



**Stephenson Meadows  
Callerton**

**millerohomes**

*the place to be®*

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



### Dayton

With an integrated staircase discreetly set into a recess, the lounge combines a contemporary, open appeal with a welcoming and comfortable ambience. The kitchen features a bright dining area with french doors and, upstairs, the third bedroom could be transformed into a practical home office.



**3 Bed**  
740 sq ft  
Scan to view floorplans

### Overton

The light-filled lounge opens on to a beautifully designed kitchen where french doors add a focal point, as well as flexibility, to the dining area. There is a conveniently self-contained laundry space, and the principal bedroom includes an en-suite shower and a practical storage cupboard.



**3 Bed**  
819 sq ft  
Scan to view floorplans

### Masterton

The generously proportioned lounge and dining kitchen, with its stylish french doors, present a relaxing setting for entertaining and the three bedrooms ensure peace of seclusion is always available. The dormer principal bedroom includes an en-suite staircase and en-suite shower room, has its own special charm.



**3 Bed**  
831 sq ft  
Scan to view floorplans

### Tiverton

A corridor hallway leads through to a broad kitchen and dining room where french doors introduce a natural, airy appeal, creating an inspiring setting for family life and complementing the elegant lounge. The three bedrooms include a delightful principal suite.



**3 Bed**  
956 sq ft  
Scan to view floorplans

### Elderwood

Designed to add pleasure to socialising as well as convivial everyday life, the lounge leads through to a bright kitchen with a separate laundry and french doors offering garden access. The principal suite features a luxurious dressing room, and the second bedroom incorporates a built-in cupboard.



**4 Bed**  
1,045 sq ft  
Scan to view floorplans

### Malory A

The beautifully proportioned bay window and broad entrance canopy indicate the elegance and comfort to be found within the Malory. French doors create a bright, open ambience in the kitchen and dining room, and one of the three bedrooms is en-suite.



**3 Bed**  
1,068 sq ft  
Scan to view floorplans

### Hazelwood

With an adjoining laundry leaving the space free for relaxed dining and conversation, and french doors integrating the interior with the garden, the exciting kitchen forms a natural hub for family life. One of the four bedrooms is en-suite, and another includes a useful cupboard.



**4 Bed**  
1,150 sq ft  
Scan to view floorplans

### Pierston

With its bright lounge and attractive, ergonomic kitchen, where stylish french doors enhance the dining area, this is a substantial and flexible family home. The en-suite principal bedroom, a delightful dual-aspect retreat with a dormer window, has a special charm.



**3 Bed**  
1,167 sq ft  
Scan to view floorplans

### Riverwood

The inviting lounge shares the ground floor with a delightfully airy, superbly planned family kitchen that offers immense flexibility, with feature french doors adding the option of alfresco dining on summer afternoons. A bright staircase leads to four bedrooms, including a comfortable principal suite.



**4 Bed**  
1,219 sq ft  
Scan to view floorplans

### Maplewood

The impressive bay window enhancing the lounge reflects the quality found throughout this family home. The wonderfully bright, relaxing family kitchen and dining room opens via french doors to the garden, and the luxurious en-suite principal bedroom features a self contained walk-through dressing area.



**4 Bed**  
1,269 sq ft  
Scan to view floorplans

### Auden A

Features such as the innovative bay window incorporating french doors, and the charming principal bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.



**4 Bed**  
1,275 sq ft  
Scan to view floorplans

### Oakwood

The striking bay windowed lounge and inviting family kitchen, with french doors lighting the dining area, are ideal for social gatherings, while a separate laundry and a study add utility and privacy. Upstairs, a feature gallery landing leads to four bedrooms, one of them en-suite.



**4 Bed**  
1,388 sq ft  
Scan to view floorplans

### Sherwood

Providing a lively contrast to the elegant bay-windowed lounge, the kitchen, dining and family room is lit by twin windows and incorporates french doors to create an endlessly adaptable, welcoming space. Two bedrooms are en-suite, and one includes a very special self-contained dressing room.



**4 Bed**  
1,400 sq ft  
Scan to view floorplans

### Baywood

Dual aspect windows in the kitchen, study and two of the bedrooms are complemented by french doors in the dining area and a traditional bay window in the lounge, filling this prestigious family home with natural light. The principal bedroom adjoins an en-suite shower room.



**4 Bed**  
1,408 sq ft  
Scan to view floorplans

### Bayford

The bay windowed lounge and bright dining room, with its feature french doors, present an outstanding backdrop to convivial gatherings. The en-suite principal bedroom includes a separate dressing room, and a second en-suite bedroom opens up the option of offering exceptional guest accommodation.



**5 Bed**  
1,464 sq ft  
Scan to view floorplans

### Thetford

An L-shaped family room, with french doors set into a panoramic window, extends into a superb, ergonomic kitchen. A bay window adds distinction to the lounge. Upstairs, two of the five bedrooms are en-suite and one includes a walk-in dressing room. Every detail demonstrates exceptional quality.



**5 Bed**  
1,671 sq ft  
Scan to view floorplans

### Bridgeford

From the imposing entrance hall, and the airy kitchen with its delightful conservatory-style breakfast area, to the breathtaking lounge and adjoining garden dining room, from the private study to the gallery landing and two en-suite bedrooms, this is a distinguished home filled with prestigious features.



**5 Bed**  
1,885 sq ft  
Scan to view floorplans

Character Areas  
Siteplan is separated into the character areas. The areas indicate the materials used for each housetype. Please speak to Development Sales Manager for details.

#### The Western Public Face

A visual homage to nearby Chapel Park, the Western Gateway uses a palette of reds and greys, with artstone detailing to provide a sympathetic welcome to the site.

#### The Village Centre

The Village Centre takes its inspiration from the Grade II listed Whorlton Grange. Small front gardens, green verges and a shared play area promote interaction and promote an ethos of community and common space.

#### Whorlton Lane Edge

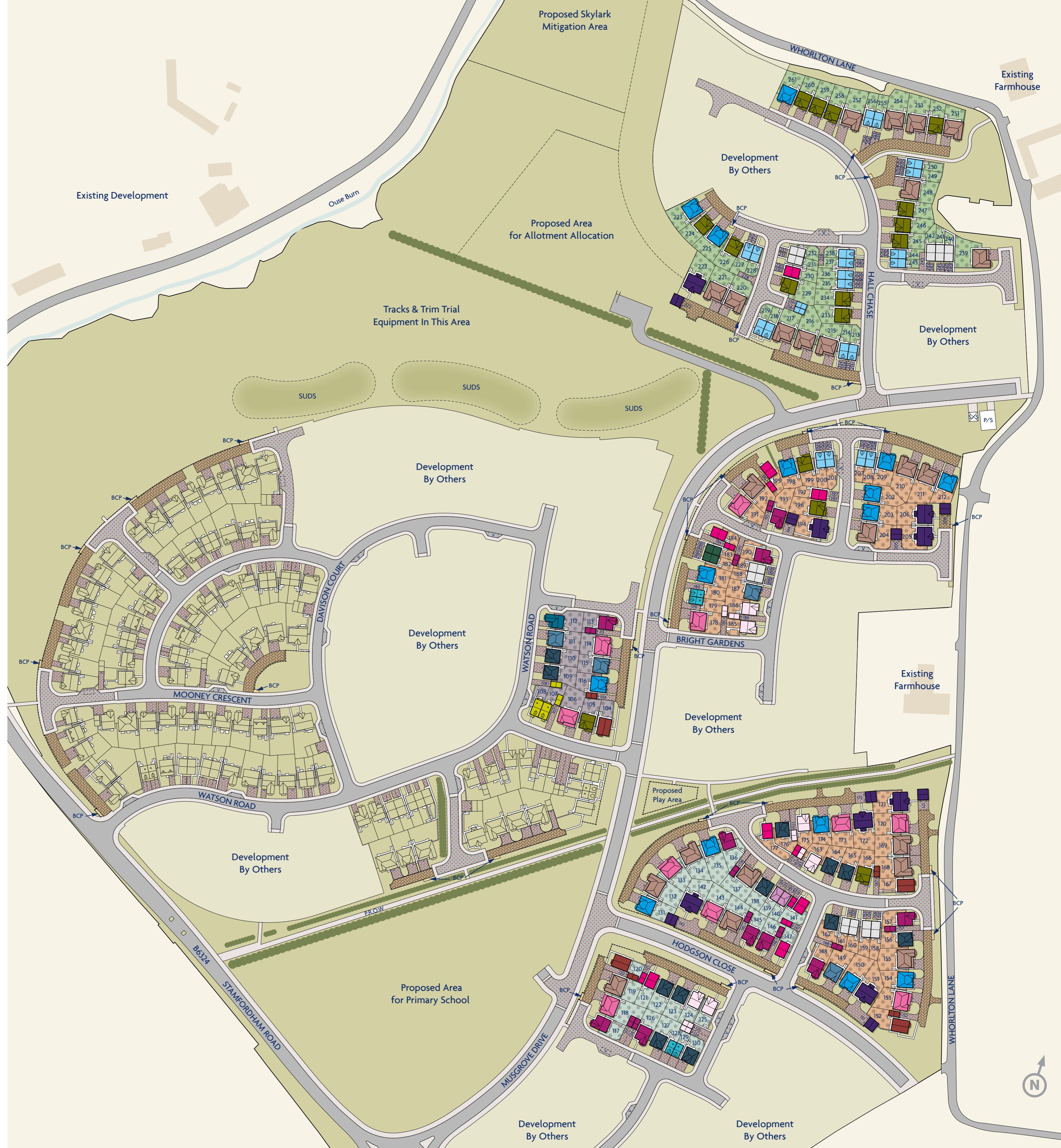
The eastern aspect of the development is influenced by the character of the nearby farm steadings. It introduces a variety of architectural styles to add visual interest. Homes feature bay windows and artstone quoins corners.

#### The Butterlaw Edge

The character of the Butterlaw edge area of the development is influenced by the dwellings to the east and west of the development parcel at Armstrong Street and Butterlaw. The units are of Victorian construction that offer a high level of rhythmical aesthetic appearance. Artstone waterboarding details on feature elevations reflect the use on the adjacent Armstrong street. Furthermore chimneys on a number of housetypes echo the character of the adjacent built form linking the developments with its context.

- Pumping Station P/S
- Electric Substation S/S
- Visitor Parking Bay V
- Bin Collection Point BCP
- Public Right of Way PROW
- Hedge-row H
- Sustainable Urban Drainage System SUDS

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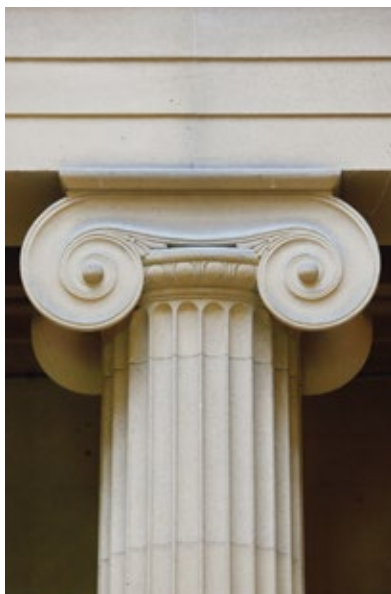


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



A mile and a half from the A1, three miles from Newcastle International Airport and five from the city centre, the development is well placed for travel throughout the country and abroad. Callerton Parkway Metro Station, a park-and-ride facility just over two miles to the north, is on the Metro Green Line, with more than four services an hour on weekdays through Newcastle city centre, 20 minutes away, and on to Gateshead and Sunderland. Buses between Newcastle and Hexham pass alongside the development, and further local services travel along North Walbottle Road, five minutes walk away.

A convenience store in Greenway, ten minutes walk away, sells fresh produce, newspapers and magazines, beers and wines, and other everyday items. Other retailers within around half an hour's walk include butchers, hardware stores and food takeaways, Aldi and Asda supermarkets and the Denton Park Shopping Centre which has Morrisons and Boots stores and a post office. For a wider choice, Newcastle city centre offers an enormous diversity of shopping, and the vast Metro-centre mall is also in easy reach.



Welcome  
home

Part of a major project revitalising north west Newcastle, this superb new neighbourhood is flanked on three sides by open farmland, bringing a sense of wide horizons and rural calm that complements its convenient location close to both the A1 trunk road and Newcastle International Airport. With good local amenities, this exciting new selection of two, three, four and five bedroom homes is set to become a popular, sought-after address.

Welcome to Stephenson Meadows...

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# Dayton

**Overview**  
 With an integrated staircase discreetly set into a recess, the lounge combines a contemporary, open appeal with a welcoming and comfortable ambience. The kitchen features a bright dining area with french doors and, upstairs, the third bedroom could be transformed into a practical home office.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.56m x 4.41m 11'8" x 14'6"	<b>Principal Bedroom</b> 2.54m x 3.87m 8'4" x 12'8"
<b>Kitchen</b> 2.45m x 3.06m 8'1" x 10'0"	<b>Bedroom 2</b> 2.54m x 3.60m 8'4" x 11'0"
<b>Dining</b> 2.08m x 2.43m 6'10" x 8'0"	<b>Bedroom 3</b> 1.90m x 2.43m 6'3" x 8'0"
<b>WC</b> 1.67m x 0.90m 5'6" x 2'11"	<b>Bathroom</b> 1.90m x 1.70m 6'3" x 5'7"

**Floor Space**  
740 sq ft

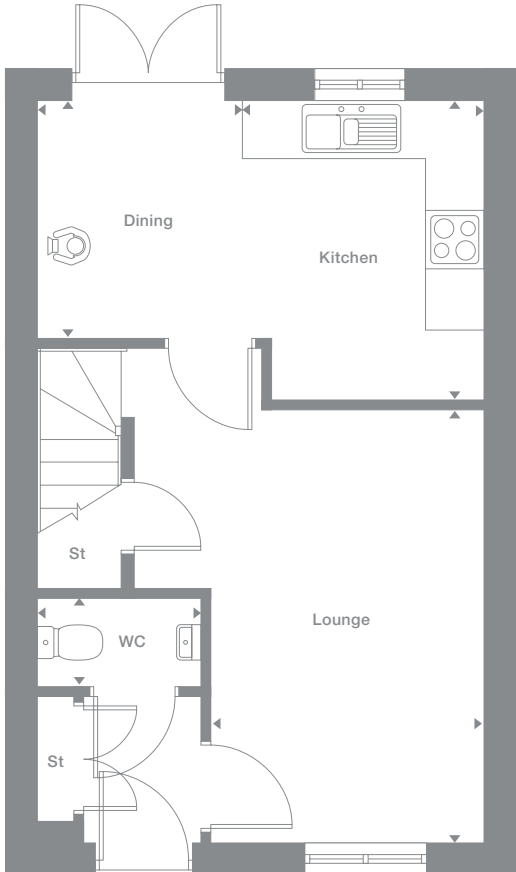
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window only on certain plots

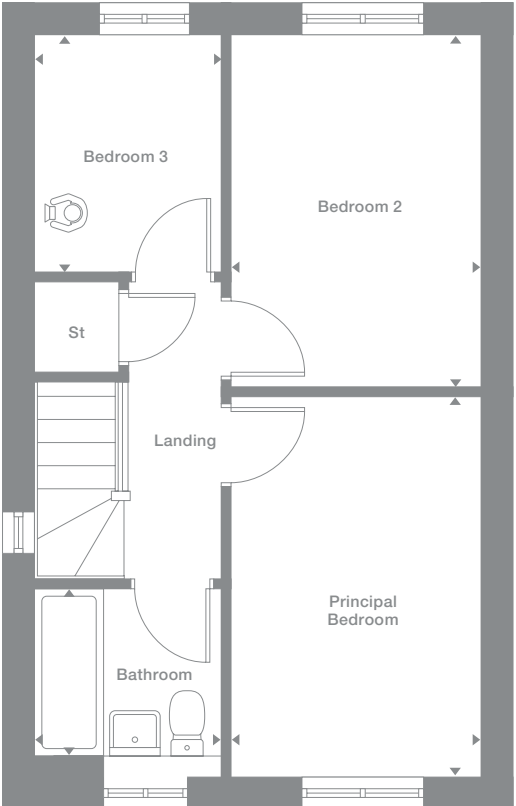
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Overton

**Overview**

The light-filled lounge opens on to a beautifully designed kitchen where french doors add a focal point, as well as flexibility, to the dining area. There is a conveniently self-contained laundry space, and the principal bedroom includes an en-suite shower and a practical storage cupboard.

**Ground Floor**

- Lounge**  
3.56m x 4.49m  
11'8" x 14'9"
- Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"
- Laundry**  
1.08m x 1.96m  
3'7" x 6'5"
- WC**  
1.08m x 1.78m  
3'7" x 5'10"

**First Floor**

- Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"
- En-Suite**  
1.21m x 2.03m  
4'0" x 6'8"
- Bedroom 2**  
2.37m x 3.26m  
7'10" x 10'8"
- Bedroom 3**  
2.04m x 2.17m  
6'8" x 7'2"
- Bathroom**  
2.37m x 1.69m  
7'10" x 5'7"

**Floor Space**

819 sq ft

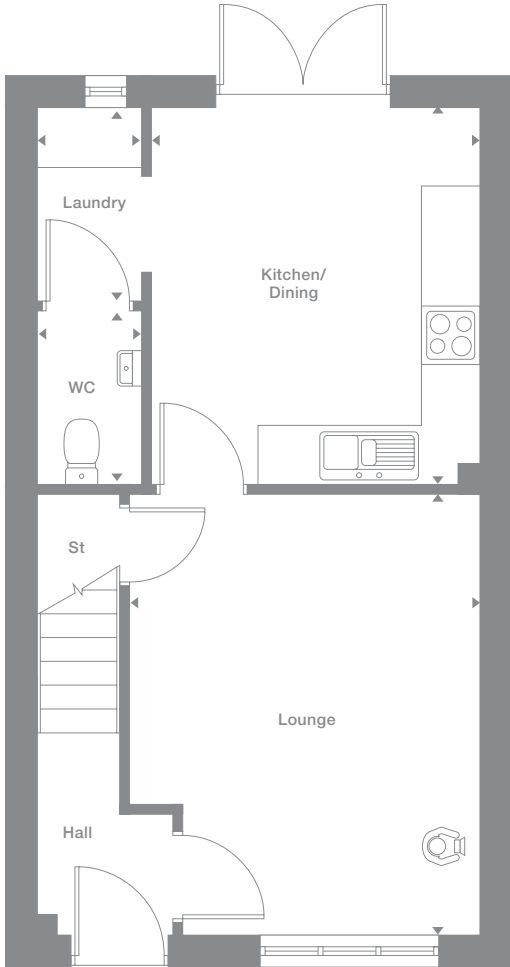
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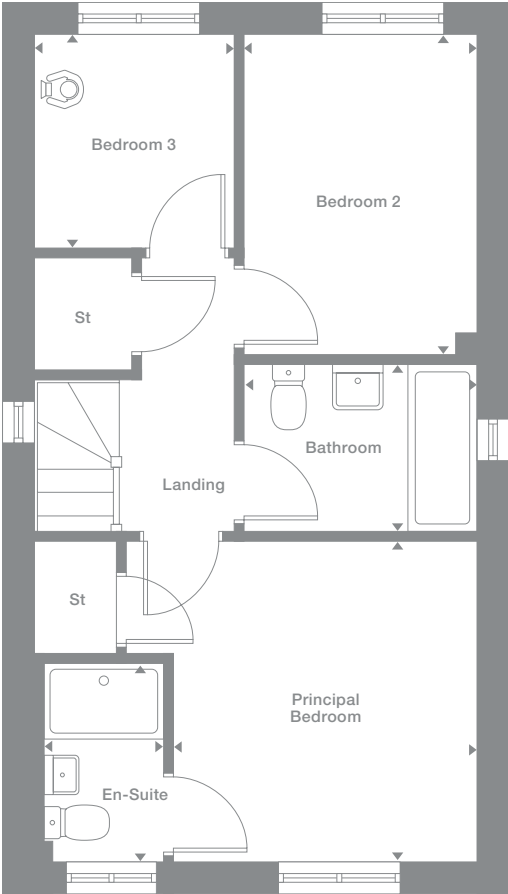
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**Ground Floor**



**First Floor**



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# Masterton

**Overview**

The generously proportioned lounge and the dining kitchen, with its stylish french doors, present a relaxing setting for entertaining, and the three bedrooms ensure peaceful seclusion is always available. The dormer principal bedroom, with its private staircase and en-suite shower room, has its own special charm.

**Ground Floor**

**Lounge**  
2.89m x 4.37m  
9'6" x 14'4"

**Kitchen/Dining**  
3.88m x 3.10m  
12'9" x 10'2"

**WC**  
1.07m x 1.51m  
3'6" x 4'11"

**First Floor**

**Bedroom 2**  
3.88m x 2.78m  
12'9" x 9'2"

**Bedroom 3**  
1.88m x 2.56m  
6'2" x 8'5"

**Bathroom**  
1.69m x 2.03m  
5'7" x 6'8"

**Second Floor**

**Principal Bedroom**  
2.93m x 2.74m  
9'8" x 9'0"

**En-Suite**  
2.19m x 1.60m  
7'2" x 5'3"

**Floor Space**

831 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window only on certain plots

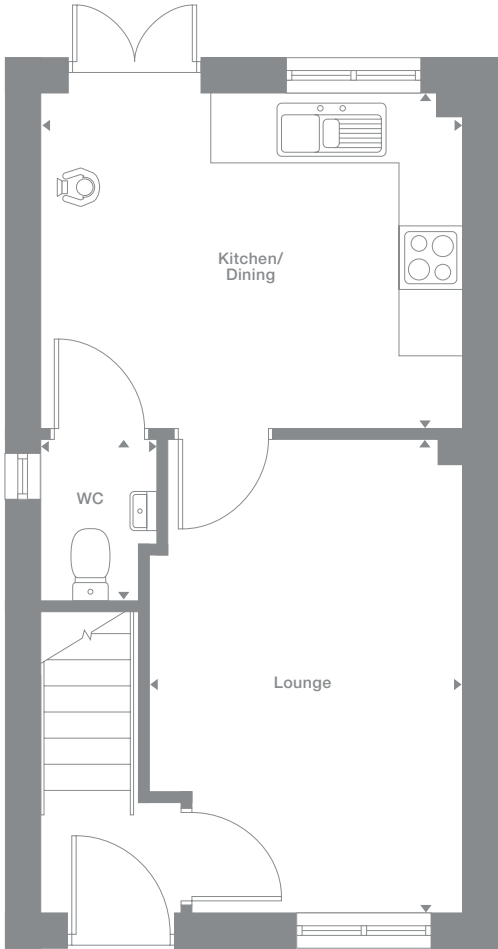
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Denotes full height ceiling line

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Denotes 1.500m height ceiling line

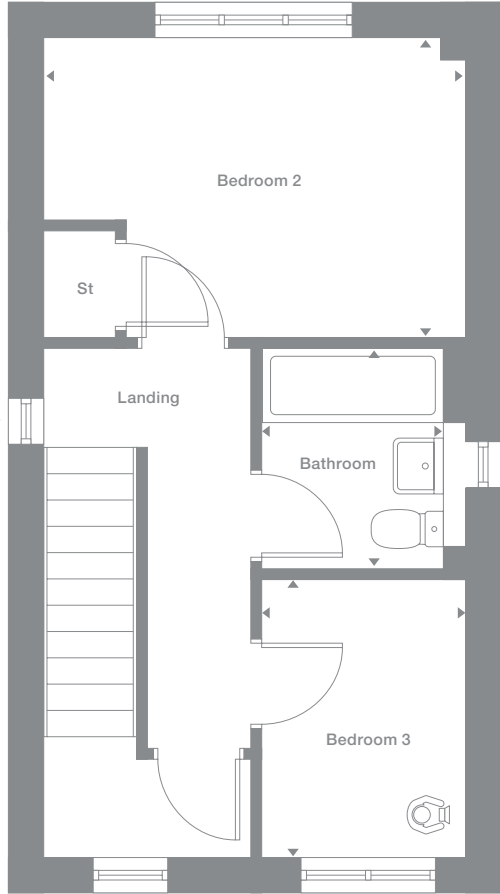
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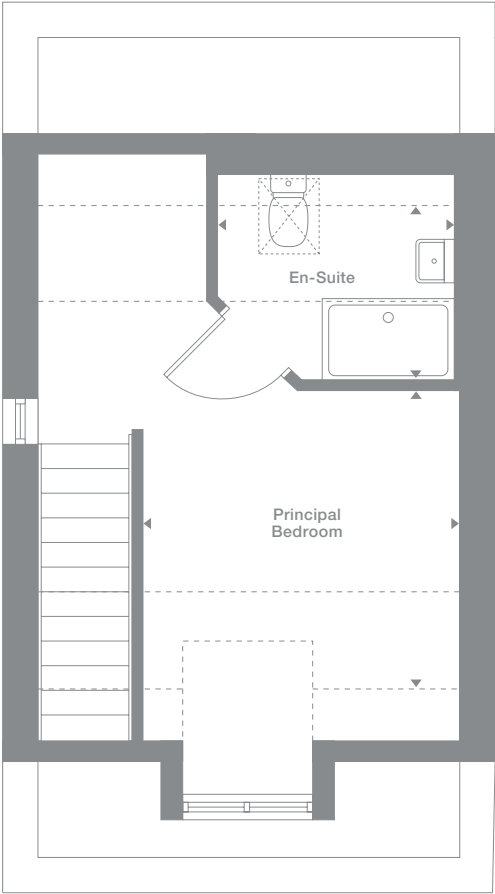
**Ground Floor**



**First Floor**



**Second Floor**



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# Tiverton

## Overview

A corridor hallway leads through to a broad kitchen and dining room where french doors introduce a natural, airy appeal, creating an inspiring setting for family life and complementing the elegant lounge. The three bedrooms include a delightful principal suite.

## Ground Floor

**Lounge**  
3.10m x 4.71m  
10'2" x 15'6"

**Dining**  
2.44m x 2.70m  
8'0" x 8'10"

**Kitchen**  
2.86m x 3.50m  
9'5" x 11'6"

**WC**  
0.95m x 2.28m  
3'2" x 7'6"

## First Floor

**Principal Bedroom**  
3.64m x 3.38m  
12'0" x 11'1"

**En-Suite**  
1.34m x 2.26m  
4'5" x 7'5"

**Bedroom 2**  
3.21m x 2.83m  
10'7" x 9'4"

**Bedroom 3**  
1.99m x 2.83m  
6'7" x 9'4"

**Bathroom**  
1.70m x 1.95m  
5'7" x 6'5"

## Floor Space

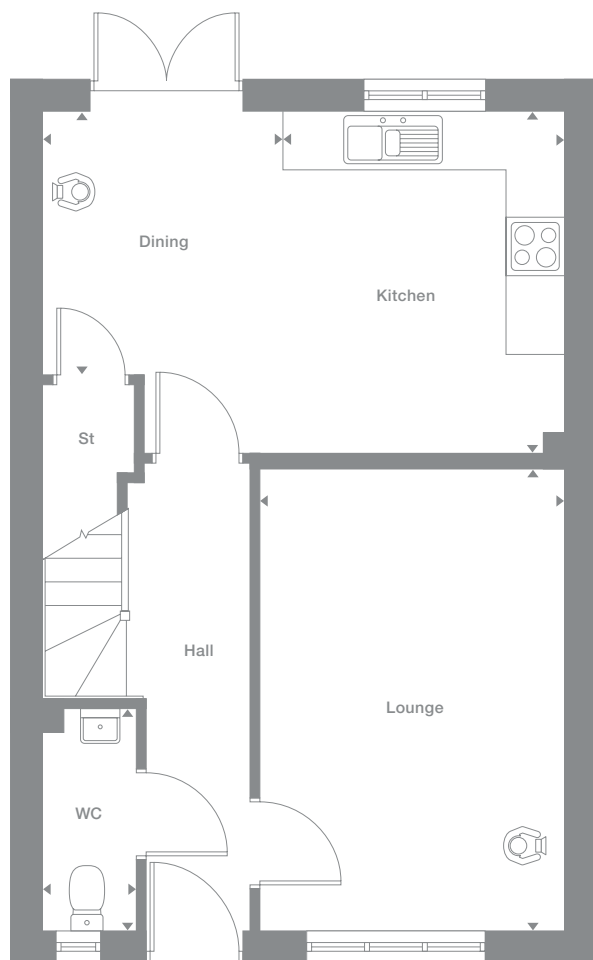
956 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

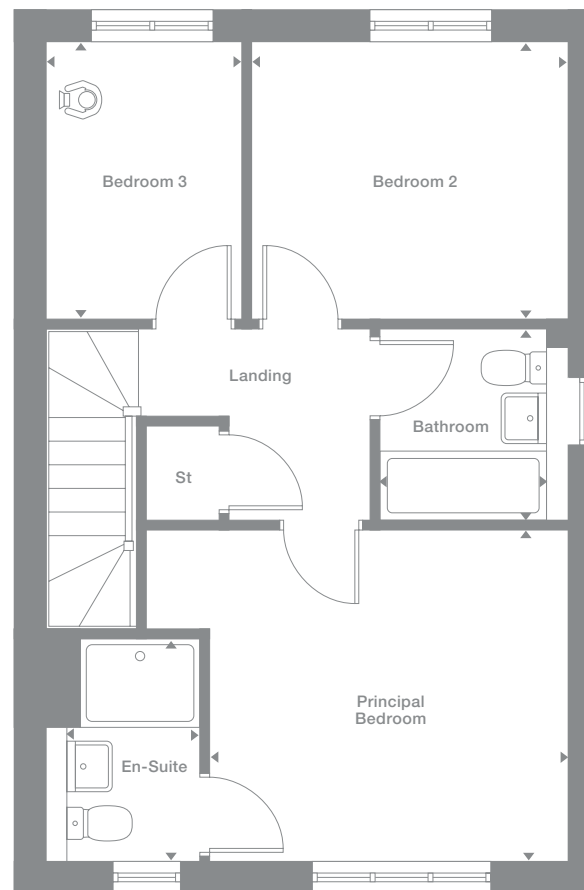
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## Second Floor



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# Elderwood

**Overview**

Designed to add pleasure to socialising as well as convivial everyday life, the lounge leads through to a bright kitchen with a separate laundry and french doors offering garden access. The principal suite features a luxurious dressing room, and the second bedroom incorporates a built-in cupboard.

**Ground Floor**

- Lounge**  
3.25m x 4.66m  
10'8" x 15'4"
- Kitchen/Dining**  
4.19m x 3.26m  
13'9" x 10'8"
- Laundry**  
1.95m x 1.92m  
6'5" x 6'4"
- WC**  
1.00m x 1.92m  
3'3" x 6'4"

**First Floor**

- Principal Bedroom**  
4.19m x 2.50m  
13'9" x 8'3"
- Dressing**  
2.04m x 1.62m  
6'8" x 5'4"
- En-Suite**  
2.04m x 1.21m  
6'8" x 4'0"
- Bedroom 2**  
3.05m x 3.73m  
10'0" x 12'3"
- Bedroom 3**  
3.11m x 2.44m  
10'2" x 8'0"
- Bedroom 4**  
1.96m x 3.58m  
6'5" x 11'9"
- Bathroom**  
2.08m x 2.22m  
6'10" x 7'4"

**Floor Space**

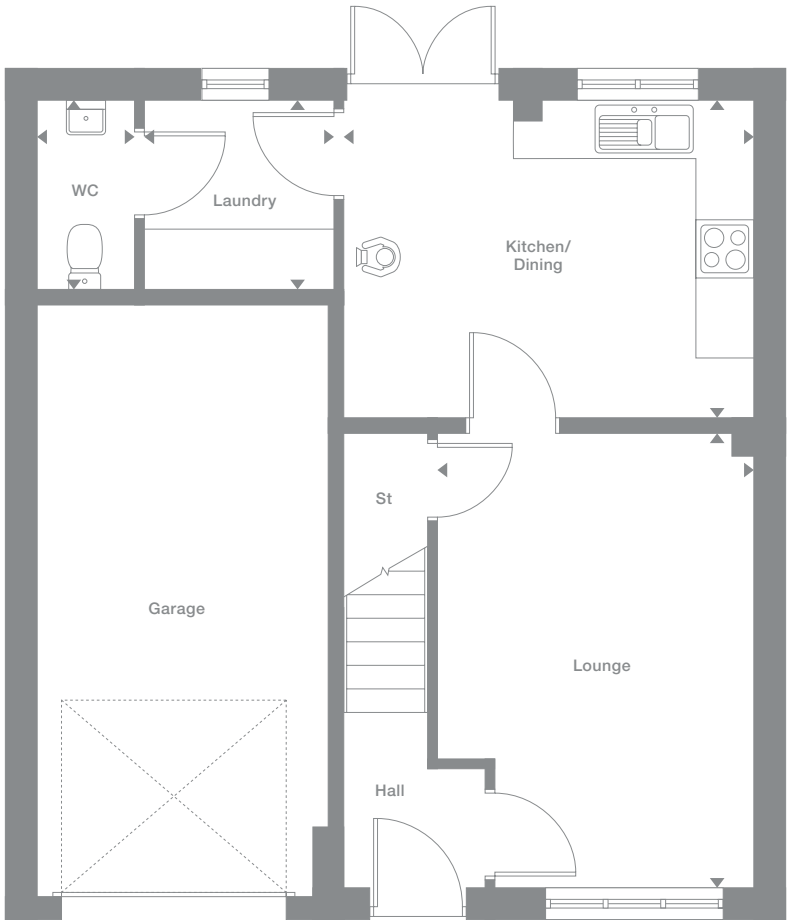
1,045 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

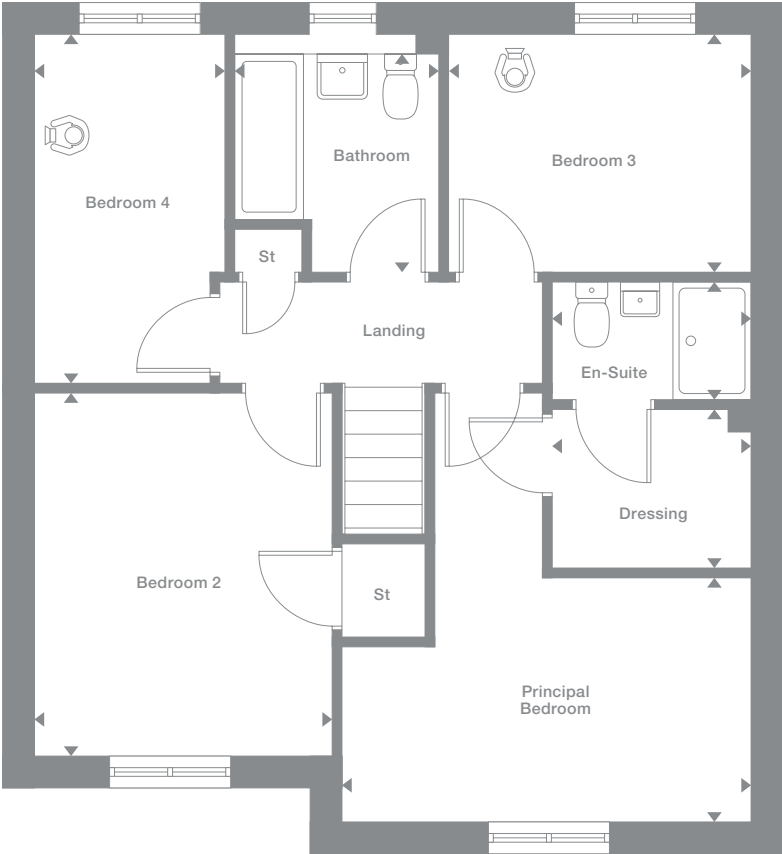
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**Ground Floor**



**First Floor**



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# Malory A

**Overview**  
 The beautifully proportioned bay window and broad entrance canopy indicate the elegance and comfort to be found within the Malory. French doors create a bright, open ambience in the kitchen and dining room, and one of the three bedrooms is en-suite.

- Ground Floor**
- Lounge  
3.85m x 5.25m  
12'8" x 17'3"
- Kitchen/Dining  
1.84m x 3.69m  
6'1" x 12'1"
- WC  
2.00m x 1.09m  
6'7" x 3'7"
- First Floor**
- Principal Bedroom  
3.85m x 4.35m  
12'8" x 14'4"
- En-Suite  
2.45m x 1.21m  
8'1" x 4'0"
- Bedroom 2  
3.38m x 3.74m  
11'1" x 12'3"
- Bedroom 3  
3.47m x 3.54m  
11'5" x 11'7"
- Bathroom  
2.68m x 1.70m  
8'10" x 5'7"

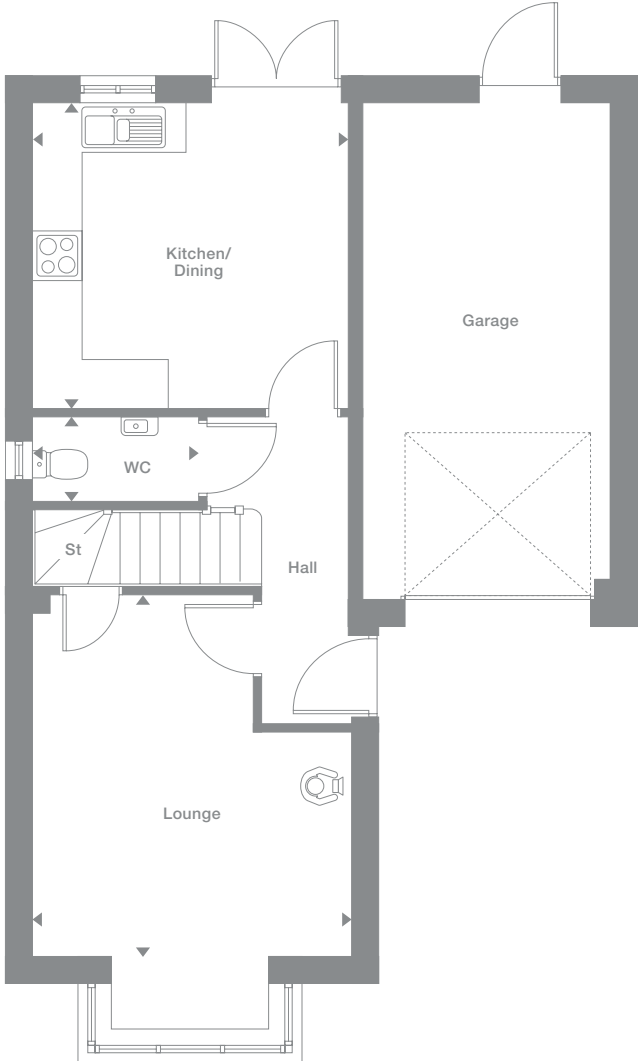
**Floor Space**  
 1,068 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

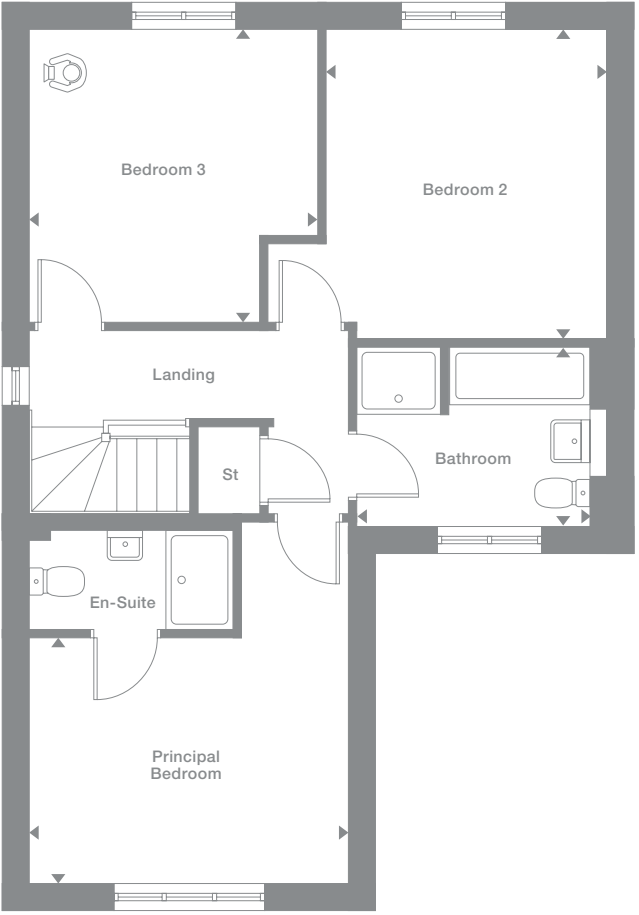
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## Ground Floor



## First Floor



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# Hazelwood

**Overview**

With an adjoining laundry leaving the space free for relaxed dining and conversation, and french doors integrating the interior with the garden, the exciting kitchen forms a natural hub for family life. One of the four bedrooms is en-suite, and another includes a useful cupboard.

**Ground Floor**

- Lounge**  
3.38m x 4.86m  
11'1" x 15'11"
- Kitchen**  
2.95m x 3.18m  
9'8" x 10'5"
- Laundry**  
1.60m x 2.19m  
5'3" x 7'2"
- Dining**  
2.91m x 3.18m  
9'7" x 10'5"
- WC**  
1.60m x 0.90m  
5'3" x 2'11"

**First Floor**

- Principal Bedroom**  
4.38m x 2.90m  
14'5" x 9'6"
- En-Suite**  
1.87m x 2.45m  
6'2" x 8'1"
- Bedroom 2**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 3**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 4**  
3.09m x 2.65m  
10'2" x 8'8"
- Bathroom**  
1.70m x 2.14m  
5'7" x 7'0"

**Floor Space**

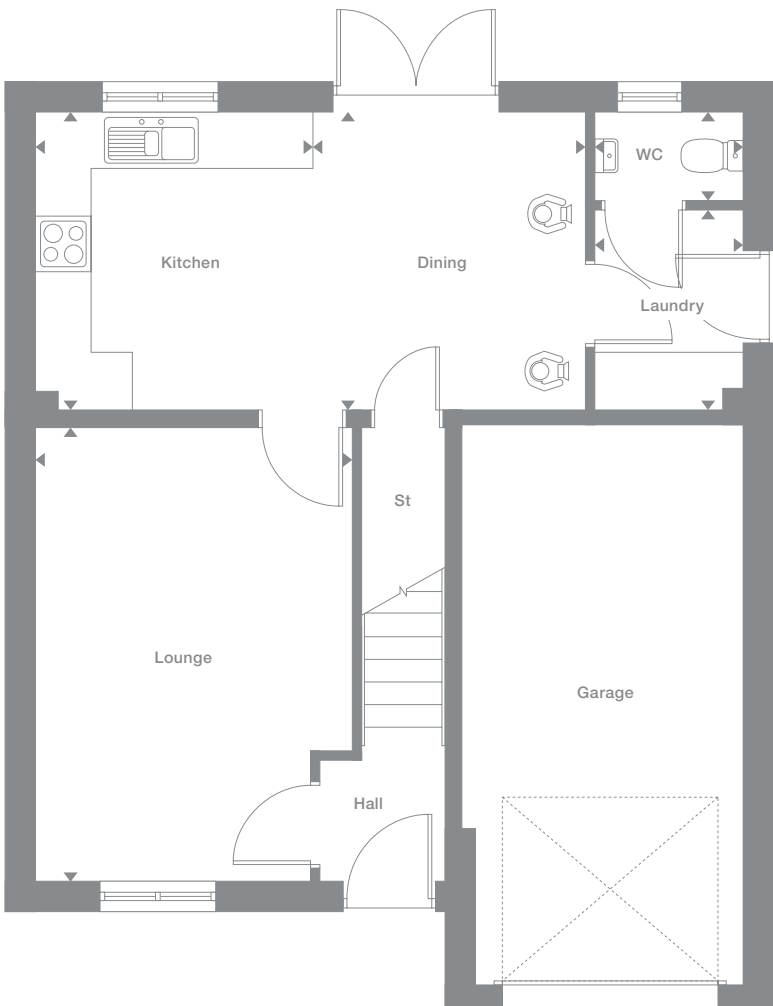
1,150 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

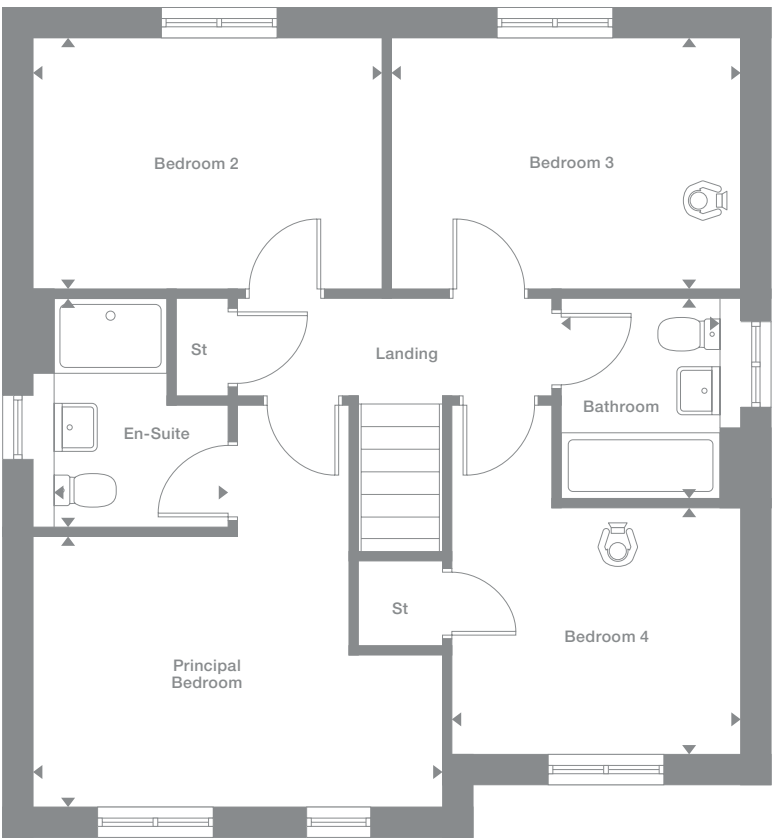
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**Ground Floor**



**First Floor**



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# Pierson

**Overview**  
 With its bright lounge and attractive, ergonomic kitchen, where stylish french doors enhance the dining area, this is a substantial and flexible family home. The en-suite principal bedroom, a delightful dual-aspect retreat with a dormer window has a special charm.

**Ground Floor**  
 Lounge  
 2.56m x 4.77m  
 8'5" x 15'8"

Kitchen  
 2.65m x 3.66m  
 8'8" x 12'0"

Dining  
 2.08m x 3.04m  
 6'10" x 10'0"

WC  
 0.90m x 2.32m  
 2'11" x 7'8"

**First Floor**  
 Bedroom 2  
 4.74m x 3.08m  
 15'7" x 10'2"

Bedroom 3  
 4.74m x 3.19m  
 15'7" x 10'2"

Bathroom  
 2.37m x 2.10m  
 7'10" x 6'11"

**Second Floor**  
 Principal Bedroom  
 4.74m x 4.75m  
 15'7" x 15'7"

En-Suite  
 1.33m x 2.44m  
 4'5" x 8'0"

**Floor Space**  
 1,167 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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 Denotes full height ceiling line

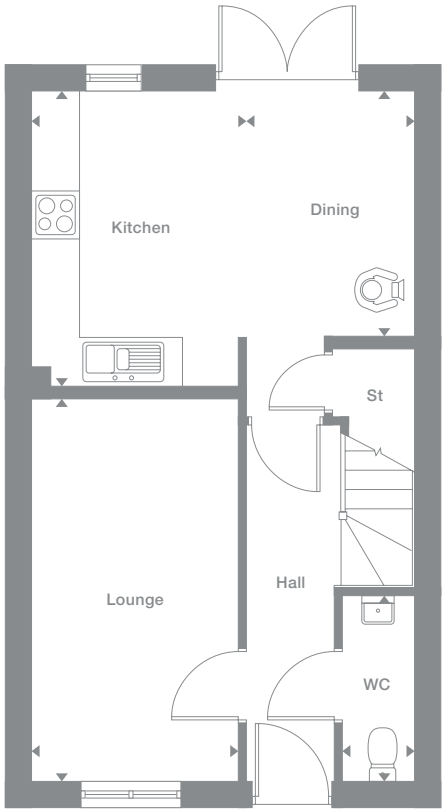
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 Denotes 1500 height line

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

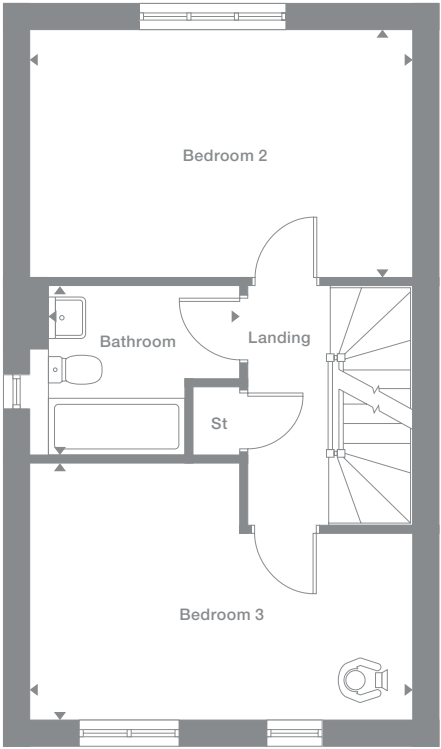
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



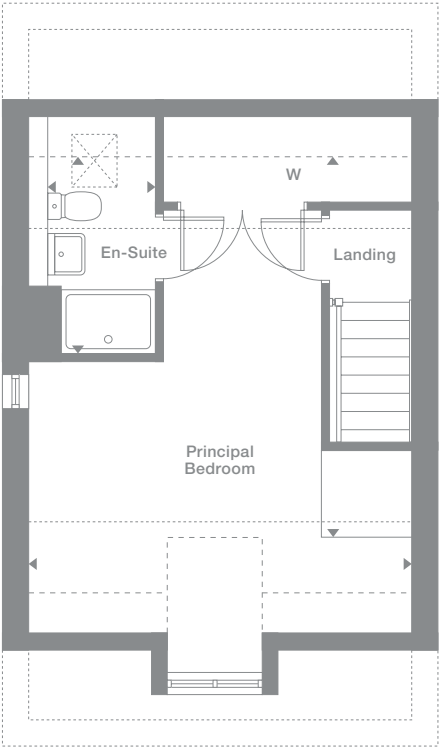
Ground Floor



First Floor



Second Floor



Office space area

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# Riverwood

**Overview**

The inviting lounge shares the ground floor with a delightfully airy, superbly planned family kitchen that offers immense flexibility, with feature french doors adding the option of alfresco dining on summer afternoons. A bright staircase leads to four bedrooms, including a comfortable principal suite.

**Ground Floor**

- Lounge**  
3.57m x 4.53m  
11'9" x 14'11"
- Kitchen/Family/Dining**  
6.47m x 4.51m max  
21'3" x 14'10"
- WC**  
0.95m x 2.00m  
3'1" x 6'7"

**First Floor**

- Principal Bedroom**  
3.57m x 3.13m  
11'9" x 10'4"
- En-Suite**  
2.51m x 1.21m  
8'3" x 4'0"
- Bedroom 2**  
2.75m x 4.01m  
9'1" x 13'2"
- Bedroom 3**  
3.62m x 2.60m  
11'11" x 8'7"
- Bedroom 4**  
2.80m x 2.68m  
9'3" x 8'10"
- Bathroom**  
2.51m x 1.94m  
8'3" x 6'5"

**Floor Space**

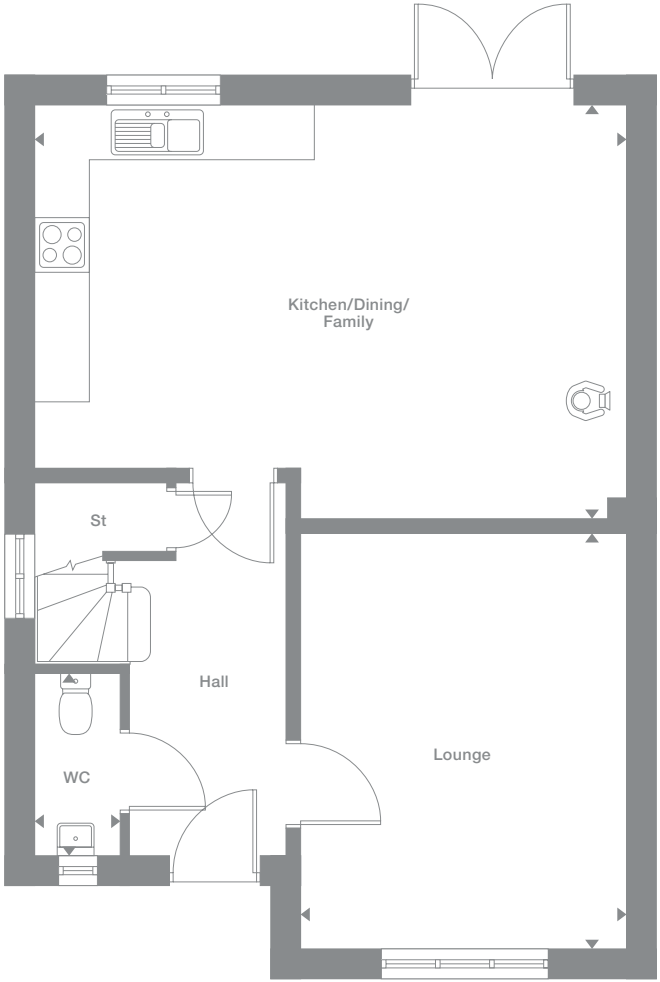
1,219 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

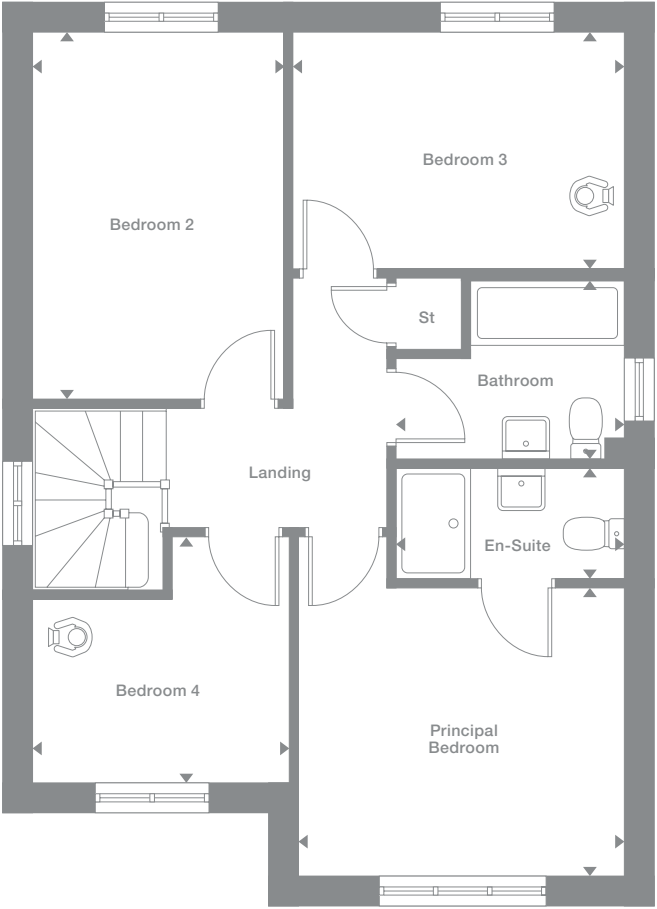
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Maplewood

**Overview**

The impressive bay window enhancing the lounge reflects the quality found throughout this family home. The wonderfully bright, relaxing family kitchen and dining room opens via french doors to the garden, and the luxurious en-suite principal bedroom features a self contained walk-through dressing area.

**Ground Floor**

- Lounge**  
2.98m x 4.72m  
9'10" x 15'6"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.70m x 1.26m  
5'7" x 4'2"
- Dining**  
2.23m x 2.68m  
7'4" x 8'10"
- Family**  
3.15m x 2.41m  
10'4" x 7'11"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.06m x 2.79m  
13'4" x 9'2"
- En-Suite**  
2.63m x 1.20m  
8'8" x 4'0"
- Dressing**  
2.63m x 1.38m  
8'8" x 4'7"
- Bedroom 2**  
2.98m x 3.82m  
9'10" x 12'6"
- Bedroom 3**  
2.54m x 4.10m  
8'4" x 13'6"
- Bedroom 4**  
3.06m x 2.91m  
10'1" x 9'7"
- Bathroom**  
2.45m x 2.91m  
8'1" x 9'7"

**Floor Space**

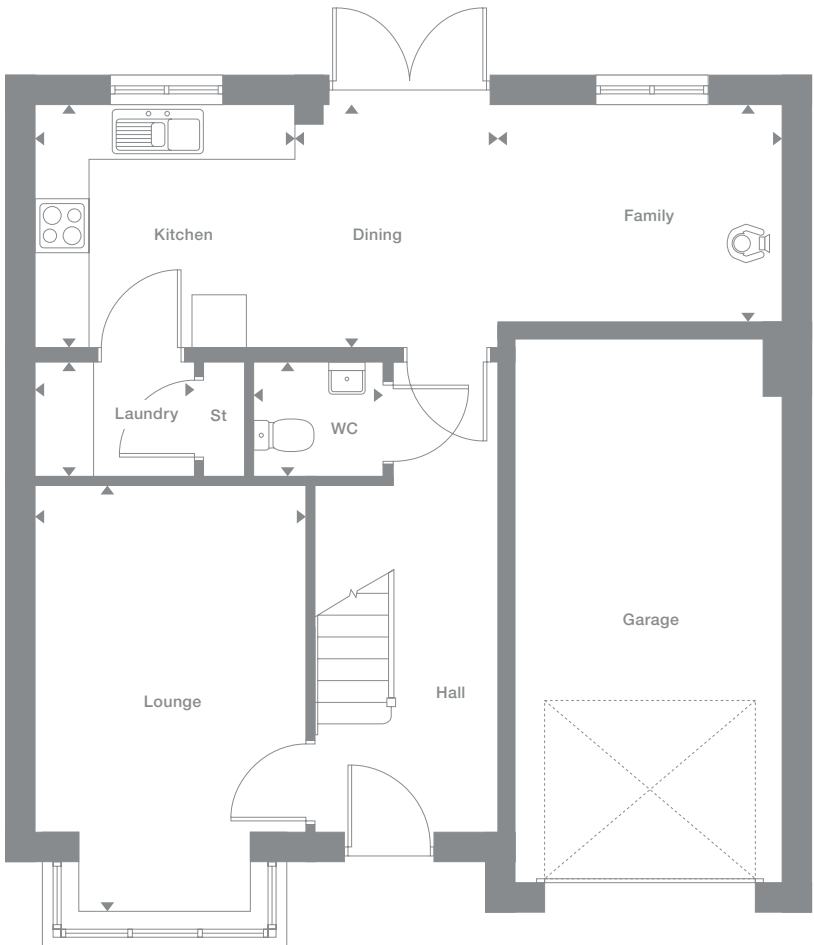
1,269 sq ft

Elevational style and materials may vary depending on plot location. 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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# Auden A

## Overview

Features such as the innovative bay window incorporating french doors, and the charming principal bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

## Ground Floor

- Lounge**  
4.74m x 4.54m  
15'7" x 14'11"
- Dining**  
2.58m x 2.31m  
8'6" x 7'7"
- Kitchen**  
2.58m x 2.89m  
8'6" x 9'6"
- WC**  
0.91m x 2.14m  
3'0" x 7'1"

## First Floor

- Bedroom 2**  
4.74m x 3.77m  
15'7" x 12'5"
- Bedroom 3**  
2.50m x 3.17m  
8'3" x 10'5"
- Bedroom 4**  
2.14m x 2.14m  
7'0" x 7'1"
- Bathroom**  
2.50m x 3.10m  
8'3" x 10'2"

## Second Floor

- Principal Bedroom**  
3.55m x 3.94m  
to 1.19 H.L.  
11'8" x 13'0"
- En-Suite**  
2.12m x 2.32m  
to 1.19 H.L.  
7'9" x 7'8"
- Dressing**  
2.32m x 2.11m  
to 1.19 H.L.  
7'7" x 7'1"

## Floor Space

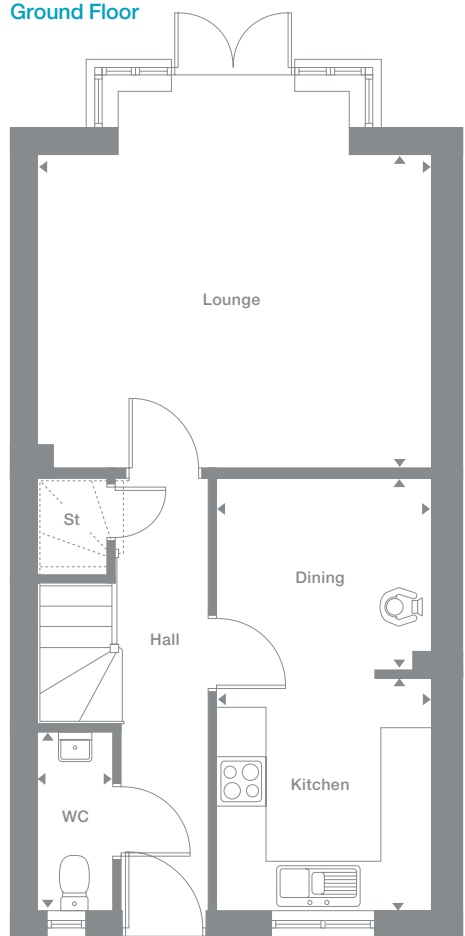
1,275 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

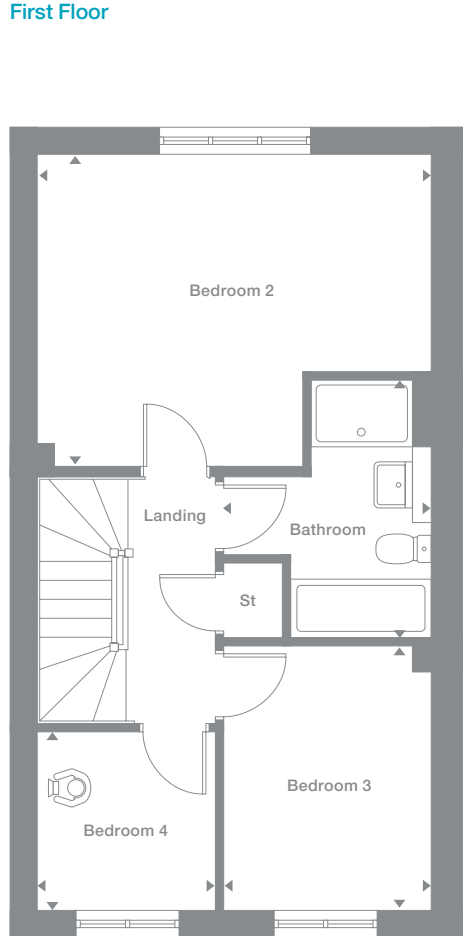
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



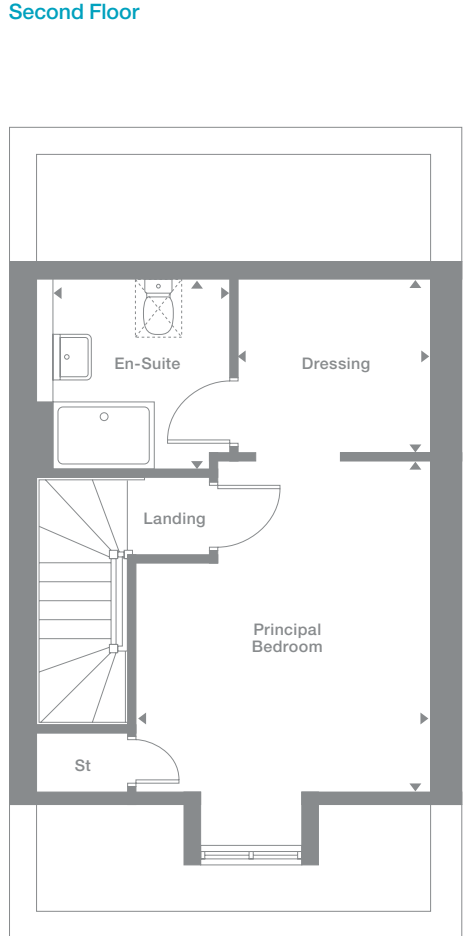
Ground Floor



First Floor



Second Floor



how will you use your new home?

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# Oakwood

**Overview**

The striking bay windowed lounge and inviting family kitchen, with french doors lighting the dining area, are ideal for social gatherings, while a separate laundry and a study add utility and privacy. Upstairs, a feature gallery landing leads to four bedrooms, one of them en-suite.

**Ground Floor**

- Lounge**  
3.65m x 5.44m  
12'0" x 17'10"
- Kitchen**  
3.36m x 2.99m  
11'0" x 9'10"
- Laundry**  
2.08m x 1.66m  
6'10" x 5'5"
- Family/Dining**  
3.78m x 3.88m  
12'5" x 12'9"
- Study**  
2.08m x 2.01m  
6'10" x 6'7"
- WC**  
2.08m x 1.13m  
6'10" x 3'9"

**First Floor**

- Principal Bedroom**  
3.65m x 3.21m  
12'0" x 10'6"
- En-Suite**  
2.40m x 1.30m  
7'11" x 4'3"
- Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"
- Bedroom 3**  
3.26m x 2.74m  
10'8" x 9'0"
- Bedroom 4**  
3.40m x 3.18m  
11'2" x 10'5"
- Bathroom**  
2.55m x 2.00m  
8'5" x 6'7"

**Floor Space**

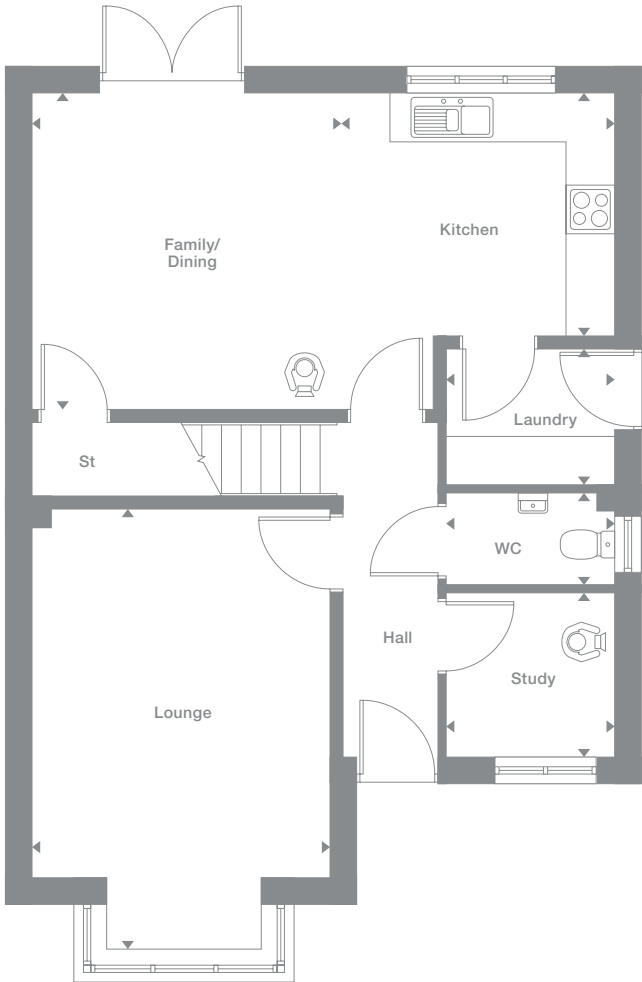
1,388 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

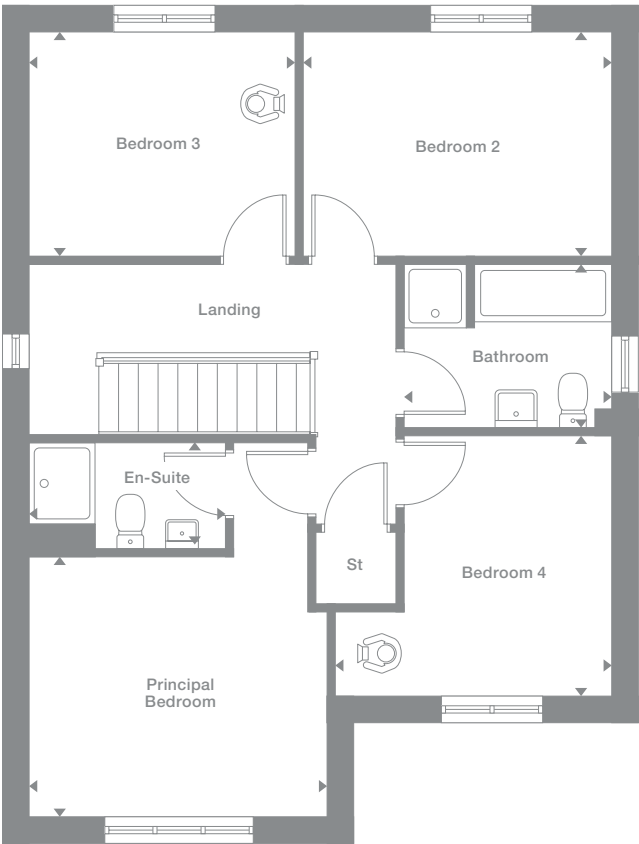
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Sherwood

**Overview**

Providing a lively contrast to the elegant bay-windowed lounge, the kitchen, dining and family room is lit by twin windows and incorporates french doors to create an endlessly adaptable, welcoming space. Two bedrooms are en-suite, and one includes a very special self-contained dressing room.

**Ground Floor**

- Lounge**  
3.19m x 5.04m  
10'6" x 16'7"
- Kitchen**  
3.22m x 3.16m  
10'7" x 10'4"
- Laundry**  
1.87m x 1.26m  
6'2" x 4'2"
- Dining**  
2.20m x 3.16m  
7'3" x 10'4"
- Family**  
3.15m x 2.62m  
10'4" x 8'7"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.78m x 3.09m  
15'9" x 10'2"
- En-Suite 1**  
2.80m x 1.22m  
9'2" x 4'0"
- Dressing**  
2.80m x 1.59m  
9'2" x 5'3"
- Bedroom 2**  
3.69m x 3.09m  
12'2" x 10'2"
- En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"
- Bedroom 3**  
2.74m x 3.37m  
9'0" x 11'1"
- Bedroom 4**  
3.14m x 2.60m  
10'4" x 8'6"
- Bathroom**  
2.48m x 2.60m  
8'2" x 8'6"

**Floor Space**

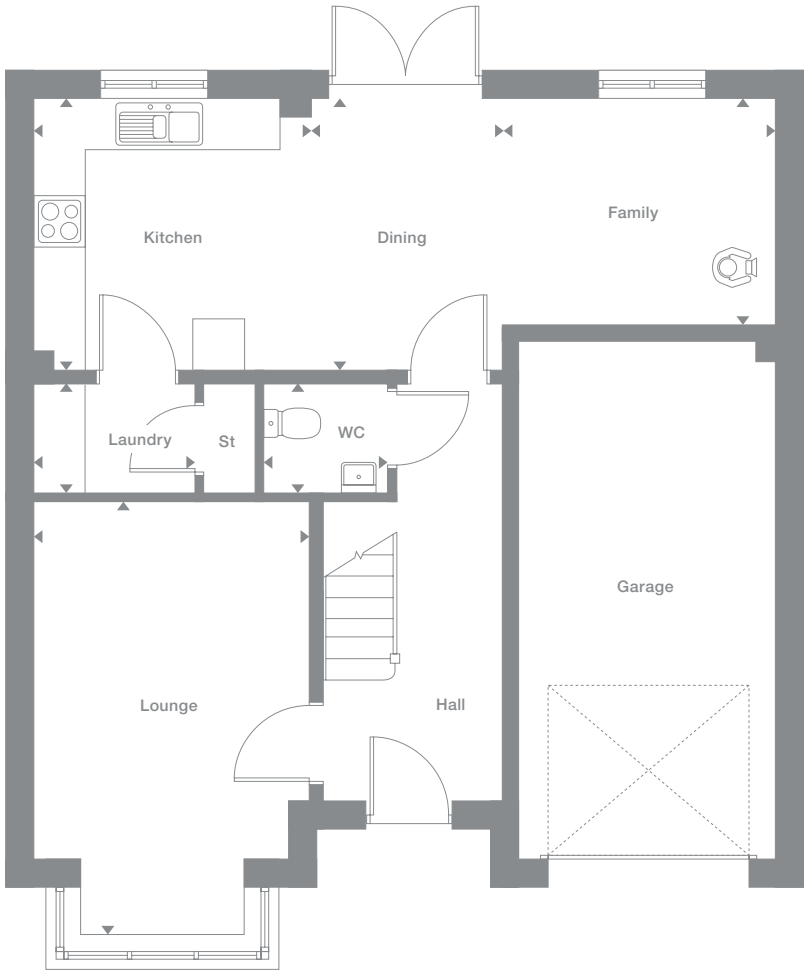
1,400 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

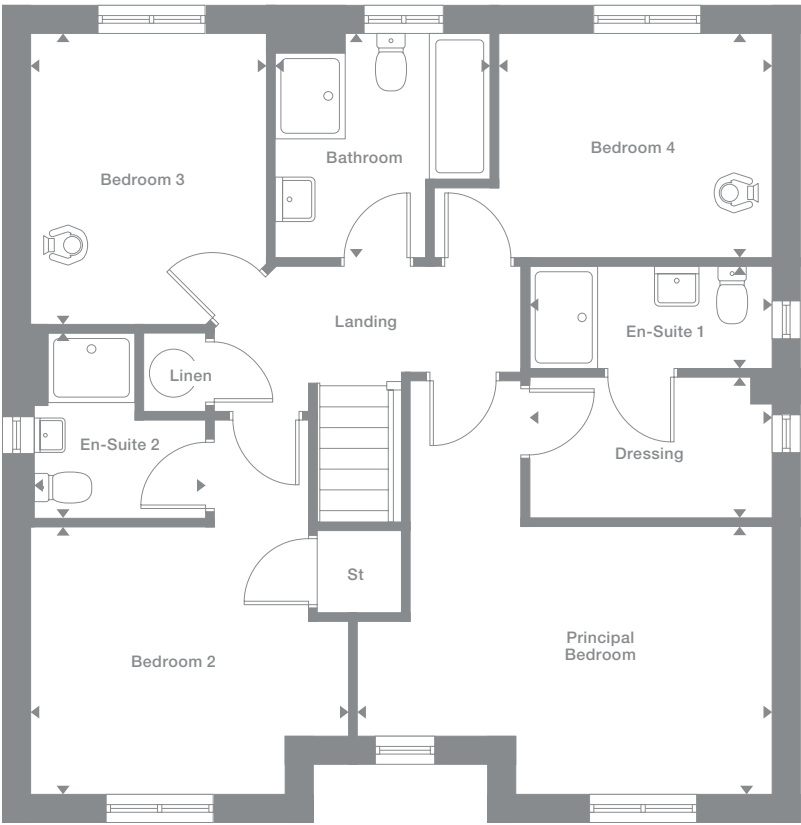
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Baywood

**Overview**

Dual aspect windows in the kitchen, study and two of the bedrooms are complemented by french doors in the dining area and two of the bedrooms are complemented by french doors in the dining area and a traditional bay window in the lounge, filling this prestigious family home with natural light. The principal bedroom adjoins an en-suite shower room.

**Ground Floor**

- Lounge**  
4.36m x 4.16m  
14'4" x 13'8"
- Kitchen**  
3.51m x 3.96m  
11'6" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.51m x 2.90m  
11'6" x 9'6"
- Study**  
2.24m x 2.61m  
7'4" x 8'7"
- WC**  
1.12m x 1.45m  
3'8" x 4'9"

**First Floor**

- Principal Bedroom**  
3.57m x 3.68m  
11'9" x 12'1"
- En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2**  
3.51m x 3.23m  
11'7" x 10'7"
- Bedroom 3**  
2.47m x 3.53m  
8'1" x 11'7"
- Bedroom 4**  
3.51m x 3.08m  
11'6" x 10'1"
- Bathroom**  
3.21m x 1.70m  
10'7" x 5'7"

**Floor Space**

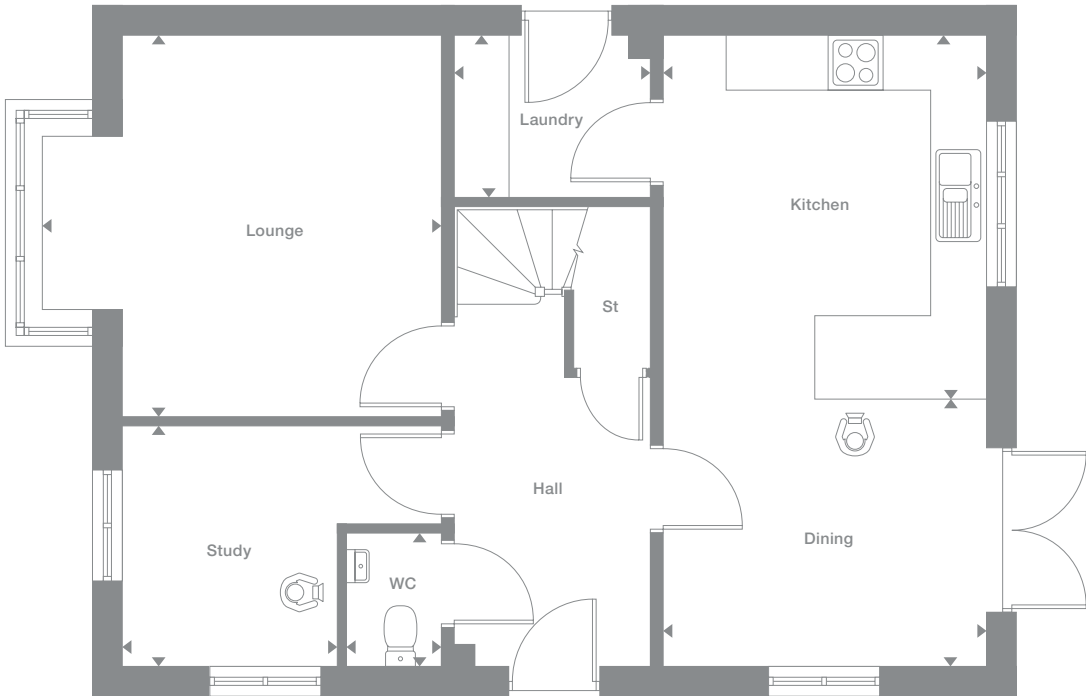
1,408 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

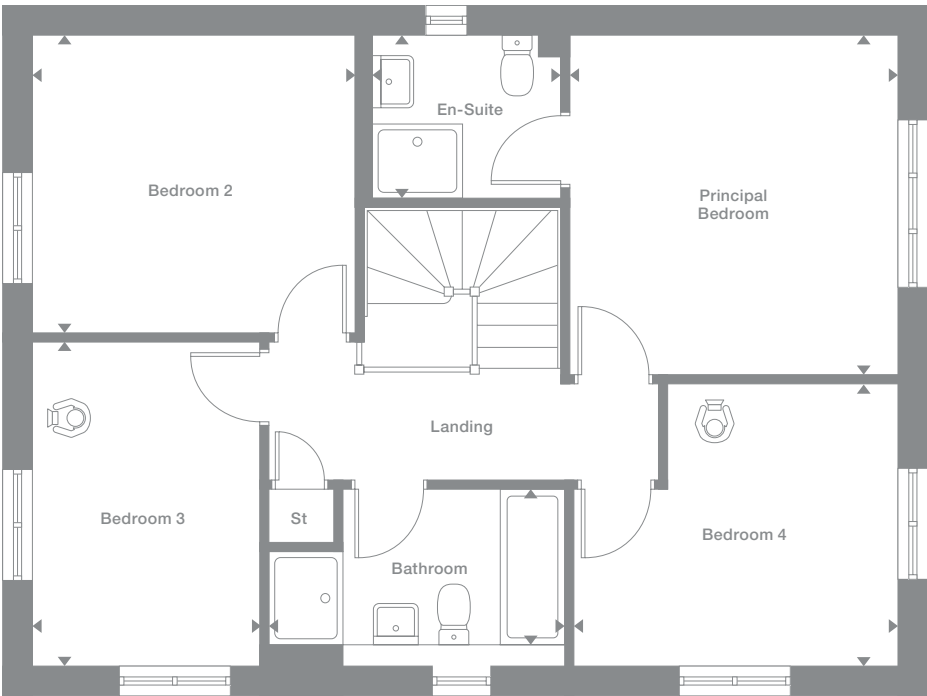
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Bayford

**Overview**

The bay windowed lounge and bright dining room, with its feature french doors, present an outstanding backdrop to convivial gatherings. The en-suite principal bedroom includes a separate dressing room, and a second en-suite bedroom opens up the option of offering exceptional guest accommodation.

**Ground Floor**

- Lounge**  
3.39m x 5.92m  
11'2" x 19'5"
- Kitchen**  
4.29m x 2.97m  
14'1" x 9'9"
- Laundry**  
1.67m x 1.96m  
5'6" x 6'5"
- Dining**  
4.22m x 2.97m  
13'10" x 9'9"
- WC**  
1.67m x 0.92m  
5'6" x 3'0"

**First Floor**

- Principal Bedroom**  
3.39m x 3.20m  
11'2" x 10'6"
- En-Suite 1**  
1.66m x 2.03m  
5'5" x 6'8"
- Dressing**  
2.30m x 1.65m  
7'7" x 5'5"
- Bedroom 2**  
2.70m x 4.01m  
8'11" x 13'2"
- En-Suite 2**  
1.70m x 2.00m  
5'7" x 6'7"
- Bedroom 3**  
3.19m x 3.05m  
10'6" x 10'0"
- Bedroom 4**  
2.70m x 3.17m  
8'11" x 10'5"
- Bedroom 5**  
2.37m x 2.00m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.87m  
7'4" x 6'2"

**Floor Space**

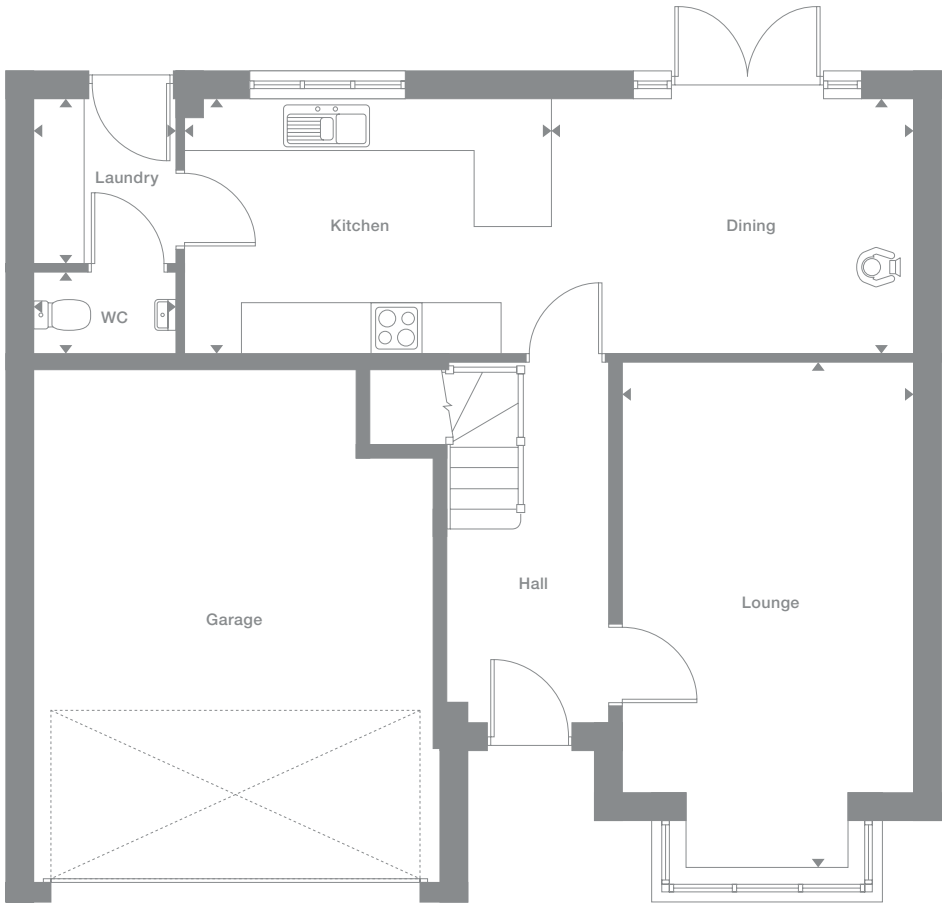
1,464 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

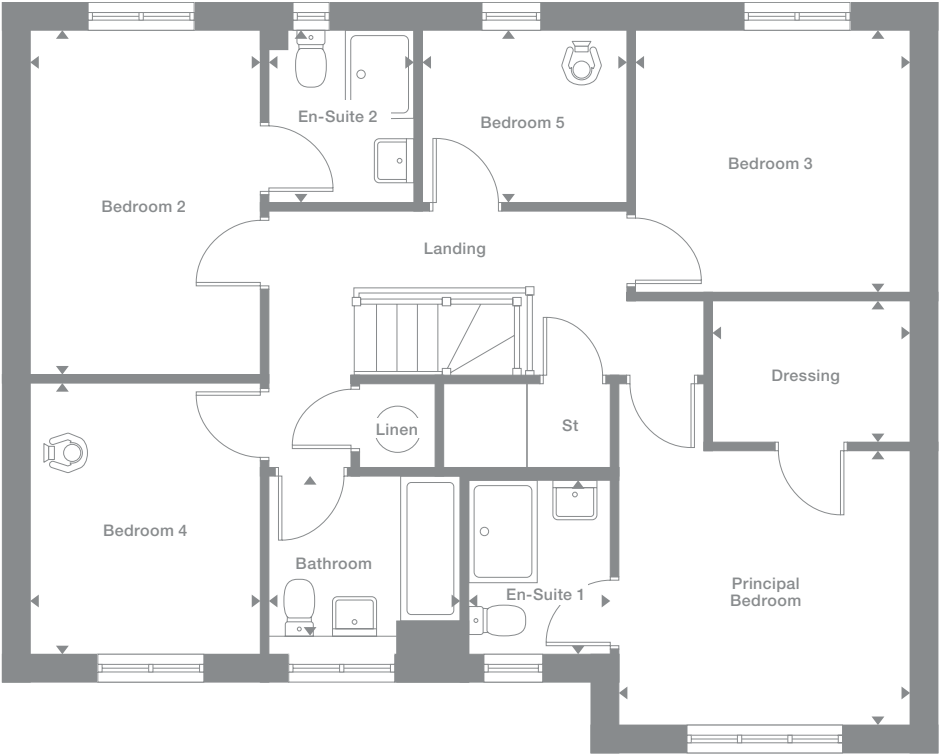
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Thetford

## Overview

An L-shaped family room, with french doors set into a panoramic window, extends into a superb, ergonomic kitchen. A bay window adds distinction to the lounge. Upstairs, two of the five bedrooms are en-suite and one includes a walk-in dressing room. Every detail demonstrates exceptional quality.

## Ground Floor

- Lounge**  
3.85m x 5.35m  
12'8" x 17'7"
- Kitchen**  
4.18m x 2.85m  
13'9" x 9'4"
- Laundry**  
1.92m x 1.85m  
6'4" x 6'1"
- Dining**  
4.07m x 2.85m  
13'5" x 9'4"
- Family**  
4.07m x 2.44m  
13'5" x 8'0"
- WC**  
1.92m x 0.90m  
6'4" x 2'11"

## First Floor

- Principal Bedroom**  
3.85m x 3.12m  
12'8" x 10'3"
- En-Suite 1**  
2.50m x 1.21m  
8'2" x 4'0"
- Dressing**  
1.62m x 2.21m  
5'4" x 7'3"
- Bedroom 2**  
3.03m x 3.34m  
9'11" x 11'0"
- En-Suite 2**  
2.01m x 1.86m  
6'7" x 6'1"
- Bedroom 3**  
3.77m x 2.95m  
12'5" x 9'8"
- Bedroom 4**  
3.26m x 2.95m  
10'8" x 9'8"
- Bedroom 5**  
4.32m x 2.51m  
14'2" x 8'3"
- Bathroom**  
2.70m x 1.95m  
8'10" x 6'5"

## Floor Space

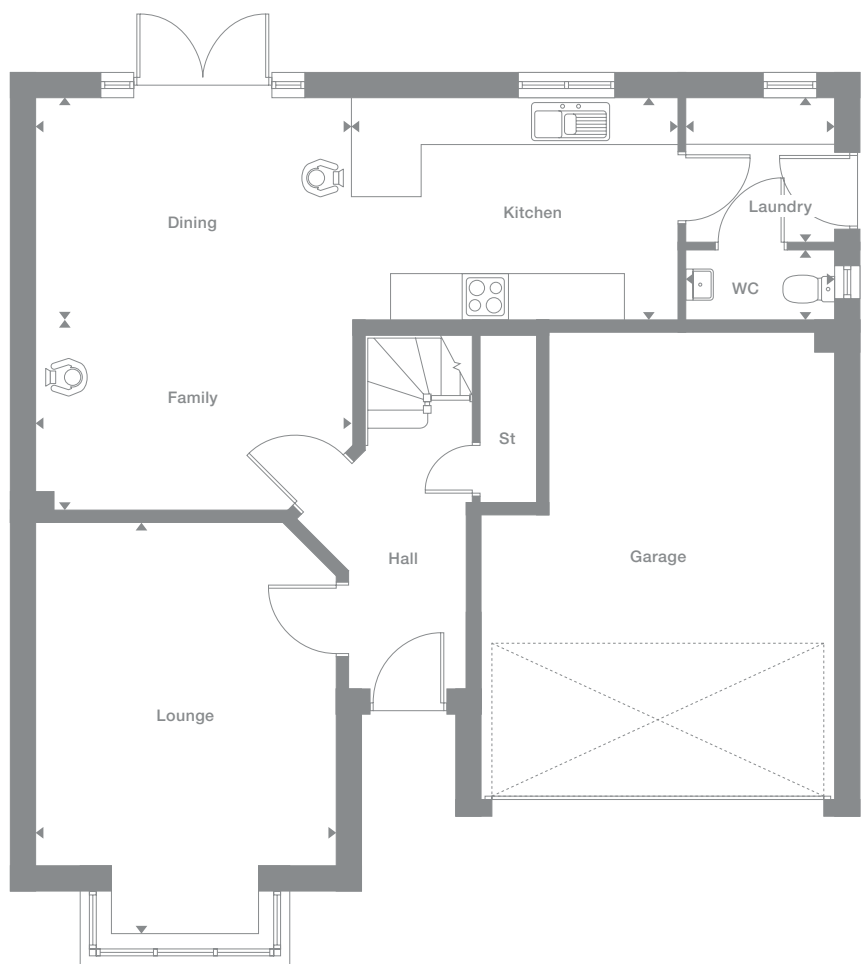
1,671 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

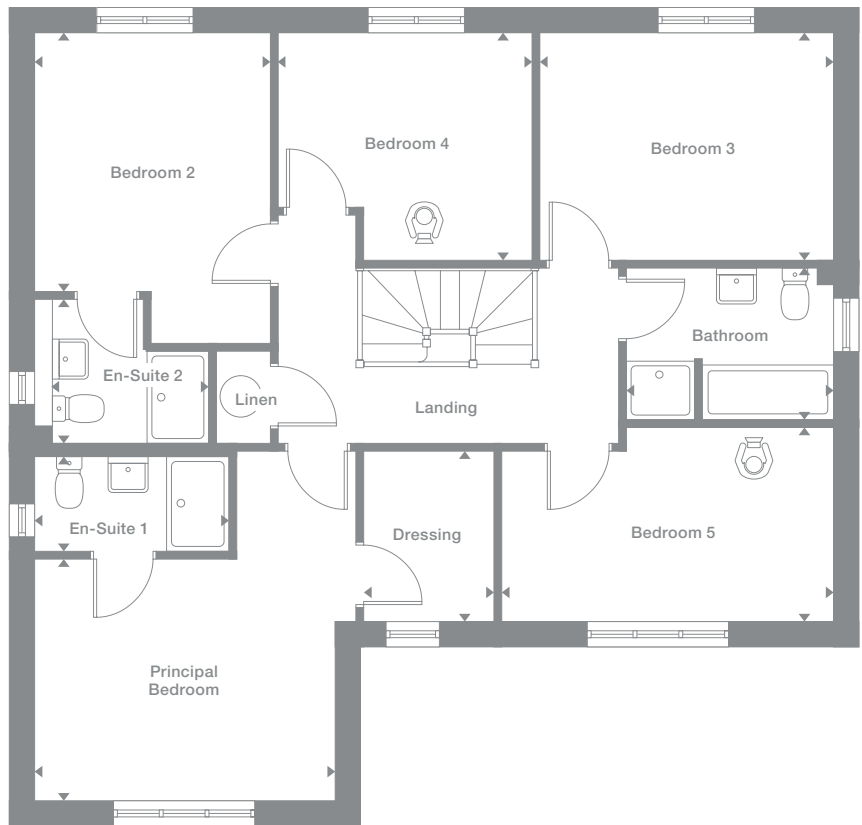
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Bridgeford

**Overview**

From the imposing entrance hall, and the airy kitchen with its delightful conservatory-style breakfast area, to the breathtaking lounge and adjoining garden dining room, from the private study to the gallery landing and two en-suite bedrooms, this is a distinguished home filled with prestigious features.

**Ground Floor**

- Lounge**  
3.56m x 5.31m  
11'8" x 17'5"
- Kitchen**  
3.96m x 3.71m  
13'0" x 12'2"
- Laundry**  
2.33m x 1.68m  
7'8" x 5'6"
- Family/Breakfast**  
2.71m x 5.62m  
8'11" x 18'6"
- Dining**  
3.56m x 2.66m  
11'8" x 8'9"
- Study**  
3.52m x 2.42m  
11'7" x 7'11"
- WC**  
1.09m x 1.68m  
3'7" x 5'6"

**First Floor**

- Principal Bedroom**  
3.64m x 4.04m  
11'11" x 13'3"
- En-Suite 1**  
2.44m x 1.38m  
8'0" x 4'7"
- Dressing**  
2.44m x 2.25m  
8'0" x 7'5"
- Bedroom 2**  
3.52m x 2.68m  
11'7" x 8'10"
- En-Suite 2**  
1.21m x 2.68m  
4'0" x 8'10"
- Bedroom 3**  
3.59m x 3.10m  
11'9" x 10'2"
- Bedroom 4**  
2.97m x 3.19m  
9'9" x 10'6"
- Bedroom 5**  
2.69m x 2.68m  
8'10" x 8'10"
- Bathroom**  
2.56m x 2.09m  
8'5" x 6'11"

**Floor Space**

1,885 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

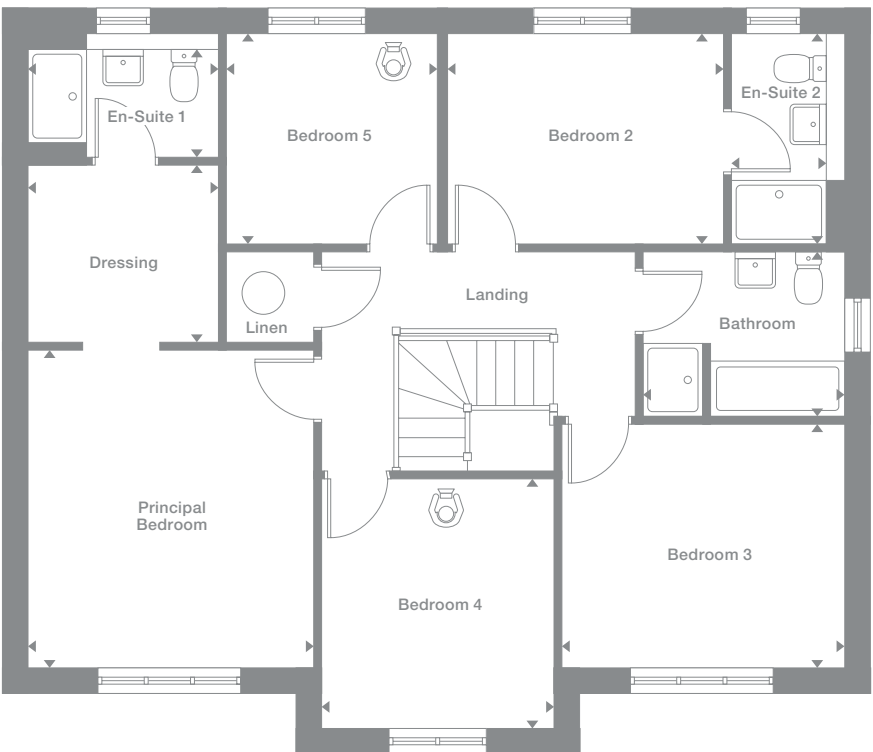
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# The Miller Difference

your home your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

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

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

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

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

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

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

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

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

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

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

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

**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.

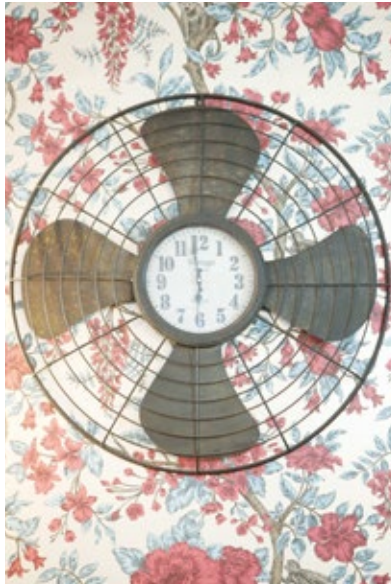
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.





Recreational amenities include a leisure centre at West Denton, near the Denton Park shops, with a 33m swimming pool, teaching pool, fitness gym, training area and sports pitches. Westerhope Golf Club, an excellent 18-hole parkland course with full clubhouse facilities, is less than a mile away, and traditional family friendly pubs within a short walk include The Poachers Cottage and the Jingling Gate. Quiet roads and paths near the development provide excellent opportunities for walking or cycling around the local countryside.

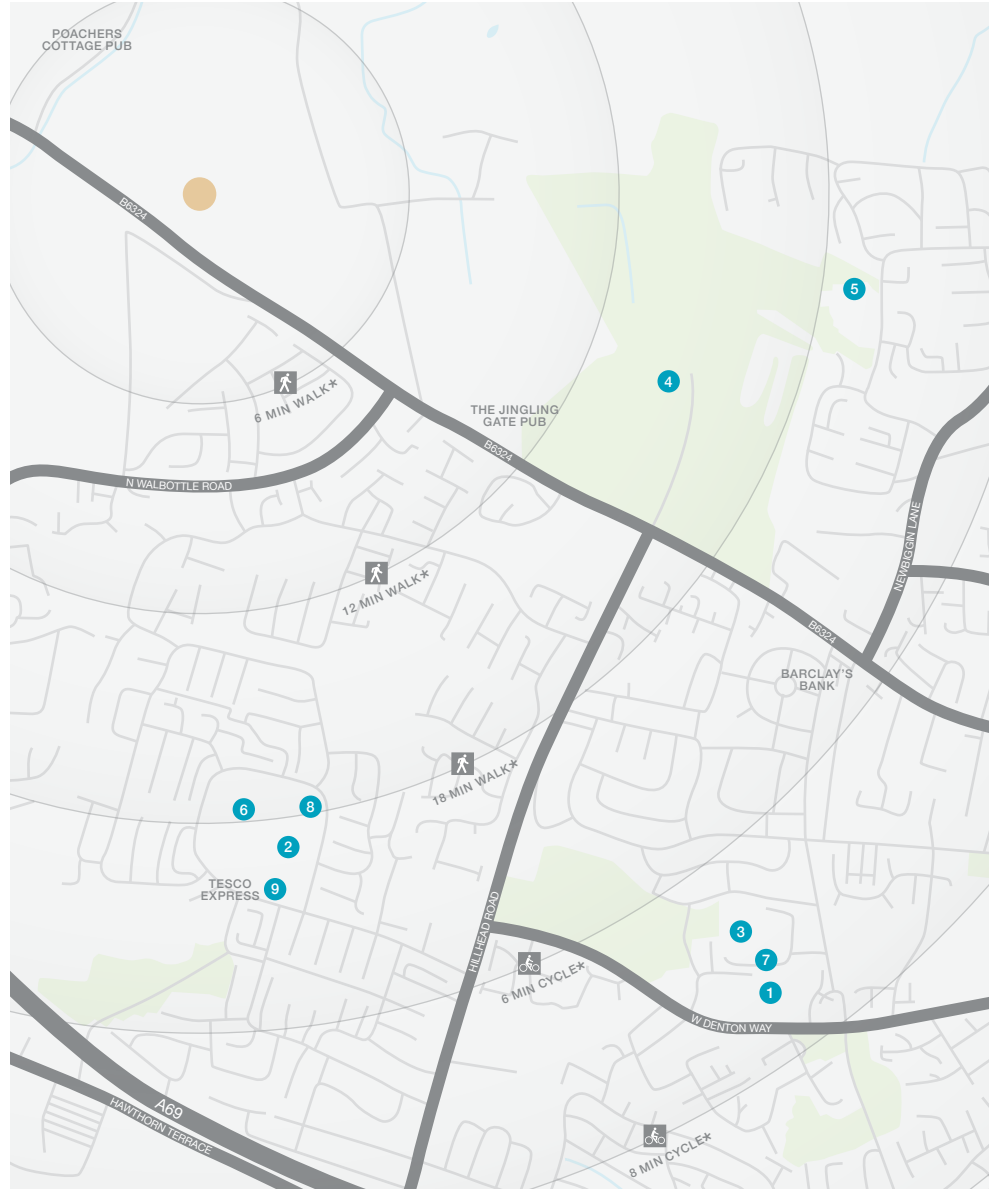
Westerhope Community Centre, fifteen minutes walk away, hosts a range of clubs and activities including bowling, snooker, children's groups, and social evenings in the bar. For a more cosmopolitan spectrum of entertainment and cultural activities, the short trip into Newcastle City Centre by Metro or bus opens up an enormous selection of museums, galleries, cinemas, theatres, clubs and live comedy and music venues.



Schools in the area include Simonside and Milecastle Primary Schools, both recognised as 'Good' in their most recent Ofsted assessment, while the choice of high schools includes Walbottle Campus and Studio West Enterprise and Innovation Campus, both approximately two and a half miles away. For health care, a small area near Hillhead Parkway, just over a mile away, contains the Chapel House Primary Care Centre, a practice with seven GPs, as well as a pharmacy and a dental surgery.

# Useful Contacts

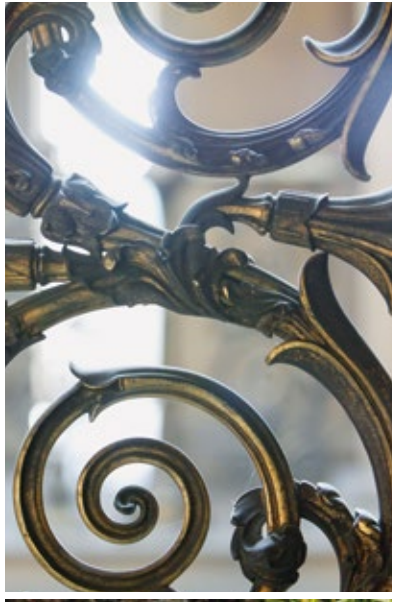
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Post Office  
Unit 15, Denton Park Shopping Centre,  
0145 722 3344
  - 2 Lloyds Pharmacy  
Chapel House Health Centre,  
0191 267 6705
  - 3 West Denton Leisure Centre,  
West Denton Way  
0191 430 2910
  - 4 Westerhope Golf Club,  
Whorlton Grange  
0191 286 7636
  - 5 Simonside Primary School,  
Bedeburn Road  
0191 286 0776
  - 6 Milecastle Primary School,  
Hillhead Parkway  
0191 267 4510
  - 7 Studio West School  
West Denton Way  
0191 481 3710
  - 8 Dr Richardson & Partners  
Chapel House Primary Care Centre,  
Hillhead Parkway  
0191 273 4009
  - 9 Angel Dental Care  
6 Frenton Close  
0191 267 4647
- The Poachers Cottage,  
Armstrong Street  
0191 214 0417
- Walbottle Campus  
Hexham Road  
0191 267 8221

\* 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



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03300 377 259

**From Central Newcastle**  
Take the A167 past Nun's Moor, then at Cowgate bear left following signs for Gateshead. Take the second exits at the Silver Lonnen and Pooley Road roundabouts. At the junction with the A1, take the second exit for Westerhope via the B6324. Stay on the B6324 for just over one and a half miles and, around half a mile after passing the Jingling Gate pub on the right, the development is on the right.

**From the A1 Southbound**  
Stay on the A1 southbound through the junction with the A696 and A617, for Jedburgh and the City Centre, then leave the A1 at the next junction and take the third roundabout exit for Westerhope via the B6324. Stay on the B6324 for just over one and a half miles and, around half a mile after passing the Jingling Gate pub, the development is on the right.

Sat Nav: NE5 1NQ



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®



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

*the place to be*®

## Why Miller Homes?

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

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



5 stars for customer satisfaction

### Development

#### Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03300 377 259

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