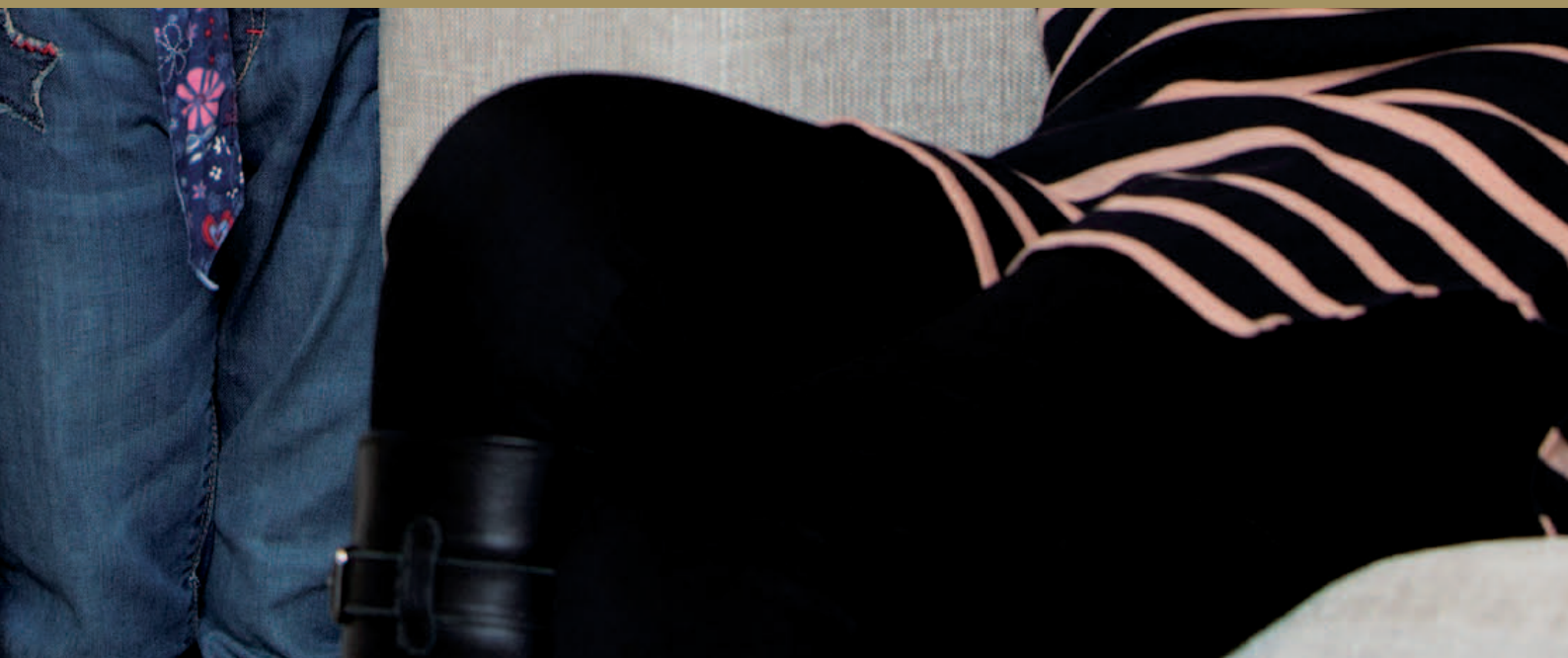




**Archers Fields
Silsoe**

millerhomes

the place to be®



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



the place to be[®]

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Plot information >

Plot information

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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.



Existing Residential

Existing Development

LEAP

Existing Development

Existing Residential

Welcome to Archers Fields

Situated on the western edge of Silsoe, where broad horizons give a wonderful sense of open space, Archers Fields is a prestigious selection of two, three and four bedroom homes set around a tree-lined play area that provides a delightful focal point for the new neighbourhood. With the village amenities and some of England's finest gardens just a short walk away and easy access to the national motorway network, these superb homes offer a sense of rural retreat without any hint of isolation.




We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

A wide, paved road stretches into the distance, flanked by a lush green lawn. On both sides of the road, a row of bare, leafless trees stands in a line, their dark silhouettes contrasting against the bright sky. The sun is low on the horizon, casting long, soft shadows across the grass. The sky is a clear, vibrant blue with a few wispy clouds. In the far distance, a small building and a few cars are visible on the road.

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 be a pleasant place to live. So here's some useful information about the area around Archers Fields.



Outdoor Attractions

With open farmland stretching in three directions, Archers Fields is a superb location for walking, cycling, and exploring the surrounding villages. Within Silsoe, the large Millennium Green, located alongside the High Street, provides a restful and tranquil place to walk or enjoy sports and games. Around 15 minutes walk to the west of the development, Wrest Park Gardens is one of the pinnacles of formal landscape garden design in England. Modelled on Versailles and incorporating over 150 acres of wooded walks and pavilions, canals and architectural ornaments, the Gardens are today in the care of English Heritage.

Health Care

There are two major medical centres within around three miles of Archers Fields, both providing full GP services with a choice of doctors, and the one in Flitwick also offers a range of specialist clinics. Barton-le-Clay, around two and a half miles south of Silsoe, also has two dental surgeries and there is a general hospital with full Accident and Emergency facilities in Bedford.

Shopping

In addition to a post office, a farm shop and a hairdresser, there is also a small convenience store selling newspapers and groceries in the village, and a large Tesco supermarket around three miles away in Flitwick. A wider selection of high street and specialist stores can be found in the town centres of Hitchin, Bedford and Luton, which are all within 10 miles.

Transport

The development is approximately 5 miles from junction 12 of the M1, around 12 miles from junctions 8 and 10 of the A1(M) and less than half a mile from the A6, offering access to Luton and Bedford in under 20 minutes. Luton Airport is just 12 miles away. There are also regular train services from London St Pancras to Flitwick and Bedford, and good bus services between Silsoe, Bedford and Luton.

Education

Silsoe has its own Lower School catering for years one to four. In addition there is a popular Pre-School, housed in its own classroom within the school, which is less than half a mile from Archers Fields. There is also a wide choice of alternative nursery and primary school provision, and middle and secondary schools, in the surrounding villages and towns.

Sport and Leisure

There is a swimming pool at Clophill, two miles from Archers Fields, and a wider range of amenities at Flitwick Leisure Centre, around four miles from Silsoe, including a 25-metre swimming pool with a separate learners pool, squash courts, a fitness suite and a large sports hall. The nearby Beadlow Manor Golf and Country Club offers a choice of two mature 18-hole courses, and a floodlit driving range. There are also two traditional pubs in the village, the George and the Star and Garter, both situated in the High Street just a few minutes walk from the development.

Useful Contacts

Wrest Park Gardens
Wrest Park, Silsoe
01525 860 152

Hill Top Swimming Club
22 Black Street, Clophill
01525 861 281

Flitwick Leisure Centre
Steppingley Road,
Flitwick
01462 611 575

Beadlow Manor Golf
and Country Club,
Beadlow
01525 860 800

Silsoe Post Office
1 Newbury Court
01525 860 506

Tesco Stores Ltd
Coniston Road, Flitwick
0845 677 9279

Silsoe Pre-school
High Street
01525 862 404

Silsoe Lower School
High Street
01525 860 247

Francis Kindergarten
Pope Close, Flitwick
01582 715 663

Arnold Middle School
Hexton Road,
Barton-le-Clay
01582 616 400

Woodland
Middle School
Malham Close, Flitwick
01525 750 400

Hexton Mixed Junior
and Infant School
Hexton
01582 881 248

Redborne Upper
School and
Community College
Flitwick Road, Ampthill
01525 404 462

Harlington
Upper School
Goswell End Road,
Harlington
01525 755 100

The Surgery
Hexton Road,
Barton-le-Clay
01582 528 700

Flitwick Surgery
The Highlands, Flitwick
08444 996 928

Barton Dental Surgery
50 Bedford Road,
Barton-le-Clay
01582 883 929

Mr J H Kroukamp
(Dentist)
81 Bedford Road,
Barton-le-Clay
01582 882 600

Bedford
General Hospital
Kempston Road,
Bedford
01234 792 198





Bungalow

2 Bed

Plots

609

Overview

With an impressive dual aspect living room that includes both french doors and elegant double doors, this beautiful home balances stylish living with practical features from the en-suite bedroom to the exceptionally generous cupboard and storage space.

Key Features

French Doors
Lounge/Dining
Dual Aspect Lounge
Master Bed En-Suite

Total Floor Space

98.8m² (1,063 sq ft)



Ground Floor



Room Dimensions

Ground Floor

Lounge/Dining
5.465m x 4.565m
17'11" x 15'0"

Kitchen
3.063m x 4.222m
10'1" x 13'10"

Master Bedroom
2.975m x 4.135m
9'9" x 13'7"

En-Suite
1.375m x 2.660m
4'6" x 8'9"

Bedroom 2
3.940m x 2.973m
12'11" x 9'9"

Bedroom 3/Study
2.778m x 2.355m
9'1" x 7'9"

Bathroom
2.210m x 2.000m
7'3" x 6'7"

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2 Bed

Butternut

Plots
591, 593

Key Features

French Doors
Lounge/Dining Room

Total Floor Space

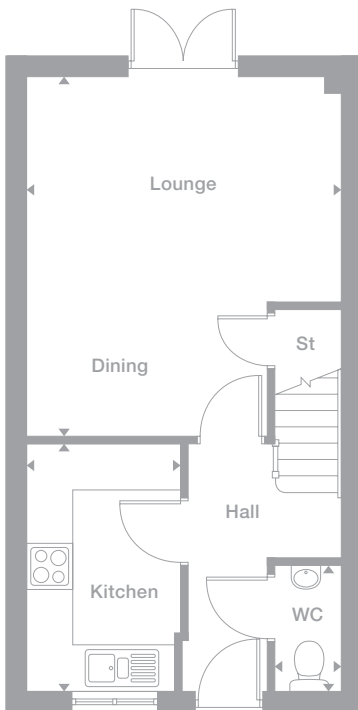
70.5m² (759 sq ft)

Overview

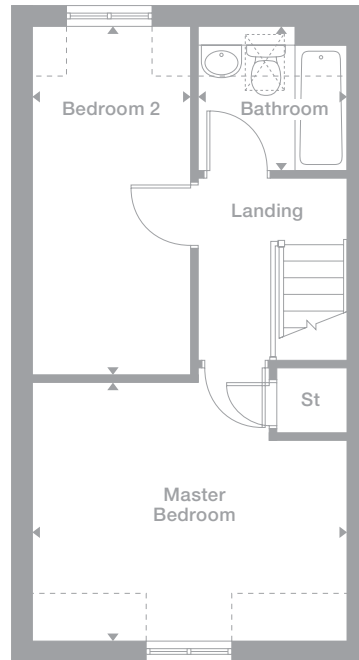
Behind the delightful dormer-windowed frontage lies this immensely comfortable and carefully designed home. The subtle L-shape of the living room, combined with stylish french doors, creates an exciting space that presents great flexibility.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge/Dining
4.226m x 4.890m
13'10" x 16'1"

Kitchen
2.093m x 3.360m
6'10" x 11'0"

WC
0.860m x 1.690m
2'10" x 5'7"

First Floor

Master Bedroom
4.226m x 3.515m
13'10" x 11'6"

Bedroom 2
2.152m x 4.735m
7'1" x 15'6"

Bathroom
1.974m x 1.940m
6'6" x 6'4"

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Mulberry

3 Bed

Plots

594

Overview

The dual aspect living room opens on to the garden, changing the character of the room dramatically between cosy evenings and summer afternoons, while the large kitchen presents a convivial setting for informal dining with friends.

Key Features

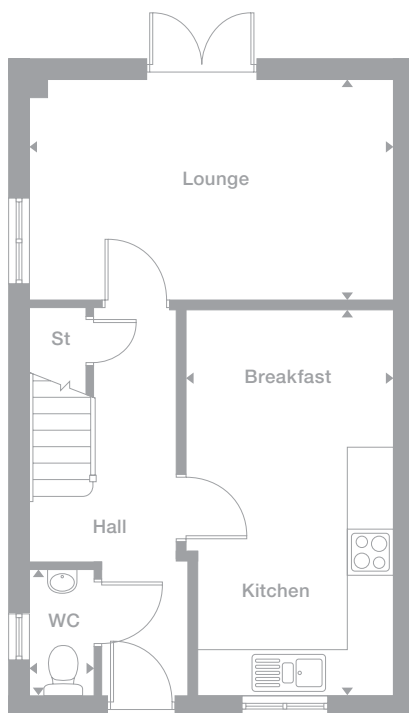
French Doors
Kitchen/Breakfast
Dual Aspect Lounge

Total Floor Space

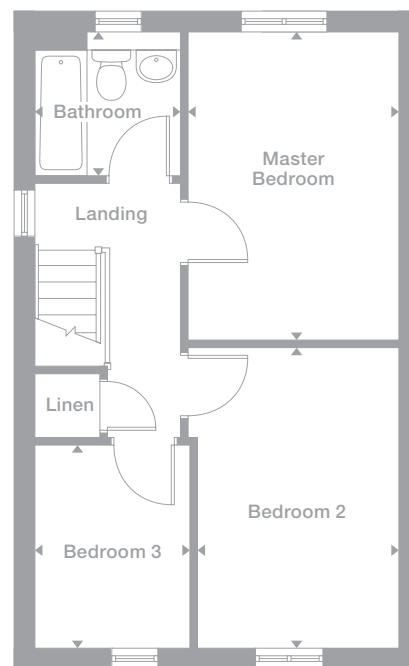
81.6m² (879 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.890m x 2.975m
16'1" x 9'9"

Kitchen/Breakfast
2.765m x 5.225m
9'1" x 17'2"

WC
0.860m x 1.690m
2'10" x 5'7"

First Floor

Master Bedroom
2.826m x 4.160m
9'3" x 13'8"

Bedroom 2
2.698m x 4.090m
8'10" x 13'5"

Bedroom 3
2.092m x 2.735m
6'10" x 9'0"

Bathroom
1.964m x 1.940m
6'5" x 6'4"

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3 Bed

Ash

Plots

588, 589, 590*, 592*

Key Features

French Doors
Kitchen/Dining Room
Master Bed En-Suite

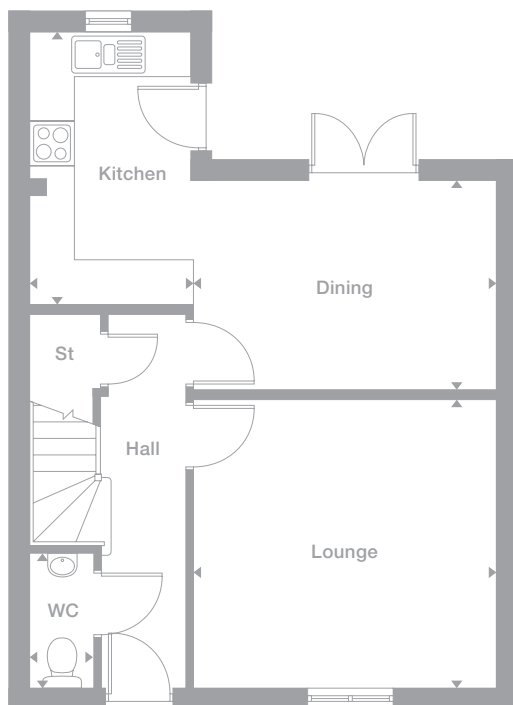
Total Floor Space

91.3m² (983 sq ft)

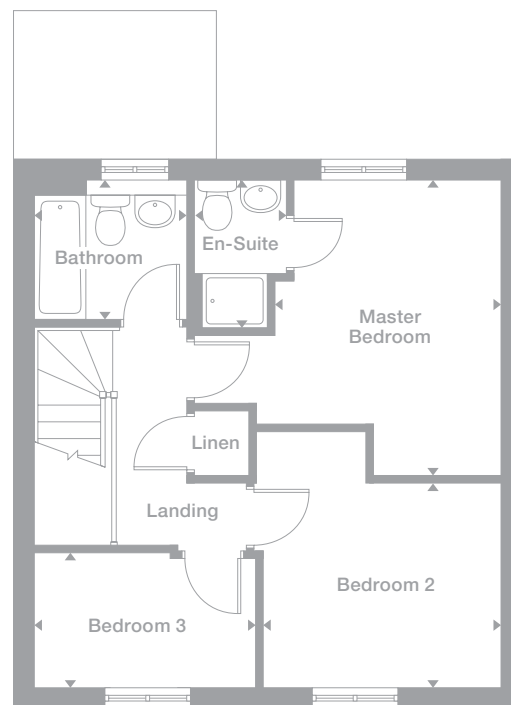
Overview

The Ash is perfect for family life. The large living room is ideal for family gatherings whilst the kitchen /dining room boasts ample space for family meals or entertaining guests. The landing on the first floor leads to three bedrooms with the master bedroom offering a stylish and practical en-suite.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.095m x 3.910m
13'5" x 12'10"

Dining
4.095m x 2.825m
13'5" x 9'3"

Kitchen
2.165m x 3.690m
7'1" x 12'1"

WC
0.860m x 1.824m
2'10" x 6'0"

First Floor

Master Bedroom
3.055 x 4.016m max
10'0" x 13'2"

En-Suite
1.270m x 2.010m
4'2" x 6'7"

Bedroom 2
3.220m x 2.769m
10'7" x 9'1"

Bedroom 3
3.005m x 1.824m max
9'10" x 6'0"

Bathroom
2.050m x 1.891m
6'9" x 6'2"

* Plots are a mirror image of plans shown above

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Laurel

3 Bed

Plots

586, 599

Overview

Extending from a front facing window to rear French doors, the living/dining room of the Laurel is large enough to host lively gatherings. Upstairs, the generously proportioned landing reinforces the sense of light and space that runs throughout this comfortable home.

Key Features

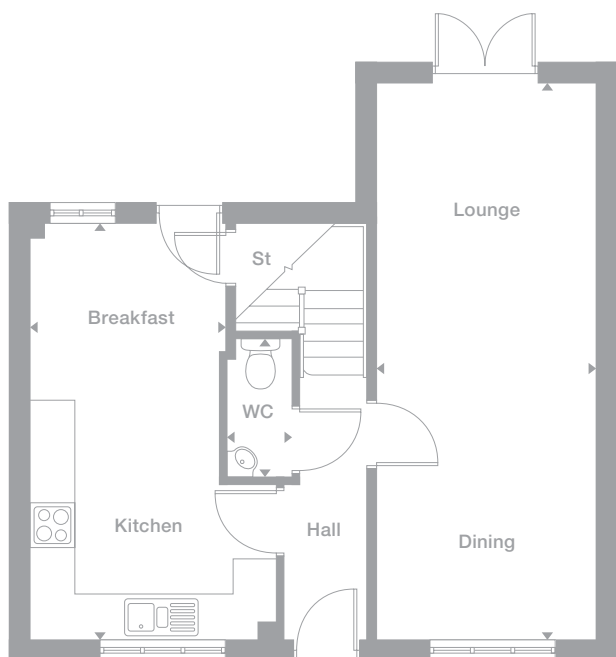
French Doors
Lounge/Dining Room
Kitchen/Breakfast
Master Bed En-Suite

Total Floor Space

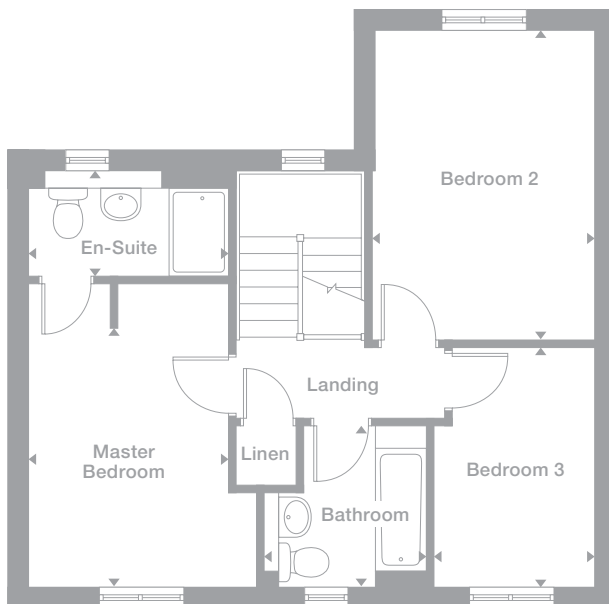
97.84m² (1,053 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge/Dining
2.940m x 7.560m
9'8" x 24'10"

Kitchen/Breakfast
2.645m min x 5.650m
8'8" x 18'6"

WC
0.900m x 1.878m
2'11" x 6'2"

First Floor

Master Bedroom
2.695m min x 3.525m
8'10" x 11'7"

En-Suite
2.695m x 1.425m
8'10" x 4'8"

Bedroom 2
2.990m x 4.192m
9'10" x 13'9"

Bedroom 3
2.157m x 3.268m
7'1" x 10'9"

Bathroom
2.223m x 2.190m
7'4" x 7'2"

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4 Bed

Magnolia

Plots
502

Key Features

French Doors
Separate Dining Room
Kitchen/Breakfast
Master Bed En-Suite
Utility
Study

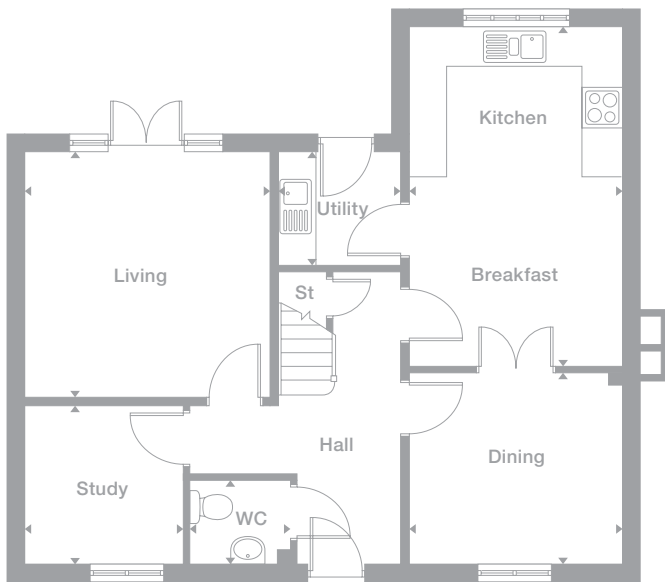
Total Floor Space

97.8m² (1,053 sq ft)

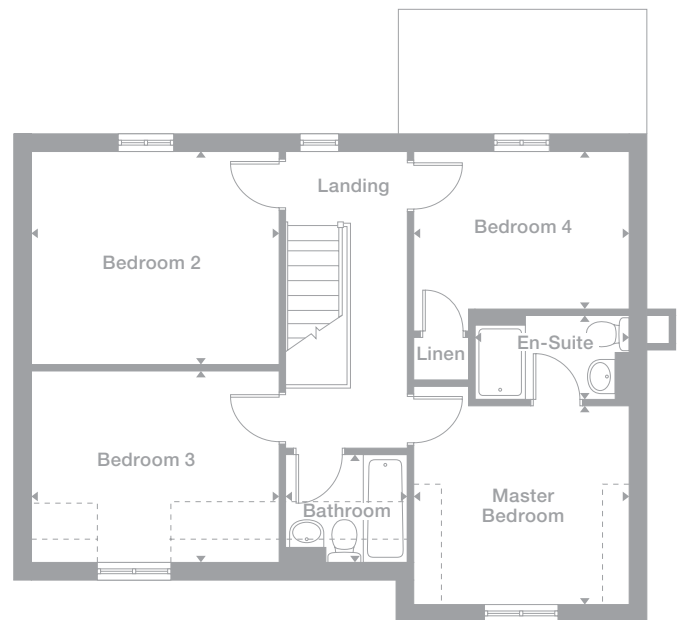
Overview

The utility room of the Magnolia is not only an enormous help in managing the household chores, it provides the space to leave the kitchen free for creative cookery or informal socialising. The four bedrooms to the first floor complete this lovely family home.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.910m x 3.890m 12'10" x 12'9"	Utility 1.945m x 1.800m 6'5" x 5'11"
Dining 3.399m x 3.048m 11'2" x 10'0"	Study 2.540m x 2.510m 8'4" x 8'3"
Kitchen/Breakfast 3.400m x 5.427m 11'2" x 17'10"	
WC 1.620m x 1.330m 5'4" x 4'4"	

First Floor

Master Bedroom 3.402m x 3.163m 11'2" x 10'5"	Bedroom 4 3.403m x 2.515m min 11'2" x 8'3"
En-Suite 2.440m x 1.350m 8'0" x 4'5"	Bathroom 1.945m x 1.700m 6'5" x 5'7"
Bedroom 2 3.960m x 3.406m 13'0" x 11'2"	
Bedroom 3 3.960m x 3.044m 13'0" x 10'0"	

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Maple V1

4 Bed

Plots

602, 598*

Overview

The lovely french doors in the living room of this beautiful family home create an inviting atmosphere everyone will feel comfortable in. With the living room, dining room and kitchen all being separate, this is a traditional family home which caters for a family's diverse needs.

Key Features

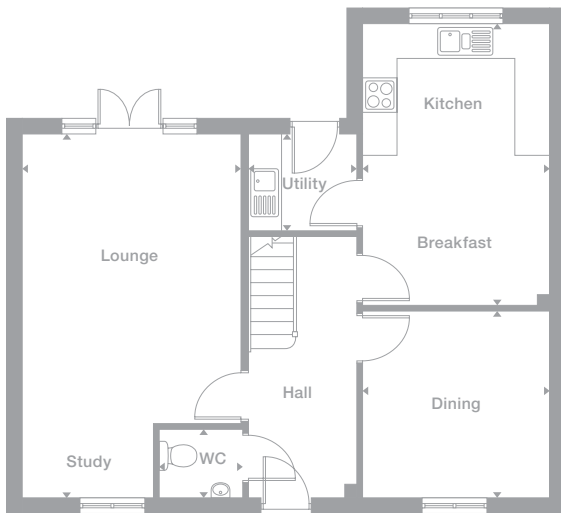
French Doors
Living Room/Study
Separate Dining Room
Kitchen/Breakfast
Master Bed En-Suite
Utility

Total Floor Space

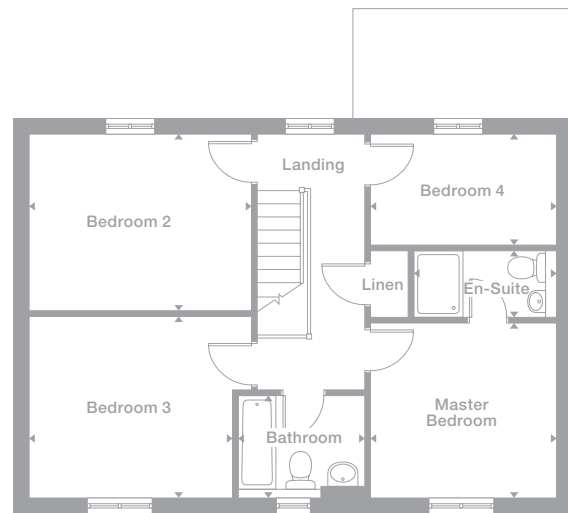
132.1m² (1,422 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge/Study 3.957m max x 6.564m max 13'0" x 21'6"	WC 1.540m x 1.210m 5'1" x 4'0"
Dining 3.361m x 3.360m 11'0" x 11'0"	Utility 1.943m x 1.760m 6'4" x 5'9"
Kitchen/Breakfast 3.360m x 5.104m 11'0" x 16'9"	

First Floor

Master Bedroom 3.362m x 3.175m 11'0" x 10'5"	Bedroom 4 3.363m x 1.989m 11'0" x 6'6"
En-Suite 2.586m x 1.200m 8'6" x 3'11"	Bathroom 2.300m x 1.845m 7'7" x 6'1"
Bedroom 2 4.007m x 3.189m 13'2" x 10'6"	
Bedroom 3 3.675m x 3.275m 12'1" x 10'9"	

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* Plots are a mirror image of plans shown above

Please note the exterior elevation and materials vary. Please speak to sales advisor for specific details



4 Bed

Maple V2

Plots
605

Key Features

French Doors
Separate Dining Room
Master Bed En-Suite
Utility
Study

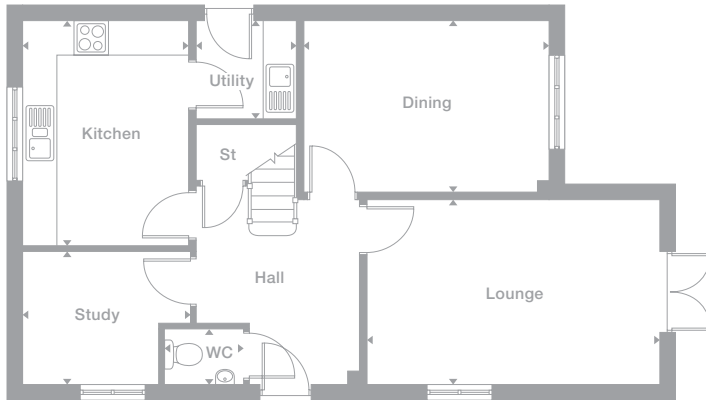
Total Floor Space

132.1m² (1,422 sq ft)

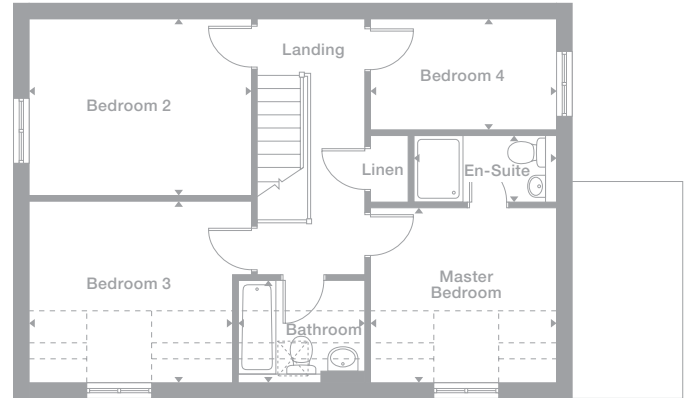
Overview

Entered via a spacious hall and featuring a useful study, a superbly designed kitchen with a separate utility room and a charming dormer master bedroom suite, this is a family home of huge distinction.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 5.305m x 3.320m 17'5" x 10'11"	Utility 1.812m x 1.760m 5'11" x 5'9"
Dining 4.449m x 3.094m 14'7" x 10'2"	Study 2.457m x 2.364m 8'1" x 7'9"
Kitchen 3.000m x 4.050m 9'10" x 13'3"	
WC 1.450m x 0.975m 4'9" x 3'2"	

First Floor

Master Bedroom 3.362m x 3.175m 11'0" x 10'5"	Bedroom 4 3.362m x 1.989m 11'0" x 6'6"
En-Suite 2.586m x 1.200m 8'6" x 3'11"	Bathroom 2.300m x 1.845m 7'7" x 6'1"
Bedroom 2 4.007m x 3.189m 13'2" x 10'6"	
Bedroom 3 4.007m x 3.275m 13'2" x 10'9"	

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Cypress V1

4 Bed

Plots

581, 582*, 583, 585,

Overview

This charming home is perfect for family life. The open plan lounge/dining room provides a fantastic outlook onto the garden with its french doors, whilst the large kitchen is the perfect place to enjoy breakfast on busy mornings. The four bedrooms and study provide the flexibility a family needs.

Key Features

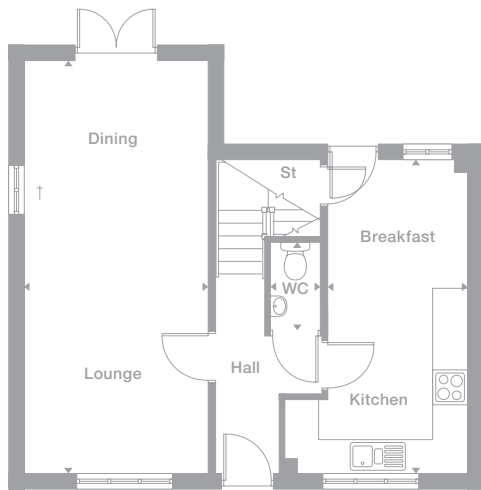
French Doors
Lounge/Dining Room
Kitchen/Breakfast
Master Bed En-Suite
Upstairs Shower Room
Study

Total Floor Space

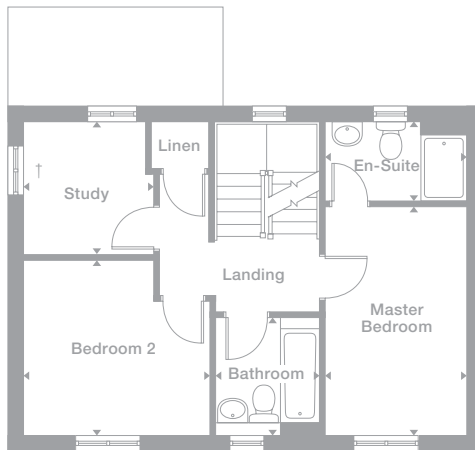
130.1m² (1,401 sq ft)



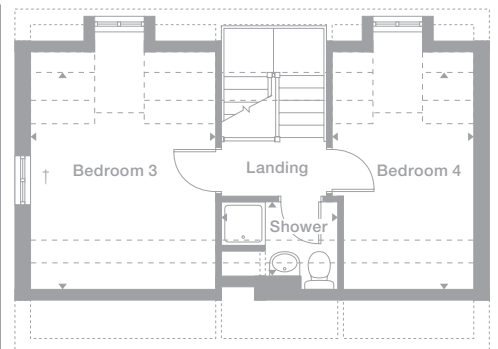
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge/Dining
3.300m x 7.450m
10'10" x 24'5"

Kitchen/Breakfast
2.495m min x 5.650m
8'2" x 18'6"

WC
0.905m x 1.621m
3'0" x 5'4"

First Floor

Master Bedroom
2.545m x 4.150m
8'4" x 13'7"

En-Suite
2.545m x 1.400m
8'4" x 4'7"

Bedroom 2
3.350m max x 3.170m max
11'0" x 10'4"

Bathroom
1.910m x 2.125m
6'3" x 7'0"

Study
2.340m x 2.380m
7'8" x 7'10"

Second Floor

Bedroom 3
3.350m x 3.957m
11'0" x 13'0"

Bedroom 4
2.345m min x 3.955m
7'8" x 13'0"

Shower
2.110m x 1.613m
6'11" x 5'4"

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* Plots are a mirror image of plans shown above

† Side windows to Plot 581 only

Bedroom 3 and 4 dimensions taken to minimum 1.5m headroom



4 Bed

Cypress V2

Plots
580

Key Features

French Doors
Dormer Window
Lounge/Dining Room
Kitchen/Breakfast
Master Bed En-Suite
Upstairs Shower Room
Study

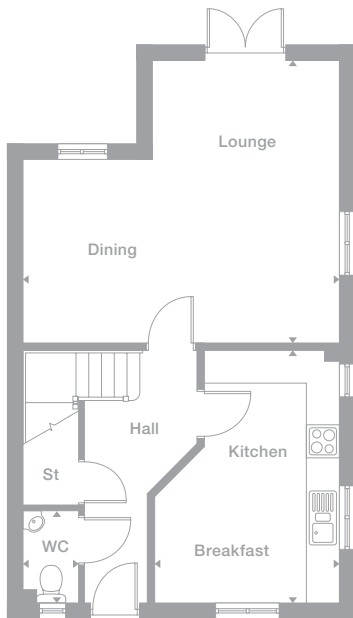
Total Floor Space

130.1m² (1,401 sq ft)

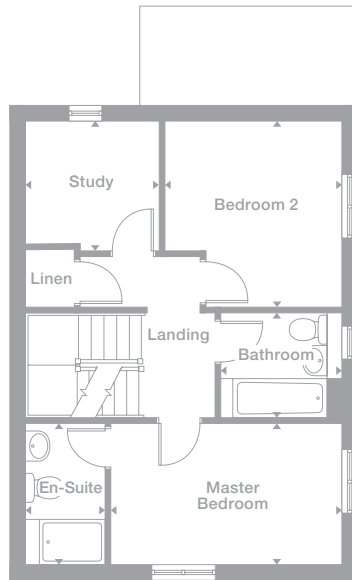
Overview

The unusual, welcoming hallway opens on to a fascinating L-shaped living room with dual aspect windows and french doors. This is an exciting and adaptable space that will provide an inspiring setting for social gatherings.

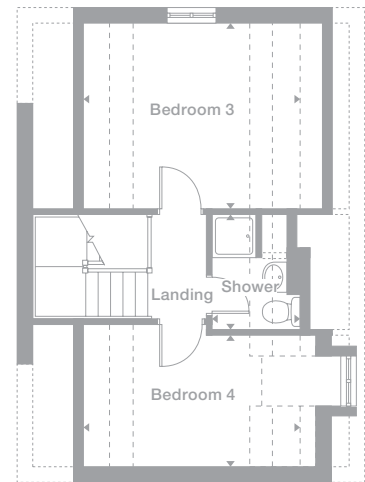
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Dining/Lounge
5.640m max x 5.100m max
18'6" x 16'9"

Kitchen/Breakfast
3.300m max x 4.565m max
10'10" x 15'0"

WC
0.950m x 1.635m
3'1" x 5'4"

First Floor

Master Bedroom
4.150m x 2.555m
13'7" x 8'5"

En-Suite
1.415m x 2.555m
4'8" x 8'5"

Bedroom 2
3.170m max x 3.350m
10'5" x 11'0"

Bathroom
2.143m x 1.910m
7'0" x 6'3"

Study
2.370m x 2.340m
7'9" x 7'8"

Second Floor

Bedroom 3
3.955m to 1500mm H.L.
x 3.350m
13'0" x 11'0"

Bedroom 4
3.955m to 1500mm H.L.
x 2.355m max
13'0" x 7'9"

Shower
1.613m x 2.110m max
5'4" x 6'11"

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Redbay V1

4 Bed

Plots

500*, 505, 596, 600, 606

Overview

Double doors enter a living room extending from french doors to an elegant bay window, complementing a bright family kitchen. With two en-suite bedrooms, one a delightful dormer, this is a magnificent family home.

Key Features

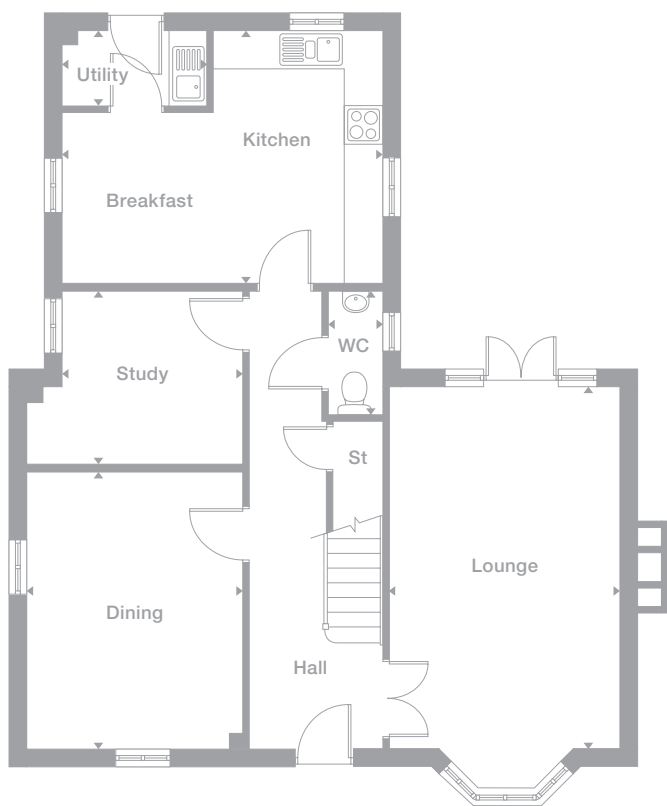
French Doors
Feature Bay Window
Separate Dining Room
Dual Aspect Lounge
Kitchen/Breakfast
Master Bed En-Suite
Bed 2 En-Suite
Utility
Study

Total Floor Space

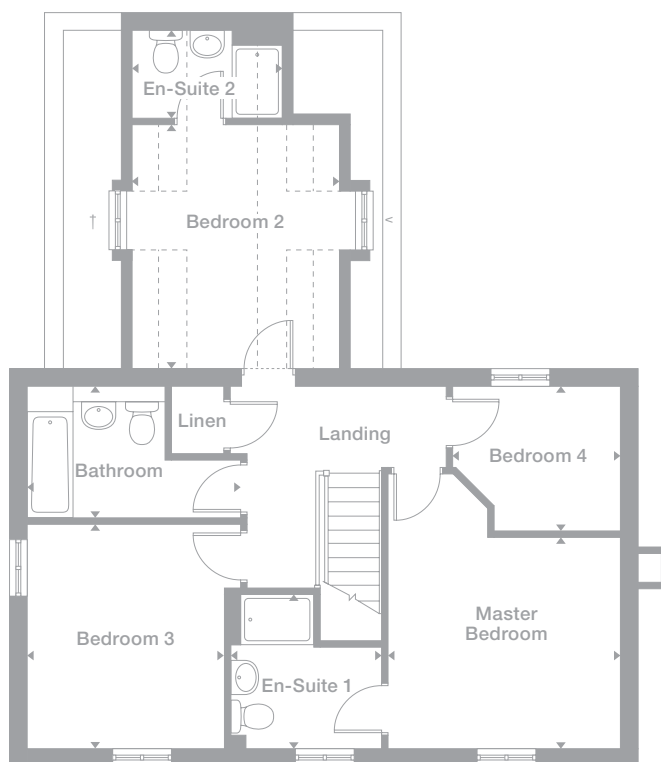
155.1m² (1,670 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.675m x 5.760m 12'1" x 18'11"	Utility 2.290m x 1.200m 7'6" x 3'11"
Dining 3.430m x 4.395m 11'3" x 14'5"	Study 2.870m x 2.770m 9'5" x 9'1"
Kitchen/Breakfast 5.090m x 4.035m 16'8" x 13'3"	
WC 0.860m x 1.975m 2'10" x 6'6"	

First Floor

Master Bedroom 3.725m x 3.395m 12'3" x 11'2"	Bedroom 3 3.127m x 3.590m 10'3" x 11'9"
En-Suite 1 2.399m x 2.460m 7'10" x 8'1"	Bedroom 4 2.685m x 2.265m 8'10" x 7'5"
Bedroom 2 2.85m x 3.897m 9'4" x 12'9"	Bathroom 3.395m max x 2.070m 11'2" x 6'9"
En-Suite 2 2.396m x 1.400m 7'10" x 4'7"	

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* Plots are a mirror image of plans shown above

Bedroom 2 dimensions taken to minimum 1.5m headroom † Window position to Plots 500, 505, 600 and 606

< Window position to Plot 596 only



4 Bed

Redbay V2

Plots
587

Key Features

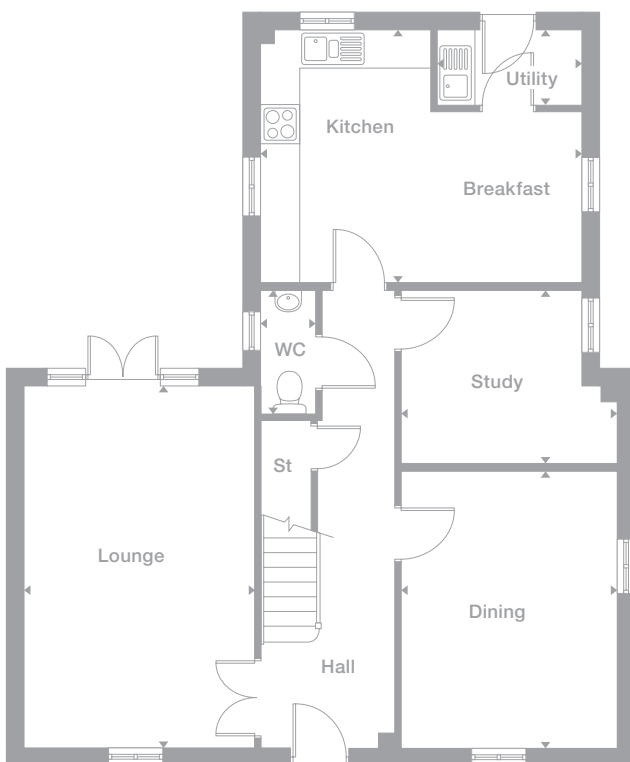
French Doors
Separate Dining Room
Dual Aspect Lounge
Kitchen/Breakfast
Master Bed En-Suite
Bed 2 En-Suite
Utility
Study

Total Floor Space
155.3m² (1,672 sq ft)

Overview

With its cantilevered first floor section projecting over the entrance, the façade of the traditional charm and sympathetic architectural values found in every aspect of this handsome and luxurious dwelling.

Ground Floor



Room Dimensions

Ground Floor

Lounge
3.675m x 5.760m
12'1" x 18'11"

Dining
3.430m x 4.394m
11'3" x 14'5"

Kitchen/Breakfast
5.090m max x 4.035m max
16'8" x 13'3"

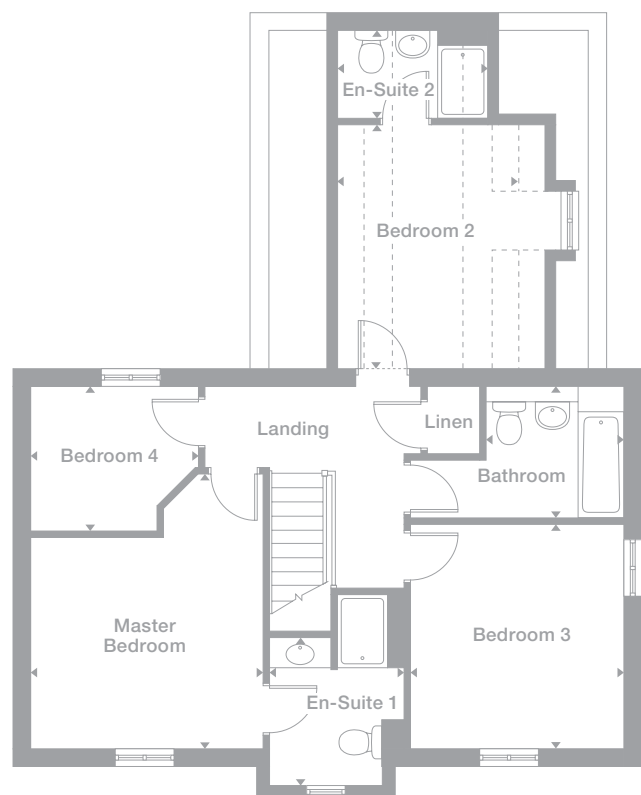
WC
0.860m x 1.975m
2'10" x 6'6"

Utility
2.290m x 1.200m
7'6" x 3'11"

Study
3.430m max x 2.770m max
11'3" x 9'1"

Bedroom 2 dimensions taken to minimum 1.5m headroom

First Floor



First Floor

Master Bedroom
3.725m x 4.409 max
12'3" x 14'6"

En-Suite 1
2.111m max x 2.380m min
6'11" x 7'10"

Bedroom 2
2.897m min to 1500mm H.L.
x 3.897m
9'6" x 12'9"

En-Suite 2
2.396m x 1.400m max
7'10" x 4'7"

Bedroom 3
3.421m x 3.590m
11'3" x 11'9"

Bedroom 4
2.685m x 2.265m
8'10" x 7'5"

Bathroom
2.175m min x 2.070m
7'2" x 6'9"

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Juniper

4 Bed

Plots

501, 503*, 603, 607

Overview

Behind the impressive façade of the Juniper lies a hugely desirable home. The bay window to the dining room creates a beautiful space for hosting dinner parties, whilst the kitchen/breakfast room is perfect for relaxed family dining.

Key Features

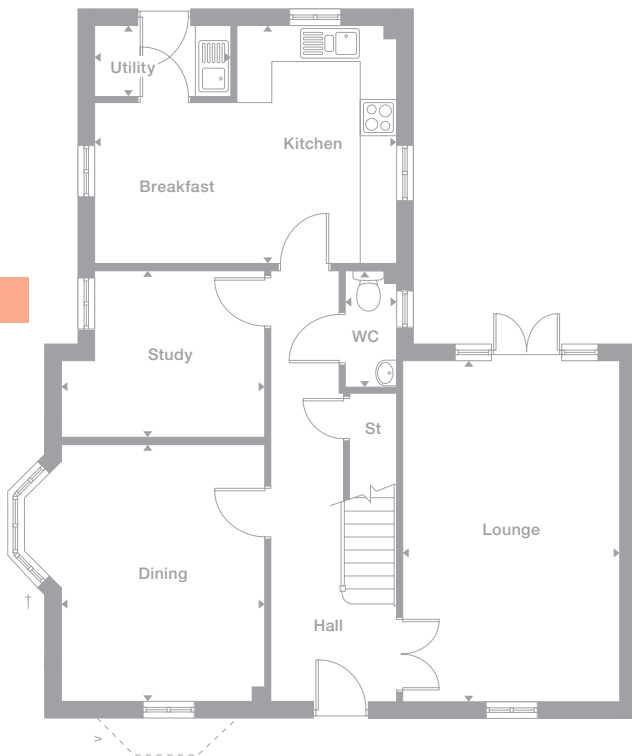
French Doors
Feature Bay Window
Separate Dining Room
Dual Aspect Lounge
Kitchen/Breakfast
Master Bed En-Suite
Bed 2 En-Suite
Utility
Study

Total Floor Space

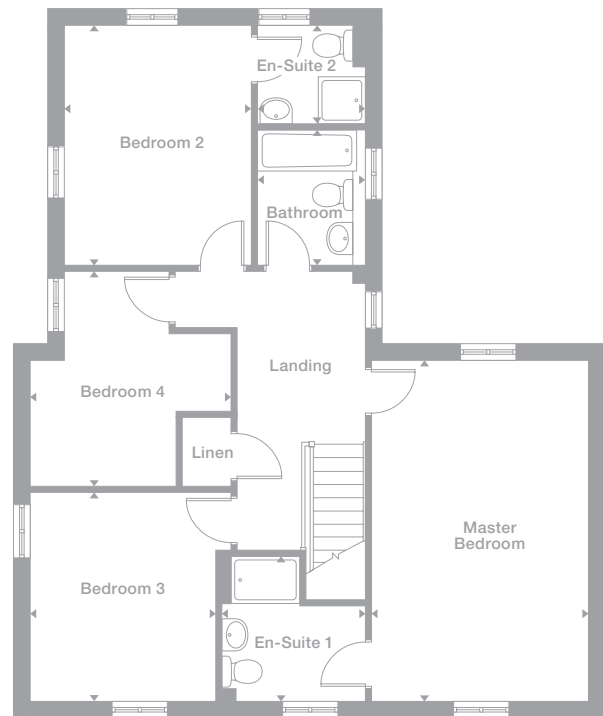
168.5m² (1,814 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.675m x 5.760m 12'1" x 18'11"	Utility 2.290m x 1.200m 7'6" x 3'11"
Dining 3.410m x 4.360m min 11'2" x 14'4"	Study 3.410m max x 2.805m max 11'2" x 9'2"
Kitchen/Breakfast 5.090m x 4.035m 16'8" x 13'3"	
WC 0.860m x 1.975m 2'10" x 6'6"	

First Floor

Master Bedroom 3.725m x 5.760m 12'3" x 18'11"	Bedroom 3 3.128m x 3.538m 10'3" x 11'7"
En-Suite 1 2.399m x 1.610m min 7'10" x 5'3"	Bedroom 4 3.410m max x 3.702m max 11'2" x 12'2"
Bedroom 2 3.167m x 4.060m 10'5" x 13'4"	Bathroom 1.822m x 2.300m 6'0" x 7'7"
En-Suite 2 1.823m x 1.660m 6'0" x 5'5"	

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* Plots are a mirror image of plans shown above

† Bay window position to Plots 501 and 503 only

< Bay window position to Plots 603 and 607 only



4 Bed

Chestnut

Plots

584, 597*

Key Features

French Doors
Dining Area
Dual Aspect Lounge
Kitchen/Breakfast
Master Bed En-Suite
Utility
Study

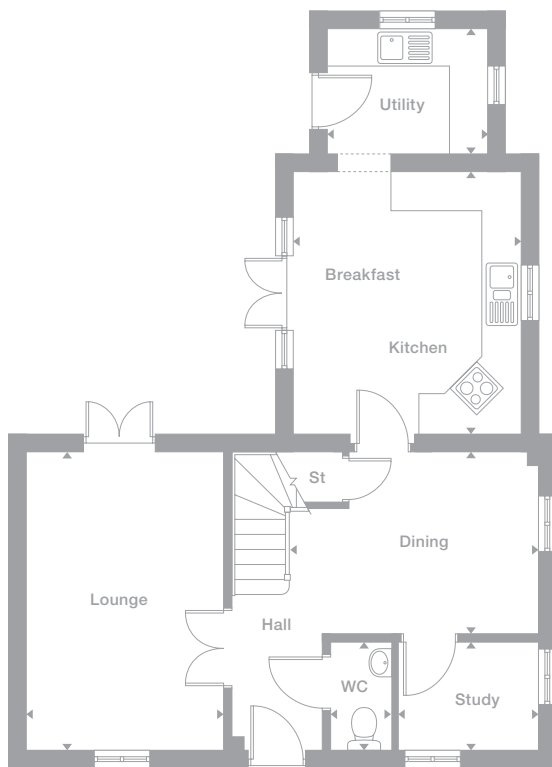
Total Floor Space

113m² (1,216 sq ft)

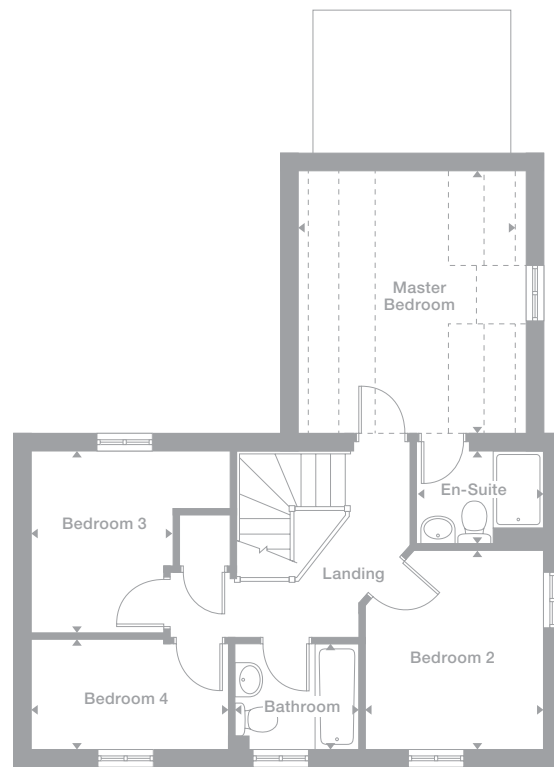
Overview

This is a magnificent home with premium features including the living room with elegant French doors leading onto the garden, forming an impressive light filled social space. The en-suite master bedroom is a wonderful retreat whilst the three further bedrooms create fantastic guest accommodation.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.128m x 4.750m 10'3" x 15'7"	Utility 2.550m x 1.960m 8'4" x 6'5"
Dining 3.992m x 2.900m 13'1" x 9'6"	Study 2.260m x 1.700m 7'5" x 5'7"
Kitchen/Breakfast 3.600m x 4.160m 11'10" x 13'8"	
WC 0.975m x 1.700m 3'2" x 5'7"	

First Floor

Master Bedroom 3.332m x 4.160m 10'11" x 13'8"	Bedroom 4 3.132m x 1.775m 10'3" x 5'10"
En-Suite 2.037m x 1.450m 6'8" x 4'9"	Bathroom 2.000m x 1.700m 6'7" x 5'7"
Bedroom 2 2.858m x 3.200m 9'5" x 10'6"	
Bedroom 3 2.251m min x 2.875m 7'5" x 9'5"	

* Plots are a mirror image of plans shown above

Master Bedroom dimensions taken to minimum 1.5m headroom

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Alder

4 Bed

Plots

504*, 595, 601,
604*, 608*

Overview

From dual french doors and triple aspect living room to the delightful family room and a sumptuous master bedroom suite with its separate dressing area, this exceptional home presents new pleasures around every corner.

Key Features

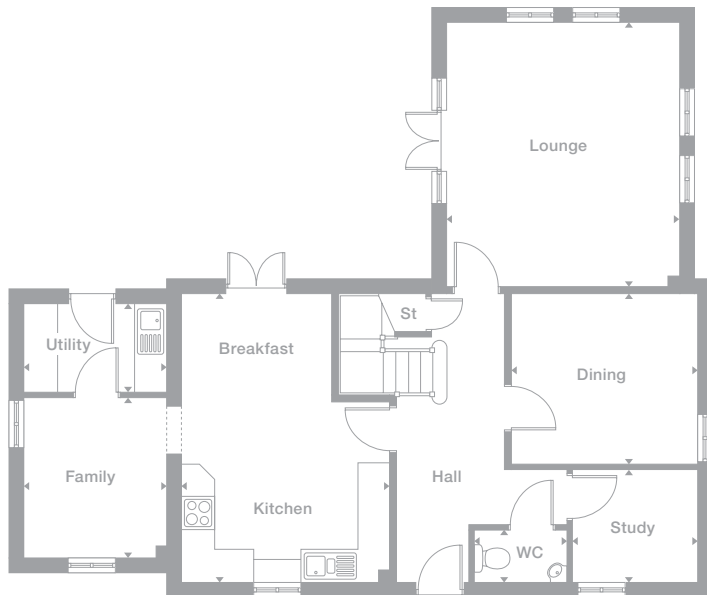
French Doors
Separate Dining Room
Dual Aspect Lounge
Kitchen/Breakfast
Master Bed En-Suite
Bed 2 En-Suite
Dressing Room
Utility
Study

Total Floor Space

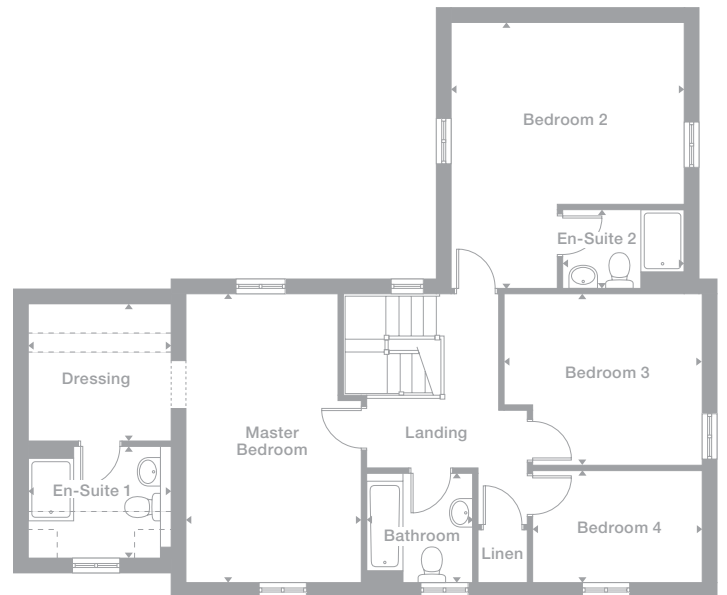
181.0m² (1,949 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 4.440m x 5.050m 14'7" x 16'7"	WC 1.800m x 0.975m 5'11" x 3'2"
Dining 3.550m x 3.275m 11'8" x 10'9"	Utility 2.682m x 1.650m 8'10" x 5'5"
Family 2.682m x 3.075m 8'10" x 10'11"	Study 2.375m x 2.125m 7'10" x 7'0"
Kitchen/Breakfast 3.950m max x 5.500m 13'0" x 18'1"	

First Floor

Master Bedroom 3.331m max x 5.500m 10'11" x 18'1"	En-Suite 2 2.310m x 1.516m 7'7" x 5'0"
En-Suite 1 2.682m x 2.085m 8'10" x 6'10"	Bedroom 3 3.780m x 3.280m 12'5" x 10'9"
Dressing 2.682m x 2.560m 8'10" x 8'5"	Bedroom 4 3.230m x 2.119m 10'7" x 6'11"
Bedroom 2 4.440m max x 5.100m max 14'7" x 16'9"	Bathroom 2.022m x 2.075m 6'8" x 6'10"

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* Plots are a mirror image of plans shown above

En-Suite and Dressing Room dimensions taken to minimum 1.5m headroom

2 bed home The Beech

Plots

547, 548, 549, 551, 567, 568*, 569, 570*‡, 571*, 574*, 575*

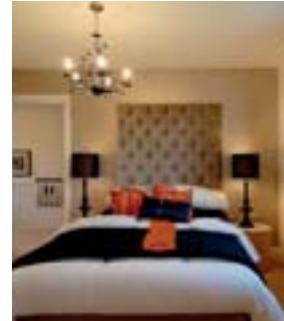
Key features

stylish homes
downstairs w.c.

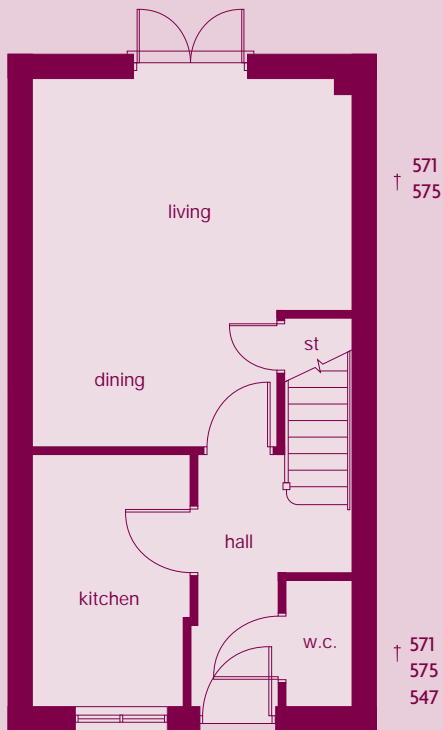
The bright, living/dining area of this home is enhanced by French doors leading onto the rear garden. The quality fitted kitchen boasts a front-facing window. The hallway has a useful w.c. The light, front-facing master bedroom dominates the first floor. A second bedroom is perfect for guests or family. The family bathroom completes the charm of this home.



Please note: elevational treatments may vary.



Ground Floor

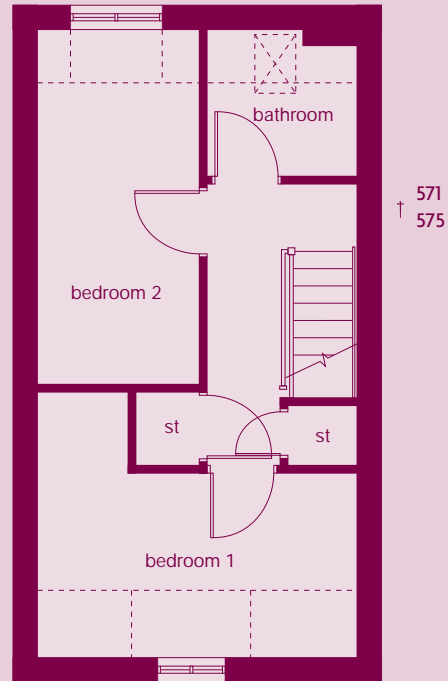


Ground Floor

room dimensions:

living/dining	4.890m x 4.251m ^{max}	16'1" x 13'11"
kitchen	3.360m x 2.093m	11'0" x 6'10"
w.c.	1.690m x 0.860m	5'7" x 2'10"

First Floor



First Floor

room dimensions:

bedroom 1	4.226m x 2.460m ^{min}	13'10" x 8'1"
bedroom 2	4.735m x 2.177m	15'6" x 7'2"
bathroom	1.974m x 1.940m	6'6" x 6'4"

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

† Additional windows.

‡ Carport to plot 570 under plot 572.

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4 bed home The Maple

Plots
532, 538, 554

Key features
breakfast kitchen
study
utility room
French doors to garden

The lovely French doors in the living room of this beautiful family home create an inviting atmosphere everyone will feel comfortable in. The practical utility room makes it easy to keep household management out of sight. With the living room, dining room and kitchen all being separate, this is a traditional family home which caters for a family's diverse needs.

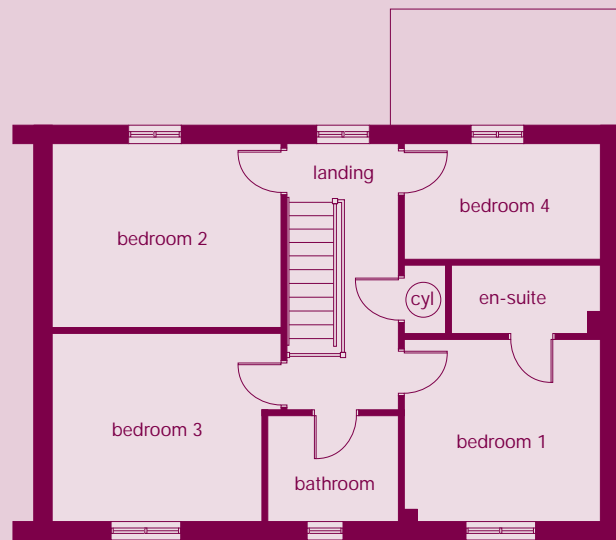
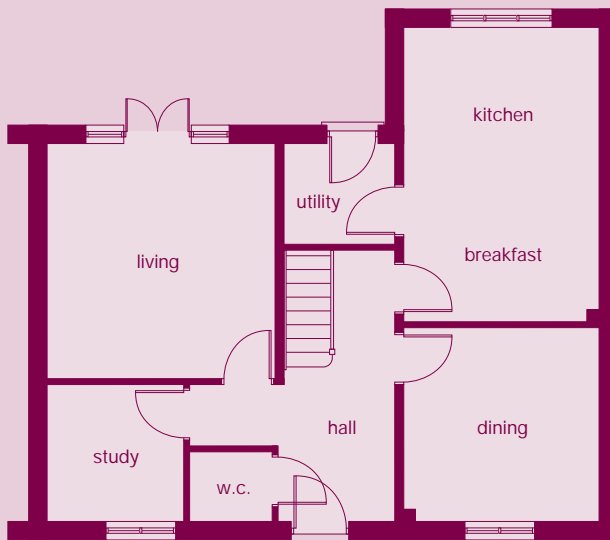


Please note: elevational treatments may vary.



Ground Floor

First Floor



Ground Floor

room dimensions:

living	4.090m x 3.957m	13'5" x 13'0"
kitchen/breakfast	5.104m x 3.360m	16'9" x 11'0"
dining	3.360m x 3.360m	11'0" x 11'0"
study	2.374m x 2.367m	7'9" x 7'9"
utility	1.943m x 1.760m	6'4" x 5'9"
w.c.	1.450m x 1.210m	4'9" x 4'0"

First Floor

room dimensions:

bedroom 1	3.385m x 3.175m	11'1" x 10'5"
en-suite	1.685m x 1.200m	5'6" x 3'11"
bedroom 2	4.007m x 3.189m	13'2" x 10'6"
bedroom 3	3.675m x 3.275m	12'1" x 10'9"
bedroom 4	3.385m x 1.989m	11'1" x 6'6"
bathroom	2.300m x 1.845m	7'7" x 6'1"

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Keeping you informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



Specification

All Housetypes
(where applicable)

Kitchen

Choice of kitchen units and worktops (subject to build programme)	✓
Stainless steel single multi-function electric oven	✓
Stainless steel 4-ring hob	✓
Integrated hood	✓
Stainless steel 1 1/2 bowl sink and monobloc tap to kitchen	✓
Stainless steel single bowl and monobloc tap to utility (where applicable)	✓
Free standing or integrated fridge-freezer	○
Plumbing for washing-machine	✓
Space with plumbing for dishwasher	✓
Free standing or integrated washing-machine	○
Integrated washer/dryer	○
Free standing or integrated dishwasher	○
Choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓
Ceramic tiled floor by 'Porcelanosa' to kitchen/utility floor areas	○
3 spot track lights to kitchen	✓

Bathroom and En-Suite

White sanitaryware by 'Ideal Standard'	✓
Chrome brassware by 'Grohe'	✓
One complete shower in enclosure or over bath	✓
Choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓
Ceramic tiling by 'Porcelanosa' to splash backs above hand-basins in wcs	✓
Full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓
Drumlight fitting to bathroom and en-suite	✓
Downlighters to bathroom and en-suites	○

Safety and Security

Fully installed wireless burglar-alarm system	○
Mains powered smoke detectors	✓
Window locks to all windows (except upper-floor escape windows)	✓
Multi-point locking systems to front doors	✓

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Digital co-axial cable only to roof space (2 no. cables to be installed to support Sky+)	✓
Sky+ ready digital TV aerial point to lounge	✓
TV sockets as specified for individual plots*	✓
BT sockets to living room	✓
Extra TV sockets (pre-roof)	○
Extra BT sockets (pre-roof)	○

General

uPVC double glazed windows	✓
NHBC 10 year warranty	✓
Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms except where roomstat fitted	✓
Choice of fire surround	○

Decorative

Smooth finish white ceiling	✓
Wardrobes to bedrooms	○
All woodwork painted white ('Ecosure' waterbased paint)	✓
All internal walls painted white	✓
Semi-solid 6 panel colonist-style internal doors	✓
Chrome internal and external ironmongery	✓

External

Front porch light	✓
Landscaping to approved scheme	✓
Door bell and chimes	✓
Topsoil to rear garden	✓
Turf to rear garden	○

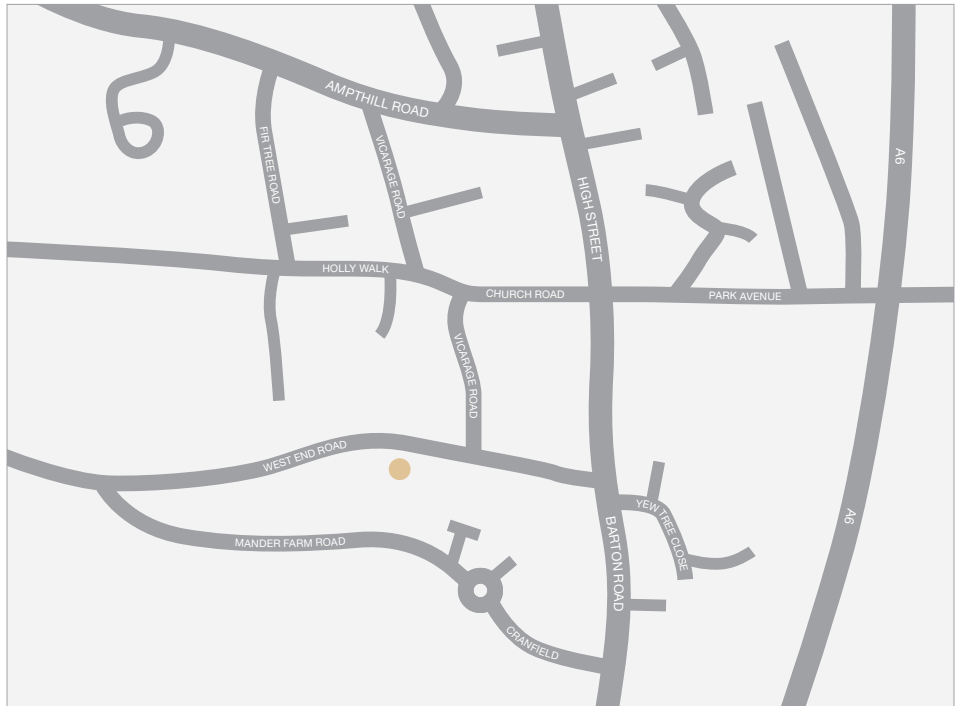
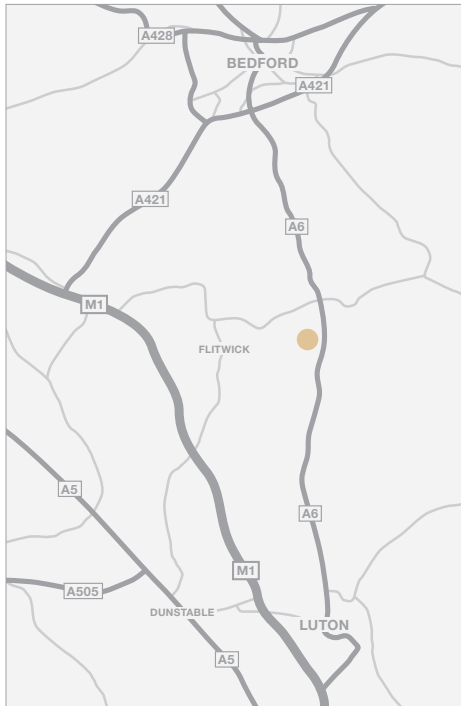
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0800 840 8759



From the A1(M) Travelling North

Leave the A1(M) by the slip road at junction 8, and take the first exit at the roundabout to join the A602 following signs for Hitchin. After around two and three quarter miles, at the roundabout take the third exit to enter Park Way following signs for Bedford and at the next roundabout, three-quarters of a mile on, take the first exit to join the A505 following signs for Luton. At the mini-roundabout around 300 yards on, take the third exit to enter Pirton Road (B655) signposted for Barton-le-Clay, and carry on for six and a half miles. Pass through Barton-le-Clay, then at the junction with the A6 take the second exit at the roundabout and carry on along the A6 for almost two miles. Just after the road becomes a dual carriageway turn left into Barton Road, heading towards Silsoe, and follow signs for Archers Fields.

From the M1 Travelling North

Leave the M1 by the slip road at junction 12 and at the junction, turn right to join the A5120 and cross the flyover following signs for Flitwick. Around three miles on, pass through Westoning and at the roundabout in front of a pub called 'The Bell' take the second exit to join Greenfield Road. Carry on for around three miles, taking the second signposted turning for Pulloxhill on the right, to enter Sand Road, then after around 200 yards, turn left towards Silsoe. Carry straight on to the T-junction in the village and turn right along the High Street. Go straight on through the next crossroads and follow signs for Archers Fields.

Sat Nav: MK45 4DU

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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.



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We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

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Why Miller?

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.

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