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**Miller Homes @ Norwood Quarter
Northampton**

millerhomes

the place to be®

- 02 Living in Northampton
- 06 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 64 The Miller Difference
- 68 Contact Us

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



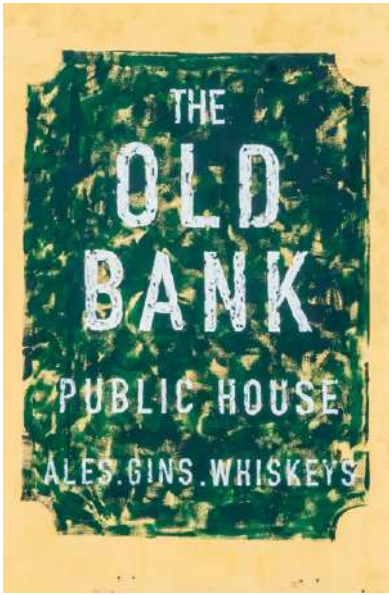
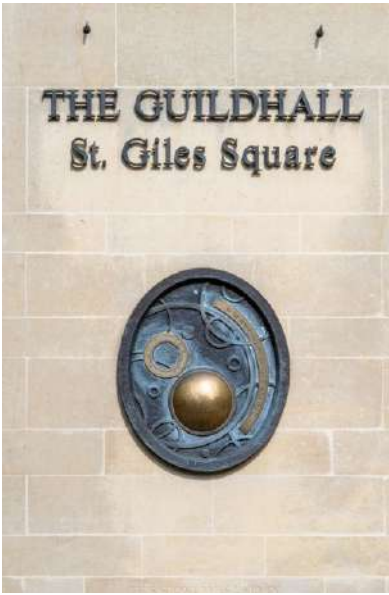


Living in Northampton

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 Norwood Quarter.

Occupying a premiere location within a new residential area. Miller Homes @ Norwood Quarter is just five minutes' drive from junction 16 of the M1 via the adjacent Sandy Lane. Central Birmingham and the M25 London Orbital Motorway can be reached in around an hour. Buses into the town centre and railway station pass alongside the development, and the area features a network of footpaths and cycle routes. Frequent train services from Northampton Station run westwards to Coventry and Birmingham and south to Milton Keynes and London, reaching Euston in less than an hour.

Shops within 20 minutes' walk include a Bakery, a Co-op, a convenience store and an optician at Duston Main Road, and a precinct at Limehurst Road with a pharmacy and a post office. There are also several hairdressers, food takeaways, pubs, cafés and other services in the area. Two miles away, Sixfields Retail and Leisure Parks incorporate Sainsbury's, Boots, Lidl and M&S Food stores, a Cineworld, a gym, tenpin bowling and several restaurants. Sixfields is also the home of the town's football and athletics stadium.

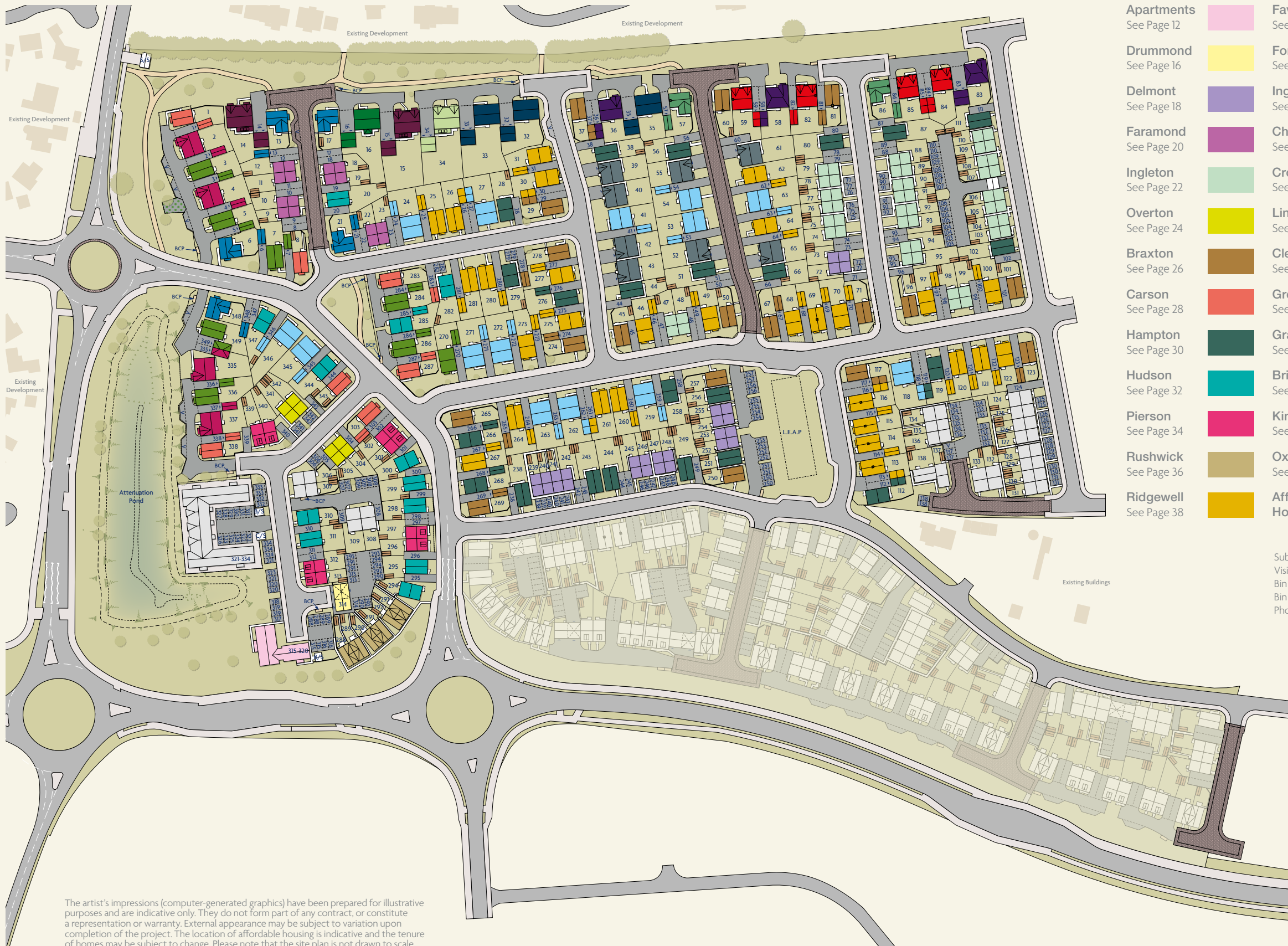


Welcome
home

On the edge of Northampton, near open countryside, this beautiful selection of stylish, energy efficient two, three, four and five bedroom homes is the first phase of a prestigious new neighbourhood. Just three miles from the town centre and close to local shops and services, with further amenities planned, the development is within five minutes' drive of the M1, making it an ideal base for travel to Birmingham and London. Welcome to Norwood Quarter...

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.





Apartments See Page 12		Faversham See Page 40	
Drummond See Page 16		Fordwood See Page 42	
Delmont See Page 18		Inglewood See Page 44	
Faramond See Page 20		Charleswood See Page 46	
Ingleton See Page 22		Crosswood See Page 48	
Overton See Page 24		Lingwood See Page 50	
Braxton See Page 26		Clearwood See Page 52	
Carson See Page 28		Gresham See Page 54	
Hampton See Page 30		Grayford See Page 56	
Hudson See Page 32		Bridgeford See Page 58	
Pierson See Page 34		Kingford See Page 60	
Rushwick See Page 36		Oxford See Page 62	
Ridgwell See Page 38		Affordable Housing	

Sub-Station	S/S
Visitor Parking	V
Bin Collection Point	BCP
Bin Store	B/S
Photovoltaic Panels	PV



Apartments

Overview
The hall opens on to an attractive open plan living area lit by dual aspect windows, a wonderfully flexible, contemporary setting for relaxing and entertaining. The principal bedroom is also dual aspect, bedroom two features a built-in wardrobe, and the hall includes a useful cupboard.

Ground Floor
Lounge/Kitchen
5.96m x 4.17m
19'7" x 13'8"

Principal Bedroom
4.43m x 3.06m
14'6" x 10'0"

Bedroom 2
4.12m x 2.63m
13'6" x 8'8"

Bathroom
2.35m x 1.91m
7'9" x 6'3"

Overview
Stylish and practical, the open plan design of this superb home will add pleasure and convenience to everyday living. A second hallway leads to two bedrooms, and the principal bedroom's built-in wardrobe complements a large cupboard facing the front door, ideal for coats and umbrellas.

Ground Floor
Lounge/Kitchen
6.44m x 4.03m
21'2" x 13'3"

Principal Bedroom
3.23m x 3.67m
10'7" x 12'1"

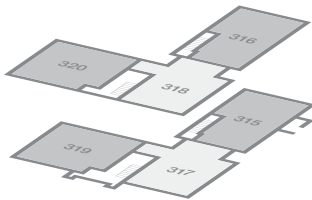
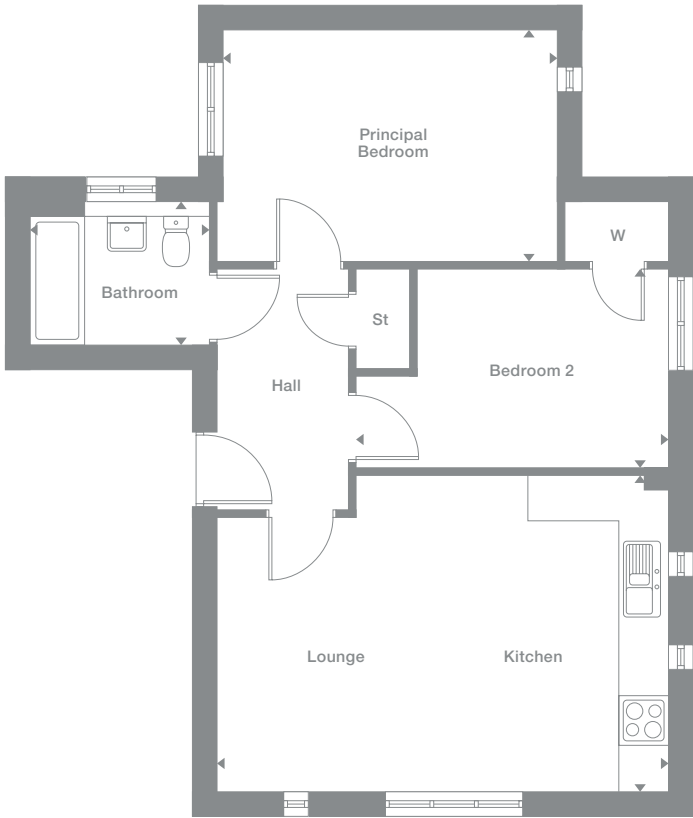
Bedroom 2
2.22m x 3.67m
7'4" x 12'1"

Bathroom
2.06m x 2.30m
6'9" x 7'7"



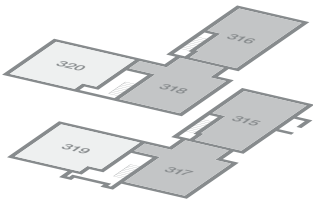
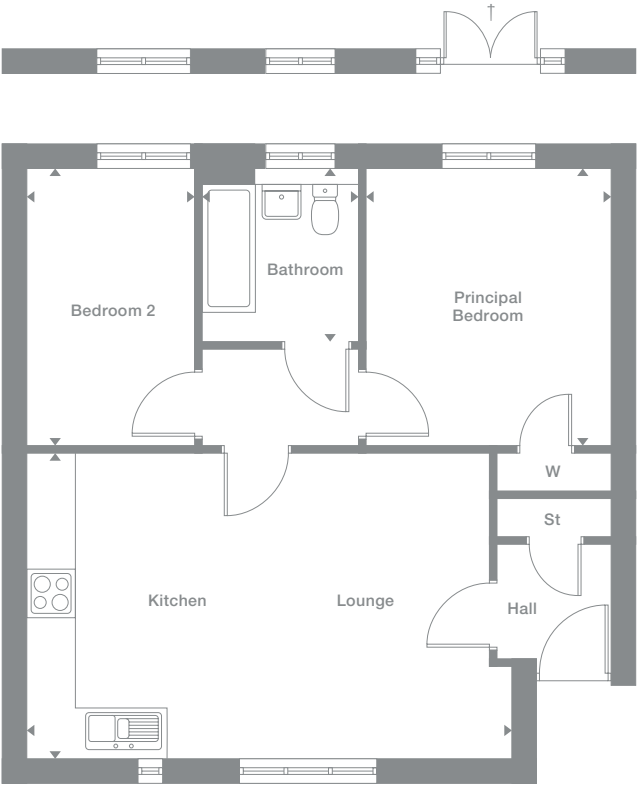
Alderton

Floor Space
631 sq ft



Ashton

Floor Space
659 sq ft



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Apartments

Overview

With its individual sheltered entrance, this exciting apartment has a special appeal that reflects the thoughtful blend of visual impact and functional design behind every detail. The bright open plan living area incorporates a beautifully ergonomic kitchen that perfectly complements the bright, adaptable leisure space.

Ground Floor

Lounge/Kitchen
4.84m x 5.31m
15'11" x 17'5"

Principal Bedroom
3.26m x 3.99m
10'9" x 13'1"

Bedroom 2
2.74m x 3.99m
9'0" x 13'1"

Bathroom
1.88m x 2.02m
6'2" x 6'8"

Overview

A staircase from the ground floor lobby ascends to a welcoming open plan living space, a comfortable backdrop to quiet evenings that will also be perfect for convivial gatherings. The principal bedroom includes an en-suite shower room, adding a touch of luxury to daily life.

Ground Floor

Lounge/Kitchen
4.84m x 5.31m
15'11" x 17'5"

Principal Bedroom
3.04m x 3.83m
10'0" x 12'7"

En-Suite
1.95m x 1.19m
6'5" x 3'11"

Bedroom 2
2.96m x 3.40m
9'9" x 11'2"

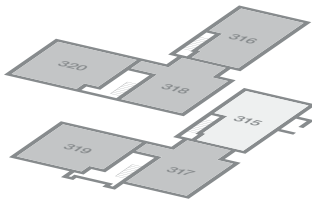
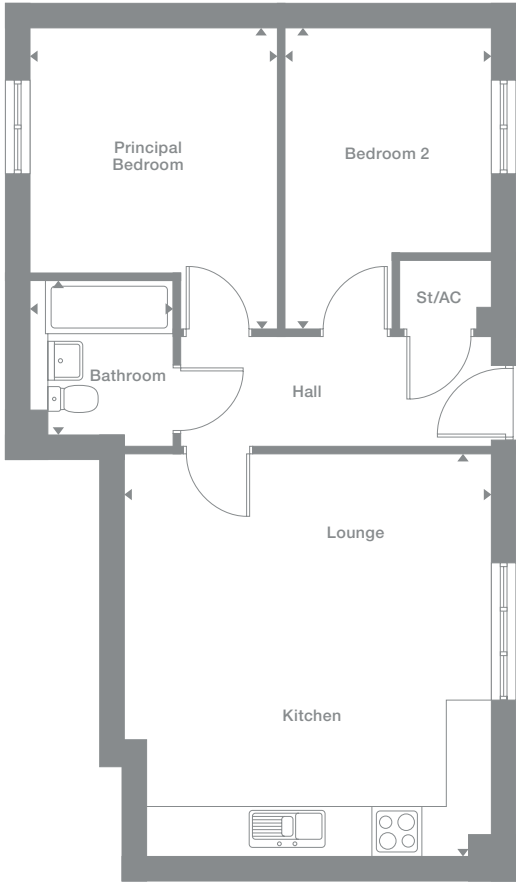
Bathroom
1.88m x 2.02m
6'2" x 6'8"



Horton

Floor Space

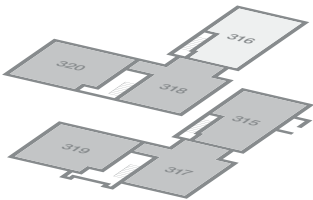
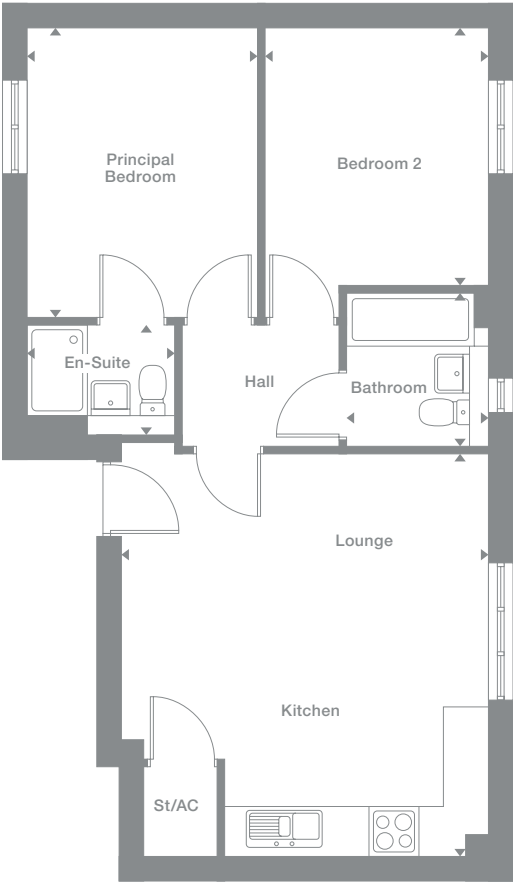
639 sq ft



Moulton

Floor Space

719 sq ft



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Drummond

Overview

This is an attractive contemporary home filled with exciting features, from the bright landing and superb, adaptable open plan living space to the convenience of the en-suite principal bedroom. There is a generously sized cupboard in the expertly planned kitchen and another in bedroom two.

First Floor

Kitchen/Dining
3.06m x 3.13m
10'0" x 10'3"

Lounge
3.61m x 2.85m
11'10" x 9'4"

Principal Bedroom
4.42m x 2.75m
14'6" x 9'0"

En-Suite
2.23m x 1.11m
7'4" x 3'8"

Bedroom 2
2.58m x 3.74m
8'6" x 12'3"

Bathroom
2.23m x 1.70m
7'4" x 5'7"

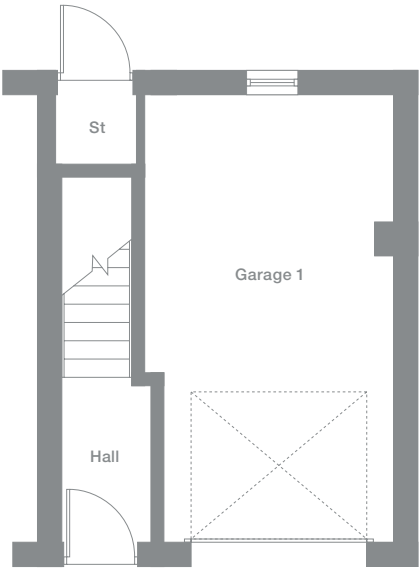
Floor Space

753 sq ft

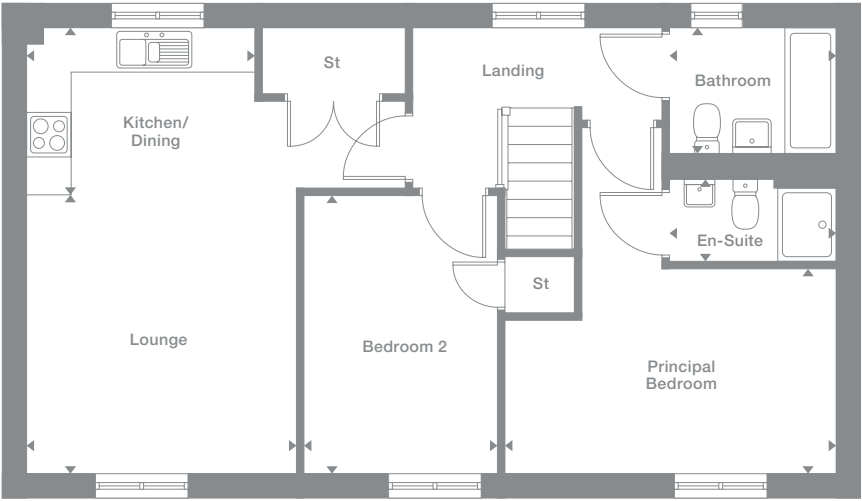
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



how will
you use your
new home?

Delmont

Overview

The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

Ground Floor

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

Kitchen/Dining
4.03m x 3.10m
13'3" x 10'2"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor

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

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

Bedroom 2
4.03m x 2.66m
13'3" x 8'9"

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

Floor Space

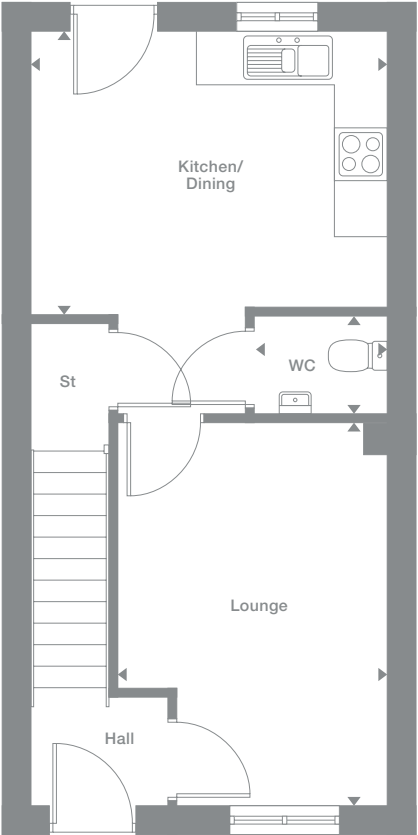
758 sq ft

† Window to end terrace plots only. Please see Development Sales Manager for details

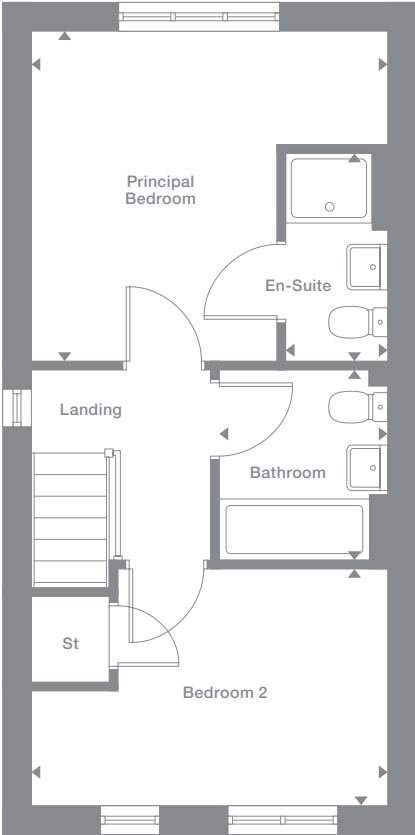
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Faramond

Overview
The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

Ground Floor	First Floor
Lounge 3.08m x 4.28m 10'2" x 14'1"	Principal Bedroom 4.06m x 3.64m 13'4" x 11'11"
Kitchen/Dining 4.06m x 3.11m 13'4" x 10'2"	En-Suite 1.11m x 2.22m 3'8" x 7'4"
WC 1.50m x 1.11m 4'11" x 3'8"	Bedroom 2 4.06m x 2.70m 13'4" x 8'10"
	Bathroom 1.90m x 2.15m 6'3" x 7'1"

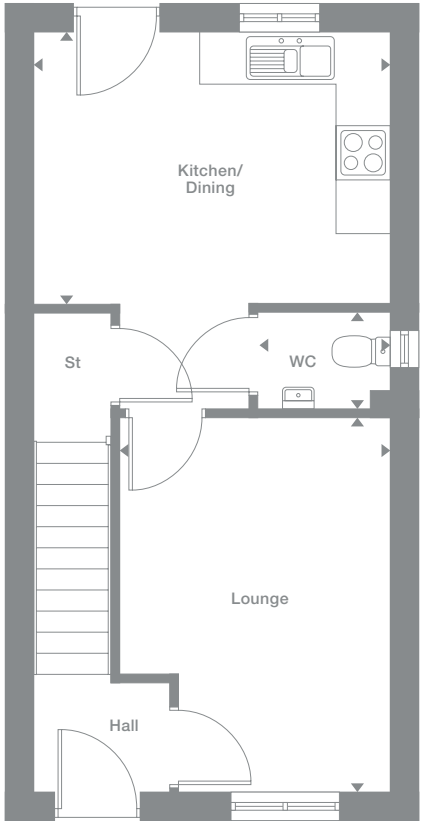
Floor Space
761 sq ft

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

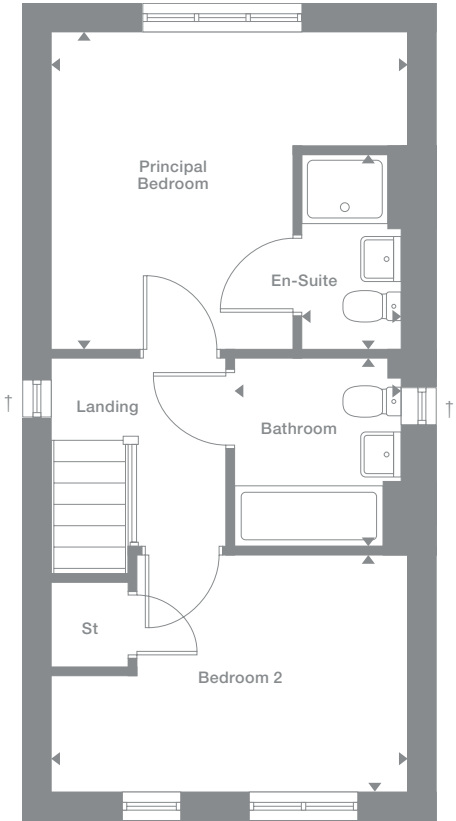
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Ingleton

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 first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.

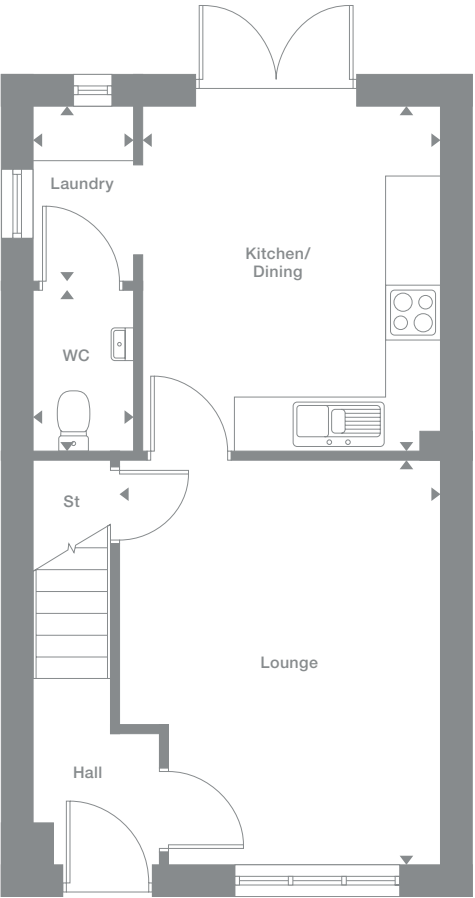
Ground Floor	First Floor
Lounge 3.53m x 4.45m 11'7" x 14'6"	Principal Bedroom 2.98m x 3.23m 9'9" x 10'7"
Kitchen/Dining 3.27m x 3.80m 10'9" x 12'6"	En-Suite 1.18m x 1.99m 3'10" x 6'6"
Laundry 1.11m x 1.92m 3'8" x 6'4"	Bedroom 2 2.37m x 3.22m 7'10" x 10'7"
WC 1.11m x 1.78m 3'8" x 5'10"	Bedroom 3 2.00m x 2.14m 6'7" x 7'0"
	Bathroom 2.37m x 1.70m 7'10" x 5'7"

Floor Space
806 sq ft

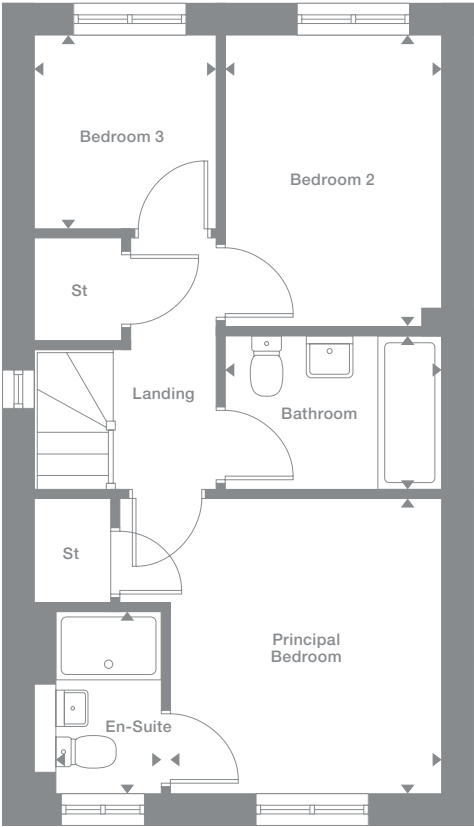
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.31m x 3.83m 10'10" x 12'7"	En-Suite 1.18m x 2.03m 3'10" x 6'8"
Laundry 1.10m x 1.96m 3'8" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.10m x 1.78m 3'8" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

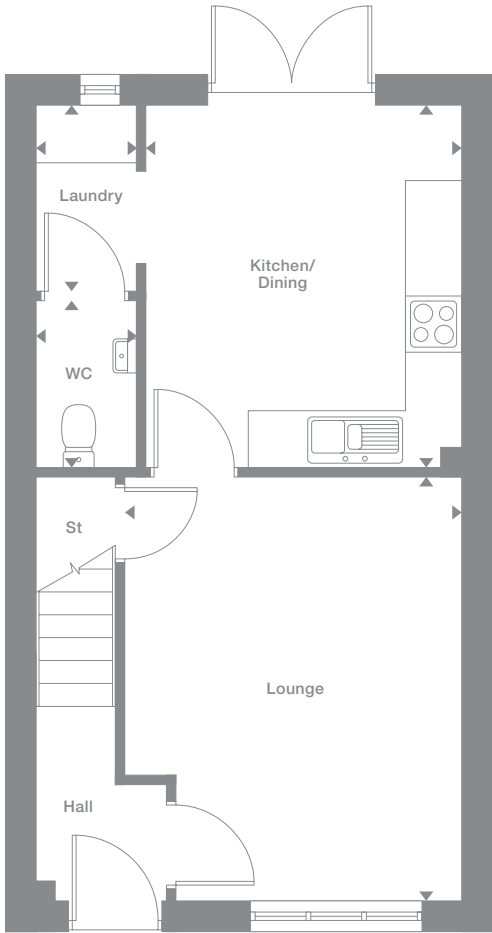
Floor Space
819 sq ft

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

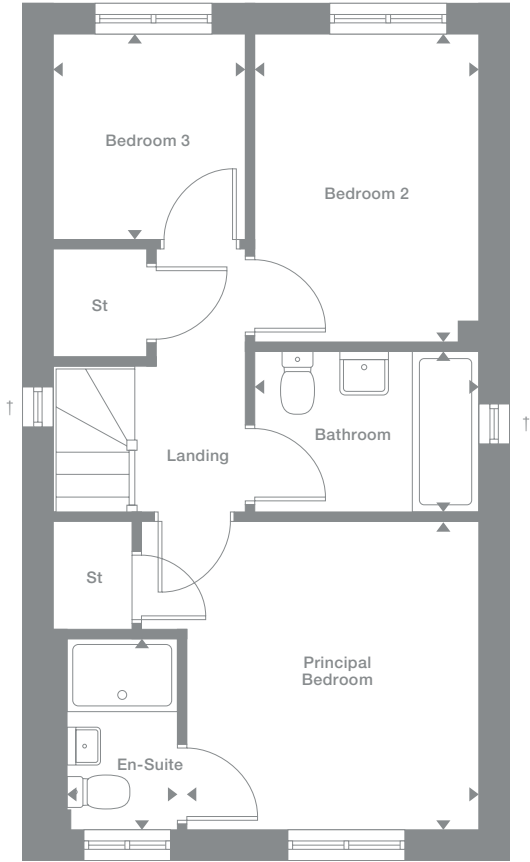
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Braxton

Overview

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

Ground Floor

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

First Floor

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

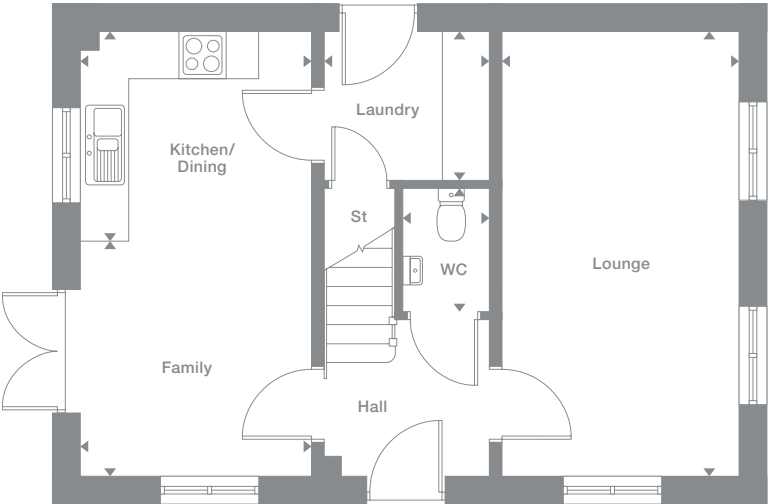
Floor Space

996 sq ft

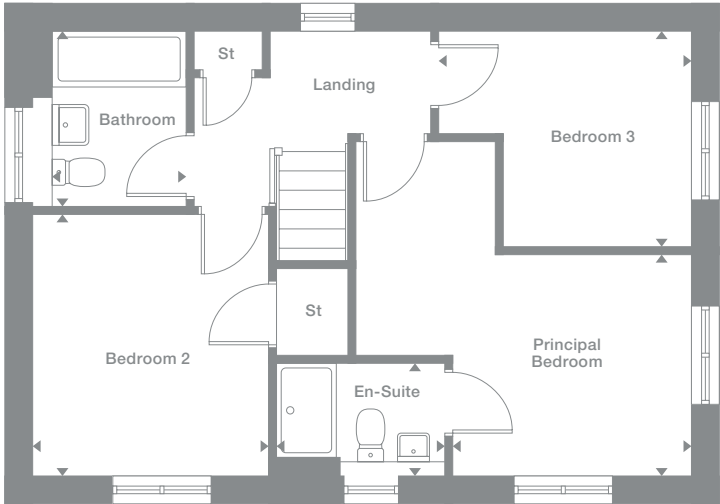
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
The family kitchen, lounge and principal bedroom all feature dual aspect windows, creating a bright, inspiring interior that is enhanced by french doors in the dining area and the lounge's superb bay window. The principal bedroom is en-suite, and bedroom two includes a built-in storage cupboard.

Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.15m x 2.76m 10'4" x 9'1"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 2.01m x 1.18m 6'7" x 3'10"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 3.22m x 2.69m 10'7" x 8'10"
WC 1.09m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

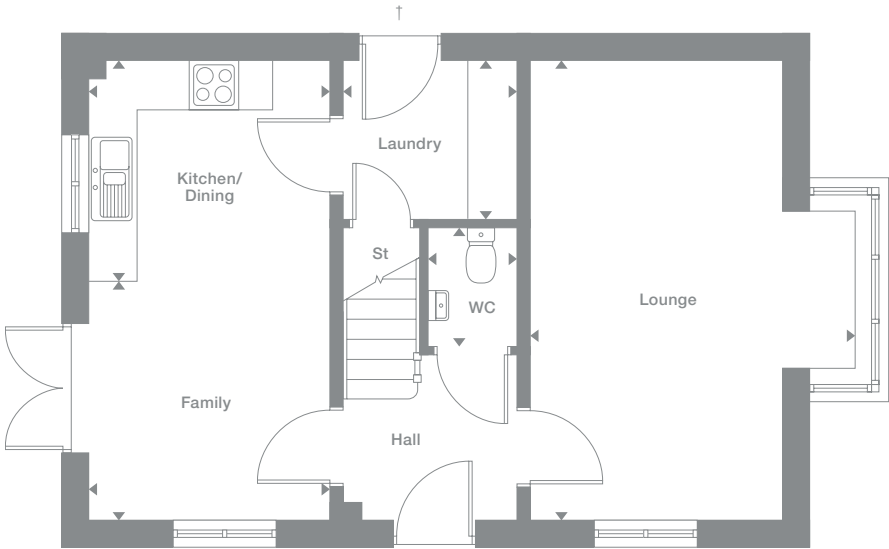
Floor Space
1,016 sq ft

† Door not applicable to all plots. Please see Development Sales Manager for details

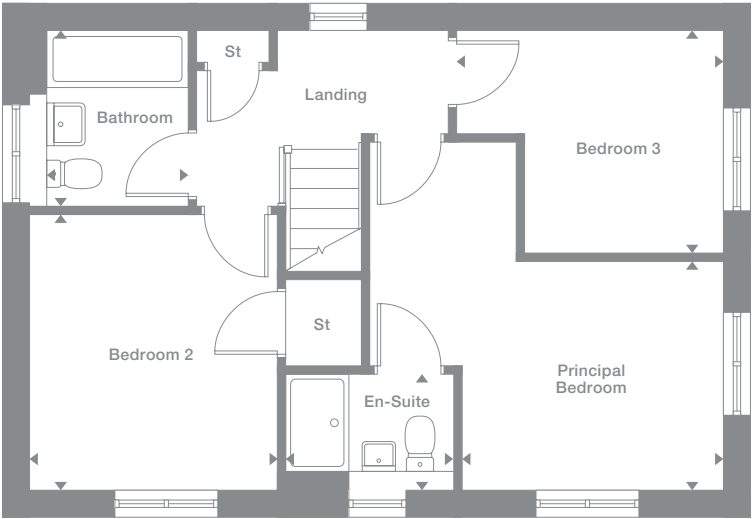
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hampton

Overview

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

Ground Floor

Lounge

3.40m x 3.57m
11'3" x 11'9"

Kitchen

3.43m x 3.06m
11'3" x 10'0"

Family/Dining

5.47m x 2.38m
17'11" x 7'10"

WC

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

First Floor

Principal Bedroom

3.30m x 3.15m
10'10" x 10'4"

En-Suite

2.18m x 1.87m
7'2" x 6'2"

Dressing

2.07m x 1.69m
6'10" x 5'7"

Bedroom 2

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

Bedroom 3

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

Bathroom

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

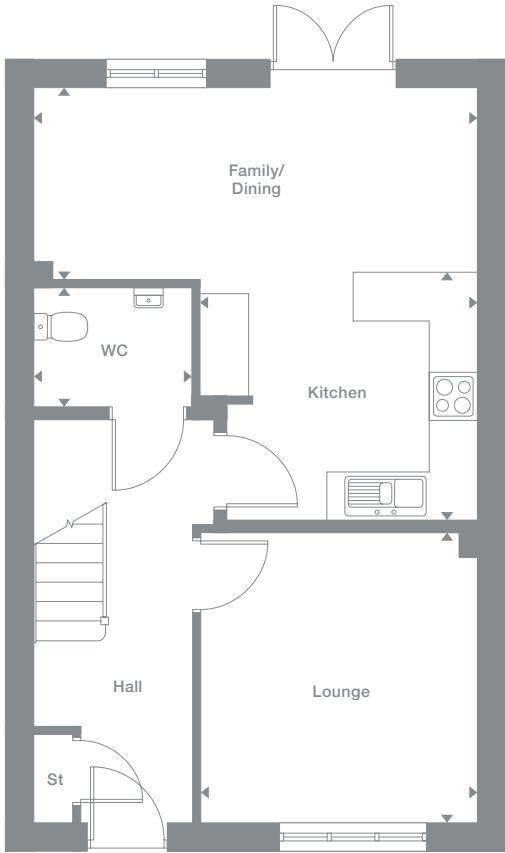
Floor Space

1,050 sq ft

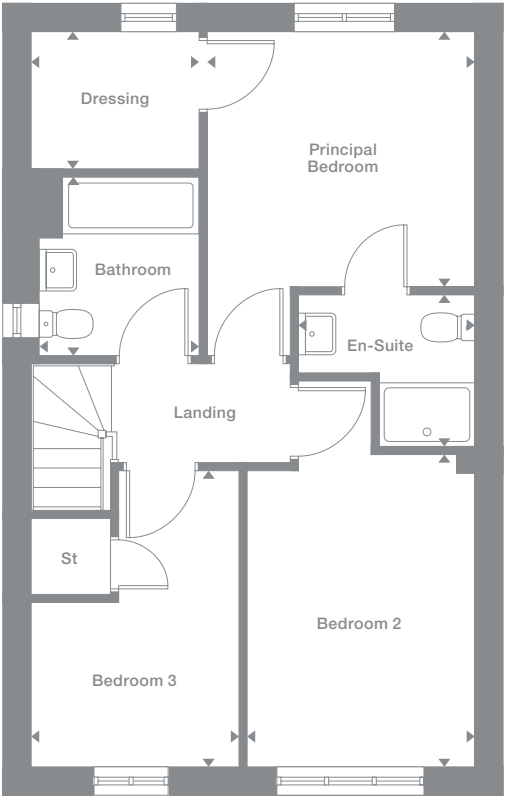
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hudson

Overview
The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a walk-in dressing area.

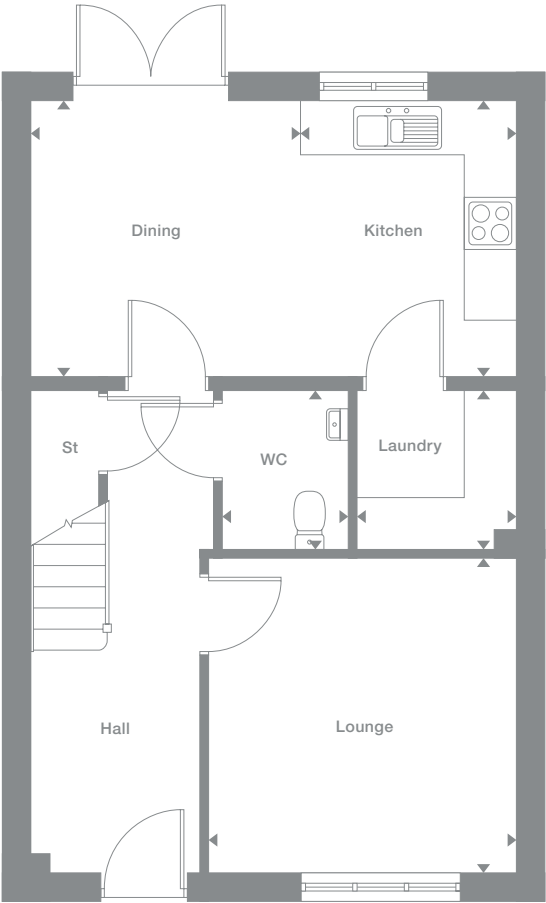
Ground Floor	First Floor
Lounge 3.51m x 3.60m 11'6" x 11'10"	Principal Bedroom 2.80m x 3.15m 9'2" x 10'4"
Kitchen 2.45m x 3.14m 8'1" x 10'4"	En-Suite 2.42m x 1.18m 7'11" x 3'11"
Dining 3.08m x 3.14m 10'1" x 10'4"	Dressing 2.64m x 1.20m 8'8" x 3'11"
WC 1.45m x 1.82m 4'9" x 6'0"	Bedroom 2 3.25m x 3.30m 10'8" x 10'10"
	Bedroom 3 2.19m x 3.42m 7'2" x 11'3"
	Bathroom 1.90m x 2.15m 6'3" x 7'1"

Floor Space
1,050 sq ft

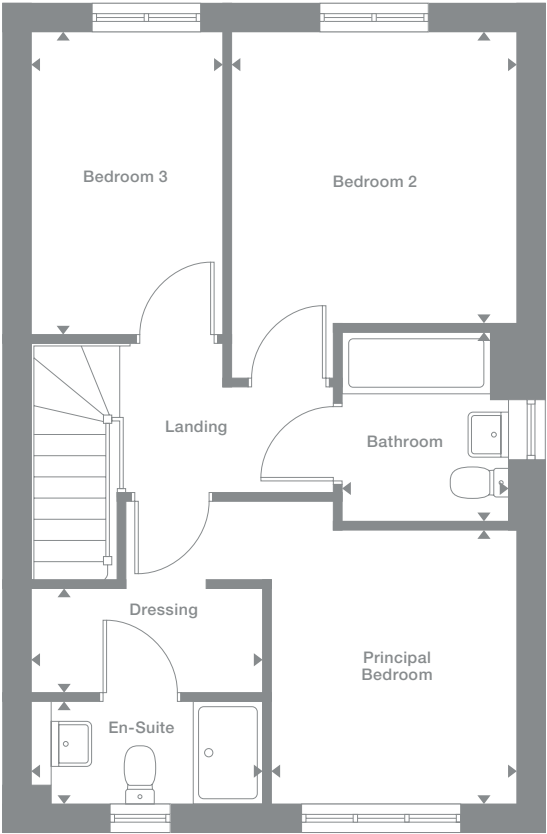
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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 and a generously sized wardrobe, has a special charm.

Ground Floor	First Floor	Second Floor
Lounge 2.56m x 4.77m 8'5" x 15'8"	Bedroom 2 4.74m x 3.08m 15'7" x 10'2"	Principal Bedroom 4.74m x 4.75m 15'7" x 15'7"
Kitchen 2.65m x 3.66m 8'8" x 12'0"	Bedroom 3 4.74m x 3.19m 15'7" x 10'2"	En-Suite 1.33m x 2.44m 4'5" x 8'0"
Dining 2.08m x 3.04m 6'10" x 10'0"	Bathroom 2.37m x 2.10m 7'10" x 6'11"	
WC 0.90m x 2.32m 2'11" x 7'8"		

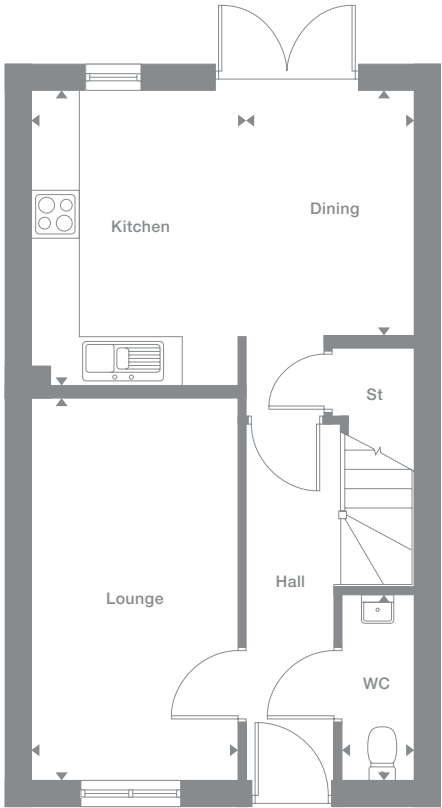
Floor Space
1,167 sq ft

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

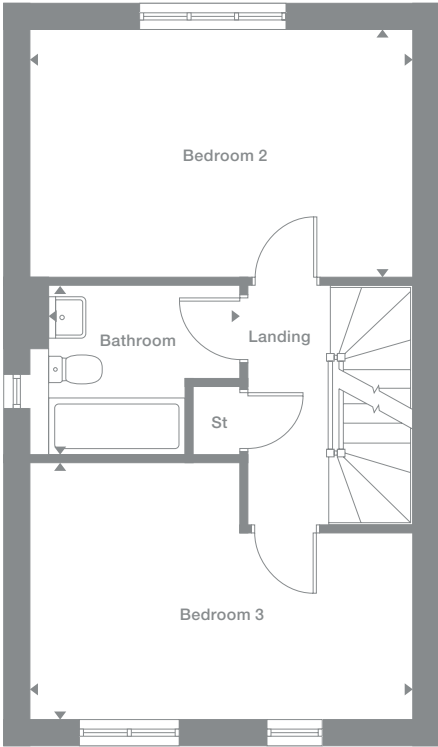
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



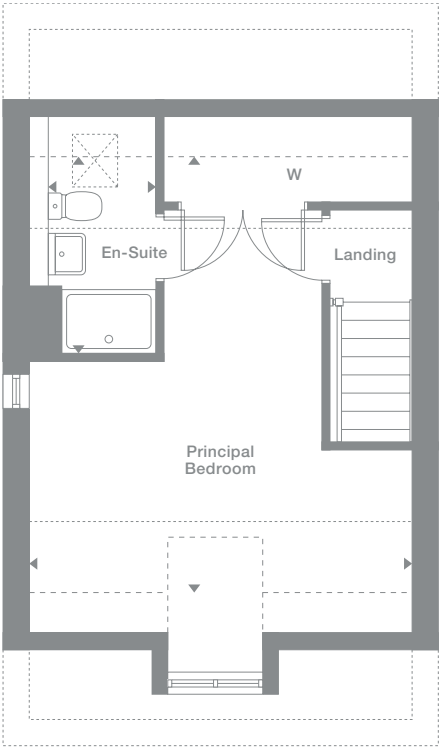
Ground Floor



First Floor



Second Floor



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Rushwick

Overview

The exciting open plan ground floor, extending from an attractive, practical kitchen to french doors and garden access, forms a superb backdrop for convivial social gatherings. On the second floor, the en-suite principal bedroom presents a relaxing, peaceful retreat filled with character.

Ground Floor

Lounge
4.74m x 3.21m
15'7" x 10'6"

Kitchen
2.46m x 3.31m
8'1" x 10'11"

Dining
3.67m x 1.87m
12'1" x 6'2"

WC
0.95m x 2.13m
3'1" x 7'0"

First Floor

Bedroom 2
4.74m x 3.21m
15'7" x 10'6"

Bedroom 3
4.74m x 2.94m
15'7" x 9'8"

Bathroom
2.61m x 2.06m
8'7" x 6'9"

Second Floor

Principal Bedroom
3.64m x 5.19m
11'11" x 17'0"

Dressing
2.60m x 3.21m
8'7" x 10'6"

En-Suite
1.91m x 2.11m
6'3" x 6'11"

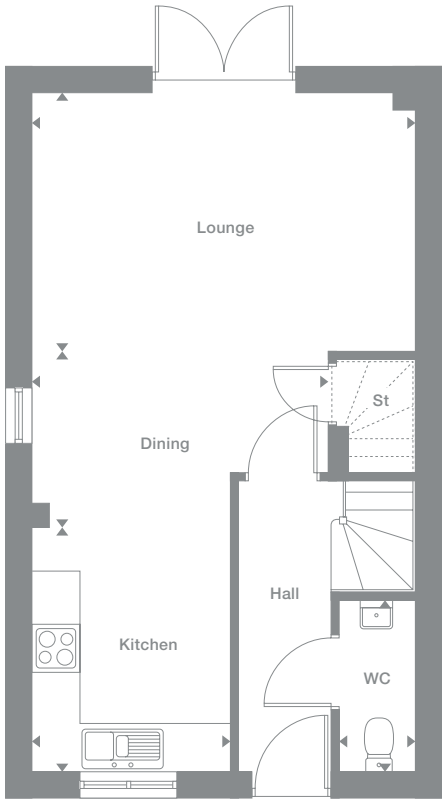
Floor Space

1,287 sq ft

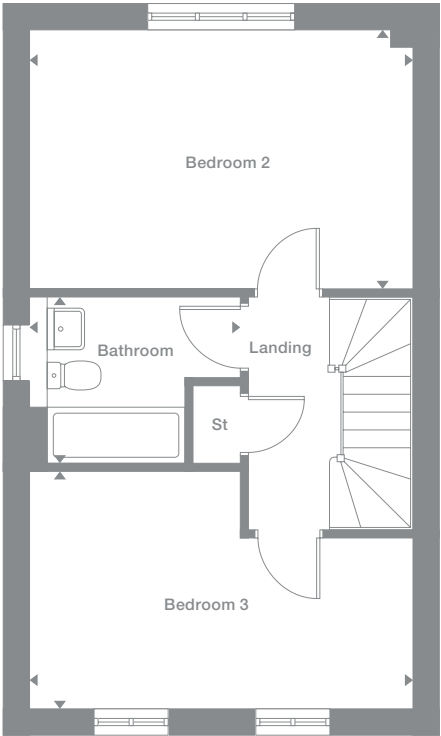
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



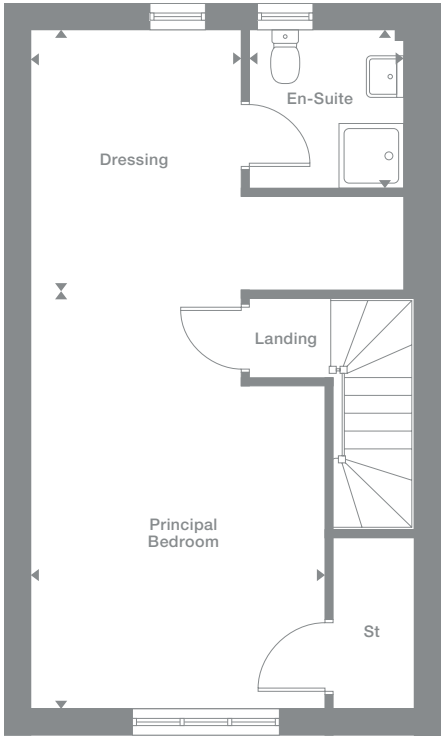
Ground Floor



First Floor



Second Floor



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Ridgewell

Overview

A bay window brings light flooding into the inviting lounge, and the bright family kitchen and dining room includes feature french doors. The four bedrooms include an en-suite principal bedroom, and the many practical details include a downstairs WC and useful cupboards on both floors.

Ground Floor

Lounge
3.56m x 5.30m
11'8" x 17'5"

Kitchen
3.31m x 4.52m
10'10" x 14'10"

Family/Dining
2.72m x 2.86m
8'11" x 9'5"

WC
1.80m x 1.40m
5'11" x 4'6"

First Floor

Principal Bedroom
3.11m x 3.72m
10'3" x 12'3"

En-Suite
2.01m x 1.19m
6'7" x 3'11"

Bedroom 2
2.93m x 3.92m
9'7" x 12'11"

Bedroom 3
2.83m x 2.65m
9'3" x 8'8"

Bedroom 4
3.01m x 2.47m
9'11" x 8'2"

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

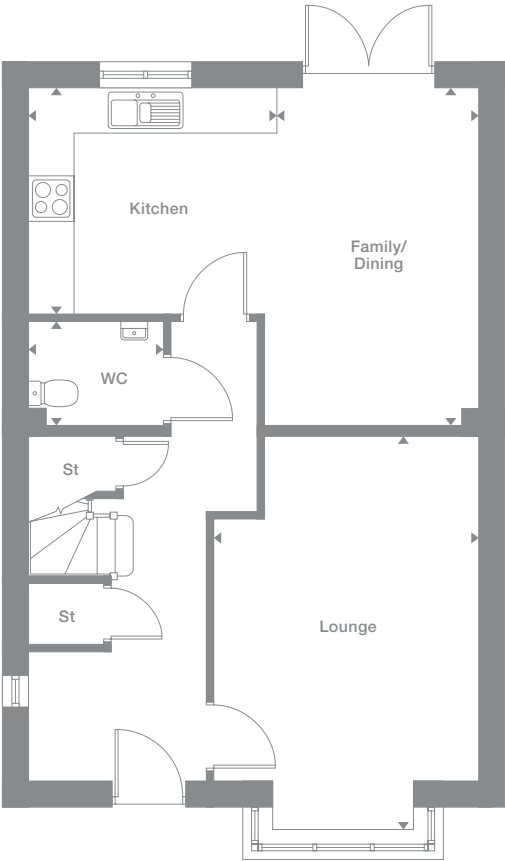
Floor Space

1,236 sq ft

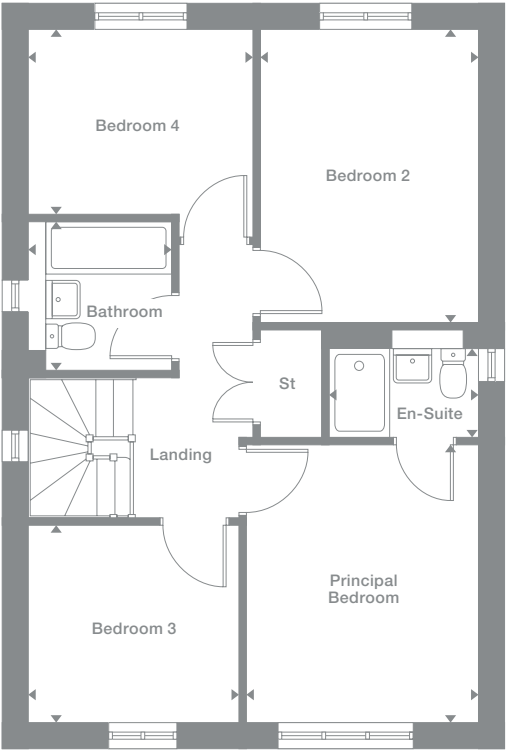
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Faversham

Overview
Adding distinction to the elevation, the bay window brings an instant appeal to the bright, elegant lounge, while a separate laundry allows the wonderfully flexible family kitchen and dining room to become a lively, relaxing social space. Upstairs, one of the four bedrooms is en-suite.

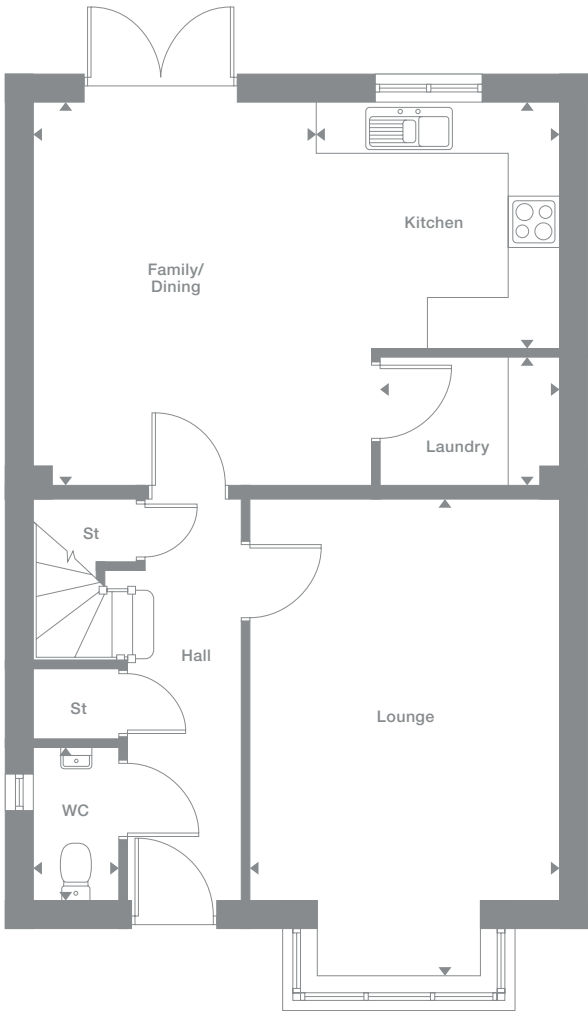
Ground Floor	First Floor
Lounge 3.60m x 5.56m 11'10" x 18'3"	Principal Bedroom 3.21m x 3.77m 10'7" x 12'4"
Kitchen 2.75m x 2.86m 9'1" x 9'5"	En-Suite 2.08m x 1.19m 6'10" x 3'11"
Laundry 2.08m x 1.49m 6'10" x 4'11"	Bedroom 2 3.00m x 3.85m 9'10" x 12'8"
Family/Dining 3.34m x 4.44m 11'0" x 14'7"	Bedroom 3 2.79m x 2.68m 9'2" x 8'10"
WC 1.00m x 1.77m 3'3" x 5'10"	Bedroom 4 3.01m x 2.40m 9'11" x 7'10"
	Bathroom 1.92m x 1.99m 6'4" x 6'7"

Floor Space
1,236 sq ft

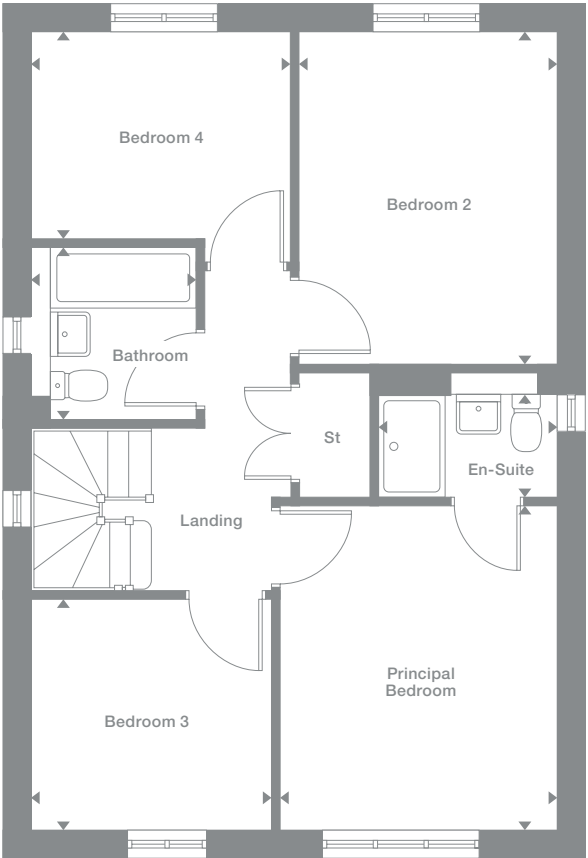
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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"

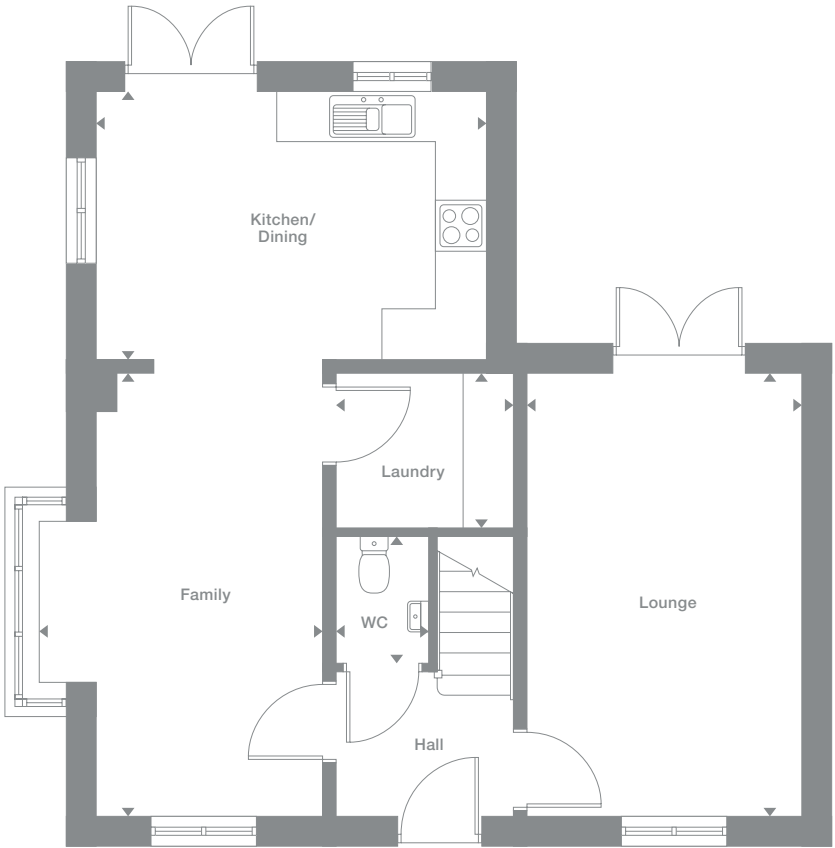
Floor Space

1,271 sq ft

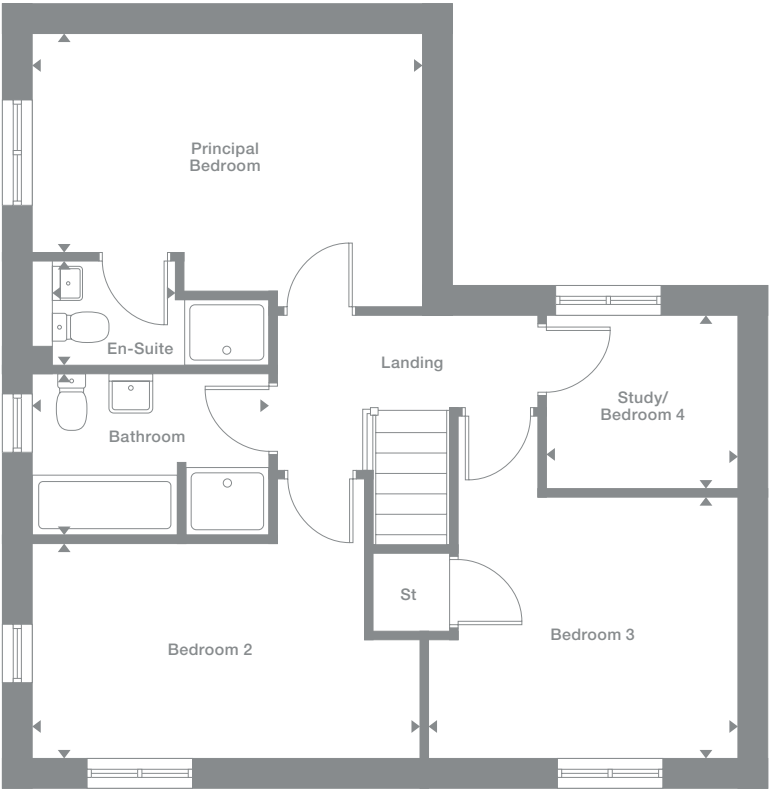
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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"

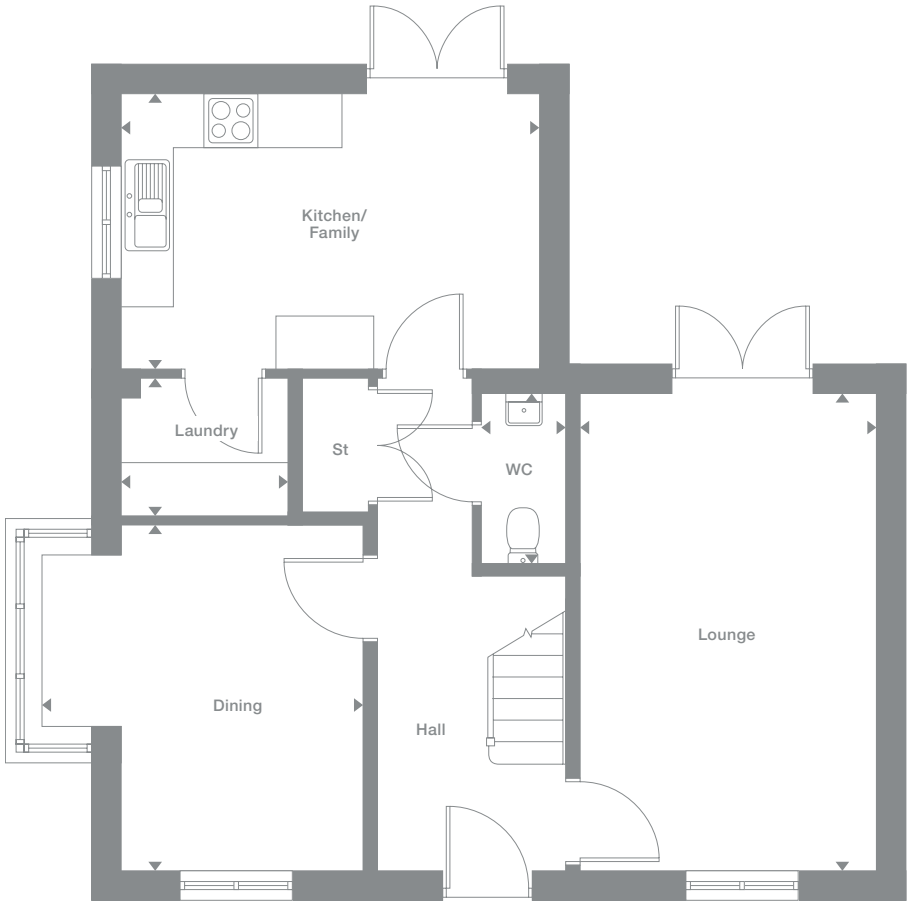
Floor Space

1,297 sq ft

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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Charleswood

Overview

From the striking bay-windowed lounge to the four bedrooms, one a sumptuous en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

Ground Floor

- Lounge
3.17m x 4.58m
10'5" x 15'0"
- Kitchen
3.16m x 2.86m
10'5" x 9'5"
- Laundry
1.85m x 1.50m
6'1" x 4'1"
- Dining
2.08m x 2.86m
6'10" x 9'5"
- Family
3.14m x 2.86m
10'4" x 9'5"
- WC
1.80m x 1.50m
5'11" x 4'11"

First Floor

- Principal Bedroom
5.11m x 3.03m
16'9" x 9'11"
- En-Suite
2.57m x 1.43m
8'5" x 4'8"
- Dressing
2.57m x 1.35m
8'5" x 4'5"
- Bedroom 2
3.17m x 3.52m
10'5" x 11'7"
- Bedroom 3
4.52m x 2.55m
14'10" x 8'5"
- Bedroom 4
3.77m x 2.96m
12'4" x 9'9"
- Bathroom
1.83m x 2.22m
6'0" x 7'4"

Floor Space

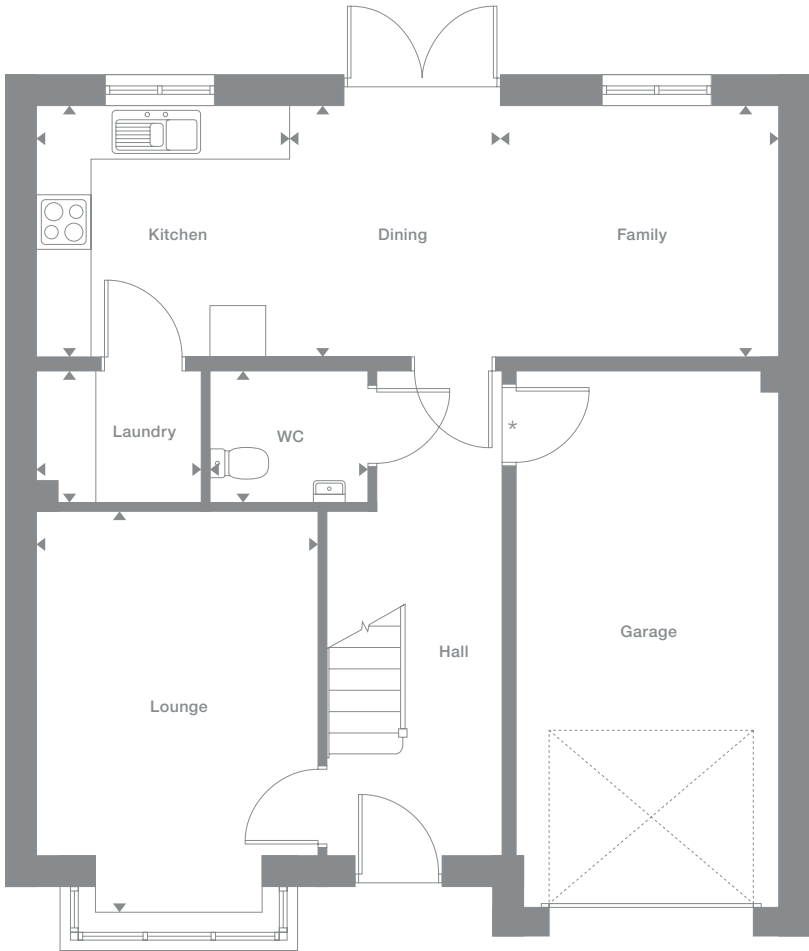
1,383 sq ft

* Optional door to garage

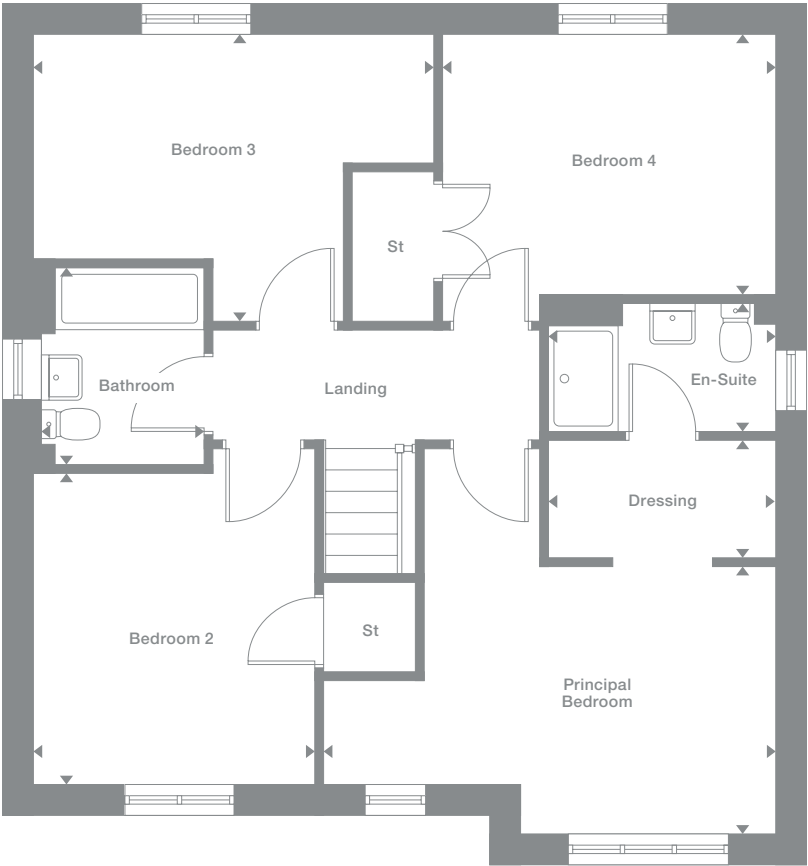
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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"

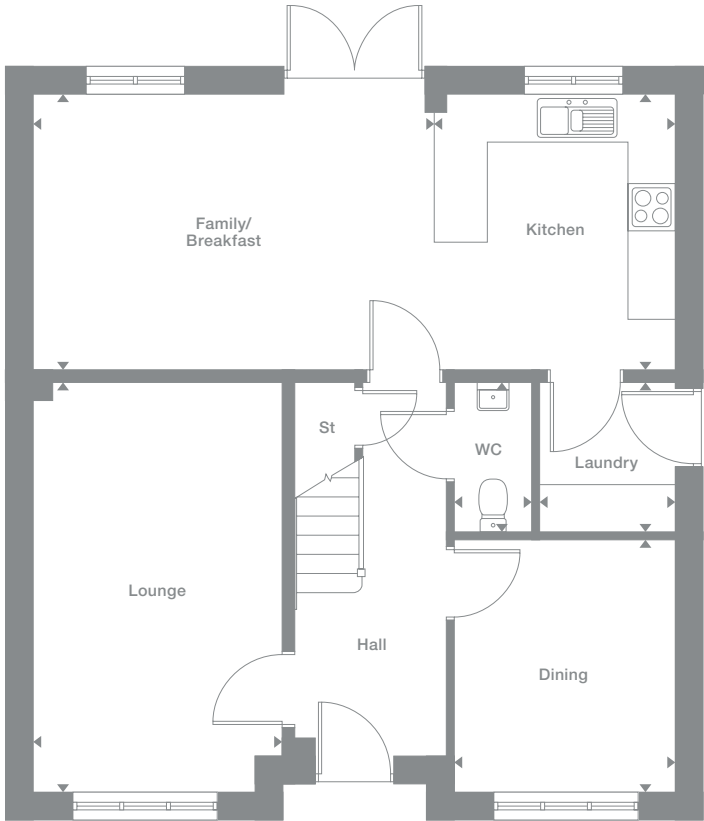
Floor Space

1,500 sq ft

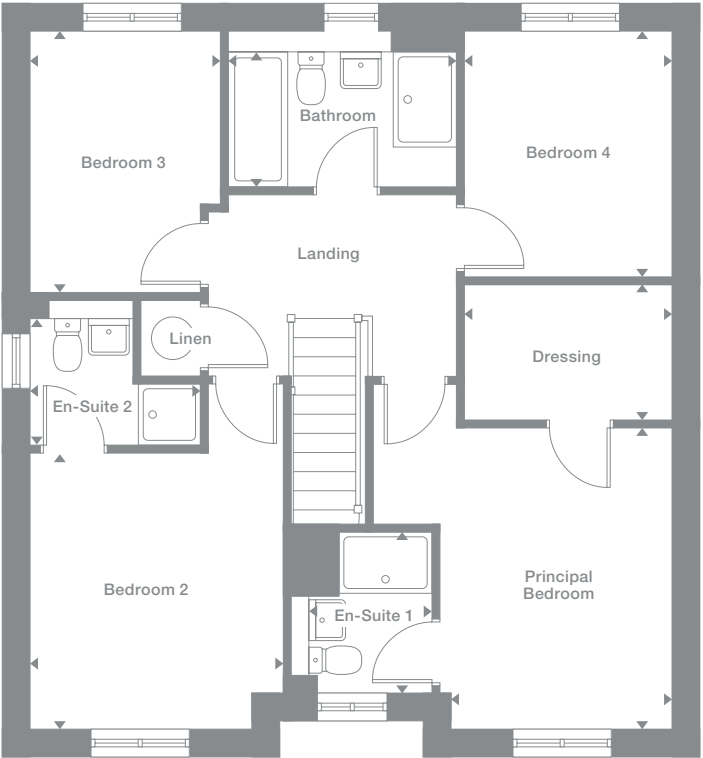
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Lingwood

Overview
A light, natural space for everyday family life, the magnificent, expansive kitchen and breakfast room complements a welcoming lounge and a formal dining room that will make entertaining very special. Upstairs, two of the four bedrooms are en-suite, and one features a walk-in dressing room.

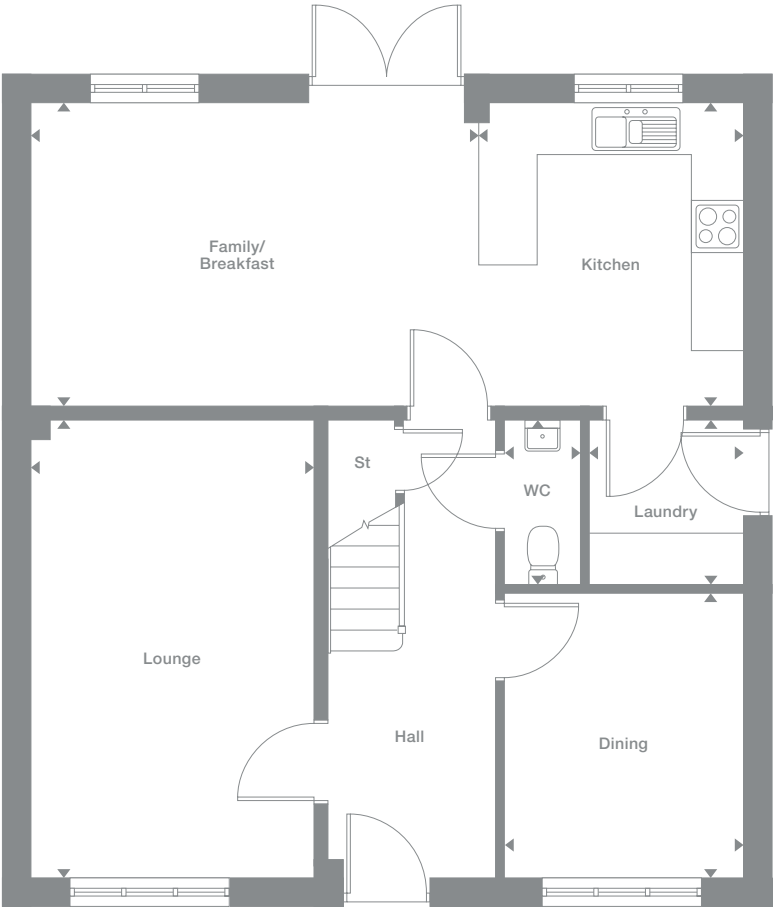
Ground Floor	First Floor
Lounge 3.24m x 5.22m 10'8" x 17'2"	Principal Bedroom 2.95m x 3.82m 9'8" x 12'7"
Family/Breakfast 5.10m x 3.47m 16'9" x 11'5"	En-Suite 1 1.69m x 2.09m 5'7" x 6'10"
Kitchen 3.02m x 3.47m 9'11" x 11'5"	Dressing 1.72m x 1.70m 5'8" x 5'7"
Laundry 1.76m x 1.88m 5'9" x 6'2"	Bedroom 2 3.28m x 3.35m 10'9" x 11'0"
Dining 2.73m x 3.25m 8'11" x 10'8"	En-Suite 2 2.26m x 1.82m 7'5" x 6'0"
WC 0.87m x 1.88m 2'11" x 6'2"	Bedroom 3 2.42m x 3.47m 7'11" x 11'5"
	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

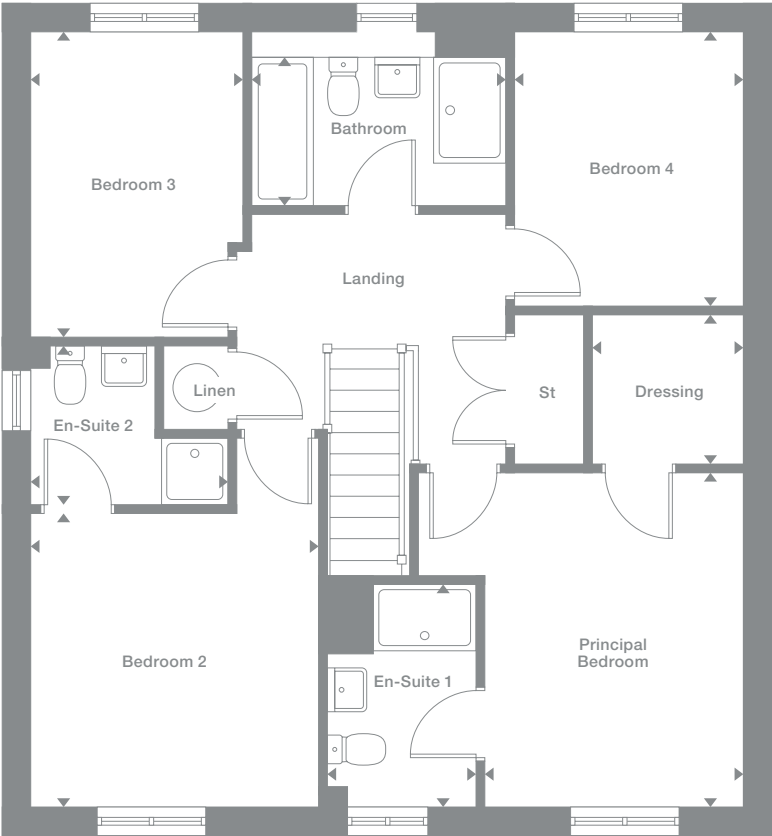
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Clearwood

Overview

The light-filled family kitchen, featuring french doors, and the bay-windowed lounge, both dual aspect, are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing room, and the family bathroom has a separate shower.

Ground Floor



Ground Floor

- Lounge**
3.57m x 5.20m
11'8" x 17'0"
- Kitchen**
3.24m x 3.63m
10'7" x 11'10"
- Laundry**
1.99m x 1.78m
6'7" x 5'10"
- Dining**
2.70m x 3.63m
8'10" x 11'10"
- Family**
3.01m x 3.63m
9'10" x 11'10"
- Study**
3.09m x 2.40m
10'2" x 7'11"
- WC**
1.00m x 1.78m
3'3" x 5'10"

First Floor

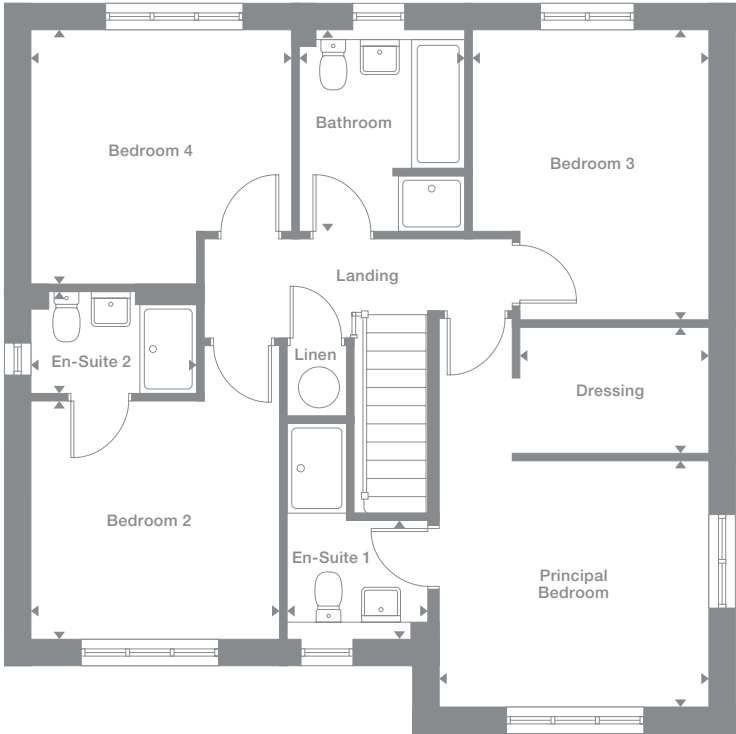
- Principal Bedroom**
3.57m x 3.25m
11'8" x 10'8"
- En-Suite 1**
1.86m x 1.56m
6'1" x 5'1"
- Dressing**
2.50m x 1.68m
8'2" x 5'6"
- Bedroom 2**
3.28m x 3.14m
10'9" x 10'4"
- En-Suite 2**
2.18m x 1.34m
7'2" x 4'5"
- Bedroom 3**
3.12m x 3.83m
10'3" x 12'7"
- Bedroom 4**
3.45m x 3.21m
11'4" x 10'7"
- Bathroom**
2.19m x 2.67m
7'2" x 8'9"

Floor Space

1,637 sq ft

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

First Floor



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Gresham

Overview
The beautifully designed kitchen, with a separate laundry, extends into a wonderful, light-filled space with french doors, perfect for family dining yet capable of accommodating large social gatherings. The study provides a quiet retreat, and one of the two en-suite bedrooms includes a dressing room.

Ground Floor

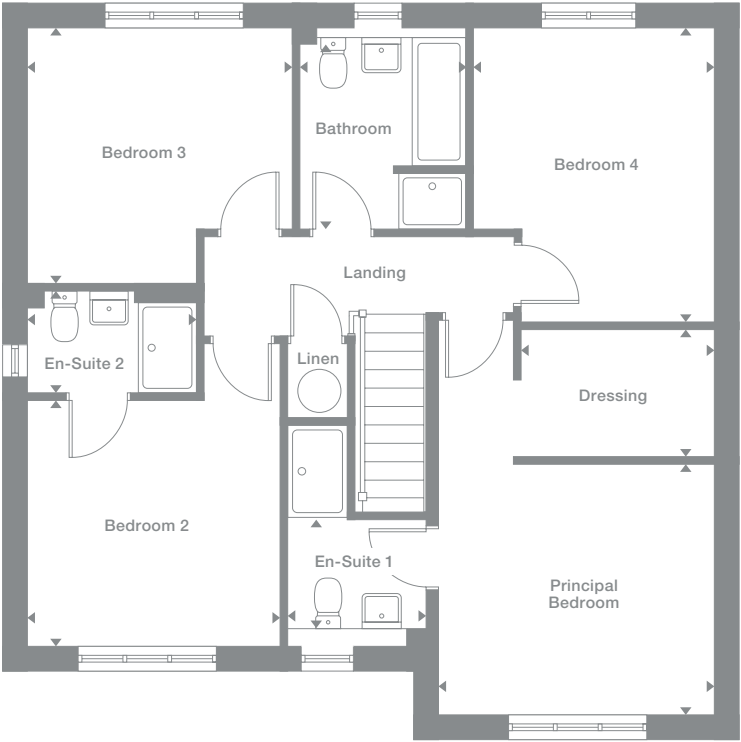


Ground Floor	First Floor
Lounge 3.63m x 6.15m 11'11" x 20'2"	Principal Bedroom 3.63m x 3.28m 11'11" x 10'9"
Kitchen 3.56m x 3.62m 11'8" x 11'11"	En-Suite 1 1.82m x 1.41m 6'0" x 4'8"
Laundry 2.00m x 1.78m 6'7" x 5'10"	Dressing 2.54m x 1.67m 8'4" x 5'6"
Dining 2.55m x 3.62m 8'4" x 11'11"	Bedroom 2 3.33m x 3.22m 10'11" x 10'7"
Family 2.92m x 3.62m 9'7" x 11'11"	En-Suite 2 2.22m x 1.34m 7'3" x 4'5"
Study 3.09m x 2.48m 10'2" x 8'2"	Bedroom 3 3.16m x 3.87m 10'5" x 12'8"
WC 1.00m x 1.78m 3'3" x 5'10"	Bedroom 4 3.48m x 3.37m 11'5" x 11'1"
	Bathroom 2.18m x 2.53m 7'2" x 8'4"

Floor Space
1,670 sq ft

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

First Floor

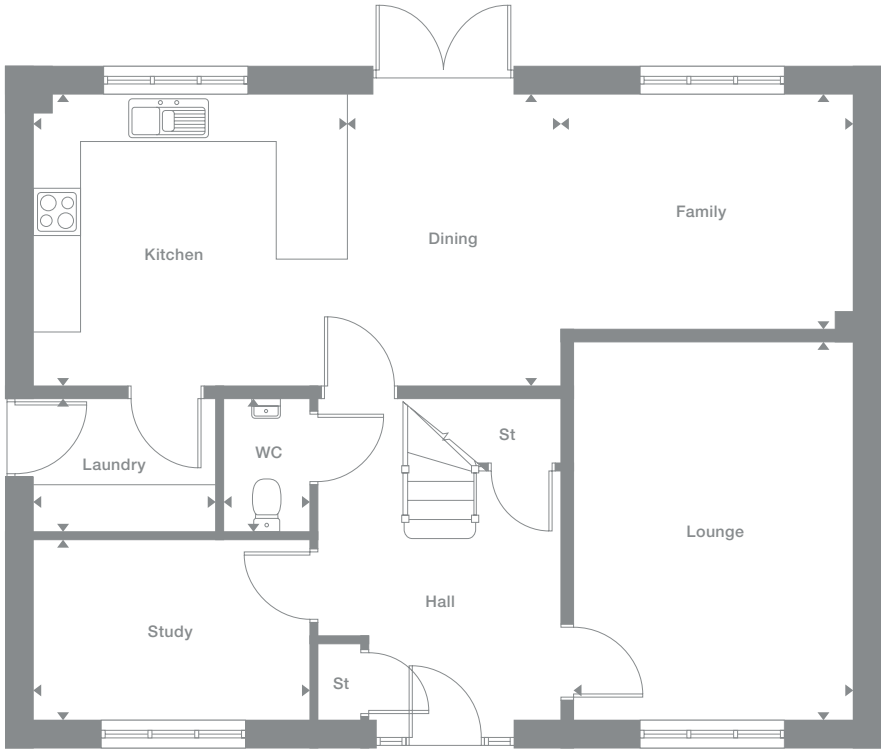


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Overview
The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms are en-suite, and one has a walk-through dressing room.

Ground Floor



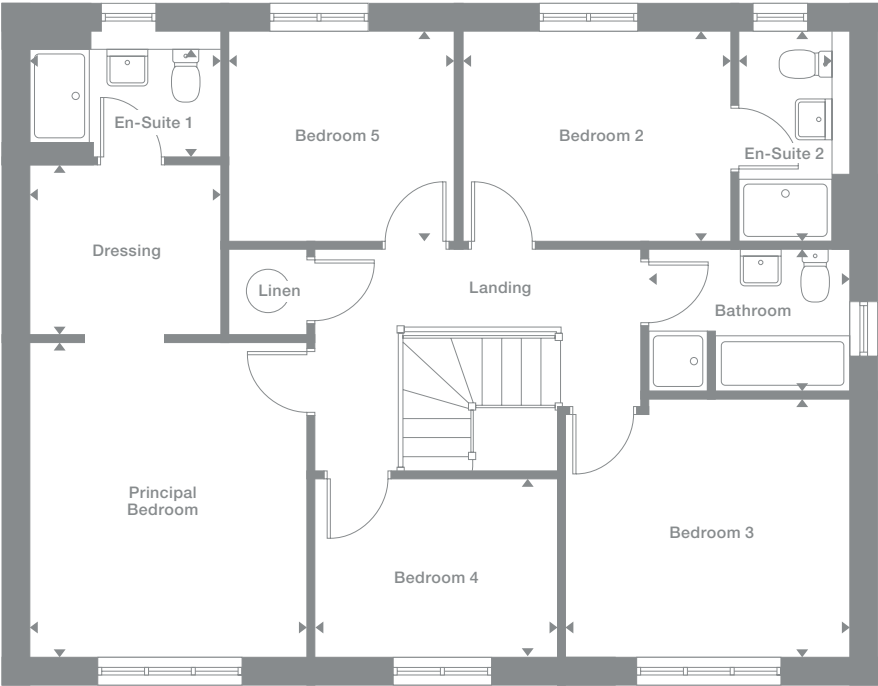
Ground Floor	First Floor
Lounge 3.52m x 4.76m 11'7" x 15'8"	Principal Bedroom 3.49m x 3.97m 11'5" x 13'0"
Kitchen 3.96m x 3.68m 13'0" x 12'1"	En-Suite 1 2.40m x 1.36m 7'11" x 4'6"
Laundry 2.29m x 1.68m 7'6" x 5'6"	Dressing 2.40m x 2.14m 7'11" x 7'0"
Dining 2.68m x 3.68m 8'10" x 12'1"	Bedroom 2 3.37m x 2.64m 11'1" x 8'8"
Family 3.67m x 2.96m 12'1" x 9'9"	En-Suite 2 1.18m x 2.64m 3'10" x 8'8"
Study 3.48m x 2.27m 11'5" x 7'6"	Bedroom 3 3.59m x 3.26m 11'9" x 10'8"
WC 1.09m x 1.68m 3'7" x 5'6"	Bedroom 4 3.08m x 2.29m 10'10" x 7'5"
	Bedroom 5 2.84m x 2.64m 9'4" x 8'8"
	Bathroom 2.53m x 1.79m 8'4" x 5'11"

Floor Space
1,780 sq ft

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



First Floor



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Bridgeford

Overview

With the double doors open, the lounge and dining room form an impressive setting for social events. From the dual french doors and conservatory-style breakfast area to the study, gallery landing, two en-suite bedrooms and sumptuous dressing area, this is an exceptionally prestigious home.

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"

Dining

3.56m x 2.66m
11'8" x 8'9"

Family/Breakfast

2.71m x 5.62m
8'11" x 18'6"

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"

Dressing

2.44m x 2.25m
8'0" x 7'5"

En-Suite 1

2.44m x 1.38m
8'0" x 4'7"

Bedroom 2

3.55m x 2.68m
11'8" x 8'10"

En-Suite 2

1.18m x 2.68m
3'10" x 8'10"

Bedroom 3

3.59m x 3.10m
11'9" x 10'2"

Bedroom 4

2.97m x 2.40m
9'9" x 7'11"

Bedroom 5

2.69m x 2.68m
8'10" x 8'10"

Bathroom

2.53m x 2.09m
8'4" x 6'11"

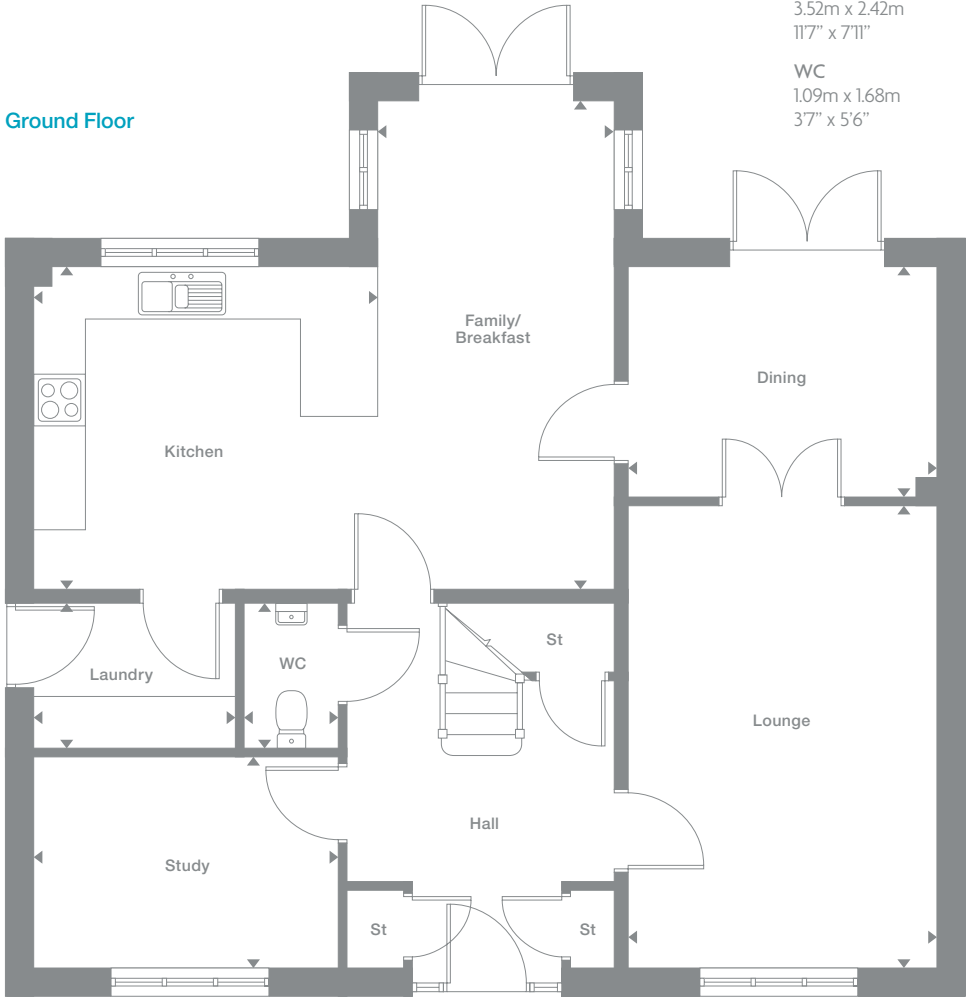
Floor Space

1,860 sq ft

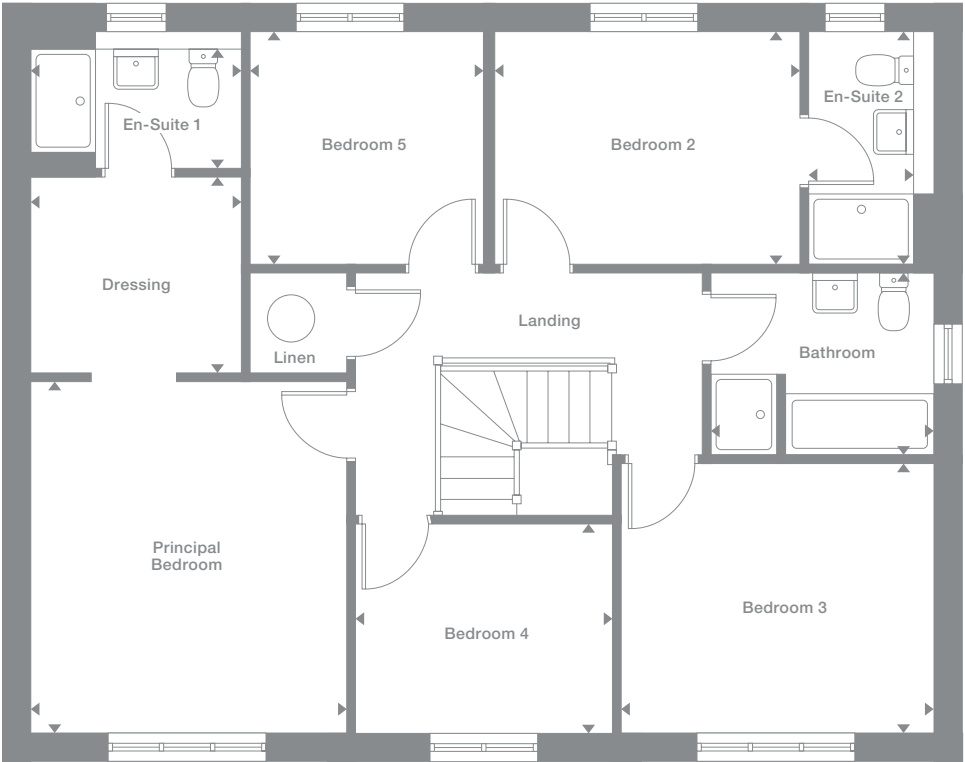
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Kingford

Overview

Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with french doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.

Ground Floor

Lounge

3.83m x 5.84m
12'7" x 19'2"

Kitchen

6.38m x 6.05m
20'11" x 19'10"

Laundry

2.25m x 1.72m
7'5" x 5'8"

Dining

3.73m x 3.49m
12'3" x 11'6"

Study/Family

3.34m x 3.46m
11'0" x 11'5"

WC

0.99m x 1.72m
3'3" x 5'8"

First Floor

Principal Bedroom

3.27m x 4.52m
10'9" x 14'10"

En-Suite 1

2.46m x 1.54m
8'1" x 5'1"

Dressing

2.46m x 2.56m
8'1" x 8'5"

Bedroom 2

3.85m x 2.58m
12'8" x 8'6"

En-Suite 2

2.53m x 1.43m
8'4" x 4'9"

Bedroom 3

3.84m x 3.07m
12'7" x 10'1"

Bedroom 4

3.81m x 2.49m
12'6" x 8'2"

Bedroom 5

3.06m x 2.29m
10'1" x 7'7"

Bathroom

2.53m x 2.01m
8'4" x 6'7"

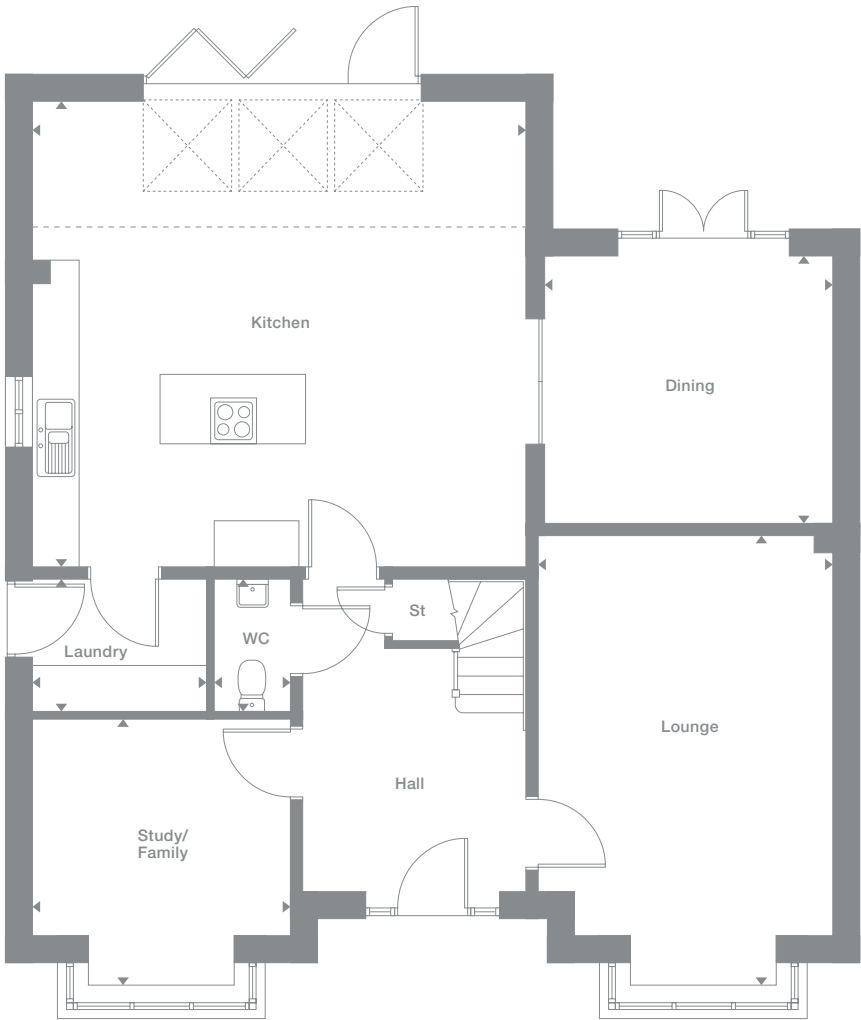
Floor Space

2,088 sq ft

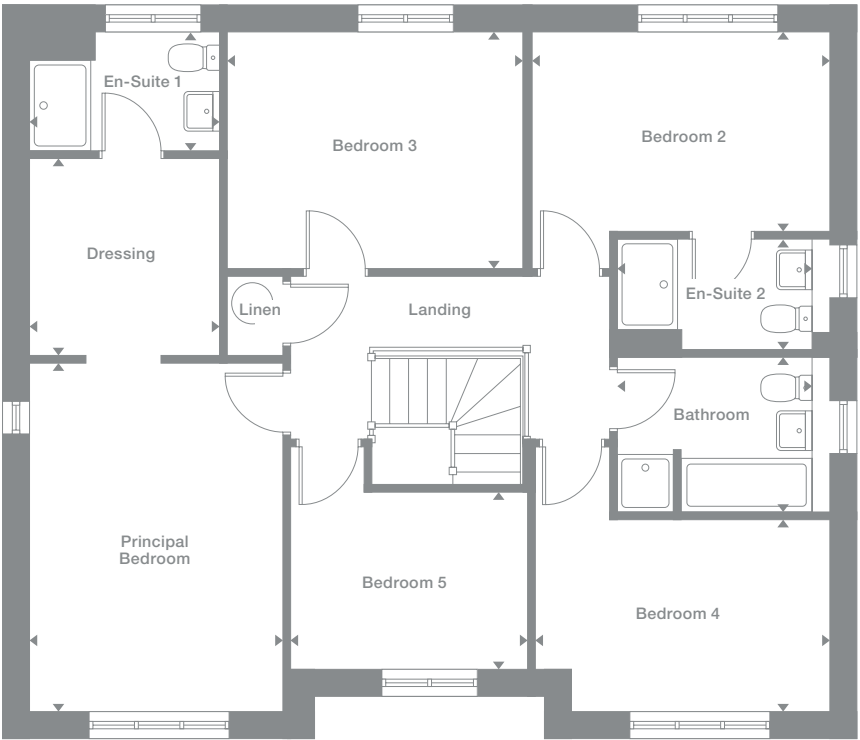
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
This is an unmistakably distinguished family home. The island style kitchen, with bi-fold doors and rooflights, merges with the garden to introduce a wonderfully natural ambience. Featuring twin bay windows, french doors and two en-suites, it raises residential architecture to the highest standards of luxury.

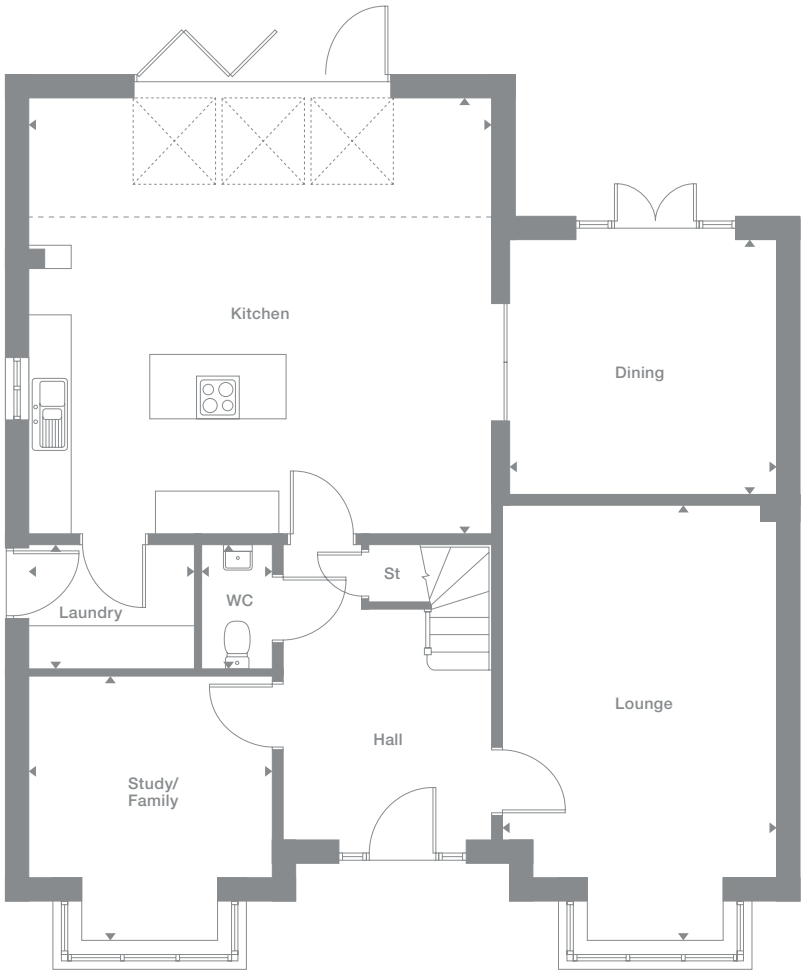
- Ground Floor**
Lounge
3.83m x 6.10m
12'7" x 20'0"
- Kitchen**
6.45m x 6.08m
21'2" x 20'0"
- Laundry**
2.32m x 1.72m
7'8" x 5'8"
- Dining**
3.73m x 3.52m
12'3" x 11'7"
- Study/Family**
3.41m x 3.72m
11'2" x 12'3"
- WC**
0.99m x 1.72m
3'3" x 5'8"
- First Floor**
Principal Bedroom
3.41m x 4.43m
11'2" x 14'7"
- Dressing**
2.50m x 2.56m
8'2" x 8'5"
- En-Suite 1**
2.50m x 1.70m
8'2" x 5'7"
- Bedroom 2**
3.88m x 2.62m
12'9" x 8'7"
- En-Suite 2**
2.50m x 1.43m
8'3" x 4'9"
- Bedroom 3**
3.84m x 3.10m
12'7" x 10'2"
- Bedroom 4**
3.89m x 2.53m
12'9" x 8'4"
- Bedroom 5**
2.93m x 2.33m
9'7" x 7'8"
- Bathroom**
2.53m x 2.01m
8'4" x 6'7"

Floor Space
2,130 sq ft

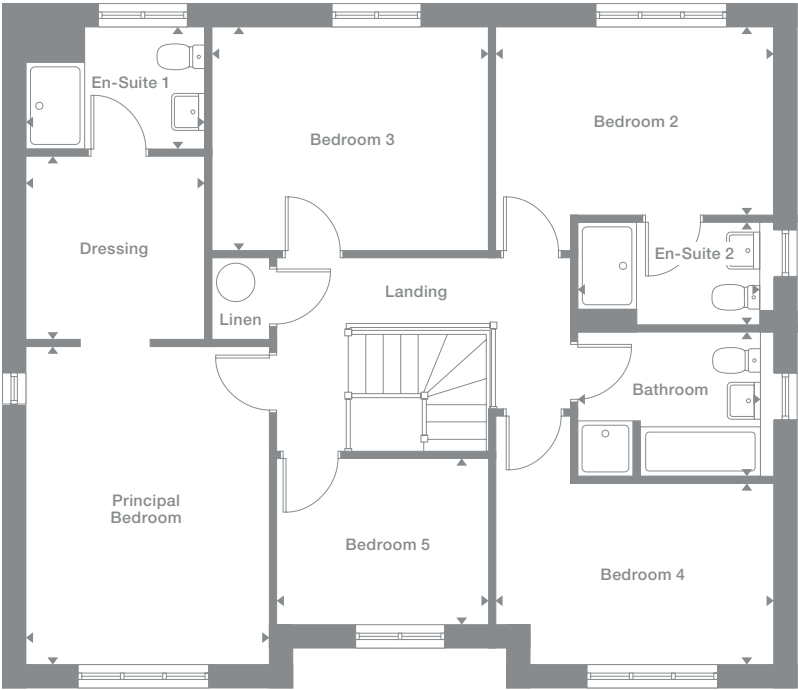
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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The Miller Difference

your home
your way...

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, we'll 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.

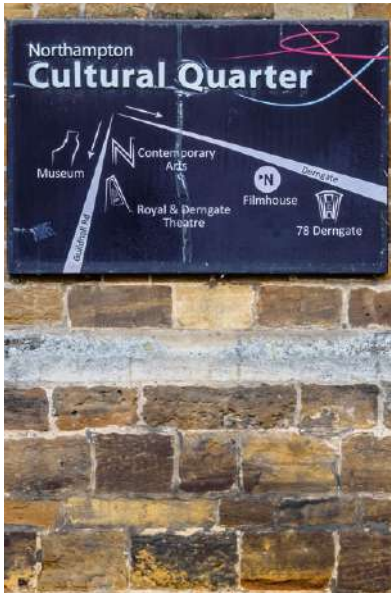
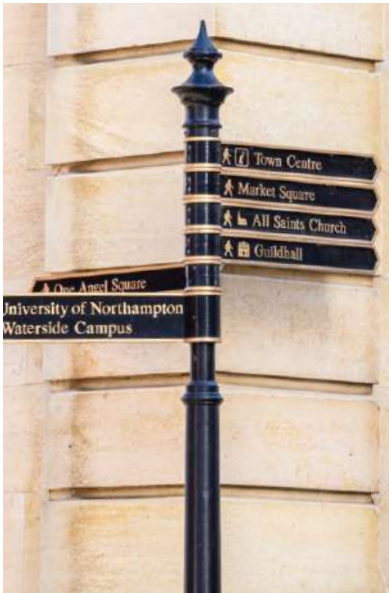
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Northampton is a popular shopping and entertainment destination. St Giles Street in the town centre, recently named the 'Best British High Street', is part of a cosmopolitan choice of malls, shopping villages and long-established local specialist traders. The Market Square is amongst the oldest in England, and reputedly the largest. The Royal and Derngate Theatre and the Deco Theatre present live drama, music and comedy, and the excellent Northampton Museum and Art Gallery is complemented by the historic collection and extensive estate at Abington Park Museum.

Harlestone Firs woodlands, a few minutes walk from the development, is the nearest of Northampton's wealth of relaxing open spaces, ranging from nearby Upton Country Park and Storton Pits nature reserve to Becketts Park and Marina. There are four golf courses around the town, and miles of riverside and canal pathways to explore.

The nearest of several schools in easy reach is The Duston School, ten minutes' walk away, which covers primary through to sixth form education and is rated 'Good' by Ofsted. Preschool care at Noah's Ark Playgroup, in the grounds of nearby St Luke's primary, is assessed as 'Outstanding'. Full GP and nursing services can be found at St Luke's Primary Care Centre, a mile away, and there is a dental surgery just five minutes' walk away in Kent Road.





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

Please see millerhomes.co.uk for development opening times or call 03301 623 402

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