



**Southcrest Rise
Kenilworth**

millershomes

the place to be®

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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.



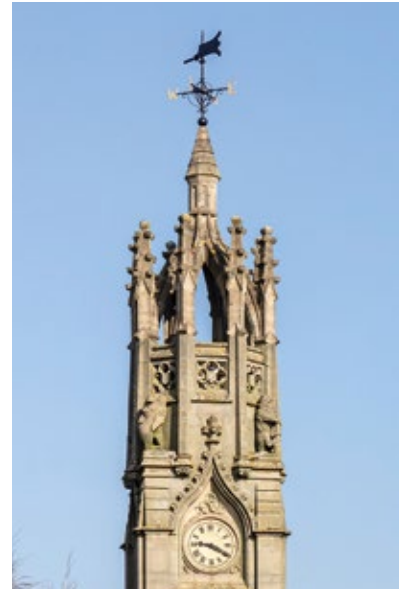


Living in
Kenilworth

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 Southcrest Rise.

Around 25 minutes' walk from the lively, traditional town centre of Kenilworth and ten minutes' drive from Coventry, Southcrest Rise is a superb base for travel throughout the Midlands. Birmingham Airport and the National Exhibition Centre are both approximately 25 minutes away by road, significantly less time than it takes from the centre of Birmingham, and the M25 London Orbital Motorway can be reached in around 80 minutes. Buses between Warwick and Coventry via Kenilworth town centre and Leamington Spa stop a few yards from Southcrest Rise, and Kenilworth has direct train links with Nuneaton, Coventry and Leamington Spa.

A few minutes walk from the development, beside a family-friendly, traditional pub and beer garden, there is a local shopping precinct with a Tesco Express, a pharmacy, a family-run bakery and a pizza takeaway. Several other convenience stores can be found within a 20 minute walk. The local traders, high street names, hairdressers and other specialist services of Kenilworth town centre are interspersed with restaurants, takeaways and pubs, and a weekly open-air market selling fresh local produce is held on Thursdays.



Welcome home

Beautifully situated beside Kenilworth Golf Club on the eastern edge of the town, sheltered by trees and hedgerows, this attractively landscaped selection of energy efficient one, two, three, four and five bedroom homes brings a prestigious new neighbourhood into a historic town. Combining an exceptionally strategic location with excellent local schools and amenities, the development is less than two miles from the A46 and just 40 minutes' drive from Birmingham. Welcome to Southcrest Rise...

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.



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- Affordable Housing**



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Overview
 Maximising comfort and practicality without compromising style, the expertly designed open plan living room creates an attractive setting for relaxing and entertaining. Twin windows fill the bedroom with natural light, and the landing includes useful cupboard space. Four homes feature dual aspect living spaces.

Ground Floor
 Living
 5.05m x 3.31m
 16'7" x 10'10"
 Kitchen
 3.90m x 1.78m
 12'10" x 5'10"
 WC
 1.09m x 1.68m
 3'7" x 5'6"

First Floor
 Principal Bedroom
 5.05m x 2.80m
 16'7" x 9'3"
 Bathroom
 2.15m x 1.90m
 7'1" x 6'3"

Floor Space
 560 sq ft

W Please note: wardrobes are optional

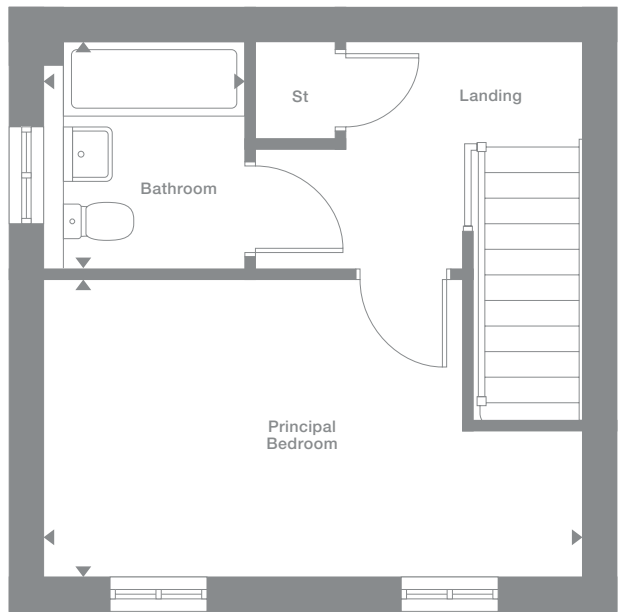
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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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.

Ground Floor

Lounge
3.11m x 4.08m
10'3" x 13'5"

Kitchen/Dining
4.06m x 3.04m
13'4" x 10'0"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor

Principal Bedroom
2.63m x 3.59m
8'8" x 11'10"

En-Suite
1.21m x 2.13m
4'0" x 7'0"

Bedroom 2
4.06m x 3.02m
13'4" x 9'11"

Bathroom
1.70m x 2.09m
5'7" x 6'10"

Floor Space

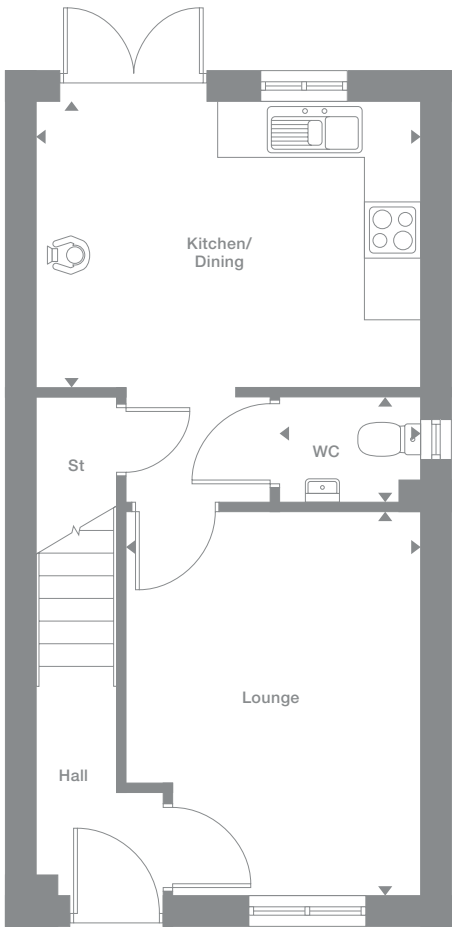
737 sq ft

W Please note: wardrobes are optional

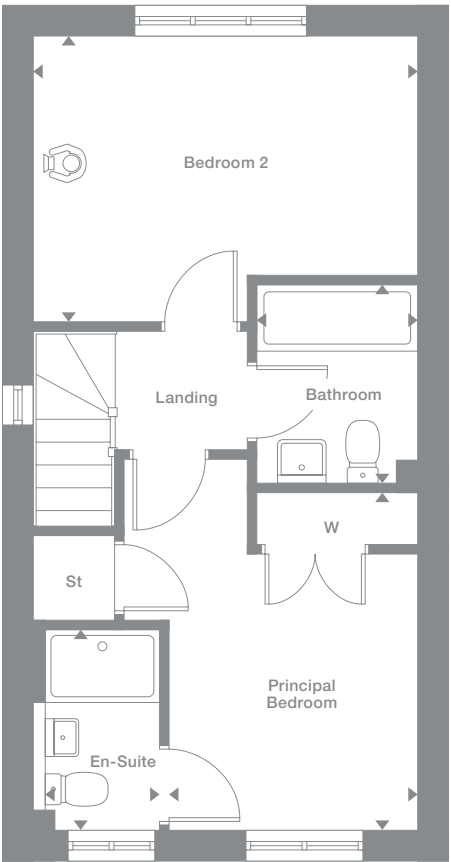
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Ground Floor



First Floor



 Office space area

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Richmond

Overview

The wonderfully bright open plan living area, extending from french doors to a stylish, practical kitchen, brings a flexible and inspiring social space to this exciting, contemporary bungalow. The principal bedroom, one of two, is en-suite and a spacious hall cupboard adds useful storage space.

Ground Floor

Living/Dining
4.53m x 3.57m
14'11" x 11'9"

Kitchen
2.66m x 3.58m
8'9" x 11'9"

Principal Bedroom
3.31m x 3.57m
10'11" x 11'9"

En-Suite
1.57m x 2.25m
5'2" x 7'5"

Bedroom 2
2.70m x 4.76m
8'10" x 15'7"

Bathroom
2.27m x 1.92m
7'5" x 6'4"

Floor Space

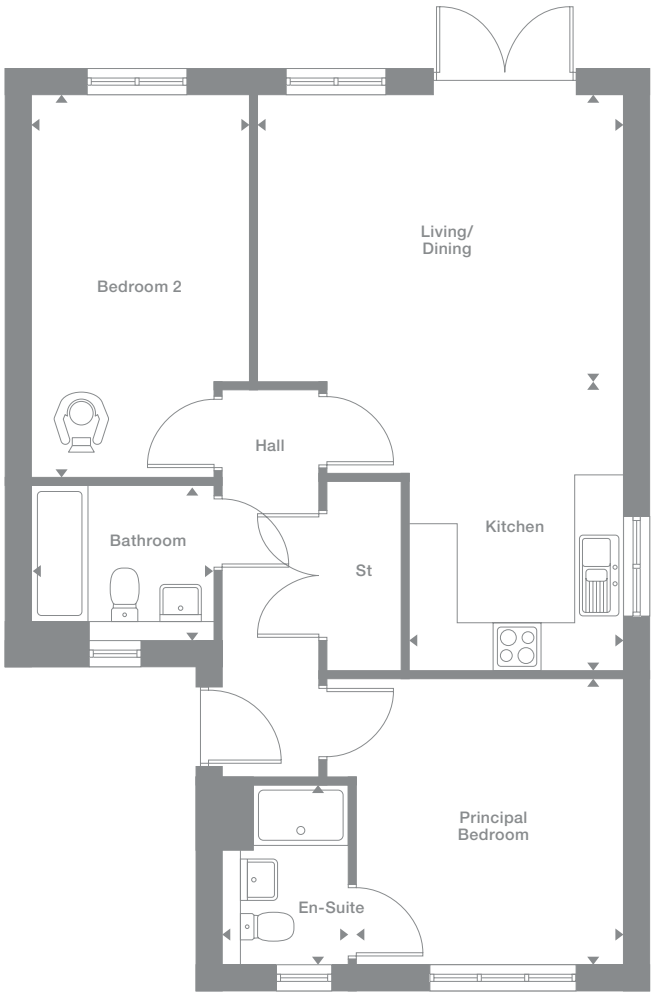
753 sq ft

W Please note:
wardrobes are
optional

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a mirror image
of the floor
plans. Please see
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Ground 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.

Ground Floor

Lounge
3.56m x 4.49m
11'8" x 14'9"

Kitchen/Dining
3.34m x 3.83m
11'0" x 12'7"

Laundry
1.08m x 1.96m
3'7" x 6'5"

WC
1.08m x 1.78m
3'7" x 5'10"

First Floor

Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"

En-Suite
1.18m x 2.03m
3'10" x 6'8"

Bedroom 2
2.37m x 3.26m
7'10" x 10'8"

Bedroom 3
2.04m x 2.17m
6'8" x 7'2"

Bathroom
2.37m x 1.69m
7'10" x 5'7"

Floor Space

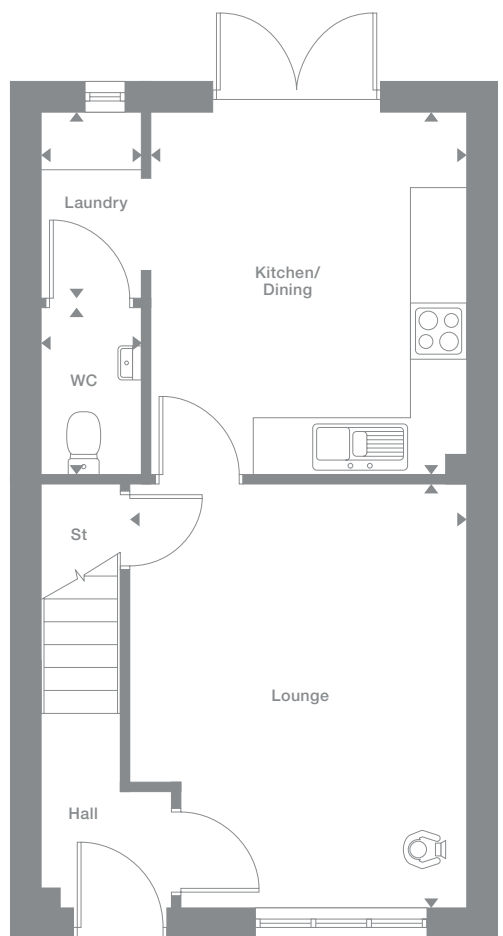
819 sq ft

W Please note: wardrobes are optional

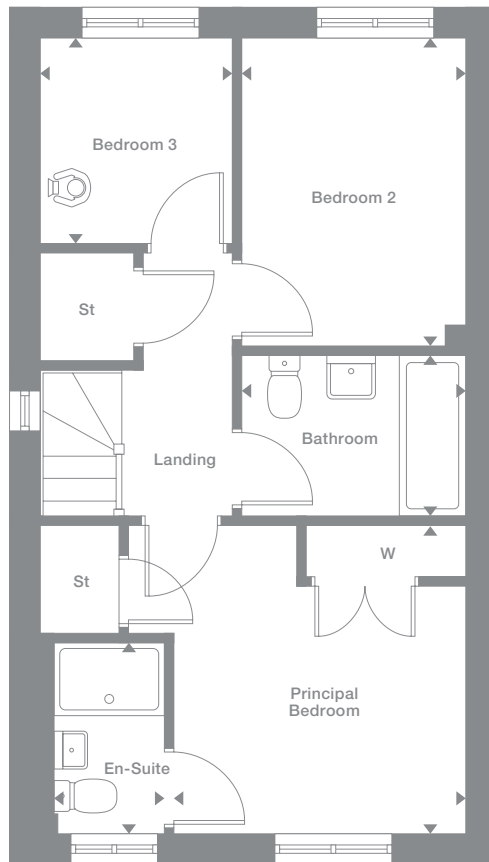
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Ground Floor



First Floor



 Office space area

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Milverton

Overview

With a striking L-shaped open plan living area that divides naturally into dining and kitchen areas and a lounge enhanced by garden access, this is an instantly impressive home. Practical features include the bathroom's separate shower and a walk-in hall cupboard, perfect for sports equipment.

Ground Floor

Lounge
3.52m x 3.34m
11'7" x 11'0"

Kitchen
3.79m x 3.34m
12'5" x 11'0"

Dining
3.71m x 3.08m
12'2" x 10'2"

Principal Bedroom
3.51m x 3.90m
11'6" x 12'10"

Bedroom 2
3.51m x 3.41m
11'6" x 11'2"

Bathroom
2.56m x 3.21m
8'5" x 10'7"

Floor Space

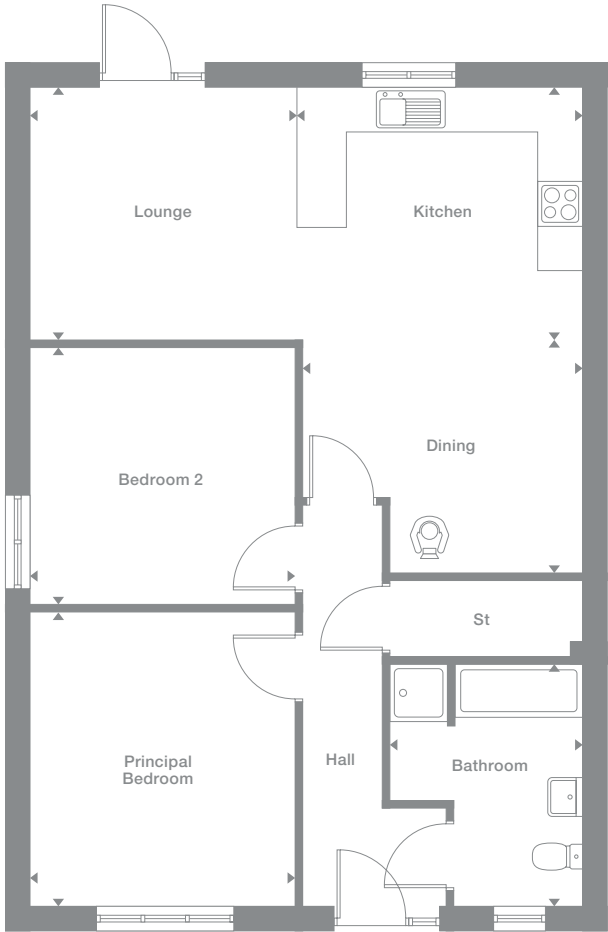
850 sq ft

W Please note: wardrobes are optional

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Ground 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 2.28m
4'5" x 7'6"

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

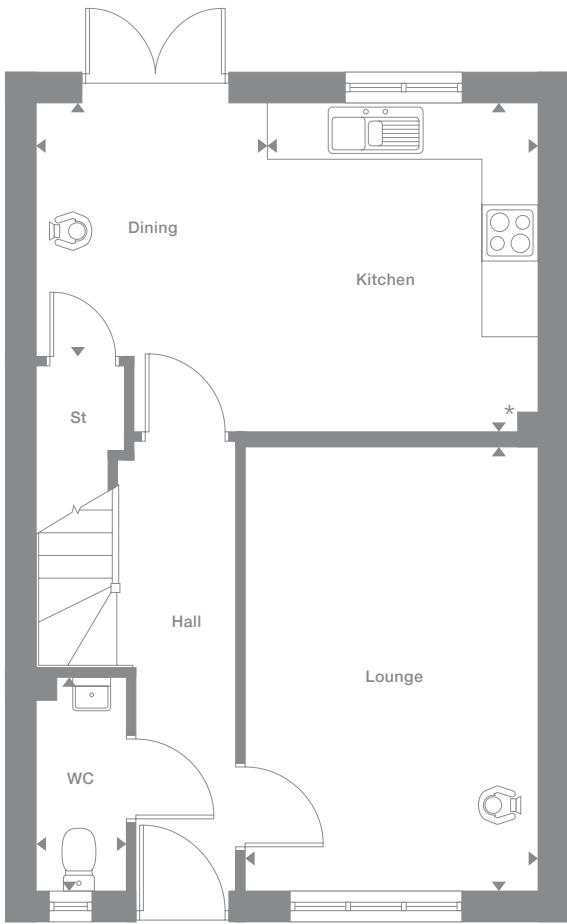
956 sq ft

W Please note: wardrobes are optional

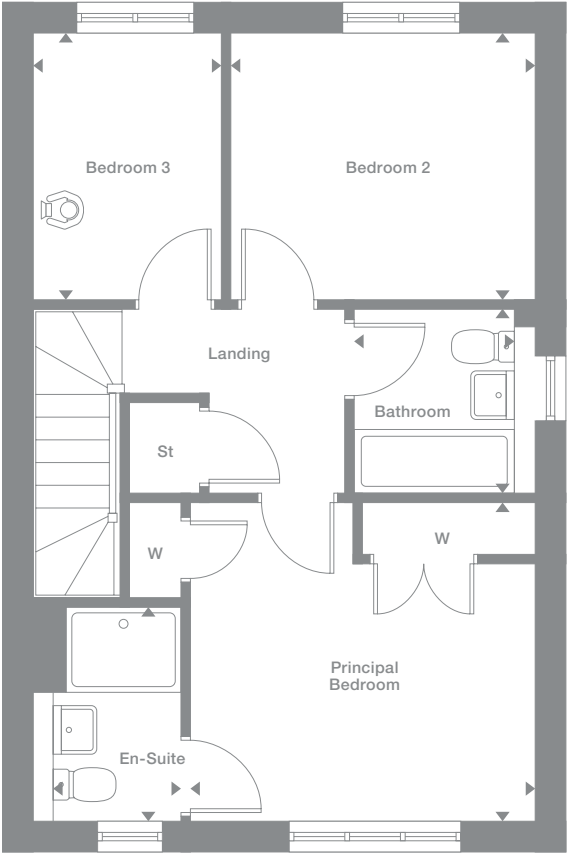
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Ground Floor



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	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

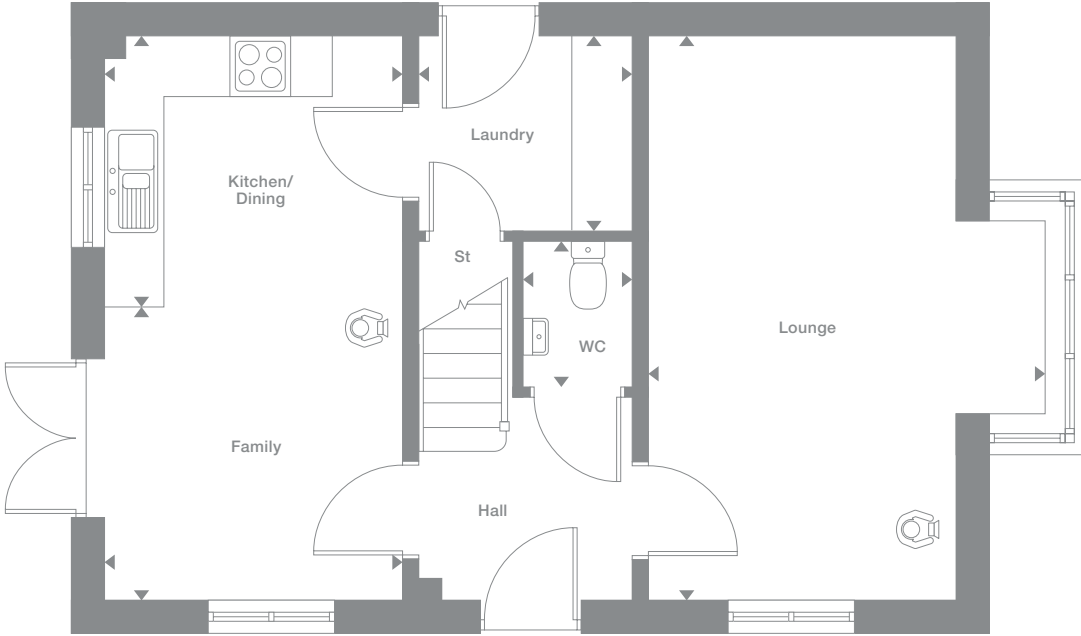
Floor Space
1,016 sq ft

W Please note: wardrobes are optional

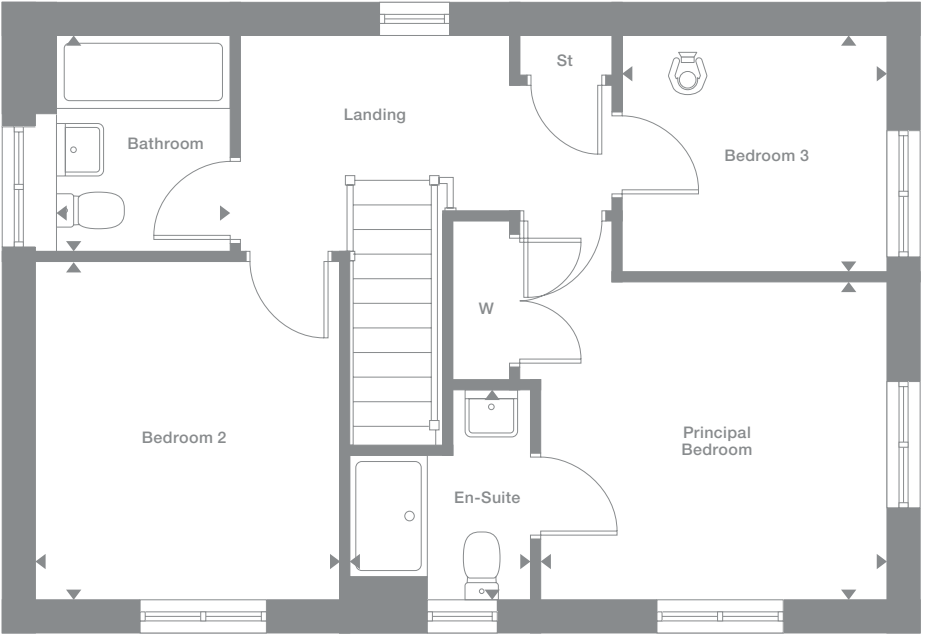
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Ground Floor



First Floor



 Office space area

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Appleby

Overview

The bright, welcoming lounge opens on to a superb kitchen with a separate laundry and french doors in the dining area, certain to bring special pleasure to family meals. The en-suite principal bedroom includes a spacious cupboard as well as a sumptuous walk-through dressing room.

Ground Floor

Lounge
3.25m x 4.66m
10'8" x 15'4"

Kitchen/Dining
4.19m x 3.26m
13'9" x 10'8"

Laundry
1.95m x 1.92m
6'5" x 6'4"

WC
1.00m x 1.92m
3'3" x 6'4"

First Floor

Principal Bedroom
3.05m x 3.73m
10'0" x 12'3"

Dressing
2.04m x 2.05m
6'8" x 6'9"

En-Suite
2.04m x 1.43m
6'8" x 4'8"

Bedroom 2
4.19m x 4.39m
13'5" x 14'5"

Bedroom 3
5.20m x 2.44m
17'1" x 8'0"

Bathroom
1.69m x 2.14m
5'6" x 7'0"

Floor Space

1,045 sq ft

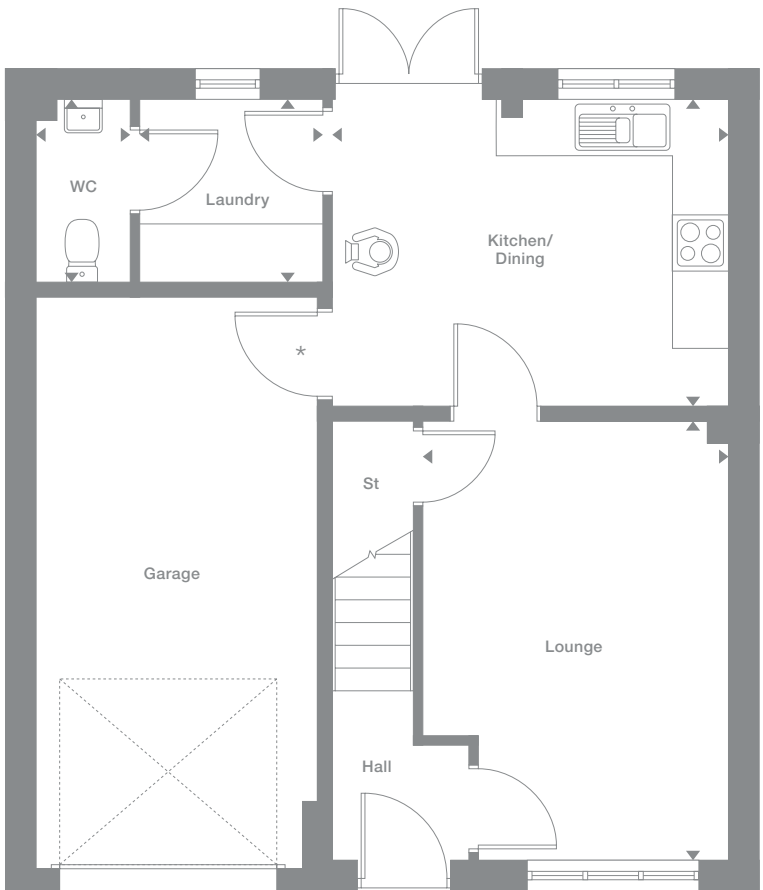
W Please note: wardrobes are optional

* Optional garage door

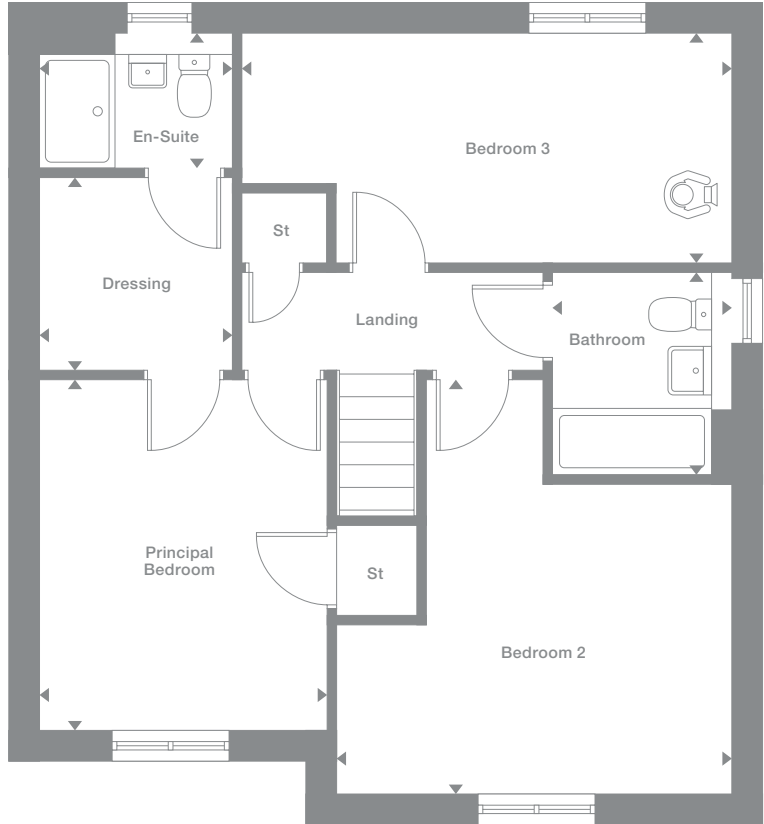
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Ground Floor



First Floor



 Office space area

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Lawton

Overview

The lounge and the impressively long kitchen and dining room both include french doors, bringing light flooding in while helping to maximise the pleasures of the garden. The principal bedroom incorporates an en-suite shower room, and bedroom three features twin windows and a useful cupboard.

Ground Floor

Lounge
3.15m x 4.13m
10'4" x 13'7"

Family/Dining
3.26m x 3.59m
10'8" x 11'10"

Kitchen
3.26m x 3.62m
10'8" x 11'11"

WC
1.00m x 1.92m
3'3" x 6'4"

First Floor

Principal Bedroom
3.45m x 3.75m
11'4" x 12'4"

En-Suite
3.01m x 1.49m
9'11" x 4'11"

Bedroom 2
2.85m x 3.38m
9'4" x 11'1"

Bedroom 3
3.61m x 3.05m
11'10" x 10'0"

Bathroom
1.69m x 2.32m
5'7" x 7'7"

Floor Space

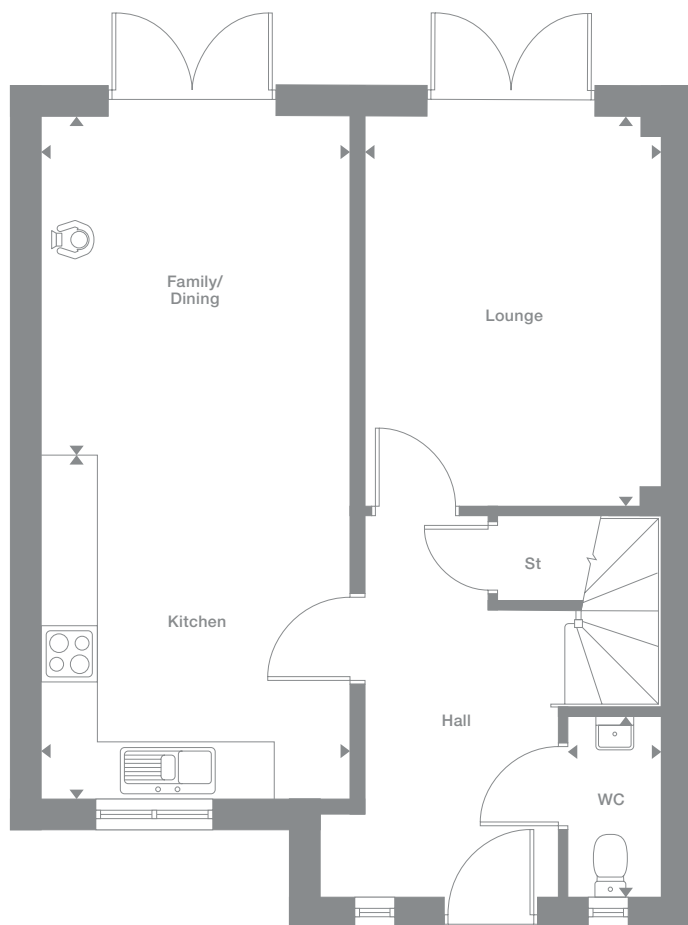
1,102 sq ft

W Please note:
wardrobes are
optional

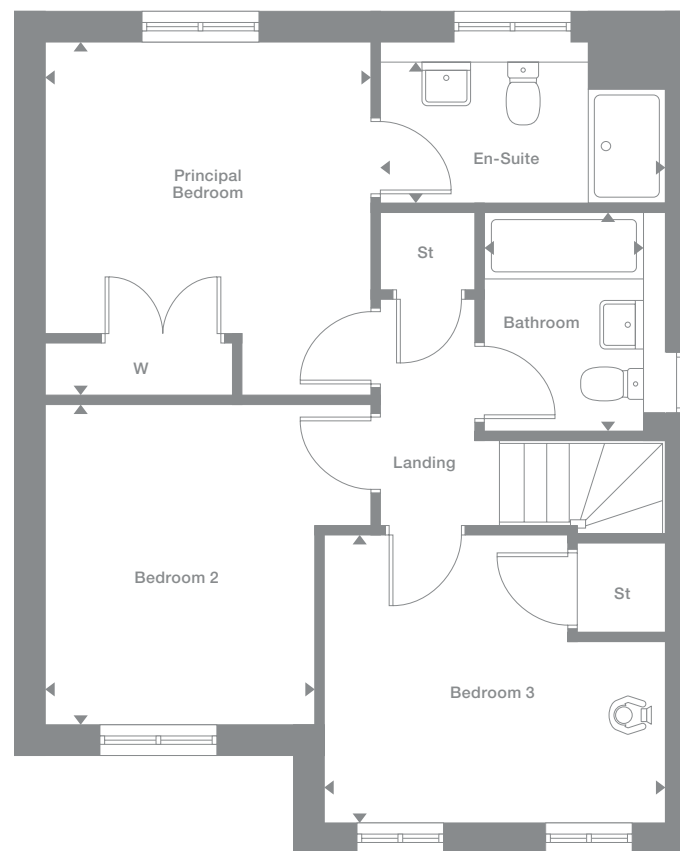
Plots may be
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Ground Floor



First Floor



 Office space area

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your home
your choice...

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

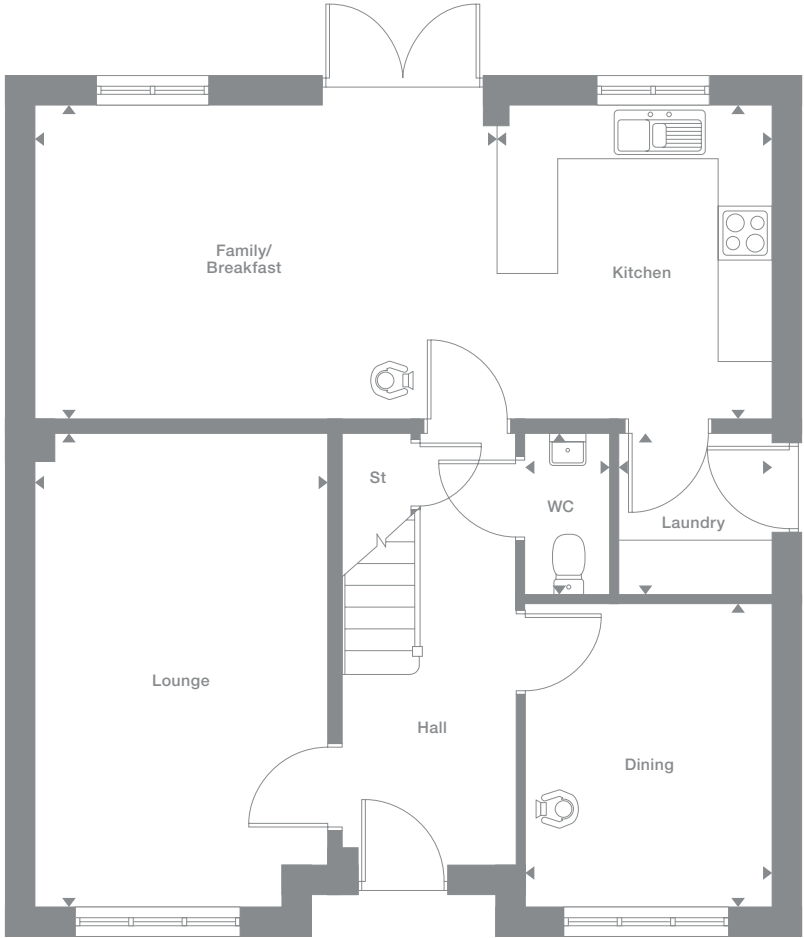
1,524 sq ft

W Please note: wardrobes are optional

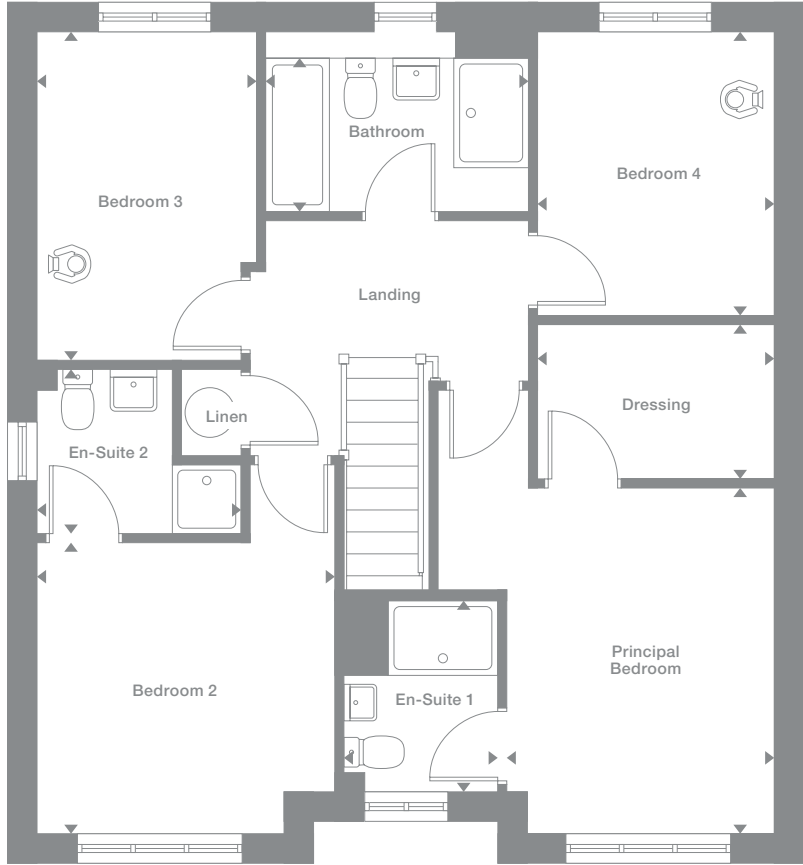
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Ground Floor



First Floor



 Office space area

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Gresham

Overview

The beautifully designed kitchen, with a separate laundry, extends into a wonderful, light-filled space with french doors, perfect for family dining yet capable of accommodating large social gatherings. The study provides a quiet retreat, and one of the two en-suite bedrooms includes a dressing room.

Ground Floor

- Lounge**
3.63m x 6.15m
11'11" x 20'2"
- Dining**
2.55m x 3.62m
8'4" x 11'11"
- Family**
2.92m x 3.62m
9'7" x 11'11"
- Study**
3.09m x 2.48m
10'2" x 8'2"
- Kitchen**
3.56m x 3.62m
11'8" x 11'11"
- Laundry**
2.00m x 1.78m
6'7" x 5'10"
- WC**
1.00m x 1.78m
3'3" x 5'10"

First Floor

- Principal Bedroom**
3.63m x 3.28m
11'11" x 10'9"
- En-Suite 1**
1.82m x 1.41m
6'0" x 4'8"
- Dressing**
2.54m x 1.67m
8'4" x 5'6"
- Bedroom 2**
3.33m x 3.22m
10'11" x 10'7"
- En-Suite 2**
2.22m x 1.34m
7'3" x 4'5"
- Bedroom 3**
3.16m x 3.87m
10'5" x 12'8"
- Bedroom 4**
3.48m x 3.37m
11'5" x 11'1"
- Bathroom**
2.18m x 2.53m
7'2" x 8'4"

Floor Space

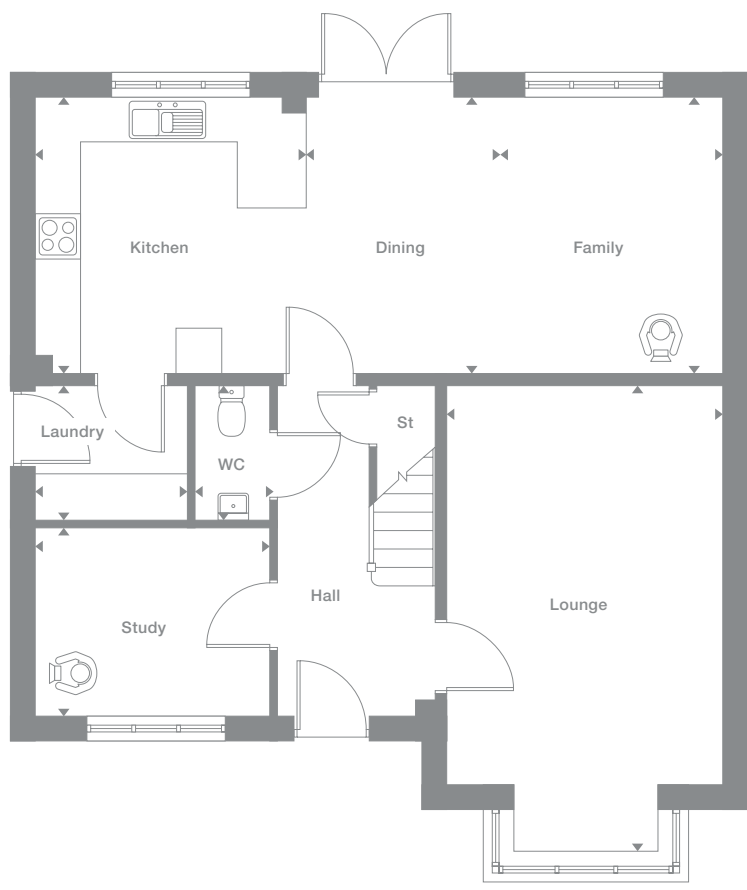
1,670 sq ft

W Please note: wardrobes are optional

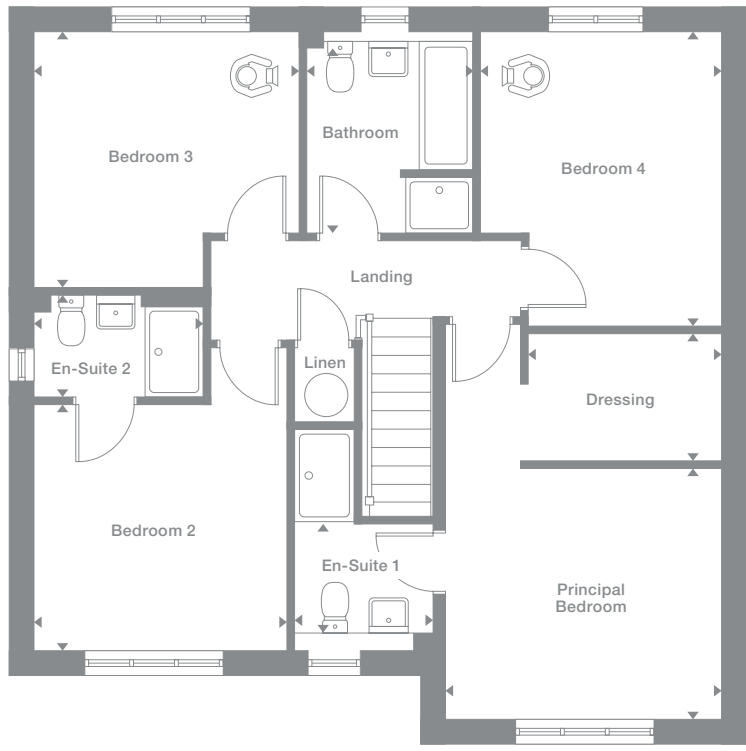
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Ground Floor



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**
3.55m x 2.68m
11'8" x 8'10"
- En-Suite 2**
1.18m x 2.68m
3'10" 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**
2.53m x 2.09m
8'4" x 6'11"

Floor Space

1,885 sq ft

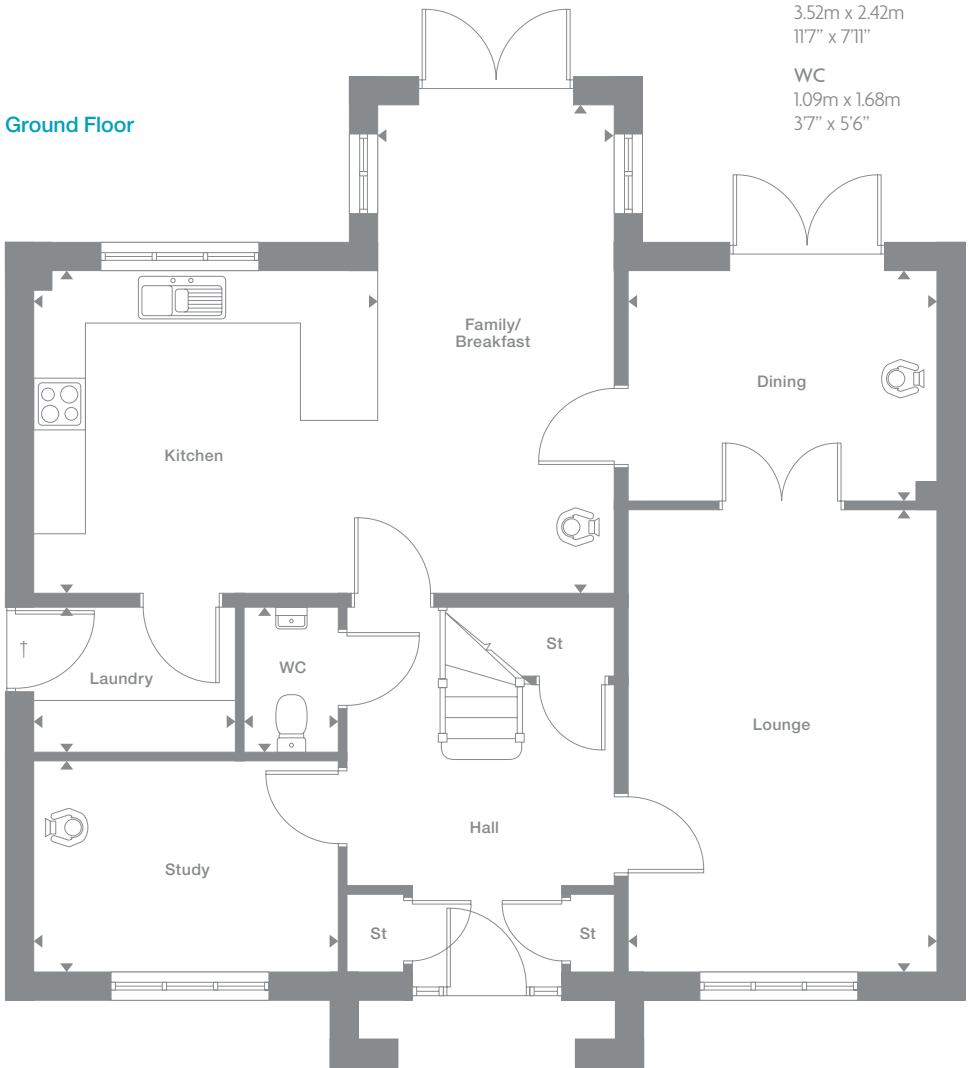
W Please note: wardrobes are optional

† Door not applicable to plot 85. Please see Development Sales Manager for details

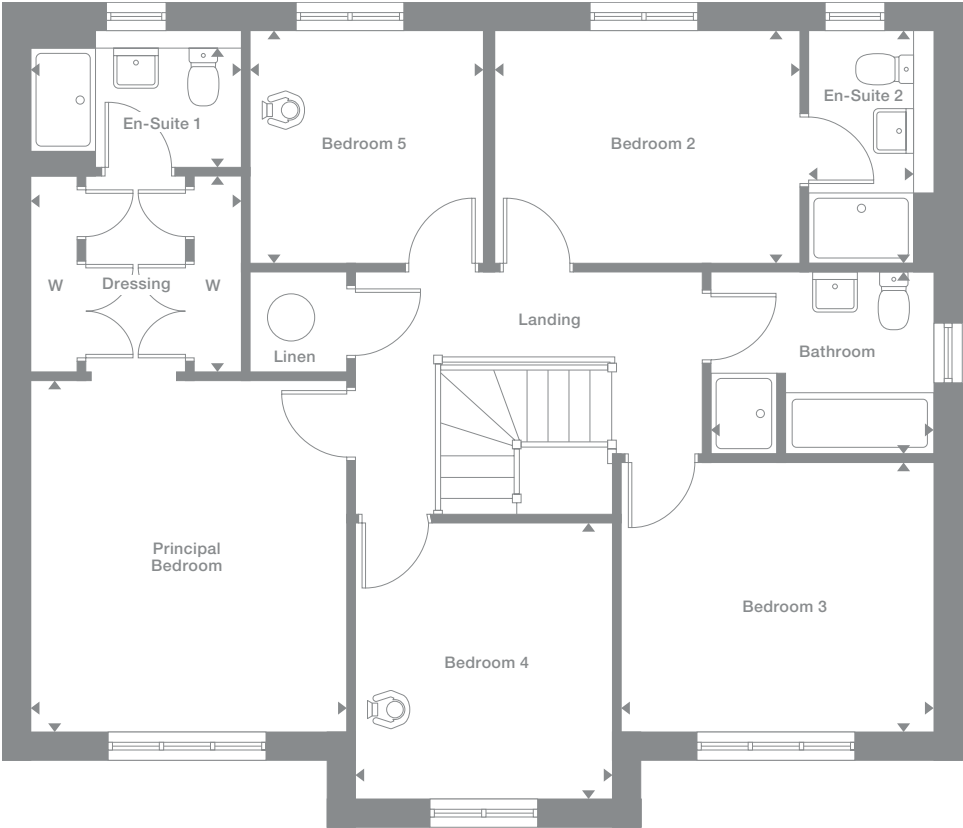
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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

Overview

This is an unmistakably distinguished family home. The island style kitchen, with bi-fold doors and rooflights, merges with the garden to introduce a wonderfully natural ambience. Featuring twin bay windows, french doors and two en-suites, it raises residential architecture to the highest standards of luxury.

Ground Floor

Lounge
3.83m x 6.10m
12'7" x 20'0"

Kitchen
6.45m x 6.08m
21'2" x 20'0"

Laundry
2.32m x 1.72m
7'8" x 5'8"

Dining
3.73m x 3.52m
12'3" x 11'7"

Study/Family
3.41m x 3.72m
11'2" x 12'3"

WC
0.99m x 1.72m
3'3" x 5'8"

First Floor

Principal Bedroom
3.41m x 4.43m
11'2" x 14'7"

Dressing
2.50m x 2.56m
8'2" x 8'5"

En-Suite 1
2.50m x 1.70m
8'2" x 5'7"

Bedroom 2
3.88m x 2.62m
12'9" x 8'7"

En-Suite 2
2.53m x 1.43m
8'4" x 4'9"

Bedroom 3
3.84m x 3.10m
12'7" x 10'2"

Bedroom 4
3.89m x 2.53m
12'9" x 8'4"

Bedroom 5
2.93m x 2.33m
9'7" x 7'8"

Bathroom
2.53m x 2.01m
8'4" x 6'7"

Floor Space
2,130 sq ft

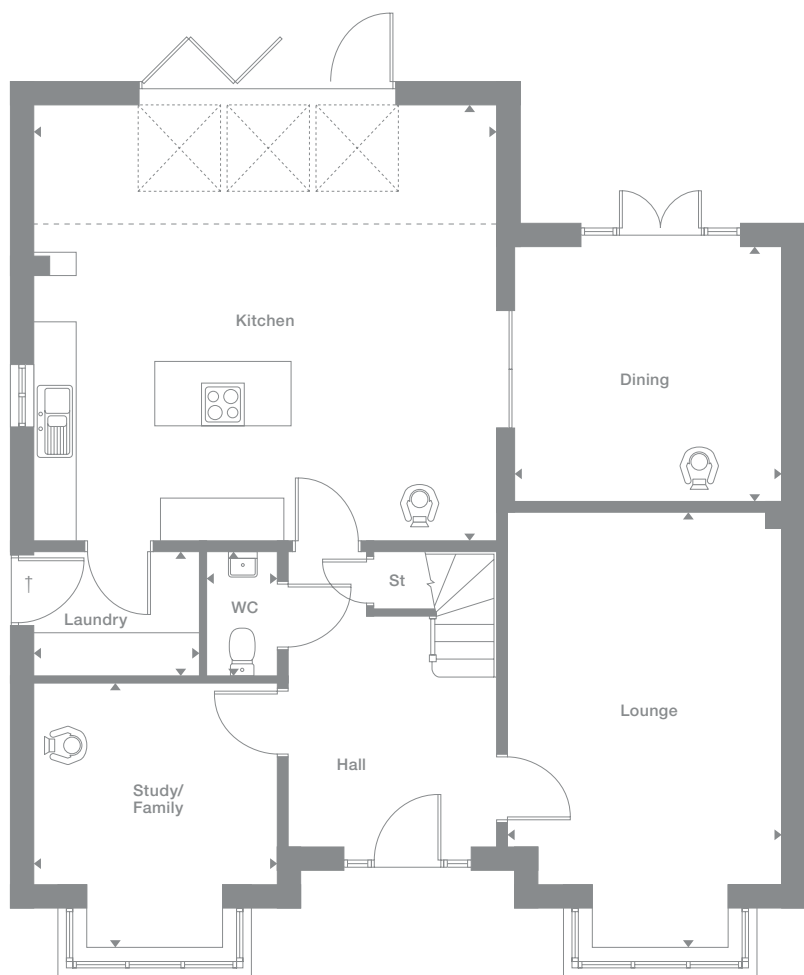
W Please note: wardrobes are optional

† Door not applicable to plots 86 and 87. Please see Development Sales Manager for details

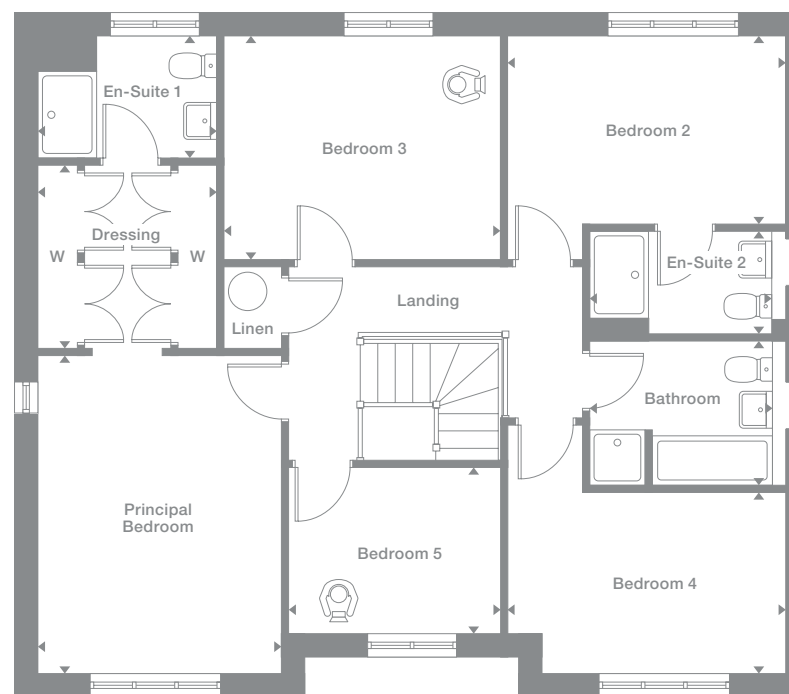
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview

The magnificent hall and staircase reflect the premium quality of this outstanding residence. From the elegant lounge and dining room, and the conservatory-like breakfast area, to the two en-suite bedrooms, including a breathtaking principal suite with twin dormers and dressing room, every detail adds prestige.

Ground Floor

Lounge
3.56m x 5.31m
11'8" x 17'5"

Kitchen
3.96m x 3.71m
13'0" x 12'2"

Breakfast
2.71m x 3.71m
8'11" x 12'2"

Family
2.71m x 1.91m
8'11" x 6'3"

Dining
3.56m x 2.66m
11'8" x 8'9"

Study
3.52m x 2.42m
11'7" x 7'11"

Laundry
2.33m x 1.68m
7'8" x 5'6"

WC
1.09m x 1.68m
3'7" x 5'6"

First Floor

Bedroom 2
3.61m x 4.17m
11'10" x 13'8"

Bedroom 3
3.62m x 3.05m
11'11" x 10'0"

En-Suite
3.47m x 1.32m
11'5" x 4'4"

Bedroom 4
3.40m x 3.75m
11'2" x 12'4"

Bedroom 5
3.61m x 3.76m
11'10" x 12'4"

Bathroom
3.17m x 2.60m
10'5" x 8'6"

Second Floor

Principal Bedroom
4.82m x 5.83m
15'10" x 19'2"

Dressing
3.61m x 5.83m
11'10" x 19'2"

En-Suite
3.65m x 1.80m
12'0" x 5'11"

Floor Space

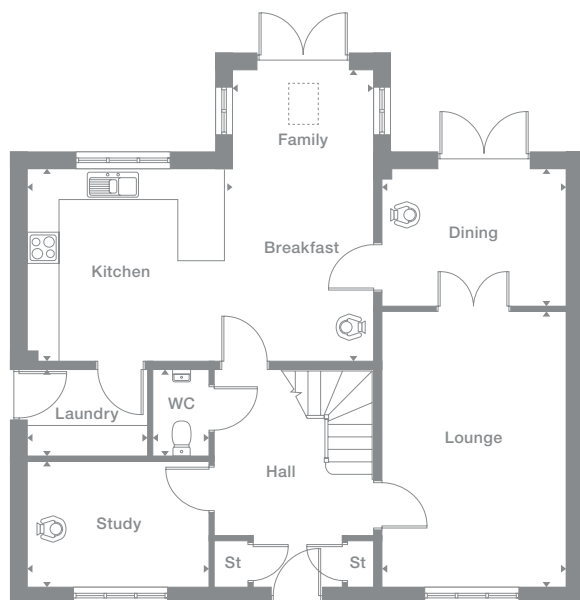
2,400 sq ft

W Please note: wardrobes are optional

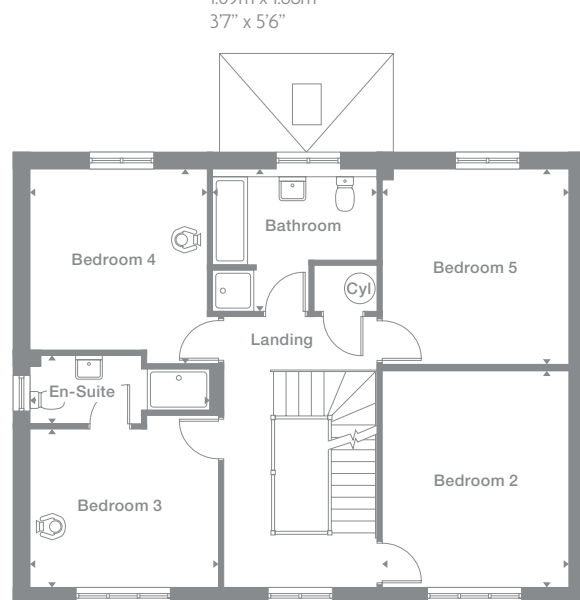
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



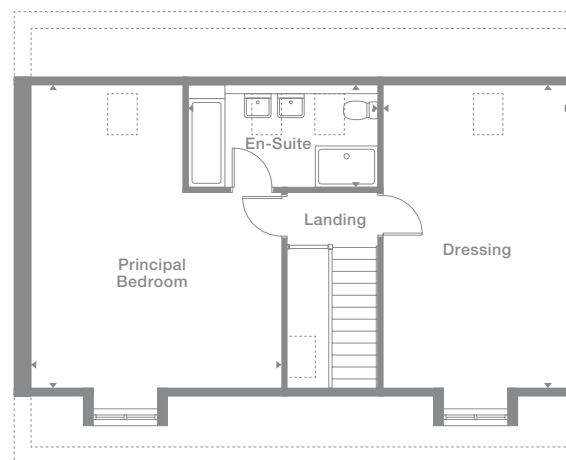
Ground Floor



First Floor



Second Floor



Office space area

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The Miller Difference

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.

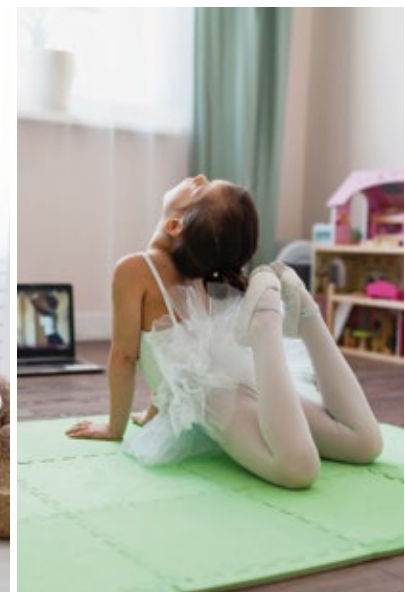
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

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.

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.

your home
your way...



In addition to the cinemas, theatres and live entertainment venues in Coventry and Leamington Spa, Kenilworth has a community-run theatre, the Priory Theatre. The University of Warwick welcomes the local community to many of its facilities, including a cinema and an arts centre presenting a programme of live concerts. The University campus, three miles away, also has many beautiful walks and a sculpture trail. The countryside around Kenilworth is peppered with nature reserves and historic attractions, and Kenilworth itself has many delightful parks and open spaces including the Common, a few minutes walk from Southcrest Rise. Abbey Fields, near the town centre, includes a lake, playgrounds and a swimming pool which is currently undergoing a multi-million pound refurbishment. The magnificent Kenilworth Castle and Elizabethan Garden, a backdrop to many special events throughout the year, lies just to the west of Abbey Fields.

Southcrest Rise is in the priority areas for Thorns Community Infant School and Park Hill Junior School, both within walking distance and both assessed as Good by Ofsted. Kenilworth Secondary School and Sixth Form, rated Outstanding across all areas in its most recent Ofsted assessment, is moving in 2023 to a new site adjacent to the development. For health care, there are two large medical practices and a choice of dentists and opticians in the town centre.



Contact us

For development opening times please see millerhomes.co.uk or call 03330 603 636

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.



Registered Developer

the place to be®

Specification

- ✓ Standard
- Not Available

	Loxley	Milverton	Richmond	Marchmont	Overton	Tiverton	Eaton	Appleby	Lawton	Gresham	Kingwood	Windsor	Bridgeford	Oxford
Kitchens														
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 under	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
Stainless steel single fan oven - built in	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splashback to sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
400mm high ceramic tiling to bath perimeter	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to reflect shower screen extent above bath	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
Full height ceramic tiling to shower area	-	✓	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
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	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splashback to sink	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome deck mounted mixer taps to bath	-	-	-	-	-	-	-	-	-	-	-	✓	-	-
400mm high ceramic tiling to bath perimeter	-	-	-	-	-	-	-	-	-	-	-	✓	-	-

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

	Loxley	Milverton	Richmond	Marchmont	Overton	Tiverton	Eaton	Appleby	Lawton	Gresham	Kingwood	Windsor	Bridgeford	Oxford
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating														
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior														
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)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative														
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping														
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ Standard
 - Not Available

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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 for development opening times or call 03330 603 636

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