



**Orchard View
Woolmer Green**

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- 04 Living in Woolmer Green
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 52 The Miller Difference
- 56 Useful Contacts
- 58 Contact Us

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.

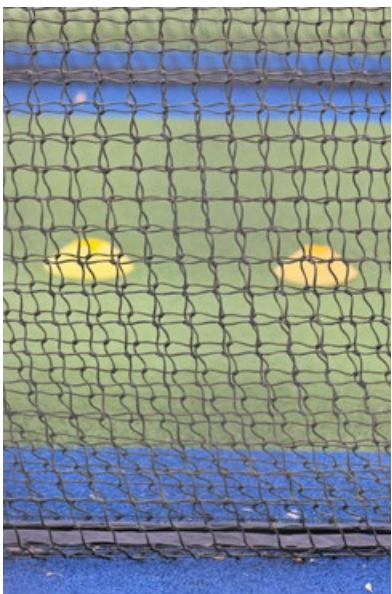
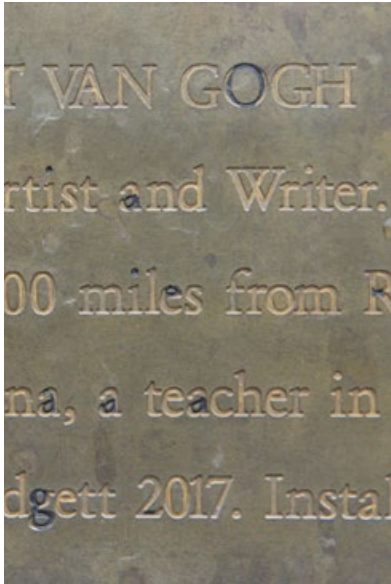


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Orchard View is approximately three miles from the M1 and within 20 minutes' drive of the M25. Cambridge and Bedford can be reached by road in well under an hour, and Luton Airport is just half an hour away. Trains from Knebworth Railway Station, three-quarters of a mile from the development, reach London Kings Cross in under 40 minutes and Cambridge in less than 50. Local buses provide links with St Albans, Stevenage, Hertford and other destinations, including services to Heathrow Airport running approximately once an hour.

A few yards from Orchard View there is a Tesco Express store, open from 6am to 11pm seven days a week. The village has an independent bakery, a specialist chocolatier and two hairdressers, all within a few minutes' walk of the development, as well as two pubs and a takeaway. Woolmer Green Market, offering fresh local produce and crafts, is held on the fourth Sunday of each month. Shops in Knebworth, 15 minutes' walk away, include a Post Office, a pharmacy, a hardware store, an optician, a large Co-op, a butcher, cafés, a licensed grocer, takeaways and other specialists. A wider choice of shops and supermarkets, cinemas, live music, sports and leisure venues can be found in Stevenage, four miles to the north, and Welwyn Garden City and Hatfield to the south. The nearest gym and swimming pool, the Odyssey Health Club, is just two miles away.



Welcome home

In the peaceful setting of Woolmer Green, an attractive village nestling between Knebworth and Welwyn, this inviting new selection of energy efficient two, three and four bedroom homes is sensitively designed around a central green corridor and adjacent to a community orchard. The peaceful ambience is complemented by an exceptionally convenient location close to local shops, around three miles from the M1 and within walking distance of Knebworth Railway Station.

Welcome to Orchard View...

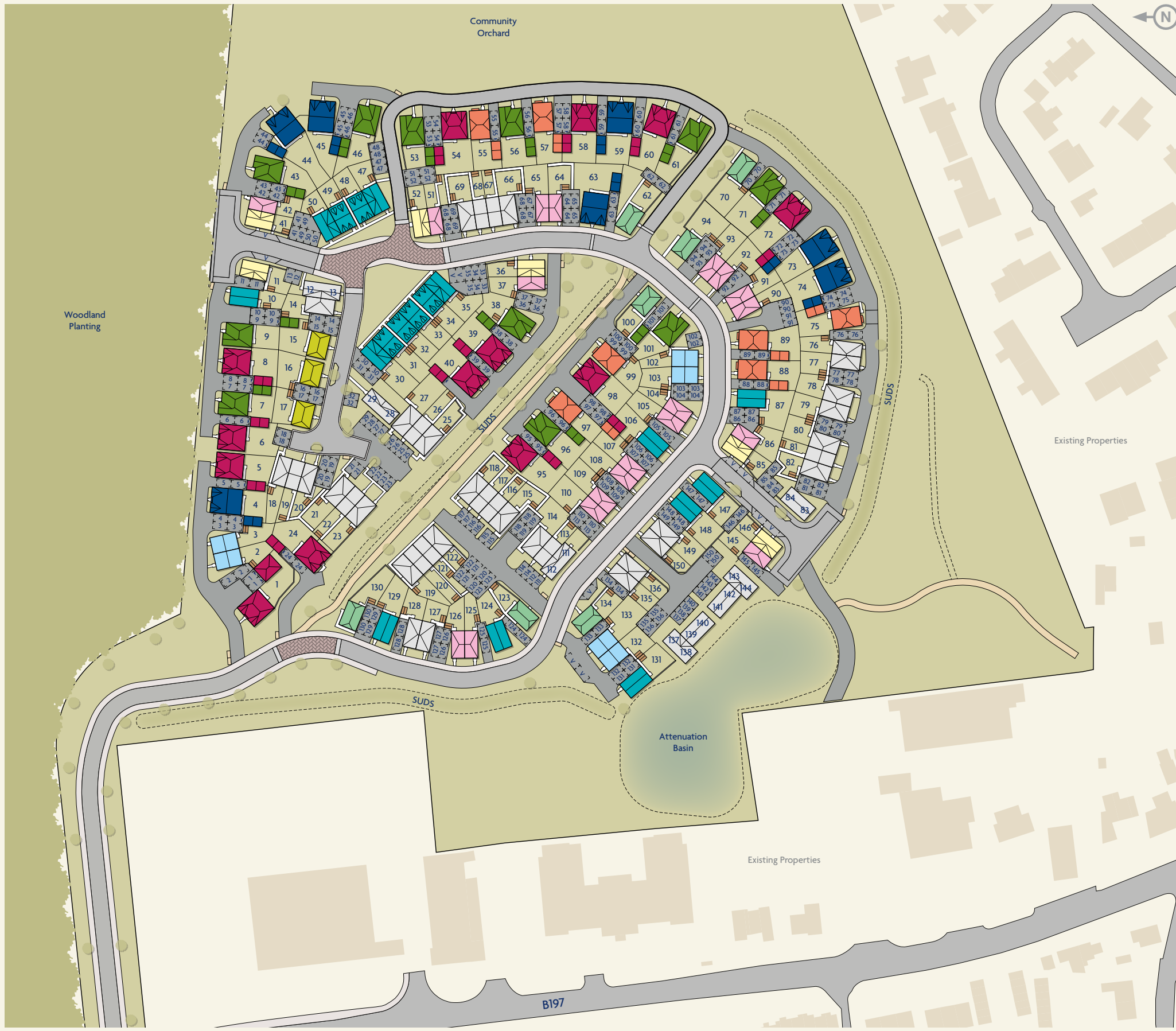
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



Plot Information

- Delmont**
See Page 12
 - Whitton**
See Page 16
 - Chilton**
See Page 20
 - Braxton**
See Page 24
 - Clayton**
See Page 28
 - Hampton**
See Page 32
 - Glenwood**
See Page 36
 - Briarwood**
See Page 40
 - Crosswood**
See Page 44
 - Faverwood**
See Page 48
 - Affordable Housing**
- Visitor Parking V
- Sustainable Urban Drainage System SUDS

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

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

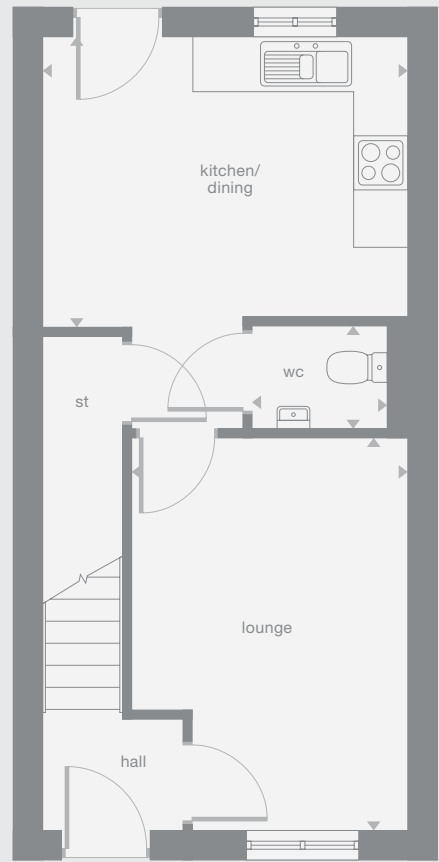
Floor Space
 758 sq ft

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

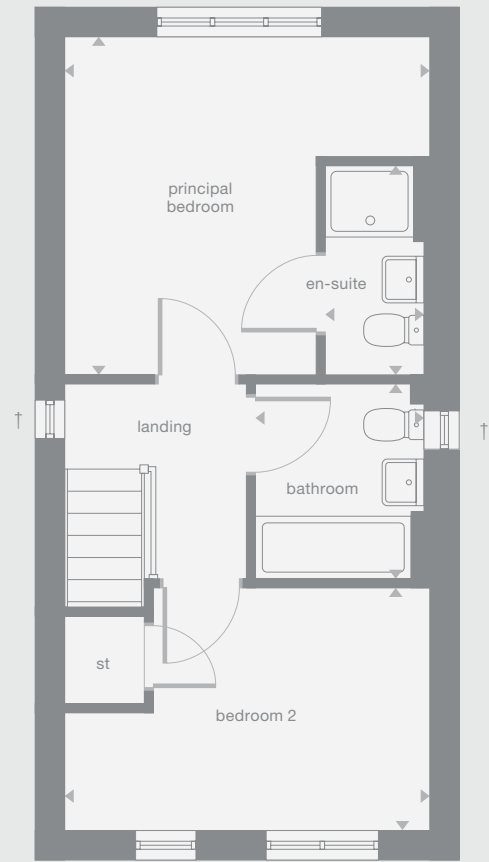
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Delmont

Overview

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

Ground Floor

Lounge
3.05m x 4.32m
10'0" x 14'2"

Kitchen/Dining
4.03m x 3.08m
13'3" x 10'1"

WC
1.50m x 1.14m
4'11" x 3'9"

First Floor

Principal Bedroom
4.03m x 3.71m
13'3" x 12'2"

En-Suite
1.08m x 2.30m
3'7" x 7'7"

Bedroom 2
4.03m x 2.67m
13'3" x 8'9"

Bathroom
1.86m x 2.15m
6'1" x 7'1"

Floor Space

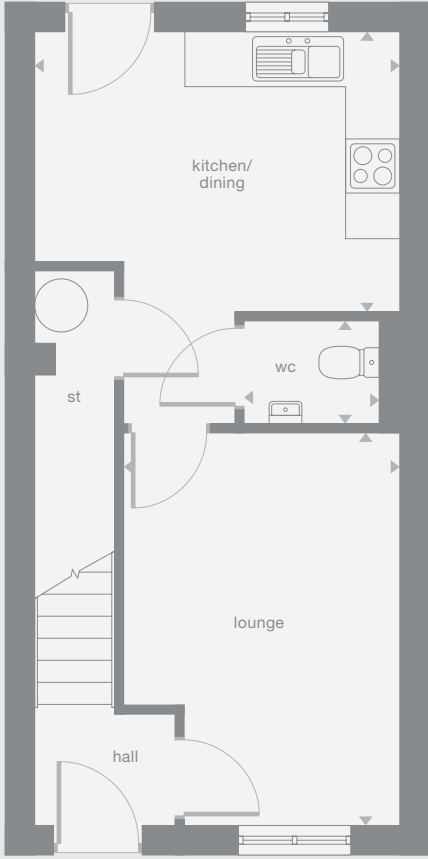
758 sq ft

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

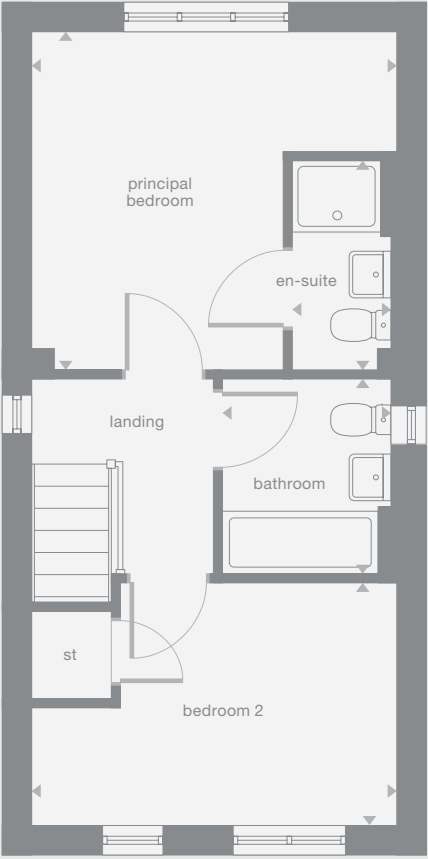
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Ground Floor



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.

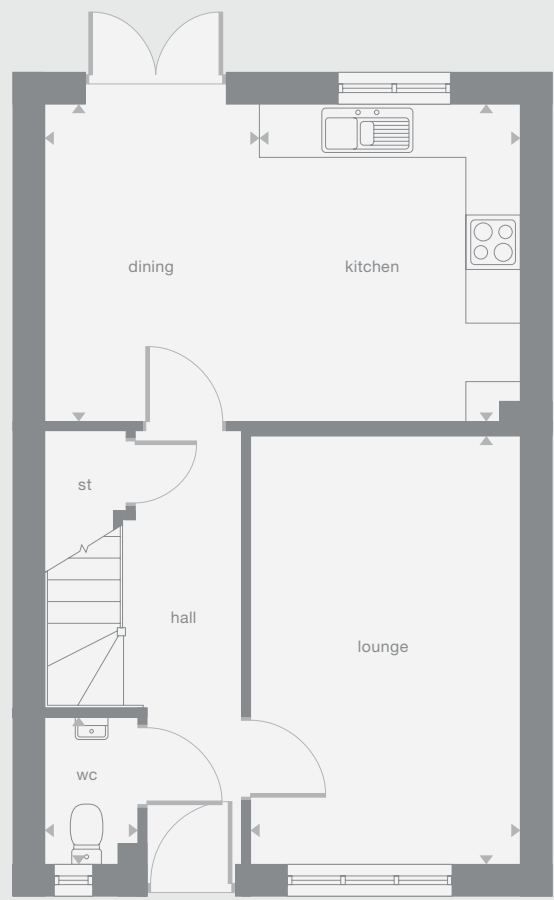
Ground Floor	First Floor
Lounge 2.96m x 4.73m 9'9" x 15'6"	Principal Bedroom 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 11'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

Floor Space
 947 sq ft

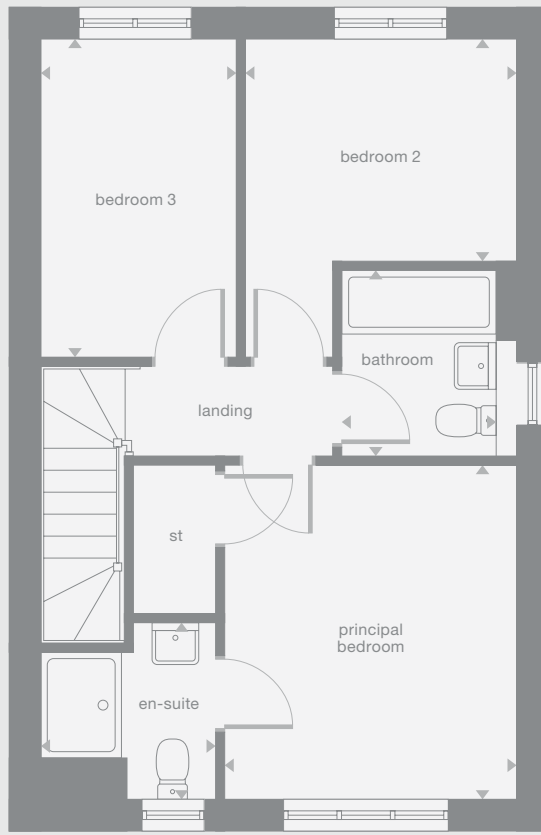
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Ground Floor



First Floor



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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"

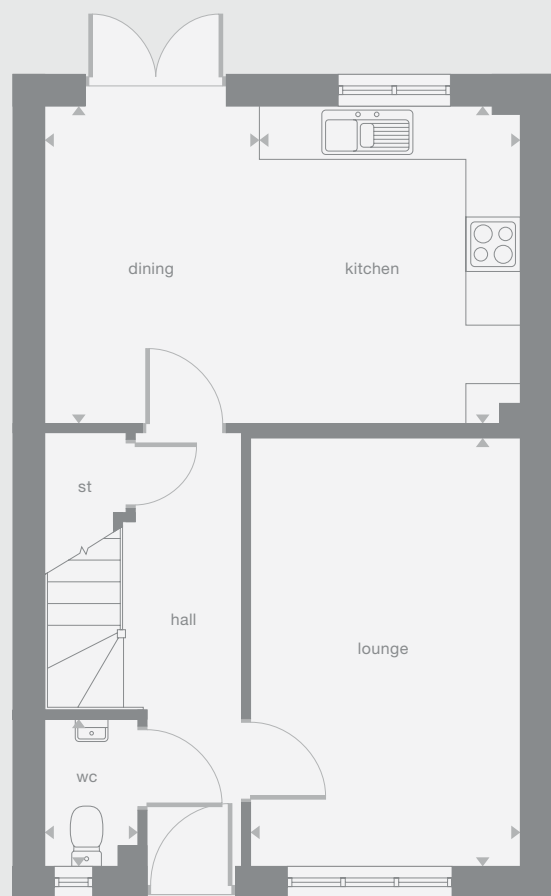
Floor Space

947 sq ft

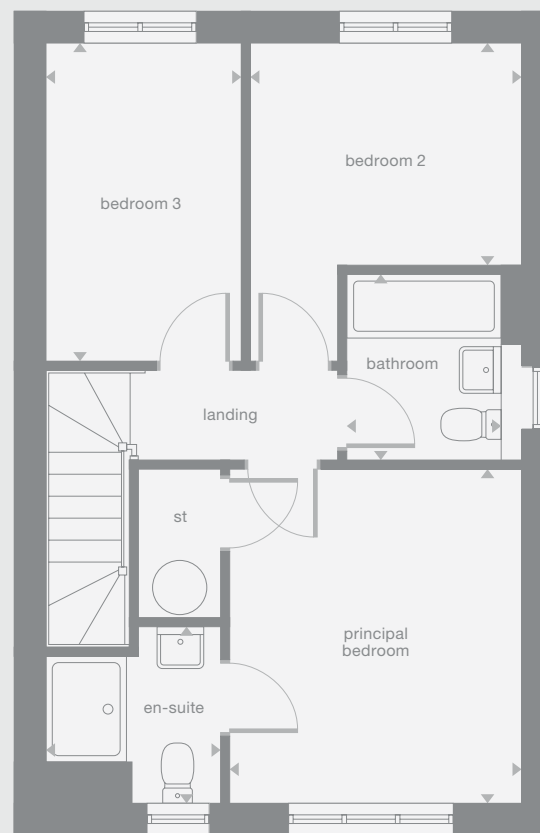
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Ground Floor



First Floor



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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"

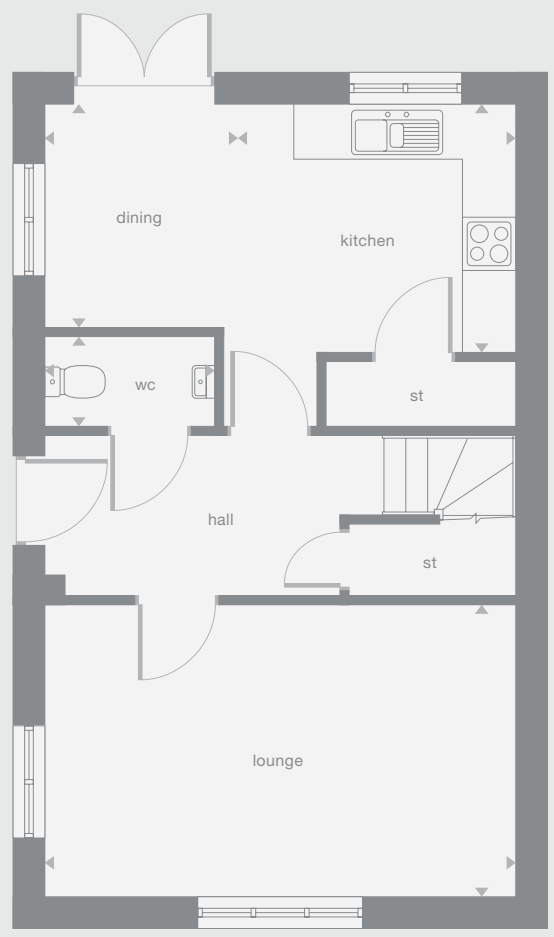
Floor Space

979 sq ft

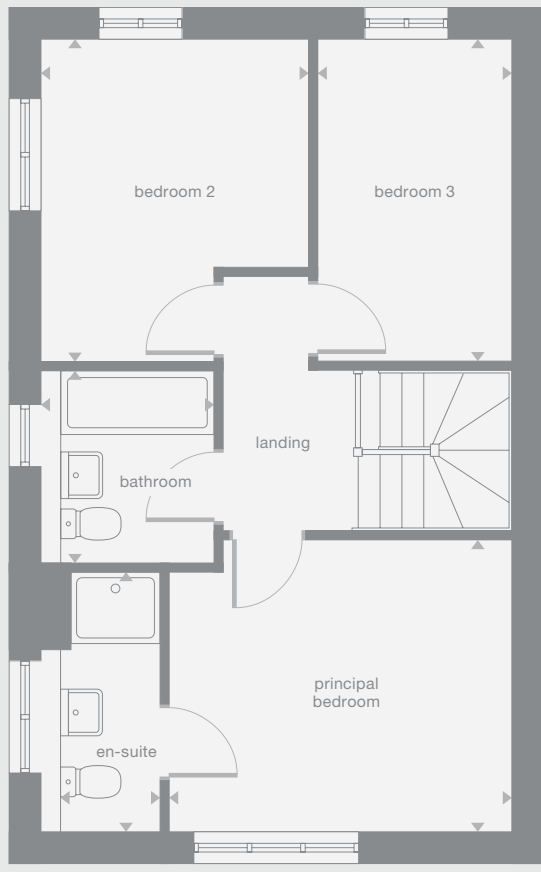
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Ground Floor



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"

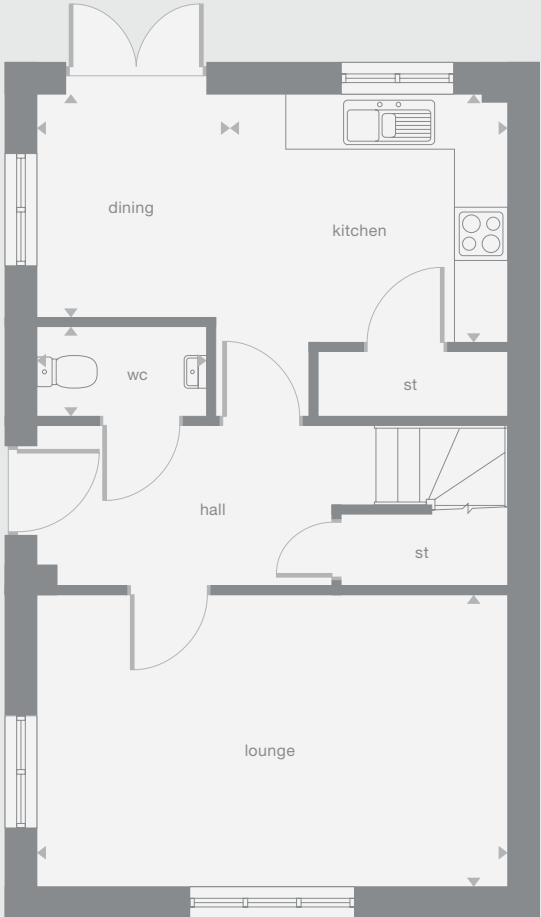
Floor Space

979 sq ft

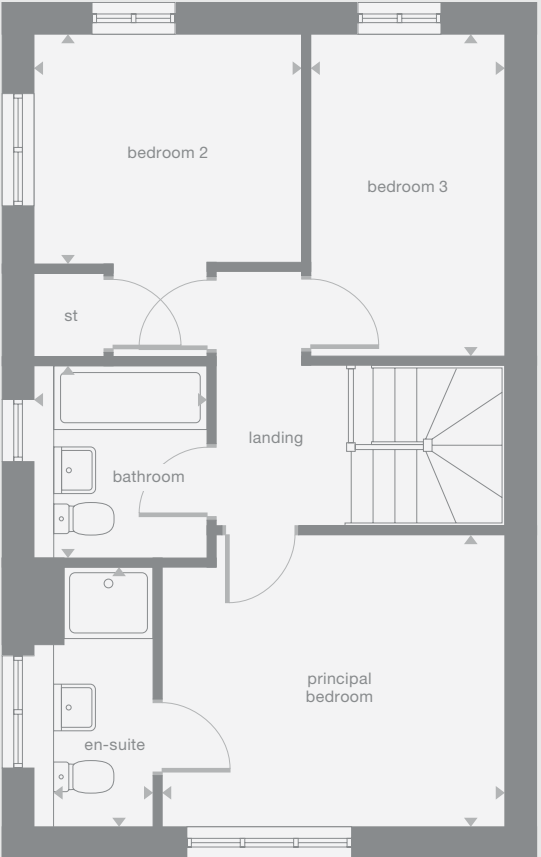
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Ground Floor



First Floor



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Overview

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

Ground Floor

- Lounge**
2.99m x 5.58m
9'10" x 18'4"
- Kitchen/Dining**
2.90m x 2.65m
9'6" x 8'9"
- Laundry**
2.09m x 1.88m
6'10" x 6'2"
- Family**
2.90m x 2.92m
9'6" x 9'7"
- WC**
1.09m x 1.55m
3'7" x 5'1"

First Floor

- Principal Bedroom**
3.01m x 2.77m
9'11" x 9'1"
- En-Suite**
2.11m x 1.24m
6'11" x 4'1"
- Bedroom 2**
2.95m x 3.28m
9'8" x 10'9"
- Bedroom 3**
3.19m x 2.72m
10'6" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

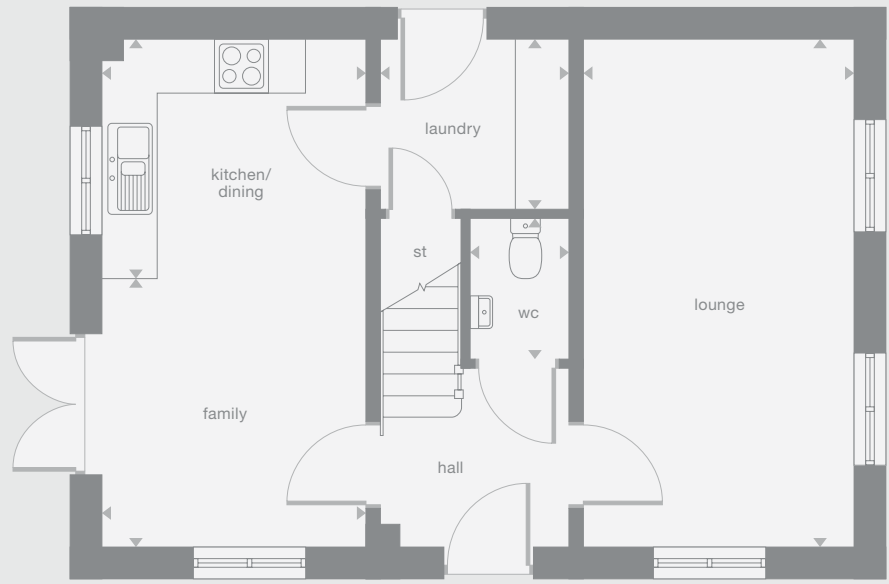
Floor Space

996 sq ft

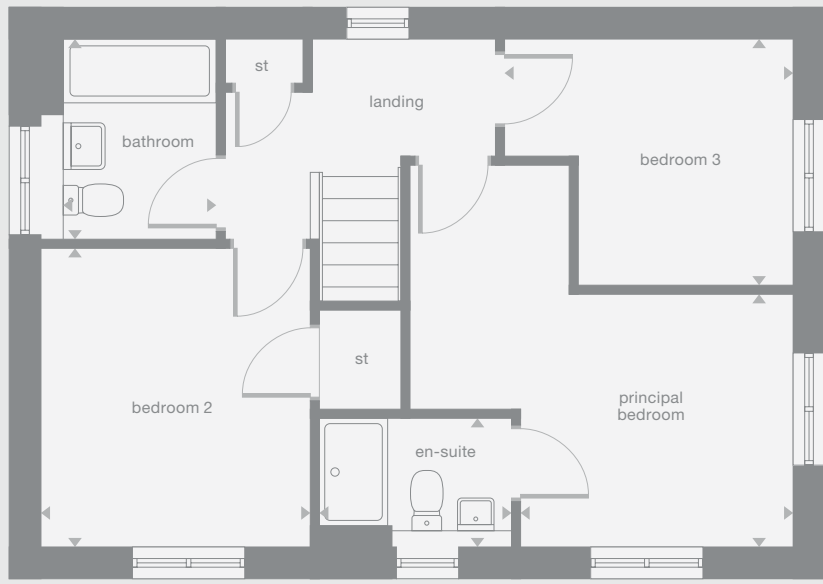
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Ground Floor



First Floor



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Braxton

Overview

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

Ground Floor

- Lounge**
2.99m x 5.58m
9'10" x 18'4"
- Kitchen/Dining**
2.90m x 2.65m
9'6" x 8'9"
- Laundry**
2.09m x 1.88m
6'10" x 6'2"
- Family**
2.90m x 2.92m
9'6" x 9'7"
- WC**
1.09m x 1.55m
3'7" x 5'1"

First Floor

- Principal Bedroom**
3.01m x 2.77m
9'11" x 9'1"
- En-Suite**
2.11m x 1.24m
6'11" x 4'1"
- Bedroom 2**
2.95m x 2.39m
9'8" x 7'10"
- Bedroom 3**
3.19m x 2.72m
10'6" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

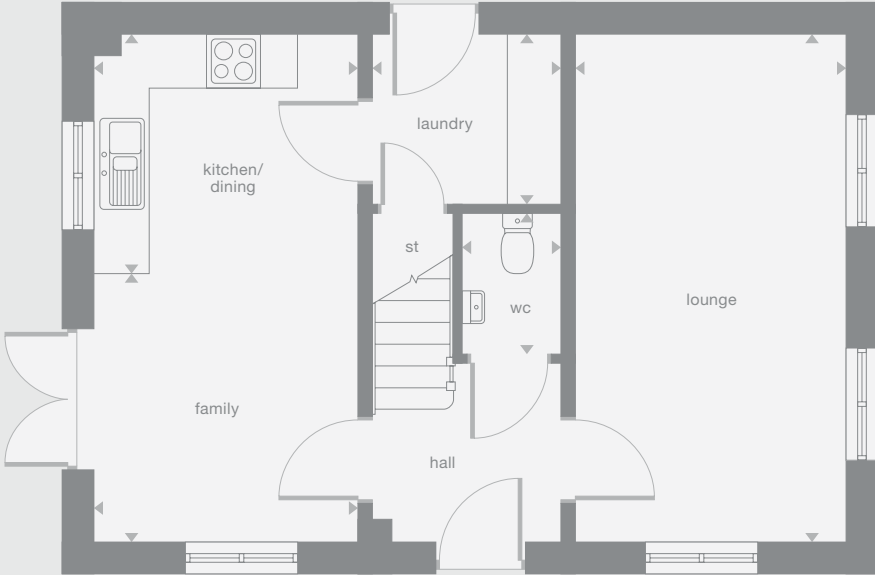
Floor Space

996 sq ft

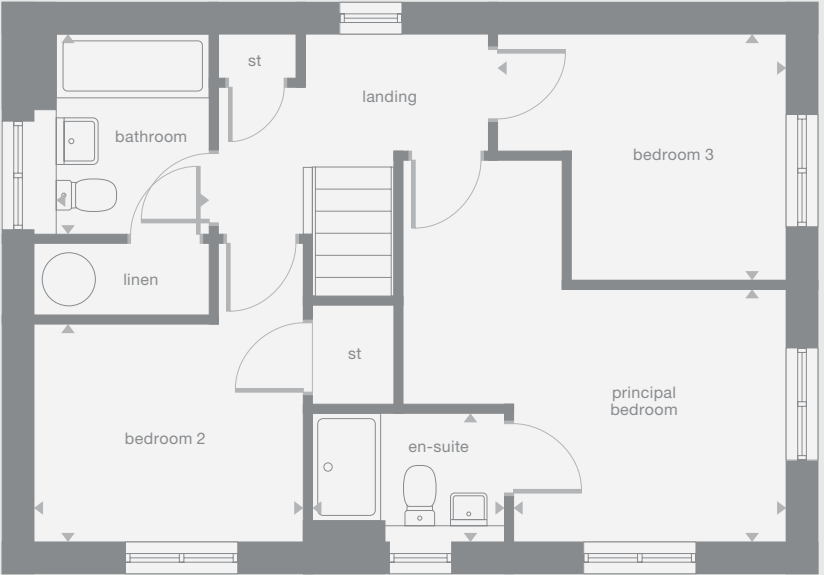
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Ground Floor



First Floor



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Overview
 The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry room and a downstairs WC, and the first floor includes the family bathroom and three bedrooms, one of them en-suite.

Ground Floor
 Lounge
 2.87m x 5.91m
 9'5" x 19'5"
 Kitchen
 2.85m x 3.06m
 9'4" x 10'1"
 Laundry
 2.02m x 1.69m
 6'8" x 5'7"
 Dining
 2.85m x 2.85m
 9'4" x 9'4"
 WC
 1.07m x 1.74m
 3'6" x 5'9"

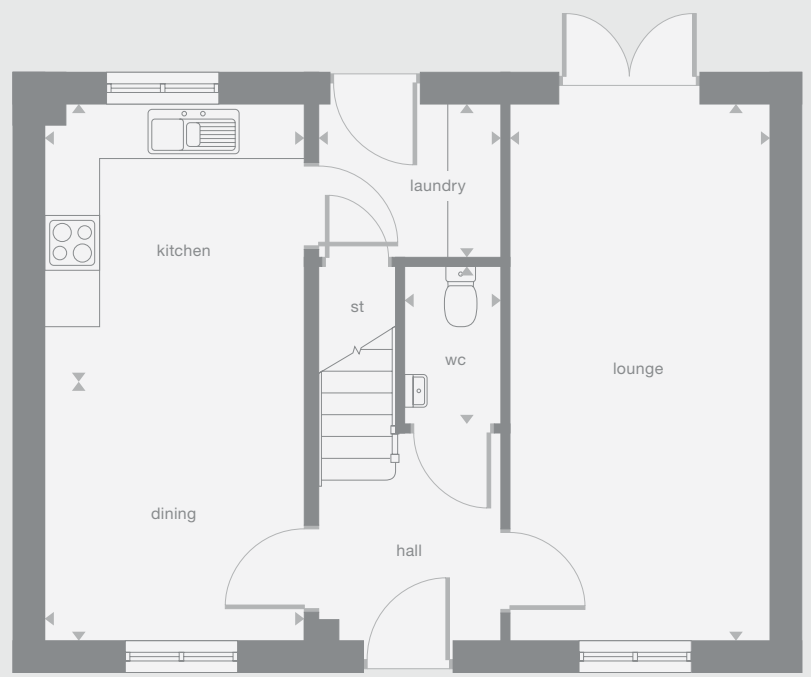
First Floor
 Principal Bedroom
 2.95m x 3.18m
 9'8" x 10'5"
 En-Suite
 1.93m x 1.71m
 6'4" x 5'7"
 Bedroom 2
 2.91m x 3.82m
 9'7" x 12'7"
 Bedroom 3
 2.95m x 2.64m
 9'8" x 8'8"
 Bathroom
 1.70m x 1.99m
 5'7" x 6'7"

Floor Space
 1,018 sq ft

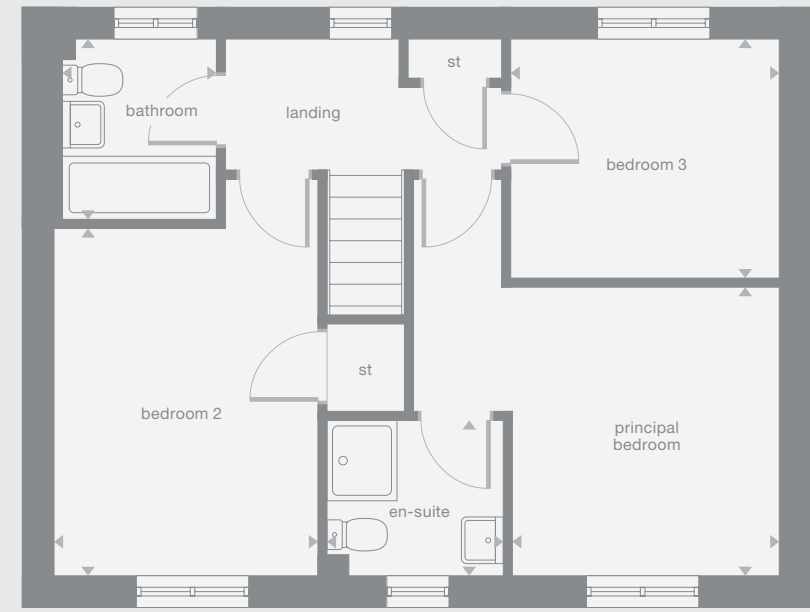
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Ground Floor



First Floor



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Clayton

Overview

The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry room and a downstairs WC, and the first floor includes the family bathroom and three bedrooms, one of them en-suite.

Ground Floor

Lounge
2.87m x 5.91m
9'5" x 19'5"

Kitchen
2.85m x 3.06m
9'4" x 10'1"

Laundry
2.02m x 1.69m
6'8" x 5'7"

Dining
2.85m x 2.85m
9'4" x 9'4"

WC
1.07m x 1.74m
3'6" x 5'9"

First Floor

Principal Bedroom
2.95m x 3.18m
9'8" x 10'5"

En-Suite
1.93m x 1.71m
6'4" x 5'7"

Bedroom 2
2.91m x 3.82m
9'7" x 12'7"

Bedroom 3
2.95m x 2.64m
9'8" x 8'8"

Bathroom
1.70m x 1.99m
5'7" x 6'7"

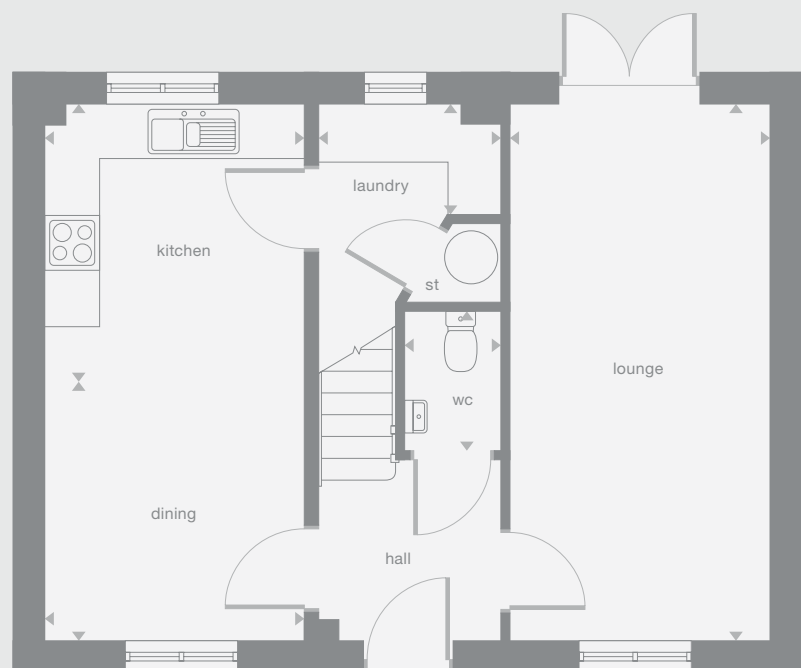
Floor Space

1,018 sq ft

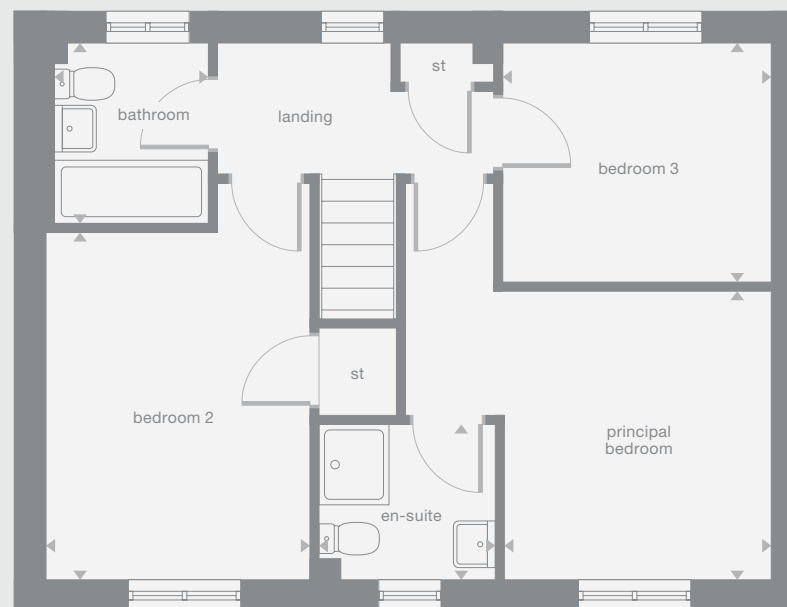
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

- Lounge**
3.42m x 3.57m
11'3" x 11'9"
- Kitchen**
3.43m x 3.06m
11'3" x 10'0"
- Family/Dining**
5.47m x 2.38m
17'11" x 7'10"
- WC**
1.95m x 1.47m
6'5" x 4'10"

First Floor

- Principal Bedroom**
3.30m x 3.14m
10'10" x 10'4"
- En-Suite**
2.18m x 1.87m
7'2" x 6'2"
- Dressing**
2.07m x 1.68m
6'10" x 5'6"
- Bedroom 2**
2.81m x 3.85m
9'3" x 12'8"
- Bedroom 3**
2.56m x 3.65m
8'5" x 12'0"
- Bathroom**
1.98m x 2.21m
6'6" x 7'3"

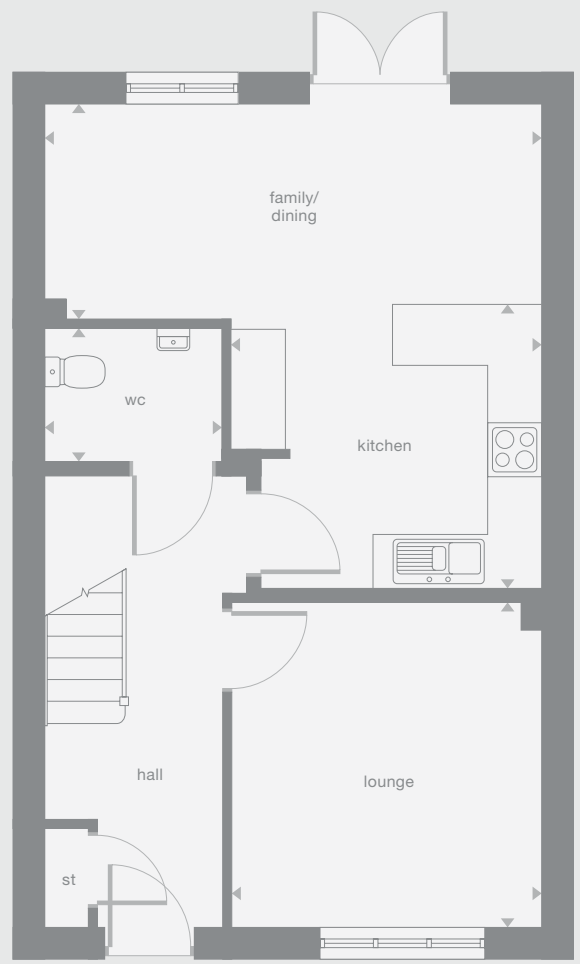
Floor Space

1,069 sq ft

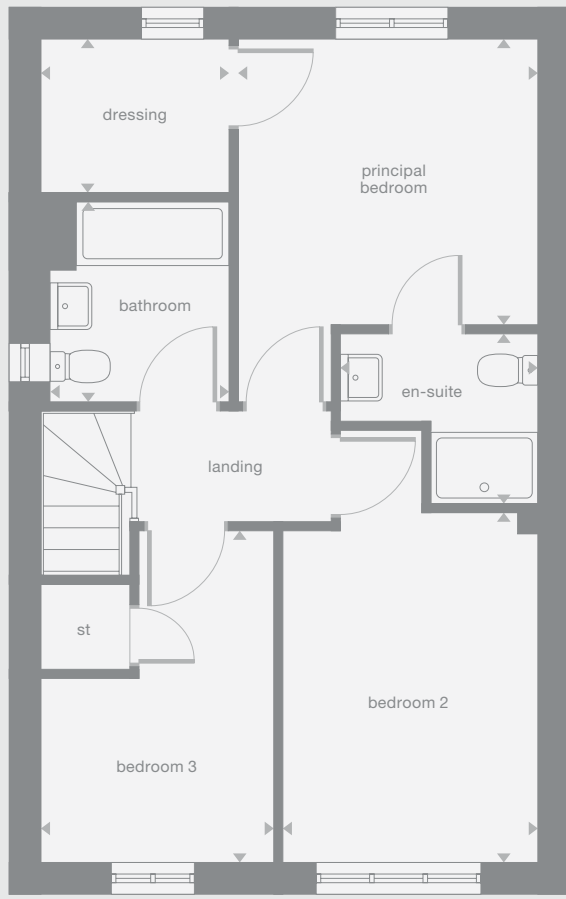
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Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.37m
11'3" x 11'1"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

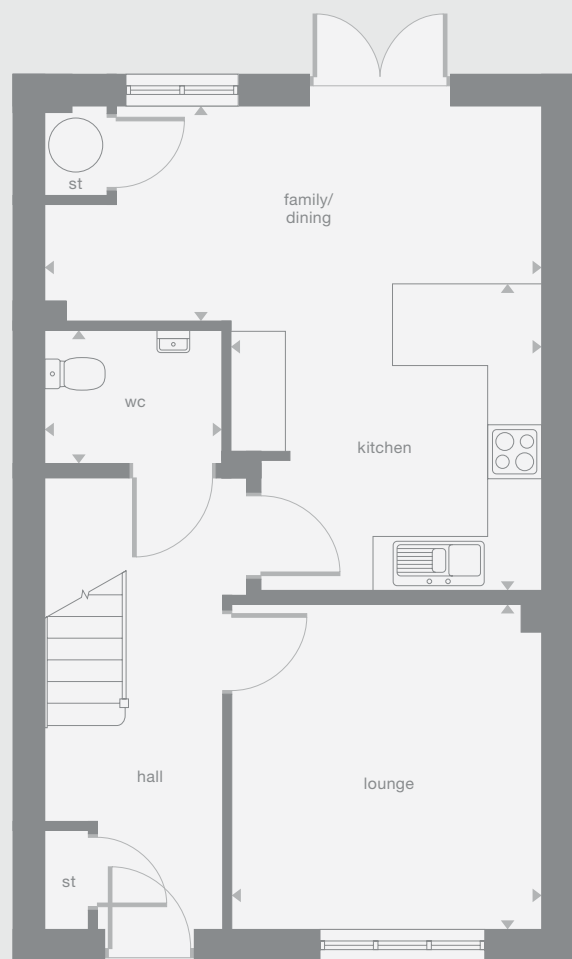
Floor Space

1,069 sq ft

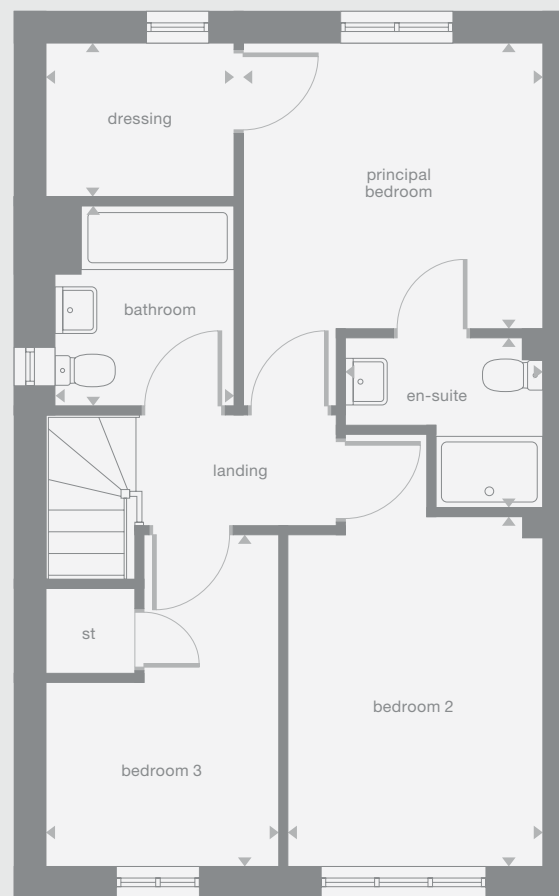
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
 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.

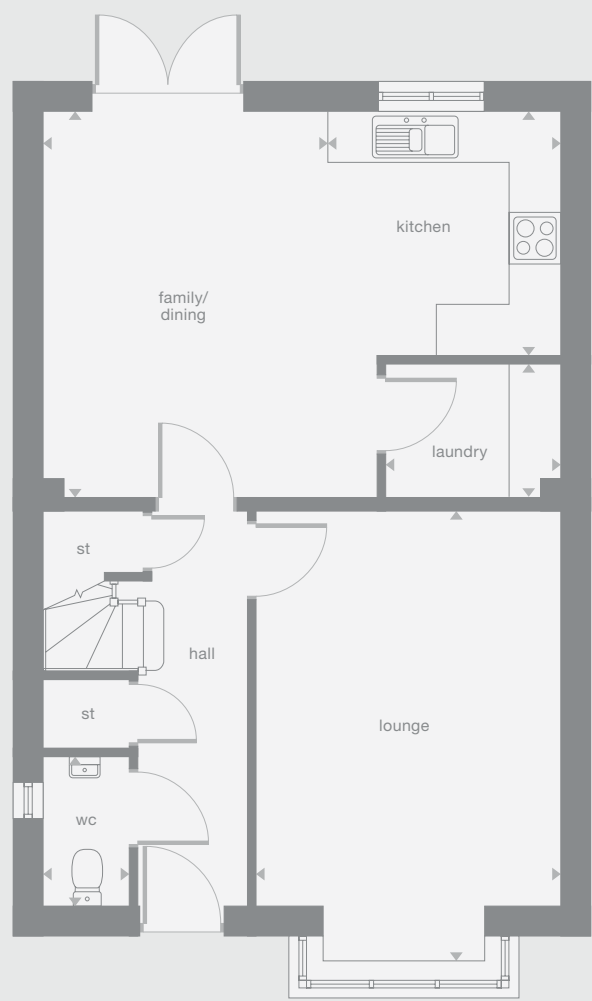
Ground Floor	First Floor
Lounge 3.56m x 5.30m 11'8" x 17'5"	Principal Bedroom 3.11m x 3.72m 10'3" x 12'3"
Kitchen 2.72m x 2.86m 8'11" x 9'5"	En-Suite 2.01m x 1.19m 6'7" x 3'11"
Laundry 2.05m x 1.56m 6'9" x 5'2"	Bedroom 2 2.93m x 3.92m 9'7" x 12'11"
Family/Dining 3.31m x 4.52m 10'10" x 14'10"	Bedroom 3 2.83m x 2.65m 9'3" x 8'8"
WC 1.00m x 1.74m 3'3" x 5'9"	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

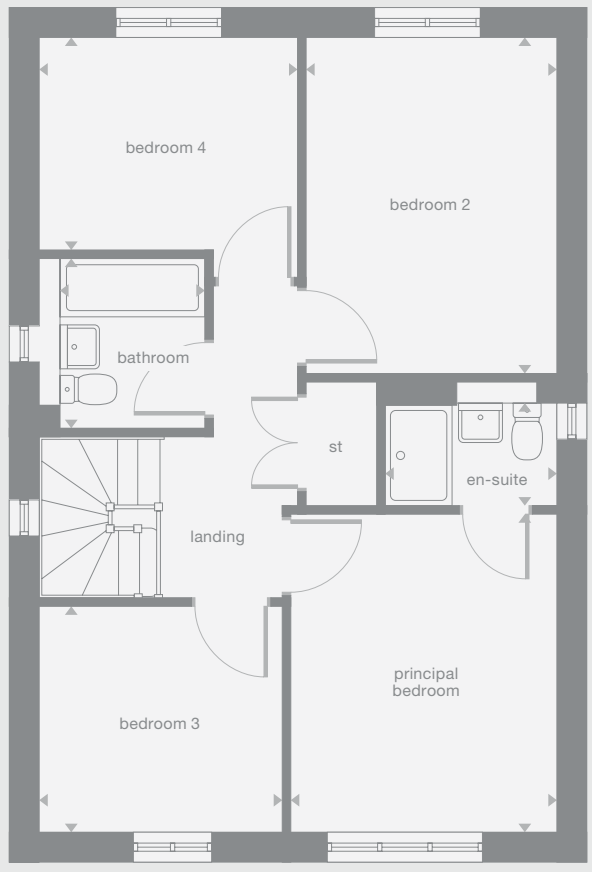
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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"

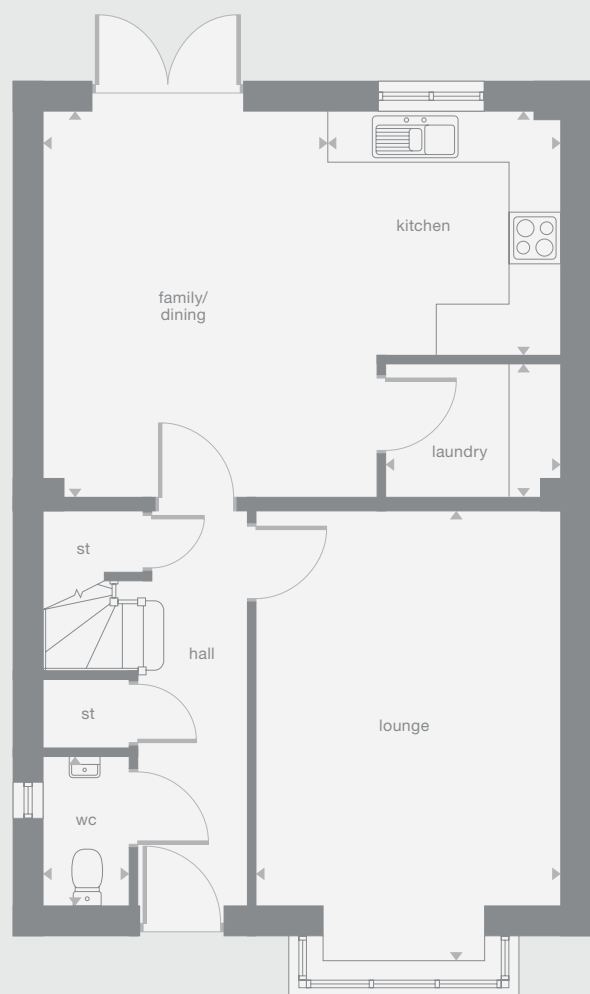
Floor Space

1,222 sq ft

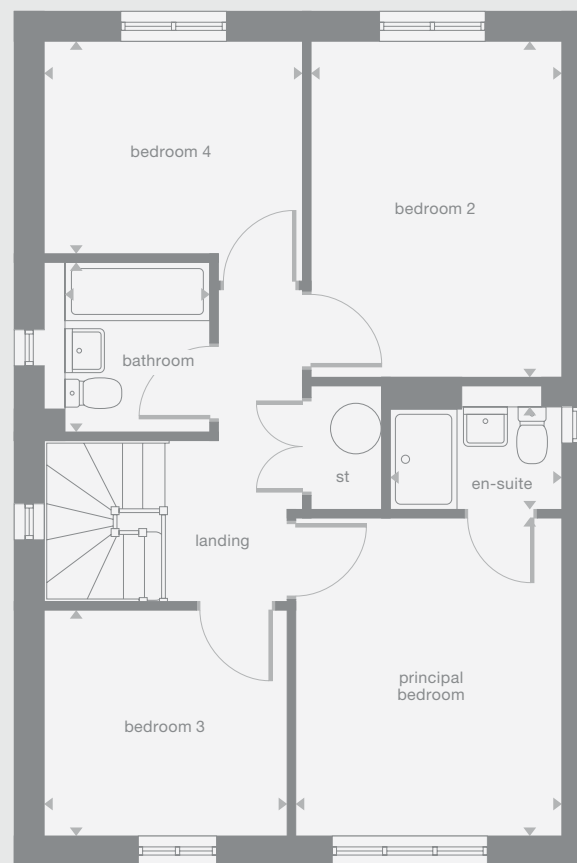
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

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

Ground Floor

- Lounge**
3.56m x 4.47m
11'8" x 14'8"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.91m x 3.84m
12'10" x 12'7"
- Study**
2.08m x 1.97m
6'10" x 6'6"
- WC**
2.08m x 1.52m
6'10" x 5'0"

First Floor

- Principal Bedroom**
3.56m x 3.13m
11'8" x 10'3"
- En-Suite**
2.16m x 1.30m
7'1" x 4'3"
- Bedroom 2**
3.62m x 3.51m
11'11" x 11'6"
- Bedroom 3**
4.19m x 2.75m
13'9" x 9'0"
- Bedroom 4**
2.80m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

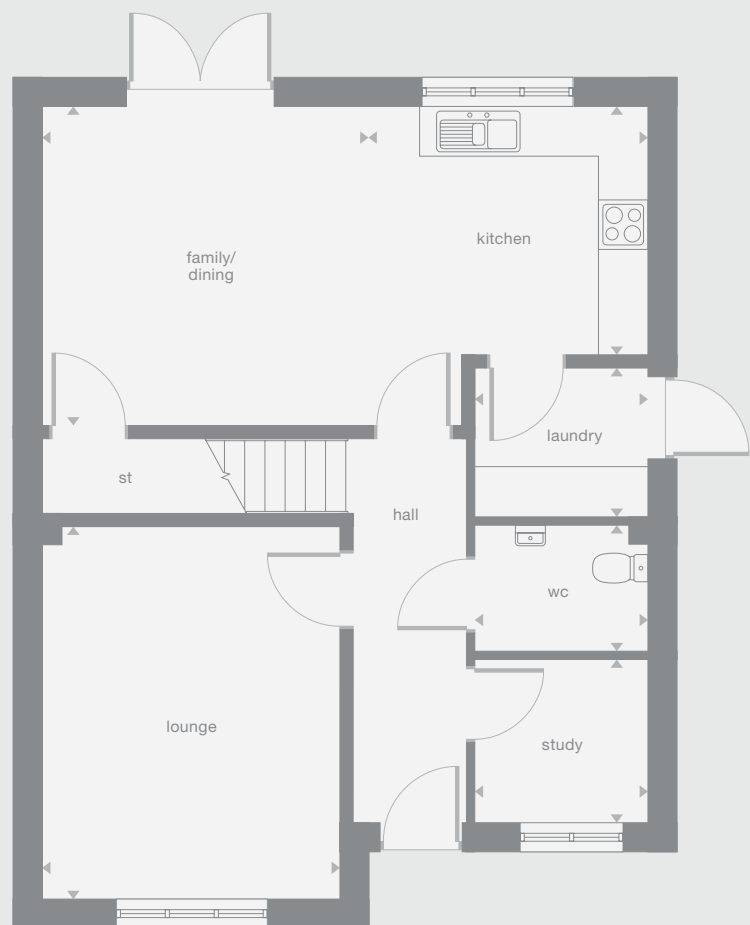
Floor Space

1,419 sq ft

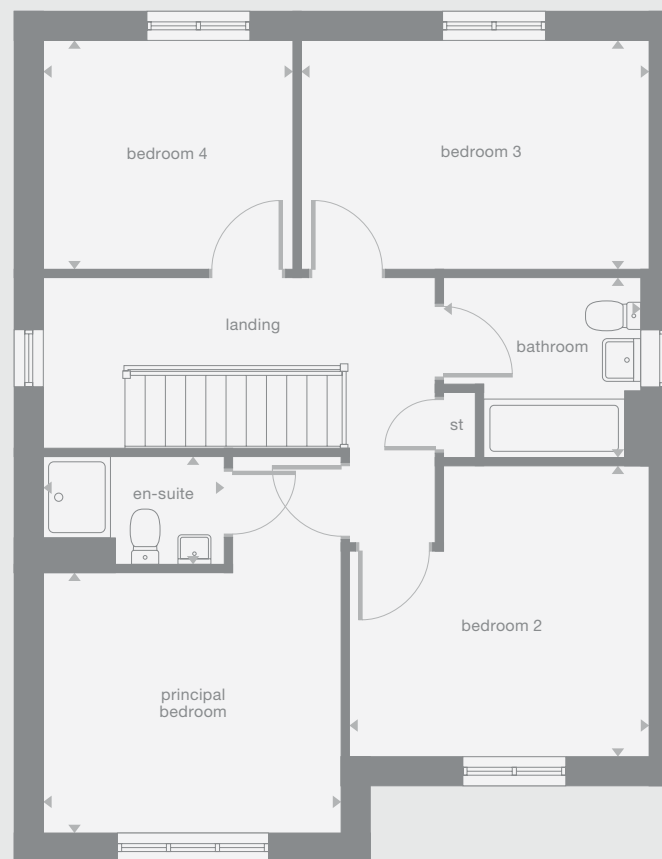
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Briarwood

Overview

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

Ground Floor

- Lounge**
3.56m x 4.47m
11'8" x 14'8"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.91m x 3.84m
12'10" x 12'7"
- Study**
2.08m x 1.97m
6'10" x 6'6"
- WC**
2.08m x 1.52m
6'10" x 5'0"

First Floor

- Principal Bedroom**
3.56m x 3.13m
11'8" x 10'3"
- En-Suite**
2.16m x 1.30m
7'1" x 4'3"
- Bedroom 2**
3.62m x 3.51m
11'11" x 11'6"
- Bedroom 3**
4.19m x 2.75m
13'9" x 9'0"
- Bedroom 4**
2.80m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

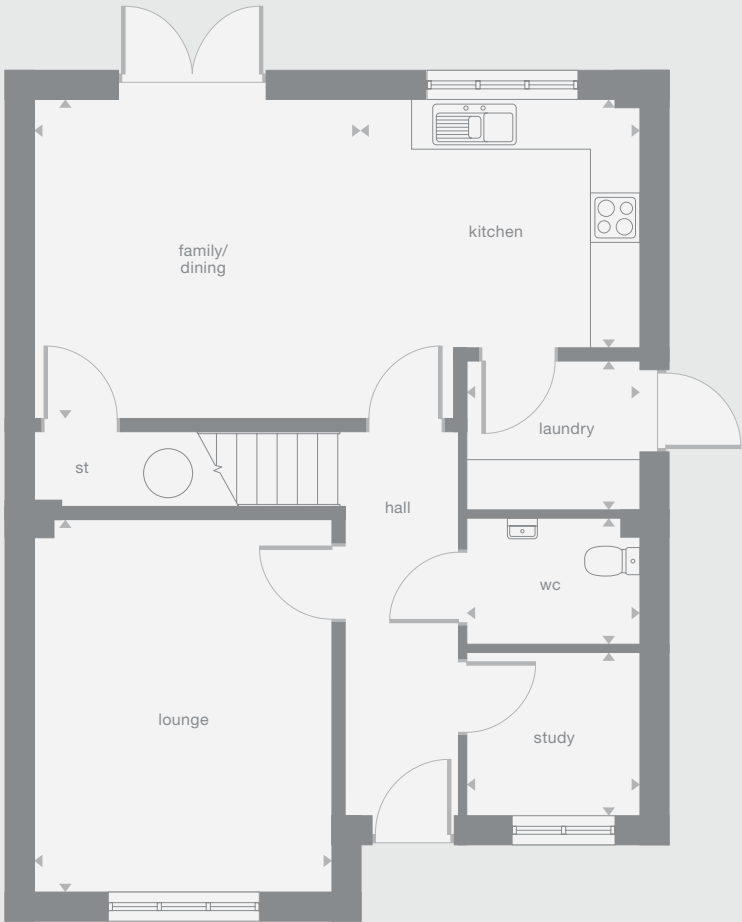
Floor Space

1,419 sq ft

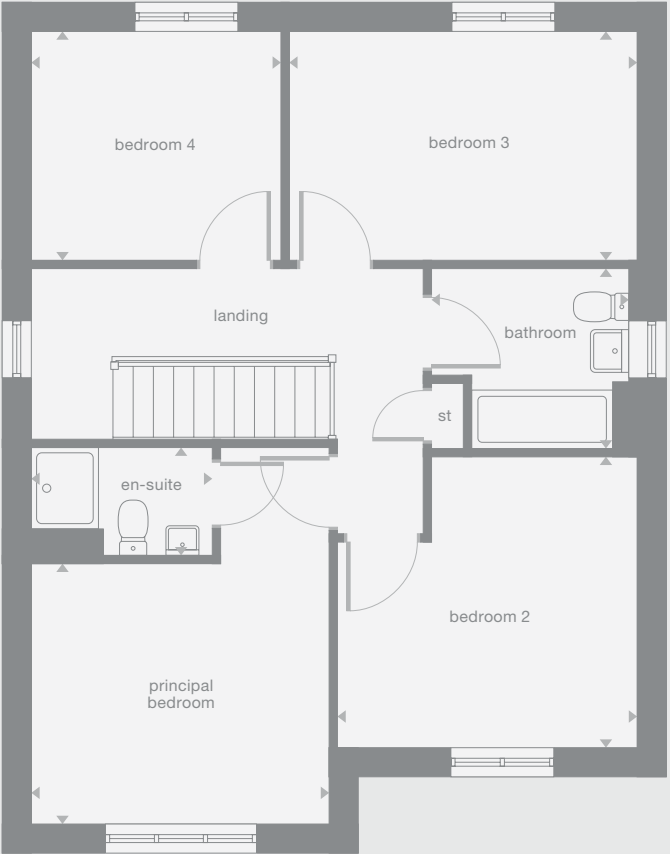
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
 Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

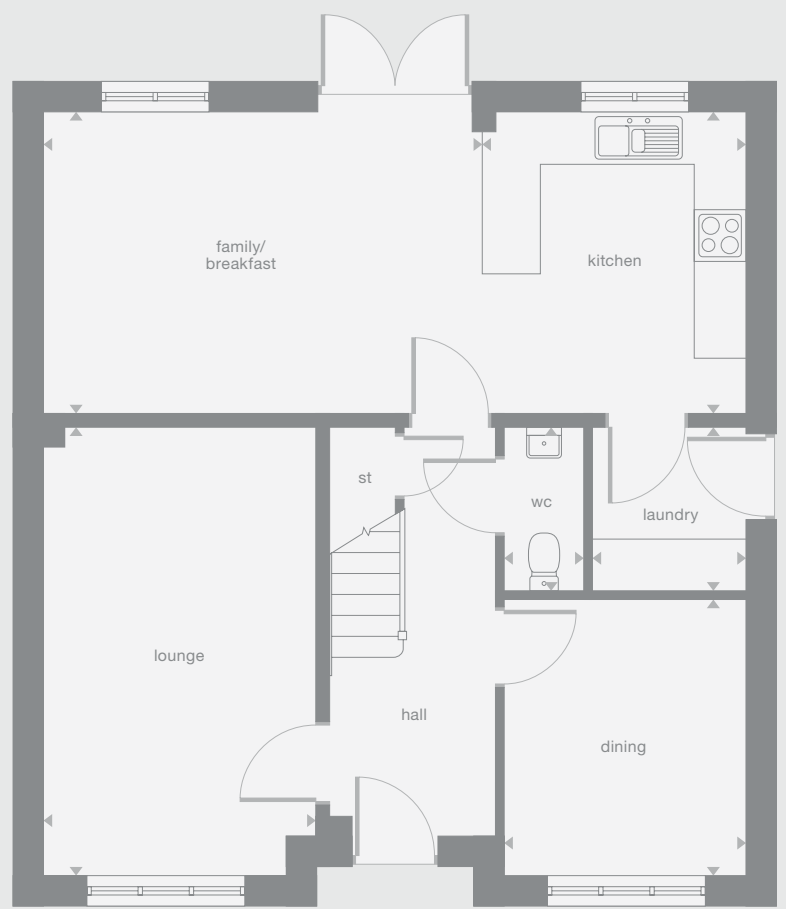
Ground Floor	First	
Lounge 3.12m x 5.15m 10'3" x 16'11"	Principal Bedroom 2.91m x 3.79m 9'7" x 12'5"	Bedroom 3 2.38m x 3.28m 7'10" x 10'9"
Kitchen 3.02m x 3.47m 9'11" x 11'5"	En-Suite 1 1.55m x 2.02m 5'1" x 6'8"	Bedroom 4 2.61m x 3.09m 8'7" x 10'2"
Laundry 1.76m x 1.88m 5'9" x 6'2"	Dressing 2.61m x 1.70m 8'7" x 5'7"	Bathroom 2.86m x 1.70m 9'5" x 5'7"
Family/Breakfast 5.03m x 3.47m 16'6" x 11'5"	Bedroom 2 3.16m x 3.47m 10'5" x 11'5"	
Dining 2.77m x 3.18m 9'1" x 10'5"	En-Suite 2 2.13m x 1.60m 7'0" x 5'3"	
WC 0.92m x 1.88m 3'0" x 6'2"		

Floor Space
 1,500 sq ft

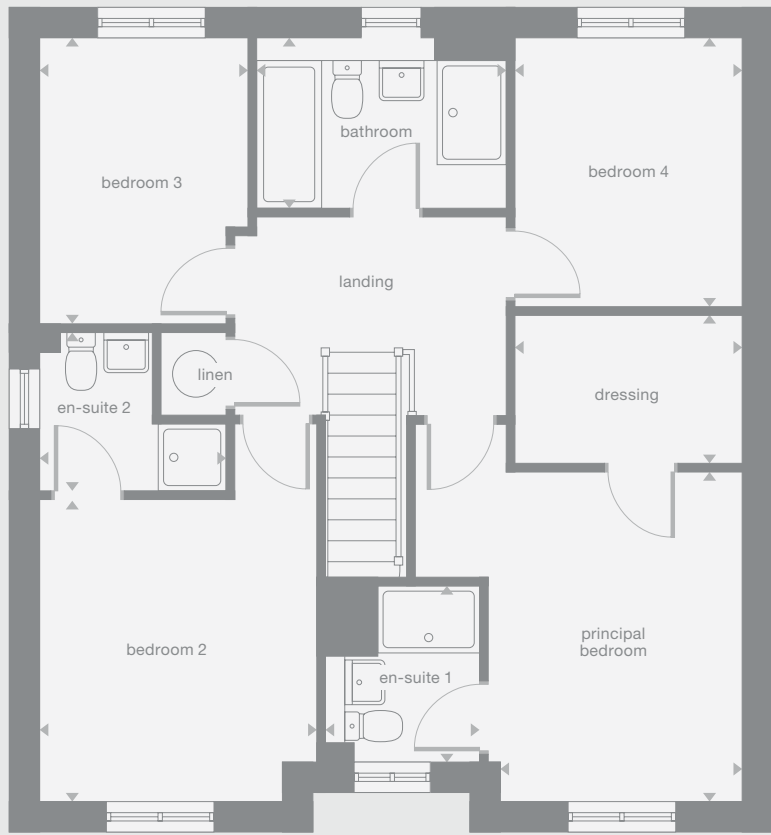
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Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

- Lounge
3.12m x 5.15m
10'3" x 16'11"
- Kitchen
3.02m x 3.47m
9'11" x 11'5"
- Laundry
1.76m x 1.88m
5'9" x 6'2"
- Family/Breakfast
5.03m x 3.47m
16'6" x 11'5"
- Dining
2.77m x 3.18m
9'1" x 10'5"
- WC
0.92m x 1.88m
3'0" x 6'2"

First

- Principal Bedroom
2.91m x 3.79m
9'7" x 12'5"
- En-Suite 1
1.55m x 2.02m
5'1" x 6'8"
- Dressing
2.61m x 1.70m
8'7" x 5'7"
- Bedroom 2
3.16m x 3.47m
10'5" x 11'5"
- En-Suite 2
2.13m x 1.60m
7'0" x 5'3"
- Bedroom 3
2.38m x 3.28m
7'10" x 10'9"
- Bedroom 4
2.61m x 3.09m
8'7" x 10'2"
- Bathroom
2.86m x 1.70m
9'5" x 5'7"

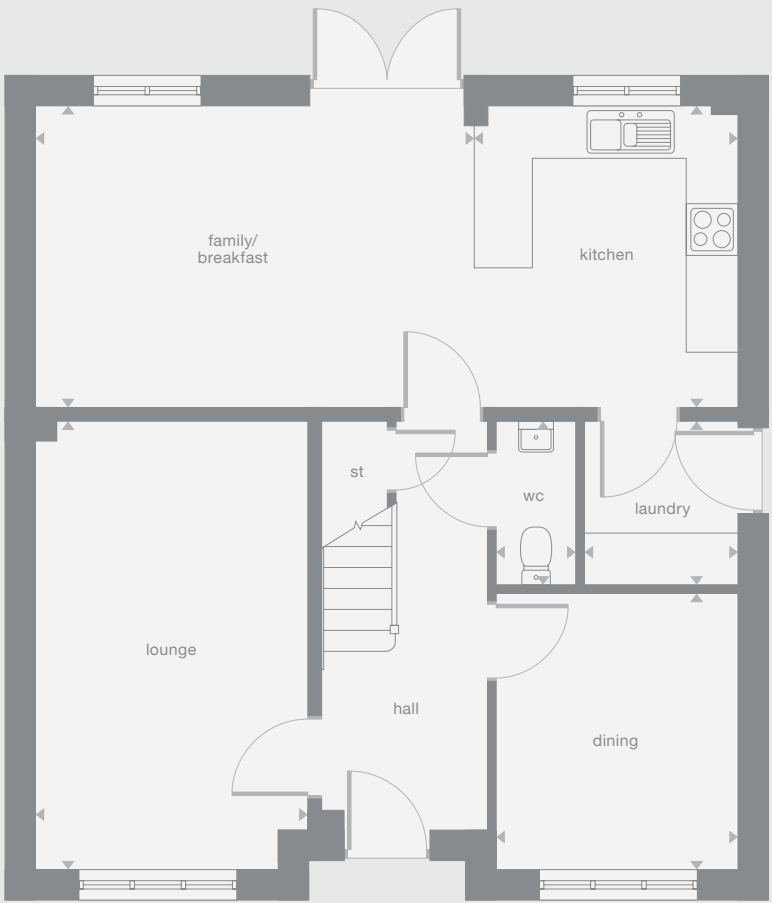
Floor Space

1,500 sq ft

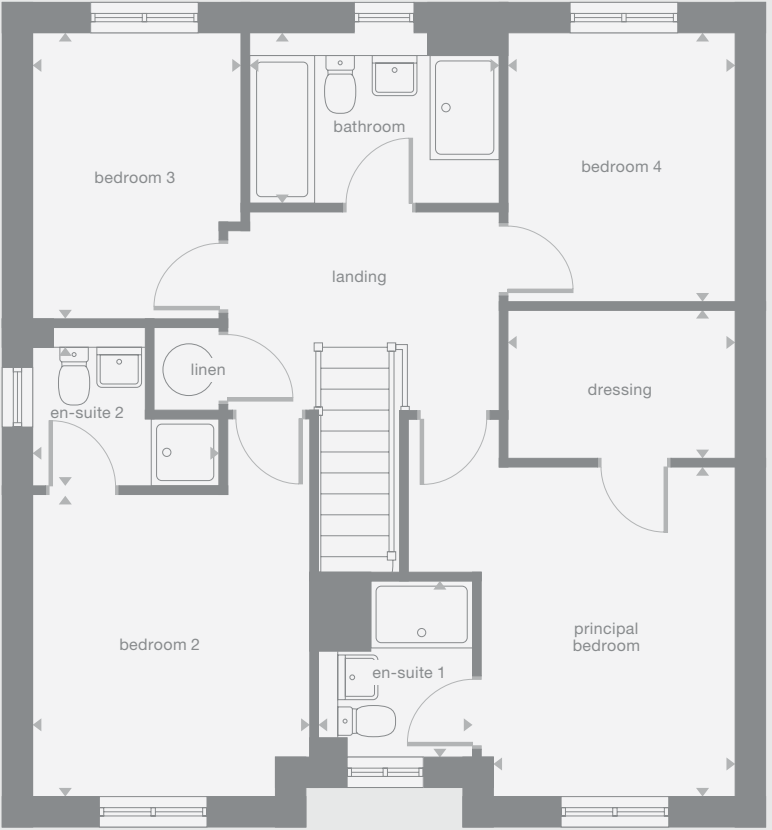
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Faverwood Gas

Overview

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

Ground Floor

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

First

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

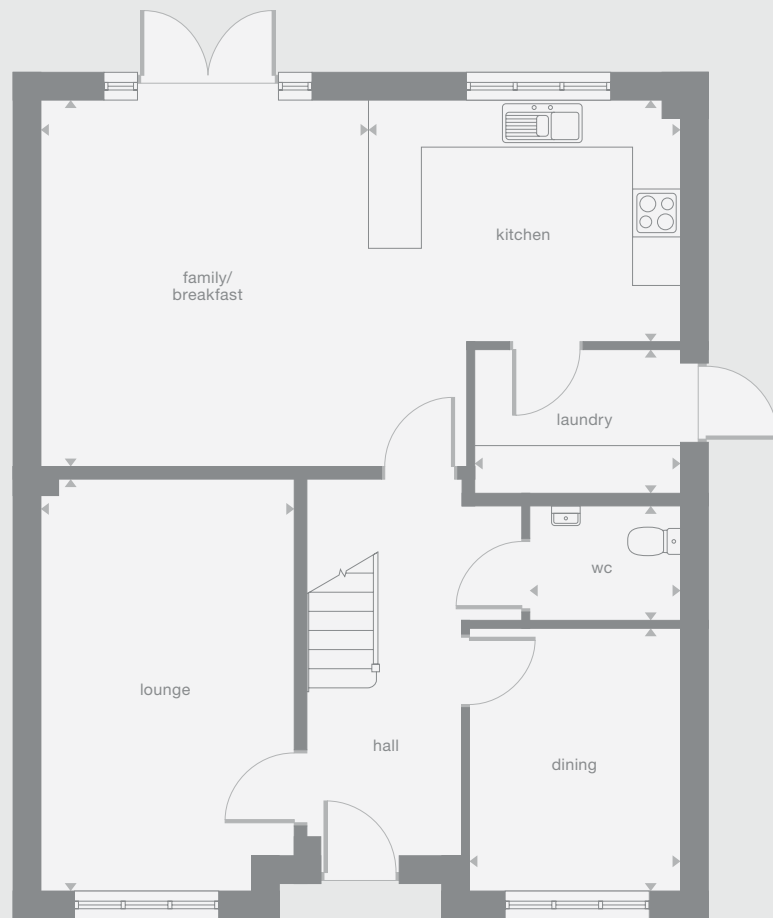
Floor Space

1,704 sq ft

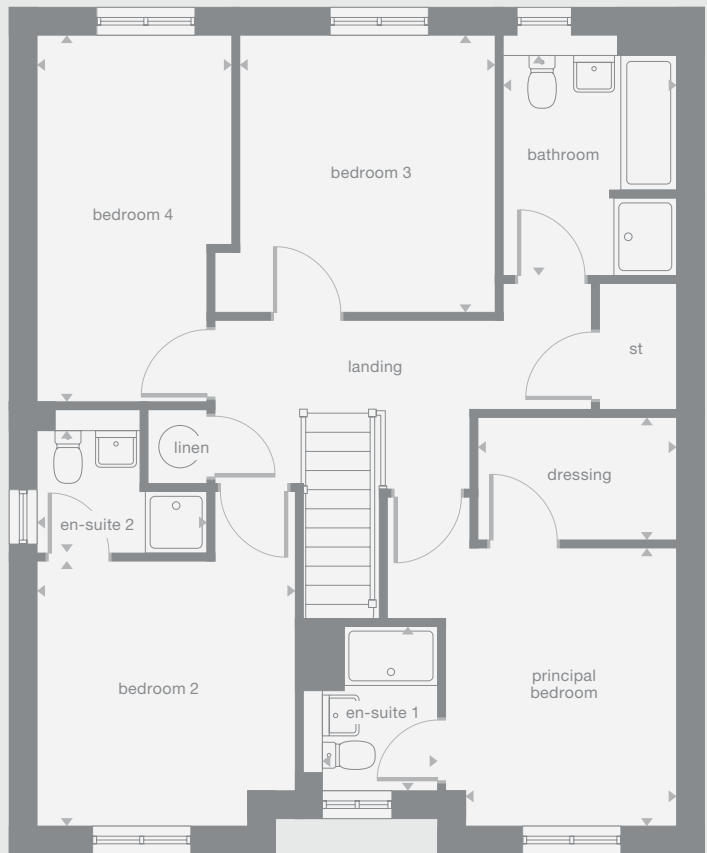


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



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Faverwood

Overview

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

Ground Floor

Lounge
3.20m x 5.19m
10'6" x 17'1"

Kitchen
4.16m x 3.50m
13'8" x 11'6"

Laundry
2.59m x 1.82m
8'6" x 6'0"

Family/Breakfast
3.90m x 4.62m
12'10" x 15'2"

Dining
2.66m x 2.85m
8'9" x 9'4"

WC
1.90m x 1.45m
6'3" x 4'9"

First

Principal Bedroom
2.91m x 3.51m
9'7" x 11'6"

En-Suite 1
1.68m x 2.07m
5'6" x 6'10"

Dressing
2.50m x 1.54m
8'3" x 5'1"

Bedroom 2
3.26m x 3.34m
10'9" x 11'0"

En-Suite 2
2.14m x 1.54m
7'1" x 5'1"

Bedroom 3
3.22m x 3.49m
10'7" x 11'6"

Bedroom 4
2.44m x 4.62m
8'0" x 15'2"

Bathroom
2.19m x 2.77m
7'2" x 9'1"

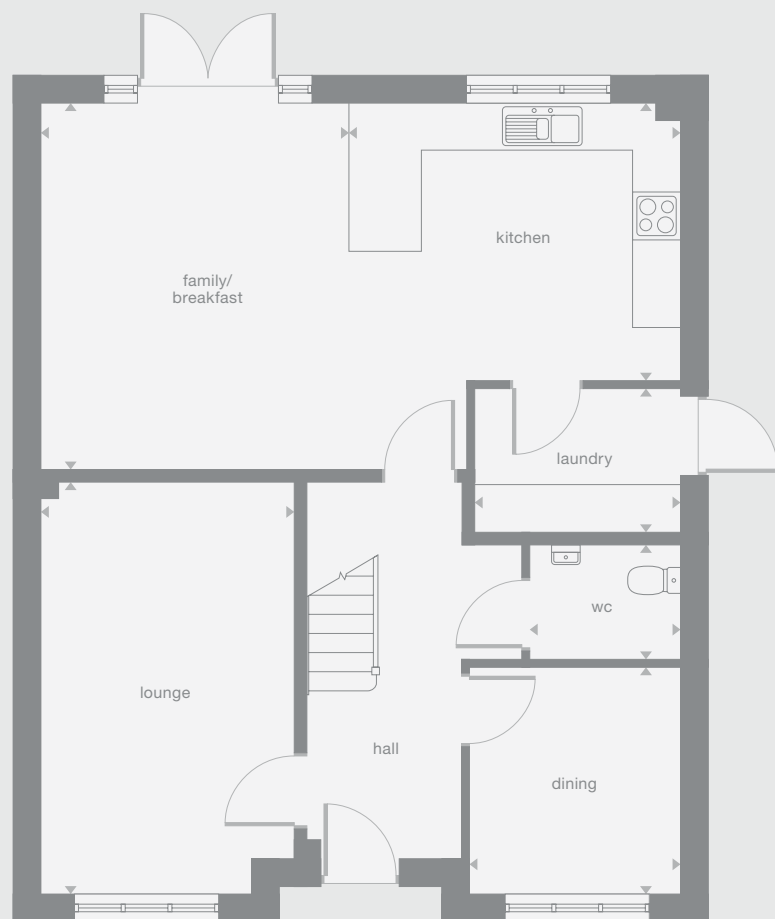
Floor Space

1,704 sq ft

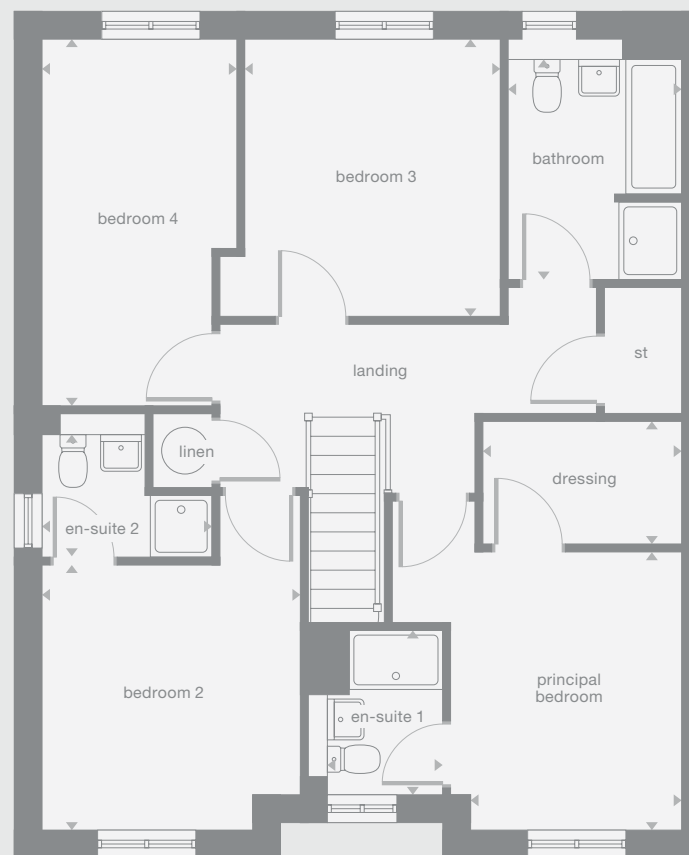


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Ground Floor



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 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

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

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

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

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

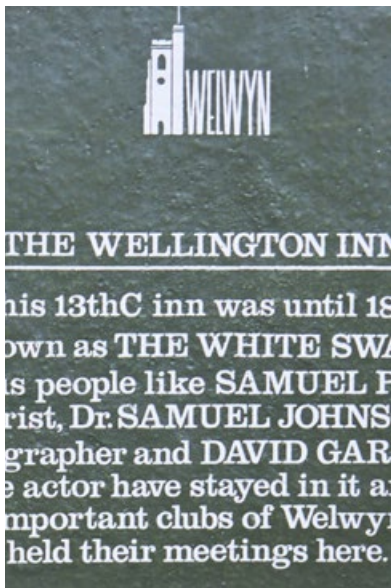
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



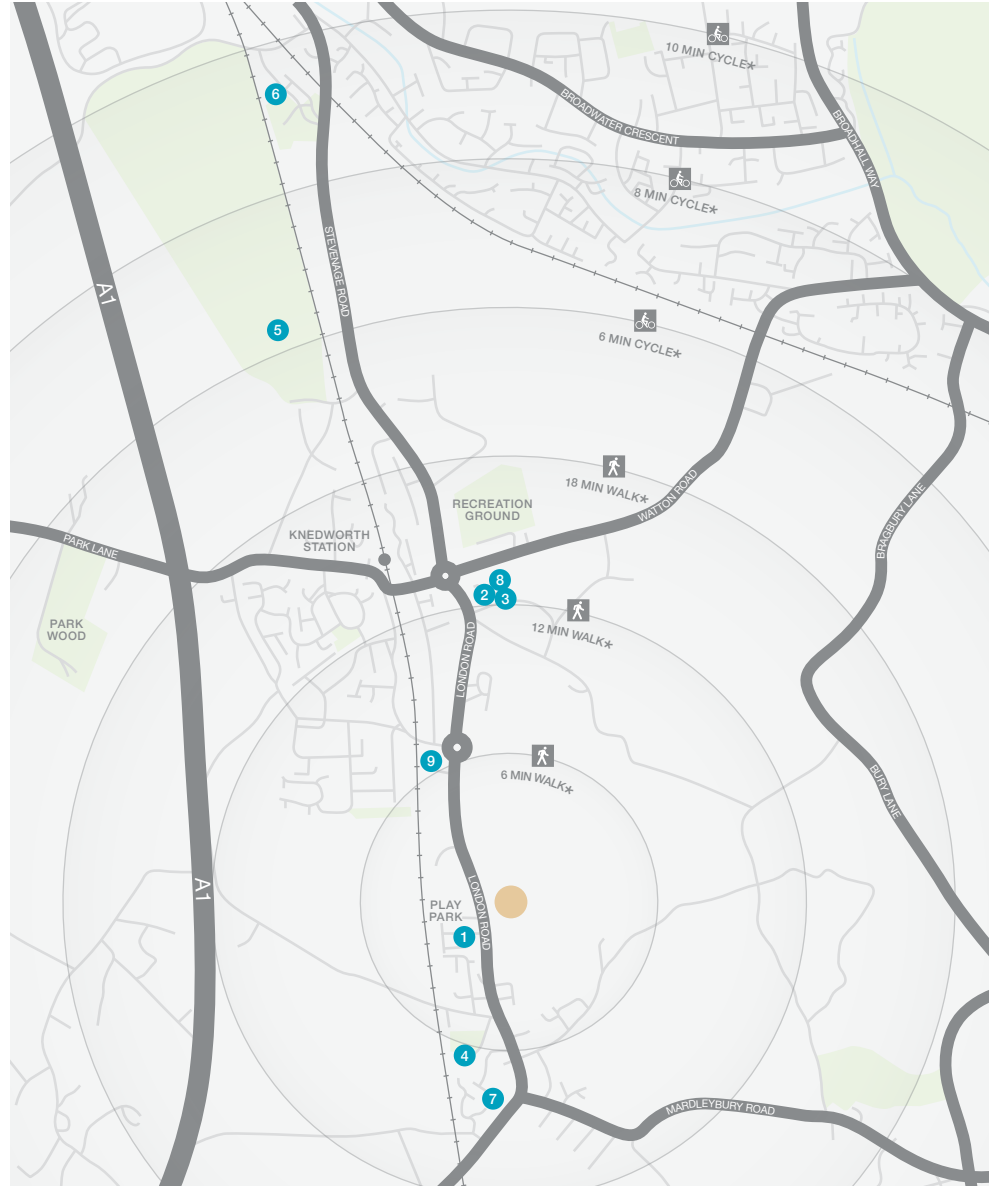
Woolmer Green's well-equipped Village Hall provides a focal point for community activities including youth organisations, karate, dance, Pilates, and the village band. Its also has changing rooms, showers, a football pitch, a tennis court and a children's playground, and there are football, art and angling clubs in the village. Just over a mile away, Knebworth Golf Club's superb parkland course is complemented by a spectacular listed clubhouse.

St Michael's Woolmer Green Primary School is just ten minutes' walk away, and the nearest secondary, Monk's Walk School, is on the northern edge of Welwyn Garden City, three and a half miles from Orchard View. Both schools are assessed as 'Good' by Ofsted, and Monk's Walk, which also offers Sixth Form provision, records academic results significantly above the national average. Knebworth Surgery is a full time GP surgery next to the village pharmacy, less than three-quarters of a mile from the development, and Bupa Dental Care, five minutes' walk away, is the nearest of two dental surgeries in Knebworth.



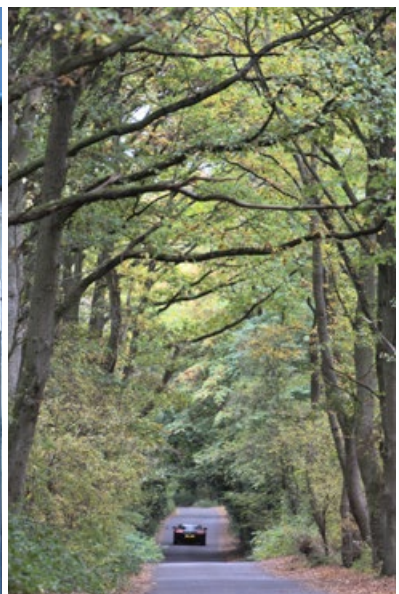
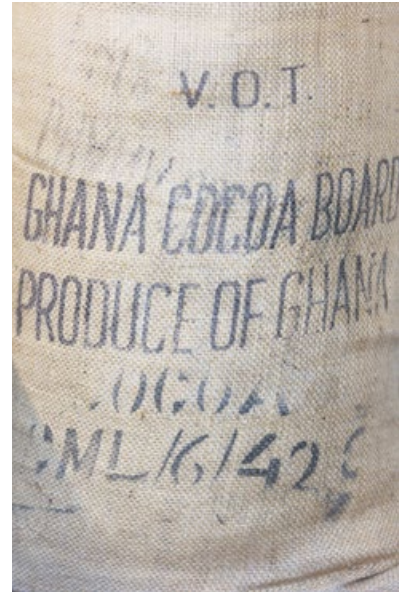
Useful Contacts

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 Tesco Express
London Road
0345 600 1595
- 2 Knebworth Post Office
1 St Martin's Road
01438 812 301
- 3 Pharmacy Express
7 St Martin's Road
01438 813 008
- 4 Woolmer Green Village Hall
Hall Lane
03707 776 132
- 5 Knebworth Golf Course
Deards End Lane
01483 812 752
- 6 Odyssey Health Club
Old Knebworth Road
04183313 320
- 7 St Michael's Primary School
16 London Road
01483 6JP
- 8 Knebworth Surgery
7 ST Martin's Road
01483 812494
- 9 Bupa Dental Care
62 London Road
01483 812 160

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle



Contact Us

Development opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
03330 600 344

From the M1 northbound
Leave the M1 at junction 6 and take the second roundabout exit, for the A1000, then at the next roundabout take the second exit, signposted for The North. At a third roundabout take the third exit, for Knebworth, and follow the B197 Great North Road for two miles. Just after passing Lessiter's Chocolate Shop on the right, the entrance to Orchard View is on the right.

From the M1 southbound
Leave the M1 at junction 7 and take the first roundabout exit, for Stevenage. Follow the A602 through the next roundabout, and at a third take the third exit, for Knebworth via the B917. After half a mile, take the second roundabout exit into the B197, passing the Roebuck Inn on your left. Stay on the B197 for two miles and, on entering Woolmer Green, Orchard View is on the left.

Sat Nav
SG3 6JE



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



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