

BRIDGEWOOD GREEN



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 Bridgewood Green.





Situated a few yards from the A58, Bridgewood Green offers fast access south to Leeds and Bradford as well as to nearby Wetherby. Harrogate and York are both under 20 miles away and junction 45 of the A1(M), less than five minutes' drive from the development, provides fast routes to Tyneside and the south. Hourly buses between Wetherby and Leeds stop just outside Bridgewood Green and reach Leeds in 45 minutes.

In Collingham village centre, half a mile away, a Tesco Express store complements a precinct with a pharmacy, a post office and convenience store, a deli and bakery, an off licence, a hairdresser, food takeaways and other retailers. In addition to the traditional Cromwell's Bar and Kitchen in the village centre, there is an Italian restaurant and a second pub, the Windmill, within walking distance.

The attractive town centre of Wetherby, two miles away, presents a variety of local traders and high street names, many of them in the covered Horsefair Shopping Centre. There is an M&S Food store, Sainsbury's, Morrison's and Aldi supermarkets, and an open air market is held every Thursday. Wetherby's leisure attractions include the Racecourse, exciting adventure play at Stockeld Park, a Leisure Centre with swimming and gym facilities and frequent concerts at the bandstand by the River Wharfe. Wetherby's Cinema is also soon to reopen after renovations.

Conveniently close to the A58, sheltered by the mature trees lining the banks of Collingham Beck, this selection of energy efficient two, three, four and five bedroom homes combines its strategic location with a secluded, peaceful ambience. Ten minutes' walk from the village shops of Collingham, just two miles from Wetherby and within half an hour's drive of Leeds, it brings an attractive new neighbourhood into a welcoming, lively community. Welcome to Bridgewood Green...

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.

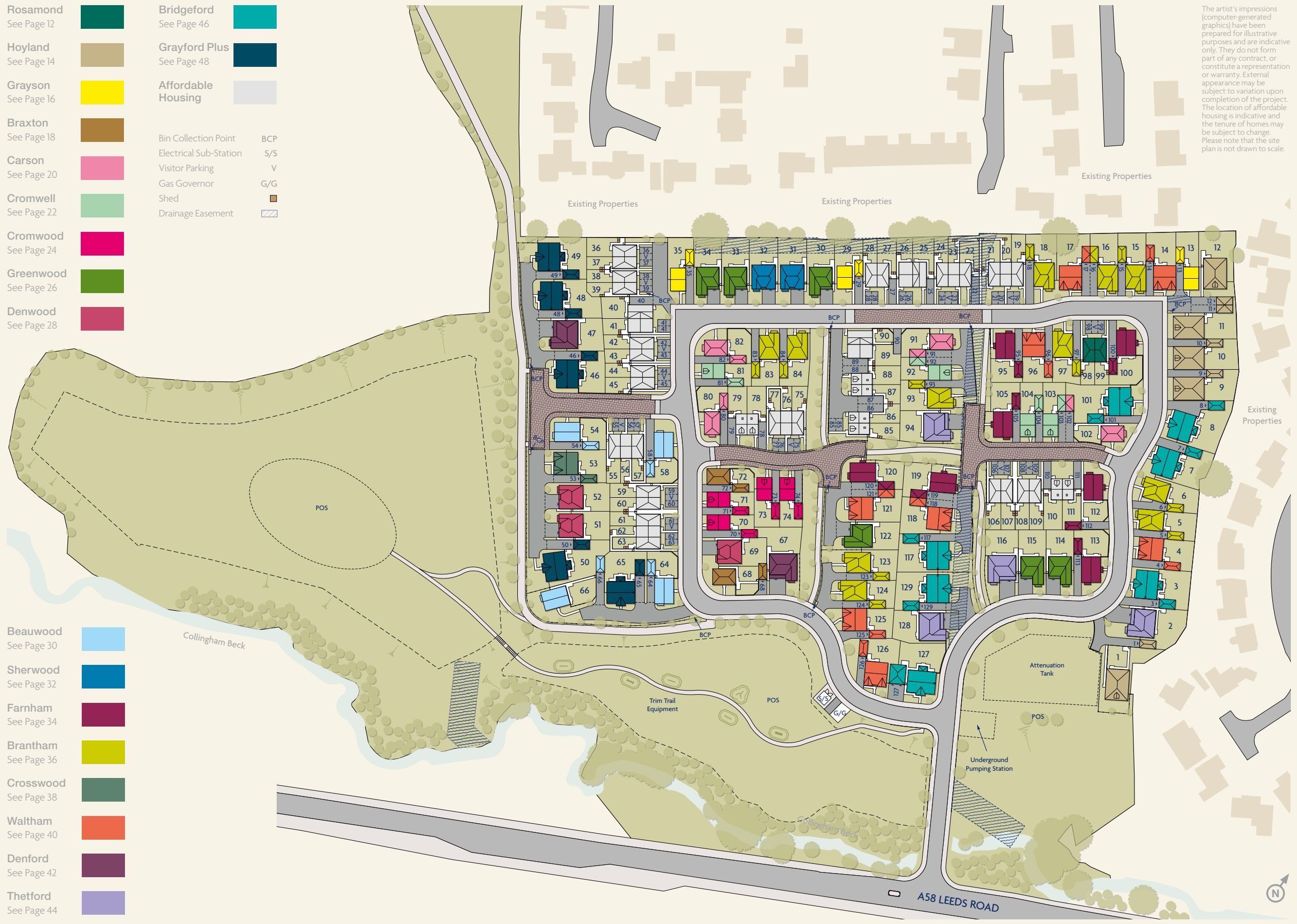


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**Rosamond**

**Overview**

A comfortable lounge opens through to the light dining kitchen of this immensely practical home, creating a welcoming and convenient setting for entertaining. There are useful cupboards in the lounge, the landing and the front-facing second bedroom, which is lit by dual windows.

**Ground Floor**

**Lounge**  
3.11m x 4.28m  
10'3" x 14'1"

**Kitchen/Dining**  
4.06m x 4.30m  
13'4" x 14'2"

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

**First Floor**

**Principal Bedroom**  
4.06m x 3.29m  
13'4" x 10'10"

**Bedroom 2**  
4.06m x 3.05m  
13'4" x 10'0"

**Bathroom**  
1.90m x 2.15m  
6'3" x 7'1"

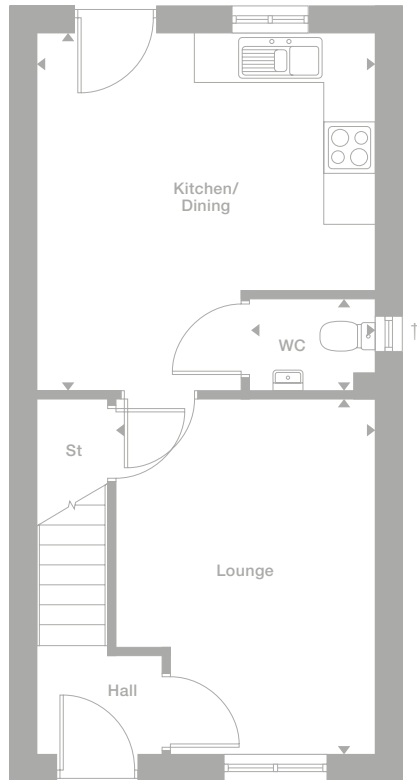
**Floor Space**

761 sq ft



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

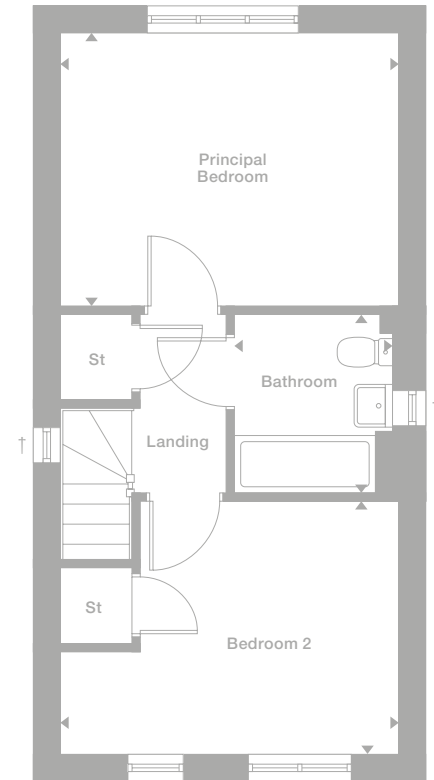
**Ground Floor**



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**First Floor**



## Hoyland

### Overview

Both the lounge and family kitchen of this light-filled home are dual aspect, with french doors enhancing the dining area. One bedroom is en-suite and one features a charming dormer window, while the laundry and dedicated study reflect the practical thinking underpinning this impressive home.

### Ground Floor

Lounge  
4.81m x 3.80m  
15'9" x 12'6"

Kitchen  
4.01m x 4.32m  
13'2" x 14'2"

Dining/Family  
4.34m x 4.32m  
14'3" x 14'5"

Laundry  
2.30m x 1.37m  
7'7" x 4'6"

WC  
1.99m x 1.00m  
6'6" x 3'3"

Principal Bedroom  
3.45m x 5.01m  
11'4" x 16'5"

En-Suite  
2.30m x 1.63m  
7'7" x 5'4"

### First Floor

Bedroom 2  
5.37m x 4.65m  
17'8" x 15'3"

Study  
5.37m x 2.83m  
17'8" x 9'4"

Bathroom  
1.81m x 2.01m  
5'10" x 6'7"

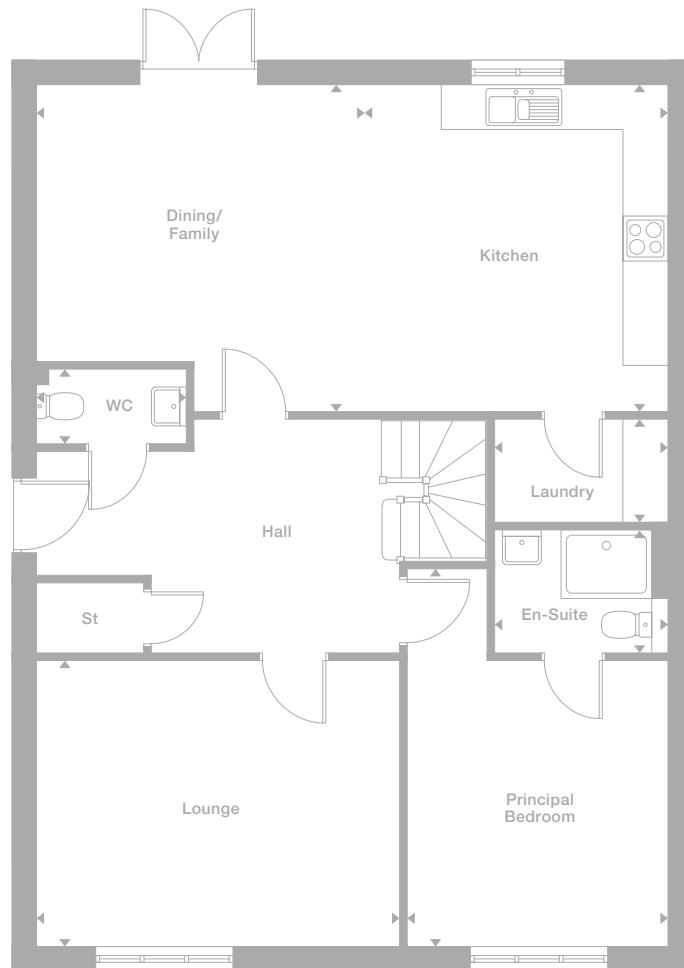
### Floor Space

1,450 sq ft



Window positions may vary on plot 1. Please speak to our Development Sales Manager for clarification

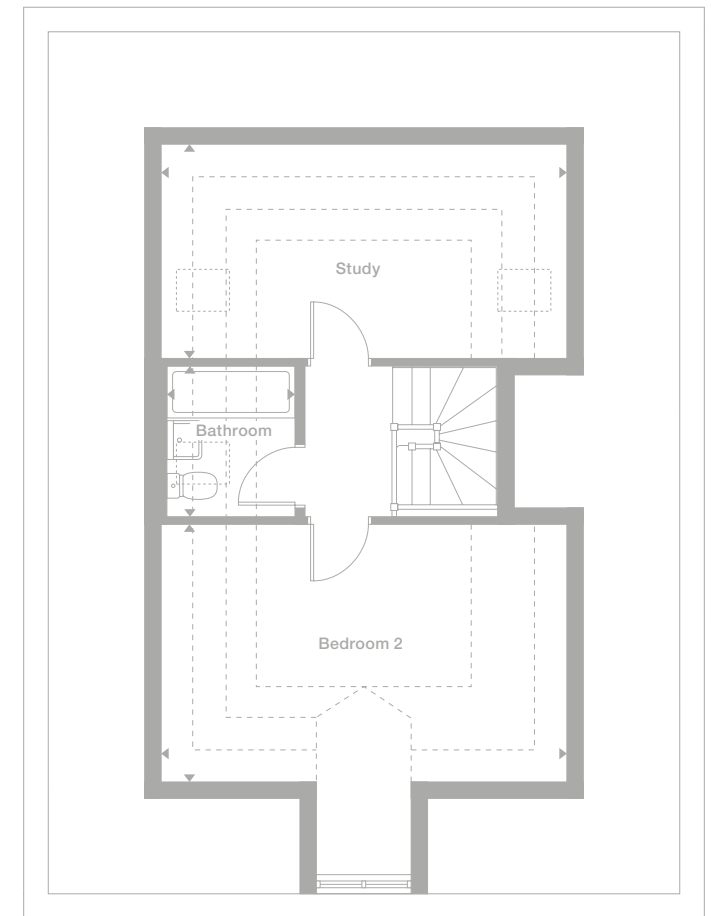
## Ground Floor



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## First Floor





## Grayson

### Overview

The lounge shares the ground floor with a broad kitchen and dining room with feature french doors, a practical and stylish setting for relaxed family life and an ideal backdrop to convivial entertaining. Upstairs the principal bedroom includes an en-suite shower and a walk-in cupboard.

### Ground Floor

Lounge  
3.10m x 4.76m  
10'2" x 15'8"

Kitchen  
2.86m x 3.45m  
9'5" x 11'4"

Dining  
2.44m x 3.43m  
8'0" x 11'3"

WC  
0.95m x 1.66m  
3'2" x 5'6"

### First Floor

Principal Bedroom  
3.29m x 3.72m  
10'10" x 12'3"

En-Suite  
1.92m x 1.98m  
6'4" x 6'6"

Bedroom 2  
3.02m x 2.40m  
9'11" x 7'10"

Bedroom 3  
2.18m x 3.45m  
7'2" x 11'4"

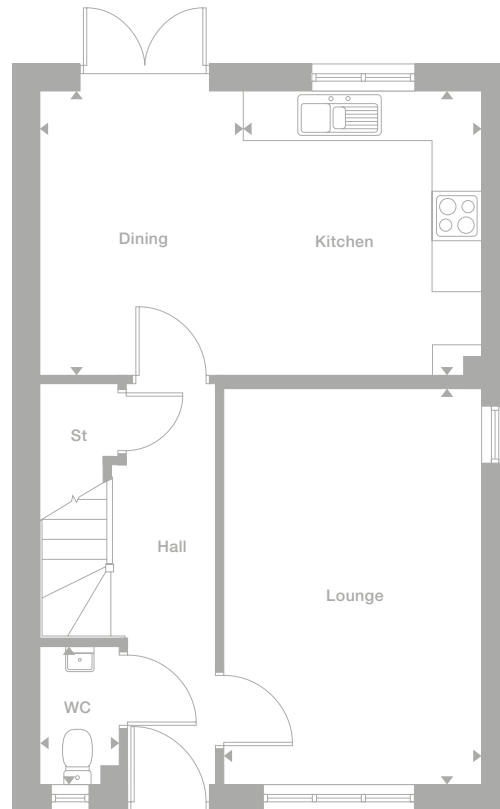
Bathroom  
1.70m x 2.04m  
5'7" x 6'8"

### Floor Space

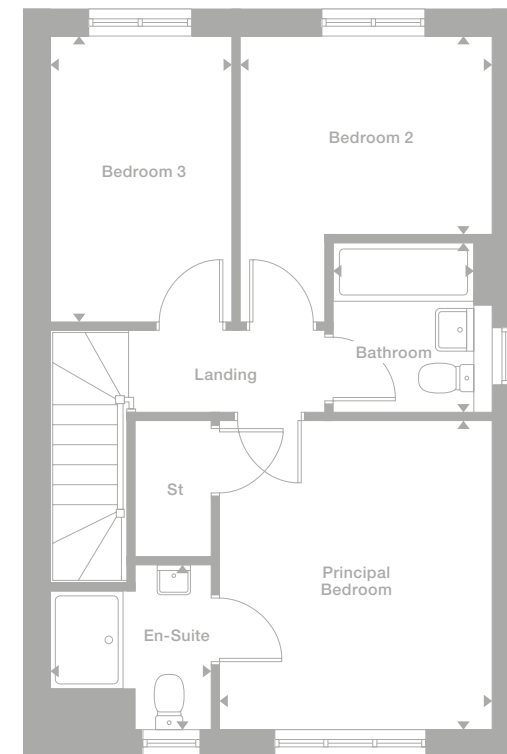
954 sq ft



### 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**  
3.69m x 5.58m  
12'1" 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

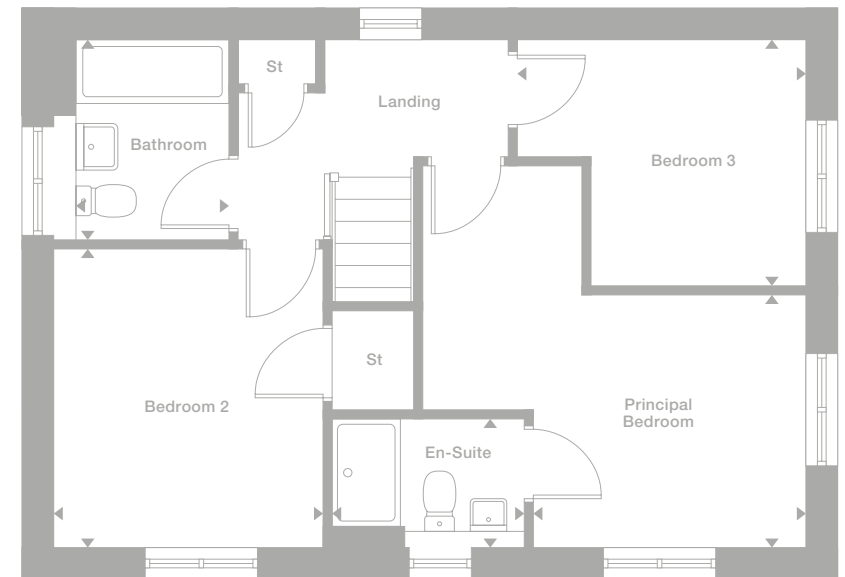
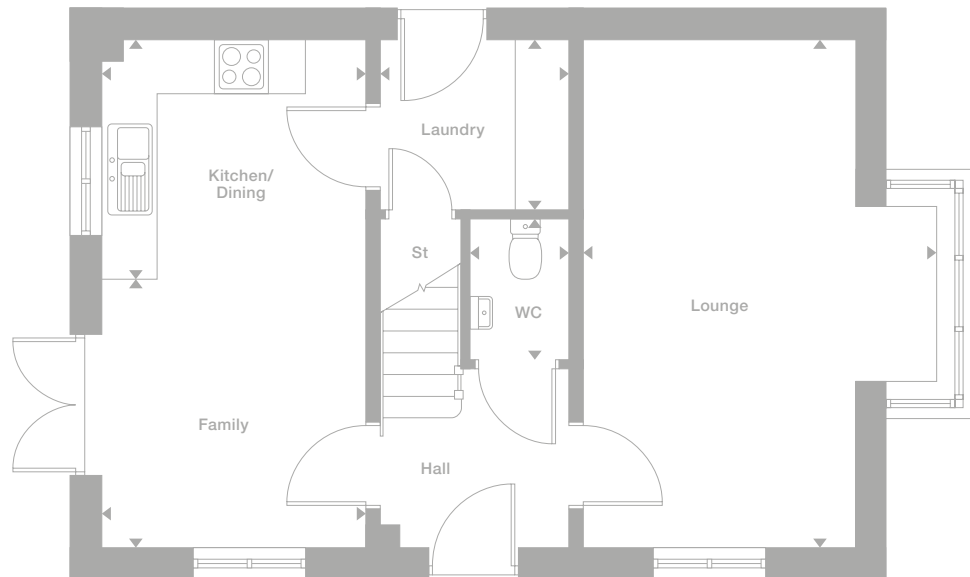


**Ground Floor**

**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**

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

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

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

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

WC  
1.09m x 1.44m  
3'7" x 4'9"

**First Floor**

Principal Bedroom  
3.15m x 2.76m  
10'4" x 9'1"

En-Suite  
2.01m x 1.18m  
6'7" x 3'10"

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

Bedroom 3  
3.22m x 2.69m  
10'7" x 8'10"

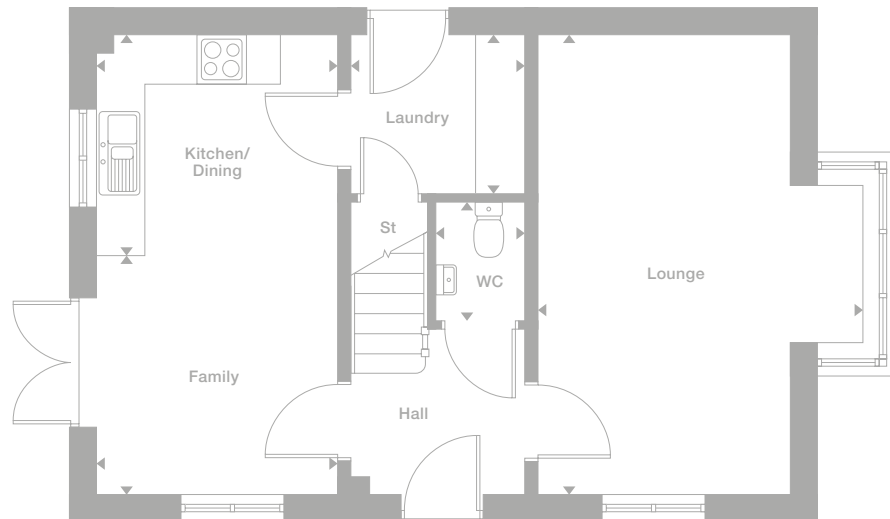
Bathroom  
1.70m x 2.13m  
5'7" x 7'0"

**Floor Space**

1,016 sq ft



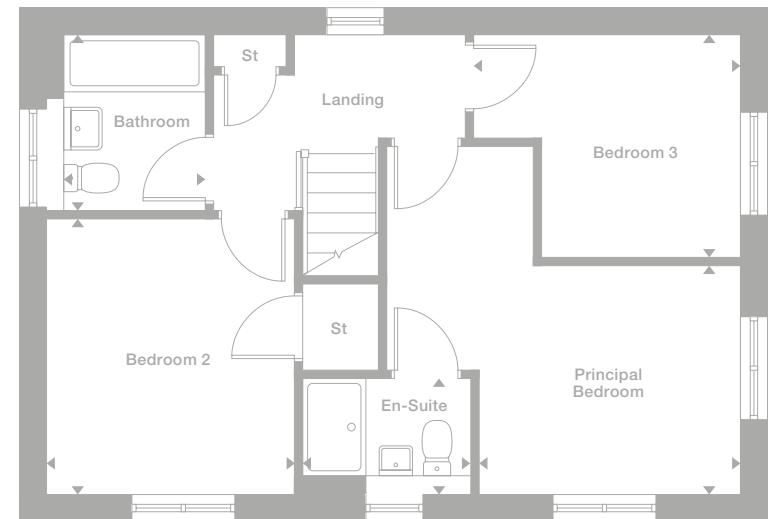
**Ground Floor**



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**First Floor**



## Cromwell

### Overview

French doors add a bright focal point to the dining area of the family kitchen that complements an inviting lounge. Two of the four bedrooms are en-suite, and the luxurious principal bedroom also incorporates an entrance vestibule, a walk-in wardrobe and a traditional dormer window.

### Ground Floor

**Lounge**  
3.10m x 4.76m  
10'2" x 15'8"

**Kitchen**  
2.86m x 3.45m  
9'5" x 11'4"

**Dining**  
2.44m x 3.43m  
8'0" x 11'3"

**WC**  
0.95m x 1.66m  
3'2" x 5'6"

### First Floor

**Bedroom 2**  
3.29m x 3.72m  
10'10" x 12'3"

**En-Suite 2**  
1.92m x 1.98m  
6'4" x 6'6"

**Bedroom 3**  
3.02m x 2.40m  
9'11" x 7'10"

**Bedroom 4**  
2.18m x 3.45m  
7'2" x 11'4"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

### Second Floor

**Principal Bedroom**  
4.28m x 4.27m  
14'1" x 14'0"

**En-Suite 1**  
2.91m x 1.98m  
9'7" x 6'6"

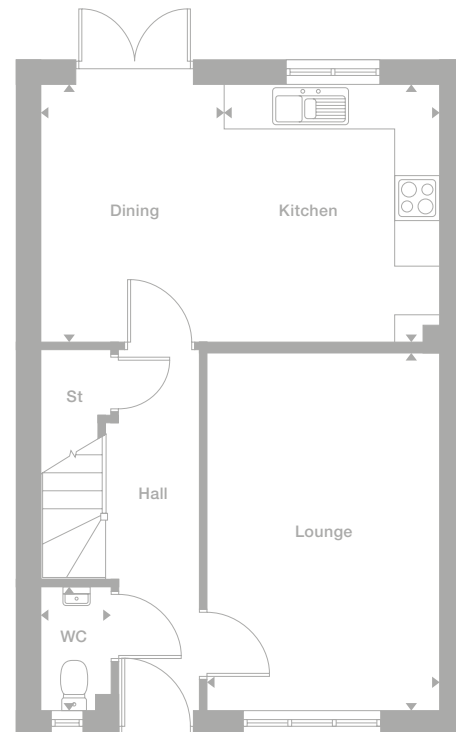
**Dressing**  
2.08m x 1.98m  
6'10" x 6'6"

### Floor Space

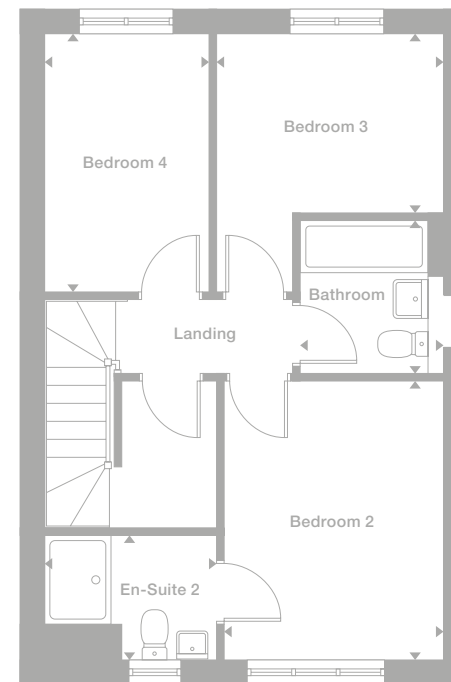
1,284 sq ft



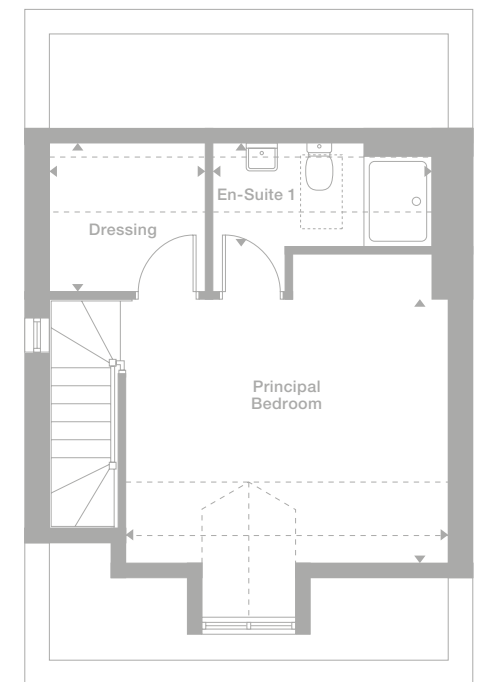
## Ground Floor



## First Floor



## Second Floor



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**Cromwood**

**Overview**

French doors add a bright focal point to the dining area of the family kitchen that complements an inviting lounge. Two of the four bedrooms are en-suite, and the luxurious principal bedroom also incorporates an entrance vestibule, a walk-in wardrobe and a traditional dormer window.

**Ground Floor**

**Lounge**  
3.06m x 4.76m  
10'1" x 15'8"

**Kitchen**  
2.86m x 3.45m  
9'5" x 11'4"

**Dining**  
2.44m x 3.43m  
8'0" x 11'3"

**WC**  
0.95m x 1.66m  
3'2" x 5'6"

**First Floor**

**Bedroom 2**  
3.29m x 3.72m  
10'10" x 12'3"

**En-Suite 2**  
1.92m x 1.98m  
6'4" x 6'6"

**Bedroom 3**  
3.02m x 2.40m  
9'11" x 7'10"

**Bedroom 4**  
2.18m x 3.45m  
7'2" x 11'4"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

**Second Floor**

**Principal Bedroom**  
4.28m x 4.27m  
14'1" x 14'0"

**En-Suite 1**  
2.91m x 1.98m  
9'7" x 6'6"

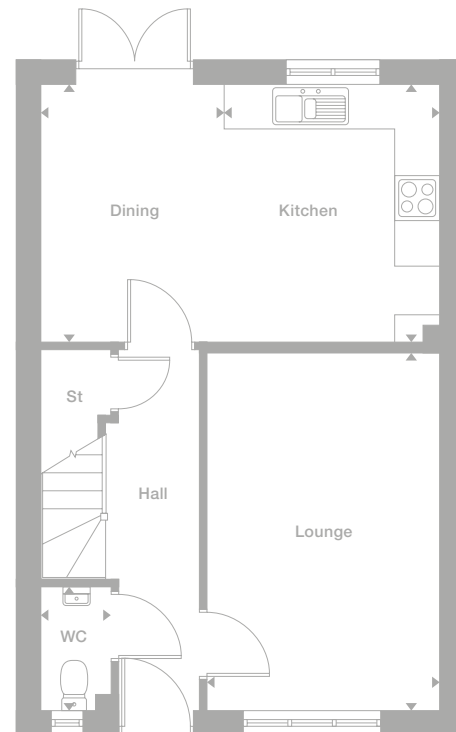
**Dressing**  
2.08m x 1.98m  
6'10" x 6'6"

**Floor Space**

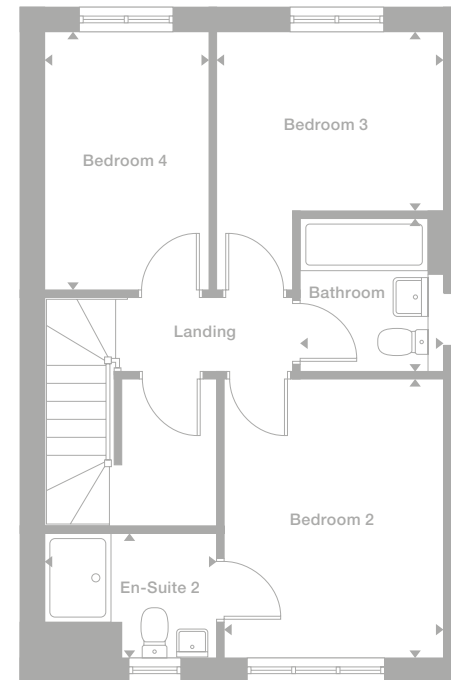
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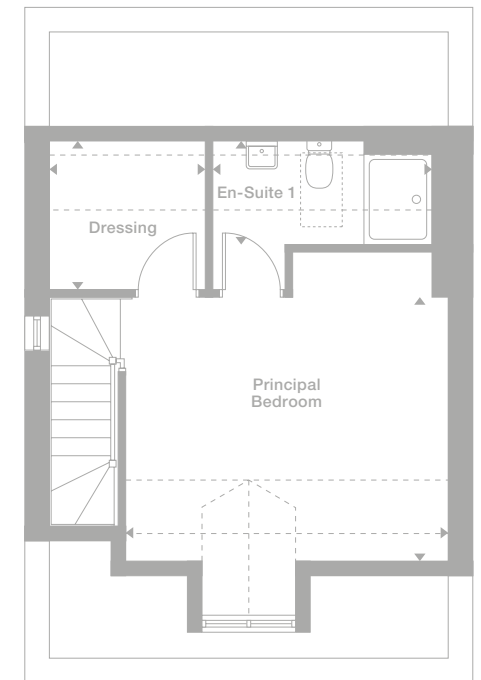
**Ground Floor**



**First Floor**



**Second Floor**



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**Overview**

The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where 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**

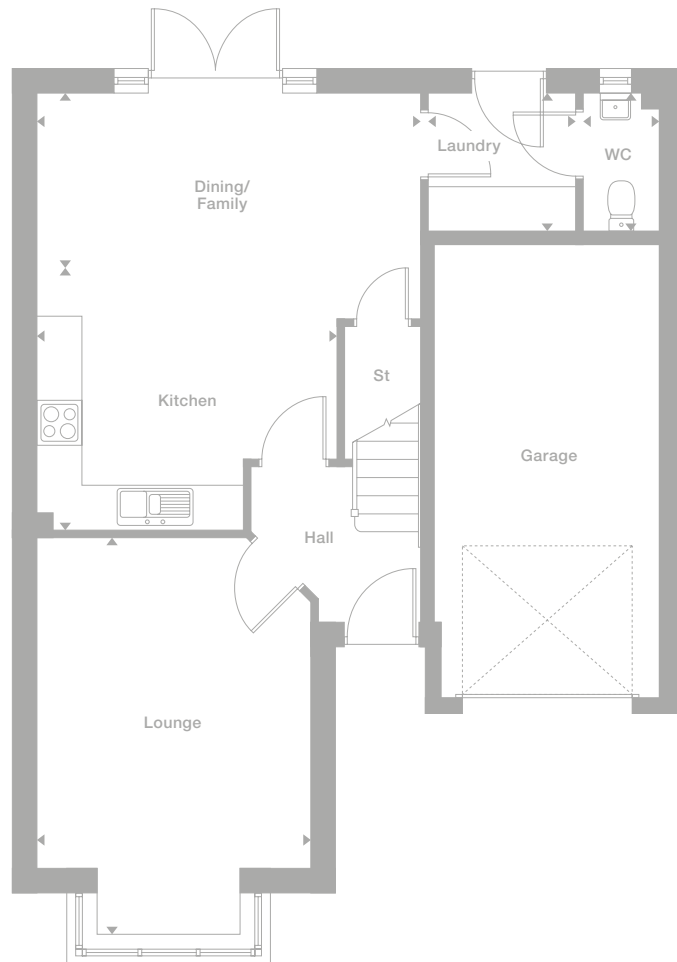
- Principal Bedroom**  
3.05m x 5.42m  
10'0" x 17'10"
- En-Suite**  
2.61m x 1.26m  
8'7" x 4'2"
- Bedroom 2**  
3.63m x 3.82m  
11'11" x 12'6"
- Bedroom 3**  
2.55m x 4.04m  
8'5" x 13'3"
- Bedroom 4**  
2.88m x 3.00m  
9'5" x 9'10"
- Bathroom**  
2.55m x 2.19m  
8'5" x 7'3"

**Floor Space**

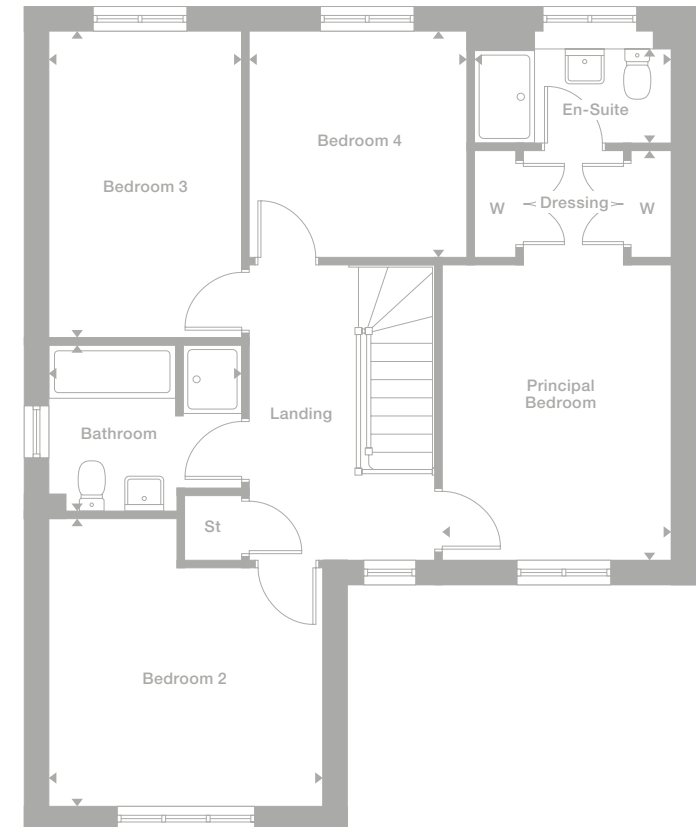
1,342 sq ft



**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"

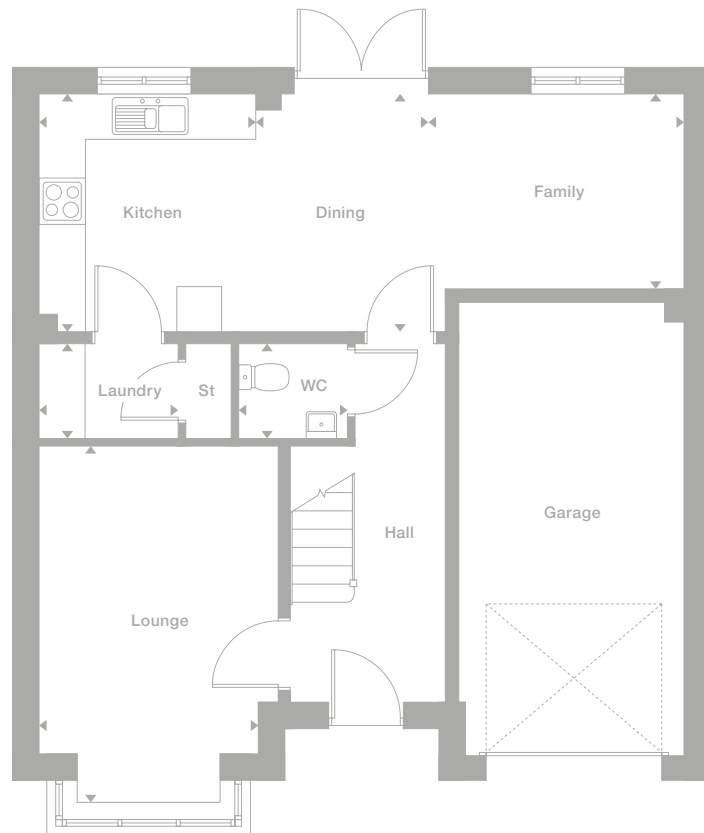
**Bathroom**  
2.44m x 2.60m  
8'0" x 8'6"

**Floor Space**

1,368 sq ft



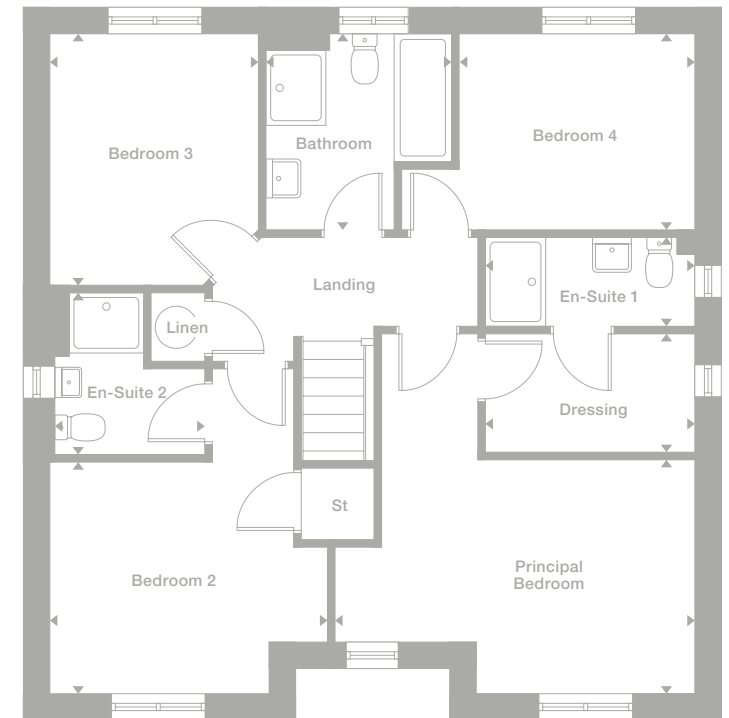
**Ground Floor**



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**First Floor**



**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"

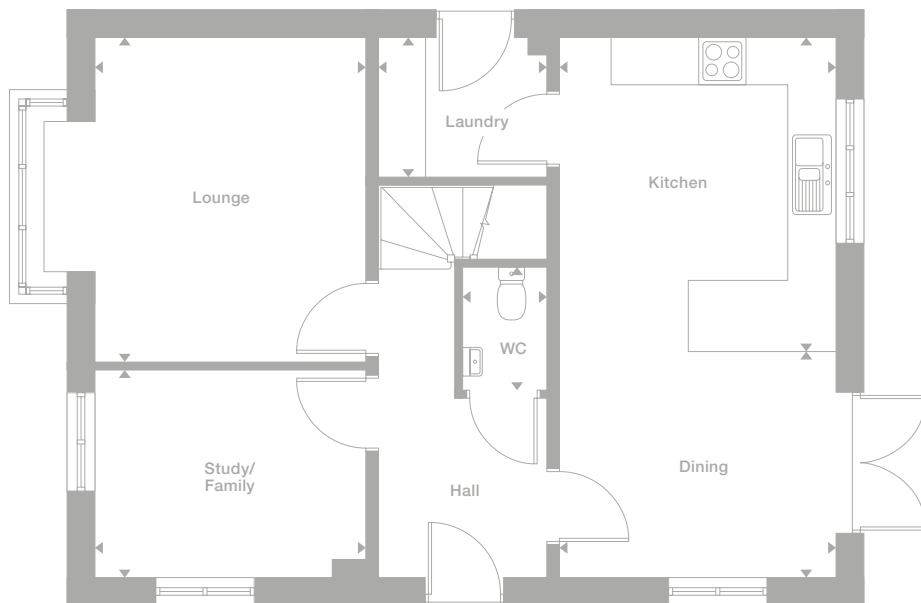
**Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

**Floor Space**

1,379 sq ft



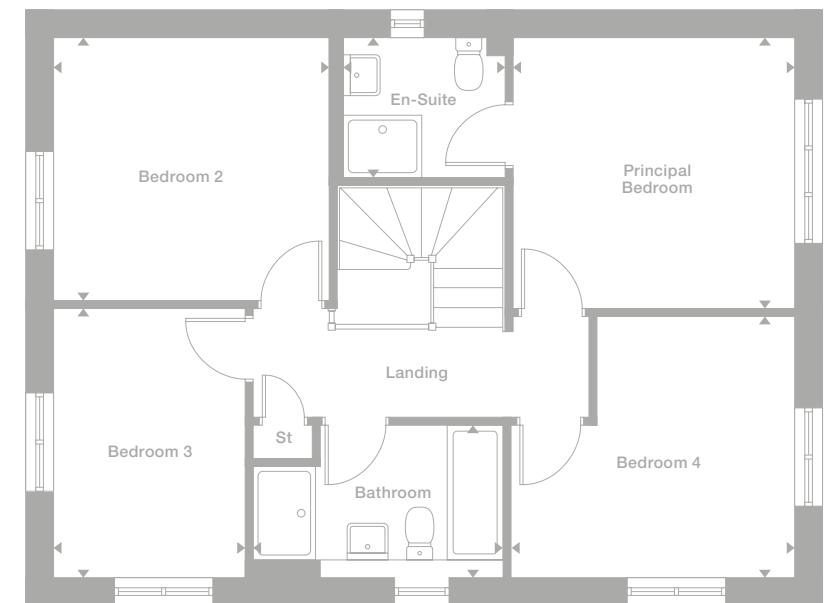
**Ground Floor**



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

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**First Floor**





**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**

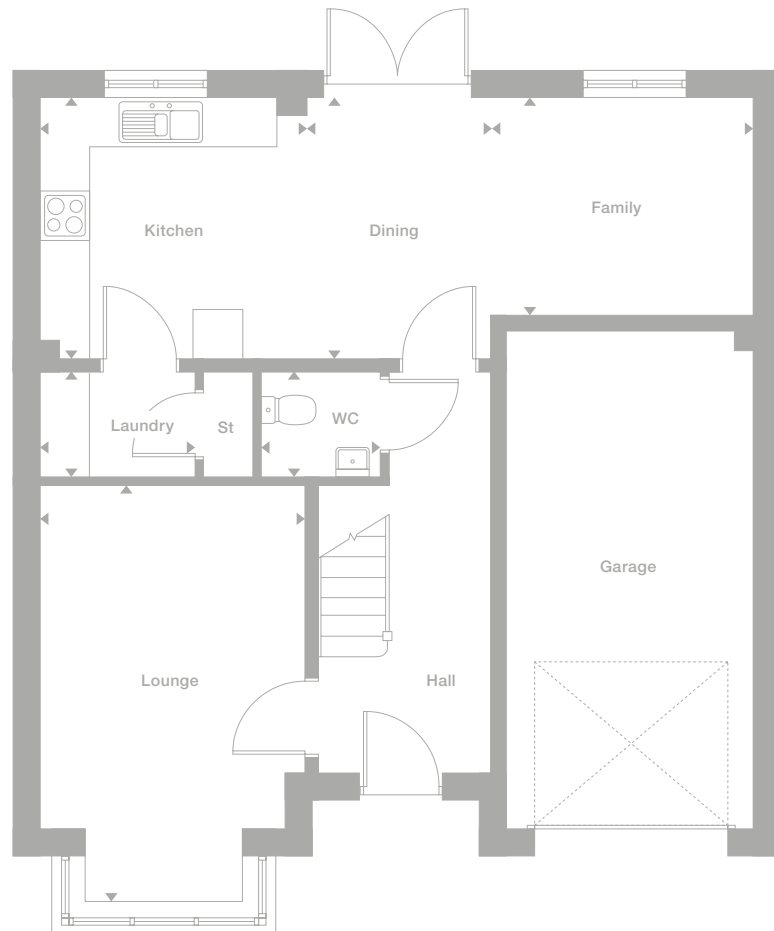
- Principal Bedroom**  
4.78m x 3.09m  
15'9" x 10'2"
- Dressing**  
2.80m x 1.63m  
9'2" x 5'4"
- En-Suite 1**  
2.80m x 1.18m  
9'2" x 3'10"
- Bedroom 2**  
3.69m x 3.09m  
12'2" x 10'2"
- En-Suite 2**  
1.98m x 2.15m  
6'6" x 7'1"
- Bedroom 3**  
2.74m x 3.37m  
9'0" x 11'1"
- Bedroom 4**  
3.14m 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



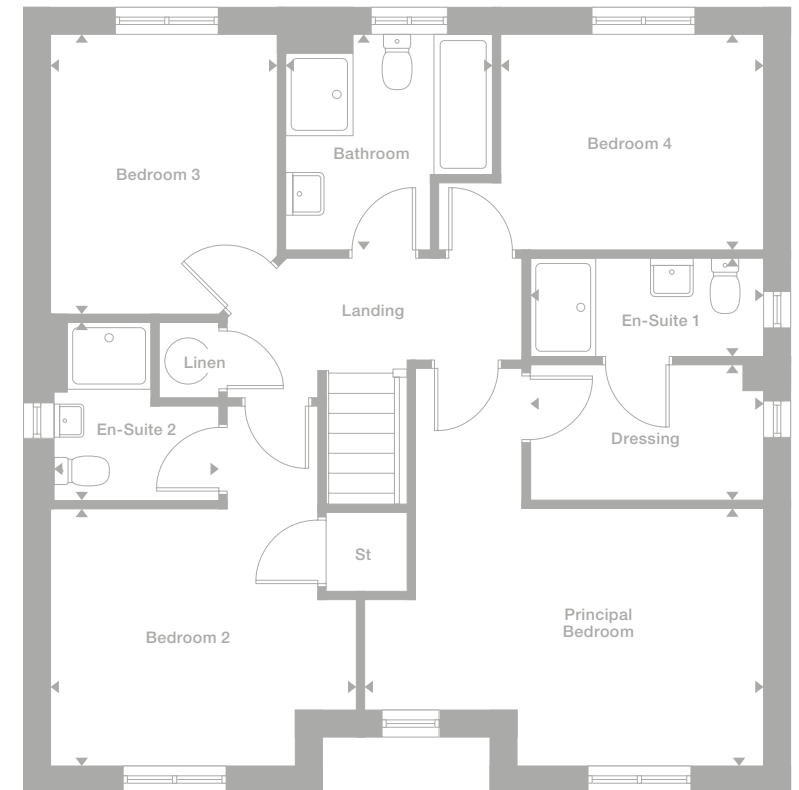
**Ground Floor**



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**First Floor**



**Overview**

From the hall to the four dual aspect rooms, including a superb study, this home delivers a succession of delights. The lounge is lit by a feature bay, the exciting, attractive dining kitchen includes french doors, and the four bedrooms include a luxurious principal suite.

**Ground Floor**

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

**First Floor**

- Principal Bedroom  
3.57m x 3.41m  
11'9" x 11'2"
- En-Suite  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2  
3.51m x 3.28m  
11'7" x 10'9"
- Bedroom 3  
2.47m x 3.48m  
8'1" x 11'5"
- Bedroom 4  
2.46m x 3.35m  
8'1" x 11'0"
- Bathroom  
3.13m x 1.70m  
10'3" x 5'7"

**Floor Space**

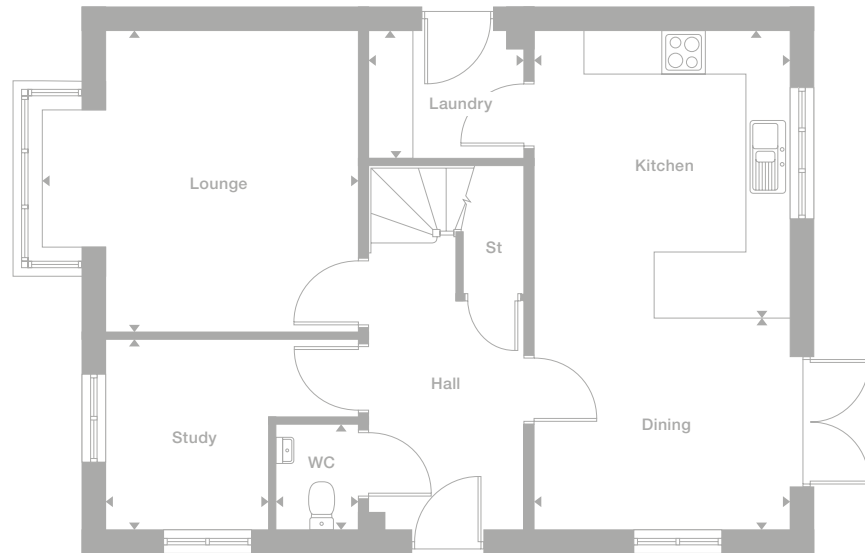
1,408 sq ft



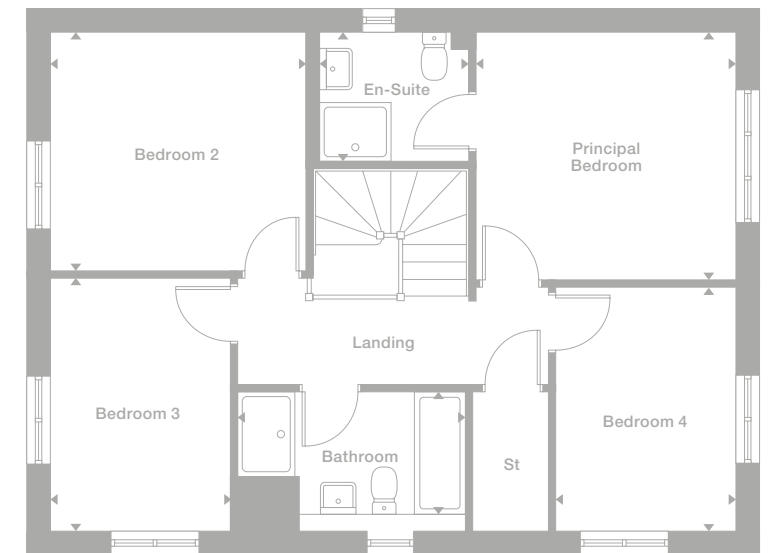
**Ground Floor**

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**First Floor**



**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.

**Ground Floor**

- Lounge**  
3.63m x 5.40m  
11'11" x 17'9"
- Kitchen**  
3.36m x 2.99m  
11'0" x 9'10"
- Laundry**  
2.08m x 1.80m  
6'10" x 5'11"
- Family/Dining**  
3.98m x 3.88m  
13'1" x 12'9"
- Study**  
2.08m x 2.11m  
6'10" x 6'11"
- WC**  
2.08m x 1.45m  
6'10" x 4'9"

**First Floor**

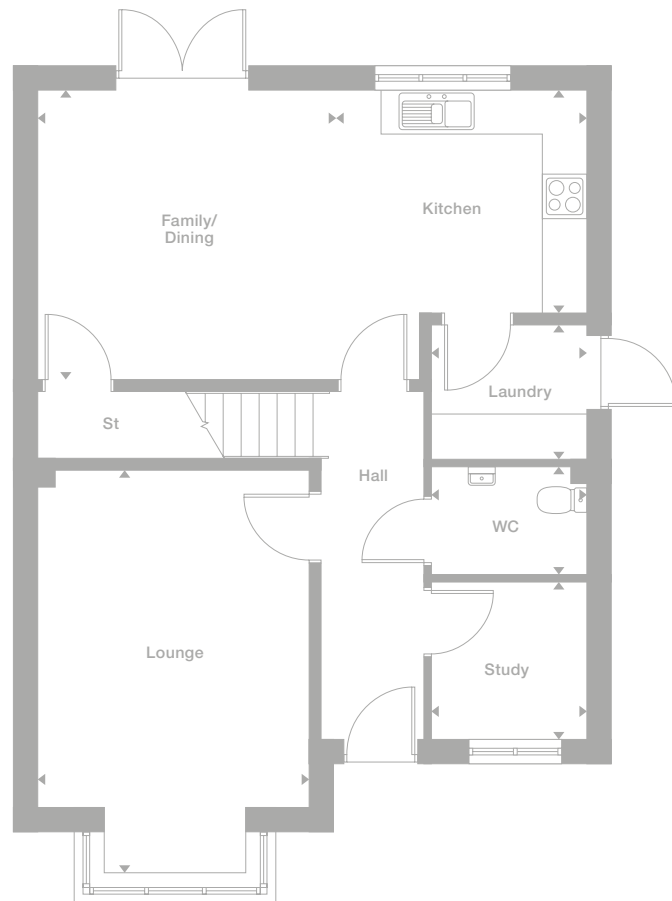
- Principal Bedroom**  
3.63m x 3.17m  
11'11" x 10'5"
- En-Suite**  
2.20m x 1.30m  
7'3" x 4'3"
- Bedroom 2**  
3.62m x 3.59m  
11'11" x 11'10"
- Bedroom 3**  
4.17m x 2.76m  
13'8" x 9'1"
- Bedroom 4**  
3.08m x 2.74m  
10'1" x 9'0"
- Bathroom**  
2.38m x 2.15m  
7'10" x 7'1"

**Floor Space**

1,463 sq ft



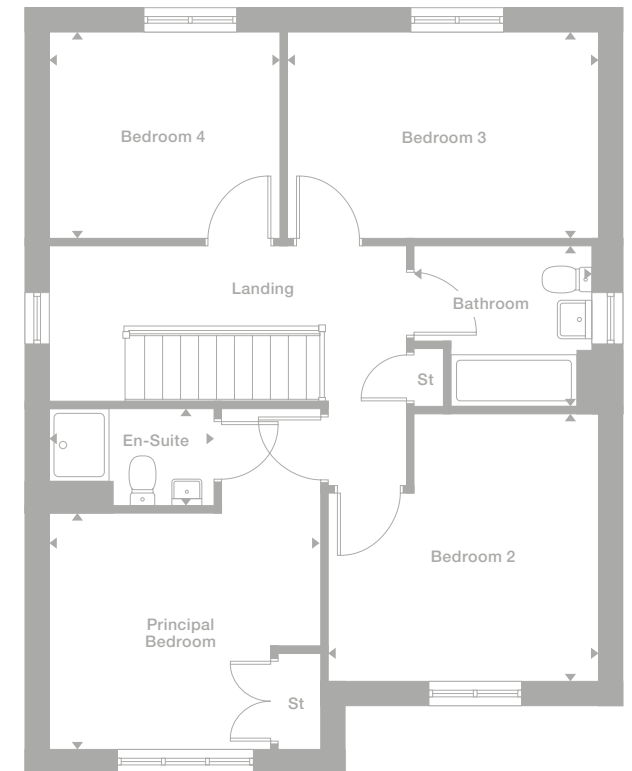
**Ground Floor**



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**First Floor**



**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"

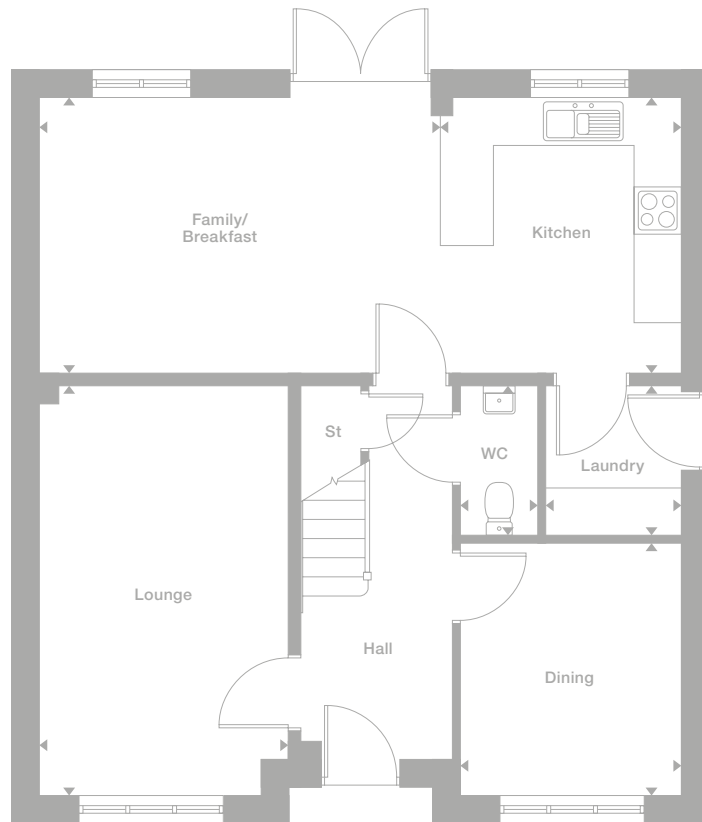
**Bathroom**  
2.86m x 1.70m  
9'5" x 5'7"

**Floor Space**

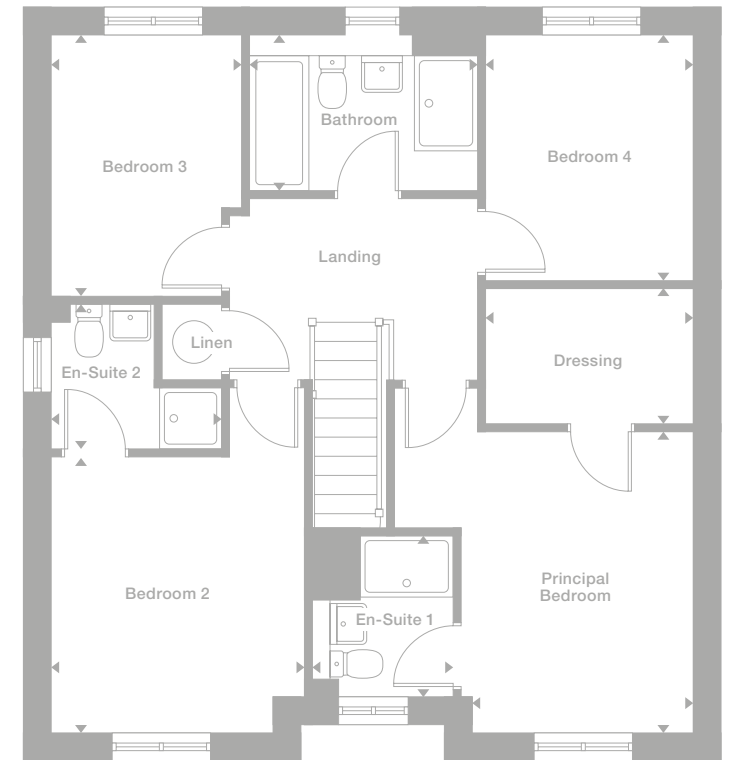
1,500 sq ft



**Ground Floor**



**First Floor**



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**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**

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

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

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

Laundry  
1.76m x 1.88m  
5'9" x 6'2"

Dining  
2.73m x 3.25m  
8'11" x 10'8"

WC  
0.87m x 1.88m  
2'11" x 6'2"

**First Floor**

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

En-Suite 1  
1.69m x 2.09m  
5'7" x 6'10"

Dressing  
1.72m x 1.70m  
5'8" x 5'7"

Bedroom 2  
3.28m x 3.35m  
10'9" x 11'0"

En-Suite 2  
2.26m x 1.82m  
7'5" x 6'0"

Bedroom 3  
2.42m x 3.47m  
7'11" x 11'5"

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

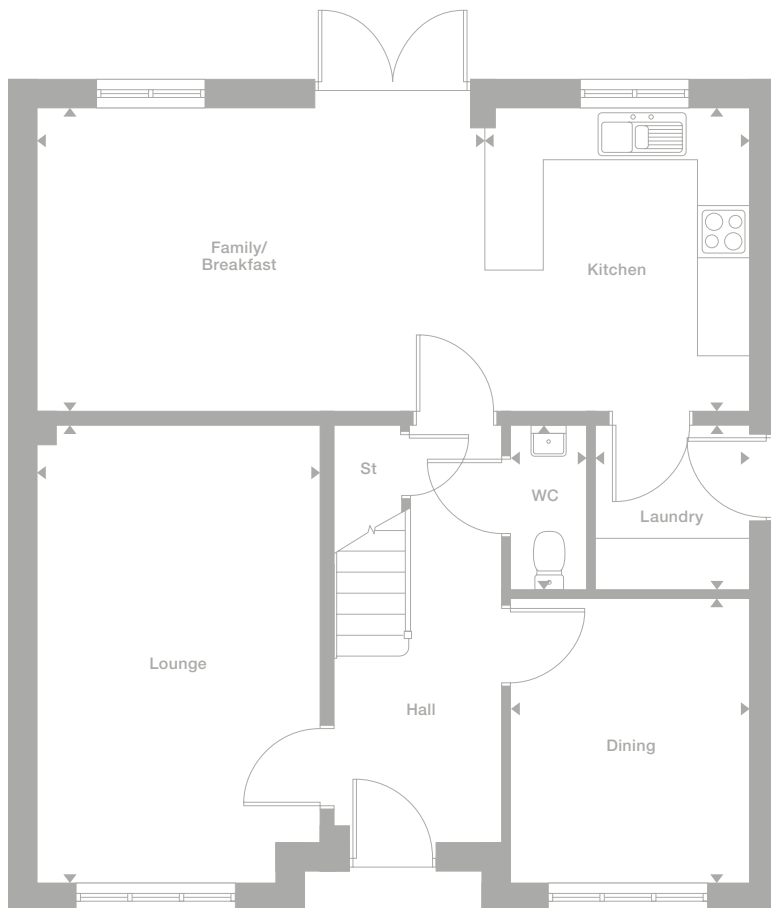
Bathroom  
2.91m x 1.69m  
9'6" x 5'7"

**Floor Space**

1,524 sq ft



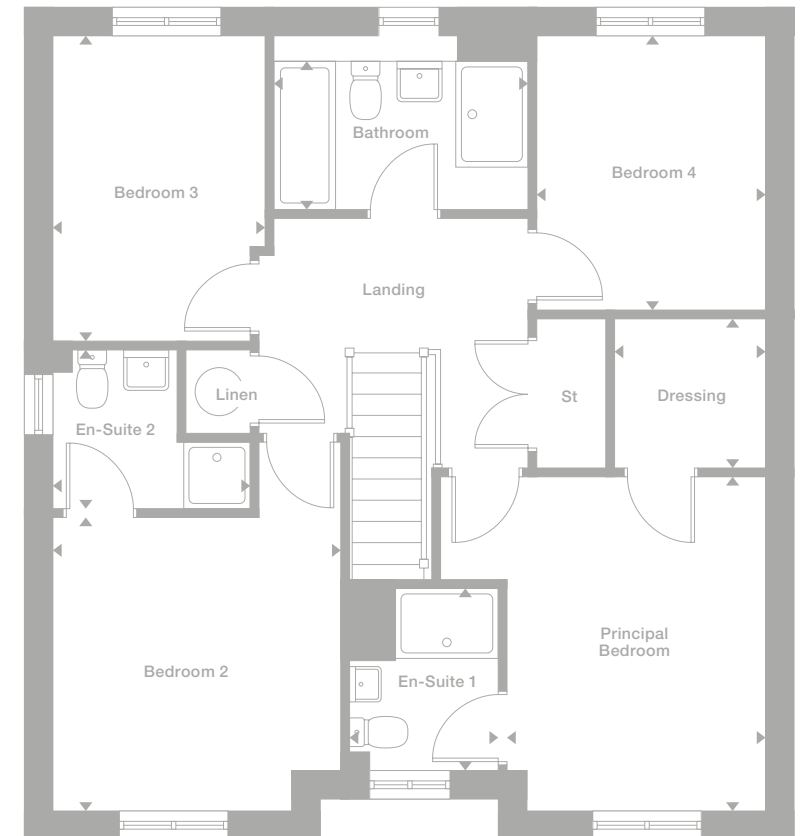
Ground Floor



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First Floor



**Denford**

**Overview**

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

**Ground Floor**

- Lounge**  
3.78m x 4.78m  
12'5" x 15'8"
- Kitchen**  
4.18m x 2.81m  
13'9" x 9'3"
- Laundry**  
1.88m x 1.74m  
6'2" x 5'9"
- Dining**  
4.04m x 2.81m  
13'3" x 9'3"
- Family**  
4.04m x 2.75m  
13'3" x 9'0"
- WC**  
1.88m x 0.97m  
6'2" x 3'2"

**First Floor**

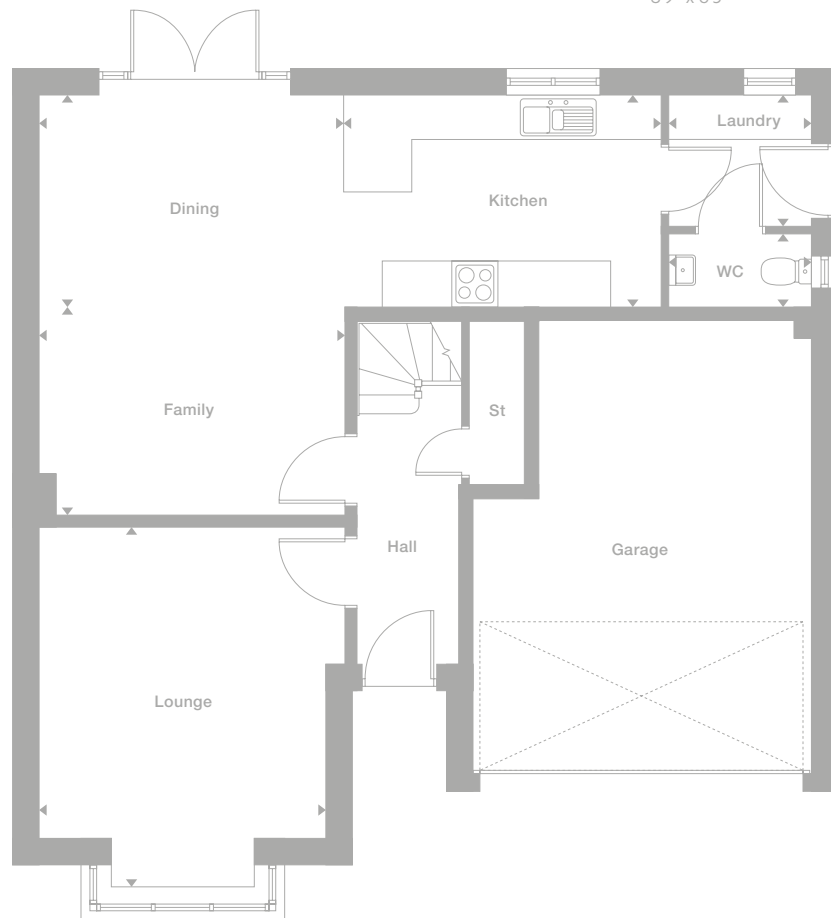
- Principal Bedroom**  
3.78m x 3.12m  
12'5" x 10'3"
- En-Suite 1**  
2.46m x 1.18m  
8'1" x 3'10"
- Dressing**  
1.67m x 2.17m  
5'6" x 7'2"
- Bedroom 2**  
3.03m x 3.65m  
9'11" x 12'0"
- En-Suite 2**  
1.96m x 1.51m  
6'5" x 4'11"
- Bedroom 3**  
3.96m x 2.91m  
13'0" x 9'7"
- Bedroom 4**  
2.99m x 2.91m  
9'10" x 9'7"
- Bedroom 5**  
4.24m x 2.47m  
13'11" x 8'1"
- Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

**Floor Space**

1,640 sq ft



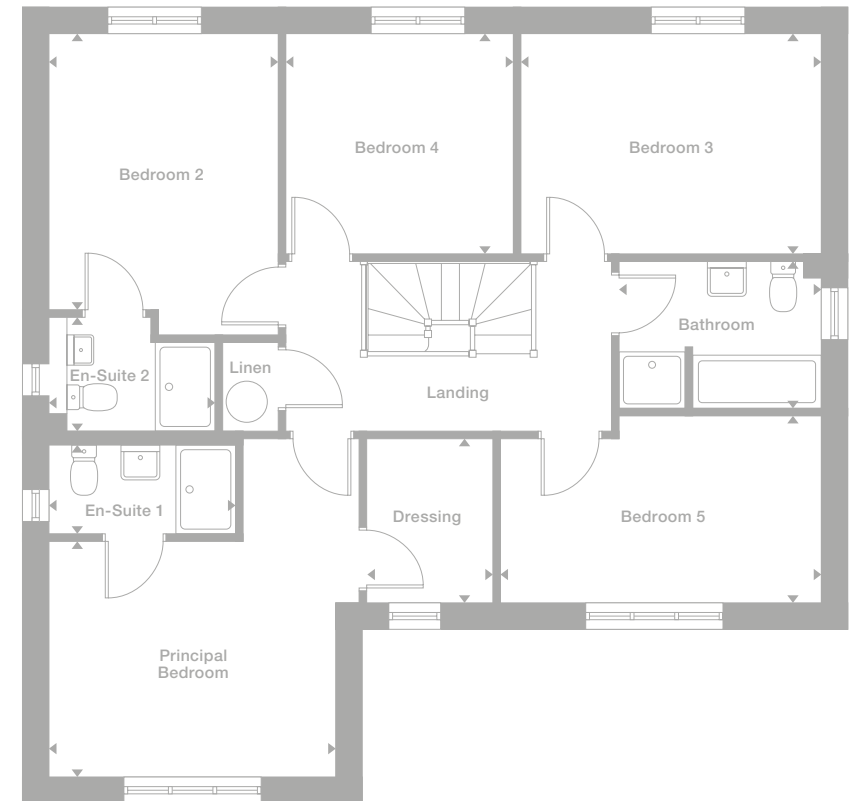
**Ground Floor**



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**First Floor**



**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**

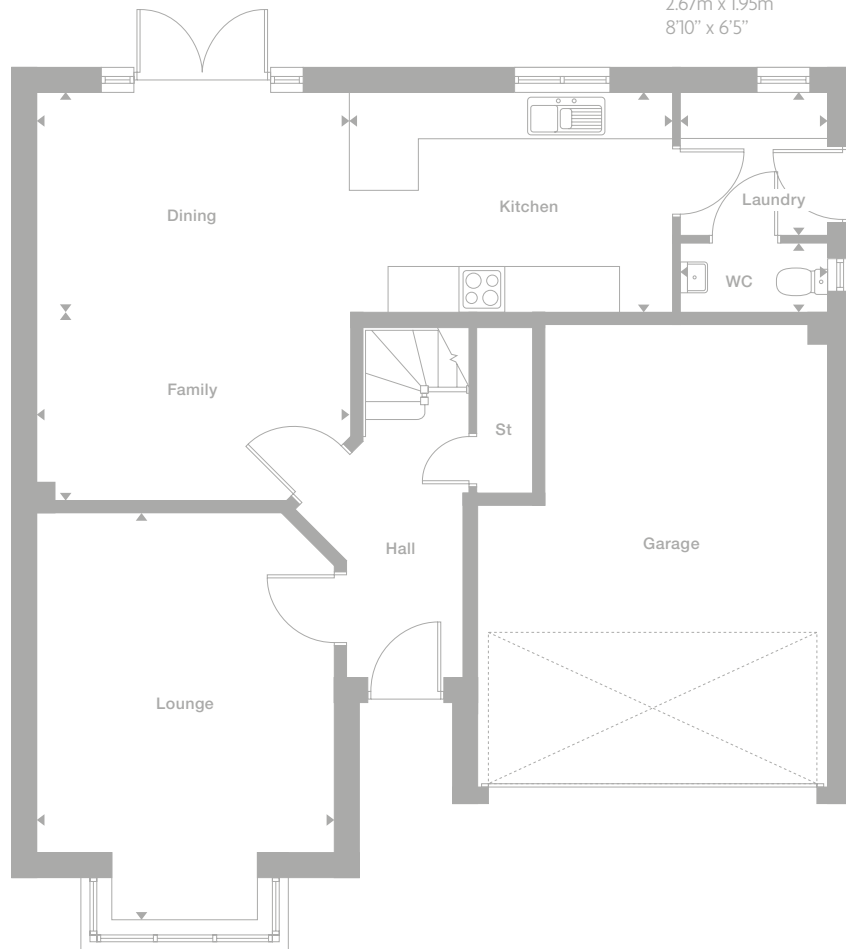
- Principal Bedroom  
3.85m x 3.15m  
12'8" x 10'3"
- Dressing  
1.67m x 2.21m  
5'4" x 7'3"
- En-Suite 1  
2.50m x 1.18m  
8'2" x 4'0"
- Bedroom 2  
3.03m x 3.34m  
9'11" x 11'0"
- En-Suite 2  
2.01m x 1.86m  
6'7" x 6'1"
- Bedroom 3  
3.77m x 2.95m  
12'5" x 9'8"
- Bedroom 4  
3.26m x 2.95m  
10'8" x 9'8"
- Bedroom 5  
4.27m x 2.51m  
14'2" x 8'3"
- Bathroom  
2.67m x 1.95m  
8'10" x 6'5"

**Floor Space**

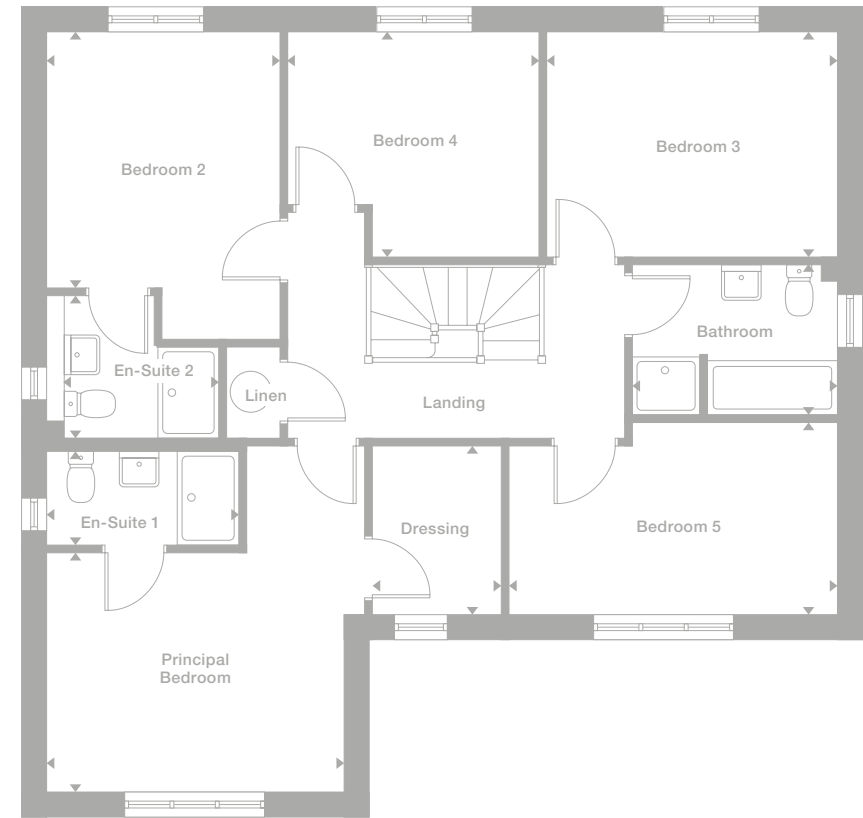
1,671 sq ft



**Ground Floor**



**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**

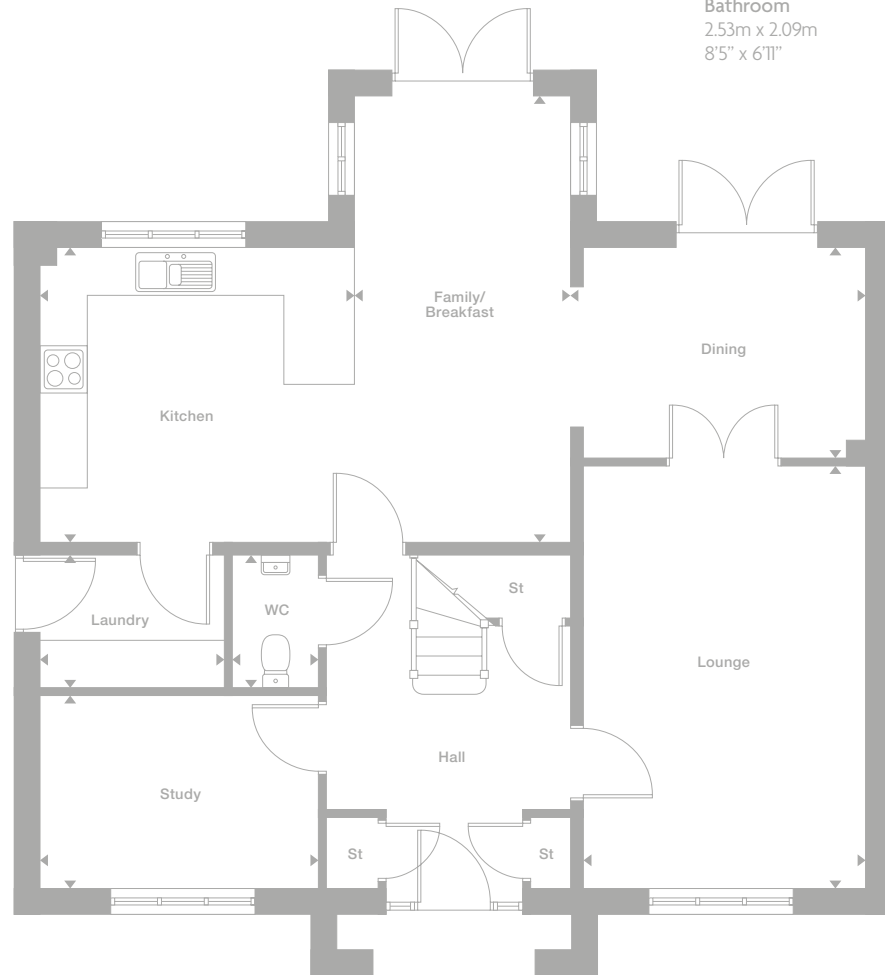
- Principal Bedroom**  
3.64m x 4.04m  
11'11" x 13'3"
- Dressing**  
2.44m x 2.25m  
8'0" x 7'5"
- En-Suite 1**  
2.44m x 1.38m  
8'0" x 4'7"
- Bedroom 2**  
3.55m x 2.68m  
11'7" x 8'10"
- En-Suite 2**  
1.18m x 2.68m  
4'0" x 8'10"
- Bedroom 3**  
3.59m x 3.10m  
11'9" x 10'2"
- Bedroom 4**  
2.97m x 3.19m  
9'9" x 10'6"
- Bedroom 5**  
2.69m x 2.68m  
8'10" x 8'10"
- Bathroom**  
2.53m x 2.09m  
8'5" x 6'11"

**Floor Space**

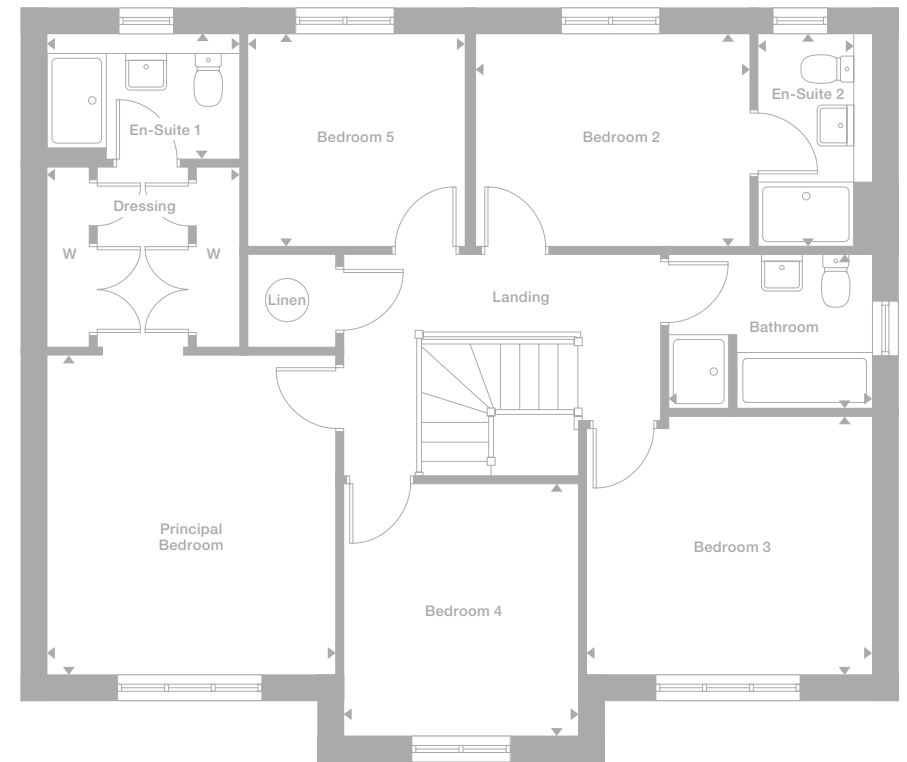
1,885 sq ft



**Ground Floor**



**First Floor**



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**Grayford Plus**

**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**

- Lounge**  
3.52m x 4.76m  
11'7" x 15'8"
- Kitchen**  
3.96m x 3.68m  
13'0" x 12'1"
- Laundry**  
2.29m x 1.68m  
7'6" x 5'6"
- Dining**  
2.68m x 3.68m  
8'10" x 12'1"
- Family**  
3.67m x 2.96m  
12'1" x 9'9"
- Study**  
3.48m x 2.27m  
11'5" x 7'6"
- WC**  
1.09m x 1.68m  
3'7" x 5'6"

**First Floor**

- Principal Bedroom**  
3.49m x 3.97m  
11'5" x 13'0"
- En-Suite 1**  
2.40m x 1.36m  
7'11" x 4'6"
- Dressing**  
2.40m x 2.14m  
7'11" x 7'0"
- Bedroom 2**  
3.37m x 2.64m  
11'1" x 8'8"
- En-Suite 2**  
1.18m x 2.64m  
3'10" x 8'8"
- Bedroom 3**  
3.59m x 3.26m  
11'9" x 10'8"
- Bedroom 4**  
3.05m x 3.15m  
10'0" x 10'4"
- 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**

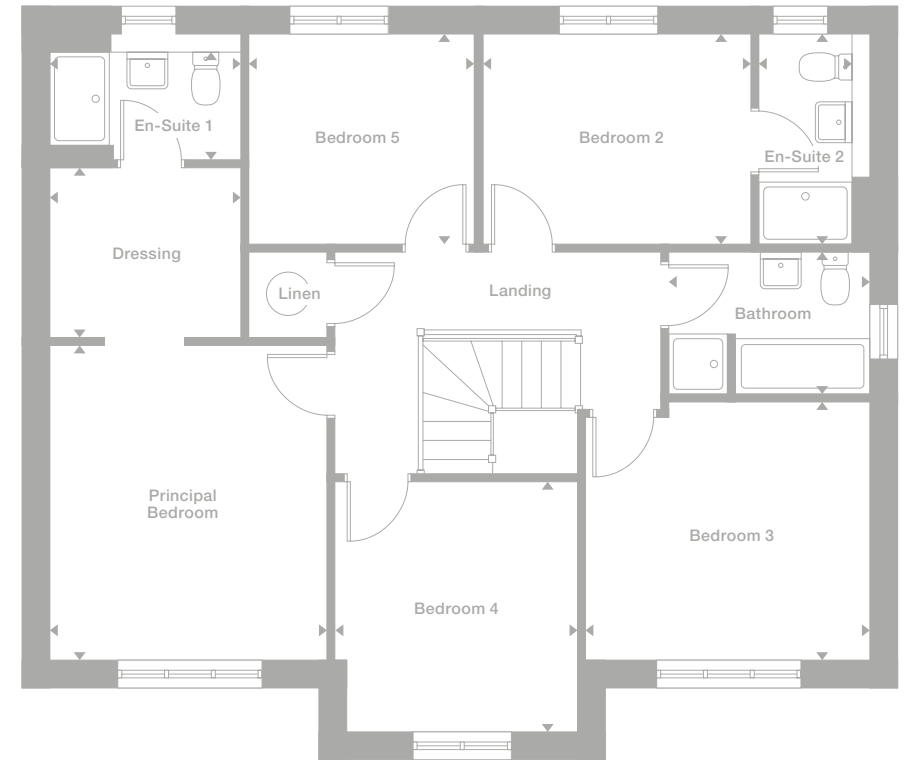
1,780 sq ft



**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**  
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.

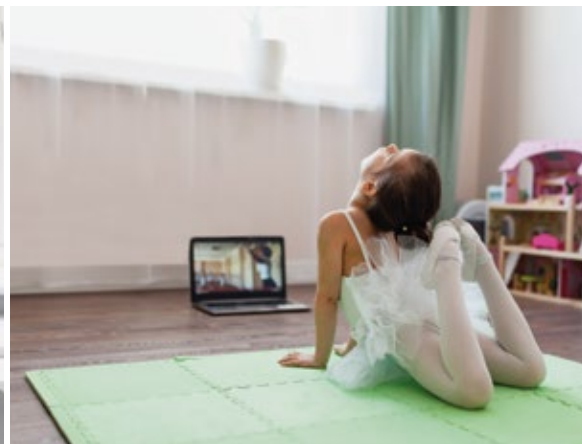
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able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

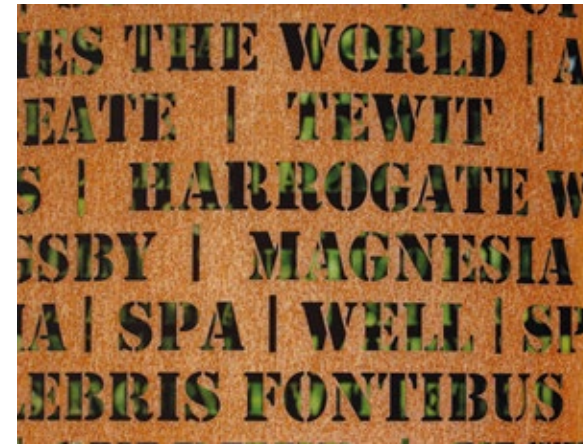
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

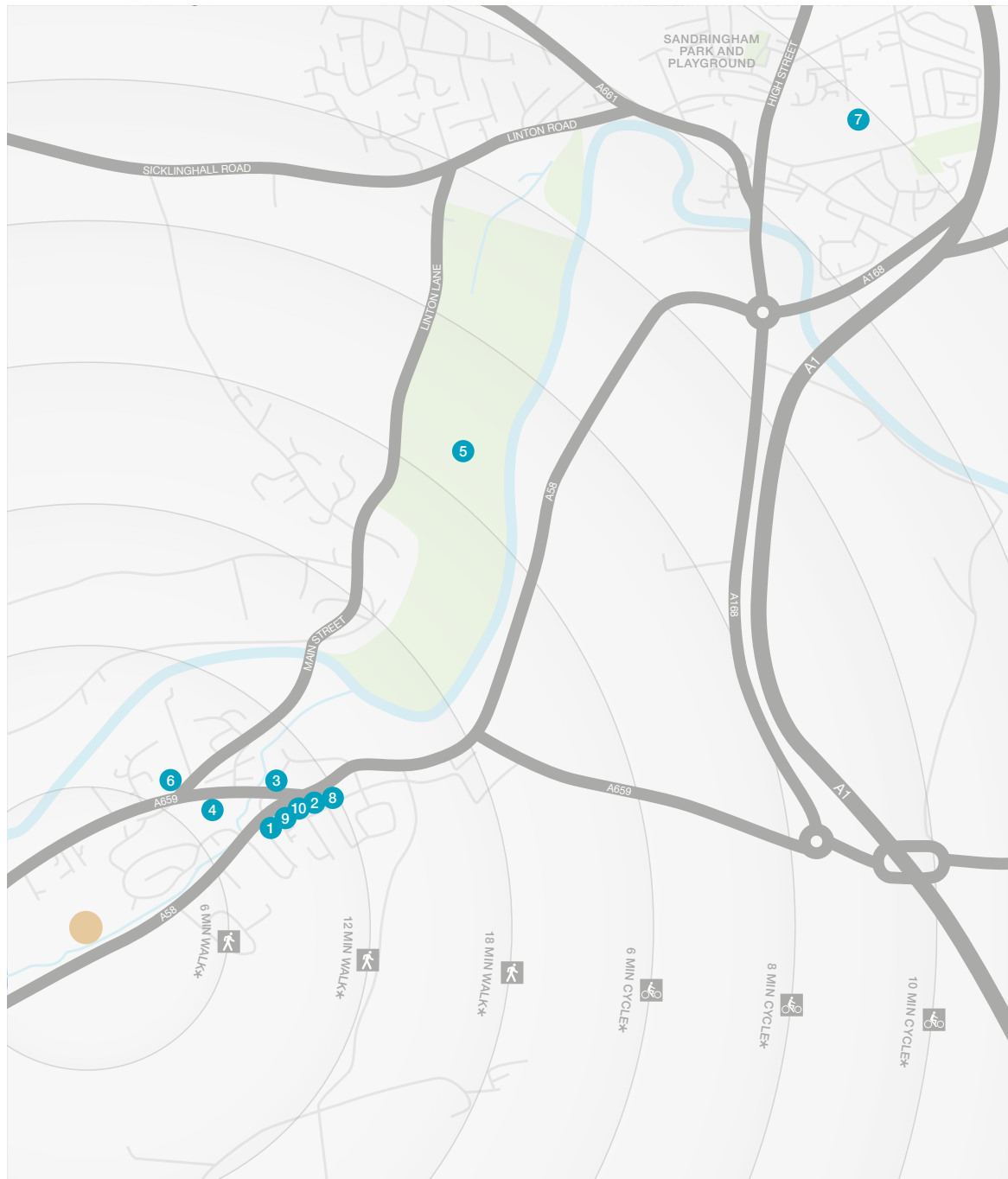
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Collingham village supports a wide range of sports and activities. Many are based in Collingham Memorial Hall, a venue for clubs and societies ranging from art and snooker to dance, martial arts and a pre-school group. In addition to a new, well equipped One Gym, Collingham and Linton Sports Association has three indoor squash courts, football and cricket pitches, a children's playground, and affiliations with tennis and hockey clubs. The Association also provides a venue for the village cricket club, which plays in the local senior league. Wetherby Golf Club's superb 18-hole course lies alongside the River Wharfe immediately to the north of Collingham.

The village primary school, Lady Elizabeth Hastings' C of E Primary, is assessed as Good by Ofsted, and Wetherby High School is judged Good with Outstanding performance in promoting personal development and welfare. A school bus service operates between Collingham and Wetherby High School. There is a full range of health services in Collingham, including GP services at the Church View Surgery, and Collingham Dental Care and Le-Roche Optometry are both located in the shopping precinct.





- 1 Village Pharmacy  
5 Hastings Court  
01937 527 388
- 2 Collingham Post Office  
Main Street  
01937 572 020
- 3 Cromwell's Bar and Kitchen  
Harewood Road  
01937 203 634
- 4 One Gym Collingham  
Harewood Road  
07414 191 999
- 5 Wetherby Golf Club  
Linton Lane, Wetherby  
01937 580 089
- 6 Lady Elizabeth Hastings' C of E Primary School  
Linton Road  
01937 573 117
- 7 Wetherby High School  
Hallfield Lane, Wetherby  
01937 522 500
- 8 Church View Surgery  
School Lane  
01937 222 841
- 9 Collingham Dental Care  
6 Hastings Close  
01937 574 442
- 10 Le-Roche Optometry  
1-2 Elizabeth Court  
01937 919 381

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.

**From Leeds**  
Leave Leeds by the A58 Easterly Road, following signs for Wetherby. Approximately eight miles after passing through the Fforde Grene Junction, approaching the border of Collingham and around a quarter of a mile after coming out of a double bend, the entrance to Bridgewood Green is on the left.

**From the A1(M)**  
Leave the A1(M) at junction 45 to join the A659 for Otley. At the Wattle Syke Roundabout take the second exit, for Collingham via the A58. Enter Collingham, and at the T-junction turn left, signposted for Leeds. Stay on the A58 through the village, and around half a mile after passing the Tesco Express store on the right, the entrance to Bridgewood Green is on the right.

Sat Nav: LS22 5AA

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm

03301 628 490

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

Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle  
3.0km = 7 to 12 mins cycle

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.

millerhomes

**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.

millerhomes.co.uk

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BRIDGEWOOD GREEN