

1 & 2 bed apartments
1, 2, 3, 4 & 5 bed homes
Dukesmead, Bingham

miller homes
the place to be®







Mill Hill Road

Development
by Others

Development
by Others

Development
by Others



Dukesmead Plot information

Within a few minutes walk of the centre of Bingham, a lively market town that traces its history back to the Domesday Book and beyond, Dukesmead is a very special place to put down roots in a mature, welcoming community. With its green recreational spaces and open farmland to the south, this superb development of modern homes combines a peaceful, relaxing ambience with excellent transport links.



Apartments see page 04

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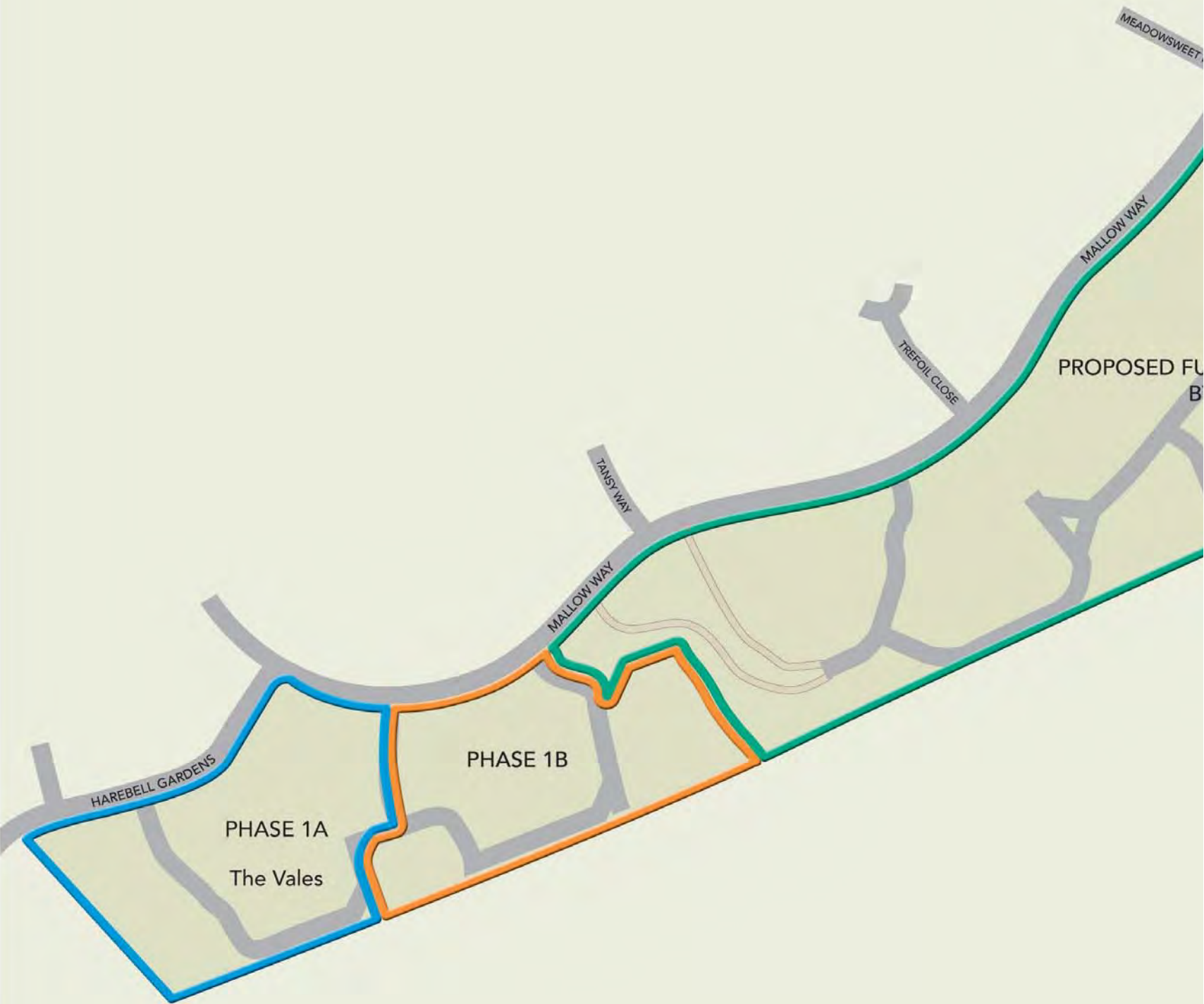
Social Housing

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.

Come in. Make yourself at home.
Imagine it. A new home. A new beginning.
A place to make your own. Late breakfasts
on Saturdays. Papers in the garden on Sunday.
A barbecue with a couple of old friends (and
a few new ones). A peaceful retreat from the
bustle of everyday life. All the fresh air and
freedom of the District countryside close by.
A lively family home and a safe place for the
kids to play. Welcome to your new home.
Welcome to Dukesmead.

01	Welcome home
02	Development plan
04	Apartment floorplans
06	Housetype floorplans
26	Specification
30	Location

Dukesmead
Development plan





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1 bed coach house The Swift

Plots:
26*,36,56,121*,129

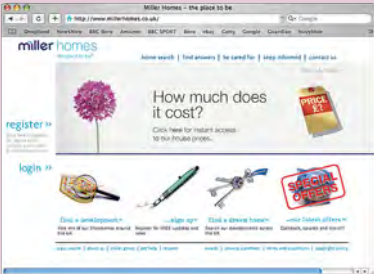
Key features
integral garage
downstairs store
French windows with Juliet balcony

The unusual arrangement of a downstairs entrance lobby with a staircase rising directly into the bright open plan living area brings a flavour of modern loft-style living to the Swift. The French windows add a dash of style to this compact, immensely practical home.



Ground Floor

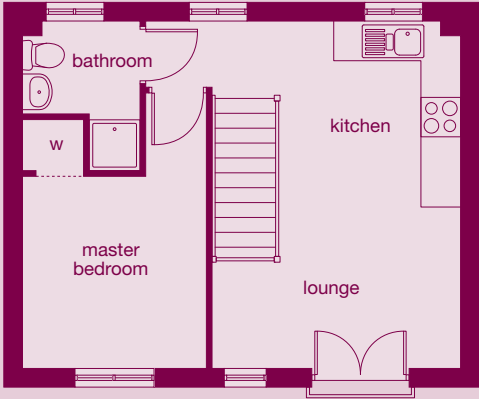
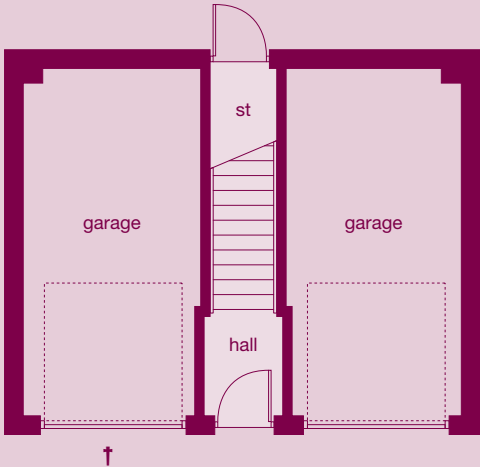
First Floor



House-hunting online

The Miller Homes website gives you easy access to all of our developments across the UK. On it, you can search for homes in your chosen region, view up-to-date prices and explore the house types available. We can even keep you updated via email on our new homes, latest offers and much more.

www.millerhomes.co.uk



First Floor

room dimensions:

lounge/kitchen	3.850m incl. stair x 5.360m	12'8" x 17'7"
master bedroom	2.810m x 2.990m excl. w/robes	9'3" x 9'10"
bathroom	1.790m x 1.410m	5'11" x 4'8"

*Plots are a mirror-image of plans shown above.

†Please see site plan for garage allocation.

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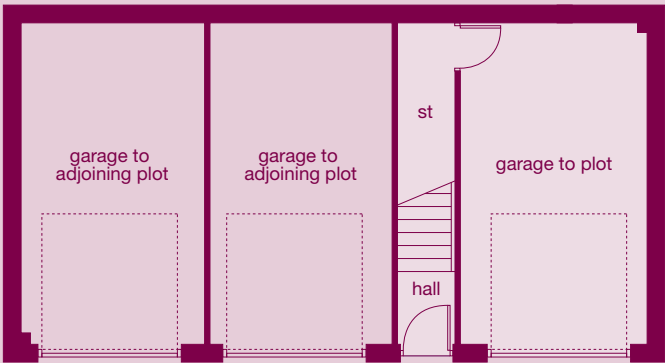
2 bed coach house The Trent

Plots:
35*, 55, 58, 78, 136, 138*

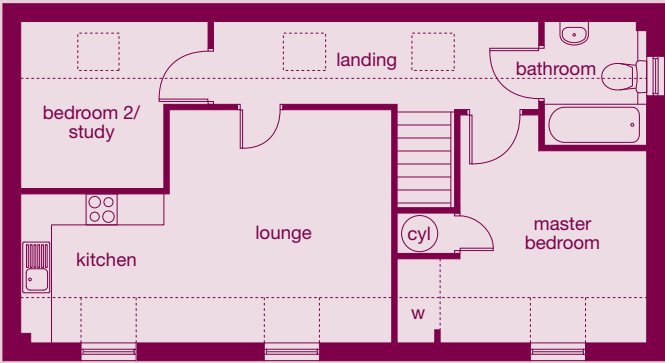
Key features
integral garage with additional
storage space
split level hallway
IT area in bedroom 2

In the Trent, a corridor-style landing opens on to a charming L-shaped open-plan living area to which dormer-style windows introduce a distinctive, welcoming character. The second bedroom, ideal for guests, could also be used to create a convenient home office or computer suite.

Ground Floor



First Floor



First Floor room dimensions:

lounge	3.749m x 3.938m†	12'4" x 12'11"
kitchen	2.520m x 2.538m†	8'3" x 8'4"
master bedroom	4.131m _{max} x 3.176m†	13'7" x 10'5"
bedroom 2/study	2.420m x 2.688m†	7'11" x 8'10"
bathroom	1.700m x 2.050m†	5'7" x 6'9"

*Plots are a mirror-image of plans shown above.

†1850mm height line.

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3 bed semi-detached
The Carsington

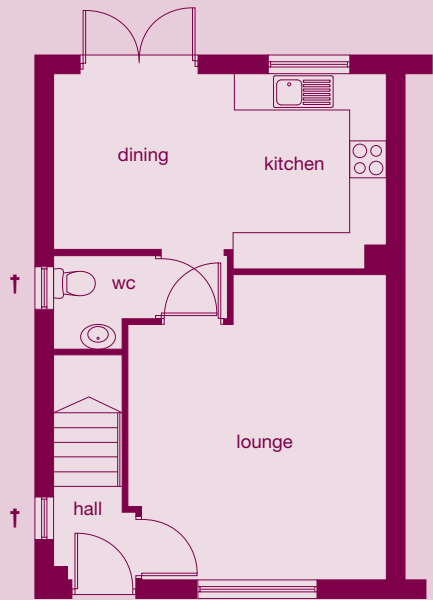
Plots:
82,135

- Key features
- downstairs wc
 - French doors
 - IT area in bedroom 3
 - en-suite shower room

The bright kitchen of the Carsington is a light and welcoming space designed to provide a natural hub for family life. French doors add a bright, airy ambience, helping to make the dining area a very special setting for relaxed meals, and the garden access will be a particular boon in the barbecue season or when the weather makes aperitifs on the lawn an inviting prospect.



Ground Floor

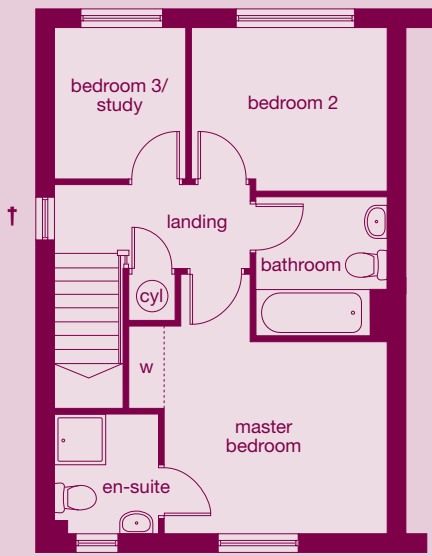


Ground Floor
room dimensions:

lounge	3.822m max x 4.462m max	12'6" x 14'8"
kitchen/dining	4.832m x 2.818m max	15'10" x 9'3"
wc	1.357m max x 1.330m max	4'5" x 4'4"

↑ Windows to plot 135 only.

First Floor



First Floor
room dimensions:

master bedroom	3.360m excl. w/robes x 2.781m	11'0" x 9'2"
en-suite	1.741m x 1.560m	5'8" x 5'1"
bedroom 2	2.893m max x 2.508m	9'6" x 8'3"
bedroom 3/study	1.838m x 2.201m	6'0" x 7'3"
bathroom	1.989m x 1.943m	6'6" x 6'4"

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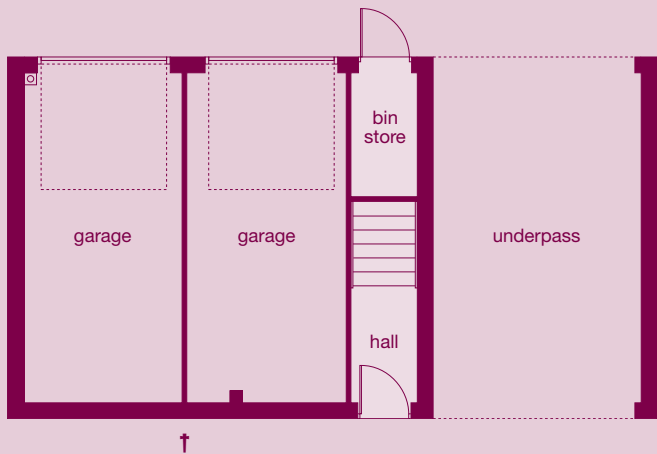
1 bed coach house The Kingsley

Plots:
15, 30, 76*, 77*, 115*, 137*

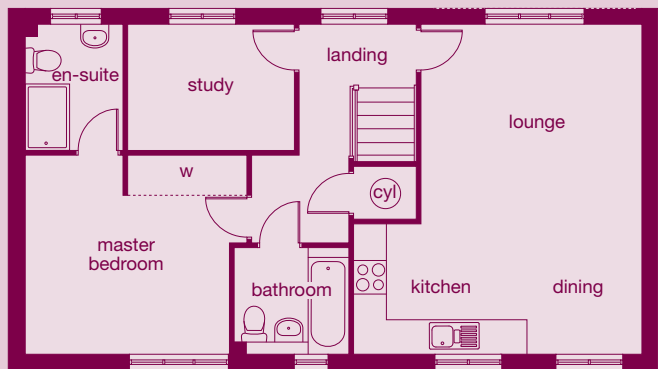
Key features
dual aspect windows to living area
en-suite shower room
study

In the Kingsley, imaginative design and thoughtful attention to detail has created a surprisingly well appointed home conceived for the modern professional lifestyle. The separate study, ready for use as a home office, could easily be used as a second bedroom, and the en-suite shower room adds an unexpected dash of luxury.

Ground Floor



First Floor



First Floor

room dimensions:

lounge	3.980m x 3.599m	13'1" x 11'10"
kitchen/dining	5.219m x 2.325m	17'1" x 7'8"
study	3.017m x 2.254m	9'11" x 7'5"
master bedroom	3.675m x 3.585m	12'1" x 11'9"
en-suite	1.760m x 2.254m	5'9" x 7'5"
bathroom	2.070m x 1.900m	6'9" x 6'3"

*Plots are a mirror-image of plans shown above.

†Please see site plan for garage allocation.

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3 bed town house

The Tolkien

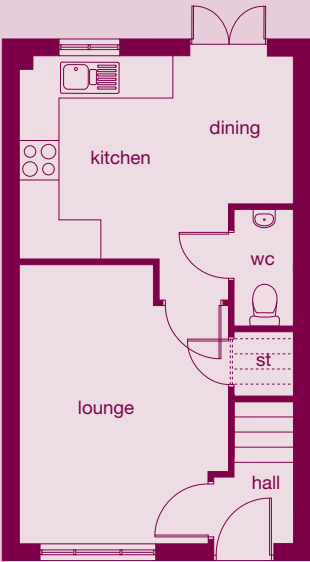
Plots:
62*, 63, 64*, 65

- Key features
- wc
 - French doors
 - duplex master bedroom
 - en-suite shower room

The ornamental entrance and decorative brickwork banding of the Tolkien introduce a home of real distinction. The superb master bedroom, with its delightful first floor entrance vestibule and internal stair leading to a charming dormer-windowed space with en-suite shower, is a magnificent blend of convenience and character.



Ground Floor

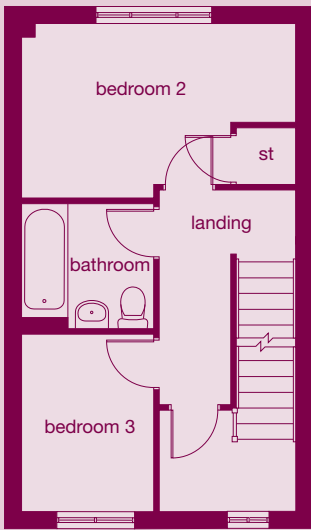


Ground Floor
room dimensions:

lounge	3.180m _{max} x 4.250m _{max}	10'5" x 14'0"
kitchen/dining	4.140m x 3.070m _{max}	13'7" x 10'1"
wc	0.850m x 1.800m	2'10" x 5'11"

*Plots are a mirror-image of plans shown above.

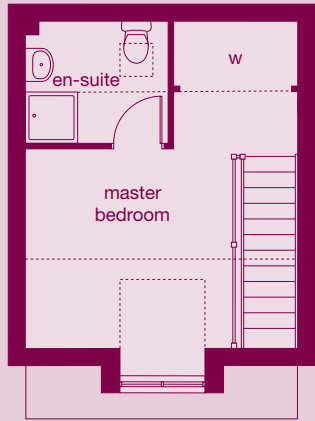
First Floor



First Floor
room dimensions:

bedroom 2	4.140m _{max} x 2.590m _{max}	13'7" x 8'6"
bedroom 3	2.010m x 2.720m	6'7" x 8'11"
bathroom	2.010m x 1.910m	6'7" x 6'3"

Second Floor

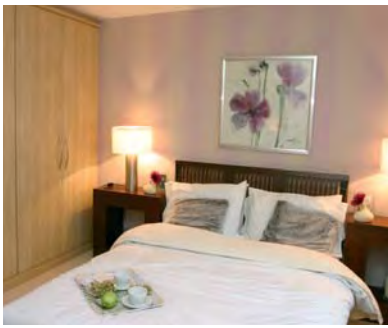


Second Floor
room dimensions:

master bedroom	3.120m _{excl. stairs} x 2.890m*	10'3" x 9'6"
en-suite	2.140m x 1.800m*	7'0" x 5'11"

*1194mm height line.

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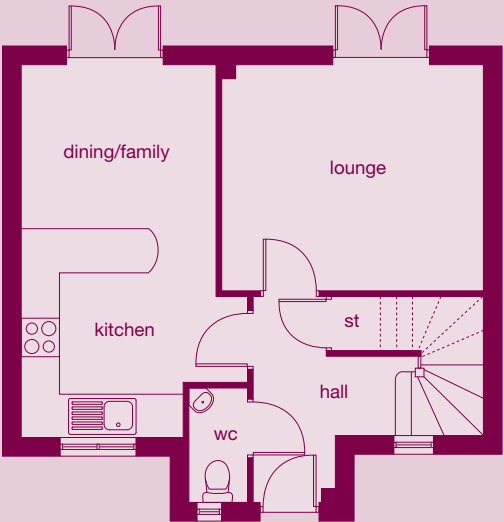
3 bed detached or semi-detached
The Milne

Plots:
 18, 31, 39, 40, 42, 53, 94, 97, 106, 107, 147, 149, 156

Key features
 decorative entrance canopy
 dual French doors
 wc
 en-suite shower room

The soaring stair window and timbered entrance canopy make it clear, even at a glance, that this is a dwelling of unusual quality. The large family kitchen extends into a bright dining area with French doors, and with a second set of French doors opening out from the lounge, the Milne has the effect of integrating the garden into the living space.

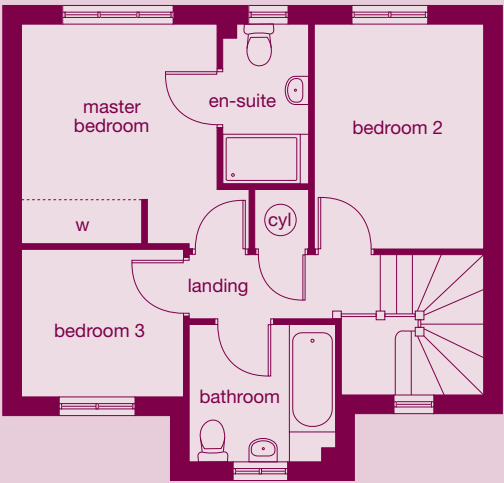
Ground Floor



Ground Floor
 room dimensions:

lounge	3.950m x 3.370m	13'0" x 11'1"
kitchen/dining/family	2.600m max X 5.610m	9'9" x 18'5"
wc	0.880m x 1.700m	2'11" x 5'7"

First Floor



First Floor
 room dimensions:

master bedroom	2.990m x 3.350m incl. w robes	9'10" x 11'0"
en-suite	1.290m x 2.420m	4'3" x 7'11"
bedroom 2	2.570m x 3.420m	8'5" x 11'3"
bedroom 3	2.470m x 2.150m	8'1" x 7'1"
bathroom	2.250m x 2.020m	7'5" x 6'8"

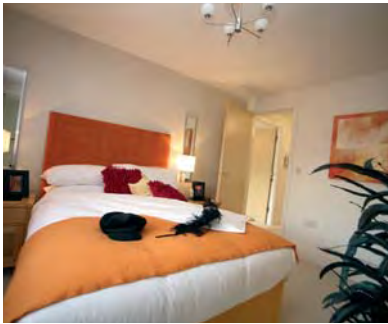
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3 bed detached
The Dove

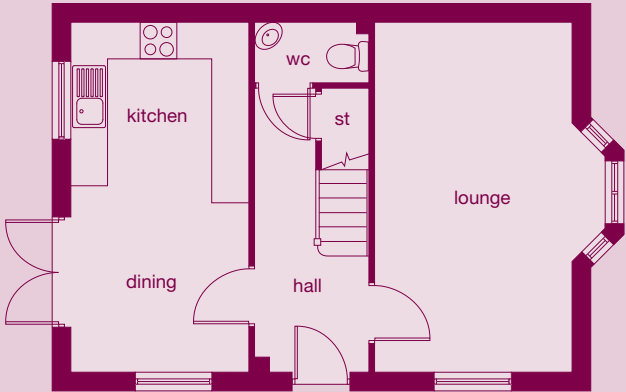
Plot:
153

- Key features
wc
French doors
bay window
en-suite shower room

The spacious hallway of the Dove leads through to a magnificent dual-aspect lounge with a central feature bay window, an elegant, light-filled space with plenty of room to host convivial gatherings. Upstairs, entered from an impressive gallery landing, the third bedroom has dual BT points and power sockets to make it easy to create a useful IT suite or home office.



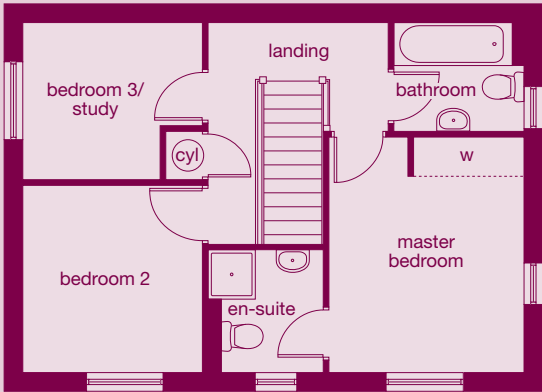
Ground Floor



Ground Floor room dimensions:

lounge	3.625m into bay X 5.414m	11'11" x 17'9"
kitchen/dining	2.627m x 5.414m	8'7" x 17'9"
wc	1.855m x 0.940m	6'1" x 3'1"

First Floor



First Floor room dimensions:

master bedroom	3.055m x 3.451m	10'0" x 11'4"
en-suite	1.900m x 1.720m	6'3" x 5'8"
bedroom 2	2.660m x 2.879m	8'9" x 9'5"
bedroom 3/study	2.660m x 2.435m	8'9" x 8'0"
bathroom	2.055m x 1.863m	6'9" x 6'1"

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3 bed detached or semi-detached The Kipling

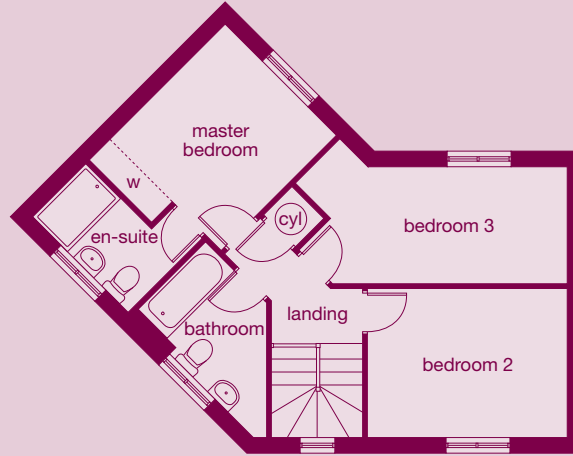
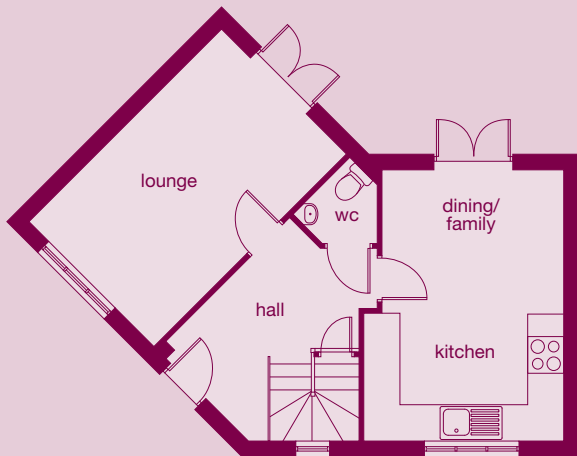
Plots:
20,67

Key features
pentagonal entrance hall
dual French doors
wc
en-suite shower room

Taking advantage of its fascinating angled architecture, the Kipling offers a succession of delightful surprises, from the inviting hallway with its feature staircase to the unusual family bathroom. The exceptionally large lounge and the family kitchen each have French doors, adding an exciting dynamic that softens the demarcation between interior and garden.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.220m x 4.960m	10'11" x 16'3"
kitchen	3.650m x 2.320m	12'0" x 7'8"
dining/family	3.350m x 2.630m	11'0" x 8'8"
wc	1.440m max x 1.480m	4'9" x 4'11"

First Floor

room dimensions:

master bedroom	2.970m x 2.930m excl. w/robes	9'9" x 9'8"
en-suite	2.470m x 1.270m	8'2" x 4'2"
bedroom 2	3.700m x 2.700m	12'2" x 8'10"
bedroom 3	4.430m x 2.160m	14'7" x 7'1"
bathroom	3.250m max x 1.920m	10'8" x 6'4"

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3 bed detached,
semi-detached or mews
The Blyton

Plots:
28,46*,93,116*,148

- Key features**
- utility room
 - wc
 - French doors
 - en-suite shower room

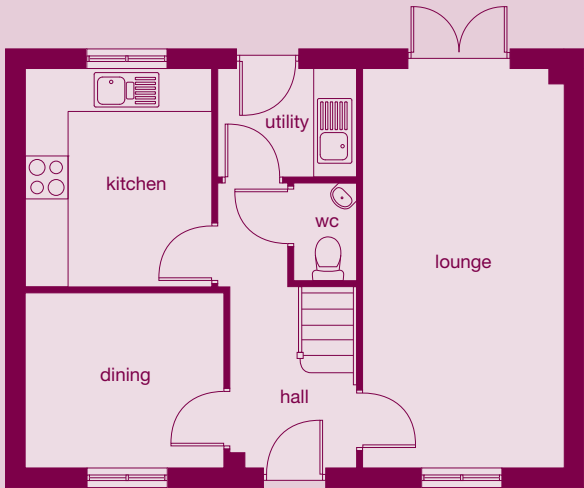
The public rooms of the Blyton focus on a long lounge in which the front facing window is complemented by French doors, creating an exceptionally bright, flexible space. Upstairs, the spacious landing leads to a master bedroom with en-suite shower room and a second bedroom which divides naturally into two discrete areas to create a fascinating room of unusual character.



Please note: elevational treatments may differ from that shown.



Ground Floor

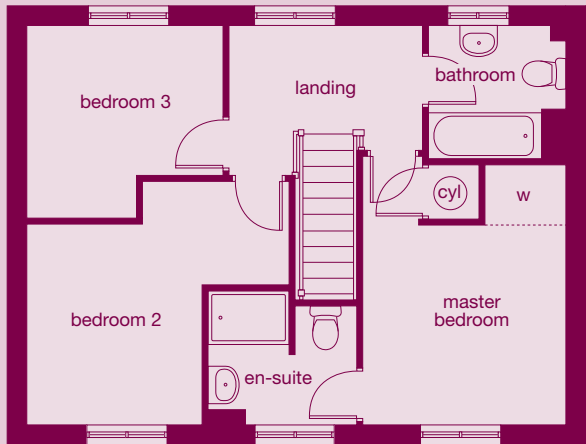


Ground Floor
room dimensions:

lounge	2.950m x 5.950m	9'8" x 19'7"
kitchen	2.780m x 3.240m	9'2" x 10'8"
dining	2.950m x 2.610m	9'8" x 8'7"
utility	2.080m x 1.260m	6'10" x 4'2"
wc	0.930m x 1.440m	3'1" x 4'9"

*Plots are a mirror-image of plans shown above.

First Floor



First Floor
room dimensions:

master bedroom	3.000m x 2.990m excl. w/robes	9'10" x 9'10"
en-suite	2.230m x 1.990m max	7'4" x 6'7"
bedroom 2	2.630m x 2.990m max	8'8" x 9'10"
bedroom 3	2.930m x 2.860m max	9'8" x 9'5"
bathroom	2.000m x 1.960m	6'7" x 6'5"

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3 bed town house The Gissing

Plots:

80*, 81, 85*, 86, 130*, 131, 132, 139*, 140, 141

Key features

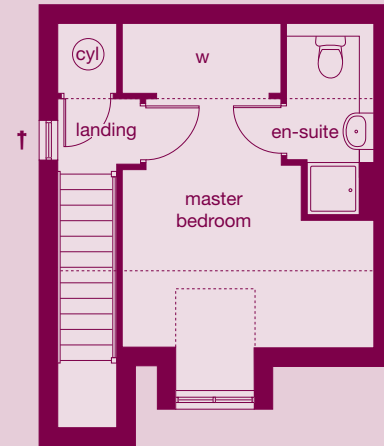
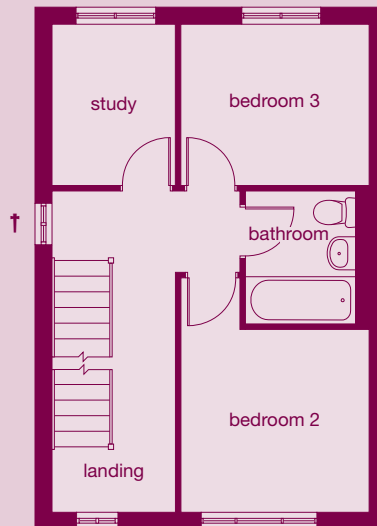
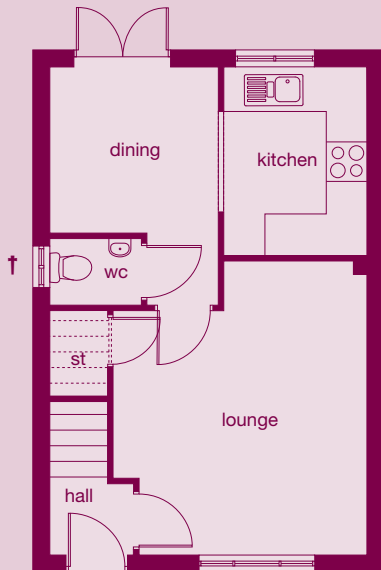
French doors
wc
study
en-suite shower room
dormer window

The attractive dining-room of the Gissing, with its archway leading through to the beautifully planned kitchen, delivers all the advantages of open-plan design in an unexpected and elegant way. Upstairs the three large bedrooms, including a really special dormer-windowed master suite, are complemented by a highly practical study that provides a quiet space for catching up on paperwork.

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

lounge	3.880m max x 4.480m max	12'9" x 14'8"
kitchen	2.140m x 2.800m	7'0" x 9'2"
dining	2.550m x 2.470m	8'4" x 8'1"
wc	1.400m x 0.900m	4'7" x 3'5"

*Plots are a mirror-image of plans shown above.

† Please note there are no side windows on plots 81, 85, 131 and 140.

First Floor

room dimensions:

bedroom 2	2.850m x 2.800m	9'5" x 9'2"
bedroom 3	2.860m x 2.420m	9'5" x 7'11"
study	1.870m x 2.400m	6'2" x 7'11"
bathroom	1.700m x 2.020m	5'7" x 6'8"

Second Floor

room dimensions:

master bedroom	3.840m x 3.790m*	12'7" x 12'6"
en-suite	1.300m x 2.720m*	4'3" x 8'11"

*1194mm height line.

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3 bed detached or semi-detached
The Shakespeare

Plots:
16*, 37*, 38*, 41, 47, 61*, 95*, 101, 110*, 114, 117*, 120, 150*, 157

- Key features**
- French doors
 - wc
 - utility room
 - en-suite shower room

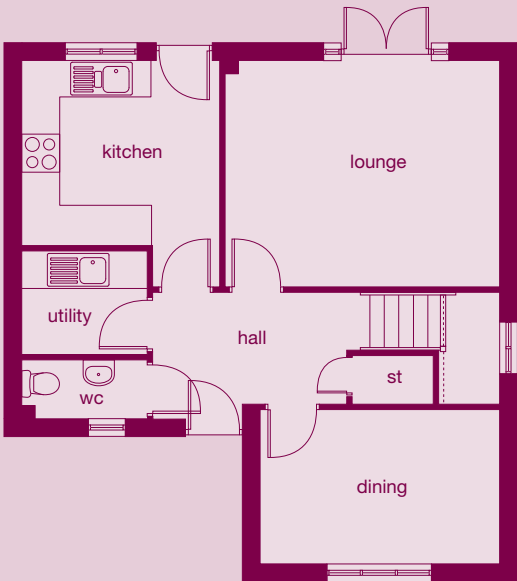
The sheltered front door of the Shakespeare, with its welcoming pillared canopy, reflects the blend of style and comfort that runs throughout the design of this substantial home. The generously proportioned hallway opens on to a kitchen created to handle the most adventurous cookery with ease, while the separate utility room helps keep the household management under control.



Please note: elevational treatments may differ from that shown.



Ground Floor



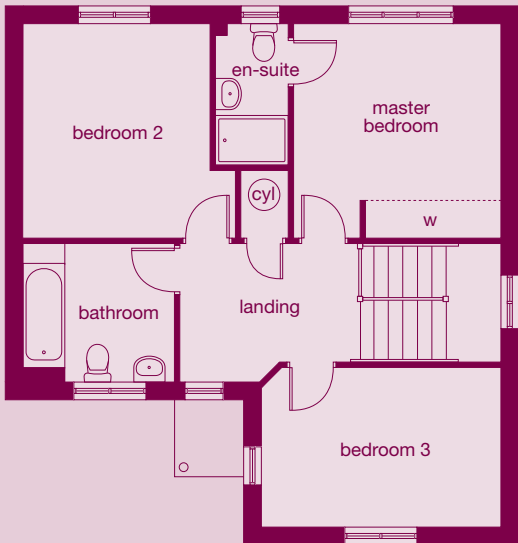
Ground Floor
room dimensions:

lounge	4.479m x 3.650m	14'8" x 12'0"
kitchen	3.235m x 3.029m	10'7" x 9'11"
dining	3.944m x 2.650m	12'11" x 8'8"
utility	2.082m x 1.685m	6'10" x 5'6"
wc	2.082m x 1.000m	6'10" x 3'3"

*Plots are a mirror-image of plans shown above.

†Please note there are no side windows on plots 38, 47 and 61.

First Floor



First Floor
room dimensions:

master bedroom	3.431m x 3.650m incl. w/robes	11'3" x 12'0"
en-suite	1.200m x 2.480m	3'11" x 8'2"
bedroom 2	3.033m x 3.700m	9'11" x 12'2"
bedroom 3	3.944m max x 2.650m max	12'11" x 8'8"
bathroom	2.443m x 2.114m	8'0" x 6'11"

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4 bed detached or semi-detached The Buchan

Plots:

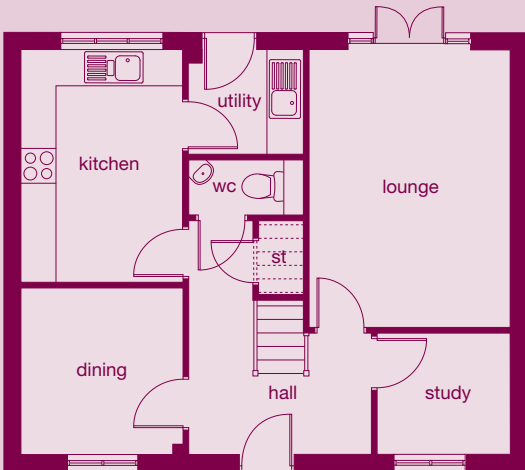
21,50*,54*,60*,66*,88,99*,111*

Key features

wc
utility room
French doors
study
en-suite shower room

Designed around an exceptionally spacious entrance hall, the Buchan's impressive suite of public rooms, including a wonderfully bright lounge with French doors set between flanking windows, is accompanied by a wealth of practical features. The separate utility room provides ideal storage for muddy gardening things, and the study offers a peaceful refuge for catching up on homework.

Ground Floor



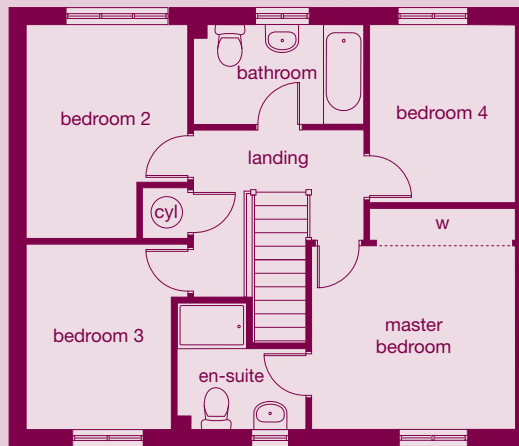
Ground Floor

room dimensions:

lounge	3.450m x 4.790m	11'4" x 15'9"
kitchen	2.760m x 3.990m	9'1" x 13'1"
dining	2.760m x 2.850m	9'1" x 9'4"
study	2.310m x 2.060m	7'7" x 6'9"
utility	1.930m x 1.800m	6'4" x 5'11"
wc	1.610m x 0.940m	5'4" x 3'1"

*Plots are a mirror-image of plans shown above.

First Floor



First Floor

room dimensions:

master bedroom	3.500m x 3.800m incl. w robes	11'6" x 12'6"
en-suite	2.230m x 2.180m max	7'4" x 7'2"
bedroom 2	2.800m x 3.670m max	9'2" x 12'0"
bedroom 3	2.510m x 3.180m	8'3" x 10'5"
bedroom 4	2.500m x 3.050m	8'2" x 10'0"
bathroom	2.940m x 1.700m	9'8" x 5'7"

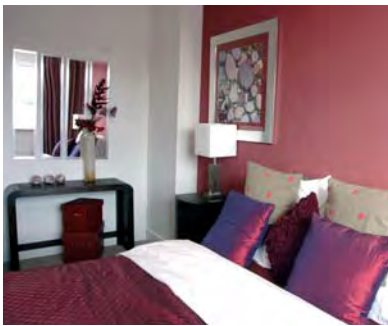
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3 bed town house
The Pembroke

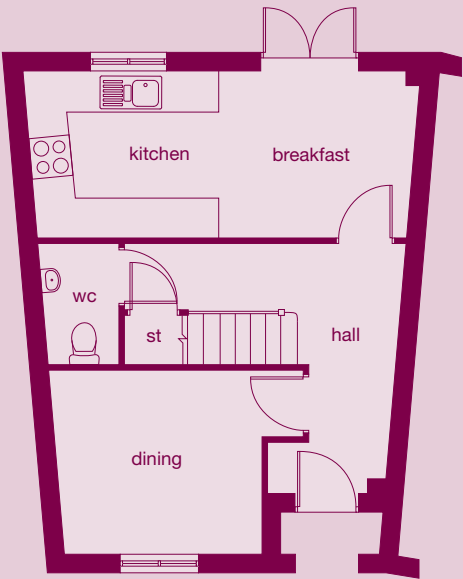
Plots:
122*,123,124*,125*,126*,127*,128

- Key features
French doors
wc
dual French windows with Juliet balcony
study
en-suite shower room

The interior of the Pembroke more than lives up to the promise of its classic, harmonious crescent façade. The first-floor lounge, with its gently flared shape and twin French windows opening out to an attractive Juliet balcony, provides a superb focal point for entertaining, and even the unusually shaped bathroom has its own distinctive appeal.



Ground Floor

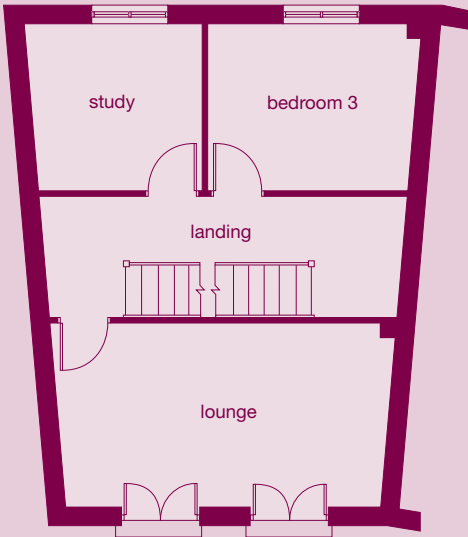


Ground Floor room dimensions:

kitchen/breakfast	5.625m min x 2.530m	18'5" x 8'4"
dining	2.990m min x 2.779m	9'10" x 9'1"
wc	1.039m min x 1.855m	3'5" x 6'1"

*Plots are a mirror-image of plans shown above.

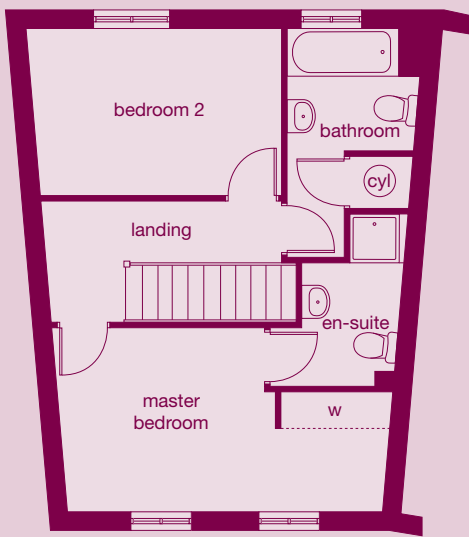
First Floor



First Floor room dimensions:

lounge	4.779m min x 2.779m	15'8" x 9'1"
bedroom 3	3.052m x 2.530m	10'0" x 8'4"
study	2.473m x 2.530m	8'1" x 8'4"

Second Floor



Second Floor room dimensions:

master bedroom	4.779m x 2.779m max	15'8" x 9'1"
en-suite	1.578m x 1.755m	5'2" x 5'9"
bedroom 2	3.689m x 2.530m	12'1" x 8'4"
bathroom	1.885m x 1.970m	6'2" x 6'6"

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3 bed semi-detached or town house The Auden

Plots:

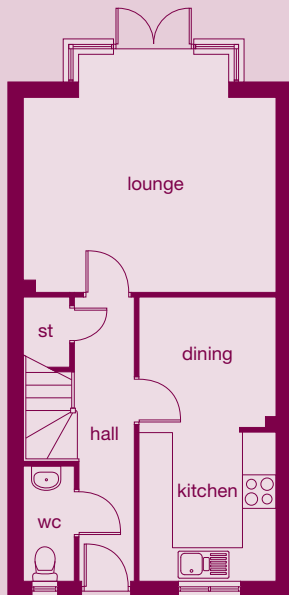
48*,49,72*,73,74,90*,91,92,118*,119,151*,152

Key features

bay window with French doors
study
wc
en-suite master bedroom
with dressing area

The feature bay window with central French doors that brings such an appealing focal point to the lounge of the Auden also gives the room a fresh, conservatory-like ambience. The second floor is dedicated to a charming dormer-windowed master bedroom with en-suite shower room and separate dressing area, a truly luxurious and relaxing private space.

Ground Floor



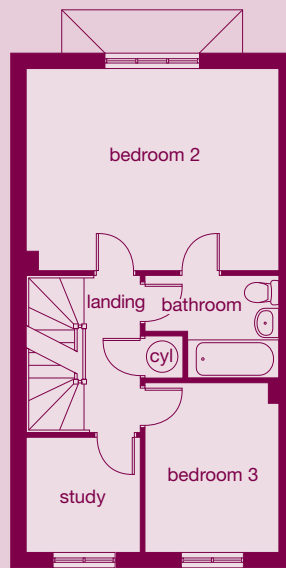
Ground Floor

room dimensions:

lounge	4.740m x 4.510m incl. bay	15'7" x 14'10"
kitchen/dining	2.580m x 5.210m	8'6" x 17'1"
wc	0.910m x 2.140m	3'0" x 7'0"

*Plots are a mirror-image of plans shown above.

First Floor

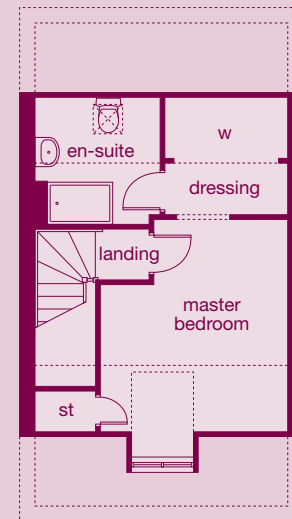


First Floor

room dimensions:

bedroom 2	4.740m x 3.740m	15'7" x 12'3"
bedroom 3	2.500m x 3.170m	8'2" x 10'5"
study	2.140m x 2.140m	7'0" x 7'0"
bathroom	2.500m max x 1.930m	8'2" x 6'4"

Second Floor



Second Floor

room dimensions:

master bedroom	3.540m max x 3.980m*	11'8" x 13'1"
en-suite	2.320m max x 2.350m*	7'8" x 7'9"
dressing	2.310m x 2.140m incl. wardrobes	7'7" x 7'0"

*1200mm height line.

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4 bed detached
The Eden

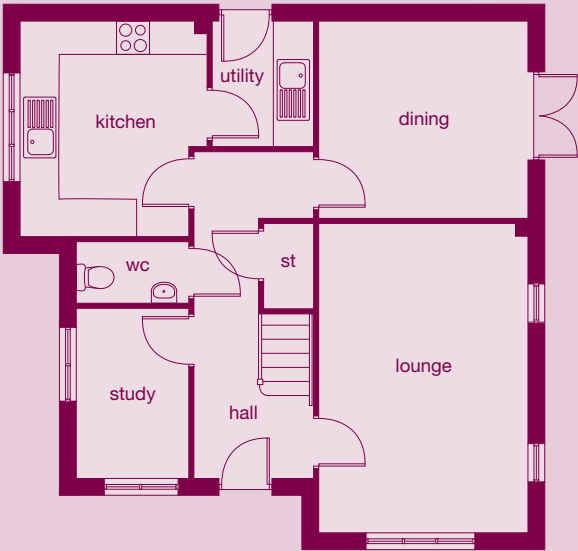
Plots:
22,57*,75*,79,109

- Key features
- French doors
 - utility room
 - study
 - wc
 - en-suite shower room

The Eden is a substantial and stylish home of real distinction. The large, practical kitchen, the dining-room with its French windows and the impressive dual aspect lounge make it an ideal home for families who enjoy entertaining, while upstairs the four spacious bedrooms mean that peace and privacy are always available when required.



Ground Floor

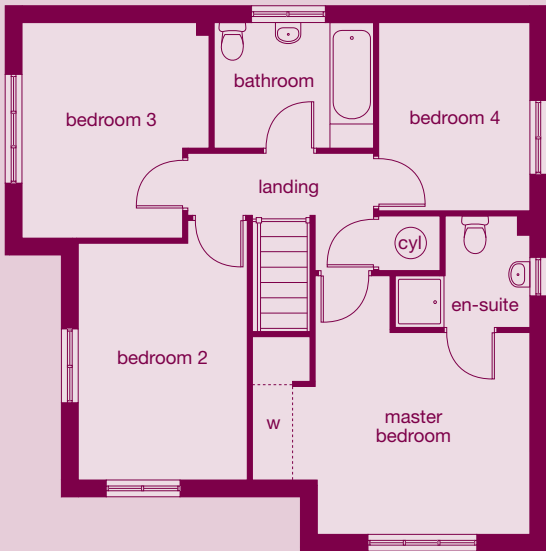


Ground Floor
room dimensions:

lounge	3.454m x 5.018m	11'4" x 16'6"
kitchen	2.968m max x 3.404m	9'9" x 11'2"
dining	3.404m x 3.132m	11'2" x 10'3"
study	1.801m x 2.756m	5'11" x 9'1"
utility	1.628m x 1.967m	5'4" x 6'5"
wc	1.801m x 1.000m	5'11" x 3'3"

*Plots are a mirror-image of plans shown above.

First Floor



First Floor
room dimensions:

master bedroom	3.454m x 3.250m max	11'4" x 10'8"
en-suite	2.154m max x 1.800m max	7'1" x 5'11"
bedroom 2	2.768m x 3.856m incl. w/robes	9'1" x 12'8"
bedroom 3	3.002m max x 3.404m max	9'10" x 11'2"
bedroom 4	2.429m x 3.000m	8'0" x 9'10"
bathroom	2.619m x 2.000m	8'7" x 6'7"

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Please note: elevational treatments may differ from that shown.

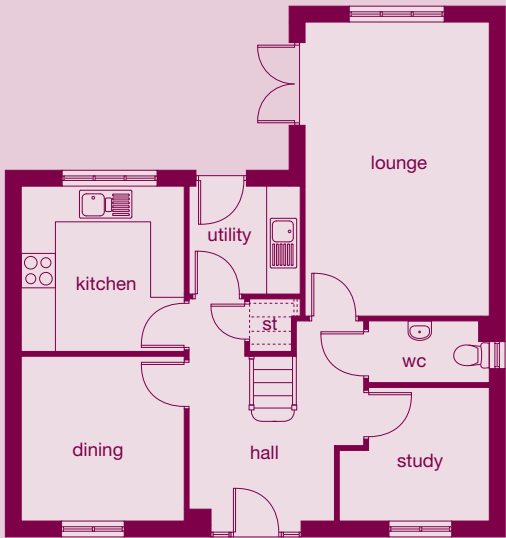
4 bed detached The Wells

Plots:
17*, 23, 33*, 44, 98, 103, 143, 144*

- Key features**
- wc
 - study
 - utility room
 - French doors
 - en-suite shower room

The large entrance hall and bright, spacious landing reflect the quality that is present throughout every aspect of the Wells. The dual-aspect lounge includes French doors opening out to an area of garden sheltered by the L-shaped architecture of the house, adding a little more privacy to the patio. With a separate study and utility room, this is a home that seamlessly combines style and function.

Ground Floor

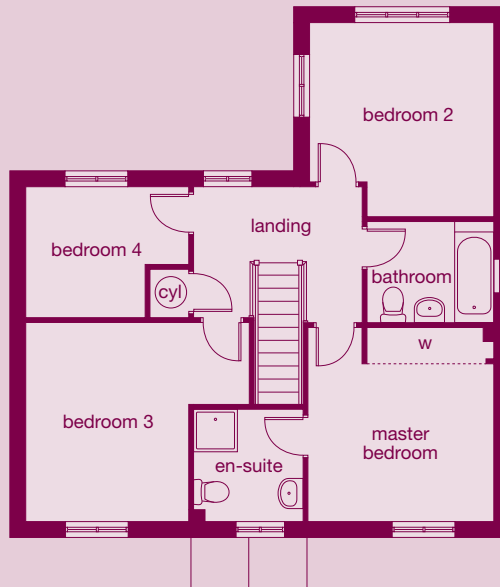


Ground Floor room dimensions:

lounge	3.360m x 5.340m	11'0" x 17'6"
kitchen	2.920m x 3.110m	9'7" x 10'2"
dining	2.920m x 2.900m	9'7" x 9'6"
study	2.680m max x 2.460m	8'10" x 8'1"
utility	1.980m x 1.930m	6'6" x 6'4"
wc	2.220m x 1.060m	7'4" x 3'6"

*Plots are a mirror-image of plans shown above.

First Floor



First Floor room dimensions:

master bedroom	3.410m x 3.520m incl. w/robes	11'2" x 11'7"
en-suite	1.900m x 2.010m	6'3" x 6'7"
bedroom 2	3.360m x 3.550m max	11'0" x 11'8"
bedroom 3	3.050m x 3.520m	10'0" x 11'7"
bedroom 4	2.920m max x 2.480m	9'7" x 8'2"
bathroom	2.340m x 1.810m	7'8" x 5'11"

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4 bed detached
The Stevenson

Plots:
34, 43, 51, 59, 71*, 105, 108

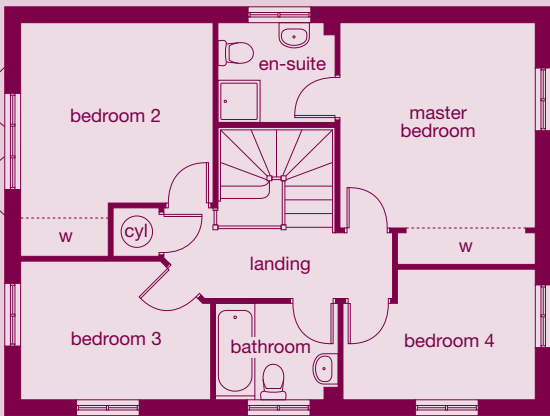
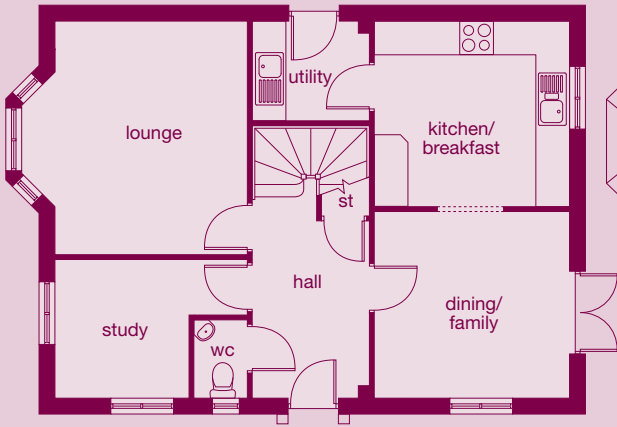
- Key features
bay window
utility room
French doors
en-suite shower room

With its generously sized entrance hall, feature bay window in the lounge and dual-aspect windows in two of the bedrooms, the Stevenson has a wonderfully bright, airy ambience. The exceptionally large kitchen and breakfast area, designed to create a focal point for everyday life, is linked by a walk-through archway to a dining-room with French doors, a delightful space that could equally be used as an informal family sitting-room.



Ground Floor

First Floor



Ground Floor
room dimensions:

lounge	4.050m into bay X 4.210m	13'4" x 13'10"
kitchen/breakfast	3.510m x 3.370m	11'6" x 11'1"
dining/family	3.510m x 3.390m	11'6" x 11'2"
study	2.460m x 2.540m	8'1" x 8'4"
utility	2.120m x 1.760m	7'0" x 5'9"
wc	0.900m x 1.450m	2'11" x 4'9"

*Plot is a mirror-image of plans shown above.

First Floor
room dimensions:

master bedroom	3.510m x 4.380m incl. w/robes	11'6" x 14'4"
en-suite	2.120m x 1.760m	7'0" x 5'9"
bedroom 2	3.510m x 4.260m max	11'6" x 14'0"
bedroom 3	3.450m max x 2.500m max	11'4" x 8'2"
bedroom 4	3.510m x 2.380m max	11'6" x 7'10"
bathroom	2.230m x 1.740m	7'4" x 5'9"

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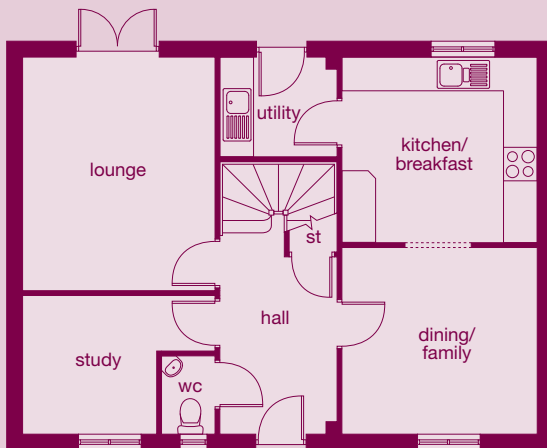
4 bed detached or semi-detached The Stevenson B

Plots:
87,145*,154

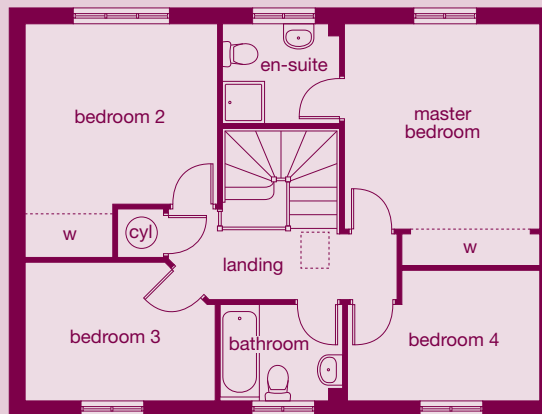
Key features
wc
study
utility room
French doors
en-suite shower room

Similar to the Stevenson, the Stevenson B has French doors in the lounge rather than the dining-room, replacing the bay window. It features the same attractive archway between kitchen and dining-room, and like the Stevenson it is arranged around a most impressive entrance hallway and gallery landing.

Ground Floor



First Floor



Ground Floor

room dimensions:

lounge	3.461m x 4.216m	11'4" x 13'10"
kitchen/breakfast	3.516m x 3.373m	11'6" x 11'1"
dining/family	3.516m x 3.391m	11'6" x 11'2"
study	2.462m x 2.548m	8'1" x 8'4"
utility	2.126m x 1.760m	7'0" x 5'9"
wc	0.900m x 1.450m	2'11" x 4'9"

First Floor

room dimensions:

master bedroom	3.516m x 3.730m	11'6" x 12'3"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.511m max x 4.262m max	11'6" x 14'0"
bedroom 3	3.458m max x 2.501m max	11'4" x 8'2"
bedroom 4	3.514m max x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.748m	7'4" x 5'9"

*Plot is a mirror-image of plans shown above.

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5 bed detached
The London

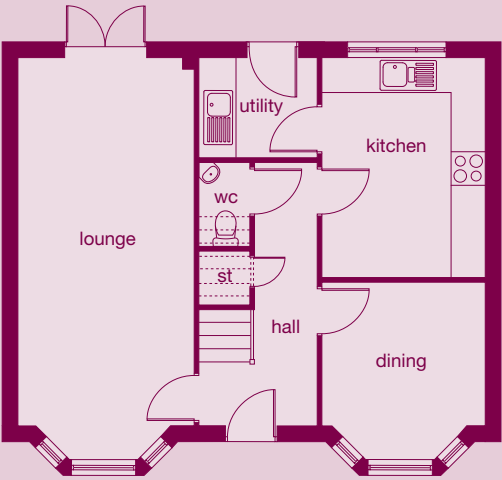
Plots:
19, 24, 25, 27, 29, 32, 89, 96, 100, 102, 104, 112, 142, 155

- Key features
French doors
utility room
en-suite shower room
second shower room

The imposing symmetry of the façade, with its bay and dormer windows, makes a stately introduction to this magnificent residence. The lounge extending from bay window to French doors leading out to the garden, will cope easily with large gatherings and parties, and the two dormer bedrooms that share the upper floor with a second shower room have a comfortable, traditional charm of their own.



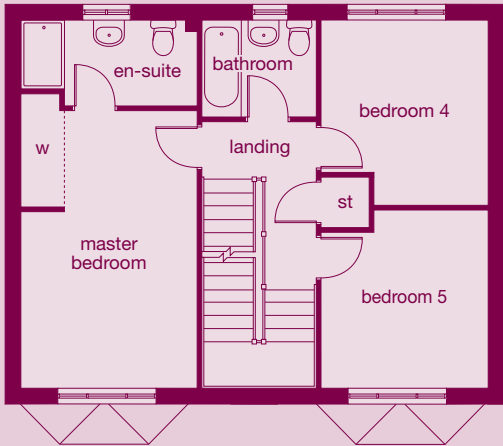
Ground Floor



Ground Floor room dimensions:

lounge	3.150m x 7.190m into bay	10'4" x 23'7"
kitchen	2.900m x 3.950m	9'6" x 13'0"
dining	2.900m x 3.140m into bay	9'6" x 10'4"
utility	2.050m x 1.750m	6'9" x 5'9"
wc	0.850m x 1.470m	2'9" x 4'10"

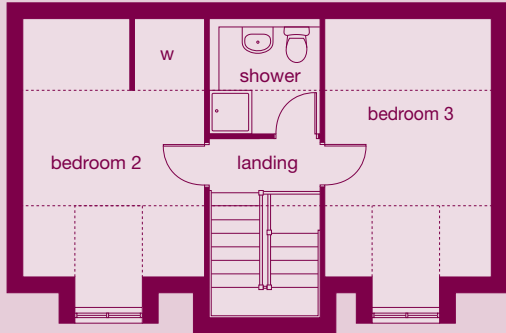
First Floor



First Floor room dimensions:

master bedroom	3.150m x 5.000m	10'4" x 16'5"
en-suite	3.150m x 1.500m	10'4" x 4'11"
bedroom 4	2.950m x 3.300m	9'8" x 10'10"
bedroom 5	2.920m x 3.200m	9'7" x 10'6"
bathroom	2.050m x 1.700m	6'9" x 5'7"

Second Floor



Second Floor room dimensions:

bedroom 2	3.200m x 4.612m* max	10'6" x 15'2"
bedroom 3	2.950m x 4.612m* max	9'8" x 15'2"
shower	2.050m† x 1.930m max	6'9" x 6'4"

*1200mm height line.

†1300mm height line.

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Apartments

2 Bed

Plots
1-10, 11-14*

Key Features
Courtyard parking
Open-plan design
Full gas central heating

Open-plan layouts demonstrate the practical modern thinking, while the variety of the interiors, with the central apartments picking up the angles of the building in their unusual room shapes, gives each one its own distinctive appeal.



Ground Floor



Room Dimensions

Type F
Living/Kitchen
7.394m max x 3.850m
24'3" x 12'8"

Master Bedroom
2.735m max x 4.450m
9'0" x 14'7"

Bedroom 2
2.324m x 3.072m
7'7" x 10'1"

Bathroom
2.359m max x 1.970m
7'9" x 6'6"

Type G
Living/Kitchen
4.270m max x 4.670m
14'0" x 15'4"

Master Bedroom
5.680m max x 3.180m
18'7" x 10'5"

Bedroom 2
3.000m x 2.667m
9'10" x 8'9"

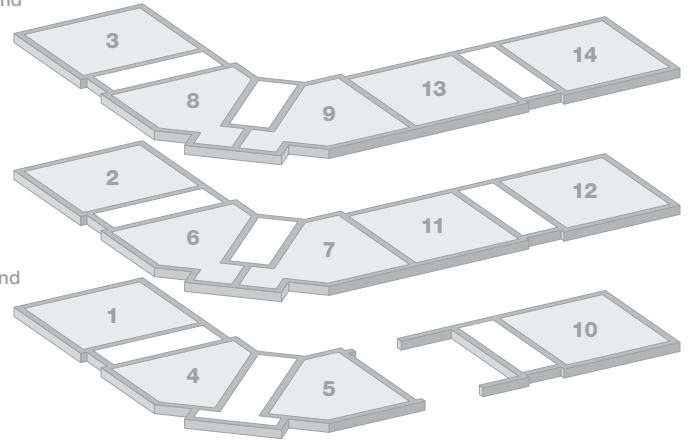
Bathroom
2.170m x 1.947m max
7'1" x 6'5"

Please note plot 10 does not have an en-suite * Affordable plots 11-14 † Please note window position may change on plot 3

Second

First

Ground



First/Second Floor



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Specification

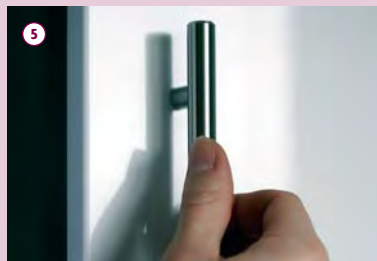
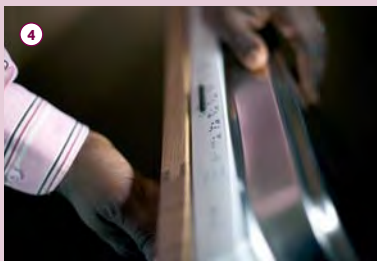
Dukesmead

Kitchen and utilities		Type E	Type F	Type G	Swift	Trent	Carsington	Kingsley	Tolkien	Milne	Dove	Kipling	Blyton	Gissing	Shakespeare	Buchan	Pembroke	Auden	Eden	Wells	Stevenson	Stevenson B	London
Units																							
⑤	kitchen ranges from 'Symphony' - Group 1 & 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
①	selection of postformed worksurfaces from 'Symphony'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	matching worksurface upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Appliances																							
Appliances by Zanussi																							
⑦	stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
	stainless steel single multi-function electric oven	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	-
	stainless steel double electric oven	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
②	stainless steel gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
③	integrated fridge-freezer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓
④	integrated dishwasher	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓
Fittings																							
	1 ½ bowl stainless steel sink – Blanco bonus	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	monobloc mixer tap – Genoa ¼ turn mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel sink to utility room – Blanco 10x5	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	✓	✓	✓	✓	✓
	monobloc mixer tap	-	-	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	✓	✓	✓	✓	✓
	plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	plumbing for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical and lighting																							
⑥	electric point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	electric point for washing-machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	3 spot lights on track	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	✓	-	-	-	-	-	-	-	-	-
⑫	chrome finish ceiling downlights to kitchen	-	-	-	-	-	-	-	-	✓	✓	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom																							
	bath 1700mm x 700mm with Uniline bath panel	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	550mm single tap hole basin and pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	close coupled wc and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	760mm x 760mm Strada shower tray	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

- ✓ yes
- optional extra
- not available



	Type E	Type F	Type G	Swift	Trent	Carsington	Kingsley	Tolkien	Milne	Dove	Kipling	Blyton	Gissing	Shakespeare	Buchan	Pembroke	Auden	Eden	Wells	Stevenson	Stevenson B	London
En-suite 1																						
550mm single tap hole basin and pedestal	-	-	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
550mm two tap hole basin and pedestal	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
close coupled wc and matching seat	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
760mm x 760mm Strada shower tray	-	-	-	-	-	-	✓	-	✓	✓	-	-	✓	-	-	✓	-	✓	✓	✓	✓	✓
1200mm x 760mm Strada shower tray	-	-	✓	-	-	✓	✓	-	✓	-	✓	✓	-	✓	✓	-	✓	-	-	-	-	✓
En-suite 2																						
550mm two tap hole basin and pedestal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
close coupled wc and matching seat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
760mm x 760mm Strada shower tray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Shower doors and screens																						
shower doors and screens by Roman	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800mm shower door	-	-	-	✓	-	-	-	-	-	-	-	-	✓	-	-	✓	-	✓	-	-	-	-
800mm shower door and side panel	-	-	-	-	-	-	-	✓	-	✓	-	-	-	-	-	-	-	-	✓	✓	✓	✓
1200mm shower door	-	-	✓	-	-	✓	-	✓	-	✓	✓	✓	-	✓	✓	-	-	-	-	-	-	✓
1200mm shower door and side panel	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-
curved bath screen	✓	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brassware																						
8 brassware: Bristan Opus in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
code 1: all taps to be fitted with flow restrictor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bath filler tap 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																						
9 shower valves by Bristan – Artisan valve in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
code 1: shower valves to be maximum 6 litres/min flowrate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
eco2006: shower valves to be maximum 9 litres/min flowrate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic shower in bathroom	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-	-	-	-
thermostatic shower to en-suite 1	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatic shower to en-suite 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
thermostatic shower over bath in bathroom	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical and lighting																						
shaver point – en-suite 1	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome finish ceiling downlights to bathroom	✓	✓	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome finish ceiling downlights to en-suite 1	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome finish ceiling downlights to en-suite 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Wall and floor coverings																						
10 choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic wall tiling to bathroom – splashback to basin and 450mm high around bath	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	-	✓	-	-	✓	✓	-	-	-	-	-
ceramic wall tiling to en-suite – splashback to basin and 450mm high around bath	-	-	✓	-	-	✓	✓	✓	-	-	✓	-	✓	-	-	✓	✓	-	-	-	-	-
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	-	-	-	-	-	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓



Specification
Dukesmead

	Type E	Type F	Type G	Swift	Trent	Carsington	Kingsley	Tolkien	Milne	Dove	Kipling	Blyton	Gissing	Shakespeare	Buchan	Pembroke	Auden	Eden	Wells	Stevenson	Stevenson B	London
full height ceramic wall tiling around bath in bathroom	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
full height ceramic wall tiling to shower cubicles	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
splashback tiling to basin and window cill in wc	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 co-axial cable to roof space	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
digital Sky+ ready TV package and aerial	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BT point – lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point – master bedroom	✓	✓	✓	-	-	-	-	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
door bell and chimes	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
eco2006/code 1: IT area – 2no double sockets and 2no BT points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security																						
wire only for burglar alarm	-	-	-	-	-	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓
eco2006/code 1: front lantern with PIR and CFL fitting incl. dusk to dawn sensor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
eco2006/code 1: rear lantern with PIR and CFL fitting incl. dusk to dawn sensor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
smoke detectors – 1 per floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External finish																						
high performance double-glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu 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	-	-	-	✓	✓	✓	✓	-	-	✓	-	-	✓	-	-	✓	-	-	-	-	-	-
chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascia and soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
side timber gate with latch and bolt	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m 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	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SDS/code 1: provision timber garden shed 2.4m x 1.2m to rear garden incl. paving slabs	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SDS/code 1: clothes dryer to rear garden included paving slabs	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fixing of 6m of line above bath in bathroom	✓	✓	✓	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
External water butt to rear garden connected to rainwater pipe with overflow	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available



	Type E	Type F	Type G	Swift	Trent	Carsington	Kingsley	Tolkien	Milne	Dove	Kipling	Blyton	Gissing	Shakespeare	Buchan	Pembroke	Auden	Eden	Wells	Stevenson	Stevenson B	London
Plumbing and heating																						
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric panel heating throughout	-	-	-	✓	✓	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
thermostatic radiator valves – all principle 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	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
hotwater & heating electronic programmer/thermostat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Internal finish

fused point for electric fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
fitted wardrobes by Hammonds – master bedroom	-	-	-	-	-	-	-	-	✓	✓	-	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓
square spindles to stairs	-	-	-	-	-	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave pattern 72 profile	✓	✓	✓	✓	✓	-	✓	✓	-	-	✓	-	✓	-	-	✓	✓	-	-	-	-	-
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 White 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 matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6 panel internal doors with Dulux/Crown White satinwood finish	-	-	-	-	-	✓	-	-	✓	✓	✓	✓	-	✓	✓	-	-	✓	✓	✓	✓	✓
semi-solid 2 panel internal doors with Dulux/Crown White satinwood finish	-	-	-	✓	✓	-	✓	✓	-	-	-	-	✓	-	-	✓	✓	-	-	-	-	-
internal doors to have 2 coats of satinwood paint	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ash prefinished flush internal doors – no decoration	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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.



Dukesmead
Plot information

Within a few minutes walk of the centre of Bingham, a lively market town that traces its history back to the Domesday Book and beyond, Dukesmead is a very special place to put down roots in a mature, welcoming community. With its green recreational spaces and open farmland to the south, this superb development of modern homes combines a peaceful, relaxing ambience with excellent transport links.

The Alder
The Juniper
The Hemlock
The Redwood
The Buckthorn
The Mulbury
Affordable Housing

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.



2 bed home
The Alder

Plot
113

Key features
French doors
downstairs wc
allocated parking

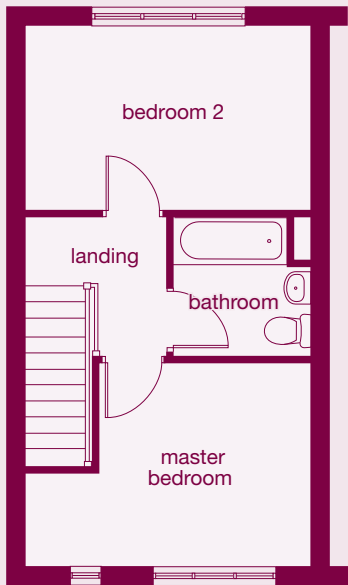
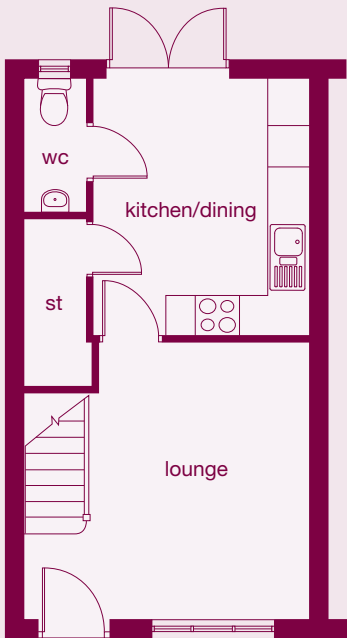
The Alder is a stylish home of real distinction. The practical kitchen/dining room with French doors to the garden offers a creative space to host convivial gatherings, while the impressive lounge makes it an ideal home for entertaining families. Upstairs features two spacious bedrooms that means peace and privacy are always available when required.



Please note: elevational treatments may vary

Ground Floor

First Floor



Ground Floor
room dimensions:

lounge	4.247m _{max} x 4.052m _{max}	13'11" x 13'4"
kitchen/dining	3.214m x 3.798m	10'7" x 12'6"
wc	0.940m x 1.960m	3'1" x 6'5"

First Floor
room dimensions:

master bedroom	4.247m _{max} x 3.005m	13'11" x 9'10"
bedroom 2	4.247m x 2.729m	13'11" x 8'11"
bathroom	2.000m x 2.080m	6'7" x 6'10"

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3 bed home
The Juniper

Plot
112

- Key features**
French doors
downstairs wc
en-suite to master bedroom

The remarkably large front facing lounge creates an exceptionally bright and flexible space which leads to the practical kitchen/ dining area with French doors leading out to the garden. Upstairs, entered from an impressive gallery landing, the third bedroom could easily create a useful IT suite or home office.

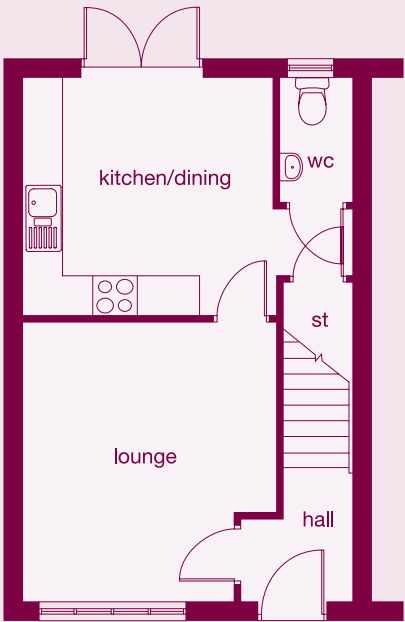


Please note: elevational treatments may vary



Ground Floor

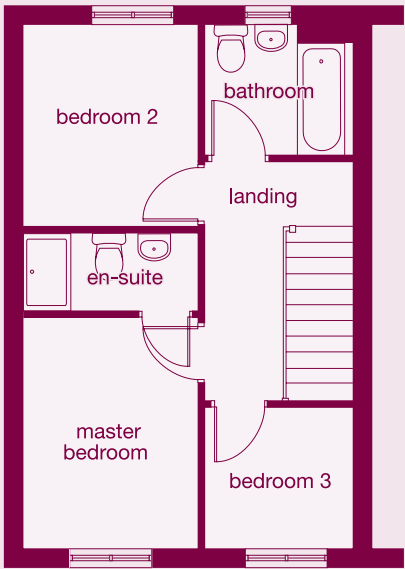
First Floor



Ground Floor

room dimensions:

lounge	3.896m max x 4.257m	12'9" x 14'0"
kitchen/dining	3.801m x 3.650m	12'6" x 12'0"
wc	1.050m x 1.910m	3'5" x 6'3"



First Floor

room dimensions:

master bedroom	2.753m x 3.499m	9'0" x 11'6"
en-suite	2.753m x 1.210m	9'0" x 4'0"
bedroom 2	2.753m x 3.105m	9'0" x 10'2"
bedroom 3	2.155m x 2.125m	7'1" x 7'0"
bathroom	2.155m x 2.000m	7'1" x 6'7"

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4 bed home
The Hemlock

Plot
110 & 111

- Key features**
French doors
study/family room
en-suite to master bedroom

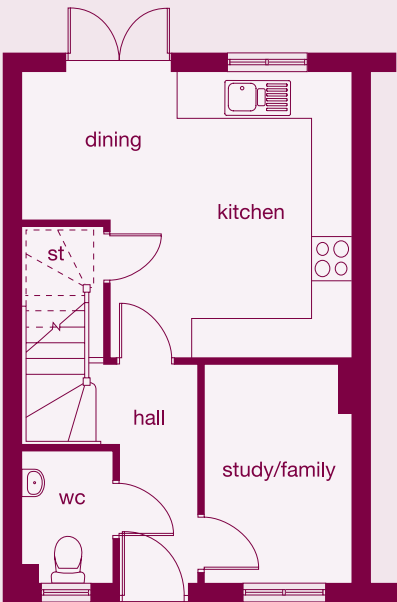
The generously proportioned hallway opens on to a kitchen and dining area created to handle the most adventurous cookery with ease. The first-floor lounge, with its attractive Juliet balcony, provides a superb focal point for entertaining, while the upper floor is dedicated to a charming master bedroom with an en-suite shower room, a truly luxurious and relaxing private space.



Please note: elevational treatments may vary



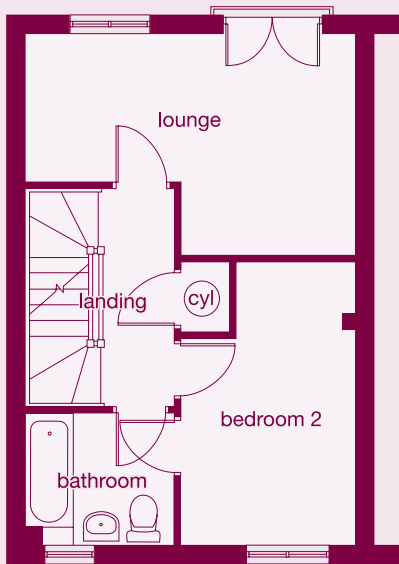
Ground Floor



Ground Floor
room dimensions:

kitchen	3.704m max x 4.310m max	12'2" x 14'2"
dining	2.354m x 2.171m min	7'9" x 7'1"
study/family	2.270m x 3.311m	7'5" x 10'10"
wc	1.350m x 1.951m	4'5" x 6'5"

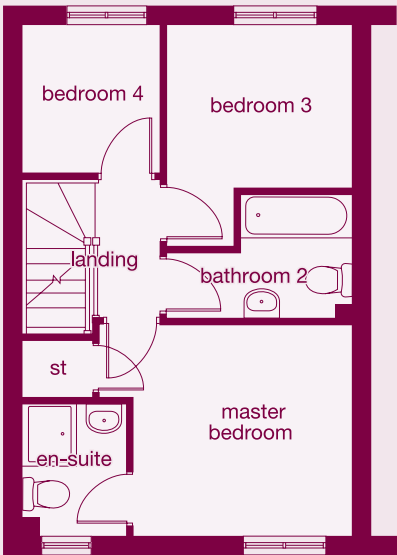
First Floor



First Floor
room dimensions:

lounge	5.010m x 3.327m max	16'5" x 10'11"
bedroom 2	2.690m x 4.233m max	8'10" x 13'11"
bathroom	2.228m max x 1.951m	7'4" x 6'5"

Second Floor



Second Floor
room dimensions:

master bedroom	3.339m min x 3.184m max	10'11" x 10'5"
en-suite	1.578m x 2.009m	5'2" x 6'7"
bedroom 3	2.762m x 2.439m	9'1" x 8'0"
bedroom 4	2.155m x 2.228m	7'1" x 7'4"
bathroom 2	2.762m x 1.905m max	9'1" x 6'3"

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4 bed home
The Redwood

Plot
459

Key features
kitchen breakfast area with bi-fold doors
dining area with French doors
en-suite to master bedroom

With its generously sized entrance hall, leading into the lounge and through to the dining area with French doors, the Redwood has a wonderfully bright, airy feeling. The exceptionally large kitchen and breakfast area, designed to create a focal point for everyday life, with beautiful bi-fold doors onto the rear garden, is a delightful space that could equally be used as an informal family sitting-room.

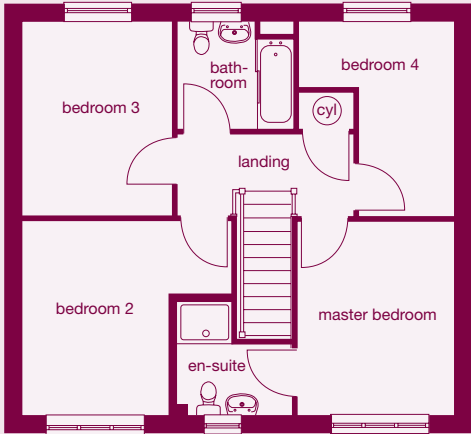
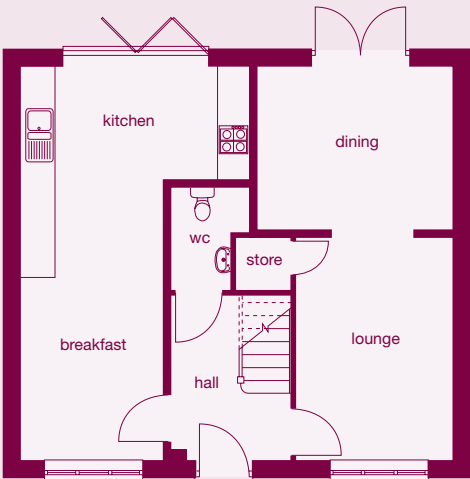


Please note: elevational treatments may vary



Ground Floor

First Floor



Ground Floor
room dimensions:

lounge	2.900m x 4.131m	9'6" x 13'7"
kitchen	4.251m max x 3.904m max	13'11" x 12'10"
dining	3.615m x 3.019m	11'10" x 9'11"
breakfast	2.651m x 3.396m	8'8" x 11'2"
wc	1.450m max x 1.900m	4'9" x 6'3"

First Floor
room dimensions:

master bedroom	2.900m x 3.607m	9'6" x 11'10"
en-suite	2.173m max x 1.327m min	7'2" x 4'4"
bedroom 2	2.756m x 3.607m	9'1" x 11'10"
bedroom 3	2.800m x 3.600m	9'2" x 11'10"
bedroom 4	2.879m max x 3.600m	9'5" x 11'10"
bathroom	2.150m x 2.000m	7'1" x 6'7"

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4 bed home
The Buckthorn

Plot
109

- Key features**
- lounge/dining area with bi-fold doors
 - utility
 - study
 - en-suite to master bedroom

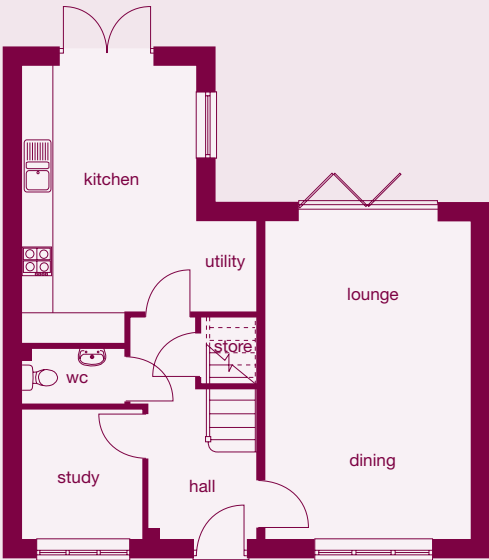
The large entrance hall and bright, spacious landing reflect the quality of the Buckthorn. The dual-aspect lounge includes bi-fold doors opening out to an area of garden sheltered by the L-shaped architecture of the house, adding a little more privacy to the patio. With a separate study and utility area, this is a home that seamlessly combines style and function.



Please note: elevational treatments may vary



Ground Floor

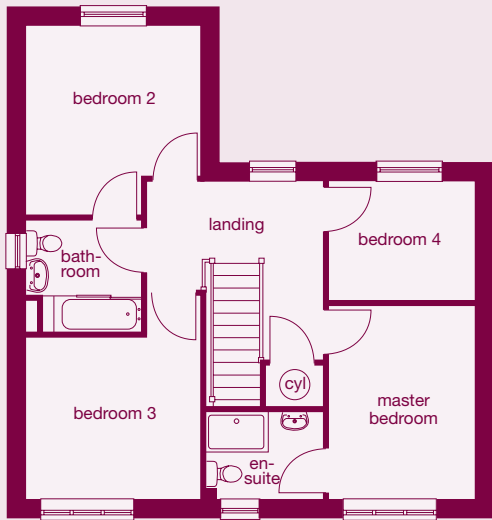


Ground Floor

room dimensions:

lounge	3.980m x 3.604m	13'1" x 11'10"
kitchen	3.364m x 5.354m <small>max</small>	11'0" x 17'7"
dining	3.980m x 2.510m	13'1" x 8'3"
study	2.339m x 2.504m	7'8" x 8'3"
utility	1.170m x 1.756m	3'10" x 5'9"
wc	1.995m x 1.070m	6'7" x 3'6"

First Floor



First Floor

room dimensions:

master bedroom	2.834m x 3.709m	9'4" x 12'2"
en-suite	2.274m x 1.679m <small>max</small>	7'6" x 5'6"
bedroom 2	3.364m x 3.658m	11'0" x 12'0"
bedroom 3	3.371m x 3.113m	11'1" x 10'3"
bedroom 4	2.834m x 2.312m	9'4" x 7'7"
bathroom	2.236m x 2.157m	7'4" x 7'1"

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4 bed home
The Mulbury

Plot
108

- Key features**
- French doors
 - utility
 - en-suite to master bedroom
 - study

The large entrance hall and bright, spacious landing reflect the quality that is present throughout every aspect of the Mulbury. The large, practical kitchen, the dining room with its French windows and the impressive lounge make it an ideal home for the family. With a separate study and utility, this is a home that seamlessly combines style and function.



Please note: elevational treatments may vary



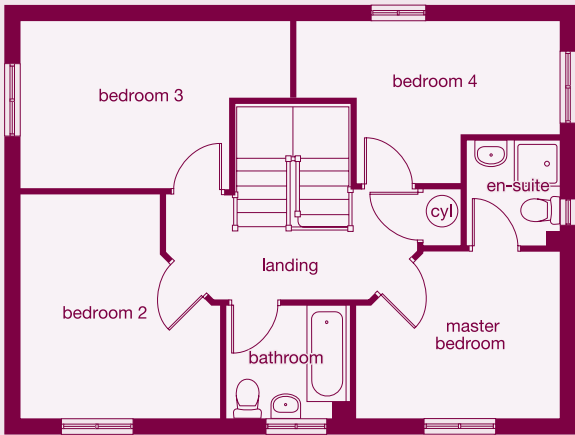
Ground Floor



Ground Floor
room dimensions:

lounge	3.535m x 4.197m	11'7" x 13'9"
kitchen	3.535m x 3.335m	11'7" x 10'11"
dining	3.535m x 3.487m	11'7" x 11'5"
study	2.390m x 2.625m	7'10" x 8'7"
utility	2.034m max x 1.249m	6'8" x 4'1"
wc	1.640m x 1.454m	5'5" x 4'9"

First Floor



Second Floor
room dimensions:

master bedroom	3.658m max x 2.953m max	12'0" x 9'8"
en-suite	1.663m x 1.845m	5'5" x 6'1"
bedroom 2	3.404m max x 3.938m max	11'2" x 12'11"
bedroom 3	4.656m max x 2.885m max	15'3" x 9'6"
bedroom 4	4.656m max x 1.930m min	15'3" x 6'4"
bathroom	2.157m x 2.004m	7'1" x 6'7"

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Specification
Dukesmead

	Alder	Juniper	Hemlock	Redwood	Buckthorn	Mulbury
Kitchen						
Selection of kitchen ranges & 40mm squared edge worksurfaces from ‘Symphony’	✓	✓	✓	✓	✓	✓
Matching worksurface upstand	✓	✓	✓	✓	✓	✓
Base unit in kitchen with 3 permanant storage bins (Eco2006)	✓	✓	✓	✓	✓	✓
Stainless steel single electric oven, gas hob, chimney hood & splash back to hob	✓	✓	✓	✓	✓	✓
1 ½ bowl stainless steel sink (Blanco bonus) with monobloc mixer tap (Blanco Prinz) from ‘Symphony’	✓	✓	✓	✓	✓	✓
Stainless steel sink to utility room (Blanco 10x5) with monobloc mixer tap from ‘Symphony’	-	-	✓	✓	✓	✓
Plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓
Plumbing for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓
Electric point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓
Electric point for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓
3 spot lights on track - ‘TP24 Valletta’	✓	✓	✓	✓	✓	✓
Choice of ceramic wall tiling from ranges by ‘Porcelanosa’	-	-	-	-	-	-
Wall tiling to window cill	✓	✓	✓	✓	✓	✓
Bathrooms and En-suites						
Ideal Standard Playa Contemporary bathroom range in white	✓	✓	✓	✓	✓	✓
All WCs to be 6/4 litre flush cistern	✓	✓	✓	✓	✓	✓
WC						
Soft Mood 450mm handrinse basin wall mounted with chrome bottle trap	-	✓	-	-	-	-
Playa 450mm handrinse basin & pedestal	✓	-	✓	✓	✓	✓
Close coupled WC & matching seat	✓	✓	✓	✓	✓	✓
Bathroom						
Bath 1700 x 700 with Uniline bath panel - Alto range	✓	✓	✓	✓	✓	✓
550mm single tap hole basin & pedestal	✓	✓	✓	✓	✓	✓
Close coupled WC & matching seat	✓	✓	✓	✓	✓	✓
En-suite 1						
550mm single tap hole basin & pedestal	-	✓	-	✓	-	-
500mm single tap hole basin & pedestal	-	-	✓	-	✓	✓
Close coupled WC & matching seat	-	✓	✓	✓	✓	✓
Low level 800 x 800 shower tray - Ideal Standard Simplicity	-	-	-	-	-	✓
Low level 1200 x 800 shower tray - Ideal Standard Simplicity	-	✓	✓	✓	✓	-
En-suite 2						
Bath 1700 x 700 with Uniline bath panel - Alto range	-	-	✓	-	-	-
500mm Single tap hole basin & pedestal	-	-	✓	-	-	-
Close coupled WC & matching seat	-	-	✓	-	-	-
Shower Doors						
Shower doors & screens - ‘Roman Embrace Range’	✓	✓	✓	✓	✓	✓
800 shower door & side panel	-	-	-	-	-	✓
1200 shower door	-	✓	-	✓	-	-
1200 shower door & side panel	-	-	✓	-	✓	-
Curved bath screen Ref MCB clear glass chrome finish	✓	-	-	✓	✓	✓
Brassware						
Brassware: Grohe ‘Eurosmart’ in chrome	✓	✓	✓	✓	✓	✓
Code 1 :All taps to be fitted with flow restrictor	✓	✓	✓	✓	✓	✓
Bath filler tap to bath in bathroom	✓	✓	✓	✓	✓	✓
Bath filler tap to bath in en-suite 2	-	-	✓	-	-	-
Single lever monobloc taps to basin in cloakroom	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓
Eco2006: Shower valves to be restricted to maximum 9 litres/min flowrate	✓	✓	✓	✓	✓	✓
Thermostatic shower to en-suite 1	-	✓	✓	✓	✓	✓
Thermostatic shower to en-suite 2	-	-	-	-	✓	-
Thermostatic shower over bath in bathroom	✓	-	-	-	-	-
Mira Vie electric shower in chrome over bath in bathroom	-	-	-	✓	✓	✓
Electrical and Lighting						
Shaver point - en-suite 1	✓	✓	✓	✓	✓	✓
Drum type fitting LED light by TP24 in cloakroom, bathroom & en-suite (where applicable)	✓	✓	✓	✓	✓	✓
Wall and Floor Coverings						
Choice of ceramic wall tiling from ranges by ‘Porcelanosa’	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to bathroom - Splash back to basin and 450mm high around bath	✓	✓	✓	-	-	-
Ceramic wall tiling to en-suite - Splash back to basin and 450mm high around bath	-	✓	✓	-	-	-
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 to around bath in bathroom	-	-	-	✓	✓	✓
Full height ceramic wall tiling to shower cubicles	-	-	✓	✓	✓	✓
Splash back tiling to basin & window cill cloakroom	✓	✓	✓	✓	✓	✓

	Alder	Juniper	Hemlock	Redwood	Buckthorn	Mulbury
Electrical						
Consumer unit to be an 8 way split load unit	✓	✓	✓	✓	✓	✓
Carbon Monoxide detector in kitchen - mains	✓	✓	✓	✓	✓	✓
TV aerial point - lounge	✓	✓	✓	✓	✓	✓
TV aerial point - bedroom 1	✓	✓	✓	✓	✓	✓
Digital Co-axial cable to roof space	✓	✓	✓	✓	✓	✓
BT point - lounge	✓	✓	✓	✓	✓	✓
BT point - bedroom 1	✓	✓	✓	✓	✓	✓
Door bell and chimes	✓	✓	✓	✓	✓	✓
IT area - 1no double sockets and 1no BT points. 1no CAT5e port	✓	✓	✓	✓	✓	✓
Security						
Front lantern with PIR and CFL fitting including dusk to dawn sensor	✓	✓	✓	✓	✓	✓
Rear light with PIR and CFL fitting and dusk to dawn sensor	✓	✓	✓	✓	✓	✓
Smoke detectors - 1 per floor	✓	✓	✓	✓	✓	✓
External Finish						
High performance double glazed PVCu windows	✓	✓	✓	✓	✓	✓
Lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓
Juliet balcony metalwork	-	-	✓	-	-	-
Steel faced front door - painted white	✓	✓	✓	✓	✓	✓
Steel faced rear door - painted white	✓	✓	✓	✓	✓	✓
Security chain - front door	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓
UPVC fascia & soffit	✓	✓	✓	✓	✓	✓
Side timber gate with latch & bolt	✓	✓	✓	✓	✓	✓
1800 high closeboard divisional & boundary fencing	✓	✓	✓	✓	✓	✓
Turf to front garden*	✓	✓	✓	✓	✓	✓
Black tarmac to drives	✓	✓	✓	✓	✓	✓
Concrete edgings to drives	✓	✓	✓	✓	✓	✓
Buff riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓
SDS/Code 1: Clothes dryer to rear garden including paving slabs	✓	✓	✓	✓	✓	✓
External water butt to rear garden connected to rainwater pipe with overflow	✓	✓	✓	✓	✓	✓
Plumbing & Heating						
Gas central heating throughout	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves - all principal rooms except hall	✓	✓	✓	✓	✓	✓
Baxi gas fired fan assisted boiler - Sedbuk 'A' rated	✓	✓	✓	✓	✓	✓
Santon Premier Plus pressurised hot water cylinder	-	-	✓	✓	✓	✓
Hot water & heating electronic programmer/thermostat	✓	✓	✓	✓	✓	✓
Internal Finish						
Square spindles to stairs	✓	✓	✓	✓	✓	✓
144mm skirting and 58mm architrave Ovolo profile	✓	✓	✓	✓	✓	✓
Smooth plastered ceilings	✓	✓	✓	✓	✓	✓
2 panel Cambridge doors pre-finished	✓	✓	✓	✓	✓	✓
Decoration						
All internal woodwork to be Crown Satin wood white	✓	✓	✓	✓	✓	✓
Internal walls to be Crown Covermatt soft white emulsion	✓	✓	✓	✓	✓	✓
Internal walls to have 1 mist coat & 2 coats of emulsion paint	✓	✓	✓	✓	✓	✓
Ceilings to be Crown Covermatt white matt emulsion	✓	✓	✓	✓	✓	✓
Ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓
Internal doors to be pre-finished	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery - Ian Forth Lunar on rose	✓	✓	✓	✓	✓	✓
Chrome door stops to internal doors	✓	✓	✓	✓	✓	✓

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Make yourself at home in Bingham.
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 the more important decisions like choosing the right school, or finding a health centre nearby. You need to know that the community you're moving to will support you and your family, as well as be a pleasant place to live. So here's some useful information about the town and its surroundings.

Leisure and entertainment

Bingham has an excellent leisure centre, less than half a mile from Dukesmead, with swimming and teaching pools, a gymnasium, fitness and therapy suites, sports halls, and floodlit outdoor facilities. It is the meeting place of the town's archery, athletics and badminton clubs, and there are also local groups dedicated to bowling, angling, cricket, football, karate, rugby and walking. The town is set on the edge of the outstandingly beautiful Vale of Belvoir, with miles of magnificent countryside to explore, and outdoor attractions like Ferry Country Park with its wildlife park and farm provide endless stimulation for exploration and adventure. The National Water Sports Centre at Holme Pierrepont, a purpose-built facility with a regatta lake, white-water rafting and water skiing and a major venue for national and international competitions, is less than five miles away. For relaxation and pampering, the Eden Hall Day Spa in nearby Elston Village provides a wide range of luxurious options.

Bingham Leisure Centre
The Banks
01949 838 628

Bingham Library
Eaton Place
01949 837 905

Holme Pierrepont
National Water Sports Centre
West Bridgeford
0115 982 1212

Shopping

Bingham is a market town with a good range of local shopping. It offers a supermarket, convenience stores, hardware retailers and food and drink shops, including an award-winning butcher. Many of the shops are based around Eaton Place, the historic Butter Cross and the Market Place, which is also the site of the lively Thursday market. Both Newark and Nottingham are also in easy reach for shopping trips.

Bingham Sub Post Office
37 Long Acre
01949 838 8224

Health services

Bingham Health Centre
Eaton Place
01949 837 938

Bingham Dental Practice
51 Long Acre
01949 831 738

Brompton House Dental Practice
19 Needham Street
01949 831 210

Transport

Dukesmead is close to the junction of the A52 and A46, and in easy commuting range of Nottingham, Derby and Leicester. Bingham Station has frequent rail links with Nottingham and Grantham, and there are excellent local bus services. East Midlands International Airport is less than an hours drive away.

History

Originally an Anglo-Saxon village, Bingham was already almost 1000 years old when, in the year 1314 Alice de Bingham, widow of the Lord of the Manor, claimed the right to hold a market there every Thursday. The market is still held on Thursdays, although the Butter Cross around which it is held is a relative newcomer dating back to just 1861.

Education

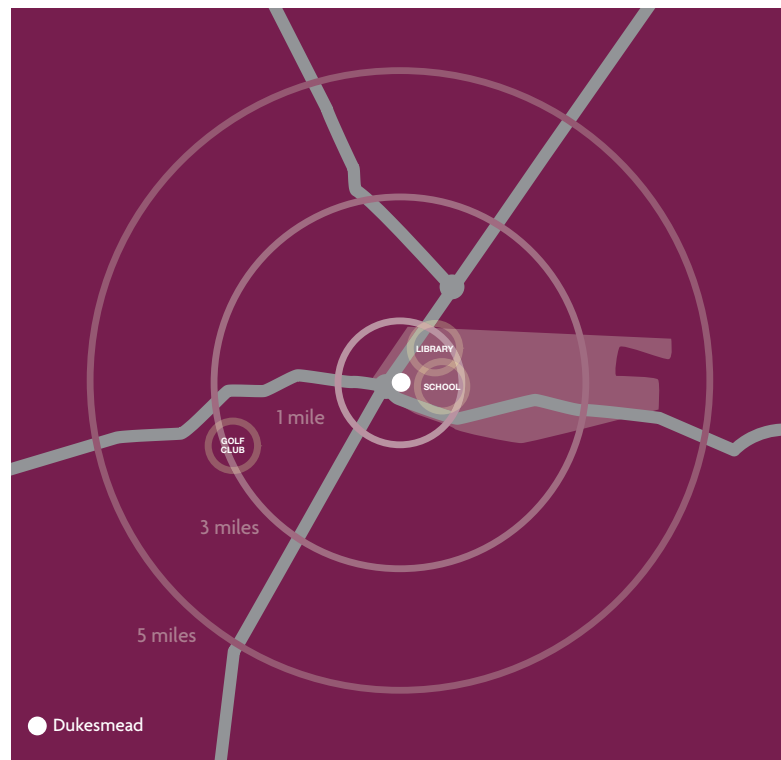
Bingham has a full range of childcare and education services, from pre-school to secondary, within the town.

Serendipity's Nursery School
32 Nottingham Road
01949 836 730

Carnarvon Primary School
Nursery Road
01949 838 246

Robert Miles Junior School
Market Place
01949 875 011

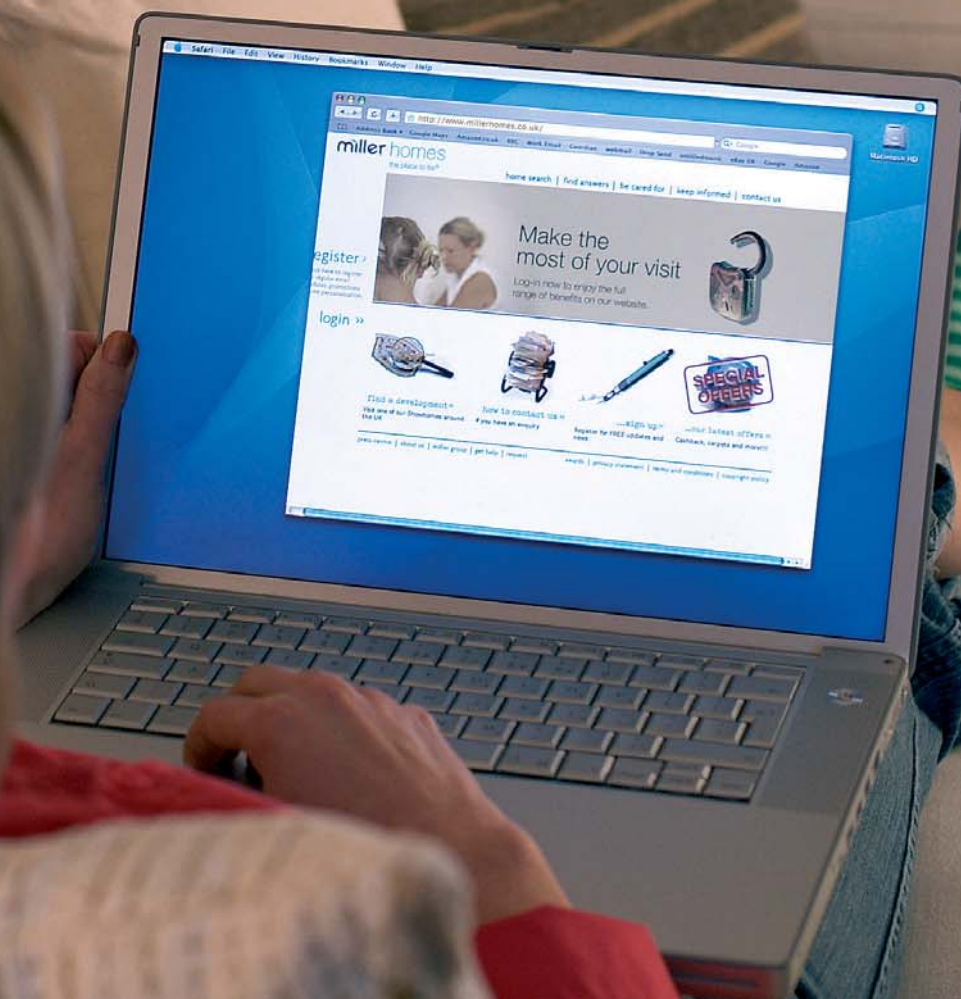
Toot Hill Secondary School
The Banks
01949 875 550



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NG4 2NY
0800 840 8643



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Spinners Gate
Sherwood, Nottingham
NG5 1FJ
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Barrow-upon-Soar
LE12 8GP
0800 840 8649



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0800 840 8651



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Lincoln
LN2 3QP
0800 840 8658



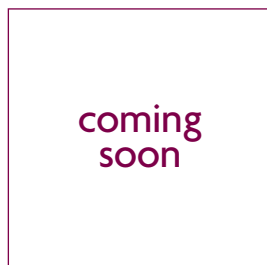
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SK17 6UF
0800 840 8648



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LE13 0HW
0800 840 8660



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Miller Homes Limited – East Midlands Region
2 Centro Place Pride Park
Derby DE24 8RF
t: 0870 336 4400 f: 0870 336 4401

How to find us.
We are open daily
10:30am to 5:30pm
Telephone: 0800 840 8655



From the M1 travelling north

Leave the M1 at junction 21a, on the outskirts of Leicester, to join the A46. Stay on the A46 following signs for Newark for approximately 40km, then at the intersection of the A46 with the A52 take the fourth exit to enter the A52, following signs for Grantham. Around 1km on, take the first left turn into Tithby Road then first left into Mill Hill Road. The entrance to Dukesmead is on the left, around 200m on.

From the M1 travelling south

Leave the M1 at junction 25 to join the A52 travelling eastwards through Nottingham, following signs for Grantham. After approximately 30km, at the intersection of the A52 with the A46 take the third exit stay on the A52 and follow the directions above.

From the A1

Leave the A1 by the slip road at Barrowby, on the western edge of Grantham, and then turn left at the T-junction to join the A52 travelling westwards. After approximately 19km, carry on past the first turn-off for Bingham and turn right at the next junction. Take the next left turn into Mill Hill Road, and the entrance to Dukesmead is on the left, around 200m on.



● Dukesmead

find out more about this area on page 30

From Birmingham and the south-west

Leave Birmingham by the M42, which becomes the A42 after junction 11. Approaching the M1, bear left following signs for Nottingham West Midlands Airport then at the roundabout take the third exit to join the A453 Ashby Road. At the junction with the M1, take the third exit to stay on the A453 following signs for Nottingham, then at the junction with the A52 ring road, take the slip road then follow signs for Grantham to join the A52. Stay on the A52 to the intersection with the A46, and take the third exit, staying on the A52, and follow the directions above.

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