

# SPRING WOOD PARK

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.







Just seven miles from the centre of Leeds, the picturesque village of Bramhope is highly sought after for its very special blend of wide horizons, welcoming community, and excellent local amenities. This beautifully landscaped selection of prestigious two, three, four and five bedroom homes, sheltered by mature woodlands and just yards from the A660, presents a unique opportunity to enjoy a rural pace of life in a remarkably convenient location. Three distinct character areas will bring added choice and style to the development with a wonderful range of house styles and finishes.

Welcome to Spring Wood Park...

Character Areas

The Pines

The Pines area courses through the heart of Spring Wood Park. The homes in this character area emulate the traditional stone finish and slate roof homes familiar across rural Yorkshire.

The Willows

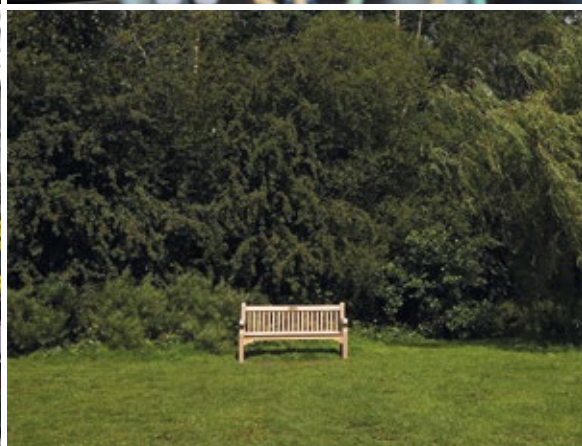
The homes in The Willows character area will have a warm brick finish and stone effect window sills to the front elevation. Selected properties will also have a splayed bay window with a lead effect roof, all to add an air of simple elegance.

The Sycamores

The Sycamores character area wraps around the outer perimeter of the development. The homes here will have a predominantly white render finish, complemented by feature stone below plinth level.







Just ten minutes' stroll from the village centre, Spring Wood Park has a peaceful ambience that contrasts with its convenience. The A660 brings the centre of Leeds within 20 minutes' drive, and bus services between Leeds and Ilkley stop beside the development. The area has a network of foot and cycle paths, while for travel further afield Spring Wood Park is just four miles from Leeds Bradford International Airport.

Shops and services within a few yards of the development include a convenience store, a family butcher, an off-licence specialising in fine wines, an independent coffee shop and a delicatessen. The village has a pharmacy, a bakery, a newsagent, a gift shop, food takeaways, hairdressers, and a historic pub and restaurant, the Fox and Hounds. There are also two farm shops within walking distance, and a wider choice, including a large Co-op with post office facilities, can be found in Adel, just two miles away.



Much of community life focuses on the Village Hall, which hosts a diversity of activities and events for all ages, from playgroups to art classes, yoga, theatre, and the annual Village Show. The hall is flanked by tennis and bowling clubs, both of which welcome new members, and there is a cricket club at the west end of the village and a rugby club just a few yards from Spring Wood Park. The well-equipped playground in the village is set in a delightful wooded park.







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Affordable Homes	

BCP Bin Collection Point  
Shed

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Twain  
The Willows

Also available in  
The Sycamores.

This supremely practical apartment, with its modern, ergonomically arranged open-plan living area and generous cupboard space, has been designed to blend stylish flair with contemporary convenience. The second bedroom, perfect for guests, could also be used to create a home office or games room.

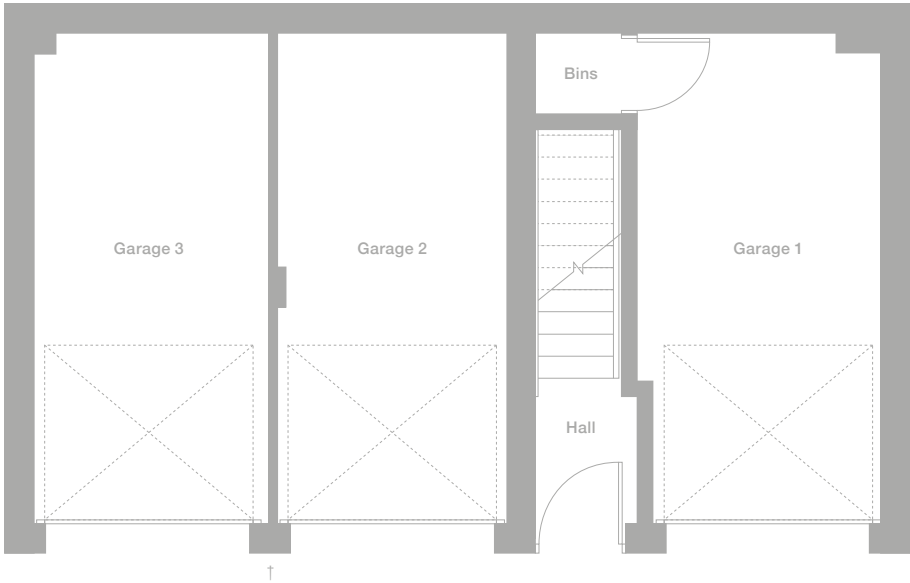
- Living  
3.358m x 2.978m  
11'0" x 9'9"
- Kitchen  
3.575m x 2.452m  
11'9" x 8'1"
- Master Bedroom  
3.421m max x 3.221m  
11'3" x 10'7"
- Bedroom 2  
2.370m max x 3.176m max  
7'9" x 10'5"
- Bathroom  
1.609m x 2.115m  
5'3" x 6'11"

- Plots  
262\*, 268\*
- Floor Space  
603 sq ft

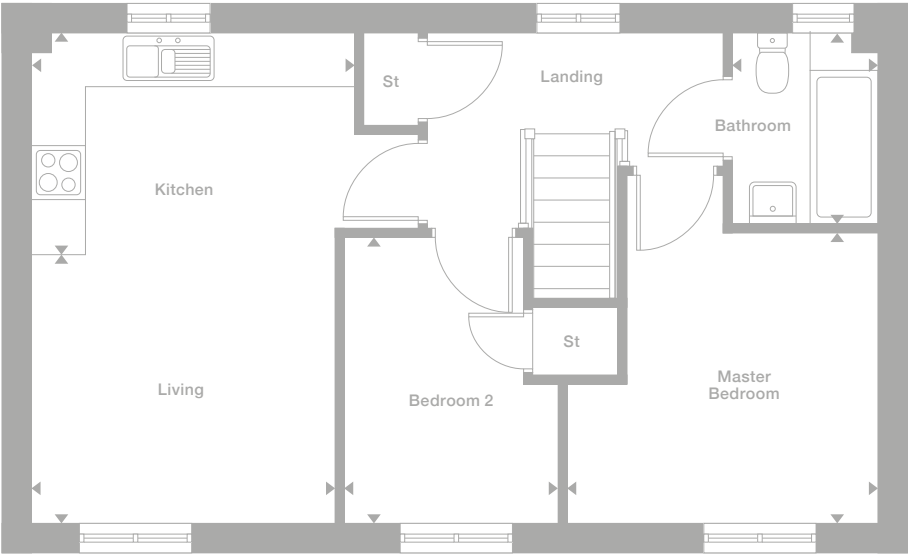
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page  
† Drive through to Plot 268, please speak to Development Sales Manager for details



Tolkien  
The Pines

Also available in  
The Sycamores.

The lounge opens on to a welcoming, practical kitchen and dining room in which french doors add a light, airy ambience. The second bedroom features cupboard space, and the dual aspect en-suite master bedroom has a private staircase and a dormer window.

**Lounge**  
3.192m max x 4.272m max  
10'6" x 14'0"

**Dining**  
1.816m x 2.536m  
5'11" x 8'4"

**Kitchen**  
2.324m x 3.065m  
7'7" x 10'1"

**WC**  
0.855m x 1.630m  
2'10" x 5'4"

**Bedroom 2**  
4.140m max x 2.600m max  
13'7" x 8'6"

**Bedroom 3**  
2.135m x 2.734m  
7'0" x 9'0"

**Bathroom**  
2.135m max x 1.910m max  
7'0" x 6'3"

**Master Bedroom**  
3.192m x 2.869m  
to 1.185 H.L.  
10'6" x 9'5"

**En-Suite**  
2.184m max x 1.827m  
to 1.323 H.L.  
7'2" x 6'0"

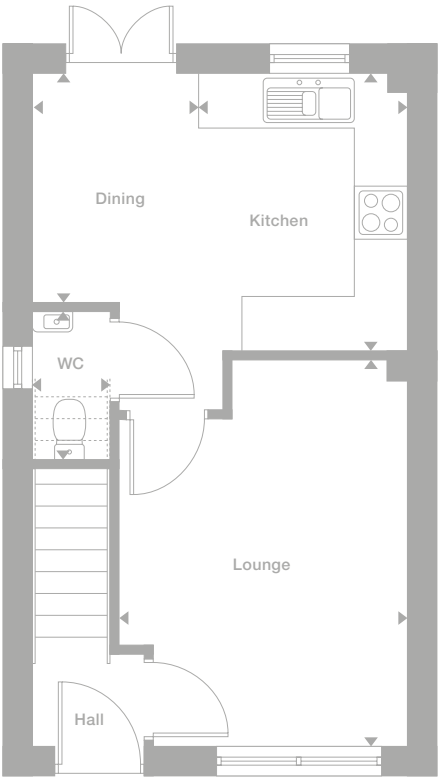
**Plots**  
25, 26\*,  
276\*, 277,  
314\*, 315

**Floor Space**  
886 sq ft

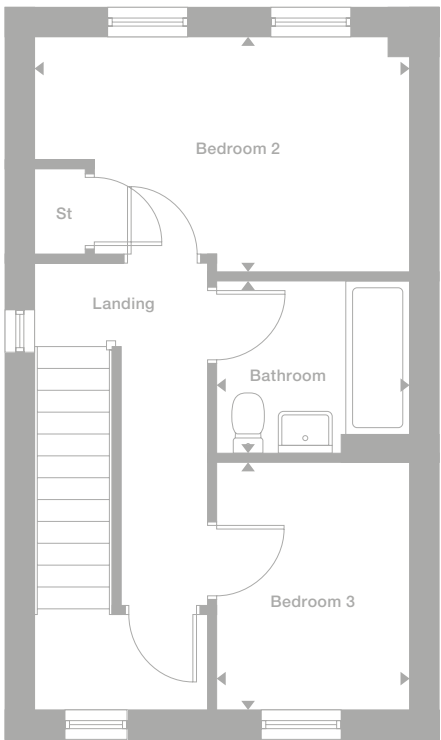
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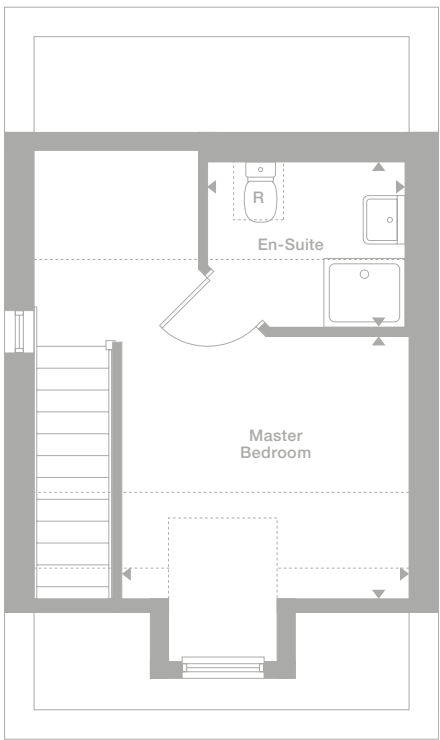
Ground Floor



First Floor



Second Floor



\*Plots are a mirror image of plans shown on this page

R = Rooflight



Larkin  
The Sycamores

The lounge leads into a superb kitchen incorporating a conservatory-like area with french doors, creating a wonderful setting for relaxed, leisurely dining. There is a practical laundry room, bedroom two has a useful cupboard, and the master bedroom includes en-suite facilities and a dressing area.

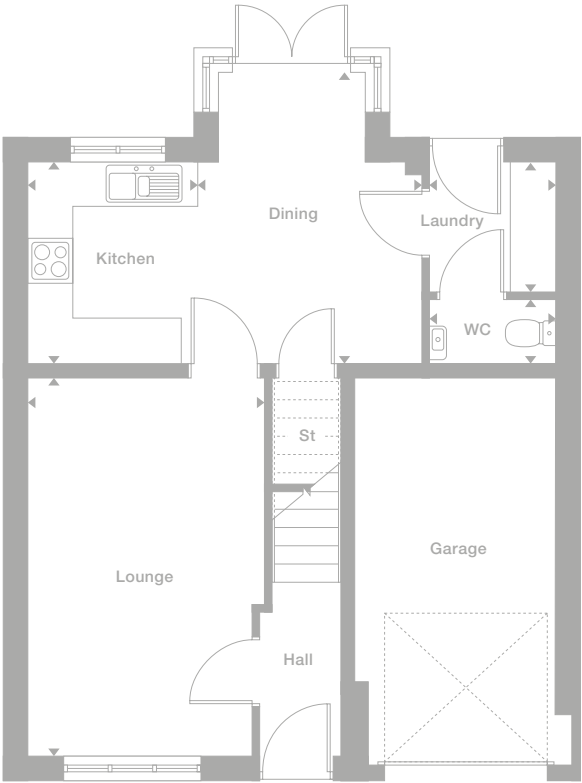
<b>Lounge</b> 3.141m max x 5.003m 10'4" x 16'5"	<b>Master Bedroom</b> 3.756m max x 3.410m 12'4" x 11'2"
<b>Dining</b> 2.972m max x 3.802m max 9'9" x 12'6"	<b>En-Suite</b> 1.696m x 2.110m 5'7" x 6'11"
<b>Kitchen</b> 2.252m x 2.687m 7'5" x 8'10"	<b>Dressing</b> 1.705m x 1.235m 5'7" x 4'1"
<b>Laundry</b> 1.673m x 1.744m 5'6" x 5'9"	<b>Bedroom 2</b> 3.141m x 3.445m 10'4" x 11'4"
<b>WC</b> 1.673m x 0.850m 5'6" x 2'9"	<b>Bedroom 3</b> 2.415m max x 3.403m 7'11" x 11'2"
	<b>Bathroom</b> 2.656m x 1.700m 8'9" x 5'7"

Plots  
255  
  
Floor Space  
980 sq ft

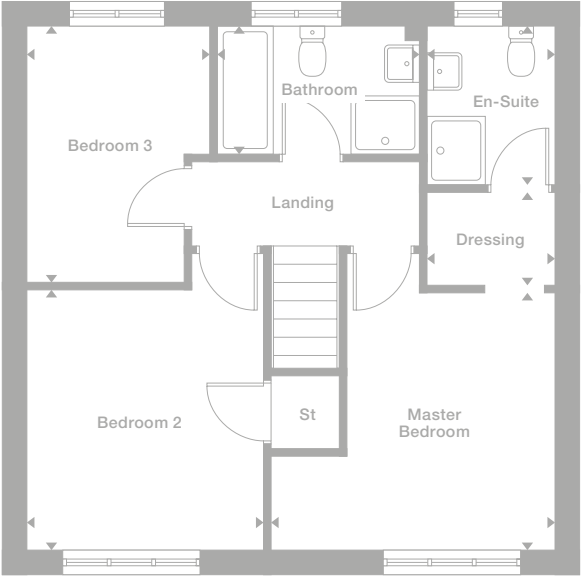
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page



Malory  
The Sycamores

Also available in  
The Pines.

The welcoming lounge, with its stylish bay window, shares the ground floor with a bright kitchen and dining room where french doors add the flexibility to opt for barbecues or coffee on the patio. The master bedroom features an en-suite.

Lounge	Master Bedroom
3.850m max x 5.257m max	3.850m max x 4.357m max
12'8" x 17'3"	12'8" x 14'4"
Dining	En-Suite
1.954m x 3.692m	2.457m max x 1.210m max
6'5" x 12'1"	8'1" x 4'0"
Kitchen	Bedroom 2
1.848m x 3.692m	3.385m max x 3.742m max
6'1" x 12'1"	11'1" x 12'3"
WC	Bedroom 3
2.006m x 1.090m	3.477m max x 3.542m max
6'7" x 3'7"	11'5" x 11'7"
	Bathroom
	2.803m max x 2.150m max
	9'2" x 7'1"

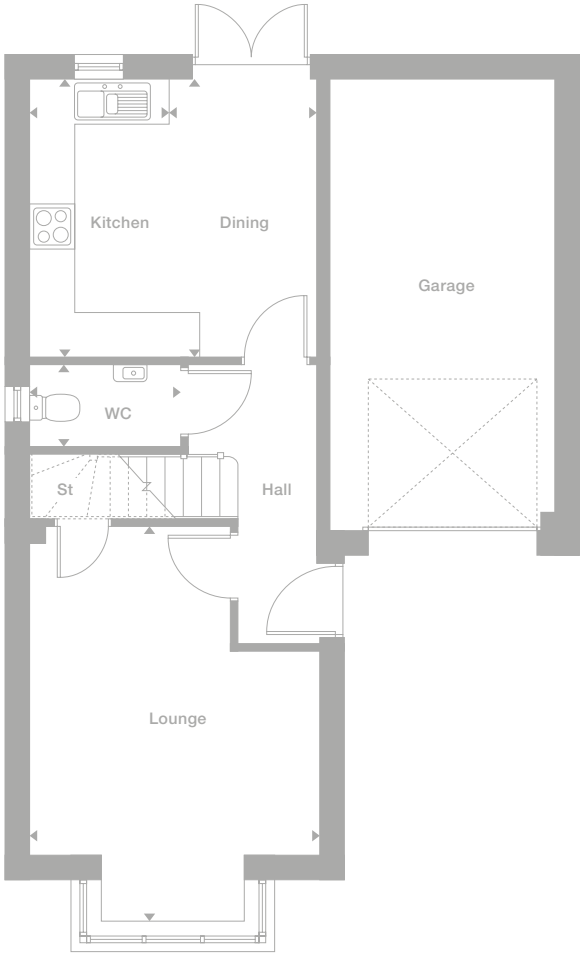
Plots  
48\*, 257\*,  
267, 317\*

Floor Space  
1,068 sq ft

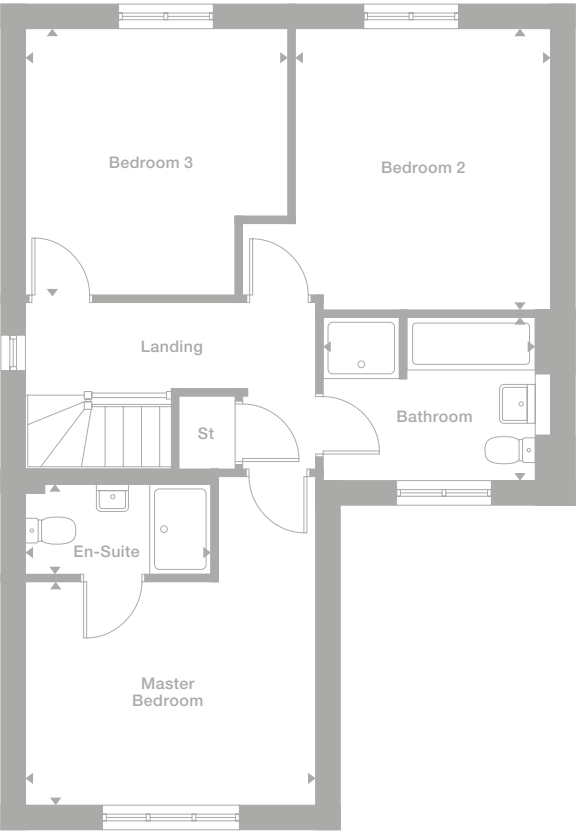
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Ground Floor



First Floor



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Greene  
The Sycamores

With a dramatic window incorporating french doors enhancing the lounge, and a classic bay window adding distinction to the dining room, this is an instantly impressive residence. Visual appeal is complemented by a host of practical features including a laundry and an en-suite master bedroom.

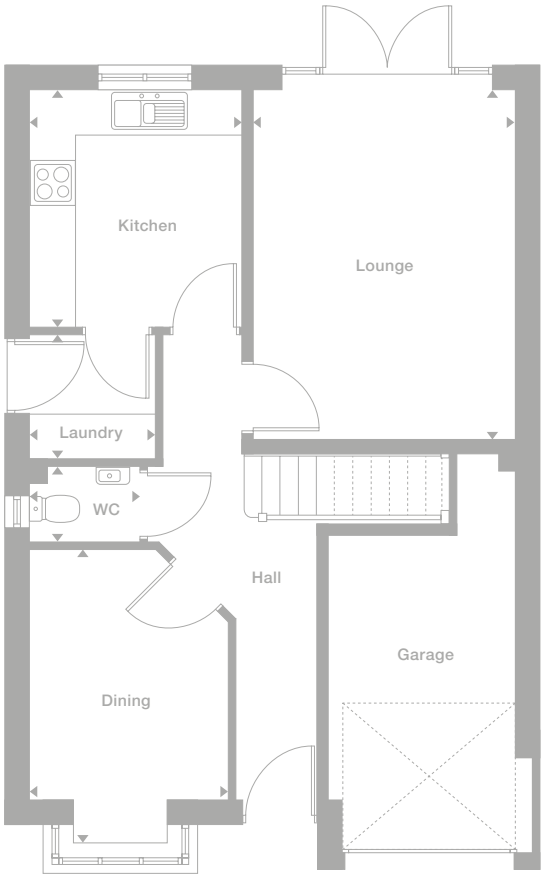
<b>Lounge</b> 3.470m x 4.617m 11'5" x 15'2"	<b>Master Bedroom</b> 3.409m max x 2.972m 11'2" x 9'9"
<b>Dining</b> 2.621m max x 3.908m max 8'7" x 12'10"	<b>En-Suite</b> 1.499m max x 2.010m max 4'11" x 6'7"
<b>Kitchen</b> 2.800m x 3.147m 9'2" x 10'4"	<b>Bedroom 2</b> 3.390m x 2.782m 11'1" x 9'2"
<b>Laundry</b> 1.657m x 1.652m 5'5" x 5'5"	<b>Bedroom 3</b> 2.918m x 2.135m 9'7" x 7'0"
<b>WC</b> 1.460m x 1.007m 4'9" x 3'4"	<b>Bedroom 4</b> 2.937m x 1.778m 9'8" x 5'10"
	<b>Bathroom</b> 1.888m x 1.881m 6'2" x 6'2"

Plots  
27\*  
  
Floor Space  
1,071 sq ft

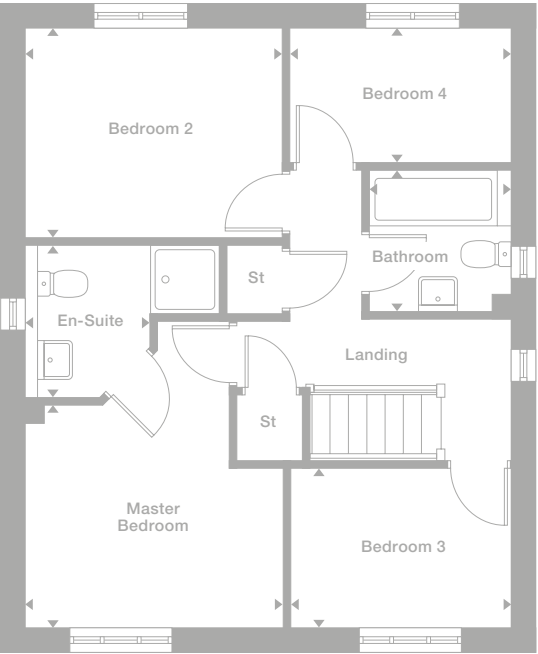
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Ground Floor



First Floor



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Esk  
The Pines

Also available in  
The Sycamores  
and The Willows.

An inviting hallway opens on to an elegant, bay-windowed lounge and a bright kitchen where french doors add an attractive focal point to the dining area. The master bedroom is en-suite, and with four bedrooms there is the option of creating a useful home office.

<b>Lounge</b> 3.966m max x 5.231m max 13'0" x 17'2"	<b>Master Bedroom</b> 3.966m max x 2.678m 13'0" x 8'9"
<b>Kitchen/Dining</b> 5.429m x 3.614m 17'10" x 11'10"	<b>En-Suite</b> 1.797m x 1.617m 5'11" x 5'4"
<b>WC</b> 1.617m max x 1.510m max 5'4" x 4'11"	<b>Bedroom 2</b> 3.551m x 2.641m 11'8" x 8'8"
	<b>Bedroom 3</b> 1.785m x 3.671m 5'10" x 12'1"
	<b>Bedroom 4</b> 2.513m max x 2.569m max 8'3" x 8'5"
	<b>Bathroom</b> 2.513m max x 2.170m max 8'3" x 7'1"

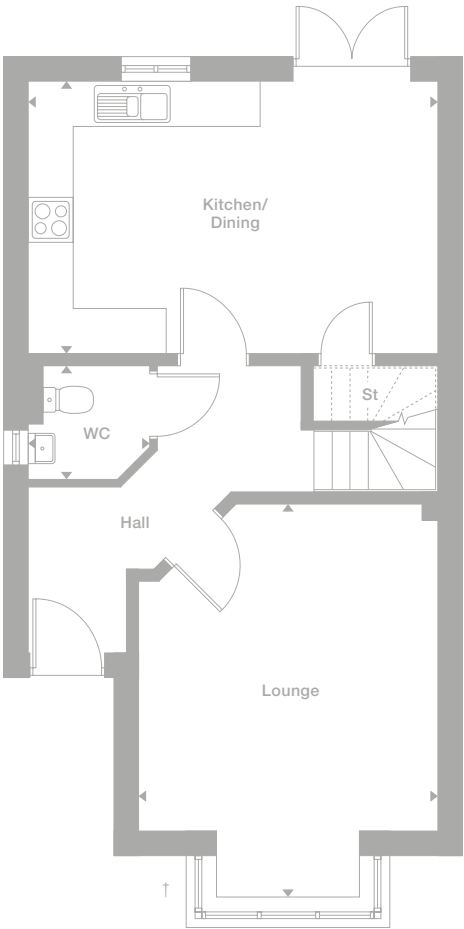
**Plots**  
28, 36,  
256, 258,  
266, 275,  
295\*, 302,  
311\*, 319\*

**Floor Space**  
1,105 sq ft  
(other styles vary)

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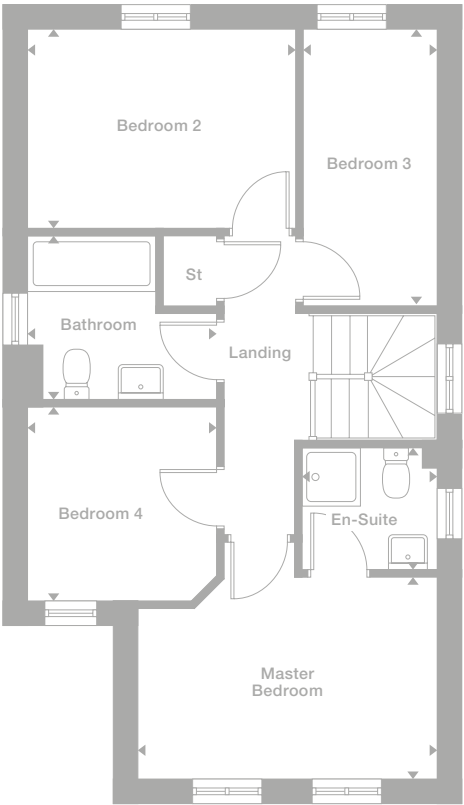
Ground Floor



\*Plots are a mirror image of plans shown on this page

† Splay bay window to Plots 295 and 302

First Floor



Please note: Attached garage positioning may vary. Speak with Development Sales Manager



Hallam  
The Pines

With french doors enhancing the lounge and a charming bay-windowed dining room, this is an impressive backdrop for entertaining as well as an immensely comfortable family home. There is a laundry room and a bright gallery landing leading to four bedrooms, one of them en-suite.

<b>Lounge</b> 3.980m x 4.589m 13'1" x 15'1"	<b>Master Bedroom</b> 3.409m max x 3.663m 11'2" x 12'0"
<b>Dining</b> 2.621m max x 4.508m max 8'7" x 14'9"	<b>En-Suite</b> 2.409m max x 2.010m max 7'11" x 6'7"
<b>Kitchen</b> 2.800m x 3.147m 9'2" x 10'4"	<b>Bedroom 2</b> 3.390m x 2.763m 11'1" x 9'1"
<b>Laundry</b> 1.657m x 1.643m 5'5" x 5'5"	<b>Bedroom 3</b> 3.428m x 2.826m 11'3" x 9'3"
<b>WC</b> 1.460m x 1.007m 4'9" x 3'4"	<b>Bedroom 4</b> 3.447m x 1.759m 11'4" x 5'9"
	<b>Bathroom</b> 1.888m x 1.881m 6'2" x 6'2"

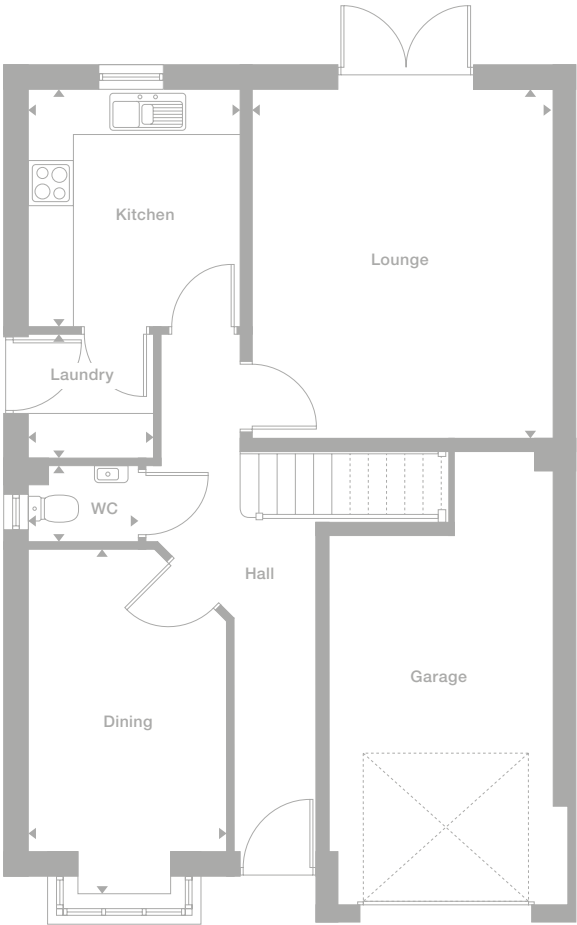
Plots  
313\*, 318\*

Floor Space  
1,220 sq ft

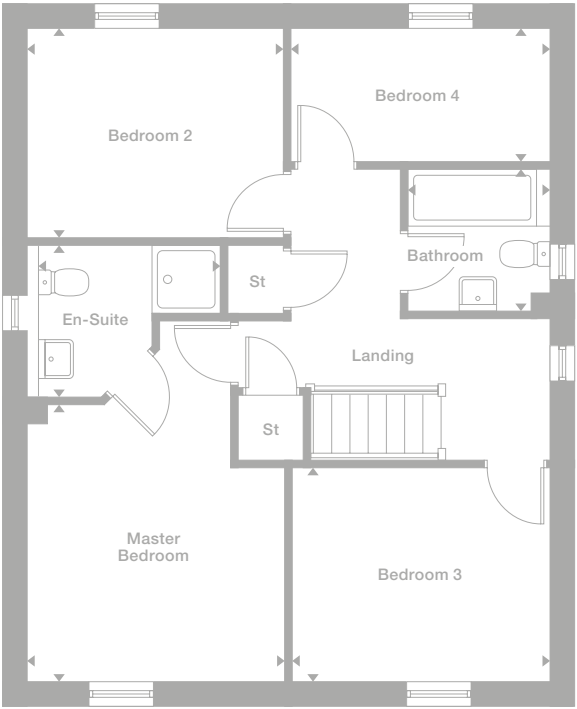
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page

With dual aspect windows in the kitchen and dining room, and french doors in the lounge, this is a bright, airy home. And, with a separate laundry, a study and a superb en-suite master bedroom, it is also exceptionally practical.

Lounge	Master Bedroom
3.450m x 4.797m	3.507m max x 3.745m max
11'4" x 15'9"	11'6" x 12'3"
Dining	En-Suite
2.763m x 3.320m	2.238m max x 2.044m max
9'1" x 10'11"	7'4" x 6'8"
Kitchen	Bedroom 2
2.763m x 3.630m	2.755m max x 3.762m max
9'1" x 11'11"	9'0" x 12'4"
Laundry	Bedroom 3
1.937m x 1.799m	2.519m x 3.095m
6'4" x 5'11"	8'3" x 10'2"
WC	Bedroom 4
1.937m x 0.950m	2.450m x 3.112m
6'4" x 3'1"	8'0" x 10'3"
Study	Bathroom
2.323m x 2.060m	3.059m max x 1.700m max
7'7" x 6'9"	10'0" x 5'7"

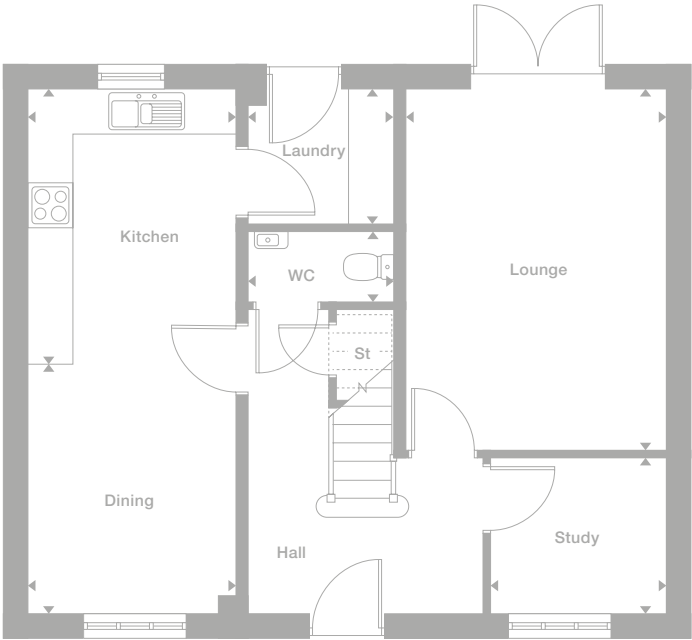
Plots  
296\*

Floor Space  
1,264 sq ft

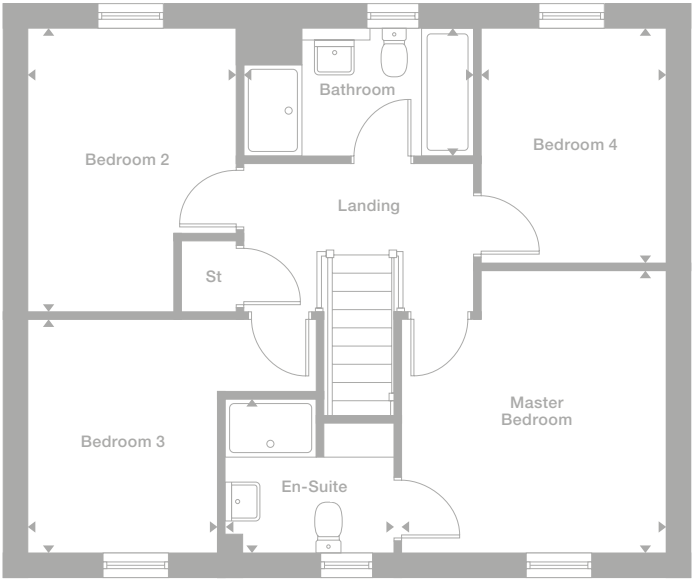
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Ground Floor



First Floor



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Travers  
The Pines

The bay window and sheltered courtyard entrance introduce a substantial family home. A separate laundry room leaves the kitchen and dining room free for relaxed cooking and conversation, and an en-suite shower room adds a note of luxury to one of the four bedrooms upstairs.

<b>Lounge</b> 3.850m max x 5.481m max 12'8" x 18'0"	<b>Master Bedroom</b> 3.057m max x 4.366m max 10'0" x 14'4"
<b>Dining</b> 2.255m x 3.266m 7'5" x 10'9"	<b>En-Suite</b> 2.462m max x 1.527m max 8'1" x 5'0"
<b>Kitchen</b> 3.352m x 3.266m 11'0" x 10'9"	<b>Bedroom 2</b> 3.850m x 3.443m 12'8" x 11'4"
<b>Laundry</b> 1.900m x 1.950m 6'3" x 6'5"	<b>Bedroom 3</b> 3.102m max x 4.063m max 10'2" x 13'4"
<b>WC</b> 0.908m x 1.950m 3'0" x 6'5"	<b>Bedroom 4</b> 2.789m x 2.277m 9'2" x 7'6"
	<b>Bathroom</b> 2.329m max x 2.703m max 8'10" x 7'8"

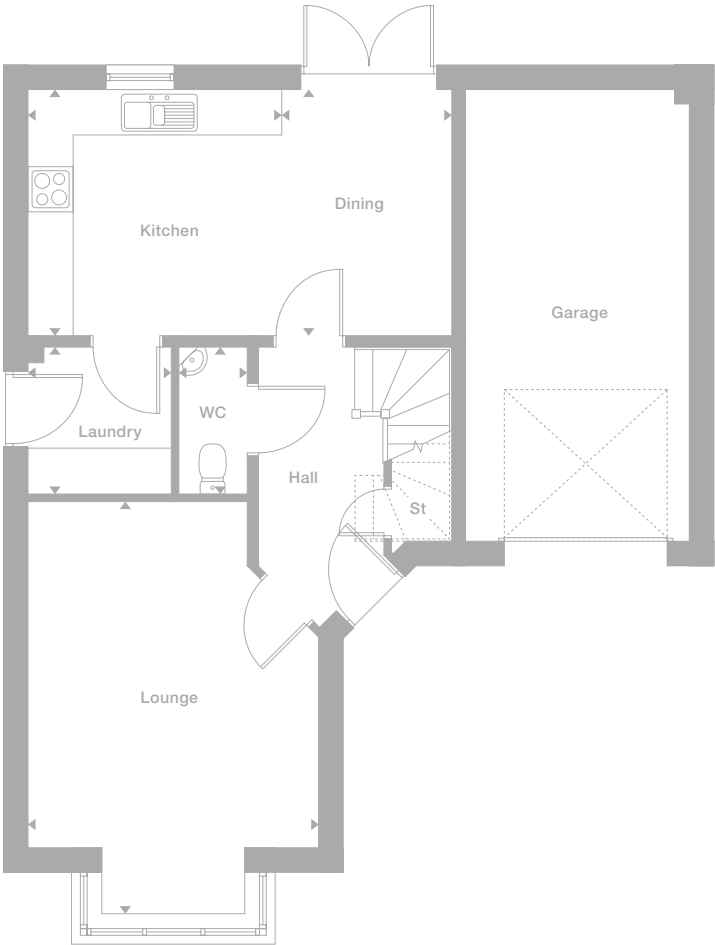
Plots  
4\*, 278, 310\*

Floor Space  
1,288 sq ft

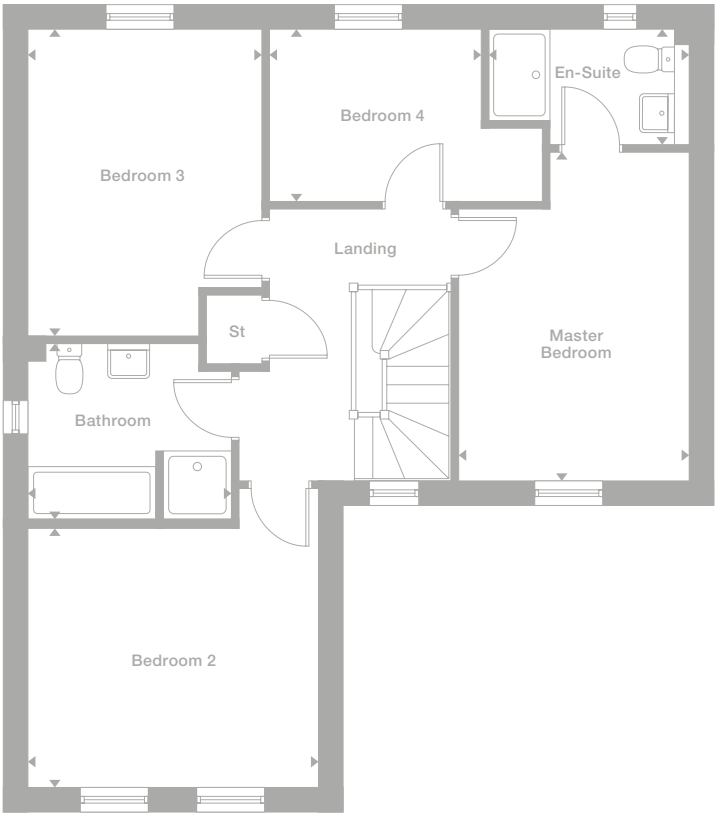
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Ground Floor



First Floor



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Repton  
The Willows

Also available in  
The Sycamores  
and The Pines.

The dual aspect  
outlooks in all three  
ground floor rooms  
include a bay window  
in the dining room and  
french doors in both  
the lounge and kitchen.  
The second bedroom of  
this inspiring, light-filled  
family home is also dual  
aspect, and the master  
bedroom is en-suite.

<b>Lounge</b> 3.268m x 5.275m 10'9" x 17'4"	<b>Master Bedroom</b> 4.642m max x 2.714m max 15'3" x 8'11"
<b>Dining</b> 3.281m max x 4.134m 10'9" x 13'7"	<b>En-Suite</b> 2.471m max x 1.245m 8'1" x 4'1"
<b>Kitchen/Family</b> 4.642m max x 4.358m max 15'3" x 14'4"	<b>Bedroom 2</b> 4.756m max x 2.647m 15'7" x 8'8"
<b>WC</b> 0.937m x 1.933m 3'1" x 6'4"	<b>Bedroom 3</b> 3.496m max x 2.885m 11'6" x 9'6"
	<b>Bedroom 4</b> 2.339m x 2.297m 7'8" x 7'6"
	<b>Bathroom</b> 2.696m x 1.700m 8'10" x 5'7"

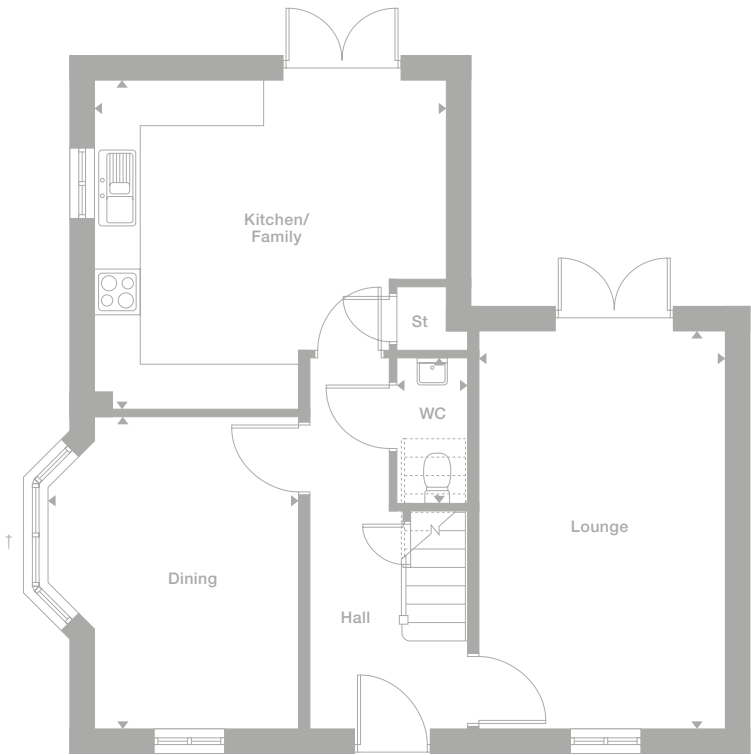
**Plots**  
35, 38\*,  
46, 250\*,  
293, 303

**Floor Space**  
1,290 sq ft  
(other styles vary)

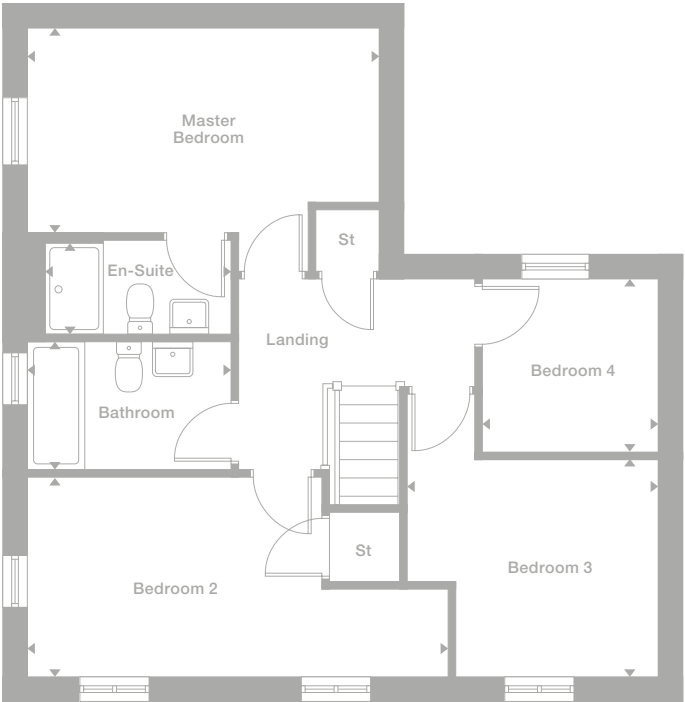
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Ground Floor



First Floor



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† Square bay window to Plots 35, 38, 46 and 250



Mitford  
The Pines

Also available  
in The Willows.

The dual aspect kitchen and dining room, with its french doors and separate laundry, presents a convivial family social space that complements the stylish bay-windowed lounge. A study provides a quiet space for working from home, and the en-suite master bedroom includes attractive twin windows.

Lounge	Master Bedroom
3.651m x 5.446m max	3.651m max x 4.603m max
12'0" x 17'10"	12'0" x 15'1"
Family/Dining	En-Suite
3.224m x 3.885m	2.003m max x 2.009m max
10'7" x 12'9"	6'7" x 6'7"
Kitchen	Bedroom 2
3.922m x 2.993m	3.793m x 2.758m
12'10" x 9'10"	12'5" x 9'1"
Laundry	Bedroom 3
2.087m x 1.660m	3.260m x 2.749m
6'10" x 5'5"	10'8" x 9'0"
WC	Bedroom 4
2.087m x 1.082m	3.402m max x 3.187m
6'10" x 3'7"	11'2" x 10'5"
Study	Bathroom
2.087m x 2.060m	2.558m x 2.000m
6'10" x 6'9"	8'5" x 6'7"

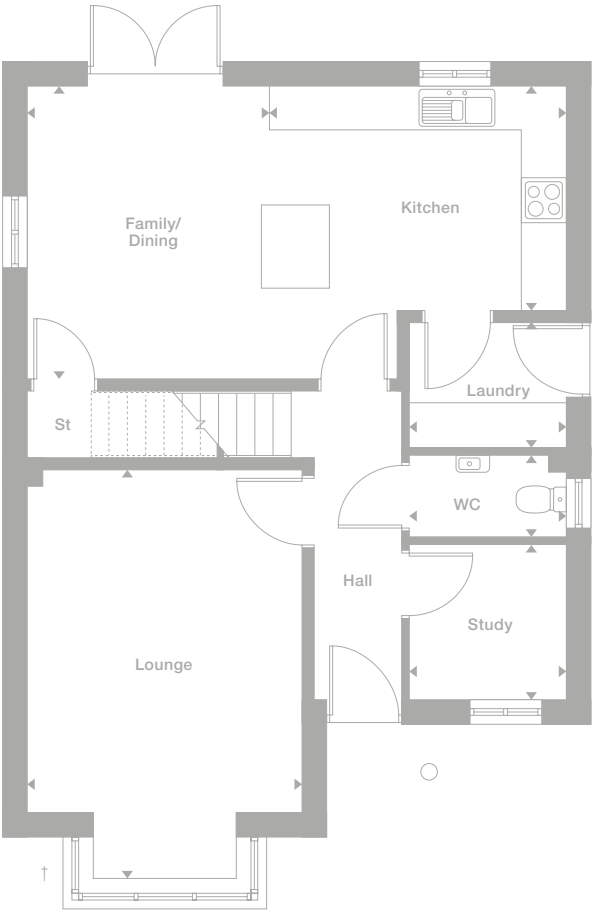
Plots  
29\*, 272\*,  
274, 297,  
316

Floor Space  
1,388 sq ft  
(other styles vary)

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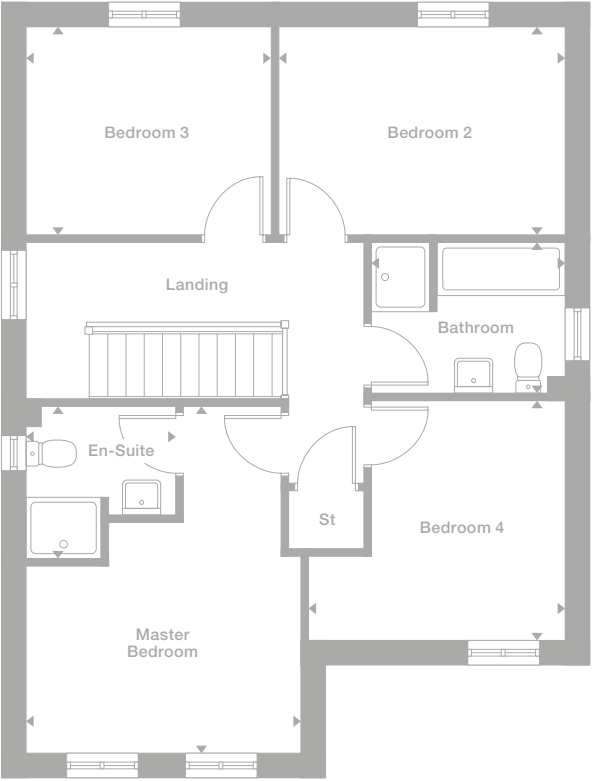
Ground Floor



\*Plots are a mirror image of plans shown on this page

† Splay bay window to Plot 297

First Floor



Sharing the ground floor with a private study, the exciting, open-plan family kitchen and dining room incorporates french doors opening to the garden. The lounge features french windows with a decorative balcony, and two bedrooms are en-suite, creating a home of immense comfort and flexibility.

<b>Kitchen</b> 3.231m x 3.269m 10'7" x 10'9"	<b>Lounge</b> 3.491m max x 5.382m max 11'5" x 17'8"	<b>Bedroom 2</b> 3.487m x 3.867m max 11'5" x 12'8"
<b>Family/Dining</b> 3.127m max x 5.382m 10'3" x 17'8"	<b>Master Bedroom</b> 3.461m x 4.466m 11'4" x 14'8"	<b>En-Suite 2</b> 1.650m x 1.795m 5'5" x 5'11"
<b>WC</b> 0.910m max x 1.657m max 3'0" x 5'5"	<b>En-Suite 1</b> 1.566m x 1.828m 5'2" x 6'0"	<b>Bedroom 3</b> 2.920m x 3.123m 9'7" x 10'3"
<b>Study</b> 2.608m x 3.231m 8'7" x 10'7"		<b>Bedroom 4</b> 2.166m x 3.147m 7'1" x 10'4"
		<b>Bathroom</b> 1.710m x 1.977m 5'7" x 6'6"

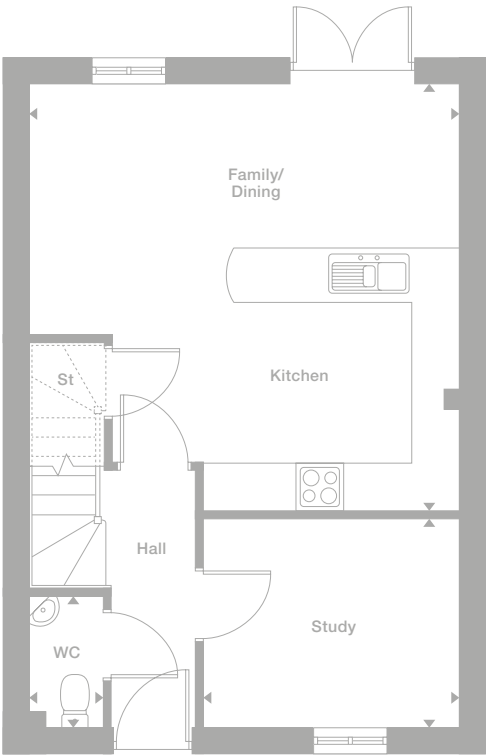
Plots  
2, 270

Floor Space  
1,391 sq ft

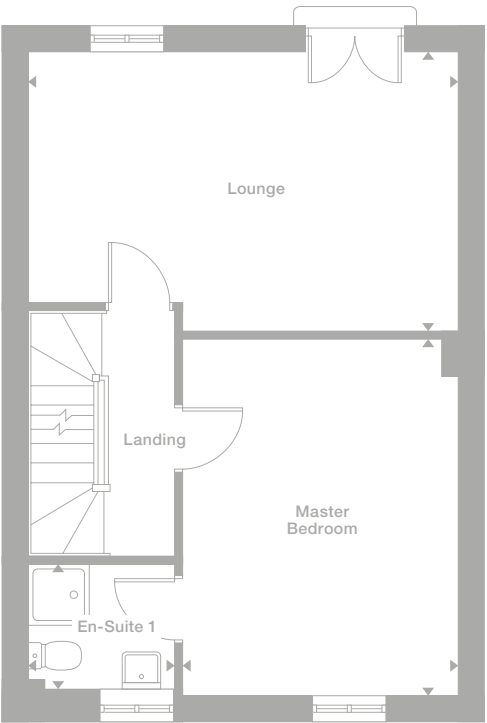
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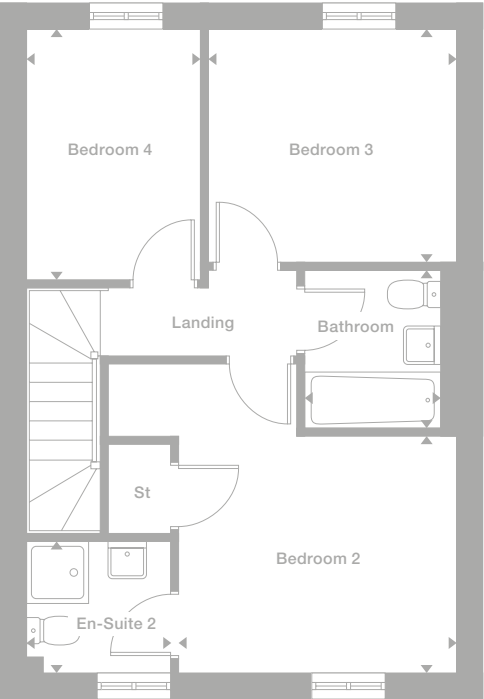
Ground Floor



First Floor



Second Floor



\*Plots are a mirror image of plans shown on this page



Stevenson  
The Willows

Also available in  
The Sycamores  
and The Pines.

The elegant lounge and the airy family kitchen and dining room, with its french doors, join a host of premium features in this exceptional home. There is a separate laundry, an L-shaped dual aspect study, two dual aspect bedrooms and a superb en-suite master bedroom.

<b>Lounge</b> 4.223m max x 4.428m 13'10" x 14'6"	<b>Master Bedroom</b> 3.742m max x 3.705m 12'3" x 12'2"
<b>Family/Dining</b> 3.685m x 3.534m 12'1" x 11'7"	<b>En-Suite</b> 2.090m x 1.760m 6'10" x 5'9"
<b>Kitchen</b> 3.685m x 3.330m 12'1" x 10'11"	<b>Bedroom 2</b> 3.687m x 3.238m 12'1" x 10'7"
<b>Laundry</b> 1.790m x 1.760m 5'10" x 5'9"	<b>Bedroom 3</b> 2.618m x 3.534m 8'7" x 11'7"
<b>WC</b> 1.500m x 1.065m 4'11" x 3'6"	<b>Bedroom 4</b> 3.170m max x 3.066m 10'5" x 10'1"
<b>Study</b> 3.630m max x 2.343m max 11'11" x 7'8"	<b>Bathroom</b> 3.412m max x 1.830m 11'2" x 6'0"

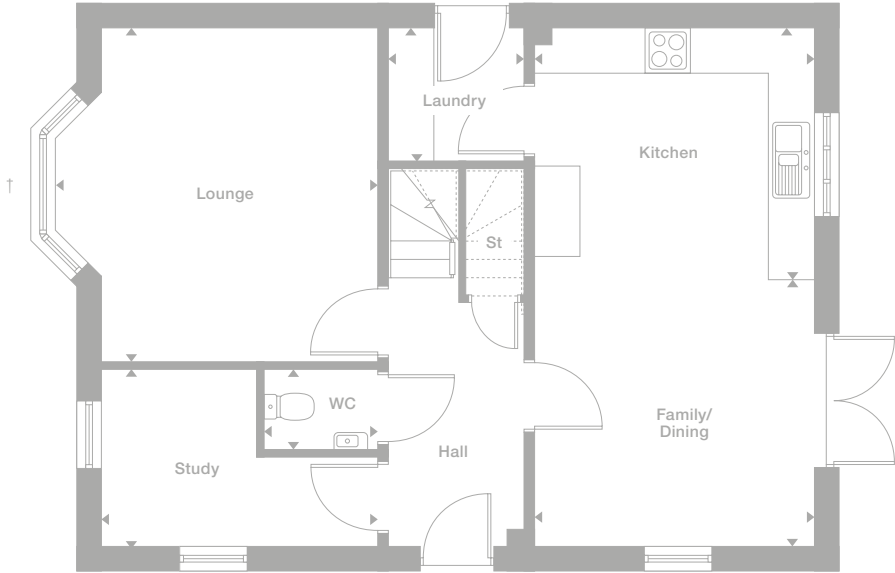
**Plots**  
31\*, 45\*, 294

**Floor Space**  
1,401 sq ft  
(other styles vary)

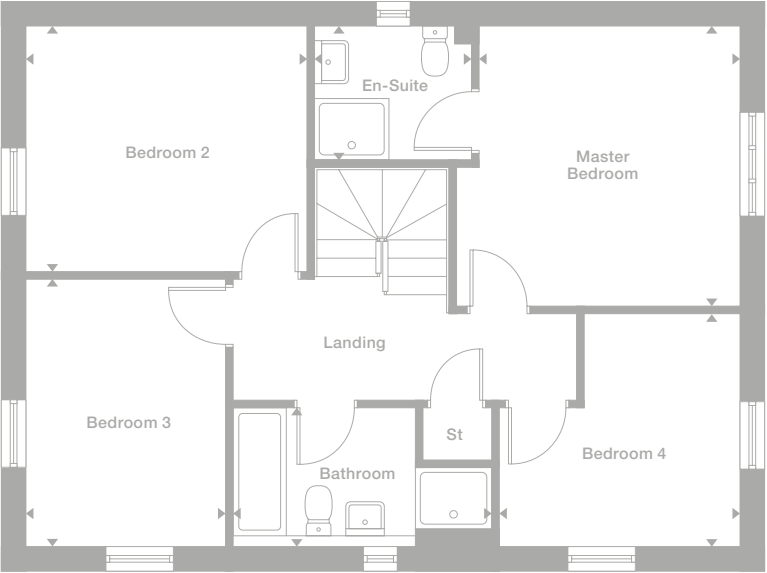
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page

† Square bay window to Plots 31 and 45

With its feature bay window, the classically proportioned lounge is an impressive space that shares the ground floor with a light, airy kitchen and dining room opening to the garden, perfect for large social gatherings. In contrast, the en-suite master bedroom provides a luxurious retreat.

<b>Lounge</b> 3.264m x 6.529m max 10'9" x 21'5"	<b>Master Bedroom</b> 3.264m x 4.436m 10'9" x 14'7"
<b>Breakfast/Family</b> 4.744m x 3.050m 15'7" x 10'0"	<b>En-Suite 1</b> 2.275m max x 1.400m max 7'6" x 4'7"
<b>Kitchen</b> 3.904m x 2.880m 12'10" x 9'5"	<b>Bedroom 2</b> 4.599m max x 2.758m 15'1" x 9'1"
<b>WC</b> 0.946m x 1.650m 3'1" x 5'5"	<b>En-Suite 2</b> 2.992m max x 1.610m max 9'10" x 5'3"
	<b>Bedroom 3</b> 3.340m x 2.807m 10'11" x 9'3"
	<b>Bedroom 4</b> 3.142m max x 3.611m max 10'4" x 11'10"
	<b>Bathroom</b> 1.980m x 1.700m 6'6" x 5'7"

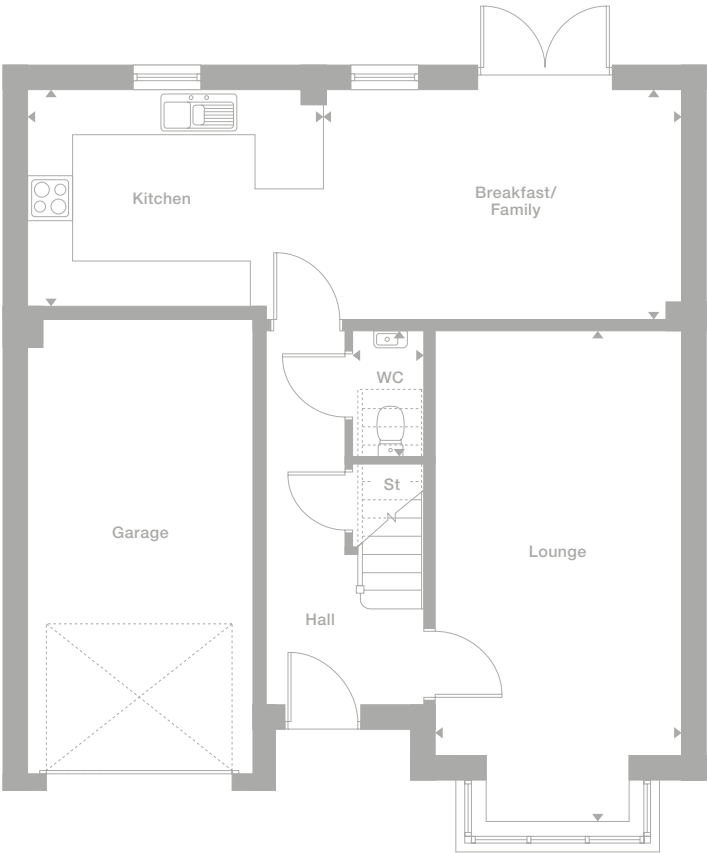
Plots  
37\*

Floor Space  
1,408 sq ft

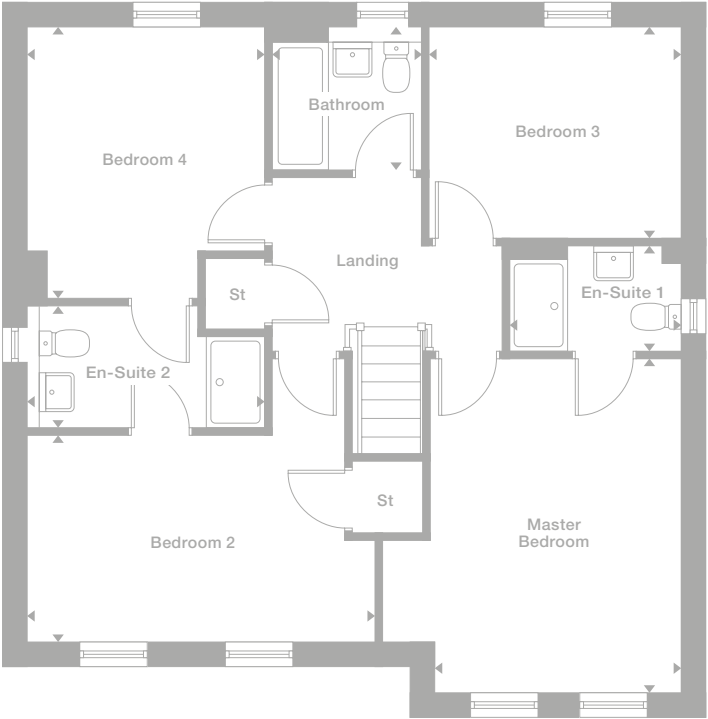
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page



Springwood  
The Pines

Bifold doors enhance the kitchen and dining room, and double doors into the lounge open to form a dramatic single space for large gatherings. The second floor is given over to a study and a character-filled dormer-windowed master suite, one of the two en-suite bedrooms.

<b>Lounge</b> 4.427m max x 4.627m max 14'6" x 15'2"	<b>Bedroom 2</b> 2.749m x 3.600m max 9'6" x 11'10"	<b>Master Bedroom</b> 4.043m x 5.738m max 13'3" x 18'10"
<b>Dining</b> 2.740m x 4.018m max 9'0" x 13'2"	<b>En-Suite 2</b> 1.700m max x 2.200m max 5'7" x 7'3"	<b>En-Suite 1</b> 2.345m max x 2.841m max 7'8" x 9'4"
<b>Kitchen</b> 2.740m x 3.397m max 9'10" x 11'2"	<b>Bedroom 3</b> 2.633m x 4.275m max 8'8" x 14'0"	<b>Study</b> 2.345m max x 3.073m max 7'8" x 10'1"
<b>WC</b> 0.900m x 1.677m min 2'11" x 5'6"	<b>Bedroom 4</b> 2.007m max x 3.703m max 6'7" x 12'2"	
	<b>Bathroom</b> 1.700m x 2.139m max 5'7" x 7'0"	

Plots  
1\*, 3,  
269, 271\*

Floor Space  
1,503 sq ft

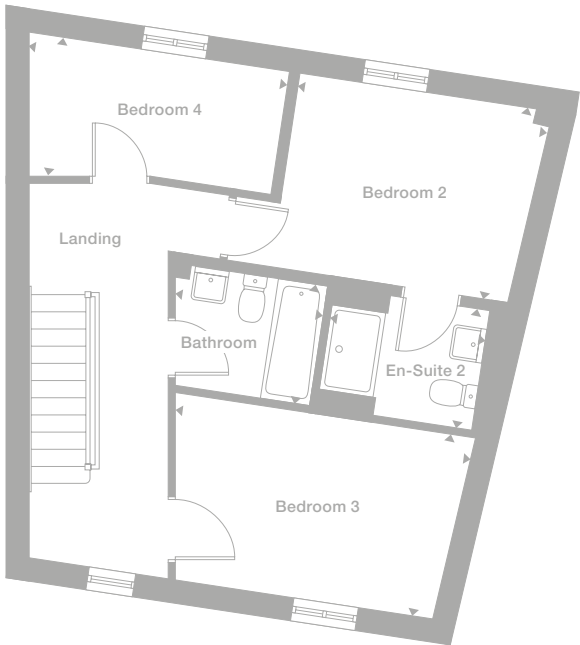
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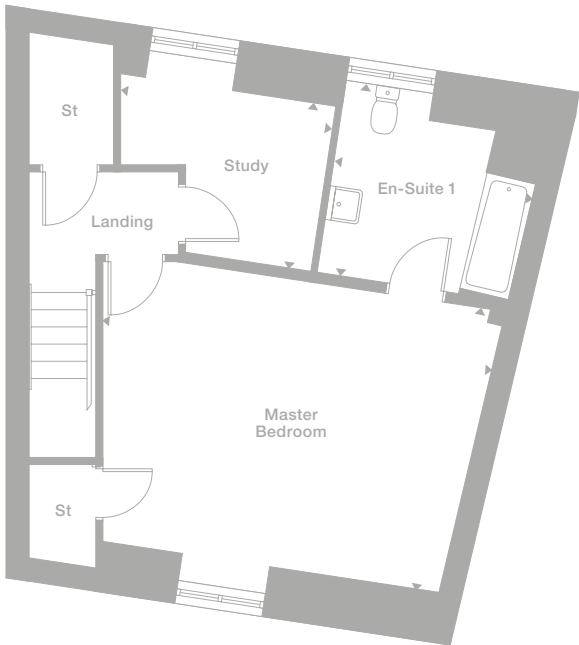
Ground Floor



First Floor



Second Floor



\*Plots are a mirror image of plans shown on this page

Buttermere  
The Pines

The dramatic, bay-windowed lounge and the impressively long family kitchen and dining room, a magnificent open social space with garden access via french doors, reflect the exceptional quality of this substantial home. Three bedrooms are en-suite, offering the option of special guest accommodation.

<b>Lounge</b> 3.391m x 5.921m max 11'2" x 19'5"	<b>Master Bedroom</b> 2.806m max x 5.184m 9'2" x 17'0"
<b>Breakfast</b> 4.032m x 2.977m 13'3" x 9'9"	<b>En-Suite 1</b> 1.857m x 2.002m 6'1" x 6'7"
<b>Kitchen</b> 4.882m x 2.977m 16'0" x 9'9"	<b>Bedroom 2</b> 3.391m x 3.643m 11'2" x 11'11"
<b>Laundry</b> 1.673m x 1.960m 5'6" x 6'5"	<b>En-Suite 2</b> 1.648m max x 2.055m max 5'5" x 6'9"
<b>WC</b> 1.673m x 0.924m 5'6" x 3'0"	<b>Bedroom 3</b> 3.201m x 3.053m 10'6" x 10'0"
	<b>En-Suite 3</b> 2.388m x 1.210m 7'10" x 4'0"
	<b>Bedroom 4</b> 2.556m max x 3.173m max 8'5" x 10'5"
	<b>Bedroom 5</b> 3.255m x 2.002m 10'8" x 6'7"
	<b>Bathroom</b> 2.088m x 2.002m 6'10" x 6'7"

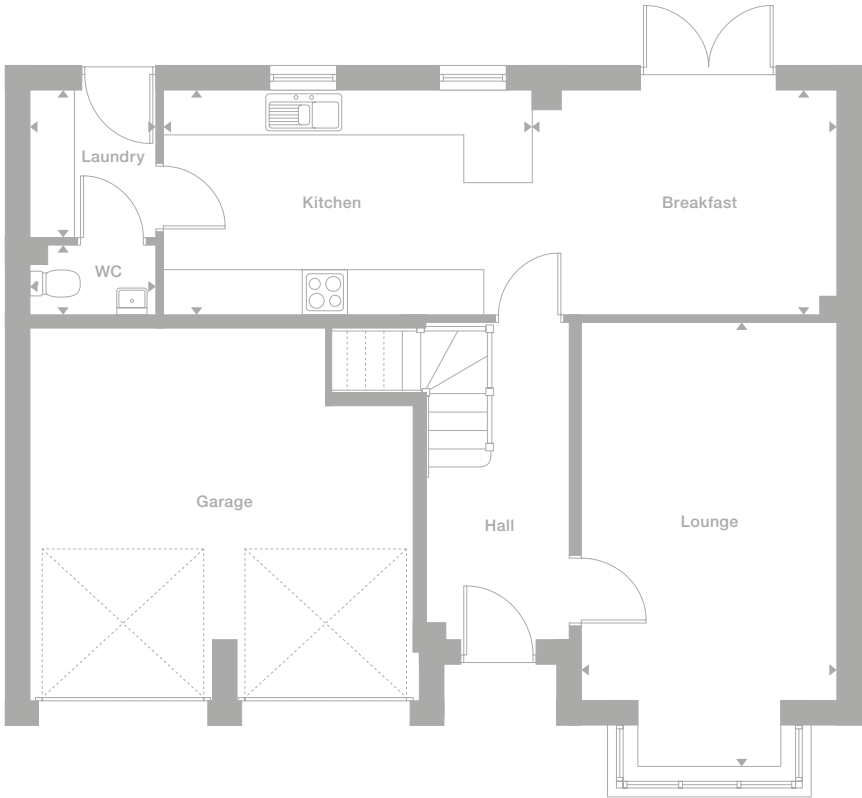
Plots  
32\*, 47

Floor Space  
1,509 sq ft

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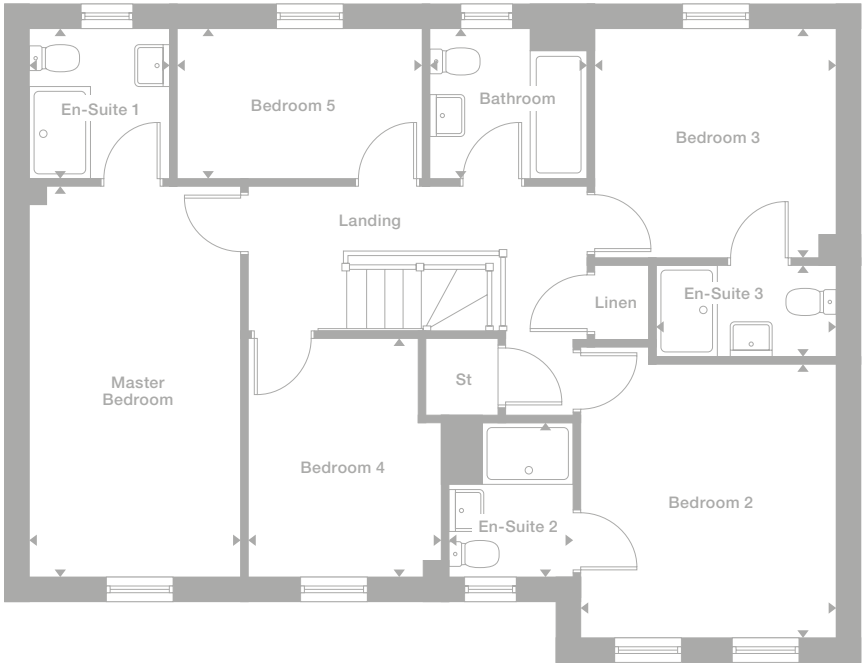


Ground Floor



\*Plots are a mirror image of plans shown on this page

First Floor



Thames  
The Sycamores

Beyond the stately frontage, an imposing hall introduces this truly exceptional home. A sumptuous dining room adjoins the magnificent kitchen. Bifold doors transform the family room, complementing a bay-windowed lounge. A gallery landing leads to five bedrooms, two of them en-suite. Every detail emphasises prestige.

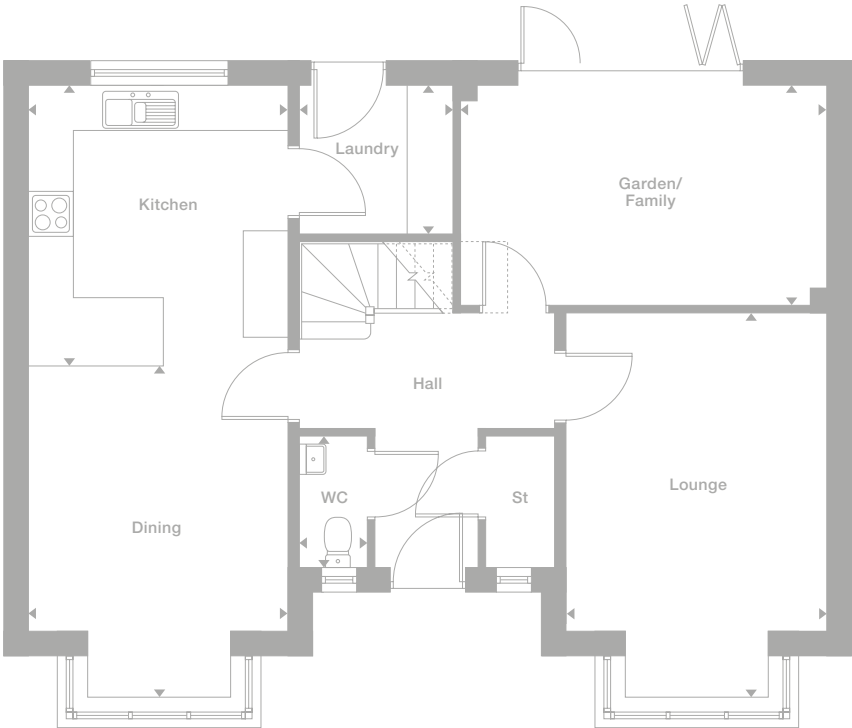
Lounge	Master Bedroom
3.450m x 5.120m	3.507m x 4.396m max
11'4" x 16'10"	11'6" x 14'5"
Dining	En-Suite 1
3.450m x 3.523m	1.685m x 1.972m
11'4" x 11'7"	5'6" x 6'6"
Kitchen	Bedroom 2
3.450m x 3.707m	3.450m x 2.741m
11'4" x 12'2"	11'4" x 9'0"
Garden/Family	En-Suite 2
4.860m x 2.917m	1.972m x 1.630m
15'11" x 9'7"	6'6" x 5'4"
Laundry	Bedroom 3
2.014m x 1.972m	3.450m x 2.741m
6'7" x 6'6"	11'4" x 9'0"
WC	Bedroom 4
0.900m x 1.740m	2.970m x 3.184m max
2'11" x 5'9"	9'9" x 10'5"
	Bedroom 5
	3.480m x 1.891m
	11'5" x 6'2"
	Bathroom
	2.099m x 1.972m
	11'5" x 6'2"

Plots  
42\*  
  
Floor Space  
1,601 sq ft

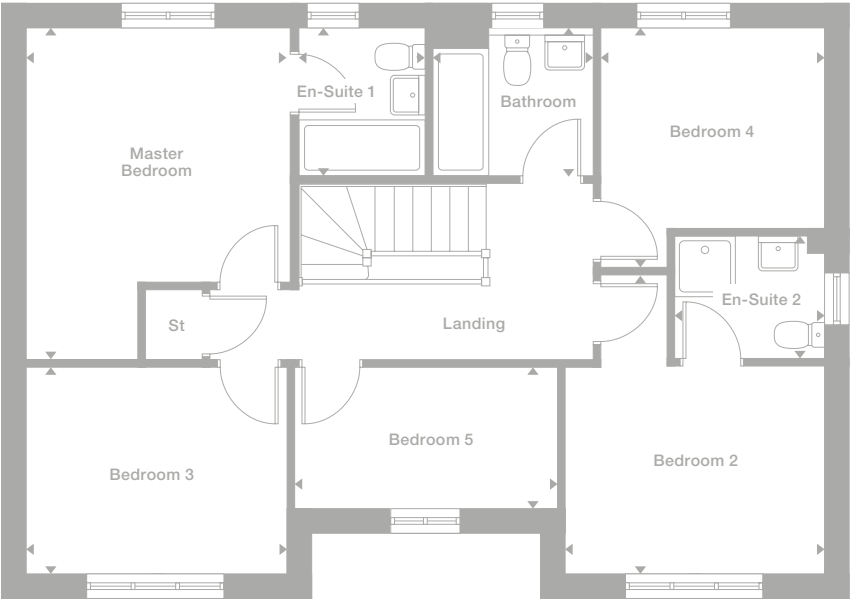
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page



Jura  
The Pines

With its twin pairs of french doors, the spectacular kitchen and dining room presents an endlessly flexible, fascinating living space. The lounge incorporates a classic bay window, and the feature gallery landing leads to five bedrooms, two of them en-suite and two with dual windows.

Lounge	Master Bedroom
3.580m x 5.499m	4.277m max x 4.895m max
11'9" x 18'0"	14'0" x 16'1"
Dining	En-Suite 1
3.149m x 2.850m	2.177m x 1.978m
10'4" x 9'4"	7'2" x 6'6"
Family	Bedroom 2
3.141m x 2.850m	3.064m x 3.576m
10'4" x 9'4"	10'1" x 11'9"
Kitchen	En-Suite 2
3.982m x 2.850m	2.015m max x 1.860m max
13'1" x 9'4"	6'7" x 6'1"
Laundry	Bedroom 3
2.252m x 1.955m	3.713m x 2.911m
7'5" x 6'5"	12'2" x 9'7"
WC	Bedroom 4
0.850m x 1.955m	3.284m x 2.911m max
2'9" x 6'5"	10'9" x 9'7"
	Bedroom 5
	3.639m max x 2.633m max
	11'11" x 8'8"
	Bathroom
	2.603m max x 1.870m
	8'6" x 6'2"

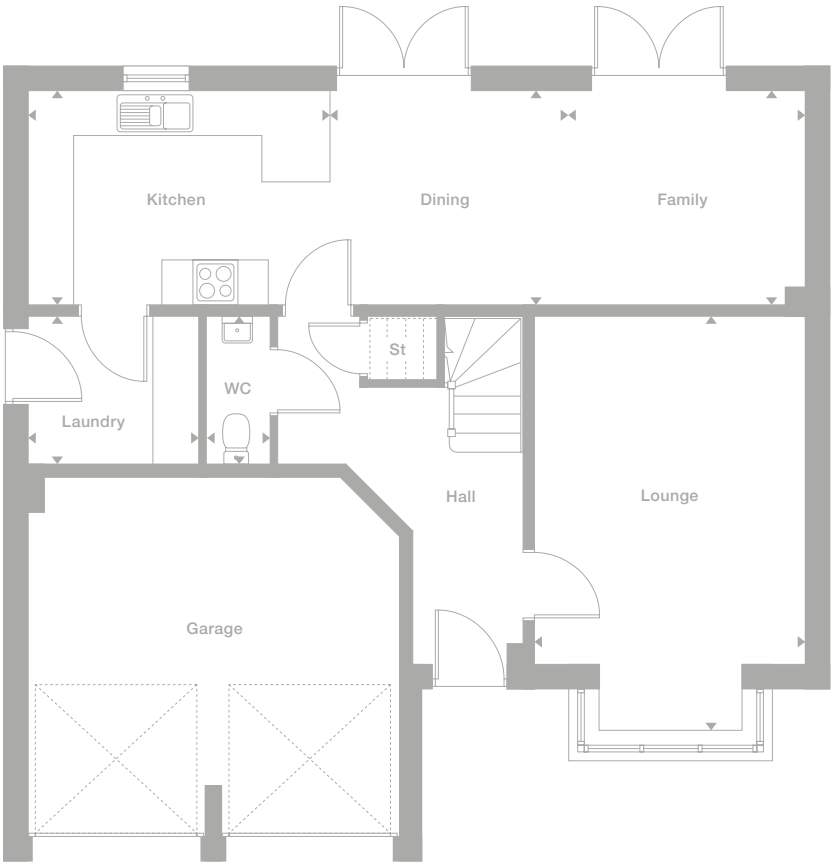
Plots  
30\*, 273, 312

Floor Space  
1,679 sq ft

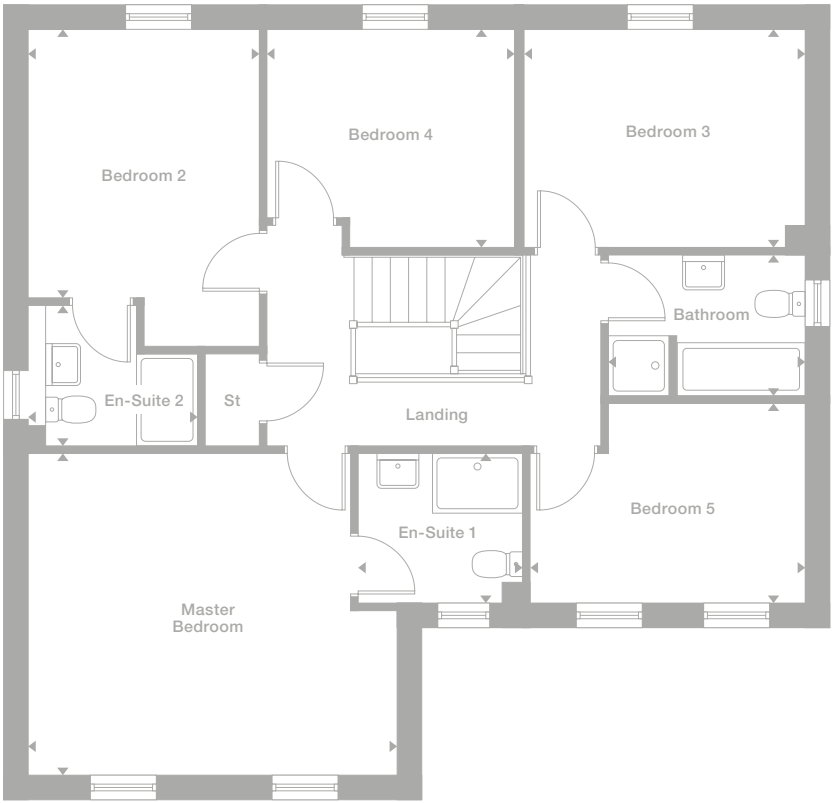
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Ground Floor



First Floor



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Deakin  
The Sycamores

Also available in  
The Pines.

From the bi-fold doors of the breathtaking kitchen to the bay windows enhancing the lounge and the family room, from the feature staircase and landing to the two en-suite bedrooms, one with a full bathroom, this is a distinguished home of the highest grade.

<b>Lounge</b> 3.833m max x 6.129m max 12'7" x 20'1"	<b>Master Bedroom</b> 3.411m x 4.472m 11'2" x 14'8"
<b>Dining</b> 3.833m x 3.529m 12'7" x 11'7"	<b>En-Suite 1</b> 3.411m max x 1.907m 11'2" x 6'3"
<b>Kitchen</b> 6.456m x 6.085m 21'2" x 20'0"	<b>Bedroom 2</b> 3.899m x 2.623m 12'9" x 8'7"
<b>Laundry</b> 2.325m x 1.674m 7'8" x 5'6"	<b>En-Suite 2</b> 2.753m max x 1.429m 9'0" x 4'8"
<b>WC</b> 0.993m x 1.674m 3'3" x 5'6"	<b>Bedroom 3</b> 2.943m x 4.145m 9'8" x 13'7"
<b>Study/Family</b> 3.411m x 3.804m max 11'2" x 12'6"	<b>Bedroom 4</b> 2.753m x 2.532m 9'0" x 8'4"
	<b>Bedroom 5</b> 3.411m x 2.319m 11'2" x 7'7"
	<b>Bathroom</b> 2.753m max x 2.002m 9'0" x 6'7"

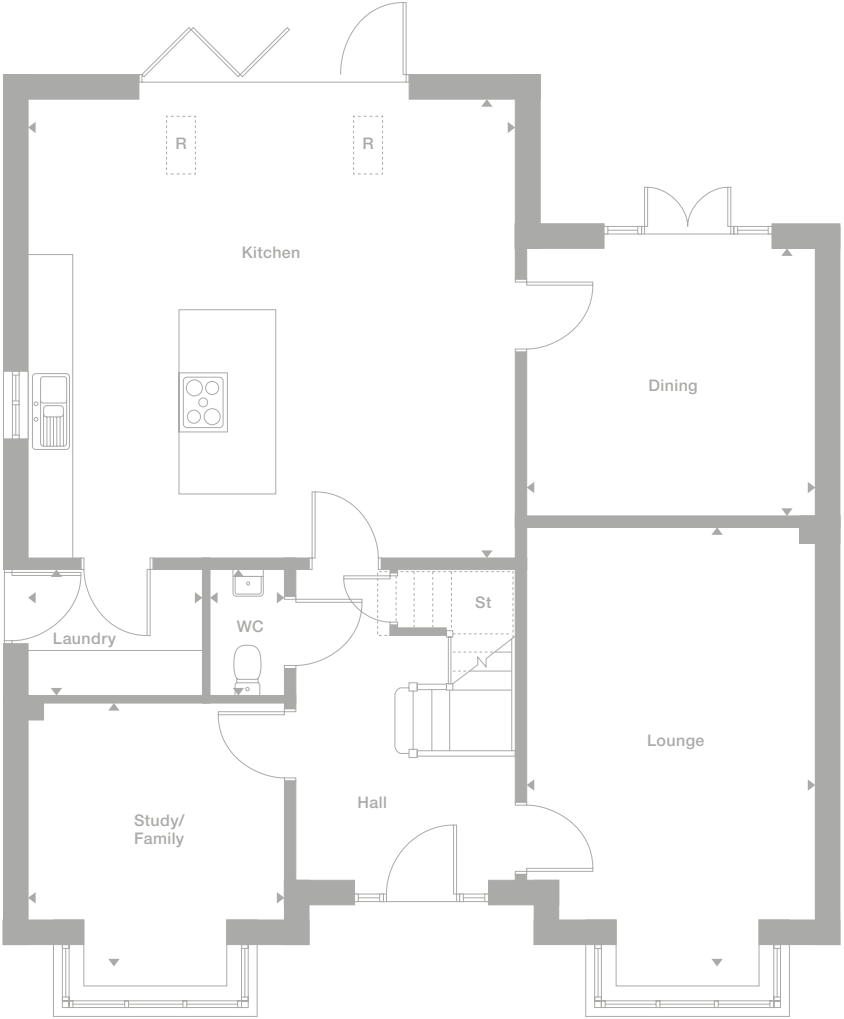
Plots  
33, 34\*, 39,  
41\*, 44

Floor Space  
2,116 sq ft

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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page

R = Rooflight

Leader  
The Sycamores

Unforgettably inspiring, the kitchen includes a light-filled family space. A striking lounge extends from bay window to french doors. The gallery landing leads to a sumptuous master suite. A second en-suite serves bedrooms three and four. This is a home filled with outstanding features.

<b>Lounge</b> 3.655m x 6.554m 12'0" x 21'6"	<b>Master Bedroom</b> 3.632m (to 1.200m H.L.) x 7.125m max 11'11" x 23'5"
<b>Dining</b> 3.050m x 3.650m 10'0" x 12'0"	<b>En-Suite 1</b> 1.830m x 2.788m 6'0" x 9'2"
<b>Kitchen</b> 3.799m max x 5.542m max 12'6" x 18'2"	<b>Bedroom 2</b> 3.005m min x 3.850m max 9'10" x 12'8"
<b>Family</b> 2.590m max x 3.500m max 8'6" x 11'6"	<b>Bedroom 3</b> 3.700m x 3.750m 12'2" x 12'4"
<b>Laundry</b> 1.550m x 2.835m 5'1" x 9'4"	<b>En-Suite 2</b> 2.200m x 2.425m 7'3" x 7'11"
<b>WC</b> 1.167m x 1.929m 3'10" x 6'4"	<b>Bedroom 4</b> 2.794m x 3.479m 9'2" x 11'5"
<b>Study</b> 2.832m max x 3.003m max 9'3" x 9'10"	<b>Bedroom 5</b> 2.604m max x 4.165m max 6'7" x 13'8"
	<b>Bathroom</b> 1.964m x 2.813m 6'5" x 9'3"

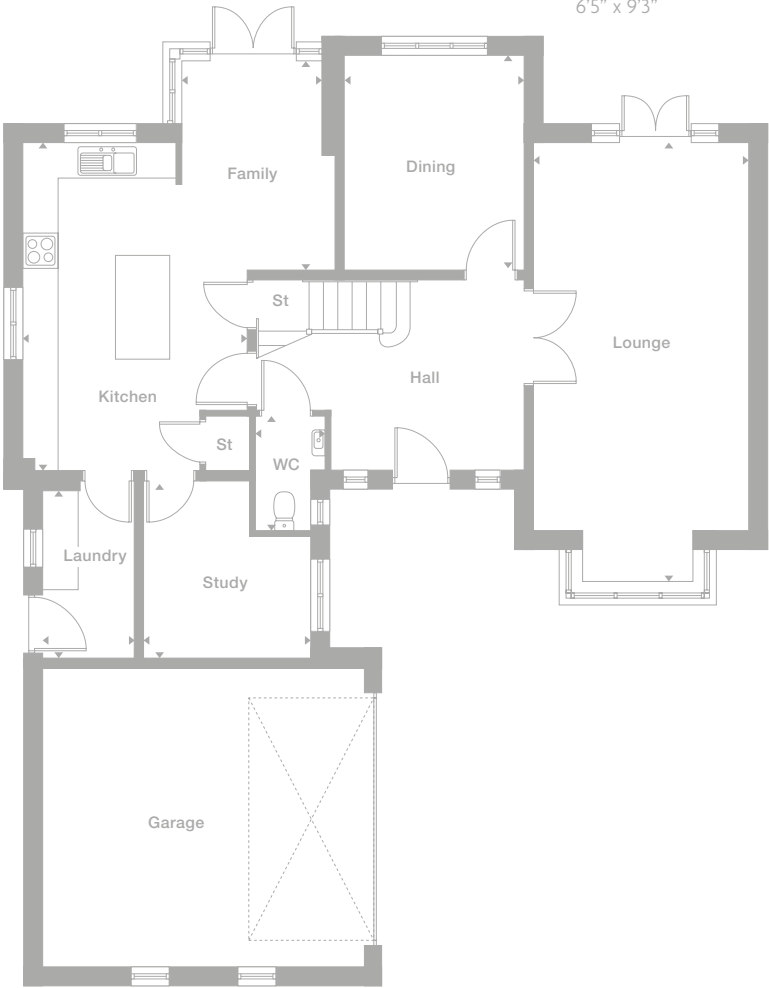
Plots  
40, 43\*

Floor Space  
2,197 sq ft

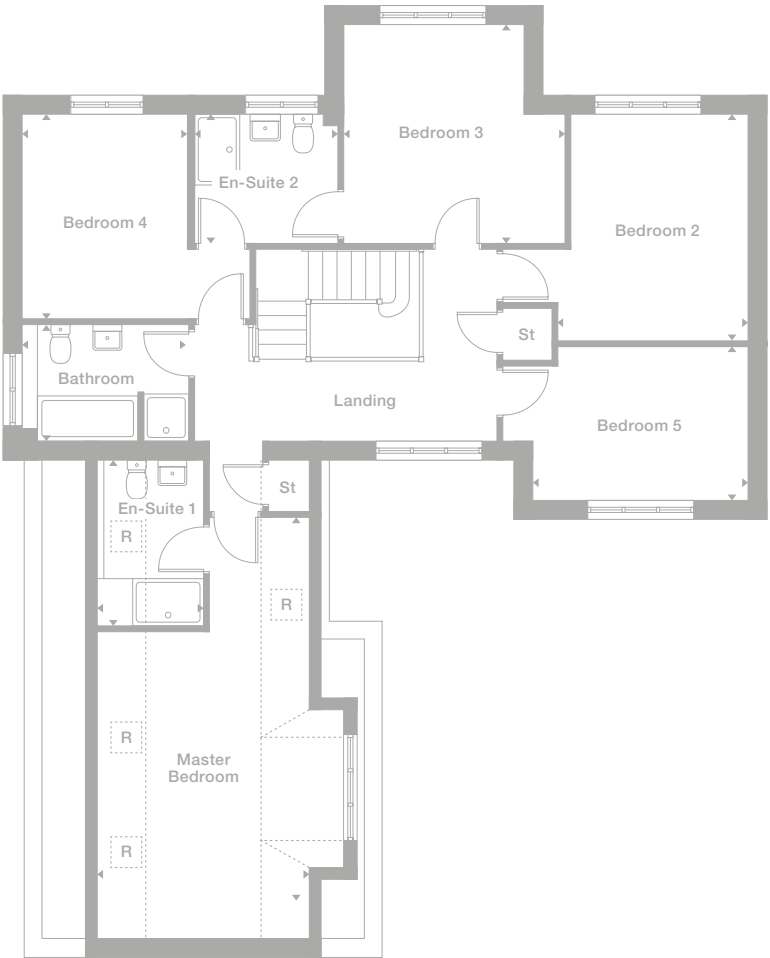
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Ground Floor



First Floor



\*Plots are a mirror image of plans shown on this page

R = Rooflight



**The Miller Difference**

We're enormously proud of the homes we've been building for the last 85 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

**Trust**

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

**Helping where we can**

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

**Pushing up standards**

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 85 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

**Keeping you involved**

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your Site Manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your Site Manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

**A Better Place**

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

**For your future**

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

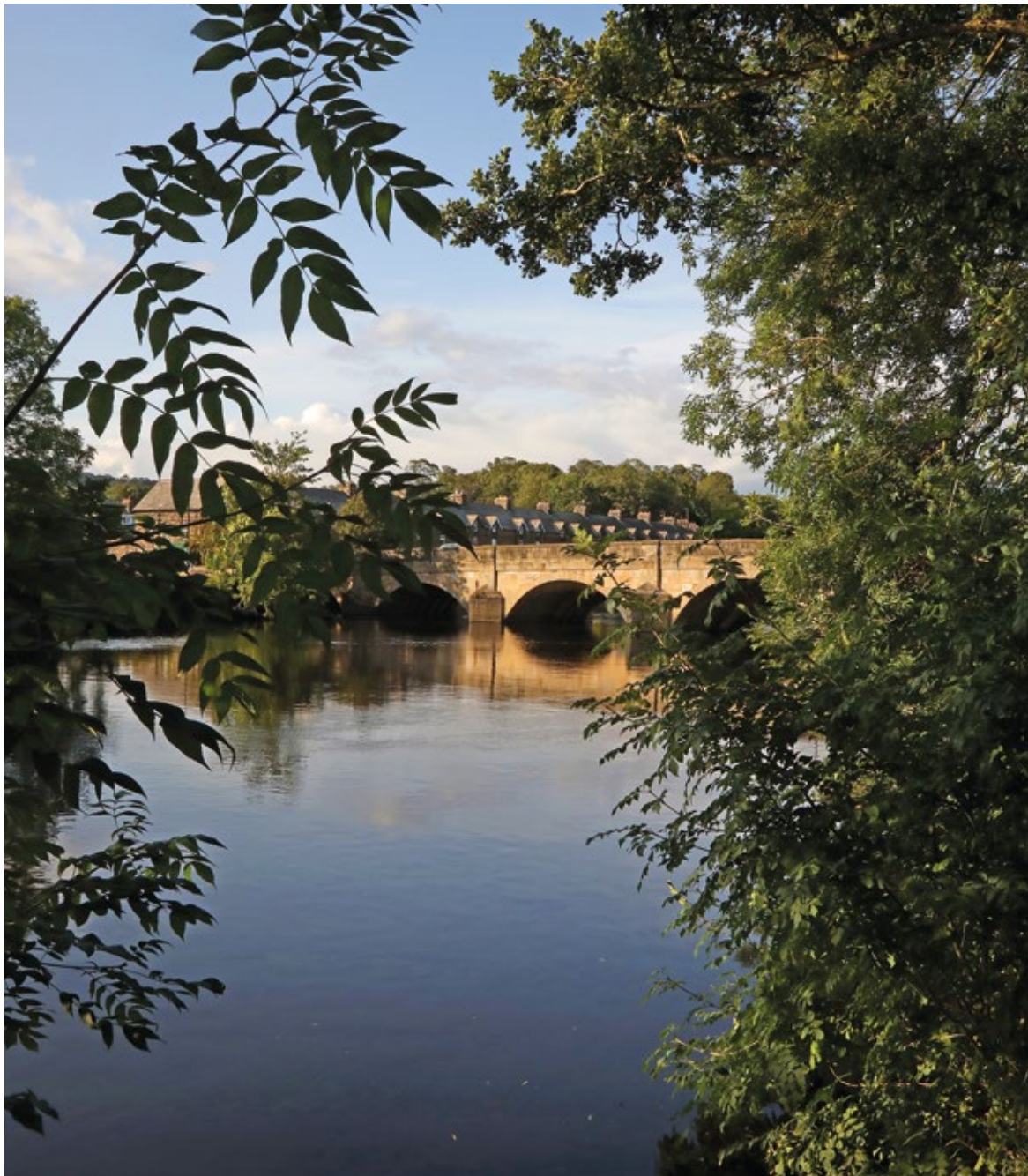




The beautiful surrounding countryside includes nearby nature reserves at Otley Chevin Forest Park, Breary Marsh and Adel Dam, the last two flanking the wonderful Golden Acre Park. The Park, which includes lakeside walks, gardens and a cafe, is a starting point for the long-distance Leeds Country Way and the shorter Meanwood Valley Trail. Cookridge Hall and Headingley golf clubs are both within three miles.







Bramhope Primary School is just over half a mile from Spring Wood Park, on a spacious site with playing fields and a wildlife garden. The school, which has an associated nursery on site, is recognised as 'Outstanding' by Ofsted. Bramhope Primary is a feeder school for Prince Henry's Grammar School in nearby Otley, a highly regarded secondary with specialist language college status. Health services include a large full-time surgery near the Primary School and there are dental surgeries in Holt Park and Otley, and an optician within a few minutes' walk of Spring Wood Park.





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.

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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.

# SPRING WOOD PARK