

90 years of  
**miller**  
homes



## Saddlers Chase Doncaster

*the place to be*®

**miller** homes

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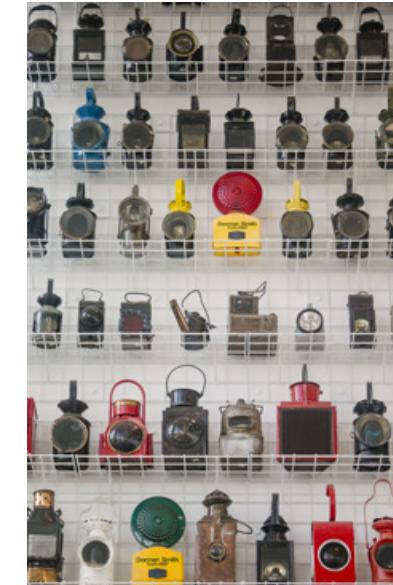
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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 Saddlers Chase.

Two miles from Doncaster city centre, Saddlers Chase is within ten minutes' drive of both the M18 and the A1(M), bringing Sheffield within half an hour's drive. Leeds and Grimsby can both be reached within an hour. Local buses stop in Bawtry Road, ten minutes' walk from the development, and Doncaster Railway Station is a major hub with excellent intercity connections, including direct services to Manchester, Liverpool, Edinburgh and London. Kings Cross Station is an hour and three quarters away by train.



Welcome  
home

Set in an inviting, peaceful area near Doncaster Racecourse, this prestigious selection of energy efficient three, four and five bedroom homes brings an exciting new neighbourhood into an exceptional location. Within walking distance of the city centre, and with shops, a supermarket and outstanding leisure attractions nearby, its easy access to two motorways and a major rail interchange makes it a perfect base for both local amenities and national travel. Welcome to Saddlers Chase..

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



Doncaster Racecourse Track

Denton  
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Braxton  
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Hampton  
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Glenwood  
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Charleswood  
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Beauwood  
See Page 22



Briarwood  
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Denford  
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Faverwood  
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Grayford  
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Kingford  
See Page 32



Affordable  
Housing



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**Overview**

French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

**Ground Floor**

<b>Lounge</b>	3.58m x 4.45m 11'9" x 14'8"
<b>Kitchen/Dining</b>	3.35m x 4.74m 11'0" x 15'7"
<b>Laundry</b>	1.08m x 2.99m 3'7" x 9'10"
<b>WC</b>	1.08m x 1.65m 3'7" x 5'5"

**First Floor**

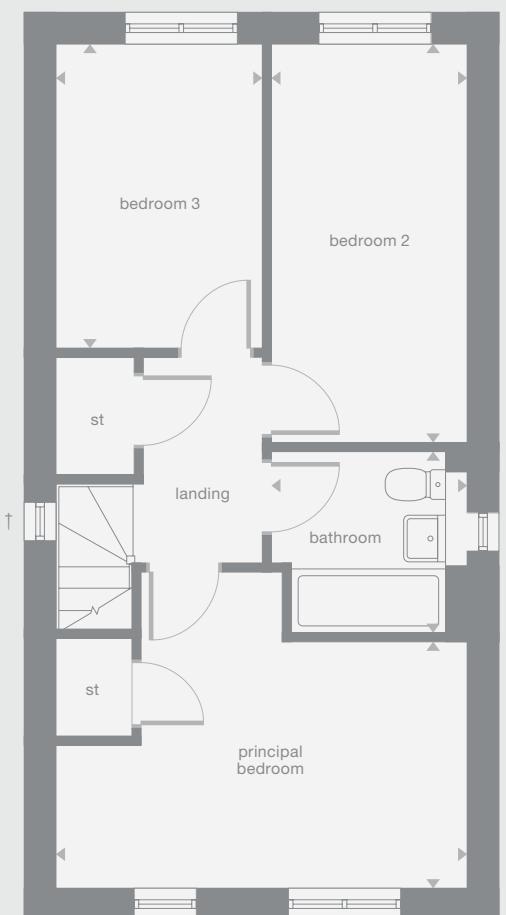
<b>Principal Bedroom</b>	4.53m x 2.71m 14'10" x 8'11"
<b>Bedroom 2</b>	2.15m x 4.38m 7'1" x 14'5"
<b>Bedroom 3</b>	2.28m x 3.34m 7'6" x 11'0"
<b>Bathroom</b>	1.92m x 2.00m 6'4" x 6'7"

**Floor Space**

907 sq ft

↑ Window not applicable to all plots. Please see Development Sales Manager for details.

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

**Ground Floor****First Floor**

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## Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, 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

<b>Lounge</b>	3.74m x 5.58m 12'2" x 18'4"
<b>Kitchen/Dining</b>	2.90m x 2.65m 9'6" x 8'9"
<b>Laundry</b>	2.09m x 1.88m 6'10" x 6'2"
<b>Family</b>	2.90m x 2.92m 9'6" x 9'7"
<b>WC</b>	1.09m x 1.55m 3'7" x 5'1"

## First Floor

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

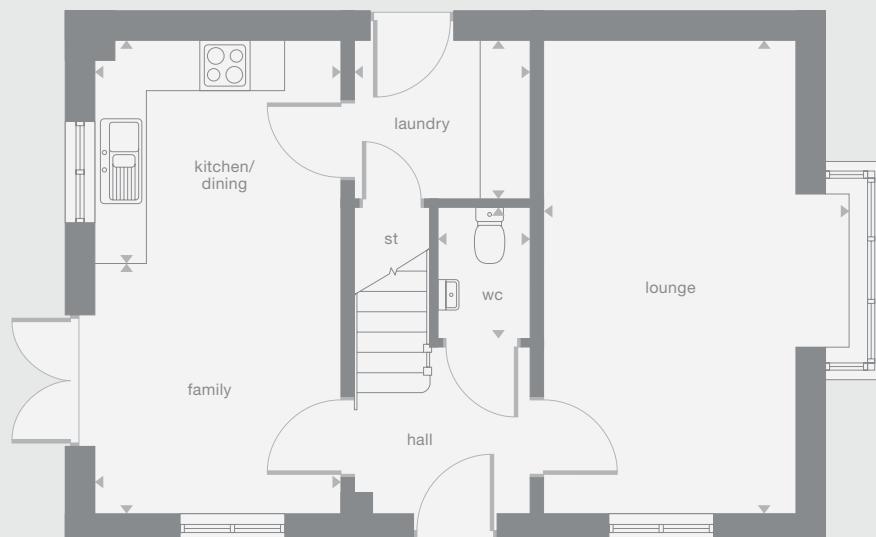
## Floor Space

996 sq ft

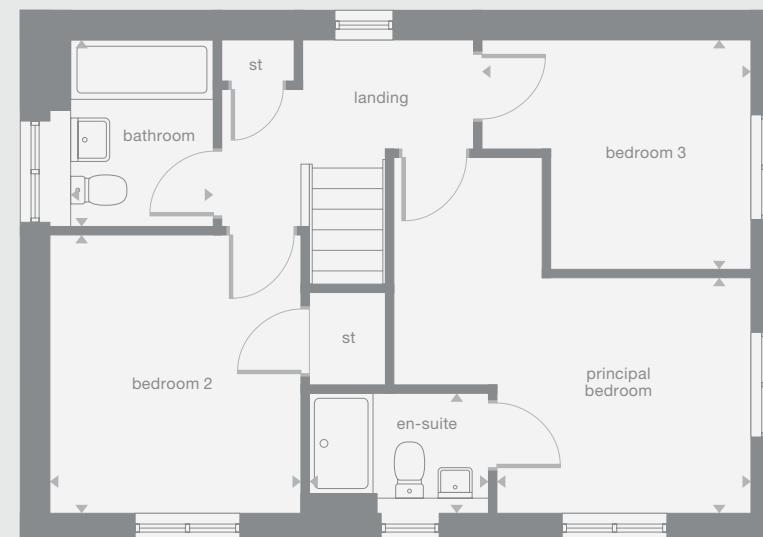


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

## Ground Floor



## First Floor



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## Overview

The superb kitchen, with its dining area opening to the garden 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 room.

## Ground Floor

Lounge	3.42m x 3.57m 11'10" x 11'9"
Kitchen	3.43m x 3.06m 11'3" x 10'0"
Family/Dining	5.47m x 2.38m 17'11" x 7'10"
WC	1.95m x 1.47m 6'5" x 4'10"
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"

## 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"

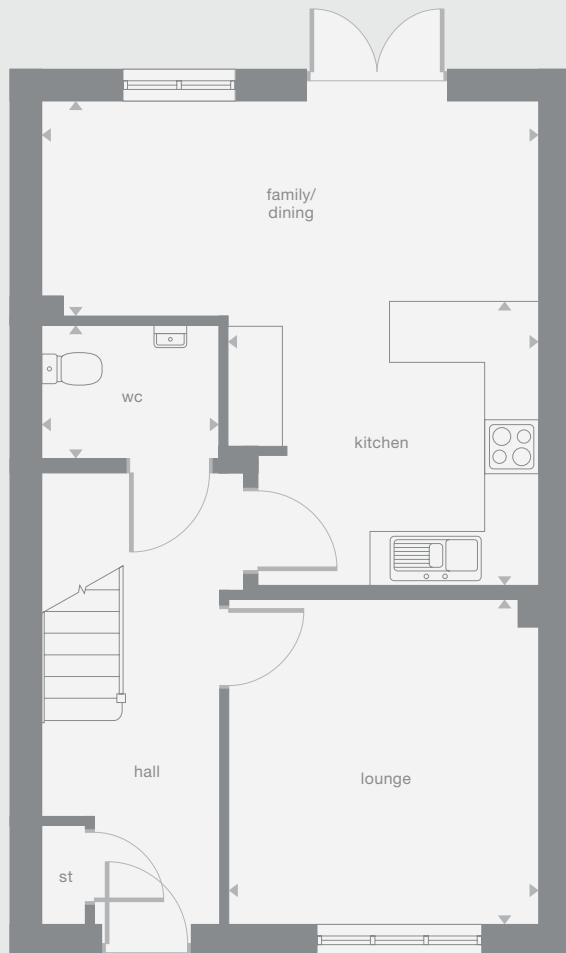
## Floor Space

1,069 sq ft

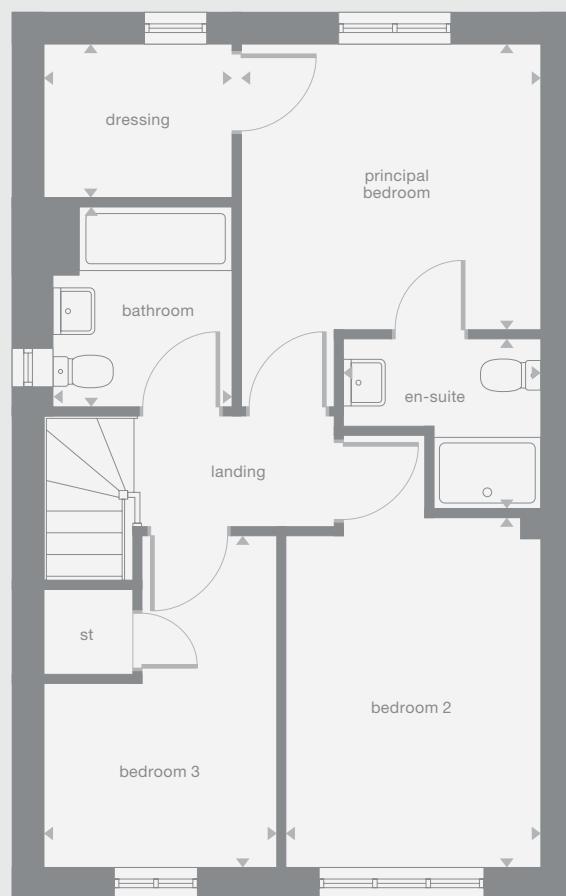
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## Ground Floor



## First Floor



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## Overview

A bay window brings light flooding into the lounge, the practical family kitchen has a separate laundry, and french doors make the dining area especially inviting. The bathroom and four bedrooms, one of them en-suite, are reached via a landing with a generously sized cupboard.

## Ground Floor

Lounge	3.56m x 5.30m 11'8" x 17'5"
Kitchen	2.72m x 2.86m 8'11" x 9'5"
Laundry	2.05m x 1.56m 6'9" x 5'2"
Family/Dining	3.31m x 4.52m 10'10" x 14'10"
WC	1.00m x 1.74m 3'3" x 5'9"

## First Floor

Principal Bedroom	3.11m x 3.72m 10'3" x 12'3"
En-Suite	2.01m x 1.19m 6'7" x 3'11"
Bedroom 2	2.93m x 3.92m 9'7" x 12'11"
Bedroom 3	2.83m x 2.65m 9'3" x 8'8"
Bedroom 4	3.01m x 2.47m 9'11" x 8'2"
Bathroom	1.70m x 1.99m 5'7" x 6'7"

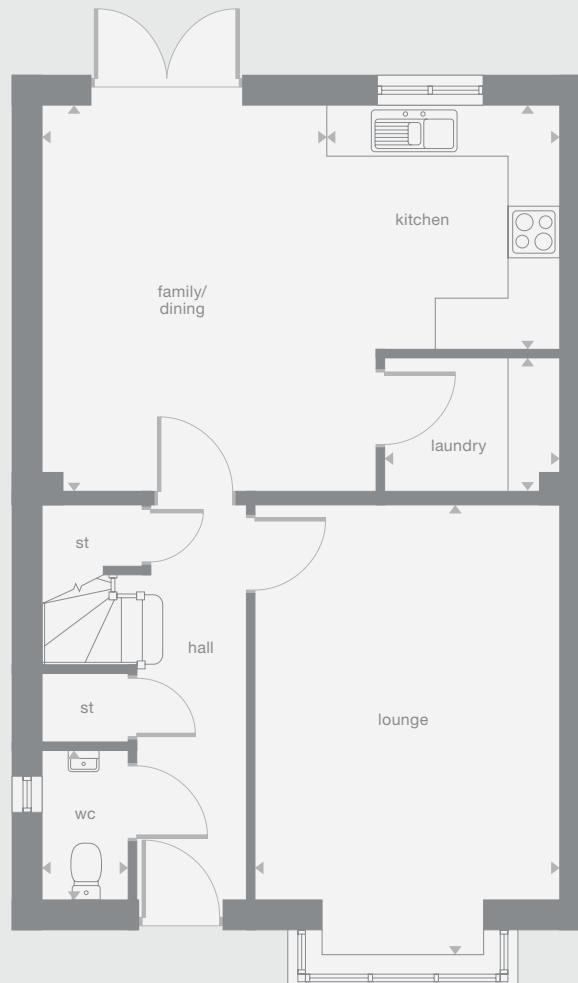
## Floor Space

1,222 sq ft

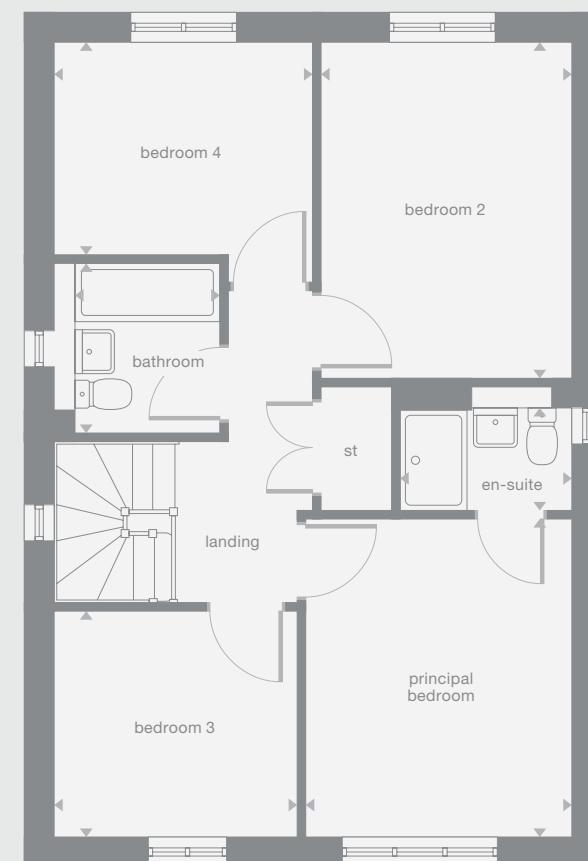
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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## Overview

From the striking bay-windowed lounge to the four bedrooms, one a 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  
1.86m 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"

## Floor Space

1,378 sq ft

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



## Ground Floor



## First Floor



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## Overview

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

## Ground Floor

Lounge	4.07m x 3.86m 13'4" x 12'8"
Kitchen	3.52m x 3.96m 11'7" 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	2.05m x 2.77m 6'9" x 9'1"
WC	1.82m x 1.47m 6'0" x 4'10"

## First Floor

Principal Bedroom	3.53m x 3.60m 11'7" x 11'10"
En-Suite	2.04m x 1.76m 6'8" x 5'9"
Bedroom 2	3.48m x 3.30m 11'5" x 10'10"
Bedroom 3	3.56m x 3.09m 11'8" x 10'2"
Bedroom 4	2.30m x 3.39m 7'7" x 11'2"
Bathroom	3.26m x 1.92m 10'9" x 6'4"

## Floor Space

1,379 sq ft

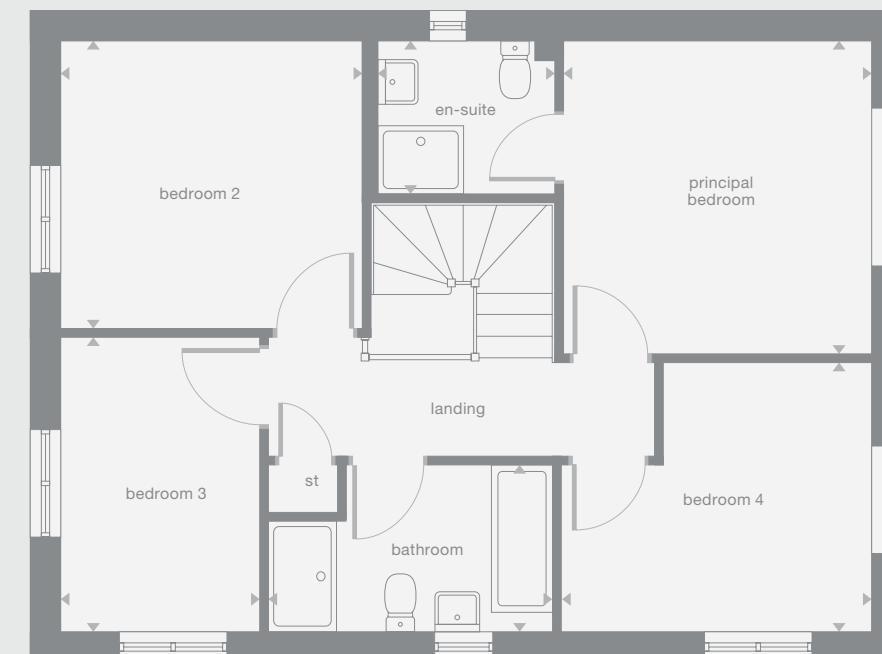
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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## Overview

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 room and a dedicated study, and the bright gallery landing opens on to the bathroom and four bedrooms, one of them en-suite.

## Ground Floor

Lounge	3.56m x 5.14m 11'8" x 16'8"
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	2.80m 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

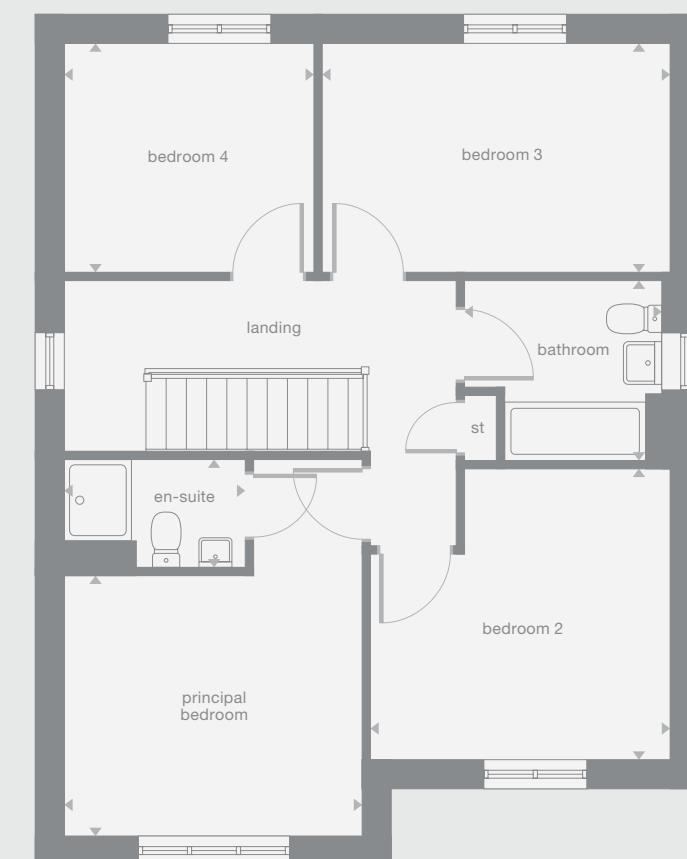
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## Ground Floor



## First Floor



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**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**

**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"

**Floor Space**

1,640 sq ft



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

**Ground Floor****First Floor**

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## Overview

French doors fill the family kitchen and breakfast room with light, complementing an impressive lounge and dining room. The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

## Ground Floor

**Lounge**  
3.20m x 5.19m  
10'6" x 17'1"

**Kitchen**  
3.92m x 3.04m  
12'11" x 10'0"

**Laundry**  
2.59m x 1.82m  
8'6" x 6'0"

**Family/Breakfast**  
4.13m x 4.62m  
13'7" x 15'2"

**Dining**  
2.66m x 3.31m  
8'9" x 10'11"

**WC**  
1.90m x 1.45m  
6'3" x 4'9"

## First

**Principal Bedroom**  
2.91m x 3.51m  
9'7" x 11'6"

**En-Suite**  
1.68m x 2.07m  
5'6" x 6'10"

**Dressing**  
2.50m x 1.54m  
8'3" x 5'1"

**Bedroom 2**  
3.26m x 3.34m  
10'9" x 11'0"

**En-Suite 2**  
2.14m x 1.54m  
7'1" x 5'1"

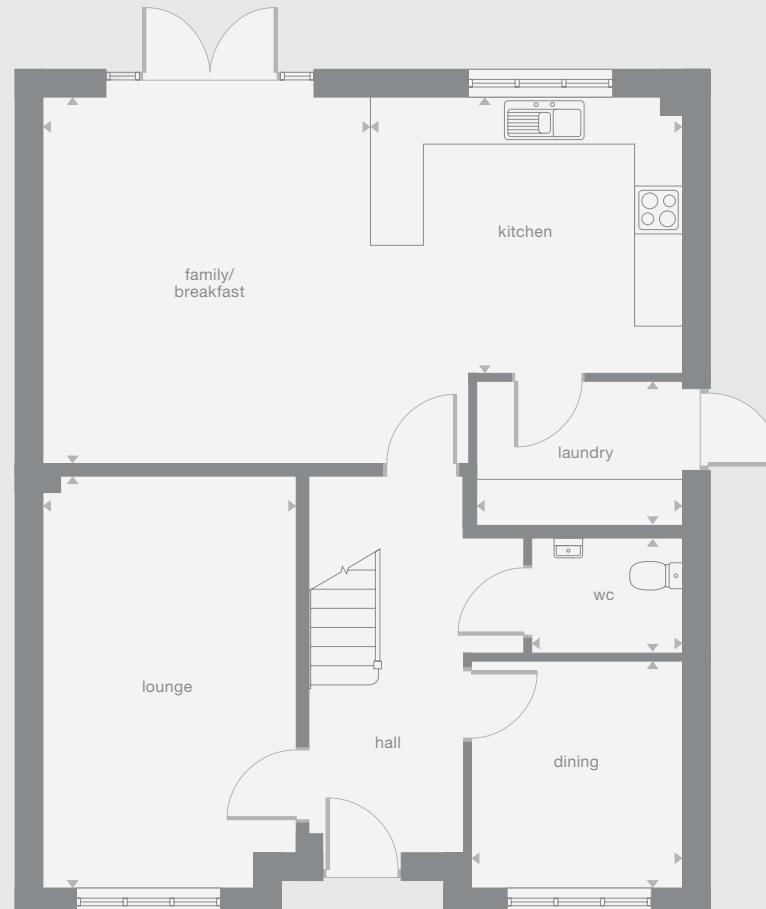
## Floor Space

1,704 sq ft

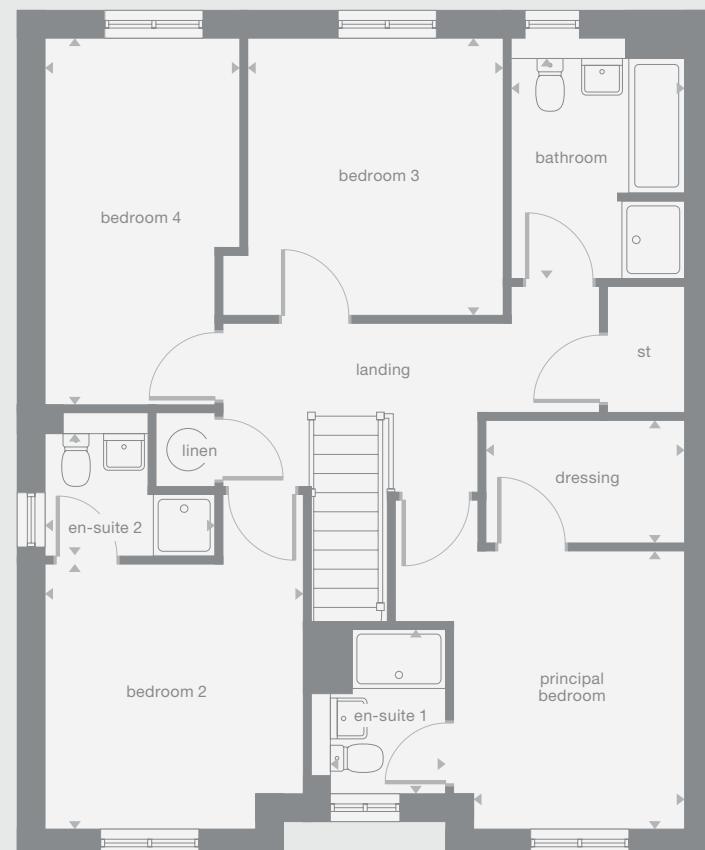
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## Ground Floor



## First Floor



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## Overview

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

## Ground Floor

Lounge	Family
3.52m x 4.76m	3.67m x 2.96m
11'7" x 15'8"	12'1" x 9'9"
Kitchen	Study
3.96m x 3.68m	3.48m x 2.27m
13'0" x 12'1"	11'5" x 7'6"
Laundry	WC
1.79m x 1.68m	1.59m x 1.68m
5'1" x 5'6"	5'3" x 5'6"
Dining	
2.68m x 3.68m	
8'10" x 12'1"	

## First

Principal Bedroom	Bedroom 3
3.49m x 3.97m	3.59m x 3.26m
11'5" x 13'0"	11'9" x 10'8"
En-Suite 1	Bedroom 4
2.40m x 1.36m	3.05m x 3.15m
7'11" x 4'6"	10'0" x 10'4"
Dressing	Bedroom 5
2.40m x 2.14m	2.84m x 2.64m
7'11" x 7'0"	9'4" x 8'8"
Bedroom 2	Bathroom
3.37m x 2.64m	2.53m x 1.79m
11'1" x 8'8"	8'4" x 5'11"
En-Suite 2	
1.18m x 2.64m	
3'10" x 8'8"	

## Floor Space

1,780 sq ft



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

## Ground Floor



## First Floor



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## Overview

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

## Ground Floor

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

Kitchen  
6.38m x 6.04m  
20'11" x 19'10"

Laundry  
1.81m x 1.72m  
5'11" x 5'8"

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

Study/Family  
3.34m x 3.46m  
11'0" x 11'5"

WC  
1.43m x 1.72m  
4'9" x 5'8"

## First

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

En-Suite 1  
2.46m x 1.54m  
8'1" x 5'1"

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

Bedroom 2  
3.86m x 2.58m  
12'8" x 8'6"

En-Suite 2  
2.53m x 1.43m  
8'4" x 4'9"

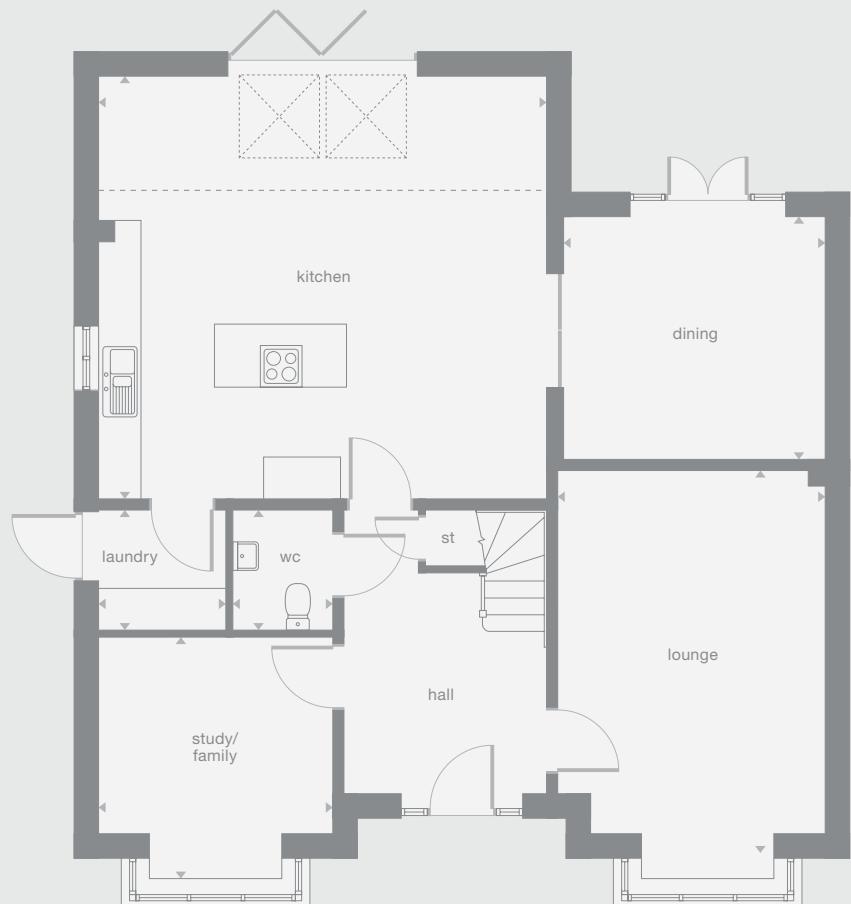
## Floor Space

2,088 sq ft

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## Ground Floor



## First Floor



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# The Miller Difference

your home  
your way...

## The Miller Difference

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

## Shaped around you

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

## Built on trust

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

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, 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. A smooth customer journey

## 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.

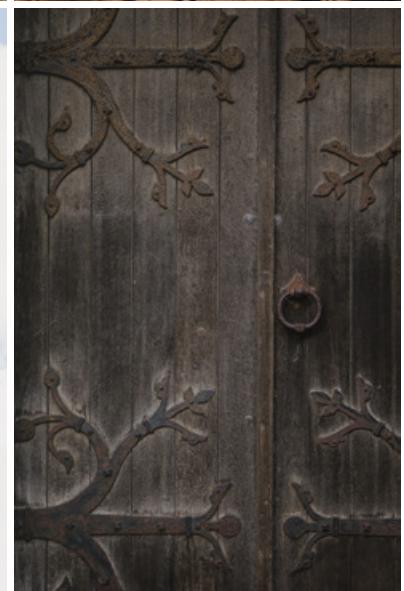
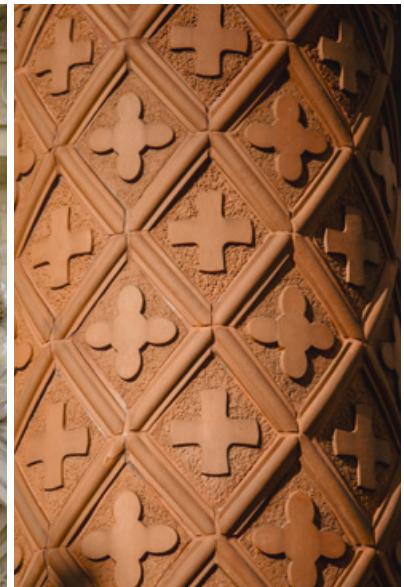
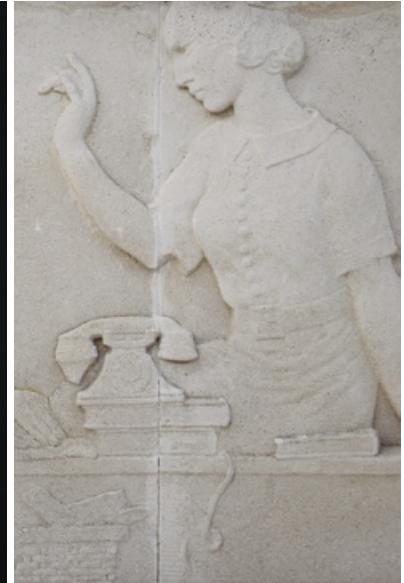
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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



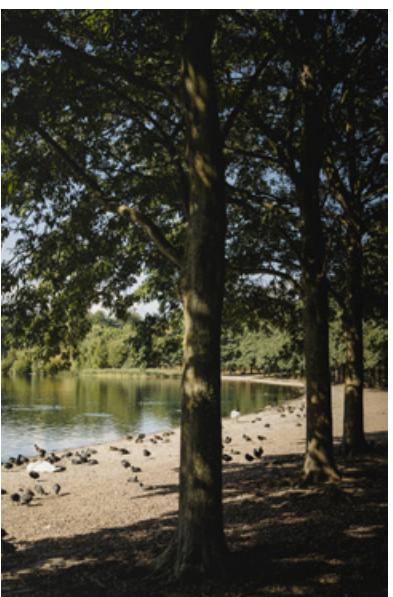
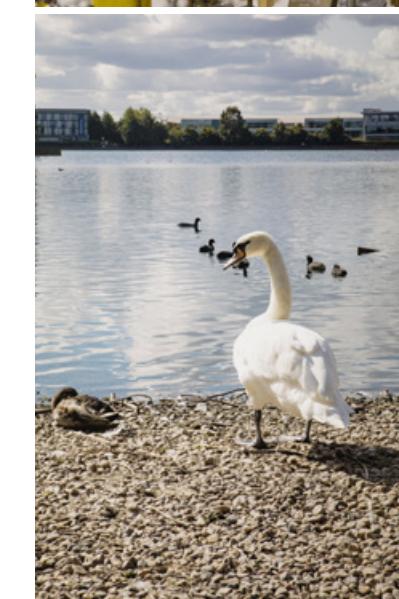
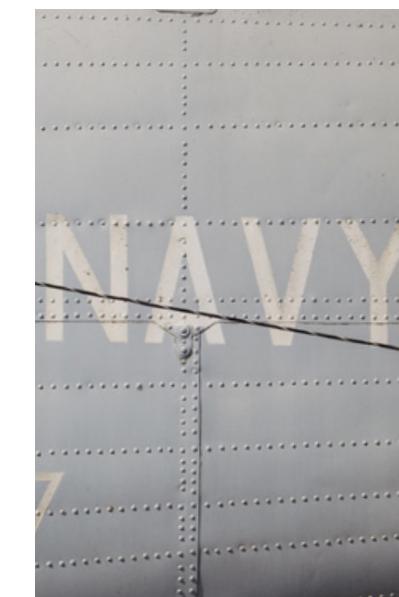
A nearby petrol station incorporates a Spar convenience store, open 24 hours a day, and an Asda Superstore, half a mile away, also opens round the clock on weekdays and incorporates a pharmacy. Doncaster city centre presents an eclectic variety of shopping environments. Around the High Street and Hallgate, traditional traders are complemented by bars, restaurants and cafés. The market place hosts regular fish markets, flea and street markets. In contrast, malls and retail centres like Lakeside Village, Waterdale and Frenchgate, with its 120 stores, international dining and leisure facilities, present a huge choice of high street fashion, technology and sports brands.

Saddlers Chase is close to superb leisure amenities. Adjacent to Doncaster Racecourse, it is around five minutes' walk from The Dome, which incorporates a water park with flumes, an ice rink, gym and fitness studios. Nearby, there is a tenpin bowling alley, an 11-screen Vue cinema and an Aircraft Museum. Behind the cinema, Lakeside park and garden features heritage and nature trails around a spectacular lake, while virtually next to the development the vast Cantley Park and Amthorpe Park offer endless opportunities for woodland walks. The Town Moor Golf Club sits within Doncaster Racecourse, and Wheatley Golf Club is just two and a half miles away.



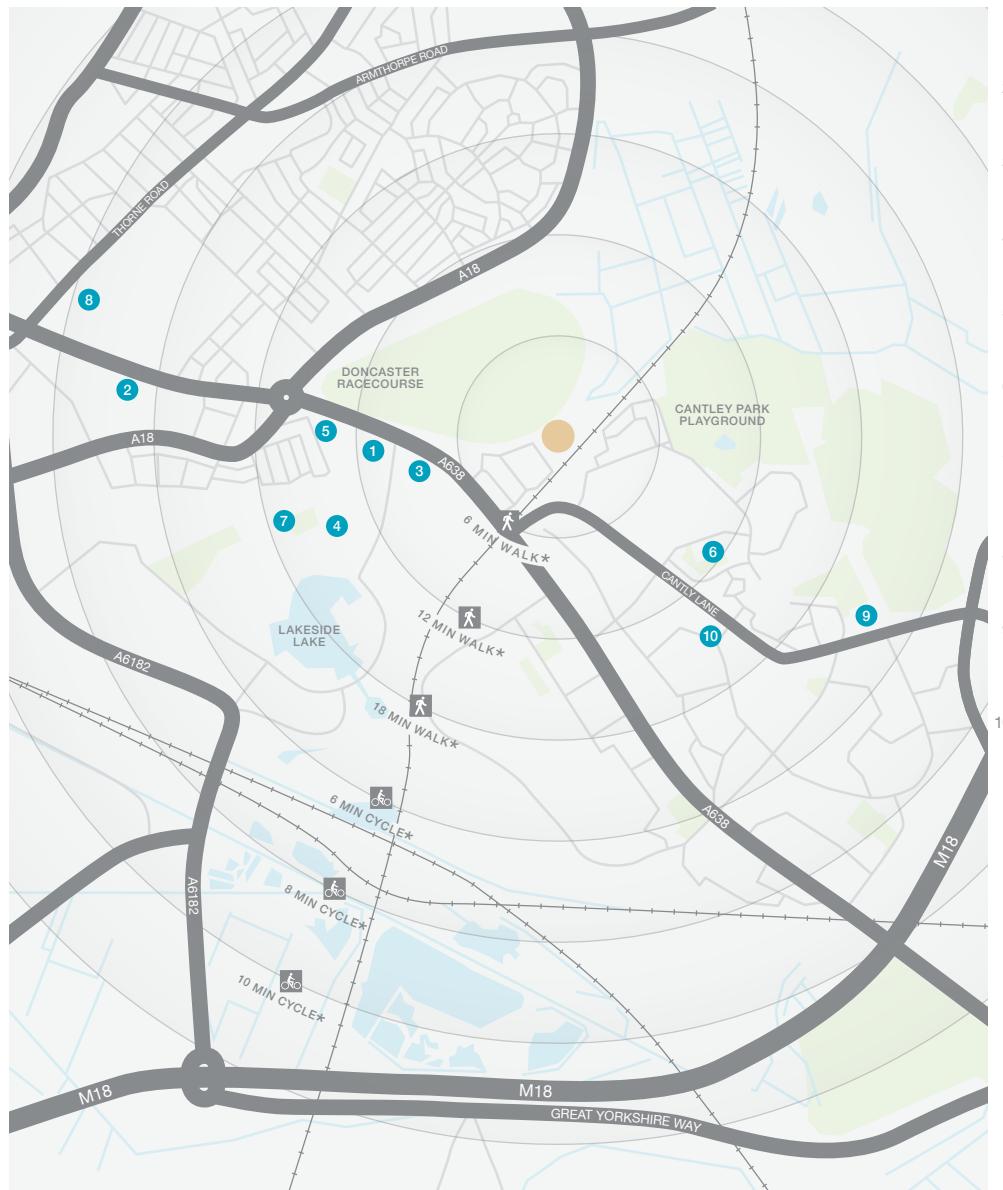
Doncaster's cultural and nightlife attractions range from live drama, music and dance at the exciting new Cast theatre, community shows at Doncaster Little Theatre and concerts at Doncaster Racecourse, to the Savoy Cinema with its six screens and five restaurants, and the many clubs and bars in the city centre. The city also has an excellent museum, art gallery and library.

Nearby schools include Hawthorn Primary and St Peter's Catholic Primary, both within around a mile, and Hall Cross Academy and The McAuley Catholic High School, both around two miles away. The Burns Medical Practice, a large, comprehensive health centre which also hosts an orthodontic clinic, is located around a mile from Saddlers Chase.



# Useful Contacts

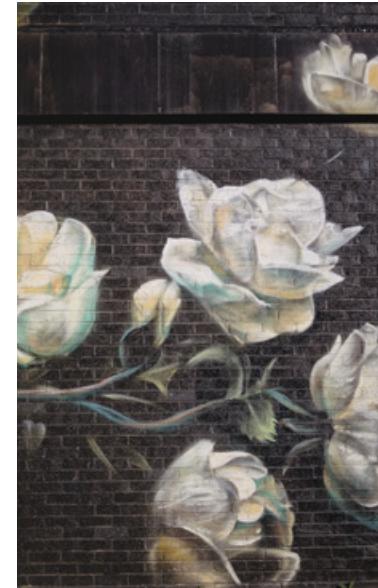
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Asda Pharmacy  
Gliwice Way  
01302 379 410
- 2 Bennethorpe Post Office  
28 Bennethorpe  
01302 340 639
- 3 The Dome Leisure Centre  
Bawtry Road  
01302 370 777
- 4 Vue Cinema  
Doncaster Leisure Park  
01345 308 4620
- 5 Town Moor Golf Club  
Bawtry Road  
01302 533 167
- 6 Hawthorn Primary School  
Elham Road  
01302 535 906
- 7 St Peter's Catholic Primary School  
Sandy Lane  
01302 369 143
- 8 Hall Cross Academy  
Thorne Road  
01302 320 626
- 9 The McAuley Catholic High School  
Old Cantley  
01302 537 396
- 10 Burns Medical Practice  
Goodison Boulevard  
01302 534 487

\* Time 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



For development opening times please refer to [millerhomes.co.uk](http://millerhomes.co.uk) or call 03330 606 688

## From the M18

Leave the M18 at junction 3 to join the A6182 for Doncaster. One mile on, go straight ahead at the traffic lights then at the roundabout take the second exit and follow Lakeside Boulevard through two roundabouts. At the third roundabout take the third exit and follow Gliwice Way for half a mile. At the T-junction, turn right into Bawtry Road. Five hundred yards on, turn left into Rose Hill Rise. After 500 yards, Saddlers Chase is straight ahead.

## From the M1

Leave the A1(M) at junction 36 to join the A630 for Doncaster. Follow the A630 for one and three quarter miles, then join the A18 for Bawtry. Stay on the A18 for one and a quarter miles, passing through one roundabout, then at Racecourse Roundabout take the third exit, into Bawtry Road. Half a mile on, turn left into Rose Hill Rise. After 500 yards, Saddlers Chase is straight ahead.

## Sat Nav

DN4 5LE



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 location of affordable housing is indicative and the tenure of homes may be subject to change.

90 years of **miller** homes

## Why Miller Homes?

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

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



5 stars for customer satisfaction

### Development

### Opening Times

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Sat Nav: DN4 5LE

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

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