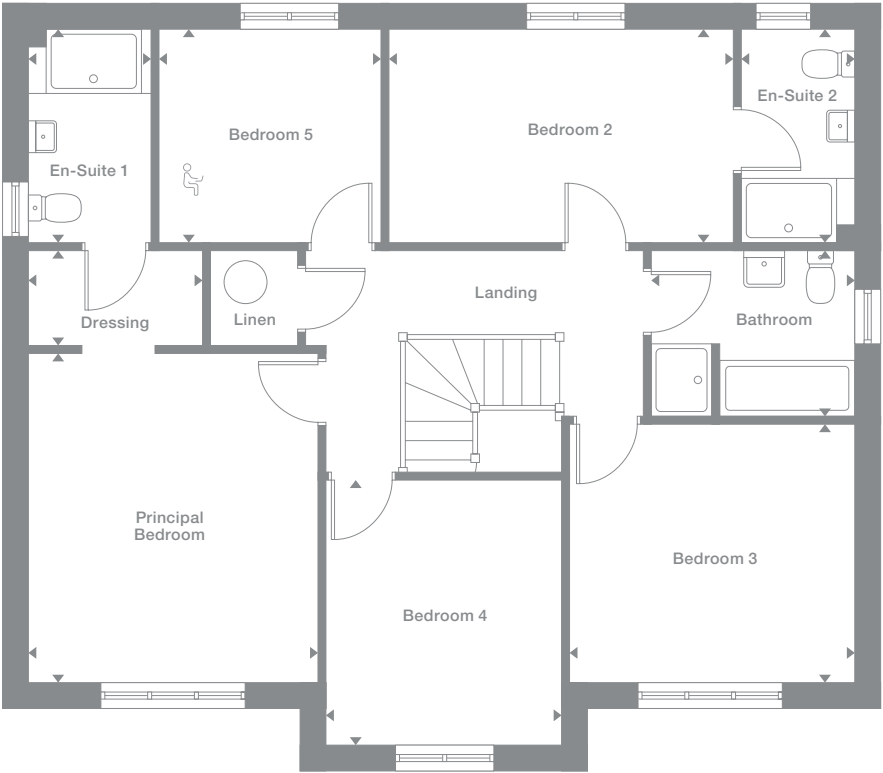
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Ground Floor



First Floor



 Office space area

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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.

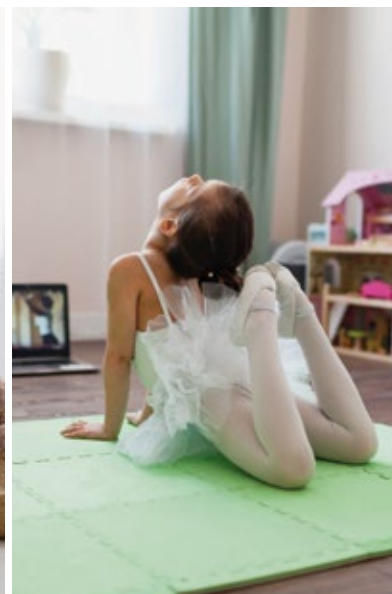
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access 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.

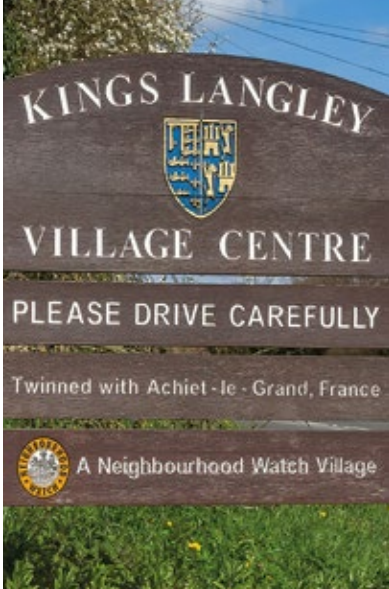
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

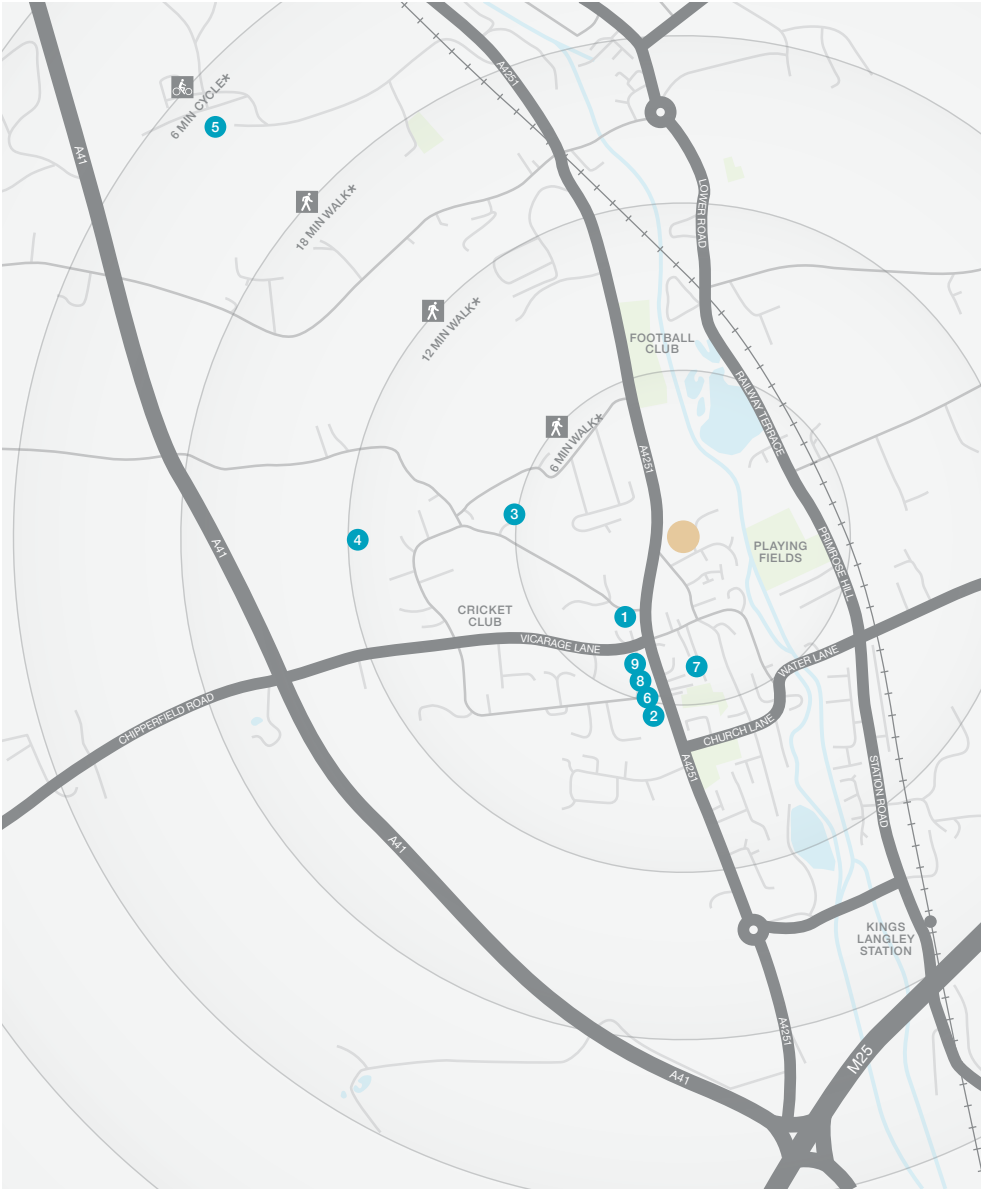


In easy reach of the Chiltern Hills AONB, Kings Gate is close to several excellent outdoor spaces. The wooded Kings Langley Common and the towpaths along the picturesque Grand Union Canal are both within 600 yards, and the village has football, cricket and bowls clubs and several parks and children's playgrounds. Shendish Manor Golf Club's tranquil parkland course is just a mile and a half away while, for indoor activities, the Everyone Active leisure centre in Hemel Hempstead has well-equipped gym and sports facilities and a swimming pool. The local Community Centre is a popular venue for shows and functions.

Kings Langley Primary and Secondary Schools, both within fifteen minutes walk, are assessed as Good by Ofsted. The village also offers excellent health services. The Kings Langley Surgery at The Nap is the larger of the two medical centres close to the development, and the High Street contains both a dental surgery and an optician.



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 Rahik News and Kings Langley Post Office
13C Hempstead Road
01923 265 292
 - 2 Boots Pharmacy
36 High Street
01923 262 842
 - 3 Kings Langley Primary School
Common Lane
01923 263 321
 - 4 Kings Langley Secondary School
Love Lane
01923 264 504
 - 5 Shendish Manor Golf Club
London Road
01442 251 806
 - 6 Haverfield Surgery
1 Langley Hill
01923 262 514
 - 7 Kings Langley Surgery
The Nap
01923 261 035
 - 8 Red House Dental
28 High Street
01923 265 767
 - 9 King Langley Eyecare
12 High Street
01923 266 132
- Everyone Active
Hemel Hempstead
Park Road
01442 507 100

* 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

From the M25
Leave the M25 at junction 20 and take the roundabout exit signposted for Kings Langley via the A4251. Carry straight on at a mini-roundabout to enter the village then, just over a mile after leaving the motorway and immediately after passing the Methodist church on the left, turn right into Rectory Lane. Take the next left turn and, around 100 yards on, the entrance to Kings Gate is on the left.

From Central London
Follow the A41 to Brent Cross Flyover, then follow signs to join the M1. Stay on the M1 to junction 5, then leave the motorway and at the roundabout take the third exit to join the A41, signposted for the M25 west. At the Hunton Bridge roundabout take the third exit, for the M25, then at the junction with the M25 take the third exit, for Kings Langley, and follow the directions above.

Sat Nav: WD4 8HG



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.

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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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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