



**Honeywell Grange
Barnsley**

millershomes

the place to be®

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.



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



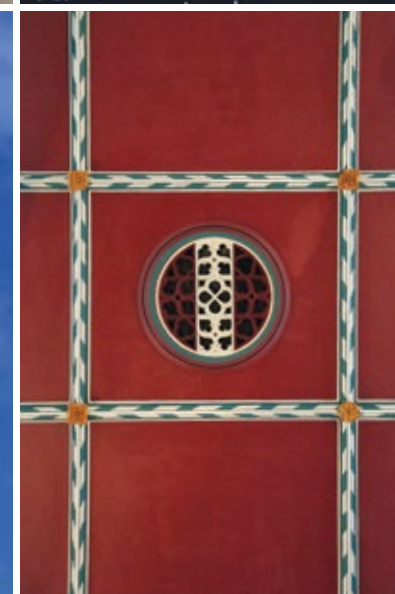
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Honeywell Grange is around ten minutes walk from Barnsley Interchange, a combined bus and railway station with frequent services to Leeds and Sheffield, journeys of around 40 minutes and 35 minutes respectively, and Huddersfield, Nottingham and Chesterfield. The network of buses between Barnsley and the surrounding towns includes a service between Barnsley Interchange and Atherley that passes Honeywell Grange approximately every ten minutes. The development is less than two miles from the M1 junction 37.

Barnsley town centre is a mixture of traditional streets, pedestrianised areas and modern mall shopping, peppered with restaurants, cafés and pubs like the charming Old No 7, one of the bars offering live music. The choice of shops includes high street chains, many of them in the indoor Alhambra Centre, contrasting with the 700 year old market, the Victorian Arcade, and architecture like the stately Town Hall. Household recycling facilities can be found nearby at Smithies Lane Recycling Centre. Cultural activities and entertainments include contemporary art at the Cooper Gallery, film at the Parkway Cinema, and live drama, music and comedy at the Lamproom Theatre.



The Pavilion	
Americano	2.00/2.25
Cappuccino	2.25/2.80
Latte	2.25/2.80
Espresso	1.70/2.00
Flat white	2.25
Mocha	2.95/3.40
TWININGS Tea	1.40/1.60
Hot chocolate	2.65/3.15
Order inside...	
All day breakfast	
Panini	



Perfectly located for escaping into the Yorkshire countryside yet just a short walk from the town centre shops and amenities, this exciting development brings a selection of modern, energy efficient three and four bedroom homes into an enormously convenient location. Bordered by mature hedgerows and planted with young trees and shrubs, the streets are arranged around a delightful green public space to create a small, instantly attractive new neighbourhood.

Welcome to Honeywell Grange...

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Hawthorne

Overview
 Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

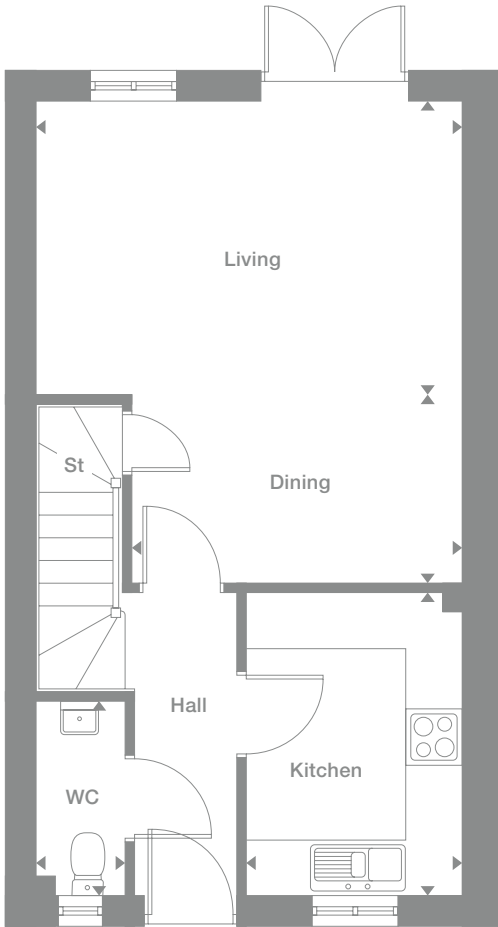
Ground Floor	First Floor
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.826m min x 3.212m max 9'3" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.595m max x 2.060m max 5'3" x 6'9"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"	Bedroom 3 2.057m x 2.224m 6'9" x 7'4"
	Bathroom 2.365m x 1.705m 7'9" x 5'7"

Plots
 4*, 5, 6*, 7, 8*, 9, 23*, 24, 38*, 39, 40

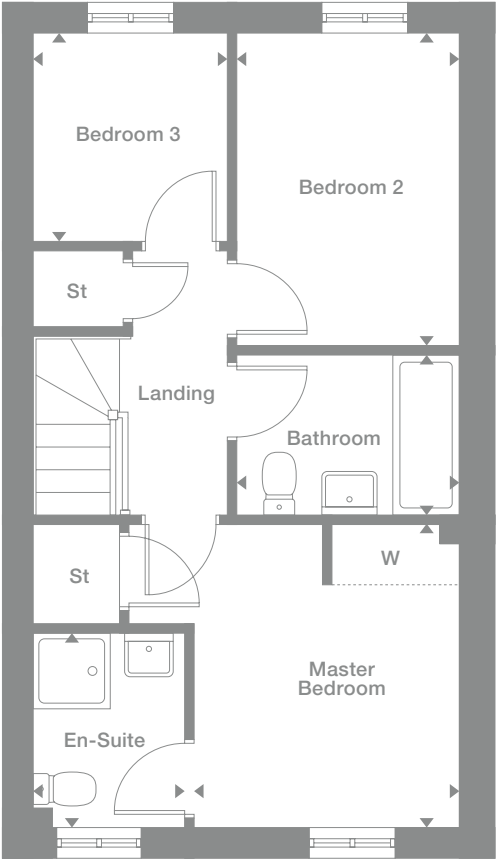
Floor Space
 819 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Tolkien

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge
3.192m max x 4.272m max
10'6" x 14'0"

Dining
1.816m x 2.536m
5'11" x 8'4"

Kitchen
2.324m x 3.065m
7'7" x 10'1"

WC
0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2
4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3
2.135m x 2.734m
7'0" x 9'0"

Bathroom
2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom
3.192m x 2.869m
11'85 HGT. L.
10'6" x 9'5"

En-Suite
2.084m max x 1.827m
13'23 HGT. L.
6'10" x 6'0"

Plots

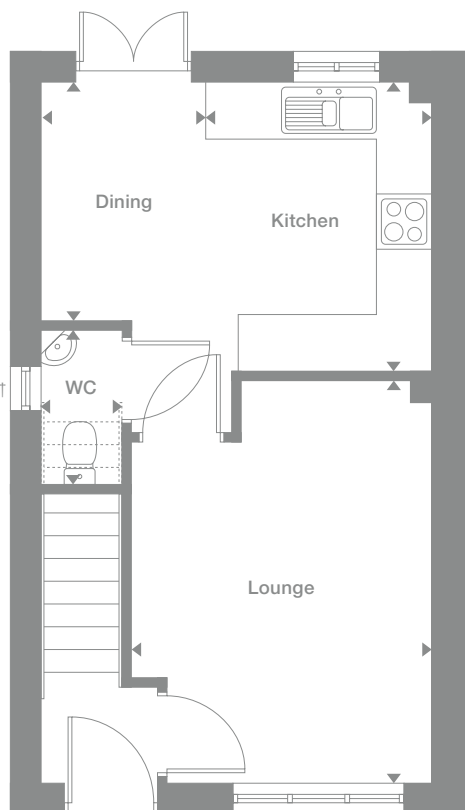
12*, 13, 16*,
17, 18*, 19,
27*, 28*,
29, 51*, 52,
53*, 54, 59*,
60, 61*, 62

Floor Space

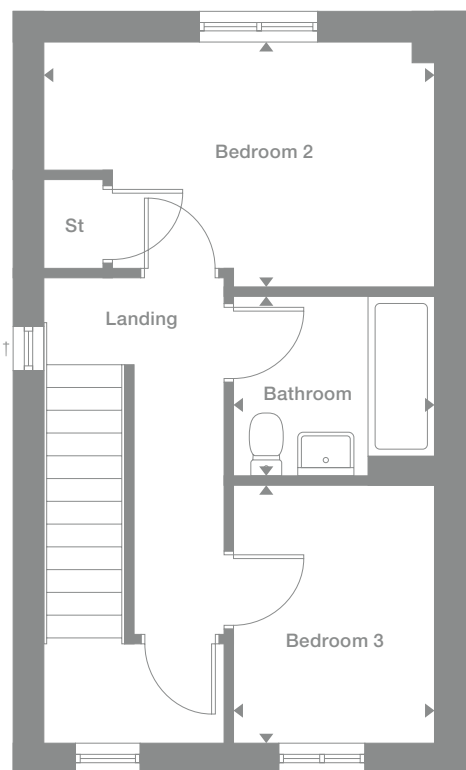
886 sq ft



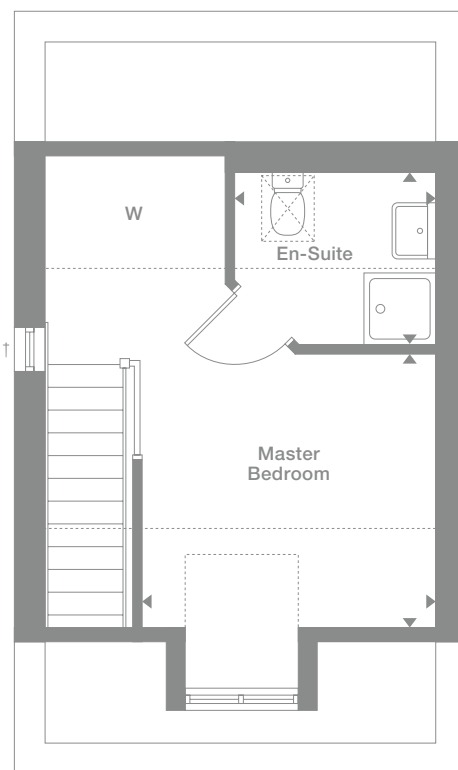
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above † End terrace only

Darwin

Overview
 French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

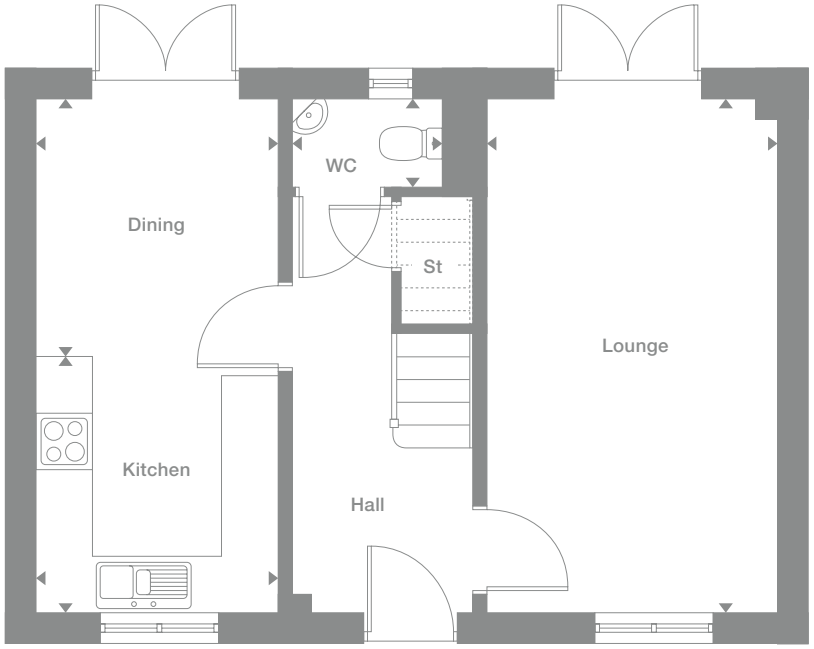
Ground Floor	First Floor
Lounge 3.080m x 5.450m 10'1" x 17'11"	Master Bedroom 3.138m x 3.440m max 10'4" x 11'3"
Dining 2.556m x 2.998m 8'5" x 9'10"	En-Suite 1.933m x 1.693m 6'4" x 5'7"
Kitchen 2.556m x 2.452m 8'5" x 8'1"	Bedroom 2 2.594m x 2.863m 8'6" x 9'5"
WC 1.590m x 0.949m 5'3" x 3'1"	Bedroom 3 2.594m x 1.859m 8'6" x 6'1"
	Bathroom 2.048m x 1.917m 6'9" x 6'3"

Plots
15, 63

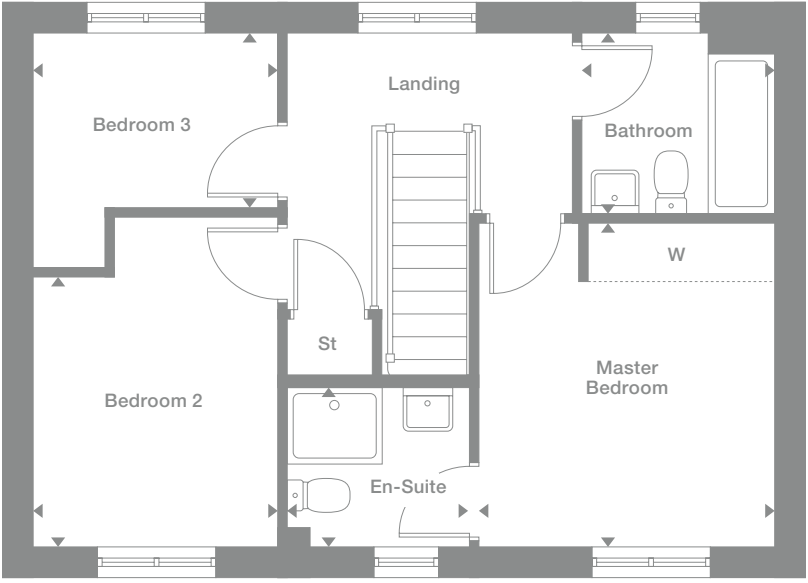
Floor Space
921 sq ft



Ground Floor



First Floor



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Darwin DA

Overview

The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor

- Lounge**
3.980m max x 5.450m
13'1" x 17'11"
- Dining**
2.556m x 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- WC**
1.590m x 0.949m
5'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.440m max
10'4" x 11'3"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m max x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

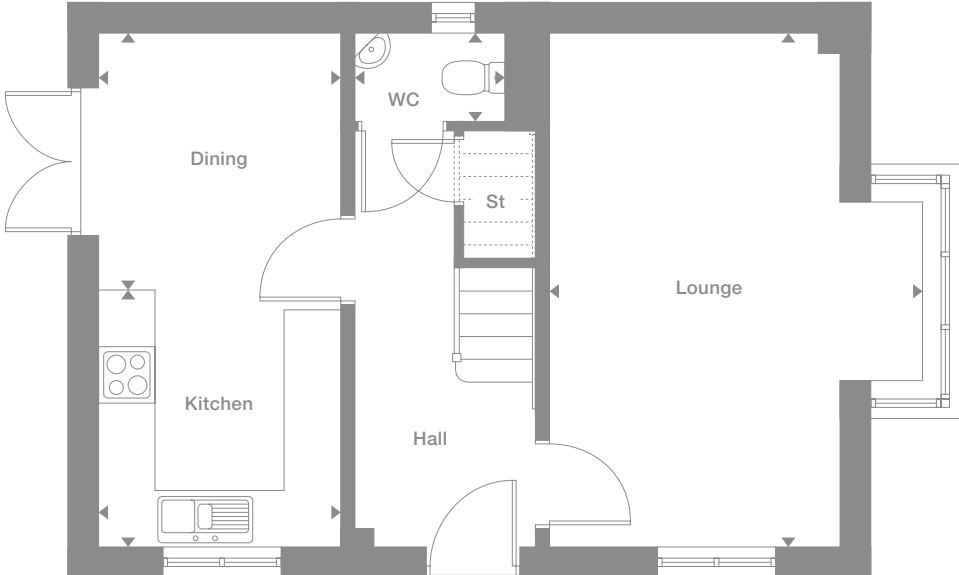
30*, 57*,
64*, 67

Floor Space

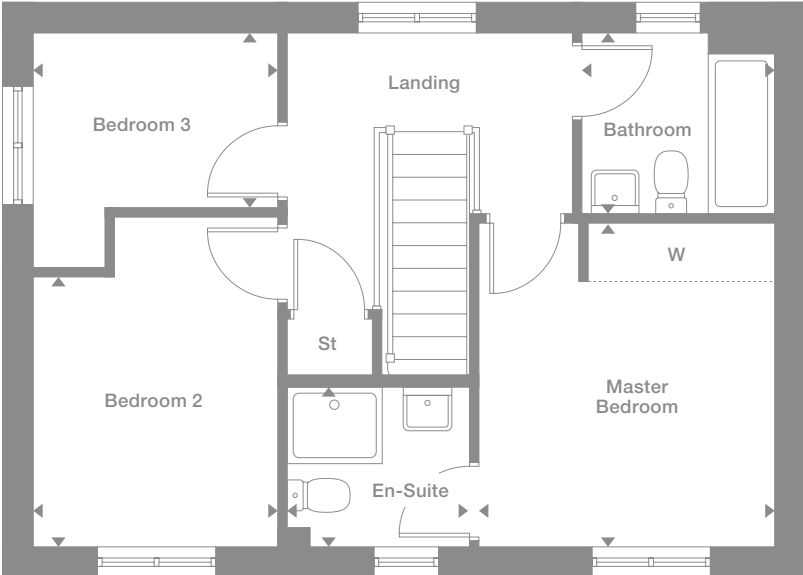
940 sq ft



Ground Floor



First Floor



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Malory

Overview

The classic bay window and broad canopy sheltering the entrance give this attractive family home an immediate mark of distinction. French doors bring light and flexibility to the dining area, while the relaxing L-shaped lounge offers comfort with elegance.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

Dining
1.950m x 3.692m
6'5" x 12'1"

Kitchen
1.852m x 3.692m
6'1" x 12'1"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m max x 3.047m
12'8" x 10'0"

En-Suite
2.844m max x 1.117m max
9'4" x 3'8"

Bedroom 2
4.019m x 4.192m max
13'2" x 13'9"

Bedroom 3
2.838m x 3.547m
9'4" x 11'8"

Bathroom
3.010m max x 1.700m max
9'11" x 5'7"

Plots

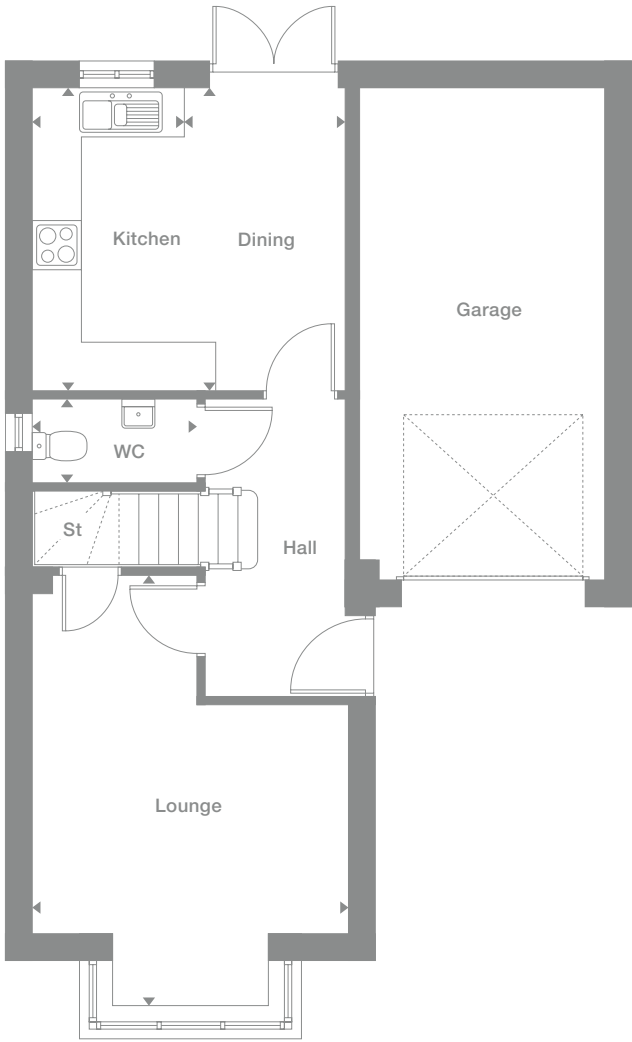
3*, 10, 11*,
31*, 45,
56*, 58,
65*, 66

Floor Space

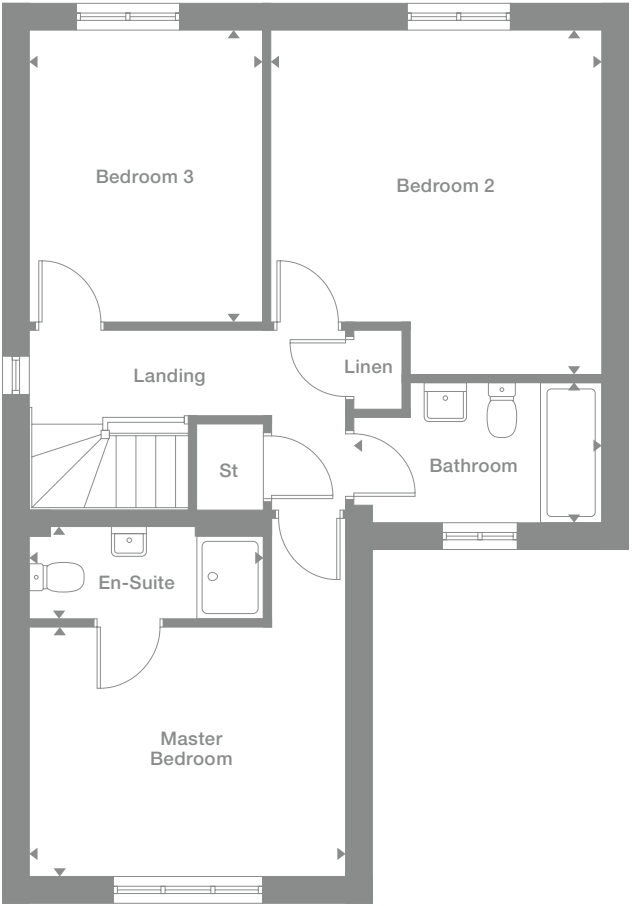
1,068 sq ft



Ground Floor



First Floor



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Hallam

Overview
An expertly-designed kitchen and beautiful bay-windowed dining room make the Hallam a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.

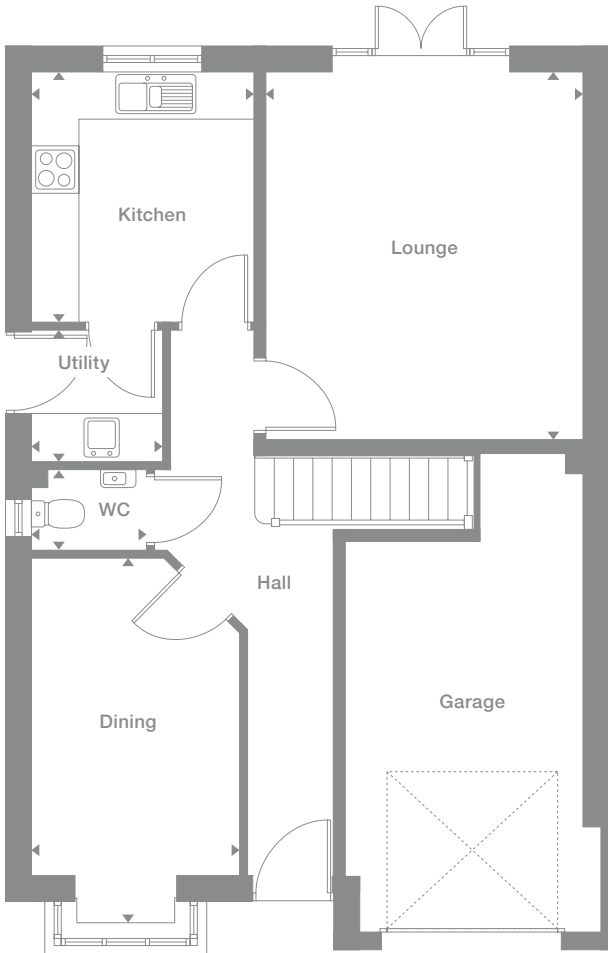
Ground Floor	First Floor
Lounge 3.980m x 4.617m 13'1" x 15'2"	Master Bedroom 3.409m max x 3.663m 11'2" x 12'0"
Dining 2.621m max x 4.589m max 8'7" x 15'1"	En-Suite 2.409m max x 2.010m max 7'11" x 6'7"
Kitchen 2.800m x 3.147m 9'2" x 10'4"	Bedroom 2 3.390m x 2.763m 11'1" x 9'1"
Utility 1.657m x 1.643m 5'5" x 5'5"	Bedroom 3 3.428m x 2.826m 11'3" x 9'3"
WC 1.460m x 1.007m 4'9" x 3'4"	Bedroom 4 3.447m x 1.759m 11'4" x 5'9"
	Bathroom 1.888m x 1.881m 6'2" x 6'2"

Plots
22, 35*,
36, 42*,
49*, 50

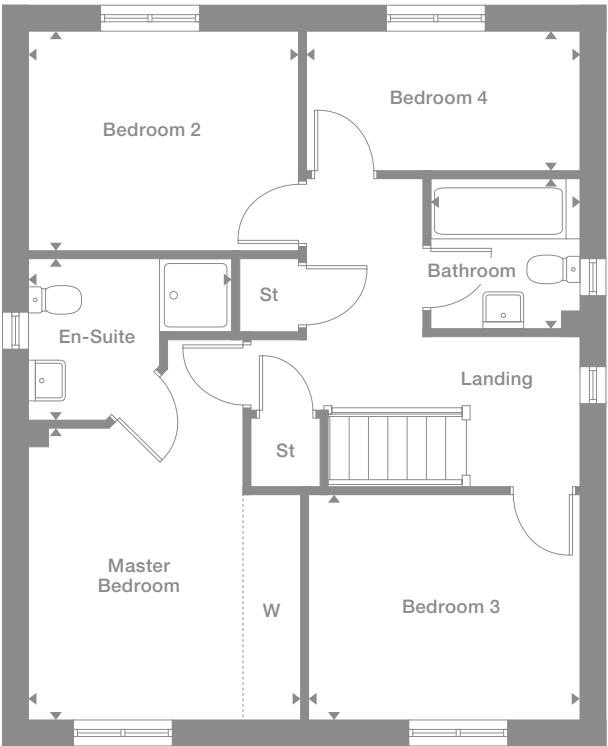
Floor Space
1,220 sq ft



Ground Floor



First Floor



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Hardy

Overview

The first-floor lounge features a balconied french window that accentuates the contemporary appeal of the Hardy, while the two en-suite bedrooms and separate study add immensely to the pleasure and convenience of everyday family life.

Ground Floor

Family/Dining
4.440m x 3.090m max
14'7" x 10'2"

Kitchen
2.227m x 3.602m max
7'4" x 11'10"

WC
0.917m x 1.657m
3'0" x 5'5"

Study
2.284m x 2.571m
7'6" x 8'5"

First Floor

Lounge
4.440m x 3.491m max
14'7" x 11'5"

Master Bedroom
2.502m x 4.466m max
8'3" x 14'8"

En-Suite 1
1.845m x 1.657m
6'1" x 5'5"

Second Floor

Bedroom 2
2.619m x 2.967m
8'7" x 9'9"

En-Suite 2
1.728m x 1.657m
5'8" x 5'5"

Bedroom 3
2.481m max x 2.920m max
8'2" x 9'7"

Bedroom 4
1.866m max x 3.147m max
6'1" x 10'4"

Bathroom
1.700m max x 1.977m
5'7" x 6'6"

Plots

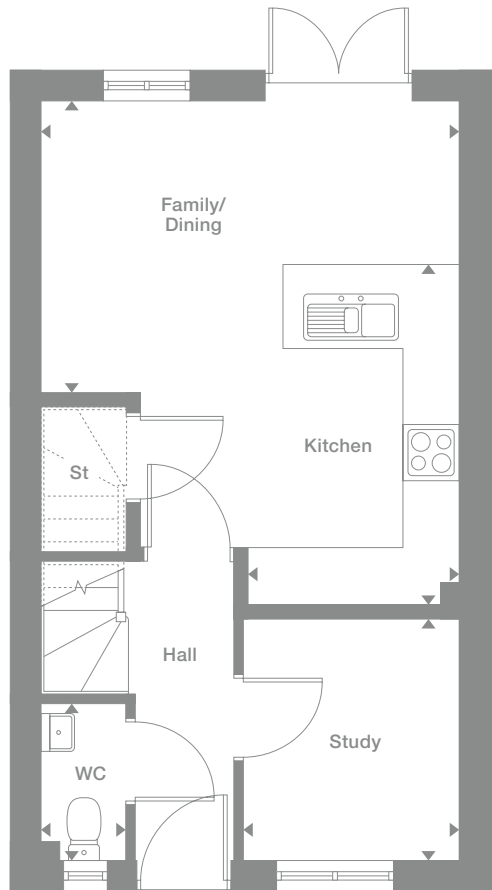
20*, 21,
76*, 77

Floor Space

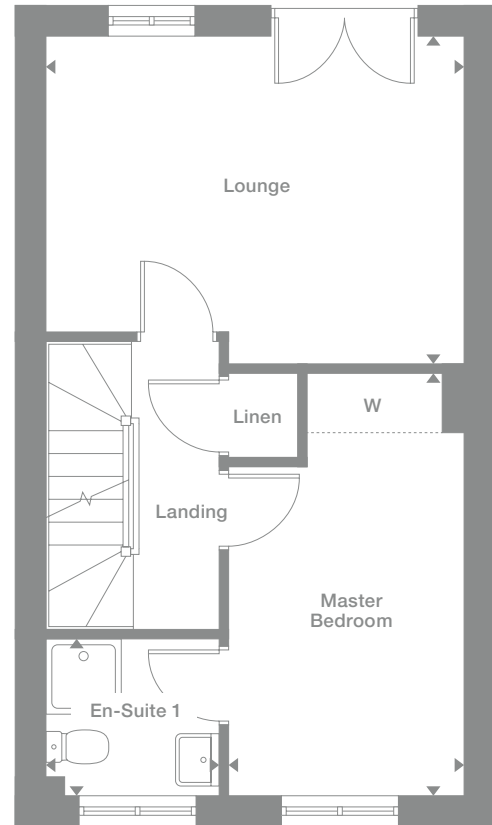
1,154 sq ft



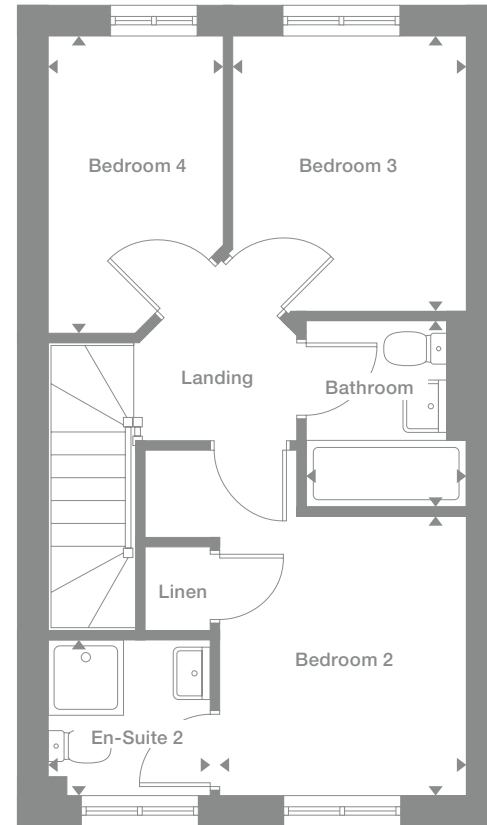
Ground Floor



First Floor



Second Floor



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Marvell

Overview

The welcoming, practical kitchen, with its breakfast area opening out to the garden, complements a light filled lounge that shares the first floor with the superb en-suite master bedroom. Alongside two more bedrooms, the second floor includes a crisply stylish bathroom and a usefully secluded study.

Ground Floor

Kitchen
2.522m x 2.784m
8'3" x 9'2"

Breakfast
2.438m max x 3.839m max
8'0" x 12'7"

WC
0.920m x 1.880m
3'0" x 6'2"

First Floor

Lounge
5.225m x 2.919m
17'2" x 9'7"

Master Bedroom
5.225m max x 3.495m max
17'2" x 11'6"

En-Suite
3.080m x 1.450m
10'1" x 4'9"

Second Floor

Bedroom 2
5.225m max x 2.876m max
17'2" x 9'5"

Bedroom 3
3.003m x 2.921m
9'10" x 9'7"

Bathroom
3.003m x 2.067m
9'10" x 6'9"

Study
2.129m x 1.885m
7'0" x 6'2"

Plots

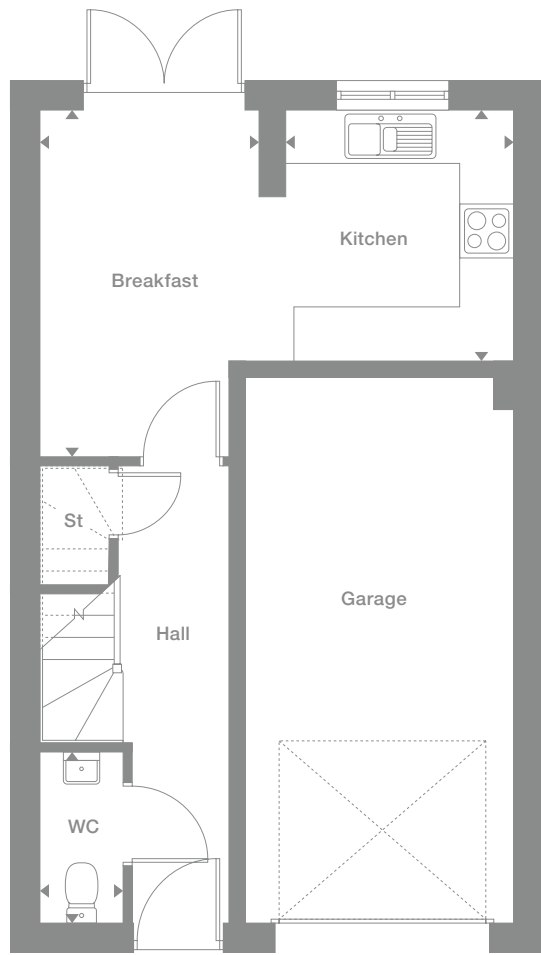
25*, 26,
33*, 34,
68*, 69,
70*, 71

Floor Space

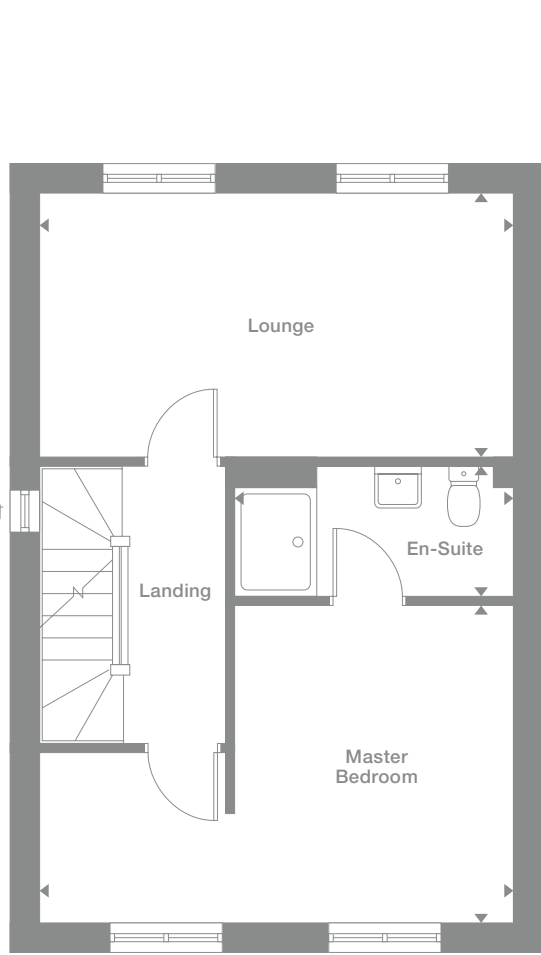
1,201 sq ft



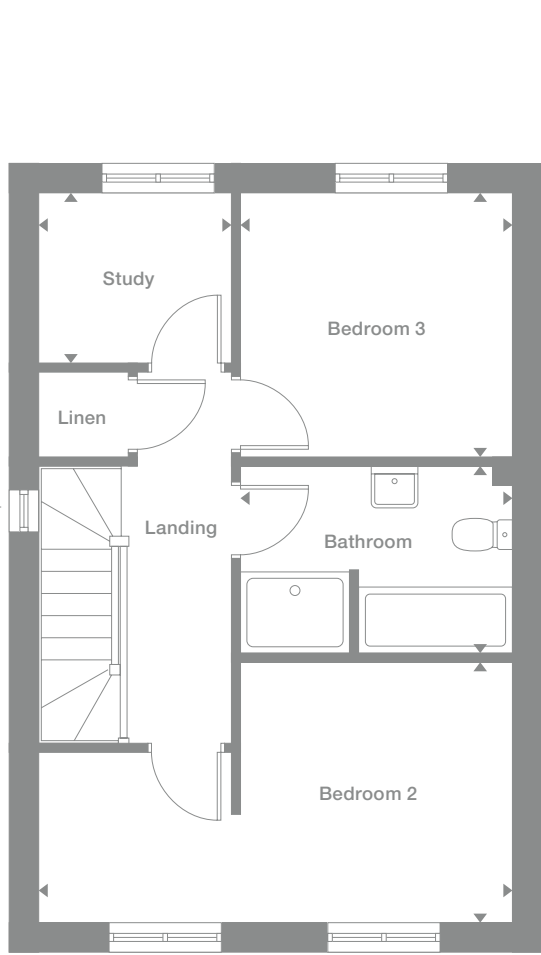
Ground Floor



First Floor



Second Floor



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Buchan

Overview
 Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

<p>Ground Floor Lounge 3.450m x 4.797m 11'4" x 15'9"</p> <p>Dining 2.763m x 3.320m 9'1" x 10'11"</p> <p>Kitchen 2.763m x 3.630m 9'1" x 11'11"</p> <p>WC 1.620m x 0.945m 5'4" x 3'1"</p> <p>Utility 1.937m x 1.799m 6'4" x 5'11"</p> <p>Study 2.323m x 2.060m 7'7" x 6'9"</p>	<p>First Floor Master Bedroom 3.507m max x 3.793m max 11'6" x 12'5"</p> <p>En-Suite 2.238m max x 2.044m max 7'4" x 6'8"</p> <p>Bedroom 2 2.805m max x 3.762m max 9'2" x 12'4"</p> <p>Bedroom 3 2.519m x 3.095m 8'3" x 10'2"</p> <p>Bedroom 4 2.411m x 3.064m 7'11" x 10'1"</p> <p>Bathroom 3.048m max x 1.700m max 10'0" x 5'7"</p>
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Plots
 37, 73,
 75, 80*

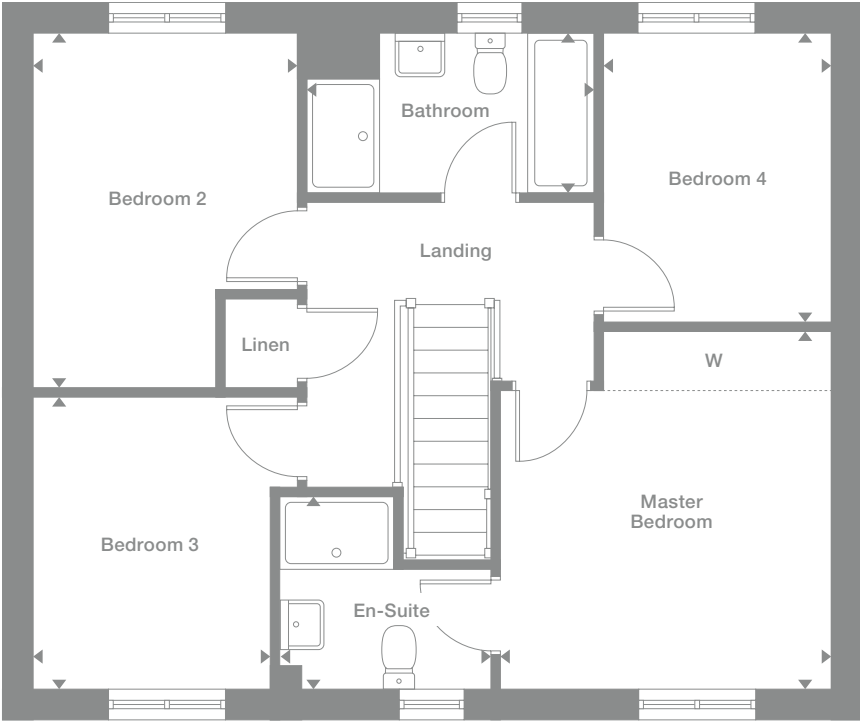
Floor Space
 1,264 sq ft



Ground Floor



First Floor



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Buchan DA

Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

Ground Floor

- Lounge**
3.450m x 3.797m
11'4" x 15'9"
- Dining**
2.763m x 3.149m
9'1" x 10'4"
- Kitchen**
2.763m x 3.801m
9'1" x 12'6"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Utility**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

- Master Bedroom**
3.507m x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Plots

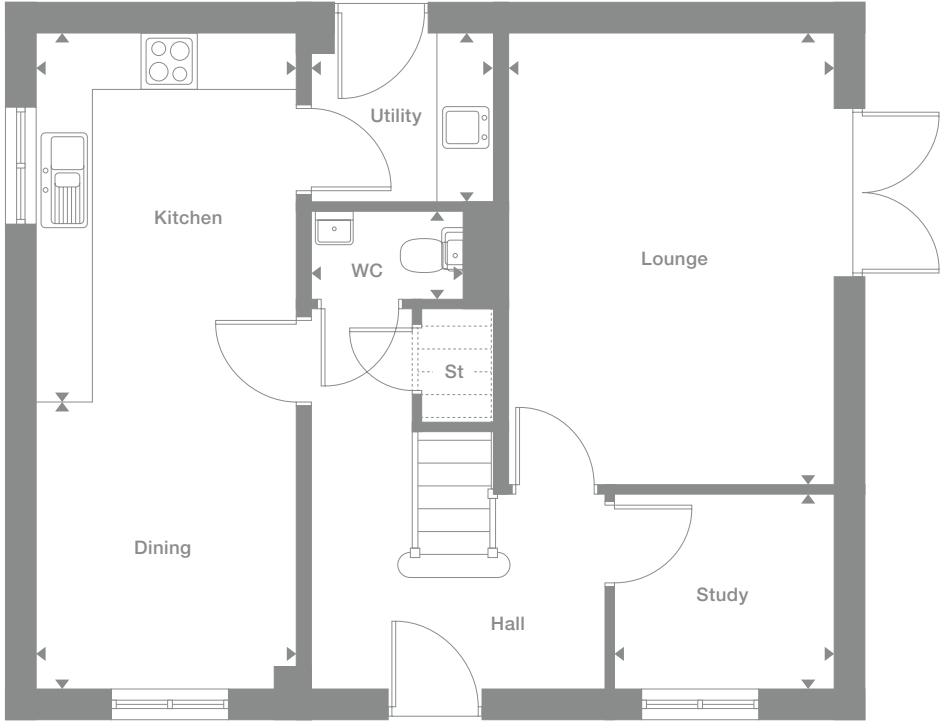
- 1, 2*, 46*,
47, 55, 72,
74, 78*

Floor Space

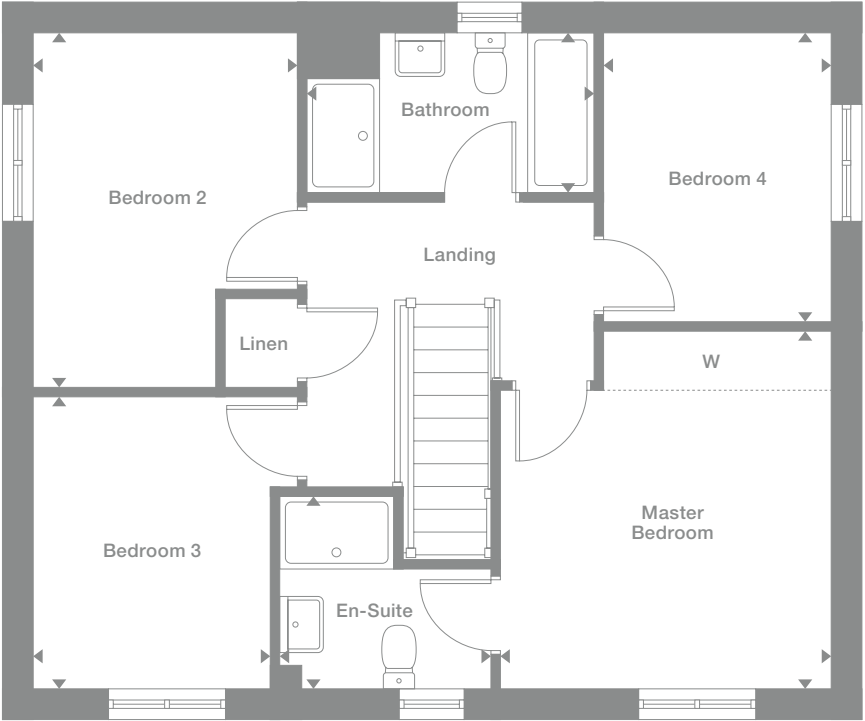
1,264 sq ft



Ground Floor



First Floor



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Ashbery

Overview

Complemented by a separate utility room, the smart, well-equipped kitchen and light-filled garden dining room of the Ashbery form an inviting social space that will maximise the everyday pleasures of relaxing with family, friends and conversation.

Ground Floor

Lounge
3.277m x 5.868m max
10'9" x 19'3"

Kitchen
4.033m x 3.075m
13'3" x 10'1"

Dining
2.718m x 3.075m
8'11" x 10'1"

Utility
1.663m x 1.810m
5'5" x 5'11"

WC
1.663m x 1.172m
5'5" x 3'10"

First Floor

Master Bedroom
3.277m x 3.916m max
10'9" x 12'10"

En-Suite
2.240m max x 1.497m
7'4" x 4'11"

Bedroom 2
2.748m x 4.148m max
9'0" x 13'7"

Bedroom 3
3.398m max x 3.137m max
11'2" x 10'4"

Bedroom 4
2.675m max x 4.184m max
8'9" x 13'9"

Bathroom
2.249m x 1.928m
7'5" x 6'4"

Plots

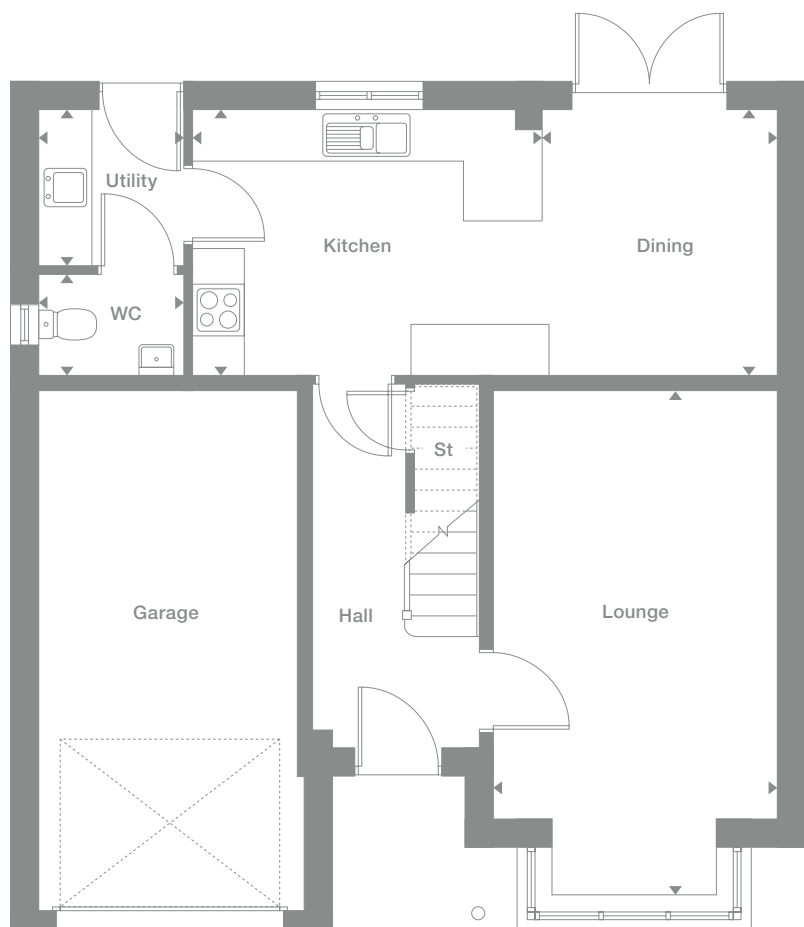
14, 32, 41,
43, 44,
48, 79*

Floor Space

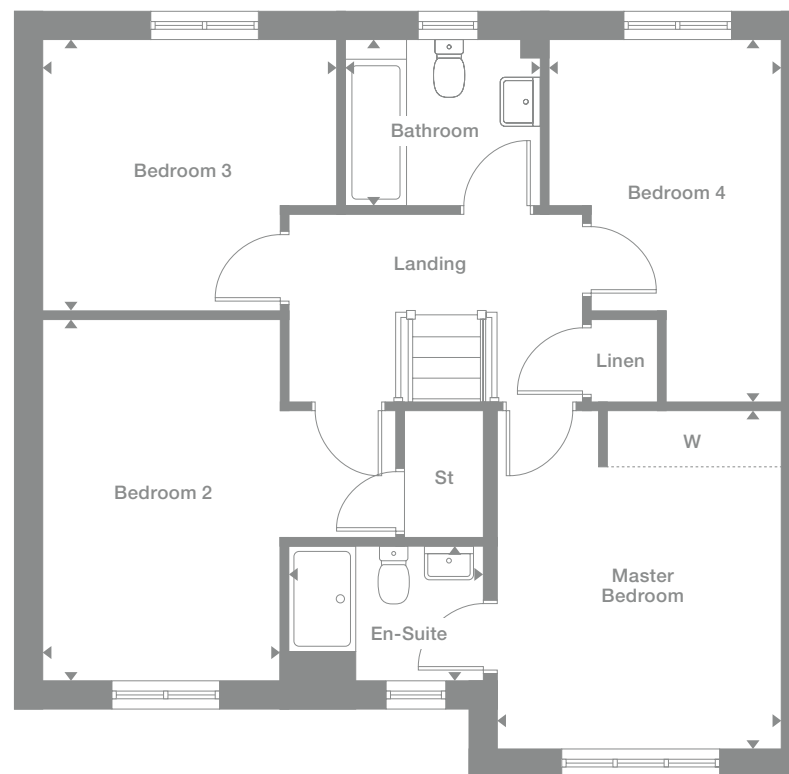
1,282 sq ft



Ground Floor



First Floor



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

* Plots are a mirror image of plans shown above

Specification

	Hawthorne	Tolkien	Darwin	Darwin DA	Malory	Hallam	Hardy	Marvell	Buchan	Buchan DA	Ashbery
Kitchens											
Contemporary styled fitted kitchen with choice of frontals (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All Plinths to match door finish. All exposed end panels to match door finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl slim-line sink and mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and tap to utility	-	-	-	-	-	✓	-	-	✓	✓	✓
Stainless steel 4-burner gas hob with chimney hood and splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven (A energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer (A+ energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms											
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer tap to basin with concealed valve bath filler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling in bathroom, en-suites and WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls with bath or basin (not WC walls)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical											
Mains wired (with battery back-up) smoke and carbon monoxide detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet fitted in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where plots have garages)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Phone socket (please ask Sales Adviser for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Specification

	Hawthorne	Tolkien	Darwin	Darwin DA	Malory	Hallam	Hardy	Marvell	Buchan	Buchan DA	Ashbery
Heating											
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Myson Touch heating controller	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White Compact radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior											
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half-round gutters and downpipes in black	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where plots have garages)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative											
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clear finished natural oak staircase handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White Ladder Style internal doors with smooth finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome 'Arun on Rose' door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white/white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping											
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap fence panel to adjacent to property.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



Just a few yards away Honeywell Sports Village, operated by Barnsley College, provides excellent public gym and fitness facilities, and there are swimming and leisure pools, a state-of-the-art gym and a bowling alley a mile away at the Metrodome Leisure Complex.

The various opportunities for outdoor leisure around the area include the Fleets Dam, popular with walkers and anglers, and the long-distance path along the River Dearne that passes within half a mile of the development. The diversity of green spaces around the town extends from the formal gardens and children's playground at Wilthorpe Park, a few minutes walk away, to Locke Park and Worsbrough Common at the southern edge of the town and the magnificent Cannon Hall Park and Gardens, five miles to the west. Barnsley and Silkstone Golf Courses are both in easy reach.



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MARKETS

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ROB ROYD
farm shop



OLD
Nº 7
BARNSLEY

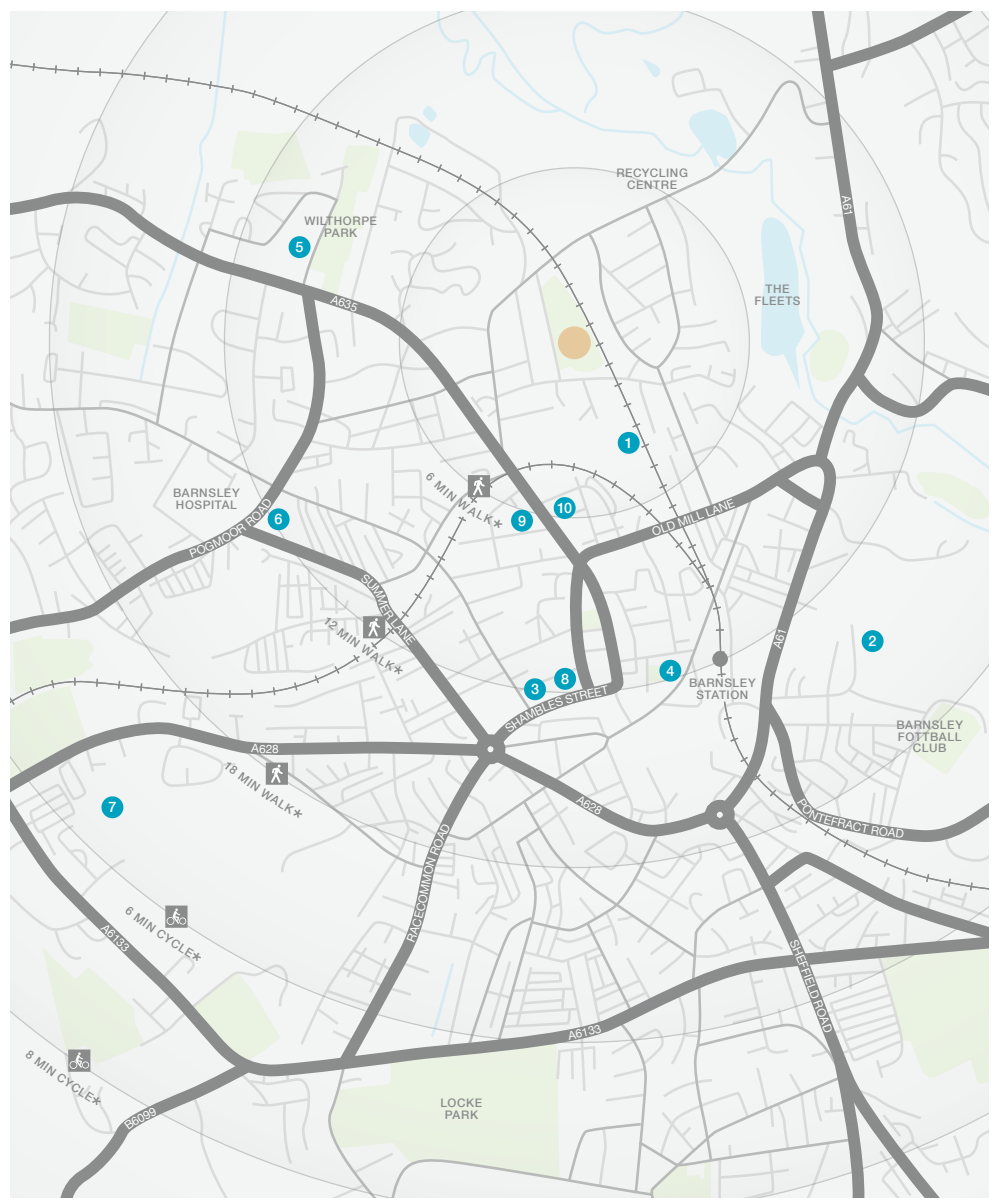


Breakfast, Lunch,
Afternoon Tea

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.

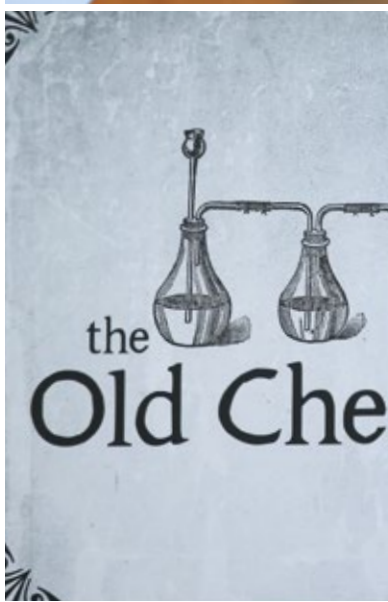
Schools within walking distance include Wilthorpe Primary, Summer Lane Primary and Horizon Community College secondary, all three awarded 'Good' ratings by Ofsted. Barnsley Sixth Form College, housed in a new, purpose-built learning centre, has achieved

a 99% exam success rate and is rated 'outstanding' by Ofsted. Huddersfield Road Surgery, a large GP practice, is around 700 yards from Honeywell Grange. There is a pharmacy immediately across the road from the surgery, and several dentists within a short walk.



- 1 Honeywell Sports Village, Honeywell Lane 01226 216 342
- 2 Metrodome Leisure Complex, Queens Ground 01226 730 060
- 3 Lamproom Theatre Westgate 01226 200 075
- 4 Parkway Cinema 62-68 Eldon Street 01226 248 218
- 5 Wilthorpe Primary School, Greenfoot Lane 01226 288 676
- 6 Summer Lane Primary School, Summer Lane 01226 205 363
- 7 Horizon Community College, Dodsworth Road 01226 704 230
- 8 Barnsley Sixth Form College, St Mary's Place 01226 216 123
- 9 Huddersfield Road Surgery, 6 Huddersfield Road 01226 203 420
- 10 Ellison's Chemist 17 Huddersfield Road 01226 281 666

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0800 840 8596

From the M1 Southbound

Leave the M1 at junction 38 and follow signs for Barnsley via the A637, joining the A635 at the roundabout by Perry's car dealership. After a mile and a quarter, turn left at the sign for Honeywell Site. Turn right at the next junction then left into Honeywell Lane, and the entrance to Honeywell Grange is on the left, 250 yards on.

From the M1 Northbound

Leave the M1 at junction 37 and follow signs for Barnsley Town Centre. One mile on, at the roundabout take the second exit and carry on into the one-way system, passing St Mary's Church and following signs for Huddersfield. Quarter of a mile after passing St Mary's, leave Huddersfield Road taking the fork to the right. Pass the college entrance, then take the second right into Honeywell Lane. The entrance to Honeywell Grange is on the left, 250 yards on.

Sat Nav: S75 1BP



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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

the place to be®

Why Miller?

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.

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www.millerhomes.co.uk

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