



**The Oaks at Hadden  
Didcot**

**millerhomes**

*the place to be®*

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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 The Oaks at Hadden.



The Oaks at Hadden is less than an hour's drive from the M25, and Oxford is around 40 minutes away by road. Didcot Parkway Station, a park-and-ride hub 20 minutes' walk from the development, is just 40 minutes from London Paddington and less than 15 minutes from Oxford by train. There are additional direct services to Cheltenham Spa, Gloucester, Bath, Bristol and other destinations. Didcot also has good bus connections with Oxford and the surrounding area.



A small precinct fifteen minutes walk away includes a Co-op, a pharmacy, a food takeaway, the Ladygrove dental surgery and a family-friendly pub. There is a GP practice, the Oak Tree Health Centre, a few yards further on, and an Aldi supermarket less than a mile away. In the town centre, the local retailers and high street names in Broadway and the Market Place Shopping Centre are complemented by the Orchard Centre's covered mall, with Sainsbury and M&S supermarkets, fashion, books and technology outlets, cafés and restaurants.

# Welcome home

In a beautifully landscaped, tree-lined setting by a golf course and just a short walk from local shops and amenities, this attractive selection of energy efficient one, two, three, four and five bedroom homes and apartments brings an exciting new neighbourhood into a superb location. With excellent rail and road links, it offers an opportunity to settle in a historic town at the heart of the dynamic Science Vale Enterprise Zone.

Welcome to The Oaks at Hadden...


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.





1 Bedroom


Harwell Apartments 

Wittenham 

2 Bedrooms


Harwell Apartments 


Rivermont 

Hampden 

3 Bedrooms


Whitton 


Chilton 

Auden 


Appleford 


4 Bedrooms


Westerwood 


Glenwood 

Burford 

Norwood 


Beauwood 

Clearwood 

Kingham 

5 Bedrooms

Denford 

Affordable Housing 



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# Harwell Apartments

**Overview**  
 The striking dual aspect, open plan living area features french doors, or french windows and a balcony in the upper apartment, that bring a bright ambience to these inspiring homes. An ergonomic kitchen and large hall cupboard reflect the convenience that complements the contemporary appeal.

**Ground Floor**  
 Kitchen/  
 Living/Dining  
 6.96m x 3.75m  
 22'10" x 12'4"

**Principal Bedroom**  
 3.47m x 3.39m  
 11'5" x 11'1"

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

**Floor Space**  
 540 sq ft

**Overview**  
 The superb triple aspect living room, incorporating either french doors or french windows with a balcony, presents a light-filled and adaptable social space. The principal bedroom includes an en-suite shower, and the hall features two useful cupboards, one of them perfect for coats and umbrellas.

**Ground Floor**  
 Kitchen/  
 Living/Dining  
 3.76m x 8.40m  
 12'4" x 27'7"

**Principal Bedroom**  
 2.75m x 5.13m  
 9'0" x 16'10"

**En-Suite**  
 1.50m x 2.25m  
 4'11" x 7'5"

**Bedroom 2**  
 2.56m x 5.13m  
 8'5" x 16'10"

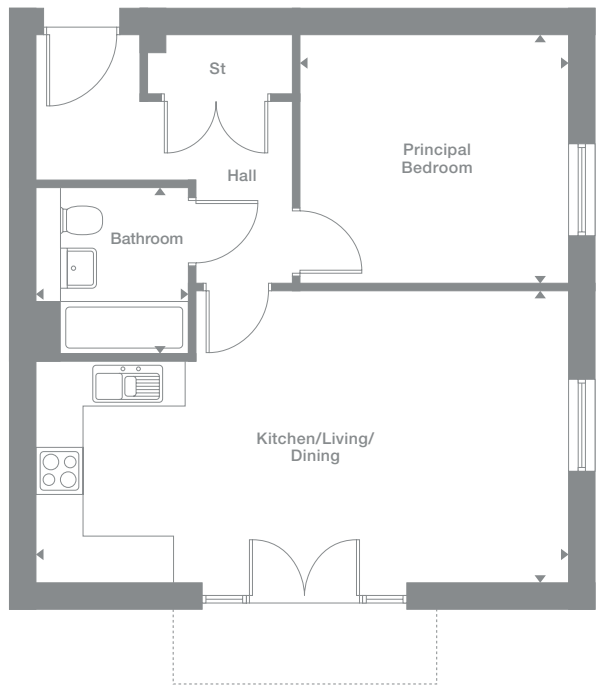
**Bathroom**  
 2.20m x 2.00m  
 7'3" x 6'7"

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

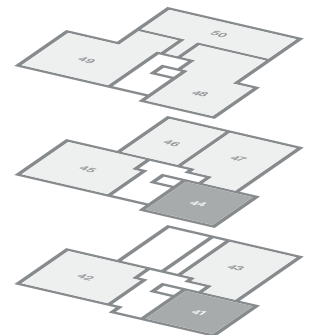
**Floor Space**  
 810 sq ft



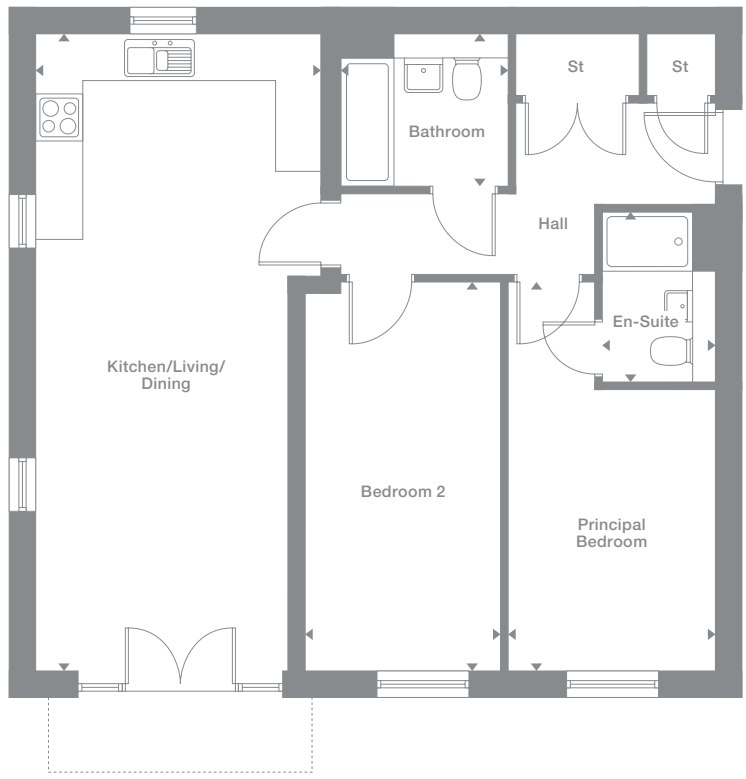
Type A1 - 1 Bed



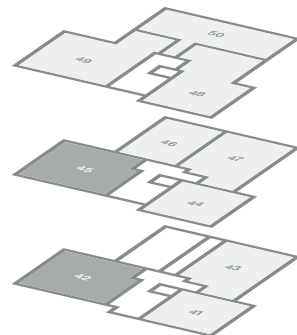
Plots



Type A2 - 2 Bed



Plots



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# Harwell Apartments

**Overview**  
Combining flexibility with enormous visual appeal, this superb two bedroom apartment has an inviting dual aspect open plan living area that extends from an expertly designed kitchen space to french doors, or french windows opening to a balcony. The luxurious L-shaped principal bedroom is en-suite.

**Ground Floor**  
Kitchen/  
Living/Dining  
6.98m x 4.86m  
22'11" x 15'11"

**Principal Bedroom**  
3.74m x 4.67m  
12'3" x 15'4"

**En-Suite**  
2.25m x 1.50m  
7'5" x 4'11"

**Bedroom 2**  
4.28m x 2.80m  
14'1" x 9'2"

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

**Floor Space**  
779 sq ft

**Overview**  
The thoughtful layout of the dual aspect living space, with its self-contained kitchen area, offers all the convenience of open-plan design while keeping the bright, inviting leisure space free for relaxing and socialising. There is convenient storage for boots and coats by the front door.

**Ground Floor**  
Kitchen/  
Living/Dining  
5.91m x 5.44m  
19'5" x 17'10"

**Principal Bedroom**  
4.46m x 2.99m  
14'8" x 9'10"

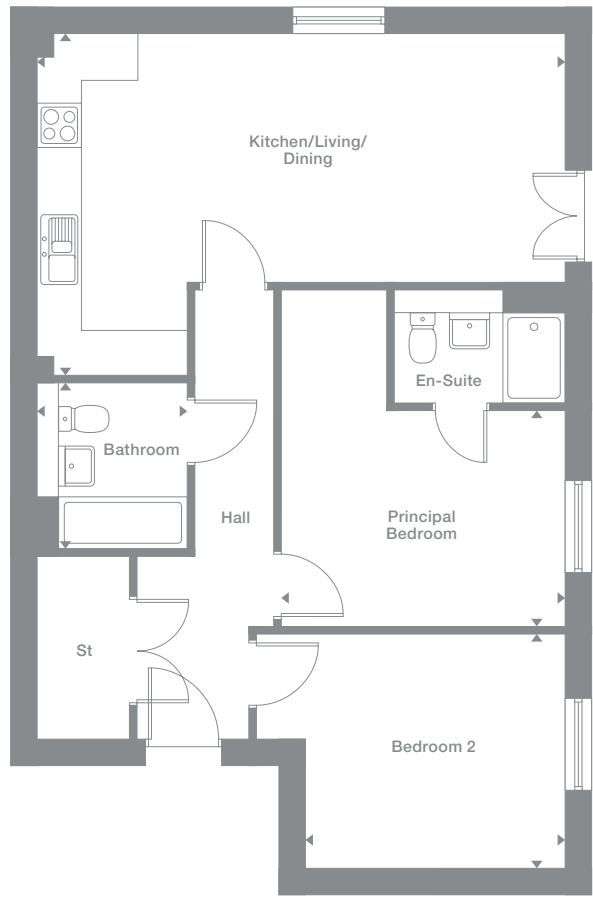
**Bathroom**  
2.20m x 2.00m  
7'3" x 6'7"

**Floor Space**  
544 sq ft

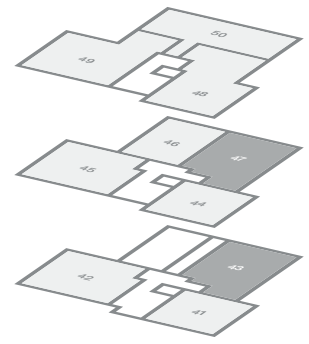
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



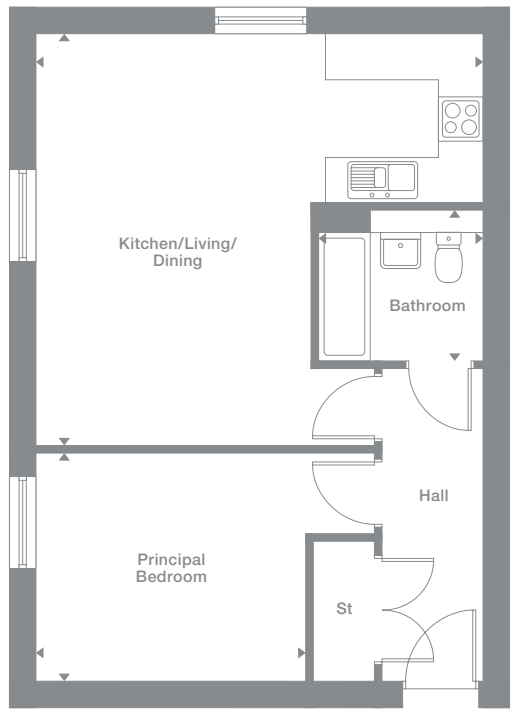
## Type A3 - 2 Bed



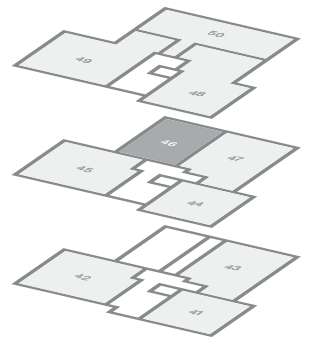
## Plots



## Type A4 - 1 Bed



## Plots



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# Harwell Apartments

**Overview**  
The fascinating interplay between the twin dormer windows and the french window with its balcony transforms the dual aspect living space into an exciting and comfortable social setting. There are useful cupboards by the kitchen and in the hall, and both bedrooms feature dormer windows.

**Ground Floor**  
Kitchen/  
Living/Dining  
6.89m x 5.75m  
22'7" x 18'10"

**Principal Bedroom**  
4.76m x 3.31m  
15'7" x 10'10"

**En-Suite**  
2.00m x 1.50m  
6'7" x 4'11"

**Bedroom 2**  
3.59m x 3.96m  
11'9" x 13'0"

**Bathroom**  
2.00m x 2.30m  
6'7" x 7'7"

**Floor Space**  
856 sq ft

**Overview**  
Lit by a dormer window, the open plan living space of this comfortable apartment has a special charm. One of the two bedrooms is en-suite and both feature dormer windows, adding a distinctive, welcoming character to the whole interior. The hall includes two spacious cupboards.

**Ground Floor**  
Kitchen/  
Living/Dining  
5.37m x 7.08m  
17'7" x 23'3"

**Principal Bedroom**  
3.53m x 4.79m  
11'7" x 15'9"

**En-Suite**  
2.00m x 2.20m  
6'7" x 7'3"

**Bedroom 2**  
4.08m x 4.31m  
13'5" x 14'2"

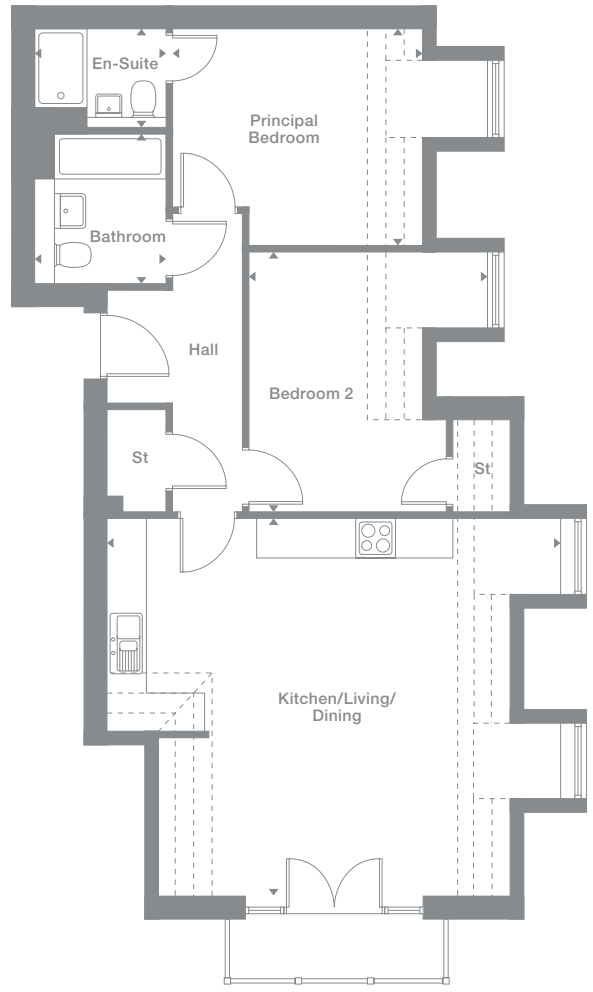
**Bathroom**  
2.20m x 2.20m  
7'3" x 7'3"

**Floor Space**  
786 sq ft

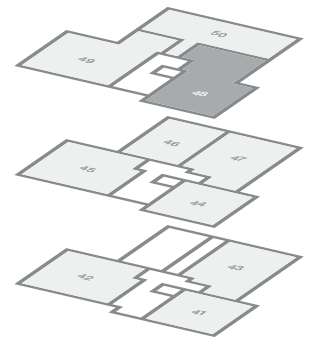
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



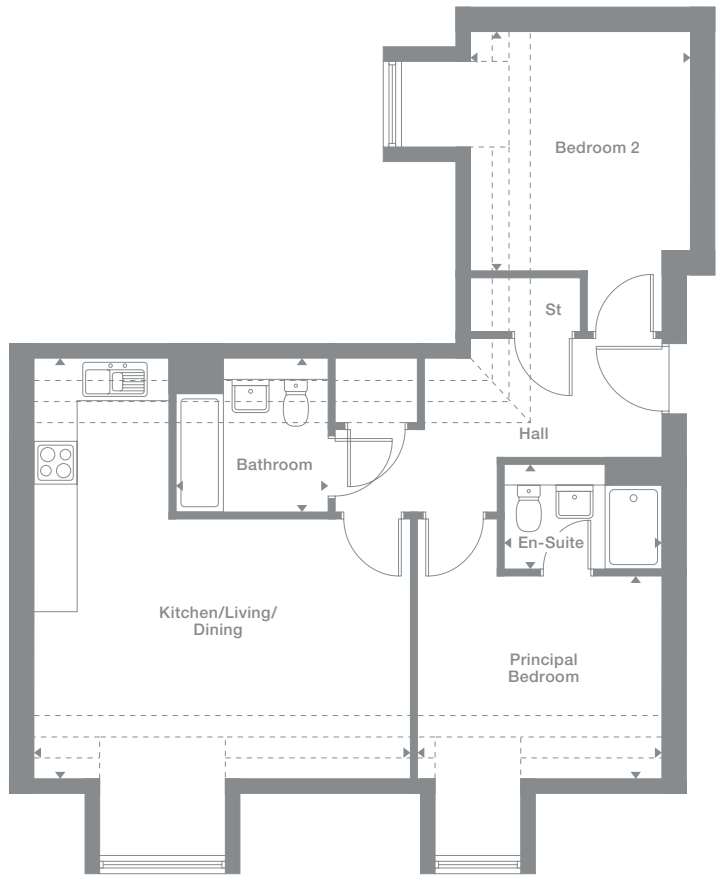
## Type A5 - 2 Bed



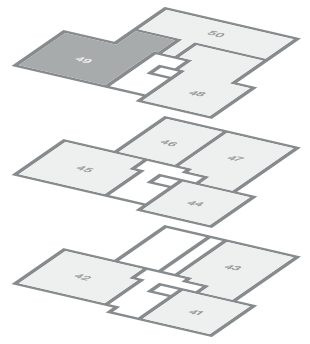
## Plots



## Type A6 - 2 Bed



## Plots



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# Harwell Apartments

**Overview**

The bedroom and the stylish, practical open plan living space both feature dual aspect outlooks with dormer windows, filling the rooms with light and adding inviting focal points that give each room a unique appeal. The corridor-style hall includes a cupboard, perfect for sports equipment.

**Ground Floor**

- Kitchen/  
Living/Dining  
6.16m x 5.09m  
20'2" x 16'8"
- Principal Bedroom  
4.34m x 5.06m  
14'3" x 16'7"
- Bathroom  
2.30m x 2.00m  
7'7" x 6'7"

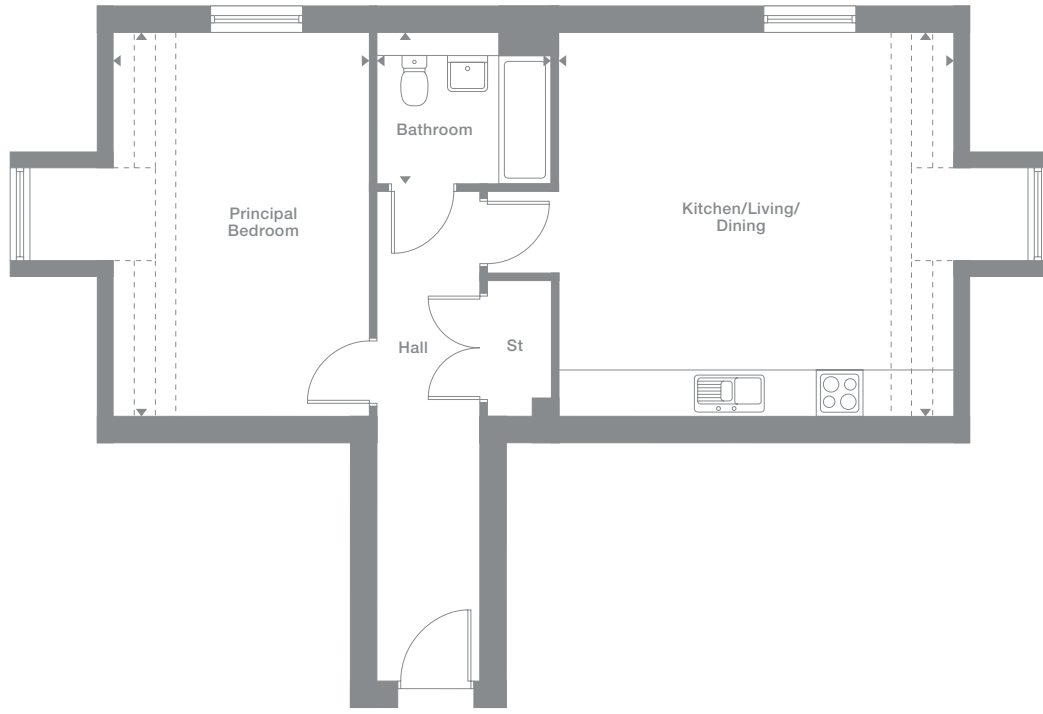
**Floor Space**

687 sq ft

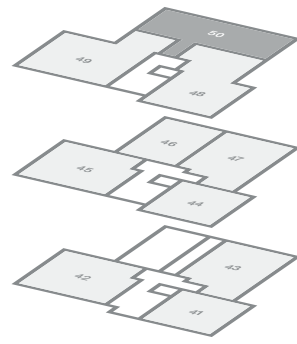
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Type A7 - 1 Bed**



**Plots**



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# Wittenham

## Overview

With its stylish kitchen area facing a charming dormer window, the open plan living space of this inviting home combines contemporary convenience with real character. The bedroom also features a dormer window, and there are spacious cupboards in the generously sized hall and the garage.

## First Floor

Kitchen/Living/Dining  
4.62m x 6.04m  
15'2" x 19'10"

Principal Bedroom  
4.42m x 2.81m  
14'6" x 9'2"

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

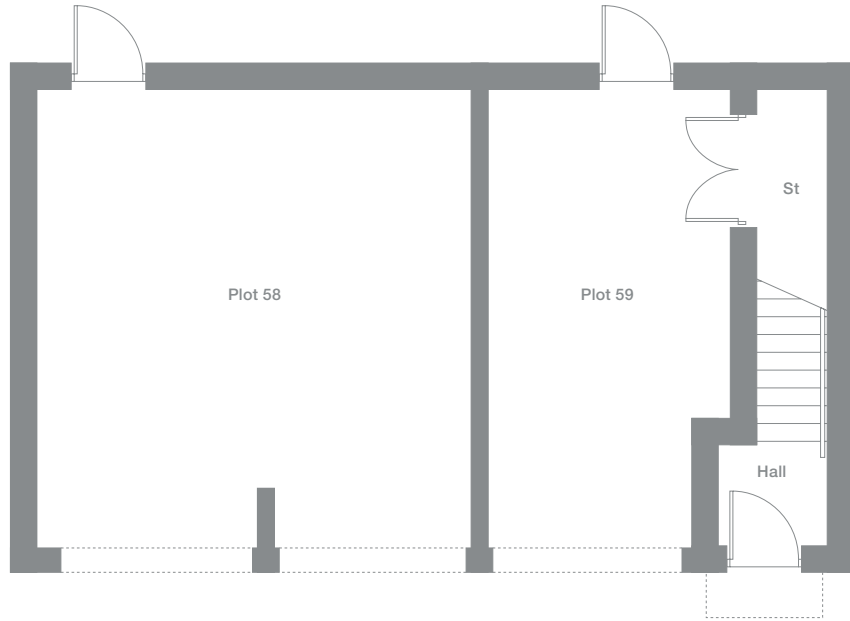
## Floor Space

669 sq ft

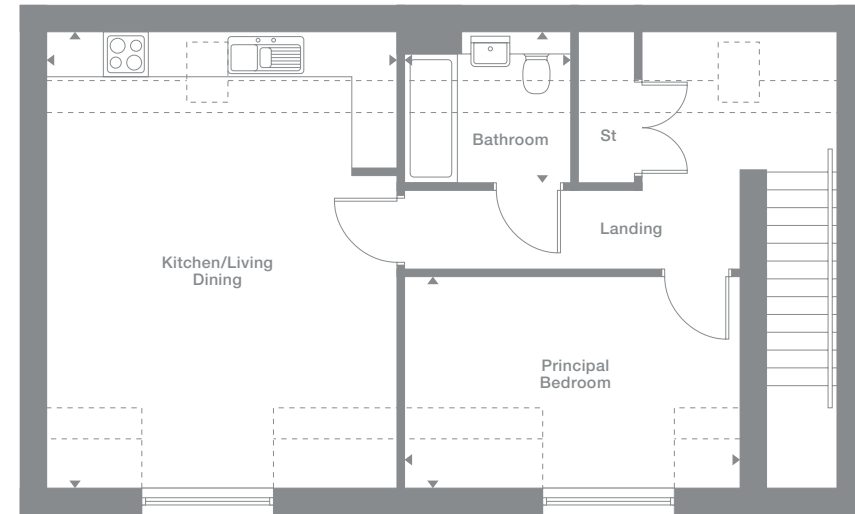
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Rivermont

## Overview

The lounge opens on to a bright kitchen and dining room with french doors and a laundry adjoining a WC. Upstairs, in addition to the bathroom, one of the bedrooms has an en-suite and there are cupboards in the lounge, the second bedroom and the landing.

## Ground Floor

**Lounge**  
3.58m x 4.57m  
11'9" x 15'0"

**Kitchen/Dining**  
3.35m x 4.07m  
11'0" x 13'4"

**Laundry**  
1.08m x 2.31m  
3'7" x 7'7"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

## First Floor

**Principal Bedroom**  
4.53m x 3.20m  
14'10" x 10'6"

**En-Suite**  
2.22m x 1.13m  
7'3" x 3'9"

**Bedroom 2**  
4.53m x 2.55m  
14'10" x 8'4"

**Bathroom**  
2.01m x 1.97m  
6'7" x 6'6"

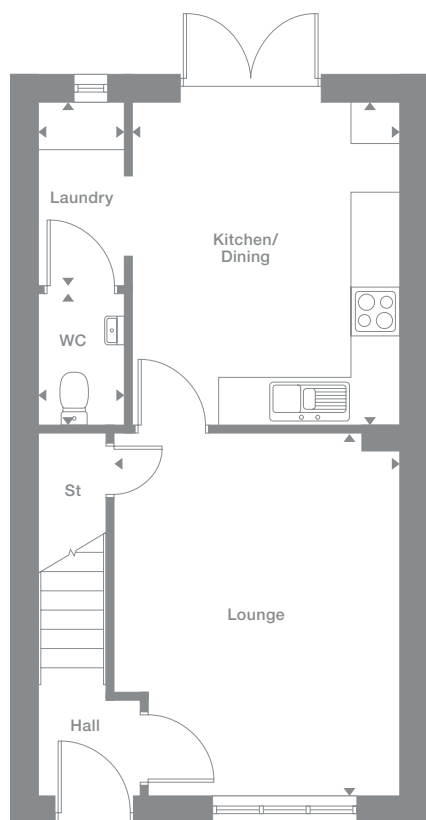
## Floor Space

852 sq ft

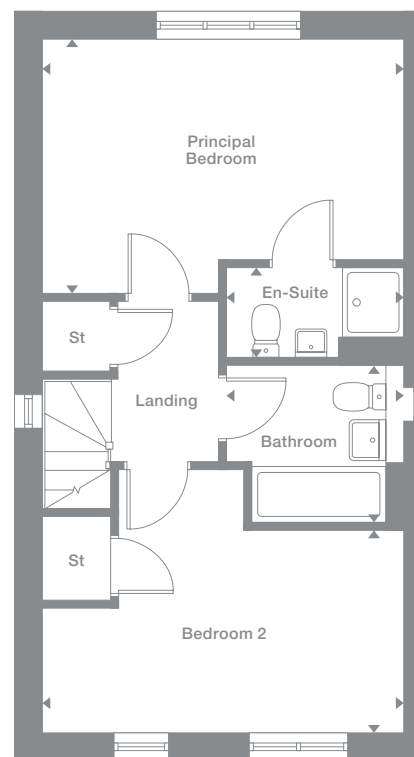
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Hampden

## Overview

The living room and the light, airy kitchen and dining room both incorporate feature french doors. There is a separate study and a downstairs WC, and one of the two delightful dormer-windowed bedrooms is en-suite. Convenient cupboards are provided in the kitchen and the landing.

## Ground Floor

**Lounge**  
3.20m x 4.40m  
10'6" x 14'5"

**Kitchen/Dining**  
4.21m x 5.95m  
13'10" x 19'6"

**Study**  
3.20m x 3.02m  
10'6" x 9'11"

**WC**  
2.11m x 1.46m  
6'11" x 4'9"

## First Floor

**Principal Bedroom**  
3.22m x 6.34m  
10'7" x 20'10"

**En-Suite**  
1.50m x 2.25m  
4'11" x 7'5"

**Bedroom 2**  
3.20m x 4.13m  
10'6" x 13'7"

**Bathroom**  
2.10m x 2.12m  
6'11" x 6'11"

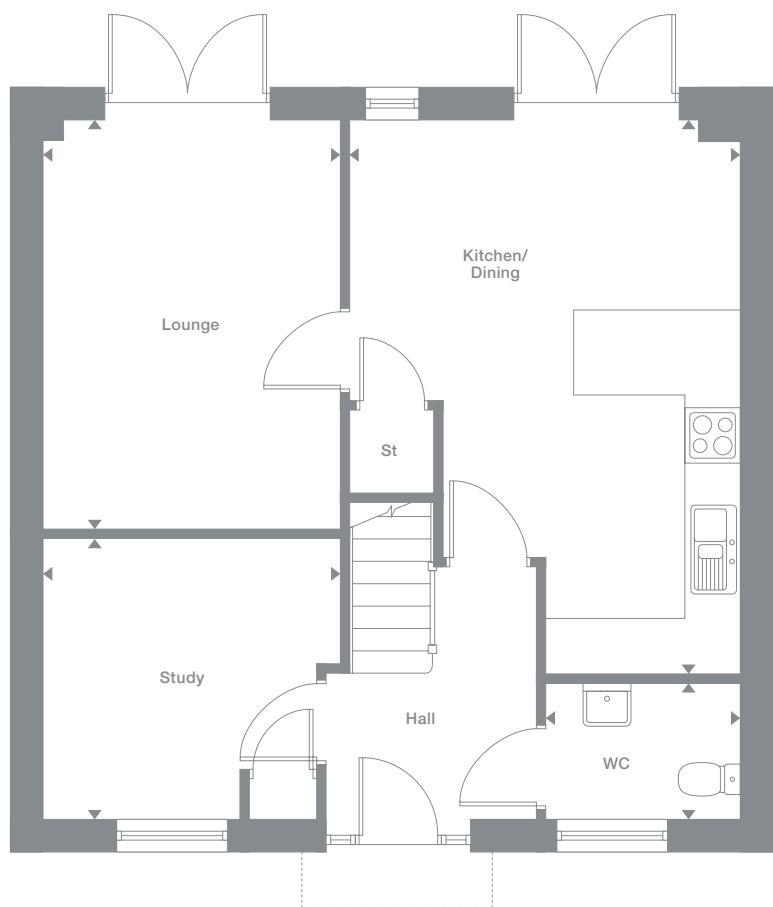
## Floor Space

1,069 sq ft

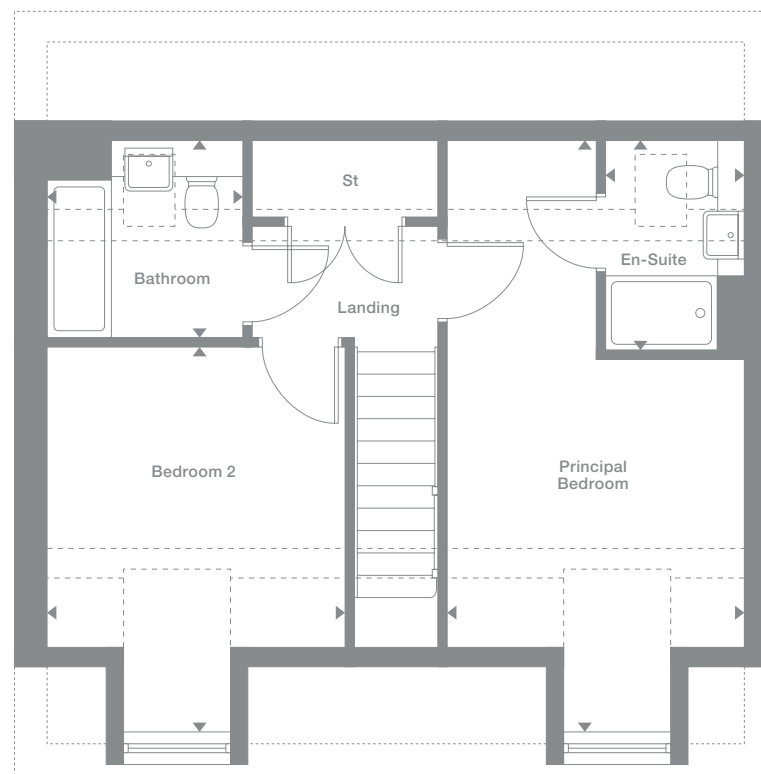
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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**Overview**

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

**Ground Floor**

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

**First Floor**

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

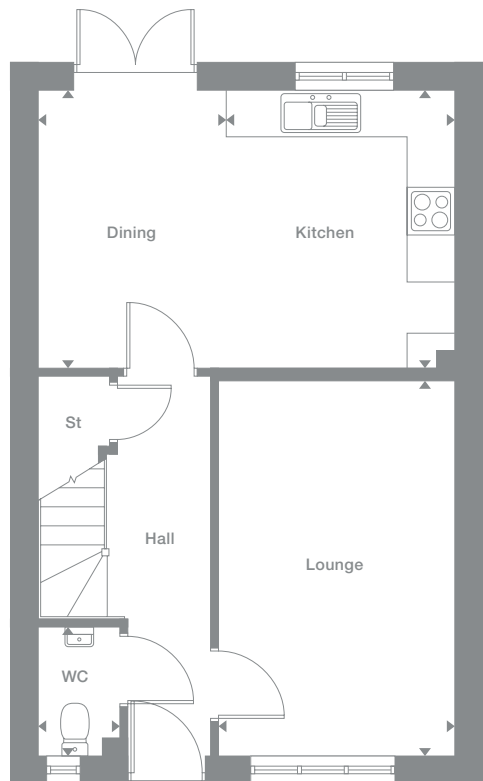
**Floor Space**

947 sq ft

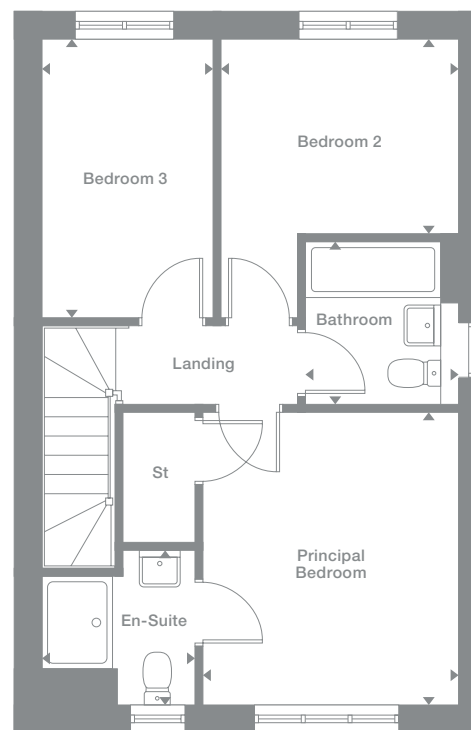
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**Ground Floor**



**First Floor**



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# Chilton

**Overview**

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

**Ground Floor**

**Lounge**  
5.20m x 3.22m  
17'1" x 10'7"

**Kitchen**  
3.07m x 2.74m  
10'1" x 9'0"

**Dining**  
2.12m x 2.46m  
7'0" x 8'1"

**WC**  
1.87m x 1.00m  
6'2" x 3'3"

**First Floor**

**Principal Bedroom**  
3.78m x 3.22m  
12'5" x 10'7"

**En-Suite**  
1.10m x 2.86m  
3'7" x 9'5"

**Bedroom 2**  
2.96m x 3.54m  
9'9" x 11'8"

**Bedroom 3**  
2.15m x 3.55m  
7'1" x 11'8"

**Bathroom**  
1.70m x 2.11m  
5'7" x 6'11"

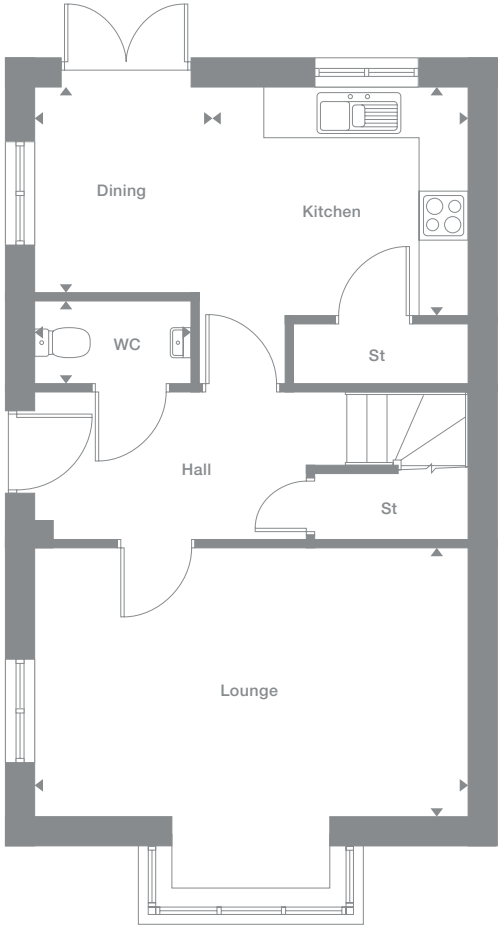
**Floor Space**

997 sq ft

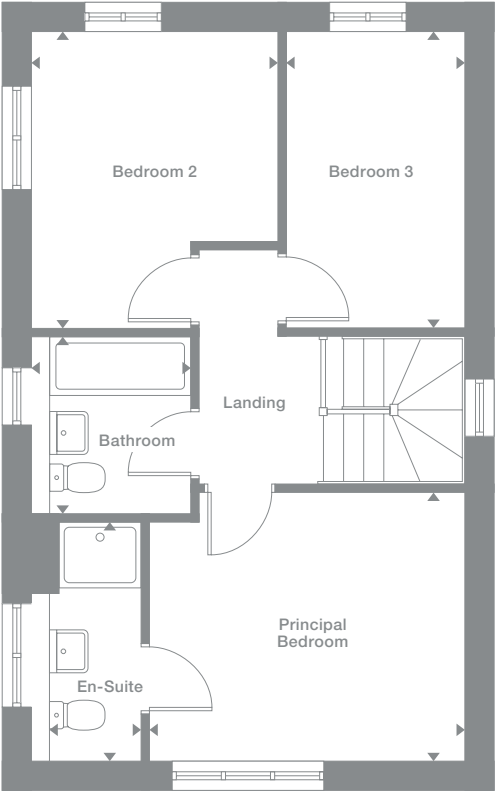
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Auden

## Overview

The ergonomic dining kitchen complements a downstairs WC and a breathtaking dual aspect living room where the bay window incorporates french doors. Two bedrooms share the first floor with a study and a bathroom with separate shower, and the en-suite bedroom features a dormer window.

## Ground Floor

**Lounge**  
4.70m x 4.71m  
15'5" x 15'5"

**Kitchen/Dining**  
2.54m x 5.04m  
8'4" x 16'7"

**WC**  
0.92m x 2.00m  
3'0" x 6'7"

## First Floor

**Bedroom 2**  
4.70m x 3.10m  
15'5" x 10'2"

**Bedroom 3**  
2.47m x 3.38m  
8'1" x 11'1"

**Study**  
2.14m x 1.98m  
7'0" x 6'6"

**Bathroom**  
2.47m x 3.10m  
8'1" x 10'2"

## Second Floor

**Principal Bedroom**  
3.61m x 5.98m  
11'10" x 19'7"

**En-Suite**  
1.83m x 2.39m  
6'0" x 7'10"

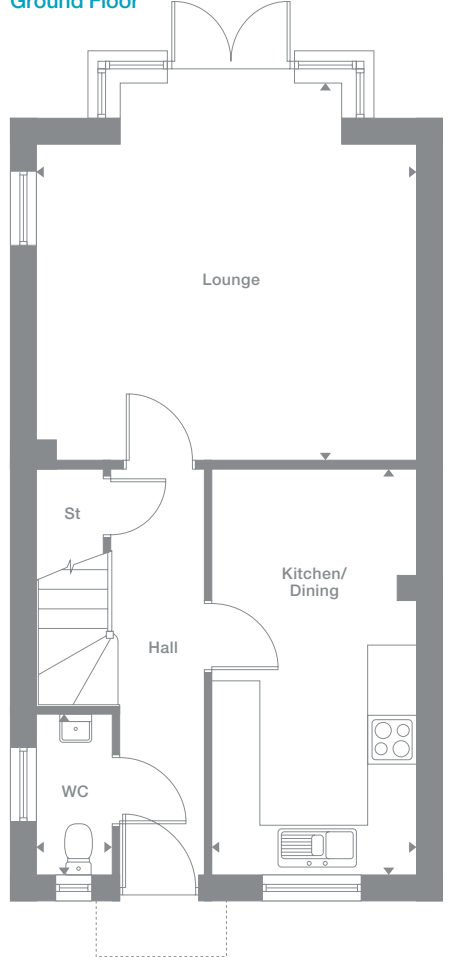
## Floor Space

1,221 sq ft

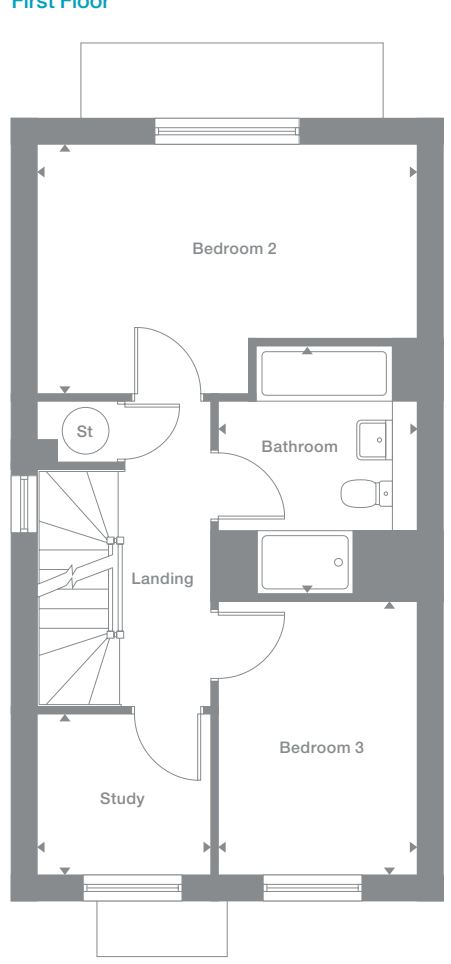
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



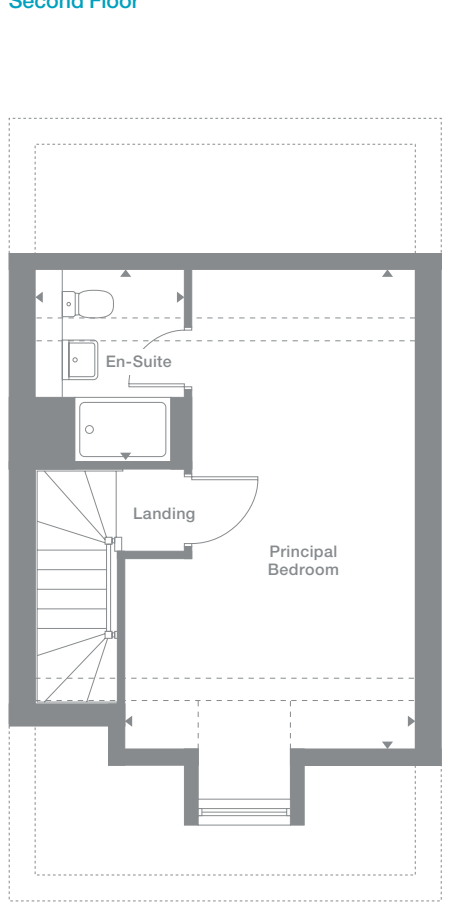
Ground Floor



First Floor



Second Floor



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# Appleford

**Overview**

The dual aspect kitchen and dining room includes a superb, light filled family area with french doors, complementing a comfortable lounge and a downstairs WC. Two of the three bedrooms and the bathroom share the first floor, and the en-suite 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**  
2.79m x 2.47m  
9'2" x 8'1"

**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 3.05m  
15'10" x 10'0"

**Bedroom 3**  
4.82m x 3.16m  
15'10" x 10'4"

**Bathroom**  
2.48m x 2.10m  
8'2" x 6'11"

**First Floor**

**Principal Bedroom**  
4.82m x 4.75m  
15'10" x 15'7"

**En-Suite**  
1.41m x 2.44m  
4'8" x 8'0"

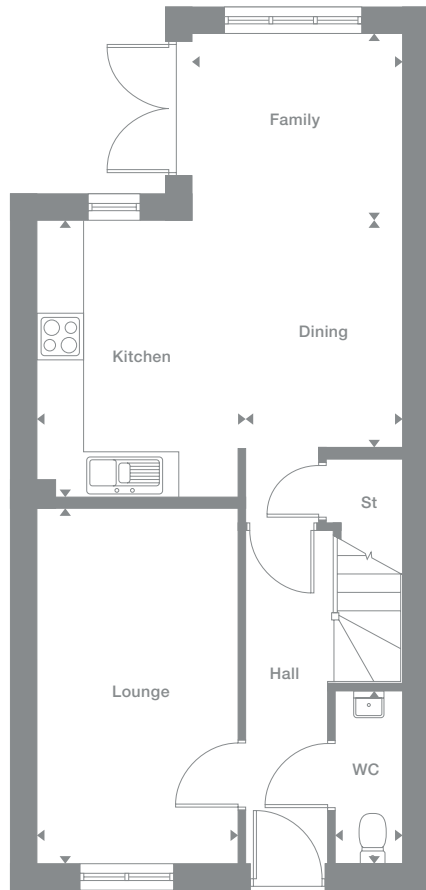
**Floor Space**

1,296 sq ft

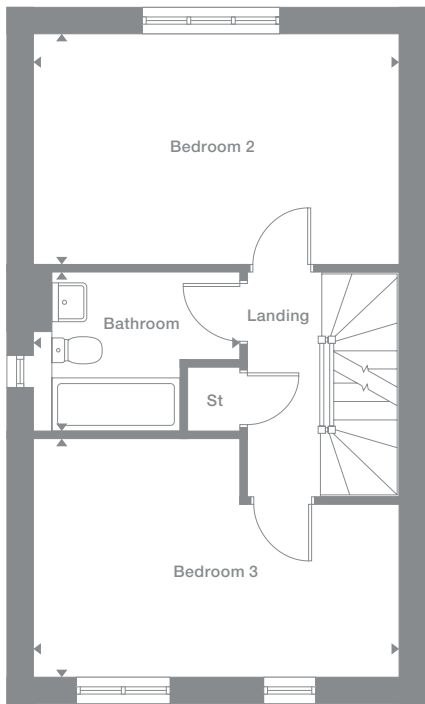
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



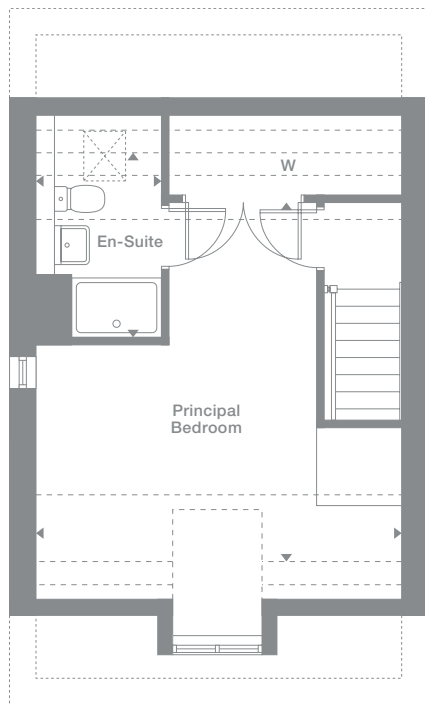
**Ground Floor**



**First Floor**



**Second Floor**



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# Westerwood

**Overview**

The lounge shares the ground floor with an airy kitchen featuring french doors in the dining area, and a separate laundry. There is a downstairs WC, cupboards in the hall and landing, and the four bedrooms, one of them en-suite, ensure privacy is always available.

**Ground Floor**

- Lounge**  
3.11m x 4.46m  
10'3" x 14'8"
- Kitchen/  
Dining/Family**  
5.92m x 4.00m  
19'5" x 13'2"
- Laundry**  
1.36m x 2.40m  
4'6" x 7'11"
- WC**  
0.96m x 1.82m  
3'2" x 6'0"

**First Floor**

- Principal Bedroom**  
3.17m x 3.72m  
10'5" x 12'2"
- En-Suite**  
1.70m x 1.80m  
5'7" x 5'11"
- Bedroom 2**  
2.79m x 2.89m  
9'2" x 9'6"
- Bedroom 3**  
2.66m x 2.82m  
8'9" x 9'3"
- Bedroom 4**  
3.03m x 2.47m  
9'11" x 8'1"
- Bathroom**  
1.70m x 2.04m  
5'7" x 6'9"

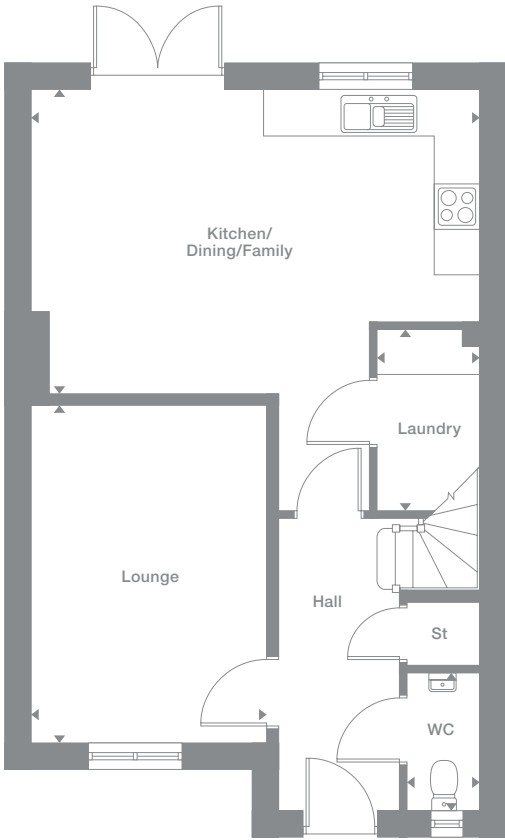
**Floor Space**

1,151 sq ft

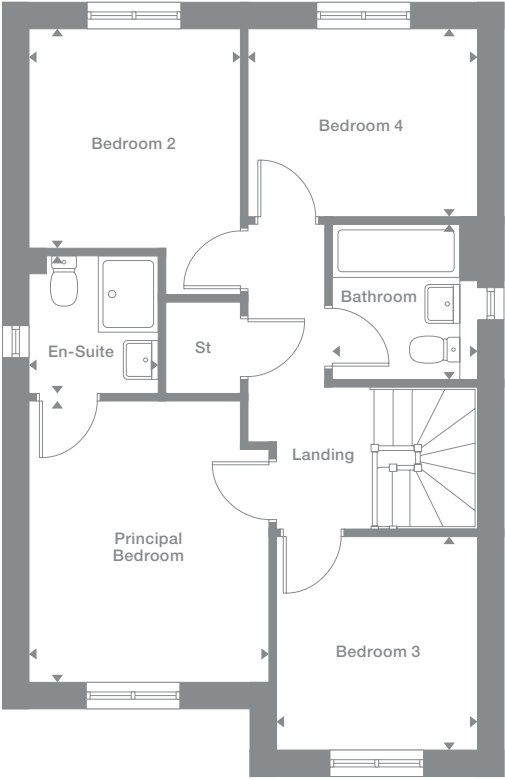
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Glenwood

**Overview**

A bay window brings light flooding into the lounge, the practical family kitchen has a separate laundry, and french doors make the dining area especially inviting. The bathroom and four bedrooms, one of them en-suite, are reached via a landing with a generously sized cupboard.

**Ground Floor**

- Lounge**  
3.56m x 5.30m  
11'8" x 17'5"
- Kitchen**  
2.72m x 2.86m  
8'11" x 9'5"
- Laundry**  
2.05m x 1.56m  
6'9" x 5'2"
- Family/Dining**  
3.31m x 4.52m  
10'10" x 14'10"
- WC**  
1.00m x 1.74m  
3'3" x 5'9"

**First Floor**

- Principal Bedroom**  
3.11m x 3.72m  
10'3" x 12'3"
- En-Suite**  
2.01m x 1.19m  
6'7" x 3'11"
- Bedroom 2**  
2.93m x 3.92m  
9'7" x 12'11"
- Bedroom 3**  
2.83m x 2.65m  
9'3" x 8'8"
- Bedroom 4**  
3.01m x 2.47m  
9'11" x 8'2"
- Bathroom**  
1.70m x 1.99m  
5'7" x 6'7"

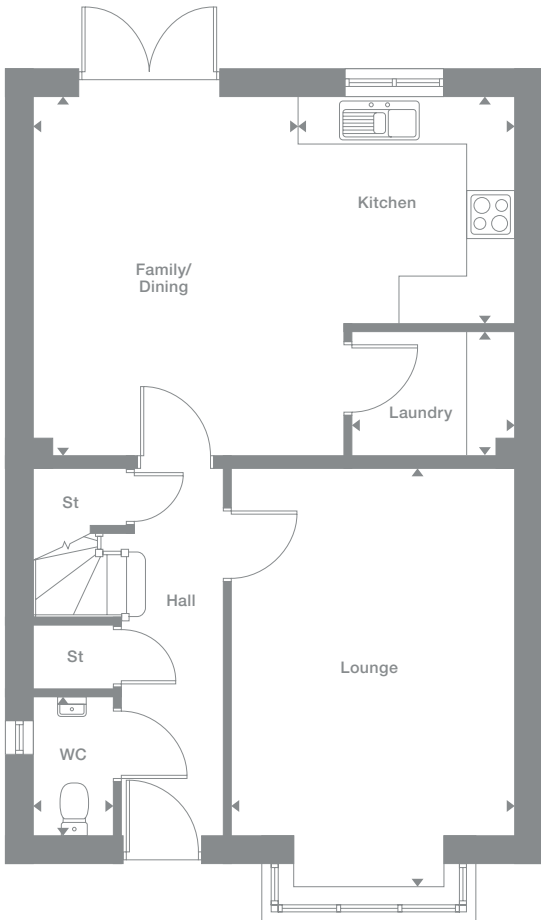
**Floor Space**

1,222 sq ft

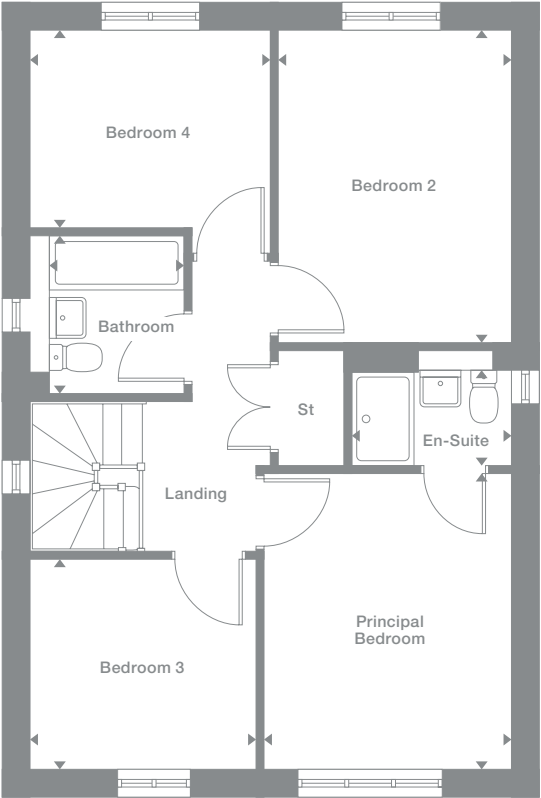
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Burford

**Overview**

A striking, adaptable open plan living space, with garden access via twin french windows, shares the ground floor with a fourth bedroom or private study and a downstairs WC in this impressive, adaptable family home. Two of the four bedrooms feature attractive dormer windows, and one is en-suite.

**Ground Floor**

- Lounge**  
4.50m x 4.40m  
14'9" x 14'5"
- Kitchen**  
3.00m x 5.95m  
9'10" x 19'6"
- Dining**  
3.00m x 3.38m  
9'10" x 11'1"
- Bedroom 4 /Study**  
3.20m x 3.01m  
10'6" x 9'10"
- WC**  
2.05m x 1.5m  
6'9" x 4'11"

**First Floor**

- Principal Bedroom**  
3.22m x 4.35m  
10'7" x 14'3"
- En-Suite**  
1.50m x 2.56m  
4'11" x 8'5"
- Bedroom 2**  
3.20m x 4.09m  
10'6" x 13'5"
- Bedroom 3**  
3.01m x 5.17m  
9'11" x 17'0"
- Bathroom**  
2.12m x 2.12m  
6'11" x 6'11"

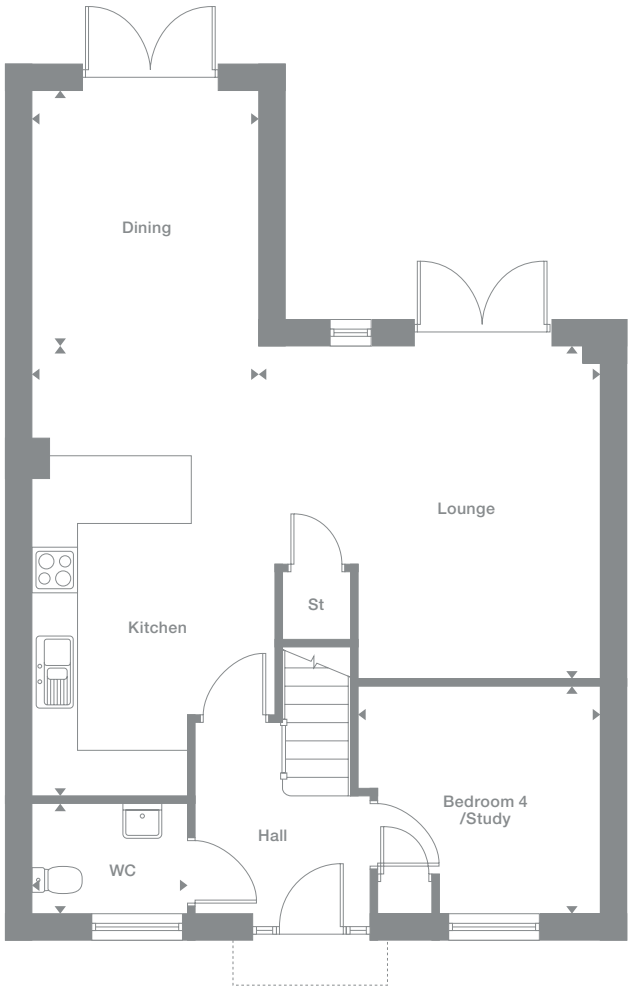
**Floor Space**

1,313 sq ft

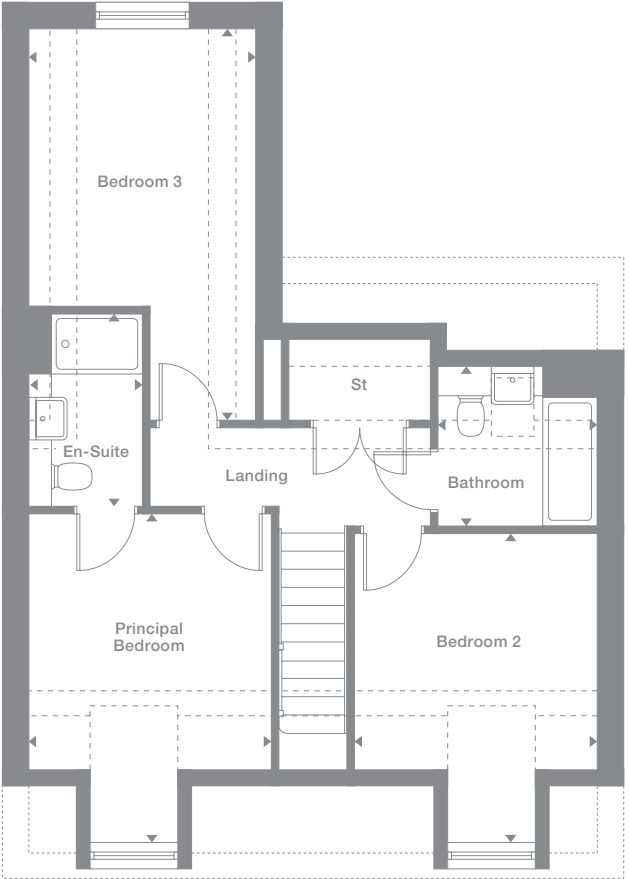
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Norwood

**Overview**

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

**Ground Floor**

- Lounge  
3.58m x 5.4m  
11'9" x 17'9"
- Kitchen  
3.36m x 2.95m  
11'0" x 9'8"
- Laundry  
2.06m x 1.66m  
6'9" x 5'5"
- Family/Dining  
3.71m x 3.84m  
12'2" x 12'7"
- Study  
2.06m x 1.96m  
6'9" x 6'5"
- WC  
2.06m x 1.12m  
6'9" x 3'8"

**First Floor**

- Principal Bedroom  
3.58m x 3.17m  
11'9" x 10'5"
- En-Suite  
2.31m x 1.30m  
7'7" x 4'3"
- Bedroom 2  
3.65m x 2.73m  
12'0" x 9'0"
- Bedroom 3  
3.40m x 3.15m  
11'2" x 10'4"
- Bedroom 4  
3.32m x 2.72m  
10'11" x 8'11"
- Bathroom  
2.57m x 1.99m  
8'5" x 6'6"

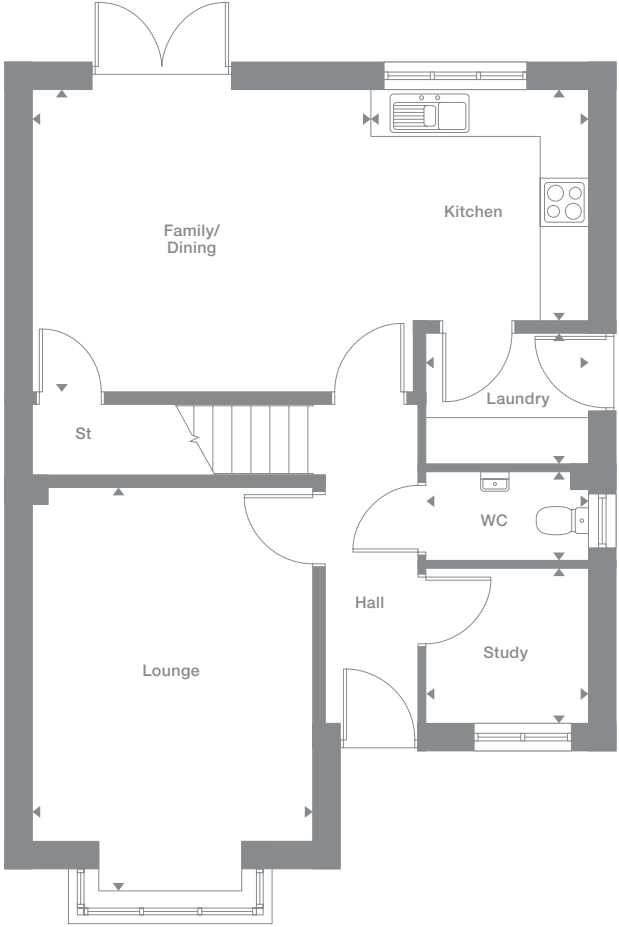
**Floor Space**

1,344 sq ft

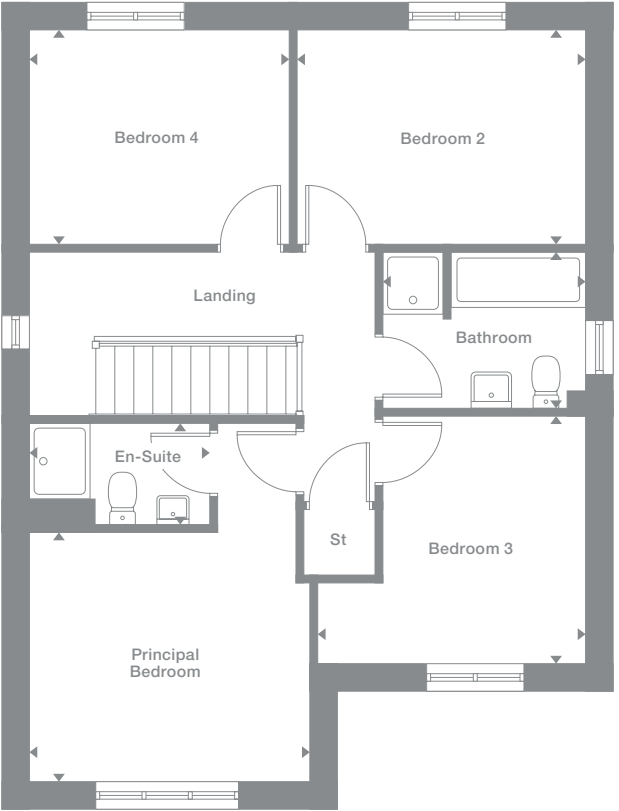
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Beauwood

**Overview**

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

**Ground Floor**

- Lounge**  
4.33m x 4.09m  
14'2" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
2.29m x 1.70m  
7'6" x 5'7"

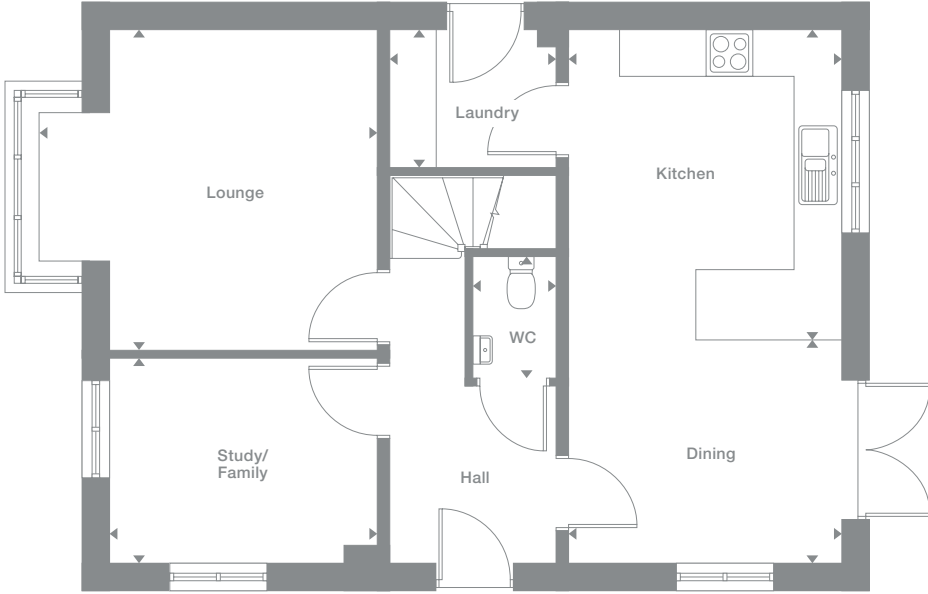
**Floor Space**

1,383sq ft

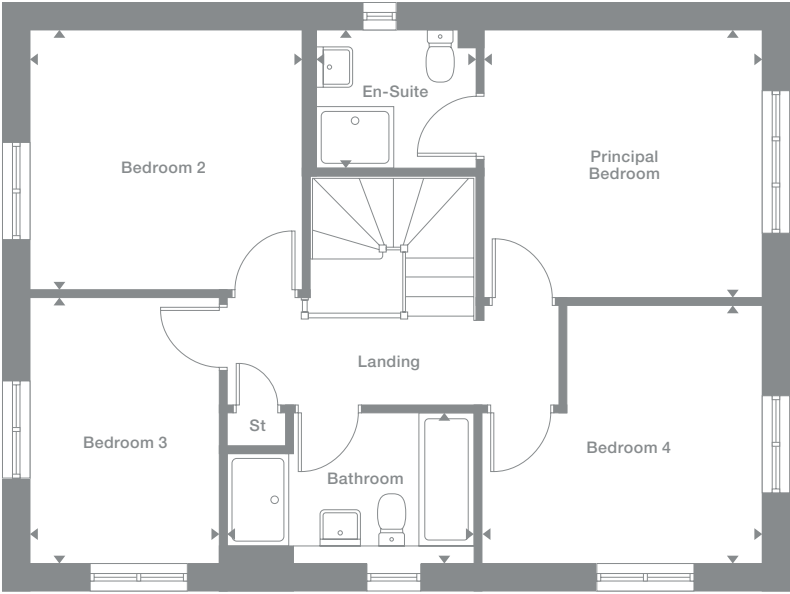
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Clearwood

**Overview**  
 The light-filled family kitchen, featuring french doors, and the bay-windowed lounge, both dual aspect, are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing room, and the family bathroom has a separate shower.

- |   |  |
|---|--|
| <b>Ground Floor</b>                               | <b>First Floor</b>   |
| <b>Lounge</b><br>3.56m x 5.86m<br>11'8" x 19'3"   | <b>Principal Bedroom</b><br>3.56m x 3.25m<br>11'8" x 10'8" |
| <b>Kitchen</b><br>3.56m x 3.62m<br>11'8" x 11'11" | <b>En-Suite 1</b><br>1.86m x 1.35m<br>6'1" x 4'5"          |
| <b>Laundry</b><br>2.00m x 1.78m<br>6'7" x 5'10"   | <b>Dressing</b><br>2.50m x 1.68m<br>8'2" x 5'6"            |
| <b>Dining</b><br>2.52m x 3.62m<br>8'3" x 11'11"   | <b>Bedroom 2</b><br>3.3m x 3.15m<br>10'10" x 10'4"         |
| <b>Family</b><br>2.88m x 3.62m<br>9'5" x 11'11"   | <b>En-Suite 2</b><br>2.18m x 1.34m<br>7'2" x 4'5"          |
| <b>Study</b><br>3.09m x 2.40m<br>10'2" x 7'11"    | <b>Bedroom 3</b><br>3.12m x 3.83m<br>10'3" x 12'7"         |
| <b>WC</b><br>1.00m x 1.78m<br>3'3" x 5'10"        | <b>Bedroom 4</b><br>3.45m x 3.38m<br>11'4" x 11'1"         |
|   | <b>Bathroom</b><br>2.19m x 2.67m<br>7'2" x 8'9"            |

**Floor Space**  
1,623 sq ft

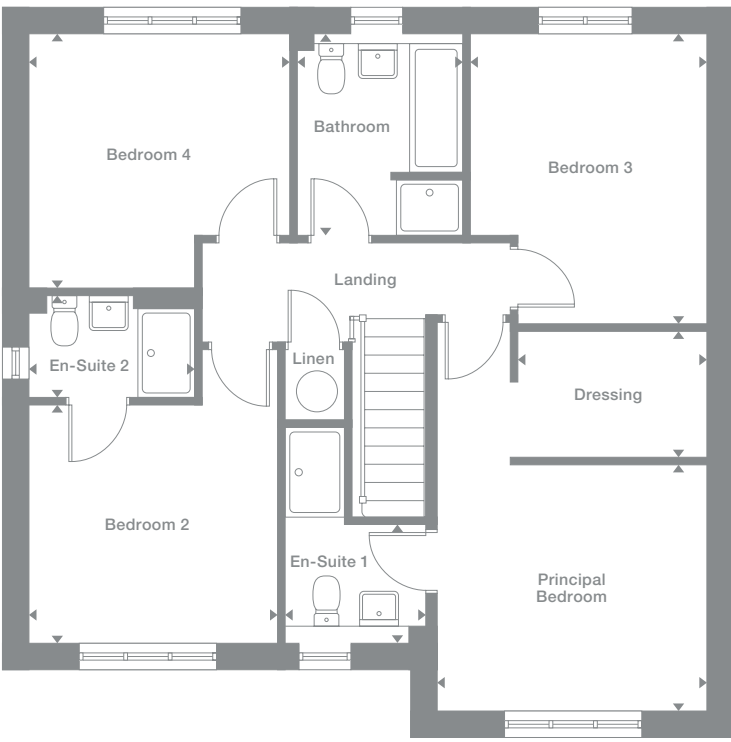


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

## Ground Floor



## First Floor



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**Overview**

From the magnificent hall and landing to the charming dormer windows, this is an immensely prestigious home. The downstairs bedroom and the dining kitchen both feature french doors, complementing a bay-windowed living room. Two of the four bedrooms are en-suite, and two have built-in wardrobes.

**Ground Floor**

**Lounge**  
4.82m x 4.86m  
15'10" x 15'11"

**Kitchen/Dining**  
5.77m x 5.36m  
18'11" x 17'7"

**Principal Bedroom**  
3.93m x 4.59m  
13'0" x 15'1"

**En-Suite 1**  
2.75m x 1.91m  
9'10" x 6'3"

**WC**  
1.70m x 1.91m  
5'7" x 6'3"

**First Floor**

**Bedroom 2**  
3.56m x 6.03m  
11'8" x 19'9"

**En-Suite 2**  
2.50m x 2.09m  
8'2" x 6'10"

**Bedroom 3**  
4.12m x 5.15m  
13'6" x 16'11"

**Bedroom 4**  
3.65m x 3.14m  
12'0" x 10'4"

**Bathroom**  
2.50m x 2.54m  
8'2" x 9'10"

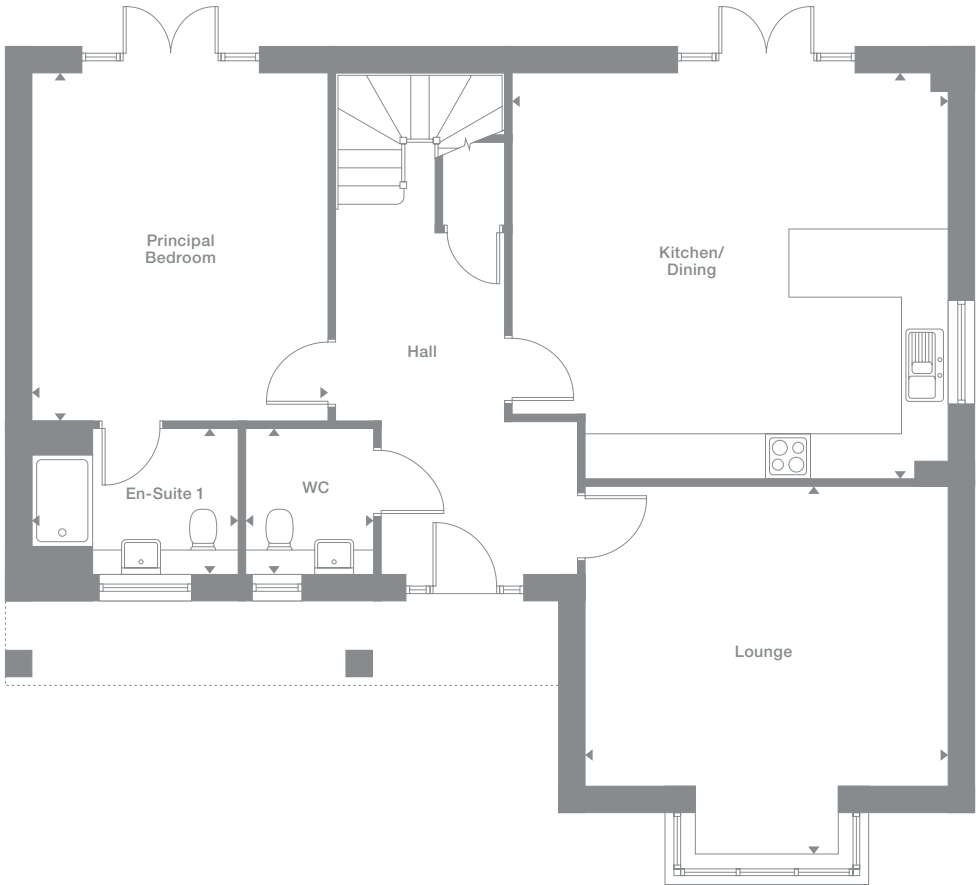
**Floor Space**

1,817sq ft

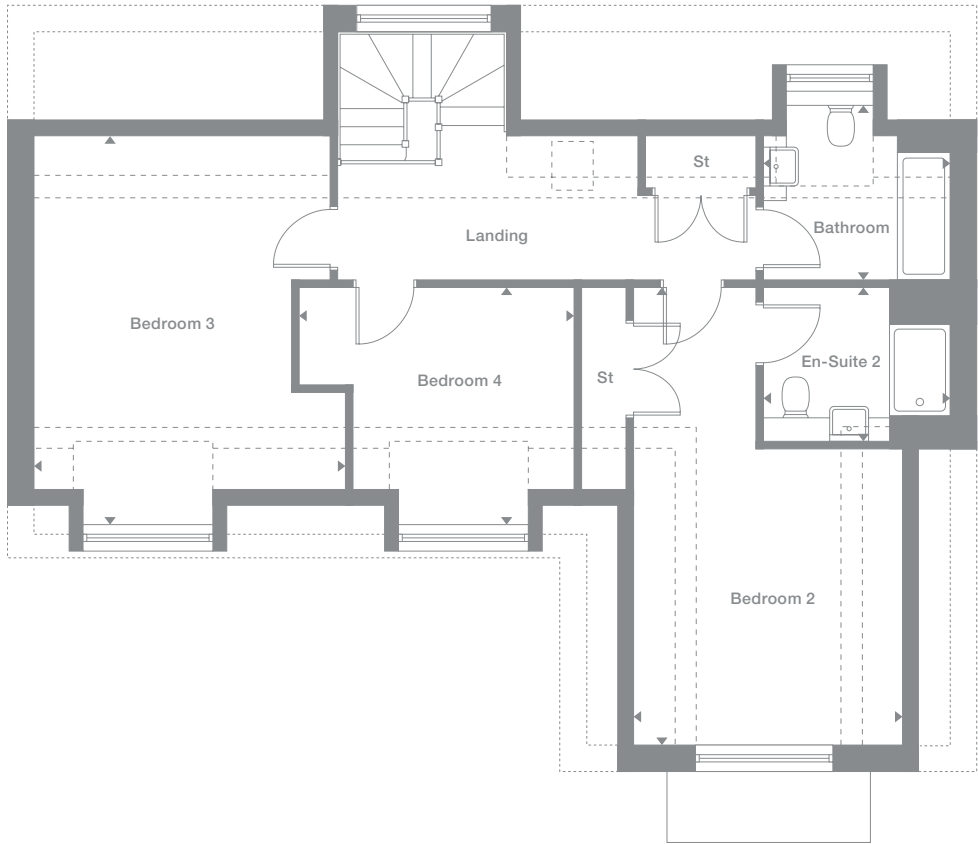
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Denford

**Overview**  
 From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

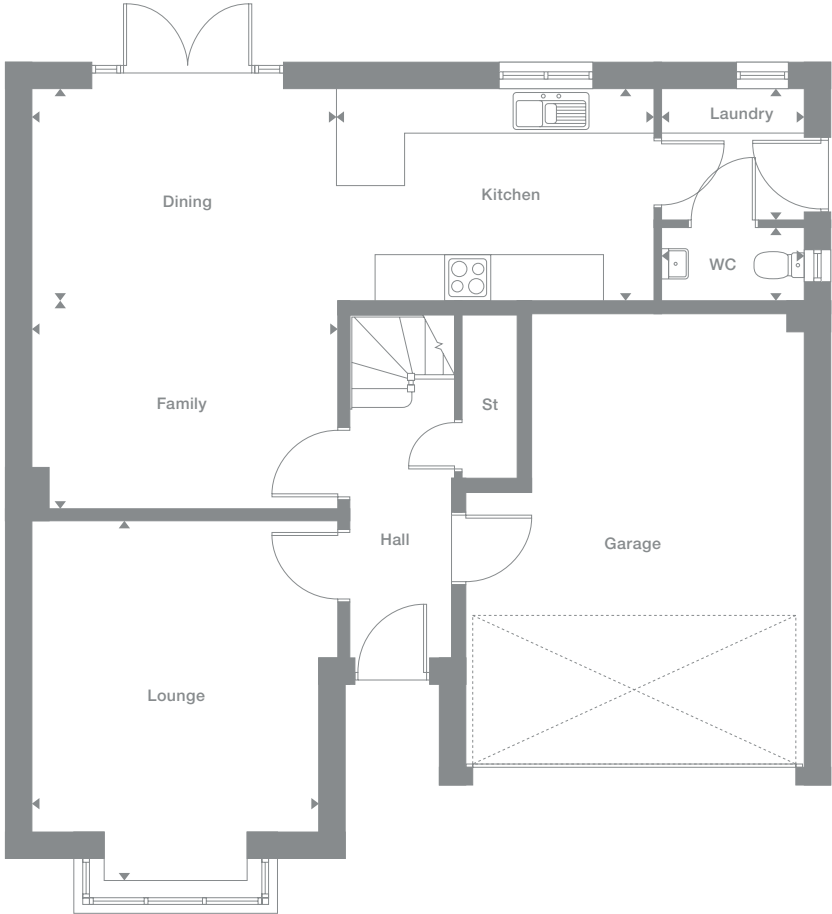
- Ground Floor**
- Lounge  
3.78m x 4.78m  
12'5" x 15'8"
- Kitchen  
4.18m x 2.81m  
13'9" x 9'3"
- Laundry  
1.88m x 1.74m  
6'2" x 5'9"
- Dining  
4.04m x 2.81m  
13'3" x 9'3"
- Family  
4.04m x 2.75m  
13'3" x 9'0"
- WC  
1.88m x 0.97m  
6'2" x 3'2"
- First Floor**
- Principal Bedroom  
3.78m x 3.12m  
12'5" x 10'3"
- En-Suite 1  
2.46m x 1.18m  
8'1" x 3'10"
- Dressing  
1.67m x 2.17m  
5'6" x 7'2"
- Bedroom 2  
3.03m x 3.65m  
9'11" x 12'0"
- En-Suite 2  
1.96m x 1.51m  
6'5" x 4'11"
- Bedroom 3  
3.96m x 2.91m  
13'0" x 9'7"
- Bedroom 4  
2.99m x 2.91m  
9'10" x 9'7"
- Bedroom 5  
4.24m x 2.47m  
13'11" x 8'1"
- Bathroom  
2.67m x 1.95m  
8'9" x 6'5"

**Floor Space**  
 1,627 sq ft

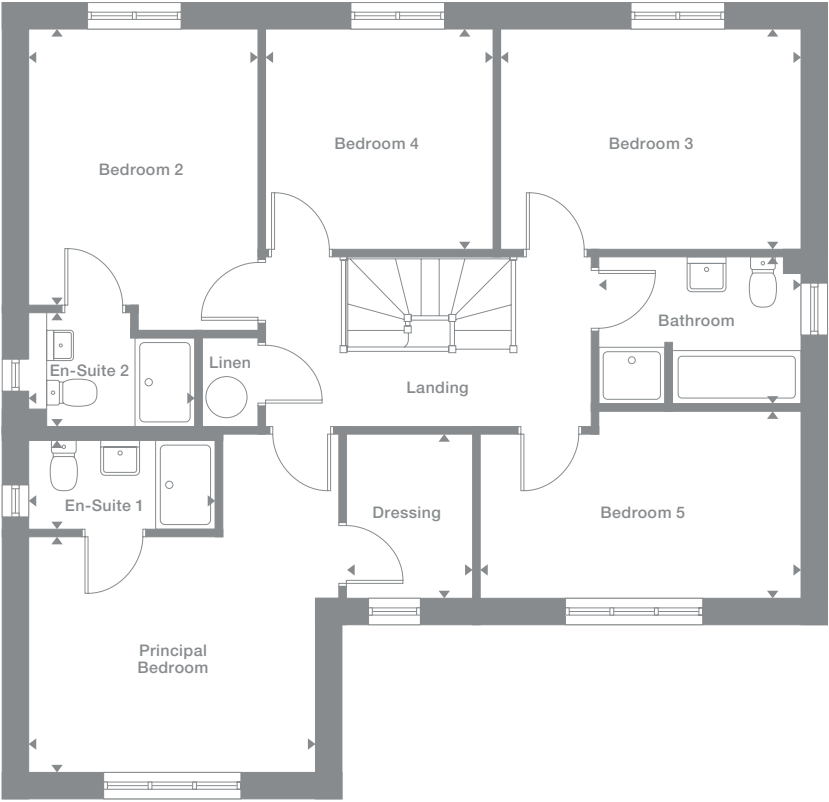
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# 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 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.

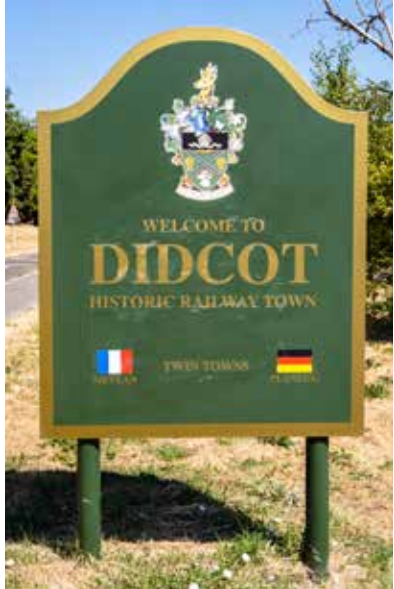
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home  
your way...



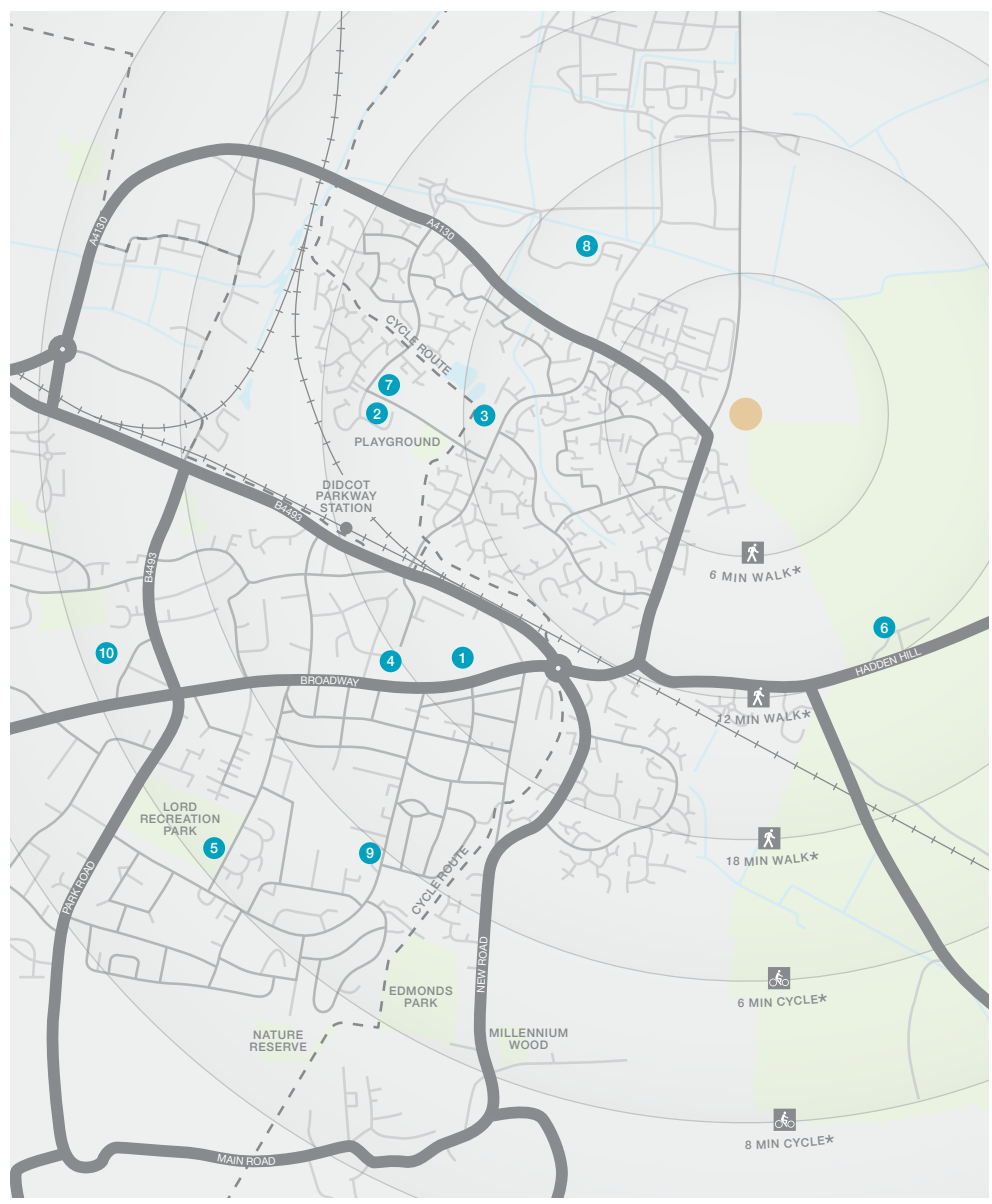
Leisure amenities include a Cineworld cinema and a Snap fitness gym in the Orchard Centre, and live comedy, drama and music at the Cornerstone Arts Centre, which also offers a wide range of classes, a café and free art exhibitions. Regular events include performances by the Didcot Concert Orchestra, and the town also supports a Choral Society. One of the more unusual local attractions is the Didcot Railway Centre, a 21-acre living museum celebrating the age of steam.



There is excellent sports provision around the town, with clubs for cricket, football, cycling, running and other activities. Tennis courts, a skatepark and a children's playground can be found nearby at Ladygrove, and Hadden Hill Golf Club's gently undulating 18-hole course lies adjacent to the development. Didcot Wave and Gym, one of several local leisure centres, incorporates a 25-metre pool and a 50 station gym. For walking and cycling, in addition to the town's many parks and open spaces, the picturesque hamlet of Little Wittenham, around two miles away, sits between Paradise wood and Wittenham Clumps nature reserve, offering wonderful opportunities for exploring a variety of habitats and landscapes.

Ladygrove Park Primary School and Sires Hill Primary School, both of which have nursery provision, and Ladygrove Day Nursery are all within a short walk of the development. The nearest secondary schools are St Birinius and Didcot Girls' School, both single-sex comprehensives, which share a Sixth Form. There are also co-educational secondary schools in the town.

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 Boots Pharmacy  
The Orchard Centre  
40 Orchard Street  
01235 812241
- 2 Oak Tree Health Centre  
Tyne Avenue  
01235 810 099
- 3 Ladygrove Dental Practice  
8 Lostock Place  
01235 815 000
- 4 Cornerstone Arts Centre  
25 Station Road  
01235 515 144
- 5 Didcot Wave  
Leisure Centre  
Newlands Avenue  
01235 819 888
- 6 Hadden Hill Golf Club  
Wallingford Road  
01235 510 410
- 7 Ladygrove Park  
Primary School  
Avon Way  
01235 519 235
- 8 Sires Hill Primary School  
Darwin Drive  
01235 250 970
- 9 St Birinius School  
Mereland Road  
01235 814 444
- 10 Didcot Girls' School  
Manor Crescent  
01235 812 092

\* 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

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03301 278202

**From Oxford**  
From The Plain roundabout join the A4158 for two miles. At Littlemore Roundabout take the third exit, joining the Ring Road. At the next roundabout take the second exit to join the A4074 for three and three quarter miles. At Golden Balls Roundabout take the third exit, for Clifton via the B4015. One and a half miles on, at the T-junction in Clifton Hampden, turn right then, a few yards on, turn left for Didcot. Carry on for three miles, then turn left for Didcot via the B4016. After half a mile, The Oaks at Hadden is on the left.

**From the M40 northbound**  
Leave the M40 at junction 7 to join the A329 and follow signs for Wallingford. Four miles on, from Stadhampton follow signs for Oxford via the B480. In Chiselhampton, opposite the Coach and Horses pub, turn left into the B4015. Four miles on, at the T-junction in Clifton Hampden, follow the directions above.

Sat Nav:  
OX11 9BP



Registered Developer

**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 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.



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 278202

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[millerhomes.co.uk](http://millerhomes.co.uk)

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