



**Langley Gate  
York**

**millerhomes**

*the place to be®*

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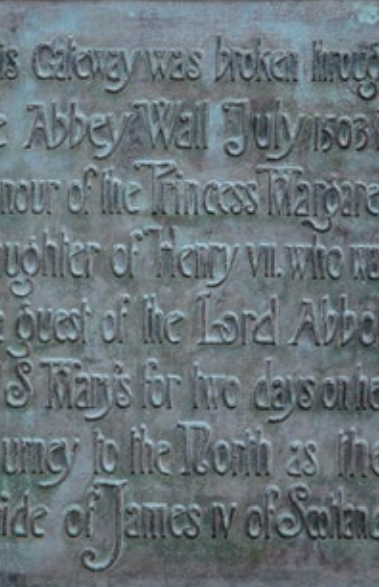
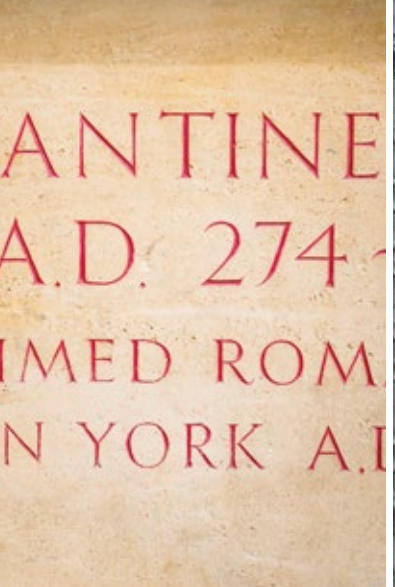
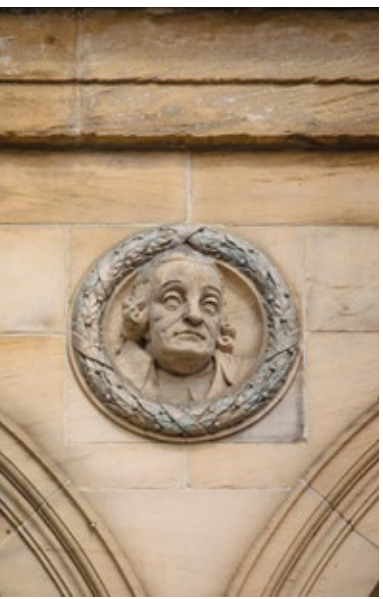
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with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



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



Set in a quiet residential neighbourhood 500 yards from York's outer ring road, convenient for travel around the city as well as further afield, Langley Gate also benefits from easy access to quiet cycle routes and footpaths. Fifteen minutes' walk away, National Cycle Route 65 provides a peaceful path to York city centre via Rawcliffe Ings, alongside delightful parks and into the Museum Gardens. Local bus services link the development with the city centre and York railway station, while Poppleton station, ten minutes' walk away, is a stop on the York to Leeds line. The varied, cosmopolitan cultural life and attractions of York city centre are just five minutes away by train.



# Welcome home

Close to the A1237 and approximately two and a half miles from the attractions of York's beautiful, historic city centre, this attractive selection of new build homes for sale combines exceptional convenience with a delightful, open ambience and excellent local amenities. These superb one, two, three, four and five bedroom energy efficient homes are beautifully landscaped with open green spaces, playgrounds and distinctive character areas to add variety and interest.

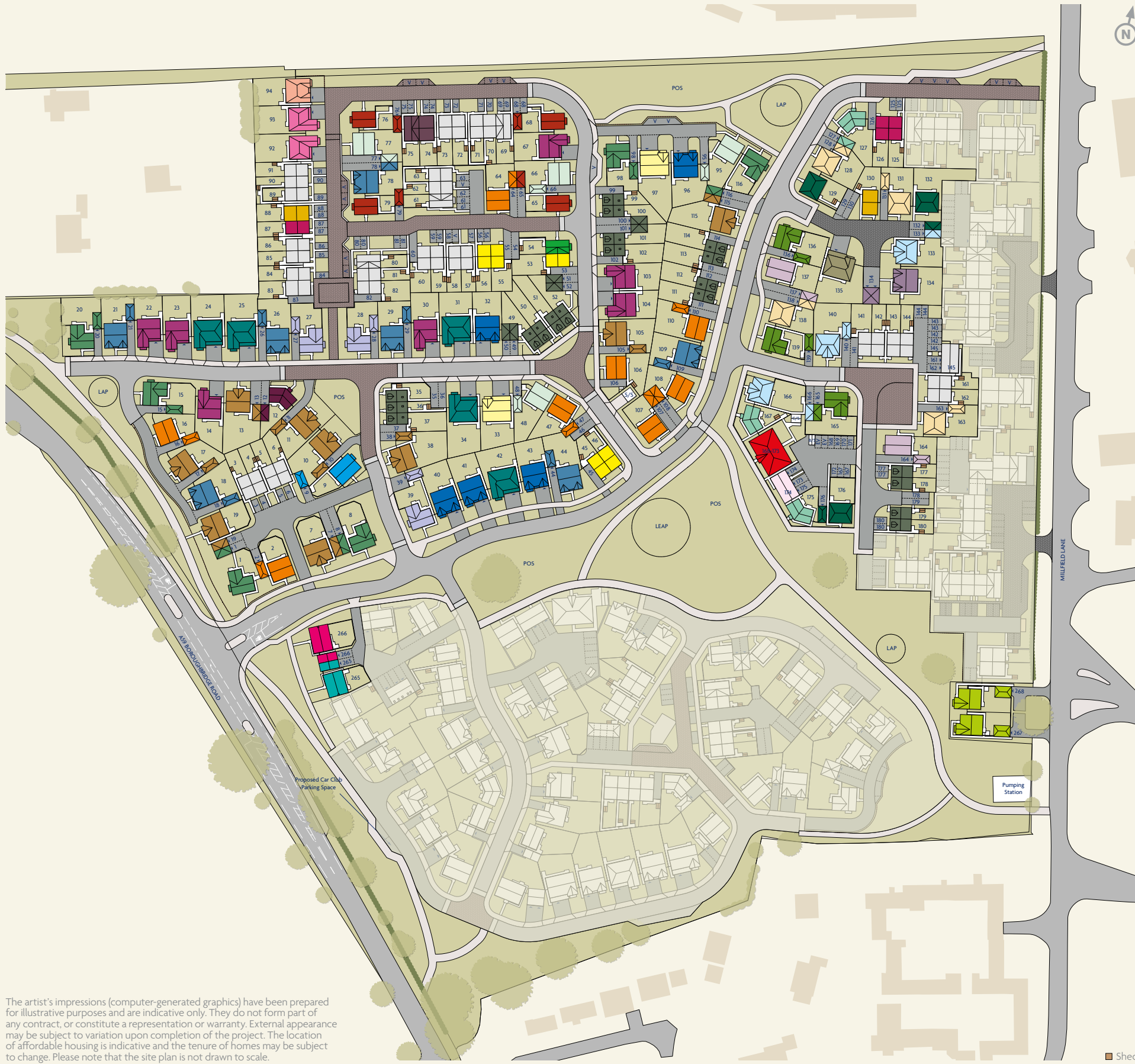
Welcome to Langley Gate...

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



# Plot Information

<b>Apartment</b> See Page 12		<b>Harewood</b> See Page 46	
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<b>Overton</b> See Page 18		<b>Greenwood</b> See Page 52	
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<b>Kingston</b> See Page 22		<b>Denwood</b> See Page 56	
<b>Atwood</b> See Page 24		<b>Beauwood</b> See Page 58	
<b>Beckwood</b> See Page 26		<b>Stevenson B</b> See Page 60	
<b>Eaton</b> See Page 28		<b>Sherwood</b> See Page 62	
<b>Kipling</b> See Page 30		<b>Baywood</b> See Page 64	
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<b>Affordable Housing</b>			



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# Apartment

**Overview**  
 Featuring triple windows and a corridor-style entrance opening on to a practical, ergonomic kitchen, the living area of this exciting apartment has a wonderfully bright, comfortable appeal. The en-suite principal bedroom adds a touch of luxury to a stylish home perfect for modern urban living.

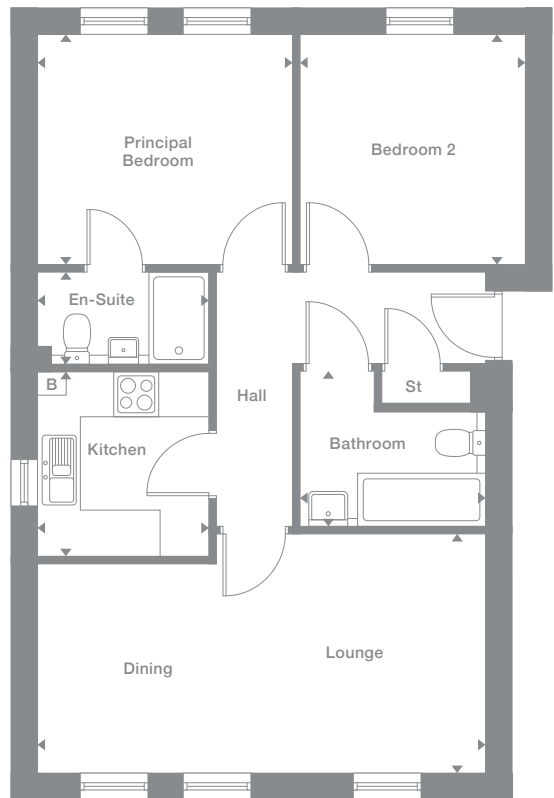
<b>Type 3</b>	<b>Type 4</b>
<b>Living</b> 3.53m x 3.13m 11'5" x 10'2"	<b>Living</b> 3.53m x 3.13m 11'5" x 10'2"
<b>Dining</b> 2.35m x 2.73m 7'7" x 8'9"	<b>Dining</b> 2.35m x 2.73m 7'7" x 8'9"
<b>Kitchen</b> 2.26m x 2.41m 7'4" x 7'9"	<b>Kitchen</b> 2.26m x 2.41m 7'4" x 7'9"
<b>Principal Bedroom</b> 3.35m x 3.04m 10'9" x 9'9"	<b>Principal Bedroom</b> 3.93m x 3.04m 12'8" x 9'9"
<b>En-Suite</b> 2.26m x 1.21m 7'4" x 3'9"	<b>En-Suite</b> 2.26m x 1.21m 7'4" x 3'9"
<b>Bedroom 2</b> 2.94m x 3.03m 9'6" x 9'9"	<b>Bedroom 2</b> 3.12m x 3.03m 10'2" x 9'9"
<b>Bathroom</b> 2.43m x 2.06m 7'9" x 6'7"	<b>Bathroom</b> 2.43m x 2.06m 7'9" x 6'7"

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

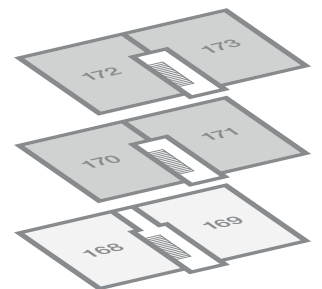
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



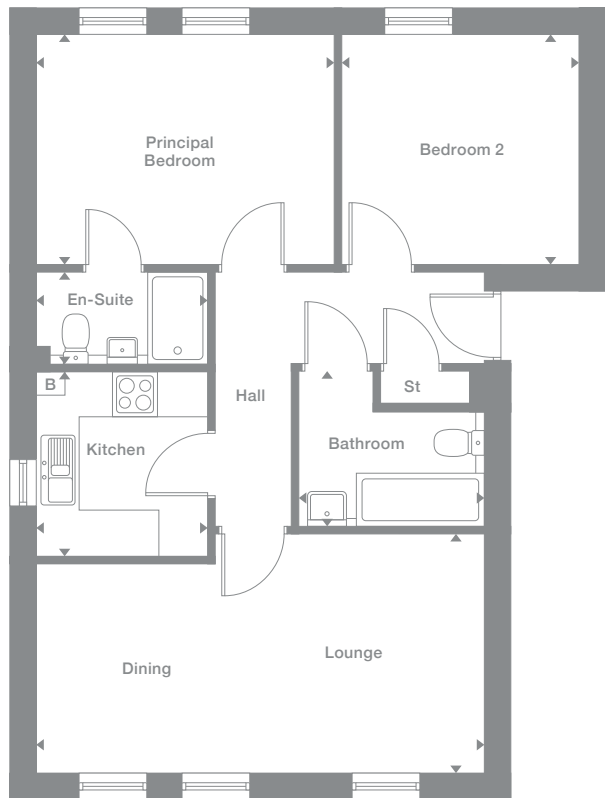
## Type 3



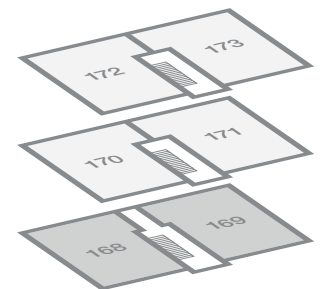
**Floor Space**  
633 sq ft



## Type 4



**Floor Space**  
658 sq ft



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# Fairmont

**Overview**

Entered from a bright, well-proportioned landing and lit by dual aspect windows, the generously sized, open-plan living area offers an endlessly flexible setting for contemporary living. The principal bedroom is en-suite and bedroom two, with its practical cupboard, could become a useful home office.

**First Floor**

**Living**  
3.65m x 3.69m  
11'9" x 12'1"

**Kitchen**  
4.04m x 2.22m  
13'2" x 7'2"

**Principal Bedroom**  
2.47m x 3.87m  
8'1" x 12'6"

**En-Suite**  
1.56m x 2.08m  
5'1" x 6'8"

**Bedroom 2**  
2.52m x 3.71m  
8'2" x 12'1"

**Bathroom**  
1.93m x 1.89m  
6'3" x 6'2"

**Floor Space**

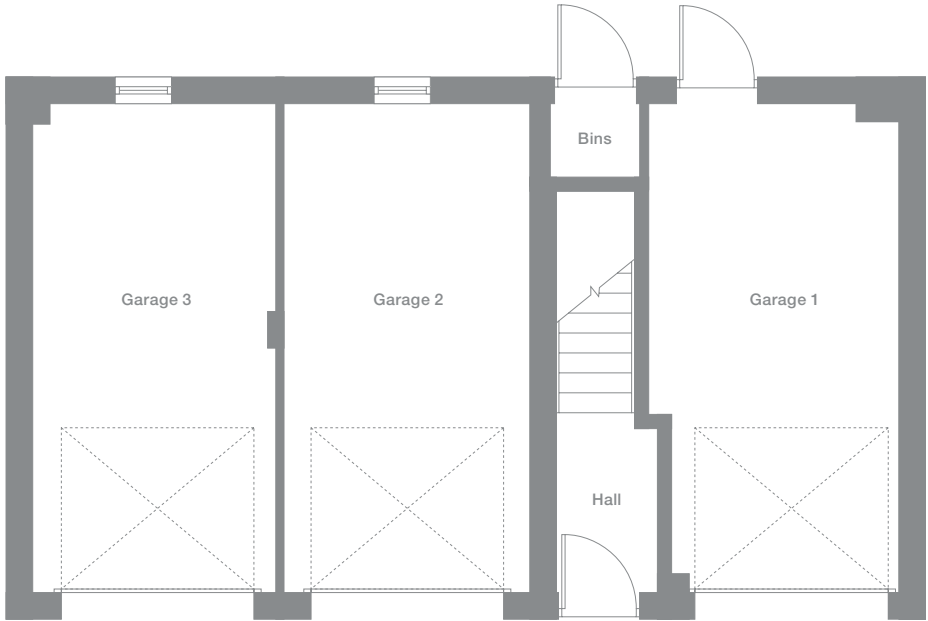
728 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

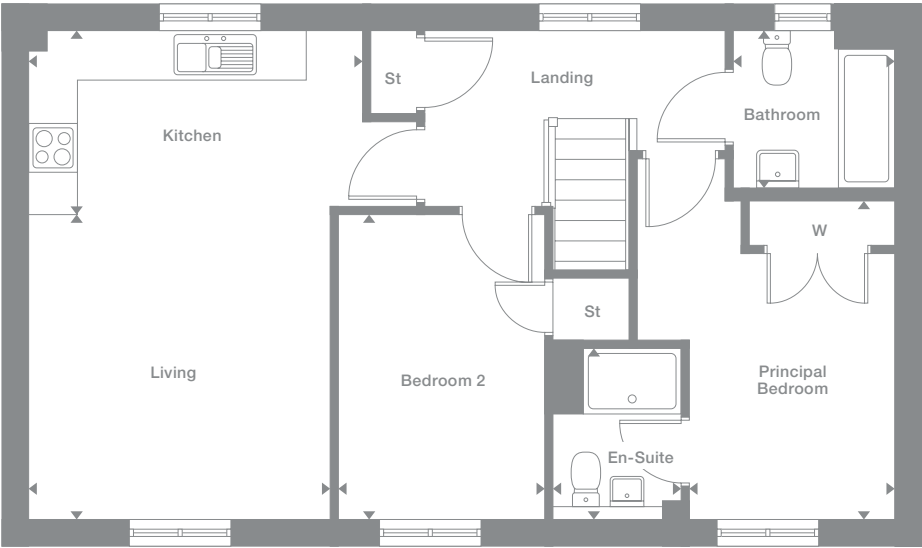
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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## Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.

## Ground Floor

**Lounge**  
3.53m x 4.45m  
11'7" x 14'8"

**Kitchen/Dining**  
3.27m x 3.80m  
10'9" x 12'6"

**Laundry**  
1.11m x 1.92m  
3'8" x 6'4"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

## First Floor

**Principal Bedroom**  
2.98m x 3.24m  
9'9" x 10'8"

**En-Suite**  
1.18m x 1.99m  
3'10" x 6'7"

**Bedroom 2**  
2.37m x 3.22m  
7'10" x 10'7"

**Bedroom 3**  
2.00m x 2.14m  
6'7" x 7'0"

**Bathroom**  
2.37m x 1.70m  
7'10" x 5'7"

## Floor Space

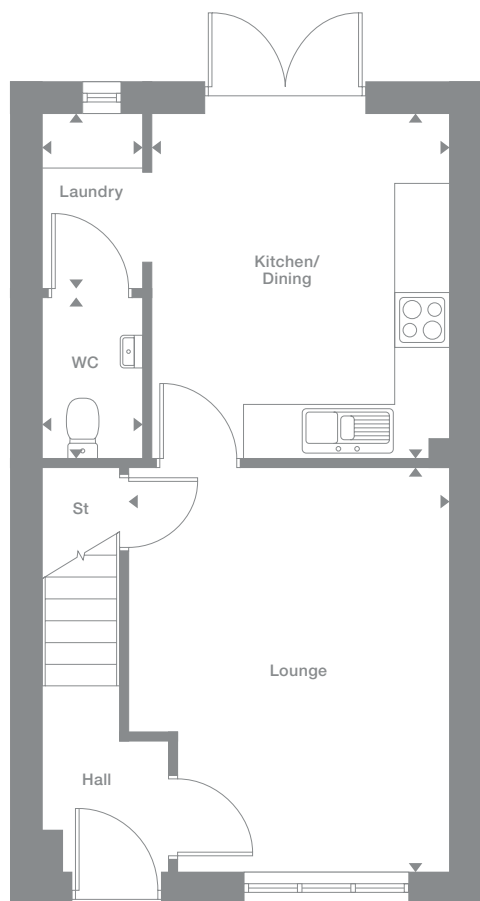
806 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

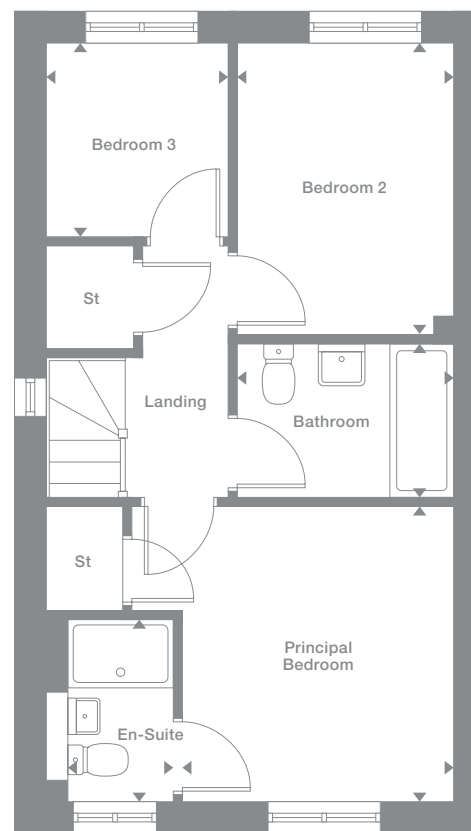
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Overton

**Overview**

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

**Ground Floor**

**Lounge**  
3.56m x 4.49m  
11'8" x 14'9"

**Kitchen/Dining**  
3.31m x 3.83m  
10'10" x 12'7"

**Laundry**  
1.11m x 1.96m  
3'7" x 6'5"

**WC**  
1.11m x 1.78m  
3'7" x 5'10"

**First Floor**

**Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"

**En-Suite**  
1.18m x 2.03m  
3'10" 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

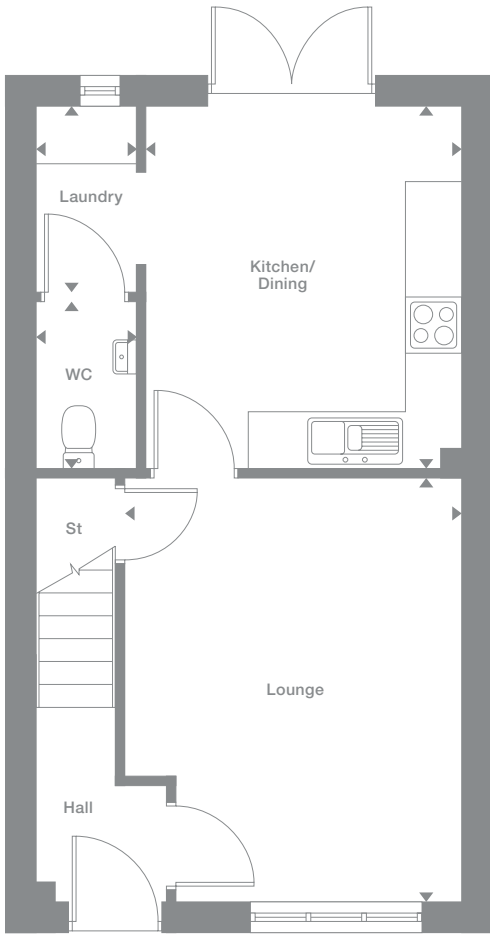
Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

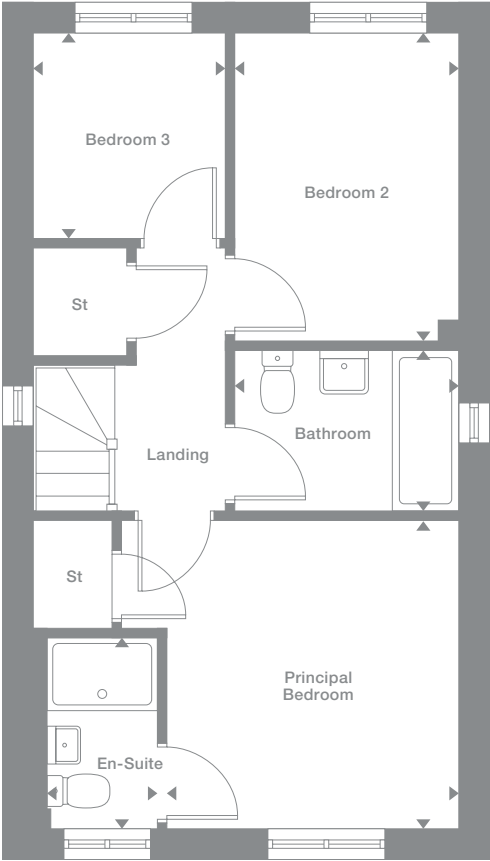
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**Ground Floor**



**First Floor**



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# Masterton

**Overview**

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

**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**  
2.84m x 2.74m  
to 1500m H.L.  
9'4" x 9'0"

**En-Suite**  
2.19m x 1.60m  
to 1500m H.L.  
7'2" x 5'3"

**Floor Space**

831 sq ft

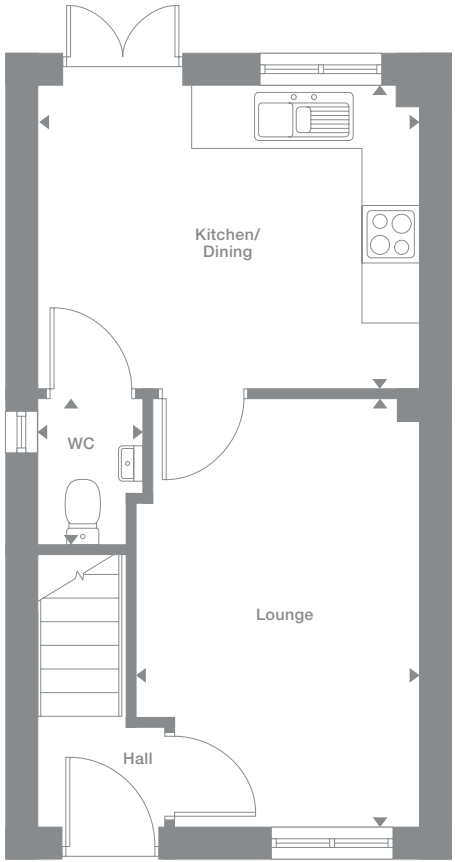
Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

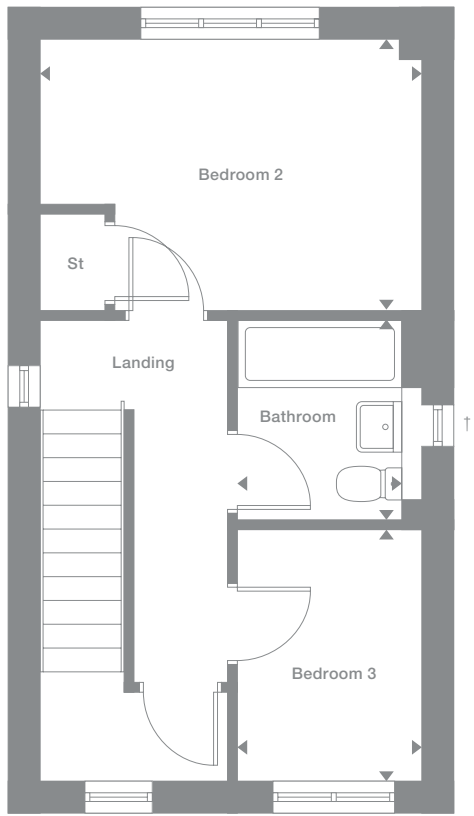
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



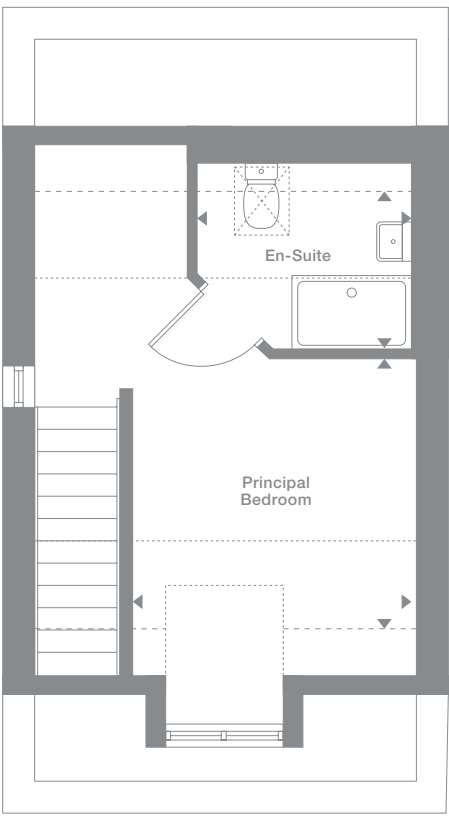
**Ground Floor**



**First Floor**



**Second Floor**



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..... Denotes full height ceiling line  
---- Denotes 1,500m height ceiling line

## Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

## Ground Floor

**Lounge**  
4.68m x 3.91m  
15'5" x 12'10"

**Kitchen**  
2.91m x 3.45m  
9'7" x 11'4"

**Dining**  
1.76m x 2.40m  
5'10" x 7'11"

**WC**  
1.67m x 0.96m  
5'6" x 3'2"

## First Floor

**Principal Bedroom**  
3.37m x 3.01m  
11'1" x 9'11"

**En-Suite**  
1.01m x 2.78m  
3'4" x 9'2"

**Bedroom 2**  
2.56m x 3.46m  
8'5" x 11'4"

**Bedroom 3**  
2.02m x 3.46m  
6'8" x 11'4"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

## Floor Space

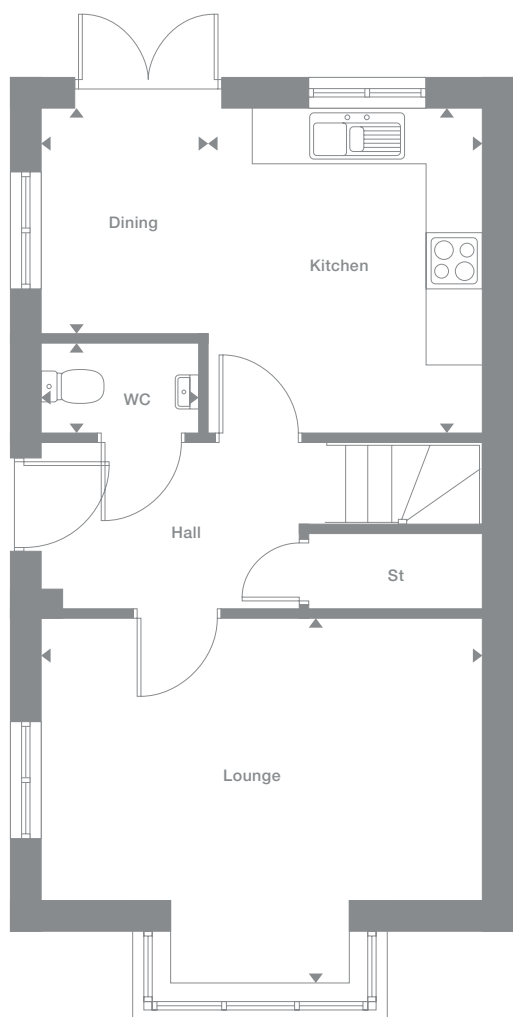
869 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

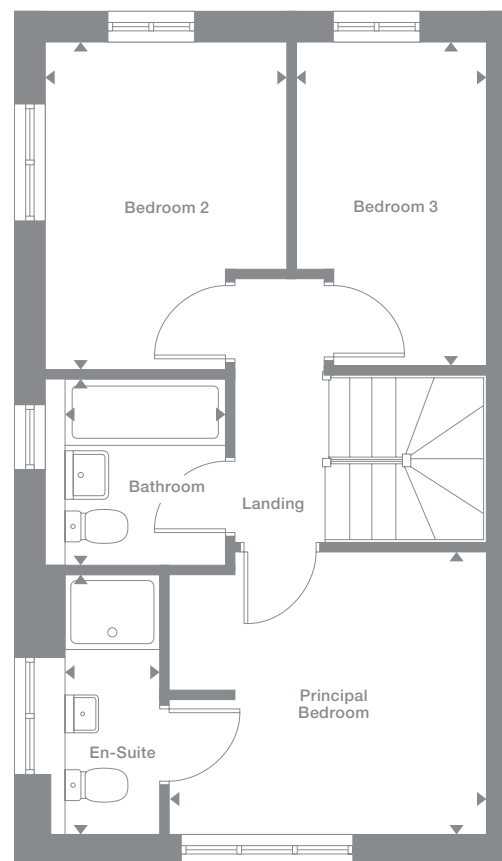
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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**Overview**

With a laundry room to help keep household management separate from the social space, the light, airy kitchen complements an elegant lounge to provide a practical, inviting backdrop to entertaining. The four bedrooms, one of them en-suite, ensure that peace and privacy are always available.

**Ground Floor**

- Lounge**  
3.08m x 4.02m  
10'1" x 13'2"
- Kitchen/Dining**  
5.13m x 3.06m  
16'10" x 10'0"
- Laundry**  
1.94m x 1.52m  
6'4" x 5'0"
- WC**  
1.04m x 1.52m  
3'5" x 5'0"

**First Floor**

- Principal Bedroom**  
2.89m x 3.28m  
9'6" x 10'9"
- En-Suite**  
1.21m x 1.99m  
4'0" x 6'7"
- Bedroom 2**  
2.52m x 3.36m  
8'3" x 11'1"
- Bedroom 3**  
2.52m x 2.35m  
8'3" x 7'9"
- Bedroom 4**  
2.15m x 2.05m  
7'1" x 6'9"
- Bathroom**  
1.70m x 1.99m  
5'7" x 6'7"

**Floor Space**

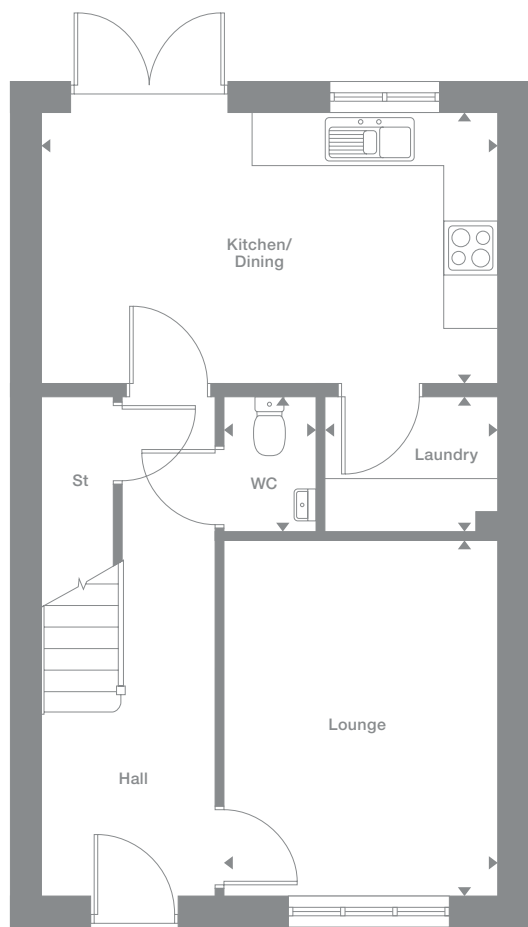
978 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

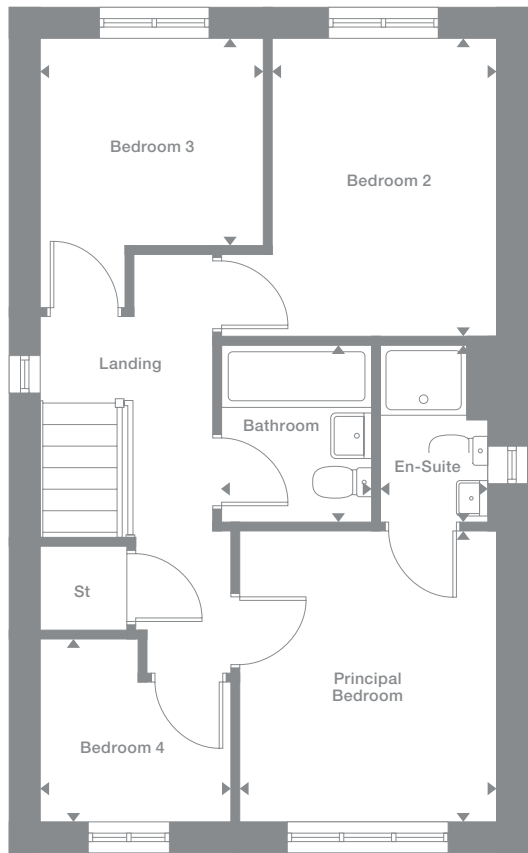
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**Ground Floor**



**First Floor**



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# Beckwood

**Overview**

With a laundry room to help keep household management separate from the social space, the light, airy kitchen complements an elegant lounge to provide a practical, inviting backdrop to entertaining. The four bedrooms, one of them en-suite, ensure that peace and privacy are always available.

**Ground Floor**

- Lounge**  
3.15m x 4.09m  
10'4" x 13'5"
- Kitchen/Dining**  
5.20m x 3.06m  
17'1" x 10'0"
- Laundry**  
2.01m x 1.52m  
6'7" x 5'0"
- WC**  
1.04m x 1.52m  
3'5" x 5'0"

**First Floor**

- Principal Bedroom**  
2.92m x 3.37m  
9'7" x 11'1"
- En-Suite**  
1.16m x 2.01m  
3'7" x 6'7"
- Bedroom 2**  
2.55m x 3.34m  
8'5" x 11'0"
- Bedroom 3**  
2.55m x 2.30m  
8'5" x 7'7"
- Bedroom 4**  
2.18m x 2.09m  
7'2" x 6'10"
- Bathroom**  
1.70m x 2.01m  
5'7" x 6'7"

**Floor Space**

999 sq ft

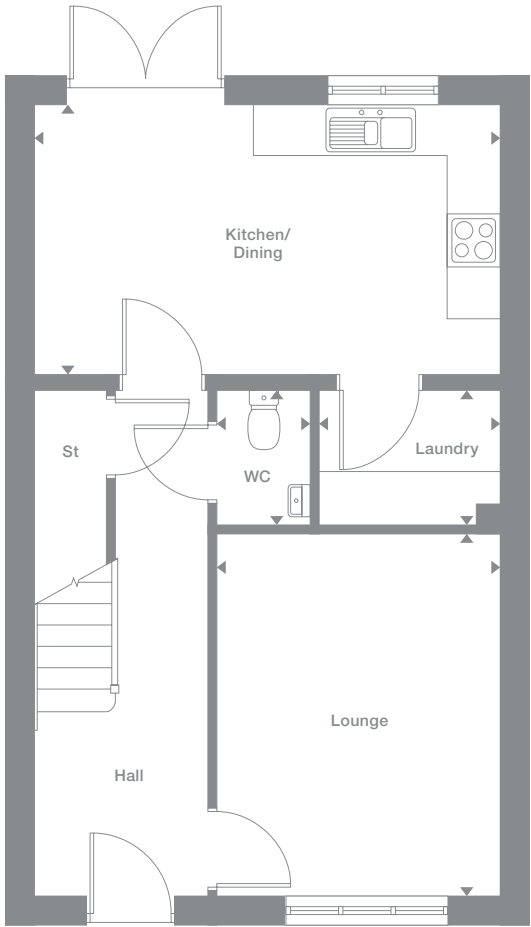
Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

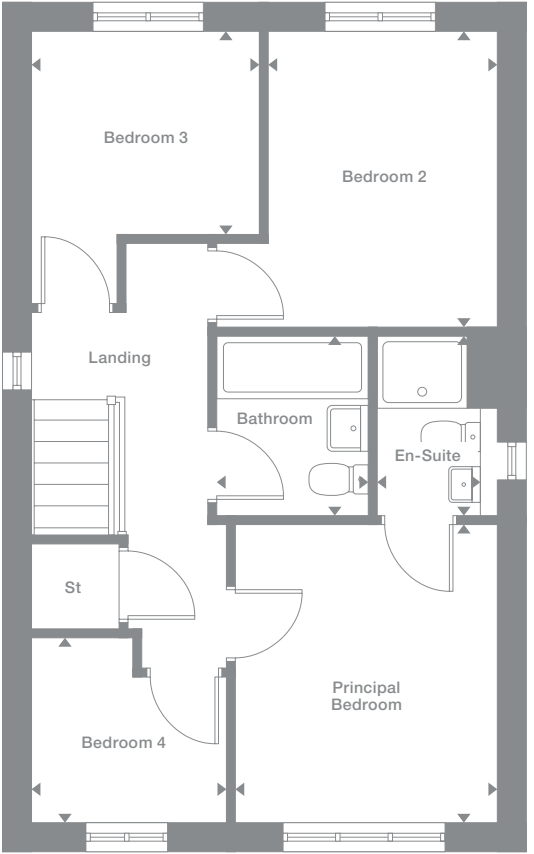
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



**Ground Floor**



**First Floor**



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**Overview**

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

**Ground Floor**

**Lounge**  
3.92m x 5.54m  
12'11" x 18'2"

**Kitchen/Dining**  
2.93m x 2.65m  
9'8" x 8'9"

**Laundry**  
2.09m x 1.92m  
6'10" x 6'4"

**Family**  
2.93m x 2.88m  
9'8" x 9'6"

**WC**  
1.08m x 1.44m  
3'7" x 4'9"

**First Floor**

**Principal Bedroom**  
3.40m x 3.12m  
11'2" x 10'3"

**En-Suite**  
1.77m x 2.06m  
5'10" x 6'9"

**Bedroom 2**  
2.99m x 3.31m  
9'10" x 10'11"

**Bedroom 3**  
2.60m x 2.33m  
8'6" x 7'8"

**Bathroom**  
1.70m x 2.13m  
5'7" x 7'0"

**Floor Space**

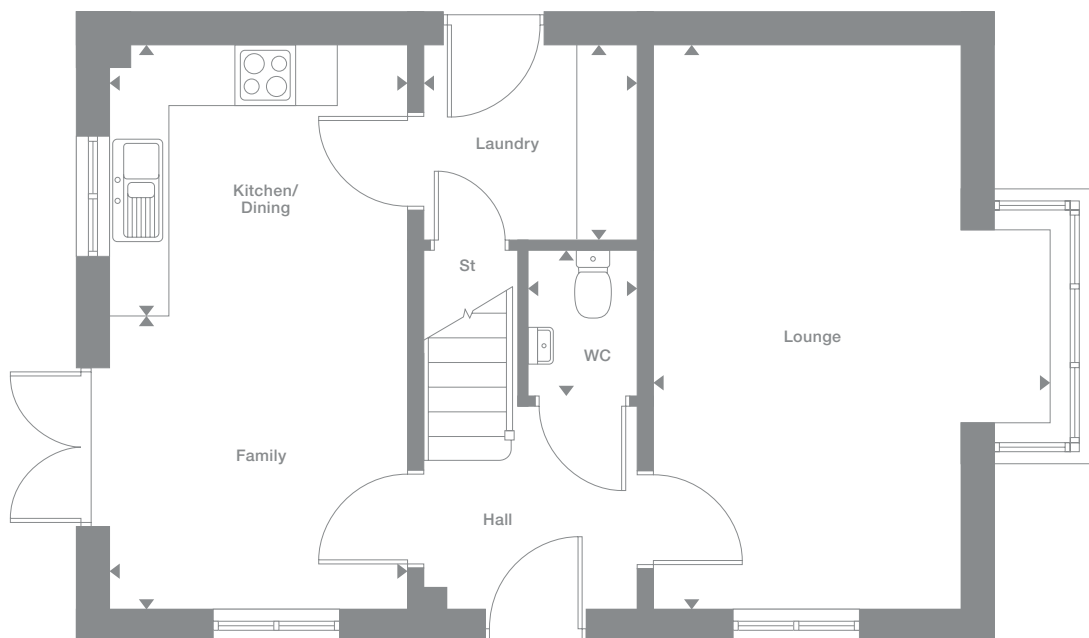
1,016 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

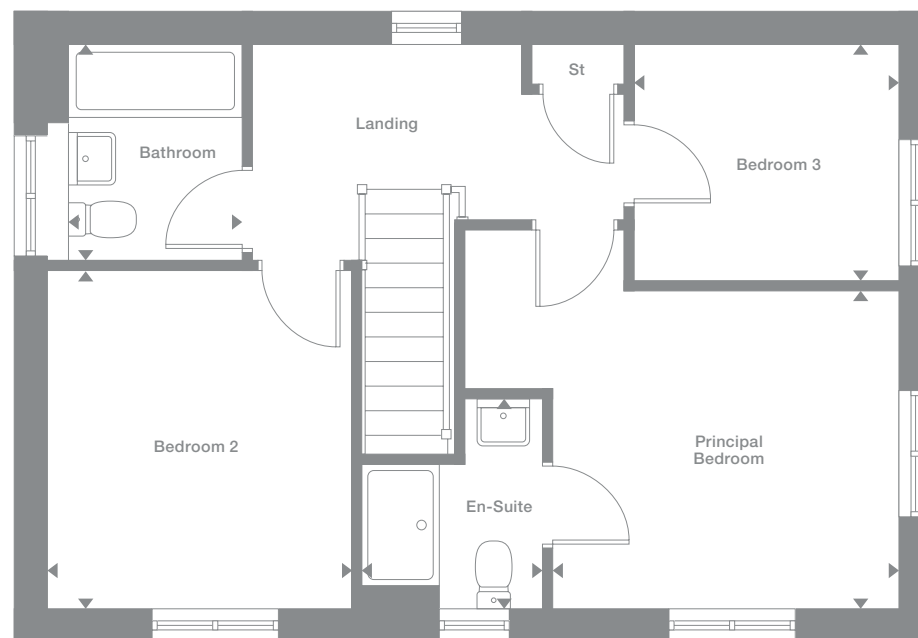
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Kipling

## Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

## Ground Floor

**Lounge**  
3.32m x 4.96m  
10'11" x 16'3"

**Dining**  
3.35m x 2.63m  
11'0" x 8'8"

**Kitchen**  
3.65m x 2.32m  
12'0" x 7'8"

**WC**  
1.45m x 1.49m  
4'9" x 4'11"

## First Floor

**Principal Bedroom**  
2.87m x 3.54m  
9'5" x 11'8"

**En-Suite**  
2.46m x 1.21m  
8'1" x 4'0"

**Bedroom 2**  
3.70m x 2.71m  
12'2" x 8'11"

**Bedroom 3**  
4.39m x 2.16m  
14'5" x 7'1"

**Bathroom**  
3.27m x 1.95m  
10'9" x 6'5"

## Floor Space

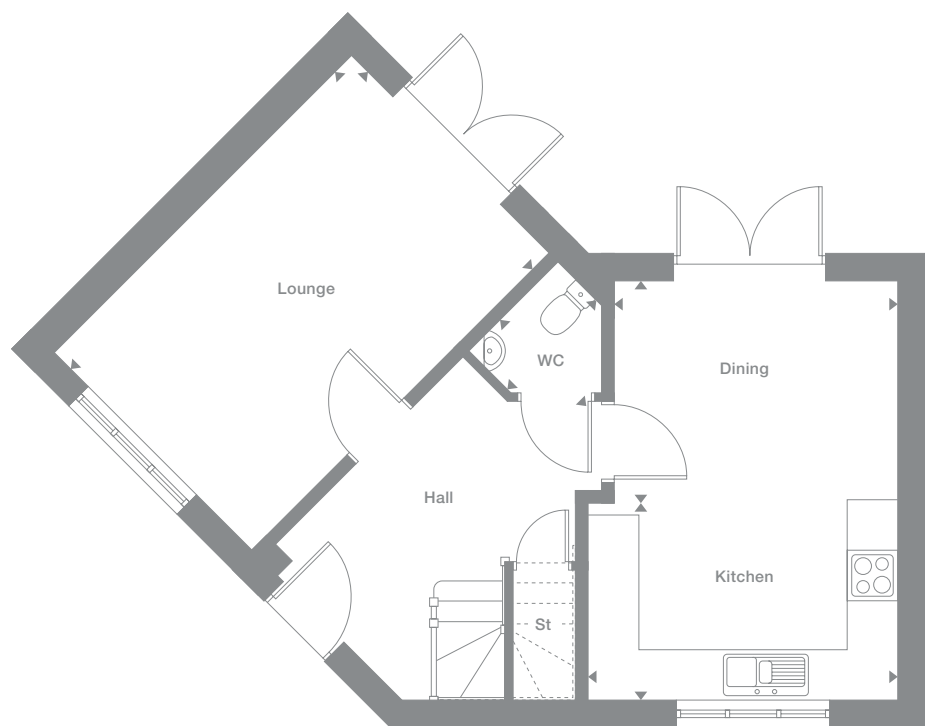
1,027 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

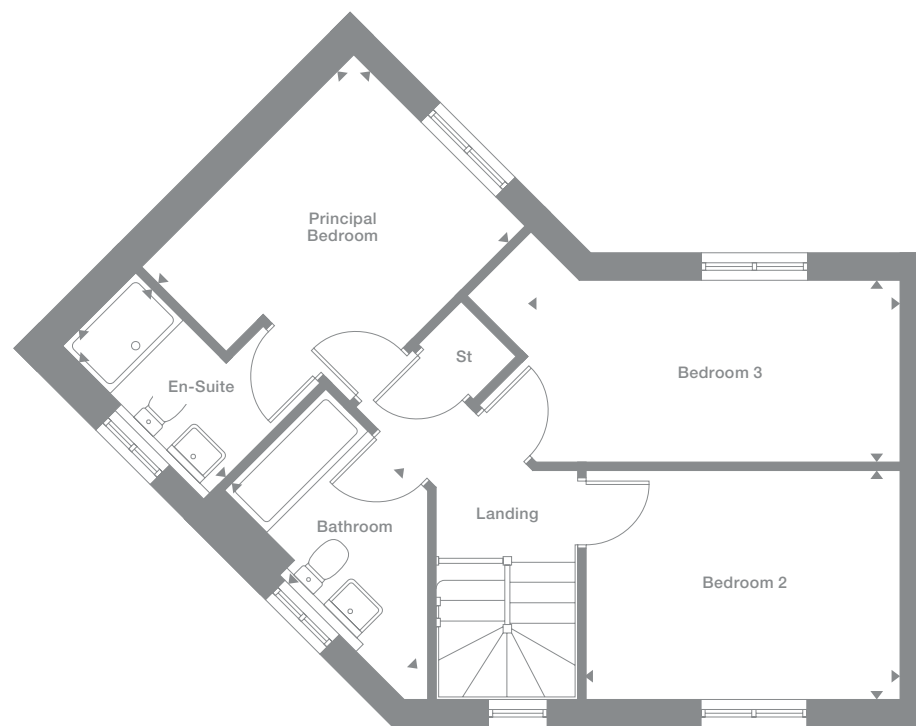
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Skipton

## Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Skipton, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

## Ground Floor

**Lounge**  
3.29m x 4.90m  
10'7" x 16'0"

**Dining**  
3.32m x 2.60m  
10'8" x 8'5"

**Kitchen**  
3.62m x 2.29m  
11'9" x 7'5"

**WC**  
1.45m x 1.46m  
4'9" x 4'9"

## First Floor

**Principal Bedroom**  
2.84m x 3.51m  
9'3" x 11'5"

**En-Suite**  
2.43m x 1.18m  
7'9" x 3'9"

**Bedroom 2**  
3.67m x 2.68m  
12'0" x 8'8"

**Bedroom 3**  
4.36m x 2.13m  
14'3" x 6'10"

**Bathroom**  
3.27m x 1.92m  
10'7" x 6'3"

## Floor Space

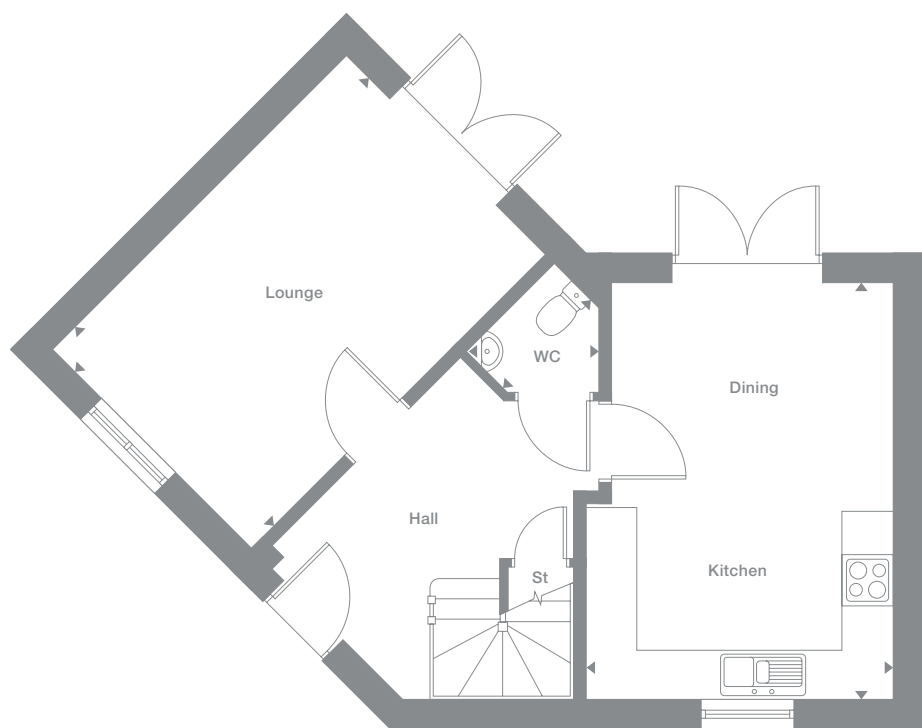
1,010 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

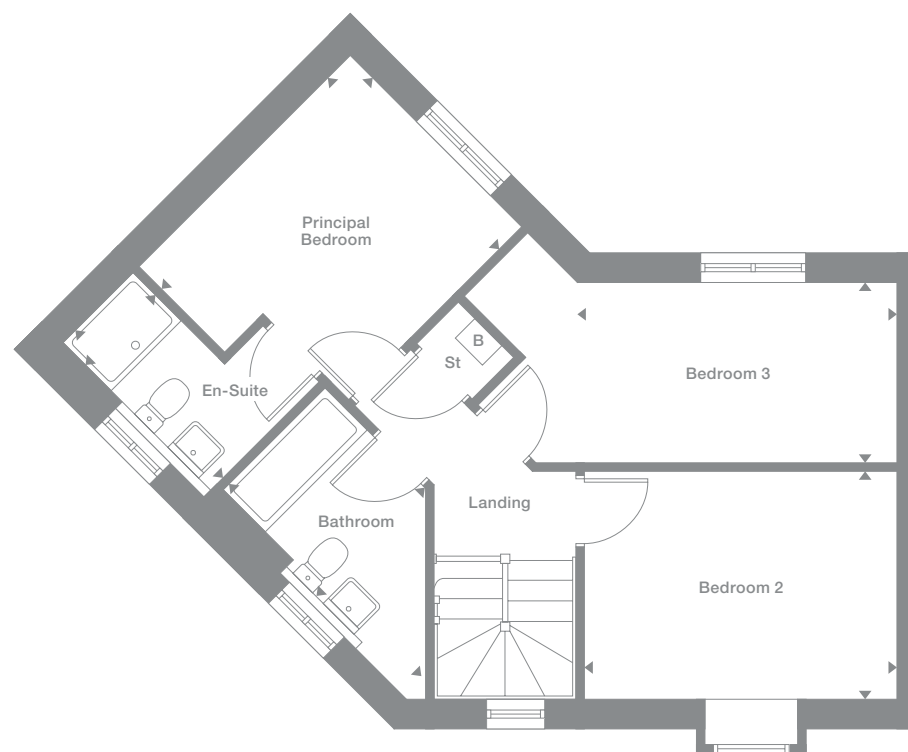
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Portwood

### Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

### Ground Floor

- Lounge**  
2.93m x 4.08m  
9'7" x 13'5"
- Kitchen**  
3.45m x 2.70m  
11'4" x 8'10"
- Laundry**  
1.91m x 1.71m  
6'4" x 5'7"
- Dining**  
3.03m x 4.16m  
9'11" x 13'8"
- Family**  
3.03m x 2.76m  
9'11" x 9'1"
- WC**  
1.91m x 0.90m  
6'4" x 2'11"

### First Floor

- Principal Bedroom**  
3.14m x 2.75m  
10'4" x 9'0"
- En-Suite**  
1.97m x 1.55m  
6'6" x 5'1"
- Dressing**  
1.85m x 1.97m  
6'1" x 6'6"
- Bedroom 2**  
2.93m x 3.81m  
9'7" x 12'6"
- Bedroom 3**  
3.72m x 2.44m  
12'3" x 8'0"
- Bedroom 4/Study**  
2.15m x 3.02m  
7'1" x 9'11"
- Bathroom**  
2.05m x 1.69m  
6'9" x 5'7"

### Floor Space

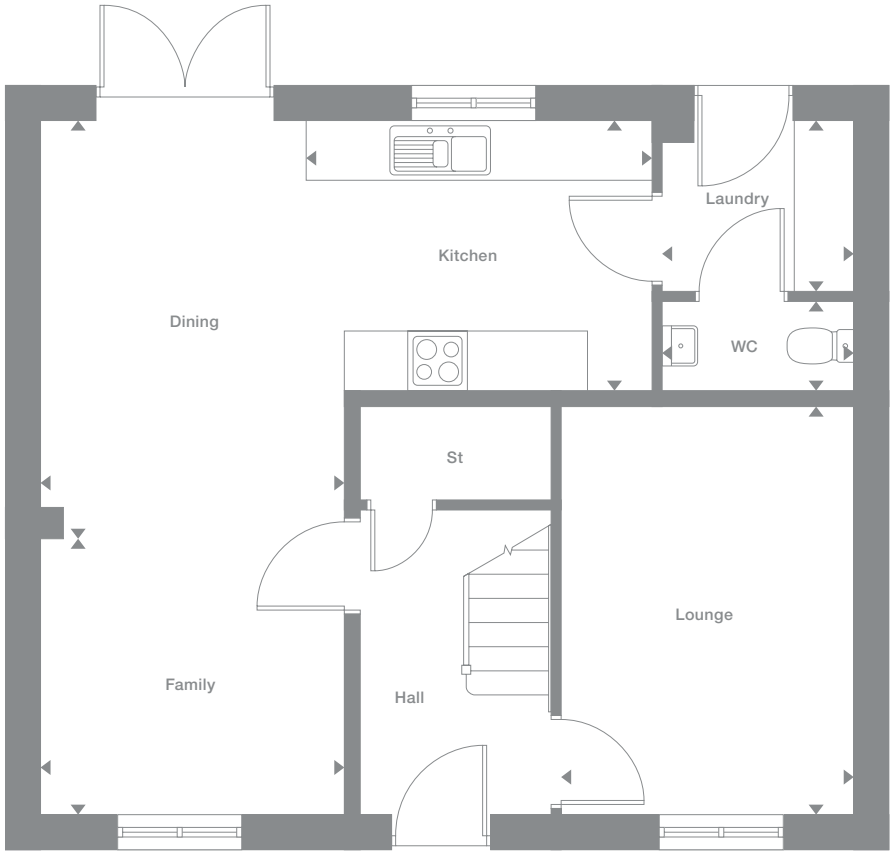
1,212 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

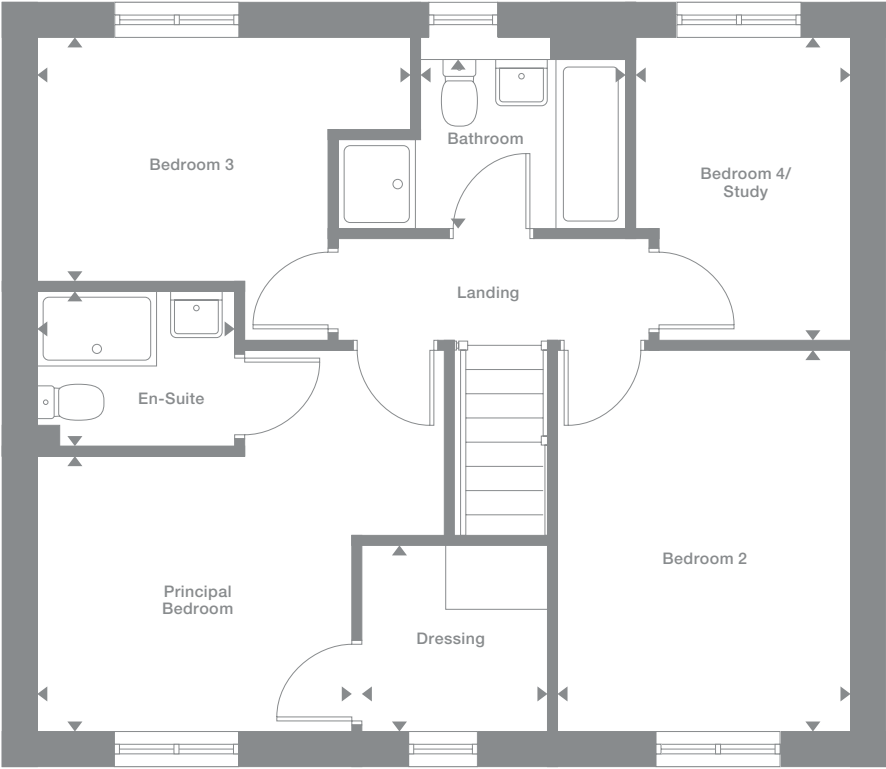
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Pearwood

## Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors. There is a walk-in hall cupboard, a laundry and the en-suite principal bedroom includes a dressing room.

## Ground Floor

**Lounge**  
2.96m x 4.15m  
9'9" x 13'7"

**Kitchen**  
3.45m x 2.70m  
11'4" x 8'10"

**Laundry**  
1.91m x 1.71m  
6'4" x 5'7"

**Dining**  
3.06m x 4.23m  
10'1" x 13'11"

**Family**  
3.06m x 2.77m  
10'1" x 9'1"

**WC**  
1.91m x 0.90m  
6'4" x 2'11"

## First Floor

**Principal Bedroom**  
3.18m x 2.76m  
10'5" x 9'1"

**Dressing**  
1.85m x 1.97m  
6'1" x 6'6"

**En-Suite**  
1.97m x 1.55m  
6'6" x 5'1"

**Bedroom 2**  
2.96m x 3.92m  
9'9" x 12'10"

**Bedroom 3**  
3.76m x 2.50m  
12'4" x 8'2"

**Bedroom 4**  
2.18m x 2.99m  
7'2" x 9'10"

**Bathroom**  
2.05m x 1.70m  
6'9" x 5'7"

## Floor Space

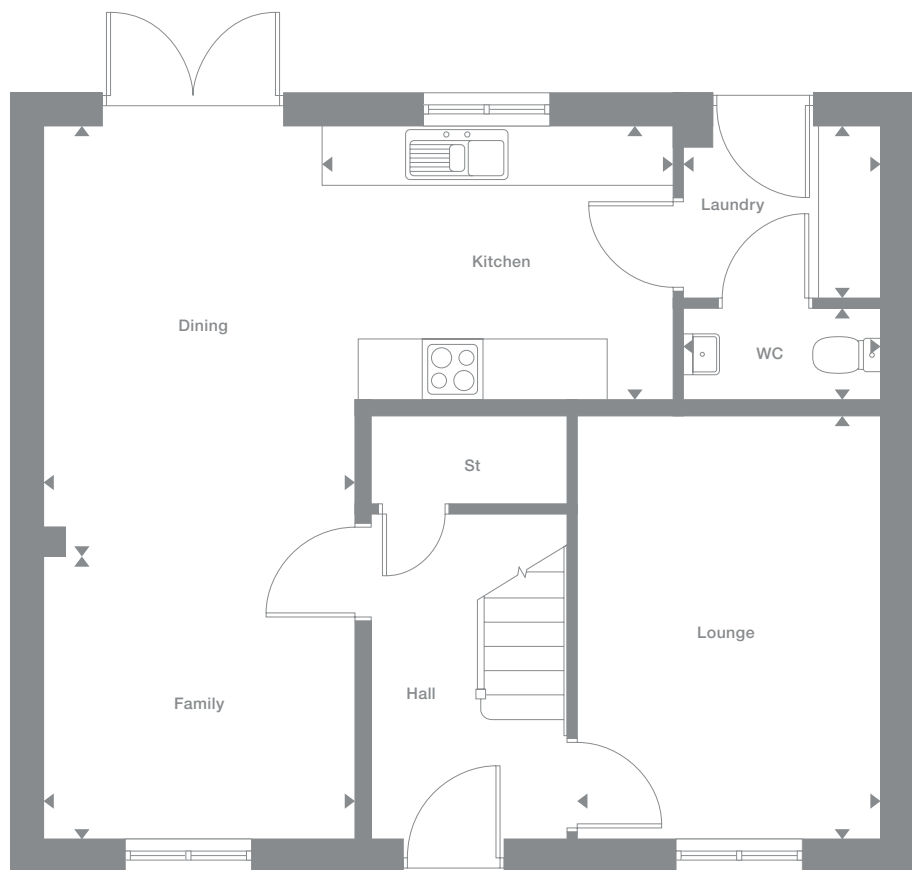
1,235 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

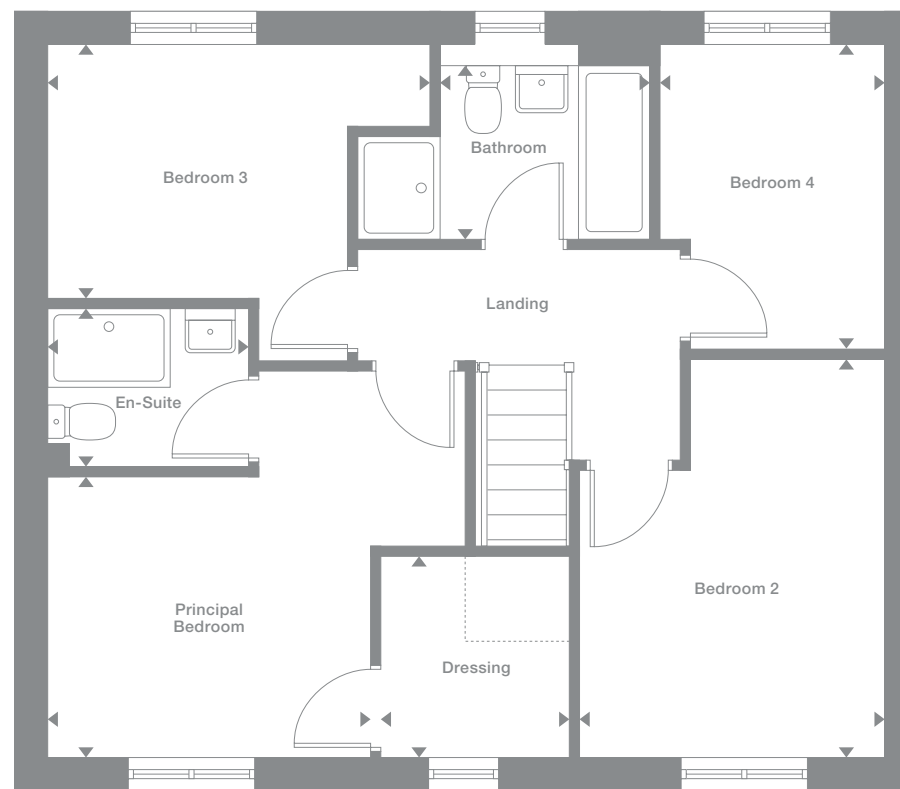
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Buchan

**Overview**

An impressive hall opens on to a light-filled, dual aspect dining kitchen, and a lounge with stylish french windows. With a utility room, study and four bedrooms, one en-suite, this is a comfortable, practical home.

**Ground Floor**

- Lounge**  
3.45m x 4.79m  
11'4" x 15'9"
- Dining**  
2.76m x 3.32m  
9'1" x 10'11"
- Kitchen**  
2.76m x 3.63m  
9'1" x 11'11"
- WC**  
1.93m x 0.94m  
5'4" x 3'1"
- Laundry**  
1.93m x 1.79m  
6'4" x 5'11"
- Study**  
2.32m x 2.06m  
7'7" x 6'9"

**First Floor**

- Principal Bedroom**  
3.50m x 3.79m  
11'6" x 12'5"
- En-Suite**  
2.23m x 2.04m  
7'4" x 6'8"
- Bedroom 2**  
2.80m x 3.76m  
9'2" x 12'4"
- Bedroom 3**  
2.51m x 3.09m  
8'3" x 10'2"
- Bedroom 4**  
2.41m x 3.06m  
7'11" x 10'1"
- Bathroom**  
3.04m x 1.70m  
10'0" x 5'7"

**Floor Space**

1,264 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

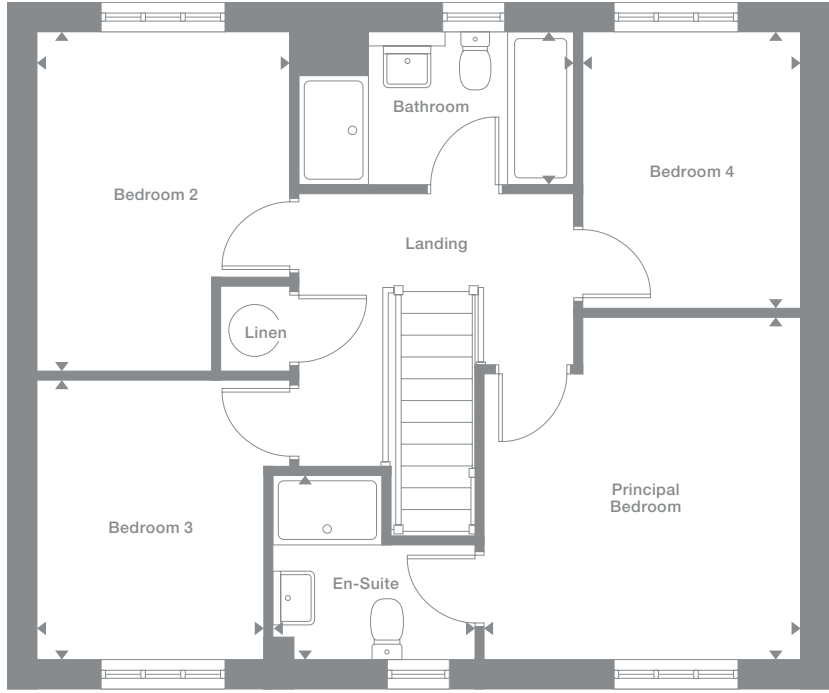
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Fordwood

## Overview

The bay windowed family room adjoins a kitchen dining room with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge and a laundry and downstairs WC complete the ground floor layout. Upstairs the principal bedroom is en-suite, another is dual aspect and storage is available in bedroom three.

## Ground Floor

- Lounge**  
3.23m x 5.20m  
10'7" x 17'1"
- Kitchen/Dining**  
4.57m x 3.16m  
15'0" x 10'4"
- Laundry**  
2.08m x 1.82m  
6'10" x 6'0"
- Family**  
3.32m x 5.20m  
10'11" x 17'1"
- WC**  
1.09m x 1.50m  
3'7" x 4'11"

## First Floor

- Principal Bedroom**  
4.57m x 3.21m  
15'0" x 10'7"
- En-Suite**  
1.45m x 1.23m  
4'9" x 4'1"
- Bedroom 2**  
4.54m x 2.52m  
14'11" x 8'3"
- Bedroom 3**  
3.63m x 3.07m  
11'11" x 10'1"
- Study/Bedroom 4**  
2.25m x 2.03m  
7'5" x 6'8"
- Bathroom**  
2.77m x 1.89m  
9'1" x 6'3"

## Floor Space

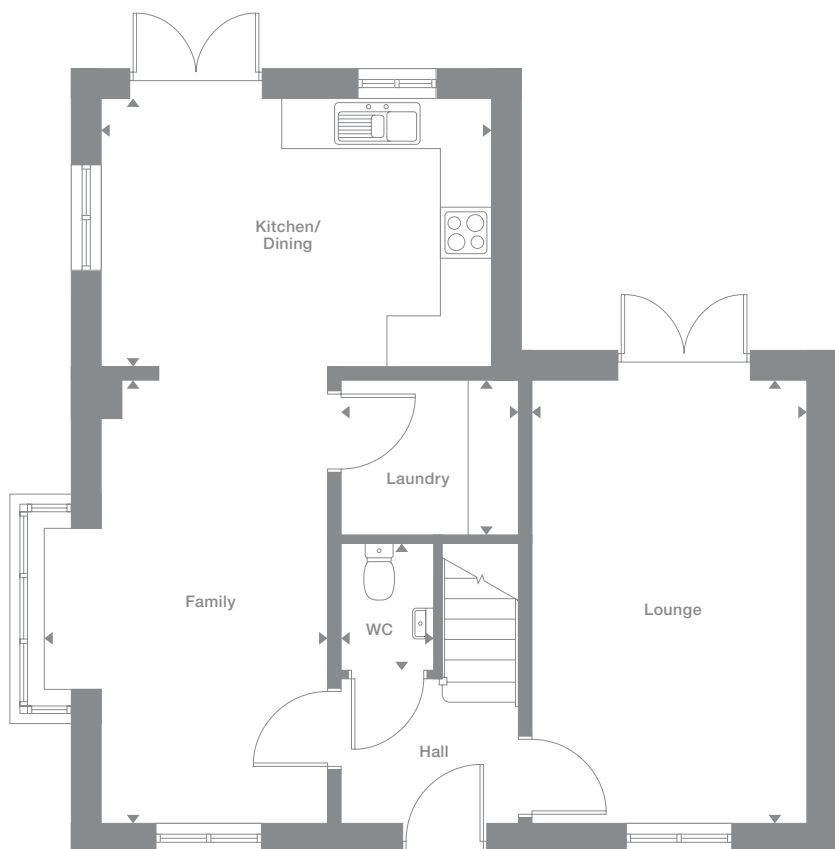
1,267 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

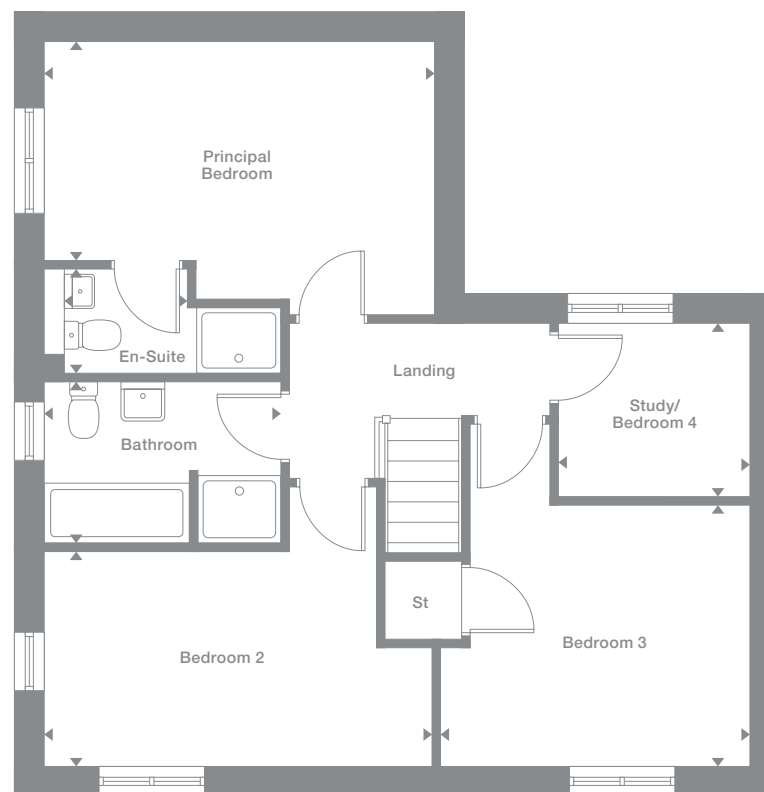
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Cherrywood

## Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite with a dressing area, and a bathroom with separate shower.

## Ground Floor

**Lounge**  
3.56m x 4.34m  
11'8" x 14'3"

**Kitchen**  
3.92m x 3.46m  
12'11" x 11'4"

**Laundry**  
1.95m x 1.80m  
6'5" x 5'11"

**Dining/Family**  
5.02m x 2.29m  
16'6" x 7'7"

**WC**  
1.00m x 1.80m  
3'3" x 5'11"

## First Floor

**Principal Bedroom**  
3.05m x 3.87m  
10'0" x 12'8"

**En-Suite**  
2.58m x 1.26m  
8'6" x 4'2"

**Dressing**  
2.58m x 1.39m  
8'6" x 4'7"

**Bedroom 2**  
3.56m x 3.56m  
11'8" x 11'8"

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

**Bedroom 4**  
2.73m x 2.97m  
9'0" x 9'9"

**Bathroom**  
2.67m x 2.39m  
8'9" x 7'10"

## Floor Space

1,296 sq ft

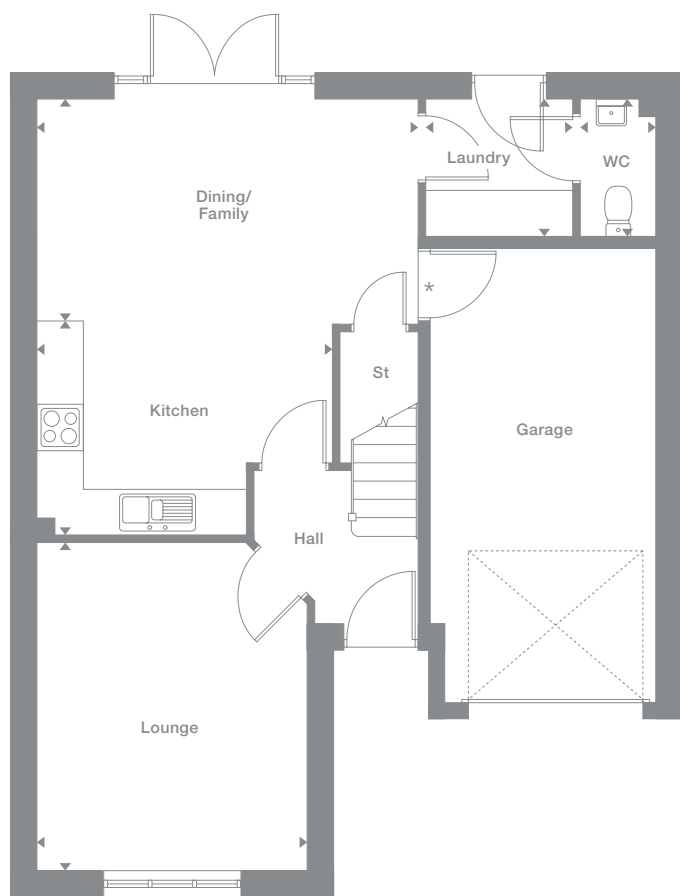
Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

\* Optional garage door

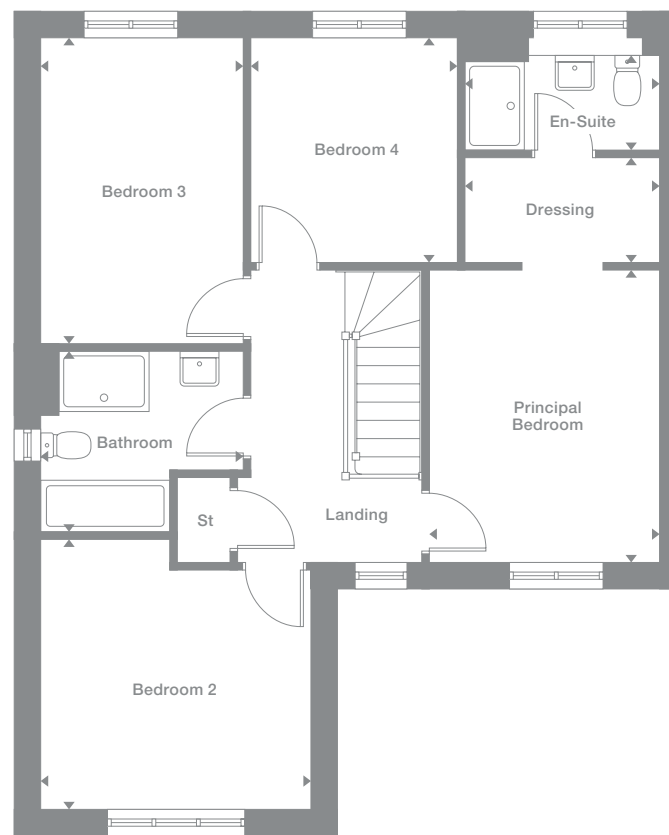
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Inglewood

## Overview

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

## Ground Floor

**Lounge**  
3.26m x 5.27m  
10'9" x 17'4"

**Kitchen/Family**  
4.64m x 3.06m  
15'3" x 10'0"

**Laundry**  
1.86m x 1.53m  
6'1" x 5'0"

**Dining**  
3.58m x 3.80m  
11'9" x 12'6"

**WC**  
0.93m x 1.89m  
3'1" x 6'3"

## First Floor

**Principal Bedroom**  
4.64m x 2.77m  
15'3" x 9'1"

**En-Suite**  
2.34m x 1.18m  
7'8" x 3'10"

**Bedroom 2**  
4.75m x 2.53m  
15'7" x 8'4"

**Bedroom 3**  
3.32m x 2.88m  
10'11" x 9'6"

**Bedroom 4**  
2.33m x 2.29m  
7'8" x 7'6"

**Bathroom**  
2.56m x 1.81m  
8'5" x 5'11"

## Floor Space

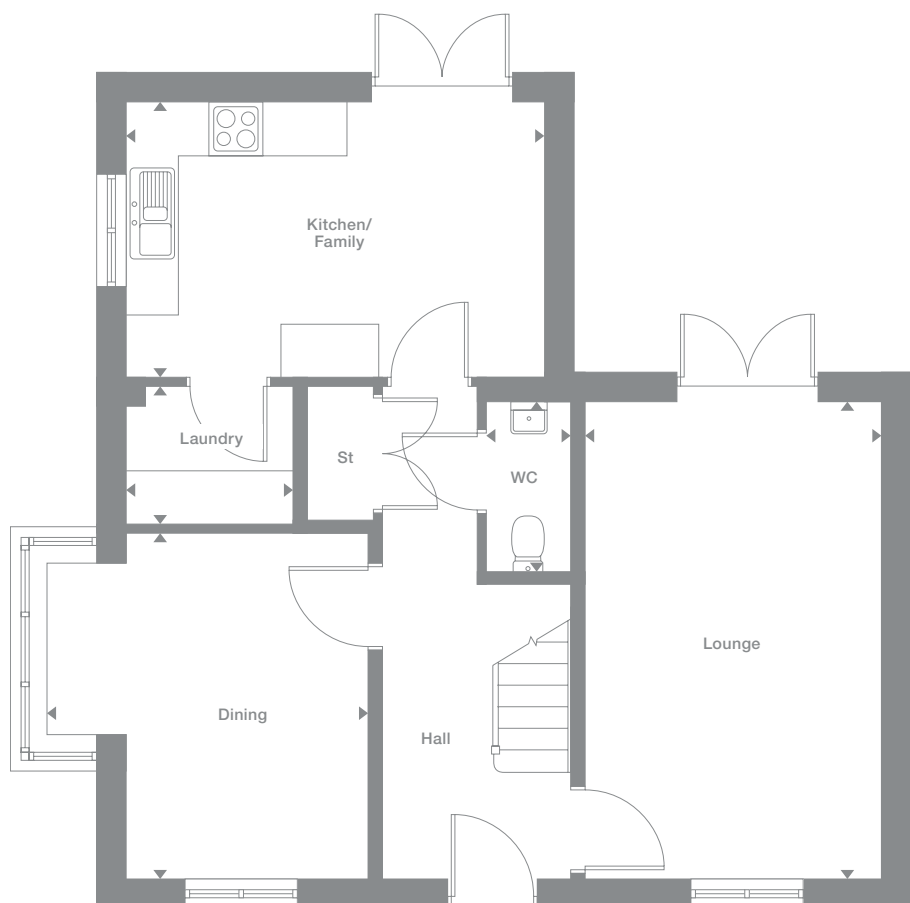
1,297 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

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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# Harewood

## Overview

All the main downstairs rooms are dual aspect, with a bay window in the family room and french doors in both the lounge and the kitchen/dining accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

## Ground Floor

**Lounge**  
3.26m x 5.27m  
10'9" x 17'4"

**Kitchen/Dining**  
4.64m x 3.16m  
15'3" x 10'4"

**Laundry**  
2.08m x 1.80m  
6'10" x 5'11"

**Family**  
3.58m x 5.27m  
11'9" x 17'4"

**WC**  
1.09m x 1.52m  
3'7" x 5'0"

## First Floor

**Principal Bedroom**  
4.64m x 2.77m  
15'3" x 9'1"

**En-Suite**  
2.34m x 1.18m  
7'8" x 3'10"

**Bedroom 2**  
4.58m x 2.53m  
15'1" x 8'4"

**Bedroom 3**  
3.66m x 2.88m  
12'0" x 9'6"

**Bedroom 4**  
2.28m x 2.29m  
7'6" x 7'6"

**Bathroom**  
2.56m x 1.81m  
8'5" x 5'11"

## Floor Space

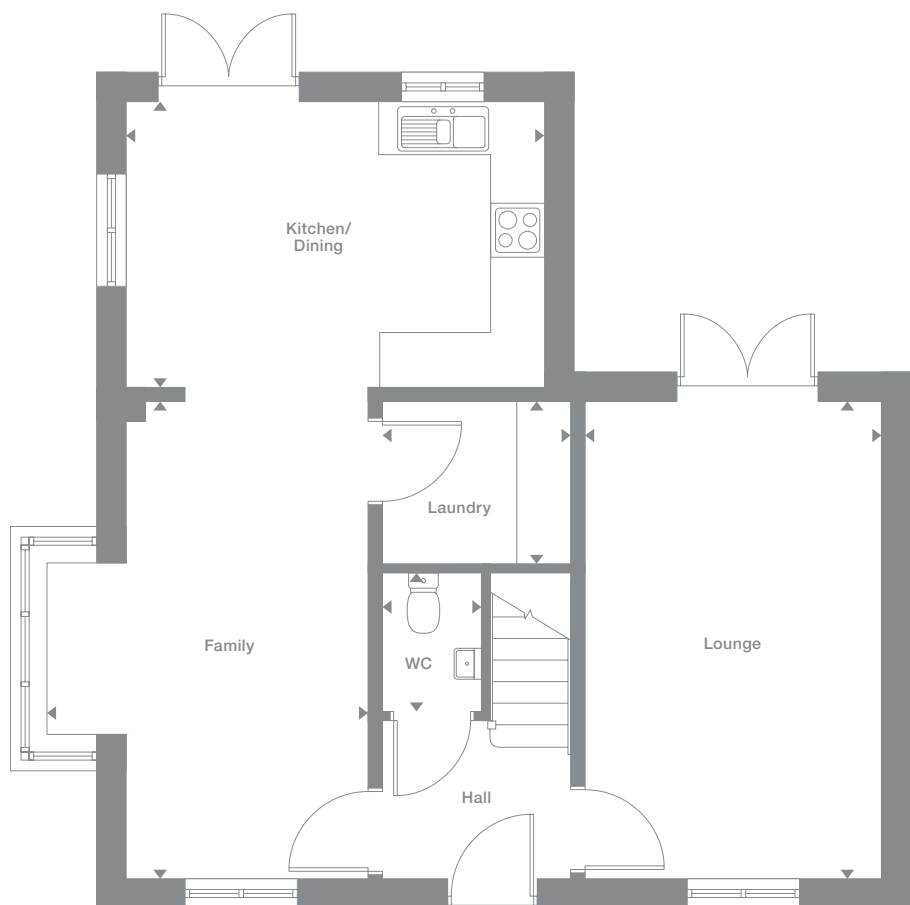
1,297 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

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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# Lakewood

## Overview

With dual windows and french doors, the bright kitchen, dining and family room is designed for lively family life while the study offers a peaceful workspace. The family bathroom incorporates a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

## Ground Floor

**Lounge**  
2.97m x 4.43m  
9'9" x 14'6"

**Kitchen**  
3.32m x 3.10m  
10'11" x 10'2"

**Laundry**  
1.74m x 2.07m  
5'9" x 6'10"

**Dining**  
2.30m x 3.10m  
7'7" x 10'2"

**Family**  
2.27m x 3.10m  
7'5" x 10'2"

**Study**  
2.73m x 2.26m  
9'0" x 7'5"

**WC**  
0.90m x 2.07m  
2'11" x 6'10"

## First Floor

**Principal Bedroom**  
3.02m x 3.31m  
9'11" x 10'11"

**En-Suite**  
1.88m x 1.76m  
6'2" x 5'10"

**Dressing**  
1.90m x 1.85m  
6'3" x 6'1"

**Bedroom 2**  
2.80m x 3.70m  
9'3" x 12'2"

**Bedroom 3**  
2.80m x 3.88m  
9'3" x 12'9"

**Bedroom 4**  
2.56m x 2.32m  
8'5" x 7'8"

**Bathroom**  
2.34m x 1.92m  
7'8" x 6'4"

## Floor Space

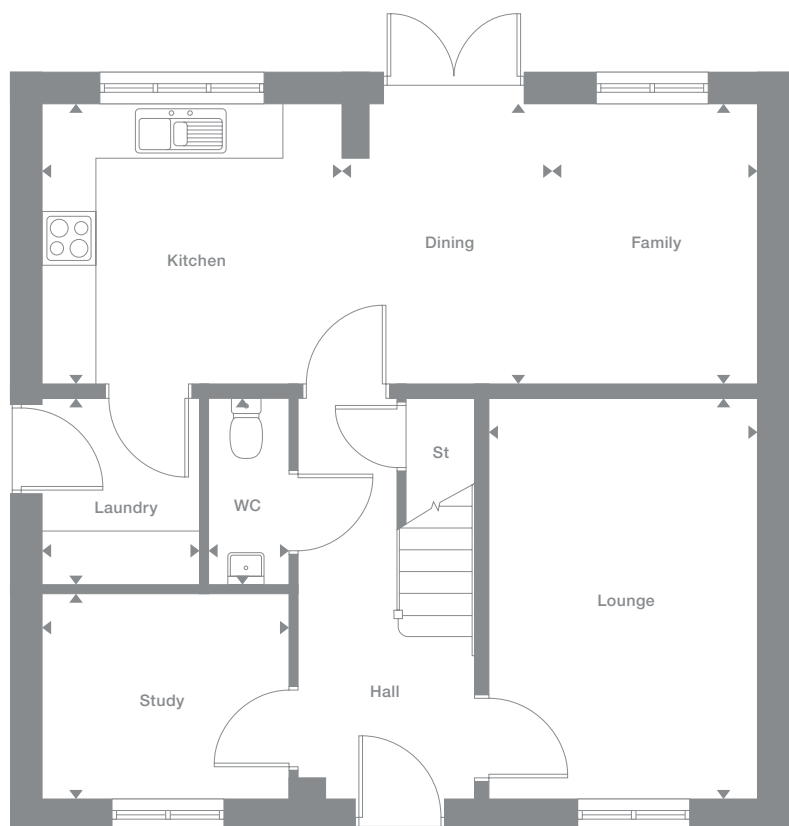
1,307 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

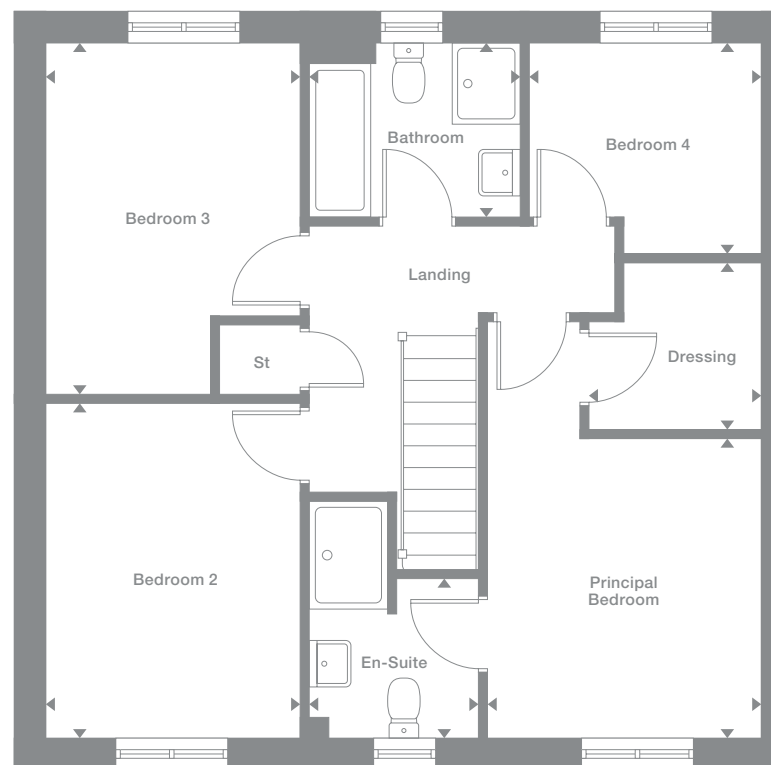
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Ashwood

**Overview**

With its light-filled, welcoming appeal enhanced by french doors, the kitchen and dining room provides a lively focal point for family life, while the lounge, dedicated study and four bedrooms, one of them en-suite with a walk-in dressing room, mean that privacy is always available.

**Ground Floor**

- Lounge**  
3.04m x 4.50m  
10'0" x 14'9"
- Kitchen**  
3.36m x 3.10m  
11'0" x 10'2"
- Laundry**  
1.74m x 2.07m  
5'9" x 6'10"
- Dining**  
2.30m x 3.10m  
7'7" x 10'2"
- Family**  
2.30m x 3.10m  
7'7" x 10'2"
- Study**  
2.73m x 2.33m  
9'0" x 7'8"
- WC**  
0.90m x 2.07m  
2'11" x 6'10"

**First Floor**

- Principal Bedroom**  
3.09m x 3.35m  
10'2" x 11'0"
- Dressing**  
1.90m x 1.85m  
6'3" x 6'1"
- En-Suite**  
1.88m x 1.83m  
6'2" x 6'0"
- Bedroom 2**  
2.80m x 3.77m  
9'2" x 12'5"
- Bedroom 3**  
2.77m x 3.88m  
9'1" x 12'9"
- Bedroom 4**  
2.60m x 2.36m  
8'7" x 7'9"
- Bathroom**  
2.34m x 1.92m  
7'8" x 6'4"

**Floor Space**

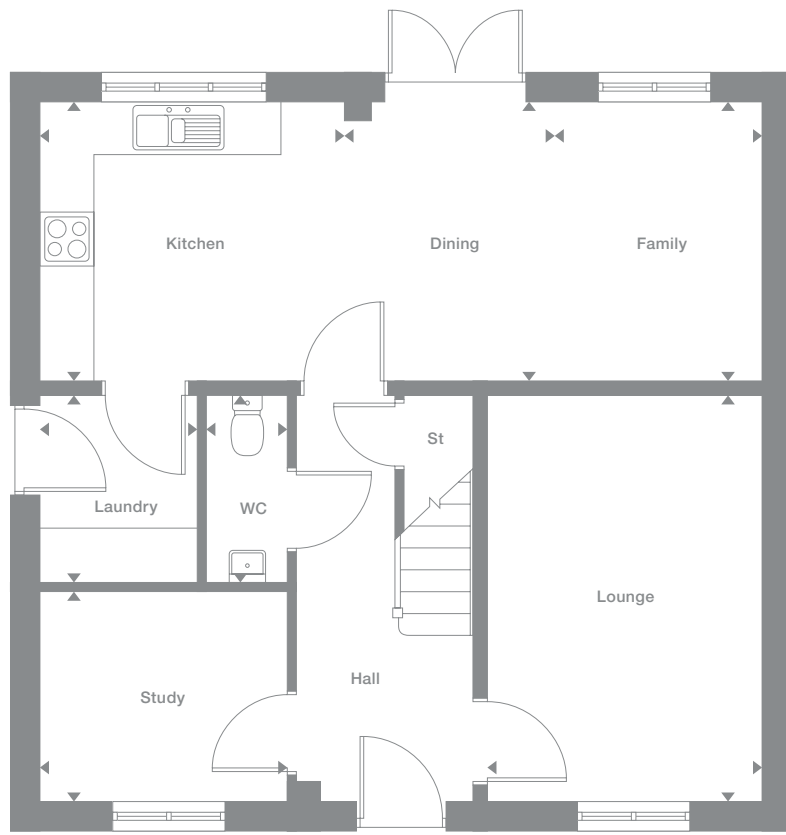
1,330 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

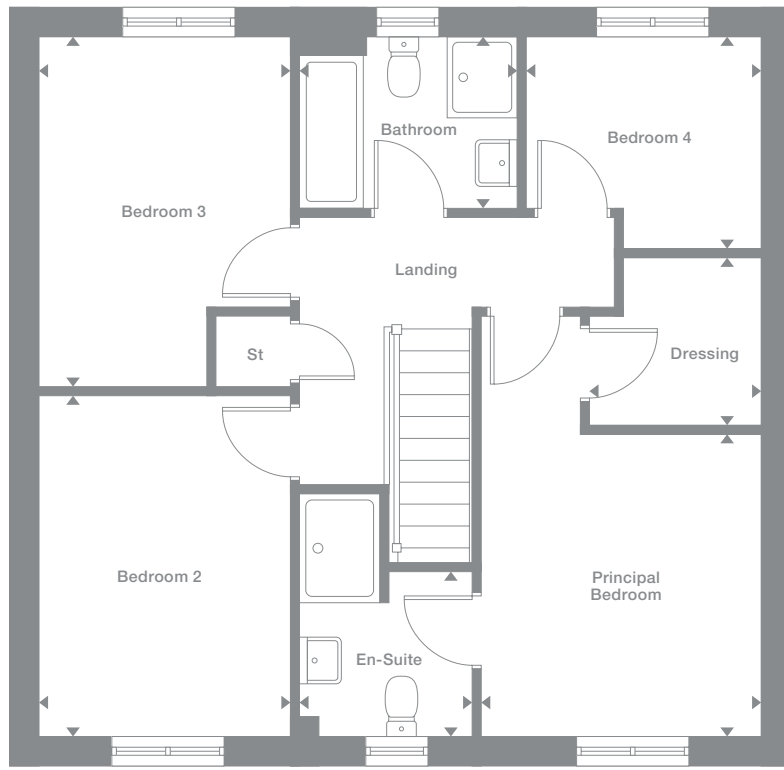
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Greenwood

**Overview**

The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where feature french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

**Ground Floor**

- Lounge**  
3.63m x 5.27m  
11'11" x 17'4"
- Kitchen**  
3.99m x 3.46m  
13'1" x 11'4"
- Laundry**  
1.95m x 1.83m  
6'5" x 6'0"
- Dining/Family**  
5.09m x 2.33m  
16'9" x 7'8"
- WC**  
1.00m x 1.83m  
3'3" x 6'0"

**First Floor**

- Principal Bedroom**  
3.05m x 5.42m  
10'0" x 17'10"
- En-Suite**  
2.61m x 1.26m  
8'7" x 4'2"
- Bedroom 2**  
3.63m x 3.82m  
11'11" x 12'6"
- Bedroom 3**  
2.55m x 4.04m  
8'5" x 13'3"
- Bedroom 4**  
2.88m x 3.00m  
9'5" x 9'10"
- Bathroom**  
2.55m x 2.19m  
8'5" x 7'3"

**Floor Space**

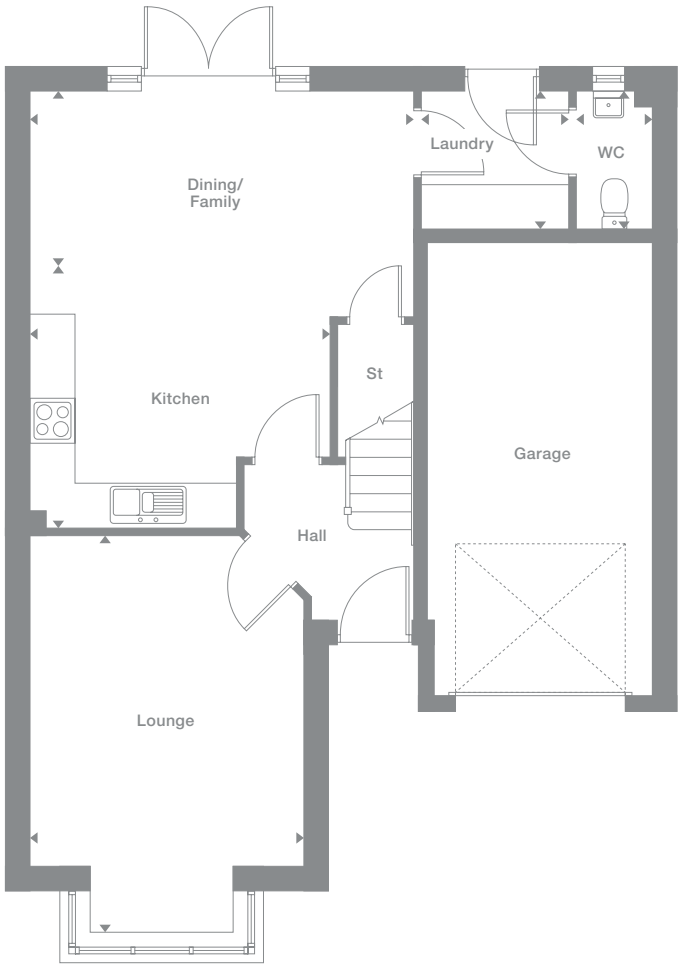
1,342 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

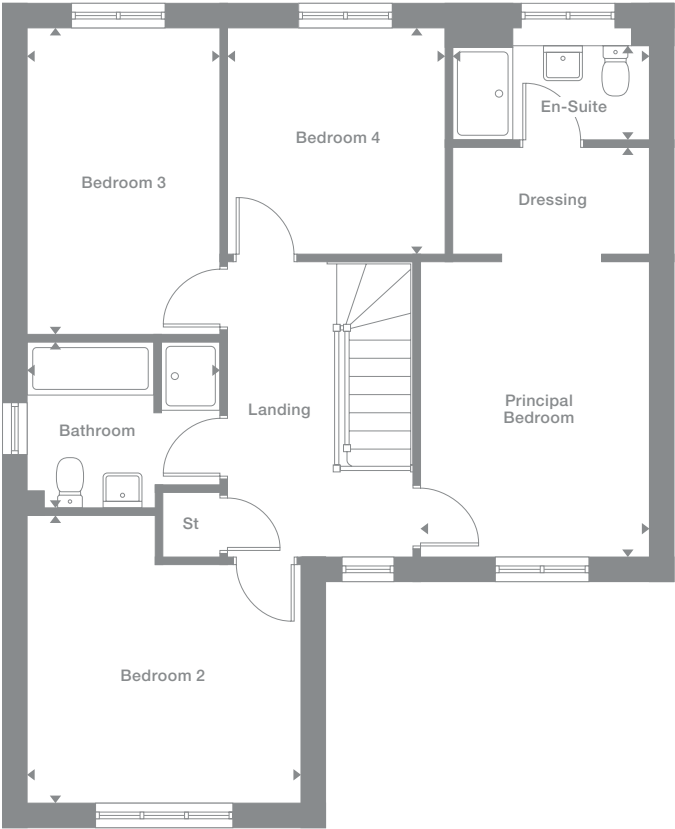
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Norwood

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

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.58m x 4.51m 11'9" x 14'10"	<b>Principal Bedroom</b> 3.58m x 3.17m 11'9" x 10'5"
<b>Kitchen</b> 3.36m x 2.95m 11'0" x 9'8"	<b>En-Suite</b> 2.31m x 1.30m 7'7" x 4'3"
<b>Laundry</b> 2.06m x 1.66m 6'9" x 5'5"	<b>Bedroom 2</b> 3.65m x 2.73m 12'0" x 9'0"
<b>Family/Dining</b> 3.71m x 3.84m 12'2" x 12'7"	<b>Bedroom 3</b> 3.40m x 3.15m 11'2" x 10'4"
<b>Study</b> 2.05m x 1.96m 6'9" x 6'5"	<b>Bedroom 4</b> 3.32m x 2.72m 10'11" x 8'11"
<b>WC</b> 2.06m x 1.12m 6'9" x 3'8"	<b>Bathroom</b> 2.57m x 1.99m 8'5" x 6'6"

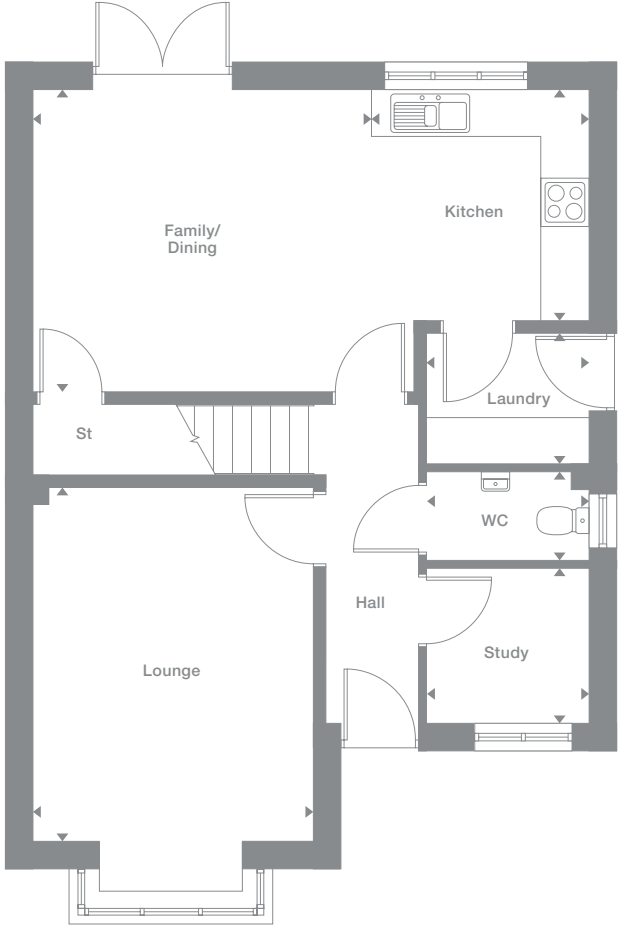
**Floor Space**  
 1,344 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

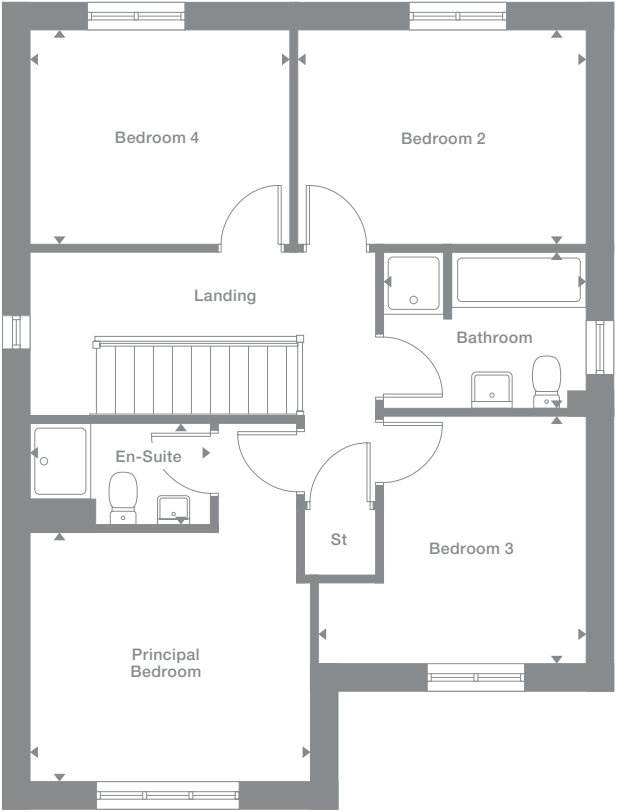
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Denwood

## Overview

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a dressing area.

## Ground Floor

**Lounge**  
3.15m x 4.74m  
10'4" x 15'7"

**Kitchen**  
3.19m x 3.16m  
10'6" x 10'4"

**Laundry**  
1.83m x 1.26m  
6'0" x 4'2"

**Dining**  
2.17m x 3.16m  
7'2" x 10'4"

**Family**  
3.14m x 2.59m  
10'4" x 8'6"

**WC**  
1.44m x 1.26m  
4'9" x 4'2"

## First Floor

**Principal Bedroom**  
4.75m x 3.09m  
15'7" x 10'2"

**En-Suite 1**  
2.76m x 1.18m  
9'1" x 3'10"

**Dressing**  
2.76m x 1.56m  
9'1" x 5'2"

**Bedroom 2**  
3.66m x 3.05m  
12'0" x 10'0"

**En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"

**Bedroom 3**  
2.74m x 3.33m  
9'0" x 10'11"

**Bedroom 4**  
3.10m x 2.60m  
10'2" x 8'6"

**Bathroom**  
2.44m x 2.60m  
8'0" x 8'6"

## Floor Space

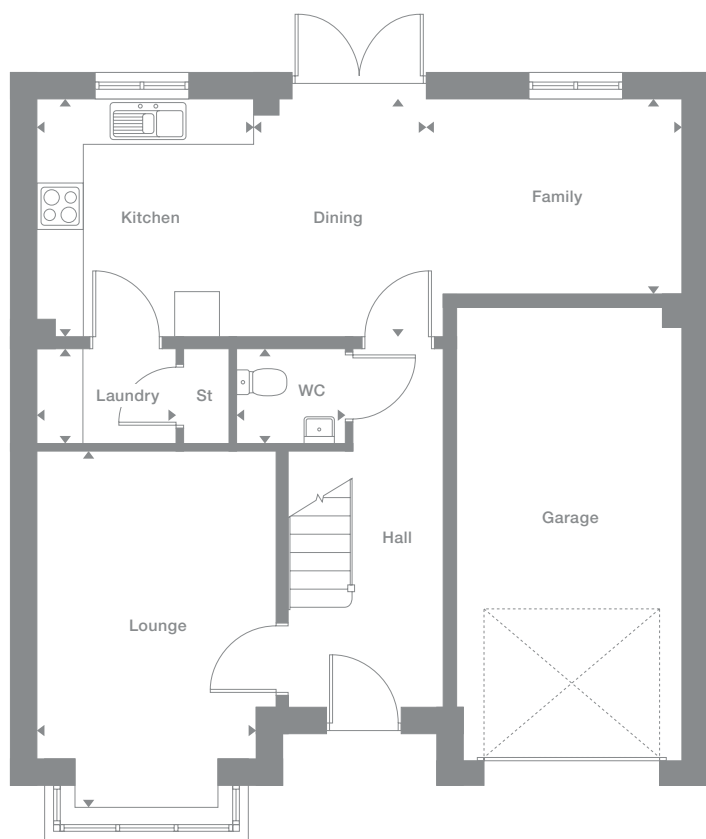
1,368 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

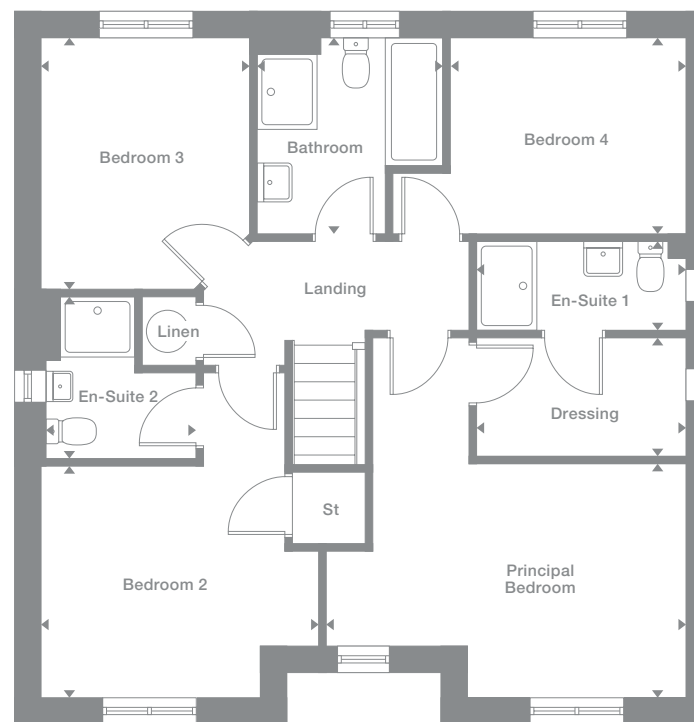
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Beauwood

**Overview**

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

**Ground Floor**

- Lounge**  
4.10m x 4.09m  
13'5" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

**Floor Space**

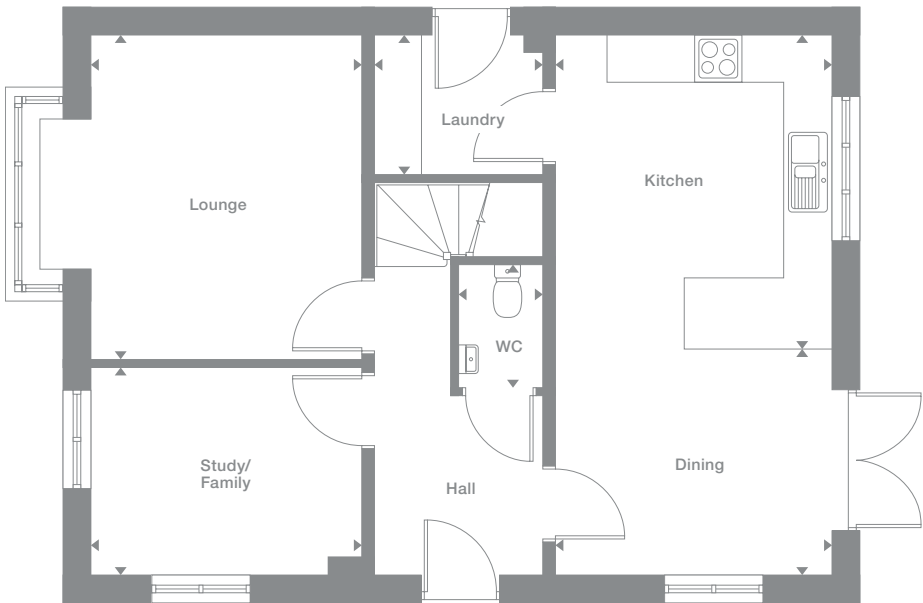
1,379sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

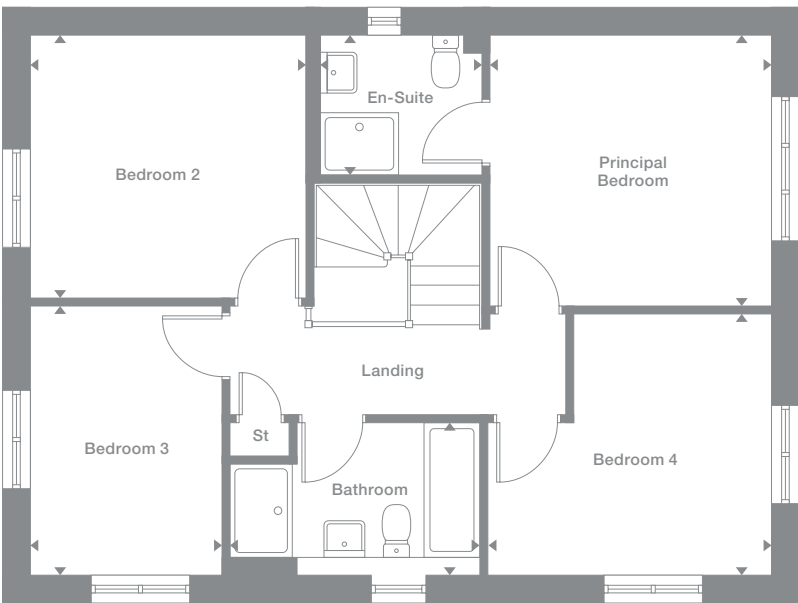
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Stevenson B

## Overview

The magnificent triple aspect kitchen and dining room complements an inviting lounge opening to the garden, presenting an ideal setting for relaxed entertaining. The study and four bedrooms, one en-suite, ensure privacy is always available.

## Ground Floor

**Lounge**  
3.46m x 4.21m  
11'4" x 13'10"

**Dining**  
3.51m x 3.03m  
11'6" x 10'0"

**Kitchen**  
3.51m x 3.82m  
11'6" x 11'11"

**WC**  
0.90m x 1.45m  
2'11" x 4'9"

**Laundry**  
2.12m x 1.76m  
7'0" x 5'9"

**Study**  
2.46m x 2.55m  
8'1" x 8'5"

## First Floor

**Principal Bedroom**  
3.57m x 4.35m  
11'9" x 14'3"

**En-Suite**  
2.12m x 1.76m  
7'0" x 5'9"

**Bedroom 2**  
3.51m x 4.26m  
11'7" x 14'0"

**Bedroom 3**  
3.46m x 2.50m  
11'4" x 8'3"

**Bedroom 4**  
3.51m x 2.41m  
11'6" x 7'11"

**Bathroom**  
2.24m x 1.70m  
7'4" x 5'7"

## Floor Space

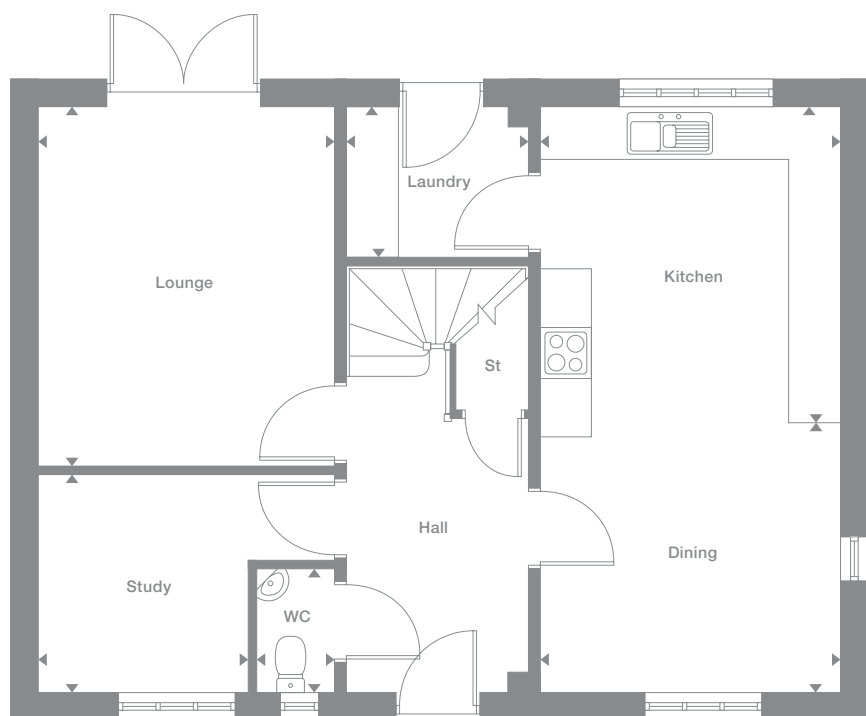
1,390 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

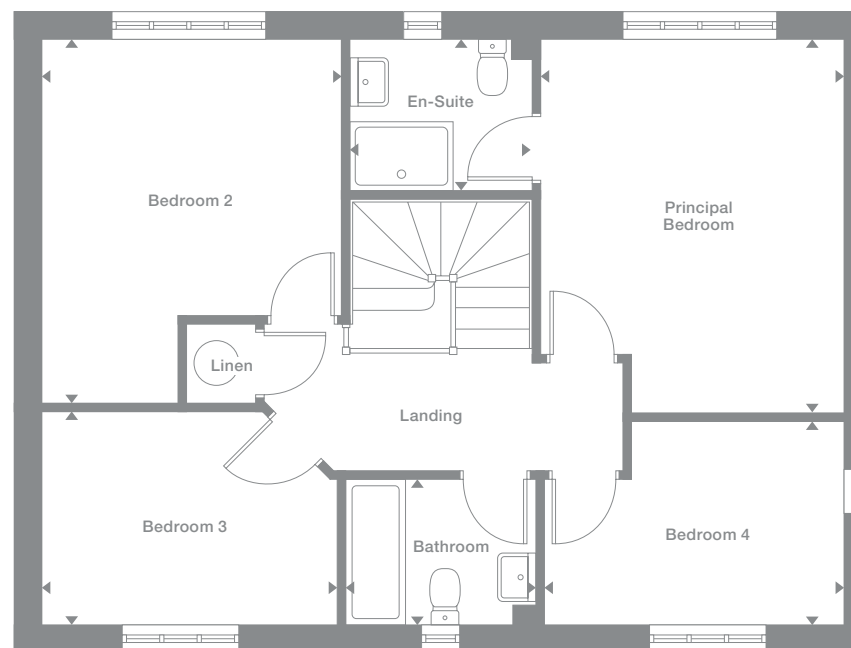
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Sherwood

## Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through 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"

**Dressing**  
2.80m x 1.63m  
9'2" x 5'4"

**En-Suite 1**  
2.80m x 1.18m  
9'2" x 3'10"

**Bedroom 2**  
3.69m x 3.09m  
12'2" x 10'2"

**En-Suite 2**  
1.98m x 2.15m  
6'6" x 7'1"

**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

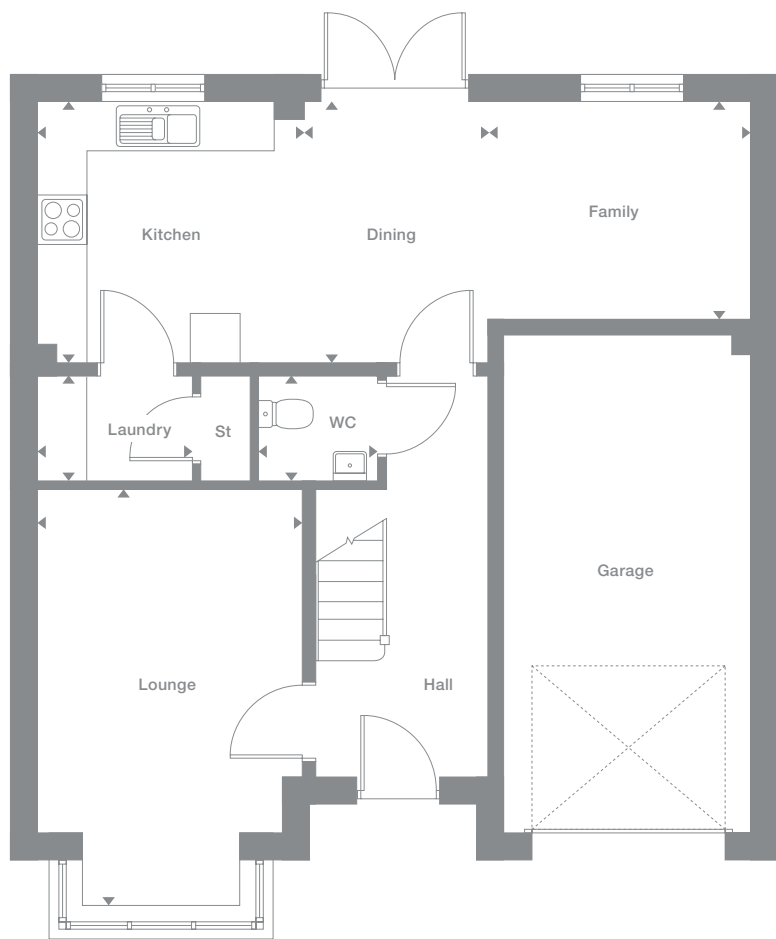
1,400 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

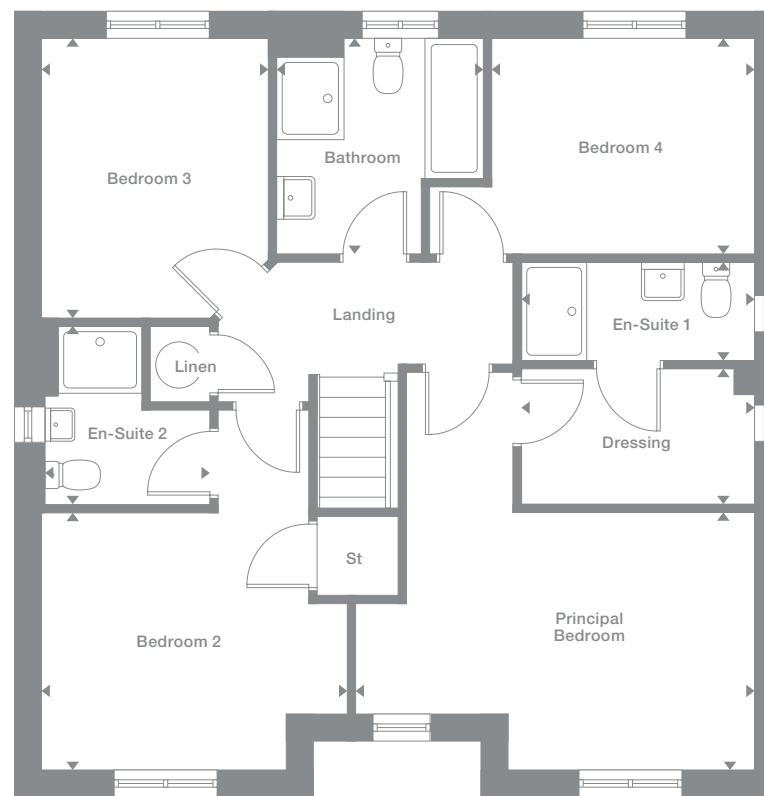
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Baywood

**Overview**  
Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.36m x 4.16m 14'4" x 13'8"	<b>Principal Bedroom</b> 3.57m x 3.68m 11'9" x 12'1"
<b>Kitchen</b> 3.51m x 3.96m 11'6" x 13'0"	<b>En-Suite</b> 2.04m x 1.76m 6'8" x 5'9"
<b>Laundry</b> 2.12m x 1.76m 7'0" x 5'9"	<b>Bedroom 2</b> 3.51m x 3.23m 11'7" x 10'7"
<b>Dining</b> 3.51m x 2.90m 11'6" x 9'6"	<b>Bedroom 3</b> 2.47m x 3.53m 8'1" x 11'7"
<b>Study</b> 2.32m x 2.61m 7'7" x 8'7"	<b>Bedroom 4</b> 3.51m x 3.08m 11'6" x 10'1"
<b>WC</b> 1.04m x 1.45m 3'5" x 4'9"	<b>Bathroom</b> 3.21m x 1.70m 10'7" x 5'7"

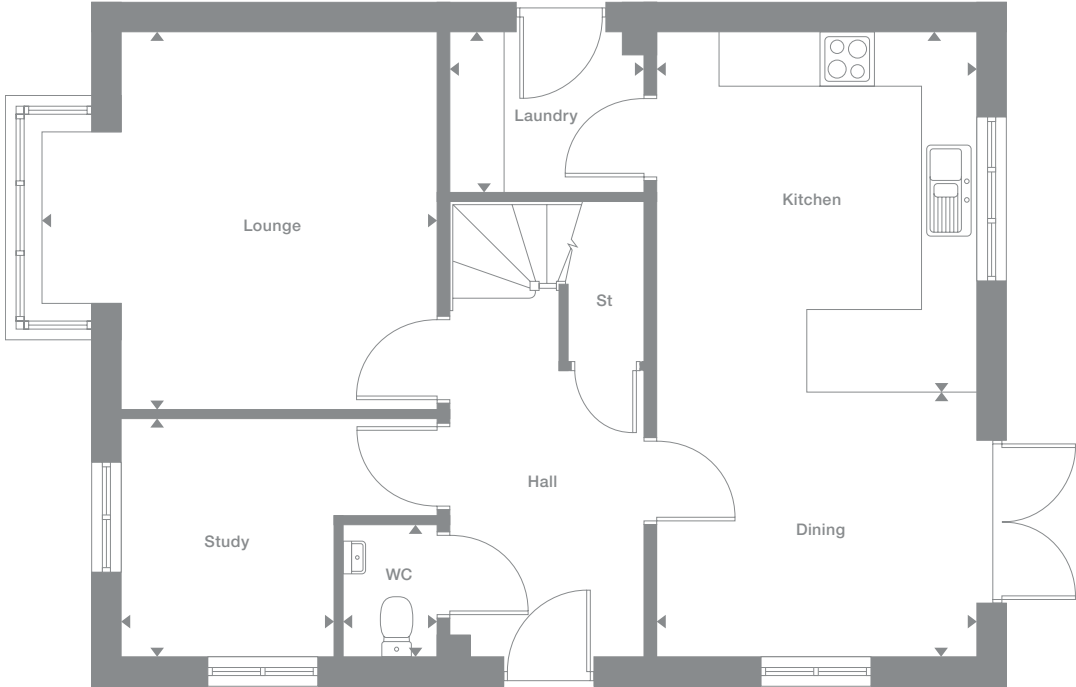
**Floor Space**  
1,408 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

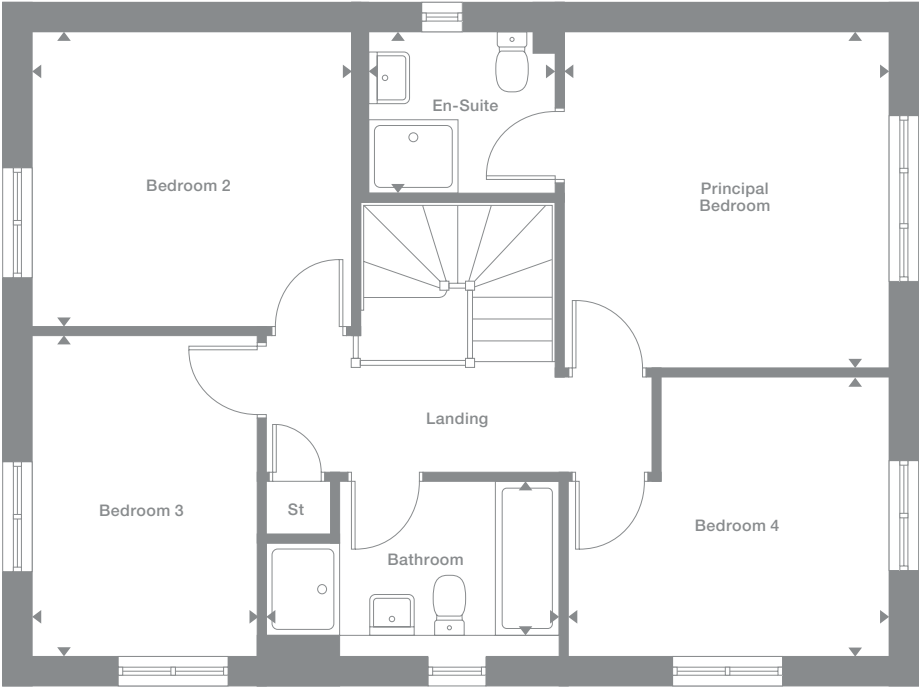
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Sandalwood

## Overview

The study provides a peaceful counterpoint to an impressively bright kitchen and family room, with french doors adding a focal point to the dining area. The family bathroom has a separate shower, two of the four bedrooms are en-suite and one features a dressing room.

## Ground Floor

- Lounge**  
3.36m x 4.29m  
11'0" x 14'1"
- Kitchen**  
3.36m x 3.26m  
11'0" x 10'8"
- Laundry**  
2.27m x 1.74m  
7'5" x 5'9"
- Dining**  
2.66m x 2.96m  
8'9" x 9'9"
- Family**  
2.48m x 2.96m  
8'2" x 9'9"
- Study**  
2.49m x 2.16m  
8'2" x 7'1"
- WC**  
0.91m x 1.90m  
3'0" x 6'3"

## First Floor

- Principal Bedroom**  
3.33m x 3.12m  
10'11" x 10'3"
- En-Suite 1**  
2.32m x 1.38m  
7'8" x 4'6"
- Dressing**  
2.49m x 2.22m  
8'2" x 7'4"
- Bedroom 2**  
2.49m x 3.35m  
8'2" x 11'0"
- En-Suite 2**  
2.21m x 1.40m  
7'3" x 4'7"
- Bedroom 3**  
2.45m x 3.62m  
8'1" x 11'11"
- Bedroom 4**  
3.00m x 2.46m  
9'10" x 8'1"
- Bathroom**  
2.00m x 1.83m  
6'7" x 6'0"

## Floor Space

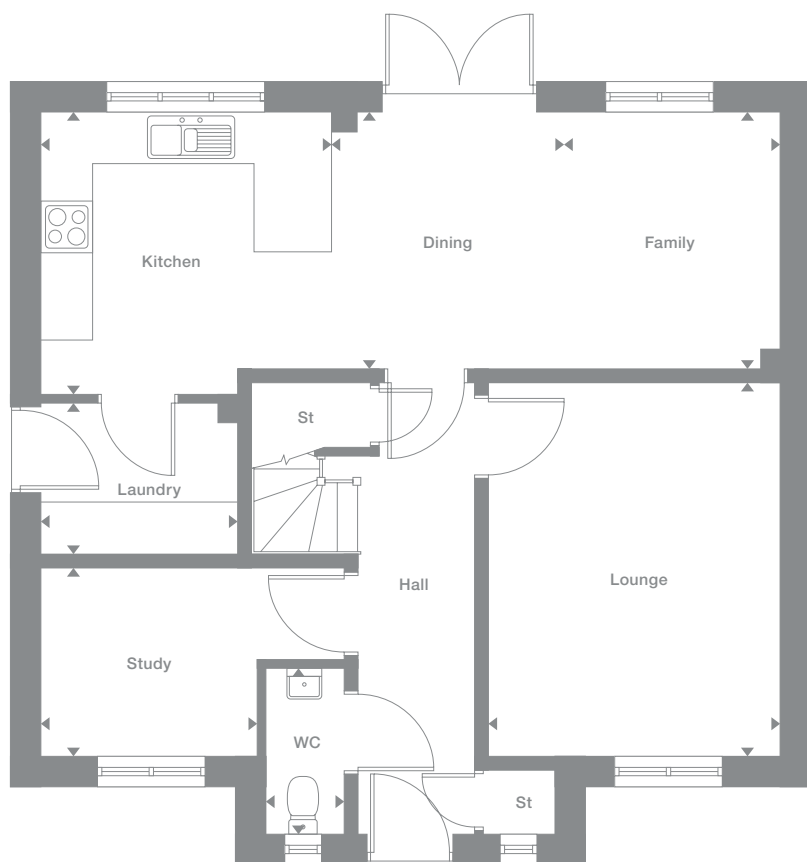
1,422 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

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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# Beechford

## Overview

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

## Ground Floor

- Lounge**  
3.32m x 5.66m  
10'11" x 18'7"
- Kitchen**  
4.29m x 2.94m  
14'1" x 9'8"
- Laundry**  
1.67m x 1.89m  
5'6" x 6'2"
- Dining**  
4.15m x 2.94m  
13'8" x 9'8"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

## First Floor

- Principal Bedroom**  
3.32m x 3.15m  
10'11" x 10'4"
- En-Suite 1**  
1.69m x 1.99m  
5'7" x 6'7"
- Dressing**  
2.27m x 1.62m  
7'5" x 5'4"
- Bedroom 2**  
2.67m x 3.97m  
8'9" x 13'1"
- En-Suite 2**  
1.70m x 2.01m  
5'7" x 6'7"
- Bedroom 3**  
3.15m x 3.06m  
10'4" x 10'0"
- Bedroom 4**  
2.67m x 3.13m  
8'9" x 10'4"
- Bedroom 5**  
2.37m x 2.01m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.83m  
7'4" x 6'0"

## Floor Space

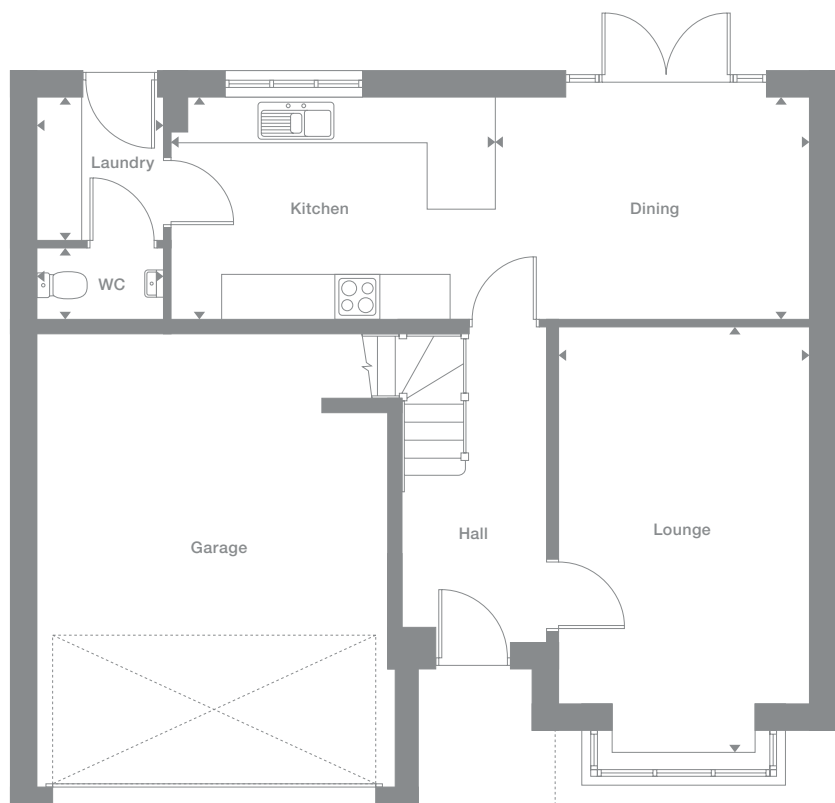
1,435 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

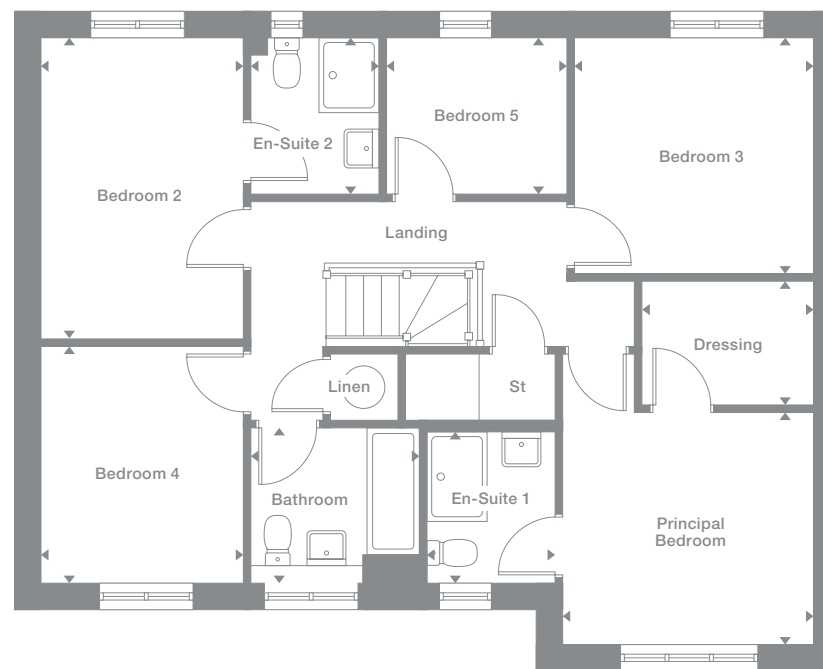
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Cedarwood

## Overview

From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

## Ground Floor

**Lounge**  
3.40m x 4.36m  
11'2" x 14'4"

**Kitchen**  
3.36m x 3.26m  
11'0" x 10'8"

**Laundry**  
2.30m x 1.74m  
7'7" x 5'9"

**Dining**  
2.70m x 2.96m  
8'10" x 9'9"

**Family**  
2.52m x 2.96m  
8'3" x 9'9"

**Study**  
2.49m x 2.23m  
8'2" x 7'4"

**WC**  
0.95m x 1.97m  
3'1" x 6'6"

## First Floor

**Principal Bedroom**  
3.40m x 3.19m  
11'2" x 10'6"

**Dressing**  
2.36m x 2.29m  
7'9" x 7'6"

**En-Suite 1**  
2.36m x 1.34m  
7'9" x 4'5"

**Bedroom 2**  
2.49m x 3.38m  
8'2" x 11'1"

**En-Suite 2**  
2.24m x 1.40m  
7'4" x 4'7"

**Bedroom 3**  
2.49m x 3.65m  
8'2" x 12'0"

**Bedroom 4**  
3.03m x 2.50m  
10'0" x 8'2"

**Bathroom**  
2.00m x 1.89m  
6'7" x 6'3"

## Floor Space

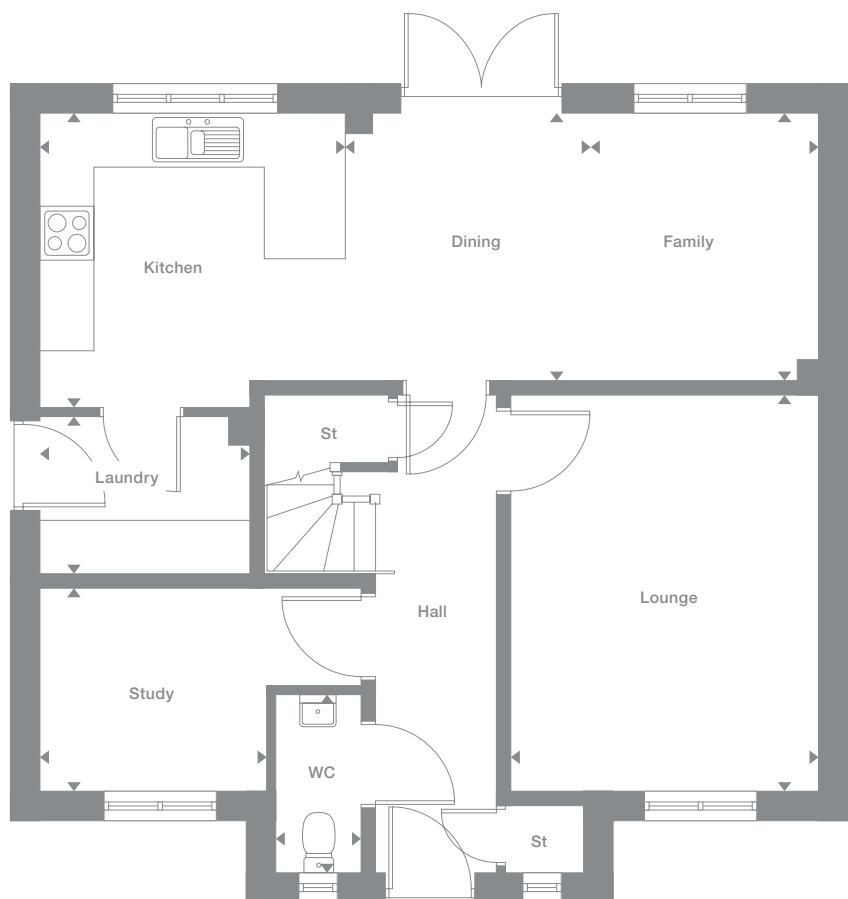
1,448 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

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**

With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

**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 1.92m  
5'6" x 6'4"
- Dining**  
4.22m x 2.97m  
13'10" x 9'9"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
3.39m x 3.20m  
11'2" x 10'6"
- Dressing**  
2.30m x 1.65m  
7'7" x 5'5"
- En-Suite 1**  
1.66m x 2.03m  
5'5" x 6'8"
- 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**

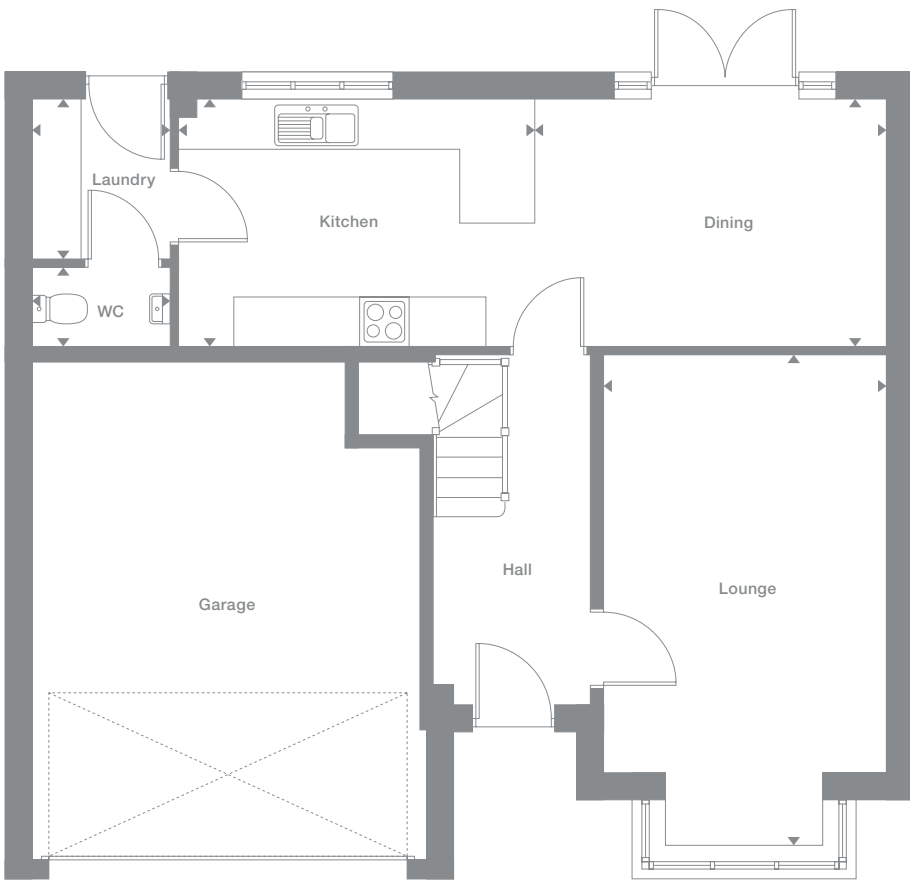
1,464 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

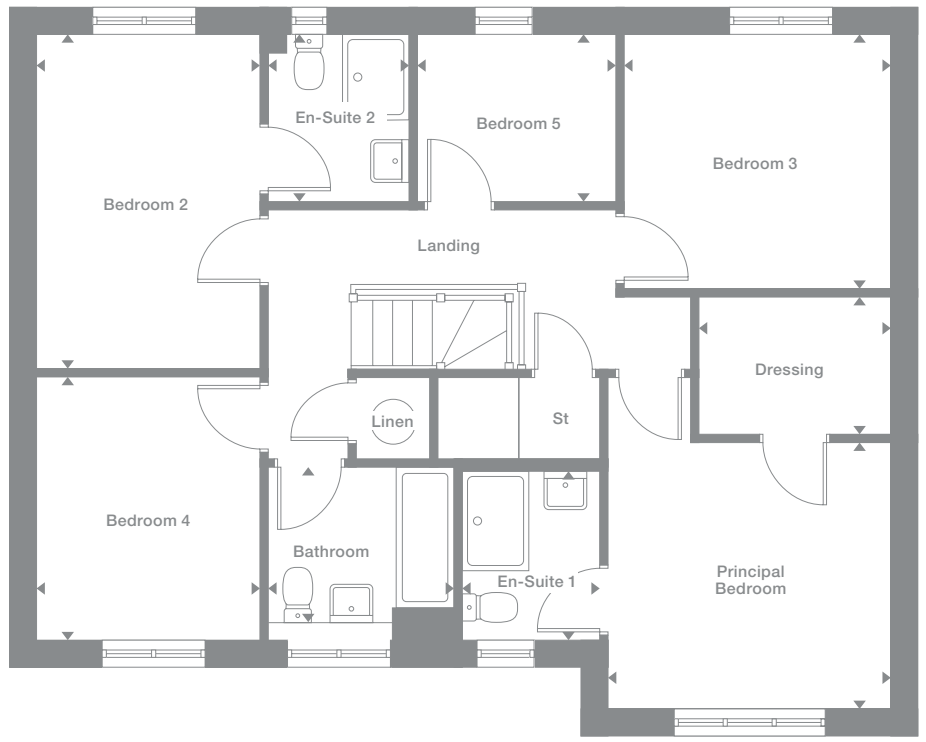
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Crosswood

**Overview**

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

**Ground Floor**

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

**First Floor**

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

**Floor Space**

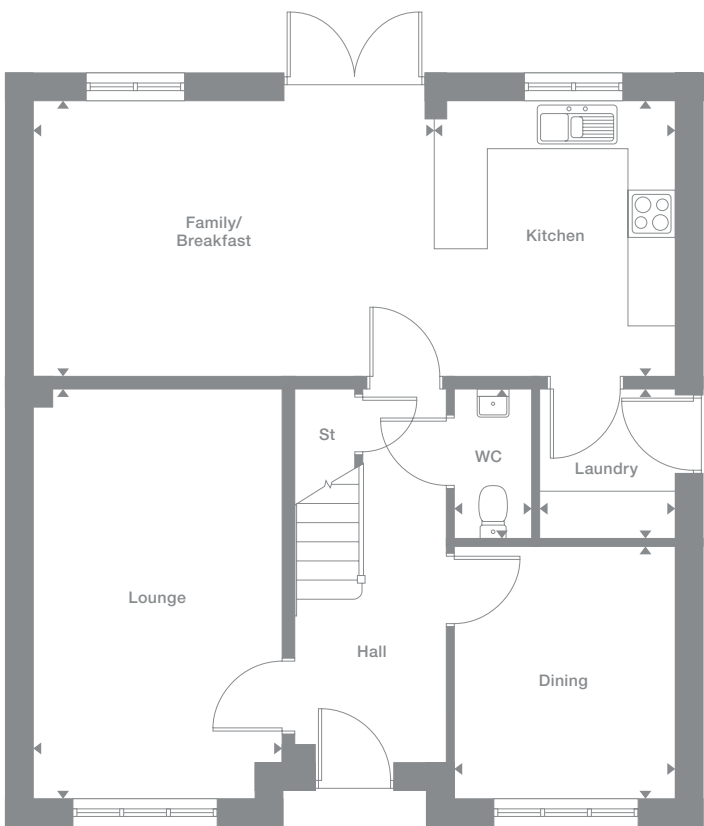
1,500 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

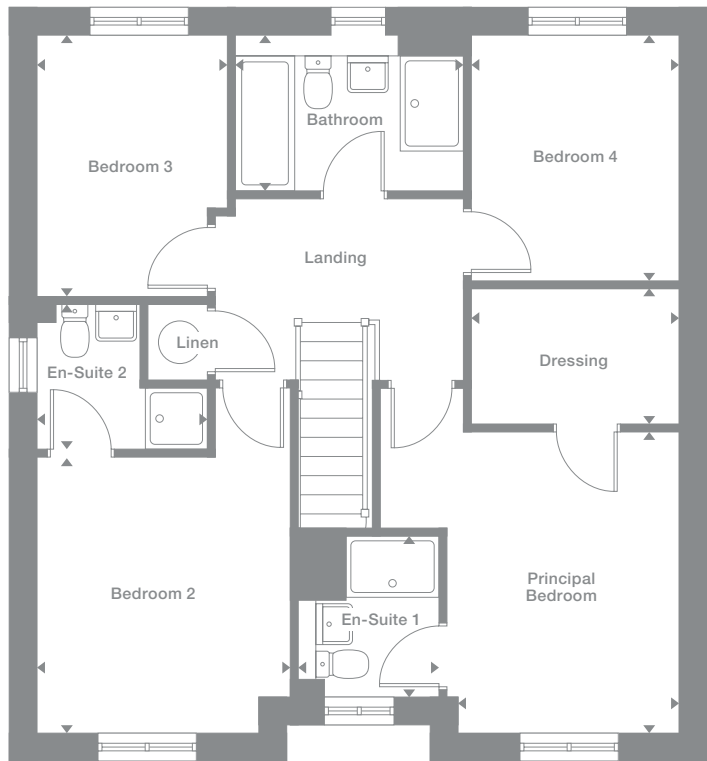
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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## Overview

The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

## Ground Floor

**Lounge**  
3.24m x 5.22m  
10'8" x 17'2"

**Kitchen**  
3.02m x 3.47m  
9'11" x 11'5"

**Laundry**  
1.68m x 1.78m  
5'6" x 5'10"

**Dining**  
2.73m x 3.35m  
8'11" x 11'0"

**Family/Breakfast**  
5.10m x 3.47m  
16'9" x 11'5"

**WC**  
0.95m x 1.78m  
3'1" x 5'10"

## First Floor

**Principal Bedroom**  
2.95m x 3.82m  
9'8" x 12'7"

**Dressing**  
2.61m x 1.70m  
8'7" x 5'7"

**En-Suite 1**  
1.69m x 2.10m  
5'7" x 6'11"

**Bedroom 2**  
3.29m x 3.21m  
10'10" x 10'7"

**En-Suite 2**  
2.26m x 1.81m  
7'5" x 5'11"

**Bedroom 3**  
2.42m x 3.63m  
7'11" x 11'11"

**Bedroom 4**  
2.61m x 3.14m  
8'7" x 10'4"

**Bathroom**  
2.91m x 1.69m  
9'7" x 5'7"

## Floor Space

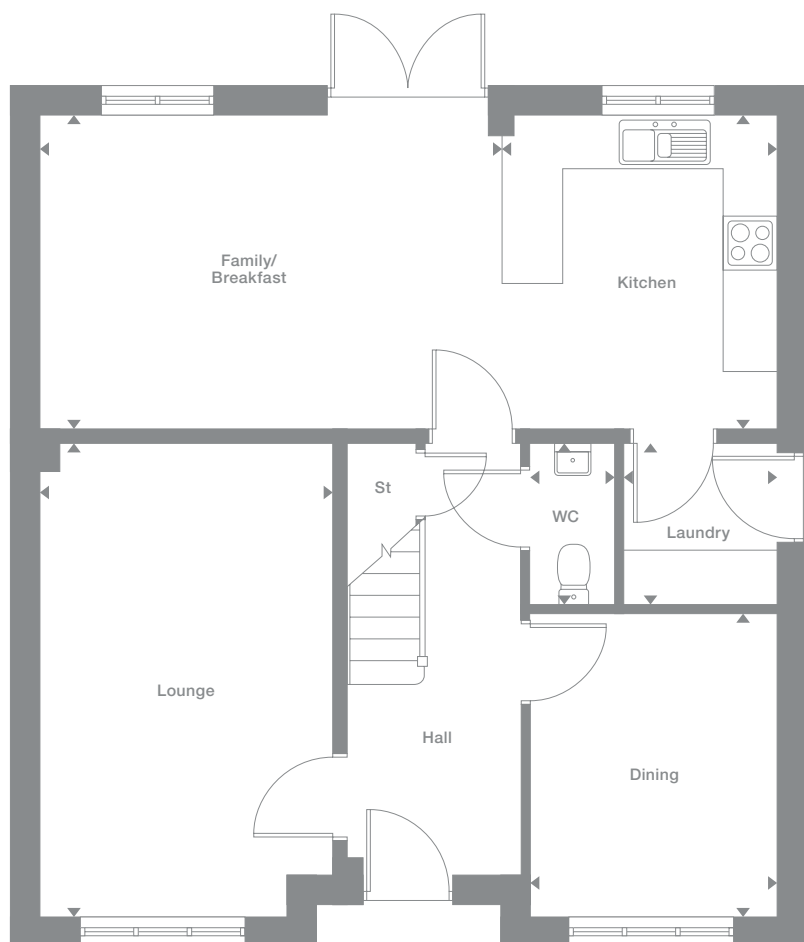
1,524 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

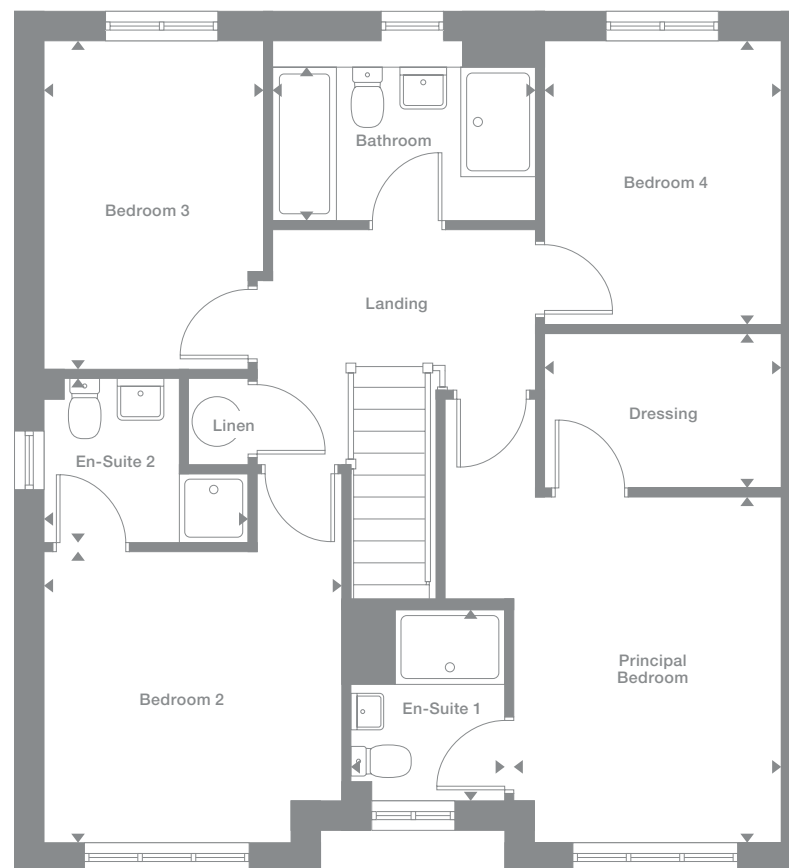
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Thetford

## Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

## 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 3.15m  
12'8" x 10'4"
- Dressing**  
1.67m x 2.21m  
5'6" x 7'3"
- En-Suite 1**  
2.50m x 1.18m  
8'2" x 3'10"
- 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**  
4.27m x 2.51m  
14'0" x 8'3"
- Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

## Floor Space

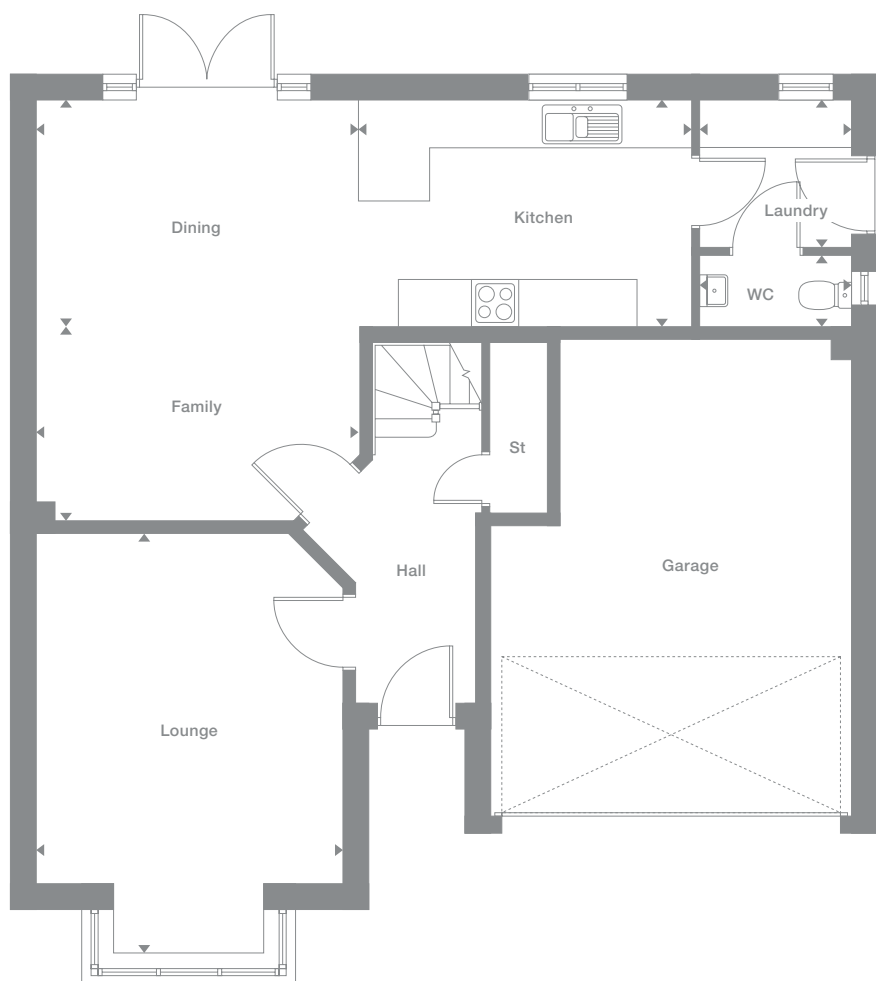
1,671 sq ft

Some window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

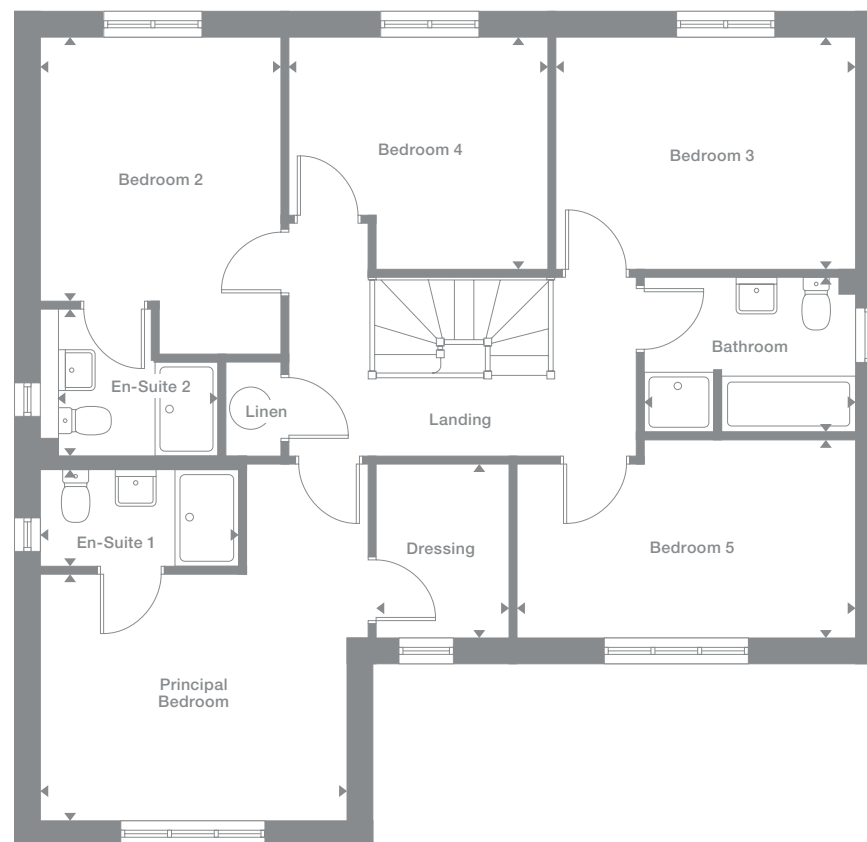
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

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

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

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

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

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

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

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

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

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

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

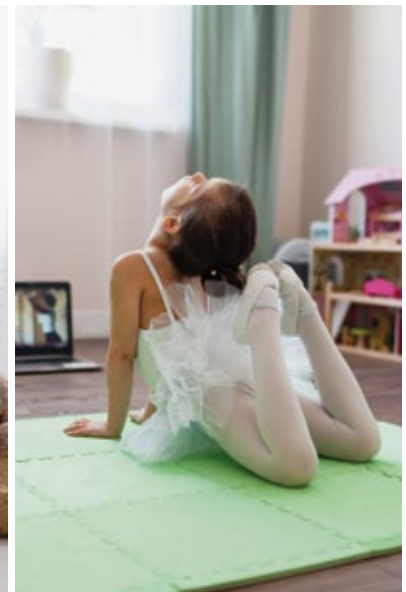
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

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

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

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

your home  
your way...



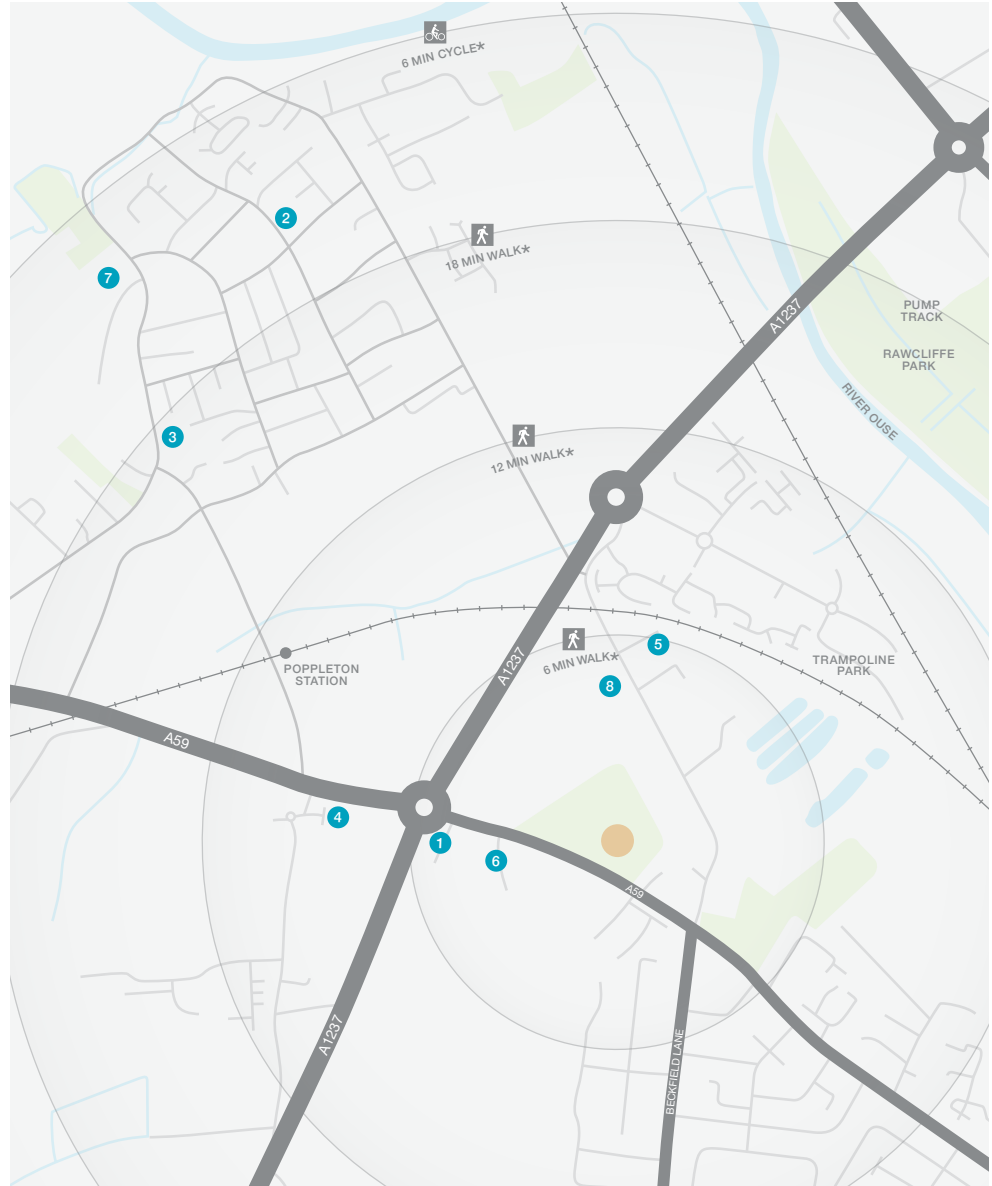
Four hundred yards away there is a 24-hour M&S Food store. More local shops and takeaways, including pharmacies and a post office, can be found within walking distance, and a large precinct at Acomb, a mile and a half away, presents a comprehensive choice of shops and services. Leisure amenities include two gyms within half a mile of Langley Gate.

Lavender Grove Surgery, the closest of several nearby medical centres, is complemented by a wide choice of dental practices. Muddy Boots Nursery, just across the road, takes children from six weeks to five years old, and the development is in the catchment area for Poppleton Ousebank Primary School, rated 'Outstanding' by Ofsted, and for York High School. In addition, the nearby Manor Academy, a Church of England secondary school, holds an 'Outstanding' Ofsted rating.



# Useful Contacts

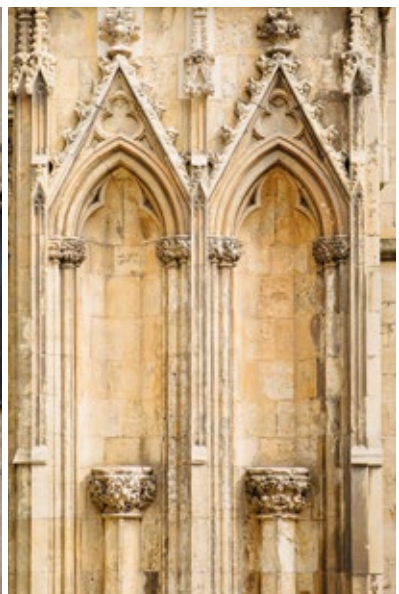
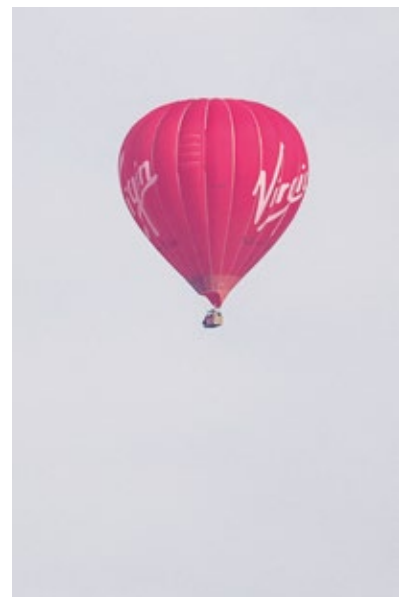
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 M&S Simply Food  
Upper Poppleton  
01904 789 382
  - 2 Poppleton Village Store  
and Post Office  
10-12 Allerton Drive  
01904 793 642
  - 3 Citywide Health  
Poppleton Pharmacy  
The Green,  
Upper Poppleton  
01904 781 022
  - 4 Dobbies Garden Centre  
Northfield Lane  
01904 795 920
  - 5 Complete Life Fitness  
Millfield Lane  
01904 785 499
  - 6 Muddy Boots Nursery  
The Gardens,  
Boroughbridge Road  
0904 289 291
  - 7 Poppleton Ousebank  
Primary School  
Main Street  
01904 795 930
  - 8 York High School  
Cornlands Road  
01904 806 600
- Manor C of E Academy  
Millfield Lane  
01904 789 722
- Lavender Grove Surgery  
Lavender Grove  
01904 404 100

\* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:  
 0.5km = 5 to 7 mins walk  
 1.0km = 10 to 14 mins walk  
 1.5km = 15 to 21 mins walk  
 2.0km = 5 to 8 mins cycle



# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 622 329

**From York city centre**  
Cross Skeldergate Bridge and from Bishopsgate Street turn right into Nunnery Lane, following signs for the Inner Ring Road. Six hundred yards on, at the crossroads turn left into Blossom Street, then after 250 yards turn right into the A59 Holgate Road, signposted for Harrogate. Stay on the A59 for two and a quarter miles and, approaching the junction with the ring road, the entrance to Langley Gate is on the right.

**From the A1(M)**  
Leave the A1(M) at junction 47 to join the A59 following signs for York. Stay on the A59 for ten miles, then at the junction with York Inner Ring Road take the second exit, following the sign for York and the Railway Museum. After 350 yards, the entrance to Langley Gate is on the left.

**Sat Nav**  
YO26 6QD



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



Registered Developer

90 years of miller homes

## 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

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Sat Nav: YO26 6QD

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

**millerhomes**

*the place to be*®