



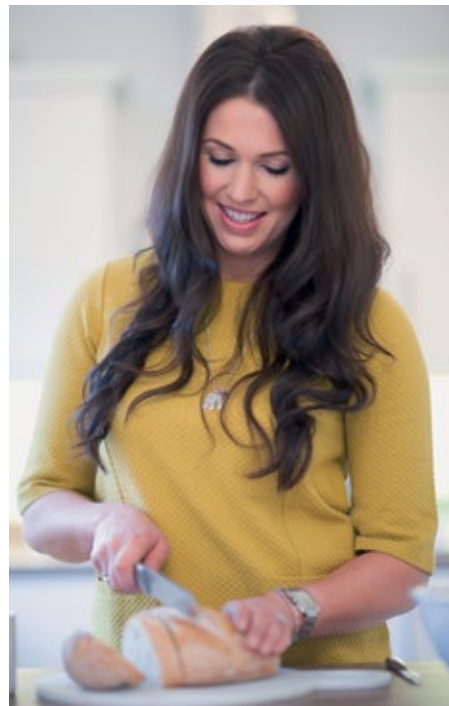
Chestnut Grove Wellesbourne

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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

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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.

Wellesbourne Mountford Airfield



Airfield

P.O.S

L.A.P



Existing Tree Belt

Pumping Station

Open Fields



Welcome to Chestnut Grove

Set on a tree-lined lane around a mile and a half from the pleasant village centre of Wellesbourne, Chestnut Grove is an attractive neighbourhood of two, three and four bedroom homes that combine modern, energy efficient design with a traditional architectural appeal. Enjoying acres of woodland and open countryside virtually on the doorstep, yet just a few minutes drive from the M40 and in easy reach of Birmingham, this peaceful development offers the best of all worlds.




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 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



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 being a pleasant place to live. So here's some useful information about the area around Chestnut Grove.





- 1 Walton Hall
- 2 Birth Place of Shakespeare
- 3 The Garrick Inn
- 4 St Peter's Church, Wellesbourne



2



3



4

Local Life

Wellesbourne supports a wide range of community activities ranging from sports to bridge, dance and bell-ringing, and there are some delightful traditional pubs in the village. The historic Wellesbourne Airfield, close to Chestnut Grove, holds aviation-related events and has a Wartime Museum, and Chedham's Yard, another celebrated local attraction, preserves a working blacksmith and wheelwright's shop. There is a cinema and a wide choice of other amenities, as well as the world-renowned Royal Shakespeare Theatre, in Stratford-upon-Avon.

Shopping

Sainsbury's and Co-op supermarkets can be found within a mile of Chestnut Grove, and the centre of the village has a good selection of local traders and services, including a post office, a family butcher, a delicatessen and convenience stores. Wellesbourne Airfield also hosts one of the largest weekly outdoor markets in the UK.

Transport

Chestnut Grove is approximately five and a half miles from the M40 junction 15 and around 40 minutes drive from Birmingham. Local buses link the village with Stratford-upon-Avon, Leamington Spa, Banbury and Coventry, and there are three railway stations within eight miles of the development. Fast services run from Warwick Parkway to Birmingham Snow Hill and London Marylebone, and from Leamington Spa to Birmingham Moor Street, Manchester and Edinburgh. Slower services operate from Stratford-upon-Avon, five miles away, to London and Birmingham.

- 1 The Royal Shakespeare Theatre
- 2 Bards Walk Shopping Arcade
- 3 The Stags Head, Wellesbourne
- 4 The White Swan Hotel, Stratford-upon-Avon

Leisure & Recreation

There are some delightful walks around Wellesbourne and the surrounding communities that form an excellent introduction to the area. A guide to the walks is available from the Warwickshire County Council website. Stratford-upon-Avon Leisure Centre incorporates a gym, sports hall, sauna, all-weather pitches and two swimming pools.

Recycling Facilities

Wellesbourne Waste Recycling Centre, half a mile from the development, has receptacles for virtually all household waste including glass, batteries, paper and cardboard, cans and other packaging. It also accepts electrical goods, furniture, garden waste and scrap metal. A charity shop on the site, run by Age UK, re-sells reusable items.

Education & Health

Wellesbourne C of E Primary and Nursery School is located in the village centre, and there is an RC primary, St Gregory's, in Stratford-upon-Avon. A school bus service runs between Wellesbourne and Kineton High School, around six miles away. The large modern Hastings House Surgery medical practice, a dentist, the village pharmacy and the local library, which hosts health visitor clinics for mums and toddlers, are all located close to each other in the village centre.



2



3



4









Nevis

3 Bed

Plots

36*, 37, 88*, 89

Overview

The entrance canopy gives the frontage of the Nevis a classic appeal that introduces a comfortable, stylish interior. Feature french doors give the flexible L-shaped living room a particularly light, airy ambience.

Key Features

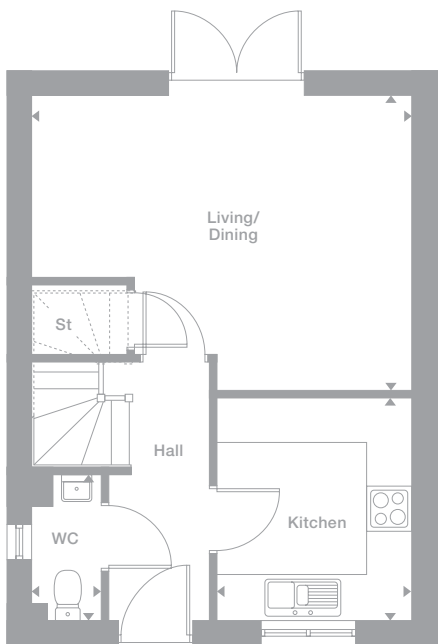
French Doors
Downstairs WC
Living/Dining Room
Contemporary Kitchen
Family Bathroom

Total Floor Space

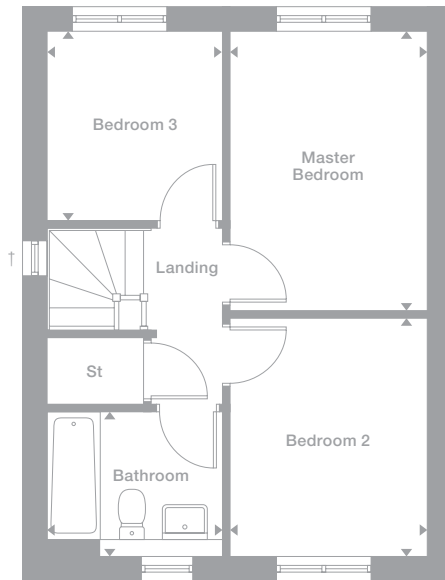
754 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
5.040m max x 3.912m max
16'6" x 12'10"

Kitchen
2.584m x 2.944m
8'6" x 9'8"

WC
0.930m x 1.924m
3'1" x 6'4"

First Floor

Master Bedroom
2.618m x 3.693m max
8'7" x 12'1"

Bedroom 2
2.618m x 3.162m
8'7" x 10'4"

Bedroom 3
2.329m x 2.501m
7'8" x 8'2"

Bathroom
2.329m x 1.700m
7'8" x 5'7"

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† End terrace only

* Plots are a mirror image of plans shown above

2 Bed

Hankin

Plots

42*, 43, 44*, 45

Key Features

Kitchen/Dining
Entrance Canopy
Storage
Downstairs WC
Large Bedrooms

Total Floor Space

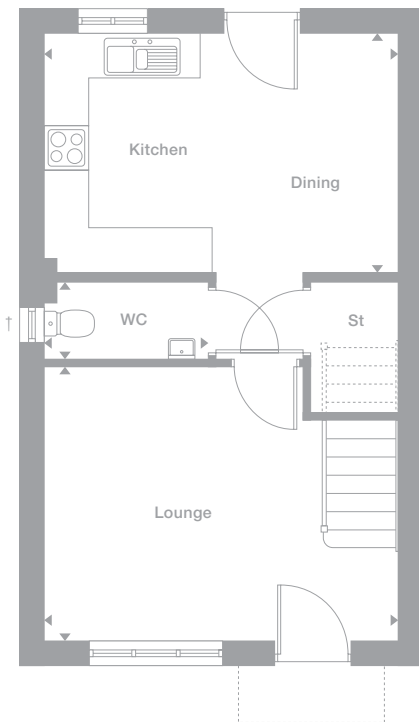
806 sq ft

Overview

The integration of the staircase into the lounge gives this extremely practical home a contemporary, spacious quality that is reflected in the beautifully planned and presented kitchen and dining room, a perfect setting for relaxed, convivial entertaining.



Ground Floor



Room Dimensions

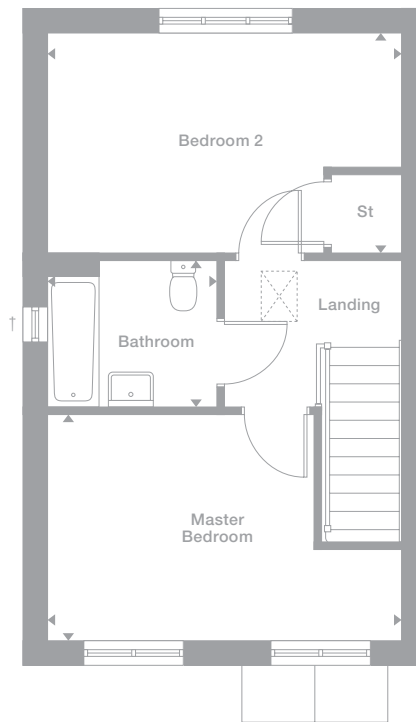
Ground Floor

Lounge
4.650m max x 3.630m max
15'3" x 11'11"

Kitchen/Dining
4.650m x 3.170m
15'3" x 10'5"

WC
2.185m x 0.981m
7'2" x 3'3"

First Floor



First Floor

Master Bedroom
4.650m max x 3.000m max
15'3" x 9'10"

Bedroom 2
4.650m x 2.910m
15'3" x 9'7"

Bathroom
2.231m x 1.902m
7'4" x 6'3"

† End terrace only

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Hawthorne

3 Bed

Plots

46*, 47, 48*, 49, 73*,
74, 75*, 76

Overview

The Hawthorne features a bright, dual aspect L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character that complements the crisp, stylish kitchen. The master bedroom includes an en-suite shower room.

Key Features

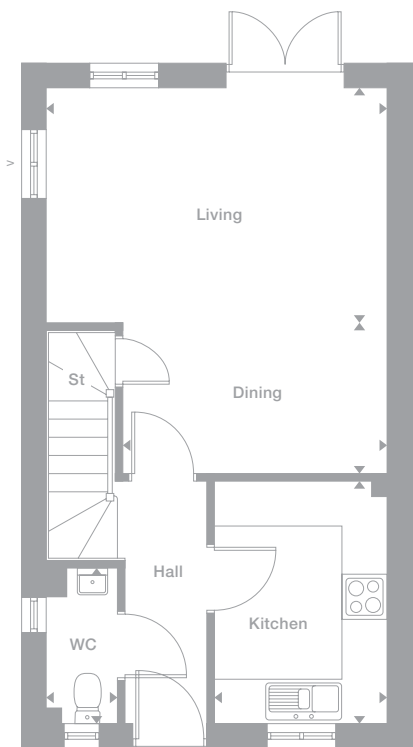
French Doors
Master Bed En-Suite
Downstairs WC
Storage

Total Floor Space

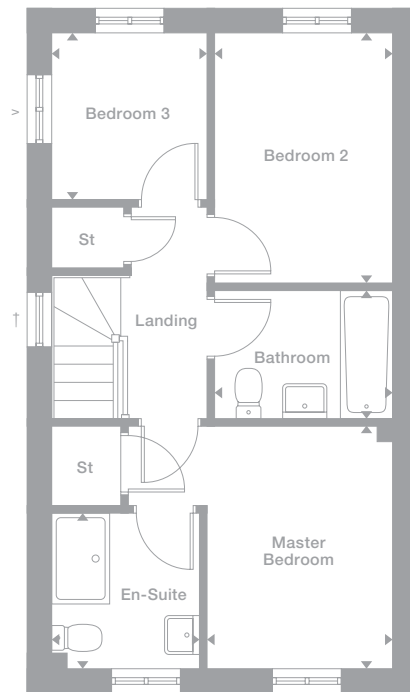
819 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.461m x 3.212m max
8'1" x 10'6"

En-Suite
1.960m x 2.060m
6'5" x 6'9"

Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"

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> Window to plot 47 only

† Not applicable to plot 47

* Plots are a mirror image of plans shown above

3 Bed

Marlow

Plots
96*, 97



Key Features

French Doors
Living/Dining
Downstairs WC
Contemporary Kitchen
Storage

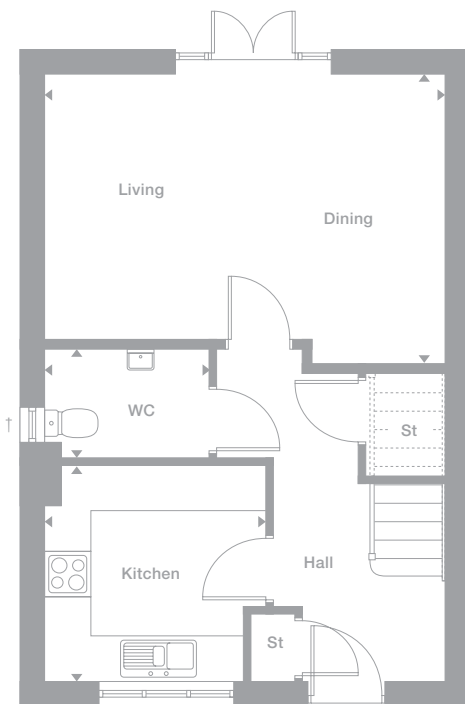
Total Floor Space

910 sq ft

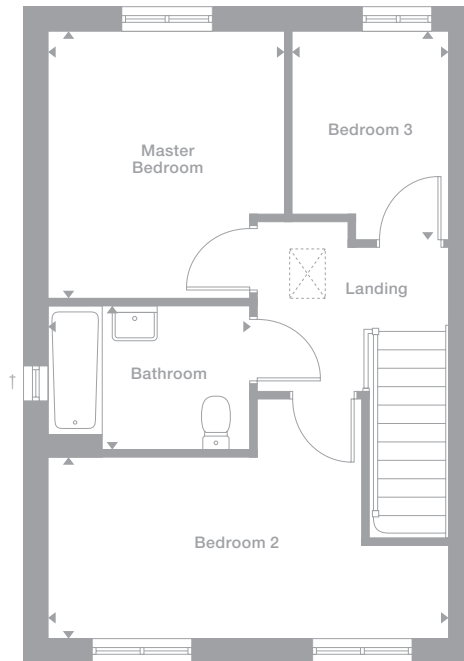
Overview

The broad living room incorporates central french doors with additional glazed panels on either side, bringing natural light flooding into a welcoming, flexible space and also presenting exciting opportunities for alfresco dining on warm summer evenings.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
5.250m x 3.825m max
17'3" x 12'7"

Kitchen
2.910m max x 2.870m
9'7" x 9'5"

WC
2.141m x 1.405m
7'0" x 4'7"

First Floor

Master Bedroom
3.100m max x 3.525m
10'2" x 11'7"

Bedroom 2
5.250m x 2.415m
17'3" x 7'11"

Bedroom 3
2.050m x 2.770m
6'9" x 9'1"

Bathroom
2.620m x 1.872m
8'7" x 6'2"

† End terrace only

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Darwin

3 Bed

Plots

90*, 91

Overview

French doors in both the dining room and the large triple-aspect lounge introduce a natural, airy ambience and maximise the benefits of the garden. A bright gallery landing carries the light, open character into the upper floor.

Key Features

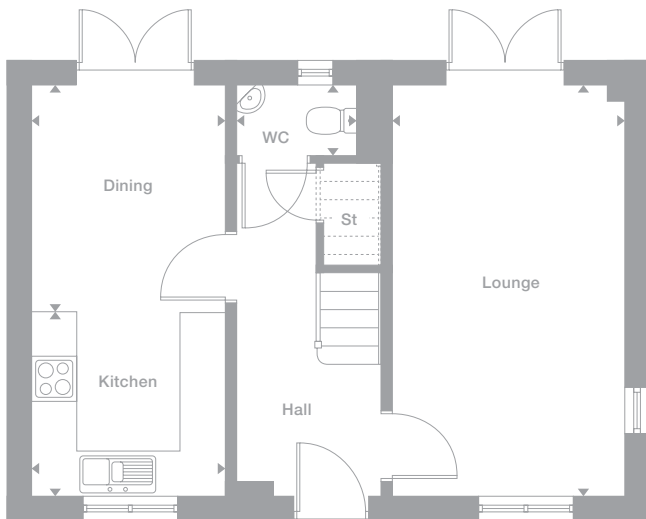
French Doors
Master Bed En-Suite
Downstairs WC
Triple-aspect Lounge
Garage

Total Floor Space

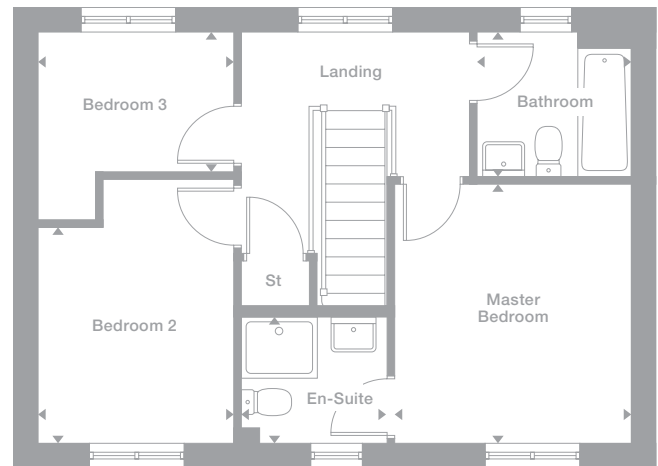
921 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

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"

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* Plots are a mirror image of plans shown above



3 Bed

Gregory

Plots
52, 95*

Key Features

French Doors
Dual Aspect Windows
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Garage

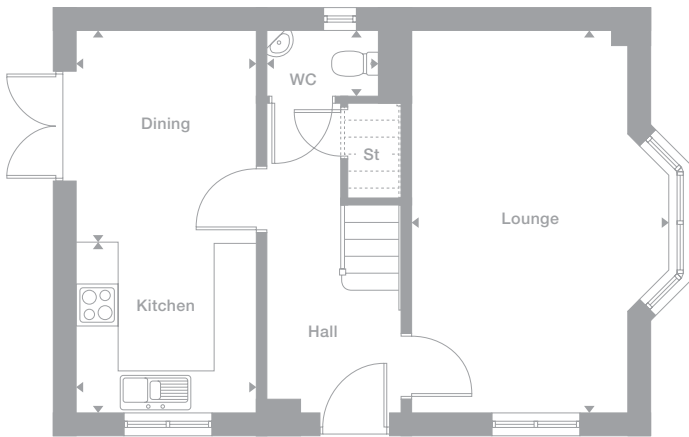
Total Floor Space

933 sq ft

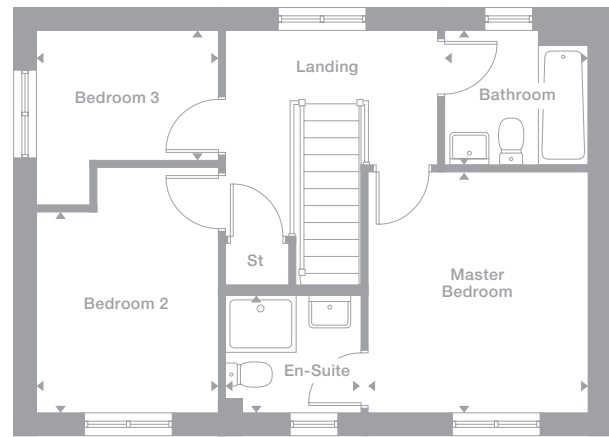
Overview

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
3.673m max x 5.450m
12'1" x 17'11"

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

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 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"

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Pushkin

3 Bed

Plots

34*, 35, 53*, 54, 55*, 56, 59*, 60, 85*, 86*, 87

Overview

The elegant frontage of the Pushkin reflects the harmony between visual appeal and practicality that is clearly seen throughout the interior, from the beautifully equipped kitchen, where the french doors introduce a focal point, to the en-suite master bedroom.

Key Features

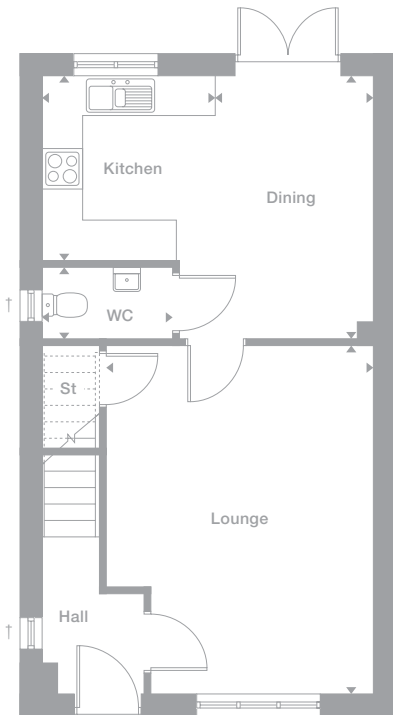
French Doors
Master Bed En-Suite
Downstairs WC
Storage
Family Bathroom

Total Floor Space

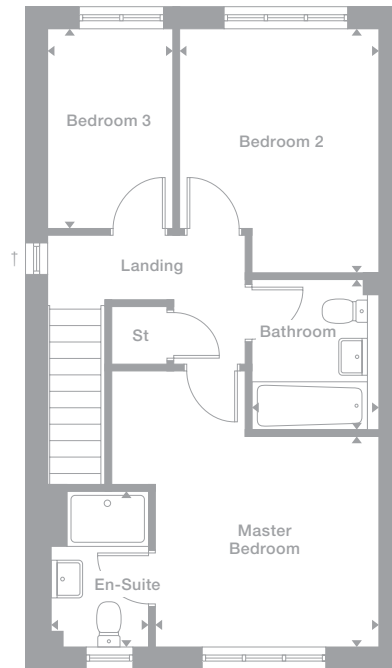
954 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.920m max x 5.129m
12'10" x 16'10"

Kitchen
2.474m x 2.732m
8'1" x 9'0"

Dining
2.394m x 3.882m
7'10" x 12'9"

WC
1.925m x 1.057m
6'4" x 3'6"

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First Floor

Master Bedroom
3.284m x 3.104m
10'9" x 10'2"

En-Suite
1.415m max x 2.297m max
4'8" x 7'6"

Bedroom 2
2.925m x 3.600m max
9'7" x 11'10"

Bedroom 3
1.850m x 2.950m
6'1" x 9'8"

Bathroom
1.864m x 2.214m
6'1" x 7'3"

† End terrace only

* Plots are a mirror image of plans shown above

3 Bed

Orwell

Plots

5*, 16, 18*, 72*

Key Features

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

Total Floor Space

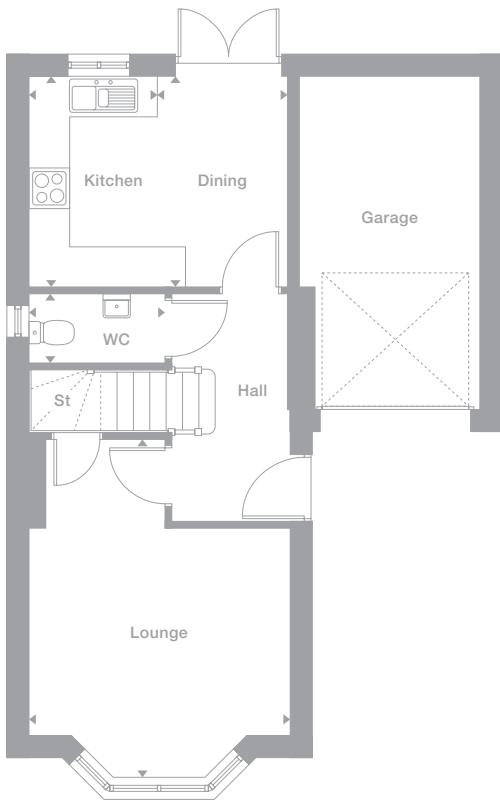
960 sq ft

Overview

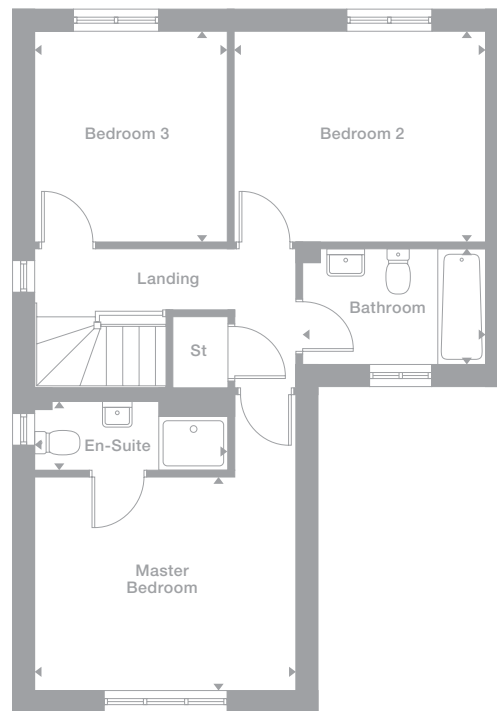
The sheltered corner entrance that allows easy access from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.850m max x 4.950m max
12'8" x 16'3"

Dining
1.953m x 3.107m
6'5" 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 3.147m
12'8" x 10'4"

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"

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* Plots are a mirror image of plans shown above

Mitford

4 Bed

Plots

6*, 9, 17, 19, 50*, 51, 57*, 58, 77*, 78, 79, 84, 93, 98*

Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

Key Features

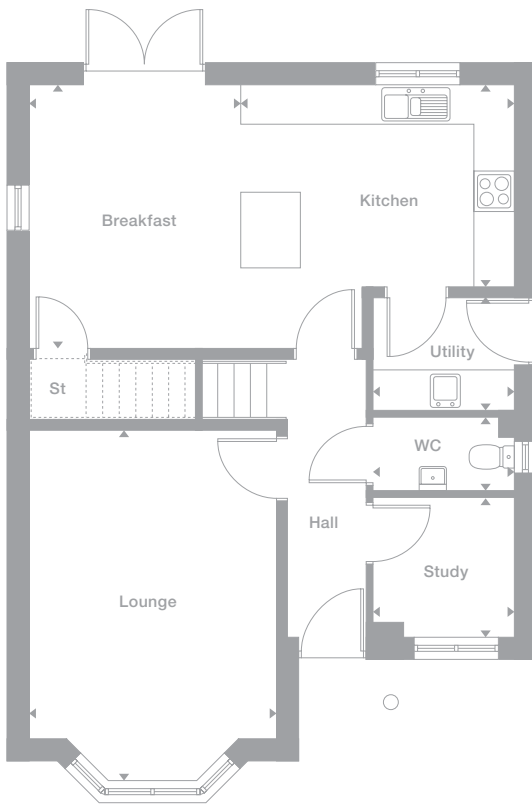
French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Utility
Study
Garage

Total Floor Space

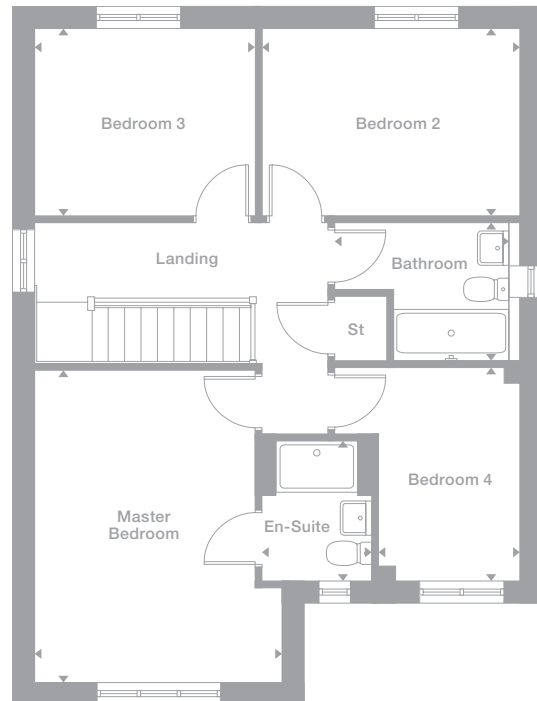
1,381 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.651m x 5.139m max 12'0" x 16'10"	Utility 2.087m x 1.660m 6'10" x 5'5"
Kitchen 3.922m x 2.993m 12'10" x 9'10"	Study 2.087m x 2.060m 6'10" x 6'9"
Breakfast 3.224m x 3.885m 10'7" x 12'9"	
WC 2.087m x 1.082m 6'10" x 3'7"	

First Floor

Master Bedroom 3.651m max x 4.603m max 12'0" x 15'1"	Bedroom 4 2.087m x 3.147m 6'10" x 10'4"
En-Suite 1.618m max x 2.073m max 5'4" x 6'10"	Bathroom 2.558m max x 2.040m max 8'5" x 6'8"
Bedroom 2 3.793m x 2.758m 12'5" x 9'1"	
Bedroom 3 3.260m x 2.758m 10'8" x 9'1"	

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* Plots are a mirror image of plans shown above

† Optional surveillance window to plots 9, 50 and 57 only



4 Bed

Evesham

Plots

2*, 7*, 80, 81,
82*, 94*, 99

Key Features

French Doors
Master Bed En-Suite
Downstairs WC
Study
Dining Room
Garage

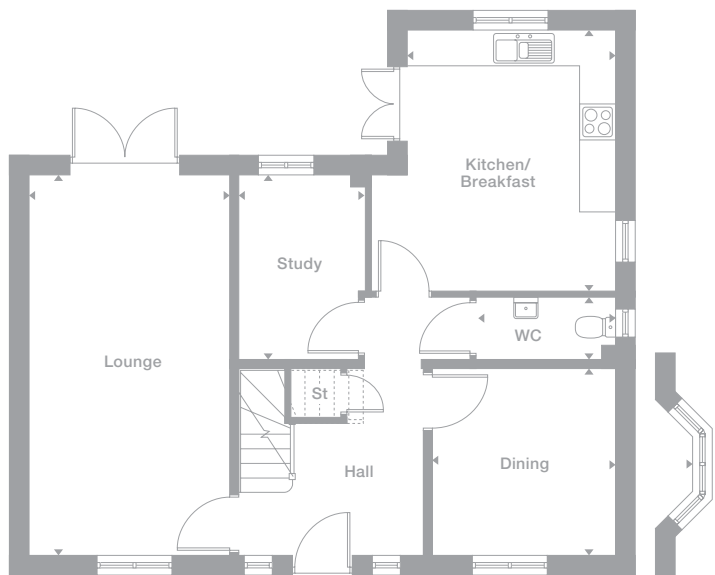
Total Floor Space

1,493 sq ft

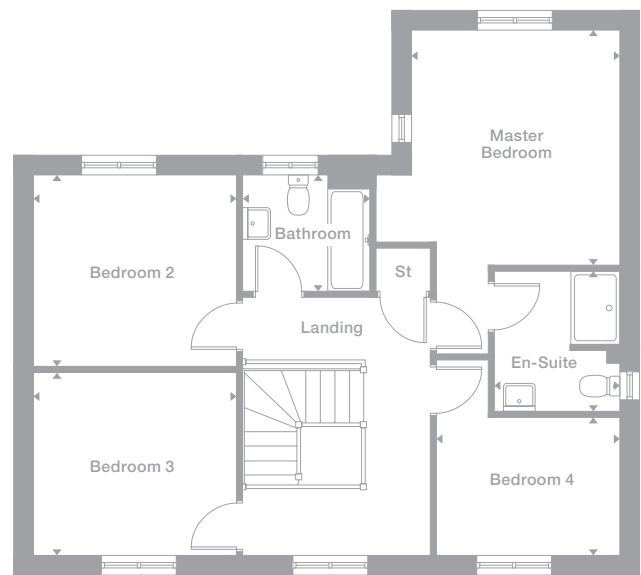
Overview

The triple-aspect kitchen and breakfast room, formal dining room, bright dual aspect lounge and convenient study make this an impressively flexible home. Dual french doors help to maximise the pleasures of the garden.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.315m x 6.296m 10'11" x 20'8"	WC 2.309m x 1.034m 7'7" x 3'5"
Dining 3.026m x 3.090m 9'11" x 10'2"	Study 2.107m x 3.056m 6'11" x 10'0"
Kitchen/Breakfast 3.456m x 4.325m 11'4" x 14'2"	

First Floor

Master Bedroom 3.456m x 3.892m max 11'4" x 12'9"	Bedroom 3 3.372m x 3.035m 11'1" x 9'11"
En-Suite 2.085m max x 2.318m max 6'10" x 7'7"	Bedroom 4 3.054m x 2.296m 10'0" x 7'6"
Bedroom 2 3.372m x 3.168m 11'1" x 10'5"	Bathroom 2.093m x 1.927m 6'10" x 6'4"

* Plots are a mirror image of plans shown above

† Bay window to plots 81, 82 and 94 only

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Buchan

4 Bed

Plots

1, 8

Overview

With its separate utility room, and dual-aspect windows bringing natural light flooding in, the kitchen and dining room of the Buchan provides a perfect setting for formal entertaining as well as a lively hub for family life.

Key Features

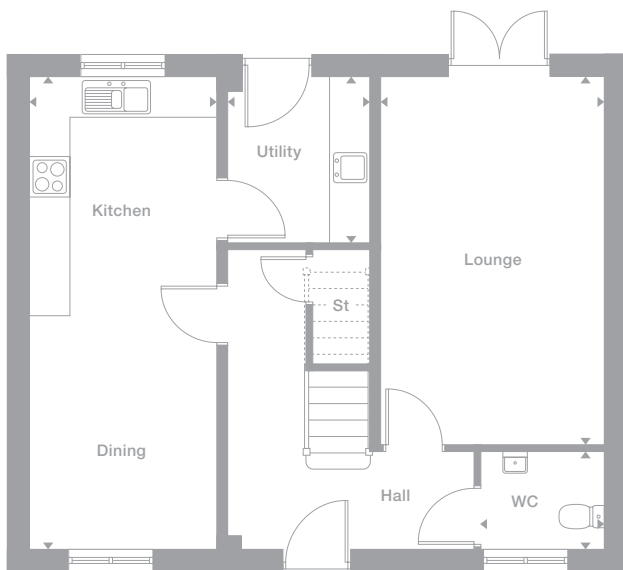
French Doors
Master Bed En-Suite
Downstairs WC
Utility
Dual-aspect Kitchen/Dining
Garage

Total Floor Space

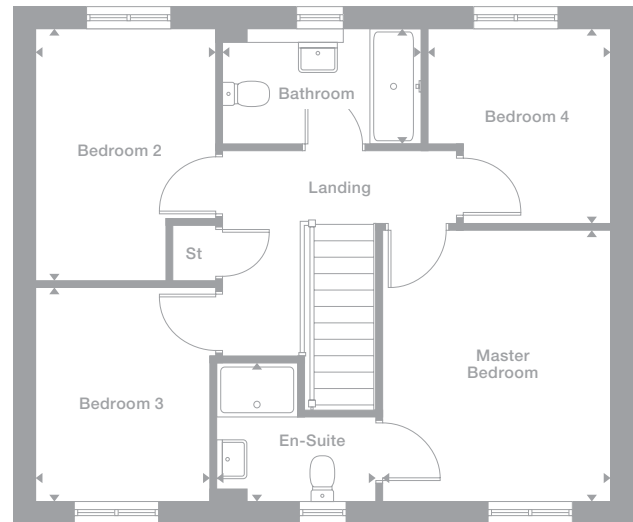
1,264 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.295m x 5.414m
10'10" x 17'9"

Dining/Kitchen
2.763m x 6.950m
9'1" x 22'10"

WC
1.815m x 1.417m
5'11" x 4'8"

Utility
2.092m x 2.447m
6'10" x 8'0"

First Floor

Master Bedroom
3.345m x 4.000m
11'0" x 13'1"

En-Suite
2.335m max x 2.050m max
7'8" x 6'9"

Bedroom 2
2.655m x 3.700m
8'9" x 12'2"

Bedroom 3
2.570m x 3.150m
8'5" x 10'4"

Bedroom 4
2.685m x 2.850m
8'10" x 9'4"

Bathroom
2.910m x 1.700m
9'7" 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 Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



4 Bed

Kenrick

Plots
83*

Key Features

French Doors
Master Bed En-Suite
Downstairs WC
Utility
Garage

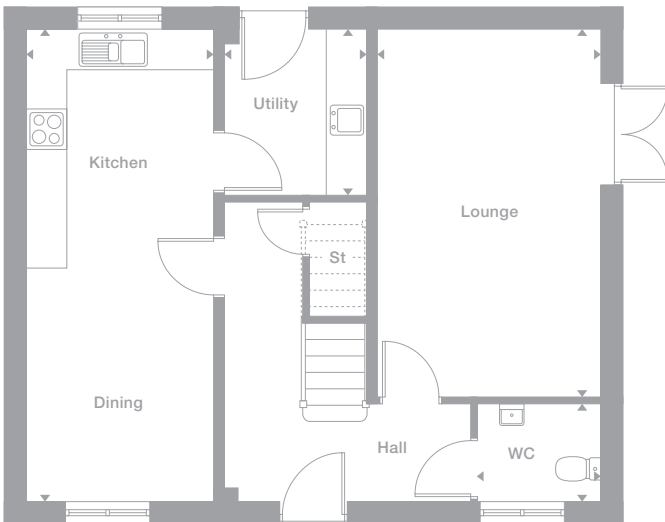
Total Floor Space

1,264 sq ft

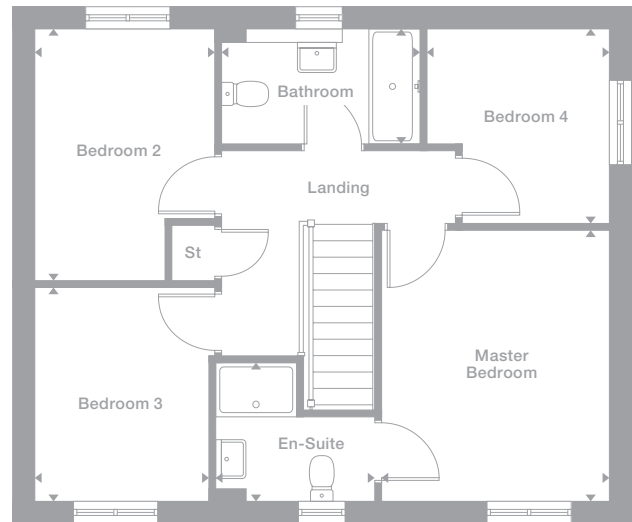
Overview

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 kitchen and utility room demonstrate a meticulous attention to detail.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.295m x 5.414m
10'10" x 17'9"

Dining/Kitchen
2.763m x 6.950m
9'1" x 22'10"

WC
1.815m x 1.417m
5'11" x 4'8"

Utility
2.092m x 2.447m
6'10" x 8'0"

First Floor

Master Bedroom
3.345m x 4.000m
11'0" x 13'1"

En-Suite
2.335m max x 2.050m max
7'8" x 6'9"

Bedroom 2
2.655m x 3.700m
8'9" x 12'2"

Bedroom 3
2.570m x 3.150m
8'5" x 10'4"

Bedroom 4
2.685m x 2.850m
8'10" x 9'4"

Bathroom
2.910m x 1.700m
9'7" 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

Glenmuir

4 Bed

Plots

3*, 4*, 92

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.

Key Features

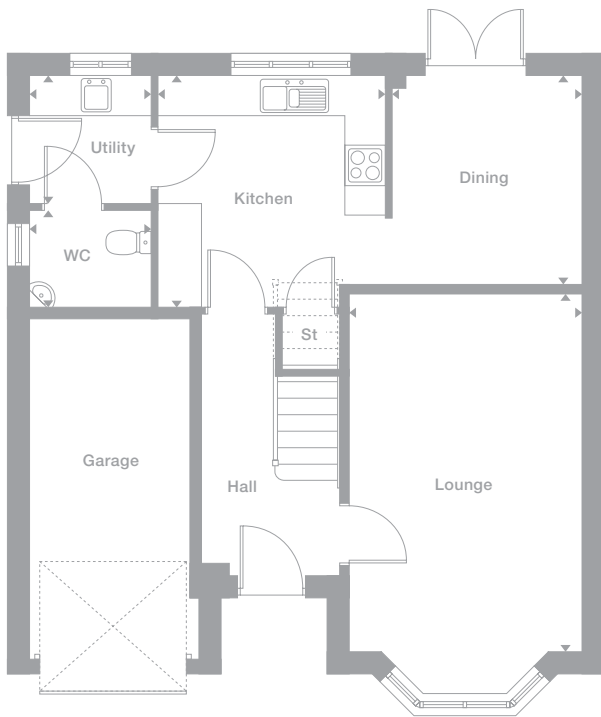
French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Integral Garage
Utility

Total Floor Space

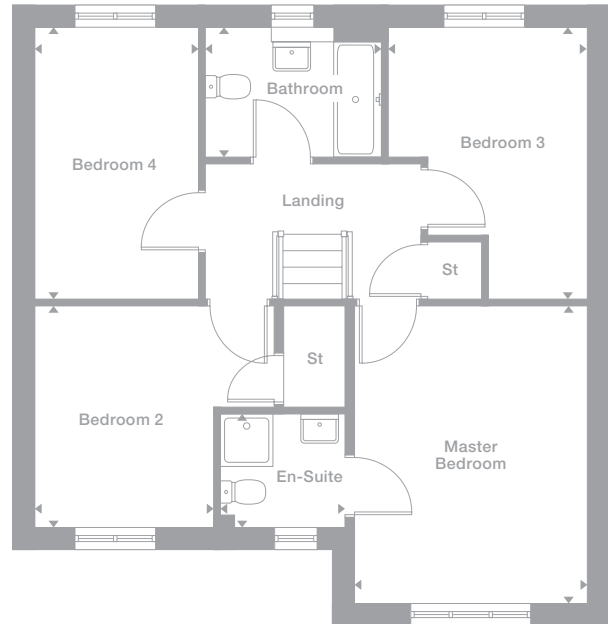
1,226 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.392m x 5.244m	1.770m x 1.416m
11'2" x 17'2"	5'10" x 4'8"
Dining	Utility
2.777m x 3.082m	1.770m x 1.892m
9'1" x 10'1"	5'10" x 6'3"
Kitchen	
3.340m x 3.409m max	
10'11" x 11'2"	

First Floor

Master Bedroom	Bedroom 3
3.392m x 4.371m	2.905m max x 4.005m max
11'2" x 14'4"	9'6" x 13'2"
En-Suite	Bedroom 4
1.830m x 1.685m	2.393m x 4.005m
6'0" x 5'6"	7'10" x 13'2"
Bedroom 2	Bathroom
2.615m x 3.272m	2.589m x 1.919m
8'7" x 10'9"	8'6" x 6'4"

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* Plots are a mirror image of plans shown above



Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.

Specification

	Nevis	Hankin	Hawthorne	Marlow	Darwin	Gregory	Pushkin	Orwell	Mitford	Evesham	Buchan	Kenrick	Glenmuir
Kitchens													
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square 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 hob	-	-	-	-	-	-	-	-	○	○	○	○	○
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
Stainless steel double fan oven	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓
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	○	○	○	○	○	○	○	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○
USB charging outlet to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower (where applicable 2nd shower)	○	○	○	○	○	○	○	○	○	○	○	○	○
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○

Electrical

Battery powered CO ₂ detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	○	○	○	○	○	○	○	○	○	○	○	○	○
USB charging outlet to master bedroom	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓

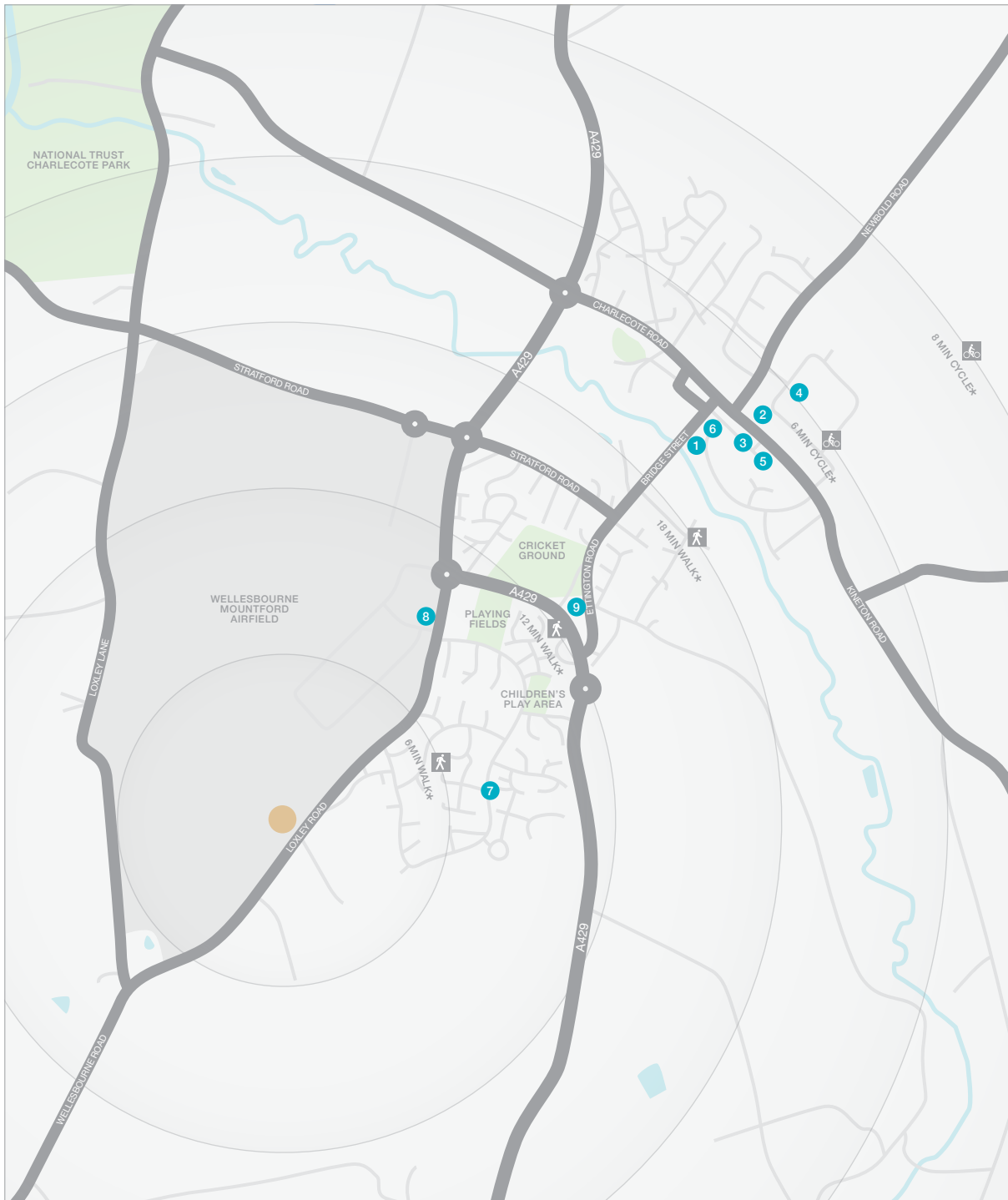
- ✓ Standard
- Optional Extra
- Not Available

	Nevis	Hankin	Hawthorne	Marlow	Darwin	Gregory	Pushkin	Orwell	Mitford	Evesham	Buchan	Kenrick	Glenmuir
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 (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○	○	○
Decorative													
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painter softwood handrail	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded Ladder Style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system 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.

Living in Wellesbourne

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 of Chestnut Grove.



- 1 Wellesbourne Post Office
5 Bridge Street
01789 470 094
 - 2 Wellesbourne Pharmacy
5 Kinerton Road
01789 840 484
 - 3 Wellesbourne Library
Kinerton Road
01789 840 528
 - 4 Wellesbourne C of E
Primary and Nursery School,
Mountford Close
01789 840 311
 - 5 Hastings House Surgery
Kinerton Road
01789 840 245
 - 6 Langman Dental Ltd
Wellesbourne Surgery,
2 Willow Drive
01789 840 786
 - 7 Wellesbourne Waste
Recycling Centre,
Loxley Road
 - 8 Sainsbury's Wellesbourne
Loxley Road
Wellesbourne
01789 307 400
 - 9 Co-operative Food
Loxley Close
Wellesbourne
01789 840 861
- Royal Shakespeare Theatre
Waterside
Stratford-upon-Avon
0844 800 1110
- Stratford-upon-Avon
Leisure and Visitor Centre,
Bridgefoot,
01789 268 826
- Stratford-upon-Avon
Picturehouse,
Windsor Street
0871 902 5741
- St Gregory's RC
Primary School,
Avenue Road
Stratford-upon-Avon
01789 204 517
- Kinerton High School
Banbury Road
Kinerton
01926 640 465

* 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

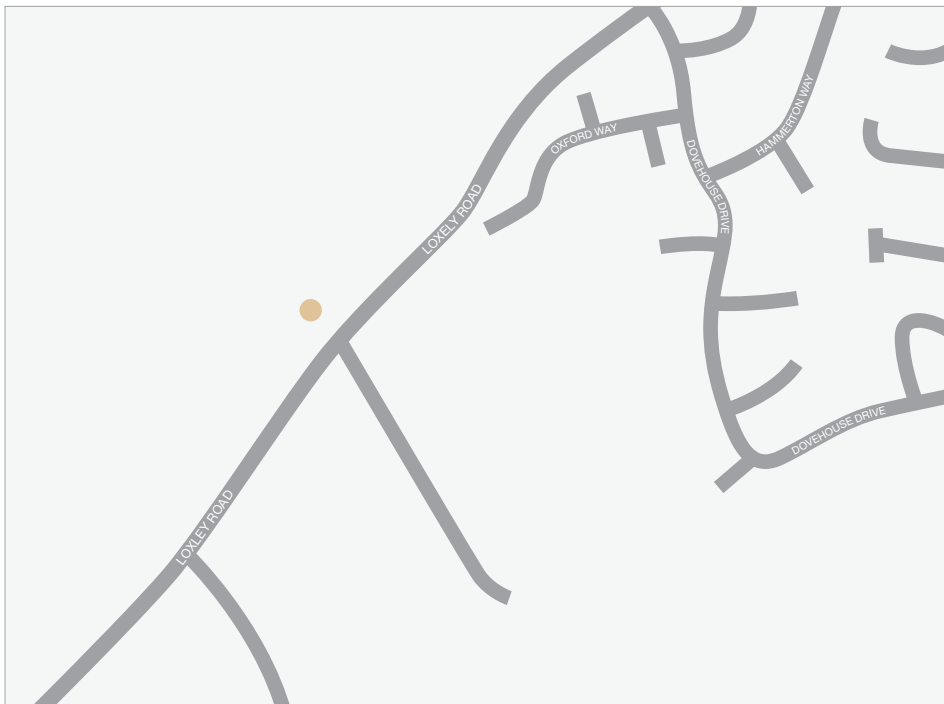


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03331 309 420



From the M40

Leave the M40 at junction 15, following signs for Cirencester and joining the A429. After four and a quarter miles, at the roundabout on the outskirts of Wellesbourne ignore the first exit, signposted for Wellesbourne, and take the second following signs for Stowe. Follow signs for Stowe again at the next roundabout, around quarter of a mile on, then after another quarter of a mile at the roundabout take the second exit again, signposted for the household waste site and Loxley. After around half a mile, the entrance to Chestnut Grove is on the right.

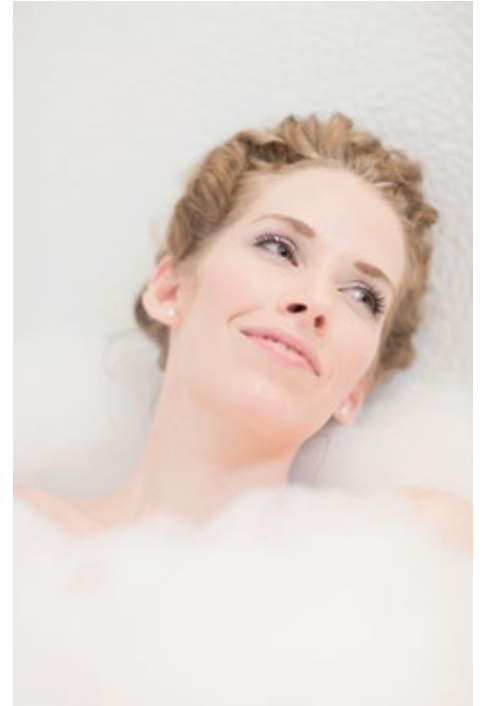
From Coventry

Take the A46 southbound, and from the Warwick bypass follow signs to join the M40. At the roundabout, pass the slip road to join the motorway and follow signs for Cirencester to join the A429 then follow the directions for the M40.

Sat Nav: CV35 9JL

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[®]

a better place^{*}

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.

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[®]

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