

Specification

Cleves Place

Rydal
Milne
Blyton
Shakespeare
Glenmuir
Coniston
Wells
Stevenson
Thames

Kitchens and utilities

Units

⑥	kitchen ranges from 'Symphony' – Group 1 and 2	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑦	matching worksurface upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓

Appliances by Zanussi

	stainless steel single electric oven – ZBF360X	✓	✓	✓	✓	✓	✓	✓	-	-
⑩	stainless steel double electric oven – ZDF290X	-	-	-	-	-	-	-	✓	✓
②	stainless steel gas hob – ZGL62iX	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel chimney-hood – EFC650X	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑪	integrated fridge-freezer – ERN2920	-	-	-	-	-	-	-	✓	✓
	integrated dishwasher – ESL6114	-	-	-	-	-	-	-	✓	✓

Fittings

	1½ bowl stainless steel sink – Blanco bonus (supplied by Symphony)	✓	✓	✓	✓	✓	✓	✓	✓	✓
	monobloc mixer tap to kitchen – Genoa ¼ turn mixer (supplied by Symphony)	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel sink to utility room – Blanco 10x5 (supplied by Symphony)	-	-	✓	-	✓	✓	✓	✓	✓
	monobloc mixer tap to utility (supplied by Symphony)	-	-	✓	-	✓	✓	✓	✓	✓
	plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
	plumbing for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓

Lighting

⑫	electric point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
	electric point for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3 spot lights on track	✓	-	-	-	-	-	-	-	-
	chrome-finish ceiling downlights to kitchen	-	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available

Bathrooms and en-suites

Sanitaryware

	Ideal Standard Sandringham bathroom range in white	✓	-	-	-	-	-	-	-	-
	Ideal Standard Alto Contemporary bathroom range in white	-	✓	✓	✓	✓	✓	✓	✓	✓
	WC									
	450mm single tap-hole basin and pedestal	-	-	-	-	✓	✓	✓	-	-
	450mm single tap-hole basin, wall mounted with chrome bottle trap	-	-	-	✓	-	-	-	-	✓
	450mm single tap-hole corner basin, wall mounted with chrome bottle trap	✓	✓	✓	-	-	-	-	✓	-
	close-coupled WC and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓



Choices, choices...

Our Options range will allow you to really stamp your personality on your new home. Our Sales Adviser will help you throughout the consultation, guiding you through the stunning Options available.



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Bathroom

bath 1700mm x 700mm with Uniline bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓
550mm single tap-hole basin and pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓
close-coupled WC and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓

En-suite 1

550mm single tap-hole basin and pedestal	-	✓	✓	✓	✓	✓	✓	✓	✓
close-coupled WC and matching seat	-	✓	✓	✓	✓	✓	✓	✓	✓
760mm x 760mm Strada shower tray	-	-	-	-	-	-	✓	✓	-
1200mm x 760mm Strada shower tray	-	✓	✓	✓	-	✓	-	-	✓
Strada quadrant shower tray	-	-	-	-	✓	-	-	-	-

En-suite 2

550mm single tap-hole basin and pedestal	-	-	-	-	-	-	-	-	✓
close-coupled WC and matching seat	-	-	-	-	-	-	-	-	✓
Strada quadrant shower tray	-	-	-	-	-	-	-	-	✓

Shower doors and screens

Shower doors & screens by Roman	✓	✓	✓	✓	✓	✓	✓	✓	✓
800mm shower door and side panel	-	-	-	-	-	-	✓	✓	-
1200mm shower door	-	✓	✓	✓	-	✓	-	-	-
1200mm shower door and side panel	-	-	-	-	-	-	-	-	✓
quadrangle shower door	-	-	-	-	✓	-	-	-	✓
curved bath screen (ref MCB) clear glass chrome-finish	✓	-	-	-	-	-	-	-	-

Brassware

Brassware: Bristan Opus in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓
code 1: all taps to be fitted with flow restrictor	✓	✓	✓	✓	✓	✓	✓	✓	✓
④ bath filler tap to bath in bathroom	✓	✓	-	✓	✓	-	✓	✓	✓
bath filler tap with shower-head attachment to bath in bathroom	-	-	✓	-	-	✓	-	-	-
single-lever monobloc taps to basin in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓
single-lever monobloc taps to basin in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
single-lever monobloc taps to basin in en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓
single-lever monobloc taps to basin in en-suite 2	-	-	-	-	-	-	-	-	✓

Shower valves

shower valves by Bristan – Artisan valve in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑧ thermostatic shower to en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic shower to en-suite 2	-	-	-	-	-	-	-	-	✓
thermostatic shower over bath in bathroom	✓	-	-	-	-	-	-	-	-



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Bathrooms and en-suites continued...

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Electrical and lighting									
shaver point – en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓
5 chrome-finish ceiling downlights to bathroom	-	✓	✓	✓	✓	✓	✓	✓	✓
chrome-finish ceiling downlights to en-suite 1	-	✓	✓	✓	✓	✓	✓	✓	✓
chrome-finish ceiling downlights to en-suite 2	-	-	-	-	-	-	-	-	✓
9 Wall and floor coverings									
choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to bathroom – splashback to basin and 450mm high around bath	✓	-	-	-	-	-	-	-	-
1 ceramic wall tiling to bathroom – 1200mm-high tiling to walls with sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to en-suites – 1200mm-high tiling to walls with sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓
full-height ceramic wall tiling around bath in bathroom	✓	-	-	-	-	-	-	-	-
full-height ceramic wall tiling to shower cubicles	-	✓	✓	✓	✓	✓	✓	✓	✓
splashback tiling to basin and windowsill in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available

Electrical

all accessories to be MEM250 range	✓	✓	✓	✓	✓	✓	✓	✓	✓
consumer unit to be an 8-way split-load unit	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point – master bedroom	-	✓	✓	✓	✓	✓	✓	✓	✓
digital coaxial cable to roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
doorbell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security									
wire only for burglar-alarm	-	✓	✓	✓	✓	✓	✓	✓	✓
front lantern with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓
smoke detectors – 1 per floor	✓	✓	✓	✓	✓	✓	✓	✓	✓

Plumbing and heating

gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic radiator valves – all principal rooms except hall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi gas-fired combination boiler – Sedbuk 'A' rated	✓	-	-	-	-	-	-	-	-
Baxi gas-fired fan assisted boiler – Sedbuk 'A' rated	-	✓	✓	✓	✓	✓	✓	✓	✓
Santon Premier Plus pressurised hotwater cylinder	-	✓	✓	✓	✓	✓	✓	✓	✓
hot water and heating electronic programmer/thermostat	-	✓	✓	✓	✓	✓	✓	✓	✓
external cold water tap located off kitchen/utility	-	-	✓	-	-	✓	-	✓	✓
zone controlled central heating system	-	-	-	-	-	-	-	✓	✓



External finish

	Rydal	Milne	Blyton	Shakespeare	Glennmuir	Coniston	Wells	Stevenson	Thames
high-performance double-glazed uPVC windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors with multi-point locking to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
steel-faced front door – painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓
steel-faced rear door – painted white	-	-	✓	✓	✓	✓	✓	✓	✓
security chain – front door	✓	✓	✓	✓	✓	✓	✓	✓	✓
white prefinished up-and-over garage door	-	-	-	-	✓	✓	-	-	-
uPVC French doors with multi-point locking to ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome-finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓
side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800mm-high closeboard divisional and boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to front garden*	✓	✓	✓	✓	✓	✓	✓	✓	✓
black tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓
concrete edgings to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓
buff-riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓	✓	✓	✓

Internal finish

fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes by Hammonds – master bedroom	-	✓	✓	✓	✓	✓	✓	✓	✓
square spindles to stairs	✓	✓	-	✓	✓	-	✓	✓	✓
turned spindles and newels to stairs	-	-	✓	-	-	✓	-	-	-
150mm skirting and 63mm architrave ogee profile	✓	✓	✓	✓	✓	✓	✓	✓	✓
smooth-plastered ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓

Decoration

all internal woodwork to have 1 undercoat and 2 topcoats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal woodwork to be Dulux/Crown satinwood	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to be Dulux Barley White matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal walls to have 1 mist coat and 2 coats of emulsion paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to be Dulux White emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel internal doors with Dulux/Crown satinwood finish	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal doors to have 2 coats of satinwood paint	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 chrome-finish ironmongery – Heritage Brass Milton range style	✓	✓	✓	✓	✓	✓	✓	✓	✓

* All customer choices and optional extras can only be included at an early stage of building construction.

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.

