



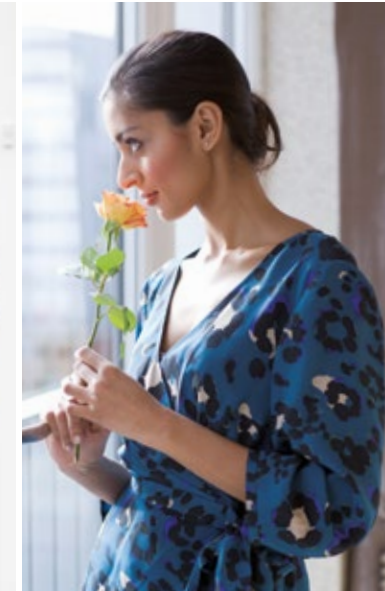
**Roman Croft  
Priorslee**

*the place to be®*

**millerhomes**

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A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



# Plot Information

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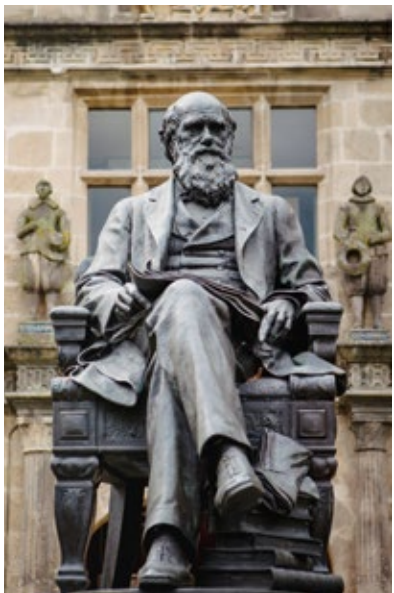
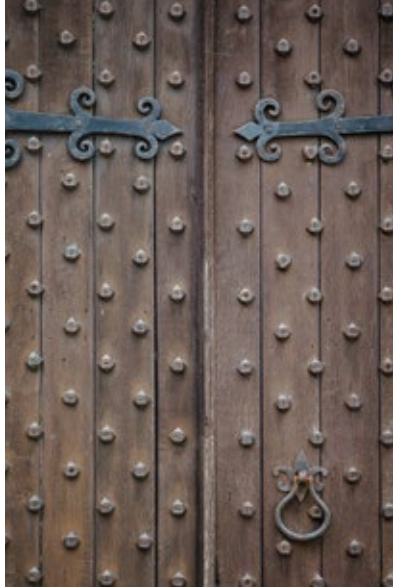
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Roman Croft.



Half a mile from the M54, less than 30 minutes' drive from Wolverhampton and 45 minutes from Birmingham, Earl's Grange is perfectly located for travel throughout the midlands. Direct train services from Telford Central run to Holyhead, Chester, Shrewsbury, Wolverhampton and Birmingham International. Wolverhampton is less than 20 minutes away by rail, and Birmingham New Street is a 40 minute trip. National Cycle Route 81, from Shrewsbury to Wolverhampton, runs through the development.

A farm shop a few yards away complements a Co-op food store and a pharmacy at Priorslee Farm Local Centre, 20 minutes' walk away. The National Cycle Route provides a pleasant walk to the local shops, pubs and restaurants of Haughton and Shifnal. With their traditional ambience, the villages offer a pleasant counterpoint to the modern shops and amenities of Telford.



Welcome home

Offering easy access to Shrewsbury, Wolverhampton and Birmingham, and within two miles of both the exciting modern amenities of Telford and the traditional village of Shifnal, this attractive neighbourhood of energy efficient two, three, four and five bedroom homes offers strategic convenience in a peaceful setting. Adjacent to National Cycle Route 81, with beautiful lakes and wildlife habitats nearby, it combines the best of urban and natural environments.

Welcome to Roman Croft...

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# Marchmont

**Overview**  
 This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.11m x 4.08m 10'3" x 13'5"	<b>Principal Bedroom</b> 2.63m x 3.59m 8'8" x 11'10"
<b>Kitchen/Dining</b> 4.06m x 3.04m 13'4" x 10'0"	<b>En-Suite</b> 1.21m x 2.13m 4'0" x 7'0"
<b>WC</b> 1.50m x 1.11m 4'11" x 3'8"	<b>Bedroom 2</b> 4.06m x 3.02m 13'4" x 9'11"
	<b>Bathroom</b> 1.70m x 2.09m 5'7" x 6'10"

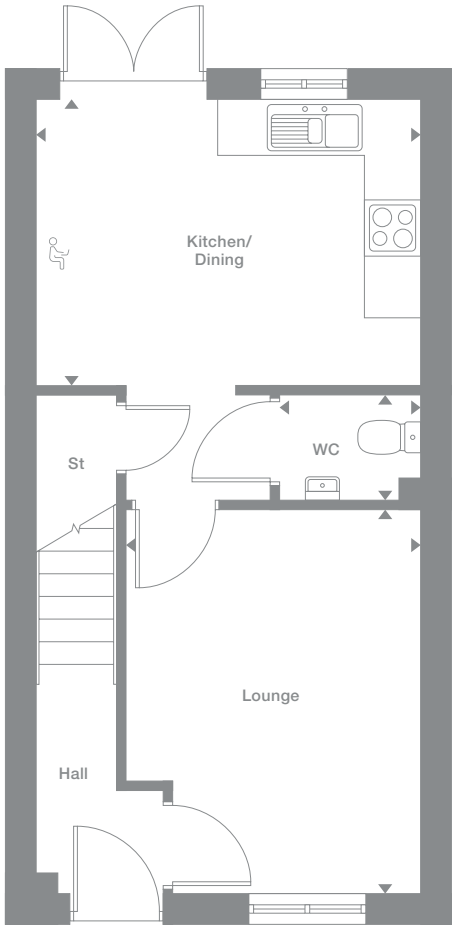
**Floor Space**  
737 sq ft

W Please note: wardrobes are optional

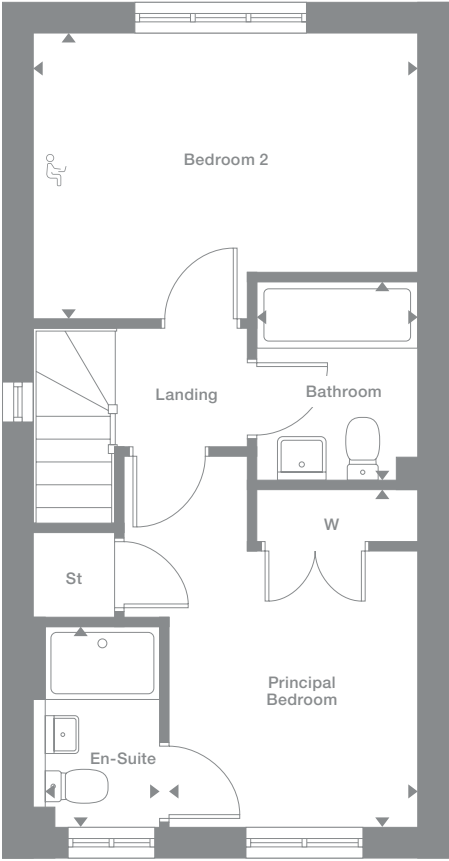
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Overton

**Overview**  
 With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.56m x 4.49m 11'8" x 14'9"	<b>Principal Bedroom</b> 3.09m x 3.28m 10'2" x 10'9"
<b>Kitchen/Dining</b> 3.34m x 3.83m 11'0" x 12'7"	<b>En-Suite</b> 1.18m x 2.03m 3'10" x 6'8"
<b>Laundry</b> 1.08m x 1.96m 3'7" x 6'5"	<b>Bedroom 2</b> 2.37m x 3.26m 7'10" x 10'8"
<b>WC</b> 1.08m x 1.78m 3'7" x 5'10"	<b>Bedroom 3</b> 2.04m x 2.17m 6'8" x 7'2"
	<b>Bathroom</b> 2.37m x 1.69m 7'10" x 5'7"

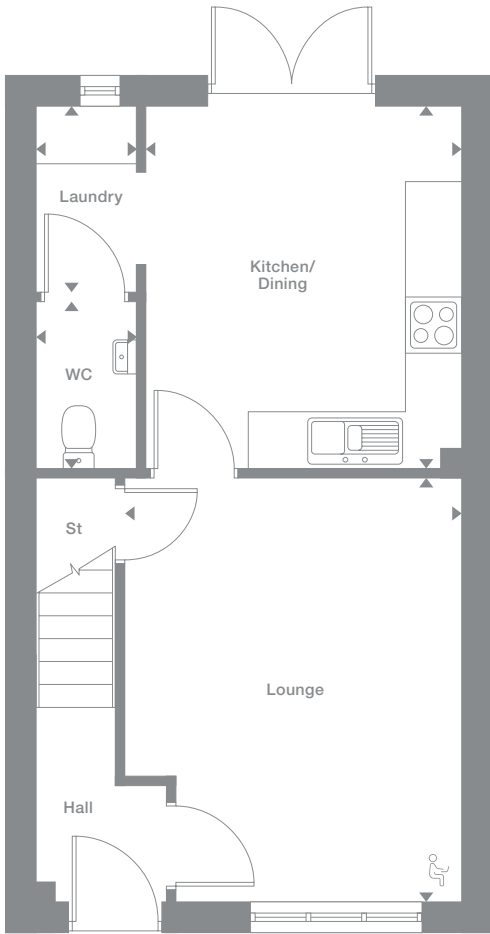
**Floor Space**  
819 sq ft

W Please note: wardrobes are optional

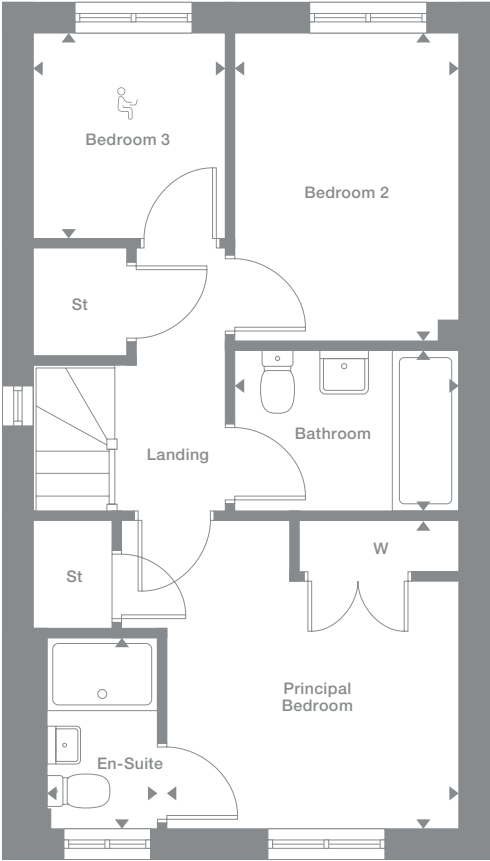
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## Ground Floor



## First Floor



Office space area

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# Tiverton

## Overview

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

## Ground Floor

**Lounge**  
3.10m x 4.71m  
10'2" x 15'6"

**Kitchen**  
2.86m x 3.50m  
9'5" x 11'6"

**Dining**  
2.44m x 2.70m  
8'0" x 8'10"

**WC**  
0.95m x 2.28m  
3'2" x 7'6"

## First Floor

**Principal Bedroom**  
3.64m x 3.38m  
12'0" x 11'1"

**En-Suite**  
1.34m x 2.26m  
4'5" x 7'5"

**Bedroom 2**  
3.21m x 2.83m  
10'7" x 9'4"

**Bedroom 3**  
1.99m x 2.83m  
6'7" x 9'4"

**Bathroom**  
1.70m x 1.95m  
5'7" x 6'5"

## Floor Space

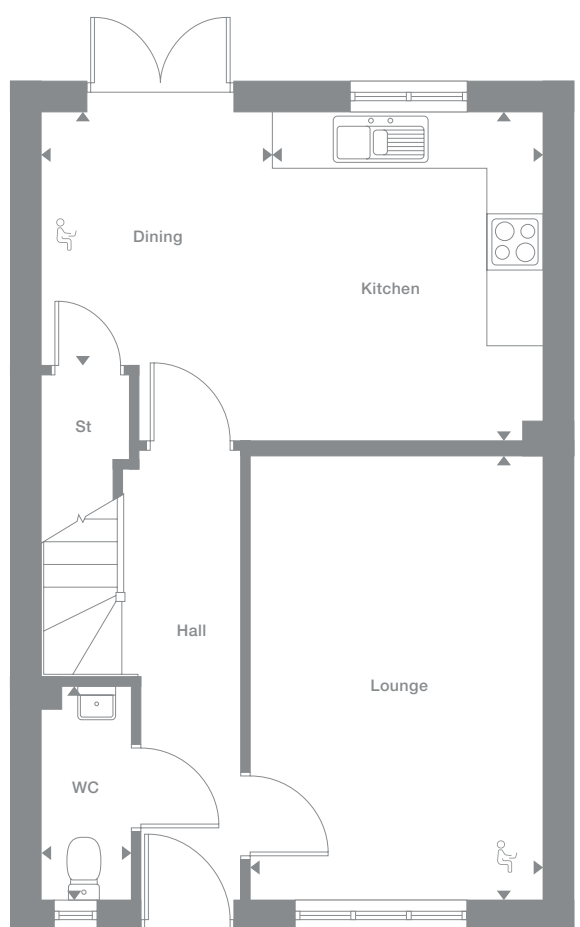
956 sq ft

W Please note: wardrobes are optional

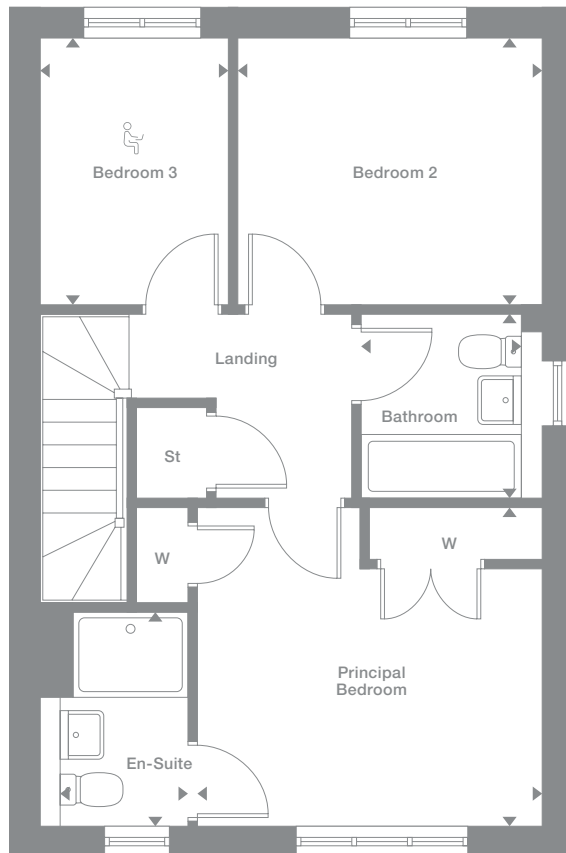
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## Ground Floor



## First Floor



Office space area

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**Overview**

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

**Ground Floor**

- Lounge**  
3.92m x 5.54m  
12'11" x 18'2"
- Kitchen/Dining**  
2.93m x 2.65m  
9'8" x 8'9"
- Laundry**  
2.09m x 1.92m  
6'10" x 6'4"
- Family**  
2.93m x 2.88m  
9'8" x 9'6"
- WC**  
1.08m x 1.44m  
3'7" x 4'9"

**First Floor**

- Principal Bedroom**  
3.40m x 3.12m  
11'2" x 10'3"
- En-Suite**  
1.77m x 2.06m  
5'10" x 6'9"
- Bedroom 2**  
2.99m x 3.31m  
9'10" x 10'11"
- Bedroom 3**  
2.60m x 2.33m  
8'6" x 7'8"
- Bathroom**  
1.70m x 2.13m  
5'7" x 7'0"

**Floor Space**

1,016 sq ft

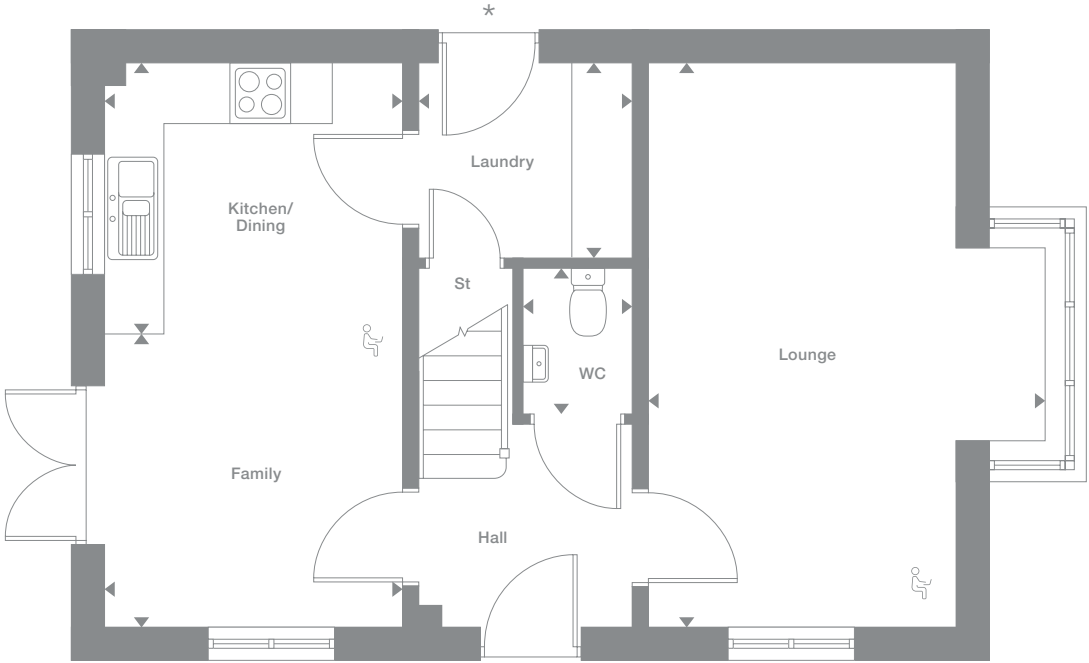
W Please note: wardrobes are optional

\* Door not applicable to plot 124

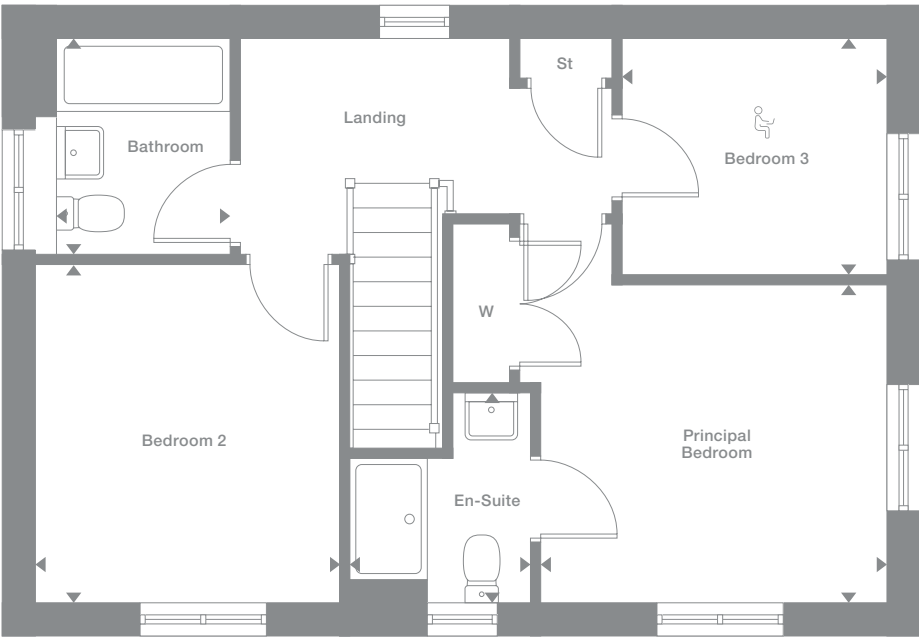
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Parkton

**Overview**  
 Extending from a front-facing window to french doors, the lounge is perfect for social gatherings and an ideal setting to enjoy the garden's changes through the seasons. A laundry room complements the dual aspect dining kitchen, one bedroom is en-suite, and another includes convenient storage.

- Ground Floor**
- Lounge**  
2.95m x 5.95m  
9'8" x 19'7"
- Kitchen**  
2.82m x 3.06m  
9'3" x 10'1"
- Laundry**  
2.05m x 1.69m  
6'9" x 5'7"
- Dining**  
2.82m x 2.89m  
9'3" x 9'6"
- WC**  
1.63m x 1.00m  
5'4" x 3'3"
- First Floor**
- Principal Bedroom**  
2.97m x 3.60m  
9'9" x 11'10"
- En-Suite**  
1.90m x 1.57m  
6'3" x 5'2"
- Bedroom 2**  
3.00m x 3.60m  
9'10" x 11'10"
- Bedroom 3**  
2.90m x 2.26m  
9'6" x 7'5"
- Bathroom**  
1.69m x 2.26m  
5'7" x 7'5"

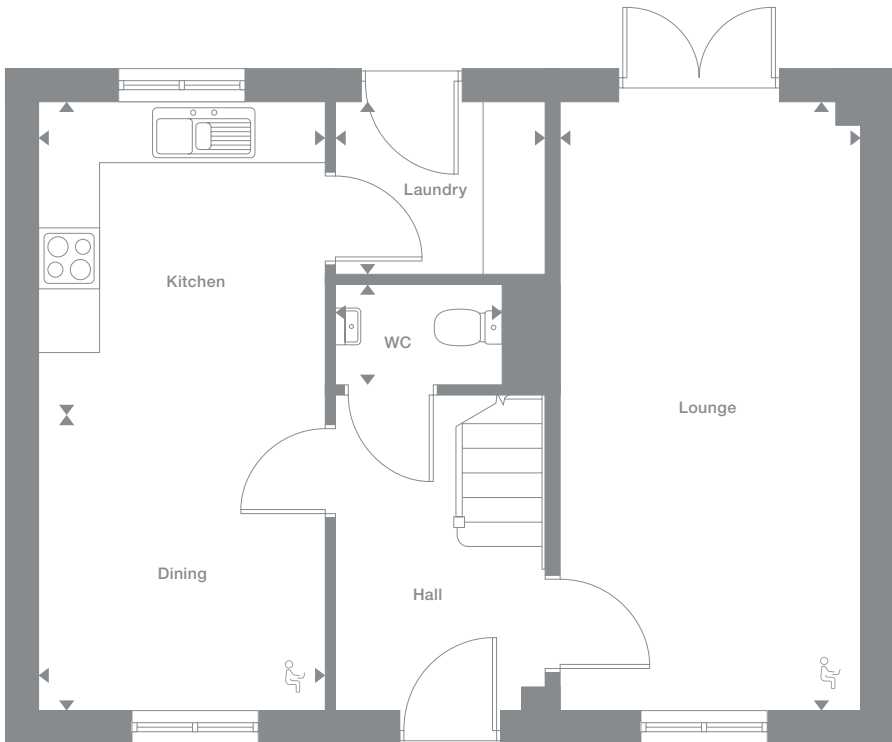
**Floor Space**  
1,034 sq ft

W Please note: wardrobes are optional

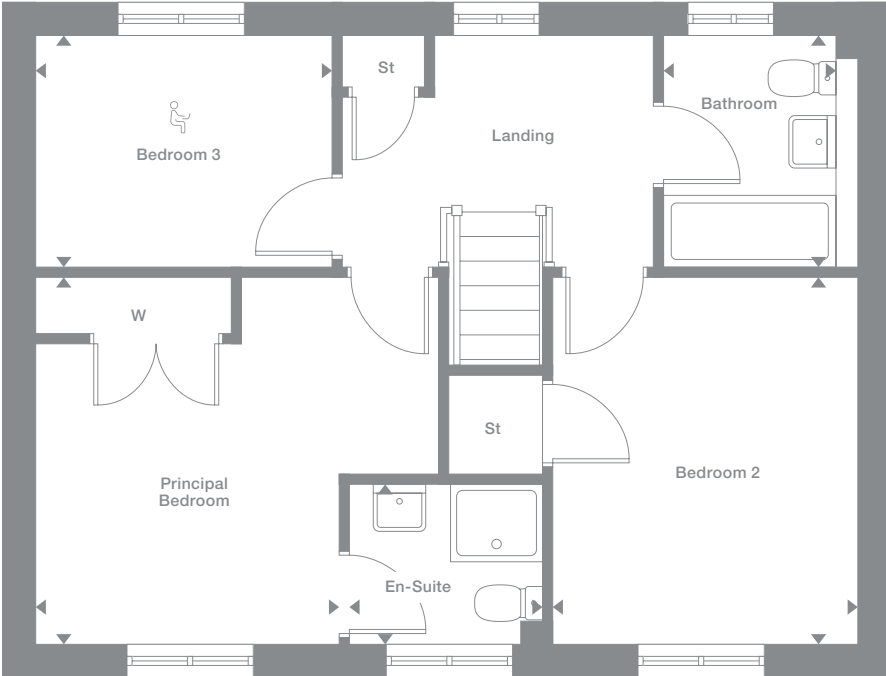
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Riverwood

**Overview**

The flexibility and space provided by the impressive open plan kitchen and dining room, with its french doors, makes it perfect for large social gatherings as well as an inspiring setting for family life. The four bedrooms include a principal bedroom with an en-suite shower.

**Ground Floor**

- Lounge**  
3.57m x 4.53m  
11'9" x 14'11"
- Kitchen/Dining/Family**  
6.47m x 4.51m  
21'3" x 14'10"
- WC**  
0.95m x 2.00m  
3'1" x 6'7"

**First Floor**

- Principal Bedroom**  
3.57m x 3.13m  
11'9" x 10'4"
- En-Suite**  
2.51m x 1.21m  
8'3" x 4'0"
- Bedroom 2**  
2.75m x 4.01m  
9'1" x 13'2"
- Bedroom 3**  
3.62m x 2.60m  
11'11" x 8'7"
- Bedroom 4**  
2.80m x 2.68m  
9'3" x 8'10"
- Bathroom**  
2.51m x 1.94m  
8'3" x 6'5"

**Floor Space**

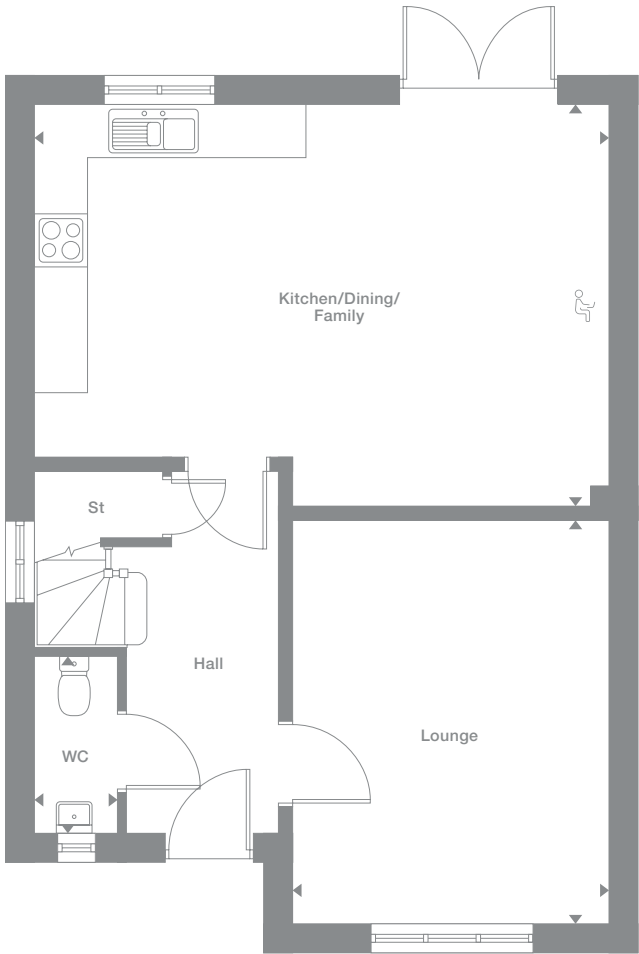
1,219 sq ft

W Please note: wardrobes are optional

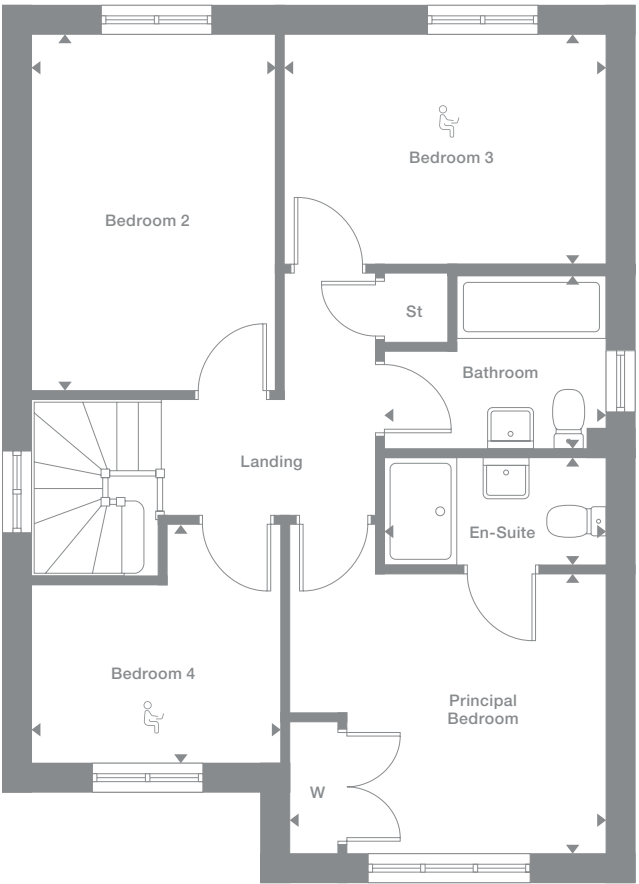
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Maplewood

**Overview**  
 Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

- Ground Floor**
- Lounge**  
2.98m x 4.72m  
9'10" x 15'6"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.76m x 1.26m  
5'9" x 4'2"
- Dining**  
2.23m x 2.68m  
7'4" x 8'10"
- Family**  
3.15m x 2.41m  
10'4" x 7'11"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"
- Garage**
- First Floor**
- Principal Bedroom**  
4.06m x 2.82m  
13'4" x 9'3"
- Dressing**  
2.63m x 1.38m  
8'8" x 4'7"
- En-Suite**  
2.63m x 1.18m  
8'8" x 3'10"
- Bedroom 2**  
2.98m x 3.82m  
9'10" x 12'6"
- Bedroom 3**  
2.54m x 4.10m  
8'4" x 13'6"
- Bedroom 4**  
3.06m x 2.91m  
10'1" x 9'7"
- Bathroom**  
2.45m x 2.91m  
8'1" x 9'7"

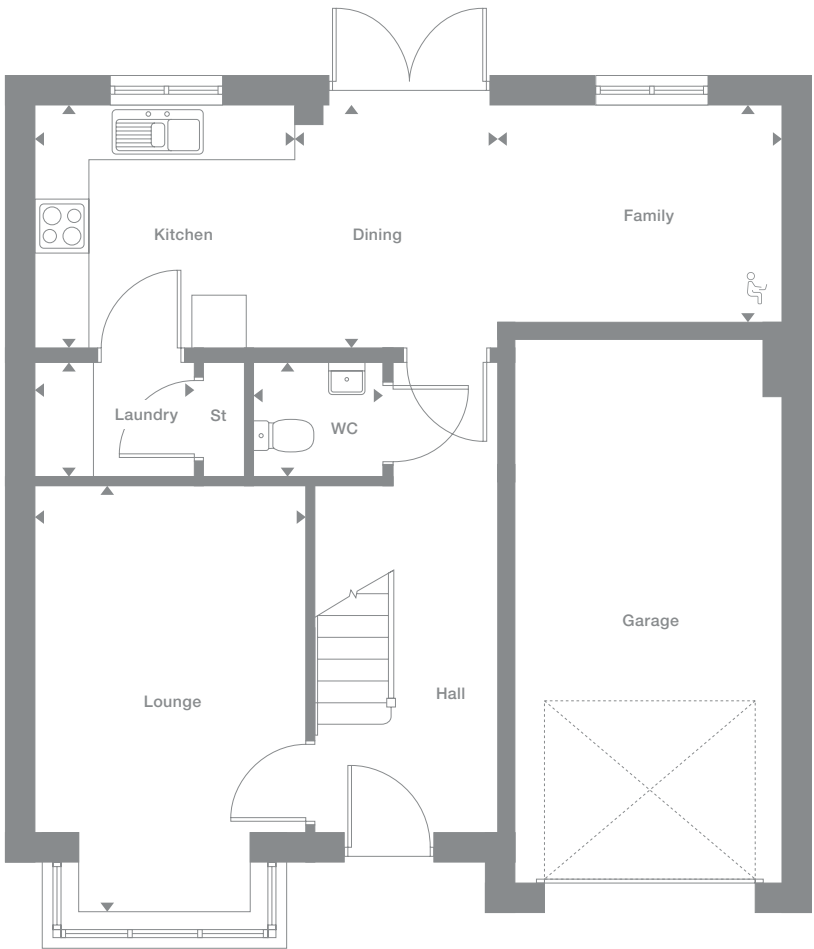
**Floor Space**  
1,269 sq ft

W Please note: wardrobes are optional

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## Ground Floor



## First Floor



Office space area

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# Baywood

**Overview**

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

**Ground Floor**

- Lounge**  
4.36m x 4.16m  
14'4" x 13'8"
- Kitchen**  
3.51m x 3.96m  
11'6" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.51m x 2.90m  
11'6" x 9'6"
- Study**  
2.32m x 2.61m  
7'7" x 8'7"
- WC**  
1.04m x 1.45m  
3'5" x 4'9"

**First Floor**

- Principal Bedroom**  
3.57m x 3.68m  
11'9" x 12'1"
- En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2**  
3.51m x 3.23m  
11'7" x 10'7"
- Bedroom 3**  
2.47m x 3.53m  
8'1" x 11'7"
- Bedroom 4**  
3.51m x 3.08m  
11'6" x 10'1"
- Bathroom**  
3.21m x 1.70m  
10'7" x 5'7"

**Floor Space**

1,408 sq ft

W Please note: wardrobes are optional

\* Door not applicable to plots 13, 30, 125

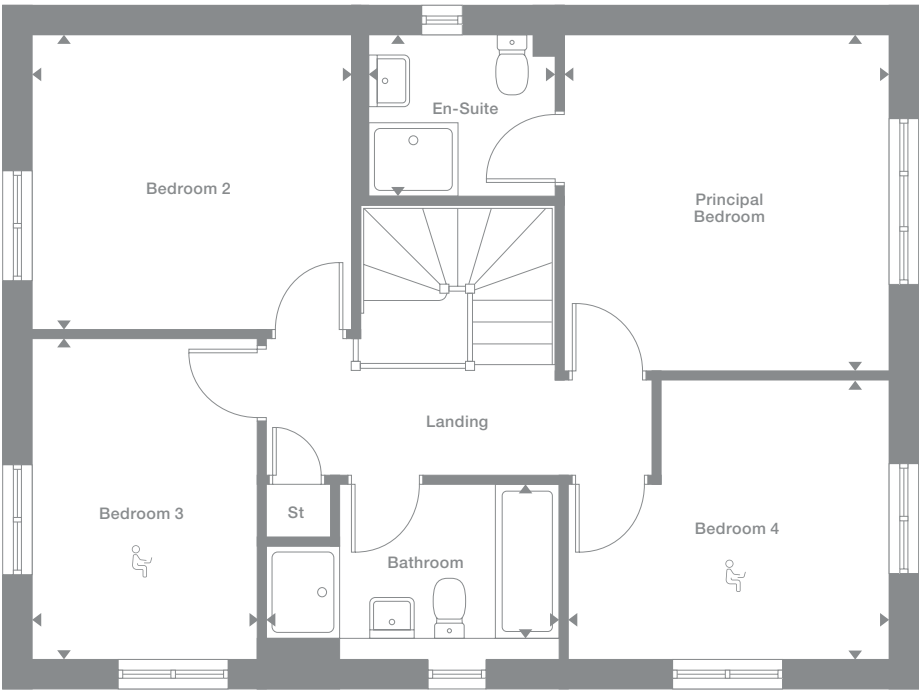
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**Ground Floor**



**First Floor**



Office space area

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# Cedarwood

**Overview**  
 From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

- Ground Floor**
- Lounge  
3.40m x 4.36m  
11'2" x 14'4"
- Kitchen  
3.36m x 3.26m  
11'0" x 10'8"
- Laundry  
2.30m x 1.74m  
7'7" x 5'9"
- Dining  
2.70m x 2.96m  
8'10" x 9'9"
- Family  
2.52m x 2.96m  
8'3" x 9'9"
- Study  
2.49m x 2.23m  
8'2" x 7'4"
- WC  
0.95m x 1.97m  
3'1" x 6'6"
- First Floor**
- Principal Bedroom  
3.53m x 3.19m  
11'7" x 10'6"
- Dressing  
2.36m x 2.00m  
7'9" x 6'7"
- En-Suite 1  
2.36m x 1.63m  
7'9" x 5'4"
- Bedroom 2  
2.49m x 3.27m  
8'2" x 10'9"
- En-Suite 2  
1.74m x 1.62m  
5'9" x 5'4"
- Bedroom 3  
2.49m x 3.65m  
8'2" x 12'0"
- Bedroom 4  
2.88m x 2.40m  
9'6" x 7'10"
- Bathroom  
2.09m x 1.94m  
6'10" x 6'4"

**Floor Space**  
 1,448 sq ft

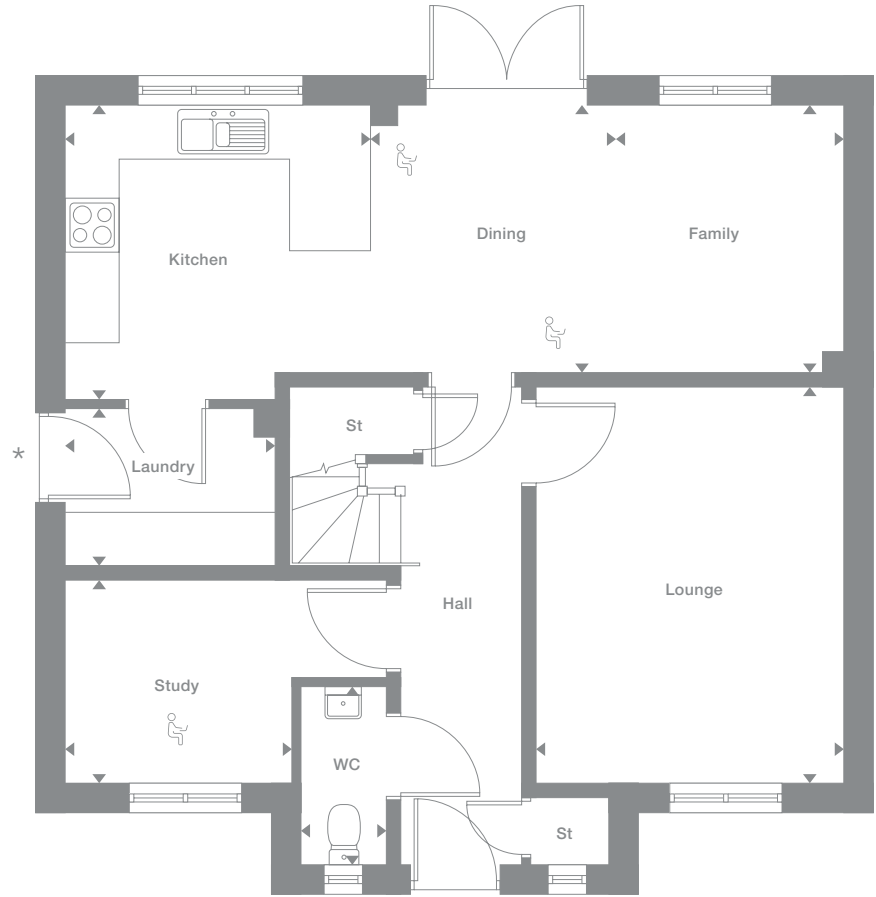
W Please note: wardrobes are optional

\* Door not applicable to plots 45, 57, 127, 145

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



## Ground Floor



## First Floor



Office space area

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# Kingwood

## Overview

The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

## Ground Floor

- Lounge**  
3.24m x 5.22m  
10'8" x 17'2"
- Kitchen**  
3.02m x 3.47m  
9'11" x 11'5"
- Laundry**  
1.68m x 1.78m  
5'6" x 5'10"
- Dining**  
2.73m x 3.35m  
8'11" x 11'0"
- Family/Breakfast**  
5.10m x 3.47m  
16'9" x 11'5"
- WC**  
0.95m x 1.78m  
3'1" x 5'10"

## First Floor

- Principal Bedroom**  
2.95m x 3.82m  
9'8" x 12'7"
- Dressing**  
2.61m x 1.70m  
8'7" x 5'7"
- En-Suite 1**  
1.69m x 2.10m  
5'7" x 6'11"
- Bedroom 2**  
3.29m x 3.21m  
10'10" x 10'7"
- En-Suite 2**  
2.26m x 1.81m  
7'5" x 5'11"
- Bedroom 3**  
2.42m x 3.63m  
7'11" x 11'11"
- Bedroom 4**  
2.61m x 3.14m  
8'7" x 10'4"
- Bathroom**  
2.91m x 1.69m  
9'7" x 5'7"

## Floor Space

1,524 sq ft

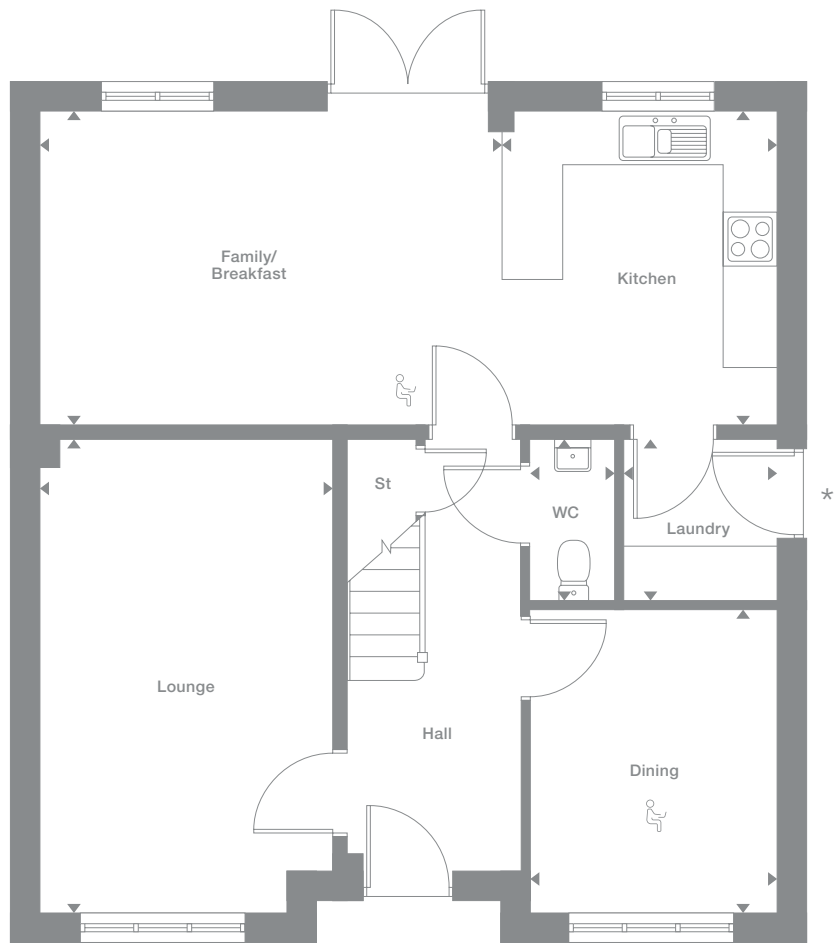
W Please note: wardrobes are optional

\* Door not applicable to plots 39, 41, 55, 139

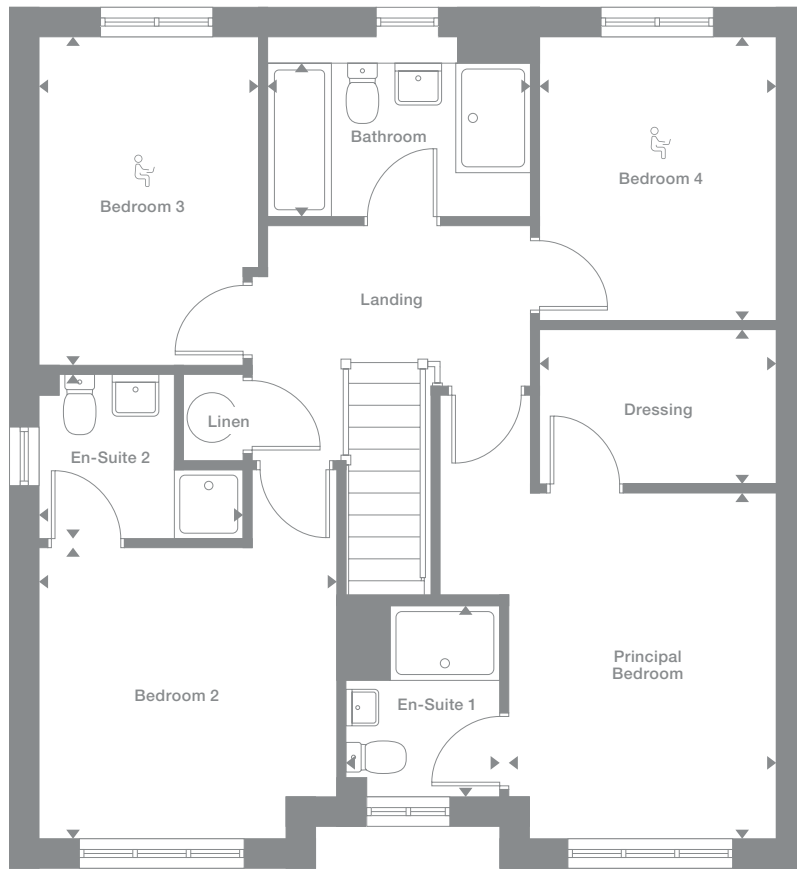
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## Ground Floor



## First Floor



Office space area

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# Bridgeford

### Overview

With the double doors open, the lounge and dining room form an impressive setting for social events. From the dual french doors and conservatory-style breakfast area to the study, gallery landing, two en-suite bedrooms and sumptuous dressing area, this is an exceptionally prestigious home.

### Ground Floor

- Lounge**  
3.56m x 5.31m  
11'8" x 17'5"
- Kitchen**  
3.96m x 3.71m  
13'0" x 12'2"
- Laundry**  
2.33m x 1.68m  
7'8" x 5'6"
- Dining**  
3.56m x 2.66m  
11'8" x 8'9"
- Family/Breakfast**  
2.71m x 5.62m  
8'11" x 18'6"
- Study**  
3.52m x 2.42m  
11'7" x 7'11"
- WC**  
1.09m x 1.68m  
3'7" x 5'6"

### First Floor

- Principal Bedroom**  
3.64m x 4.04m  
11'11" x 13'3"
- Dressing**  
2.44m x 2.25m  
8'0" x 7'5"
- En-Suite 1**  
2.44m x 1.38m  
8'0" x 4'7"
- Bedroom 2**  
3.52m x 2.68m  
11'7" x 8'10"
- En-Suite 2**  
1.21m x 2.68m  
4'0" x 8'10"
- Bedroom 3**  
3.59m x 3.10m  
11'9" x 10'2"
- Bedroom 4**  
2.97m x 3.19m  
9'9" x 10'6"
- Bedroom 5**  
2.69m x 2.68m  
8'10" x 8'10"
- Bathroom**  
2.56m x 2.09m  
8'5" x 6'11"

### Floor Space

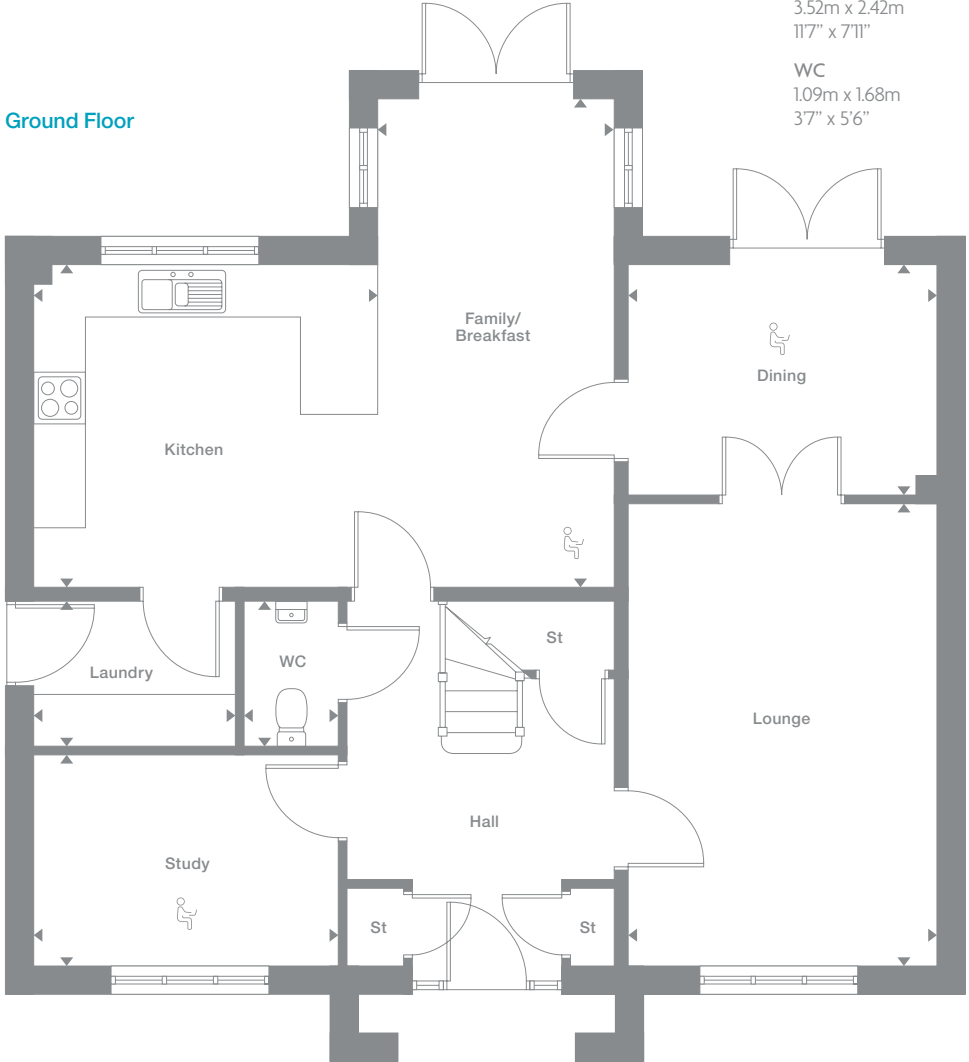
1,885 sq ft

W Please note: wardrobes are optional

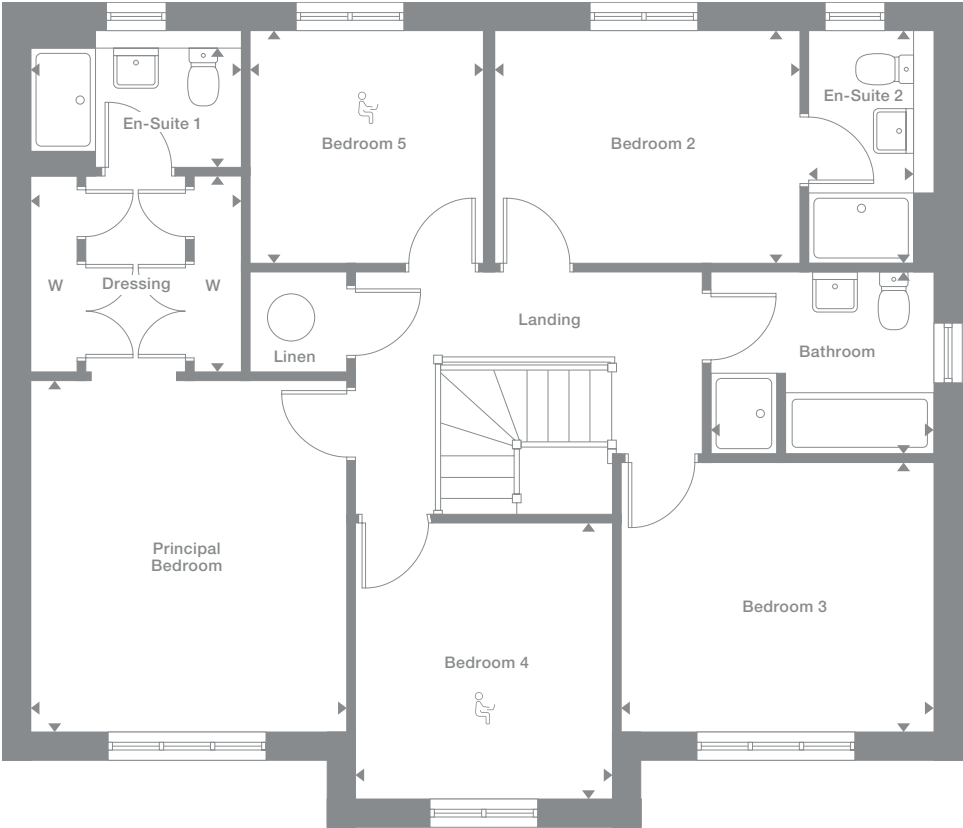
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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.

# The Miller Difference

your home your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

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

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

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

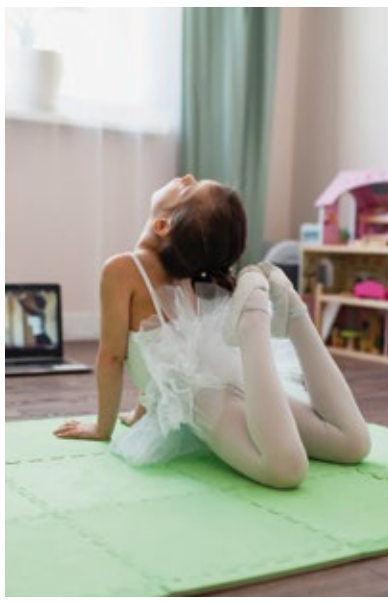
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

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

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

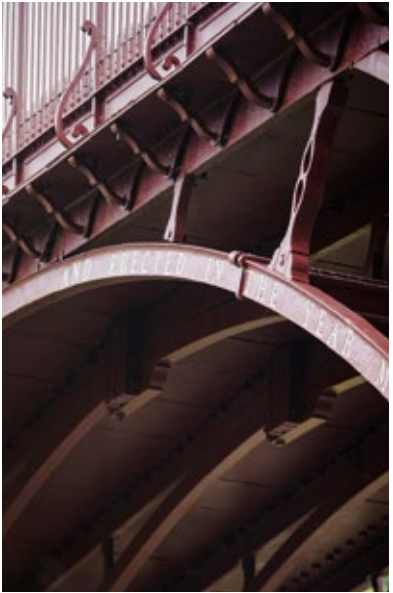
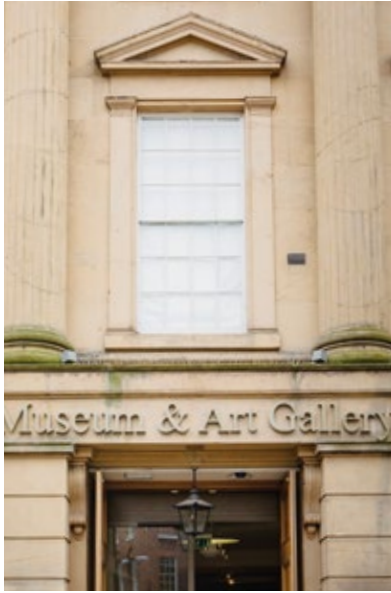
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.



Telford town centre presents a comprehensive choice of high street shops, supermarkets and restaurants. The Forge Retail Park includes a Nuffield Health gym and swimming pool, and the Telford Centre hosts a wealth of leisure and fitness facilities, including a fully-equipped Puregym, Odeon and Cineworld cinemas, an ice rink with a soft play area, a bowling alley and an inflatables park.

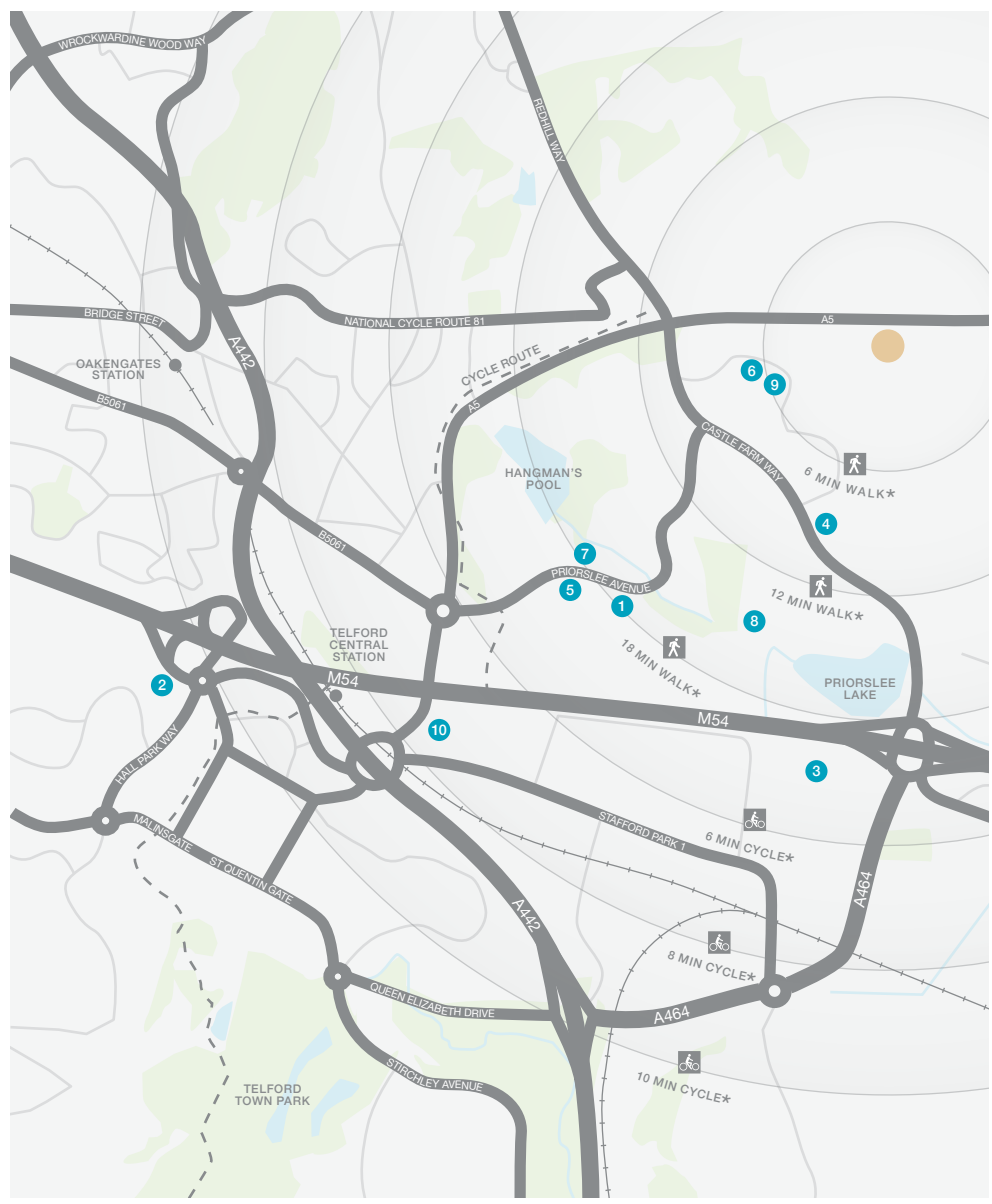
There are many superb outdoor amenities in easy reach, both close to Roman Croft and in Telford town centre. Nearby Priorslee Lake, the home of Telford Sailing Club, is also popular with anglers and bird watchers. There is a second fishing lake at Hangman's Pool. Telford's magnificent, award-winning town park contains more than 14 miles of paths connecting nature reserves, play and adventure areas, pools, lakes and formal gardens. There are several golf courses around the town, the nearest being the Shropshire Golf Course and the beautiful par 71 course at Shifnal Golf Club. Shropshire Hills AONB and Ironbridge Gorge World Heritage Site lie to the west and south respectively.

Leapfrog Day Nursery is situated next to the Co-op at Priorslee Farm Local Centre, and Roman Croft is in the catchment areas for Redhill Academy and Priorslee Academy primary schools and Holy Trinity Academy secondary and sixth form. All are less than 15 minutes' walk away, and all three are assessed as 'Good' by Ofsted. Shifnal and Priorslee Medical Practice is less than half a mile away.



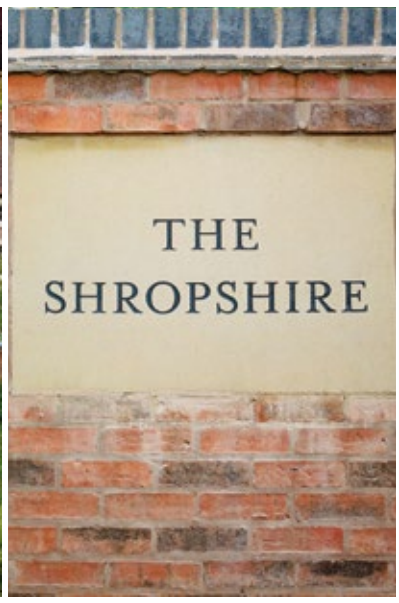
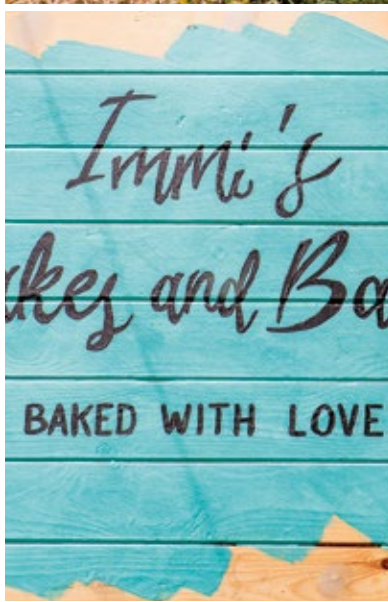
# Useful Contacts

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



- 1 Priorslee Pharmacy  
The Barn,  
Priorslee Avenue  
01952 290 658
- 2 Nuffield Health Gym  
Forge Retail Park,  
Colliers Way  
01952 293 444
- 3 Foundry Gym  
Unit 4B,  
Kendall Business Park  
01922 640 404
- 4 Green Fields Farm Shop  
Woodhouse Lane  
01952 200 696
- 5 Leapfrog Day Nursery  
Priorslee Avenue  
01952 201 727
- 6 Redhill Primary Academy  
Gatcombe Way  
01952 327 170
- 7 Priorslee Academy  
Priorslee Avenue  
01952 387 927
- 8 Holy Trinity Academy  
Teece Drive  
01952 386 100
- 9 Shifnal and Priorslee  
Medical Practice  
Gatcombe Way  
01952 460414
- 10 Mydentist  
Hollinswood Court  
Stafford Park  
01952 290869

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle  
2.5km = 6 to 10 mins cycle  
3.0km = 7 to 12 mins cycle



# How to find us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 626 835

**From the M54**  
Leave the M54 at junction 4, Castle Farm Interchange, to join the A4640 for Priorslee. After just over a mile, at Limekiln Bank roundabout take the third exit, for Cannock. Six hundred yards on, Roman Croft is on the right.

**From the M6**  
Leave the M6 at junction 12, Gailey Interchange, to join the A5 following signs for Telford. Stay on the A5 for 12 miles and, around quarter of a mile after passing a section of the road where the carriageways are separated by a long kerbed island, Roman Croft is on the left.

Sat Nav: TF2 9WN



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®

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

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

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

*the place to be*®

# Specification

- ✓ Standard
- Not Available

### Kitchens

	Marchmont	Overton	Tiverton	Eaton	Parkton	Riverwood	Maplewood	Baywood	Cedarwood	Kingwood	Bridgeford
Contemporary styled fitted kitchen with choice of frontals; Hacienda, Medford, Virginia & Plaza	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with 95mm upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 60cm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven - built in/under	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Deck mounted chrome bath tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splashback to sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
400mm high ceramic tiling to bath perimeter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### En-Suites (where applicable)

Ideal Standard's contemporary styled sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### Electrical

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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

	Marchmont	Overton	Tiverton	Eaton	Parkton	Riverwood	Maplewood	Baywood	Cedarwood	Kingwood	Bridgeford
<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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal doors with chrome 'lever on rose' door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>											
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

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a better place®



Registered Developer

*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.



5 stars for customer satisfaction

### Development

#### Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 626 835

Sat Nav: TF2 9WN

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