



**Willow Grange  
Stafford**

**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.



Living in Stafford	02
Welcome home	06
Floor plans	08
Specification	24
How to find us	36

# Plot Information



- Beeley**   
See Page 08
- Melbourne**   
See Page 10
- Hayfield**   
See Page 12
- Bramley**   
See Page 14
- Whitwell**   
See Page 16
- Calver**   
See Page 18
- Darley**   
See Page 20
- Wheatcroft**   
See Page 22
- Affordable Housing**
- Discounted Market Plots**



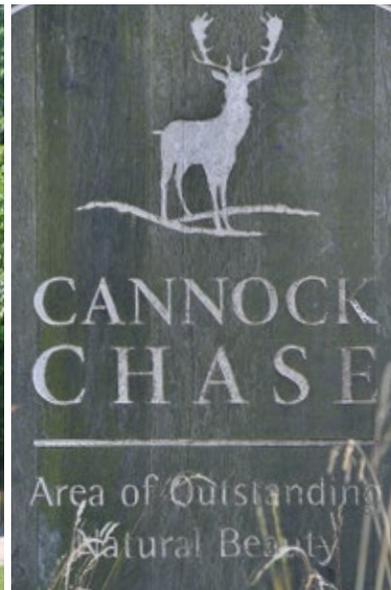
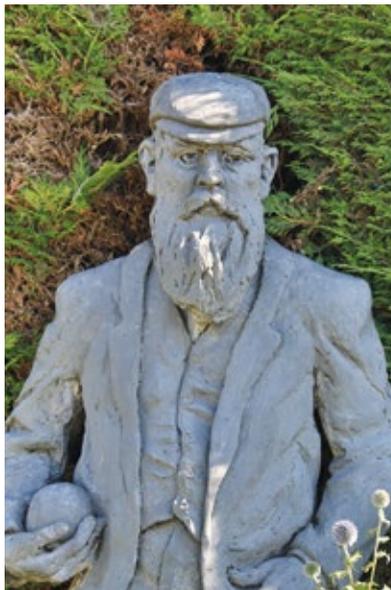
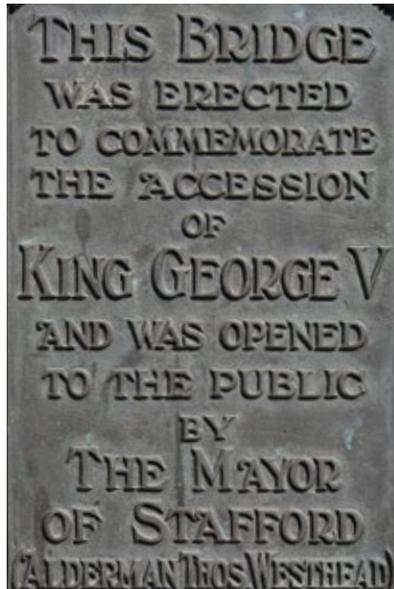
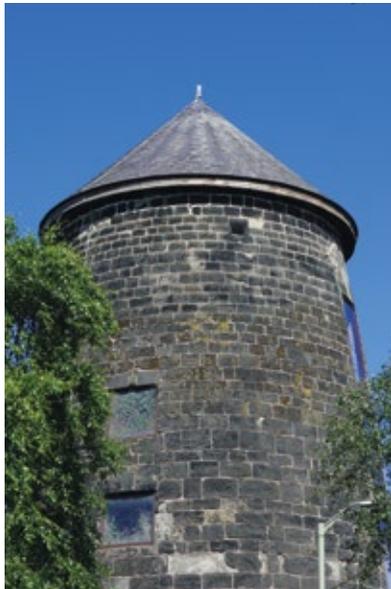
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Despite its peaceful ambience, the development is within easy reach of Stafford town centre and less than three miles from the M6, bringing Birmingham within around an hour's drive. Trains from Stafford reach Birmingham New Street in 40 minutes, Liverpool and Manchester in less than an hour, and London Euston in under two hours. National Cycle Route 5 runs alongside the development, creating a convenient route into the centre of the town, and there are also frequent bus services from nearby Parkside Avenue.

Outdoor leisure spaces around the town range from open farmland and the vast Cannock Chase to the town's delightful Victoria Park, straddling the River Sow and recently refurbished with a playground, aviaries, water jets and skateboarding and BMX areas, or Rowley Park's multi-use games areas, adventure play, sports courts and pitches. Golf courses include the Stafford Castle Club's nine-hole course near the town centre and the Brocton Hall Club's beautiful 18-hole parkland course on the edge of Cannock Chase.



On the outskirts of Stafford, between open countryside and the green expanse of Stafford Common, this beautifully landscaped, tree-lined development of contemporary, energy efficient three and four bedroom homes is just two miles from the shops and amenities of the historic, picturesque town centre. And with the M6 motorway four minutes drive away, it combines a peaceful residential retreat with easy access to the whole of north west England.

Welcome to Willow Grange...

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.



# Beeley

**Overview**  
 With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

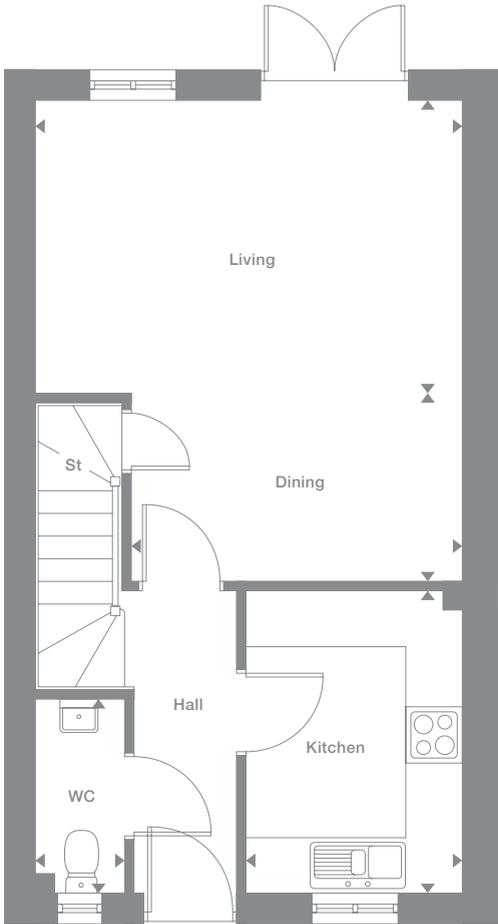
<b>Ground Floor</b>	<b>First Floor</b>
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.826m x 3.212m 9'3" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.595m x 2.060m 5'3" x 6'9"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"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

**Plots**  
 16\*, 17,  
 27\*, 28,  
 39\*, 40,  
 66\*, 67,  
 68\*, 69

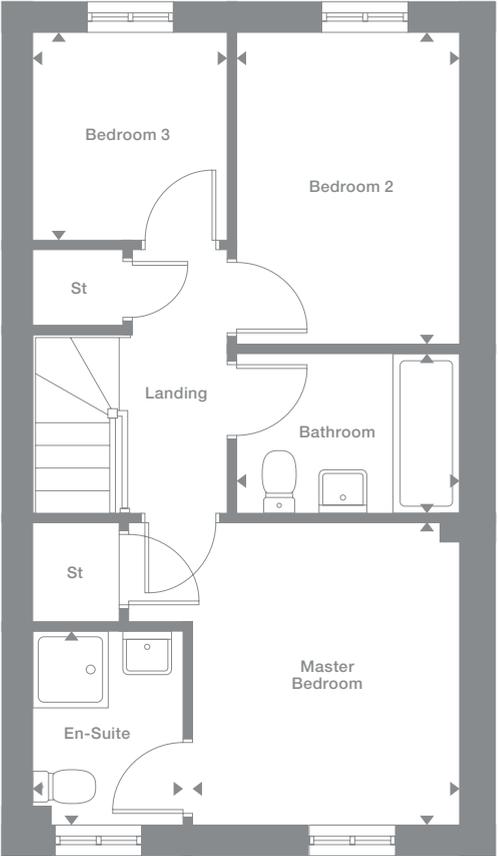
**Floor Space**  
 819 sq ft



## 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

# Melbourne

**Overview**

The inviting lounge shares the ground floor with a beautifully planned kitchen and dining area in which french doors make after dinner coffee on the patio an option on summer evenings. The L-shaped landing opens on to three bedrooms, one of them en-suite.

**Ground Floor**

**Lounge**  
3.104m x 4.712m  
10'2" x 15'6"

**Dining**  
2.811m max x 3.503m max  
9'3" x 11'6"

**Kitchen**  
2.496m x 3.503m  
8'2" x 11'6"

**WC**  
0.955m x 2.281m  
3'2" x 7'6"

**First Floor**

**Master Bedroom**  
3.649m x 3.385m max  
12'0" x 11'1"

**En-Suite**  
1.565m max x 2.281m max  
5'2" x 7'6"

**Bedroom 2**  
3.216m x 2.740m  
10'7" x 9'0"

**Bedroom 3**  
1.998m x 2.838m  
6'7" x 9'4"

**Bathroom**  
1.913m max x 2.054m  
6'3" x 6'9"

**Plots**

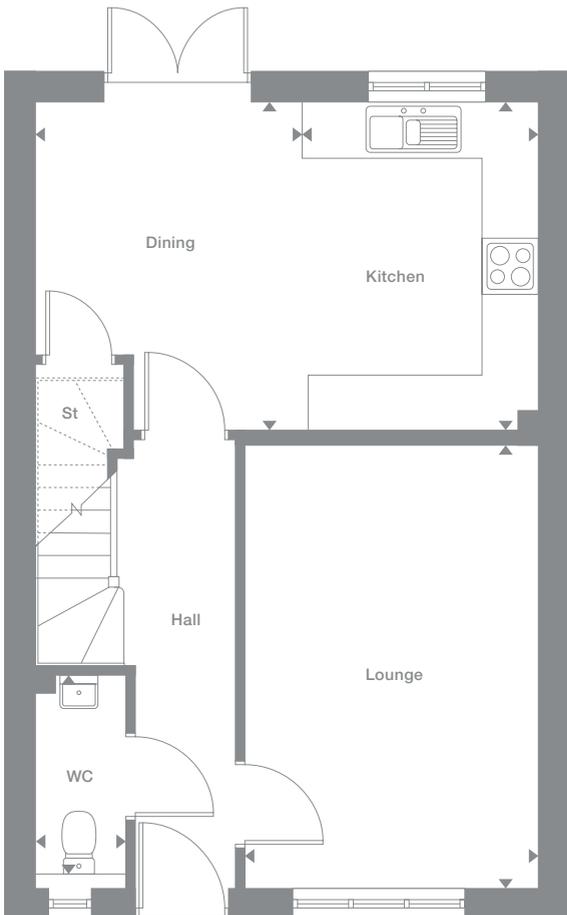
2\*, 5\*, 6,  
18\*, 29\*,  
30, 37,  
38, 49\*,  
55\*, 59\*,  
60, 62\*,  
63, 70,  
72\*, 73\*,  
74\*, 90

**Floor Space**

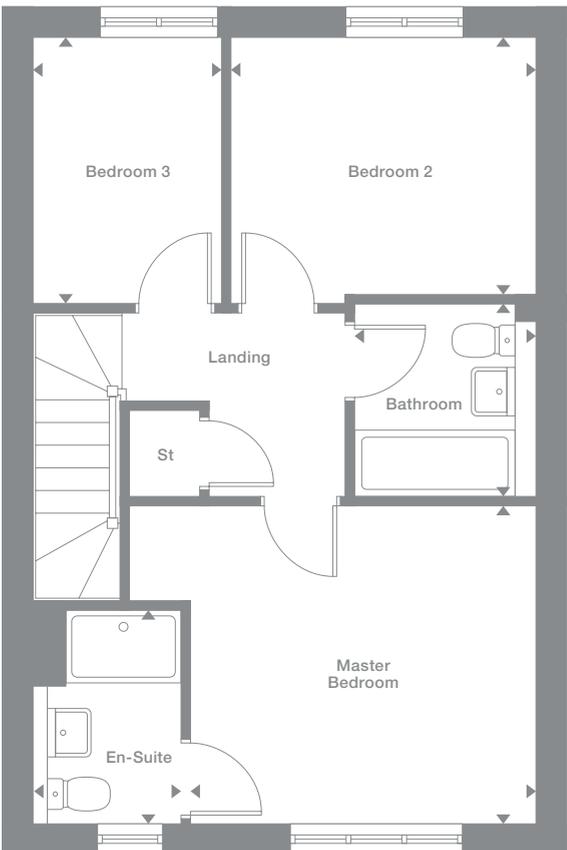
956 sq ft



**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

# Hayfield

## Overview

The broad canopy that shelters the garage and the front door reflects the seamless blend of style and function that extends throughout this superb family home, from the bay-windowed lounge and french doors in the dining area to the en-suite master bedroom.

## Ground Floor

**Lounge**  
3.850m max x 4.950m max  
12'8" x 16'3"

**Dining**  
1.950m x 3.107m  
6'5" x 10'2"

**Kitchen**  
1.852m x 3.107m  
6'1" x 10'2"

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

## First Floor

**Master Bedroom**  
3.850m max x 3.147m  
12'8" x 10'4"

**En-Suite**  
2.844m max x 1.017m max  
9'4" x 3'4"

**Bedroom 2**  
3.694m x 3.107m  
12'1" x 10'2"

**Bedroom 3**  
2.838m x 3.107m  
9'4" x 10'2"

**Bathroom**  
2.682m x 1.700m  
8'10" x 5'7"

## Plots

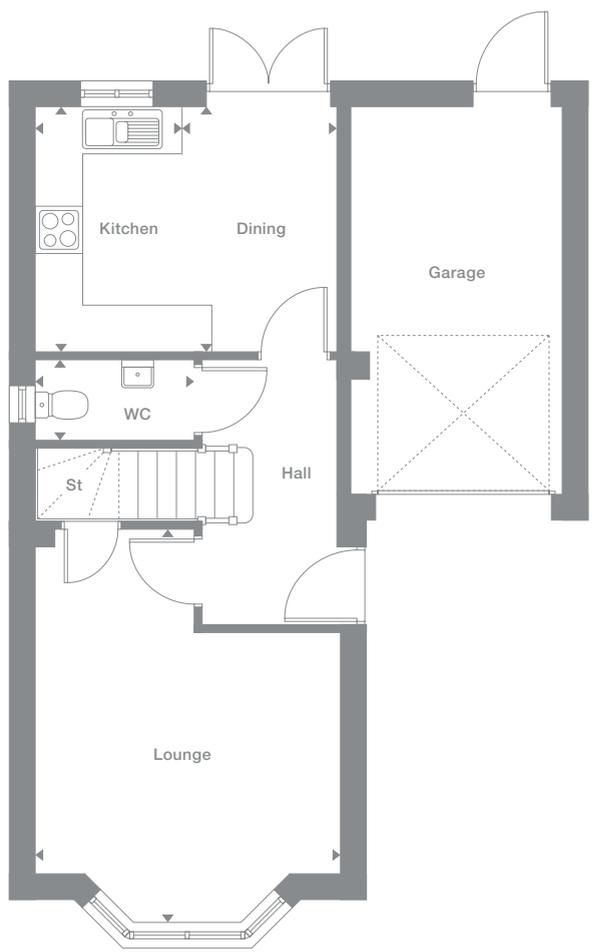
3, 4,  
50, 51,  
56\*, 57\*,  
58\*, 81

## Floor Space

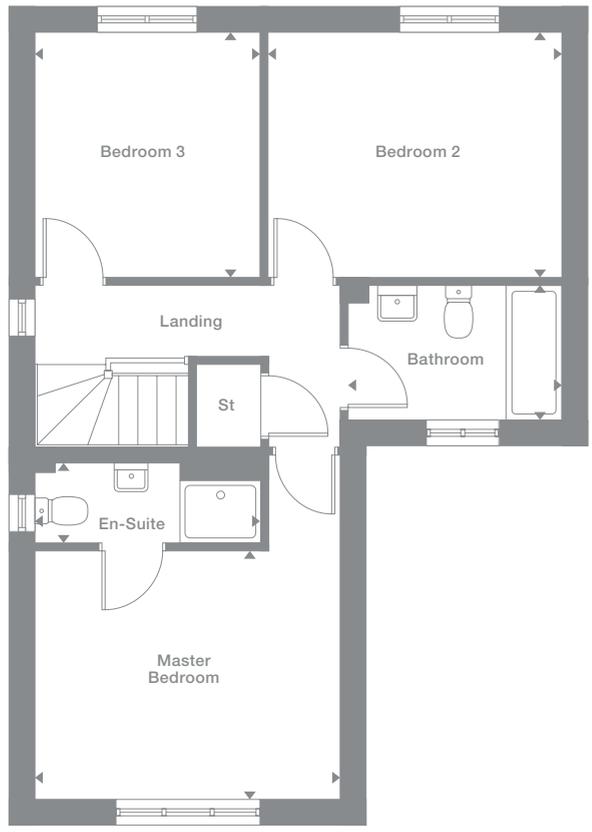
960 sq ft



## 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 † Window only applicable to Plots 51, 56 and 81

# Bramley

## Overview

Both the lounge and the family kitchen include dual aspect outlooks, and the traditional bay window in the lounge and stylish french doors in the family area add to the light, welcoming appeal. With a laundry room and en-suite master bedroom, this is a practical and attractive home.

## Ground Floor

**Lounge**  
3.673m max x 5.543m  
12'1" x 18'2"

**Family**  
2.935m x 2.513m  
9'8" x 8'3"

**Kitchen/Dining**  
2.935m x 3.030m  
9'8" x 9'11"

**Laundry**  
2.040m x 1.920m  
6'8" x 6'4"

**WC**  
1.027m x 1.430m  
3'4" x 4'8"

## First Floor

**Master Bedroom**  
3.400m x 3.120m  
11'2" x 10'3"

**En-Suite**  
1.777m max x 2.060m max  
5'10" x 6'9"

**Bedroom 2**  
2.992m x 3.317m  
9'10" x 10'11"

**Bedroom 3**  
2.600m x 2.330m  
8'6" x 7'8"

**Bathroom**  
1.905m max x 2.093m  
6'3" x 6'10"

## Plots

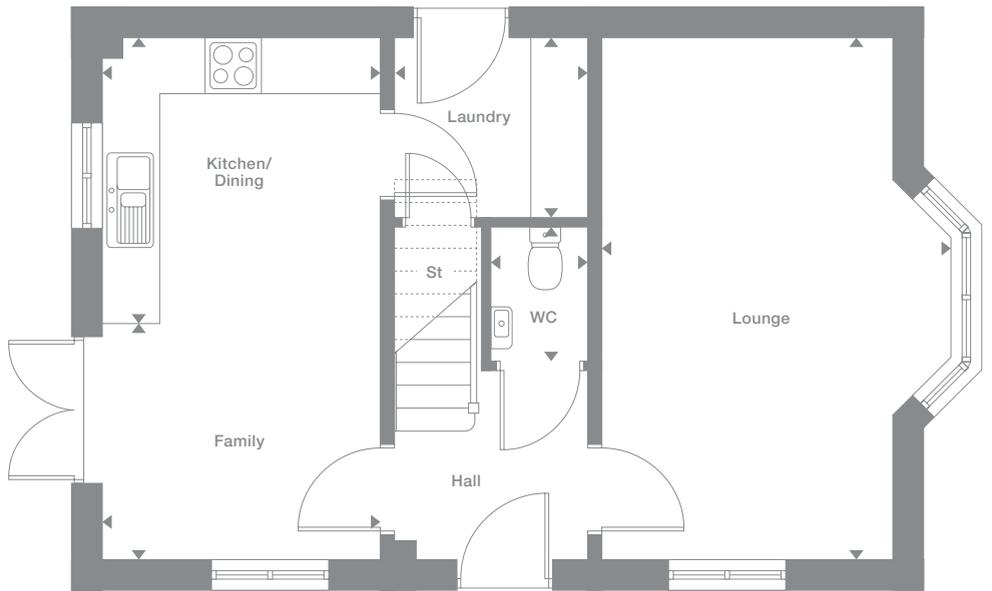
7, 48\*, 54\*,  
71, 77\*

## Floor Space

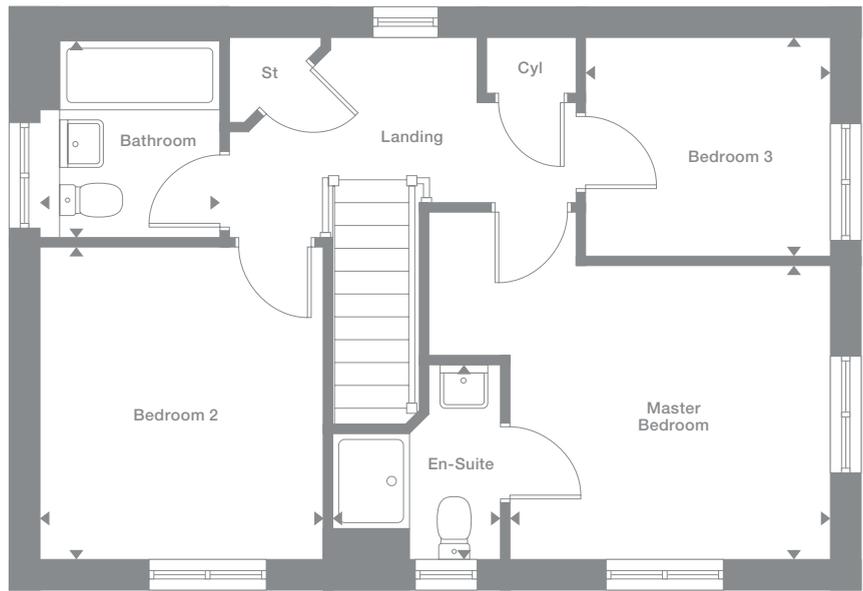
1,009 sq ft



## 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

**Overview**

With a laundry room to help with household management, and french doors offering garden access, the kitchen and dining room provides a lively hub for everyday life. Upstairs, en-suite facilities and a dressing area transform the master bedroom into an opulent private retreat.

**Ground Floor**

- Lounge**  
3.392m x 5.564m max  
11'2" x 18'3"
- Dining**  
3.410m x 3.072m  
11'2" x 10'1"
- Kitchen**  
2.833m x 3.072m  
9'4" x 10'1"
- Laundry**  
1.663m x 1.810m  
5'5" x 5'11"
- WC**  
1.663m x 1.169m  
5'5" x 3'10"

**First Floor**

- Master Bedroom**  
3.392m x 2.966m  
11'2" x 9'9"
- Dressing**  
2.306m x 1.365m  
7'7" x 4'6"
- En-Suite**  
1.840m x 1.604m  
6'0" x 5'3"
- Bedroom 2**  
2.525m x 4.148m max  
8'3" x 13'7"
- Bedroom 3**  
2.790m max x 3.676m max  
9'2" x 12'1"
- Bedroom 4**  
2.915m max x 3.137m max  
9'7" x 10'4"
- Bathroom**  
2.108m x 1.928m  
6'11" x 6'4"

**Plots**

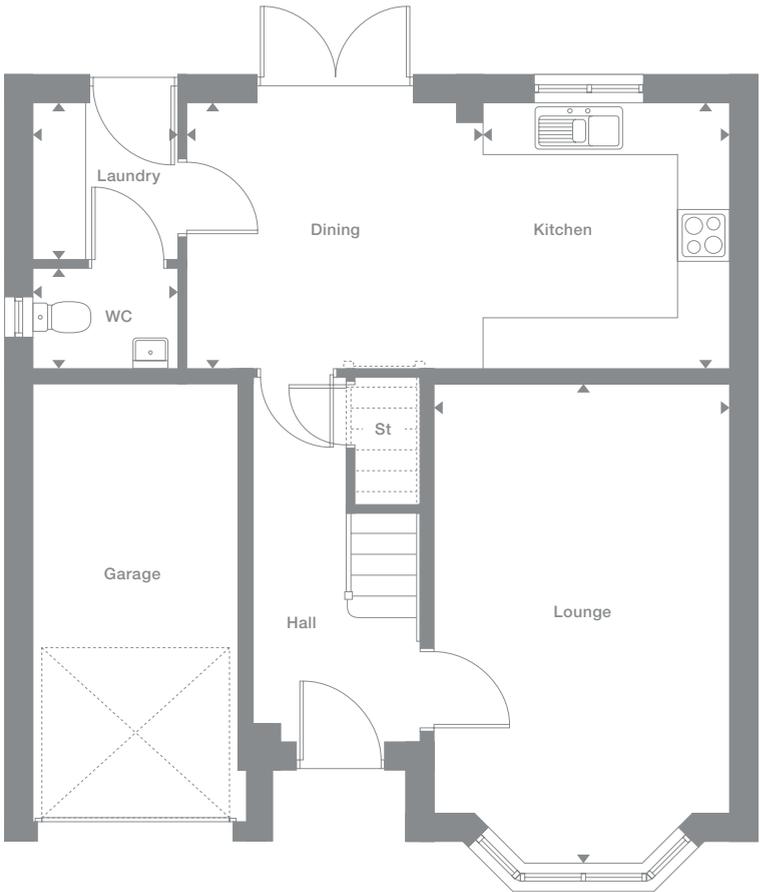
80, 86\*, 87\*,  
88\*, 89\*

**Floor Space**

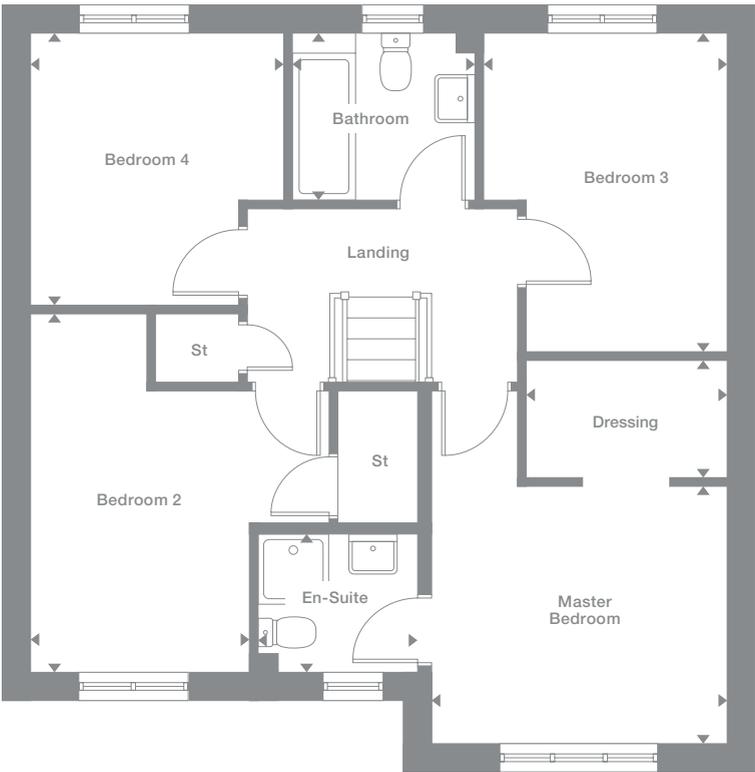
1,226 sq ft



**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

# Calver

## Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the laundry room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
3.651m max x 5.139m max  
12'0" x 16'10"

**Kitchen**  
3.810m x 2.993m  
12'6" x 9'10"

**Breakfast**  
3.336m x 3.885m  
10'11" x 12'9"

**Laundry**  
2.087m x 1.660m  
6'10" x 5'5"

**Study**  
2.087m x 2.060m  
6'10" x 6'9"

**WC**  
2.087m x 1.082m  
6'10" x 3'7"

## First Floor

**Master Bedroom**  
3.651m max x 4.603m max  
12'0" x 15'1"

**En-Suite**  
1.618m max x 2.073m max  
5'4" x 6'10"

**Bedroom 2**  
3.793m x 2.758m  
12'5" x 9'1"

**Bedroom 3**  
3.260m x 2.758m  
10'8" x 9'1"

**Bedroom 4**  
2.087m x 3.147m  
6'10" x 10'4"

**Bathroom**  
2.558m max x 2.040m max  
8'5" x 6'8"

## Plots

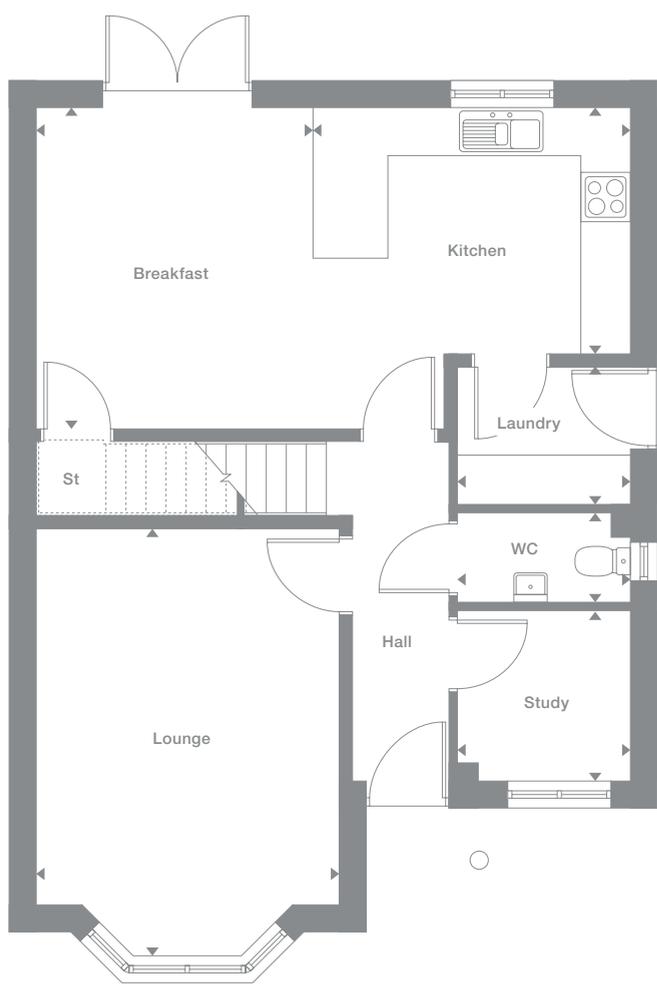
20\*, 35,  
53, 65,  
75, 83,  
84\*, 85

## Floor Space

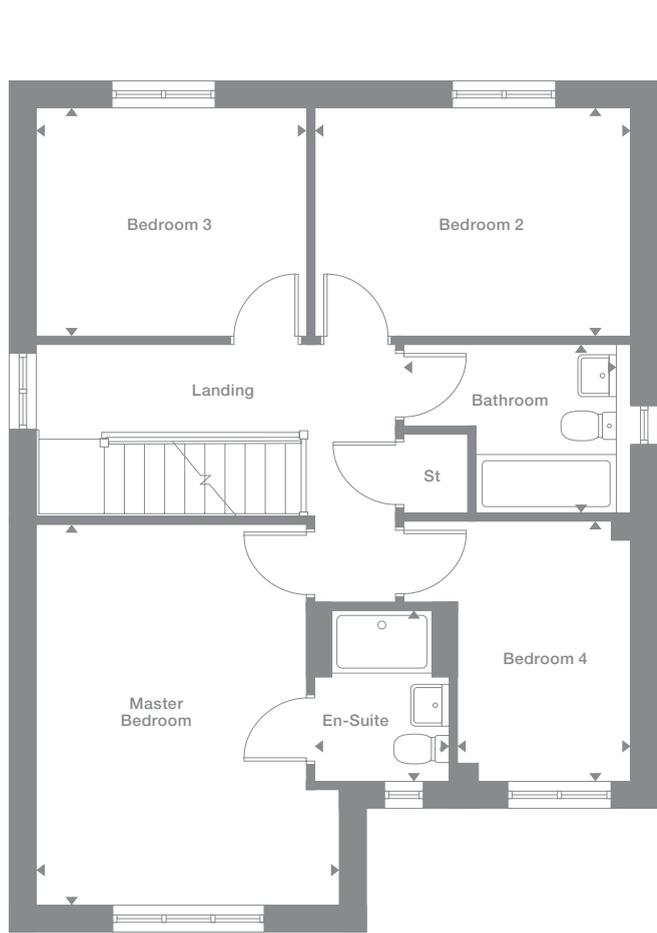
1,381 sq ft



## 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

# Darley

## Overview

The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

## Ground Floor

**Lounge**  
3.268m x 5.275m  
10'9" x 17'4"

**Kitchen/Family**  
4.642m max x 4.358m max  
15'3" x 14'4"

**Dining**  
3.281m max x 4.134m  
10'9" x 13'7"

**WC**  
0.937m x 2.293m  
3'1" x 7'6"

## First Floor

**Master Bedroom**  
4.642m max x 2.714m max  
15'3" x 8'11"

**En-Suite**  
2.471m max x 1.245m  
8'1" x 4'1"

**Bedroom 2**  
4.756m max x 2.647m  
15'7" x 8'8"

**Bedroom 3**  
3.496m max x 2.885m  
11'6" x 9'6"

**Bedroom 4**  
2.339m x 2.297m  
7'8" x 7'6"

**Bathroom**  
2.696m x 1.700m  
8'10" x 5'7"

## Plots

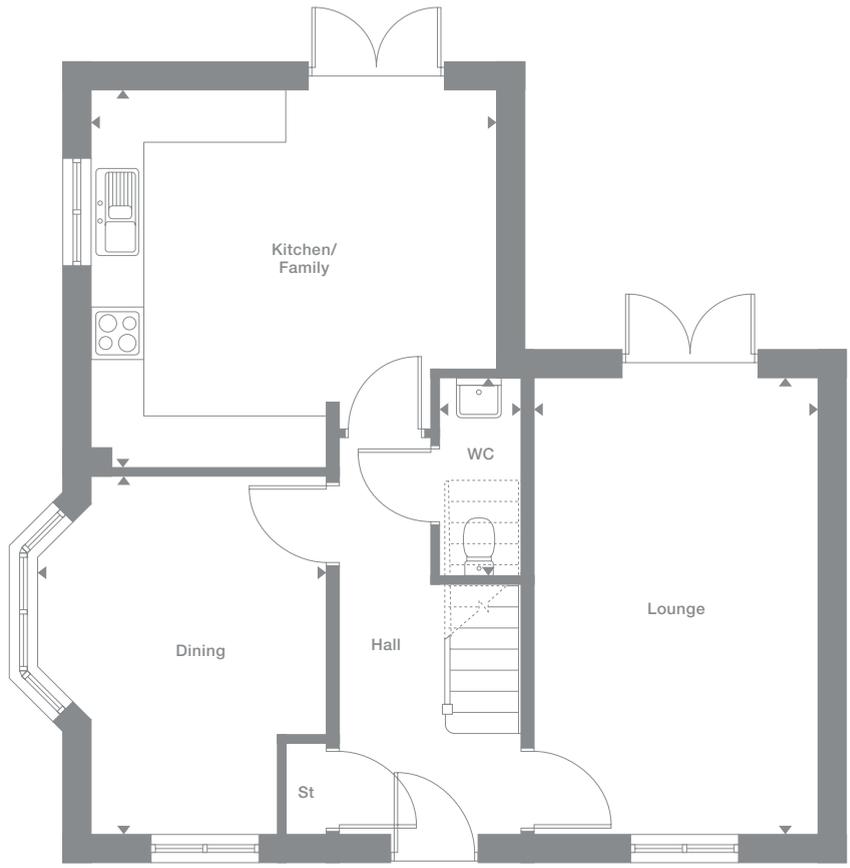
1\*, 19\*, 21\*,  
31, 32\*, 61,  
64, 78, 82\*

## Floor Space

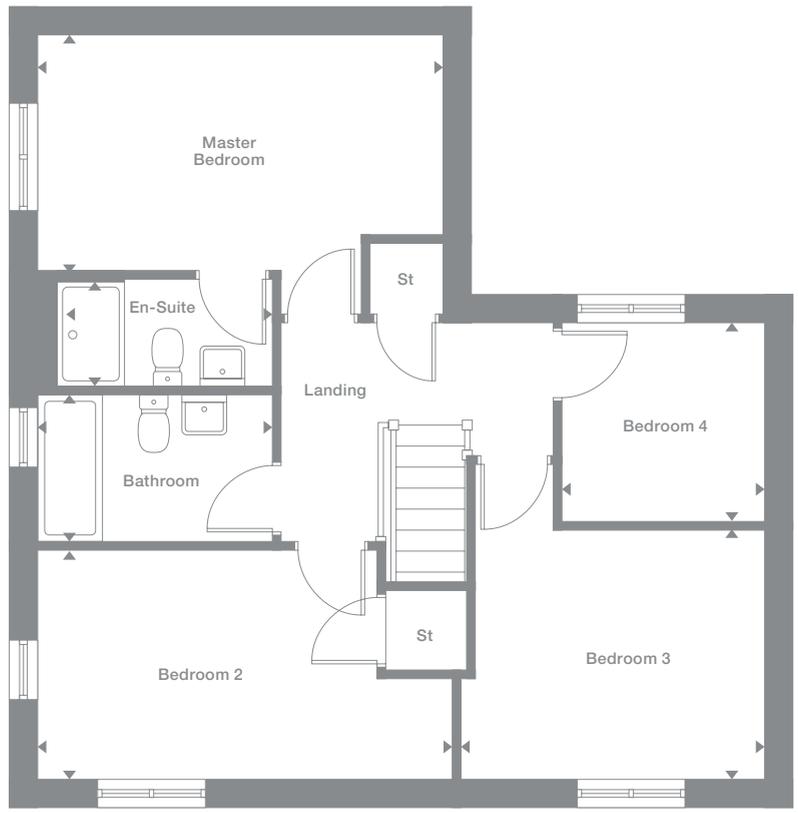
1,290 sq ft



## 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

# Wheatcroft

## Overview

The bright family kitchen, with french doors adding a special touch to the breakfast area, is complemented by a separate dining room. Features like the laundry room, beautifully planned bathroom and en-suite master bedroom make this an exceptionally comfortable home.

## Ground Floor

**Lounge**  
3.380m max x 4.728m max  
11'1" x 15'6"

**Kitchen**  
3.160m x 3.078m  
10'4" x 10'1"

**Family/Breakfast**  
5.355m x 3.078m  
17'7" x 10'1"

**Dining**  
2.880m x 2.783m  
9'5" x 9'2"

**Laundry**  
1.887m x 1.852m  
6'2" x 6'1"

**WC**  
0.900m x 1.852m  
2'11" x 6'1"

## First Floor

**Master Bedroom**  
3.952m max x 4.300m max  
13'0" x 14'1"

**En-Suite**  
2.569m max x 1.385m  
8'5" x 4'7"

**Bedroom 2**  
3.437m max x 4.041m  
11'3" x 13'3"

**Bedroom 3**  
2.739m x 3.562m  
9'0" x 11'8"

**Bedroom 4**  
2.680m max x 3.821m  
8'10" x 12'6"

**Bathroom**  
2.910m max x 1.913m  
9'7" x 6'3"

## Plots

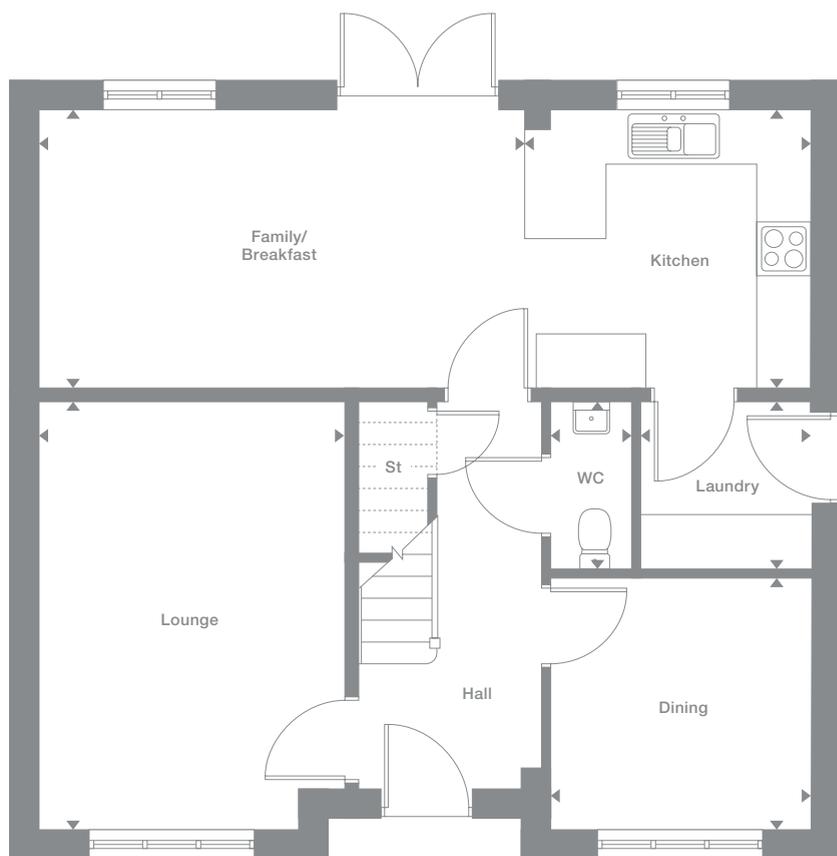
33, 34\*,  
36, 52\*,  
76\*, 79

## Floor Space

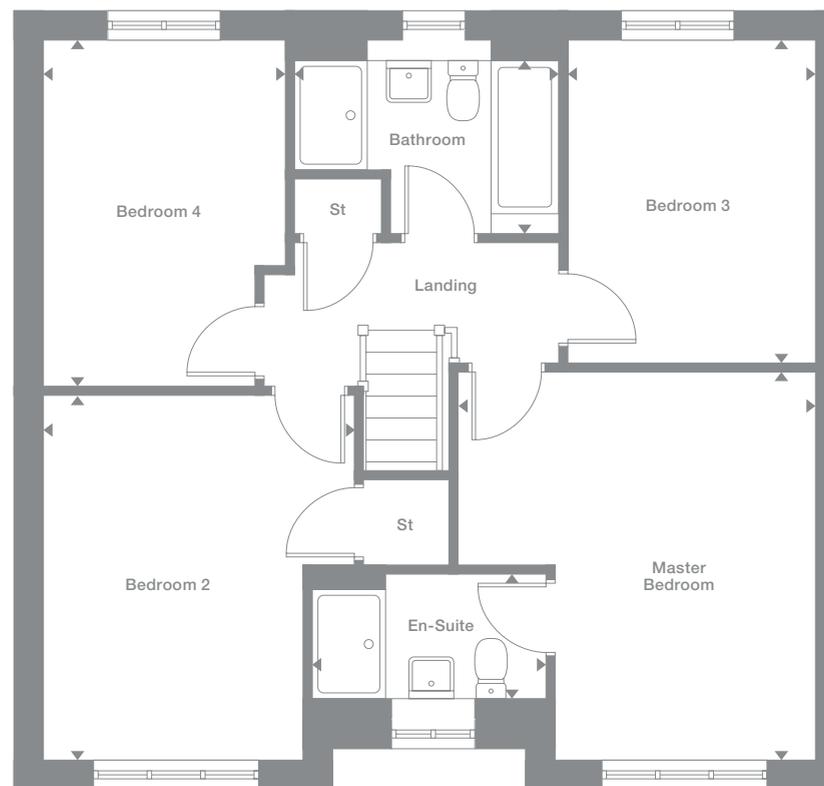
1,432 sq ft



## 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 Notice' section at the back of this brochure for more information.

\* Plots are a mirror image of plans shown above

# Specification

- ✓ Standard
- Optional Extra
- Not Available

### Kitchens

	Beeley	Melbourne	Hayfield	Bramley	Whitwell	Calver	Darley	Wheatcroft
Contemporary styled fitted kitchen with choice of frontals; Colorado, Kansas, Minnesota, Plaza, Oregon	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	-	-	-	-
Stainless steel double fan oven	-	-	-	-	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓

### Bathrooms

Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	-	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	✓	✓	✓	✓	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	-	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	✓
Bar style chrome shower mixer valve with sliding rail kit	-	-	-	-	-	-	-	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to bath walls, splash back to basin	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	-	-	-	✓

### En-Suites (where applicable)

Ideal Standard's contemporary styled sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area, splash back to basin	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Development Sales Manager 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

- ✓ Standard
- Optional Extra
- Not Available

	Beeley	Melbourne	Hayfield	Bramley	Whitwell	Calver	Darley	Wheatcroft
<b>Electrical</b>								
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>								
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>								
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>								
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	-	-	-	-
Clear finished oak effect staircase handrail	-	-	-	-	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>								
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Development Sales Manager 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.

# The Miller Difference

## 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 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.



"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."

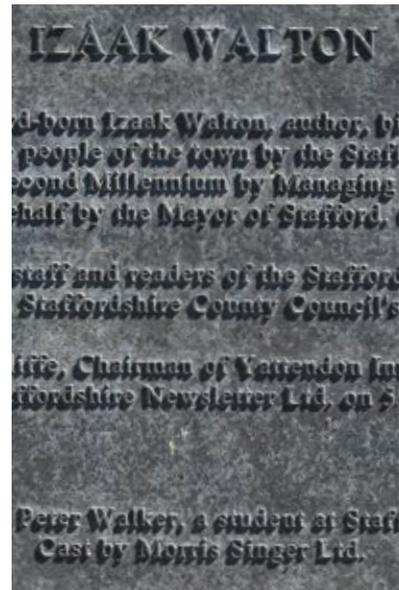
Chris Mackenzie  
Miller Home Owner

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

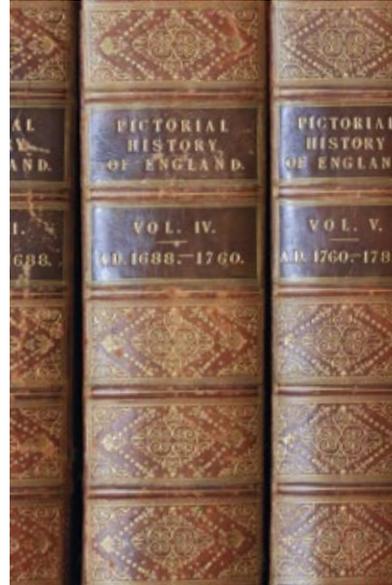
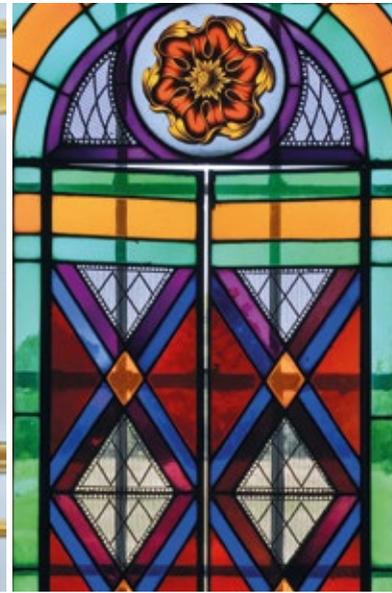
Helen Moscrop  
Miller Home Owner

Stafford offers great shopping and leisure amenities. Traditional, independent traders share pedestrianised streets with cafés, pubs, restaurants and magnificent historic buildings, counterpointing more contemporary precincts like the exciting new covered Riverside retail centre. An indoor market opens four days a week, and there is a monthly outdoor farmers' market. There are also some local shops, including Co-op convenience stores and a post office, closer to the development.

Stafford Gatehouse Theatre's diverse programme includes annual Shakespeare productions held against the dramatic backdrop of Stafford Castle, and there are two cinemas, a modern Odeon multiplex that contrasts with The Stafford Cinema, a recently reopened three-screen Art Deco picture house. Stafford Leisure Centre includes a 25m swimming pool, a well-equipped gym and spin studio, squash courts and a sports hall, and there is a second fitness centre at Beacon Sport and Fitness on the western edge of the town.



The development is in the catchment area for Parkside Primary School, an academy school and part of the Creative Learning Partnership Trust, and the Sir Graham Balfour High School. Both are assessed as good by Ofsted, with the High School achieving outstanding pupil behaviour and safety, and they are located close to each other around three quarters of a mile from the development. Local health services include a large GP practice at Holmcroft Surgery with an adjacent pharmacy, around half an hour's walk away, and there are several dentists in the town.



WELCOME TO THE HOME  
 PATRICK LICHFIELD

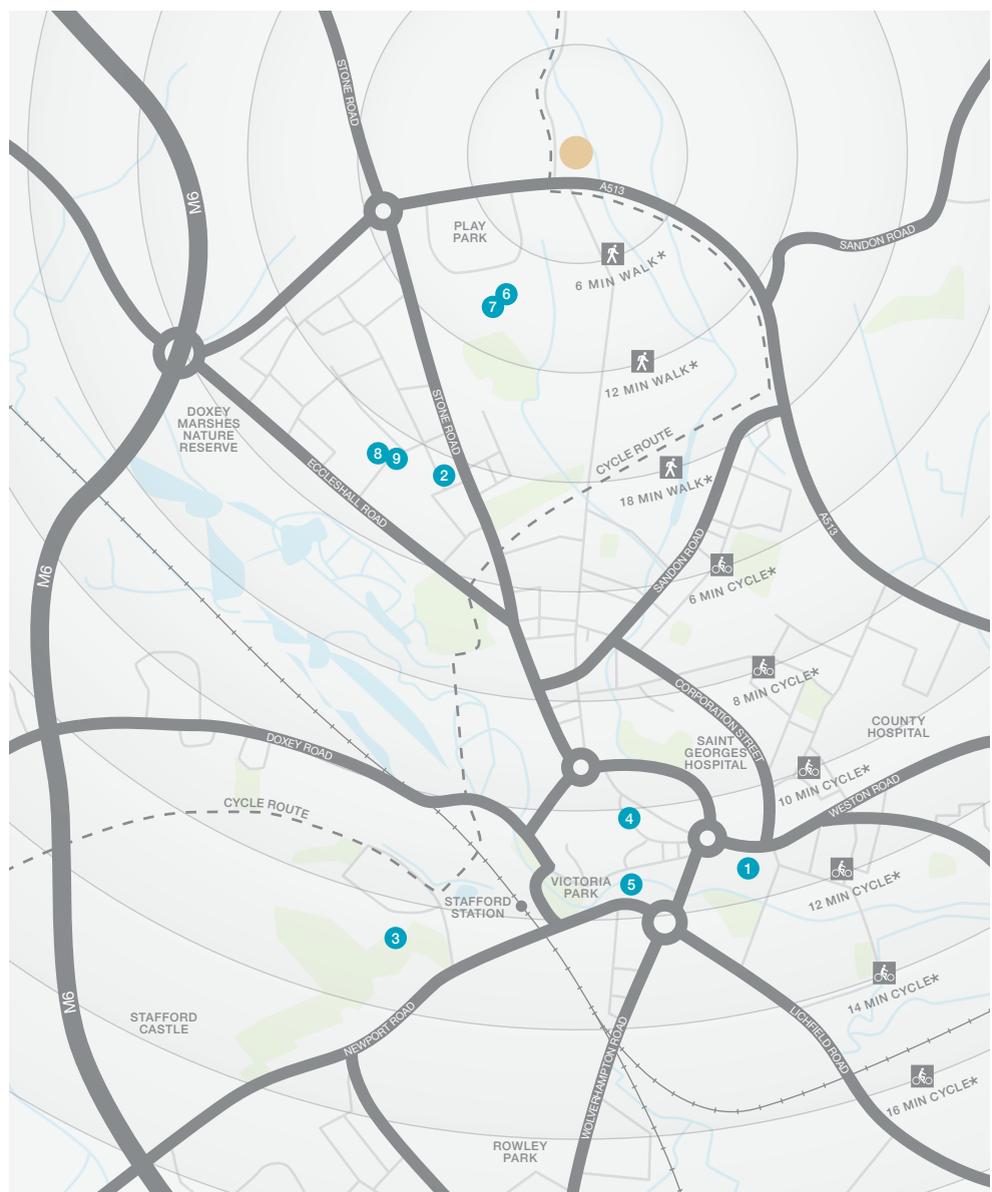
Later in his life this was a place of relaxation; a break from travel and work but in the 1970's it would become infamous for its parties. What happens at the party, stays at the party.

PLEASE NO PHOTOGRAPHS

If these floors could talk!  
 After many years of dancing feet, spilled drinks, we ask you to help us take care of our floors by checking your shoes for mud and leaving any food & drink at the door. The apartment is full of Anson family treasures. To protect them we may ask you to remove large bags & backpacks.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Stafford Leisure Centre, Lammascote Road 01785 619 500
  - 2 Stone Road Post Office, 245 Stone Road 01785 252 103
  - 3 Stafford Castle Golf Club, Castle Way 01785 223 821
  - 4 Stafford Gatehouse Theatre, Eastgate Street 01785 619 080
  - 5 Stafford Cinema Newport Road 01785 222 860
  - 6 Parkside Primary School, Bradshaw Way 01875 450 145
  - 7 Sir Graham Balfour High School, North Avenue 01785 223 490
  - 8 Holmcroft Surgery Holmcroft Road 01785 242 172
  - 9 Holmcroft Pharmacy Holmcroft Road 01785 250 151
- Brocton Hall Golf Club, Sawpit Lane 01785 661 901

\* 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  
 5.0km = 14 to 20 mins cycle



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
0800 840 8631

**From the M6**  
Leave the M6 at junction 14 to join the A34 following signs for Stafford (N). Half a mile after leaving the motorway, follow signs for Uttoxeter through two roundabouts set close together. Approximately half a mile further on, turn left into Marston Lane and after around 250 yards the entrance to the development is on the right.

**From Stafford Town Centre**  
Leave the town centre by the A34, travelling northward along Foregate Street and Greyfriars. Stay on the A34 into Stone Road then, around a mile on, at the roundabout take the third exit, signposted for Uttoxeter. Around half a mile on, turn left into Marston Lane and after around 250 yards the entrance to the development is on the right.

Sat Nav: ST16 1TY



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

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

*the place to be®*

## Why Miller Homes?

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

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

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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

**millerhomes**

*the place to be®*