

LAMBTON PARK

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.



Introducing an outstanding selection of magnificent one, two and three bedroom apartments and three, four and five bedroom homes set within the historic Lambton estate and buffered by its mature woodland. This exceptional new neighbourhood combines its peaceful, semi-rural ambience with easy access to the motorway network, Durham and Tyneside. Miller Homes at Lambton Park is amongst the most enviable new developments to become available in recent years.

These exquisite properties have been sympathetically designed by renowned architect and interior designer, Ben Pentreath to be in keeping with the history of the estate and will complement the outstanding natural beauty of the existing estate.





The peace and seclusion offered by Lambton Park contrasts with its exceptional convenience. These superb homes are just two miles from junction 63 of the A1(M) and around 20 minutes' drive from Durham, Tyneside and the beautiful north-east coast. The towns of Chester le Street, Houghton le Spring and Washington are all within approximately three miles of the development, and trains from Chester le Street serve Newcastle, Liverpool and Manchester, as well as the Metrocentre in Gateshead. The local Connections4 bus service, running every ten minutes between Houghton le Spring and Heworth Metro Station, stops a few yards from Lambton Park.





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- Affordable Homes

Affordable Housing:
80% open market value. Please speak to Development Sales Manager regarding criteria

- Gas Governor G/G
- Substation S/S
- Bin Collection Point BCP
- Bin Store B/S
- Double height garage with storage access *

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.

Birch

Thoughtfully designed for optimum convenience, the ground floor is dedicated to a self-contained kitchen and dining room while the staircase ascends into an impressive, open room that presents enormous flexibility in layout and function. Spacious cupboards are provided on both floors.

Kitchen
3.32m x 2.57m
10'10" x 8'5"

Dining
2.57m x 2.10m
8'5" x 6'10"

WC
0.93m x 1.77m
3'0" x 5'10"

Lounge
4.30m x 5.41m
14'1" x 17'9"

Master Bedroom
3.05m x 3.23m
10'0" x 10'7"

Bathroom
1.80m x 2.10m
5'11" x 6'10"

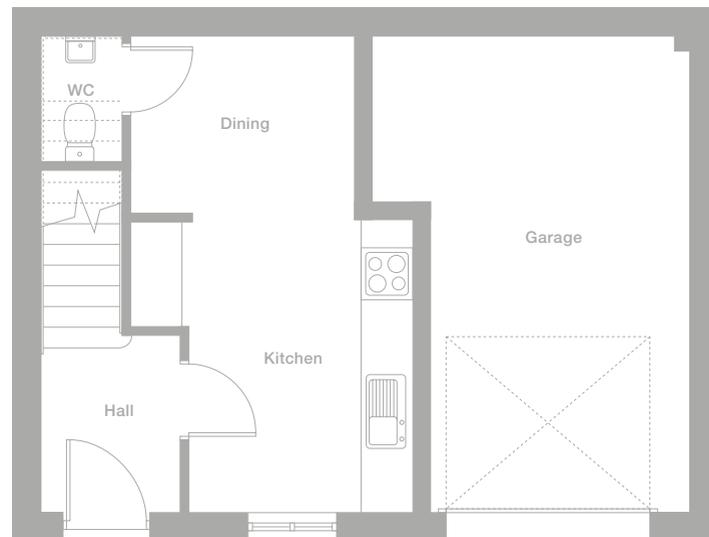
Plots
23, 30*, 37

Floor Space
674 sq ft

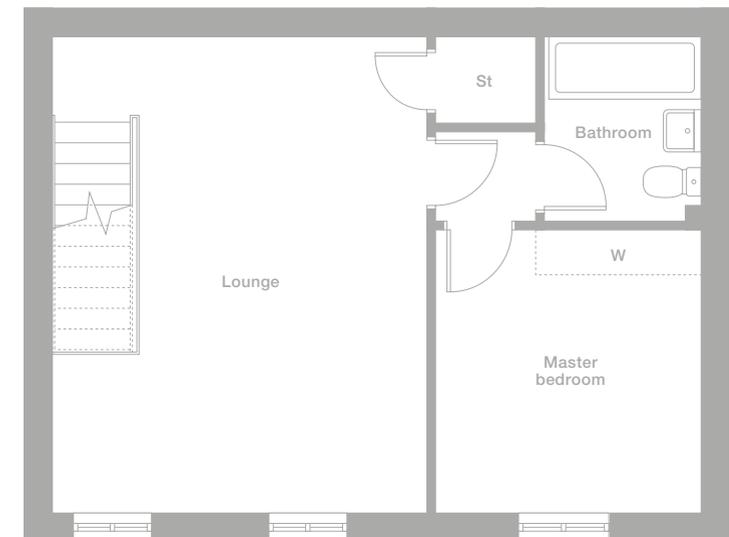
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Ground Floor



First Floor



*Plots are a mirror image of plans shown on this page

Juniper

Attractive french doors bring natural light flooding into the dining area, while helping to maximise the pleasures and rewards of the garden. The master bedroom incorporates an en-suite shower room, and the third bedroom could be transformed into a games room or library.

Lounge 3.44m x 4.61m 11'3" x 15'1"	Master Bedroom 3.08m x 2.66m 10'1" x 8'8"
Kitchen/Dining 4.78m x 3.30m 15'8" x 10'10"	En-Suite 1.61m x 1.33m 5'3" x 4'4"
WC 1.25m x 1.62m 4'1" x 5'4"	Bedroom 2 2.43m x 3.45m 7'12" x 11'4"
	Bedroom 3 2.26m x 2.40m 7'5" x 7'10"
	Bathroom 2.43m x 1.7m 7'12" x 5'7"

Plots
26*, 27*, 28, 29,
51, 52, 59, 60, 61

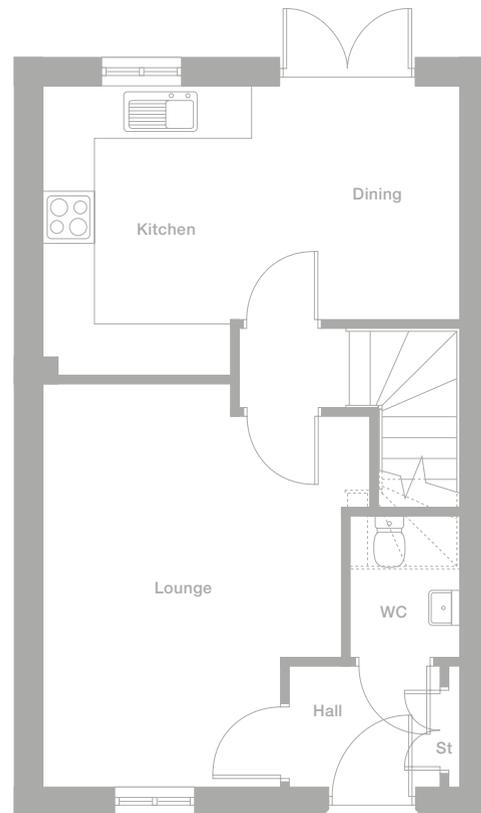
OMV Plots
53*, 54*, 55*,
56, 57, 58

Floor Space
837 sq ft

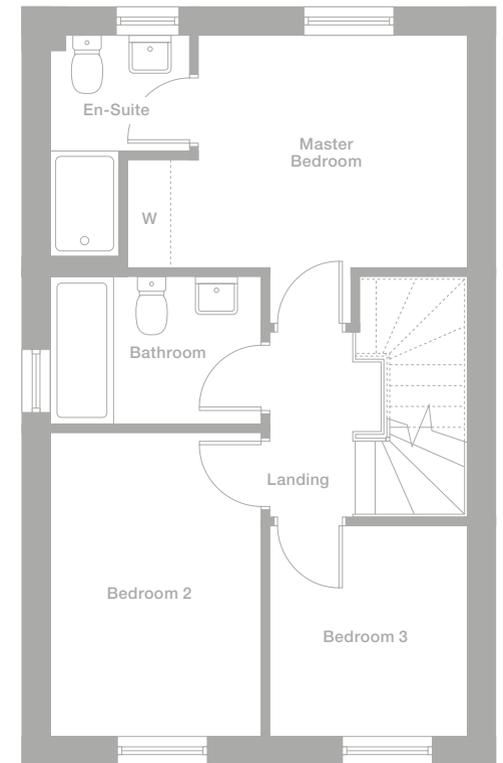
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Ground Floor



First Floor



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Ground and First Floor Apartment

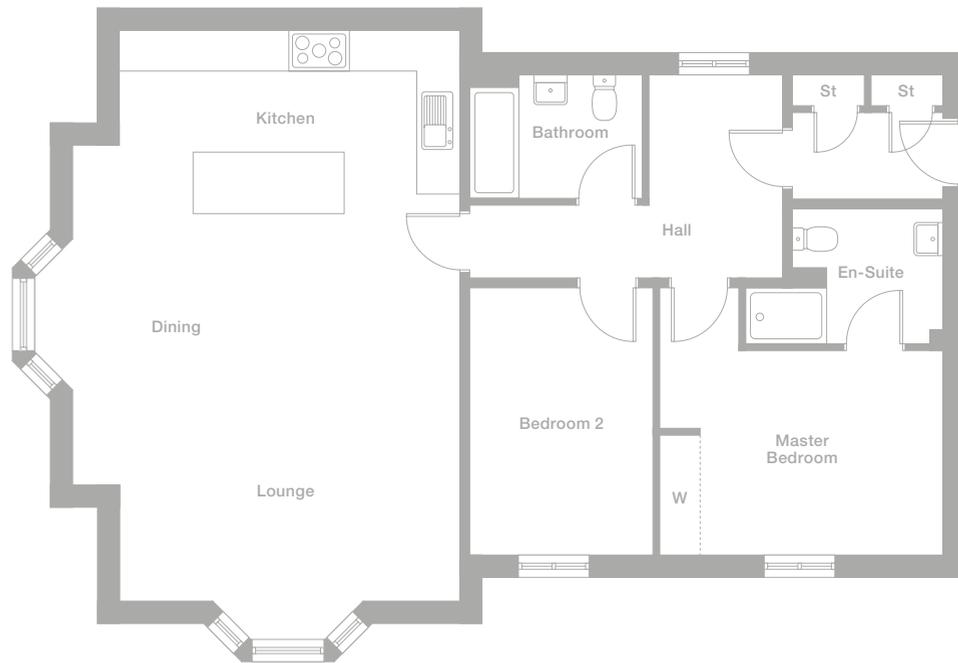
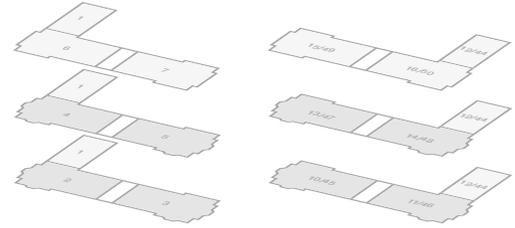
A bright entrance lobby with useful twin cupboards for coats and umbrellas opens on to a magnificent dual aspect open plan living room with two stylish feature bay windows, creating an impressive and wonderfully adaptable space. The master bedroom includes an en-suite shower room

Kitchen/Dining/Lounge 8.33m x 4.96m 27'4" x 16'3"	Master Bedroom 4.17m x 2.98m 13'8" x 9'9"
Bathroom 2.52m x 1.8m 8'3" x 5'11"	En-Suite 2.21m x 1.96m 7'3" x 6'5"
Bedroom 2 2.67m x 3.89m 8'9" x 12'9"	

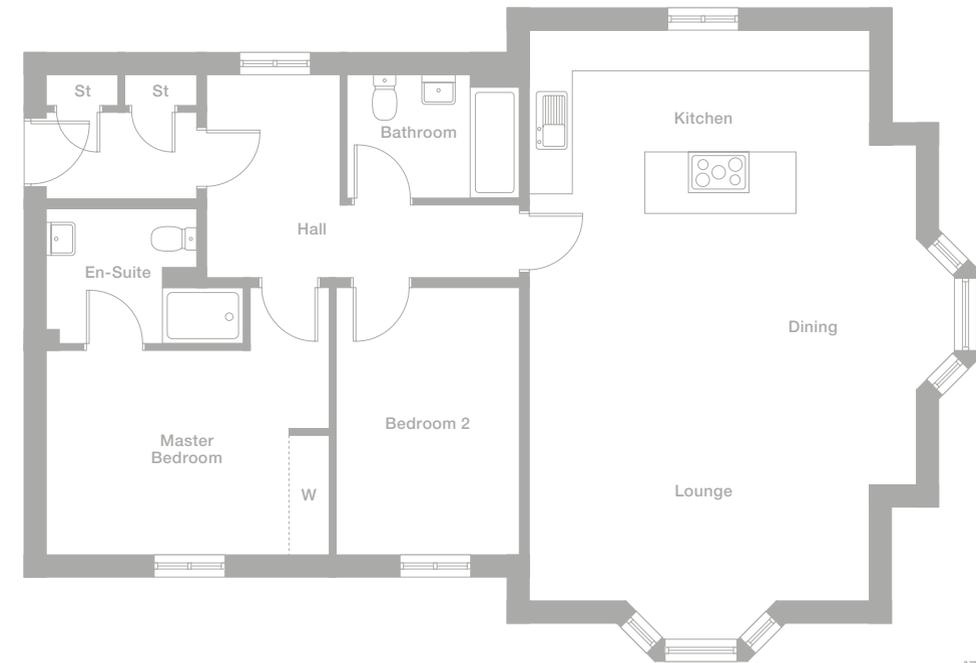
Plots
Ground Floor
2, 3, 10*, 11*, 45*, 46*
First Floor
4, 5, 13*, 14*, 47*, 48*
Floor Space
1,037 sq ft



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*Indicates plot layout shown on this page



Second Floor Apartment

With its sunny, welcoming open plan living room delightfully enhanced by dual aspect windows, and its en-suite master bedroom, this is a home designed to add comfort to contemporary life. The second bedroom, ideal for guests, also offers the option of creating a home office.

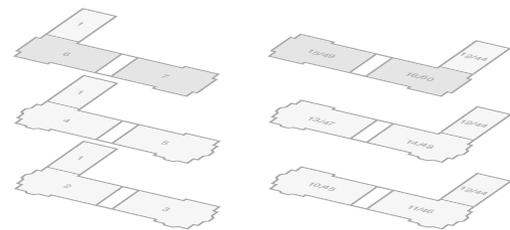
Kitchen/Dining/Lounge 8.33m x 4.96m 27'4" x 16'3"	Master Bedroom 4.17m x 2.98m 13'8" x 9'9"
Bathroom 2.52m x 1.80m 8'3" x 5'11"	En-Suite 2.21m x 1.96m 7'3" x 6'5"
Bedroom 2 2.67m x 3.89m 8'9" x 12'9"	

Plots
6, 7, 15*, 16*, 49*, 50*

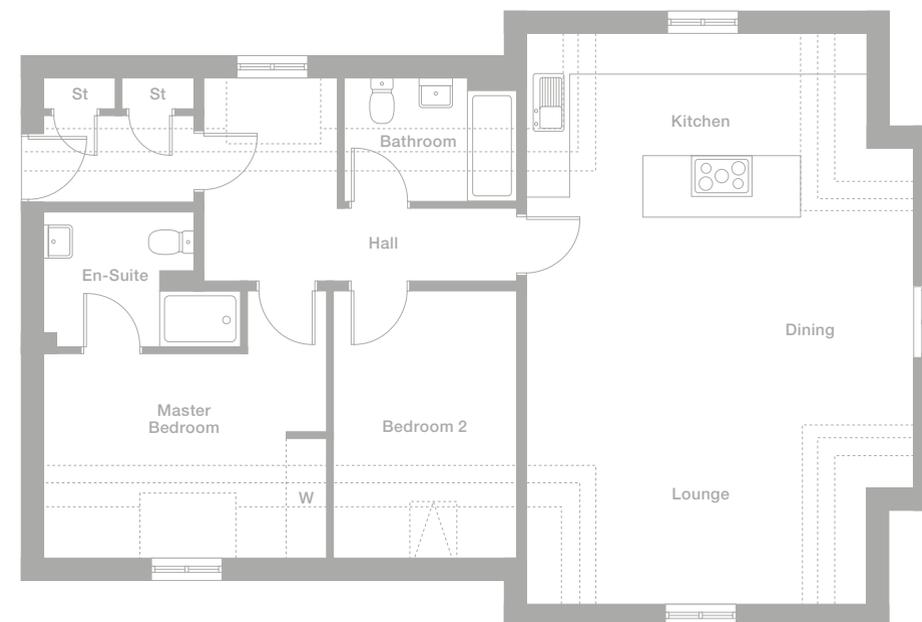
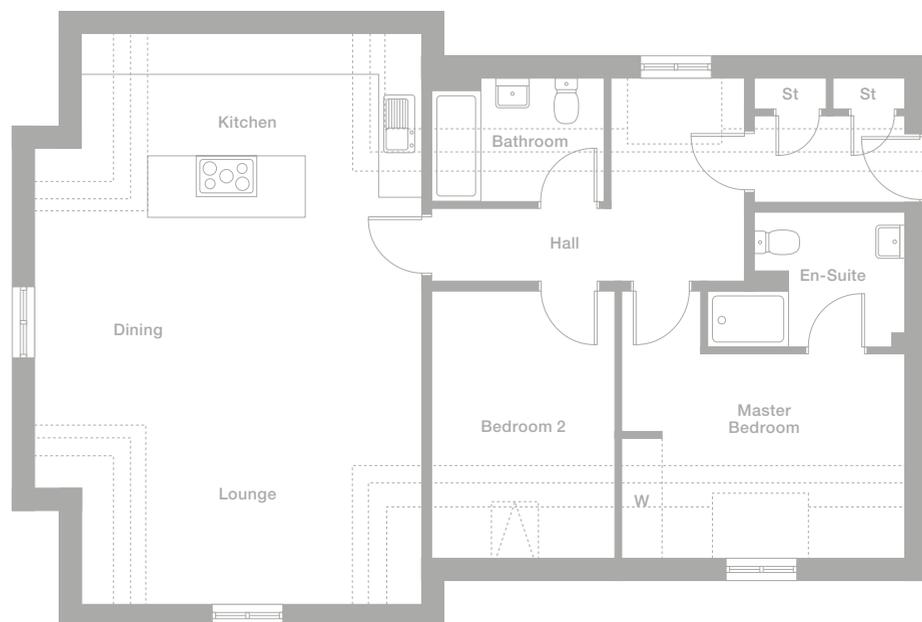
Floor Space
1,006 sq ft



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Maple

Dual aspect outlooks in the superb kitchen and dining room, the upstairs living room and two of the three bedrooms transform this into a quite exceptionally bright, airy home. Featuring an en-suite master bedroom and generous storage space, it is both practical and immensely attractive.

Kitchen/Dining
4.96m x 4.06m
16'3" x 13'4"

WC
1.97m x 0.95m
6'6" x 3'1"

Lounge
4.96m x 4.06m
16'3" x 13'4"

Bedroom 3
2.91m x 3.35m
9'7" x 10'12"

Bathroom
1.96m x 2.35m
6'5" x 7'8"

Bedroom 2
4.96 x 3.35m
16'3" x 10'12"

Master Bedroom
4.96m x 4.06m max
16'3" x 13'4"

En-Suite
3.62m x 1.20m
9'11" x 3'11"

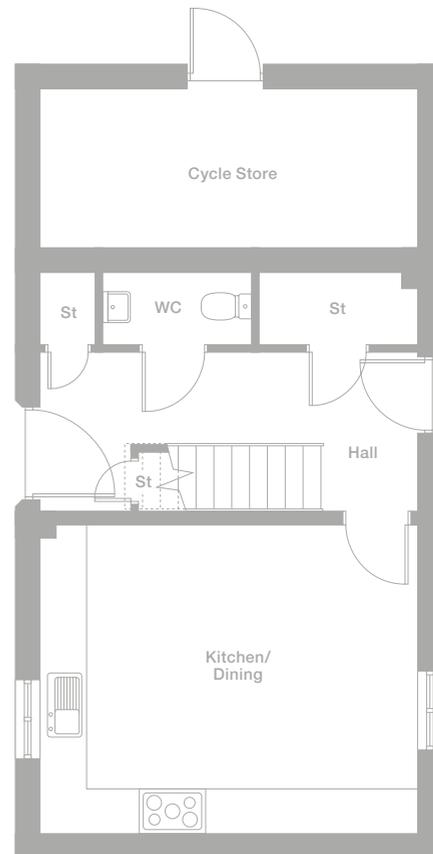
Plots
1, 12*, 44*

Floor Space
1,460 sq ft

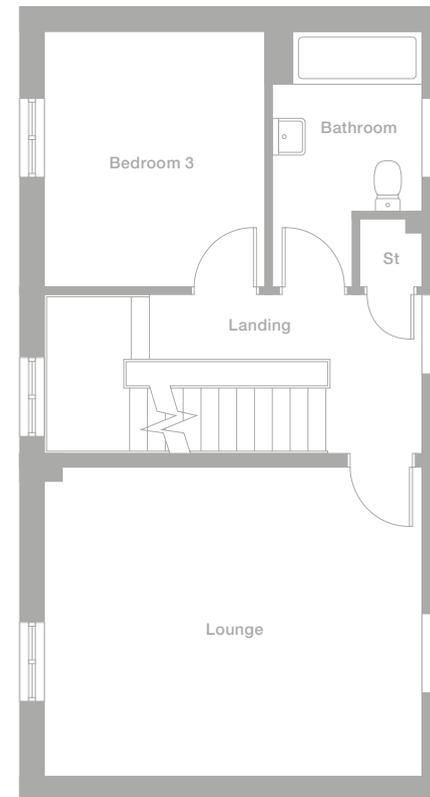
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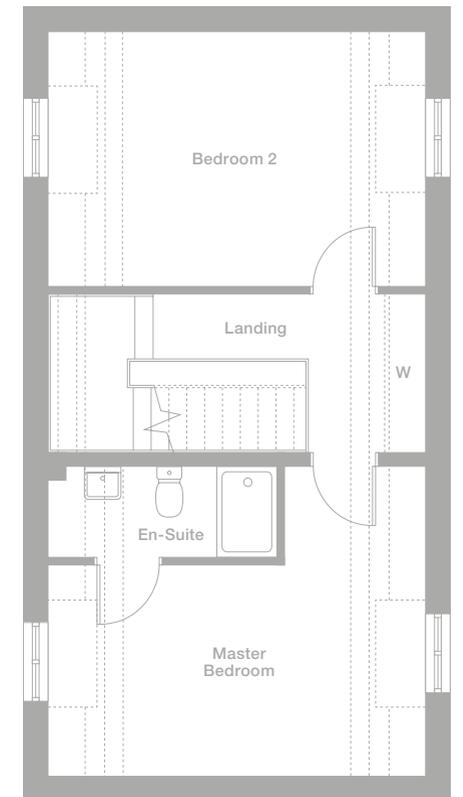
Ground Floor



First Floor



Second Floor



*Plots are a mirror image of plans shown on this page

Willow

The sunny kitchen, with french doors adding a focal point to the dining area, is the perfect family space to complement the stylish bay-windowed living room. The en-suite master bedroom, with its walk in wardrobe and dormer window, has its own unique charm.

Lounge
3.31m x 4.20m
10'10" x 13'9"

Kitchen/Dining
5.80m x 4.10m max
19'0" x 13'5"

WC
0.90m x 1.73m
2'12" x 5'8"

Bedroom 2
3.37m x 3.92m
11'0" x 12'10"

Bedroom 3
3.37m x 3.92m
11'0" x 12'10"

Bedroom 4
2.33m x 2.58m
7'8" x 8'5"

Bathroom
2.33m x 2.61m max
7'8" x 8'7"

Master Bedroom
4.84m x 4.74m
15'11" x 15'7"

Wardrobe Space
2.22m x 1.56m
7'3" x 5'1"

En-Suite
2.09m x 1.36m
6'10" x 4'5"

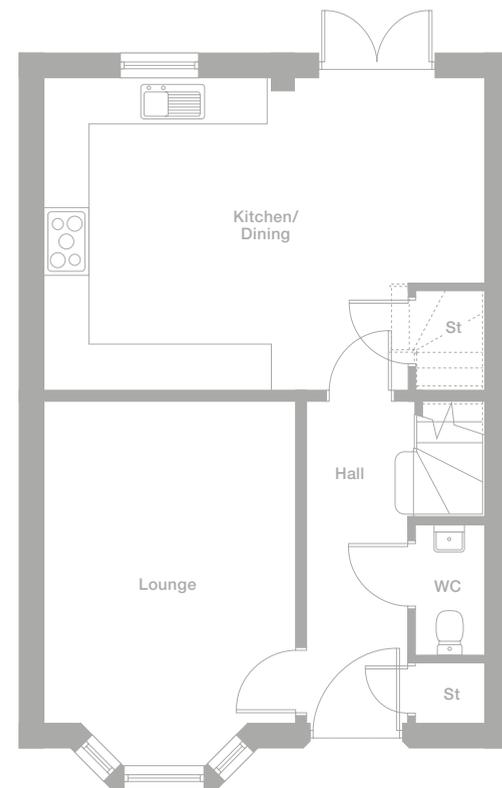
Plots
8*, 9, 62, 63*

Floor Space
1,467 sq ft

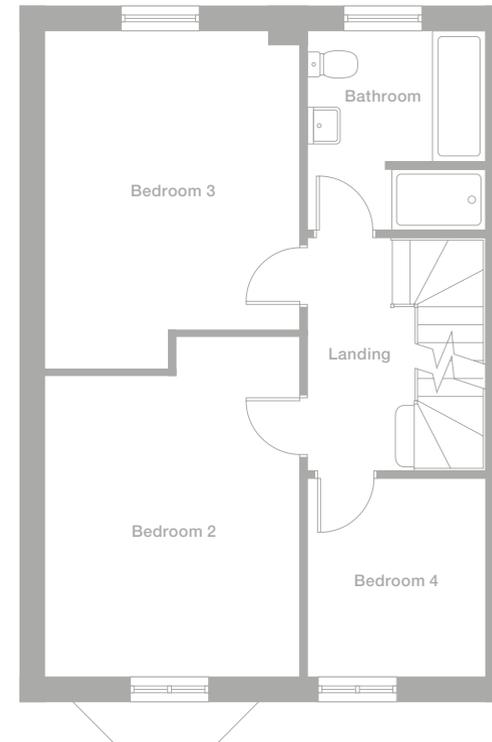
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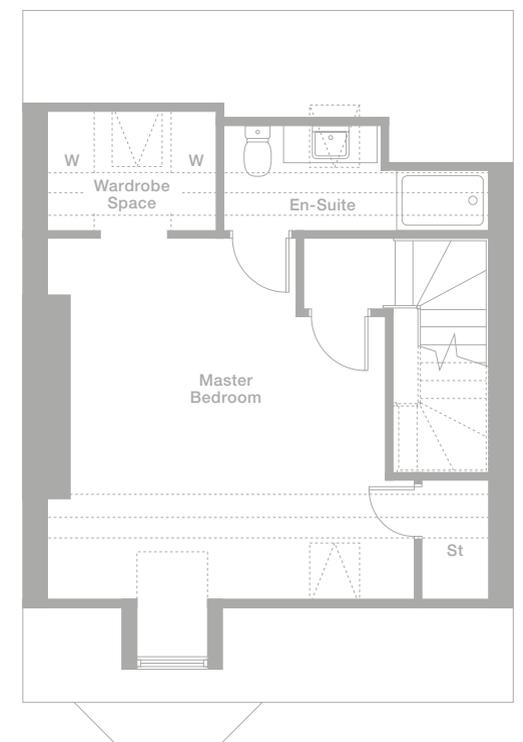
Ground Floor



First Floor



Second Floor



*Plots are a mirror image of plans shown on this page

Cedar

The elegant, bay-windowed living room is complemented by an inviting family kitchen and dining room with garden access, destined to become the natural focal point of the household. Two bedrooms are en-suite with walk-in wardrobes, and the dual aspect master suite is especially sumptuous.

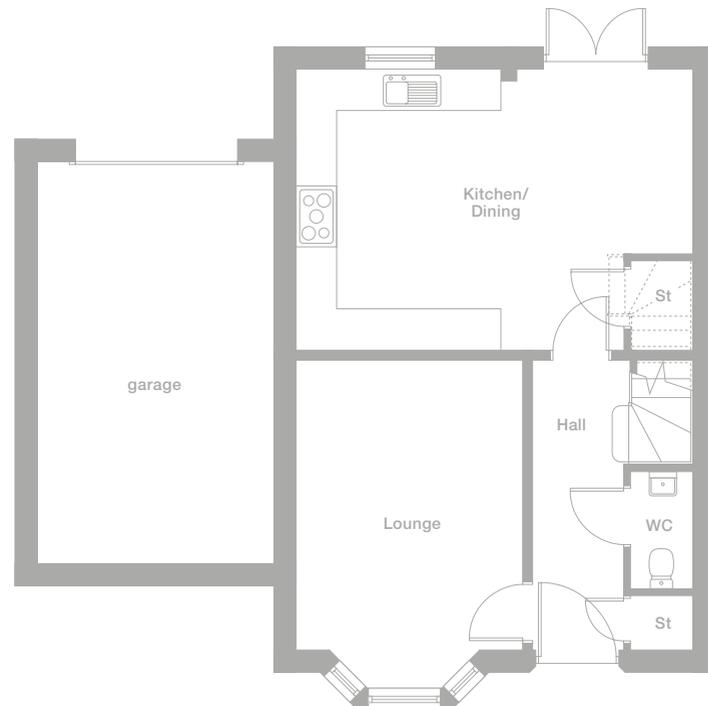
- Lounge**
3.31m x 4.20m
10'10" x 13'9"
- Kitchen/Dining**
5.80m x 4.10m max
19'0" x 13'5"
- WC**
0.90m x 1.73m
2'12" x 5'8"
- Master Bedroom**
3.44m x 4.51m
11'3" x 14'10"
- En-Suite 1**
2.57m x 1.40m
8'5" x 4'7"
- Wardrobe Space**
2.57m x 1.42m
8'5" x 4'8"
- Bedroom 3**
3.37m x 3.92m
11'0" x 12'10"
- Bedroom 4**
2.33m x 2.58m
7'8" x 8'5"
- Bathroom**
2.33m x 2.61m max
7'8" x 8'7"

- Plots**
19, 20*, 33, 34*, 40, 41*
- Floor Space**
1,646 sq ft

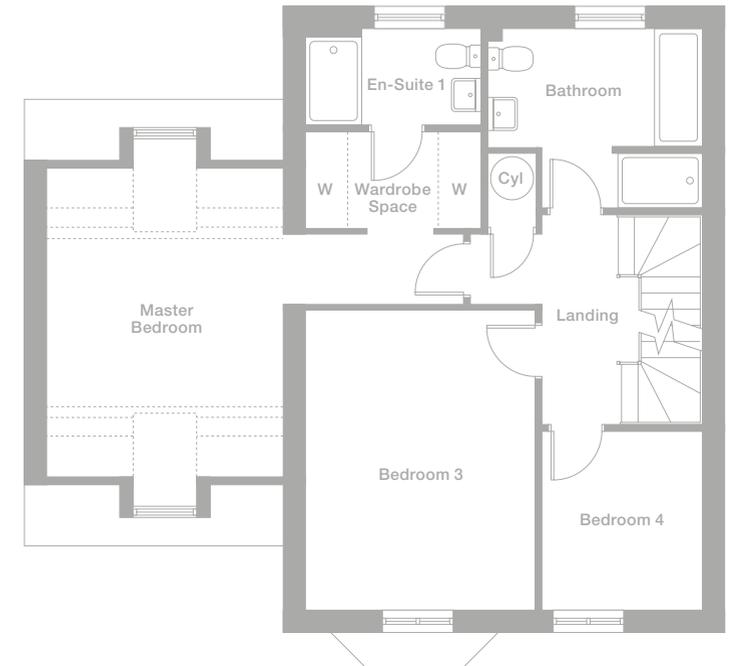
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Ground Floor



First Floor



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Cedar

The elegant, bay-windowed living room is complemented by an inviting family kitchen and dining room with garden access, destined to become the natural focal point of the household. Two bedrooms are en-suite with walk-in wardrobes, and the dual aspect master suite is especially sumptuous.

Bedroom 2
4.84m x 4.74m
15'11" x 15'7"

Wardrobe Space
2.22m x 1.56m
7'3" x 5'1"

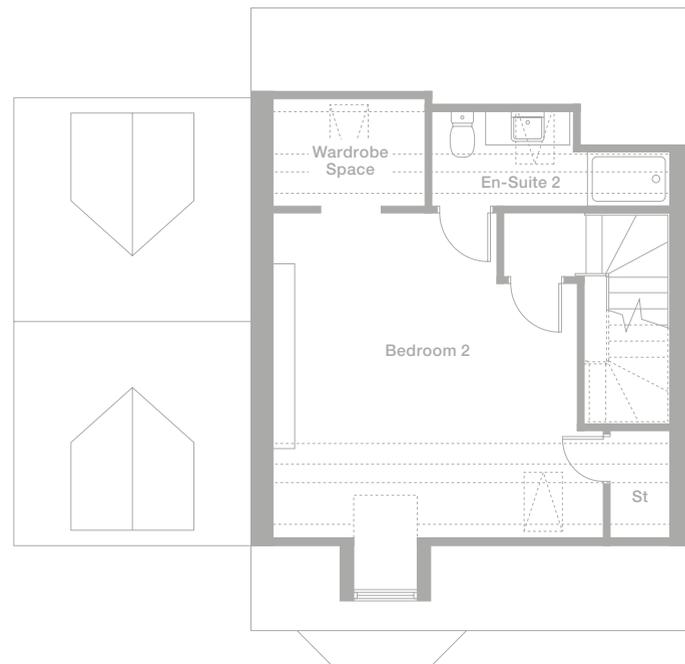
En-Suite 2
2.09m x 1.36m
6'10" x 4'5"

Plots
19, 20*, 33, 34*, 40, 41*

Floor Space
1,646 sq ft

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Second Floor



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Aspen

With bay windows in the study and the island-style kitchen, french doors in the dual-aspect living room and bi-fold doors adding special appeal to the dining area, this outstanding home brings new delights at every turn. Upstairs, two of the five bedrooms are en-suite.

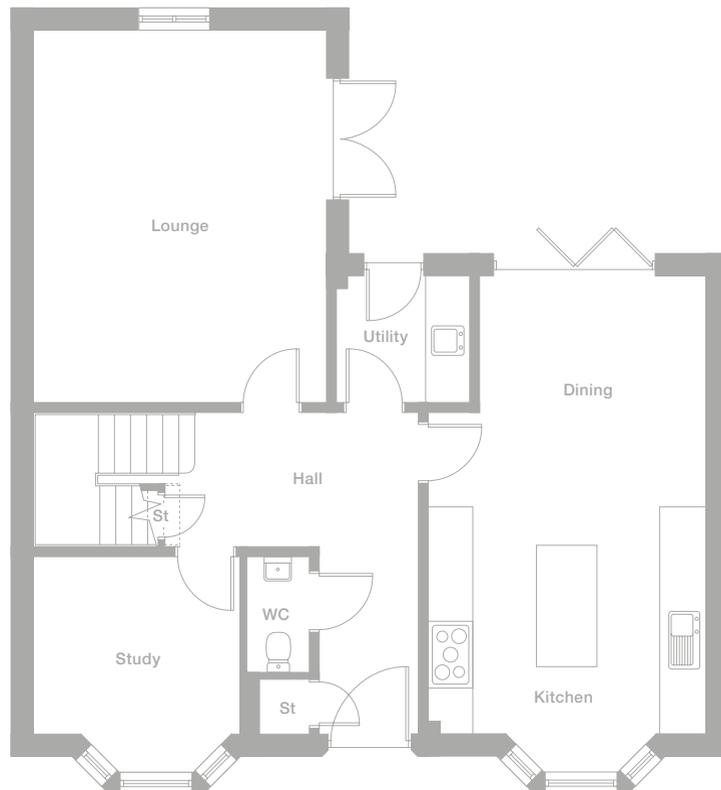
- Lounge**
4.06m x 5.42m
13'4" x 17'9"
- Kitchen**
3.30m x 4.04m
10'10" x 13'3"
- Dining**
3.29m x 3.34m
10'9" x 10'11"
- WC**
0.92m x 1.71m
3'0" x 5'7"
- Utility**
1.97m x 1.83m
6'6" x 6'0"
- Study**
3.04m x 3.12m max
9'12" x 10'3"
- Master Bedroom**
4.06m x 5.42m max
13'4" x 17'9"
- Wardrobe Space**
2.80m x 1.83m
9'2" x 6'6"
- En-Suite 1**
2.42m x 1.62m
7'12" x 5'4"
- Bedroom 3**
2.89m x 3.93m
9'6" x 12'11"
- Bedroom 4**
4.04m x 2.62m
13'3" x 8'7"
- Bedroom 5**
3.20m x 2.57m
10'6" x 8'5"
- Bathroom**
2.21m x 2.57m
7'3" x 8'5"

- Plots**
18*, 21*, 32, 35,
39*, 42*, 66, 67*
- Floor Space**
2,177 sq ft

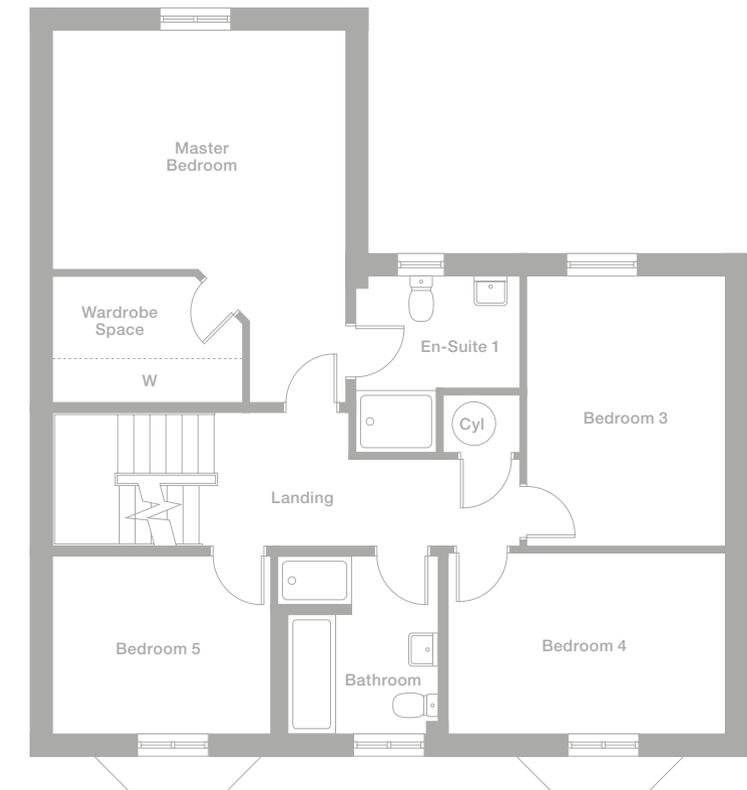
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Ground Floor



First Floor



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Aspen

With bay windows in the study and the island-style kitchen, french doors in the dual-aspect living room and bi-fold doors adding special appeal to the dining area, this outstanding home brings new delights at every turn. Upstairs, two of the five bedrooms are en-suite.

Bedroom 2
5.42m x 4.19m
17'9" x 13'9"

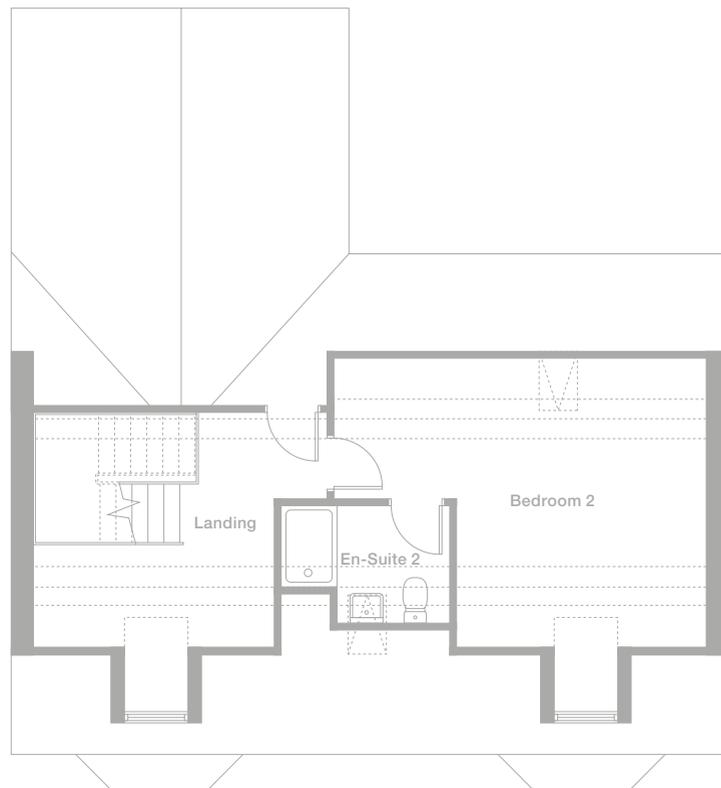
En-Suite 2
2.49m x 1.73m max
8'2" x 5'8"

Plots
18*, 21*, 32, 35,
39*, 42*, 66, 67*

Floor Space
2,177 sq ft

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Second Floor



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From the breathtaking triple aspect living room to the second en-suite bedroom with its delightful dormer window, this is a home of real distinction. Bi-fold doors open the dining area to the garden, and the dual aspect master bedroom suite includes a walk-in wardrobe.

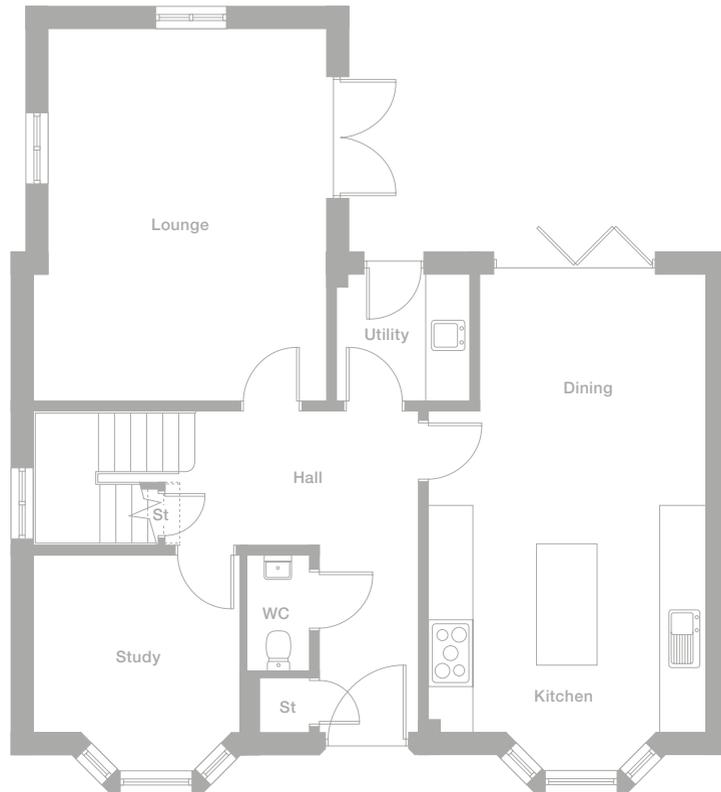
- Lounge**
4.06m x 5.42m
13'4" x 17'9"
- Kitchen**
3.30m x 4.04m
10'10" x 13'3"
- Dining**
3.29m x 3.34m
10'9" x 10'11"
- WC**
0.92m x 1.71m
3'0" x 5'7"
- Utility**
1.97m x 1.83m
6'6" x 6'0"
- Study**
3.04m x 3.12m max
9'12" x 10'3"
- Master Bedroom**
4.06m x 5.42m max
13'4" x 17'9"
- Wardrobe Space**
2.80m x 1.83m
9'2" x 6'6"
- En-Suite 1**
2.42m x 1.62m
7'12" x 5'4"
- Bedroom 3**
2.89m x 3.93m
9'6" x 12'11"
- Bedroom 4**
4.04m x 2.62m
13'3" x 8'7"
- Bedroom 5**
3.2m x 2.57m
10'6" x 8'5"
- Bathroom**
2.21m x 2.57m
7'3" x 8'5"

- Plots**
17, 22*, 24, 25*, 31,
36*, 38*, 43, 64, 69*
- Floor Space**
2,194 sq ft

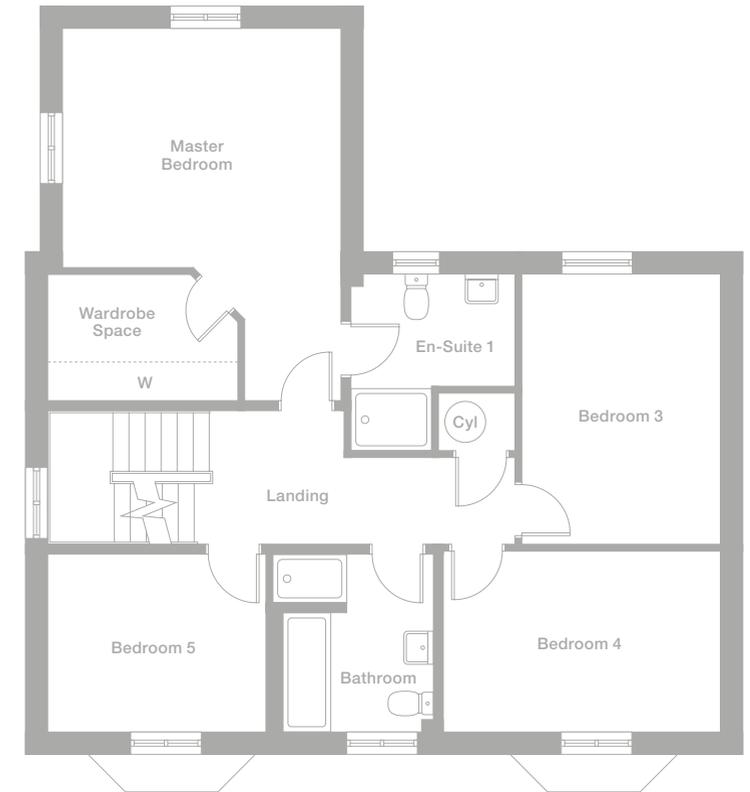
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Ground Floor



First Floor



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From the breathtaking triple aspect living room to the second en-suite bedroom with its delightful dormer window, this is a home of real distinction. Bi-fold doors open the dining area to the garden, and the dual aspect master bedroom suite includes a walk-in wardrobe.

Bedroom 2
5.42m x 4.19m
17'9" x 13'9"

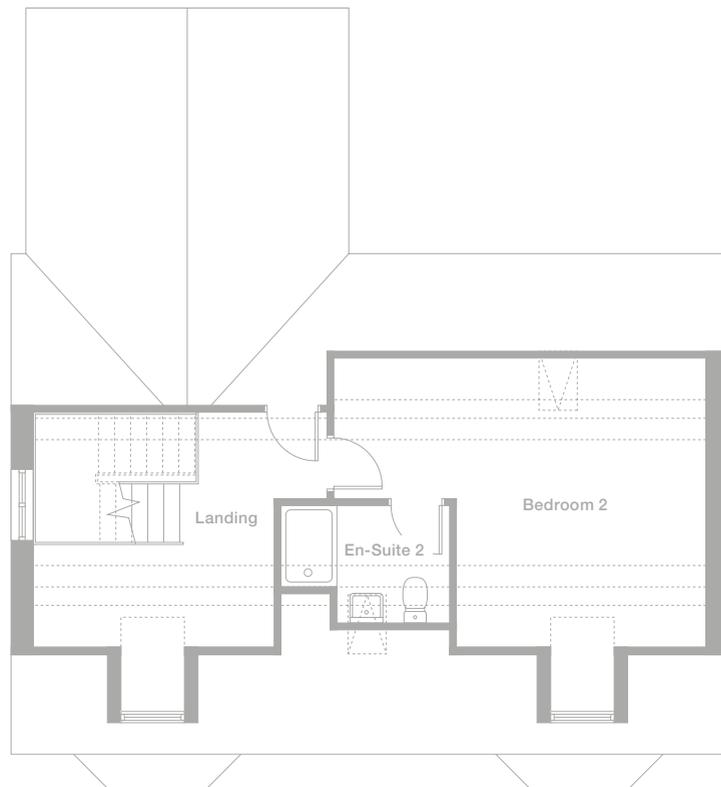
En-Suite 2
2.49m x 1.73m max
8'2" x 5'8"

Plots
17, 22*, 24, 25*, 31,
36*, 38*, 43, 64, 69*

Floor Space
2,194 sq ft

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Second Floor



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Redwood

Bi-fold doors from the dining area of the island style kitchen and french doors from the lounge create an exciting interplay between the garden and the interior of this magnificent home. Three of the bedrooms have en-suite facilities, and one features a walk-in wardrobe.

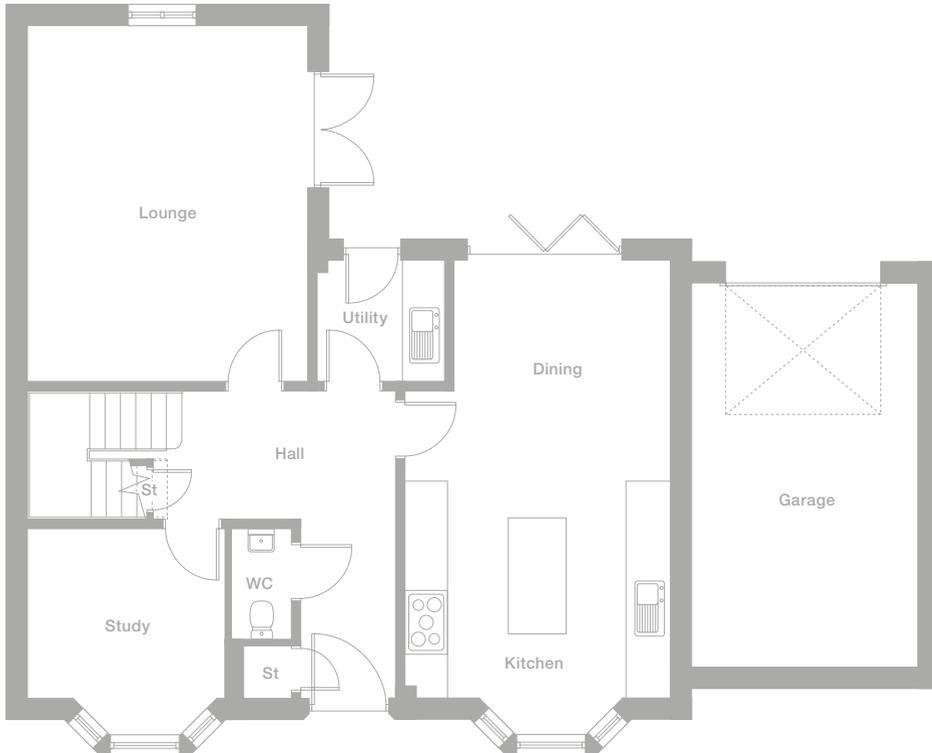
- Lounge**
4.06m x 5.42m
13'4" x 17'9"
- Kitchen**
3.30m x 4.04m
10'10" x 13'3"
- Dining**
3.29m x 3.34m
10'9" x 10'11"
- WC**
0.92m x 1.71m
3'0" x 5'7"
- Utility**
1.97m x 1.83m
6'6" x 6'0"
- Study**
3.04m x 3.12m max
9'12" x 10'3"
- Master Bedroom**
4.06m x 5.42m max
13'4" x 17'9"
- Wardrobe Space**
2.89m x 1.34m
9'6" x 4'5"
- En-Suite 1**
2.89m x 1.30m
9'6" x 4'3"
- Bedroom 2**
2.89m x 3.93m
9'6" x 12'11"
- En-Suite 2**
2.90m x 1.30m
9'6" x 4'3"
- Bedroom 4**
4.04m x 2.62m
13'3" x 8'7"
- Bedroom 5**
3.20m x 2.57m
10'6" x 8'5"
- Bathroom**
2.21m x 2.57m
7'3" x 8'5"

Plots
65, 68*
Floor Space
2,384 sq ft

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Ground Floor



First Floor



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Redwood

Bi-fold doors from the dining area of the island style kitchen and french doors from the lounge create an exciting interplay between the garden and the interior of this magnificent home. Three of the bedrooms have en-suite facilities, and one features a walk-in wardrobe.

Bedroom 3
3.44m x 4.51m
11'3" x 14'10"

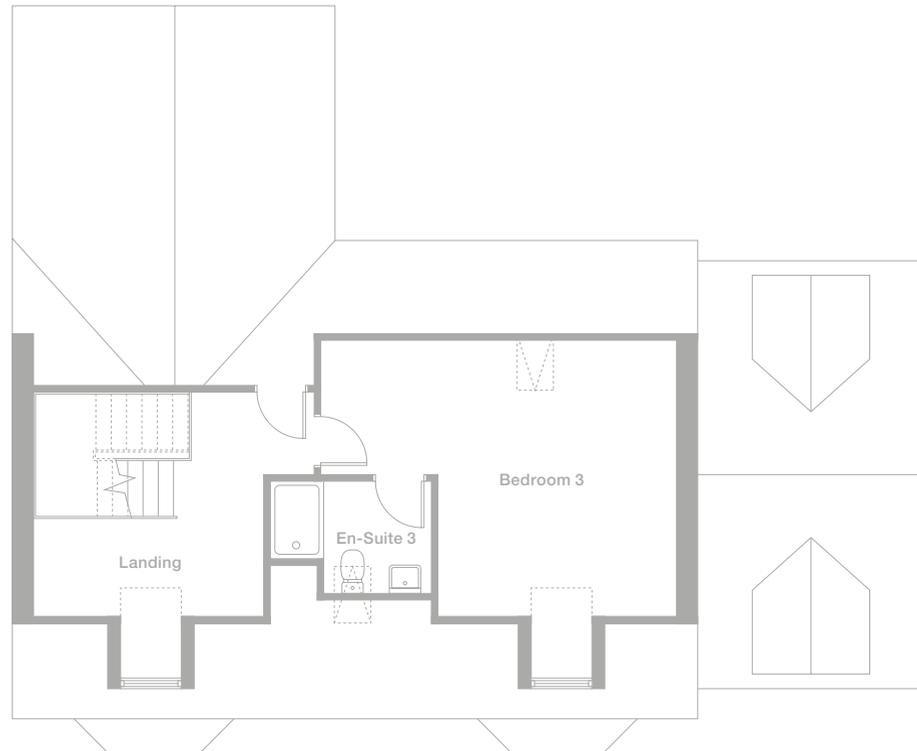
En-Suite 3
2.49m x 1.73m max
8'2" x 5'8"

Plots
65, 68*

Floor Space
2,384 sq ft

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

Second Floor



*Plots are a mirror image of plans shown on this page

Specification

	Houses	Apartments	Maple	Birch
Kitchen/Utility				
Symphony Gallery fitted kitchen with selection of colour and handle choices	✓	✓	✓	✓
Premium 40mm worktop with upstand to wall	✓	✓	✓	✓
Stainless steel 1½ bowl sink and monobloc mixer tap to kitchen	✓	✓	✓	✓
Stainless steel 1 bowl sink and monobloc mixer tap to utility (where applicable)	✓	-	-	-
AEG 90cm stainless steel chimney hood	✓	✓	✓	-
AEG 60cm stainless steel chimney hood	-	-	-	✓
90cm stainless steel splashback behind hob	✓	✓	✓	-
60cm stainless steel splashback behind hob	-	-	-	✓
AEG 75cm 5-burner gas hob	✓	✓	✓	-
AEG 60cm 4-burner gas hob	-	-	-	✓
Multifunction AEG double oven and microwave (different configuration to top floor apartment)	✓	✓	✓	-
Multifunction AEG single oven and microwave (different configuration to top floor apartment)	-	✓	-	✓
Zanussi 70/30 in-column fridge freezer and housing (different configuration to top floor apartment)	✓	✓	✓	✓
Zanussi 60cm integrated dishwasher	✓	✓	✓	✓
Removeable unit including plumbing and electrics for washing machine space	✓	✓	✓	✓
Removeable unit including plumbing and electrics for washer dryer space	✓	✓	✓	✓
Removeable unit including electrics to wine cooler space	✓	✓	✓	✓
Under unit LED lighting to kitchen	✓	✓	✓	✓
Bathroom/En-Suite/WC				
Ideal Standard Concept Cube white sanitaryware	✓	✓	✓	✓
Soft close toilet seat throughout	✓	✓	✓	✓
Double ended bath with centre controls	✓	✓	✓	-
Shower over bath with additional tiling and shower screen	-	-	-	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓
Shower tray with chrome style framed clear glass enclosure	✓	✓	✓	-
Half height Porcelanosa ceramic wall tiles to all wet areas	✓	✓	✓	✓
Brushed chrome tile trim to all wet areas	✓	✓	✓	✓
Heating				
Gas central heating throughout	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostats are fitted)	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓

Electrical

	Houses	Apartments	Maple	Birch
TV socket to lounge and master bedroom	✓	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓
Porch light to front and back	✓	✓	✓	✓
Front doorbell and chime	✓	-	-	✓
USB charging socket to kitchen	✓	✓	✓	✓
Power and lighting to garage (where applicable)	✓	-	-	✓
Chrome LED downlighters to kitchen and wet areas	✓	✓	✓	✓
Shaver point to en-suite 1	✓	✓	✓	-
Shaver point to bathroom	-	-	-	✓
Battery operated carbon monoxide detectors	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓
Audio phone entry system	-	✓	-	-

Exterior

	Houses	Apartments	Maple	Birch
Double glazed PVCu windows	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (where applicable)	✓	-	-	-
Timber/PVCu fascias, soffits and rain water goods	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓
Outside tap to rear	✓	-	-	✓
Personnel door to garage from garden (Aspen and Oak only)	✓	-	-	-
Electric garage door (where applicable)	✓	-	-	✓

Decorative

	Houses	Apartments	Maple	Birch
Moulded spindles and newels to staircase with oak handrail	✓	-	✓	✓
Moulded skirting boards and architraves	✓	✓	✓	✓
White 5 panel solid vertical internal doors with chrome handles	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓
Fitted wardrobe to master bedroom	✓	✓	✓	✓

Landscaping

	Houses	Apartments	Maple	Birch
Landscaping to front garden	✓	-	-	-
1.8m screen fence to rear and between plots	✓	-	-	✓
Rotovated topsoil to rear garden	✓	-	-	✓
Landscaped communal area	-	✓	✓	-

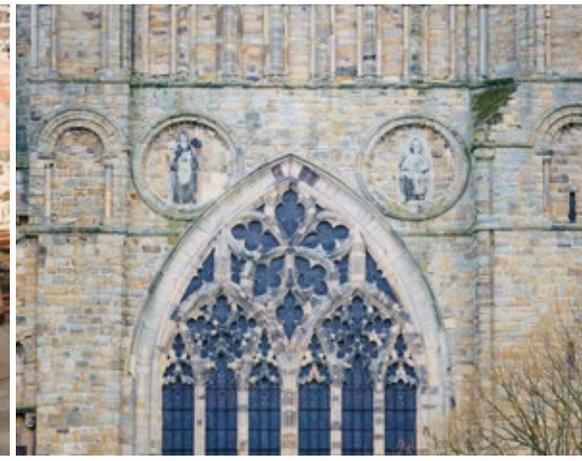
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✓ Standard
- Not Available

There is a filling station nearby, a convenience store half a mile away in Bournmoor, and several other local shops and services, including a post office, a pharmacy, a dentist and a medical centre, within a 20-minute walk. The adjacent towns widen the choice of local retailers, supermarkets and high street chains. Shops are interspersed with pubs, cafés and restaurants in attractive, traditional market town environments, and an open-air market is held in Chester le Street on Tuesdays, Fridays and Saturdays.

Alternative shopping destinations include the picturesque, historic centre of Durham and the vast Metrocentre, which complements an enormous choice of shops with restaurants, a multi-screen Odeon Imax cinema and other leisure amenities.

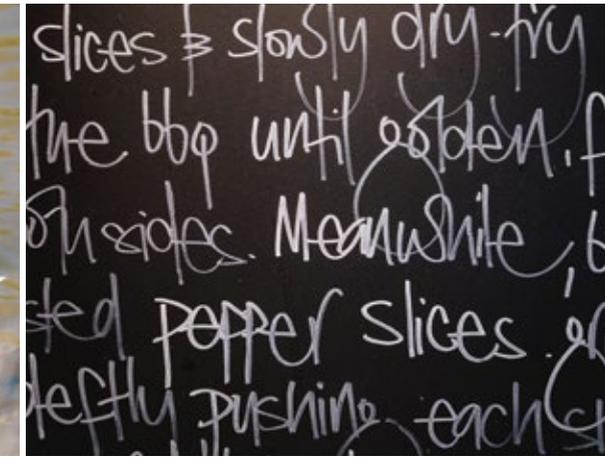




Sports and fitness facilities in the area include Burnmoor Cricket Club, based just a few yards from Lambton Park. Around two miles away, Durham County Cricket Club's Emirates Stadium, Chester le Street Golf Club's beautiful parkland course, the town's Amateur Rowing Club, Durham County's Football ground and the Riverside Sports Pavilion are all located near the delightful Riverside Park. The gyms and swimming pools at Chester le Street Leisure Centre and Bannatyne Health Club also sit within a few yards of Riverside Park.

The area is rich in open green areas and attractions, including the 52-hectare Elba Park, less than a mile away, the magnificent Herrington Country Park with its cycling trails, sculptures, adventure playground and rich wildlife, and the celebrated and engaging Beamish open-air museum of life in the north-east.

Bournmoor Primary School, a few minutes walk from Lambton Park and rated 'Good' by Ofsted, is one of several primary schools in the area, and high schools include Park View Academy situated close to Riverside Park in Chester le Street. There is also a choice of co-educational and single sex private schools in Durham, Newcastle and Sunderland.





With a heritage stretching back to the 11th Century and a distinct sense of place, Lambton Park, the ancestral seat of the Earls of Durham, is one of the most intriguing historic places in the region.

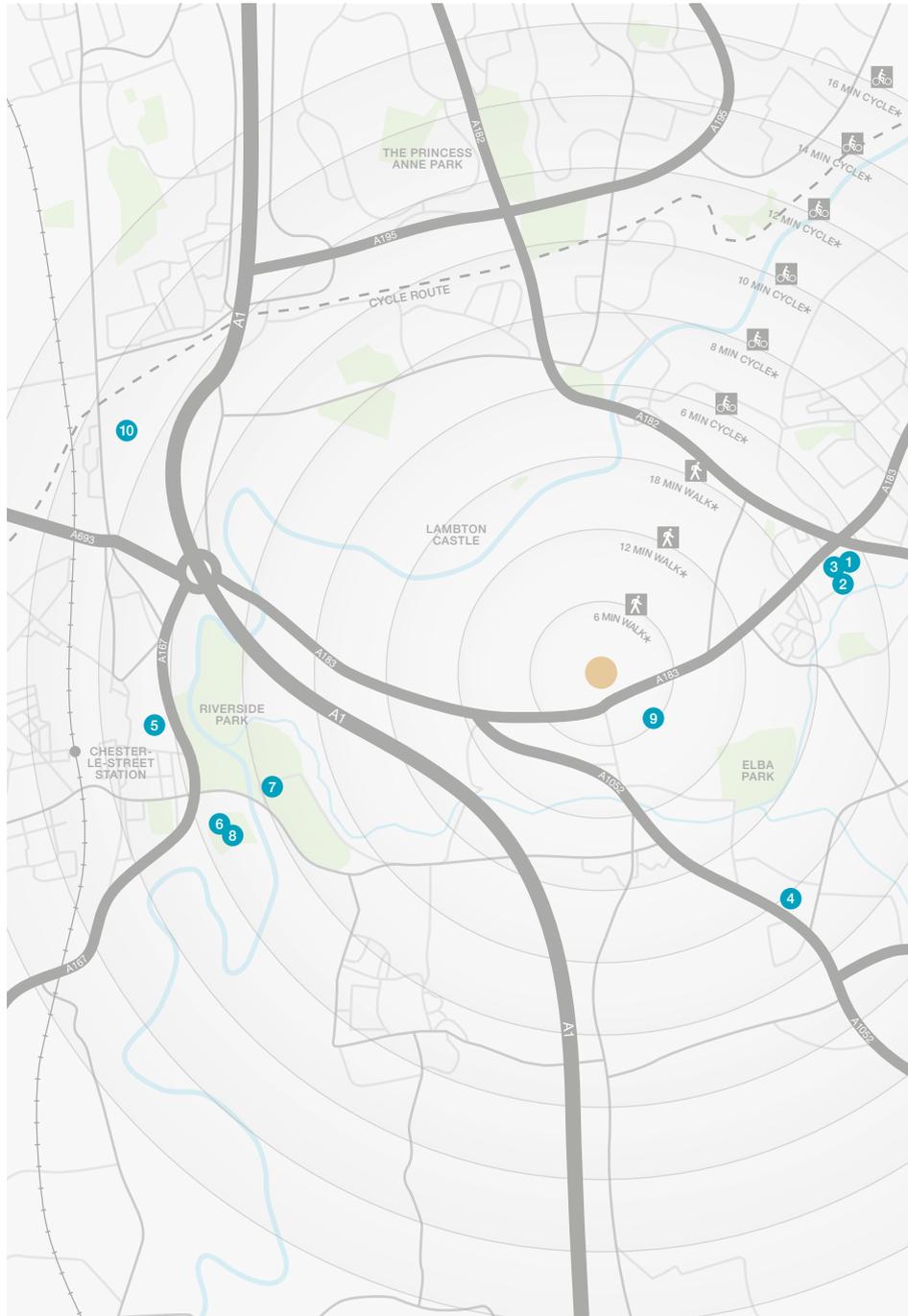
The Lambton family are one of the oldest in the region and the history, landscape, buildings and archaeology of the Park, capture the story of the region.



Whilst Lambton Park has remained relatively private over the years, there will be many in the region who associate it with fun filled family days out.

As a key part of the growing community, there are a number of local retail units to support the growth of the estate which could consist of a cafe, butchers, bakers, delicatessen and convenience store.





- 1 Shiney Row Post Office
1 Westbourne Terrace
0191 385 2227
- 2 Boots Pharmacy
13 Westbourne Terrace
0191 385 9424
- 3 Westbourne Medical Group
Kelso Grove
0191 385 2512
- 4 Fence Houses
Dental Practice
68 Station Avenue North
0191 385 2622
- 5 Chester le Street
Leisure Centre
Burns Green
0300 026 6444
- 6 Bannatyne Health Club
Bradman Drive
0191 388 3344
- 7 Chester le Street Golf Club
Lumley Park
0191 388 3218
- 8 Durham County Cricket Club
Emirates Stadium
0191 387 1717
- 9 Bournmoor Primary School
Lambourne Close
0191 385 4291
- 10 Park View School
North Lodge Lombard Drive
0191 388 2416

From the A1(M)

Leave the A1(M) at junction 63 and at the roundabout take the exit for Sunderland via the A183. Travelling from the north this is the second exit, from the south it is the fifth. Stay on the A183 for two miles, and just after passing the ornate St Barnabas Church on the right, the entrance to Lambton Park is on the left.

From Sunderland

Leave Sunderland by the A183 Chester Road, signposted for Chester le Street. Stay on the A183 for almost six miles, passing through Shiney Row roundabout and, around 800 yards after the Wapping Bridge roundabout, the entrance to Lambton Park is on the right.

Sat Nav: DH3 4PG

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

0330 1629 489

* 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
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle
4.5km = 12 to 18 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.

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LAMBTON PARK