

# OAKLEY GRANGE

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. So here's some useful information about the area around Oakley Grange.



Situated next to open countryside on the edge of Oakley, a picturesque village just five miles from Basingstoke and three from the M3 motorway, this beautifully planned new neighbourhood brings a prestigious selection of energy efficient two, three, four and five bedroom homes into a superb location. Combining peaceful surroundings with good local amenities and transport links, it presents a rare opportunity to settle and grow within a mature, welcoming community. Welcome to Oakley Grange...

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.







Oakley Grange is just three miles from Junction 7 of the M3, bringing both the M25 and the attractions of the south coast within 40 minutes' drive. Buses between Basingstoke and Andover stop five minutes' walk away, and trains from Basingstoke reach London Waterloo in around 50 minutes. There are also direct trains to Exeter, Salisbury, Reading, Portsmouth, Bournemouth, Birmingham and Manchester.

In nearby Oakley Lane there is a small shopping precinct with a post office, convenience store, family butcher and pharmacy, with a Co-op food store and a café, Jolly Olly's, a little further on. A farm shop less than two miles away, Cobbs at Manydown, offers local produce and a deli counter, and the short trip into Basingstoke opens up a wide choice of local retailers, including the Festival Place shopping centre, which houses a wide range of brands, eateries, supermarkets and a Vue multiplex cinema.



Basingstoke Leisure Park, three miles from Oakley Grange, incorporates a gym and swimming pools at the Aquadrome, an ice rink, an indoor skydiving centre and a ten-screen Odeon cinema. Alongside an exceptionally wide choice of sporting activities, Basingstoke's local attractions include two theatres, a local history museum and Milestones Museum of Living History, a fascinating network of streets recreating bygone Hampshire.

Bars and restaurants within a short walk of Oakley Grange include the Beach Arms, the traditional Barley Mow which hosts monthly music quiz nights, and the Fox Inn. For fine dining, Oakley Hall Hotel is set in a Georgian manor house three-quarters of a mile away. East Oakley Village Hall provides a venue for activities including WI and fitness classes, and the village has active cricket and tennis clubs.





### Plot Information

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## 4 Bedroom

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## 5 Bedroom

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## Affordable Housing

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Lomond

The lounge shares the ground floor with a light-filled, airy kitchen with a thoughtfully designed separate laundry space and a dining area enhanced by feature french doors. Upstairs, the principal bedroom is en-suite and the second bedroom includes a useful cupboard and dual windows.

Lounge	Principal Bedroom
3.60m x 4.49m	4.55m x 3.12m
11'10" x 14'9"	14'11" x 10'3"
Kitchen/Dining	En-Suite
3.37m x 4.10m	2.22m x 1.13m
11'1" x 13'6"	7'3" x 3'9"
Laundry	Bedroom 2
1.08m x 2.35m	4.55m x 2.53m
3'7" x 7'9"	14'11" x 8'4"
WC	Bathroom
1.08m x 1.65m	2.01m x 1.97m
3'7" x 5'5"	6'7" x 6'6"

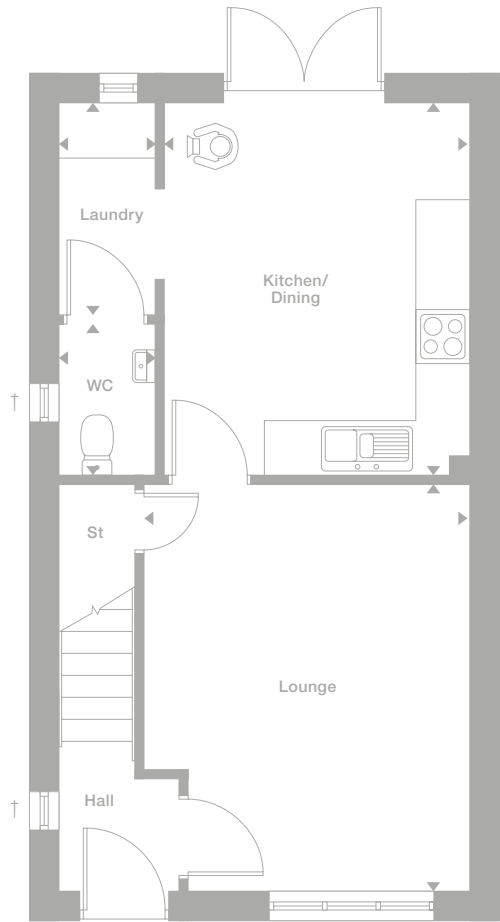
Floor Space  
850 sq ft

† Windows only applicable to some plots. Please see Development Sales Manager for details

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

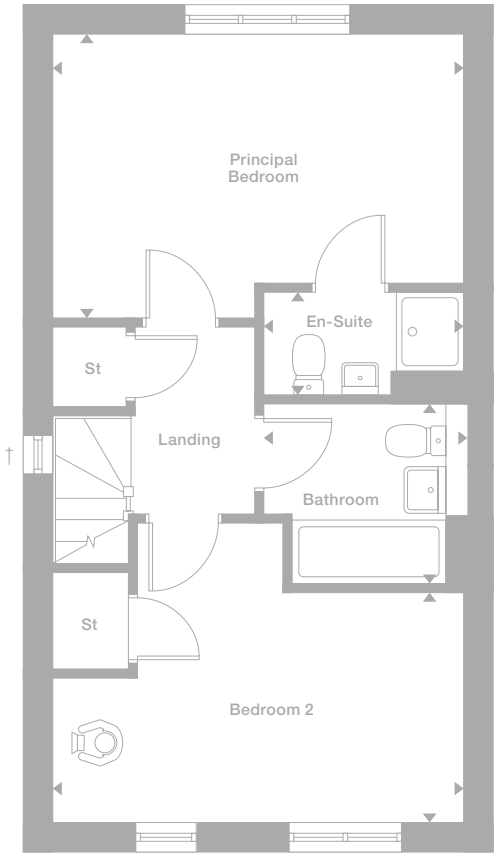


Ground Floor



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First Floor



Office space area



Hudson

The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area.

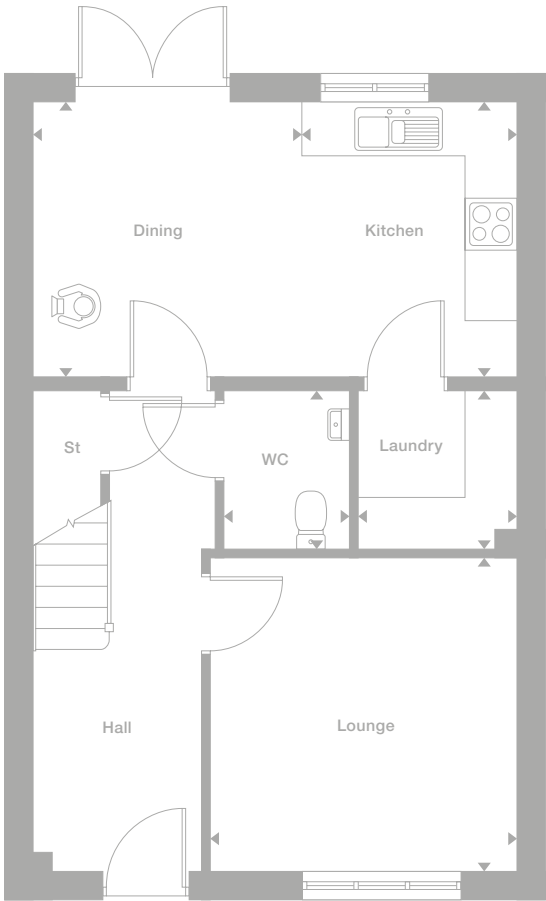
<b>Lounge</b> 3.51m x 3.60m 11'6" x 11'10"	<b>Principal Bedroom</b> 2.80m x 3.15m 9'2" x 10'4"
<b>Kitchen</b> 2.45m x 3.14m 8'1" x 10'4"	<b>En-Suite</b> 2.42m x 1.18m 7'11" x 3'11"
<b>Laundry</b> 1.81m x 1.82m 5'11" x 6'0"	<b>Dressing</b> 2.64m x 1.20m 8'8" x 3'11"
<b>Dining</b> 3.08m x 3.14m 10'1" x 10'4"	<b>Bedroom 2</b> 3.25m x 3.30m 10'8" x 10'10"
<b>WC</b> 1.45m x 1.82m 4'9" x 6'0"	<b>Bedroom 3</b> 2.19m x 3.42m 7'2" x 11'3"
	<b>Bathroom</b> 1.90m x 2.15m 6'3" x 7'1"

Floor Space  
1,050 sq ft

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



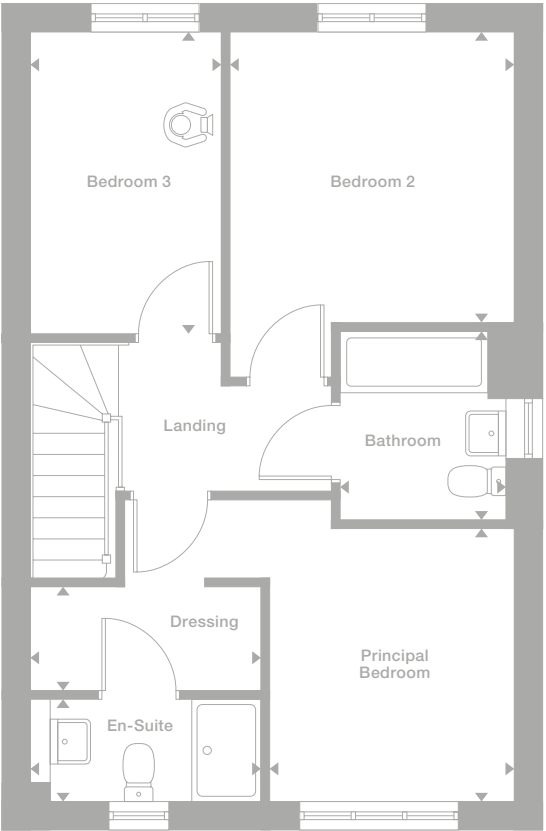
Ground Floor



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First Floor

Office space area





Morrison

This beautifully planned home features a superb, airy family dining kitchen with garden access, creating a natural, lively hub for everyday life. The principal bedroom is en-suite, and the practical details include a walk-in cupboard in the hall, perfect for large items like sports equipment.

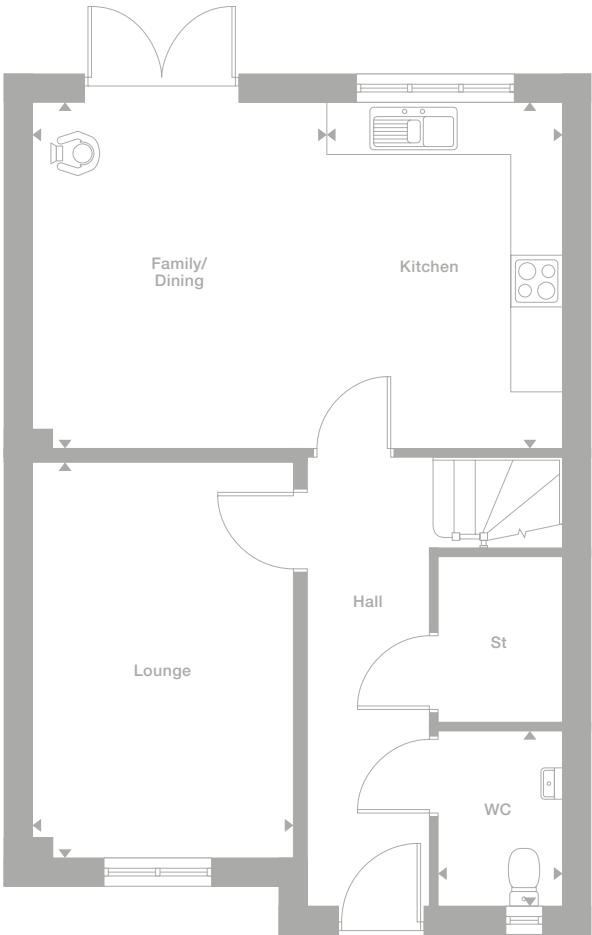
<b>Lounge</b> 3.00m x 4.55m 9'10" x 14'11"	<b>Principal Bedroom</b> 3.50m x 3.10m 11'6" x 10'2"
<b>Kitchen</b> 2.73m x 3.98m 8'11" x 13'1"	<b>En-Suite</b> 2.50m x 1.09m 8'3" x 3'7"
<b>Family/Dining</b> 3.37m x 3.98m 11'1" x 13'1"	<b>Bedroom 2</b> 2.90m x 3.97m 9'6" x 13'1"
<b>WC</b> 1.45m x 2.01m 4'9" x 6'8"	<b>Bedroom 3</b> 3.11m x 3.56m 10'3" x 11'8"
	<b>Bathroom</b> 1.89m x 2.15m 6'3" x 7'1"

Floor Space  
1,178 sq ft

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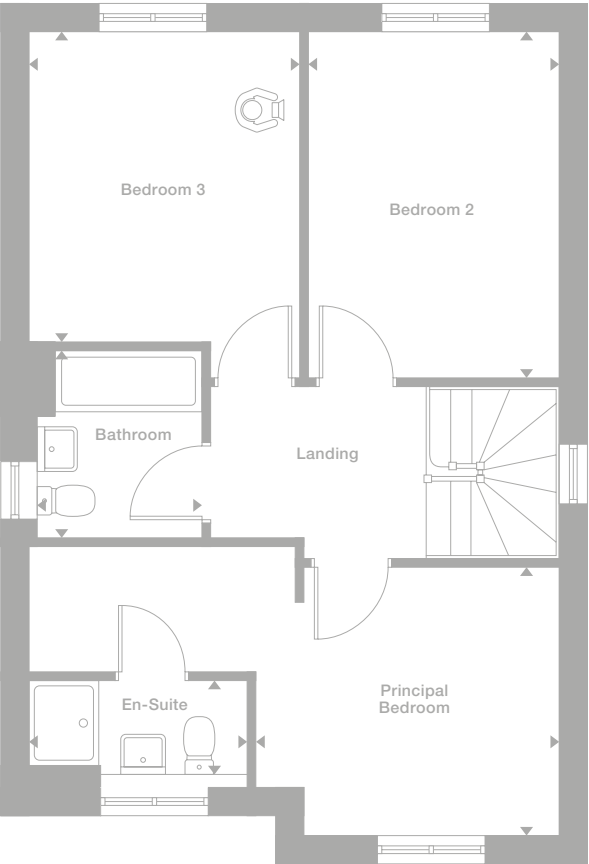


Ground Floor



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First Floor



Office space area



Introduced by an elegant pillared portico, this bright, welcoming bungalow features french doors in both the living room and the superb en-suite principal bedroom. The third bedroom could be transformed into a superb twin-windowed home office or studio.

- Living  
5.94m x 4.50m  
19'6" x 14'9"
- Dining/Kitchen  
4.58m x 2.80m  
15'0" x 9'2"
- Principal Bedroom  
4.57m x 3.40m  
15'0" x 11'2"
- En-Suite  
1.44m x 1.92m  
4'8" x 6'4"
- Bedroom 2  
4.58m x 3.78m  
15'0" x 12'5"
- Bedroom 3  
4.57m x 2.62m  
15'0" x 8'7"
- Bathroom  
2.13m x 1.92m  
6'11" x 6'2"

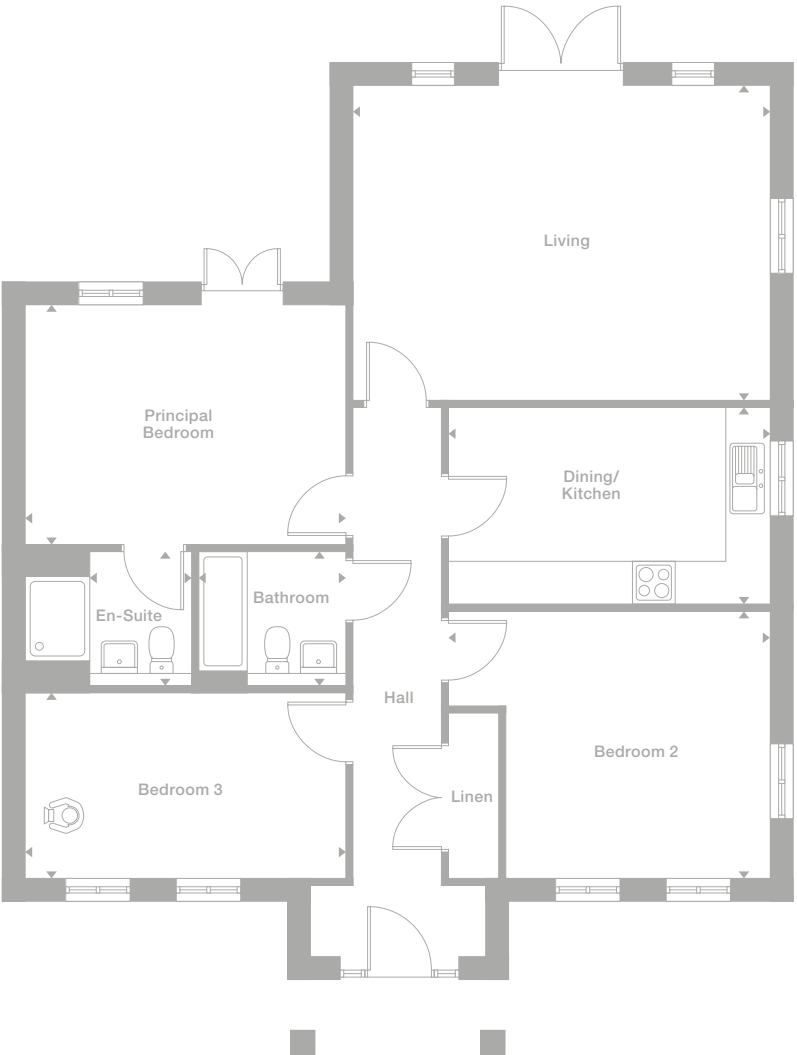
Floor Space  
1,168 sq ft

† Window only applicable to some plots. Please see Development Sales Manager for details

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



Ground Floor



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 Office space area



Inglewood

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

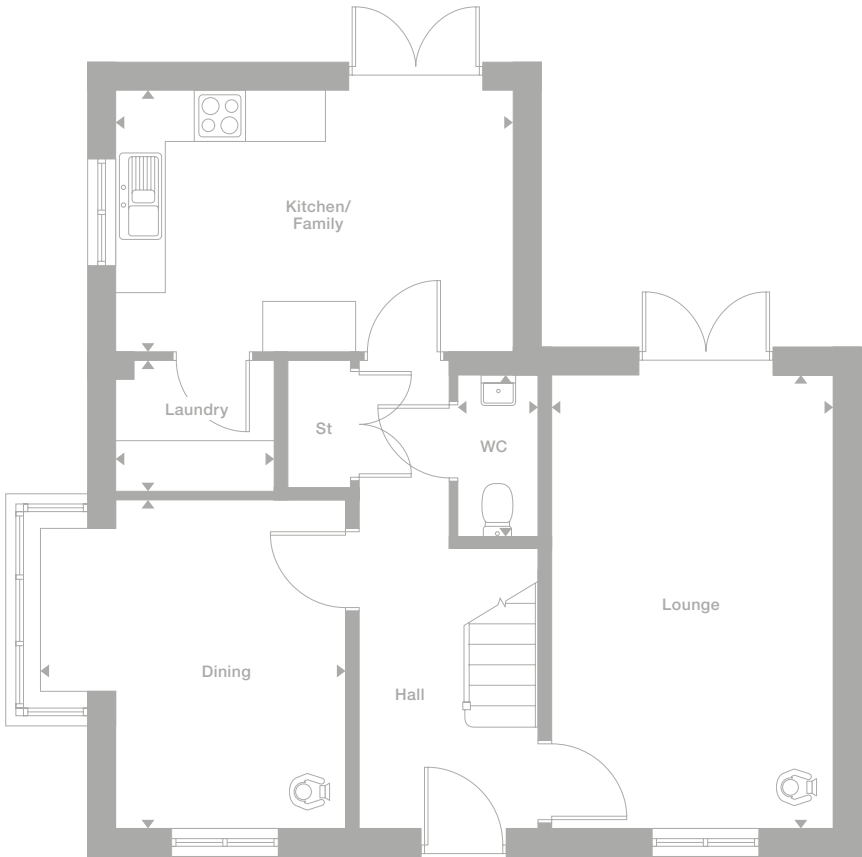
<b>Lounge</b> 3.26m x 5.27m 10'9" x 17'4"	<b>Principal Bedroom</b> 4.64m x 2.71m 15'3" x 8'11"
<b>Kitchen/Family</b> 4.64m x 3.06m 15'3" x 10'0"	<b>En-Suite</b> 2.33m x 1.24m 7'8" x 4'1"
<b>Laundry</b> 1.86m x 1.53m 6'1" x 5'0"	<b>Bedroom 2</b> 4.75m x 2.53m 15'7" x 8'4"
<b>Dining</b> 3.58m x 3.80m 11'9" x 12'6"	<b>Bedroom 3</b> 3.32m x 2.88m 10'11" x 9'6"
<b>WC</b> 0.93m x 1.89m 3'1" x 6'3"	<b>Bedroom 4</b> 2.33m x 2.29m 7'8" x 7'6"
	<b>Bathroom</b> 2.55m x 1.81m 8'5" x 5'11"

Floor Space  
1,297 sq ft

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



Ground Floor

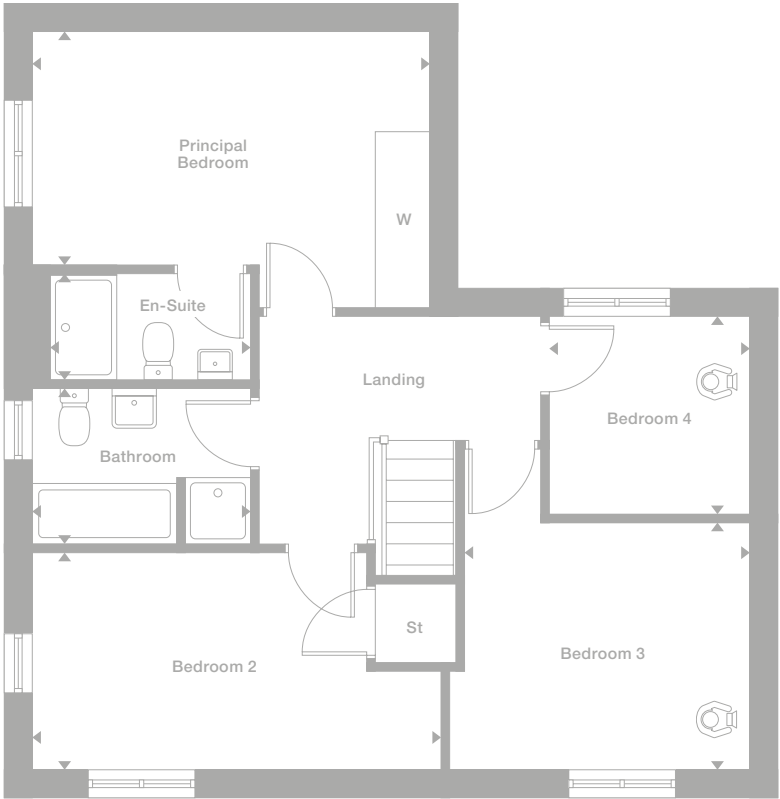


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First Floor



Office space area





Bingham

The exciting layout of the L-shaped dual aspect family and dining room, with its french doors, ergonomic galley kitchen and separate laundry, creates a fascinating sense of space and offers a superb setting for social gatherings. The en-suite bedroom includes a luxurious dressing room.

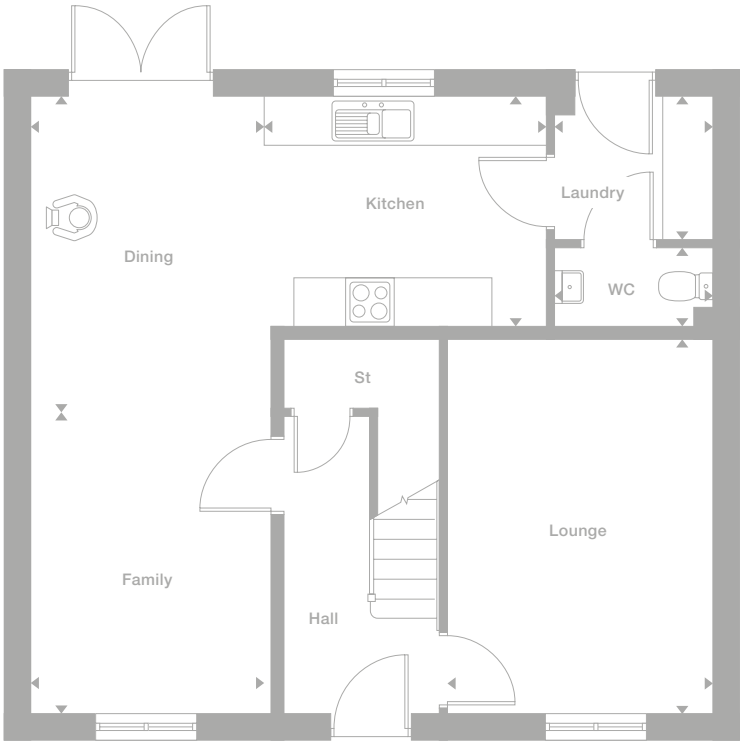
<b>Lounge</b> 3.24m x 4.60m 10'8" x 15'1"	<b>Principal Bedroom</b> 3.24m x 3.82m 10'8" x 12'7"
<b>Kitchen</b> 3.44m x 2.81m 11'4" x 9'3"	<b>En-Suite</b> 1.18m x 2.07m 3'10" x 6'10"
<b>Laundry</b> 1.92m x 1.76m 6'4" x 5'9"	<b>Dressing</b> 1.89m x 1.97m 6'3" x 6'6"
<b>Dining</b> 2.95m x 3.87m 9'8" x 12'8"	<b>Bedroom 2</b> 3.01m x 3.39m 9'11" x 11'2"
<b>Family</b> 2.95m x 3.69m 9'8" x 12'1"	<b>Bedroom 3</b> 2.82m x 4.08m 9'3" x 13'5"
<b>WC</b> 1.92m x 0.96m 6'4" x 3'2"	<b>Bedroom 4/Study</b> 2.94m x 2.55m 9'8" x 8'5"
	<b>Bathroom</b> 2.39m x 2.55m 7'10" x 8'5"

Floor Space  
1,361 sq ft

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



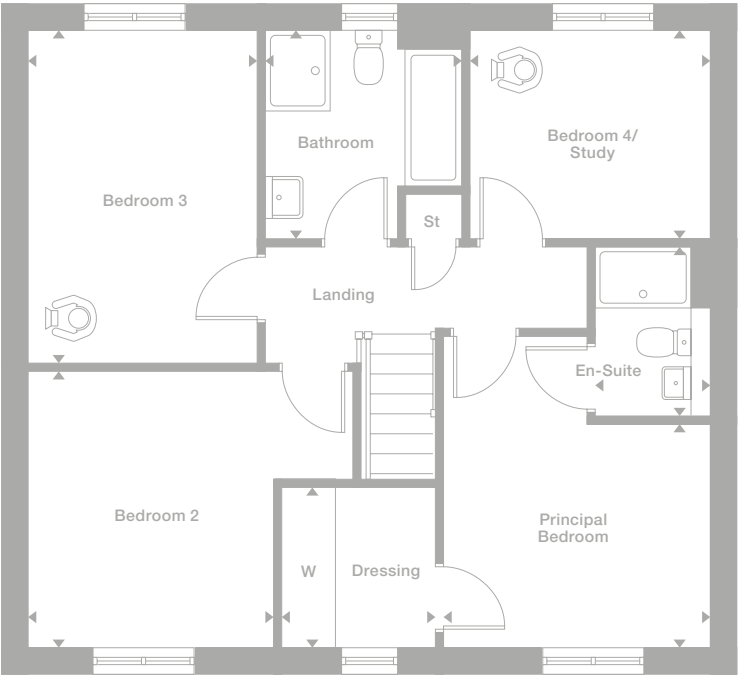
Ground Floor



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First Floor

 Office space area





From the hall to the four dual aspect rooms, including a superb study, this home delivers a succession of delights. The lounge is lit by a feature bay, the exciting, attractive dining kitchen includes french doors, and the four bedrooms include a luxurious principal suite.

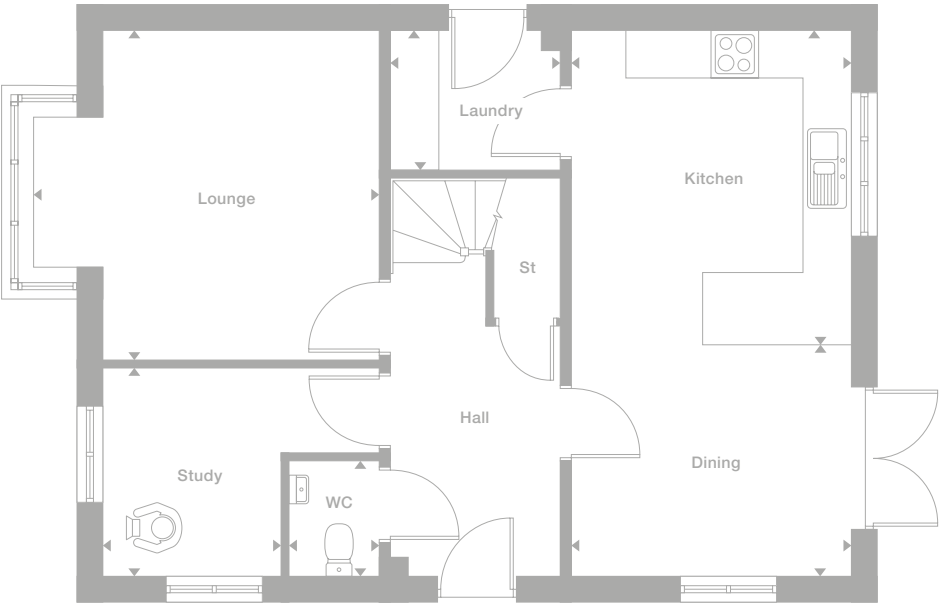
<b>Lounge</b> 4.36m x 4.16m 14'4" x 13'8"	<b>Principal Bedroom</b> 3.57m x 3.41m 11'9" x 11'2"
<b>Dining</b> 3.51m x 2.90m 11'6" x 9'6"	<b>En-Suite</b> 2.04m x 1.76m 6'8" x 5'9"
<b>Study</b> 2.24m x 2.61m 7'4" x 8'7"	<b>Bedroom 2</b> 3.51m x 3.28m 11'7" x 10'9"
<b>Kitchen</b> 3.51m x 3.96m 11'6" x 13'0"	<b>Bedroom 3</b> 2.47m x 3.48m 8'1" x 11'5"
<b>Laundry</b> 2.12m x 1.76m 7'0" x 5'9"	<b>Bedroom 4</b> 2.46m x 3.35m 8'1" x 11'0"
<b>WC</b> 1.12m x 1.45m 3'8" x 4'9"	<b>Bathroom</b> 3.13m x 1.70m 10'3" x 5'7"
	<b>Store</b> 1.04m x 1.92m 3'5" x 6'4"

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

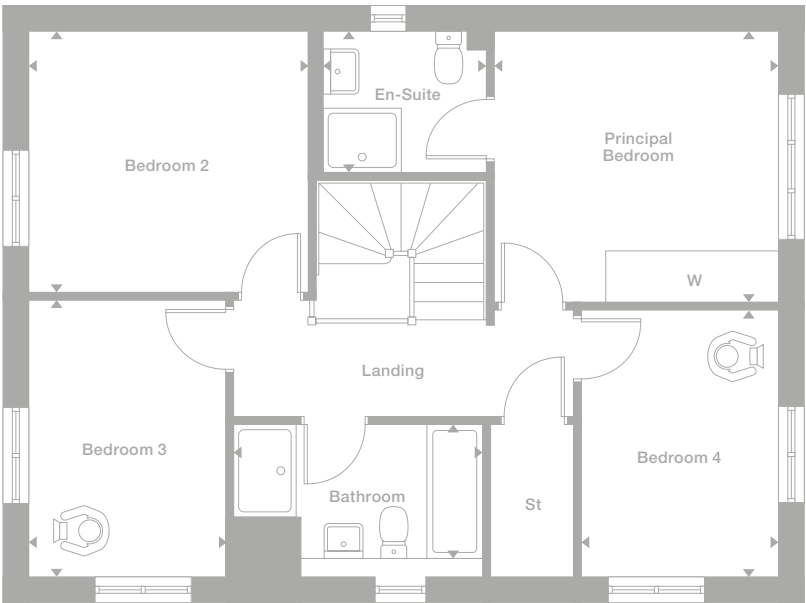


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First Floor



Office space area





From the feature staircase and gallery landing to the two en-suite bedrooms, this is a prestigious and substantial residence. Features like the dedicated study and the principal bedroom's dressing area reflect the perfect blend of impeccable style and practical convenience that runs through every detail.

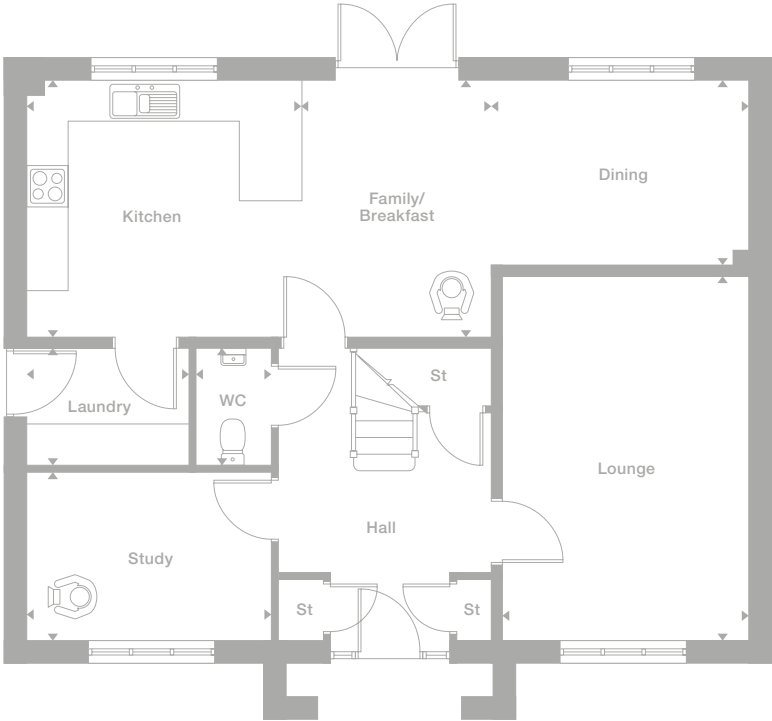
<b>Lounge</b> 3.56m x 5.25m 11'8" x 17'3"	<b>Principal Bedroom</b> 3.64m x 3.59m 11'11" x 11'9"
<b>Kitchen</b> 3.96m x 3.71m 13'0" x 12'2"	<b>En-Suite 1</b> 1.35m x 2.68m 4'5" x 8'10"
<b>Laundry</b> 2.33m x 1.68m 7'8" x 5'6"	<b>Dressing</b> 2.44m x 1.60m 8'0" x 5'3"
<b>Family/Breakfast</b> 2.72m x 3.71m 8'11" x 12'2"	<b>Bedroom 2</b> 4.29m x 2.68m 14'1" x 8'10"
<b>Dining</b> 3.71m x 2.66m 12'2" x 8'9"	<b>En-Suite 2</b> 1.18m x 2.68m 3'10" x 8'10"
<b>Study</b> 3.52m x 2.42m 11'7" x 7'11"	<b>Bedroom 3</b> 3.59m x 3.25m 11'9" x 10'8"
<b>WC</b> 1.09m x 1.68m 3'7" x 5'6"	<b>Bedroom 4</b> 2.97m x 3.15m 9'9" x 10'4"
	<b>Bedroom 5</b> 2.81m x 2.68m 9'3" x 8'10"
	<b>Bathroom</b> 2.53m x 1.94m 8'4" x 6'4"

Floor Space  
1,829 sq ft

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

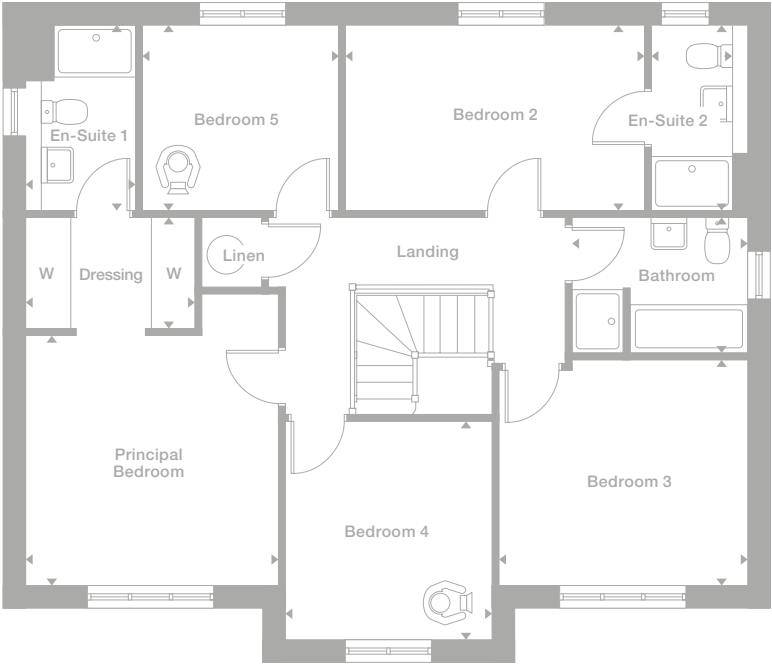


Ground Floor



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First Floor



 Office space area



This is an unmistakably distinguished family home. The island style kitchen, with bi-fold doors and rooflights, merges with the garden to introduce a wonderfully natural ambience. Featuring twin bay windows, french doors and two en-suites, it raises residential architecture to the highest standards of luxury.

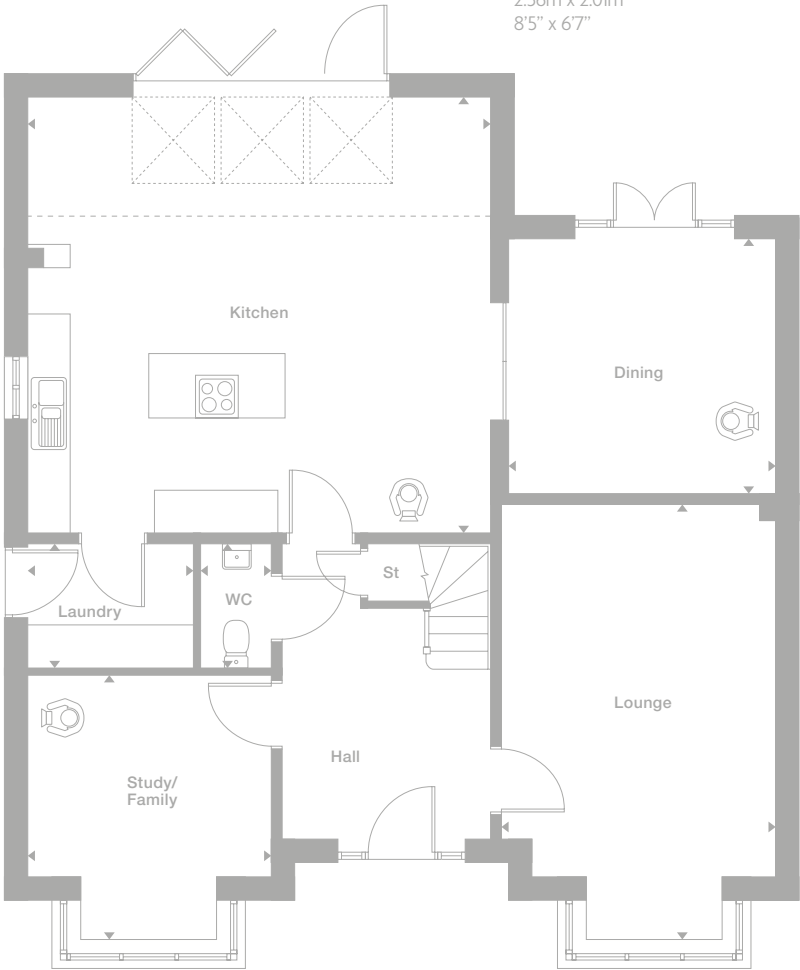
Lounge	3.83m x 6.10m 12'7" x 20'0"	Principal Bedroom	3.41m x 4.43m 11'2" x 14'7"
Dining	3.73m x 3.52m 12'3" x 11'7"	Dressing	2.50m x 2.56m 8'2" x 8'5"
Study/Family	3.41m x 3.72m 11'2" x 12'3"	En-Suite 1	2.50m x 1.70m 8'2" x 5'7"
Kitchen	6.45m x 6.08m 21'2" x 20'0"	Bedroom 2	3.88m x 2.62m 12'9" x 8'7"
Laundry	2.32m x 1.72m 7'8" x 5'8"	En-Suite 2	2.53m x 1.43m 8'4" x 4'9"
WC	0.99m x 1.72m 3'3" x 5'8"	Bedroom 3	3.84m x 3.10m 12'7" x 10'2"
		Bedroom 4	3.89m x 2.53m 12'9" x 8'4"
		Bedroom 5	2.93m x 2.33m 9'7" x 7'8"
		Bathroom	2.56m x 2.01m 8'5" x 6'7"

Floor Space  
2,130 sq ft

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

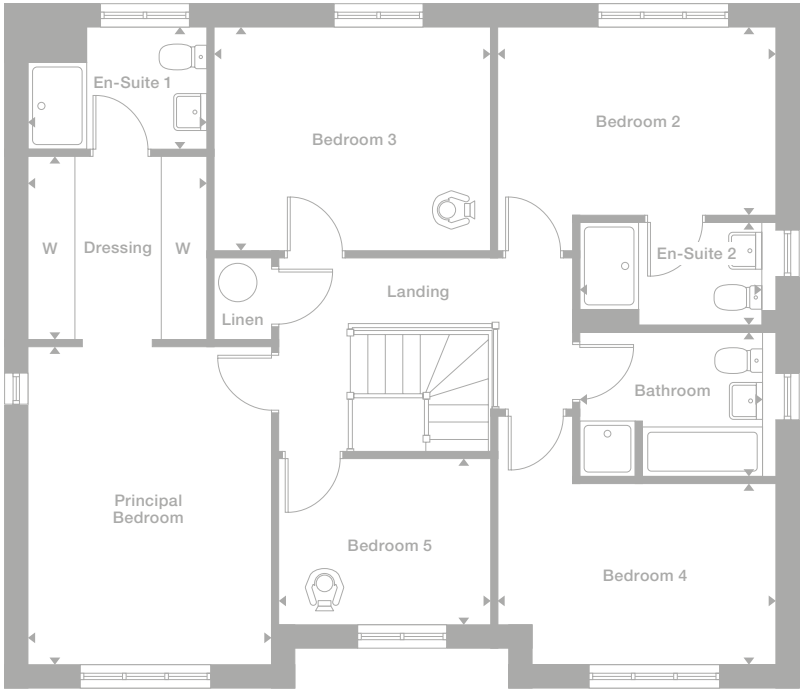


Ground Floor



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First Floor



 Office space area



**The  
Miller  
Difference**

**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**  
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.

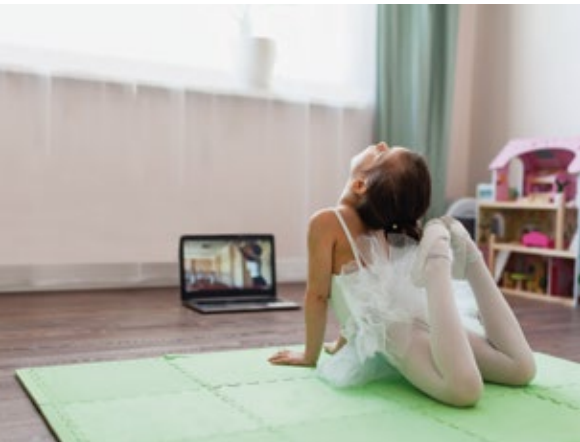
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able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

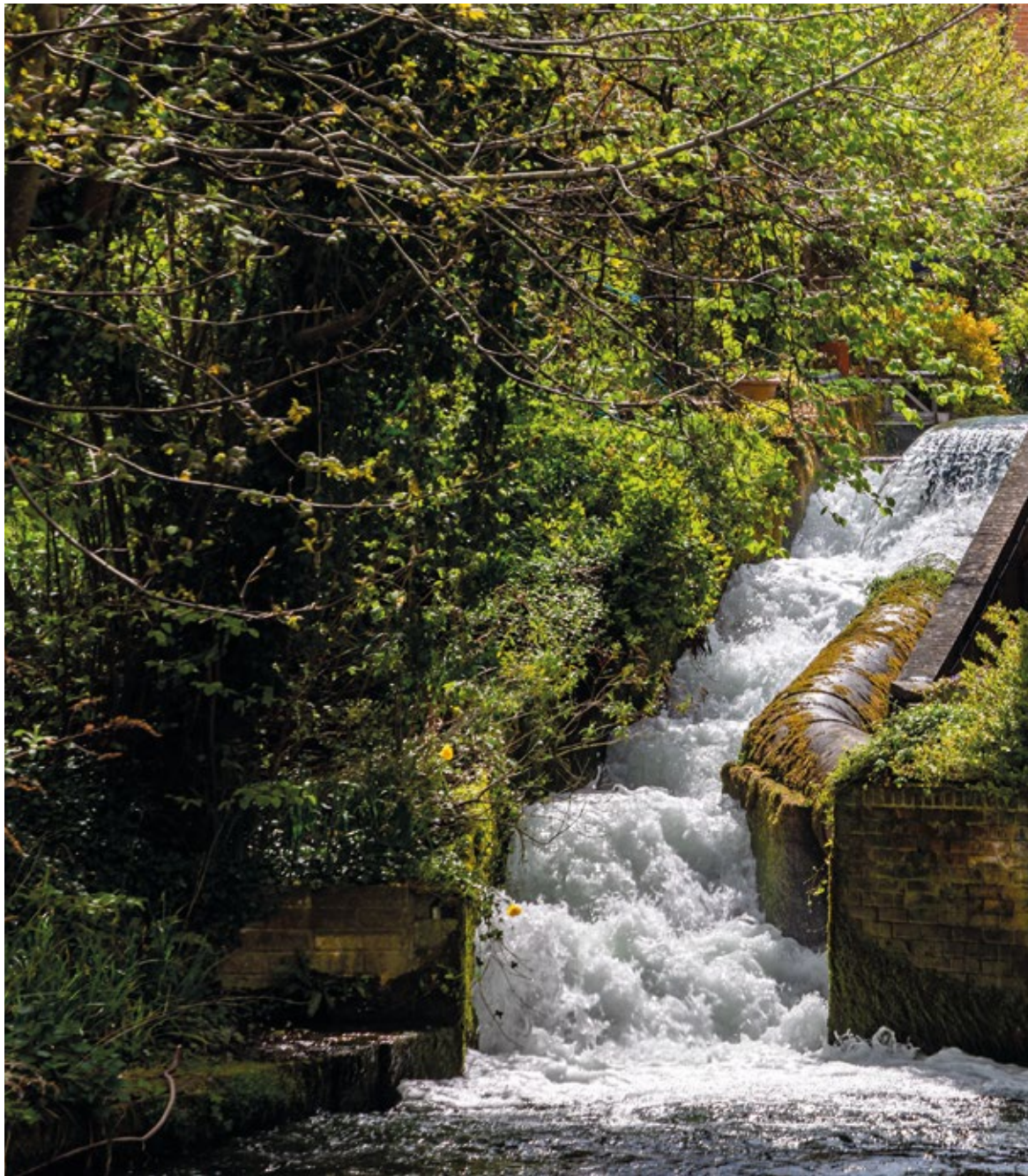
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**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.







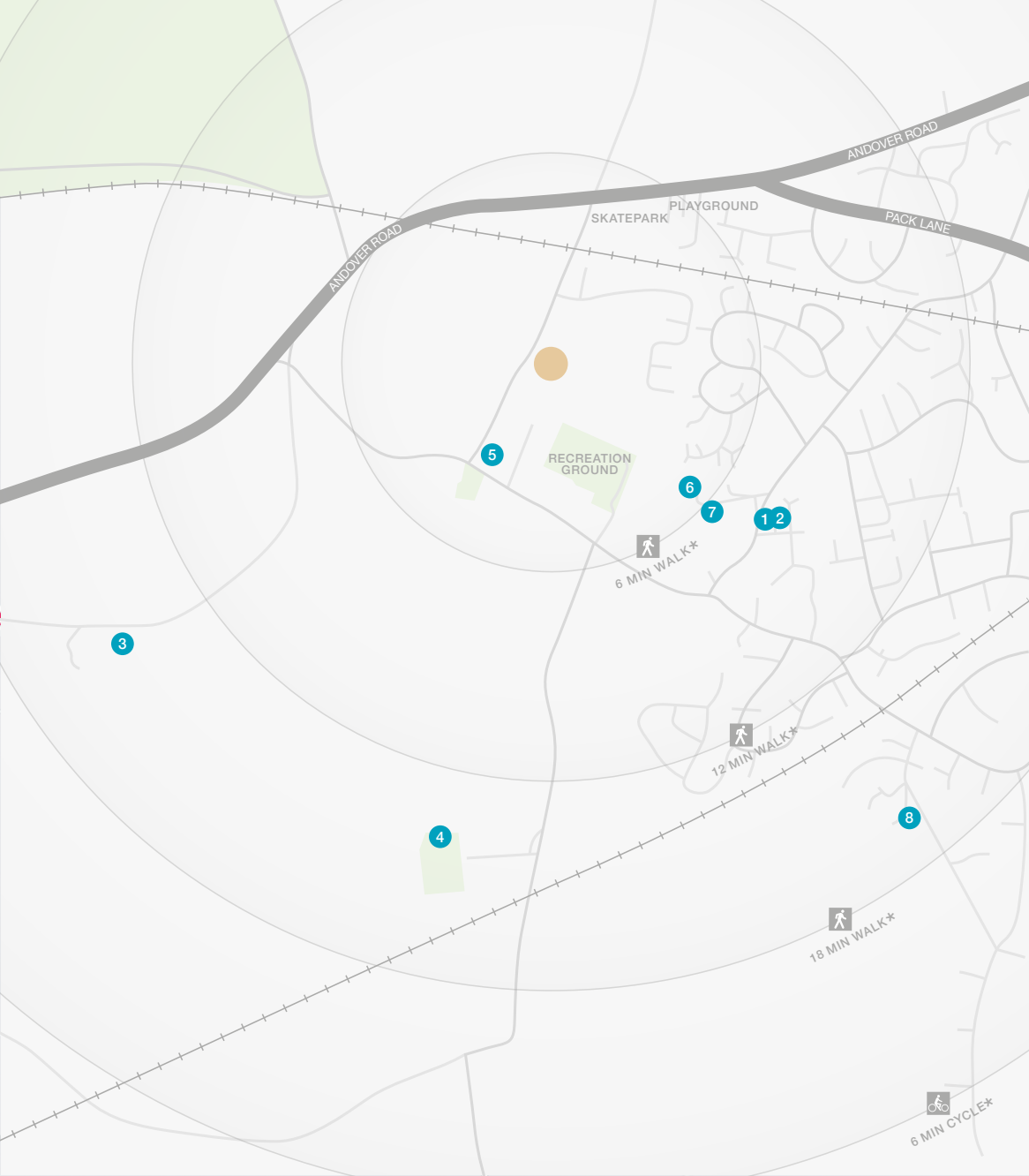
Complementing the wealth of parks and outdoor attractions around Oakley, the North Wessex Downs AONB lies fifteen minutes' walk from Oakley Grange and opens up a vast expanse of quiet roads, open countryside, woods and meadows for exploring on foot or bicycle. Basingstoke Golf Club lies just three miles south of the development.

Pre-school childcare can be found at St Leonard's, fifteen minutes' walk away, with the village's infant and junior schools just a little further on. The development is in the catchment area for Cranbourne Secondary School in Basingstoke. All are rated Good by Ofsted except the infant school, which is assessed as Outstanding. Oakley's large, comprehensive medical practice is situated around a mile away, and Basingstoke Hospital has a 24-hour emergency department.



Useful  
Contacts

- 1 Oakley Post Office  
22 Oakley Lane  
01256 782 569
- 2 Oakley Pharmacy  
22C Oakley Lane  
01256 782 381
- 3 Oakley Hall Hotel  
Rectory Road  
01256 783 350
- 4 Oakley Cricket Club  
Trenchards Lane  
07599 435 465
- 5 St Leonard's Pre-School  
Rectory Road  
07772 378 265
- 6 Oakley Infant School  
Oakley Lane  
01256 780 445
- 7 Oakley C of E Junior School  
Oakley Lane  
01256 780 433
- 8 Oakley Surgery  
Sainfoin Lane  
01256 770 212



\* 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

**From Basingstoke**  
From the Worthing Road Roundabout join the B3400 for Whitchurch. Stay on the B3400 for two and a half miles, passing through Newfound and going straight on at The Fox Inn. After passing the sign for Oakley Tennis Club, turn left into Station Road, signposted for the Village Hall. Two hundred and fifty yards on, Oakley Grange is on the left.

**From the M3**  
Exit the M3 at junction 7 to join the A30 for Basingstoke. Leaving the roundabout, stay in the left hand lane and turn left for Kings Worthy. Move into the right hand lane, and after 200 yards turn right to leave the A30 and enter Trenchard Lane, signposted for Oakley. Note that Trenchard Lane is single track with passing places. In Oakley, at the T-junction turn left then after 400 yards turn right into Station Road. Quarter of a mile on, Oakley Grange is on the right.

**Sat Nav**  
RG23 7EH

Development  
Telephone Number:  
03308 281 037



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**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.

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# OAKLEY GRANGE