



**Augustus Grange  
Farnsfield**

*the place to be®*

**millerhomes**

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.



Living in Farnsfield	02
Welcome home	06
Floor plans	08
Specification	26
How to find us	36



# Plot Information

- Beeley**  
See Page 08
- Castleton**  
See Page 10
- Stanton**  
See Page 12
- Milton**  
See Page 14
- Walton**  
See Page 16
- Darley**  
See Page 18
- Calver**  
See Page 20
- Aston**  
See Page 22
- Thornbridge**  
See Page 24
- 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.





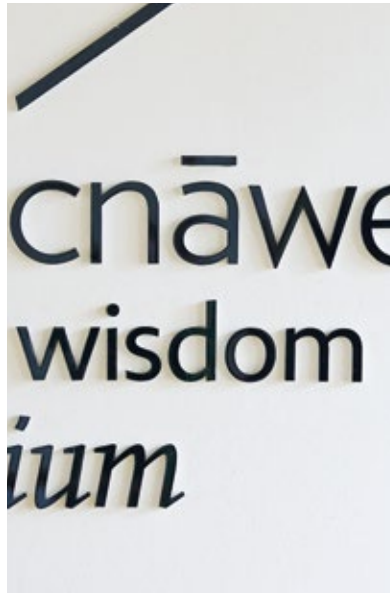
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Augustus Grange.



Farnsfield is within 25 minutes drive of both Mansfield and Newark-on-Trent, just a little further from Nottingham and only 14 miles from the M1. Buses from the village run to Ollerton, Newark, Mansfield and Nottingham, and Newark buses stop at Fiskerton Railway Station from where services run through Nottingham to Derby and Matlock. Newark Northgate Station, a little further to the east, is on the main east coast route, with trains reaching London King's Cross in an hour and a half.

As well as a large Co-op food store with post office facilities, there is a good selection of independent local shops in Farnsfield, including a bakery, a butcher, a green-grocer, a newsagent and a convenience store. There is also a pharmacy, hairdressers and other services, and two traditional pubs. One of them, the Plough, provides recycling facilities for glass and textiles in its car park. All of the shops, services and pubs are within a few minutes walk of the development.

Edingley, a mile to the east of Farnsfield, extends the choice with a farm shop and another traditional pub, while the charming old town centre of Southwell, four miles away, combines a diverse mixture of local shops, restaurants, cafés, and pubs with some notable historic buildings.





This beautifully landscaped development brings a selection of contemporary, energy efficient three, four and five bedroom homes into a delightful rural community. On the edge of a peaceful village of tree-lined lanes and hedgerows, with excellent shops, pubs and a school, it offers easy access to Mansfield, Newark and Nottingham. This is a rare opportunity to combine the pace of the countryside with a convenient base for travel throughout the Midlands.

Welcome to Augustus Grange...

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.



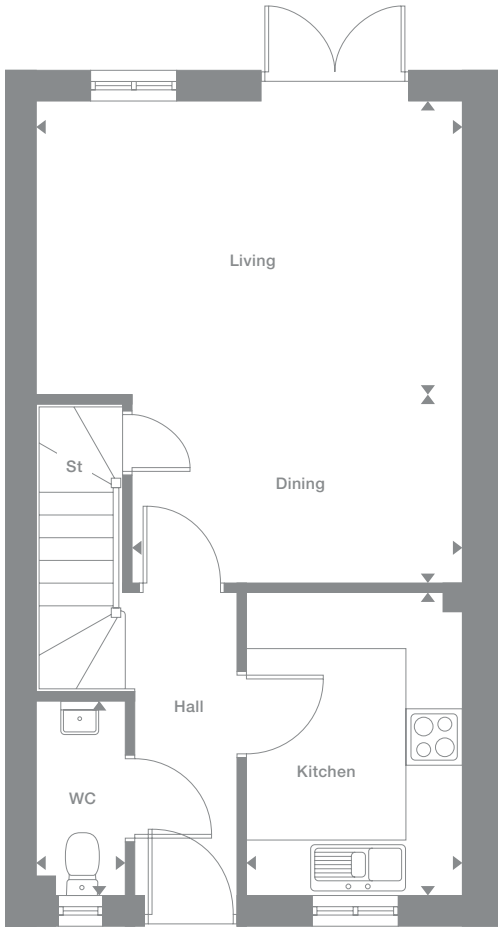
**Overview**  
With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Living</b> 4.514m x 3.118m 14'10" x 10'3"	<b>Master Bedroom</b> 2.826m x 3.212m 9'3" x 10'6"
<b>Dining</b> 3.503m x 2.004m 11'6" x 6'7"	<b>En-Suite</b> 1.595m x 2.060m 5'3" x 6'9"
<b>Kitchen</b> 2.298m x 3.210m 7'6" x 10'6"	<b>Bedroom 2</b> 2.365m x 3.322m 7'9" x 10'11"
<b>WC</b> 0.943m x 2.060m 3'1" x 6'9"	<b>Bedroom 3</b> 2.057m x 2.224m 6'9" x 7'4"
	<b>Bathroom</b> 2.365m x 1.705m 7'9" x 5'7"

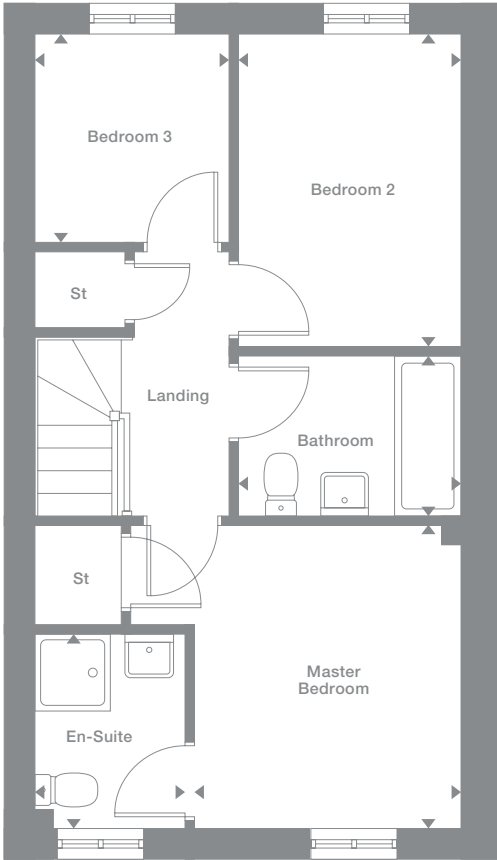
<b>Plots</b> 16*, 17, 32*, 33, 48*, 49, 59*, 60	<b>Floor Space</b> 819 sq ft
---	---------------------------------



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



# Castleton

### Overview

Front-facing windows are accompanied by french doors in both the dining/ kitchen and the lounge, filling the rooms with natural light. The three bedrooms, one of them with an en-suite shower room, are reached via a bright feature landing.

### 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"

### Plots

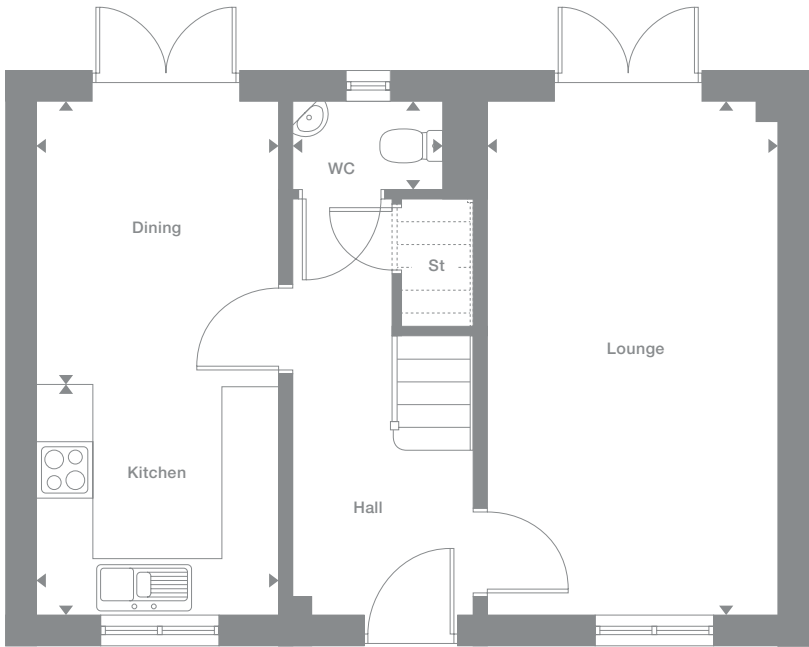
5, 18,  
19\*, 35

### Floor Space

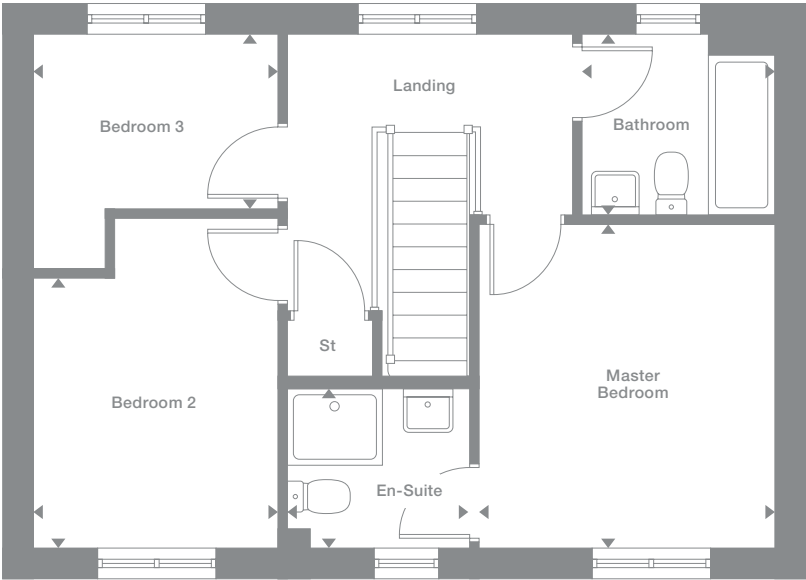
921 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



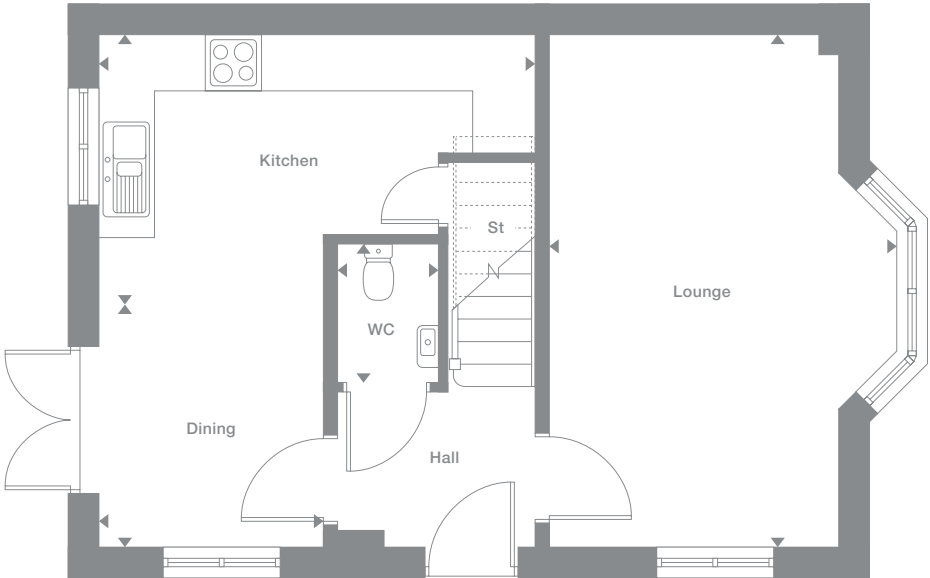
**Overview**  
Dual aspect outlooks in the lounge and dining kitchen as well as the second bedroom make this an exceptionally bright, welcoming home. The feature bay window adds a focal point to the lounge.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.673m max x 5.450m 12'1" x 17'11"	<b>Master Bedroom</b> 2.711m x 3.497m max 8'11" x 11'6"
<b>Kitchen</b> 4.620m x 2.861m 15'2" x 9'5"	<b>En-Suite</b> 1.816m max x 1.780m 5'11" x 5'10"
<b>Dining</b> 2.382m x 2.589m 7'10" x 8'6"	<b>Bedroom 2</b> 3.137m max x 3.440m 10'4" x 11'3"
<b>WC</b> 1.075m x 1.469m 3'6" x 4'10"	<b>Bedroom 3</b> 2.594m x 1.860m 8'6" x 6'1"
	<b>Bathroom</b> 2.048m x 1.917m 6'9" x 6'3"

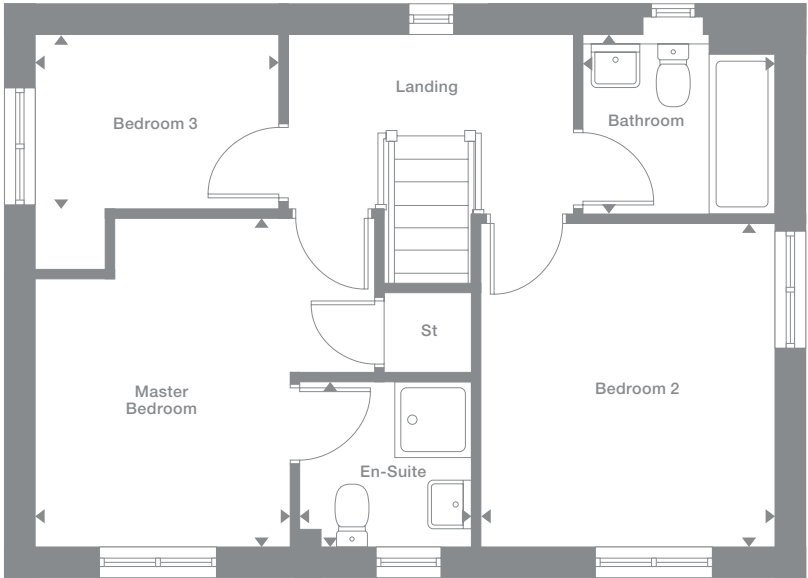
<b>Plots</b> 30, 34, 41*, 50*	<b>Floor Space</b> 933 sq ft
-------------------------------------	---------------------------------



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



**Overview**  
The magnificent triple-aspect lounge, with its dramatic central bay window and french doors, presents an unforgettable social space. A second pair of french doors adds a focal point to the dual aspect dining area, perfect for alfresco dining when the weather beckons.

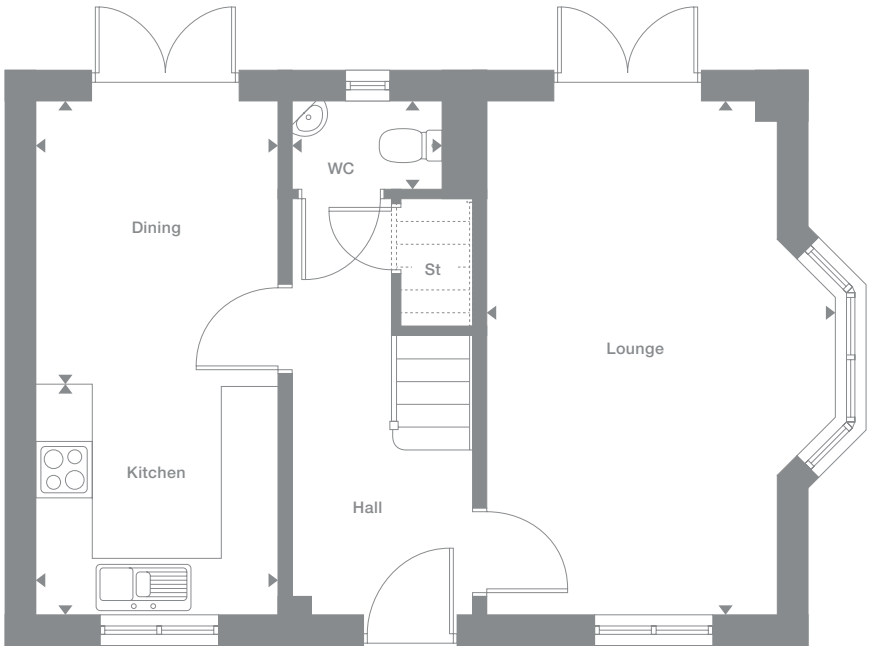
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.673m max x 5.450m 12'1" x 17'11"	<b>Master Bedroom</b> 3.138m x 3.440m max 10'4" x 11'3"
<b>Dining</b> 2.556m x 2.998m 8'5" x 9'10"	<b>En-Suite</b> 1.933m x 1.693m 6'4" x 5'7"
<b>Kitchen</b> 2.556m x 2.452m 8'5" x 8'1"	<b>Bedroom 2</b> 2.594m x 2.863m 8'6" x 9'5"
<b>WC</b> 1.590m x 0.949m 5'3" x 3'1"	<b>Bedroom 3</b> 2.594m x 1.859m 8'6" x 6'1"
	<b>Bathroom</b> 2.048m x 1.917m 6'9" x 6'3"

**Plots**  
6\*, 15\*, 36\*

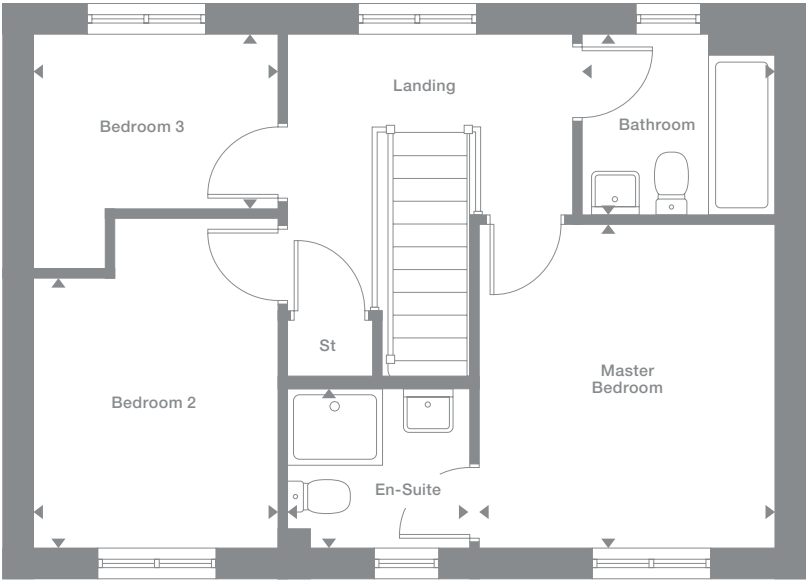
**Floor Space**  
933 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



**Overview**  
The lounge opens via french doors into the garden to create a light, airy appeal that is continued by dual-aspect windows into the kitchen and dining room. The many practical features include a separate study, en-suite master bedroom and a bathroom with separate shower.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.450m x 4.797m 11'4" x 15'9"	<b>Master Bedroom</b> 3.507m max x 3.793m max 11'6" x 12'5"
<b>Dining</b> 2.763m x 3.320m 9'1" x 10'11"	<b>En-Suite</b> 2.238m max x 2.044m max 7'4" x 6'8"
<b>Kitchen</b> 2.763m x 3.630m 9'1" x 11'11"	<b>Bedroom 2</b> 2.805m max x 3.762m max 9'2" x 12'4"
<b>Utility</b> 1.937m x 1.799m 6'4" x 5'11"	<b>Bedroom 3</b> 2.519m x 3.095m 8'3" x 10'2"
<b>Study</b> 2.323m x 2.060m 7'7" x 6'9"	<b>Bedroom 4</b> 2.411m x 3.064m 7'11" x 10'1"
<b>WC</b> 1.620m x 0.945m 5'4" x 3'1"	<b>Bathroom</b> 3.048m max x 1.700m max 10'0" x 5'7"

**Plots**  
3, 31\*, 42\*

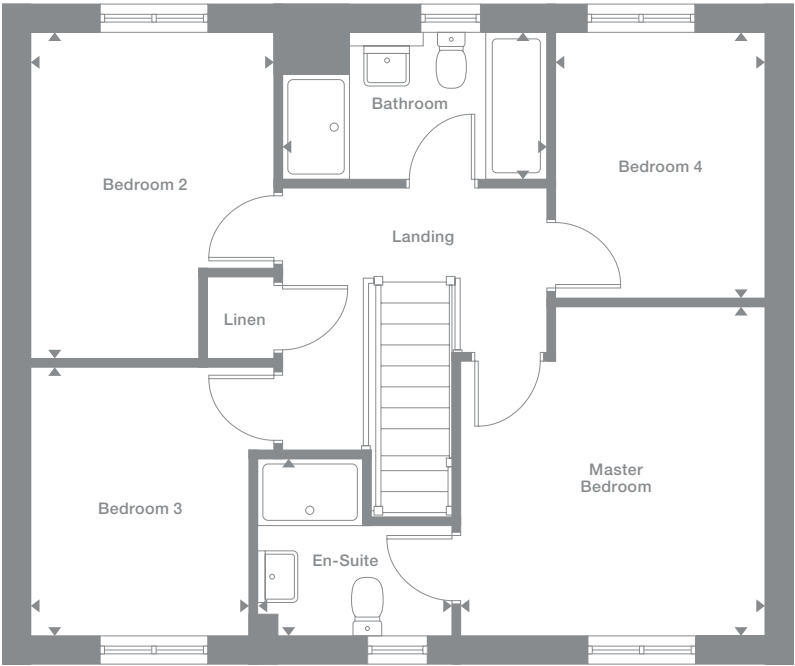
**Floor Space**  
1,264 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



# Darley

### Overview

The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

### Ground Floor

#### Lounge

3.268m x 5.275m  
10'9" x 17'4"

#### Kitchen/Family

4.642m max x 4.358m max  
15'3" x 14'4"

#### Dining

3.281m max x 4.134m  
10'9" x 13'7"

#### WC

0.937m x 2.293m  
3'1" x 7'6"

### First Floor

#### Master Bedroom

4.642m max x 2.714m max  
15'3" x 8'11"

#### En-Suite

2.471m max x 1.245m  
8'1" x 4'1"

#### Bedroom 2

5.562m max x 2.647m max  
18'3" x 8'8"

#### Bedroom 3

3.325m max x 2.885m  
10'11" x 9'6"

#### Bedroom 4

2.339m x 2.297m  
7'8" x 7'6"

#### Bathroom

2.696m x 1.700m  
8'10" x 5'7"

### Plots

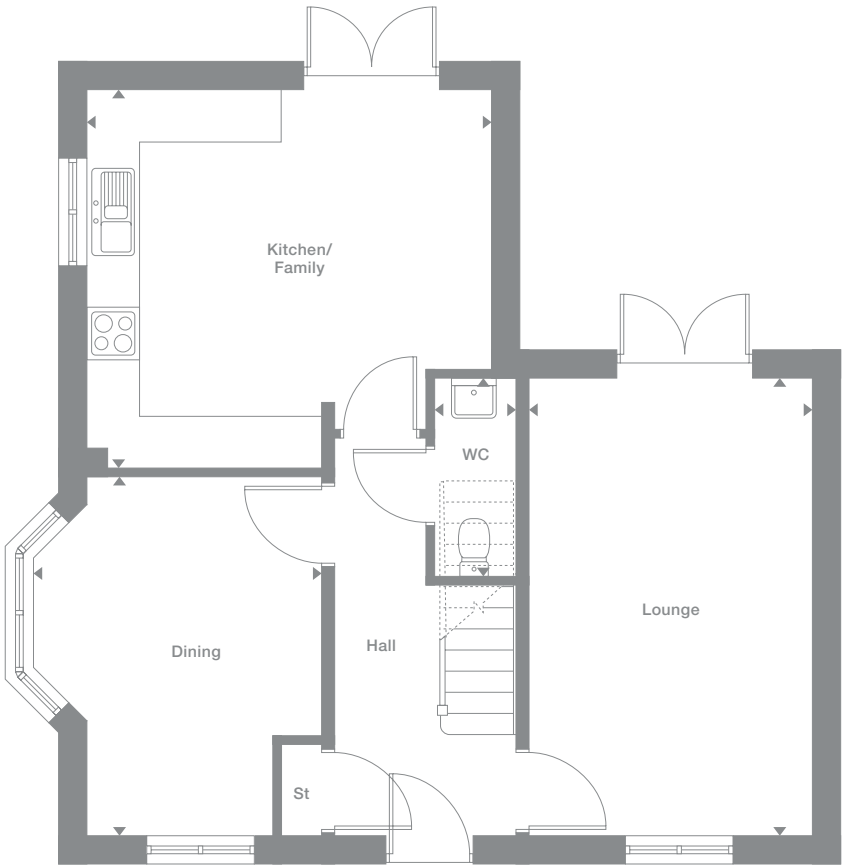
4\*, 37\*,  
40, 44,  
47, 51\*,  
52\*, 58\*

### Floor Space

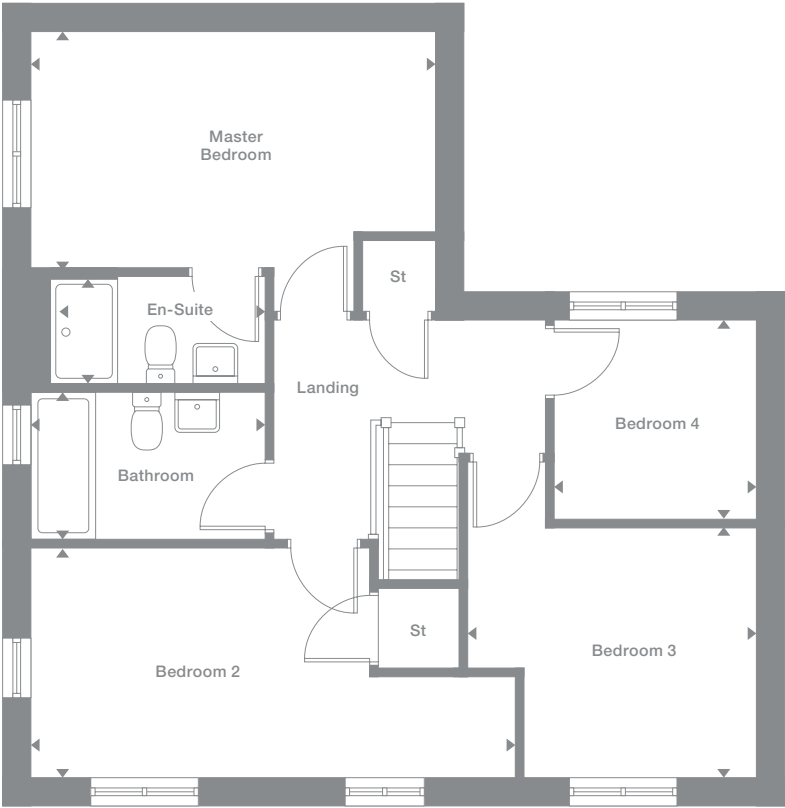
1,290 sq ft



### Ground Floor



### First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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

Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the utility room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**  
3.651m max x 5.139m max  
12'0" x 16'10"

**Kitchen**  
3.810m x 2.993m  
12'6" x 9'10"

**Breakfast**  
3.336m x 3.885m  
10'11" x 12'9"

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

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

**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"

**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"

Plots

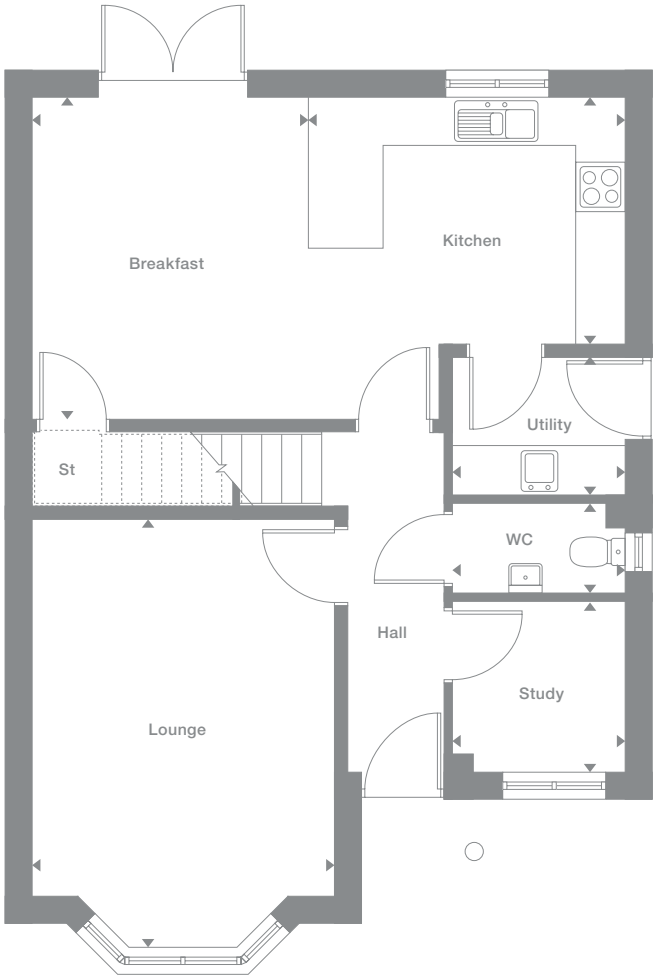
1\*, 2, 53

Floor Space

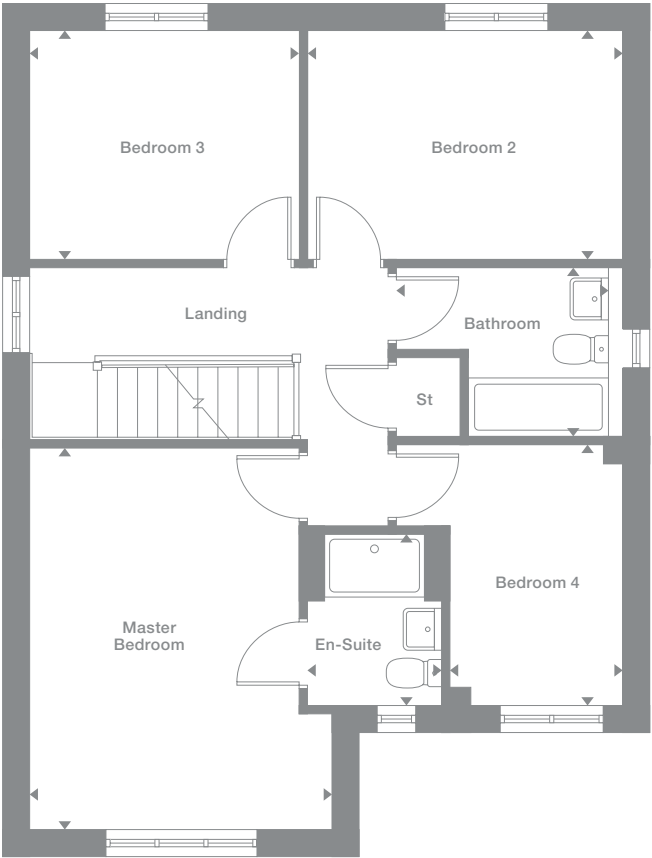
1,381 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



**Overview**  
From the striking premium features such as the grand hallway, twin bay windows and dual french doors flanked by full-height windows, to the gallery landing, two en-suite bedrooms and details like the walk-in linen cupboard, this is a truly distinguished home.

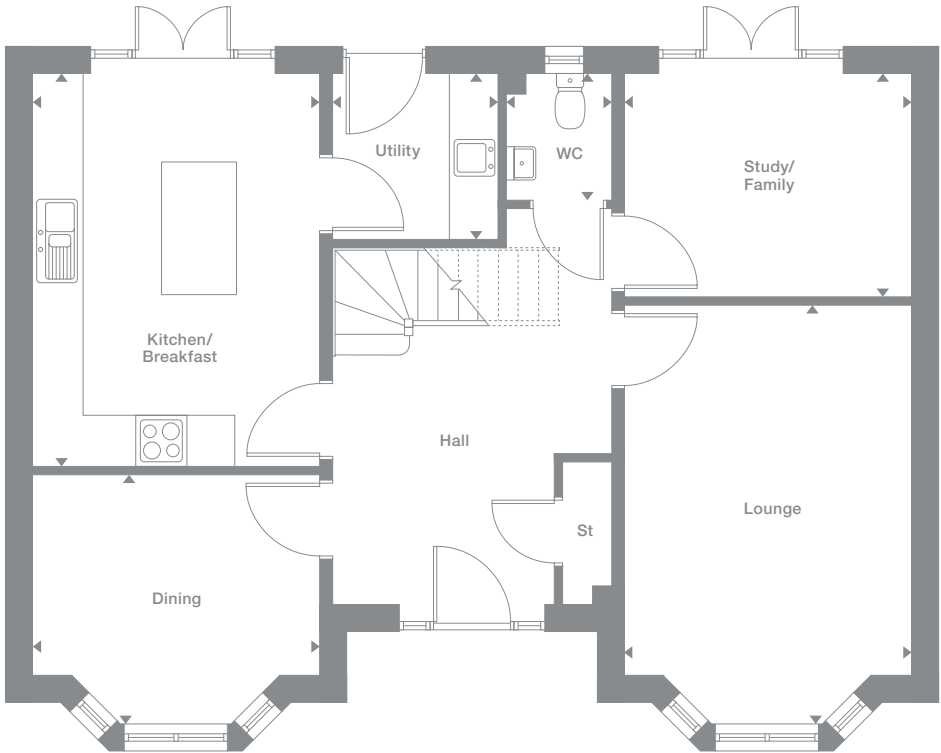
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.450m x 5.061m max 11'4" x 16'7"	<b>Master Bedroom</b> 3.450m max x 4.050m max 11'4" x 13'3"
<b>Kitchen/Breakfast</b> 3.450m x 4.706m 11'4" x 15'5"	<b>En-Suite 1</b> 2.465m x 1.891m 8'1" x 6'2"
<b>Dining</b> 3.450m x 3.025m max 11'4" x 9'11"	<b>Bedroom 2</b> 3.507m x 4.027m max 11'6" x 13'3"
<b>Study/Family</b> 3.450m x 2.670m 11'4" x 8'9"	<b>En-Suite 2</b> 1.641m x 1.972m 5'5" x 6'6"
<b>Utility</b> 2.014m x 1.972m 6'7" x 6'6"	<b>Bedroom 3</b> 3.450m max x 3.110m max 11'4" x 10'2"
<b>WC</b> 1.260m x 1.523m 4'2" x 5'0"	<b>Bedroom 4</b> 2.970m x 3.087m 9'9" x 10'2"
	<b>Bathroom</b> 2.143m x 1.857m 7'0" x 6'1"

**Plots**  
43\*, 45,  
55, 56\*

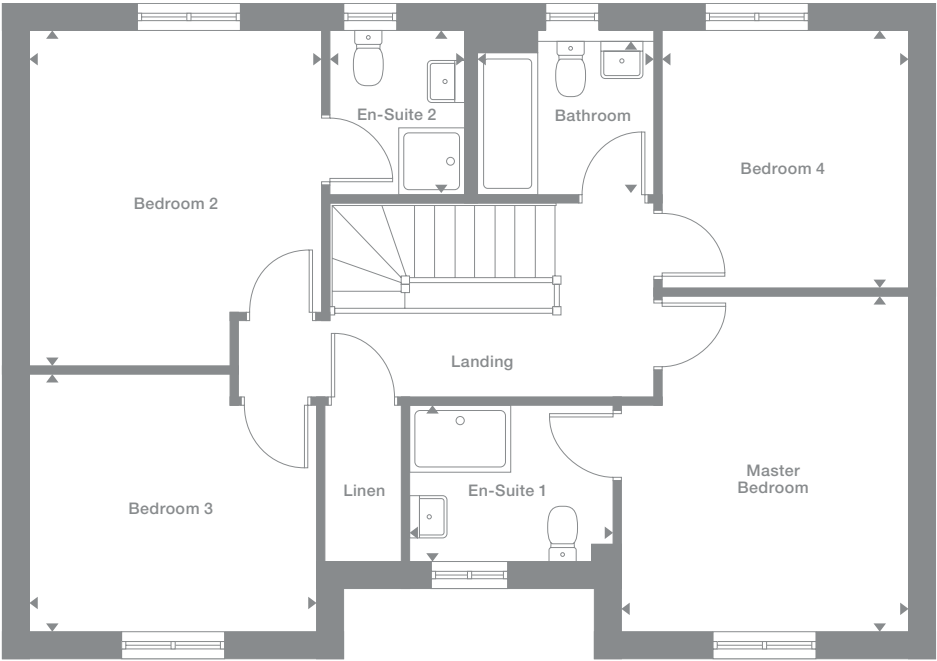
**Floor Space**  
1,601 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

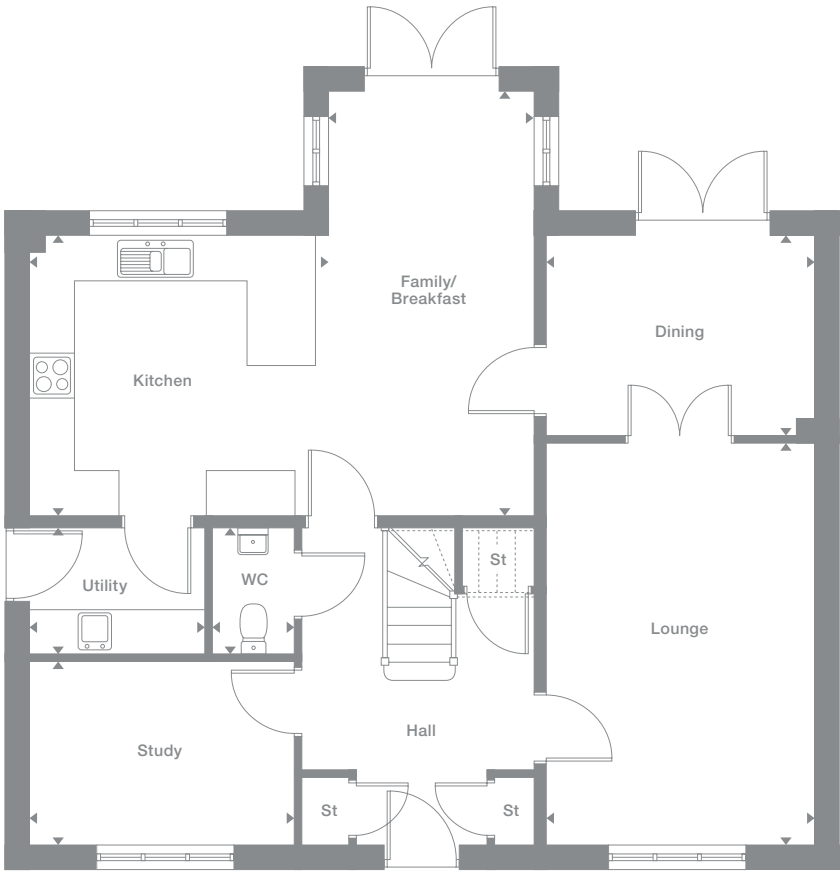
\* Plots are a mirror image of plans shown above

# Thornbridge

## Overview

The double doors linking the lounge and dining room open to create a dramatic setting for social gatherings, while the family kitchen includes a conservatory-style breakfast area. Two of the five bedrooms are en-suite, and one incorporates a luxurious dressing area.

Ground Floor



## Ground Floor

**Lounge**  
3.560m x 5.312m  
11'8" x 17'5"

**Dining**  
3.560m x 2.660m  
11'8" x 8'9"

**Family/Breakfast**  
2.714m x 5.629m  
8'11" x 18'6"

**Kitchen**  
3.966m x 3.717m  
13'0" x 12'2"

**Utility**  
2.332m x 1.683m  
7'8" x 5'6"

**Study**  
3.521m x 2.422m  
11'7" x 7'11"

**WC**  
1.096m x 1.683m  
3'7" x 5'6"

## First Floor

**Master Bedroom**  
3.623m x 4.041m  
11'11" x 13'3"

**Dressing**  
2.442m max x 2.253m max  
8'0" x 7'5"

**En-Suite 1**  
2.442m max x 1.585m max  
8'0" x 5'2"

**Bedroom 2**  
3.526m x 2.680m  
11'7" x 8'10"

**En-Suite 2**  
1.435m max x 2.680m max  
4'8" x 8'10"

**Bedroom 3**  
3.592m x 2.857m  
11'9" x 9'4"

**Bedroom 4**  
2.970m x 2.403m  
9'9" x 7'11"

**Bedroom 5**  
2.690m x 2.680m  
8'10" x 8'10"

**Bathroom**  
2.563m max x 2.342m max  
8'5" x 7'8"

## Plots

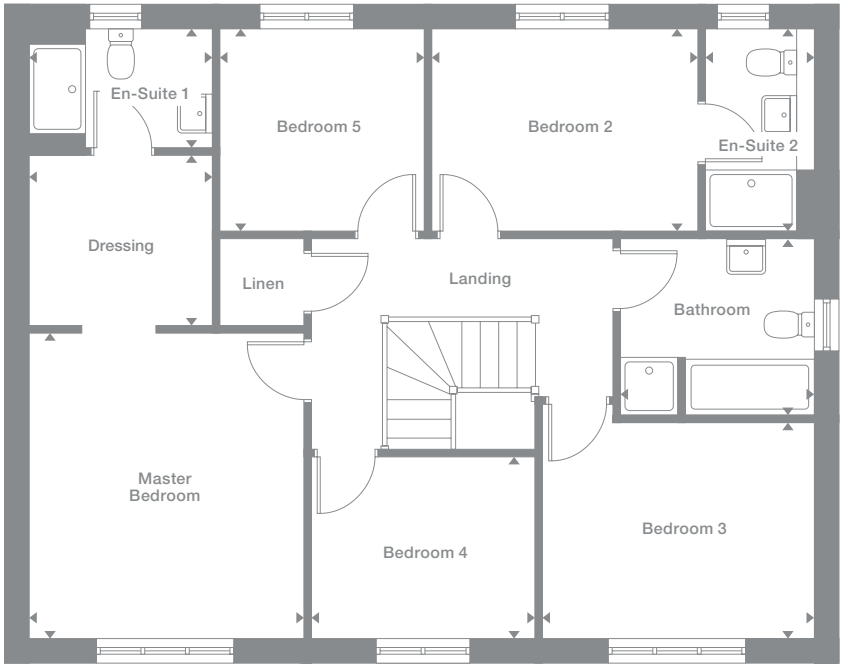
38, 39,  
46, 54\*,  
57

## Floor Space

1,860 sq ft



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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



Specification

- ✓ Standard
- Not Available

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.

	Beeley	Castleton	Stanton	Milton	Walton	Darley	Calver	Aston	Thornbridge
<b>Kitchens</b>									
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	✓	-	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	-	-	-	-	-
Stainless steel double fan oven	-	-	-	-	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms</b>									
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary styled chrome bath filler with wall mounted control	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	✓	-	-	-	✓
Bar style chrome shower mixer valve to shower enclosure	-	-	-	-	✓	-	-	-	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	✓	-	-	-	✓
<b>En-Suites (where applicable)</b>									
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specification

- ✓ Standard
- Not Available

	Beeley	Castleton	Stanton	Milton	Walton	Darley	Calver	Aston	Thornbridge
<b>Electrical</b>									
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	-	-	✓	✓	✓	✓	✓
<b>Heating</b>									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>									
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 tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>									
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painetd in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800 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.



# The Miller Difference

“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

### 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 choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

### 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.mymillerhome.com](http://www.mymillerhome.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

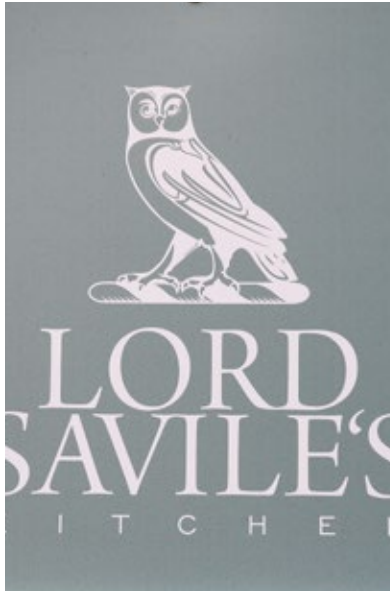
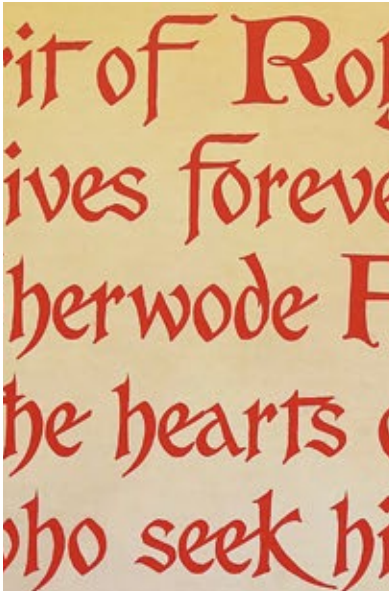
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.





The many relaxing walks and off-road cycle routes in and around the village include a path alongside Hexgreave Park, where red deer roam, and there is a large playground just five minutes' walk from the development. Sherwood Pines Forest Park, a beautiful woodland area with a wealth of activities, is within walking distance, and for special family days out, the 30-acre Wheelgate theme park, with water features and indoor play areas, is a mile and a half away. The Coxmoor, Hollinwell and Sherwood Forest Golf Clubs are all within easy reach

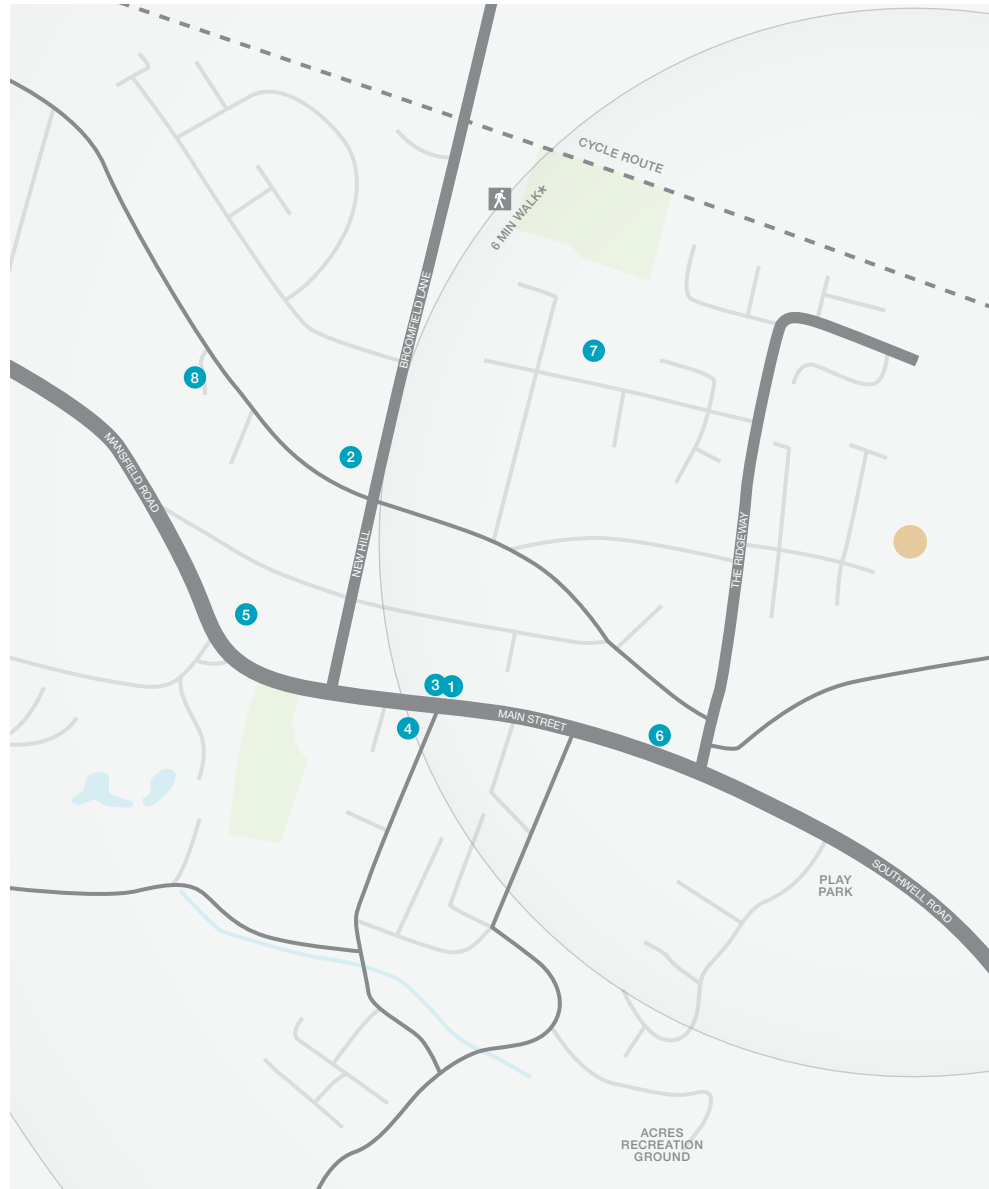
Entertainment venues include an Odeon cinema in Newark, and there are theatres in Newark and Mansfield that present a mixture of live drama, music and comedy. There are also several nearby gyms, swimming and sports amenities, including the state-of-the-art Newark Sports and Fitness Centre.





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.

Farnsfield St Michael's, the village Primary School, is a pleasant five-minute walk from the development, and most children from the village move on to Minster School in Southwell, which was assessed by Ofsted as outstanding in virtually every aspect of its teaching. The full-time medical practice at Farnsfield Surgery is around ten minutes walk away.



- 1 Farnsfield Post Office  
Main Street  
0843 903 3213
- 2 Farnsfield Pharmacy  
Station Lane  
01623 882 310
- 3 Atherleys Bakery and Delicatessen,  
Main Street  
01623 882 283
- 4 Stoppard's Butchers  
Main Street  
01623 883 551
- 5 The Lion at Farnsfield  
Main Street  
01623 883 566
- 6 The Plough Inn  
Main Street  
01623 882 265
- 7 Farnsfield St Michael's C of E  
Primary School,  
Branston Avenue  
01623 882 494
- 8 Farnsfield Surgery  
Station Road  
01623 882 289

\* 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





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10am - 5pm  
03334 146 755

**From the A617 Eastbound**  
Follow signs for Newark past the turn-off for Rainworth Village, then one and a half miles on, at the roundabout, take the third exit on to the A614 for Nottingham. At the next roundabout take the first exit, for Farnsfield. Carry on through the village, and a few yards past The Plough turn left into The Ridgeway. After 200 yards, turn right into Milldale Road and the development is straight ahead.

**From the A617 Westbound**  
Stay on the A617 through Hockerton. In Kirklington, 150 yards after passing the church, turn left into Southwell Road, signposted for Edingley. One and a quarter miles on, turn right into an un-signposted road and after a mile, in Edingley, turn right at the T-junction. Three hundred and fifty yards after passing the Farnsfield sign, turn right into The Ridgeway then after 200 yards, turn right into Milldale Road. The development is straight ahead.

Sat Nav: NG22 8DQ



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®



**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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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 GaleriArt 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](http://www.millerhomes.co.uk)

**millerhomes**

*the place to be®*