



**Pearwood Gardens  
Eaglescliffe**

**millerhomes**

*the place to be®*

- 04 Living in Eaglescliffe
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 40 The Miller Difference
- 46 Useful Contacts
- 48 How to Find 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.





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 Pearwood Gardens.





Fifteen minutes from the centre of Middlesbrough by road or rail, Pearwood Gardens is just five minutes' walk from Allens West railway station, for services between Saltburn and Bishop Auckland, and 30 minutes from Eaglescliffe Station which offers additional direct services to London, reaching Kings Cross Station in under three hours. For travel further afield, Teesside International Airport is just over 5 minutes' drive away.



The Other Room



Local shops include a One Stop convenience store beside Eaglescliffe Station, open from 6am to 11pm every day. Three quarters of a mile away, the Orchard Shops precinct incorporates a Sainsbury's Local, a Post Office, a pharmacy, a florist, a baker, a café and a takeaway. Across the River Tees, on Yarm's picturesque High Street, is a diverse assortment of shops including a large Co-op, a hardware store, pet supplies, building societies, a bank and beauticians and hairdressers, interspersed with pubs, cafés, restaurants and takeaways.



# Welcome home

Within a beautiful new residential quarter on the edge of Eaglescliffe, a mile from the lively market town of Yarm and less than two miles from the A66, this attractive selection of energy efficient three and four bedroom homes is perfect for travel throughout the north east. With good local amenities and excellent rail connections, it combines convenience with the opportunity to settle down in a small, welcoming community. Welcome to Pearwood Gardens...

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

- Ingleton**  
See Page 12
- Overton**  
See Page 14
- Wilton**  
See Page 16
- Kingston**  
See Page 18
- Hampton**  
See Page 20
- Hudson**  
See Page 22
- Portwood**  
See Page 24
- Pearwood**  
See Page 26
- Kirkwood**  
See Page 28
- Maplewood**  
See Page 30
- Charleswood**  
See Page 32
- Denham**  
See Page 34
- Briarwood**  
See Page 36
- Brantham**  
See Page 38
- Affordable Housing**

- Electrical Sub Station S/S
- Bin Collection Point BCP
- Existing Electric Pylons

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



## Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen 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 4.44m  
11'7" x 14'7"

**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 3.23m  
9'9" x 10'7"

**En-Suite**  
1.18m x 1.98m  
3'10" x 6'6"

**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

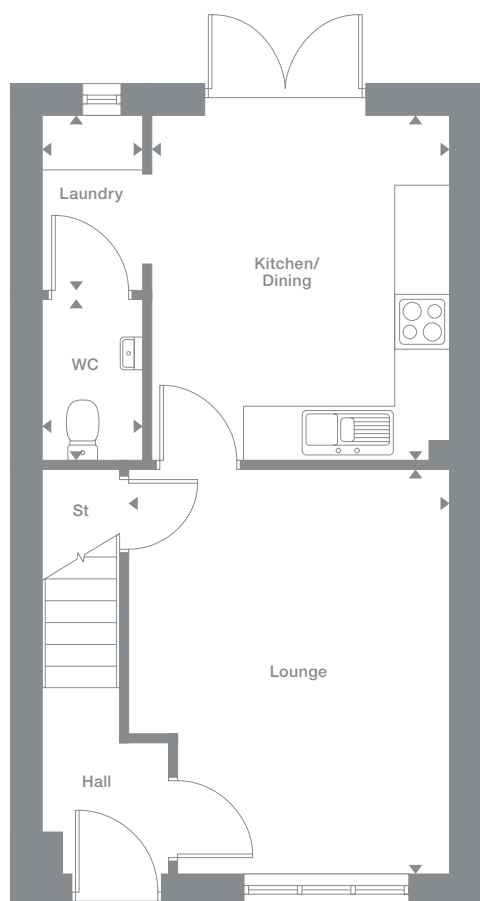
806 sq ft

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

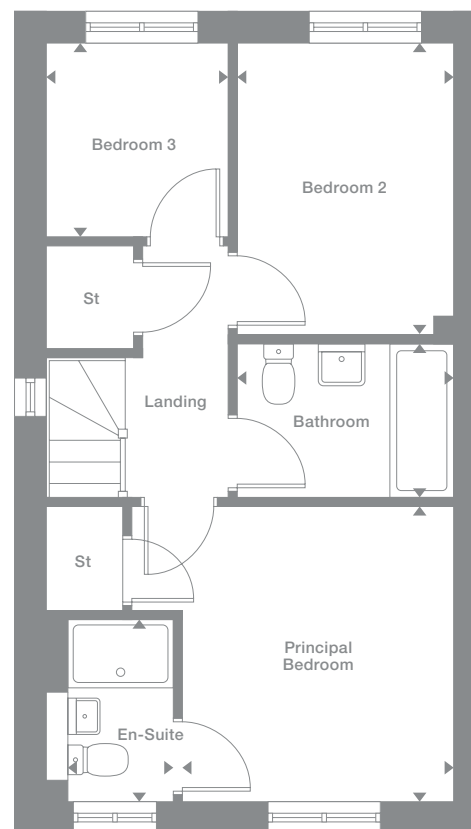
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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.

# 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  
3'8" x 6'5"

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

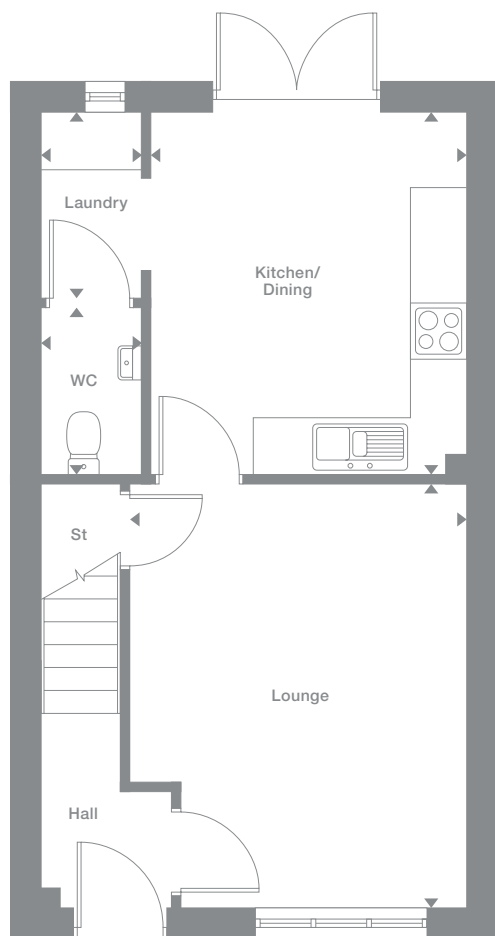
819 sq ft

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

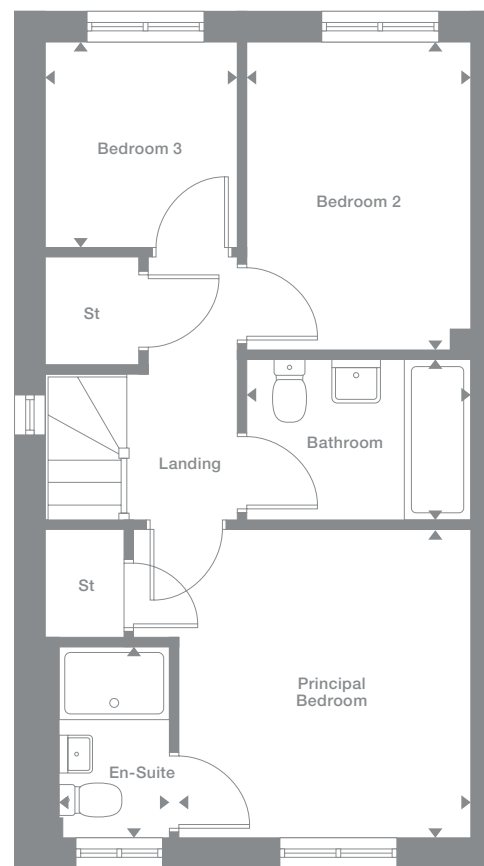
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



how will you use your new home?

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 Notices' section at the back of this brochure for more information.



# Wilton

## Overview

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

## Ground Floor

**Lounge**  
4.65m x 2.98m  
15'3" x 9'9"

**Kitchen**  
2.88m x 3.42m  
9'6" x 11'3"

**Dining**  
1.76m x 2.32m  
5'10" x 7'8"

**WC**  
1.67m x 1.00m  
5'6" x 3'3"

## First Floor

**Principal Bedroom**  
3.32m x 2.98m  
10'11" x 9'9"

**En-Suite**  
1.00m x 2.75m  
3'4" x 9'0"

**Bedroom 2**  
2.53m x 3.42m  
8'4" x 11'3"

**Bedroom 3**  
2.02m x 3.42m  
6'8" x 11'3"

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

## Floor Space

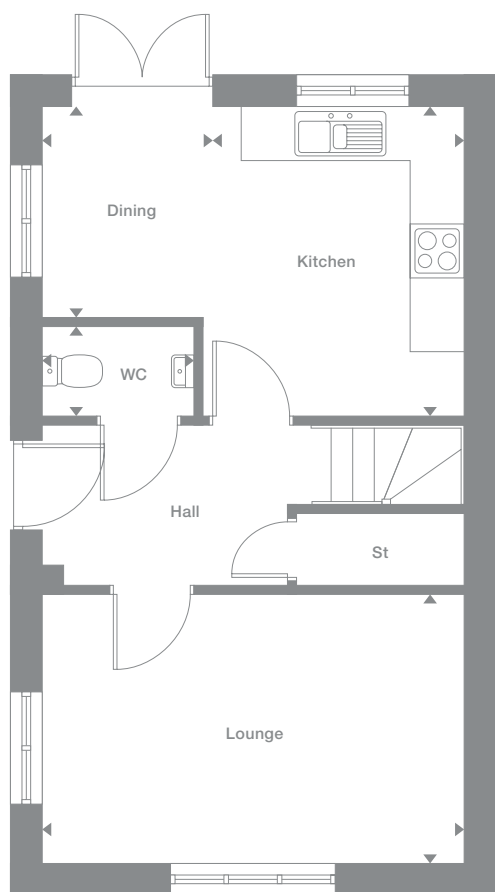
837 sq ft

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

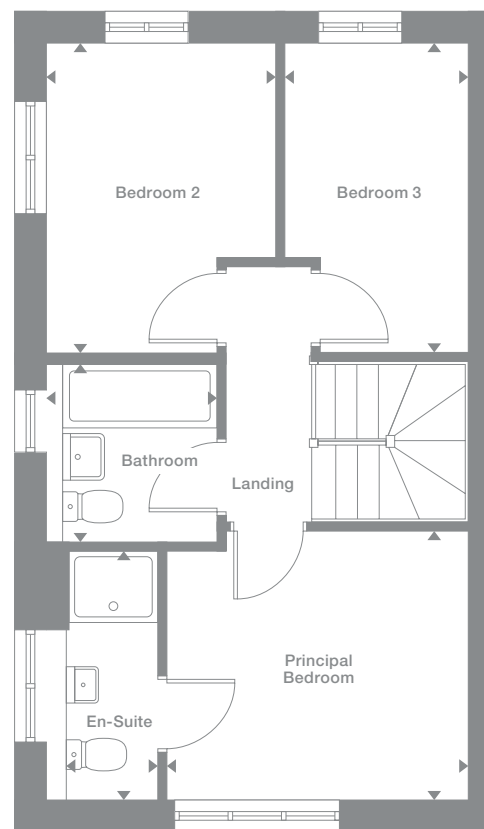
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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 Notices' section at the back of this brochure for more information.



## 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

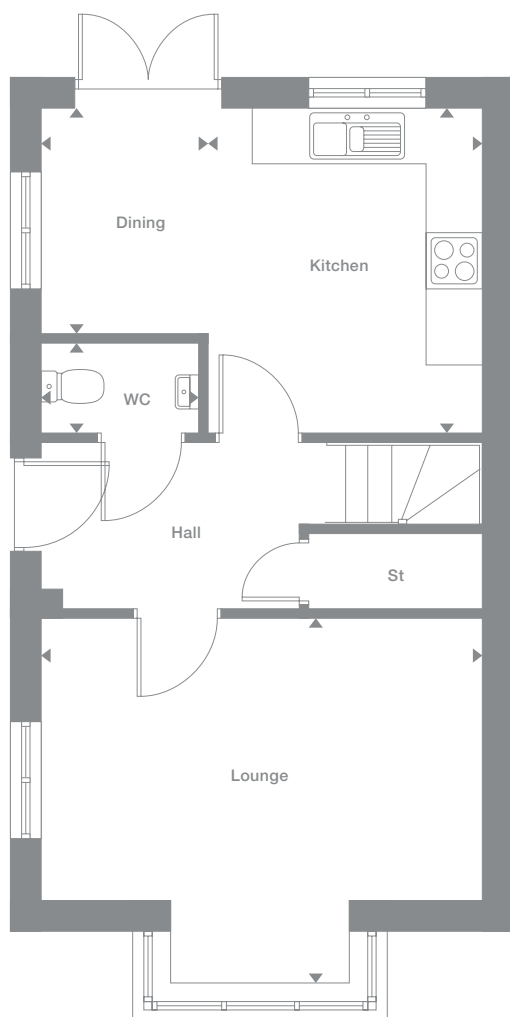
869 sq ft

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

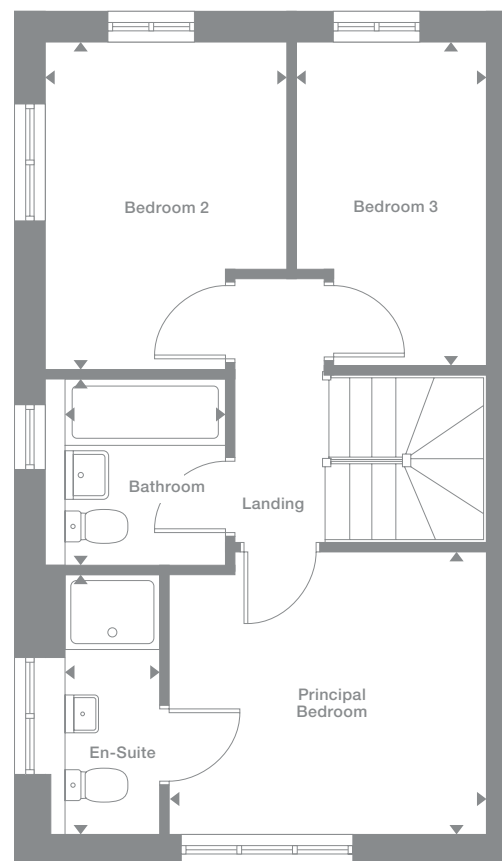
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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 Notices' section at the back of this brochure for more information.



# 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**  
3.42m x 3.57m  
11'3" x 11'9"

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

**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 3.14m  
10'10" x 10'4"

**En-Suite**  
2.18m x 1.87m  
7'2" x 6'2"

**Dressing**  
2.07m x 1.68m  
6'10" x 5'6"

**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

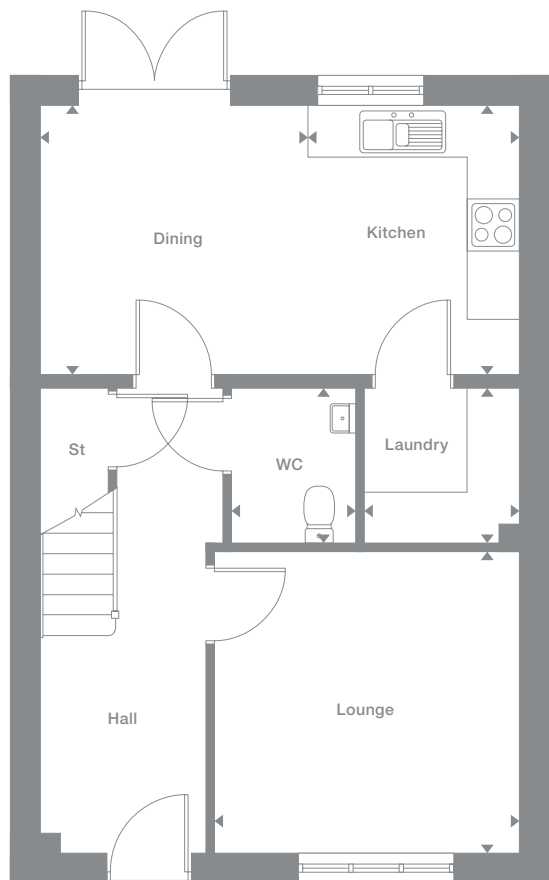
1,050 sq ft

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

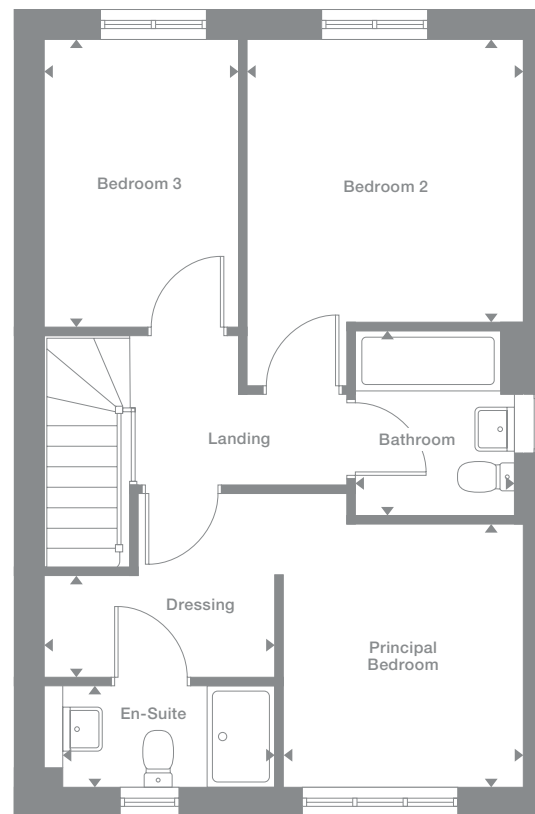
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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 Notices' section at the back of this brochure for more information.



## 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 dressing area.

## Ground Floor

- Lounge**  
3.51m x 3.60m  
11'6" x 11'10"
- Kitchen**  
2.45m x 3.14m  
8'1" x 10'4"
- Laundry**  
1.81m x 1.82m  
5'11" x 6'0"
- Dining**  
3.08m x 3.14m  
10'1" x 10'4"
- WC**  
1.45m x 1.82m  
4'9" x 6'0"

## First Floor

- Principal Bedroom**  
2.80m x 3.15m  
9'2" x 10'4"
- En-Suite**  
2.42m x 1.18m  
7'11" x 3'11"
- Dressing**  
2.64m x 1.20m  
8'8" x 3'11"
- 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

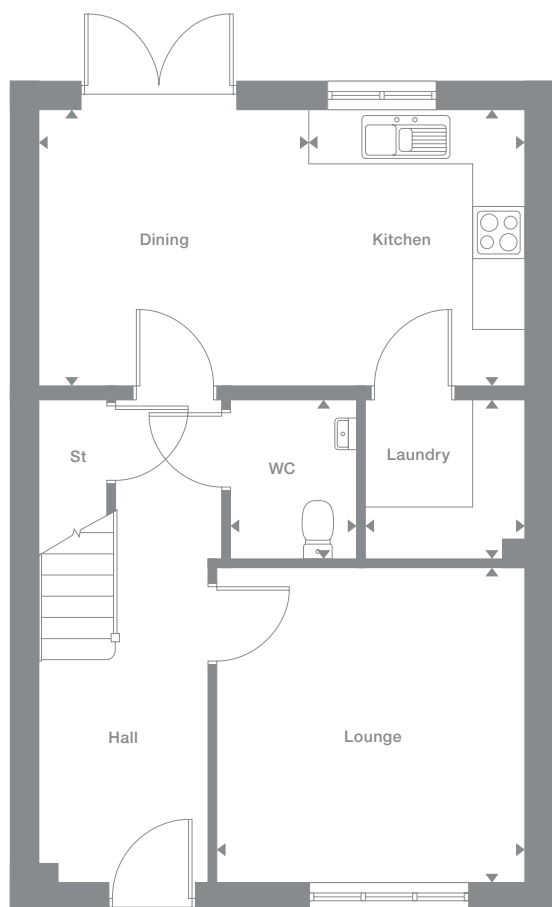
1,050 sq ft

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

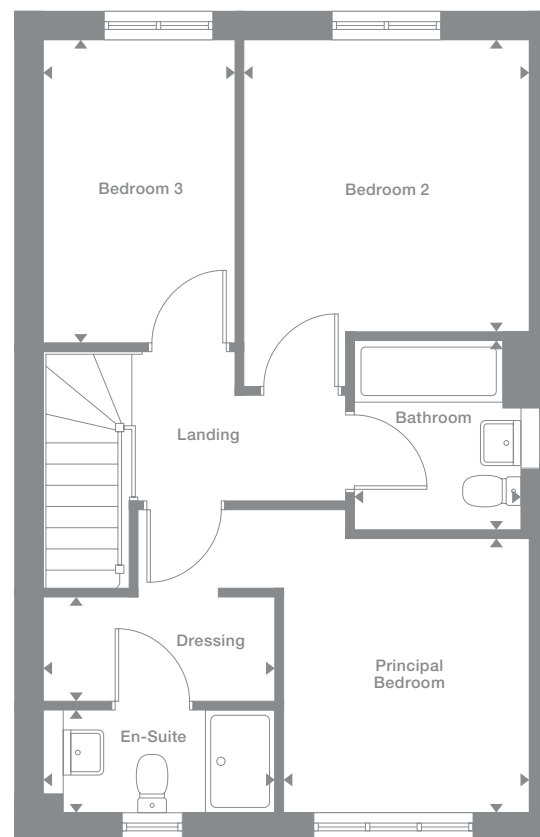
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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 Notices' section at the back of this brochure for more information.

# 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

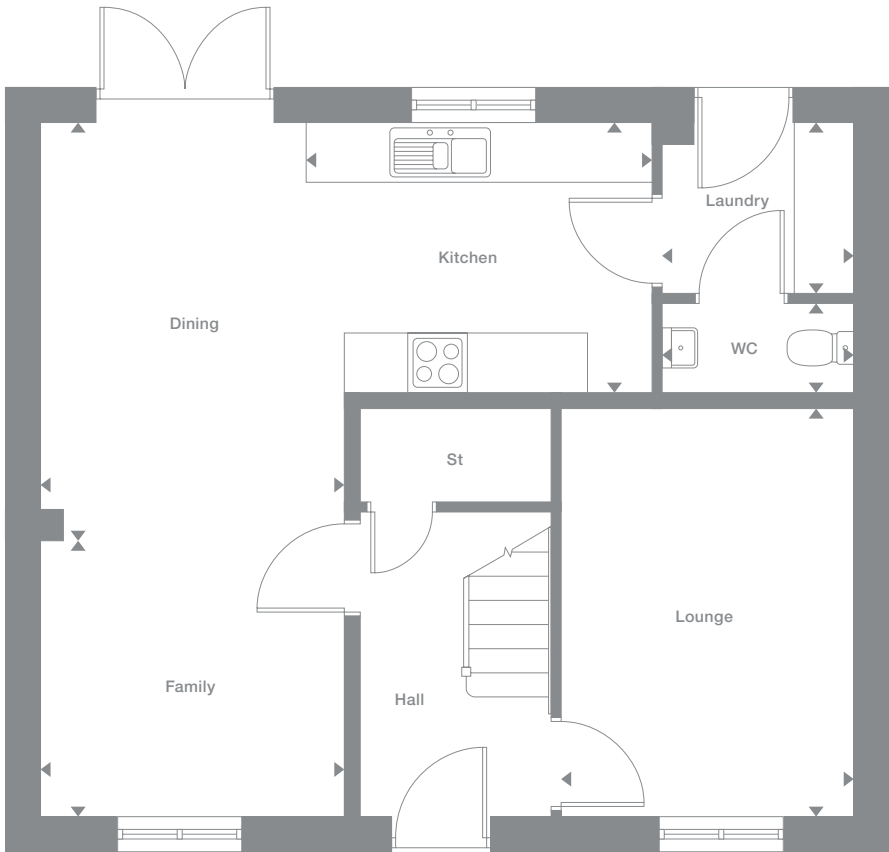
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

❖ Stair bulkhead

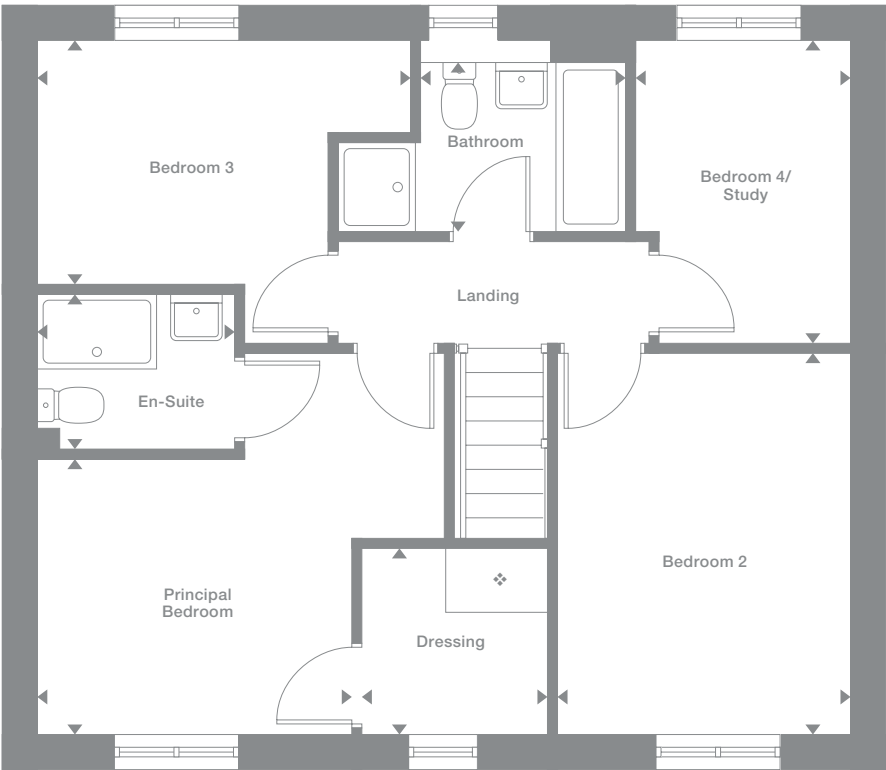
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### 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.



# 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/Study**  
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

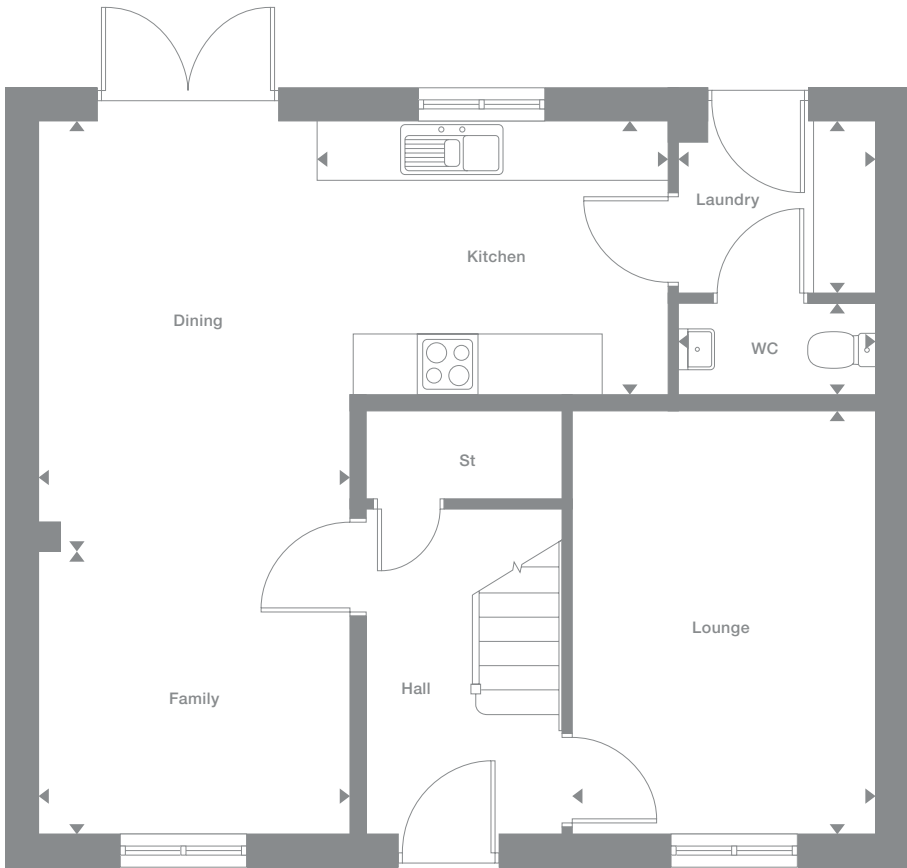
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

❖ Stair bulkhead

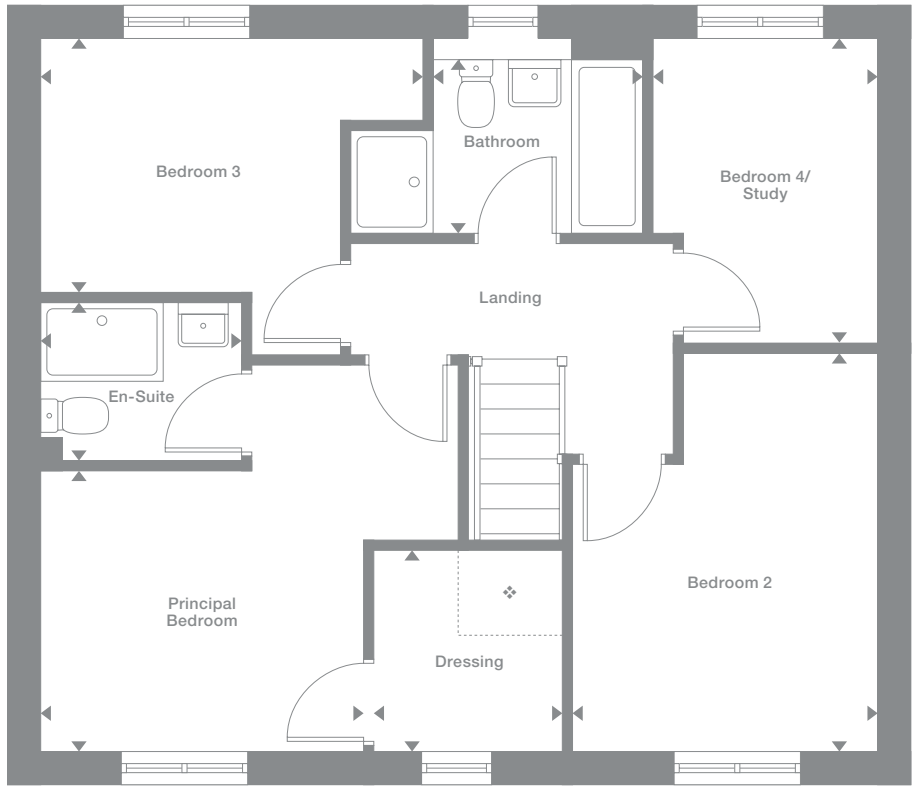
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**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 Notices' section at the back of this brochure for more information.

# Kirkwood

## Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

## Ground Floor

**Lounge**  
2.95m x 4.43m  
9'8" x 14'7"

**Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"

**Laundry**  
1.80m x 1.26m  
5'11" x 4'2"

**Dining**  
2.16m x 2.68m  
7'1" x 8'10"

**Family**  
3.14m x 2.36m  
10'4" x 7'9"

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

## First Floor

**Principal Bedroom**  
4.03m x 2.74m  
13'3" x 9'0"

**En-Suite**  
2.60m x 1.19m  
8'6" x 3'11"

**Dressing**  
2.60m x 1.42m  
8'6" x 4'8"

**Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"

**Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"

**Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"

**Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

## Floor Space

1,240 sq ft

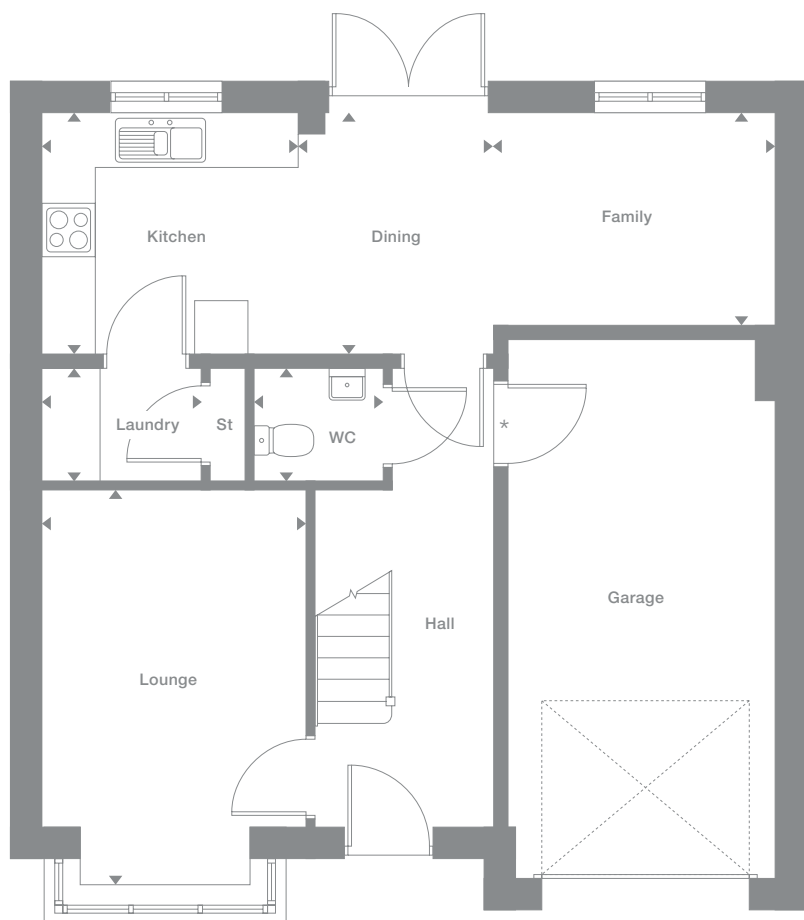
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

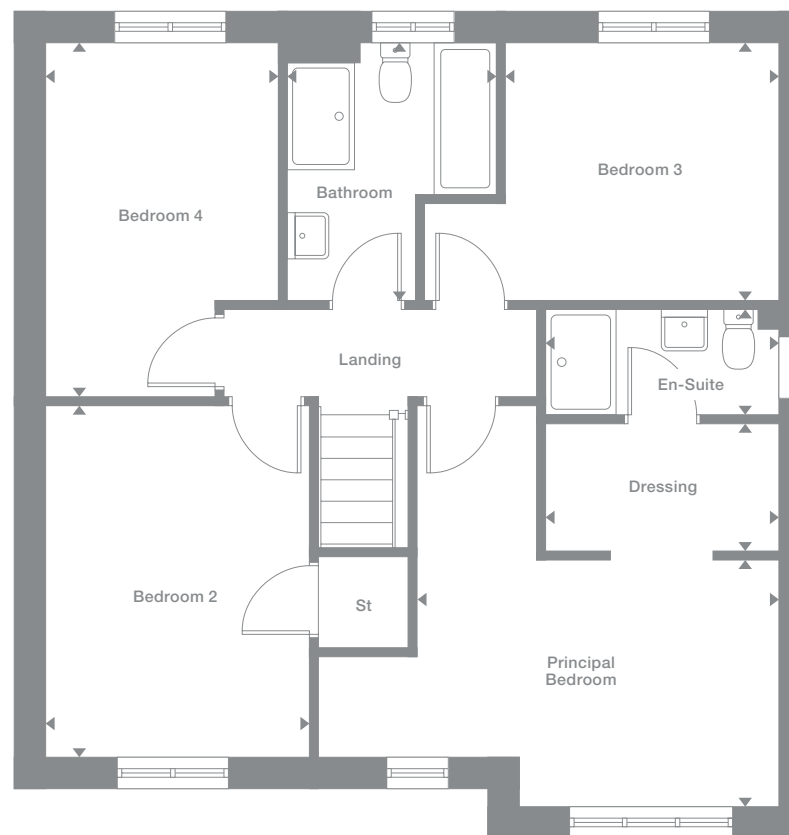
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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 Notices' section at the back of this brochure for more information.



# Maplewood

## Overview

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

## Ground Floor

**Lounge**  
2.98m x 4.72m  
9'10" x 15'6"

**Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"

**Laundry**  
1.76m x 1.26m  
5'9" x 4'2"

**Dining**  
2.23m x 2.68m  
7'4" x 8'10"

**Family**  
3.15m x 2.41m  
10'4" x 7'11"

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

## First Floor

**Principal Bedroom**  
4.06m x 2.82m  
13'4" x 9'3"

**Dressing**  
2.63m x 1.38m  
8'8" x 4'7"

**En-Suite**  
2.63m x 1.18m  
8'8" x 3'10"

**Bedroom 2**  
2.98m x 3.82m  
9'10" x 12'6"

**Bedroom 3**  
2.54m x 4.10m  
8'4" x 13'6"

**Bedroom 4**  
3.06m x 2.91m  
10'1" x 9'7"

**Bathroom**  
2.45m x 2.91m  
8'1" x 9'7"

## Floor Space

1,269 sq ft

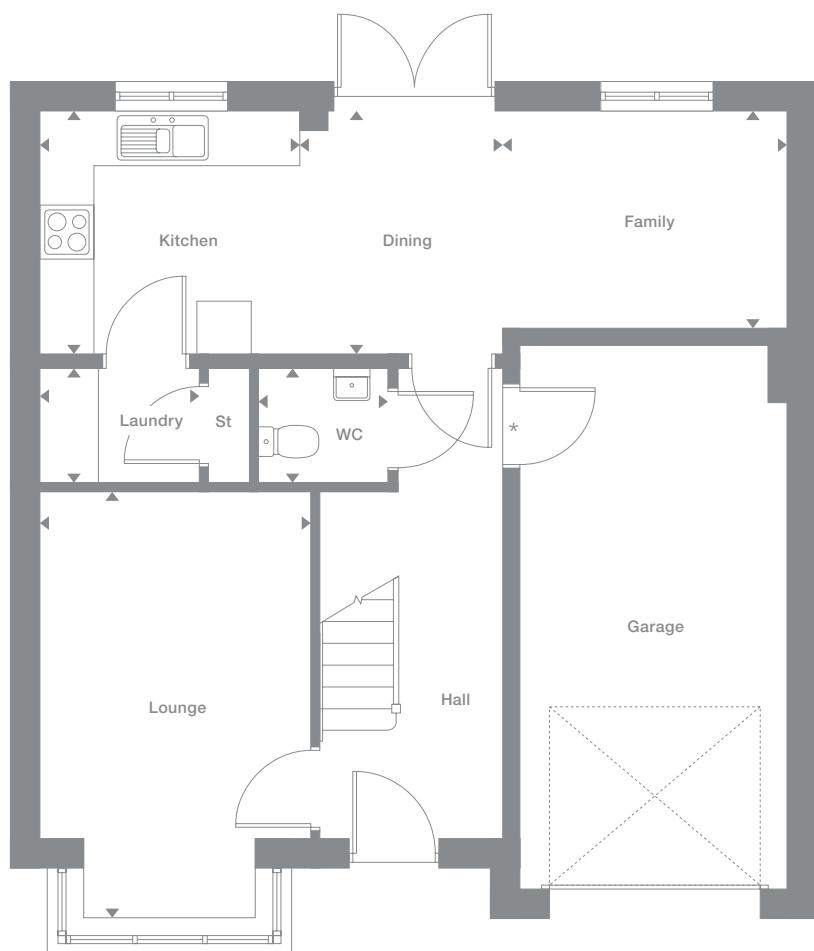
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

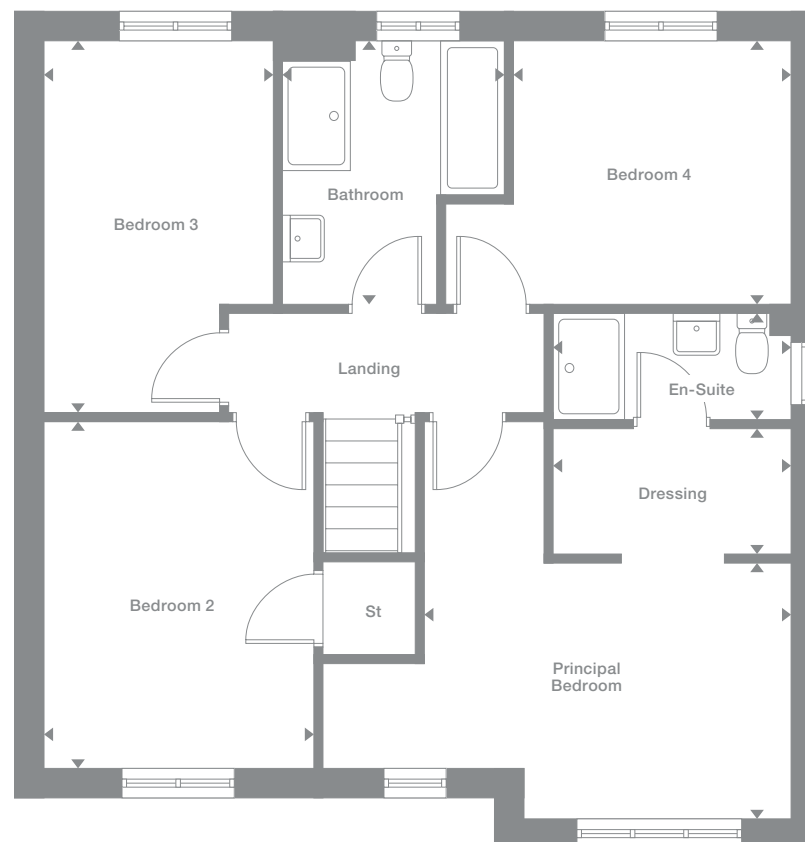
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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.

# 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 4'11"

**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

1,378 sq ft

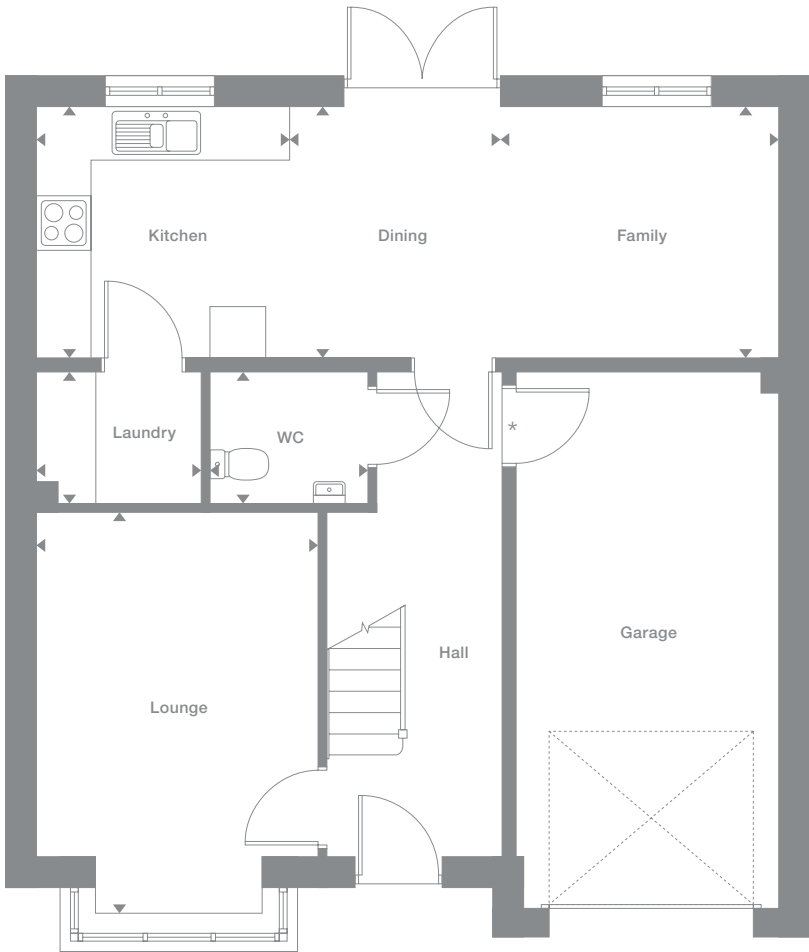
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional door to garage

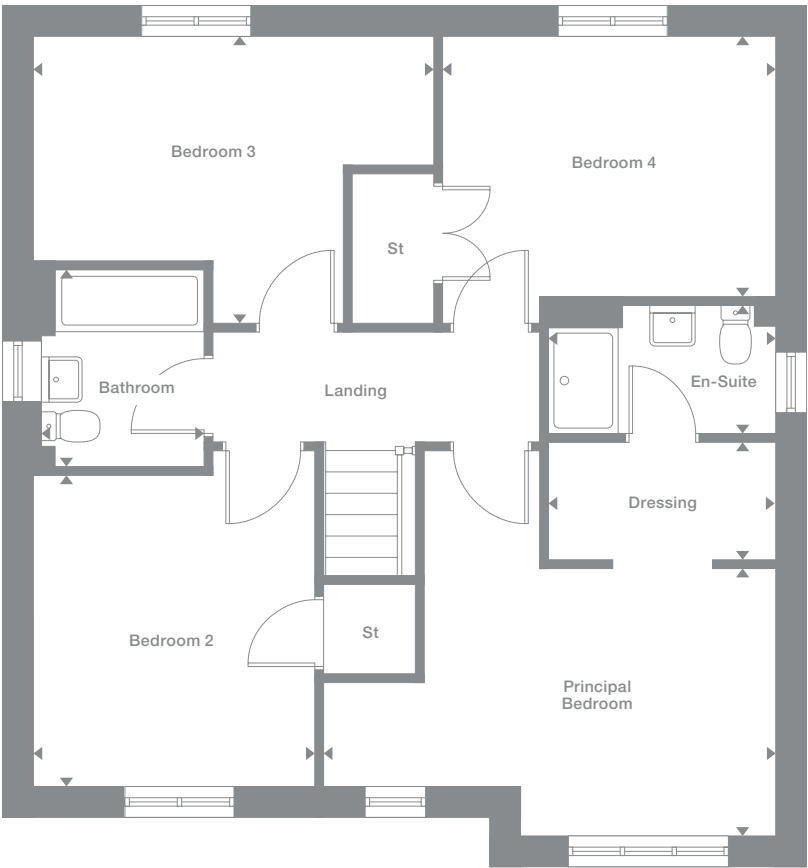
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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.



# Denham

**Overview**

The stylish, inviting lounge, with its beautiful bay-window, complements a breathtaking family kitchen and dining room, a natural hub for everyday life that will also add pleasure to large, lively social gatherings. With its walk-through dressing area, the en-suite principal bedroom provides a sumptuous retreat.

**Ground Floor**

- Lounge**  
3.21m x 4.76m  
10'6" x 15'8"
- Kitchen**  
3.16m x 2.86m  
10'5" x 9'5"
- Dining**  
2.15m x 2.86m  
7'1" x 9'5"
- Family**  
3.15m x 2.86m  
10'4" x 9'5"
- Laundry**  
1.85m x 1.50m  
6'1" x 4'11"
- WC**  
1.80m x 1.50m  
5'11" x 4'11"

**First Floor**

- Principal Bedroom**  
5.15m x 3.10m  
16'11" x 10'2"
- En-Suite**  
2.61m x 1.43m  
8'7" x 4'8"
- Dressing**  
1.86m x 1.29m  
6'2" x 4'3"
- Bedroom 2**  
3.21m x 3.48m  
10'6" x 11'5"
- Bedroom 3**  
4.54m x 2.55m  
14'11" x 8'5"
- Bedroom 4**  
3.82m x 2.91m  
12'6" x 9'7"
- Bathroom**  
1.90m x 2.22m  
6'3" x 7'4"

**Floor Space**

1,390 sq ft

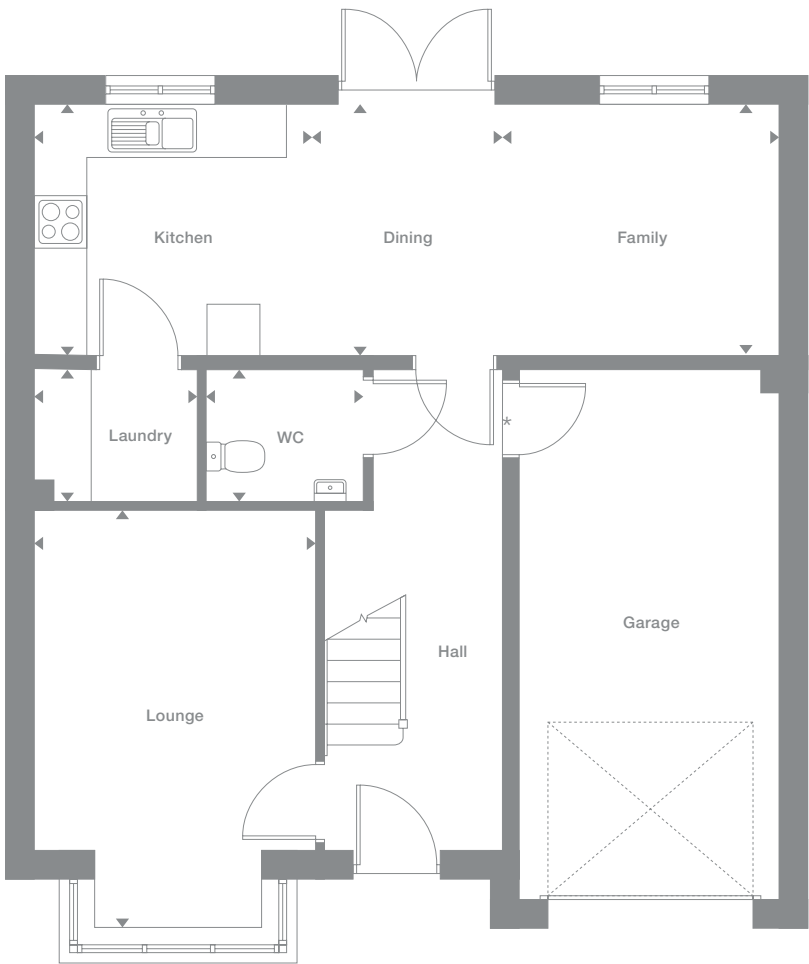
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* 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**



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 Notices' section at the back of this brochure for more information.

# Briarwood

**Overview**

With its stylish lounge and airy, open-plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry and a dedicated study, and the bathroom and four bedrooms, one of them en-suite, are reached by a bright gallery landing.

**Ground Floor**

- Lounge**  
3.56m x 4.47m  
11'8" x 14'8"
- Kitchen**  
3.36m x 2.99m  
11'0" x 9'10"
- Laundry**  
2.08m x 1.80m  
6'10" x 5'11"
- Family/Dining**  
3.91m x 3.84m  
12'10" x 12'7"
- Study**  
2.08m x 1.97m  
6'10" x 6'6"
- WC**  
2.08m x 1.52m  
6'10" x 5'0"

**First Floor**

- Principal Bedroom**  
3.56m x 3.13m  
11'8" x 10'3"
- En-Suite**  
2.16m x 1.30m  
7'1" x 4'3"
- Bedroom 2**  
3.62m x 3.51m  
11'11" x 11'6"
- Bedroom 3**  
4.19m x 2.75m  
13'9" x 9'0"
- Bedroom 4**  
2.99m x 2.73m  
9'10" x 9'0"
- Bathroom**  
2.38m x 2.16m  
7'10" x 7'1"

**Floor Space**

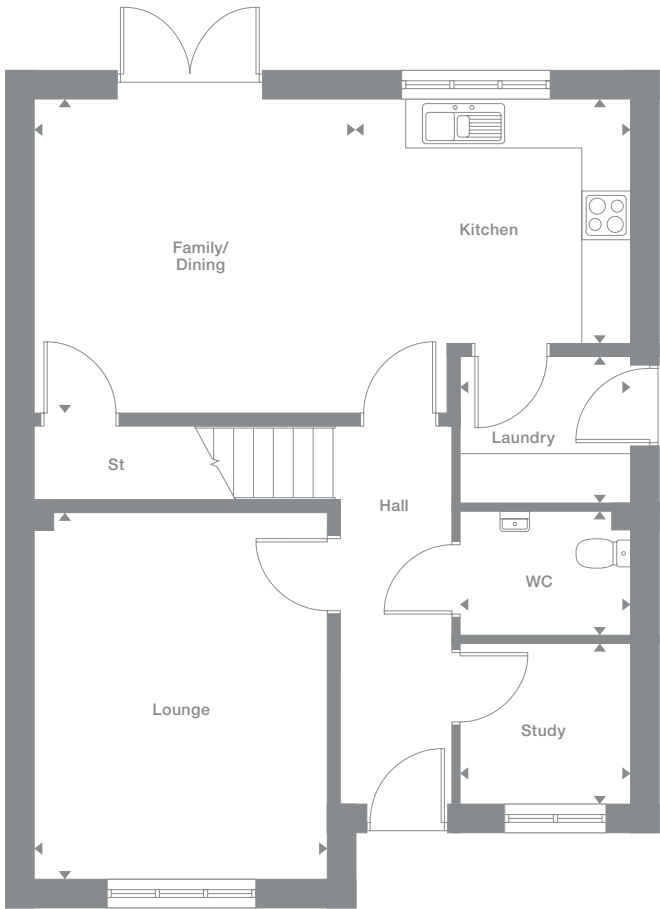
1,419 sq ft

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

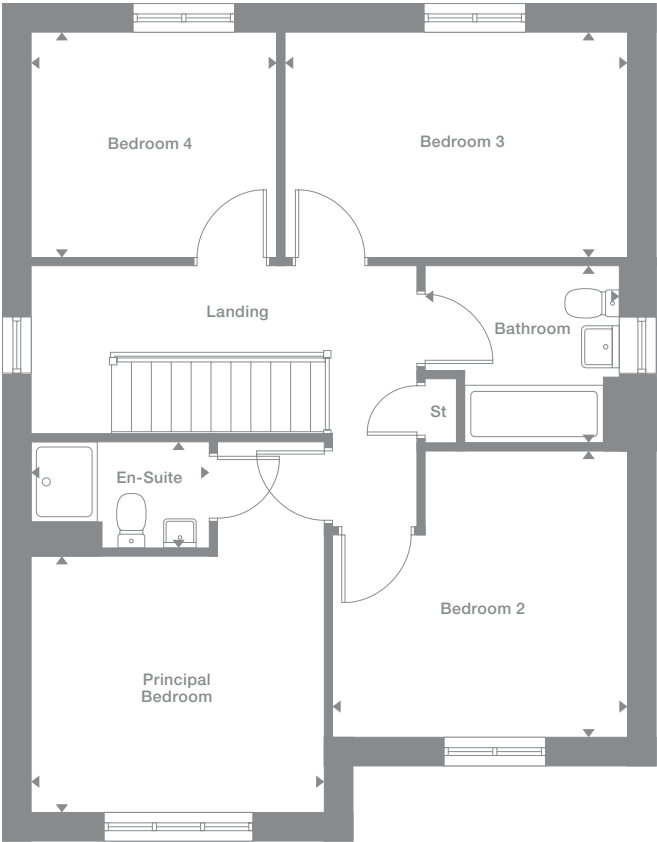
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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 Notices' section at the back of this brochure for more information.

# Brantham

**Overview**  
 The elegant bay-windowed façade introduces a wonderfully stylish and impressive home. The formal lounge complements a bright, open family kitchen and dining room, a natural social space. There is a dedicated study, and the gallery landing leads to four bedrooms, one of them en-suite.

- |  |   |
|--|---|
| <b>Ground Floor</b>                                    | <b>First Floor</b>  |
| <b>Lounge</b><br>3.63m x 5.40m<br>11'11" x 17'9"       | <b>Principal Bedroom</b><br>3.63m x 3.17m<br>11'11" x 10'5" |
| <b>Kitchen</b><br>3.36m x 2.99m<br>11'0" x 9'10"       | <b>En-Suite</b><br>2.20m x 1.30m<br>7'3" x 4'3"             |
| <b>Laundry</b><br>2.08m x 1.80m<br>6'10" x 5'11"       | <b>Bedroom 2</b><br>3.62m x 3.58m<br>11'11" x 11'9"         |
| <b>Family/Dining</b><br>3.98m x 3.88m<br>13'1" x 12'9" | <b>Bedroom 3</b><br>4.17m x 2.76m<br>13'8" x 9'1"           |
| <b>Study</b><br>2.08m x 2.11m<br>6'10" x 6'11"         | <b>Bedroom 4</b><br>3.08m x 2.74m<br>10'1" x 9'0"           |
| <b>WC</b><br>2.08m x 1.45m<br>6'10" x 4'9"             | <b>Bathroom</b><br>2.38m x 2.15m<br>7'10" x 7'1"            |

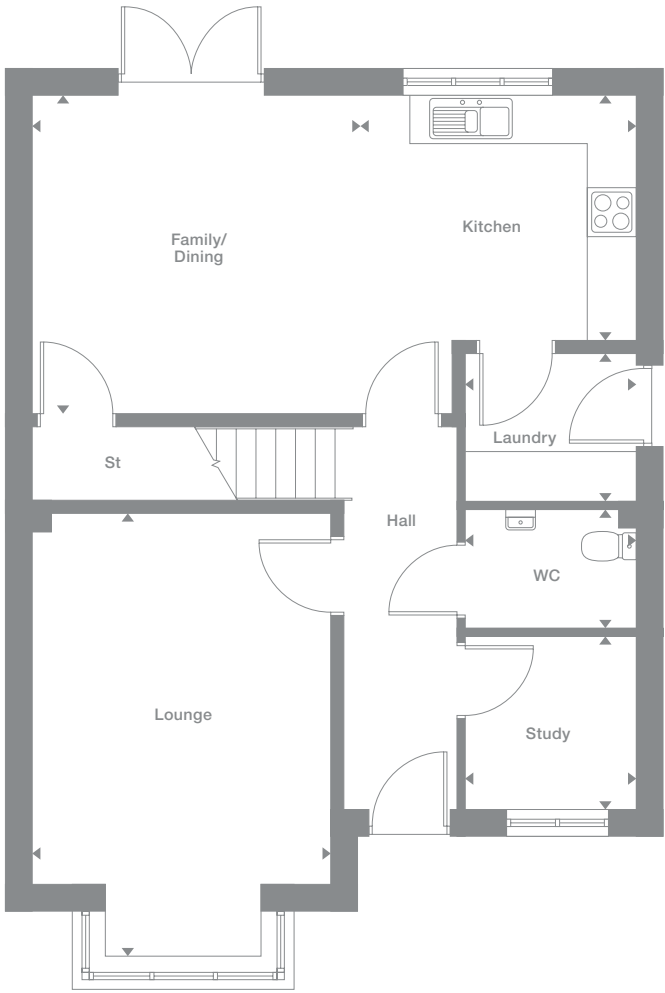
**Floor Space**  
 1,463 sq ft

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

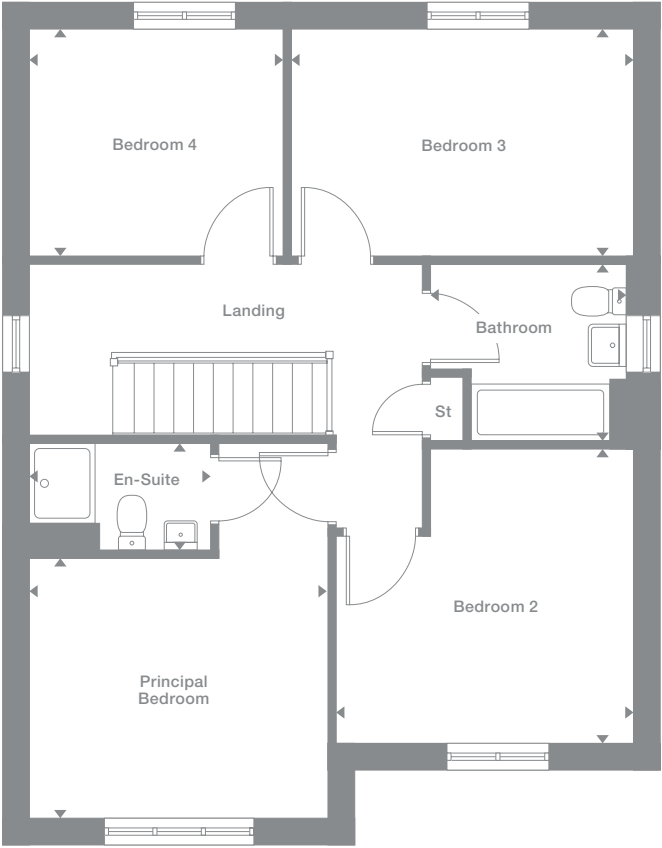
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



your home  
 your way...

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 Notices' section at the back of this brochure for more information.



# The Miller Difference

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

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

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

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

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

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

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

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

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

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

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

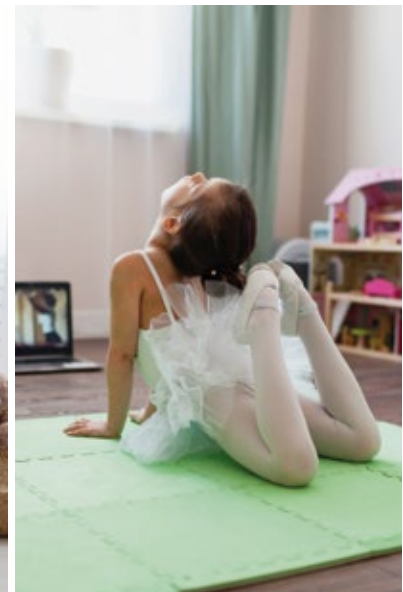
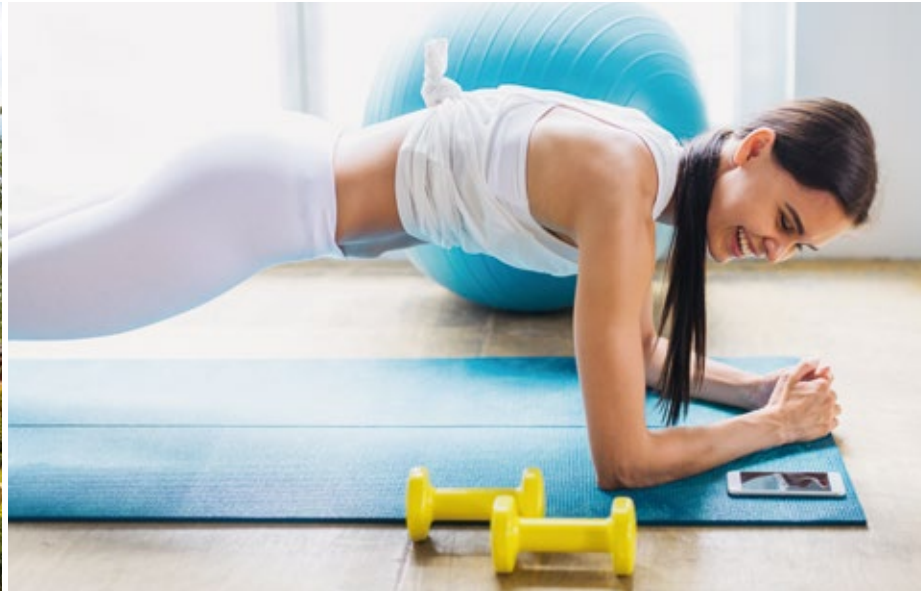
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

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...





The many village and community halls in Eaglescliffe and the surrounding villages host a spectrum of activities. Eggescliffe Community Centre, just over half a mile away, presents craft fairs and fitness classes, amateur drama and a computer café alongside special events like live shows, quiz nights and beer festivals. A wide choice of gyms, cinemas, theatres and music venues can be found in the nearby towns.





Eaglescliffe Golf Club's beautiful and challenging Teesside course is just a few yards from Eaglescliffe Station, and opportunities for walking and cycling include the Teesside Way, extending from the East Coast through Barnard Castle to Dufton in the west. The route runs through the grounds of Preston Park and Museum, a mile and a half from Pearwood Gardens. Attractions at Preston Park range from adventure play and skateboarding areas, Butterfly World and riverboat trips to a small gauge railway. The Museum includes a Victorian street with working shops, art exhibitions and local history displays, and there are regular family events in the grounds.

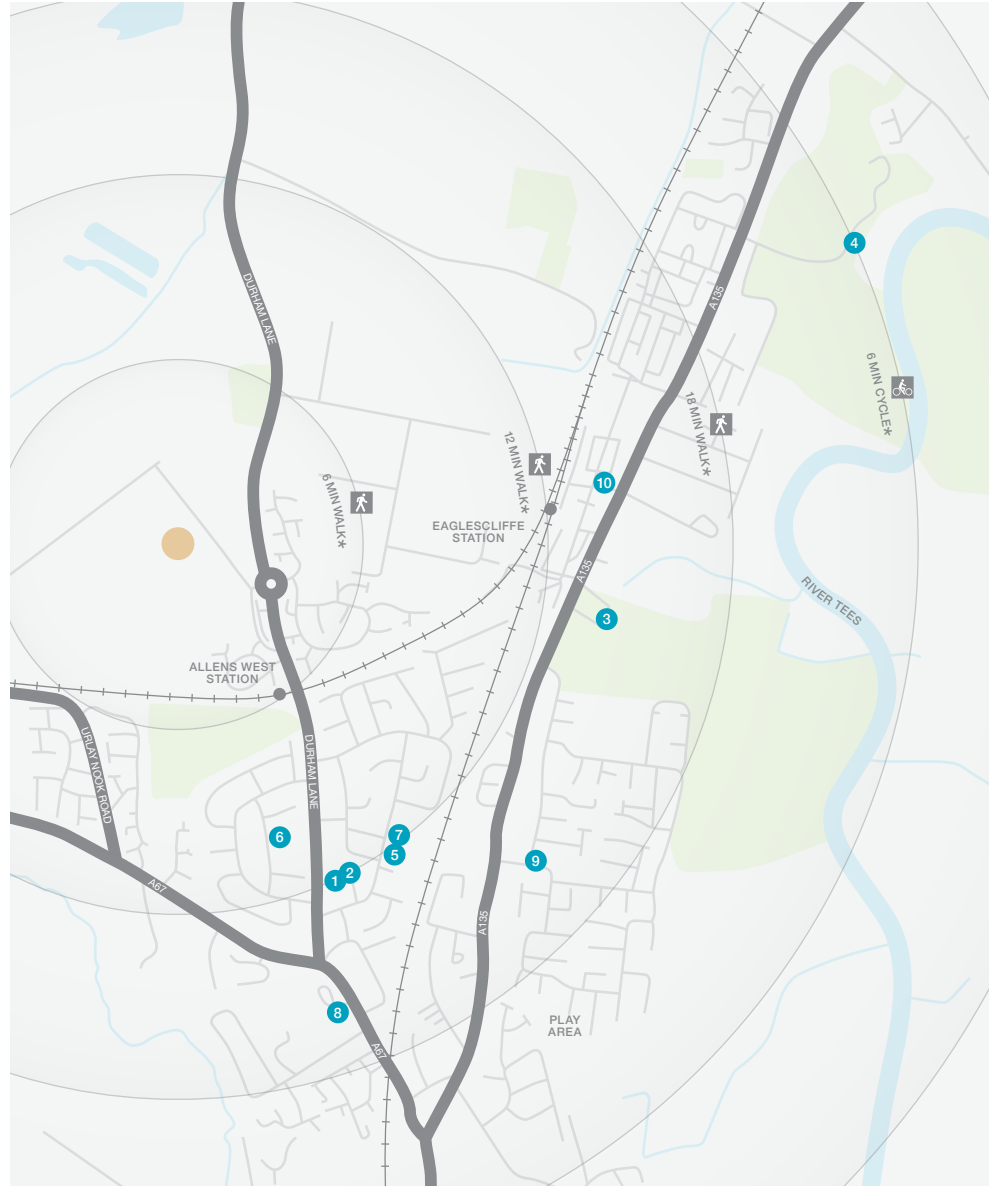


There are two primary schools within approximately ten minutes' walk. Durham Road Primary is rated 'Good' by Ofsted, and Junction Farm Primary as 'Outstanding', while Butterfield Pre-school, in the grounds of Junction Farm Primary, provides nursery facilities. Egglecliffe School and Sixth Form College, a little further away, is also rated 'Outstanding'. Eaglescliffe Medical Practice, staffed by five GPs with nursing support, is less than a mile from the development, and there is a dental surgery, Mydentist, near Eaglescliffe Station.



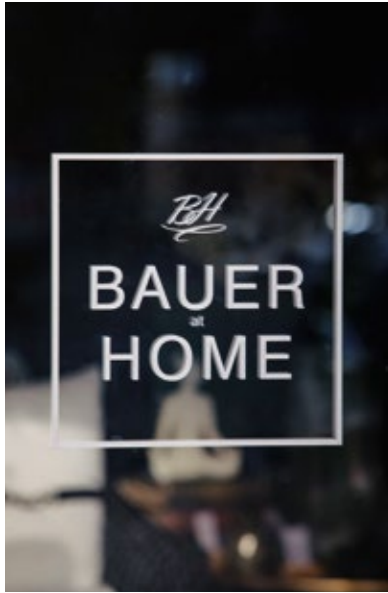
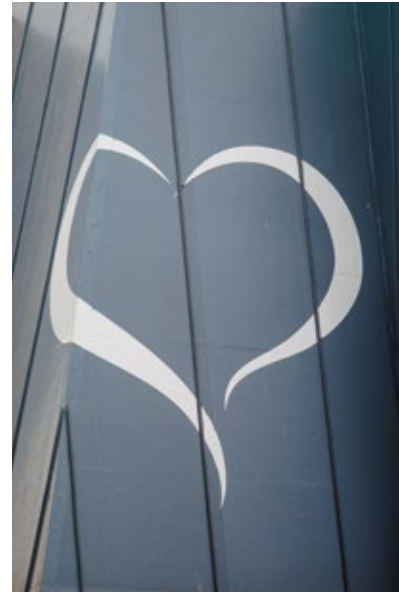
# Useful Contacts

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 Alpha Pharmacy  
18 Durham Lane  
01642 782 676
- 2 Orchard Post Office  
Durham Lane  
01642 784 409
- 3 Eaglescliffe Golf Club  
Yarm Road  
01642 780 238
- 4 Preston Park Museum and Grounds  
Yarm Road  
01642 527 375
- 5 Butterfield Pre-school  
Butterfield Drive  
01642 188 499
- 6 Durham Lane Primary School  
Amberley Way  
01642 780 742
- 7 Junction Farm Primary School  
Butterfield Drive  
01642 781 586
- 8 Eaglescliffe School and Sixth Form College  
Urley Nook Road  
01642 352 570
- 9 Eaglescliffe Medical Practice  
Sunningdale Drive  
01642 780 113
- 10 Mydentist  
Station Road  
01642 790 540

\* 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 03308 189 959

**From the A66 westbound**  
Stay on the A66 past the turn-off for Yarm, and at the next junction leave the A66 to join Durham Lane, signposted for Eaglescliffe. After one and three-quarter miles, at the roundabout take the third exit and Pearwood Gardens is straight ahead.

**From the A66 eastbound**  
A mile after passing the turn-off for Bishopton on the left, leave the A66 following signs for Redmarshall and Eaglescliffe. Take the fourth roundabout exit to cross the A66, then the second roundabout exit into Durham Lane. After one and three quarter miles, at the roundabout take the third exit and Pearwood Gardens is straight ahead.

Sat Nav: TS16 0RW



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

a better place®



Registered Developer

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

*the place to be®*

## Why Miller Homes?

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

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



5 stars for customer satisfaction

### Development

#### Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03308 189 959

Sat Nav: TS16 0RW

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

**millerhomes**

*the place to be®*