



**Barley Green
Warrington**

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[®]

- 01 Welcome home
- 02 Living in Warrington
- 04 Floor plans
- 18 Specification
- 20 How to find us

Plot information >

Plot information

- Hurston**
See Page 04
- Tolkien**
See Page 05
- Darwin**
See Page 06
- Darwin DA**
See Page 07
- Carron**
See Page 08
- Greene**
See Page 09
- Hardy**
See Page 10
- Glenmuir**
See Page 11
- Buchan**
See Page 12
- Buchan DA**
See Page 13
- Crompton**
See Page 14
- 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.

Existing Development

Existing Development



Existing Development

Hall

BUTTS GREEN

KINGSWOOD ROAD

Existing P.O.S

Welcome to Barley Green

With open farmland to the north and west, a major retail and leisure park less than a mile away and the national motorway network within a few minutes, Barley Green is a neighbourhood with a wealth of advantages. Tucked into the north-west corner of the Westbrook area of Warrington, this beautifully landscaped development of two, three and four bedroom homes presents a superb opportunity to combine exceptional convenience with fresh air and wide horizons.



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.



Living in Warrington

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 Barley Green.



Transport

With the M62 less than a mile away and the M6 just two miles further on, Barley Green is an exceptionally convenient base for the whole of north west England. Liverpool and Manchester are each within half an hour's drive. Trains from Glasgow and Edinburgh pass through Warrington Bank Quay station, reaching London Euston in around three hours, while Warrington Central is on the Liverpool to Manchester route, with journey times of around 40 minutes and half an hour respectively.

Arts & Entertainment

Warrington's ten-screen Odeon cinema is just a ten-minute walk from Barley Green. The Cultural Quarter in the town centre includes a museum and art gallery, restaurants and bars, and two live entertainment venues, the Pyramid and Parr Hall, which between them present an exciting mixture of music, dance, comedy, drama and other shows.

Leisure & Recreation

Great Sankey Leisure Centre, 20 minutes walk away, includes a full-size pool, sports hall, gymnasium and climbing wall. One of the many local parks, recreation grounds and open green areas leads to a strip of woodland that offers a peaceful walking route into the town centre. Sankey Valley Park, a mile and a half to the south, is a superb wooded corridor of canal-side walks that link the town with St Helens and Widnes.

Shopping

Gemini Retail Park, less than a mile from Barley Green, includes Toys R Us, Ikea, Boots the Chemist, Next and the biggest Marks & Spencer store outside London. There is also an Asda superstore around ten minutes walk away. Many of the town centre shops are located in the pedestrianised areas around Market Gate or in covered centres like Golden Square and the Cockhedge Shopping Park. The traditional Warrington Retail Market includes more than 200 stalls selling fresh local produce, crafts and other specialities.

Hurston

3 Bed

Plots

71, 72*, 83, 84*, 91, 92*

Overview

The kitchen of the Hurston is enhanced by stylish french doors that help maintain a cool freshness even during the most adventurous cooking, and make after-dinner coffee on the patio an inviting option on summer evenings.

Key Features

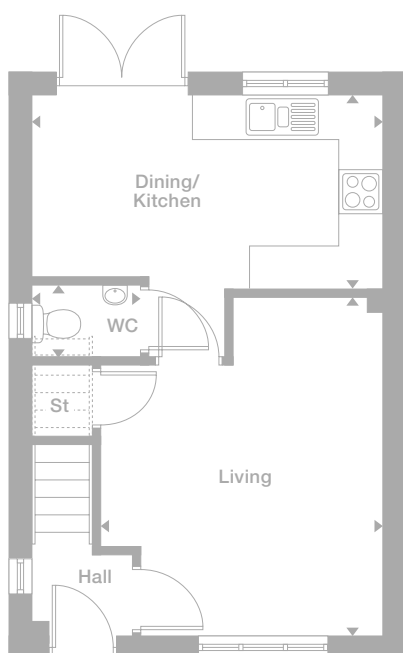
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC

Total Floor Space

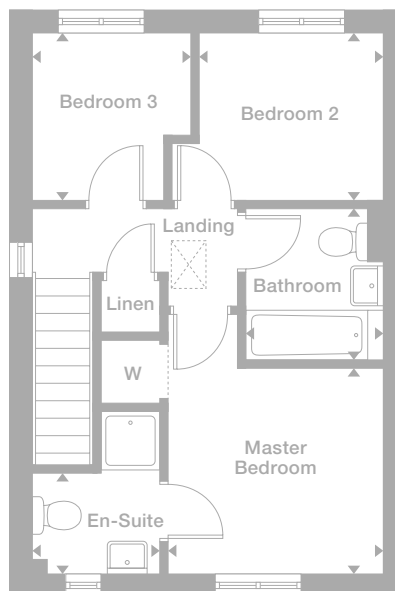
771 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.865m max x 4.660m max
12'8" x 15'3"

Dining/Kitchen
4.820m x 2.670m max
15'10" x 8'9"

WC
1.500m x 1.000m
4'11" x 3'3"

First Floor

Master Bedroom
2.955m x 2.840m min
9'8" x 9'4"

En-Suite
1.765m x 1.400m
5'9" x 4'7"

Bedroom 2
2.520m x 2.290m
8'3" x 7'6"

Bedroom 3
2.200m max x 2.290m
7'3" x 7'6"

Bathroom
1.700m x 2.100m
5'7" x 6'11"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



3 Bed

Tolkien

Plots

73, 74*, 79, 80*

Key Features

French Doors
Dormer Window
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC

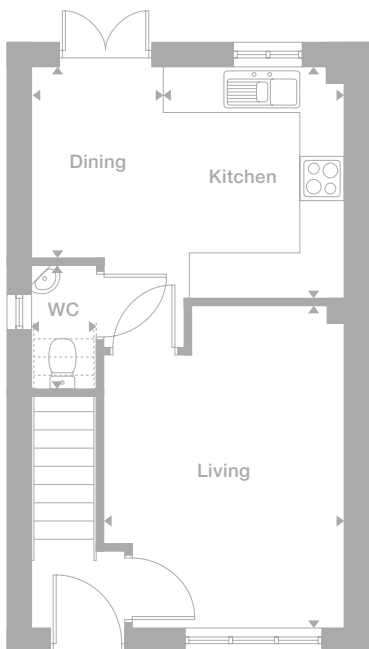
Total Floor Space

892 sq ft

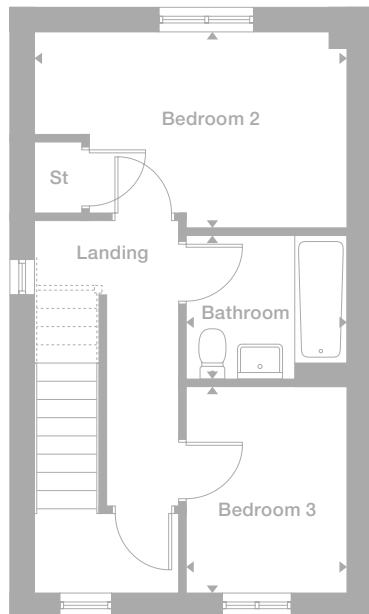
Overview

Entered by a private vestibule on the top floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

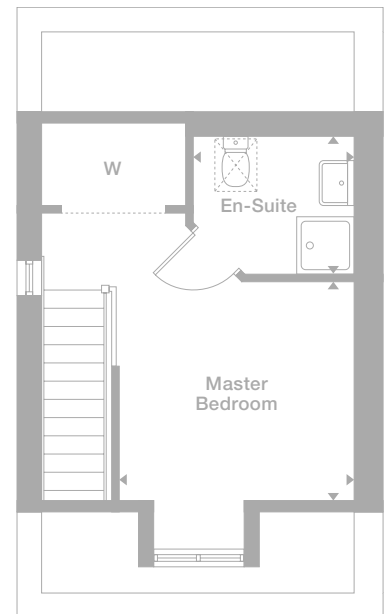
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Living
3.192m max x 4.272m max
10'6" x 14'0"

Dining
1.738m x 2.536m
5'8" x 8'4"

Kitchen
2.402m x 3.065m
7'11" x 10'1"

WC
0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2
4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3
2.135m x 2.734m
7'0" x 9'0"

Bathroom
2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom
3.117m x 2.902m
1195 HGT. L.
10'3" x 9'6"

En-Suite
2.147m max x 1.827m
1369 HGT. L.
7'1" x 6'0"

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Darwin

3 Bed

Plots

53, 60*, 82*

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Key Features

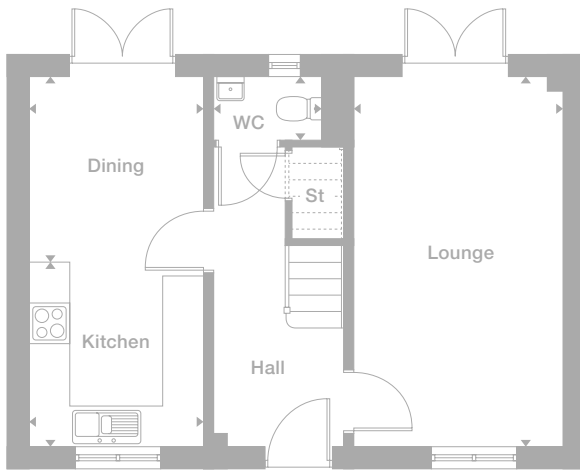
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC

Total Floor Space

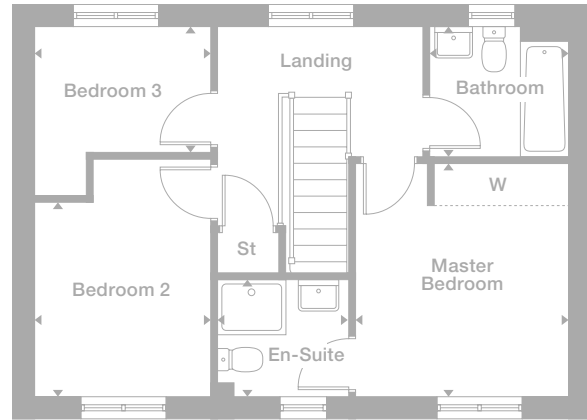
921 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

En-Suite
1.933m x 1.730m
6'4" x 5'8"

Bedroom 2
2.594m x 2.863m
8'6" x 9'5"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



3 Bed

Darwin DA

Plots
61*, 81

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC

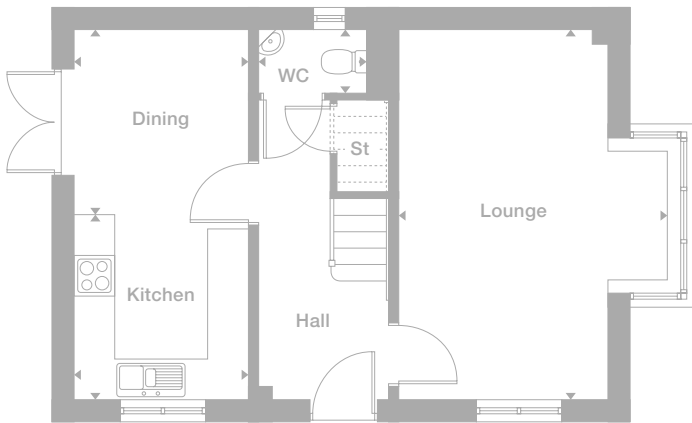
Total Floor Space

940 sq ft

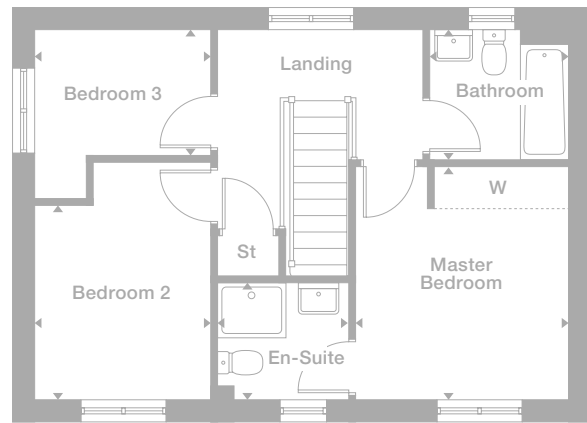
Overview

The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.980m max x 5.450m
13'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

En-Suite
1.933m x 1.730m
6'4" x 5'8"

Bedroom 2
2.594m max x 3.498m max
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Carron

3 Bed

Plots

6, 9, 11, 22, 57, 59, 62*, 66*

Overview

The sheltered porch and distinctive hallway reflect the individual style and character of the Carron, and this approach is carried through into details like the living room entrance and the attractive bedrooms.

Key Features

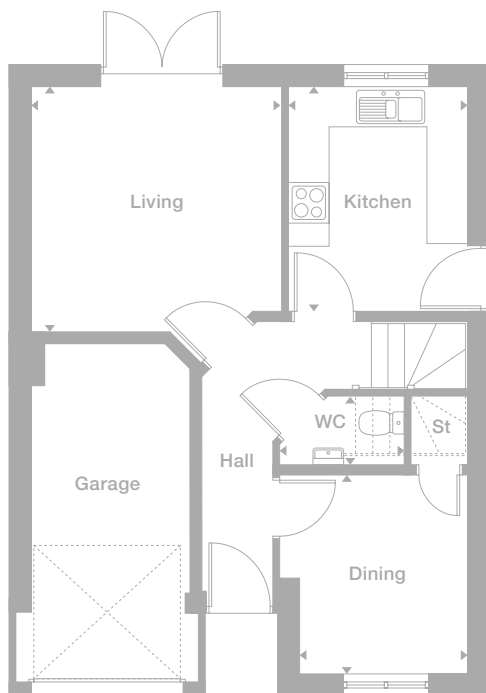
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Integral Garage

Total Floor Space

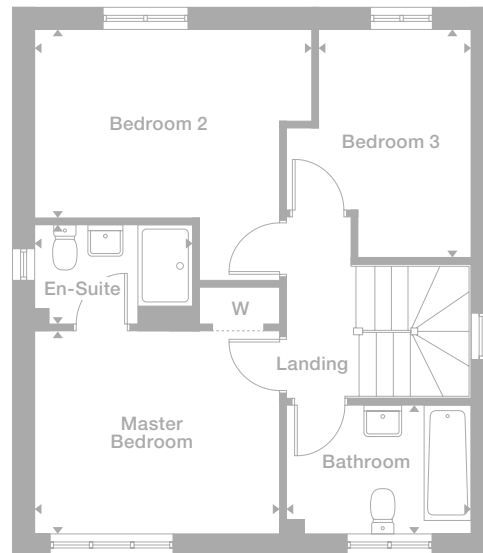
957 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.697m x 3.617m max
12'2" x 11'10"

Dining
2.464m x 2.935m
8'1" x 9'8"

Kitchen
2.629m x 3.312m
8'8" x 10'10"

WC
1.839m max x 1.011m max
6'0" x 3'4"

First Floor

Master Bedroom
3.606m x 2.995m
11'10" x 9'10"

En-Suite
2.330m max x 1.460m max
7'8" x 4'9"

Bedroom 2
4.074m max x 2.784m
13'4" x 9'2"

Bedroom 3
2.252m x 3.369m max
7'5" x 11'1"

Bathroom
2.720m x 1.896m
8'11" x 6'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

4 Bed

Greene



Plots

2, 18*, 21, 55*, 58*, 65

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Integral Garage
Utility

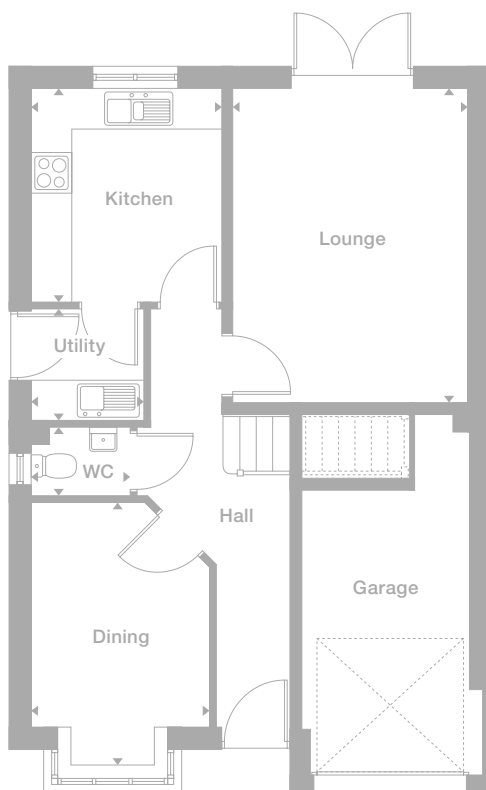
Total Floor Space

1,072 sq ft

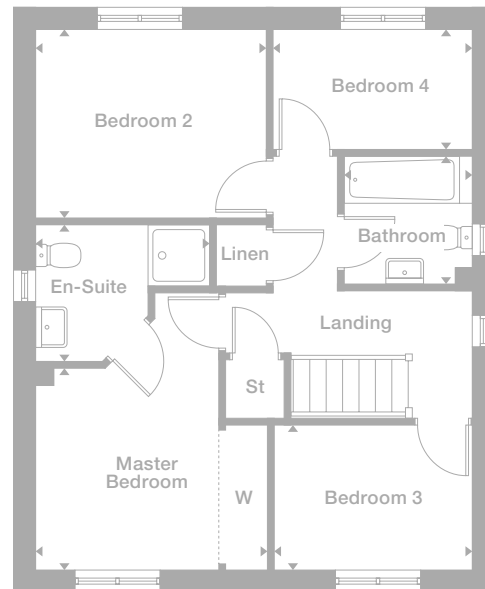
Overview

An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.470m x 4.617m 11'5" x 15'2"	Utility 1.657m x 1.652m 5'5" x 5'5"
Dining 2.621m max x 3.908m max 8'7" x 12'10"	WC 1.460m x 1.007m 4'9" x 3'4"
Kitchen 2.800m x 3.147m 9'2" x 10'4"	

First Floor

Master Bedroom 3.409m max x 2.972m 11'2" x 9'9"	Bedroom 3 2.918m x 2.135m 9'7" x 7'0"
En-Suite 2.559m max x 2.010m max 8'5" x 6'7"	Bedroom 4 2.937m x 1.778m 9'8" x 5'10"
Bedroom 2 3.390m x 2.782m 11'1" x 9'2"	Bathroom 1.888m x 1.881m 6'2" x 6'2"

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Hardy

4 Bed

Plots

75, 76*, 77, 78*, 85,
86*, 87*, 88, 89*, 90*

Overview

The first-floor lounge features a balconied french window that accentuates the contemporary appeal of the Hardy, while the two en-suite bedrooms and separate study add immensely to the pleasure and convenience of everyday family life.

Key Features

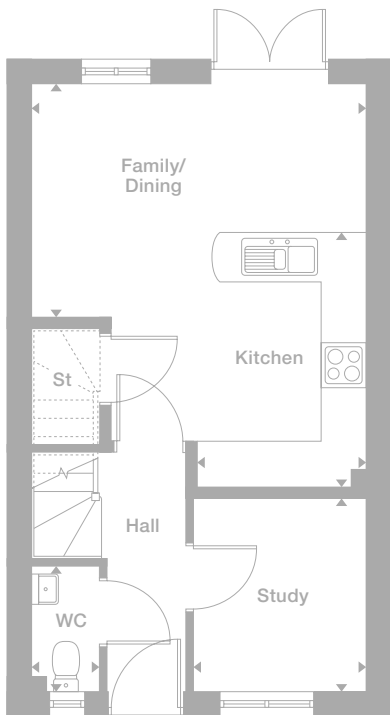
French Doors
Kitchen/Family Area
Master Bed Wardrobe
Downstairs WC
2 En-Suites
Study

Total Floor Space

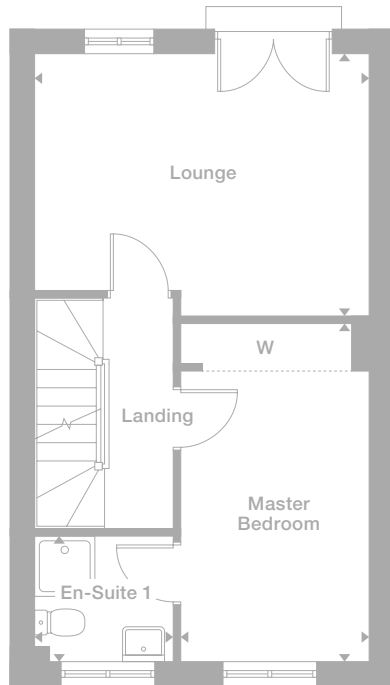
1,154 sq ft



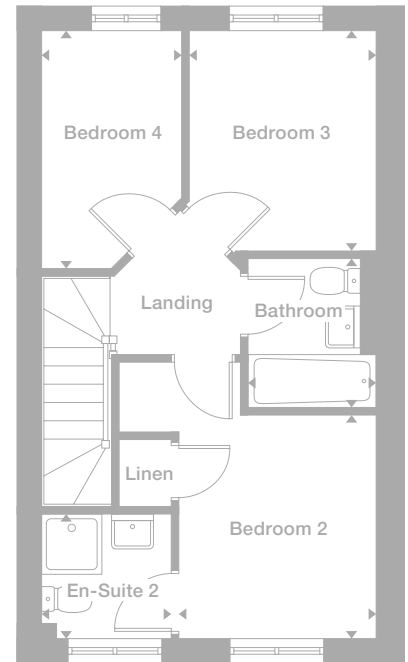
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Family/Dining
4.440m x 3.090m max
14'7" x 10'2"

Kitchen
2.227m x 3.369m max
7'4" x 11'1"

WC
0.917m x 1.657m
3'0" x 5'5"

Study
2.284m x 2.571m
7'6" x 8'5"

First Floor

Lounge
4.440m x 3.491m max
14'7" x 11'5"

Master Bedroom
2.502m x 4.466m max
8'3" x 14'8"

En-Suite 1
1.845m x 1.657m
6'1" x 5'5"

Second Floor

Bedroom 2
2.619m x 2.967m
8'7" x 9'9"

En-Suite 2
1.728m x 1.657m
5'8" x 5'5"

Bedroom 3
2.481m max x 2.920m max
8'2" x 9'7"

Bedroom 4
1.866m max x 3.147m max
6'1" x 10'4"

Bathroom
1.700m max x 1.977m
5'7" x 6'6"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



4 Bed

Glenmuir

Plots

3, 4*, 8*, 10, 14*, 17, 56*, 64*, 94*, 96, 99*

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Garage
Utility

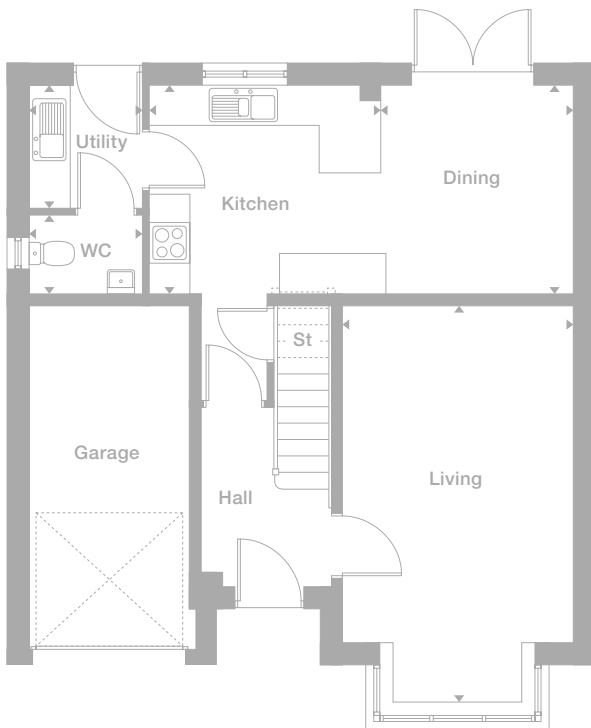
Total Floor Space

1,233 sq ft

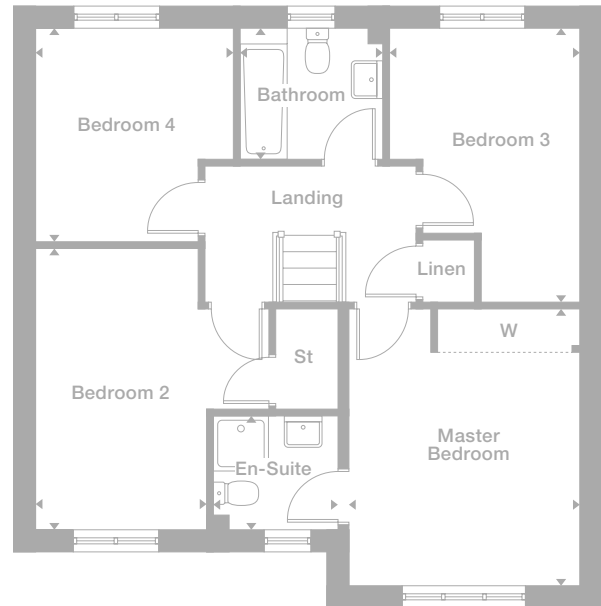
Overview

The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.392m x 5.866m max 11'2" x 19'3"	WC 1.663m x 1.172m 5'5" x 3'10"
Dining 2.833m x 3.077m 9'4" x 10'1"	Utility 1.663m x 1.810m 5'5" x 5'11"
Kitchen 3.410m x 3.077m 11'2" x 10'1"	

First Floor

Master Bedroom 3.392m x 4.070m max 11'2" x 13'4"	Bedroom 3 2.790m max x 4.030m max 9'2" x 13'3"
En-Suite 1.840m x 1.686m 6'0" x 5'6"	Bedroom 4 2.915m max x 3.137m max 9'7" x 10'4"
Bedroom 2 2.525m x 4.148m max 8'3" x 13'7"	Bathroom 2.108m x 1.928m 6'11" x 6'4"

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Buchan

4 Bed

Plots

1*, 12*, 13, 20, 69, 70*

Overview

Dual aspect windows bring a beautifully changing natural light to the impressively long kitchen and dining room. The separate study is perfect for working from home or creating a computer suite.

Key Features

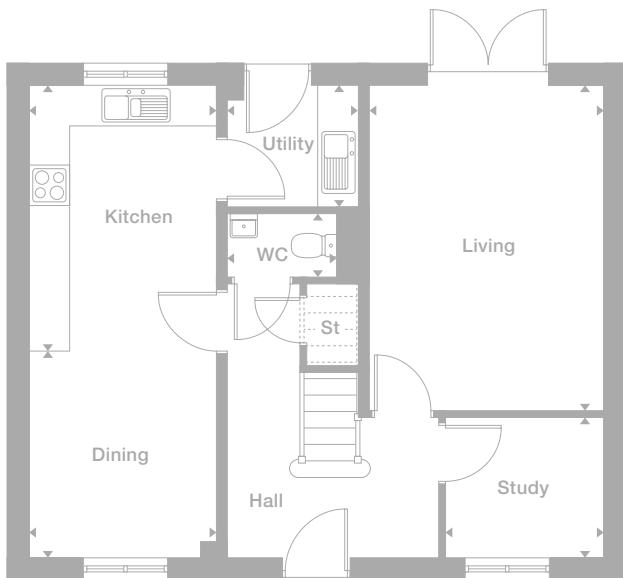
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Utility
Study

Total Floor Space

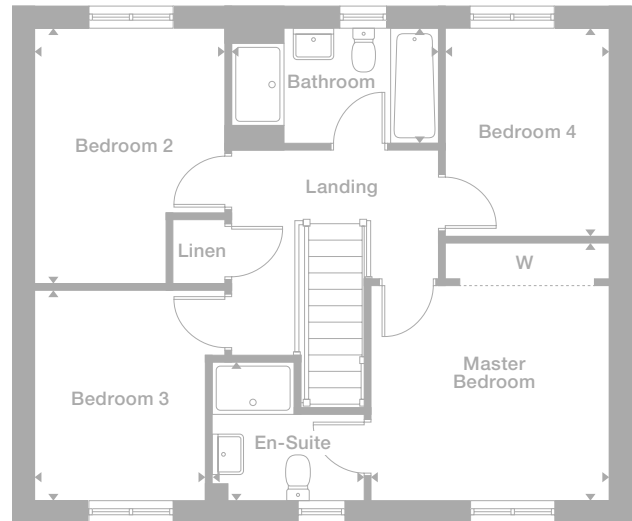
1,264 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living	WC
3.450m x 4.797m	1.620m x 0.945m
11'4" x 15'9"	5'4" x 3'1"
Dining	Utility
2.763m x 3.041m	1.937m x 1.799m
9'1" x 10'0"	6'4" x 5'11"
Kitchen	Study
2.763m x 3.909m	2.323m x 2.060m
9'1" x 12'10"	7'7" x 6'9"

First Floor

Master Bedroom	Bedroom 3
3.507m max x 3.793m max	2.519m x 3.095m
11'6" x 12'5"	8'3" x 10'2"
En-Suite	Bedroom 4
2.238m max x 2.044m max	2.411m x 3.064m
7'4" x 6'8"	7'11" x 10'1"
Bedroom 2	Bathroom
2.805m max x 3.762m max	3.048m max x 1.700m max
9'2" x 12'4"	10'0" x 5'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



4 Bed

Buchan DA

Plots
23, 54*

Key Features

French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Utility
Study

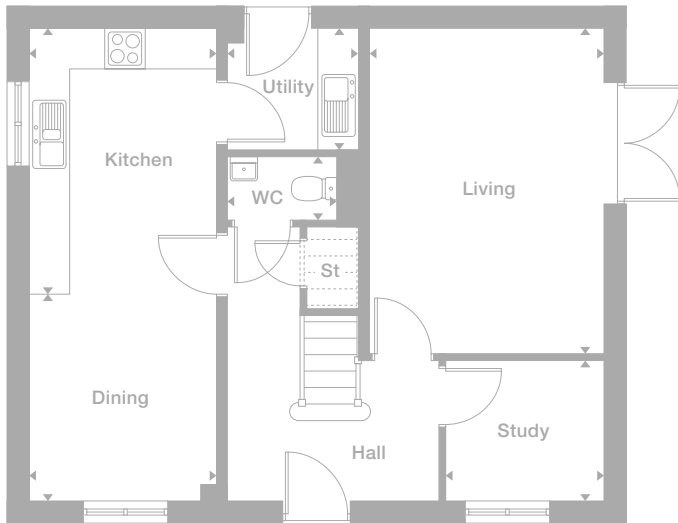
Total Floor Space

1,264 sq ft

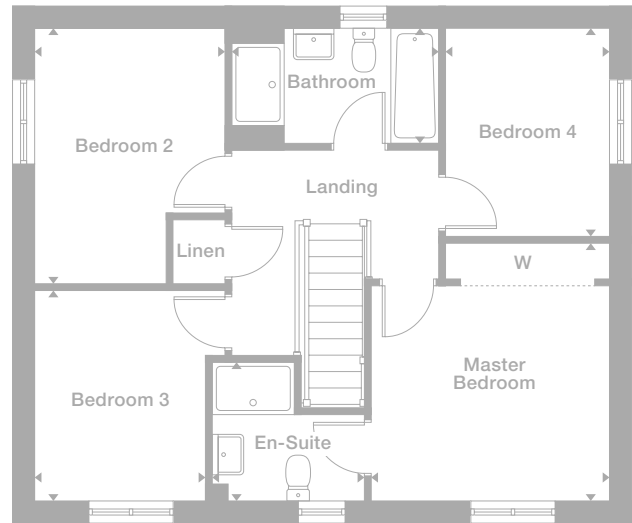
Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.450m x 4.797m 11'4" x 15'9"	WC 1.620m x 0.945m 5'4" x 3'1"
Dining 2.763m x 3.041m 9'1" x 10'0"	Utility 1.937m x 1.799m 6'4" x 5'11"
Kitchen 2.763m x 3.909m 9'1" x 12'10"	Study 2.323m x 2.060m 7'7" x 6'9"

First Floor

Master Bedroom 3.507m x 3.793m max 11'6" x 12'5"	Bedroom 3 2.519m x 3.095m 8'3" x 10'2"
En-Suite 2.238m x 2.044m max 7'4" x 6'8"	Bedroom 4 2.411m x 3.064m 7'11" x 10'1"
Bedroom 2 2.805m max x 3.762m max 9'2" x 12'4"	Bathroom 3.048m max x 1.700m max 10'0" x 5'7"

* Plots are a mirror image of plans shown above

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Crompton

4 Bed

Plots

5, 7, 15, 16, 19*, 63, 67*, 68, 93*, 95, 97*, 98

Overview

The elegant bay-windowed living room of the Crompton is complemented by a spacious and inspiring light kitchen and breakfast area that combines practical contemporary styling with an airy, informal quality, a perfect setting for relaxed dining and conversation.

Key Features

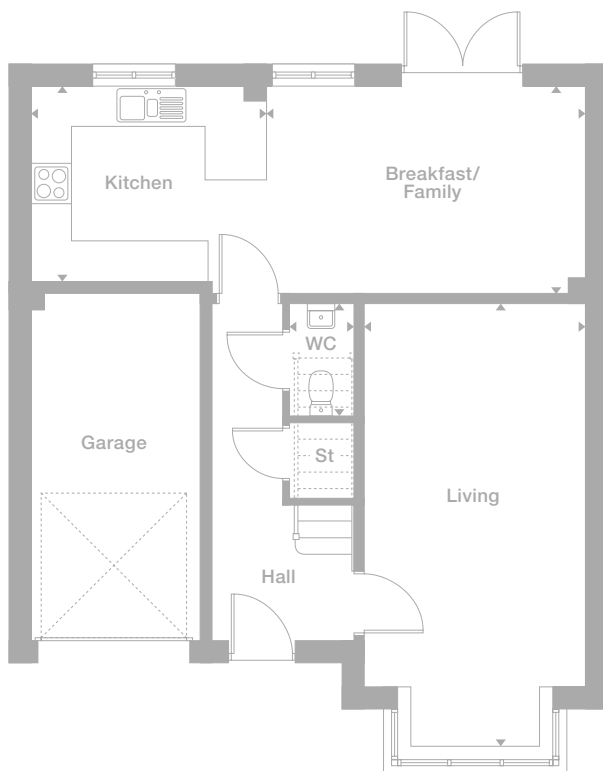
French Doors
Feature Bay Window
Master Bed Wardrobe
Downstairs WC
2 En-Suites
Garage

Total Floor Space

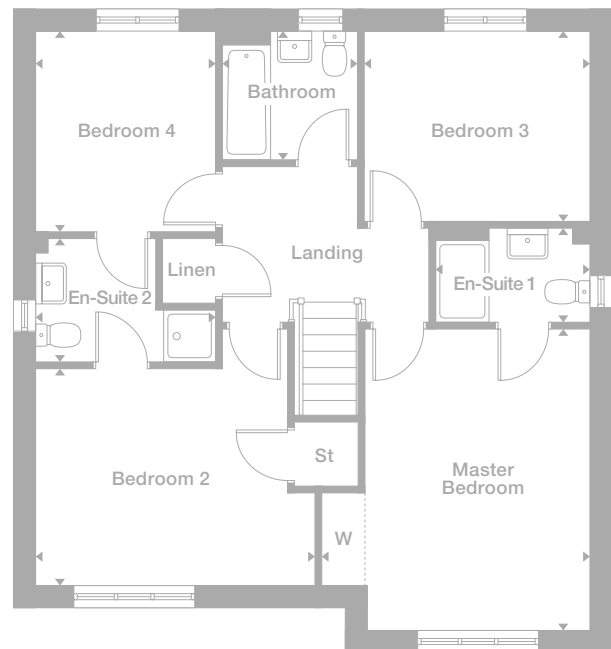
1,349 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.264m x 6.529m max
10'9" x 21'5"

Kitchen
3.464m x 2.880m
11'4" x 9'5"

Breakfast/Family
4.700m x 3.050m
15'5" x 10'0"

WC
0.946m x 1.650m
3'1" x 5'5"

First Floor

Master Bedroom
3.264m x 4.436m
10'9" x 14'7"

Bedroom 3
3.340m x 2.807m
10'11" x 9'3"

En-Suite 1
2.275m max x 1.400m
7'6" x 4'7"

Bedroom 4
2.658m x 2.961m
8'9" x 9'9"

Bedroom 2
4.115m max x 3.193m
13'6" x 10'6"

Bathroom
1.980m x 1.907m
6'6" x 6'3"

En-Suite 2
2.658m max x 1.825m max
8'9" x 6'0"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



Building Quality

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Education & Health

The nearest school is St Phillips Westbrook, a popular and successful C of E Primary School. Old Hall Primary, in delightful surroundings next to Sankey Valley Park, and Callands Community Primary School are also within 20 minutes walk. The choice of secondaries includes Great Sankey High School, this is an engineering specialist school that also offers award-winning arts provision. There is a large medical practice staffed by eight GPs, and a dental surgery with three practitioners plus ancillary staff, in the Westbrook Centre.

Useful Contacts

Odeon Cinema
Cromwell Avenue
0871 224 4007

Pyramid and Parr Hall
Palmyra Square South
01925 442 884

Great Sankey
Leisure Centre
Barrowhall Lane
01925 724 441

Boots the Chemist
Gemini Retail Park
01925 658 934

St Phillips Westbrook
C of E Primary School
Westbrook Centre
01925 445 391

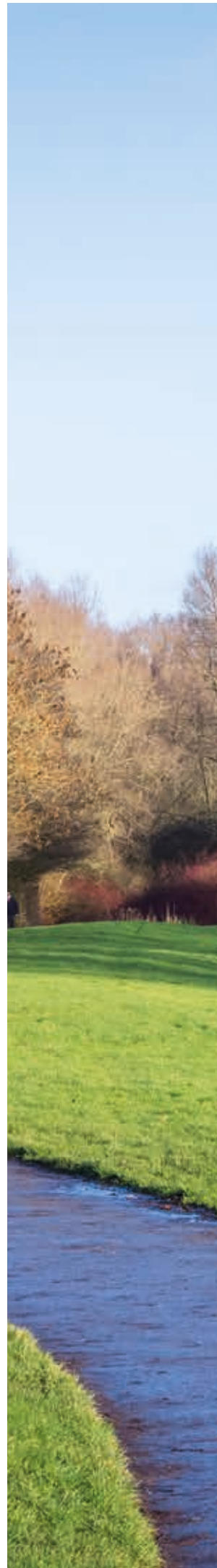
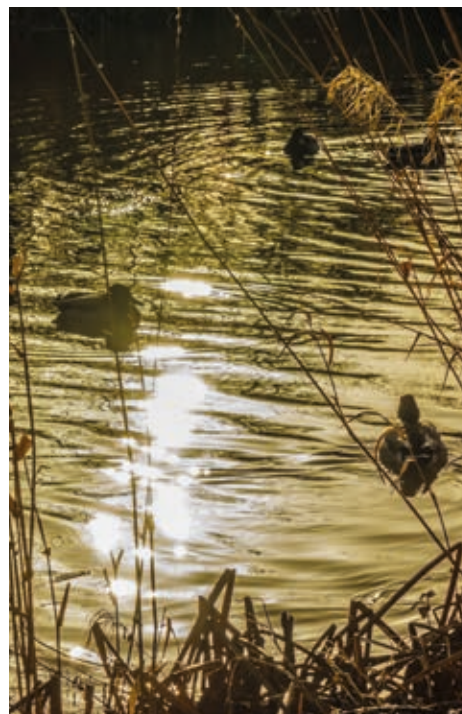
Westbrook Old Hall
Primary School
Old Hall Road
01925 415 544

Callands Community
Primary School
Callands Road
01925 444 795

Great Sankey
High School
Barrow Hall Lane
01925 727 396

Dr. SJF Jarvis
and Partners
Westbrook Medical Centre
01925 654 152

IDH Westbrook
Westbrook Dental Centre
01925 241 142





Specification

	Hurston	Tolkien	Darwin	Darwin DA	Carron	Greene	Hardy	Glenmuir	Buchan	Buchan DA	Crompton
Kitchens											
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chunky cladding to base units and panel framing to wall units	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Pan drawer type base units and upward bi-fold opening wall units	-	-	-	-	-	-	-	-	-	-	-
Bullnosed edged worktop with upstand to wall	✓	✓	✓	✓	✓	-	-	-	-	-	-
Square PVC edged worktop with upstand to wall	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas or electric ceramic hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 5-burner gas or electric ceramic hob	-	-	-	-	-	-	-	-	-	-	-
Stainless steel single fan oven	✓	✓	✓	✓	✓	-	-	-	-	-	-
Stainless steel single multi-function fan oven	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Stainless steel double multi-function fan oven	○	○	○	○	○	○	○	○	○	○	○
Stainless steel integrated microwave oven (where layout permits)	-	-	-	-	-	○	○	○	○	○	○
Space for in-column fridge/freezer	✓	✓	✓	✓	✓	-	-	-	-	-	-
Housing for integrated fridge/freezer (appliances not included)	○	○	○	○	○	-	-	-	-	-	-
Integrated fridge/freezer	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○
Downlighters to underside of wall units	-	-	-	-	-	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	-	-	-	-	-	-
LED downlighters to ceiling	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○

Bathrooms

Ideal Standard's contemporary styled 'Concept' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome look shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drum type low energy light to ceiling	✓	✓	✓	✓	✓	-	-	-	-	-	-
LED downlighters to ceiling	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○

- ✓ Standard
- Optional Extra
- Not Available

	Hurston	Tolkien	Darwin	Darwin DA	Carron	Greene	Hardy	Glenmuir	Buchan	Buchan DA	Crompton
Electrical											
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	-	-	-	-	-	-
TV socket to lounge, kitchen and master bedroom	○	○	○	○	○	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○
Heating											
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○	○
Exterior											
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (plot specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Decorative											
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clear finished natural oak staircase handrail	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Groove patterned smooth internal door with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white/white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○	○
Landscaping											
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

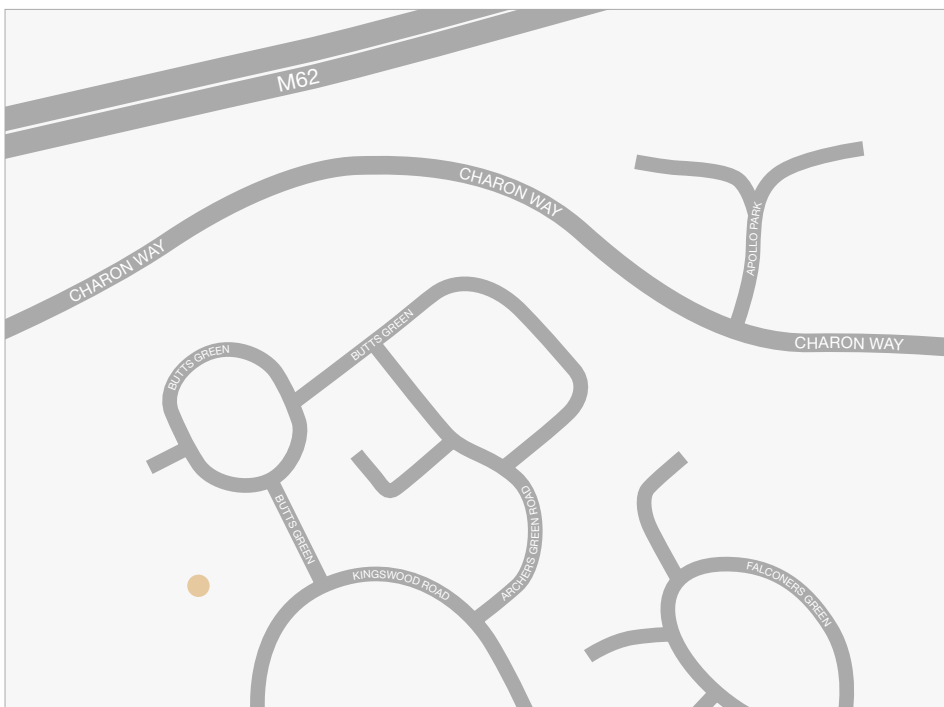
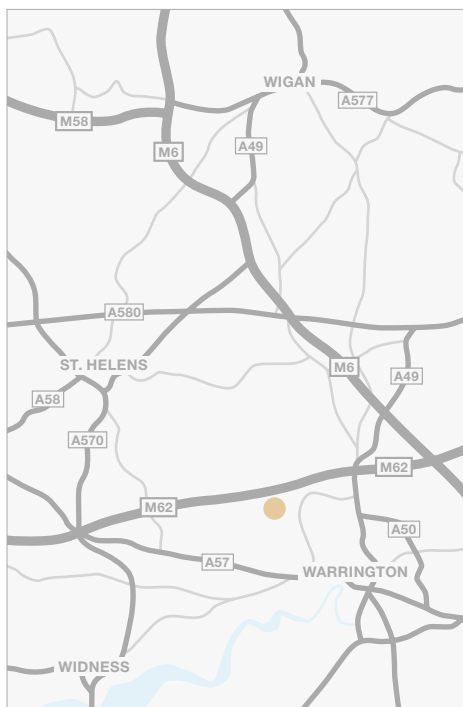
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section 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 to Monday

10.30am to 5.30pm

Telephone: 0808 274 8650



From the M62

Leave the M62 at junction 8 and at the roundabout follow signs for Warrington and the A574, also signposted for the tourist route to Gulliver's World Resort. Take the first left turn into Kingswood Road and turn left at the subsequent T-junction. The entrance to Barley Green is second on the left, around quarter of a mile on.

From Warrington Town Centre

Take the A49 Winwick Road from the town centre and carry on past the Alban Retail Park, then at the next roundabout take the first exit, signposted for Westbrook, to join the A574 Cromwell Avenue. Follow signs for Old Hall and the Westbrook Centre through two roundabouts, and at the third take the third exit, signposted for Gemini Retail Park. At the next roundabout take the second exit, keeping the Memphis Belle carvery on the left, then at the next take the third exit into Kingswood Road. Follow Kingswood Road as it curves round a small park with a circle of trees on the left, and the entrance to Barley Green is on the right hand side.

Sat Nav: WA5 7XU

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.



the place to be[®]

How Green?

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.

www.mymillerstreet.co.uk

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.

millerhomes

the place to be®

This brochure is printed on Regency Satin. Regency Satin is Carbon Balanced and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference.

Please recycle this brochure and help make that difference.

www.millerhomes.co.uk