



**Hunters Fold  
Middleton St George**

**millerhomes**


















*the place to be®*



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



Agricultural Land





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.









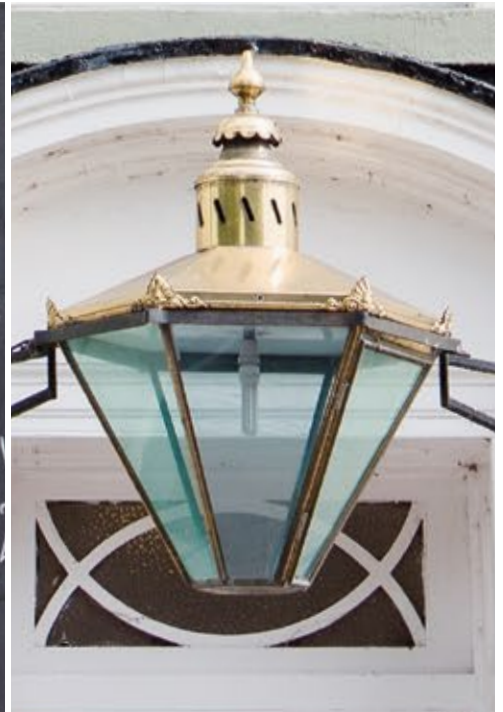
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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





Hunters Fold is well placed for access to the A1(M), and less than a mile from Dinsdale railway station from where trains into Darlington run approximately twice an hour, with a journey time of less than ten minutes. Connections from Darlington include London King's Cross, Liverpool, Newcastle and Glasgow. The development is around two miles from Durham Tees Valley International Airport, from where there are three flights a day to Schiphol as well as services to Norwegian and Scottish destinations. Buses run every fifteen minutes between the airport and Darlington town centre, stopping around 200 yards away.

Middleton St George's lively Community Centre is the focal point for much of the local life. As well as children's activities like dance and drama classes, it is used for fairs, adult keep-fit, social events and private functions. Behind the Community Centre building there is a Water Park comprising three separately stocked angling pools, set in beautiful natural surroundings. The Cricket and Social Club, in addition to sporting activities, hosts live music events, and the nearby Riding Centre offers training at all levels, from novice to experienced show jumpers and dressage riders. The selection of welcoming, traditional pubs in and near the village includes Platform 1, just yards from Hunters Fold.









On the northern edge of Middleton St George, a delightful village surrounded by farmland and just four miles from the centre of Darlington, this attractive development of energy efficient two, three, four and five bedroom homes offers a rare opportunity to put down roots in a peaceful rural setting. With an active local community and excellent transport links, the village combines its countryside charm with easy access to city amenities.

Welcome to Hunters Fold...





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# Yare

## Overview

The stylish archway linking the living and dining rooms of the Yare not only adds an elegant focal point to this comfortable home, it allows both spaces to enjoy the benefits of natural light from front and rear.

## Floor Space

657 sq ft

## Ground Floor

Living  
2.950m x 4.020m  
9'8" x 13'2"

Kitchen/Dining  
4.390m x 2.835m max  
14'5" x 9'4"

WC  
1.347m x 1.400m  
4'5" x 4'7"

## First Floor

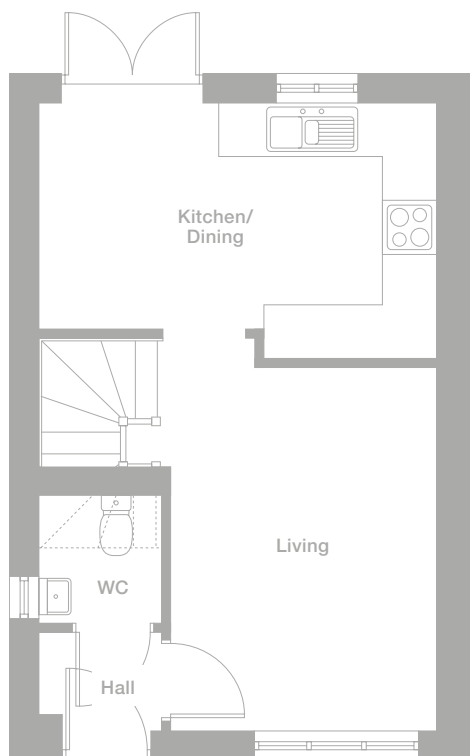
Master Bedroom  
4.390m max x 3.267m max  
14'5" x 10'9"

Bedroom 2  
1.981m x 3.588m  
6'6" x 11'9"

Bath  
2.316m x 1.700m  
7'7" x 5'7"

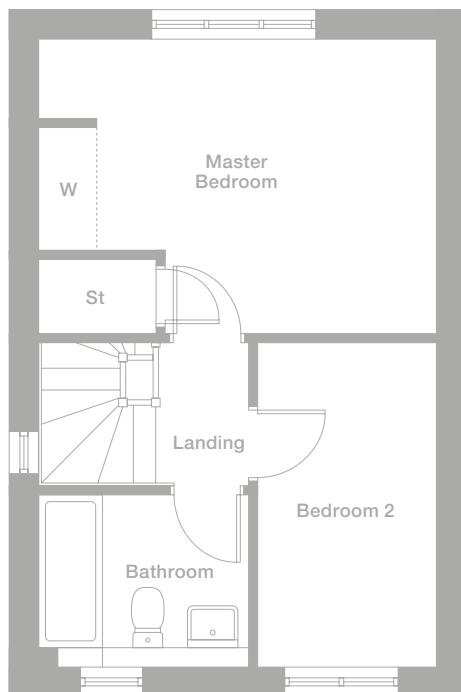


## Ground Floor



† End terrace only

## First Floor



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### Ground Floor

Living/Dining  
5.040m max x 3.912m max  
16'6" x 12'10"

Kitchen  
2.584m x 2.944m  
8'6" x 9'8"

WC  
0.930m x 1.924m  
3'1" x 6'4"

### First Floor

Master Bedroom  
2.618m x 3.693m max  
8'7" x 12'1"

Bedroom 2  
2.618m x 3.162m  
8'7" x 10'4"

Bedroom 3  
2.329m x 2.501m  
7'8" x 8'2"

Bathroom  
2.329m x 1.700m  
7'8" x 5'7"

## Nevis

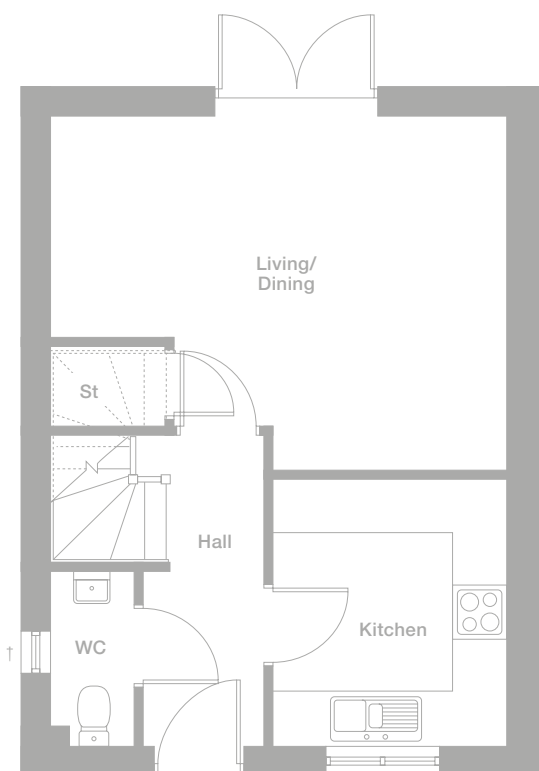
### Overview

An entrance canopy and unusual brickwork detailing give the frontage of the Nevis a classic appeal that introduces a comfortable, stylish interior. Feature french doors give the flexible L-shaped living room a particularly light, airy ambience.

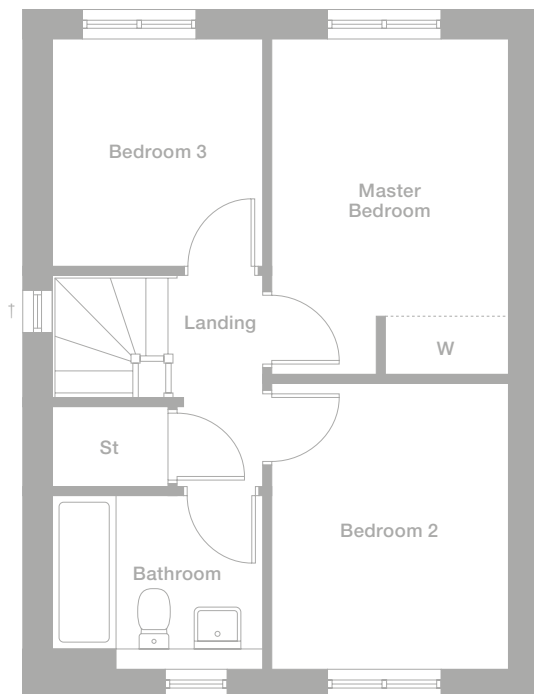
### Floor Space

754 sq ft

### Ground Floor



### First Floor



† End terrace only

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# Hawthorne

## Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

## Floor Space

819 sq ft

## Ground Floor

**Living**  
4.514m x 3.118m  
14'10" x 10'3"

**Dining**  
3.503m x 2.004m  
11'6" x 6'7"

**Kitchen**  
2.298m x 3.210m  
7'6" x 10'6"

**WC**  
0.943m x 2.060m  
3'1" x 6'9"

## First Floor

**Master Bedroom**  
2.461m x 3.212m max  
8'1" x 10'6"

**En-Suite**  
1.960m x 2.060m  
6'5" x 6'9"

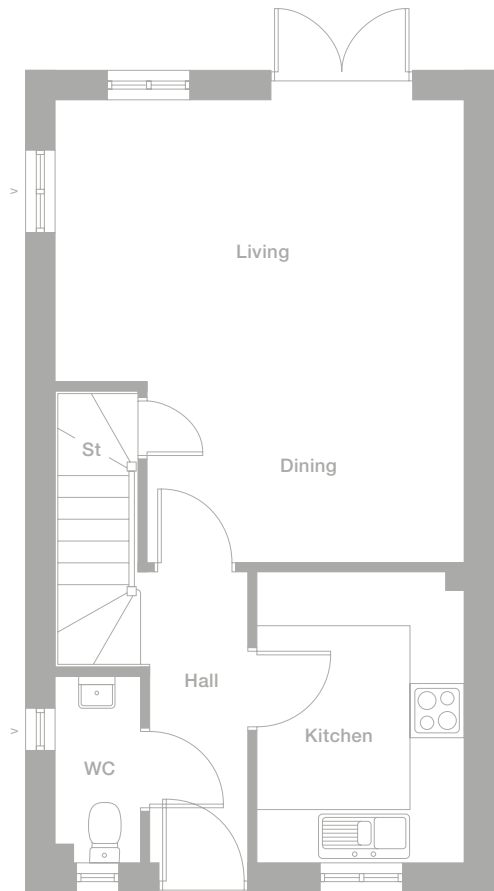
**Bedroom 2**  
2.365m x 3.322m  
7'9" x 10'11"

**Bedroom 3**  
2.057m x 2.224m  
6'9" x 7'4"

**Bathroom**  
2.365m x 1.705m  
7'9" x 5'7"



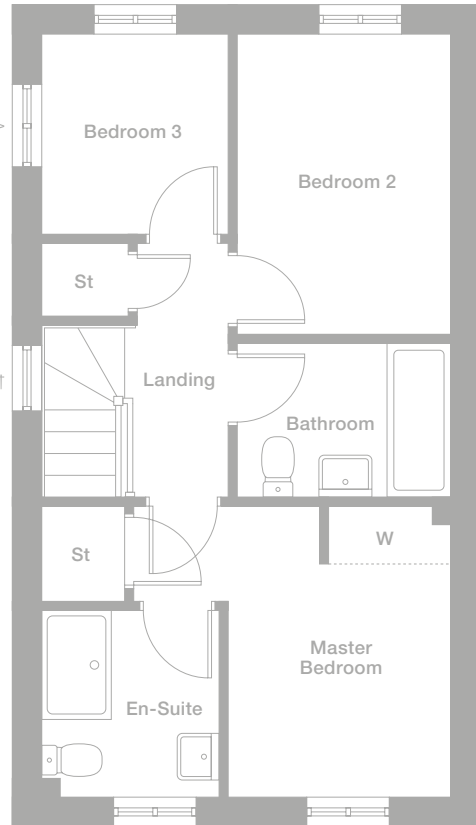
## Ground Floor



> Optional dual aspect window

† End terrace only

## First Floor



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**Ground Floor**

**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"

**First Floor**

**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 x 1.910m  
7'0" x 6'3"

**Second Floor**

**Master Bedroom**  
3.192m x 2.869m  
1185 HGT. L.  
10'6" x 9'5"

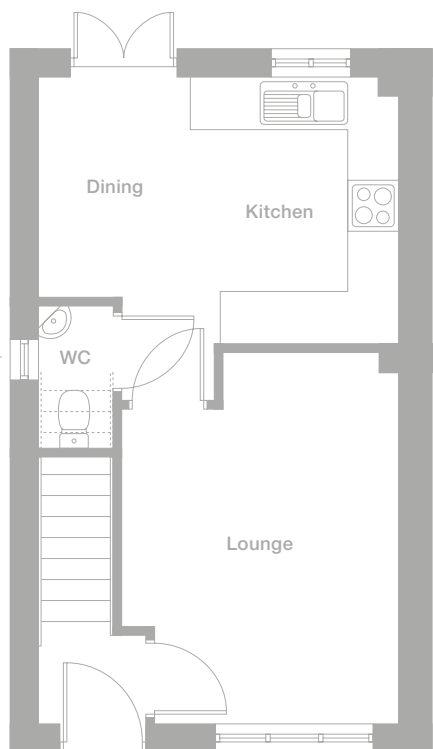
**En-Suite**  
2.084m max x 1.827m  
1323 HGT. L.  
6'10" x 6'0"

**Tolkien**

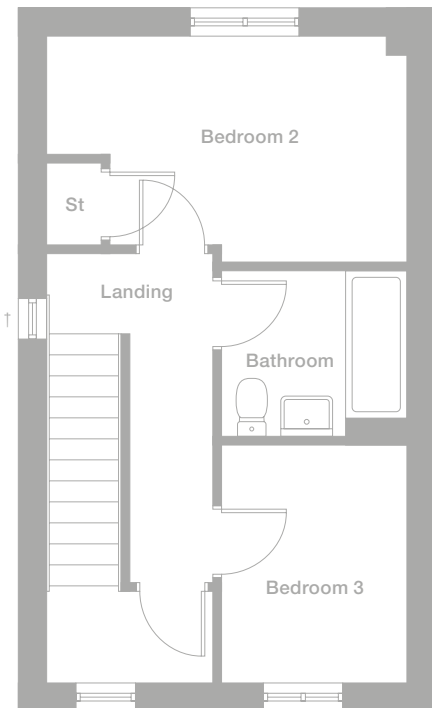
**Overview**  
Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

**Floor Space**  
886 sq ft

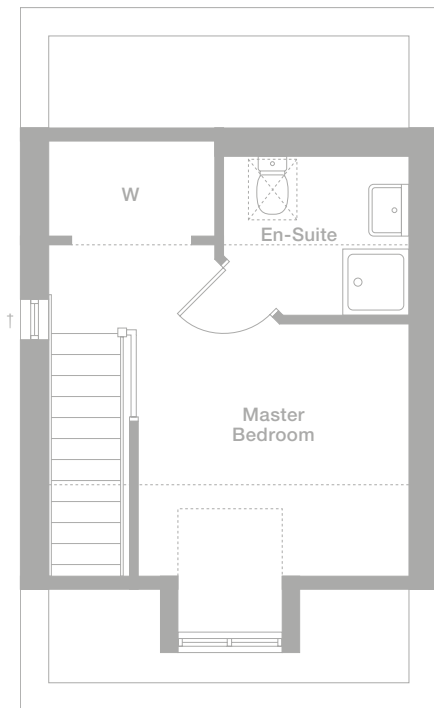
**Ground Floor**



**First Floor**



**Second Floor**



† End terrace only

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# Darwin

## Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

## Floor Space

921 sq ft

## Ground Floor

Lounge  
3.080m x 5.450m  
10'1" x 17'11"

Dining  
2.556m x 2.998m  
8'5" x 9'10"

Kitchen  
2.556m x 2.452m  
8'5" x 8'1"

WC  
1.590m x 0.949m  
5'3" x 3'1"

## First Floor

Master Bedroom  
3.138m x 3.440m max  
10'4" x 11'3"

En-Suite  
1.933m x 1.693m  
6'4" x 5'7"

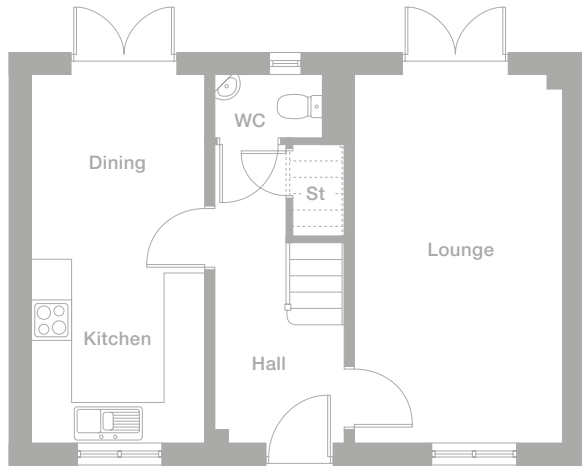
Bedroom 2  
2.594m x 2.863m  
8'6" x 9'5"

Bedroom 3  
2.594m x 1.859m  
8'6" x 6'1"

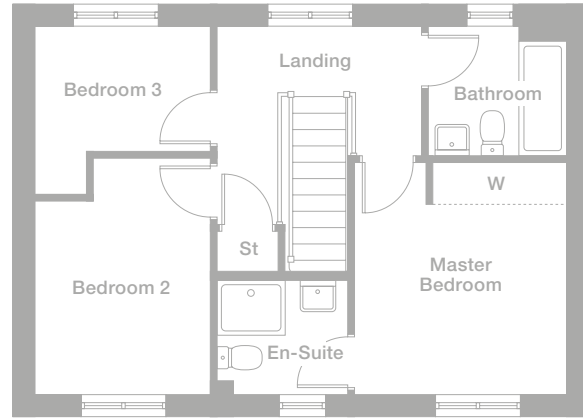
Bathroom  
2.048m x 1.917m  
6'9" x 6'3"



## Ground Floor



## First Floor



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### Ground Floor

**Lounge**  
3.980m max x 5.450m  
13'1" x 17'11"

**Dining**  
2.556m x 2.998m  
8'5" x 9'10"

**Kitchen**  
2.556m x 2.452m  
8'5" x 8'1"

**WC**  
1.590m x 0.949m  
5'3" x 3'1"

### First Floor

**Master Bedroom**  
3.138m x 3.440m max  
10'4" x 11'3"

**En-Suite**  
1.933m x 1.693m  
6'4" x 5'7"

**Bedroom 2**  
2.594m max x 2.863m  
8'6" x 9'5"

**Bedroom 3**  
2.594m x 1.859m  
8'6" x 6'1"

**Bathroom**  
2.048m x 1.917m  
6'9" x 6'3"

## Darwin DA

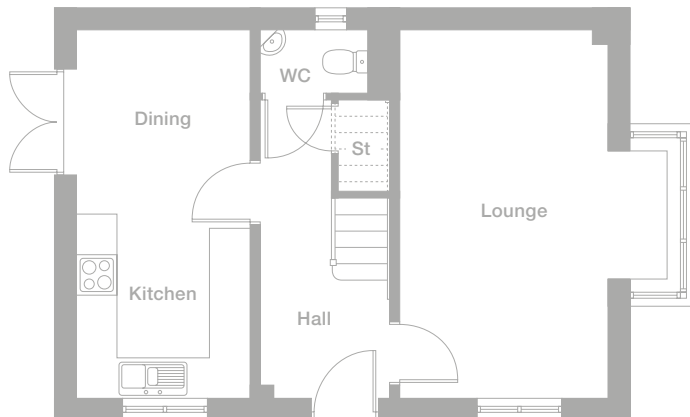
### Overview

The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

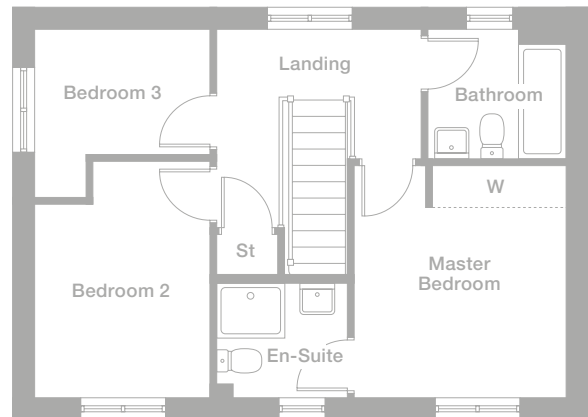
### Floor Space

940 sq ft

### Ground Floor



### First Floor



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# Carron

## Overview

The sheltered porch and distinctive hallway reflect the individual style and character of the Carron, and the approach is carried through into details like the unusual living room entrance and the attractive shapes of the bedrooms.

## Floor Space

957 sq ft

## Ground Floor

**Lounge**  
3.686m x 3.617m max  
12'1" x 11'10"

**Dining**  
2.464m x 2.935m  
8'1" x 9'8"

**Kitchen**  
2.640m x 3.312m  
8'8" x 10'10"

**WC**  
1.839m max x 1.011m max  
6'0" x 3'4"

## First Floor

**Master Bedroom**  
3.606m x 2.995m  
11'10" x 9'10"

**En-Suite**  
2.330m max x 1.460m max  
7'8" x 4'9"

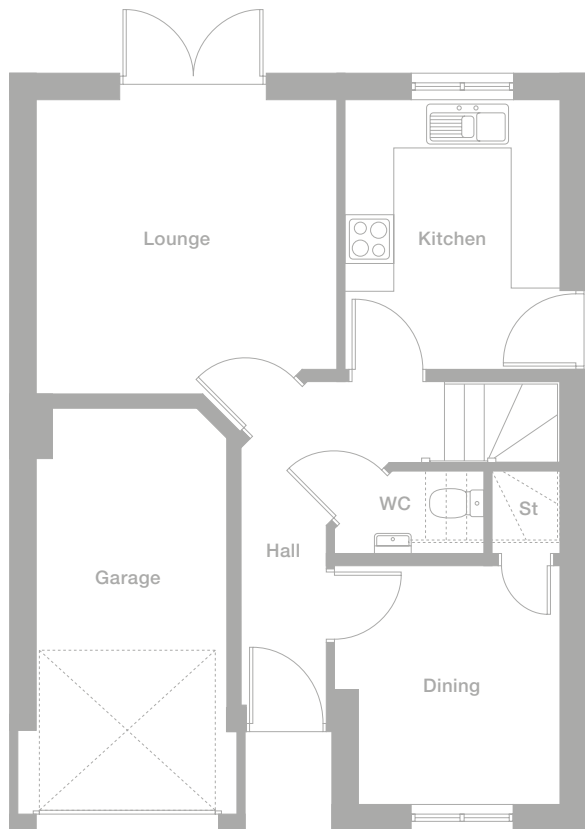
**Bedroom 2**  
4.074m max x 2.784m  
13'4" x 9'2"

**Bedroom 3**  
2.252m x 3.369m max  
7'5" x 11'1"

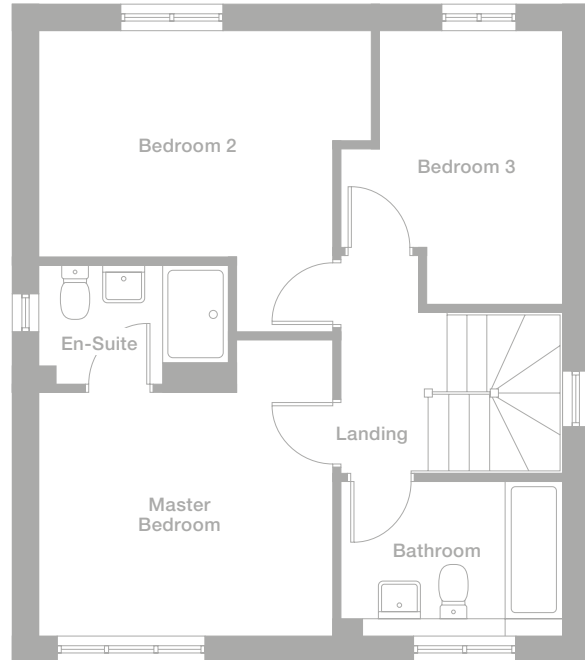
**Bathroom**  
2.720m x 1.700m  
8'11" x 5'7"



## Ground Floor



## First Floor



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### Ground Floor

**Lounge**  
3.850m max x 5.257m max  
12'8" x 17'3"

**Dining**  
1.950m x 3.692m  
6'5" x 12'1"

**Kitchen**  
1.852m x 3.692m  
6'1" x 12'1"

**WC**  
2.006m x 1.020m  
6'7" x 3'4"

### First Floor

**Master Bedroom**  
3.850m max x 3.047m  
12'8" x 10'0"

**En-Suite**  
2.844m max x 1.117m max  
9'4" x 3'8"

**Bedroom 2**  
4.019m x 4.192m max  
13'2" x 13'9"

**Bedroom 3**  
2.838m x 3.547m  
9'4" x 11'8"

**Bathroom**  
3.010m max x 1.700m max  
9'11" x 5'7"

## Malory

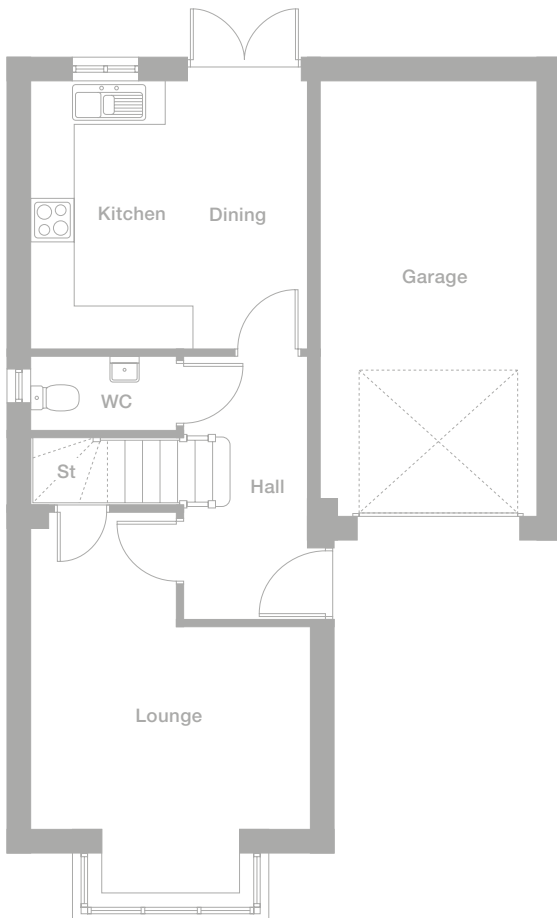
### Overview

The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

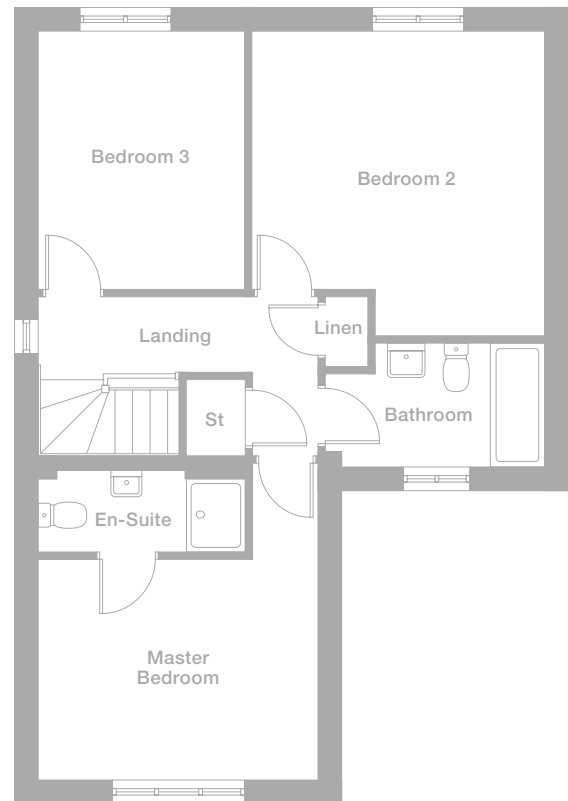
### Floor Space

1068 sq ft

### Ground Floor



### First Floor



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# Esk

## Overview

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

## Floor Space

1,105 sq ft

## Ground Floor

**Lounge**  
3.966m max x 5.231m max  
13'0" x 17'2"

**Kitchen/Dining**  
5.429m x 3.614m  
17'10" x 11'10"

**WC**  
1.617m max x 1.510m max  
5'4" x 4'11"

## First Floor

**Master Bedroom**  
3.966m max x 2.678m  
13'0" x 8'9"

**En-Suite**  
1.797m x 1.617m  
5'11" x 5'4"

**Bedroom 2**  
3.551m x 2.641m  
11'8" x 8'8"

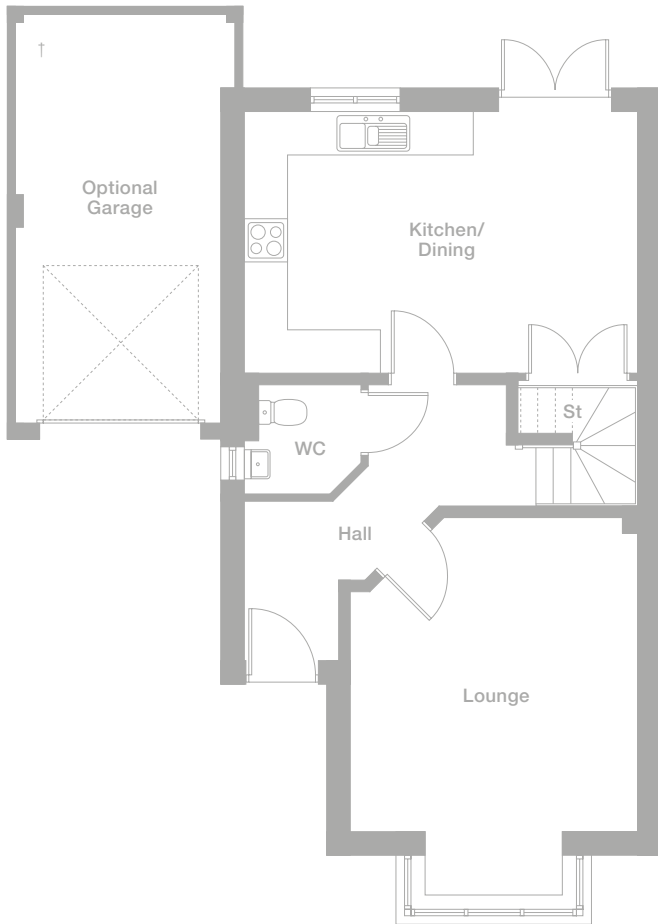
**Bedroom 3**  
1.785m x 3.671m  
5'10" x 12'1"

**Bedroom 4**  
2.513m max x 2.569m max  
8'3" x 8'5"

**Bathroom**  
2.513m max x 2.170m max  
8'3" x 7'1"



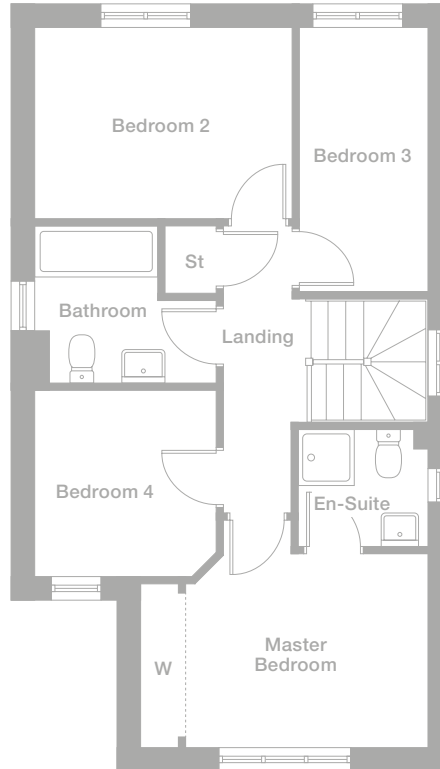
## Ground Floor



† Garage may be omitted

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## First Floor



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### Ground Floor

**Lounge**  
3.277m x 5.868m max  
10'9" x 19'3"

**Kitchen**  
4.033m x 3.075m  
13'3" x 10'1"

**Dining**  
2.718m x 3.075m  
8'11" x 10'1"

**Utility**  
1.663m x 1.810m  
5'5" x 5'11"

**WC**  
1.663m x 1.172m  
5'5" x 3'10"

### First Floor

**Master Bedroom**  
3.277m x 3.916m max  
10'9" x 12'10"

**En-Suite**  
2.240m max x 1.497m  
7'4" x 4'11"

**Bedroom 2**  
2.748m x 4.148m max  
9'0" x 13'7"

**Bedroom 3**  
3.398m max x 3.137m max  
11'2" x 10'4"

**Bedroom 4**  
2.675m max x 4.184m max  
8'9" x 13'9"

**Bathroom**  
2.249m x 1.928m  
7'5" x 6'4"

## Ashbery

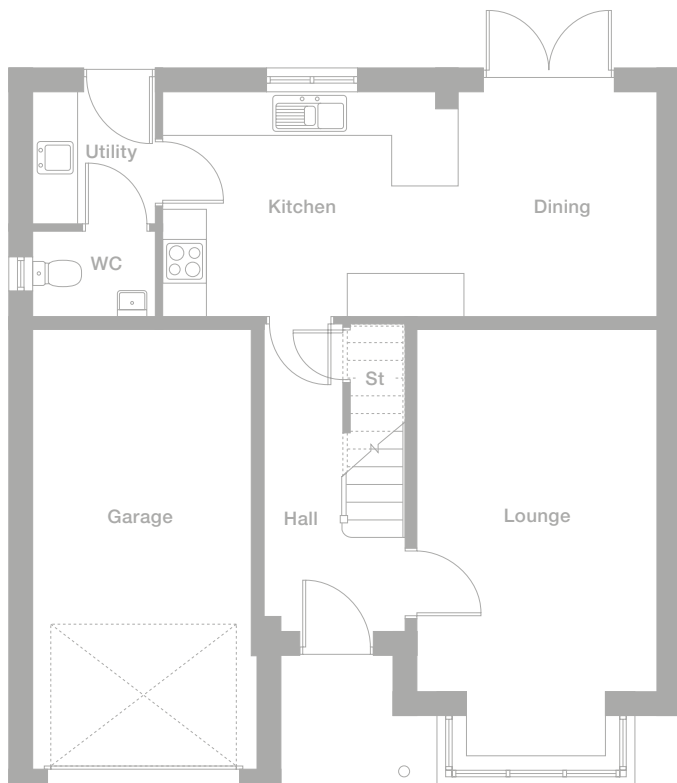
### Overview

Complemented by a separate utility room, the smart, well-equipped kitchen and light-filled garden dining room of the Ashbery form an inviting social space that will maximise the everyday pleasures of relaxing with family, friends and conversation.

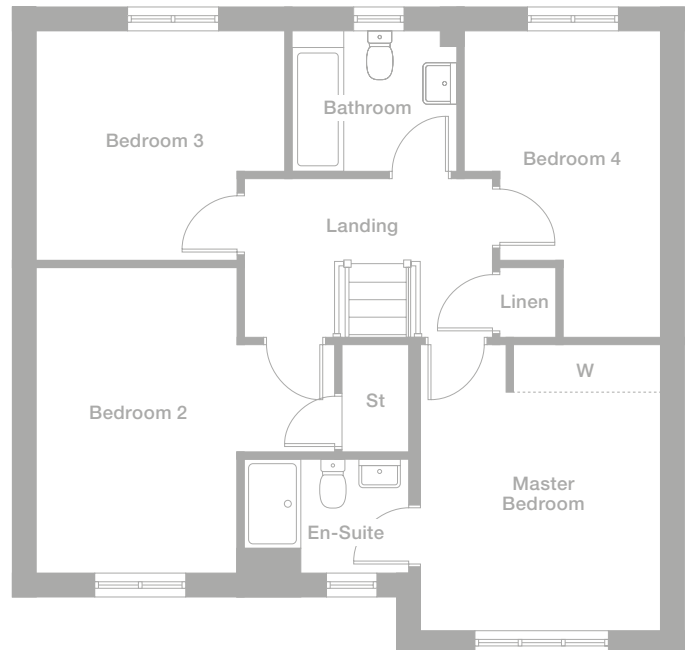
### Floor Space

1,282 sq ft

### Ground Floor



### First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details



# Buchan

## Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

## Floor Space

1,264 sq ft

## Ground Floor

**Lounge**  
3.450m x 4.797m  
11'4" x 15'9"

**Dining**  
2.763m x 3.320m  
9'1" x 10'11"

**Kitchen**  
2.763m x 3.630m  
9'1" x 11'11"

**WC**  
1.620m x 0.945m  
5'4" x 3'1"

**Utility**  
1.937m x 1.799m  
6'4" x 5'11"

**Study**  
2.323m x 2.060m  
7'7" x 6'9"

## First Floor

**Master Bedroom**  
3.507m max x 3.793m max  
11'6" x 12'5"

**En-Suite**  
2.238m max x 2.044m max  
7'4" x 6'8"

**Bedroom 2**  
2.805m max x 3.762m max  
9'2" x 12'4"

**Bedroom 3**  
2.519m x 3.095m  
8'3" x 10'2"

**Bedroom 4**  
2.411m x 3.064m  
7'11" x 10'1"

**Bathroom**  
3.048m max x 1.700m max  
10'0" x 5'7"



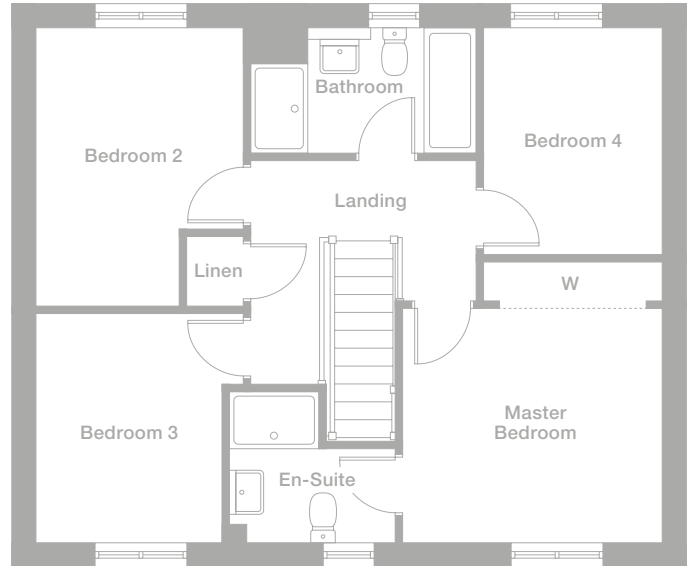
## Ground Floor



† Optional surveillance window

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## First Floor



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### Ground Floor

**Lounge**  
4.362m max x 4.216m  
14'4" x 13'10"

**Dining**  
3.517m x 3.212m  
11'6" x 10'6"

**Kitchen**  
3.517m x 3.652m  
11'6" x 12'0"

**WC**  
0.900m x 1.450m  
2'11" x 4'9"

**Utility**  
2.126m x 1.760m  
7'0" x 5'9"

**Study**  
2.469m x 2.556m  
8'1" x 8'5"

### First Floor

**Master Bedroom**  
3.574m x 4.352m max  
11'9" x 14'3"

**En-Suite**  
2.126m x 1.760m  
7'0" x 5'9"

**Bedroom 2**  
3.519m x 4.266m max  
11'7" x 14'0"

**Bedroom 3**  
3.462m max x 2.505m max  
11'4" x 8'3"

**Bedroom 4**  
3.514m max x 2.419m max  
11'6" x 7'11"

**Bathroom**  
2.243m x 1.700m  
7'4" x 5'7"

## Stevenson

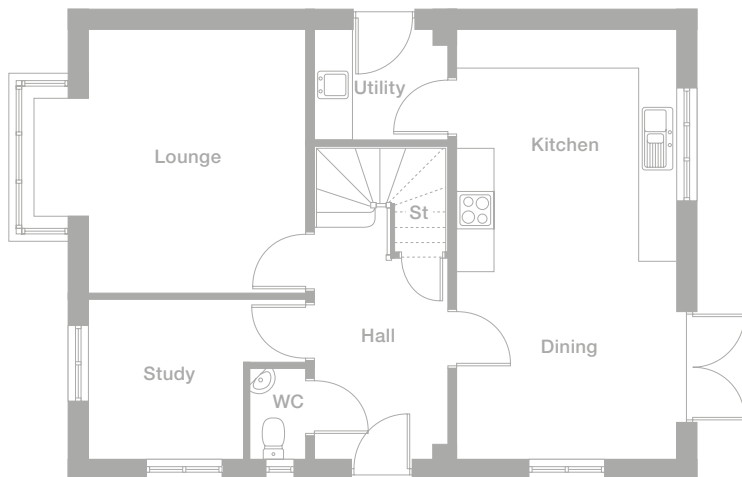
### Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

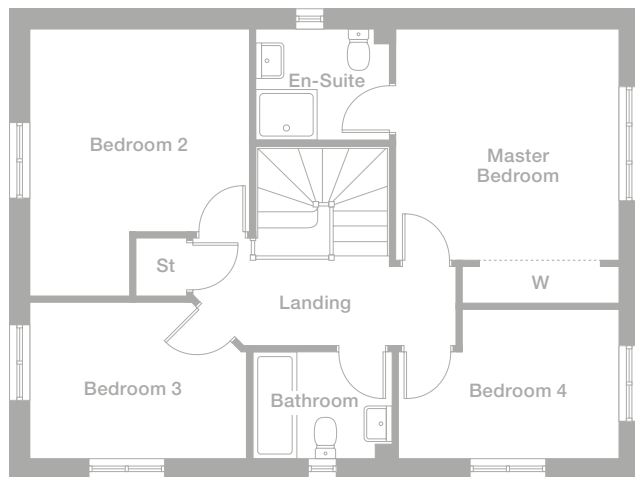
### Floor Space

1,408 sq ft

### Ground Floor



### First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details



# Stevenson B

## Overview

The broad hallway sets the tone of spacious style that distinguishes this prestigious family home. The study and utility room help to keep work and pleasure separate, leaving the big family kitchen free for food and fun.

## Floor Space

1,390 sq ft

## Ground Floor

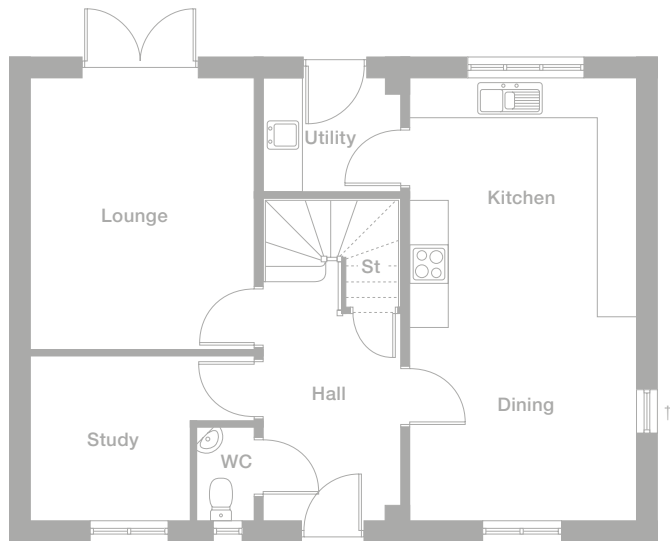
- Lounge  
3.462m x 4.216m  
11'4" x 13'10"
- Dining  
3.517m x 3.234m  
11'6" x 10'7"
- Kitchen  
3.517m x 3.630m  
11'6" x 11'11"
- WC  
0.900m x 1.450m  
2'11" x 4'9"
- Utility  
2.126m x 1.760m  
7'0" x 5'9"
- Study  
2.469m x 2.556m  
8'1" x 8'5"

## First Floor

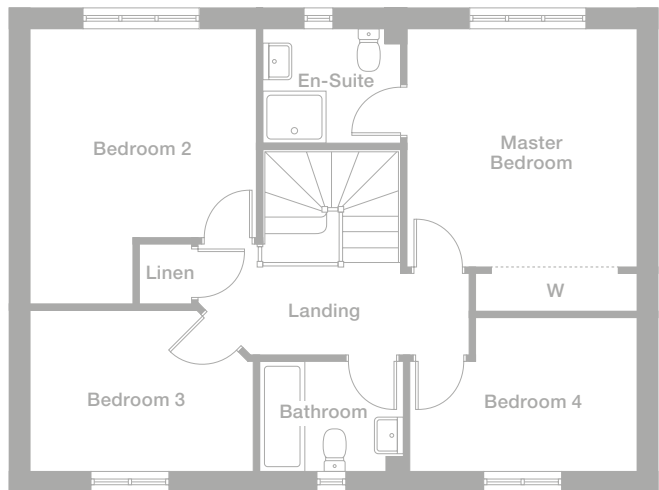
- Master Bedroom  
3.574m x 4.352m max  
11'9" x 14'3"
- En-Suite  
2.126m x 1.760m  
7'0" x 5'9"
- Bedroom 2  
3.519m max x 4.266m max  
11'7" x 14'0"
- Bedroom 3  
3.462m max x 2.505m max  
11'4" x 8'3"
- Bedroom 4  
3.514m max x 2.419m max  
11'6" x 7'11"
- Bathroom  
2.243m x 1.700m  
7'4" x 5'7"



## Ground Floor



## First Floor



† Optional surveillance window

Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

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**Ground Floor**

**Lounge**  
3.264m x 6.529m max  
10'9" x 21'5"

**Kitchen**  
3.948m x 2.880m  
12'11" x 9'5"

**Breakfast/Family**  
4.700m x 3.050m  
15'5" x 10'0"

**WC**  
0.946m x 1.650m  
3'1" x 5'5"

**First Floor**

**Master Bedroom**  
3.264m x 4.436m  
10'9" x 14'7"

**En-Suite 1**  
2.275m max x 1.400m max  
7'6" x 4'7"

**Bedroom 2**  
4.599m max x 2.758m  
15'1" x 9'1"

**En-Suite 2**  
2.992m max x 1.610m max  
9'10" x 5'3"

**Bedroom 3**  
3.340m x 2.807m  
10'11" x 9'3"

**Bedroom 4**  
3.142m max x 3.611m max  
10'4" x 11'10"

**Bathroom**  
1.980m x 1.700m  
6'6" x 5'7"

**Ryton**

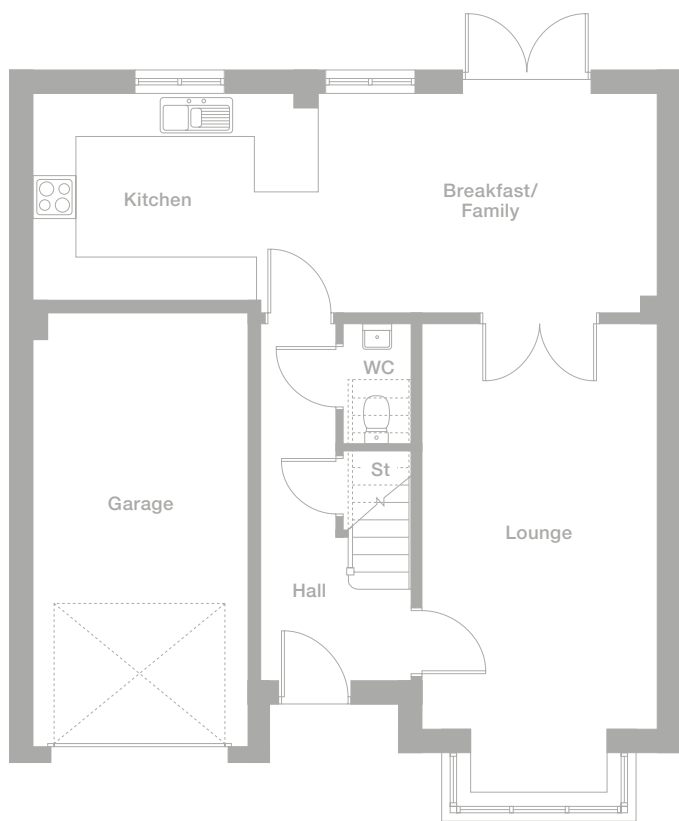
**Overview**

The ambience of the living room changes dramatically when the double doors are opened to create one powerfully impressive space. Upstairs, a second en-suite shower room is imaginatively shared between bedrooms two and four.

**Floor Space**

1,408 sq ft

**Ground Floor**



**First Floor**



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# Buttermere

## Overview

With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

## Floor Space

1,509 sq ft

## Ground Floor

**Lounge**  
3.391m x 5.921m max  
11'2" x 19'5"

**Kitchen**  
4.882m x 2.977m  
16'0" x 9'9"

**Breakfast**  
4.032m x 2.977m  
13'3" x 9'9"

**WC**  
1.673m x 0.924m  
5'6" x 3'0"

**Utility**  
1.673m x 1.960m  
5'6" x 6'5"

## First Floor

**Master Bedroom**  
2.806m max x 5.184m  
9'2" x 17'0"

**En-Suite 1**  
1.857m x 2.002m  
6'1" x 6'7"

**Bedroom 2**  
3.391m x 3.643m  
11'2" x 11'11"

**En-Suite 2**  
1.648m max x 2.055m max  
5'5" x 6'9"

**Bedroom 3**  
3.201m x 3.053m  
10'6" x 10'0"

**En-Suite 3**  
2.388m x 1.210m  
7'10" x 4'0"

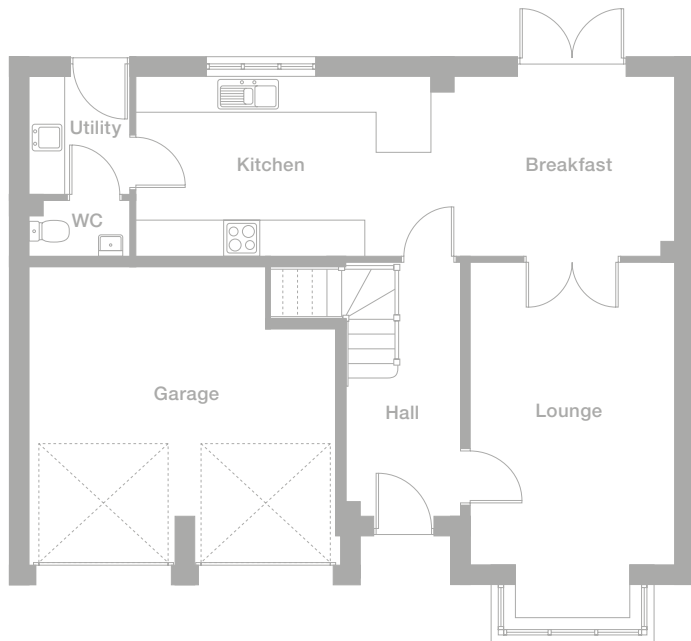
**Bedroom 4**  
2.556m max x 3.173m max  
8'5" x 10'5"

**Bedroom 5**  
3.255m x 2.002m  
10'8" x 6'7"

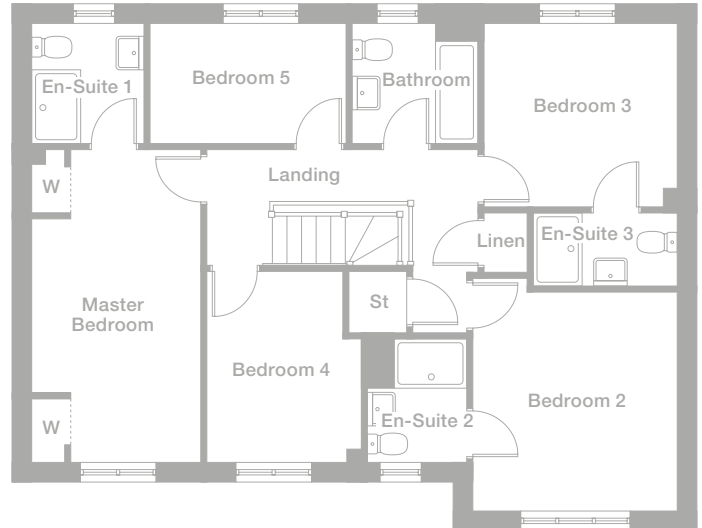
**Bathroom**  
2.088m x 2.002m  
6'10" x 6'7"



## Ground Floor



## First Floor



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**Ground Floor**

**Lounge**  
3.580m x 5.499m max  
11'9" x 18'0"

**Dining**  
3.149m x 2.850m  
10'4" x 9'4"

**Kitchen**  
3.982m x 2.850m  
13'1" x 9'4"

**Family**  
3.141m x 2.850m  
10'4" x 9'4"

**WC**  
0.850m x 1.955m  
2'9" x 6'5"

**Utility**  
2.252m x 1.955m  
7'5" x 6'5"

**First Floor**

**Master Bedroom**  
4.895m max x 4.277m max  
16'1" x 14'0"

**En-Suite 1**  
2.177m x 1.978m  
7'2" x 6'6"

**Bedroom 2**  
3.064m x 3.576m  
10'1" x 11'9"

**En-Suite 2**  
2.015m max x 1.860m max  
6'7" x 6'1"

**Bedroom 3**  
3.713m x 2.911m  
12'2" x 9'7"

**Bedroom 4**  
3.284m x 2.911m max  
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"

**Jura**

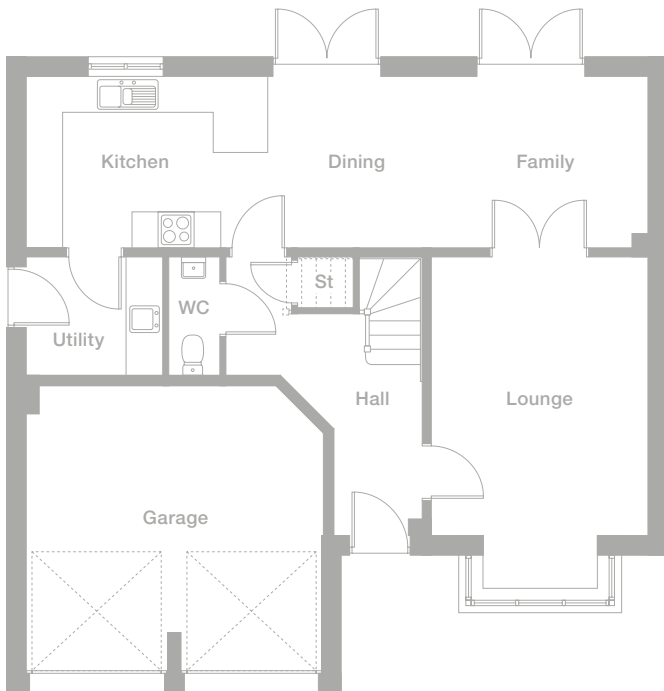
**Overview**

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

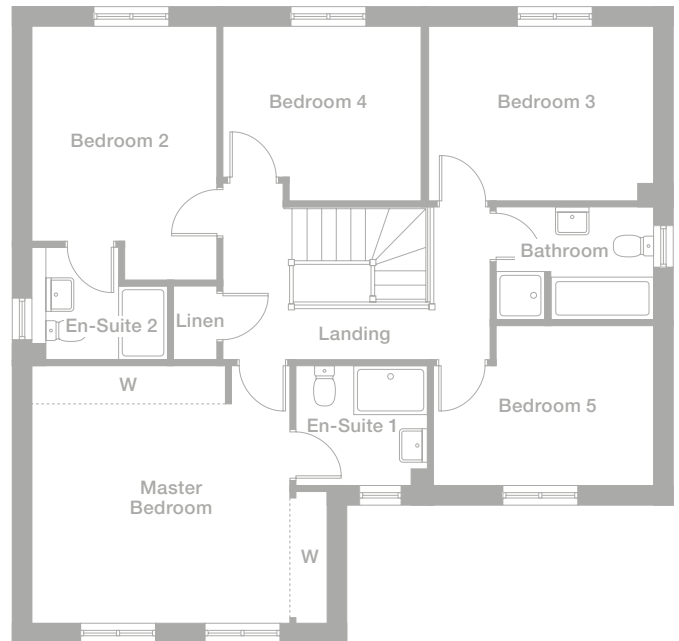
**Floor Space**

1,679 sq ft

**Ground Floor**



**First Floor**



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# Specification

All Housetypes  
(where applicable)

<b>Kitchens</b>	
Contemporary styled fitted kitchen with choice of frontals	✓
Square PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Upgraded hob (range of options available)	○
Stainless steel double fan oven	✓
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	✓
LED downlighters to underside of wall units	○
LED downlighters to ceiling	✓
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

<b>Bathrooms</b>	
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom only	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps (to basin only)	✓
Concealed thermostatic valve with wall mounted control and overflow filler to bath	✓
At least one complete shower	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suites only)	✓
Shaver point to en-suite	○
LED downlighters to wet areas	✓
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to wet walls only incorporating bath or basin (bathroom and en-suite only)	✓
900mm wide splashback panel to basin in wc's	✓
Ceramic floor tiles	○

<b>Electrical</b>	
Mains wired with battery back-up smoke detectors	✓
Sealed battery operated carbon monoxide detector (unless boiler is fitted in garage)	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
LED porch light with PIR	✓
Front doorbell and chime	✓
Intruder alarm	○
USB charging point to kitchen	✓

- ✓ Standard
- Optional Extra
- Not Available

**Heating**

Gas central heating throughout	<input checked="" type="checkbox"/>
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	<input checked="" type="checkbox"/>
Myson Touch heating controller	<input checked="" type="checkbox"/>
Chrome towel radiator to bathroom/en-suite (where layout permits)	<input type="checkbox"/>

**Exterior**

Double glazed PVCu windows (where planning permits)	<input checked="" type="checkbox"/>
Double glazed PVCu french casement doors to patio (where layout permits)	<input checked="" type="checkbox"/>
PVCu fascias, soffits and gutters (where planning permits)	<input checked="" type="checkbox"/>
Multi-point door locking system to front and rear doors	<input checked="" type="checkbox"/>
Up-and-over steel garage door	<input checked="" type="checkbox"/>
House numbers ready fitted	<input checked="" type="checkbox"/>
Outside cold water tap	<input type="checkbox"/>

**Decorative**

Stop chamfer moulded spindles and newels to staircase with oak finished handrail	<input checked="" type="checkbox"/>
Ovolo moulded skirting boards and architraves	<input checked="" type="checkbox"/>
Ladder style 4 panel moulded internal doors with chrome lever on rose door handles	<input checked="" type="checkbox"/>
Smooth finish ceilings, painted in white emulsion	<input checked="" type="checkbox"/>
Walls painted in white emulsion	<input checked="" type="checkbox"/>
Woodwork painted white	<input checked="" type="checkbox"/>
Fitted sliding wardrobe system to master bedroom only	<input checked="" type="checkbox"/>
Fitted sliding wardrobe system to other bedrooms	<input type="checkbox"/>

**Landscaping**

Turf to front garden	<input checked="" type="checkbox"/>
Turf to rear garden	<input type="checkbox"/>
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	<input checked="" type="checkbox"/>

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.



# The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie  
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop  
Miller Home Owner

## The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 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 buy our homes and raise their families in them. We have a five star rating (that’s the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That’s the real barometer of our quality, our service and the trust people place in us.

## 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 80 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 sales adviser 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.



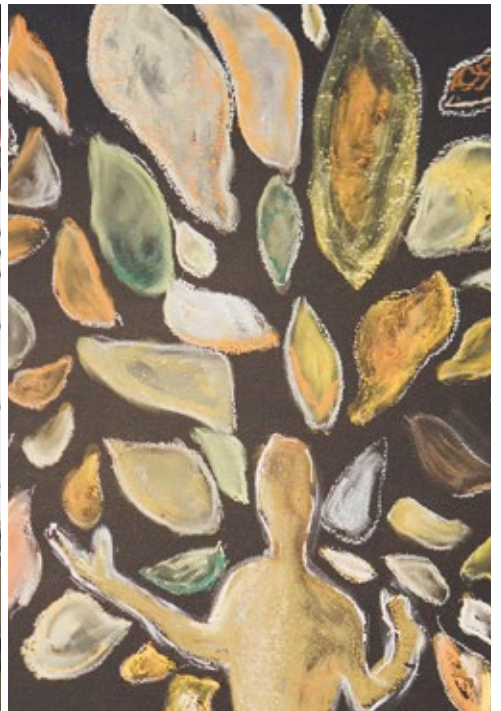
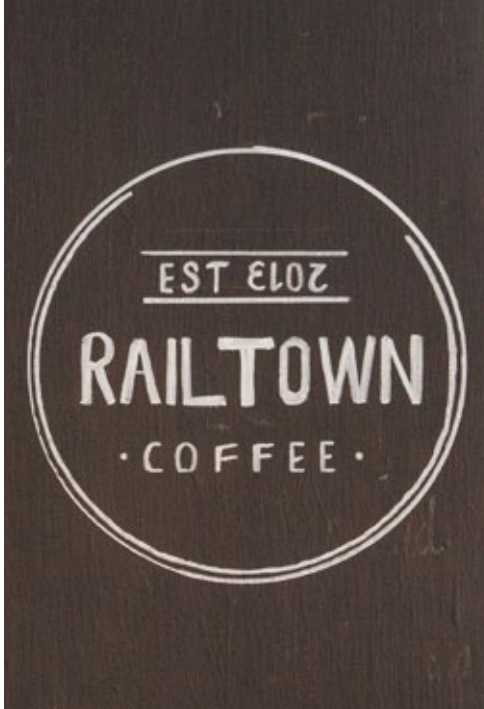


There is a good selection of local shops in Middleton St George, including an off-licence and general store, a Londis convenience store with post office services, a pharmacy, hairdressers and pet supplies. The large Morrison's supermarket around a mile away at Morton Park, which is served by the buses between the airport and Darlington, includes recycling facilities in the car park. The trip into Darlington opens up a choice of more than five hundred shops, a mixture of local independent traders and high street names, in a compact and pleasant environment that includes a Victorian covered market selling local produce, a twice-weekly open air market and the more modern mall setting of Cornmill Shopping Centre.

The village has a primary school, St George's C of E Academy, and the local secondary school in the neighbouring village of Hurworth has an excellent educational record. Middleton St George has both a dental surgery and a well-regarded medical practice with three GPs and full support staff, located close to each other in Middleton Lane.

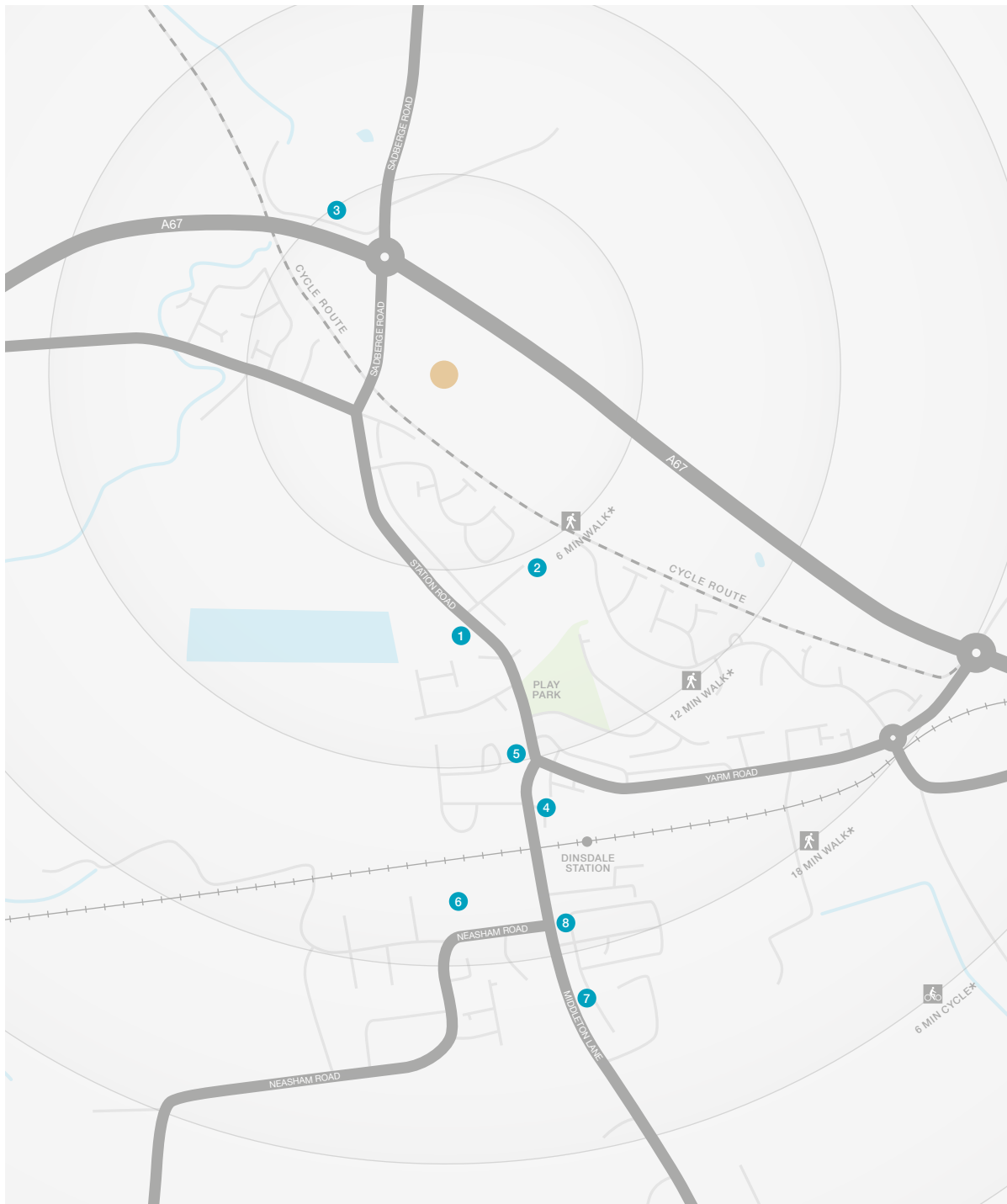








When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Middleton St George Community Centre, Station Road
  - 2 Middleton Cricket and Social Club, Water View 01325 332 488
  - 3 Middleton Riding Centre Sadberge Road 01325 333 600
  - 4 Middleton Pharmacy 1 Belle Vue Terrace 01325 401 033
  - 5 Middleton Post Office 5 The Square 01325 332 313 ext 1
  - 6 St George's C of E Academy, Neasham Road 01325 332 230
  - 7 Felix House Surgery Middleton Lane 01325 332 022
  - 8 Middleton St George Dental Practice, 3 Middleton Lane 01325 333 336
- Hurworth School  
Croft Road  
Hurworth-on-Tees  
01325 720 424

\* 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





Sandwiches  
//  
make a different selection  
sandwiches each morning  
//  
BEEF, MUSTARD & CRISPS  
ONIONS  
//  
HAM & HOMEMADE COLBY  
//  
M & SWISS CHEESE





## How to find us

Development  
Opening Times:  
Thursday - Sunday  
10.30am - 5.30pm  
Monday  
12.30pm - 5.30pm  
0800 840 8504

### From the A1(M) Northbound

Leave the A1(M) at junction 57 to join the A66(M) for Darlington. Follow the A66 and signs for Tees Valley Airport for four miles, then at a roundabout take the third exit for Yarm and the Airport via the A67. One mile on, at the roundabout take the third exit for Middleton St George, and the entrance to Hunters Fold is 150 yards on, on the left.

### From the A1(M) Southbound

Leave the A1(M) at junction 59 for Darlington via the A167. After two and a half miles, at the roundabout take the first exit for Tees Valley Airport. Two miles on, take the second roundabout exit, for Scotch Corner. Go straight on at one roundabout, and at the next take the first exit, for the A67. A mile on, take the third exit and after 150 yards the entrance to Hunters Fold is on the left.

Sat Nav: DL2 1JT

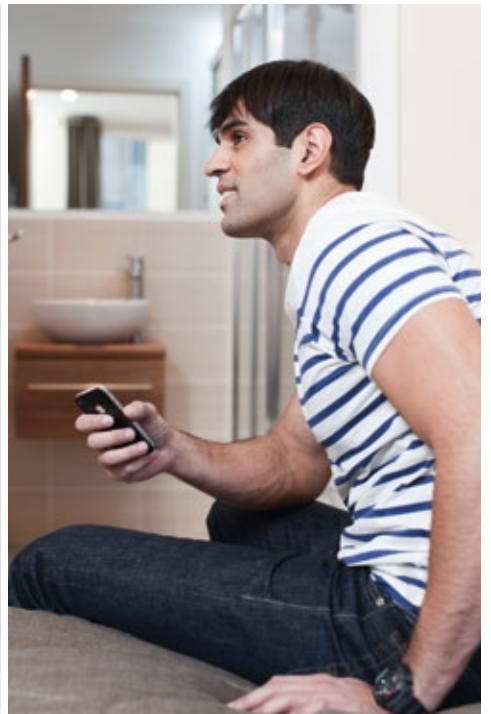


#### Important Notice:

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

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place\*





## Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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

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

**miller homes**

*the place to be*<sup>®</sup>