



Eaton Meadow
Congleton

millershomes










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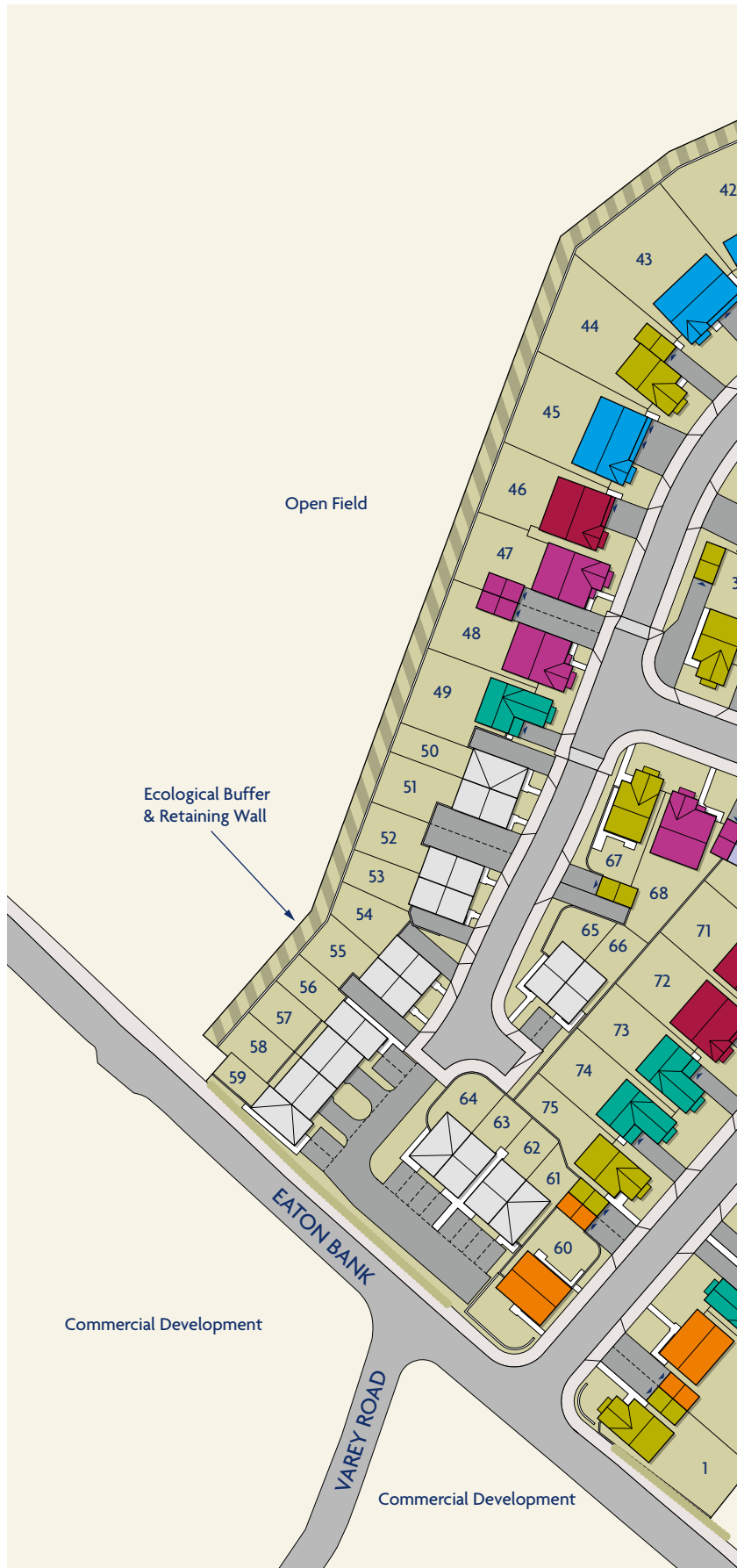
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with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



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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.



Open Field

River Dane

L.E.A.P.

Pump Station

Existing Car Park

Sheltered by mature woods alongside the River Dane, yet less than a mile from Congleton's charming town centre with its traditional shopping streets and picturesque historic buildings, Eaton Meadow is an attractive selection of three, four and five bedroom homes that integrate traditional appeal with modern, energy efficient design. Located midway between the M6 and the Peak District National Park, this exciting new neighbourhood combines its strategic location with the appeal of fresh air and wide horizons.

Welcome to Eaton Meadow...



Congleton is just ten minutes drive from the M6, with direct train services to Manchester Piccadilly, a journey of 45 minutes, as well as to Stoke-on-Trent. National Cycle Route 55 passes alongside the development, and other routes for short or long distance walking or cycling include delightful paths along the River Dane and the Macclesfield Canal.





Congleton Park, with its play area and gardens, and the adjacent Town Wood, an important conservation site for wild plants, are just half a mile from Eaton Meadow, and the town's outdoor paddling pool opens during the summer months. On the southern edge of the town, Astbury Mere Country Park features a large lake used for sailing and fishing. Westlow Mere, to the west of Eaton Meadow, is also used by anglers, and there are two golf clubs nearby, the picturesque nine-hole Congleton Golf Club and an 18-hole parkland course at Astbury, both within around two miles of the development.

Indoor amenities include Congleton Leisure Centre, with its 25m swimming pool, teaching pool, sports hall, fitness suite and sauna. There is a good selection of historic inns, restaurants, cafés and pubs in and around the town, and the local Daneside Theatre is used by several local groups to present entertainments ranging from amateur drama and concert performances to film screenings. The area's more unexpected attractions include Clonter Opera Theatre, a few miles north of Congleton, which supplements operatic performances with other live entertainments.









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Darwin

Overview

With french doors in both the dual aspect kitchen and dining room and the double-aspect lounge, this is a home filled with natural light, and garden access from both downstairs rooms adds flexibility to the living space.

A feature gallery landing leads to the master bedroom with en-suite and two further bedrooms.

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"

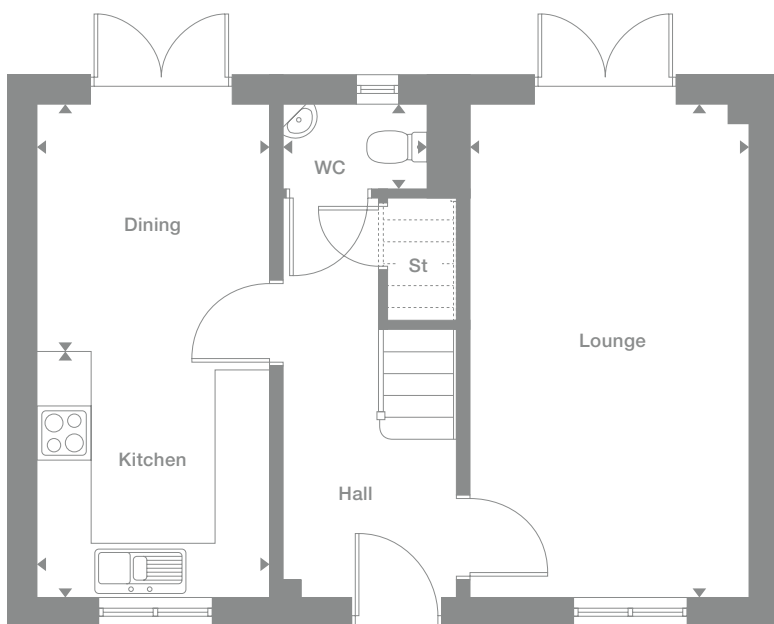
En-Suite
1.933m x 1.693m
6'4" x 5'7"

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"

Ground Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

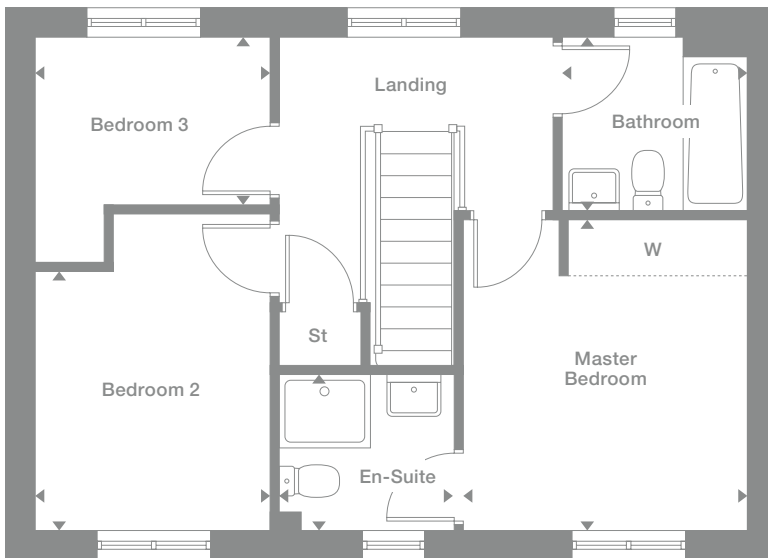
Plots
24, 31

Floor Space
921 sq ft
85.56m²



Please note: Elevational and boundary treatments may vary

First Floor



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Darwin DA

Overview

The double aspect kitchen and dining room incorporates french doors that add an open, spacious quality to the light-filled interior, complementing a dual aspect lounge where a central bay window provides a focal point. The three bedrooms accessed via a bright gallery landing include an en-suite master with a built-in wardrobe.

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"

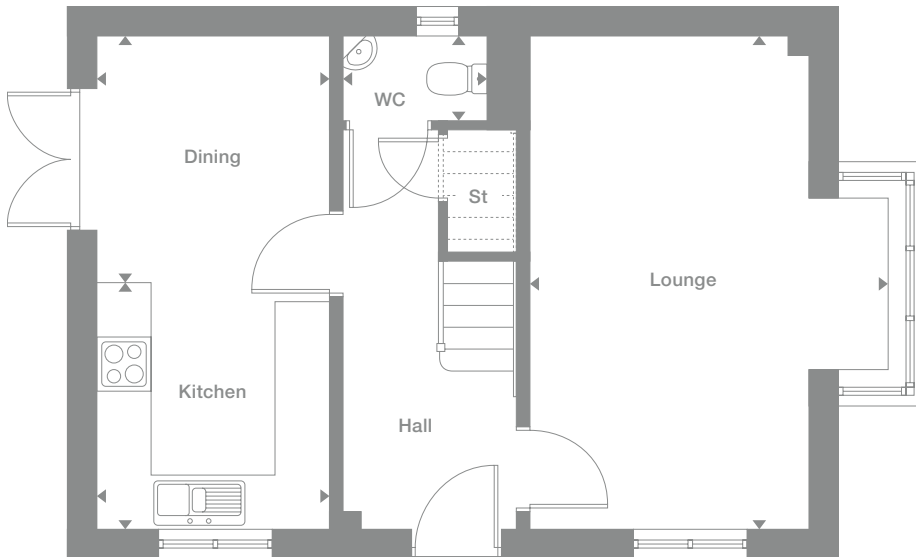
En-Suite
1.933m x 1.693m
6'4" x 5'7"

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"

Ground Floor



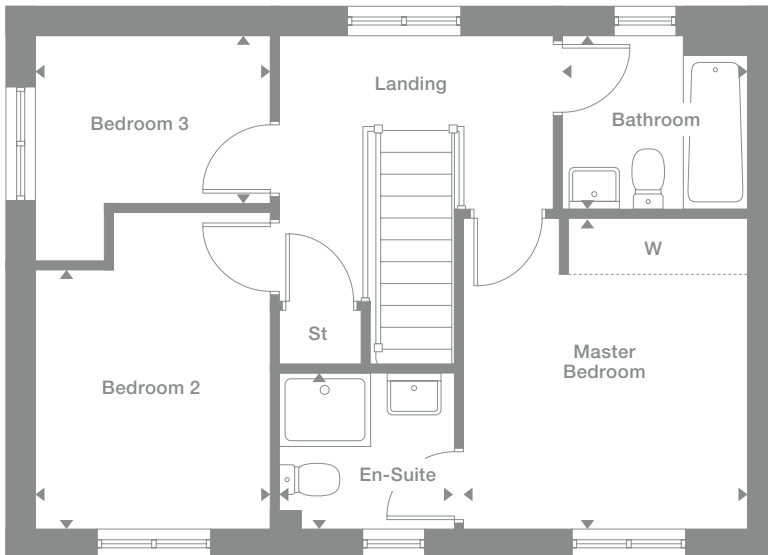
Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

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Please note: Elevational and boundary treatments may vary

First Floor



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Orwell

Overview

The elegant, bay-windowed façade, with its broad canopy sheltering the front door and garage entrance, creates an instant appeal. French doors keep the kitchen and dining room fresh and inviting and the feature staircase and landing gives access to three bedrooms, including a master suite with a generously sized wardrobe.

Ground Floor

Lounge
3.850m_{max} x 5.257m_{max}
12'8" x 17'3"

Dining
1.950m x 3.107m
6'3" x 10'2"

Kitchen
1.852m x 3.107m
6'1" x 10'2"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m_{max} x 3.247m
12'8" x 10'8"

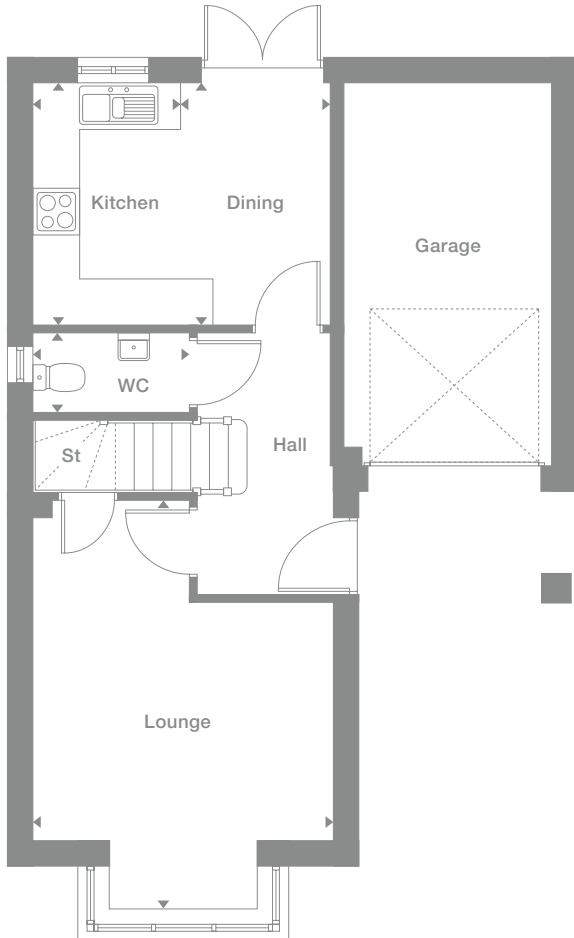
En-Suite
2.844m_{max} x 1.017m_{max}
9'4" x 3'4"

Bedroom 2
3.694m x 3.107m
12'1" x 10'2"

Bedroom 3
2.838m x 3.107m
9'4" x 10'2"

Bathroom
2.682m x 1.700m
8'10" x 5'7"

Ground Floor



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Plots

3, 4, 7, 8, 20, 23,
33, 36, 49, 70,
73, 74

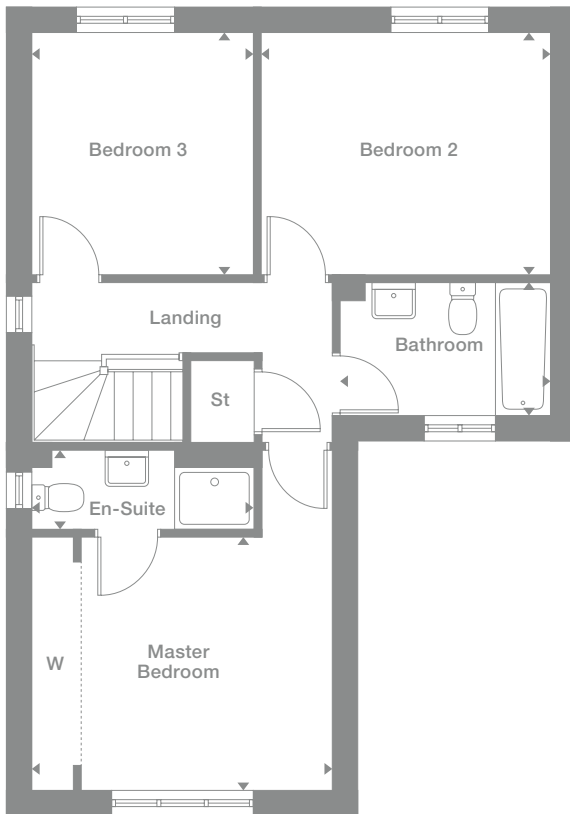
Floor Space

968 sq ft
89.93m²



Please note: Elevational and boundary treatments may vary

First Floor



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Overview

The instant attraction of the spacious entrance and attractive bay window is sustained by a succession of delightful features, from the french doors in the bright kitchen and dining room to four bedrooms each with its own unique character. The master bedroom includes a wardrobe and en-suite shower.

Ground Floor

Lounge
3.966m max x 5.231m max
13'0" x 17'2"

Kitchen/Dining
5.429m x 3.614m
17'10" x 11'10"

WC
1.617m max x 1.510m max
5'4" x 4'11"

First Floor

Master Bedroom
3.966m max x 2.678m
13'0" x 8'9"

En-Suite
1.797m x 1.617m
5'11" x 5'4"

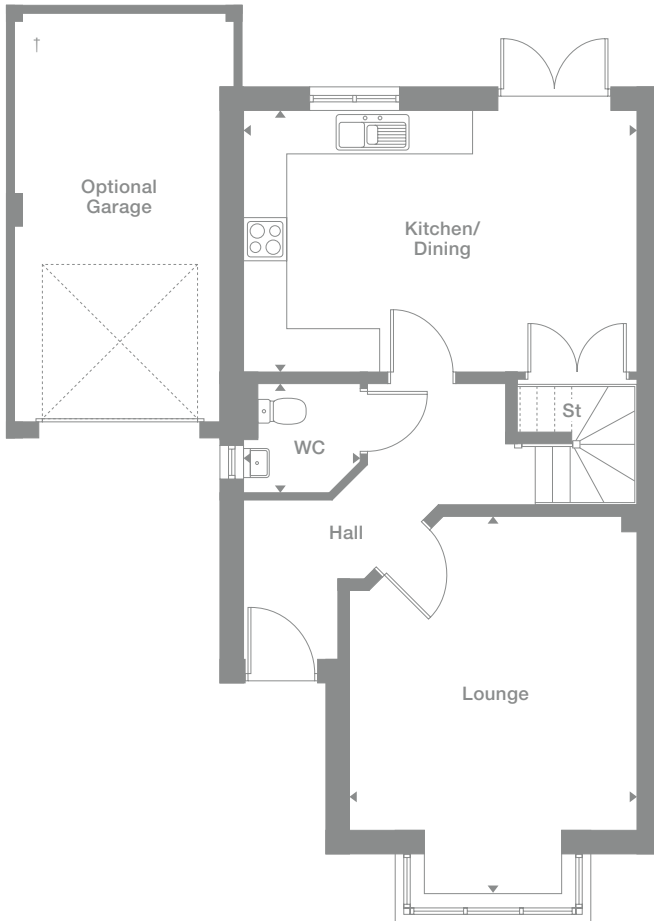
Bedroom 2
3.551m x 2.641m
11'8" x 8'8"

Bedroom 3
1.785m x 3.644m
5'10" x 11'11"

Bedroom 4
2.513m max x 2.569m max
8'3" x 8'5"

Bathroom
2.513m max x 2.170m max
8'3" x 7'1"

Ground Floor



† Garage may be omitted

Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

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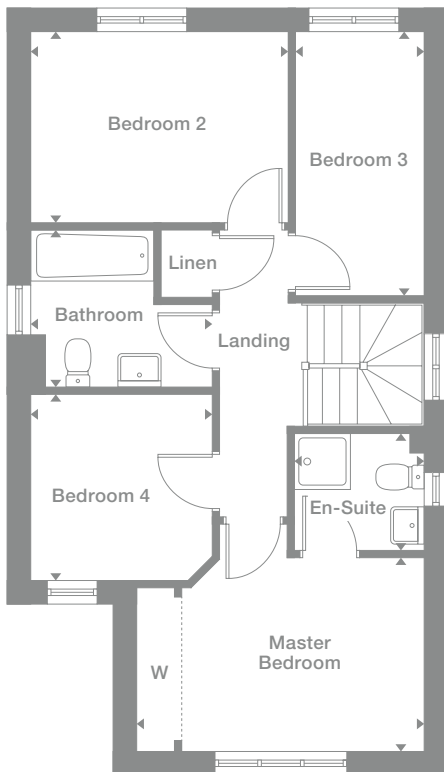
Plots
1, 19, 28, 35,
44, 67, 75

Floor Space
1,106 sq ft
102.75m²



Please note: Elevational and boundary treatments may vary

First Floor



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Buchan

Overview

The airy hallway, with its feature staircase, opens on to a dual aspect kitchen and dining room with separate utility room, creating a natural gathering place. With french doors in the lounge, a separate study and four bedrooms, with the master bedroom having an en-suite, this is a home that balances social space with privacy.

Ground Floor

Lounge

3.450m x 4.797m
11'4" x 15'9"

Dining

2.763m x 3.320m
9'1" x 10'11"

Kitchen

2.763m x 3.630m
9'1" x 11'11"

WC

1.620m x 0.945m
5'4" x 3'1"

Utility

1.937m x 1.799m
6'4" x 5'11"

Study

2.323m x 2.060m
7'7" x 6'9"

First Floor

Master Bedroom

3.507m max x 3.793m max
11'6" x 12'5"

En-Suite

2.238m max x 2.044m max
7'4" x 6'8"

Bedroom 2

2.805m max x 3.762m max
9'2" x 12'4"

Bedroom 3

2.519m x 3.095m
8'3" x 10'2"

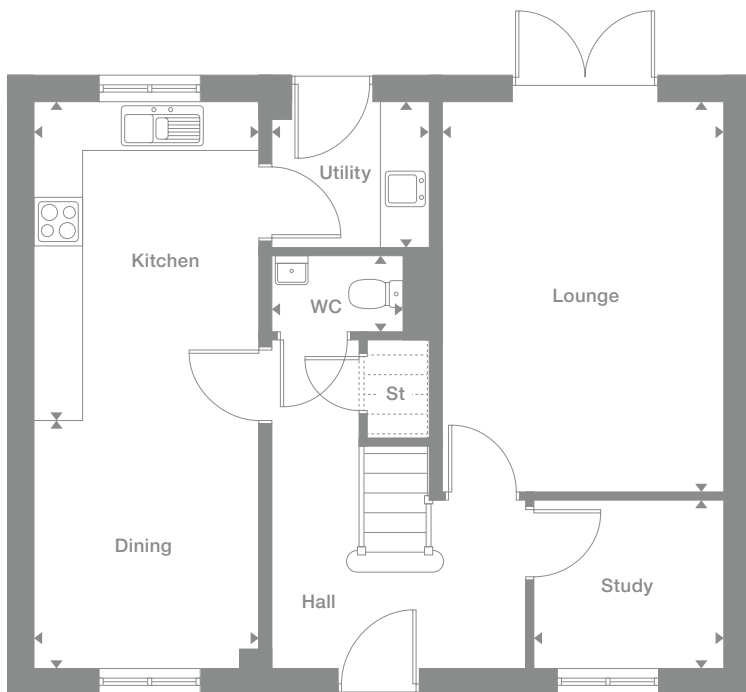
Bedroom 4

2.411m x 3.064m
7'11" x 10'1"

Bathroom

3.048m max x 1.700m max
10'0" x 5'7"

Ground Floor



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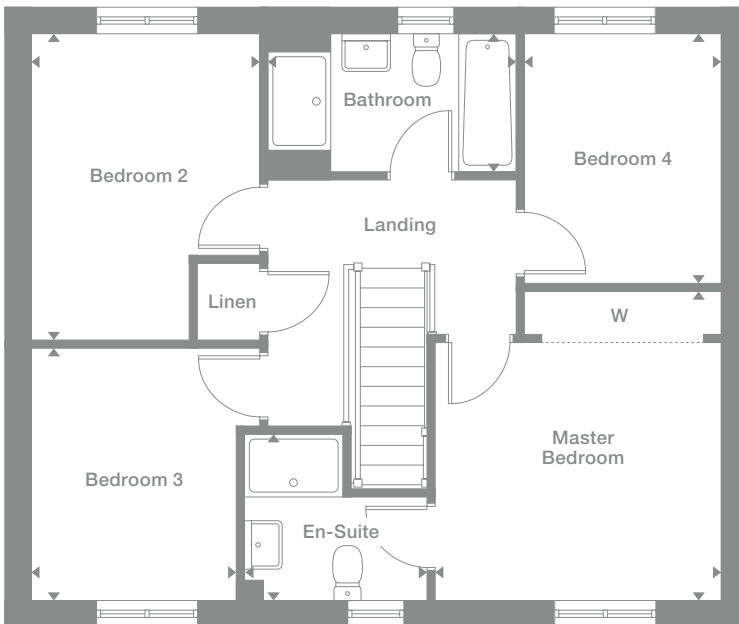
Plots
2, 30, 60

Floor Space
1,264 sq ft
117.43m²



Please note: Elevational and boundary treatments may vary

First Floor



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Buchan DA

Overview

The dual aspect kitchen and dining room and the inviting lounge share the ground floor with a useful utility room and a separate study. The feature staircase and gallery landing lead to four bedrooms, with the master bedroom having an en-suite, and a beautifully designed family bathroom with a separate shower cubicle.

Ground Floor

Lounge
3.450m x 4.797m
11'4" x 15'9"

Dining
2.763m x 3.041m
9'1" x 10'0"

Kitchen
2.763m x 3.909m
9'1" x 12'10"

WC
1.620m x 0.945m
5'4" x 3'1"

Utility
1.937m x 1.799m
6'4" x 5'11"

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"

En-Suite
2.238m x 2.044m max
7'4" x 6'8"

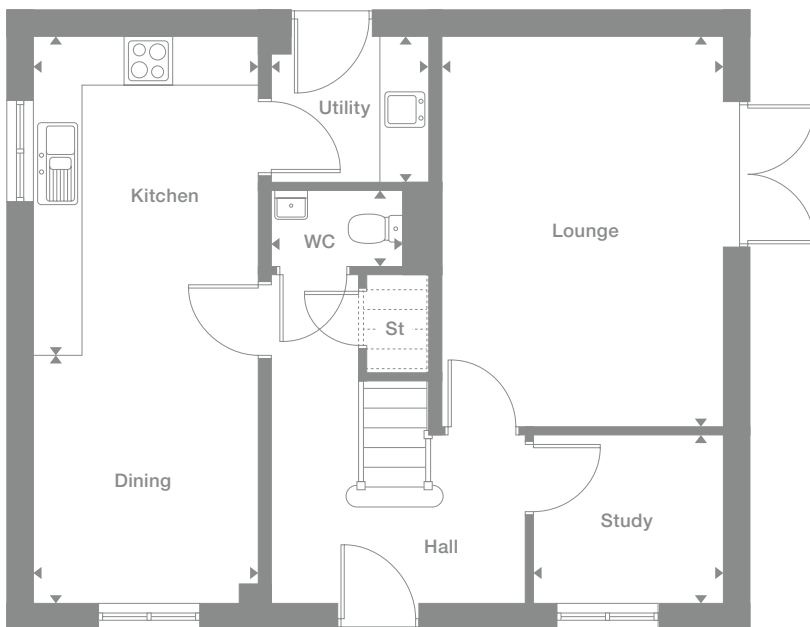
Bedroom 2
2.805m max x 3.762m max
9'2" x 12'4"

Bedroom 3
2.519m x 3.095m
8'3" x 10'2"

Bedroom 4
2.411m x 3.064m
7'11" x 10'1"

Bathroom
3.048m max x 1.700m max
10'0" x 5'7"

Ground Floor



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Plots

9, 17, 21, 25, 27, 69

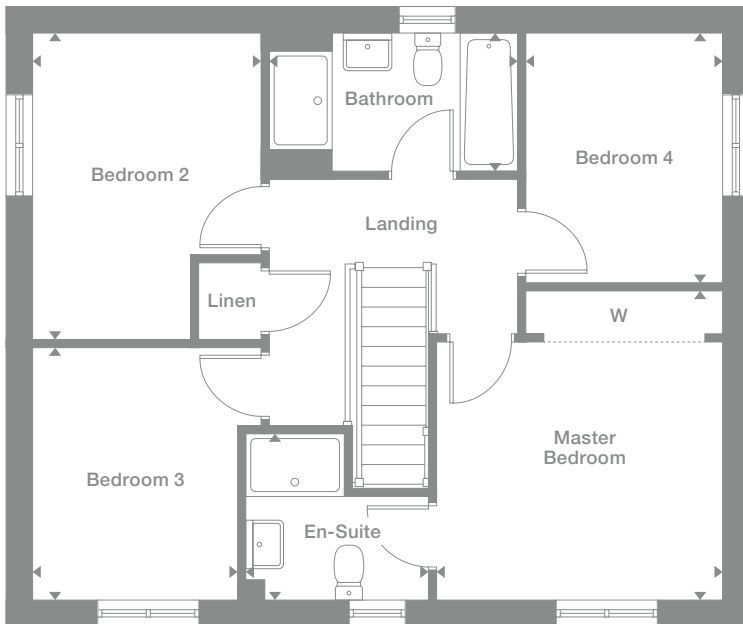
Floor Space

1,264 sq ft
117.43m²



Please note: Elevational and boundary treatments may vary

First Floor



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Overview

The contemporary kitchen, family and dining room, with its french doors, present a welcoming setting for entertaining.

Upstairs, two bedrooms have en-suite showers creating a luxurious private retreat.

Ground Floor

Lounge
3.264m x 6.516m max
10'9" x 21'5"

Kitchen
3.052m x 3.060m
10'0" x 10'0"

Utility
1.812m x 1.904m
5'11" x 6'3"

Family/Dining
3.207m x 3.060m max
10'6" x 10'0"

WC
0.946m x 2.028m
3'1" x 6'8"

First Floor

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

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

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

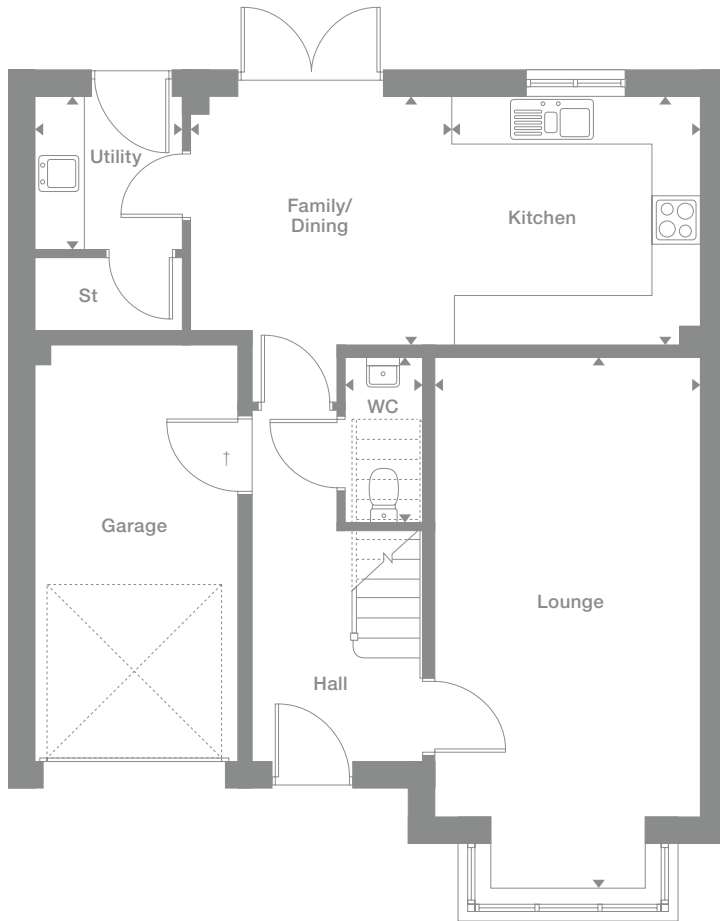
En-Suite 2
2.498m max x 1.806m
8'2" x 5'11"

Bedroom 3
3.336m max x 2.807m
10'11" x 9'3"

Bedroom 4
2.498m x 2.980m
8'2" x 9'9"

Bathroom
2.144m max x 1.794m
7'0" x 5'11"

Ground Floor



† Optional personnel door

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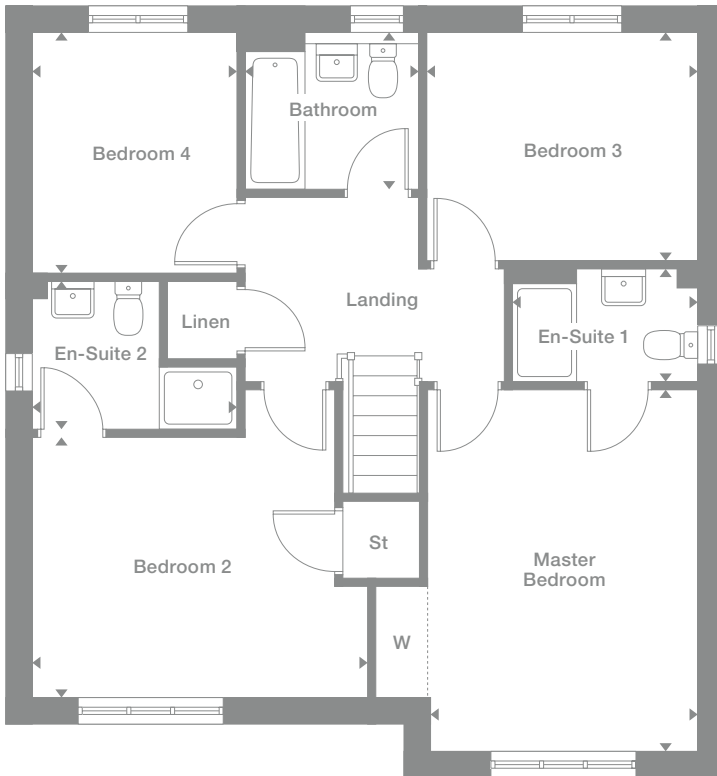
Plots
26, 29, 32,
37, 40, 41,
46, 71, 72

Floor Space
1,381 sq ft
128.30m²



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First Floor



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Mitford

Overview

The stunning kitchen and dining room is the highlight of this spacious family home which also includes a peaceful private study. The four bedrooms, one of them en-suite, are reached via a feature gallery landing.

Ground Floor

Lounge
3.651m x 5.446m max
12'0" x 17'10"

Kitchen
4.032m x 2.993m
13'3" x 9'10"

Dining
3.114m x 3.885m
10'3" x 12'9"

WC
2.087m x 1.082m
6'10" x 3'7"

Utility
2.087m x 1.660m
6'10" x 5'5"

Study
2.087m x 2.060m
6'10" x 6'9"

First Floor

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1"

En-Suite
1.618m max x 2.073m max
5'4" x 6'10"

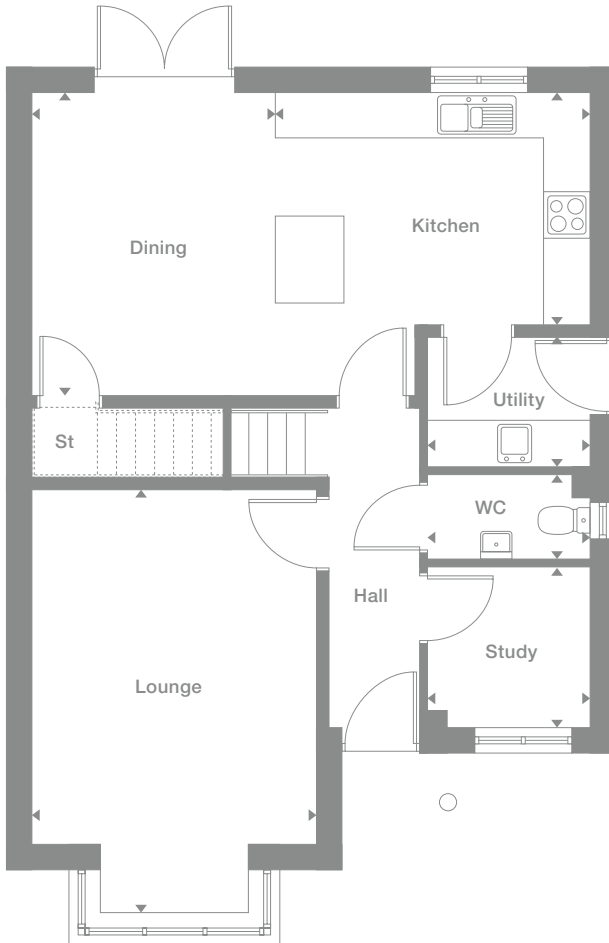
Bedroom 2
3.793m x 2.758m
12'5" x 9'1"

Bedroom 3
3.260m x 2.758m
10'8" x 9'1"

Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.558m max x 2.040m max
8'5" x 6'8"

Ground Floor



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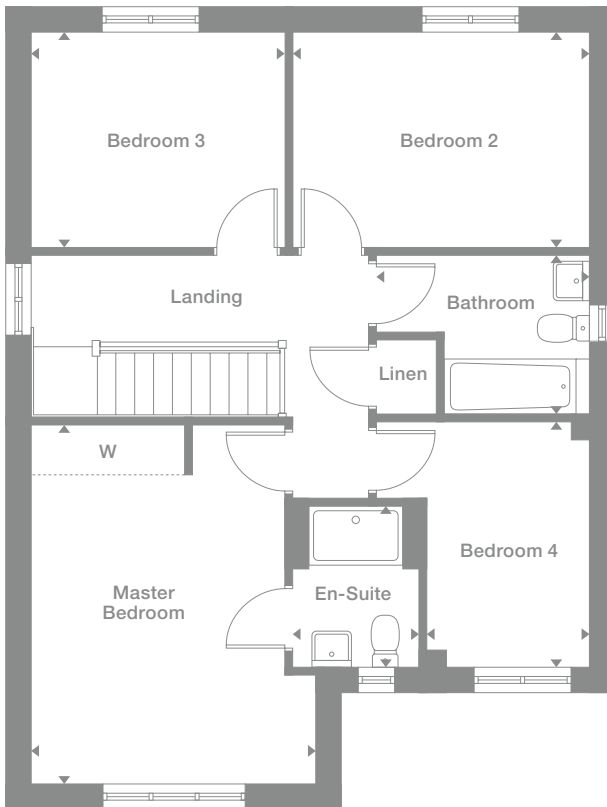
Plots
5, 6, 18, 47,
48, 68

Floor Space
1,348 sq ft
125.23m²



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First Floor



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Buttermere

Overview

Featuring a bay-windowed lounge and a spectacular open-plan kitchen and dining area with french doors providing access to the garden, this is a home that combines contemporary style with enormous amenity. Three of the five bedrooms have en-suite showers, making the creation of an invitingly luxurious guest suite an option.

Ground Floor

Lounge
3.391m x 5.918m max
11'2" x 19'5"

Kitchen
4.882m x 2.980m
16'0" x 9'9"

Dining
4.032m x 2.980m
13'3" x 9'9"

WC
1.673m x 0.927m
5'6" x 3'0"

Utility
1.673m x 1.960m
5'6" x 6'5"

First Floor

Master Bedroom
2.806m max x 5.184m
9'2" x 17'0"

En-Suite 1
1.857m x 2.002m
6'1" x 6'7"

Bedroom 2
3.391m x 3.643m
11'2" x 11'11"

En-Suite 2
1.648m max x 2.055m max
5'5" x 6'9"

Bedroom 3
3.201m x 3.053m
10'6" x 10'0"

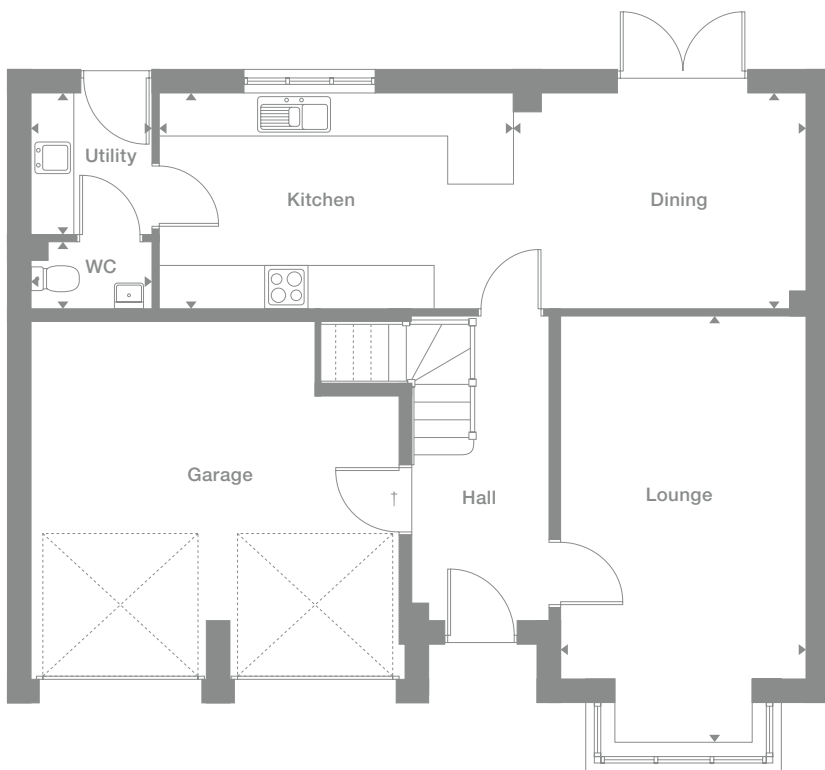
En-Suite 3
2.388m x 1.210m
7'10" x 4'0"

Bedroom 4
2.556m x 3.147m
8'5" x 10'4"

Bedroom 5
3.255m x 2.002m
10'8" x 6'7"

Bathroom
2.088m max x 2.040m max
6'10" x 6'8"

Ground Floor



† Optional personnel door

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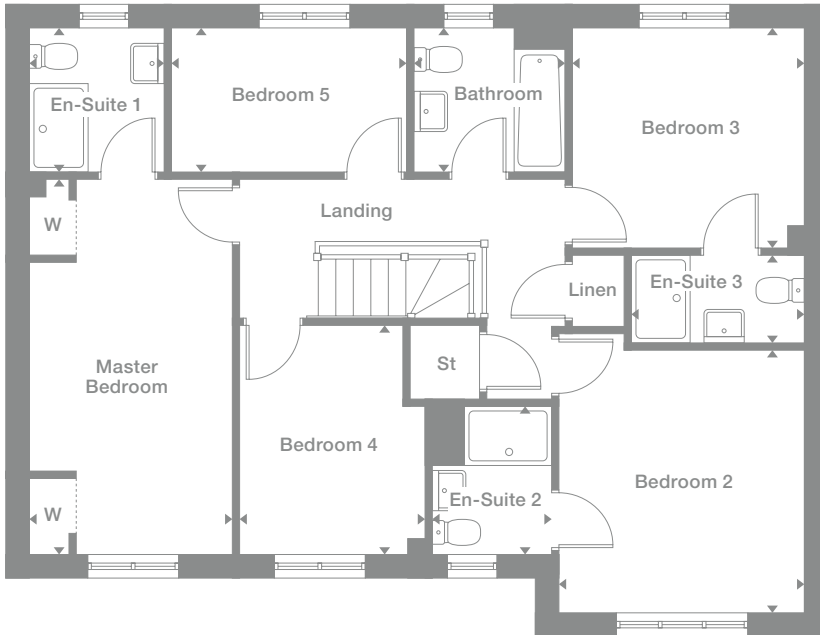
Plots
34, 38, 39,
42, 43, 45

Floor Space
1,501 sq ft
139.45m²



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First Floor



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Specification

- ✓ Standard
- Optional Extra
- Not Available

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals

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 style extractor and stainless steel 60cm splashback to hob

Integrated cooker hood extractor and black glass splashback to hob

Stainless steel 60cm gas hob

60cm Zanussi induction 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)

Integrated fridge/freezer

Plumbing and electrics for washing machine

Integrated washing machine

Integrated dishwasher

LED square lights 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 Arc/Cube/Sphere' bathroom suite

Soft close toilet seat to bathroom WC

Soft close toilet seats to en-suite and WC's

Wall mounted chrome bath filler

Wall mounted thermostatic bar style shower valve

Low profile shower tray with silver finish framed clear glass enclosure

Shaver point to en-suite and/or bathroom

LED downlighters to ceiling of bathroom, en-suite and WC

Full height ceramic tiling to shower area

Half height ceramic tiling to walls incorporating sanitaryware appliances to bathroom and en-suite

Tiled splashback to WC's

Ceramic floor tiles

	Darwin	Darwin DA	Orwell	Esk	Buchan	Buchan DA	Tressel	Mitford	Buttermere
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Specification

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) carbon dioxide detectors (except where boiler located in garage)

Power and lighting to garage

TV socket to lounge 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 room thermostat is fitted)

Programmable control of heating zones

Chrome towel radiator to bathroom/en-suite

Exterior

Double glazed PVC-u windows (where planning permits)

Double glazed PVC-u French casement doors to patio (where layout permits)

PVC-u fascias, soffits and gutters (where planning permits)

Multi-point door locking system to front, rear and side doors

Up-and-over steel garage vehicular door

House numbers ready fitted

Outside cold water tap

Decorative

Stop chamfer moulded spindles, newel posts and caps to staircase

Softwood staircase handrail, painted white

American white oak staircase handrail, stained clear

Ovolo moulded skirting boards and architraves

White ladder style internal doors with chrome lever handle on rose

Smooth finish ceilings, painted in white emulsion

Walls painted in white emulsion

Woodwork painted gloss white

Fitted wardrobe system to master bedroom

Fitted wardrobe system to bedroom 2

Landscaping

Turf to front garden

1,800mm high, close board boundary and divisional fencing

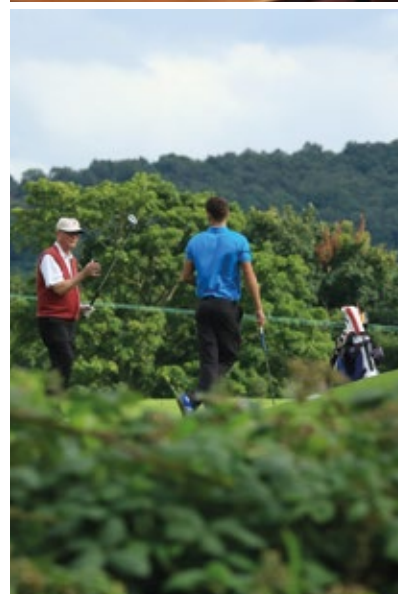
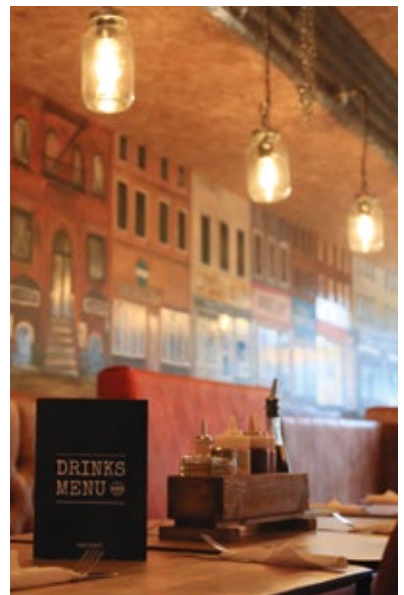
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A small shopping area nearby, reached by a footbridge across the River Dane, includes a convenience store and post office, a family butcher and a pharmacy, and a little further on there is a Co-op late store with some recycling facilities. The short walk into the town centre opens up a wide choice of traditional local shops, high street names and supermarkets, most of them in pleasant pedestrianised streets, and there is a covered market held on Tuesdays and Saturdays.

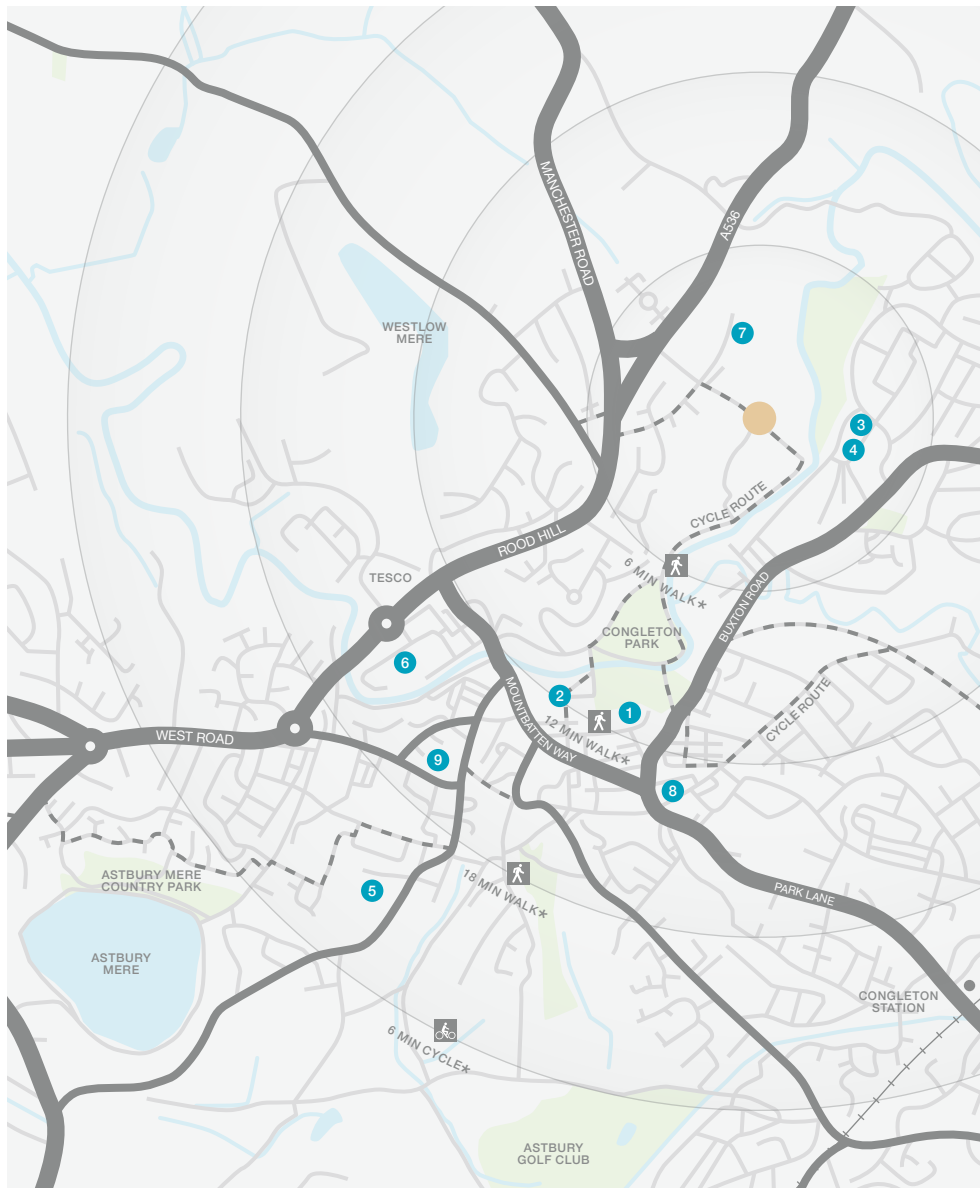
Eaton Meadow is in the catchment areas for Marlfields Primary School and St Mary's RC Primary School, both assessed as good by Ofsted. Eaton Bank Academy, a few yards from the development, was described in 2015 as displaying outstanding leadership, pupil behaviour and safety. Nearby medical services include Lawton House Surgery, and Congleton Dental Centre is a family-oriented practice in the town centre. In addition, the town's War Memorial Hospital has a minor injuries unit.

Please note: Ofsted facts correct at time of print





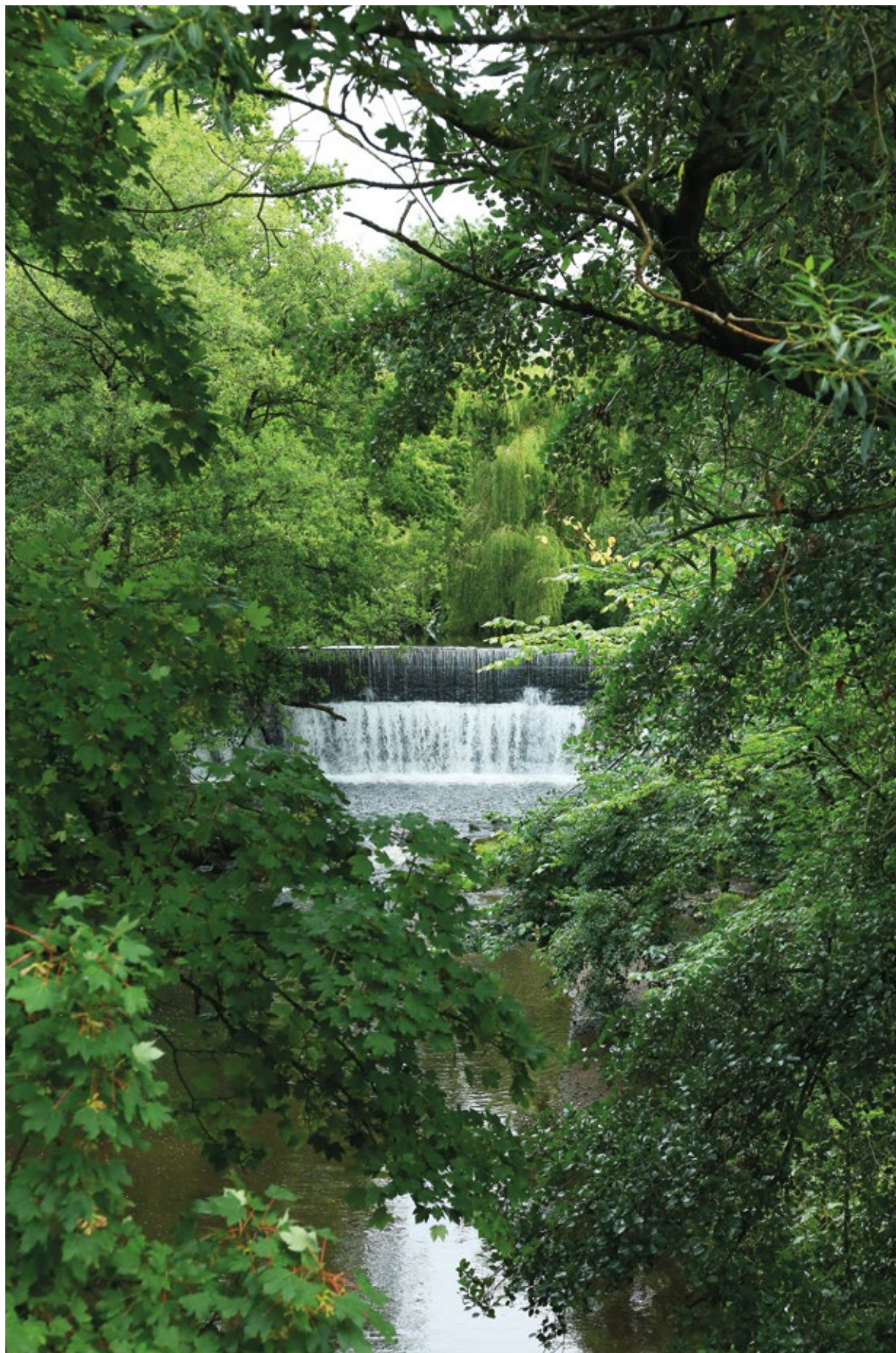
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Congleton Leisure Centre, Worrall Street 01260 387 717
 - 2 Daneside Theatre Park Road 01260 278 481
 - 3 Salus Pharmacy 62a Havannah Street 01260 291 091
 - 4 Londis Store and Post Office, 64 Havannah Street 01260 299 662
 - 5 Marfields Primary School, Wagg's Road 01260 387 057
 - 6 St Mary's RC Primary School, Belgrave Avenue 01260 274 690
 - 7 Eaton Bank Academy Jackson Road 01260 273 000
 - 8 Lawton House Surgery, Bromley Road 01260 275 454
 - 9 Congleton Dental Centre Ltd, 11 West Street 01260 291 059
- Cionter Opera Theatre, Swettenham Heath Trap Road 01260 224 514

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
 0.5km = 5 to 7 mins walk
 1.0km = 10 to 14 mins walk
 1.5km = 15 to 21 mins walk
 2.0km = 5 to 8 mins cycle
 2.5km = 6 to 10 mins cycle



The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who buy our homes and raise their families in them. We have a five star rating (that's the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look

around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.nymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner



How to find us

**Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0330 037 8319**

From Manchester and the North

Approaching Congleton by the A34 Congleton Road, after turning left to enter the one-way system, at the next junction turn left following signs for Macclesfield then immediately turn right into Jackson Road, signposted for Eaton Bank School. Around 300 yards further on, the entrance to Eaton Meadow is on the left.

From the M6 and the South

Entering Congleton, follow signs for the Town Centre through a series of roundabouts. After passing a Tesco supermarket on the left, carry straight on following signs for Manchester. Half a mile on, enter the one-way system and follow signs for Macclesfield through two junctions then, immediately after the second, turn right into Jackson Road, signposted for Eaton Bank. Carry straight on at the crossroads then, after around 300 yards, the entrance to Eaton Meadow is on the left.

Sat Nav: CW12 1PH



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 homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



the place to be®

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.

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

millerhomes

the place to be®