

SPRING WOOD 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.



Just seven miles from the centre of Leeds, the picturesque village of Bramhope is highly sought after for its very special blend of wide horizons, welcoming community, and excellent local amenities. This beautifully landscaped selection of prestigious two, three, four and five bedroom homes, sheltered by mature woodlands and just yards from the A660, presents a unique opportunity to enjoy a rural pace of life in a remarkably convenient location. Three distinct character areas will bring added choice and style to the development with a wonderful range of house styles and finishes.

Welcome to Spring Wood Park...

#### Character Areas

##### The Pines

The Pines area courses through the heart of Spring Wood Park. The homes in this character area emulate the traditional stone finish and slate roof homes familiar across rural Yorkshire.

##### The Willows

The homes in The Willows character area will have a warm brick finish and stone effect window sills to the front elevation. Selected properties will also have a splayed bay window with a lead effect roof, all to add an air of simple elegance.

##### The Sycamores

The Sycamores character area wraps around the outer perimeter of the development. The homes here will have a predominantly white render finish, complemented by feature stone below plinth level.





Just ten minutes' stroll from the village centre, Spring Wood Park has a peaceful ambience that contrasts with its convenience. The A660 brings the centre of Leeds within 20 minutes' drive, and bus services between Leeds and Ilkley stop beside the development. The area has a network of foot and cycle paths, while for travel further afield Spring Wood Park is just four miles from Leeds Bradford International Airport.

Shops and services within a few yards of the development include a convenience store, a family butcher, an off-licence specialising in fine wines, an independent coffee shop and a delicatessen. The village has a pharmacy, a bakery, a newsagent, a gift shop, food takeaways, hairdressers, and a historic pub and restaurant, the Fox and Hounds. There are also two farm shops within walking distance, and a wider choice, including a large Co-op with post office facilities, can be found in Adel, just two miles away.

Much of community life focuses on the Village Hall, which hosts a diversity of activities and events for all ages, from playgroups to art classes, yoga, theatre, and the annual Village Show. The hall is flanked by tennis and bowling clubs, both of which welcome new members, and there is a cricket club at the west end of the village and a rugby club just a few yards from Spring Wood Park. The well-equipped playground in the village is set in a delightful wooded park.





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Shed	

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**Twain  
The Willows**

Also available in  
The Sycamores.

This supremely practical apartment, with its modern, ergonomically arranged open-plan living area and generous cupboard space, has been designed to blend stylish flair with contemporary convenience. The second bedroom, perfect for guests, could also be used to create a home office or games room.

**Living**  
3.358m x 2.978m  
11'0" x 9'9"

**Kitchen**  
3.575m x 2.452m  
11'9" x 8'1"

**Master Bedroom**  
3.421m max x 3.221m  
11'3" x 10'7"

**Bedroom 2**  
2.370m max x 3.176m max  
7'9" x 10'5"

**Bathroom**  
1.609m x 2.115m  
5'3" x 6'11"

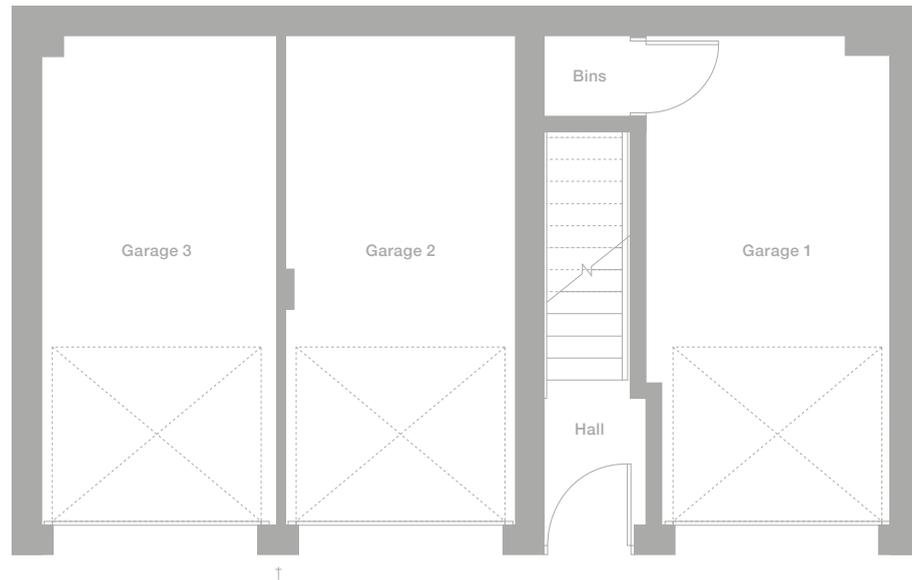
**Plots**  
262\*, 268\*

**Floor Space**  
603 sq ft

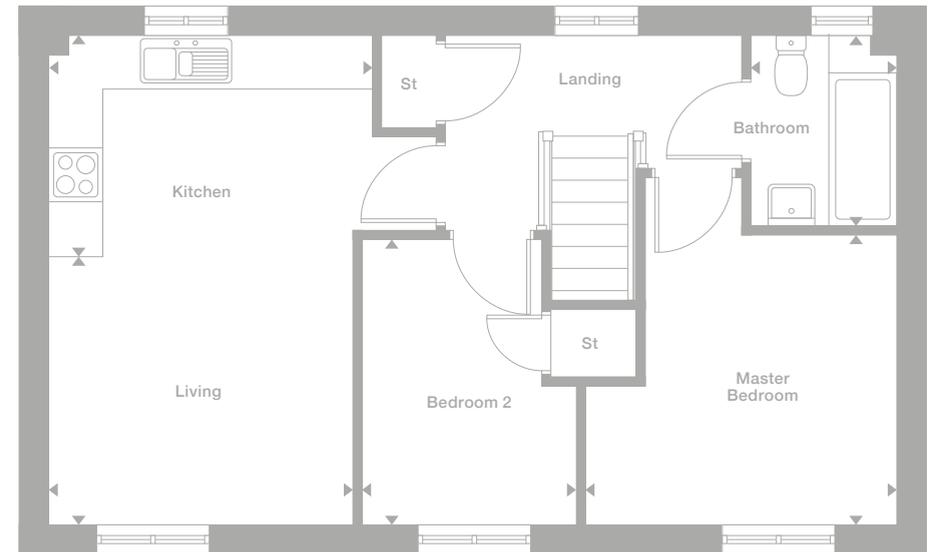
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**Ground Floor**



**First Floor**



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

† Drive through to Plot 268, please speak to Development Sales Manager for details

**Tolkien  
The Pines**

Also available in  
The Sycamores.

The lounge opens on to a welcoming, practical kitchen and dining room in which french doors add a light, airy ambience. The second bedroom features cupboard space, and the dual aspect en-suite master bedroom has a private staircase and a dormer window.

**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"

**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 max x 1.910m max  
7'0" x 6'3"

**Master Bedroom**  
3.192m x 2.869m  
to 1.185 H.L.  
10'6" x 9'5"

**En-Suite**  
2.184m max x 1.827m  
to 1.323 H.L.  
7'2" x 6'0"

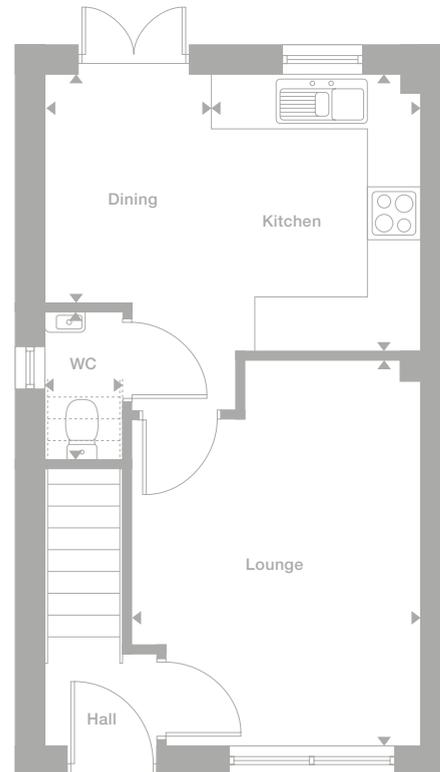
**Plots**  
25, 26\*,  
276\*, 277,  
314\*, 315

**Floor Space**  
886 sq ft

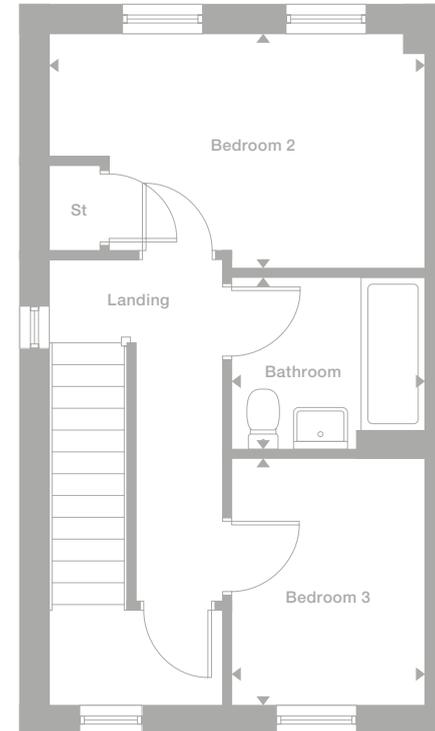
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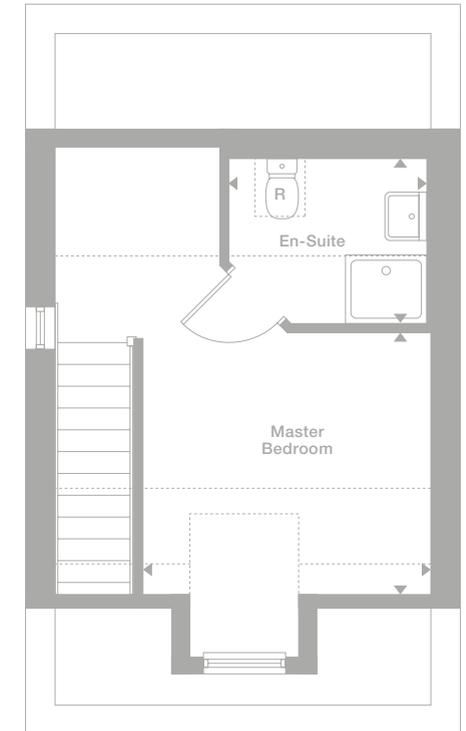
Ground Floor



First Floor



Second Floor



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

R = Rooflight

**Larkin**  
The Sycamores

The lounge leads into a superb kitchen incorporating a conservatory-like area with french doors, creating a wonderful setting for relaxed, leisurely dining. There is a practical laundry room, bedroom two has a useful cupboard, and the master bedroom includes en-suite facilities and a dressing area.

**Lounge**  
3.141m max x 5.003m  
10'4" x 16'5"

**Dining**  
2.972m max x 3.802m max  
9'9" x 12'6"

**Kitchen**  
2.252m x 2.687m  
7'5" x 8'10"

**Laundry**  
1.673m x 1.744m  
5'6" x 5'9"

**WC**  
1.673m x 0.850m  
5'6" x 2'9"

**Master Bedroom**  
3.756m max x 3.410m  
12'4" x 11'2"

**En-Suite**  
1.696m x 2.110m  
5'7" x 6'11"

**Dressing**  
1.705m x 1.235m  
5'7" x 4'1"

**Bedroom 2**  
3.141m x 3.445m  
10'4" x 11'4"

**Bedroom 3**  
2.415m max x 3.403m  
7'11" x 11'2"

**Bathroom**  
2.656m x 1.700m  
8'9" x 5'7"

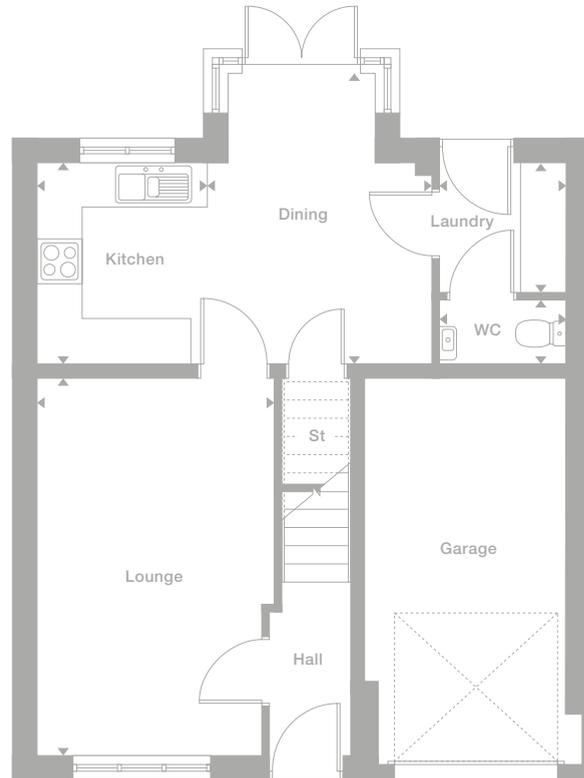
**Plots**  
255

**Floor Space**  
980 sq ft

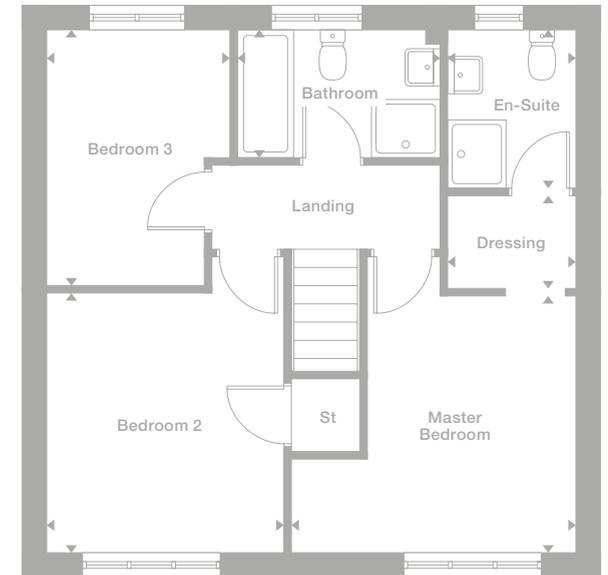
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**Ground Floor**



**First Floor**



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

**Malory  
The Sycamores**

Also available in  
The Pines.

The welcoming lounge, with its stylish bay window, shares the ground floor with a bright kitchen and dining room where french doors add the flexibility to opt for barbecues or coffee on the patio. The master bedroom features an en-suite.

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

**Dining**  
1.954m x 3.692m  
6'5" x 12'1"

**Kitchen**  
1.848m x 3.692m  
6'1" x 12'1"

**WC**  
2.006m x 1.090m  
6'7" x 3'7"

**Master Bedroom**  
3.850m max x 4.357m max  
12'8" x 14'4"

**En-Suite**  
2.457m max x 1.210m max  
8'1" x 4'0"

**Bedroom 2**  
3.385m max x 3.742m max  
11'1" x 12'3"

**Bedroom 3**  
3.477m max x 3.542m max  
11'5" x 11'7"

**Bathroom**  
2.803m max x 2.150m max  
9'2" x 7'1"

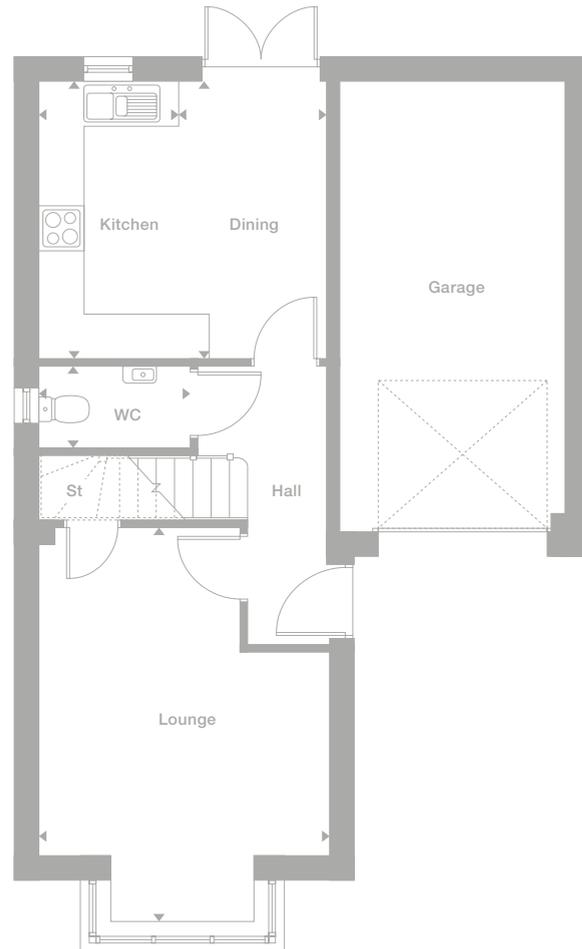
**Plots**  
48\*, 257\*,  
267, 317\*

**Floor Space**  
1,068 sq ft

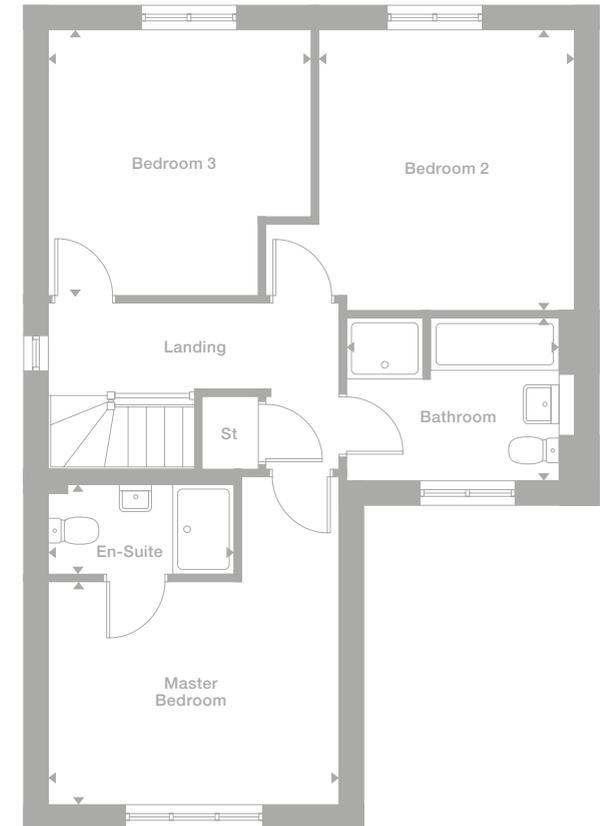
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Ground Floor



First Floor



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

**Greene**  
The Sycamores

With a dramatic window incorporating french doors enhancing the lounge, and a classic bay window adding distinction to the dining room, this is an instantly impressive residence. Visual appeal is complemented by a host of practical features including a laundry and an en-suite master bedroom.

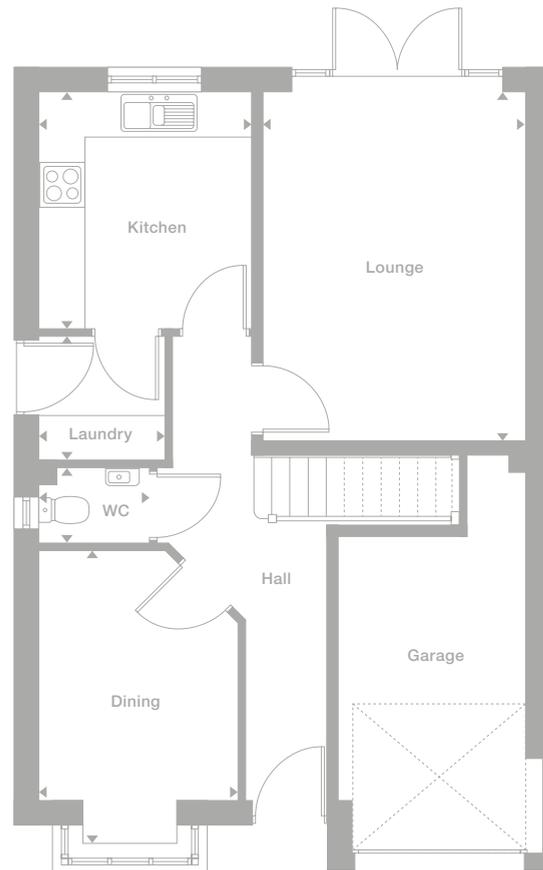
<b>Lounge</b> 3.470m x 4.617m 11'5" x 15'2"	<b>Master Bedroom</b> 3.409m max x 2.972m 11'2" x 9'9"
<b>Dining</b> 2.621m max x 3.908m max 8'7" x 12'10"	<b>En-Suite</b> 1.499m max x 2.010m max 4'11" x 6'7"
<b>Kitchen</b> 2.800m x 3.147m 9'2" x 10'4"	<b>Bedroom 2</b> 3.390m x 2.782m 11'1" x 9'2"
<b>Laundry</b> 1.657m x 1.652m 5'5" x 5'5"	<b>Bedroom 3</b> 2.918m x 2.135m 9'7" x 7'0"
<b>WC</b> 1.460m x 1.007m 4'9" x 3'4"	<b>Bedroom 4</b> 2.937m x 1.778m 9'8" x 5'10"
	<b>Bathroom</b> 1.888m x 1.881m 6'2" x 6'2"

Plots  
27\*  
Floor Space  
1,071 sq ft

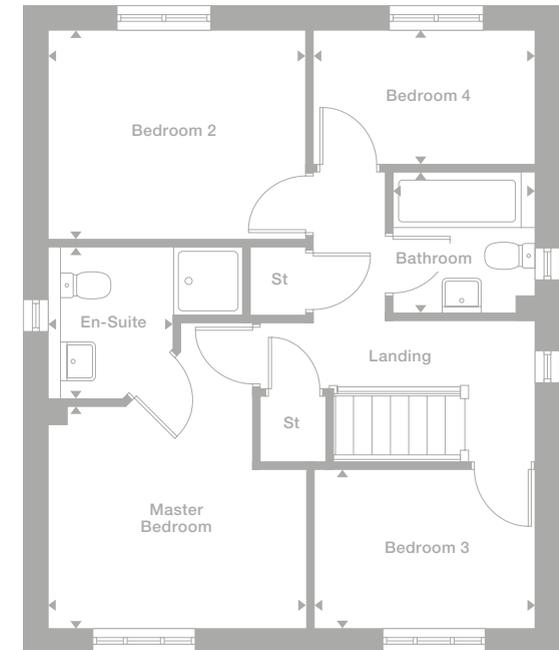
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Ground Floor



First Floor



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**Esk  
The Pines**

Also available in  
The Sycamores  
and The Willows.

An inviting hallway opens on to an elegant, bay-windowed lounge and a bright kitchen where french doors add an attractive focal point to the dining area. The master bedroom is en-suite, and with four bedrooms there is the option of creating a useful home office.

<b>Lounge</b> 3.966m max x 5.231m max 13'0" x 17'2"	<b>Master Bedroom</b> 3.966m max x 2.678m 13'0" x 8'9"
<b>Kitchen/Dining</b> 5.429m x 3.614m 17'10" x 11'10"	<b>En-Suite</b> 1.797m x 1.617m 5'11" x 5'4"
<b>WC</b> 1.617m max x 1.510m max 5'4" x 4'11"	<b>Bedroom 2</b> 3.551m x 2.641m 11'8" x 8'8"
	<b>Bedroom 3</b> 1.785m x 3.671m 5'10" x 12'1"
	<b>Bedroom 4</b> 2.513m max x 2.569m max 8'3" x 8'5"
	<b>Bathroom</b> 2.513m max x 2.170m max 8'3" x 7'1"

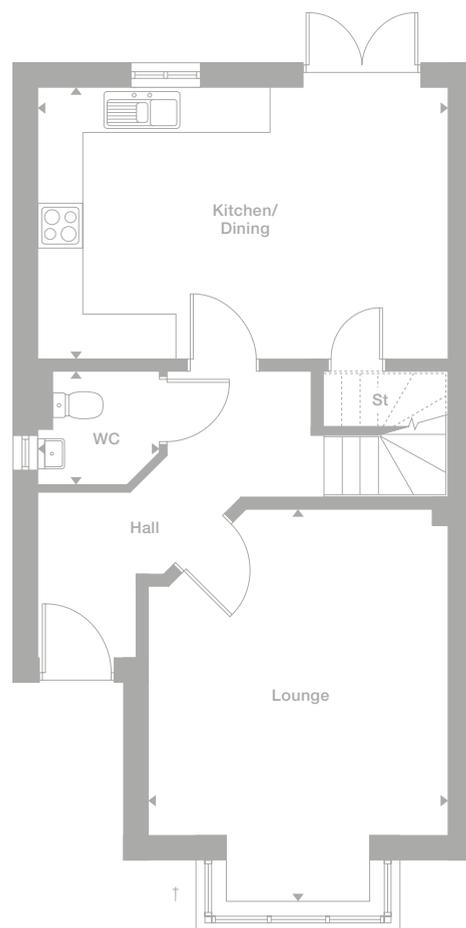
**Plots**  
28, 36,  
256, 258,  
266, 275,  
295\*, 302,  
311\*, 319\*

**Floor Space**  
1,105 sq ft  
(other styles vary)

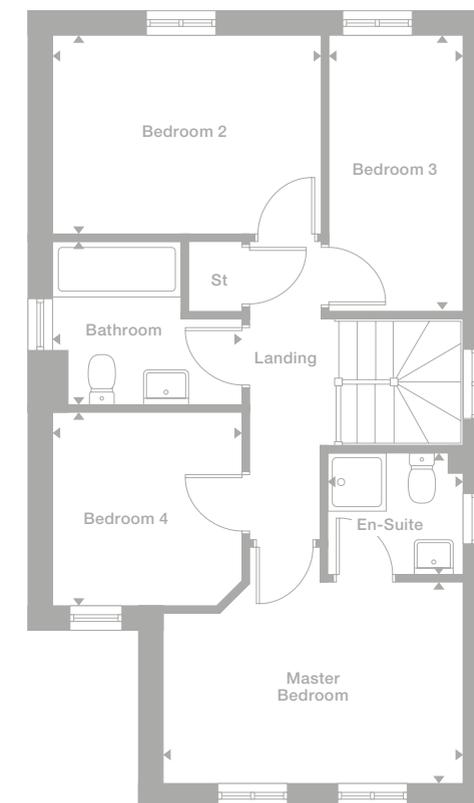
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**Ground Floor**



**First Floor**



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

† Splay bay window to Plots 295 and 302

Please note: Attached garage positioning may vary. Speak with Development Sales Manager

**Hallam  
The Pines**

With french doors enhancing the lounge and a charming bay-windowed dining room, this is an impressive backdrop for entertaining as well as an immensely comfortable family home. There is a laundry room and a bright gallery landing leading to four bedrooms, one of them en-suite.

<b>Lounge</b> 3.980m x 4.589m 13'1" x 15'1"	<b>Master Bedroom</b> 3.409m max x 3.663m 11'2" x 12'0"
<b>Dining</b> 2.621m max x 4.508m max 8'7" x 14'9"	<b>En-Suite</b> 2.409m max x 2.010m max 7'11" x 6'7"
<b>Kitchen</b> 2.800m x 3.147m 9'2" x 10'4"	<b>Bedroom 2</b> 3.390m x 2.763m 11'1" x 9'1"
<b>Laundry</b> 1.657m x 1.643m 5'5" x 5'5"	<b>Bedroom 3</b> 3.428m x 2.826m 11'3" x 9'3"
<b>WC</b> 1.460m x 1.007m 4'9" x 3'4"	<b>Bedroom 4</b> 3.447m x 1.759m 11'4" x 5'9"
	<b>Bathroom</b> 1.888m x 1.881m 6'2" x 6'2"

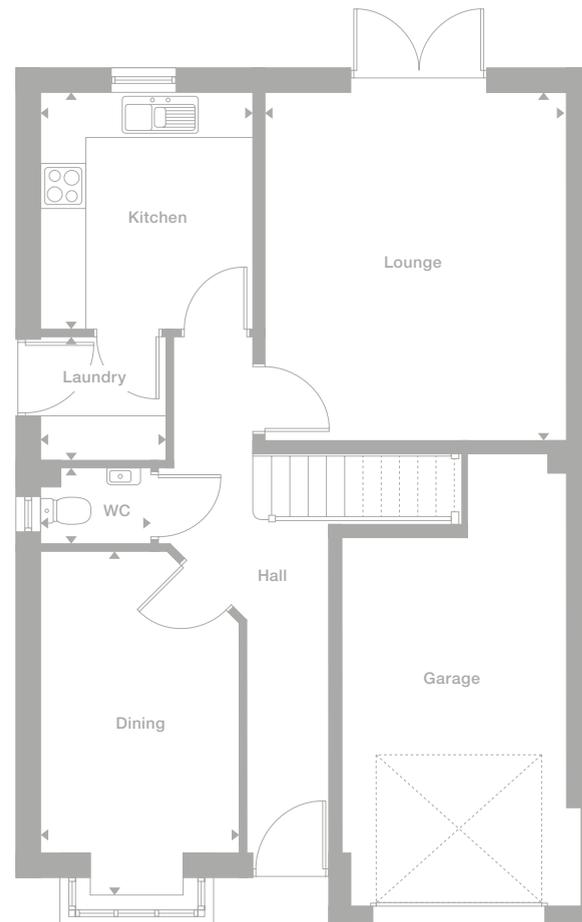
**Plots**  
313\*, 318\*

**Floor Space**  
1,220 sq ft

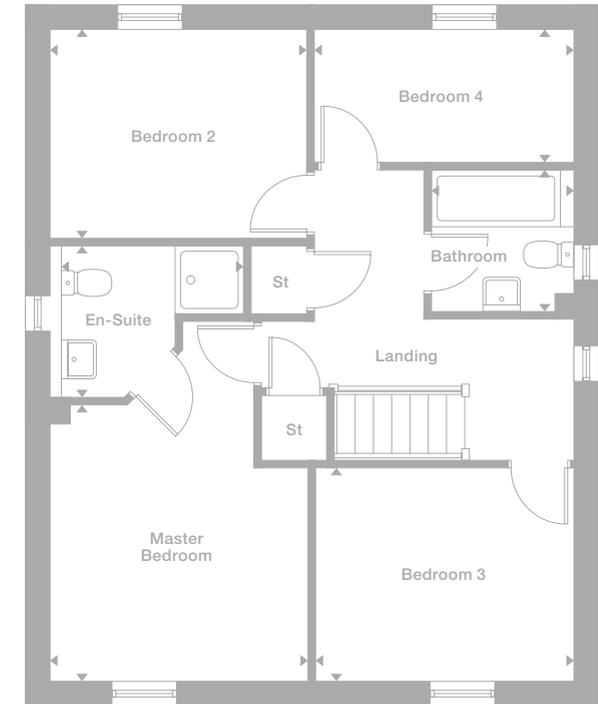
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**Ground Floor**



**First Floor**



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

**Buchan**  
The Willows

With dual aspect windows in the kitchen and dining room, and french doors in the lounge, this is a bright, airy home. And, with a separate laundry, a study and a superb en-suite master bedroom, it is also exceptionally practical.

**Lounge**  
3.450m x 4.797m  
11'4" x 15'9"

**Dining**  
2.763m x 3.320m  
9'1" x 10'11"

**Kitchen**  
2.763m x 3.630m  
9'1" x 11'11"

**Laundry**  
1.937m x 1.799m  
6'4" x 5'11"

**WC**  
1.937m x 0.950m  
6'4" x 3'1"

**Study**  
2.323m x 2.060m  
7'7" x 6'9"

**Master Bedroom**  
3.507m max x 3.745m max  
11'6" x 12'3"

**En-Suite**  
2.238m max x 2.044m max  
7'4" x 6'8"

**Bedroom 2**  
2.755m max x 3.762m max  
9'0" x 12'4"

**Bedroom 3**  
2.519m x 3.095m  
8'3" x 10'2"

**Bedroom 4**  
2.450m x 3.112m  
8'0" x 10'3"

**Bathroom**  
3.059m max x 1.700m max  
10'0" x 5'7"

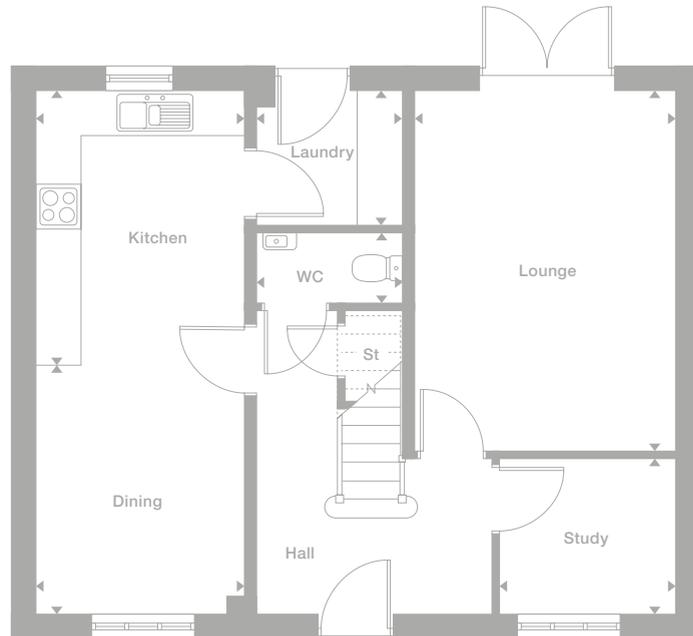
**Plots**  
296\*

**Floor Space**  
1,264 sq ft

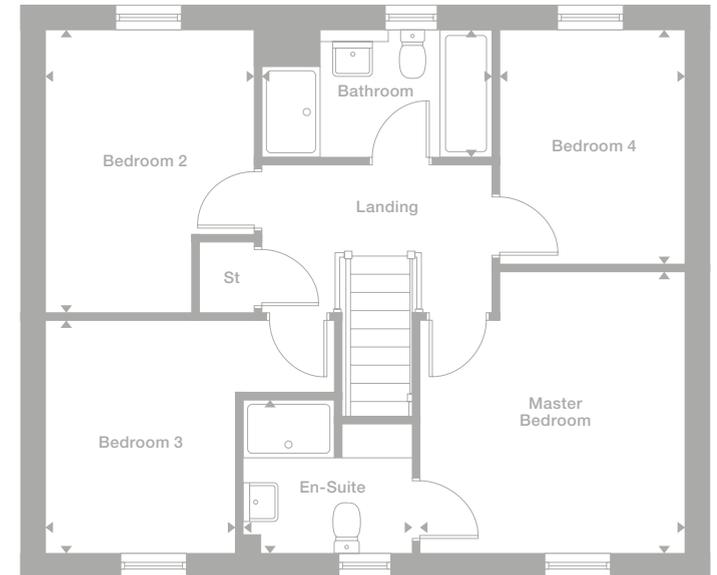
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**Ground Floor**



**First Floor**



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

**Travers  
The Pines**

The bay window and sheltered courtyard entrance introduce a substantial family home. A separate laundry room leaves the kitchen and dining room free for relaxed cooking and conversation, and an en-suite shower room adds a note of luxury to one of the four bedrooms upstairs.

<b>Lounge</b> 3.850m max x 5.481m max 12'8" x 18'0"	<b>Master Bedroom</b> 3.057m max x 4.366m max 10'0" x 14'4"
<b>Dining</b> 2.255m x 3.266m 7'5" x 10'9"	<b>En-Suite</b> 2.462m max x 1.527m max 8'1" x 5'0"
<b>Kitchen</b> 3.352m x 3.266m 11'0" x 10'9"	<b>Bedroom 2</b> 3.850m x 3.443m 12'8" x 11'4"
<b>Laundry</b> 1.900m x 1.950m 6'3" x 6'5"	<b>Bedroom 3</b> 3.102m max x 4.063m max 10'2" x 13'4"
<b>WC</b> 0.908m x 1.950m 3'0" x 6'5"	<b>Bedroom 4</b> 2.789m x 2.277m 9'2" x 7'6"
	<b>Bathroom</b> 2.329m max x 2.703m max 8'10" x 7'8"

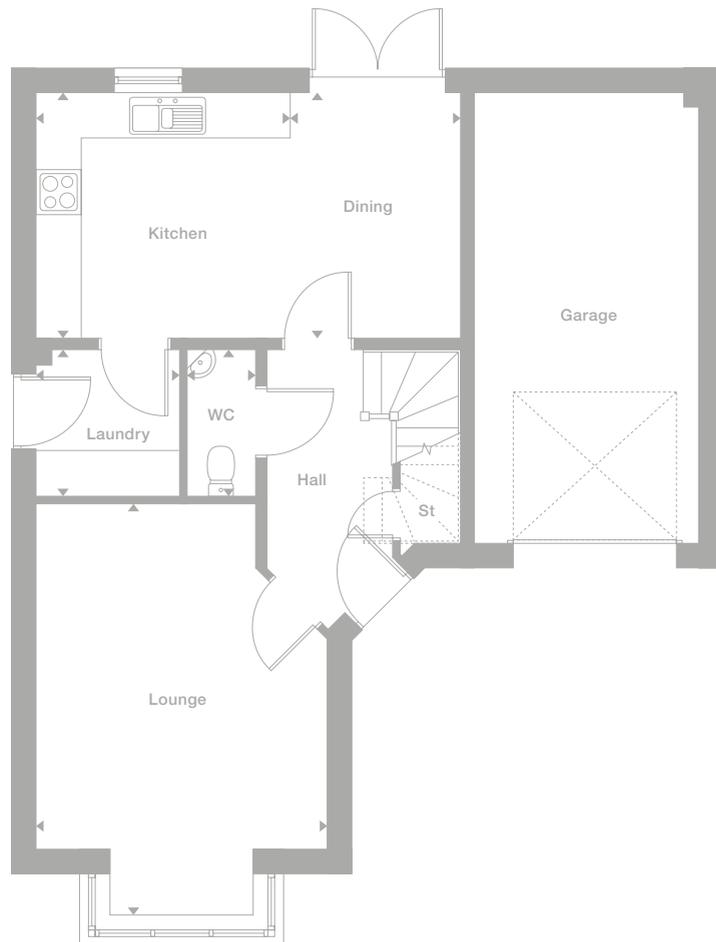
**Plots**  
4\*, 278, 310\*

**Floor Space**  
1,288 sq ft

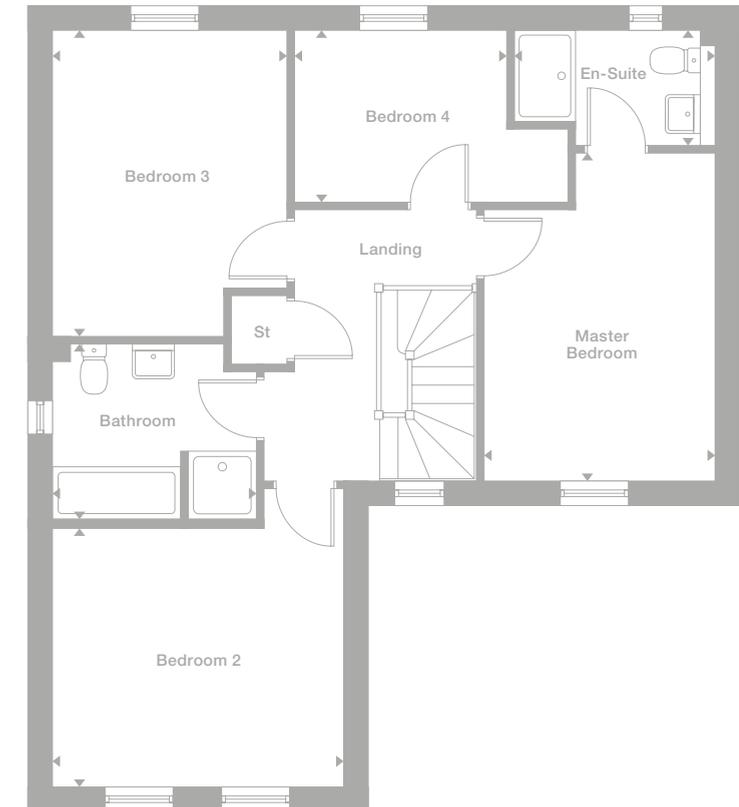
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**Ground Floor**



**First Floor**



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**Repton  
The Willows**

Also available in  
The Sycamores  
and The Pines.

The dual aspect outlooks in all three ground floor rooms include a bay window in the dining room and french doors in both the lounge and kitchen. The second bedroom of this inspiring, light-filled family home is also dual aspect, and the master bedroom is en-suite.

<b>Lounge</b> 3.268m x 5.275m 10'9" x 17'4"	<b>Master Bedroom</b> 4.642m max x 2.714m max 15'3" x 8'11"
<b>Dining</b> 3.281m max x 4.134m 10'9" x 13'7"	<b>En-Suite</b> 2.471m max x 1.245m 8'1" x 4'1"
<b>Kitchen/Family</b> 4.642m max x 4.358m max 15'3" x 14'4"	<b>Bedroom 2</b> 4.756m max x 2.647m 15'7" x 8'8"
<b>WC</b> 0.937m x 1.933m 3'1" x 6'4"	<b>Bedroom 3</b> 3.496m max x 2.885m 11'6" x 9'6"
	<b>Bedroom 4</b> 2.339m x 2.297m 7'8" x 7'6"
	<b>Bathroom</b> 2.696m x 1.700m 8'10" x 5'7"

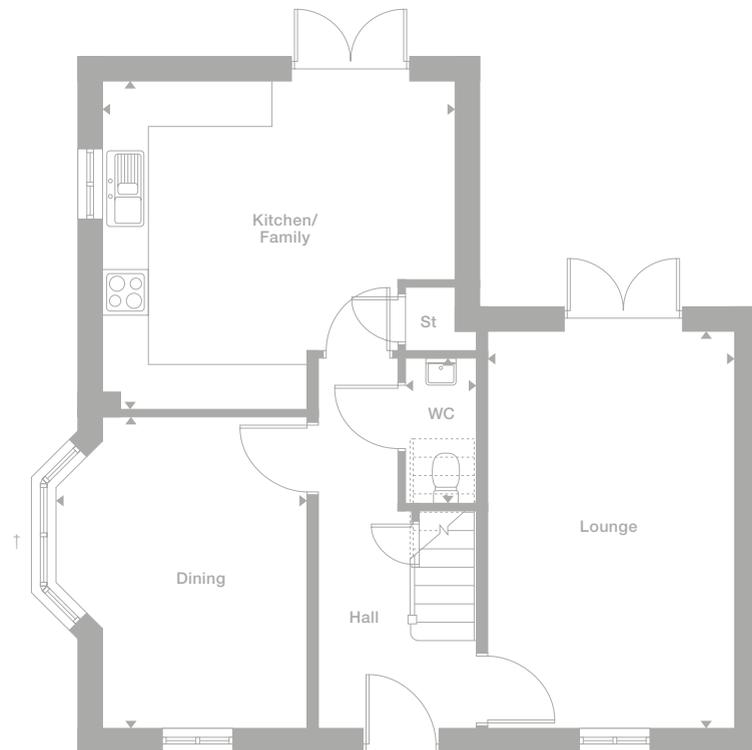
**Plots**  
35, 38\*,  
46, 250\*,  
293, 303

**Floor Space**  
1,290 sq ft  
(other styles vary)

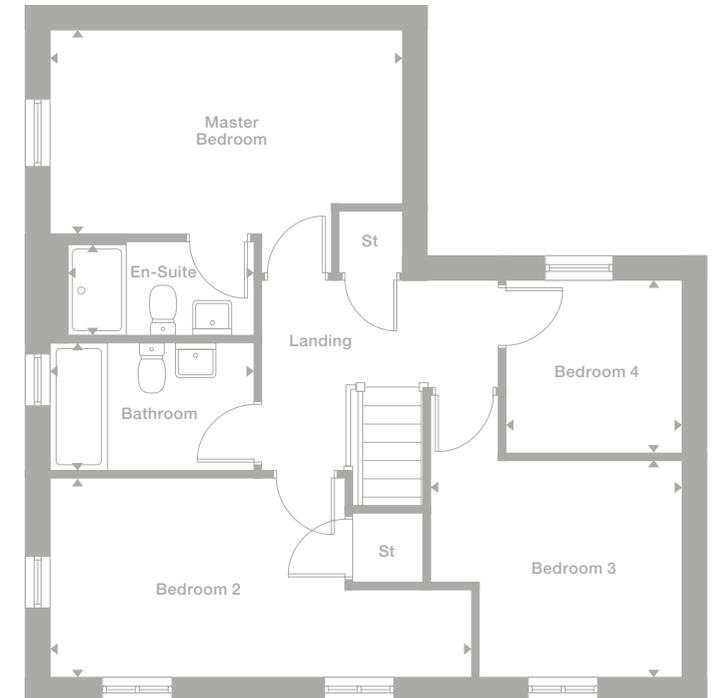
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**Ground Floor**



**First Floor**



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† Square bay window to Plots 35, 38, 46 and 250

**Mitford  
The Pines**

Also available  
in The Willows.

The dual aspect kitchen and dining room, with its french doors and separate laundry, presents a convivial family social space that complements the stylish bay-windowed lounge. A study provides a quiet space for working from home, and the en-suite master bedroom includes attractive twin windows.

<b>Lounge</b> 3.651m x 5.446m max 12'0" x 17'10"	<b>Master Bedroom</b> 3.651m max x 4.603m max 12'0" x 15'1"
<b>Family/Dining</b> 3.224m x 3.885m 10'7" x 12'9"	<b>En-Suite</b> 2.003m max x 2.009m max 6'7" x 6'7"
<b>Kitchen</b> 3.922m x 2.993m 12'10" x 9'10"	<b>Bedroom 2</b> 3.793m x 2.758m 12'5" x 9'1"
<b>Laundry</b> 2.087m x 1.660m 6'10" x 5'5"	<b>Bedroom 3</b> 3.260m x 2.749m 10'8" x 9'0"
<b>WC</b> 2.087m x 1.082m 6'10" x 3'7"	<b>Bedroom 4</b> 3.402m max x 3.187m 11'2" x 10'5"
<b>Study</b> 2.087m x 2.060m 6'10" x 6'9"	<b>Bathroom</b> 2.558m x 2.000m 8'5" x 6'7"

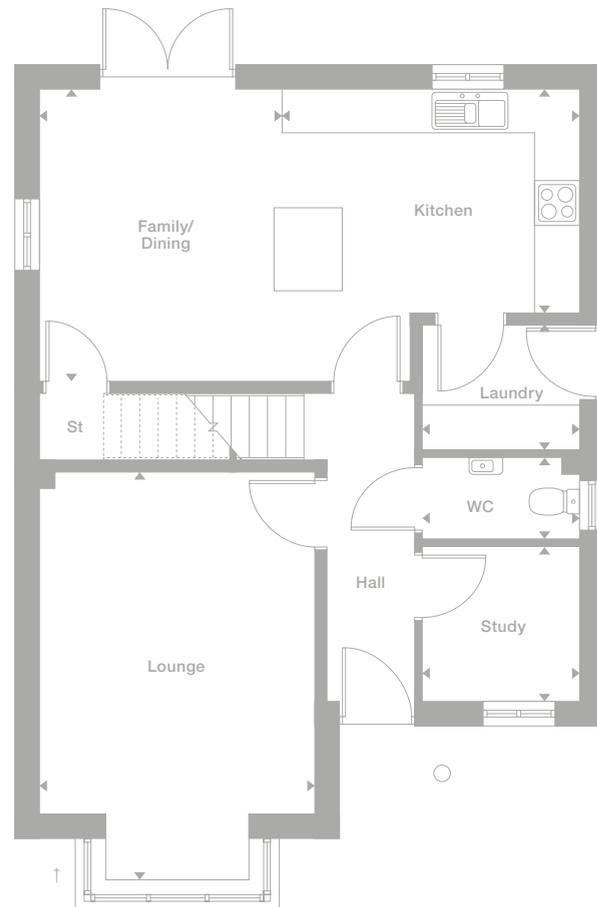
**Plots**  
29\*, 272\*,  
274, 297,  
316

**Floor Space**  
1,388 sq ft  
(other styles vary)

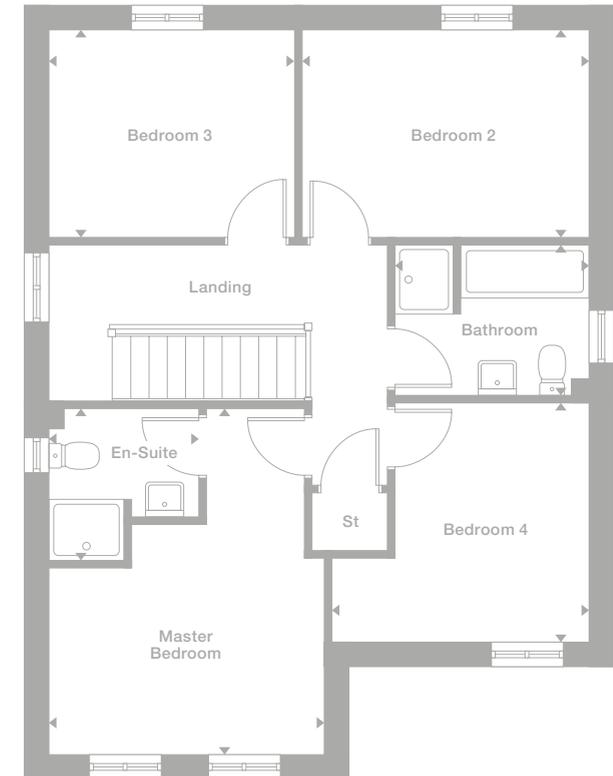
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**Ground Floor**



**First Floor**



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

† Splay bay window to Plot 297

Sharing the ground floor with a private study, the exciting, open-plan family kitchen and dining room incorporates french doors opening to the garden. The lounge features french windows with a decorative balcony, and two bedrooms are en-suite, creating a home of immense comfort and flexibility.

**Kitchen**  
3.231m x 3.269m  
10'7" x 10'9"

**Family/Dining**  
3.127m max x 5.382m  
10'3" x 17'8"

**WC**  
0.910m max x 1.657m max  
3'0" x 5'5"

**Study**  
2.608m x 3.231m  
8'7" x 10'7"

**Lounge**  
3.491m max x 5.382m max  
11'5" x 17'8"

**Master Bedroom**  
3.461m x 4.466m  
11'4" x 14'8"

**En-Suite 1**  
1.566m x 1.828m  
5'2" x 6'0"

**Bedroom 2**  
3.487m x 3.867m max  
11'5" x 12'8"

**En-Suite 2**  
1.650m x 1.795m  
5'5" x 5'11"

**Bedroom 3**  
2.920m x 3.123m  
9'7" x 10'3"

**Bedroom 4**  
2.166m x 3.147m  
7'1" x 10'4"

**Bathroom**  
1.710m x 1.977m  
5'7" x 6'6"

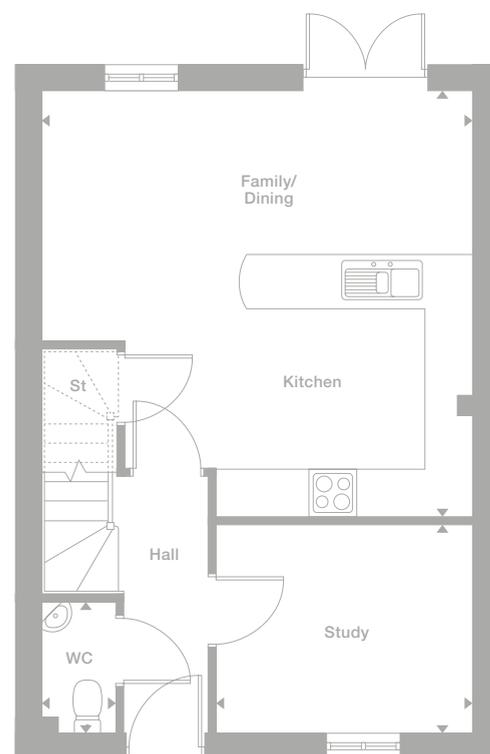
**Plots**  
2, 270

**Floor Space**  
1,391 sq ft

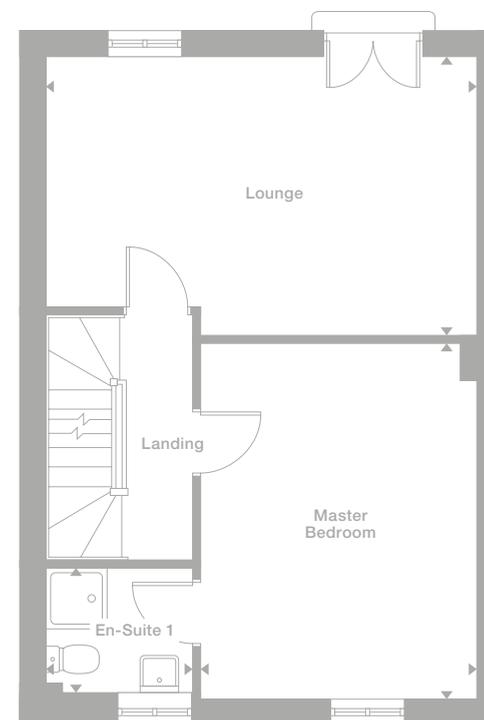
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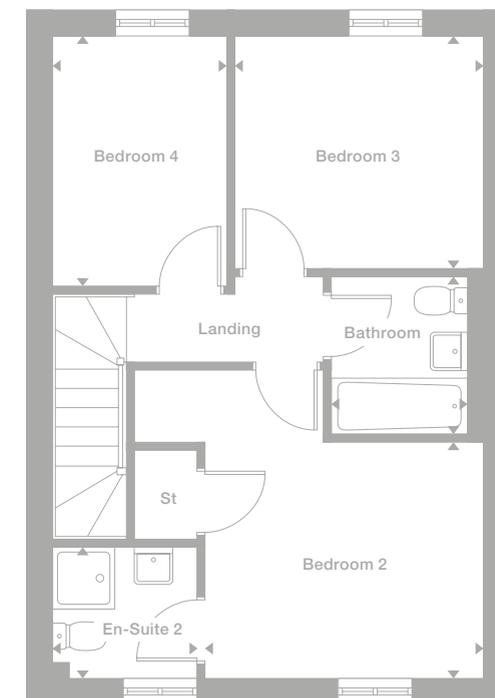
Ground Floor



First Floor



Second Floor



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

**Stevenson  
The Willows**

Also available in  
The Sycamores  
and The Pines.

The elegant lounge and the airy family kitchen and dining room, with its french doors, join a host of premium features in this exceptional home. There is a separate laundry, an L-shaped dual aspect study, two dual aspect bedrooms and a superb en-suite master bedroom.

**Lounge**  
4.223m max x 4.428m  
13'10" x 14'6"

**Family/Dining**  
3.685m x 3.534m  
12'1" x 11'7"

**Kitchen**  
3.685m x 3.330m  
12'1" x 10'11"

**Laundry**  
1.790m x 1.760m  
5'10" x 5'9"

**WC**  
1.500m x 1.065m  
4'11" x 3'6"

**Study**  
3.630m max x 2.343m max  
11'11" x 7'8"

**Master Bedroom**  
3.742m max x 3.705m  
12'3" x 12'2"

**En-Suite**  
2.090m x 1.760m  
6'10" x 5'9"

**Bedroom 2**  
3.687m x 3.238m  
12'1" x 10'7"

**Bedroom 3**  
2.618m x 3.534m  
8'7" x 11'7"

**Bedroom 4**  
3.170m max x 3.066m  
10'5" x 10'1"

**Bathroom**  
3.412m max x 1.830m  
11'2" x 6'0"

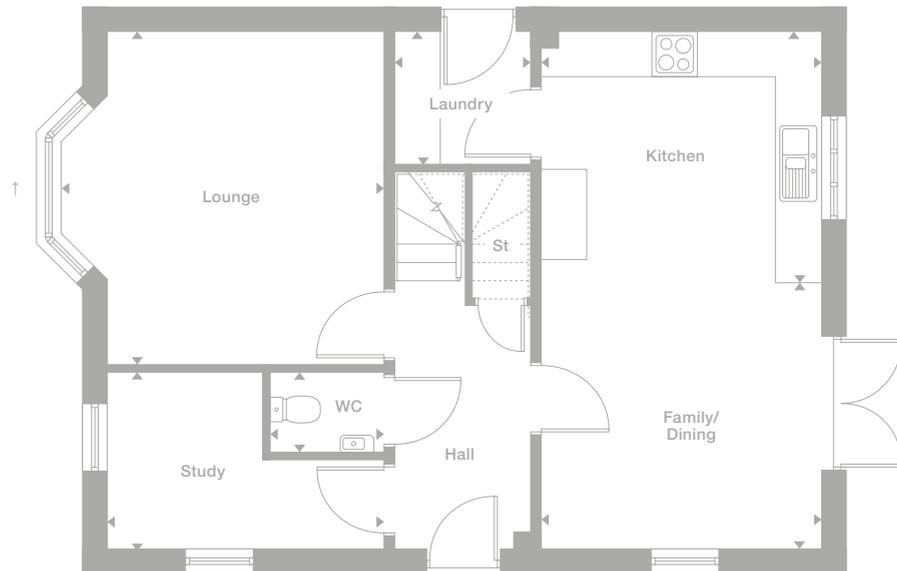
**Plots**  
31\*, 45\*, 294

**Floor Space**  
1,401 sq ft  
(other styles vary)

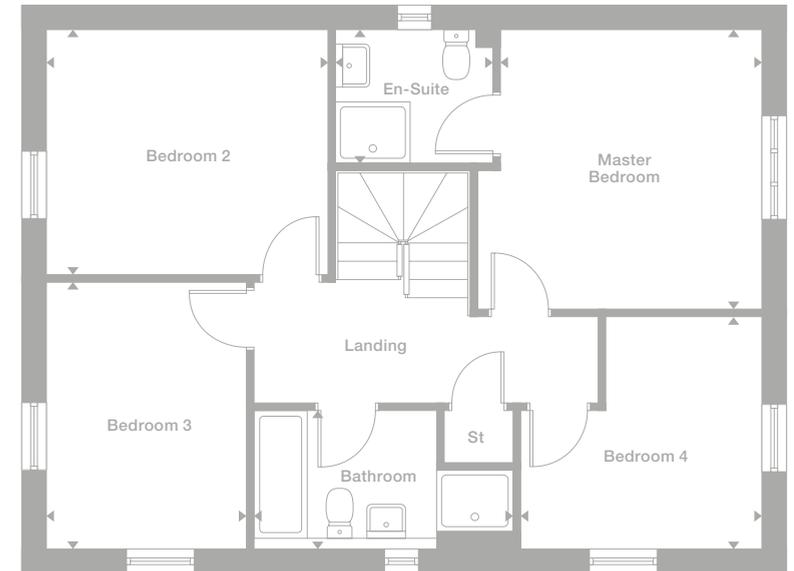
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Ground Floor



First Floor



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

† Square bay window to Plots 31 and 45

**Ryton**  
The Pines

With its feature bay window, the classically proportioned lounge is an impressive space that shares the ground floor with a light, airy kitchen and dining room opening to the garden, perfect for large social gatherings. In contrast, the en-suite master bedroom provides a luxurious retreat.

**Lounge**  
3.264m x 6.529m max  
10'9" x 21'5"

**Breakfast/Family**  
4.744m x 3.050m  
15'7" x 10'0"

**Kitchen**  
3.904m x 2.880m  
12'10" x 9'5"

**WC**  
0.946m x 1.650m  
3'1" x 5'5"

**Master Bedroom**  
3.264m x 4.436m  
10'9" x 14'7"

**En-Suite 1**  
2.275m max x 1.400m max  
7'6" x 4'7"

**Bedroom 2**  
4.599m max x 2.758m  
15'1" x 9'1"

**En-Suite 2**  
2.992m max x 1.610m max  
9'10" x 5'3"

**Bedroom 3**  
3.340m x 2.807m  
10'11" x 9'3"

**Bedroom 4**  
3.142m max x 3.611m max  
10'4" x 11'10"

**Bathroom**  
1.980m x 1.700m  
6'6" x 5'7"

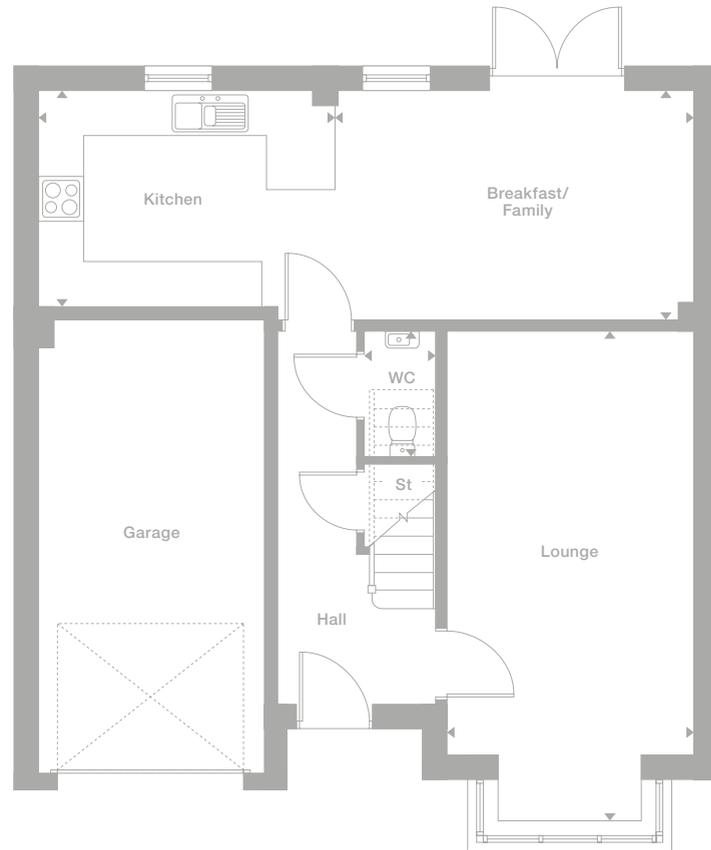
**Plots**  
37\*

**Floor Space**  
1,408 sq ft

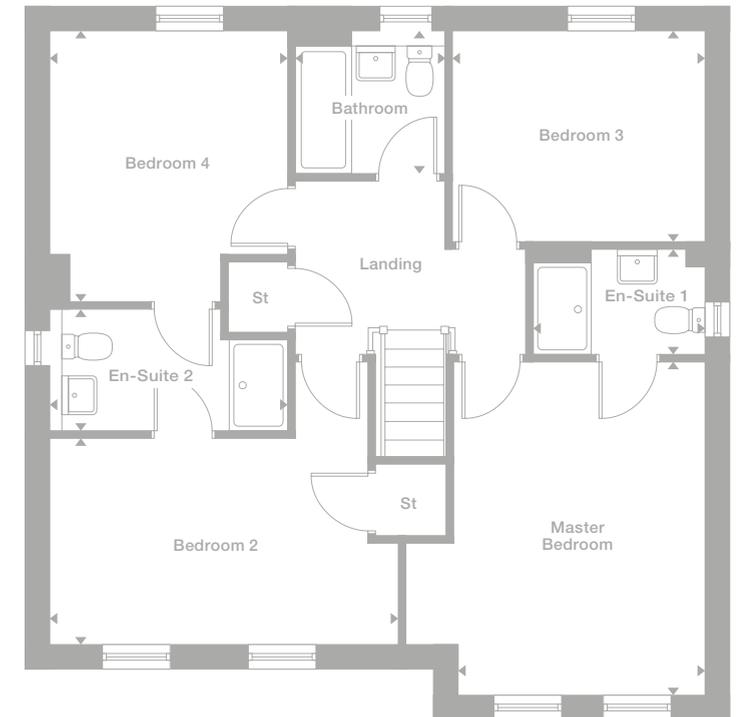
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**Ground Floor**



**First Floor**



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

**Springwood  
The Pines**

Bifold doors enhance the kitchen and dining room, and double doors into the lounge open to form a dramatic single space for large gatherings. The second floor is given over to a study and a character-filled dormer-windowed master suite, one of the two en-suite bedrooms.

**Lounge**  
4.427m max x 4.627m max  
14'6" x 15'2"

**Dining**  
2.740m x 4.018m max  
9'0" x 13'2"

**Kitchen**  
2.740m x 3.397m max  
9'10" x 11'2"

**WC**  
0.900m x 1.677m min  
2'11" x 5'6"

**Bedroom 2**  
2.749m x 3.600m max  
9'6" x 11'10"

**En-Suite 2**  
1.700m max x 2.200m max  
5'7" x 7'3"

**Bedroom 3**  
2.633m x 4.275m max  
8'8" x 14'0"

**Bedroom 4**  
2.007m max x 3.703m max  
6'7" x 12'2"

**Bathroom**  
1.700m x 2.139m max  
5'7" x 7'0"

**Master Bedroom**  
4.043m x 5.738m max  
13'3" x 18'10"

**En-Suite 1**  
2.345m max x 2.841m max  
7'8" x 9'4"

**Study**  
2.345m max x 3.073m max  
7'8" x 10'1"

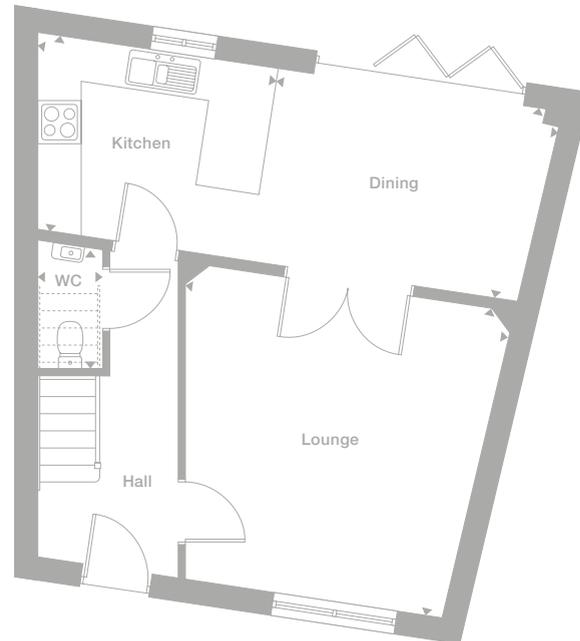
**Plots**  
1\*, 3,  
269, 271\*

**Floor Space**  
1,503 sq ft

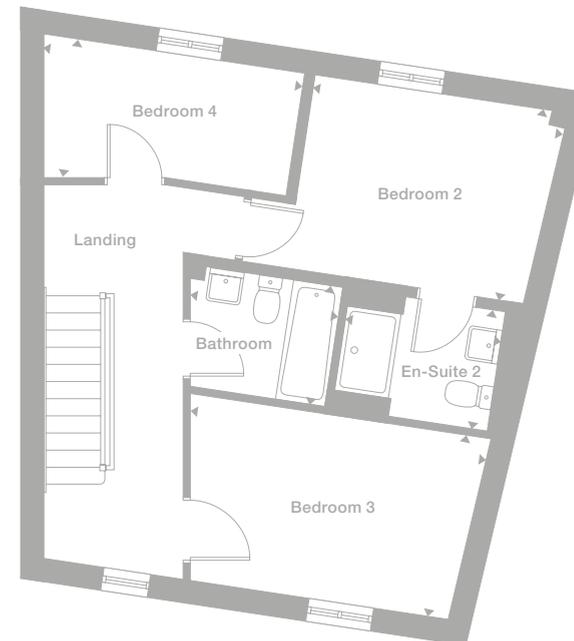
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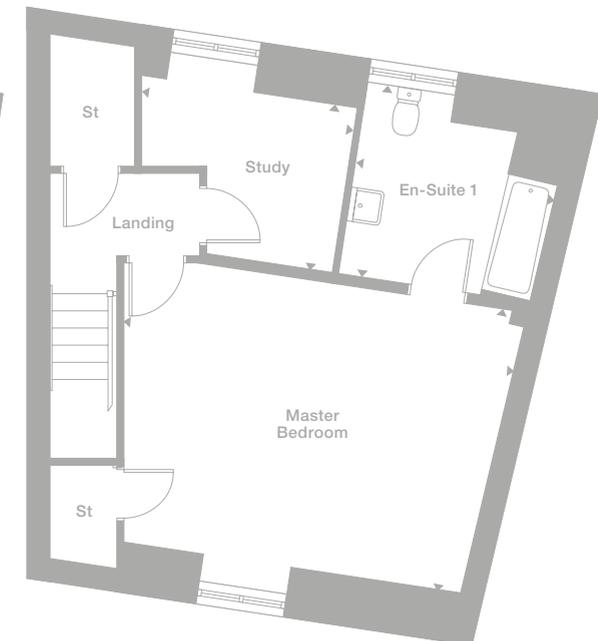
Ground Floor



First Floor



Second Floor



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

**Buttermere  
The Pines**

The dramatic, bay-windowed lounge and the impressively long family kitchen and dining room, a magnificent open social space with garden access via french doors, reflect the exceptional quality of this substantial home. Three bedrooms are en-suite, offering the option of special guest accommodation.

**Lounge**  
3.391m x 5.921m max  
11'2" x 19'5"

**Breakfast**  
4.032m x 2.977m  
13'3" x 9'9"

**Kitchen**  
4.882m x 2.977m  
16'0" x 9'9"

**Laundry**  
1.673m x 1.960m  
5'6" x 6'5"

**WC**  
1.673m x 0.924m  
5'6" x 3'0"

**Master Bedroom**  
2.806m max x 5.184m  
9'2" x 17'0"

**En-Suite 1**  
1.857m x 2.002m  
6'1" x 6'7"

**Bedroom 2**  
3.391m x 3.643m  
11'2" x 11'11"

**En-Suite 2**  
1.648m max x 2.055m max  
5'5" x 6'9"

**Bedroom 3**  
3.201m x 3.053m  
10'6" x 10'0"

**En-Suite 3**  
2.388m x 1.210m  
7'10" x 4'0"

**Bedroom 4**  
2.556m max x 3.173m max  
8'5" x 10'5"

**Bedroom 5**  
3.255m x 2.002m  
10'8" x 6'7"

**Bathroom**  
2.088m x 2.002m  
6'10" x 6'7"

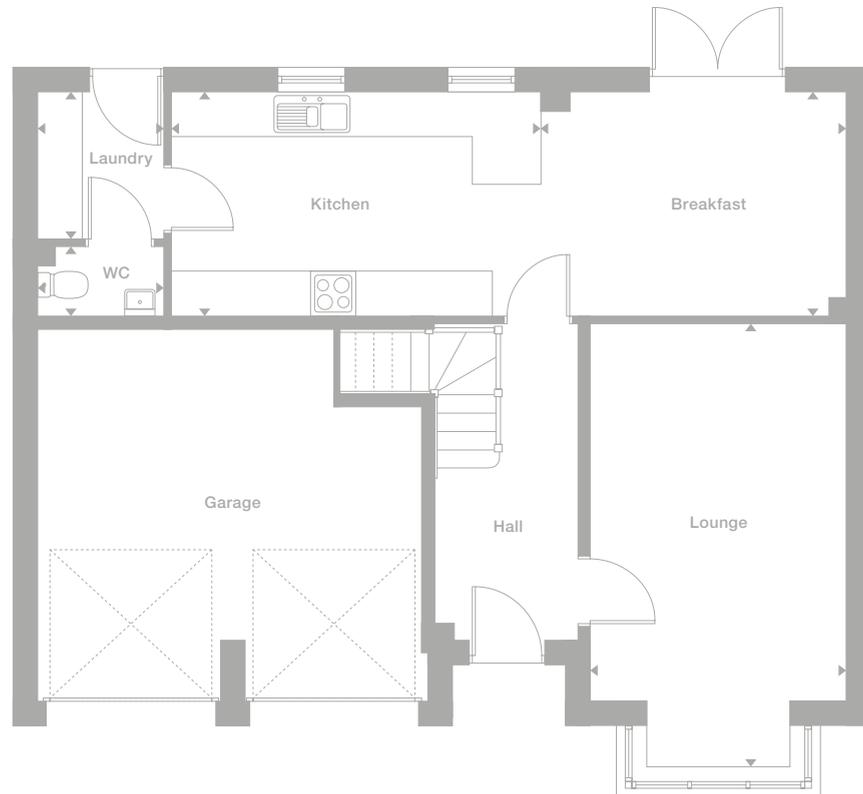
**Plots**  
32\*, 47

**Floor Space**  
1,509 sq ft

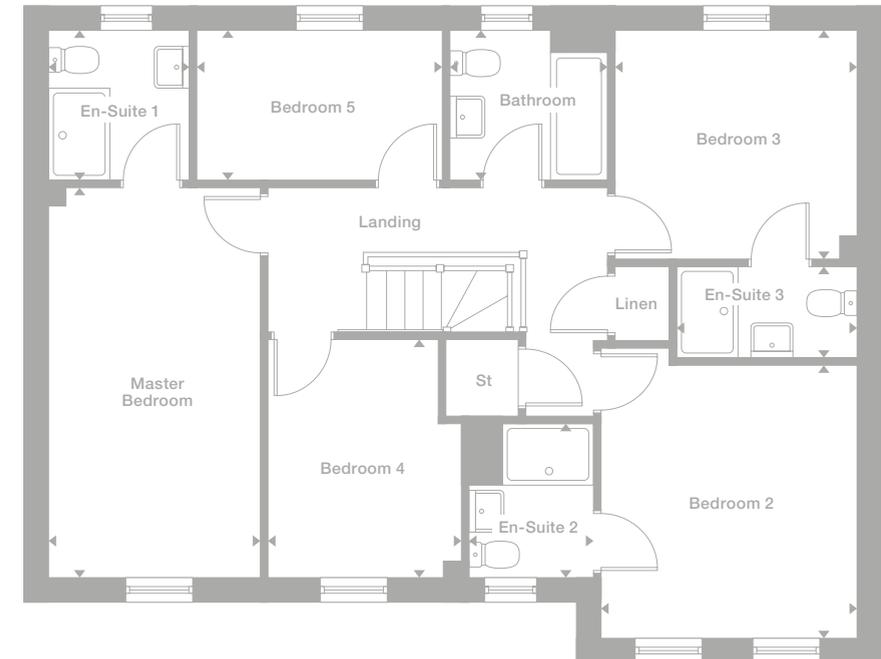
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**Ground Floor**



**First Floor**



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

**Thames**  
The Sycamores

Beyond the stately frontage, an imposing hall introduces this truly exceptional home. A sumptuous dining room adjoins the magnificent kitchen. Bifold doors transform the family room, complementing a bay-windowed lounge. A gallery landing leads to five bedrooms, two of them en-suite. Every detail emphasises prestige.

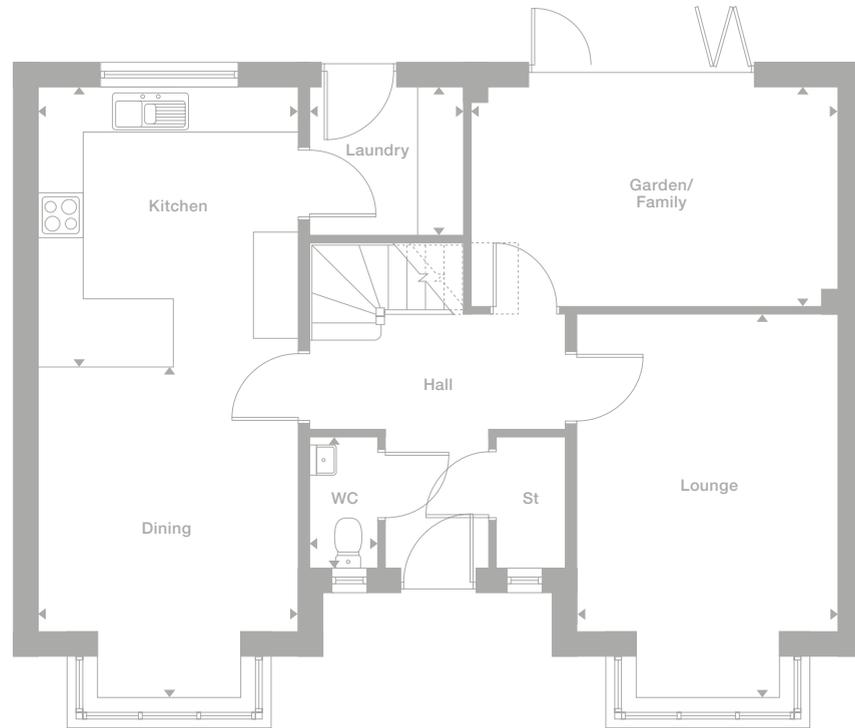
<b>Lounge</b> 3.450m x 5.120m 11'4" x 16'10"	<b>Master Bedroom</b> 3.507m x 4.396m max 11'6" x 14'5"
<b>Dining</b> 3.450m x 3.523m 11'4" x 11'7"	<b>En-Suite 1</b> 1.685m x 1.972m 5'6" x 6'6"
<b>Kitchen</b> 3.450m x 3.707m 11'4" x 12'2"	<b>Bedroom 2</b> 3.450m x 2.741m 11'4" x 9'0"
<b>Garden/Family</b> 4.860m x 2.917m 15'11" x 9'7"	<b>En-Suite 2</b> 1.972m x 1.630m 6'6" x 5'4"
<b>Laundry</b> 2.014m x 1.972m 6'7" x 6'6"	<b>Bedroom 3</b> 3.450m x 2.741m 11'4" x 9'0"
<b>WC</b> 0.900m x 1.740m 2'11" x 5'9"	<b>Bedroom 4</b> 2.970m x 3.184m max 9'9" x 10'5"
	<b>Bedroom 5</b> 3.480m x 1.891m 11'5" x 6'2"
	<b>Bathroom</b> 2.099m x 1.972m 11'5" x 6'2"

Plots  
42\*  
Floor Space  
1,601 sq ft

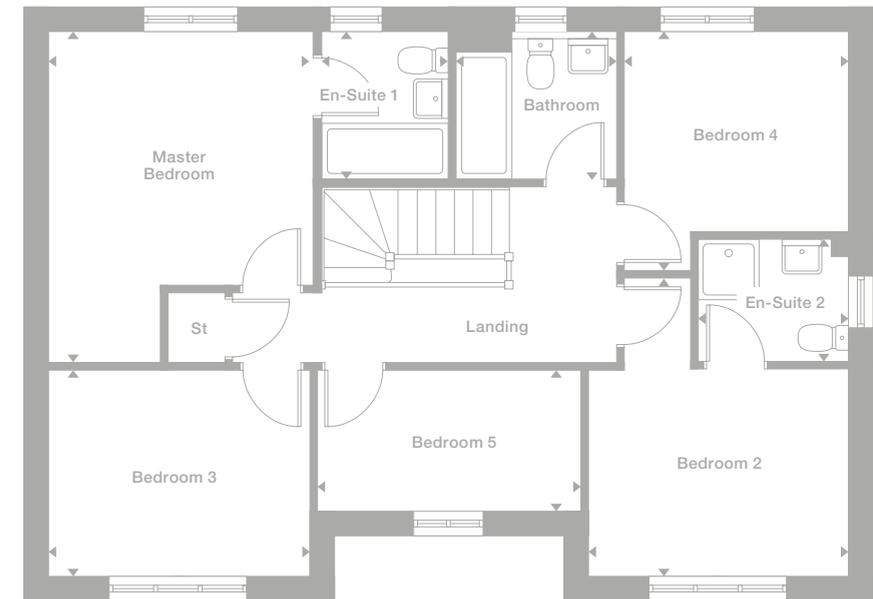
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Ground Floor



First Floor



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

**Jura**  
The Pines

With its twin pairs of french doors, the spectacular kitchen and dining room presents an endlessly flexible, fascinating living space. The lounge incorporates a classic bay window, and the feature gallery landing leads to five bedrooms, two of them en-suite and two with dual windows.

<b>Lounge</b> 3.580m x 5.499m 11'9" x 18'0"	<b>Master Bedroom</b> 4.277m max x 4.895m max 14'0" x 16'1"
<b>Dining</b> 3.149m x 2.850m 10'4" x 9'4"	<b>En-Suite 1</b> 2.177m x 1.978m 7'2" x 6'6"
<b>Family</b> 3.141m x 2.850m 10'4" x 9'4"	<b>Bedroom 2</b> 3.064m x 3.576m 10'1" x 11'9"
<b>Kitchen</b> 3.982m x 2.850m 13'1" x 9'4"	<b>En-Suite 2</b> 2.015m max x 1.860m max 6'7" x 6'1"
<b>Laundry</b> 2.252m x 1.955m 7'5" x 6'5"	<b>Bedroom 3</b> 3.713m x 2.911m 12'2" x 9'7"
<b>WC</b> 0.850m x 1.955m 2'9" x 6'5"	<b>Bedroom 4</b> 3.284m x 2.911m max 10'9" x 9'7"
	<b>Bedroom 5</b> 3.639m max x 2.633m max 11'11" x 8'8"
	<b>Bathroom</b> 2.603m max x 1.870m 8'6" x 6'2"

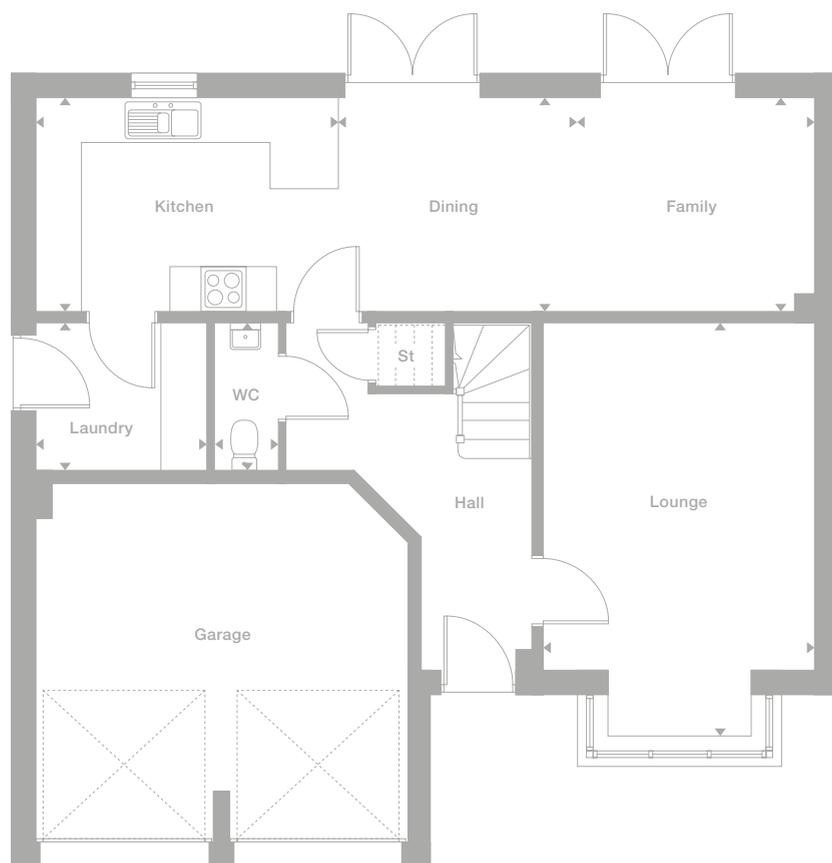
**Plots**  
30\*, 273, 312

**Floor Space**  
1,679 sq ft

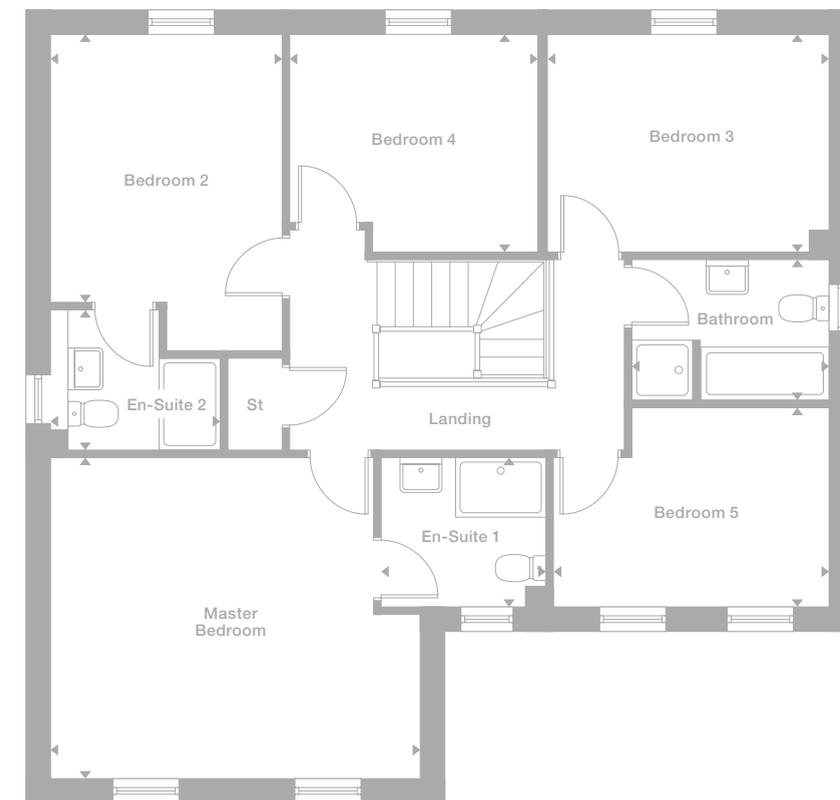
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Ground Floor



First Floor



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

**Deakin  
The Sycamores**

Also available in  
The Pines.

From the bi-fold doors of the breathtaking kitchen to the bay windows enhancing the lounge and the family room, from the feature staircase and landing to the two en-suite bedrooms, one with a full bathroom, this is a distinguished home of the highest grade.

**Lounge**  
3.833m max x 6.129m max  
12'7" x 20'1"

**Dining**  
3.833m x 3.529m  
12'7" x 11'7"

**Kitchen**  
6.456m x 6.085m  
21'2" x 20'0"

**Laundry**  
2.325m x 1.674m  
7'8" x 5'6"

**WC**  
0.993m x 1.674m  
3'3" x 5'6"

**Study/Family**  
3.411m x 3.804m max  
11'2" x 12'6"

**Master Bedroom**  
3.411m x 4.472m  
11'2" x 14'8"

**En-Suite 1**  
3.411m max x 1.907m  
11'2" x 6'3"

**Bedroom 2**  
3.899m x 2.623m  
12'9" x 8'7"

**En-Suite 2**  
2.753m max x 1.429m  
9'0" x 4'8"

**Bedroom 3**  
2.943m x 4.145m  
9'8" x 13'7"

**Bedroom 4**  
2.753m x 2.532m  
9'0" x 8'4"

**Bedroom 5**  
3.411m x 2.319m  
11'2" x 7'7"

**Bathroom**  
2.753m max x 2.002m  
9'0" x 6'7"

**Plots**  
33, 34\*, 39,  
41\*, 44

**Floor Space**  
2,116 sq ft

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Ground Floor



First Floor



R = Rooflight

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

**Leader**  
**The Sycamores**

Unforgettably inspiring, the kitchen includes a light-filled family space. A striking lounge extends from bay window to french doors. The gallery landing leads to a sumptuous master suite. A second en-suite serves bedrooms three and four. This is a home filled with outstanding features.

<b>Lounge</b> 3.655m x 6.554m 12'0" x 21'6"	<b>Master Bedroom</b> 3.632m (to 1.200m H.L.) x 7.125m max 11'11" x 23'5"
<b>Dining</b> 3.050m x 3.650m 10'0" x 12'0"	<b>En-Suite 1</b> 1.830m x 2.788m 6'0" x 9'2"
<b>Kitchen</b> 3.799m max x 5.542m max 12'6" x 18'2"	<b>Bedroom 2</b> 3.005m min x 3.850m max 9'10" x 12'8"
<b>Family</b> 2.590m max x 3.500m max 8'6" x 11'6"	<b>Bedroom 3</b> 3.700m x 3.750m 12'2" x 12'4"
<b>Laundry</b> 1.550m x 2.835m 5'1" x 9'4"	<b>En-Suite 2</b> 2.200m x 2.425m 7'3" x 7'11"
<b>WC</b> 1.167m x 1.929m 3'10" x 6'4"	<b>Bedroom 4</b> 2.794m x 3.479m 9'2" x 11'5"
<b>Study</b> 2.832m max x 3.003m max 9'3" x 9'10"	<b>Bedroom 5</b> 2.604m max x 4.165m max 6'7" x 13'8"
	<b>Bathroom</b> 1.964m x 2.813m 6'5" x 9'3"

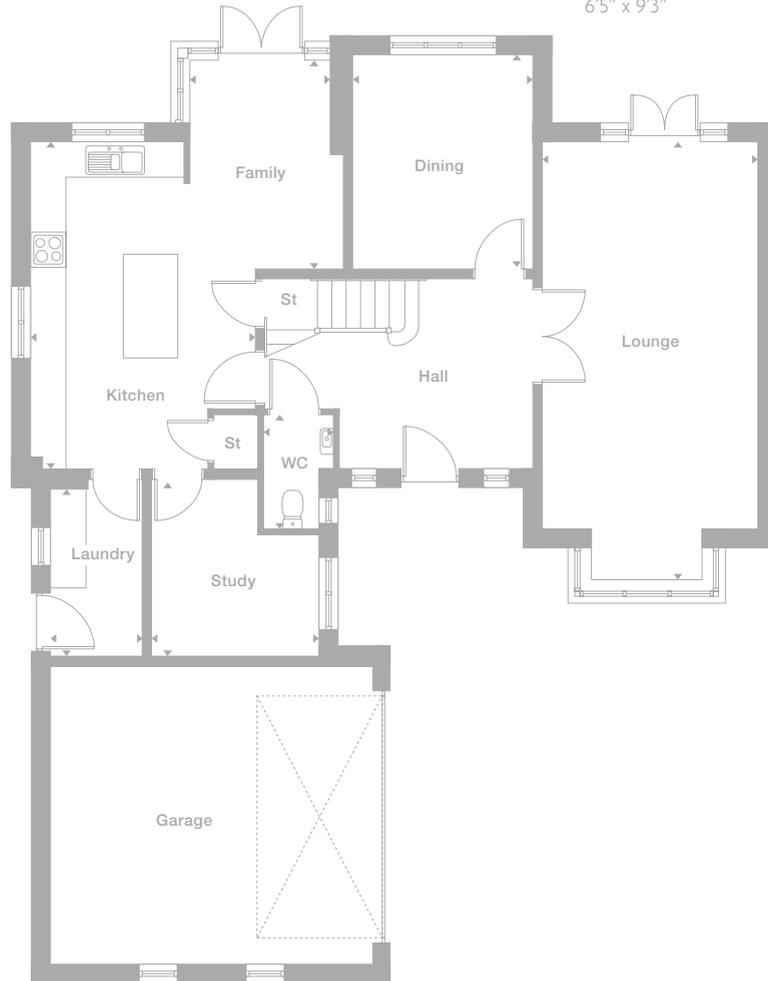
**Plots**  
40, 43\*

**Floor Space**  
2,197 sq ft

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Ground Floor



First Floor



R = Rooflight

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

**The Miller Difference**

We're enormously proud of the homes we've been building for the last 85 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 85 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 Development Sales Manager 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](http://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**

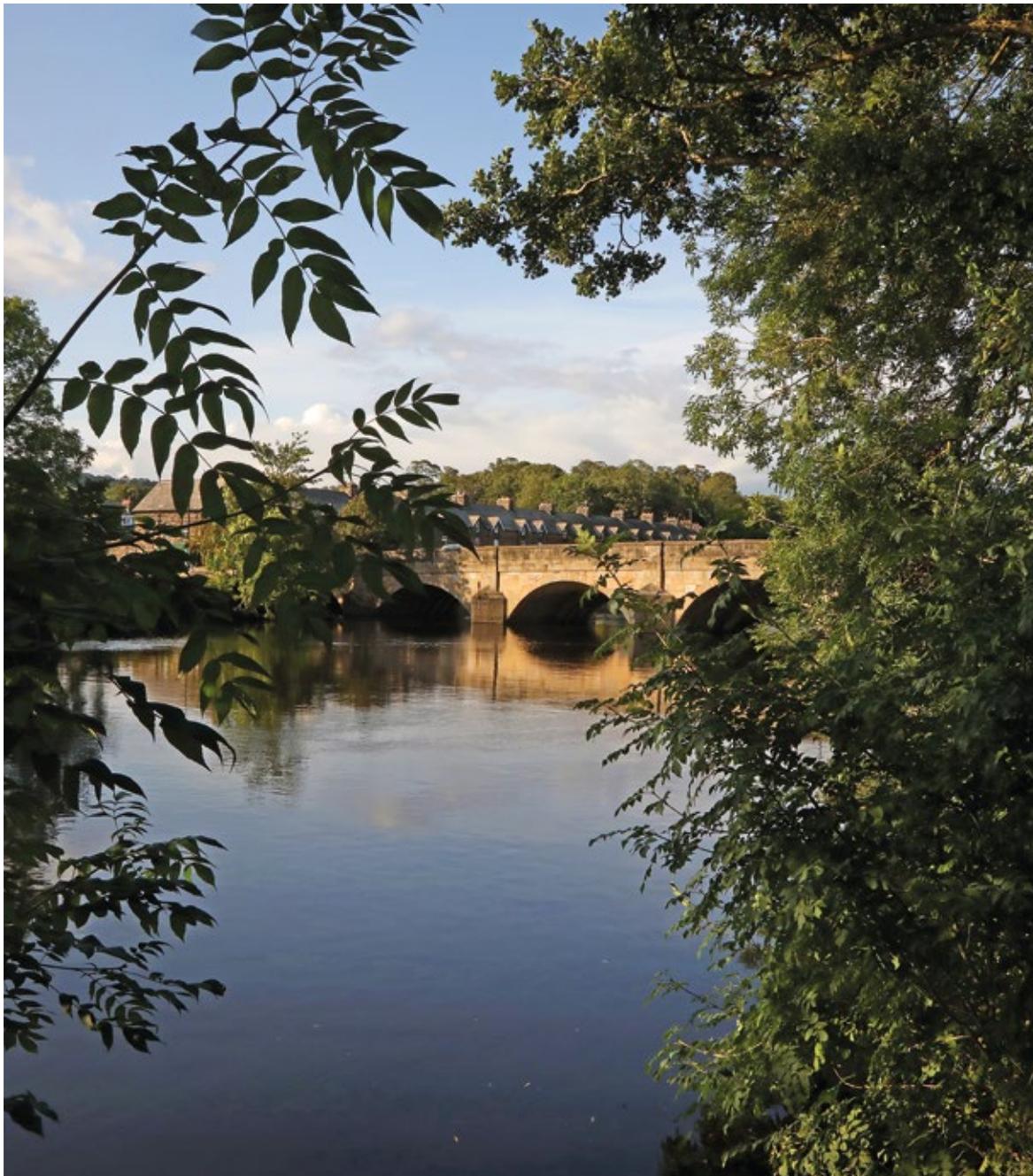
For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.



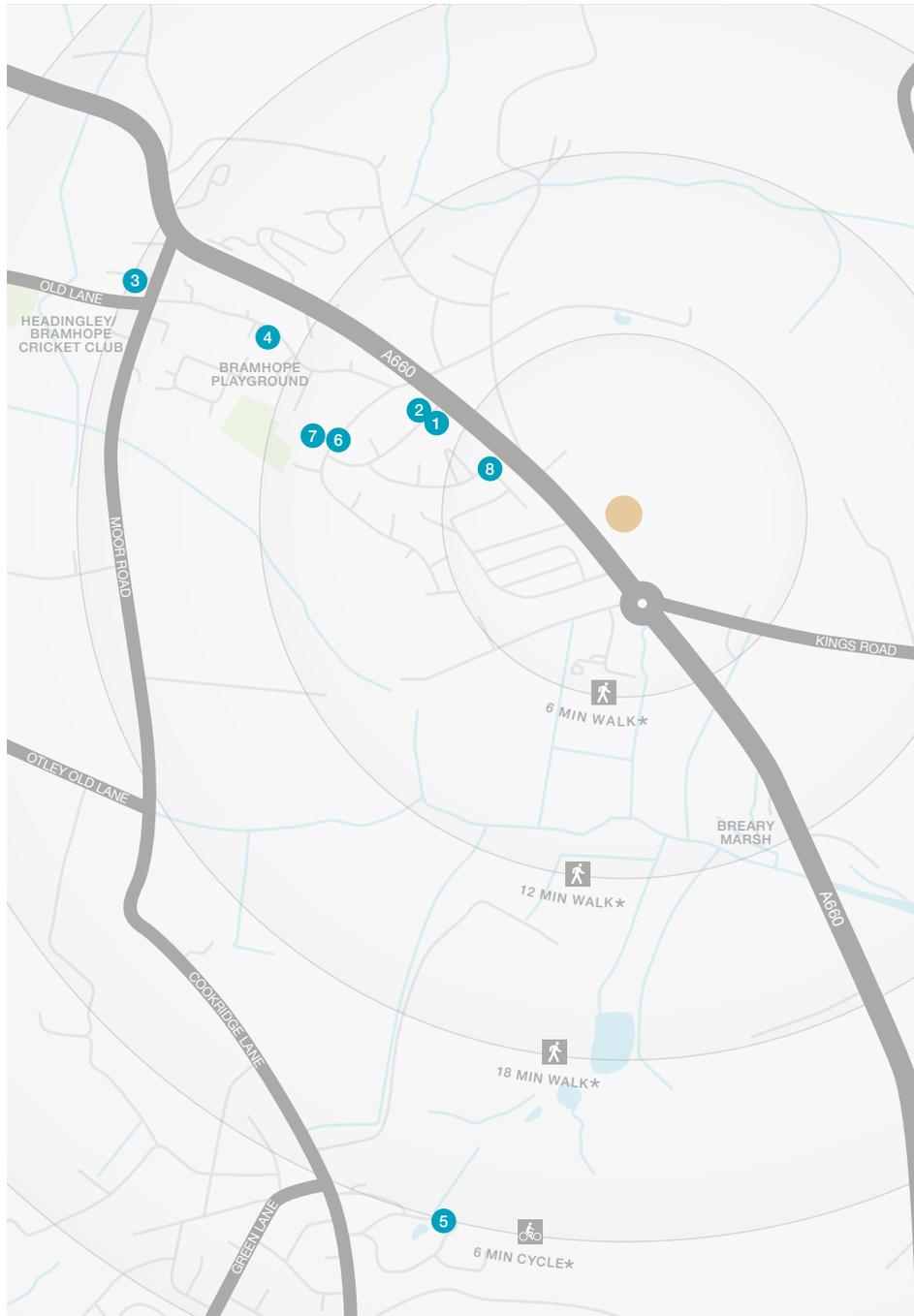
**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

The beautiful surrounding countryside includes nearby nature reserves at Otley Chevin Forest Park, Breary Marsh and Adel Dam, the last two flanking the wonderful Golden Acre Park. The Park, which includes lakeside walks, gardens and a cafe, is a starting point for the long-distance Leeds Country Way and the shorter Meanwood Valley Trail. Cookridge Hall and Headingley golf clubs are both within three miles.





Bramhope Primary School is just over half a mile from Spring Wood Park, on a spacious site with playing fields and a wildlife garden. The school, which has an associated nursery on site, is recognised as 'Outstanding' by Ofsted. Bramhope Primary is a feeder school for Prince Henry's Grammar School in nearby Otley, a highly regarded secondary with specialist language college status. Health services include a large full-time surgery near the Primary School and there are dental surgeries in Holt Park and Otley, and an optician within a few minutes' walk of Spring Wood Park.



- 1 The Bramhope Deli  
4 Tredgold Avenue  
0113 261 4776
  - 2 Christalya One Stop Shop  
3 Tredgold Avenue  
0113 267 3671
  - 3 The Fox and Hounds  
Church Hill  
07973 471 032
  - 4 Stancliffe Pharmacy  
4 The Parade  
0113 284 2448
  - 5 Cookridge Hall Golf Club  
Cookridge Lane  
0113 230 0641
  - 6 Bramhope Primary School  
Tredgold Crescent  
0113 267 1222
  - 7 The Health Centre  
Tredgold Crescent  
01943 858 300
  - 8 Senior & Rhodes Opticians  
108 Leeds Road  
0113 230 1327
- Adel Post Office  
425 Otley Road  
0113 267 3060
- Prince Henry's  
Grammar School,  
Farnley Lane, Otley  
01943 463 524

**From Leeds**  
Leave Leeds by the A660 Headingley Lane, and stay on the A660 through Headingley. At the junction just after passing the Village hotel and gym on the right, bear right to stay on the A660. Follow the A660 through the next roundabout and for a further three miles. Three hundred yards beyond the roundabout on the edge of Bramhope, Spring Wood Park is on the right.

**From Bradford**  
Leave Bradford by the A658 Harrogate Road following signs for the airport. Go through the underpass at the airport and stay on the A658 for another two miles, then at the crossroads with traffic lights turn right to join the A660, signposted for Leeds. Follow the A660 for one and a half miles, as the road goes through Bramhope, and around 300 yards after passing the optician's shop that stands on the right, Spring Wood Park is on the left.

Sat Nav: LS16 9AP

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

03301 736 936

\* 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

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.

**miller**homes

**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.

# SPRING WOOD PARK