



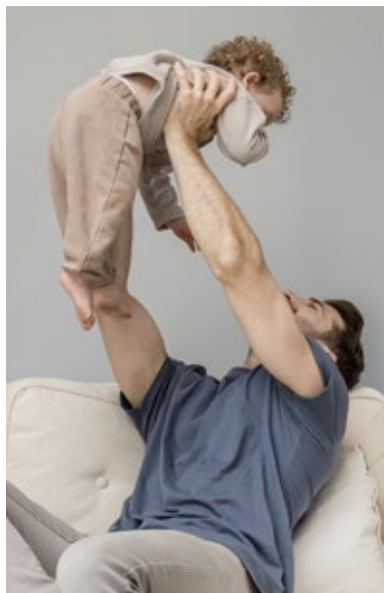
**Westville Quarter  
Darlington**

**millerhomes**

*the place to be®*

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





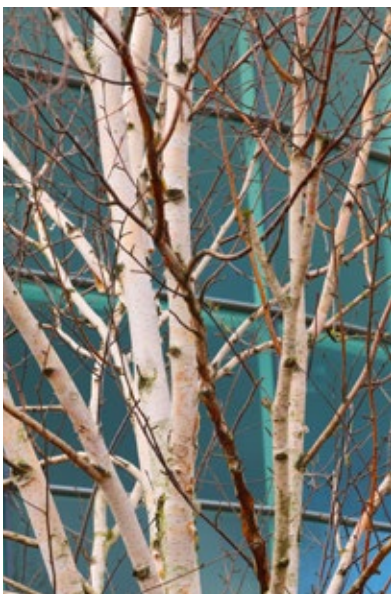


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Just a few minutes' drive from the A1(M), bringing Durham and Newcastle upon Tyne within an hour's drive to the north, Westville Quarter is only half an hour from Middlesbrough and a little over an hour from Leeds and York by road. Direct trains from Darlington operate to Edinburgh via Durham and Newcastle, York, Leeds, Manchester, Liverpool and London Kings Cross. Buses into the town centre and railway station stop five minutes' walk away, and Darlington's network of cycle and footpaths passes quarter of a mile to the south.

An excellent selection of shops can be found nearby. A precinct on Whitby Way incorporates a large convenience store and a choice of takeaways, while West Park, a few minutes' walk away, features a large Co-op, Aldi and M&S supermarkets and a pharmacy. Another shopping area, twenty five minutes' walk away at Cockerton, offers a butcher, hardware store, pharmacy, post office and other specialists. In Darlington's vibrant Town Centre, attractive traditional streets with pubs, cafés and restaurants sit alongside indoor shopping centres, an arcade, a Victorian covered market and an outdoor market, mixing high street chains with an exceptional range of independent traders.





# Welcome home

Close to open countryside just three miles from Darlington town centre, this attractive selection of energy efficient three, four and five bedroom homes brings prestigious new homes into a sought after residential area. Within walking distance of schools, local shops and supermarkets yet only a few minutes drive from the A1(M), it presents a blend of peaceful, open surroundings with an exceptional base for travel throughout the north-east.

Welcome to Westville 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.





# Plot Information



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Bin Collection Point    BCP  
 Visitor Parking         V



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## Overview

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

## Ground Floor

**Lounge**  
3.53m x 4.45m  
11'7" x 14'6"

**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 1.99m  
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

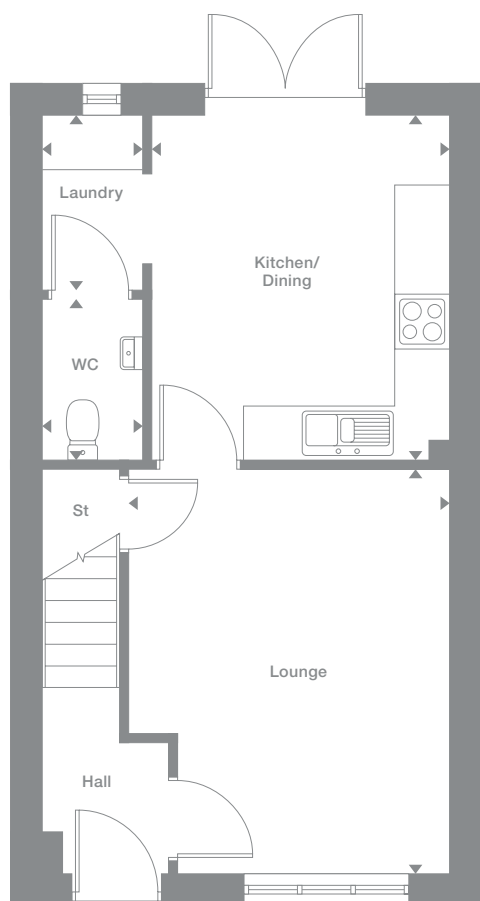
806 sq ft

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

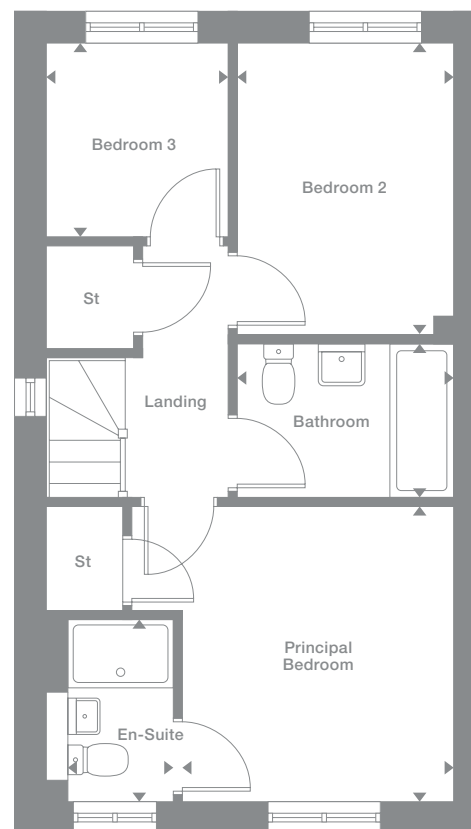
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Chilton

## Overview

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

## Ground Floor

**Lounge**  
5.20m x 3.22m  
17'1" x 10'7"

**Kitchen**  
3.07m x 2.74m  
10'1" x 9'0"

**Dining**  
2.12m x 2.46m  
7'0" x 8'1"

**WC**  
1.87m x 1.00m  
6'2" x 3'3"

## First Floor

**Principal Bedroom**  
3.78m x 3.22m  
12'5" x 10'7"

**En-Suite**  
1.10m x 2.86m  
3'7" x 9'5"

**Bedroom 2**  
2.96m x 3.54m  
9'9" x 11'8"

**Bedroom 3**  
2.15m x 3.55m  
7'1" x 11'8"

**Bathroom**  
1.70m x 2.11m  
5'7" x 6'11"

## Floor Space

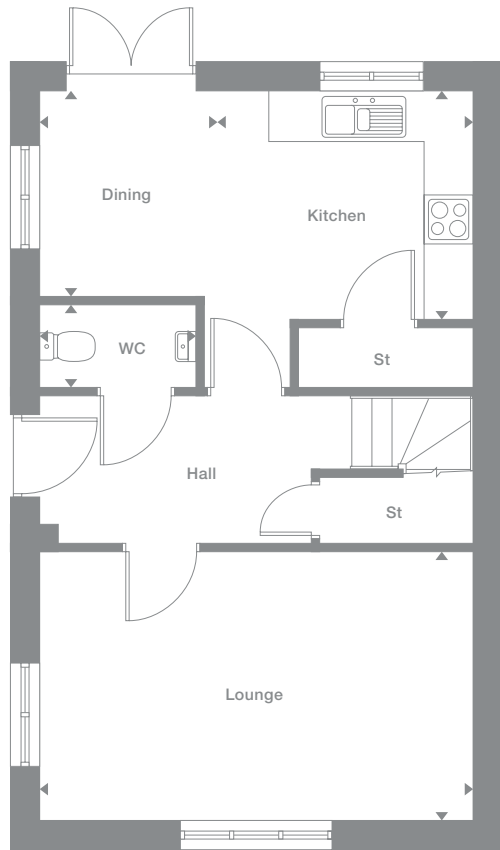
979 sq ft

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

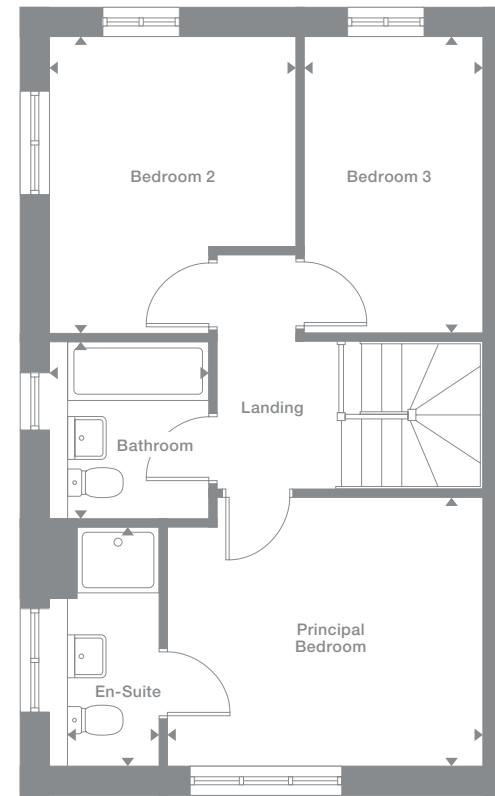
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



how will you use your new home?

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# Portwood

**Overview**

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

**Ground Floor**

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

**First Floor**

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

**Floor Space**

1,212 sq ft

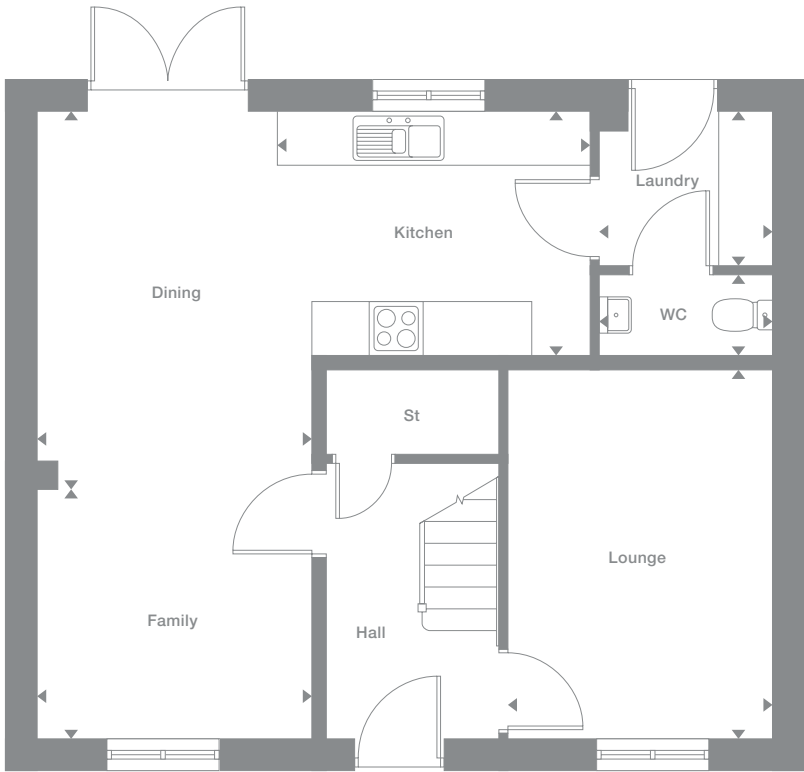
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

❖ Stair bulkhead

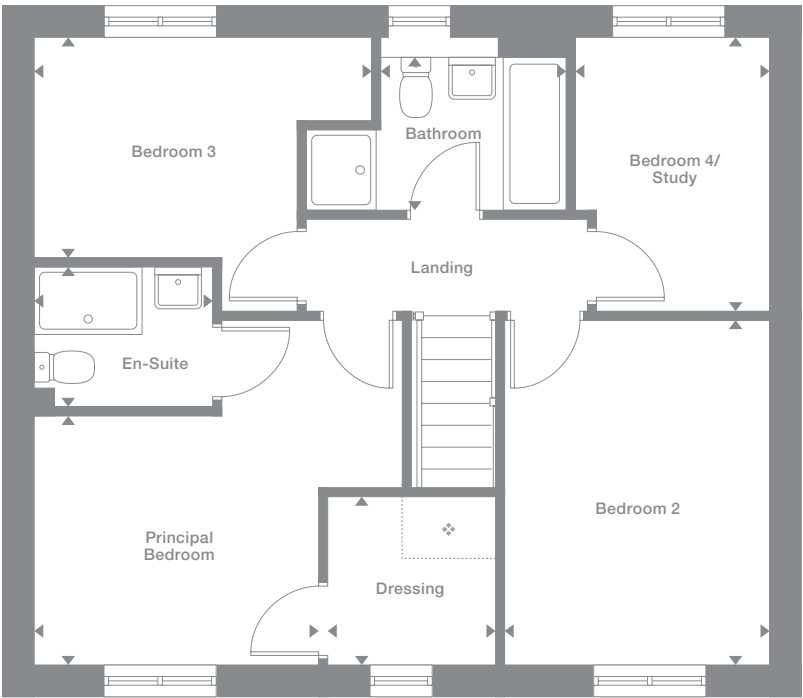
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Fordwood

## Overview

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

## Ground Floor

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

## First Floor

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

## Floor Space

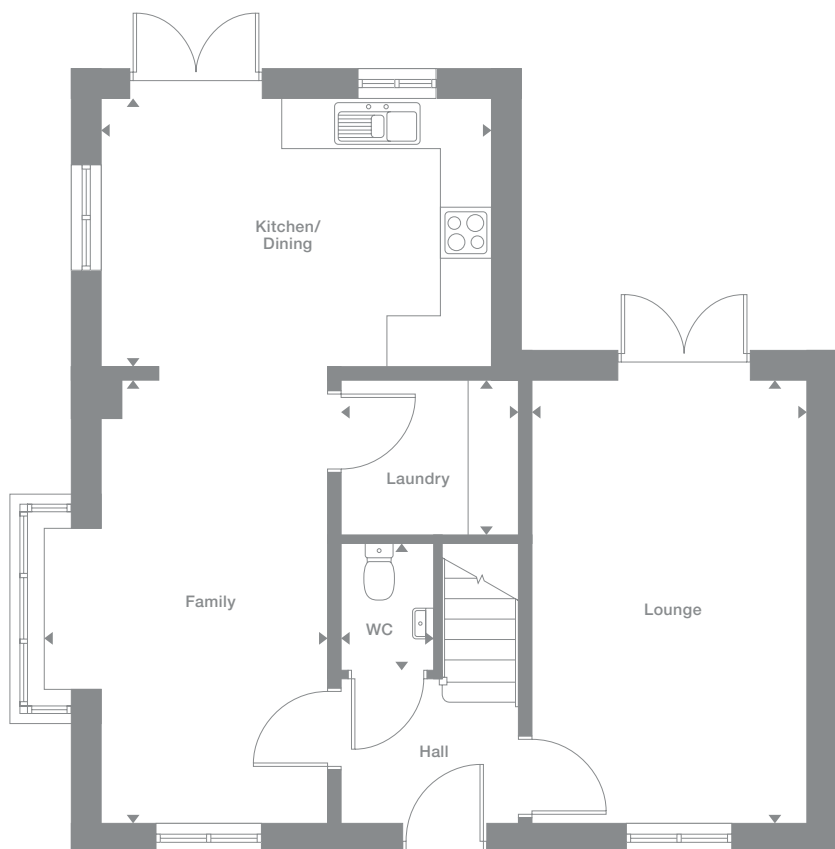
1,267 sq ft

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

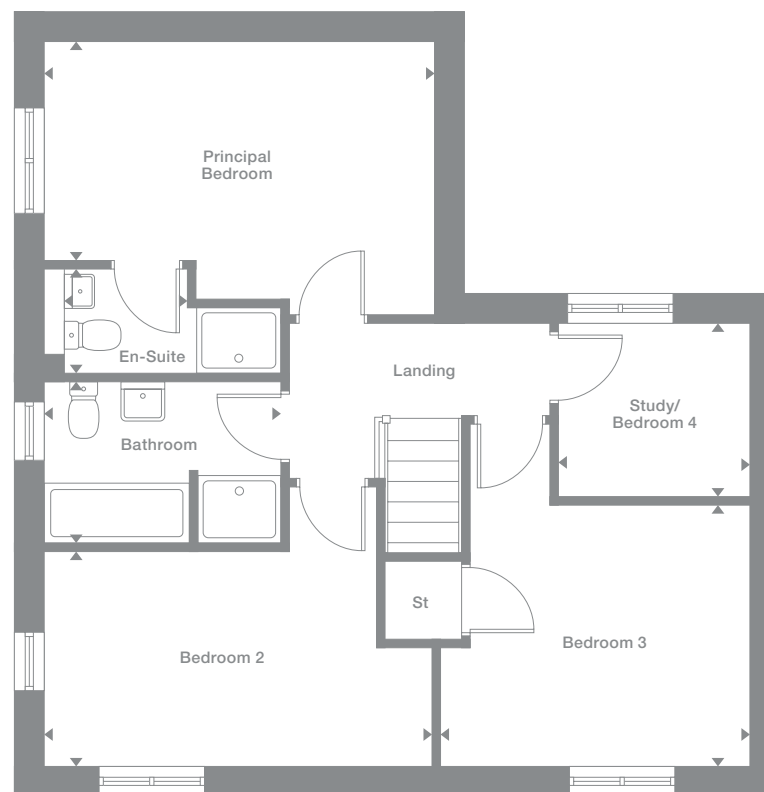
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Cherrywood

## Overview

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

## Ground Floor

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

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

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

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

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

## First Floor

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

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

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

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

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

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

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

## Floor Space

1,296 sq ft

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

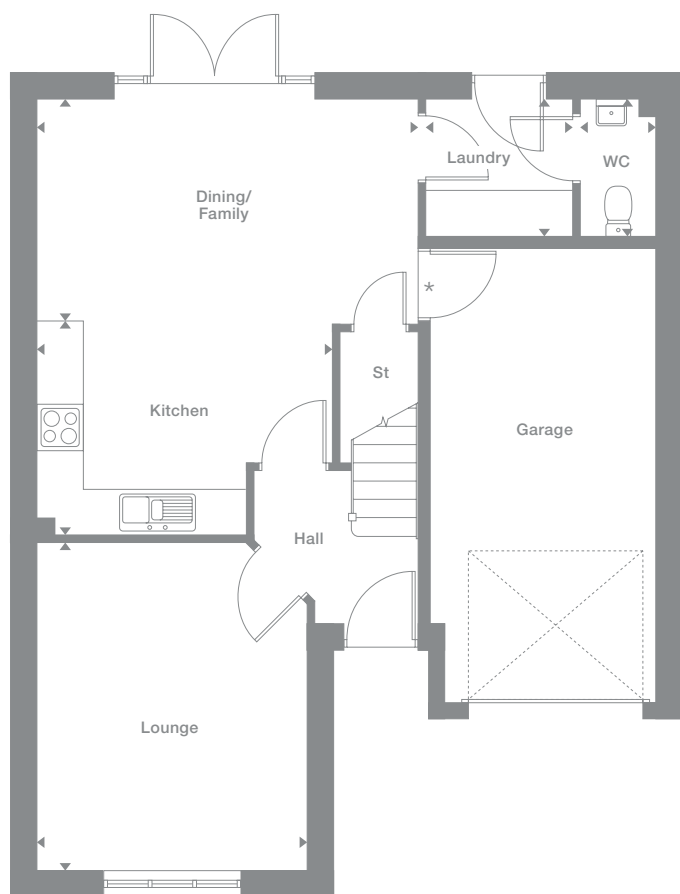
† Window not applicable to plot 79. Please see Development Sales Manager for details

\* Optional garage door

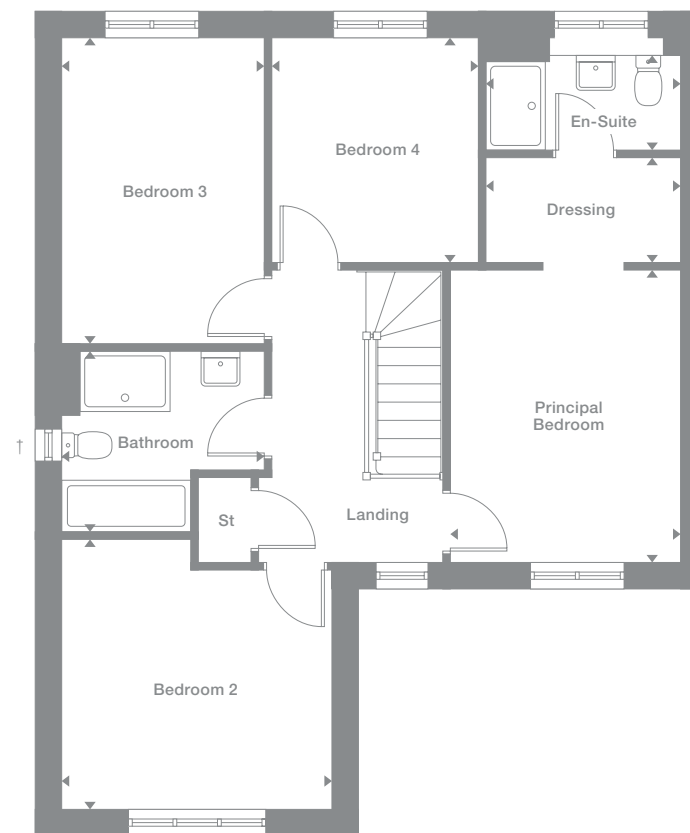
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# 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**  
1.87m x 1.35m  
6'2" 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

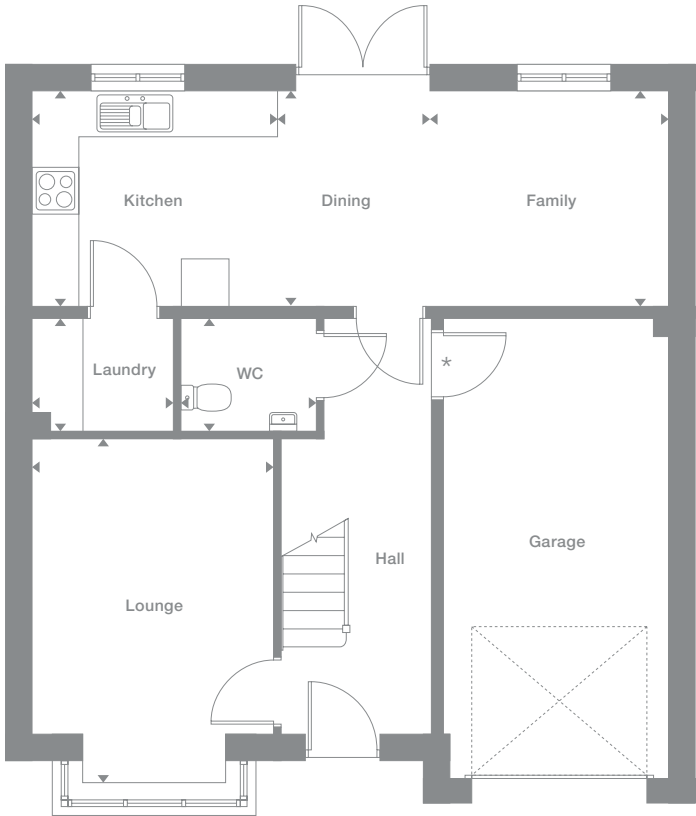
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

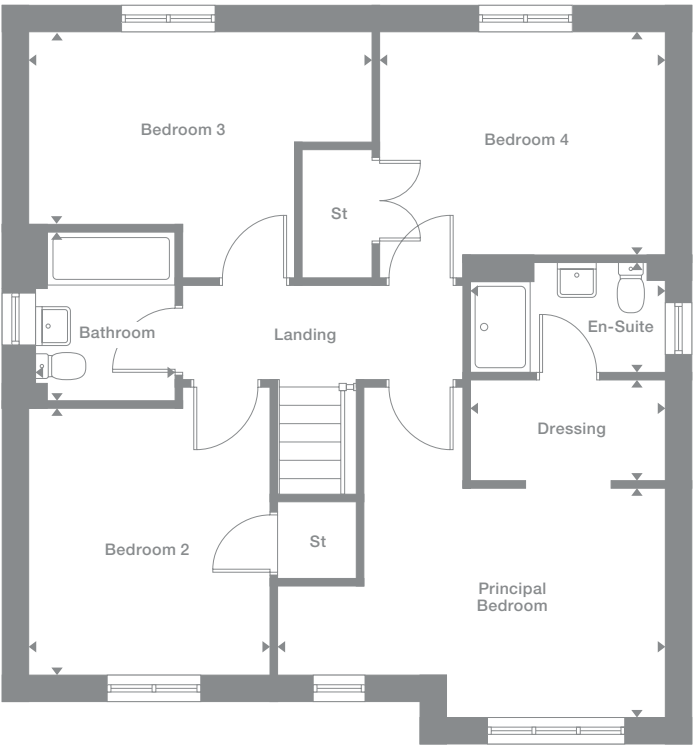
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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

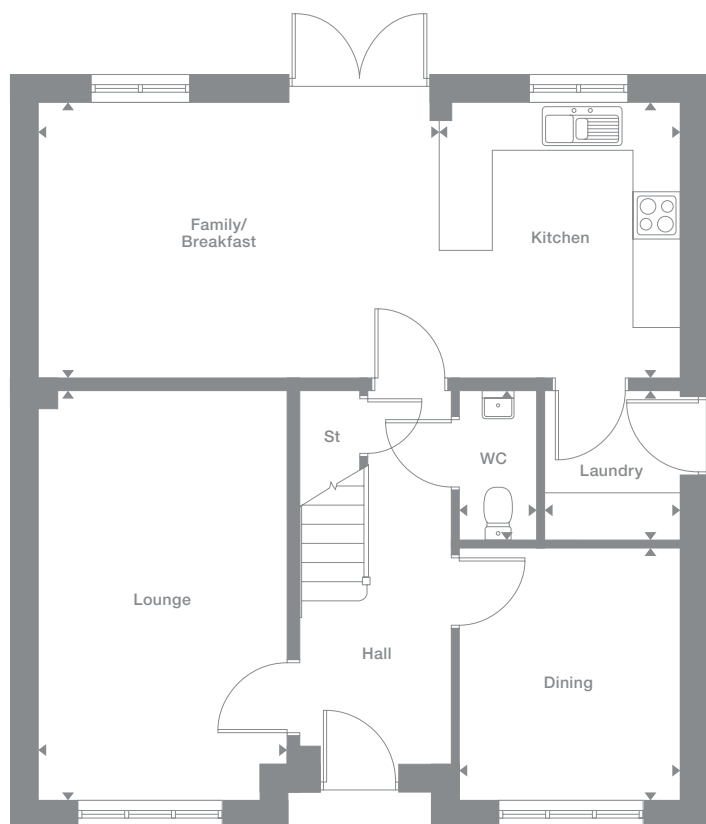
1,500 sq ft

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

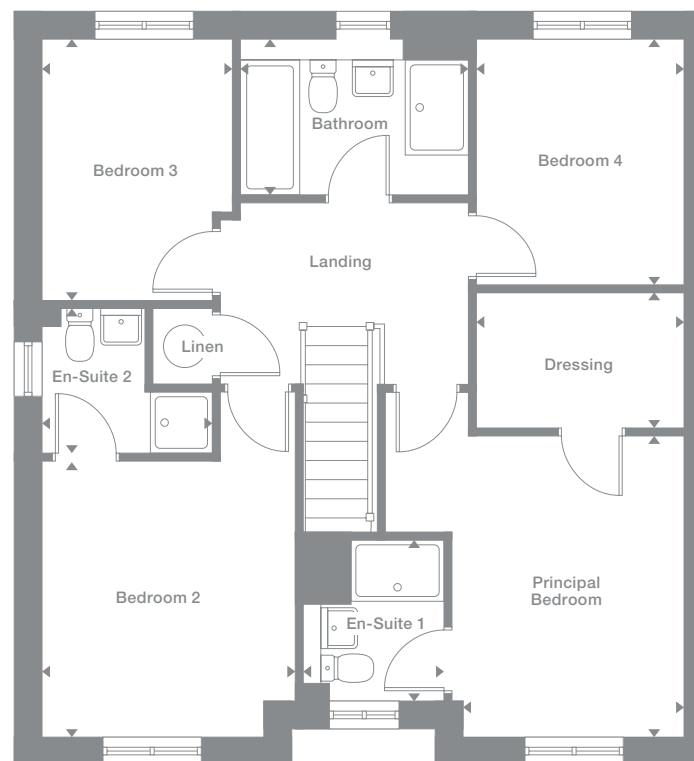
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Grayford

## 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

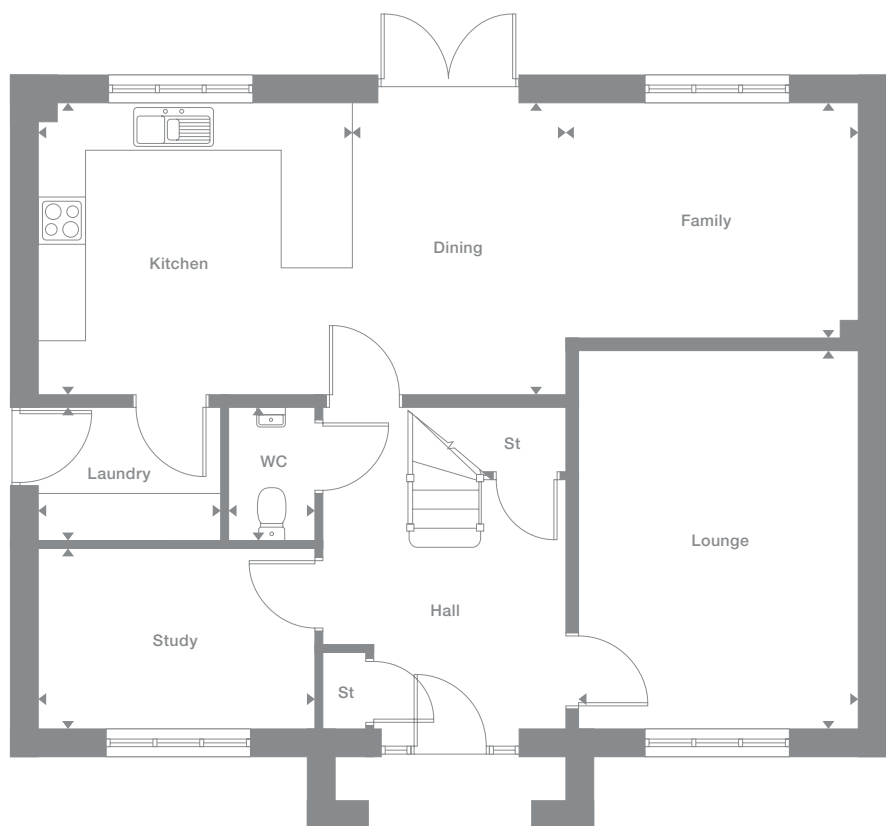
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plot 94. Please see Development Sales Manager for details

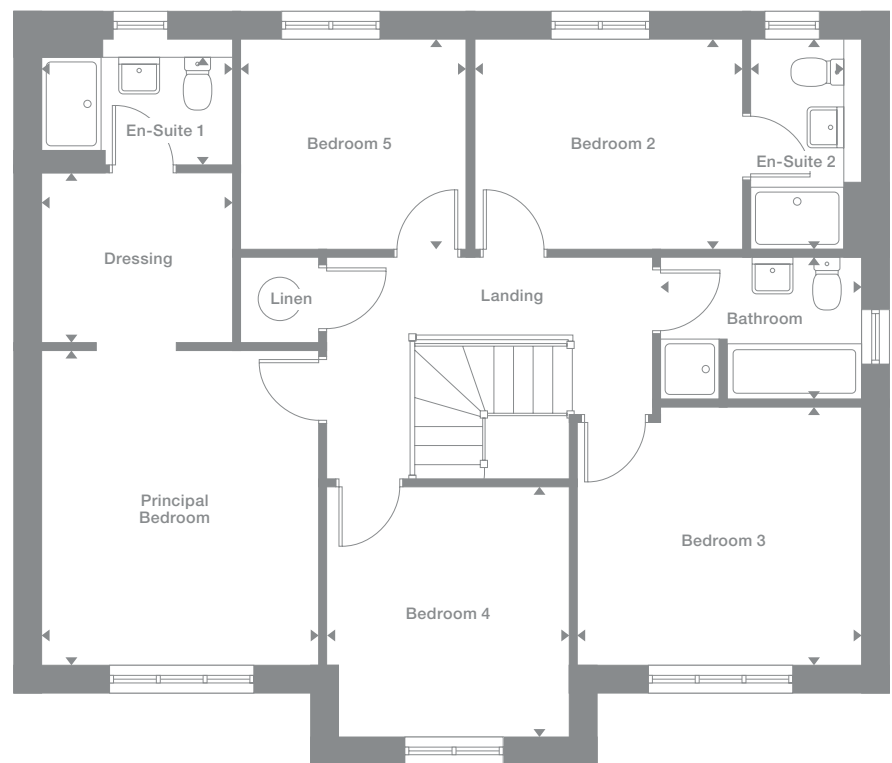
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# The Miller Difference

**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.

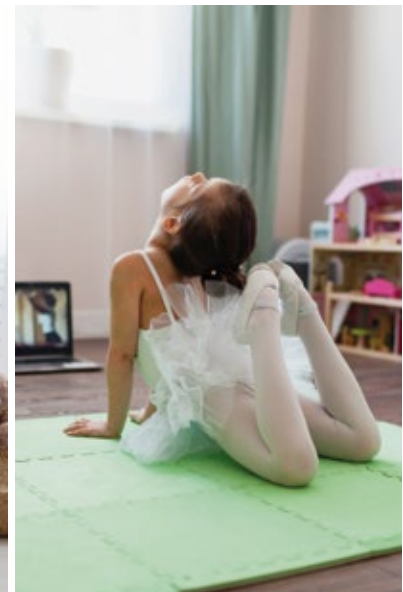
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

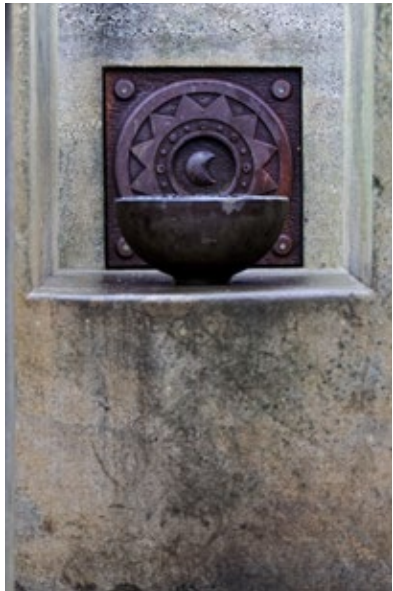
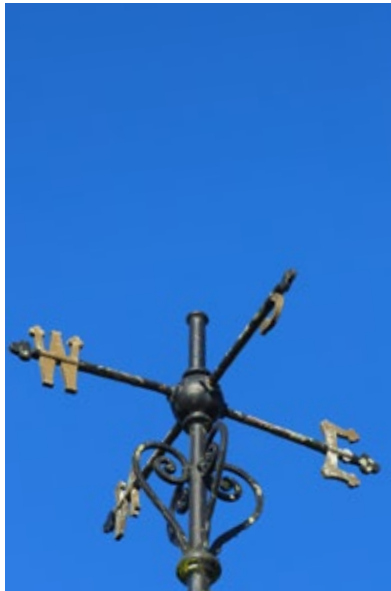
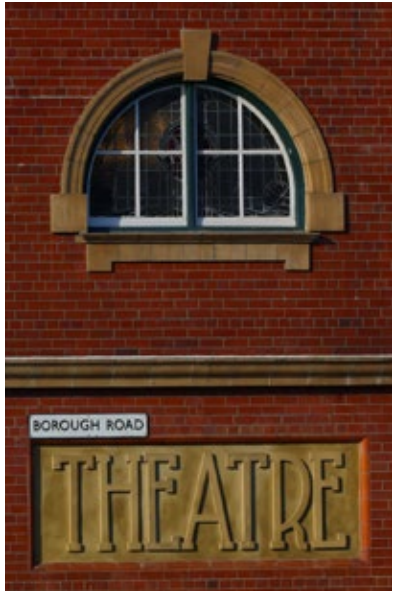
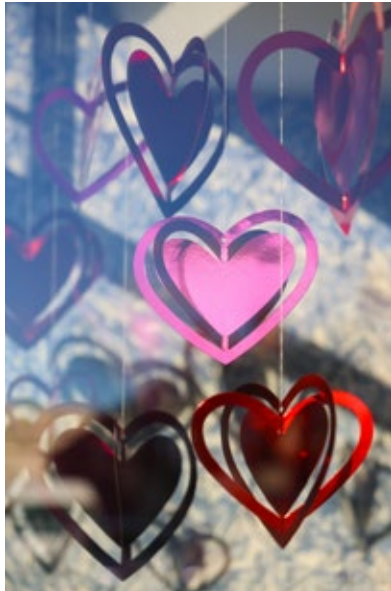




Darlington offers an eclectic choice of cultural attractions. The Arts Centre hosts events and activities throughout the day and evening, and the Civic Theatre presents major touring shows, from drama and musicals to comedy and opera. Live music venues range from the Forum Music Centre to the town's many bars and clubs, and there is a three-screen Odeon cinema.

For outdoor leisure, West Park's expansive tree lined paths and exciting Bike Track are around five minutes' walk from the development, with Cocker Beck Park, West Park Ponds and Sugar Hill Park just a little further away. Darlington has some excellent sculpture walks, galleries and museums, and the Dolphin Centre's swimming pools, fitness suite, sports and soft play facilities are complemented by excellent outdoor amenities at Eastbourne Sports Complex.

There are two primary schools within ten minutes walk of the development, Mount Pleasant Primary School and West Park Academy, and the nearest secondary school, Wyvern Academy is just three quarters of a mile away. All three schools are assessed as 'Good' by Ofsted, with Mount Pleasant Primary recognised as having 'Outstanding' behaviour and attitudes. For health care, Moorlands Surgery, around a mile away, is a large full time practice, and a Smile at West Park dental surgery is located near the West Park shops.





# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 01325 968 457

**From the A1(M)**  
Leave the motorway at junction 58 following signs for Darlington via the A68. Half a mile on, take the third roundabout exit, for West Park Hospital along Edward Pease Way. At the next roundabout take the third exit into Thomas Sopwith Way. Take the first right turn into Mortimer Wheeler Drive, and Westville Quarter is on the left.

**From Middlesbrough and the east**  
Follow the A66 for Darlington past Sadberge then at the next roundabout take the second exit, for Darlington (North) via the A1150. Follow signs for the north (A1(M)) at the next two roundabouts, joining the A167 at the second. Follow the A167 for 300 yards then bear left into Burtree Lane, passing to the left of the White Horse pub. Three-quarters of a mile on turn right at the T-junction to stay on Burtree Lane for another mile. At Burtree Inn, turn left into the A68, then from the motorway junction follow the directions above.

Sat Nav: DL2 2XA



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®

**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.



Registered Developer

*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

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