

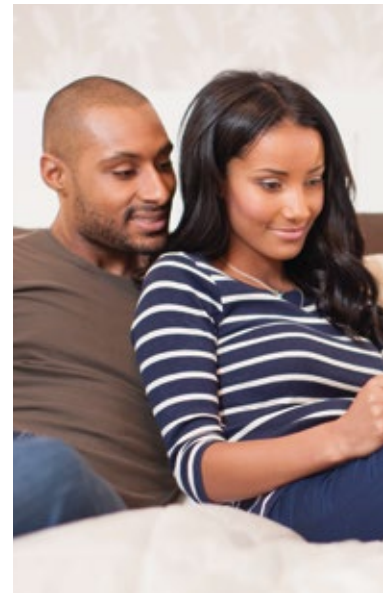


**Knights Chase  
Ashby de la Zouch**

**millershomes**

*the place to be®*

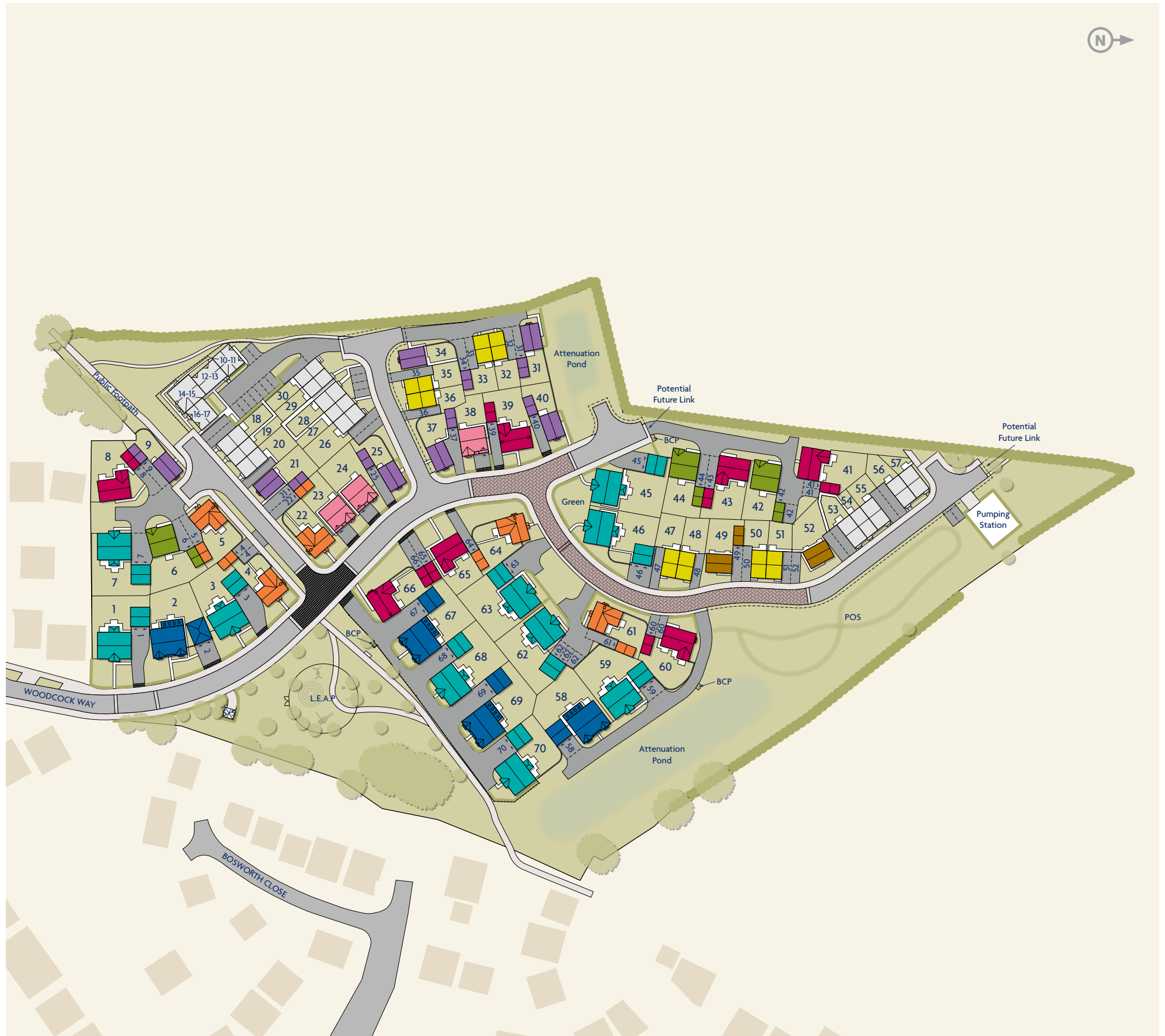
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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.



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# Plot Information

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- Emmett**   
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- Whitwell**   
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- 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 Knights Chase.

In addition to being surrounded by some wonderful countryside, the beautiful, historic town of Ashby de la Zouch is strategically located for access to most of the main Midlands towns. Knight's Chase is close to the A42 and the A511, providing routes to Burton upon Trent, Leicester, Nottingham and Birmingham. Trains from Burton upon Trent, ten miles away and linked by a frequent bus service, run to Cardiff, Birmingham and Edinburgh.

The development is just a short walk from the town centre, where the variety of traditional grocers, pharmacies, convenience stores, confectioners, newsagents and fashion specialists is interspersed with national chains, restaurants, hot food takeaways and pubs. Ashby indoor market, open Monday to Saturday, includes an eclectic assortment of more than 50 stalls, and there is also a monthly Farmers' Market, held in nearby school grounds. Supermarkets include a Co-op in the town centre and Tesco Extra and Aldi stores in a retail park half a mile east of Knights Chase, where there are also recycling facilities for household packaging.



With an outstandingly convenient location in the heart of the Midlands, just half a mile from the intersection of the A42 and A511 and ten minutes walk from the beautiful centre of Ashby de la Zouch, this attractively landscaped new neighbourhood of energy efficient three, four and five bedroom homes is fringed by mature trees and hedgerows. This is a rare opportunity to become part of a lively, historic community. Welcome to Knights Chase...

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# Beeley

**Overview**

With french doors adding garden access as well as a bright, attractive focal point, the living and dining room provides an inviting, flexible setting for family life. The master bedroom incorporates an en-suite shower room and a useful built-in cupboard.

**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**  
2.826m x 3.212m  
9'3" x 10'6"
- En-Suite**  
1.595m x 2.060m  
5'3" 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"

**Plots**

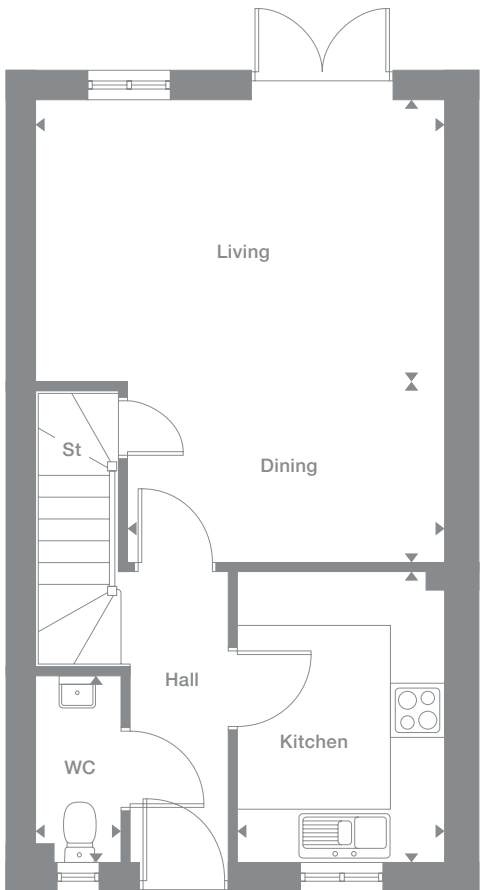
- 32, 33\*,
- 35, 36\*,
- 47, 48\*,
- 50, 51\*

**Floor Space**

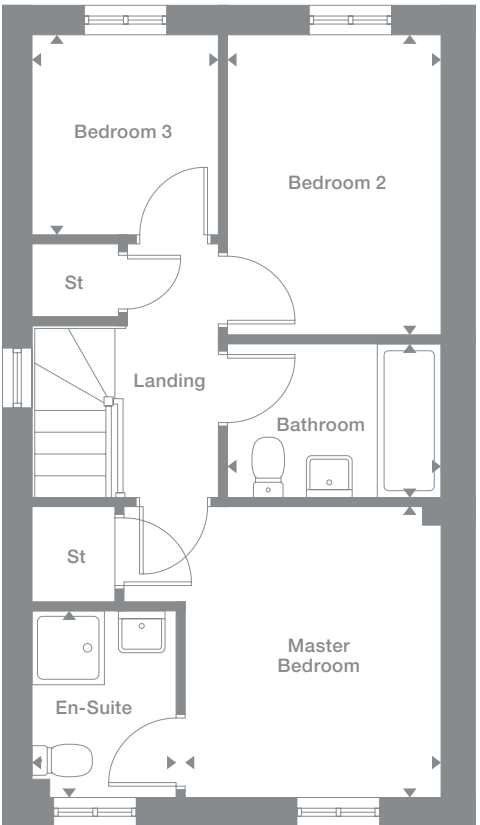
819 sq ft



**Ground Floor**



**First Floor**



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\* 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.

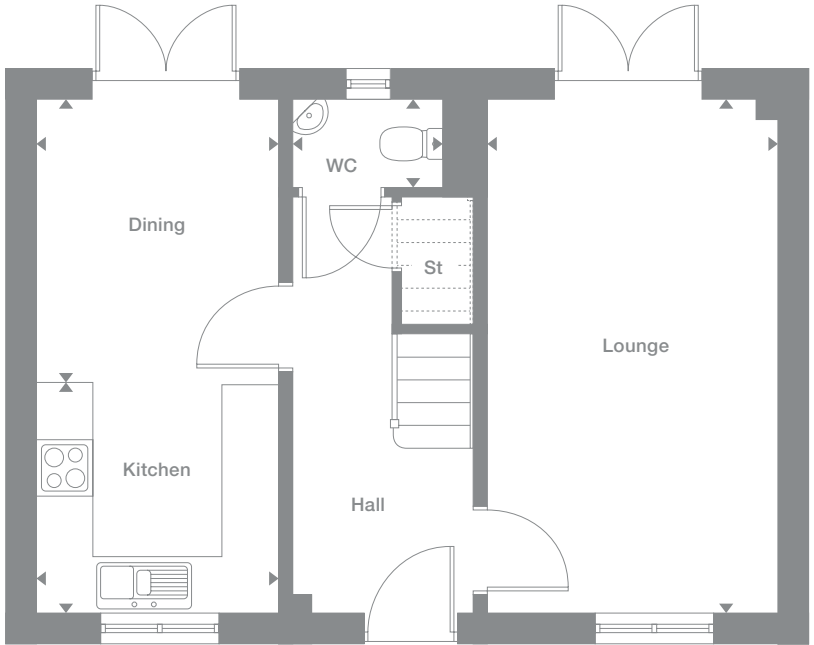
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.080m x 5.450m 10'1" x 17'11"	<b>Master Bedroom</b> 3.138m x 3.440m max 10'4" x 11'3"
<b>Dining</b> 2.556m x 2.998m 8'5" x 9'10"	<b>En-Suite</b> 1.933m x 1.693m 6'4" x 5'7"
<b>Kitchen</b> 2.556m x 2.452m 8'5" x 8'1"	<b>Bedroom 2</b> 2.594m x 2.863m 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**  
49\*, 52

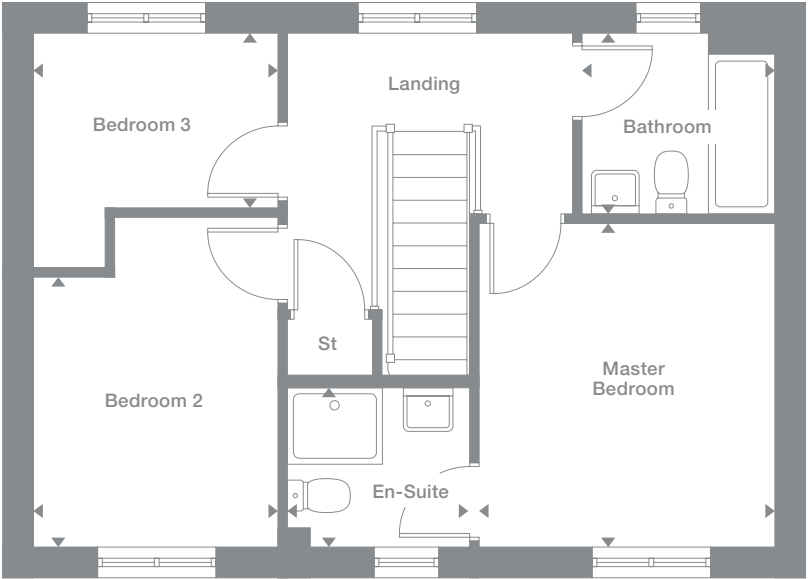
**Floor Space**  
921 sq ft



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above



# Emmett

**Overview**  
Dual aspect outlooks in the lounge, the kitchen and dining room and the second bedroom make this an exceptionally bright, welcoming home. A feature bay window adds a focal point to the lounge, and the kitchen opens on to a useful utility room.

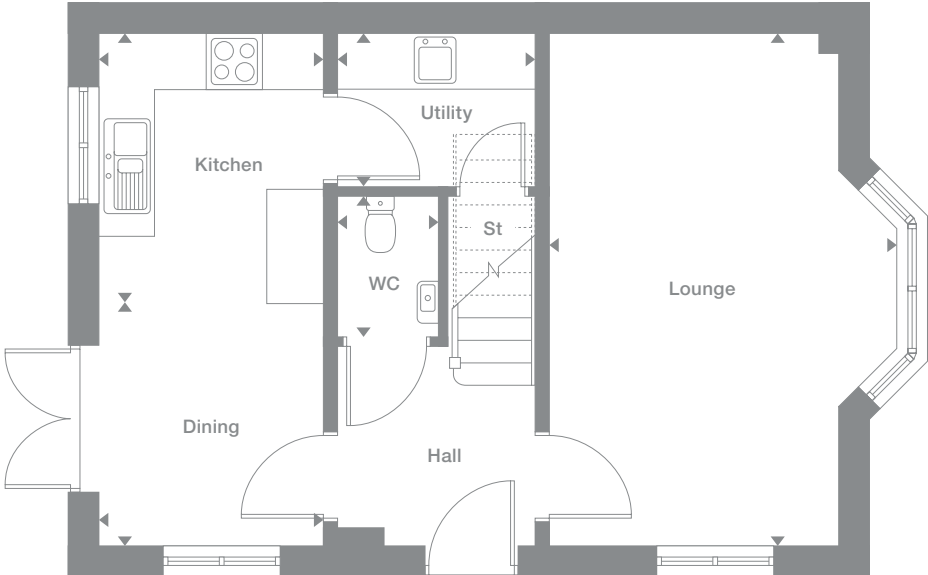
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.673m max x 5.450m 12'11" x 17'11"	<b>Master Bedroom</b> 2.711m x 3.497m max 8'11" x 11'6"
<b>Dining</b> 2.382m x 2.589m 7'10" x 8'6"	<b>En-Suite</b> 2.403m max x 1.680m 7'11" x 5'6"
<b>Kitchen</b> 2.382m x 2.861m 7'10" x 9'5"	<b>Bedroom 2</b> 3.137m max x 3.440m 10'4" x 11'3"
<b>Utility</b> 2.088m x 1.640m 6'10" x 5'5"	<b>Bedroom 3</b> 2.594m x 1.860m 8'6" x 6'1"
<b>WC</b> 1.075m x 1.500m 3'6" x 4'11"	<b>Bathroom</b> 2.048m x 1.917m 6'9" x 6'3"

**Plots**  
9\*, 21\*, 25\*,  
31, 34,  
37, 40\*

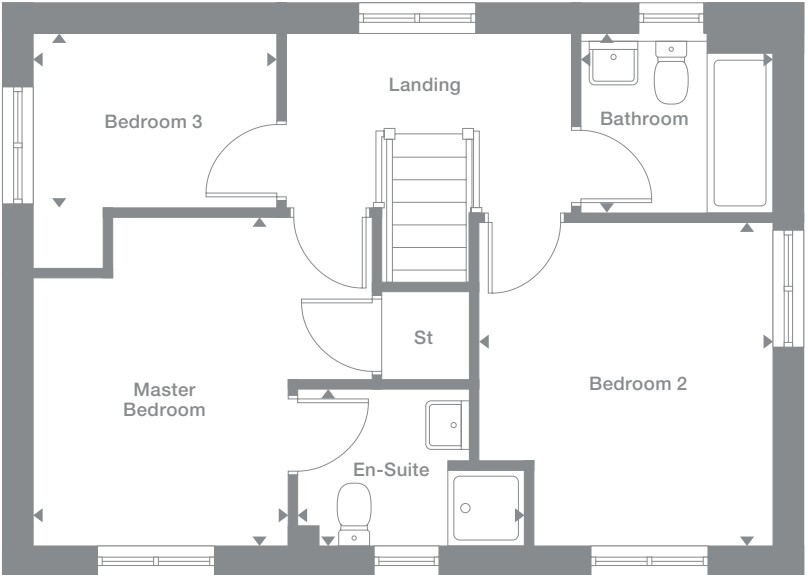
**Floor Space**  
933 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

**Overview**

With a utility room to help with household management, and french doors offering garden access, the kitchen and dining room provides a lively hub for everyday life. Upstairs, en-suite facilities and a dressing area transform the master bedroom into an opulent private retreat.

**Ground Floor**

- Lounge**  
3.392m x 5.564m max  
11'2" x 18'3"
- Dining**  
3.410m x 3.072m  
11'2" x 10'1"
- Kitchen**  
2.833m x 3.072m  
9'4" x 10'1"
- Utility**  
1.663m x 1.810m  
5'5" x 5'11"
- WC**  
1.663m x 1.169m  
5'5" x 3'10"

**First Floor**

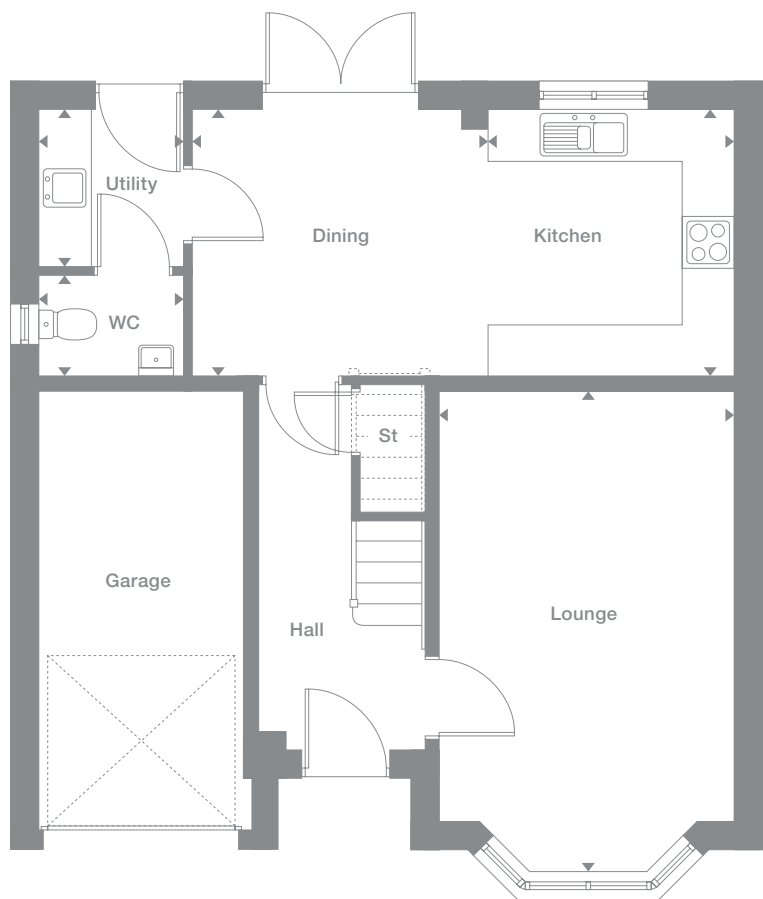
- Master Bedroom**  
3.392m x 2.966m  
11'2" x 9'9"
- En-Suite**  
1.840m x 1.604m  
6'0" x 5'3"
- Dressing**  
2.306m x 1.365m  
7'7" x 4'6"
- Bedroom 2**  
2.525m x 4.148m max  
8'3" x 13'7"
- Bedroom 3**  
2.790m max x 3.676m max  
9'2" x 12'1"
- Bedroom 4**  
2.915m max x 3.137m max  
9'7" x 10'4"
- Bathroom**  
2.108m x 1.928m  
6'11" x 6'4"

**Plots**  
23, 24, 38\*

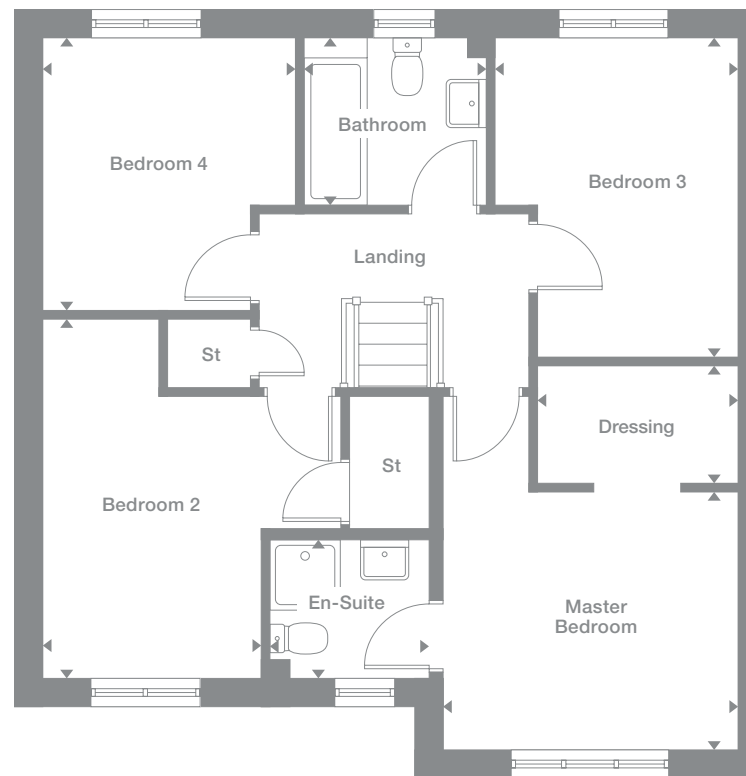
**Floor Space**  
1,226 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

## Overview

Dual aspect outlooks in most of the ground floor rooms include a stylish bay window in the dining room and french doors in the lounge and the superb family/kitchen. One of the four bedrooms is en-suite and another features dual aspect windows

## Ground Floor

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

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

**Kitchen/Family**  
4.642m max x 4.358m max  
15'3" x 14'4"

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

## First Floor

**Master Bedroom**  
4.642m 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  
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

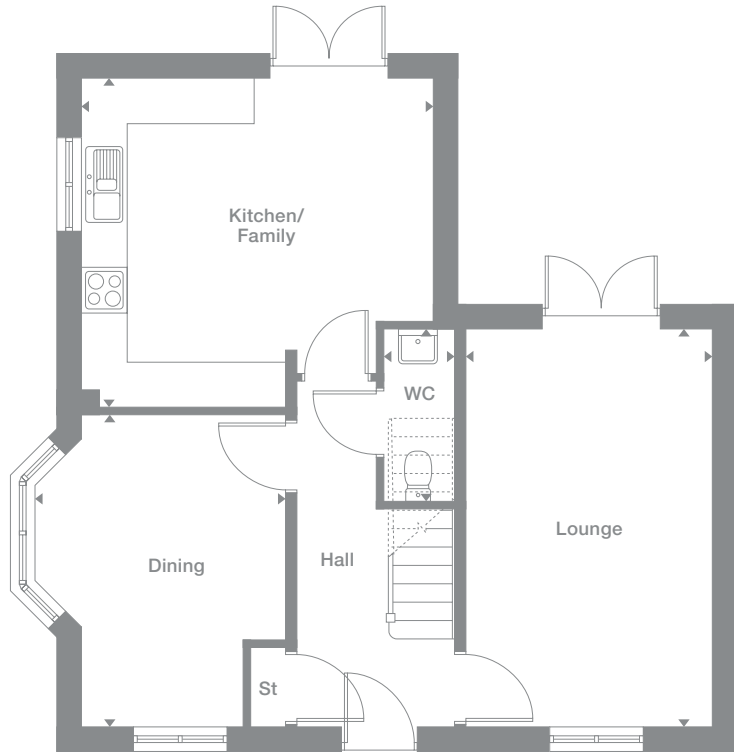
4\*, 5, 22,  
61, 64\*

## Floor Space

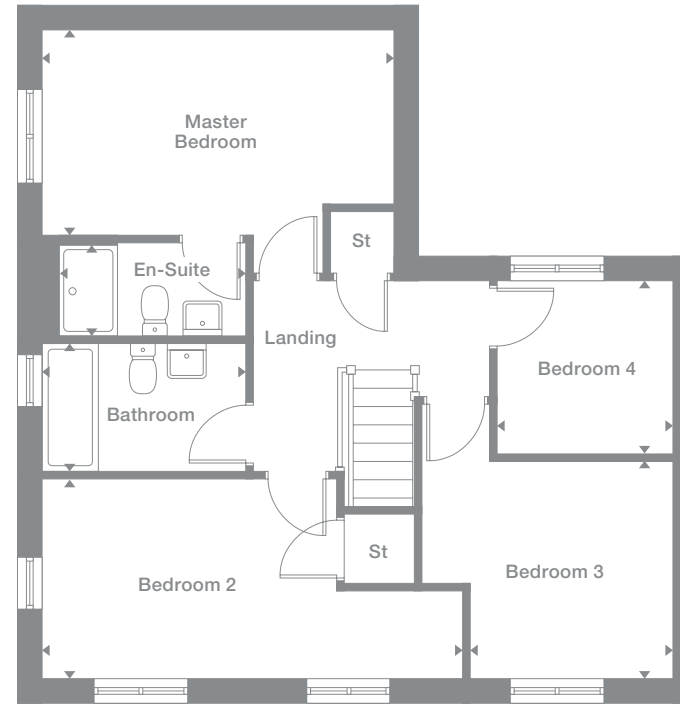
1,290 sq ft



## Ground Floor



## First Floor



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# Birchwood

**Overview**  
 Arranged around a feature entrance hall and gallery landing, this is a home of great distinction. French doors open out from both the dual aspect lounge and the magnificent triple aspect kitchen, and the dual aspect dining room includes an elegant bay window.

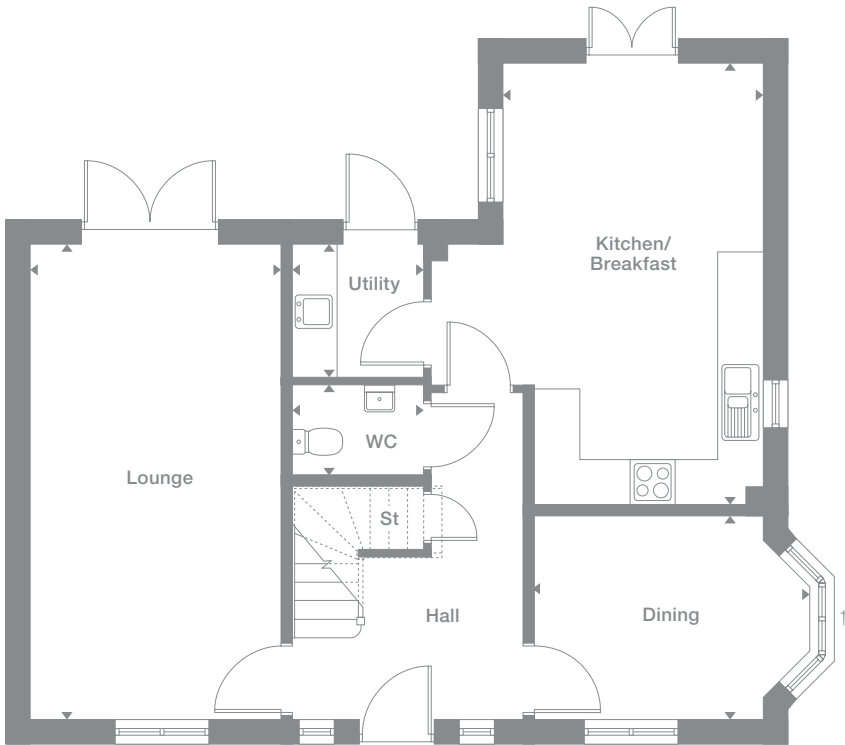
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.315m x 6.296m 10'11" x 20'8"	<b>Master Bedroom</b> 3.456m x 3.892m 11'4" x 12'9"
<b>Dining</b> 3.644m max x 2.700m 11'11" x 8'10"	<b>En-Suite</b> 2.085m max x 2.318m max 6'10" x 7'7"
<b>Kitchen/Breakfast</b> 3.456m x 5.842m 11'4" x 19'2"	<b>Bedroom 2</b> 3.372m x 3.168m 11'1" x 10'5"
<b>Utility</b> 1.750m x 1.760m 5'9" x 5'9"	<b>Bedroom 3</b> 3.372m x 3.035m 11'1" x 9'11"
<b>WC</b> 1.750m x 1.203m 5'9" x 3'11"	<b>Bedroom 4</b> 3.036m x 2.296m 10'0" x 7'6"
	<b>Bathroom</b> 2.690m x 1.927m 8'10" x 6'4"

**Plots**  
 8, 39\*, 41\*,  
 43, 60\*,  
 65, 66\*

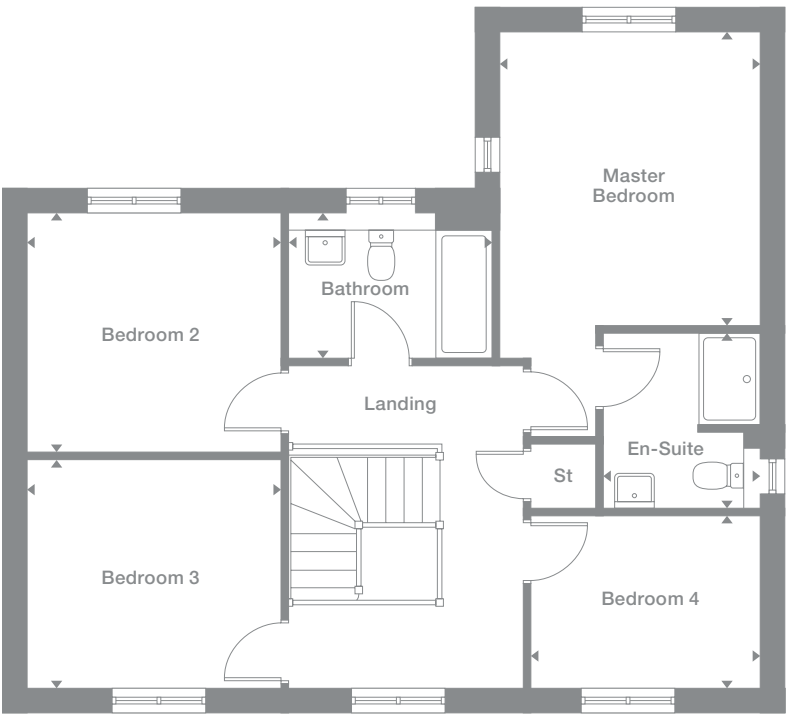
**Floor Space**  
 1,503 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above † Bay window to plots 60 and 66 only

## Overview

From the ornated entrance canopy to the two en-suite bedrooms, this is a family home that blends timeless style with practical convenience. The bright family kitchen and breakfast room, with its central french doors, is complemented by a dining room that will make entertaining special.

## Ground Floor

- Lounge**  
3.352m max x 5.228m  
11'0" x 17'2"
- Dining**  
2.803m x 2.900m  
9'2" x 9'6"
- Kitchen**  
3.182m x 3.475m  
10'5" x 11'5"
- Family/Breakfast**  
5.168m x 3.475m  
16'11" x 11'5"
- Utility**  
1.860m x 1.785m  
6'1" x 5'10"
- WC**  
0.850m x 1.785m  
2'9" x 5'10"

## First Floor

- Master Bedroom**  
3.825m max x 4.475m  
12'7" x 14'8"
- En-Suite 1**  
1.694m x 2.140m max  
5'7" x 7'0"
- Bedroom 2**  
3.409m max x 3.216m  
11'2" x 10'7"
- En-Suite 2**  
2.373m max x 1.816m  
7'9" x 5'11"
- Bedroom 3**  
2.724m x 3.835m  
8'11" x 12'7"
- Bedroom 4**  
2.530m max x 3'635m  
8'4" x 11'11"
- Bathroom**  
2.910m x 1.995m  
9'7" x 6'7"

## Plots

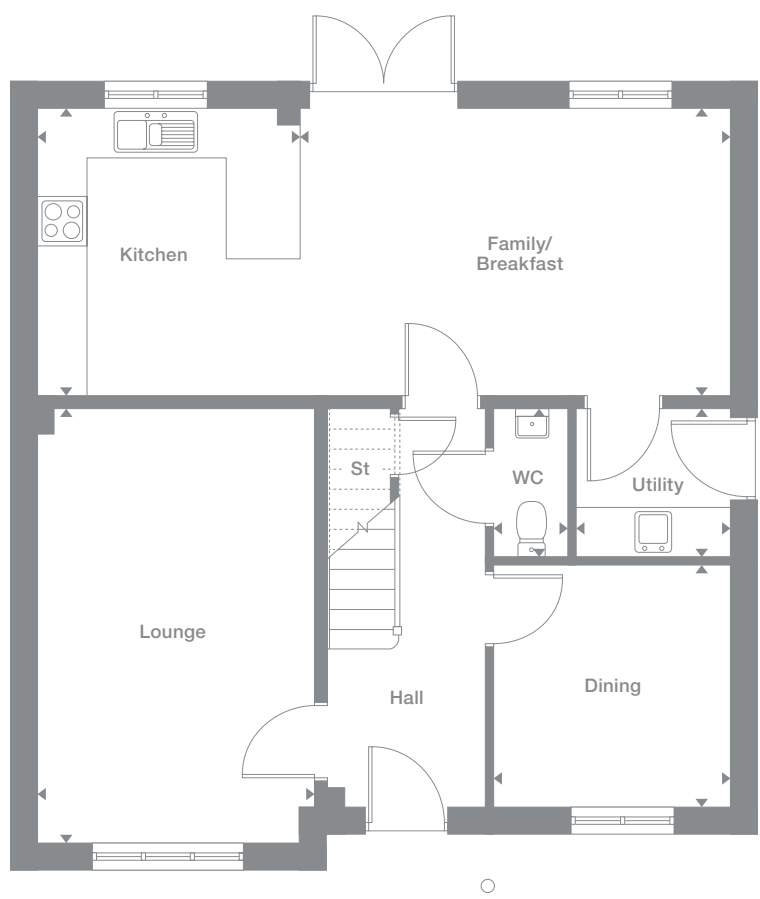
6\*, 42\*, 44\*

## Floor Space

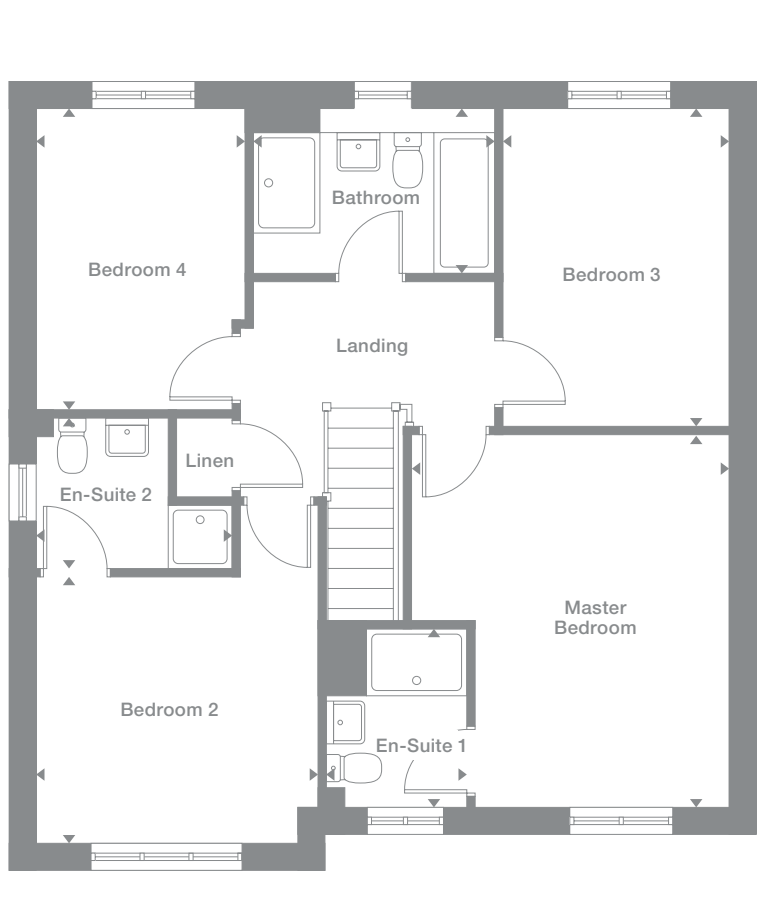
1,541 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Charlesworth

## Overview

From the feature entrance hall, dual aspect study and conservatory-like breakfast area to the twin french doors, beautifully arranged lounge and dining room and five bedrooms, two of them en-suite, this is a residence of immense quality. The master suite is especially luxurious.

## 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**  
3.642m x 4.041m  
11'11" x 13'3"
- En-Suite 1**  
2.442m max x 1.585m max  
8'0" x 5'2"
- Dressing**  
2.442m max x 2.253m  
8'0" x 7'5"
- Bedroom 2**  
3.535m 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 3.191m  
9'9" x 10'6"
- Bedroom 5**  
2.699m x 2.680m  
8'10" x 8'10"
- Bathroom**  
2.563m max x 2.342m max  
8'5" x 7'8"

## Plots

1\*, 3\*, 7, 45\*, 46, 59\*, 62, 63\*, 68, 70

## Floor Space

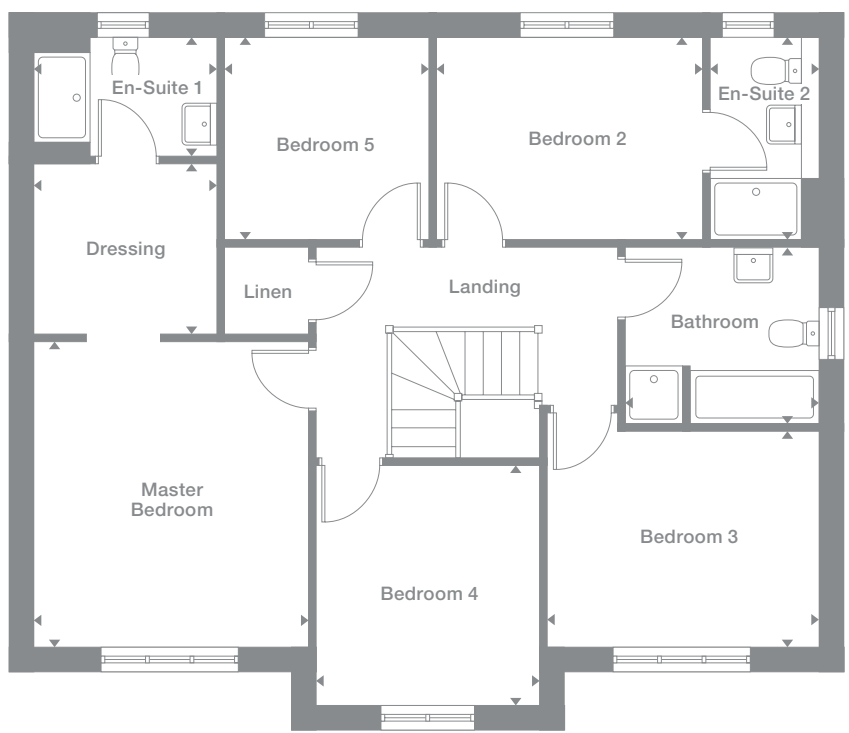
1,885 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above † Bay window to plots 45 and 46 only

# Beaumont

**Overview**  
While the magnificent island-style kitchen with its sliding glass wall makes the most immediate impact, the succession of premium features, including twin bay windows, stately entrance hall and dressing room, marks this out as a home of the very highest quality.

**Ground Floor**

- Lounge**  
3.833m max x 5.797m max  
12'7" x 19'0"
- Dining**  
3.833m x 3.529m  
12'7" x 11'7"
- Kitchen**  
6.456m x 6.085m  
21'2" x 20'0"
- Utility**  
2.325m x 1.674m  
7'8" x 5'6"
- Study/Family**  
3.411m x 3.472m max  
11'2" x 11'5"
- WC**  
0.993m x 1.674m  
3'3" x 5'6"

**First Floor**

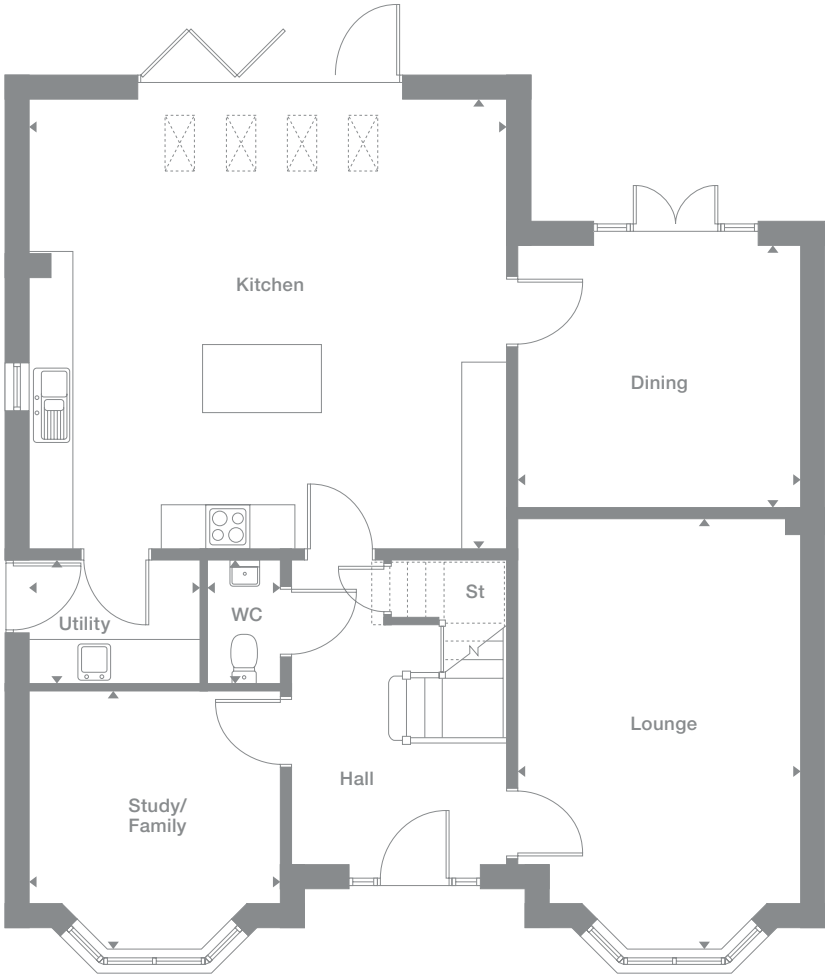
- Master Bedroom**  
3.410m x 4.435m  
11'2" x 14'7"
- En-Suite 1**  
3.410m max x 1.700m max  
11'2" x 5'7"
- Dressing**  
2.500m x 2.560m  
8'2" x 8'5"
- Bedroom 2**  
3.900m x 2.625m  
12'10" x 8'7"
- En-Suite 2**  
2.750m max x 1.430m max  
9'0" x 4'8"
- Bedroom 3**  
2.935m min x 3.109m max  
9'8" x 10'2"
- Bedroom 4**  
3.760m max x 2.530m max  
12'4" x 8'4"
- Bedroom 5**  
3.080m x 2.420m  
10'1" x 7'11"
- Bathroom**  
2.750m x 2.000m  
9'0" x 6'7"

**Plots**  
2\*, 58\*,  
67\*, 69\*

**Floor Space**  
2,116 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

# Specification

- ✓ Standard
- Not Available

	Beeley	Castleton	Emmett	Whitwell	Repton	Birchwood	Foxley	Charlesworth	Beaumont
<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	✓	✓	✓	✓	✓	✓	✓	✓	✓

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.



# Specification

- ✓ Standard
- Not Available

	Beeley	Castleton	Emmett	Whitwell	Repton	Birchwood	Foxley	Charlesworth	Beaumont
<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)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<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, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# 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.



Amenities within the town include the Hood Park Leisure Centre, which incorporates indoor and outdoor swimming pools, a technogym, outdoor pitches and a sports hall. Next to the Leisure Centre, there is a skate park and a children's playground. The Venture Theatre presents shows by the Ashby Amateur Dramatic Society as well as the local Jazz Club, and there is a wide choice of sports, special interest and youth organisations as well as a local museum and a library.

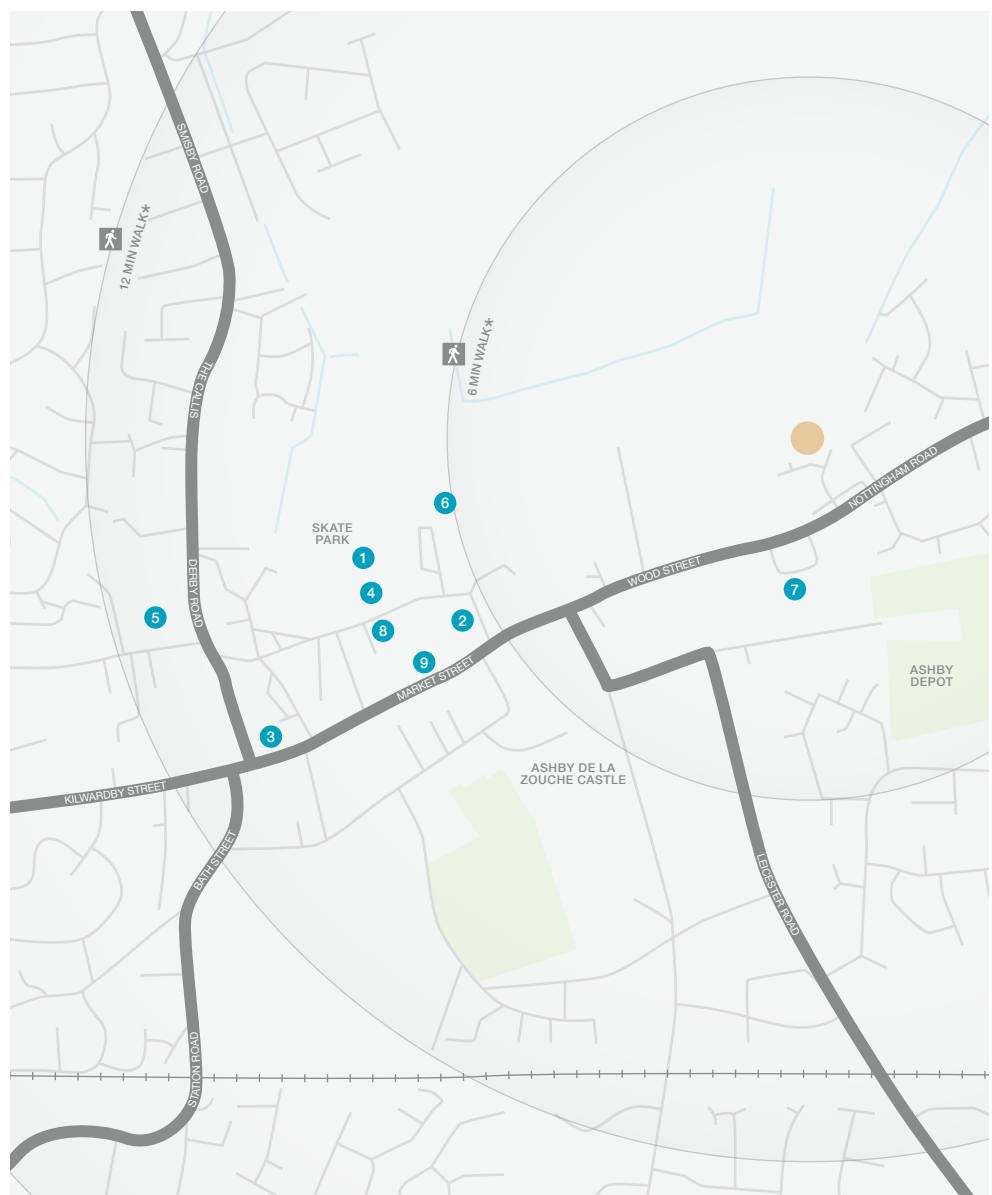
Ashby de la Zouch is in the centre of the National Forest, 200 square miles of woodland, wildlife habitats, canals, heritage trails, country parks, picturesque villages and lakes that offer inexhaustible opportunities for exploration. Willesley Park Golf Club, on the edge of the town, is around a mile and a half away.



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.

There are several primary schools in the town, with Knights Chase lying within the catchment area for Ashby de la Zouch C of E Primary School. The area operates a two-tier secondary system, with pupils attending Ivanhoe College, a specialist Technology Academy, to age 14 then moving on to Ashby School, a 14-19 Academy

which consistently achieves some of the highest educational standards in the county. Ashby School is just a few minutes walk from Knight's Chase. Nearby health services include a GP practice at The Surgery, ten minutes walk from the development, and the Market Street Dental Practice in the town centre.



- 1 Hood Park Leisure Centre, North Street 01530 412 181
  - 2 Venture Theatre North Street 01530 560 649
  - 3 Ashby de la Zouch Post Office, 19-21 Market Street 01530 412 207
  - 4 Ashby de la Zouch Library, North Street 0116 305 5917
  - 5 Ashby C of E Primary School, Burton Road 01530 412 243
  - 6 Ivanhoe College North Street 01530 412 756
  - 7 Ashby School Nottingham Road 01530 413 748
  - 8 The Surgery 30 North Street 01530 417 415
  - 9 Market Street Dental Practice, 8 Market Street 01530 415 353
- Dean and Smedley Family Pharmacy, 55-57 Market Street 01530 412 735

\* 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  
03300 371 235

**From the A42**  
Leave the A42 at junction 13 and at the roundabout follow signs for Ashby via the A511. Pass the turn-off for Ashby Park, then at the next roundabout take the first exit, signposted for Ashby Castle. Around half a mile on, after passing a tall hedge on the right, turn right into Woodcock Way and carry straight on into Knights Chase.

**From Burton upon Trent**  
Follow the A511 through the roundabout at Boundary and one subsequent roundabout, then at the next roundabout take the third exit, signposted for Ashby Castle. Around half a mile on, after passing a tall hedge on the right, turn right into Woodcock Way and carry straight on into Knights Chase.

Sat Nav: LE65 1AX



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*<sup>®</sup>