



# Oaklands Park Ashbourne

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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*<sup>®</sup>

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# Plot information

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Wildlife Corridor

OLD HILL

WYASTON ROAD

POS

Development  
By Others

## Welcome to Oaklands Park

Sheltered by mature trees to the south and east, Oaklands Park is a beautifully landscaped development of superb three and four bedroom homes that combine their traditional architectural approach with modern energy-efficient design. On the southern edge of Ashbourne, within a pleasant ten-minute walk of the town centre and with a good selection of local shops and amenities in easy reach, the development incorporates open green spaces and play areas to create a superb new neighbourhood.

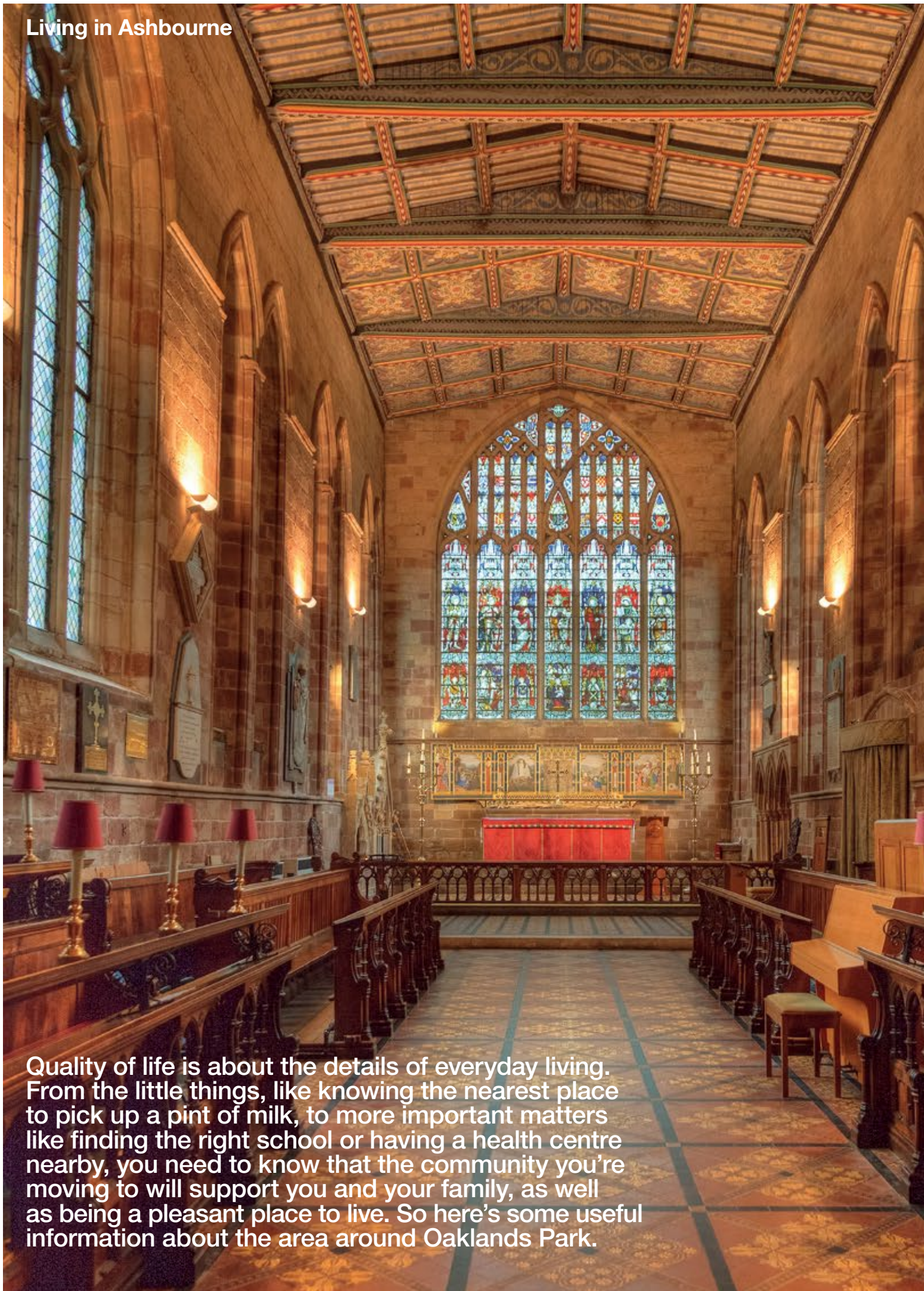


### We care about you

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 2015, 94% 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 Oaklands Park.

- 1 St Oswalds Church
- 2 Chimes Cafe
- 3 Catherine Booth Memorial
- 4 Ashbourne Town Council



2



3



4

### Transport

Buses between Uttoxeter and Derby via Ashbourne town centre pass along Wyaston Road, adjacent to Oaklands Park, approximately once an hour, with the trip into Derby taking around 40 minutes. Trains from Derby run to Nottingham, Leicester and Birmingham as well as to London St Pancras, an hour and a half away. Oaklands Park also benefits from easy access to both local and long-distance walks and cycle routes.

### Arts & Entertainment

Community events and activities in Ashbourne range from amateur drama to a celebrated Shrovetide football game that takes place between teams of indeterminate numbers playing towards goals spaced three miles apart. The annual summer Ashbourne Festival is an eclectic two-week mixture of street performance, comedy, music, drama and art.

### Leisure & Recreation

Known as the Gateway to the Peak District, Ashbourne offers easy access to wonderful countryside. Long distance paths include the Bonnie Prince Charlie Walk from Ashbourne to Derby, which passes adjacent to Oaklands Park, and the Tissington Trail through a series of picturesque landscapes and villages into Dovedale Nature Reserve. Ashbourne Recreation Ground, in the town centre, has a children's play area and various sporting facilities, and Ashbourne Golf Club and the town's Leisure Centre, with its swimming pool and gym, are both within a short walk.

- 1 Carsington Water
- 2 High Street Baker
- 3 High Street Shop
- 4 Old Grammar School

**Education & Health**

Hilltop Infant and Nursery School, for children aged three to seven, is just a short walk from Oaklands Park, and there is a primary school, Parkside, in the town centre, close to Queen Elizabeth's Grammar School. Ashbourne's two medical practices, and a dental surgery, and St Oswald's Hospital, which has a walk-in clinic at weekends, are all located on Clifton Road, within a mile of the development.

**Recycling Facilities**

Recycling facilities for packaging, paper, glass and textiles can be found half a mile away in Sainsbury's car park, and larger items, including white goods and electronics, can be recycled at Ashbourne Recycling Centre.

**Shopping**

There are two supermarkets and a range of smaller shops including a pharmacy and a post office less than ten minutes' walk away, and nearby Waterside Retail Park includes an M&S food store, Homebase and a wine warehouse. The town centre offers an excellent selection, from traditional butchers and ironmongers to high street chains and banks, and an open air market is held in the charming cobbled Market Place each Thursday and Saturday.

2



3



4







# Hawthorne

3 Bed

## Plots

74\*, 75, 87\*, 88,  
89, 90, 93\*, 94

## Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

## Key Features

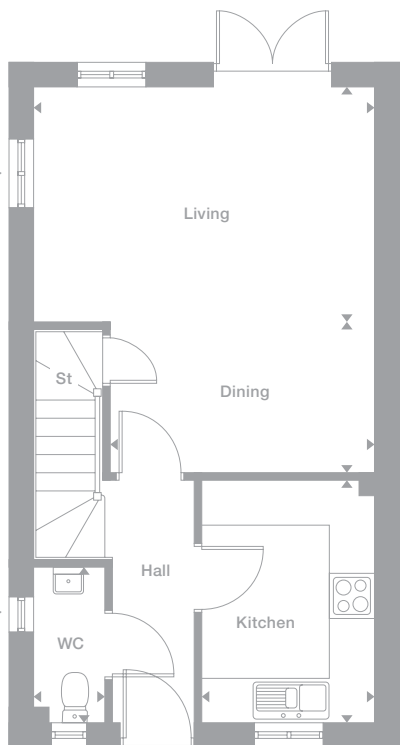
French Doors  
Master Bed En-Suite  
Downstairs WC  
Parking Spaces

## Total Floor Space

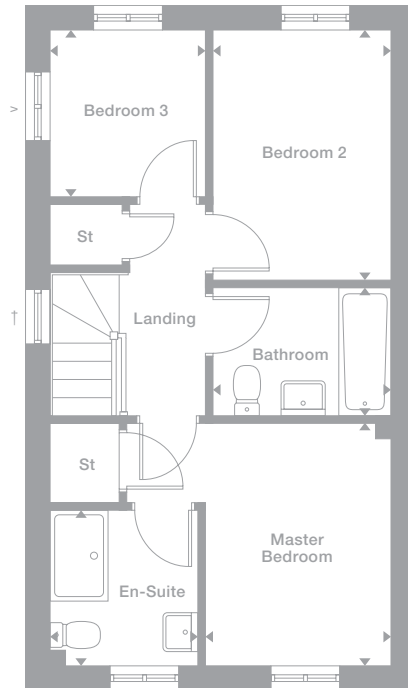
819 sq ft



## 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  
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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↑ End terrace only

> Dual aspect window to plots 75 and 90 only

\* Plots are a mirror image of plans shown above



## 3 Bed

## Darwin

**Plots**  
82, 85\*

### Key Features

French Doors  
Master Bed En-Suite  
Downstairs WC  
Garage

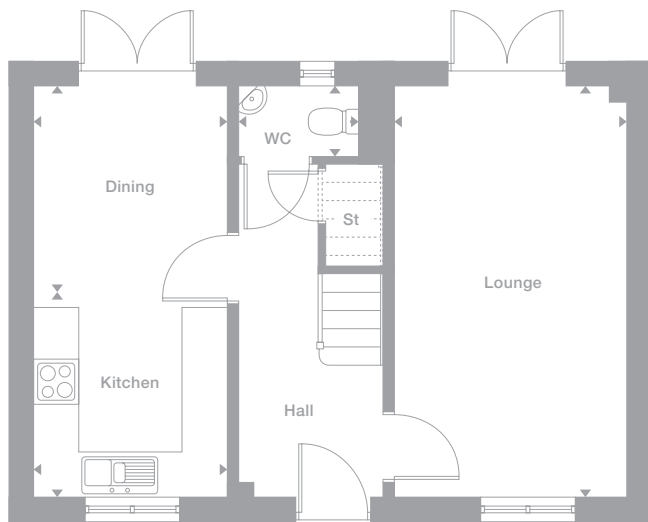
### Total Floor Space

921 sq ft

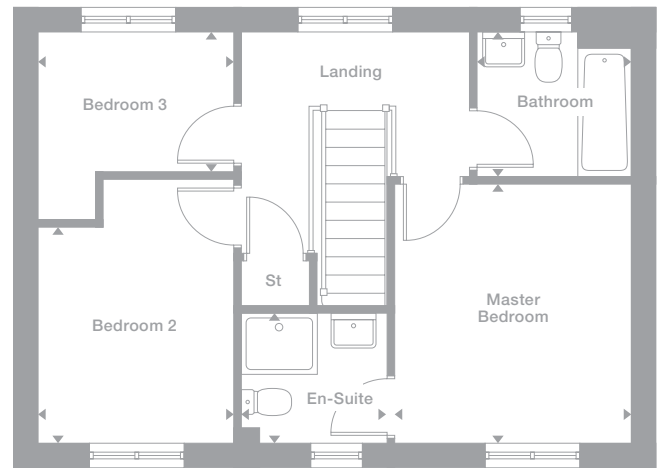
### Overview

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

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

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

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

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

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

#### First Floor

**Master Bedroom**  
3.138m x 3.440m  
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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# Kipling

## 3 Bed

### Plots

61, 62\*, 103, 104\*

### Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

### Key Features

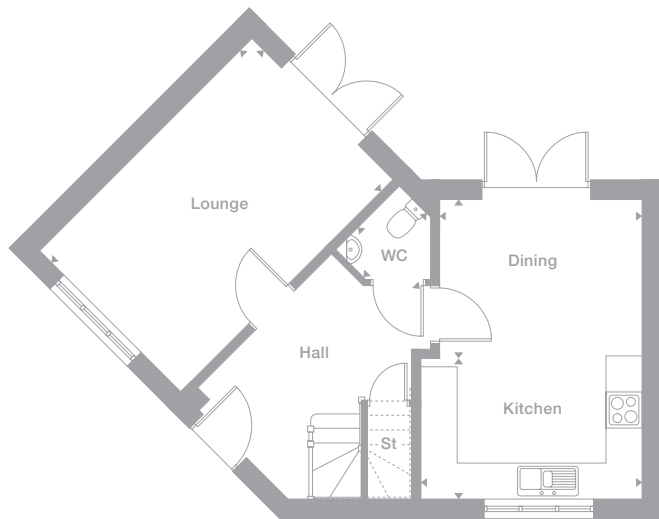
French Doors  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

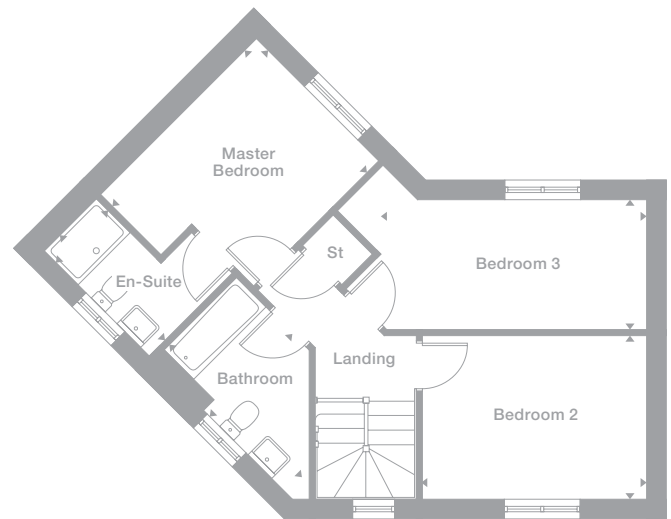
1,027 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.320m x 4.964m  
10'11" x 16'3"

Dining  
3.350m x 2.639m  
11'0" x 8'8"

Kitchen  
3.651m x 2.325m  
12'0" x 7'8"

WC  
1.450m max x 1.496m max  
4'9" x 4'11"

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#### First Floor

Master Bedroom  
2.878m x 3.548m max  
9'5" x 11'8"

En-Suite  
2.464m x 1.210m  
8'1" x 4'0"

Bedroom 2  
3.708m x 2.711m  
12'2" x 8'11"

Bedroom 3  
4.399m x 2.160m  
14'5" x 7'1"

Bathroom  
3.273m max x 1.956m max  
10'9" x 6'5"

\* Plots are a mirror image of plans shown above



## 4 Bed

## Buchan

### Plots

84\*, 109\*, 113\*, 114\*

### Key Features

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

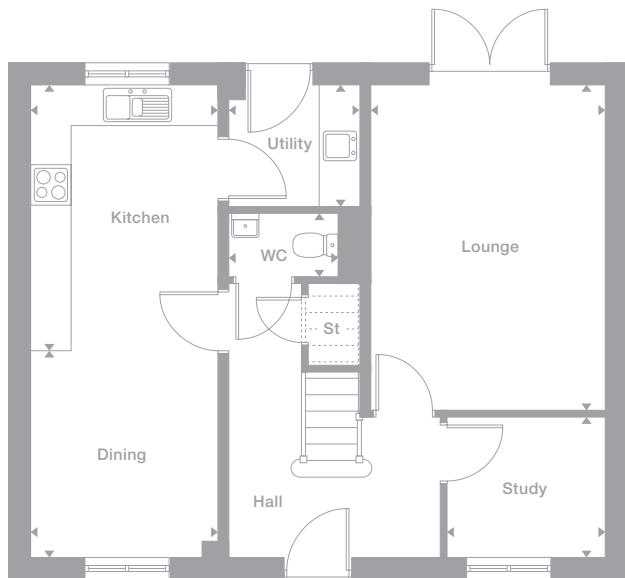
### Total Floor Space

1,264 sq ft

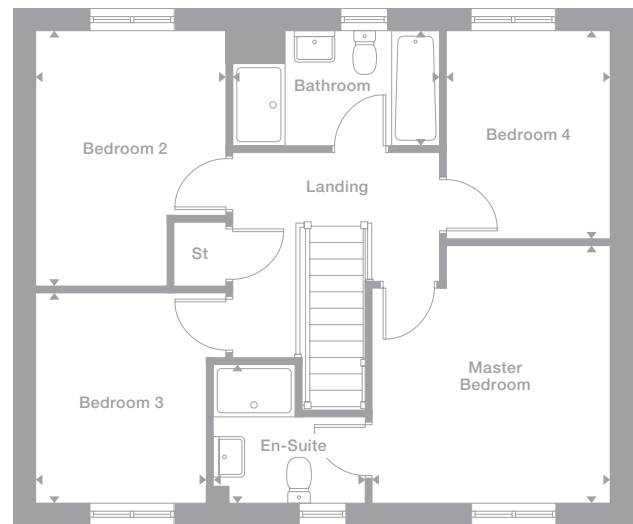
### Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.450m x 4.797m 11'4" x 15'9"	WC 1.620m x 0.945m 5'4" x 3'1"
Dining 2.763m x 3.320m 9'1" x 10'11"	Utility 1.937m x 1.799m 6'4" x 5'11"
Kitchen 2.763m x 3.630m 9'1" x 11'11"	Study 2.323m x 2.060m 7'7" x 6'9"

#### First Floor

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

\* Plots are a mirror image of plans shown above

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# Kenrick

# 4 Bed

## Plots

95\*

### Overview

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

### Key Features

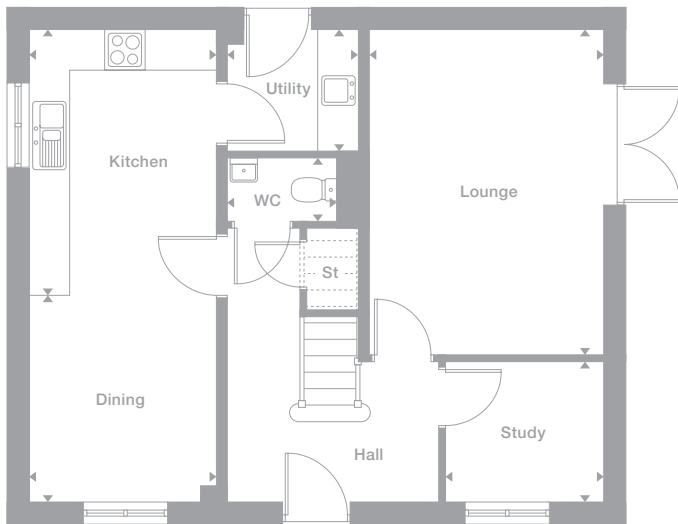
French Doors  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study  
Garage

### Total Floor Space

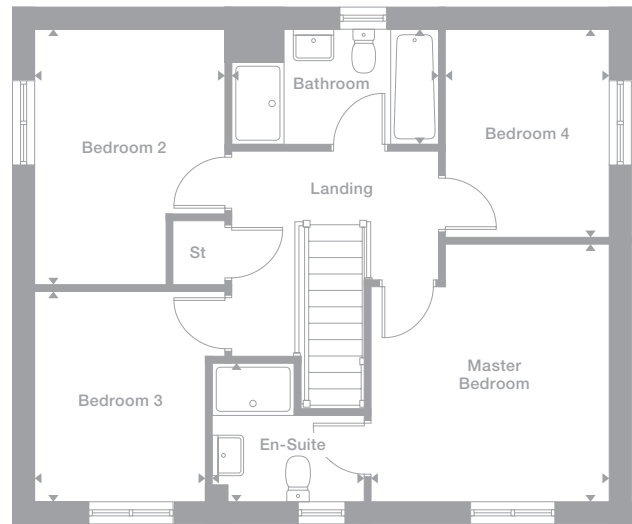
1,264 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 3.450m x 4.797m 11'4" x 15'9"	<b>WC</b> 1.620m x 0.945m 5'4" x 3'1"
<b>Dining</b> 2.763m x 3.149m 9'1" x 10'4"	<b>Utility</b> 1.937m x 1.799m 6'4" x 5'11"
<b>Kitchen</b> 2.763m x 3.801m 9'1" x 12'6"	<b>Study</b> 2.323m x 2.060m 7'7" x 6'9"

### First Floor

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

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Repton

### Plots

63\*, 72, 86\*

### Key Features

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

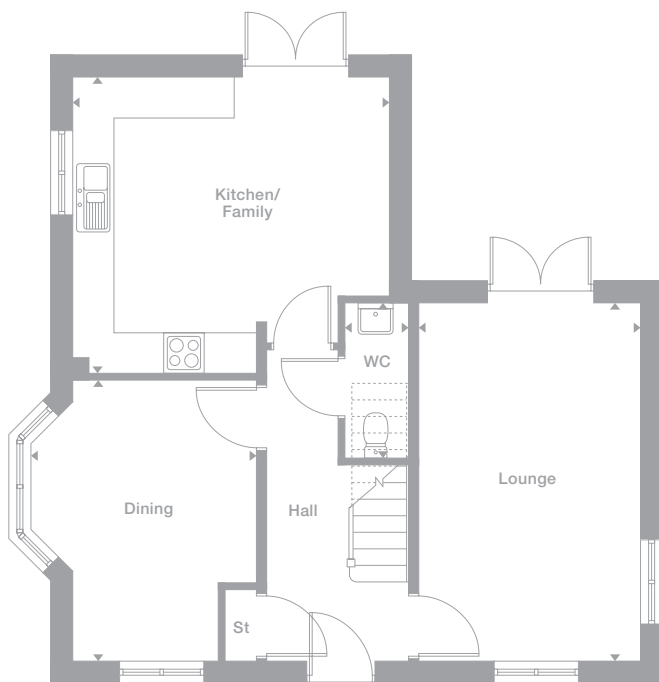
### Total Floor Space

1,290 sq ft

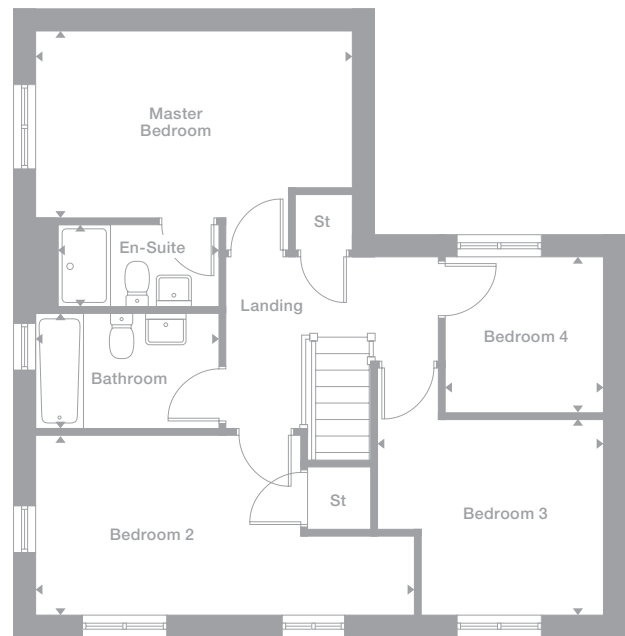
### Overview

The dual-aspect lounge and superb bay-windowed dining room are amongst a wealth of features that give the Repton an unmistakable, prestigious elegance. With dual french doors and a feature gallery landing, this is a bright, spacious home of real distinction.

### Ground Floor



### First Floor



### Room Dimensions

#### 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 x 2.749m max  
15'3" x 9'0"

En-Suite  
2.471m max x 1.210m  
8'1" x 4'0"

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"

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\* Plots are a mirror image of plans shown above

# Crompton

4 Bed

## Plots

68, 69, 97\*, 99, 110, 111

## Overview

The elegant bay window and stylish double doors give the living room a classic, timeless appeal, while the cleverly shared en-suite shower room is an imaginative addition to the luxury of this superb family home.

## Key Features

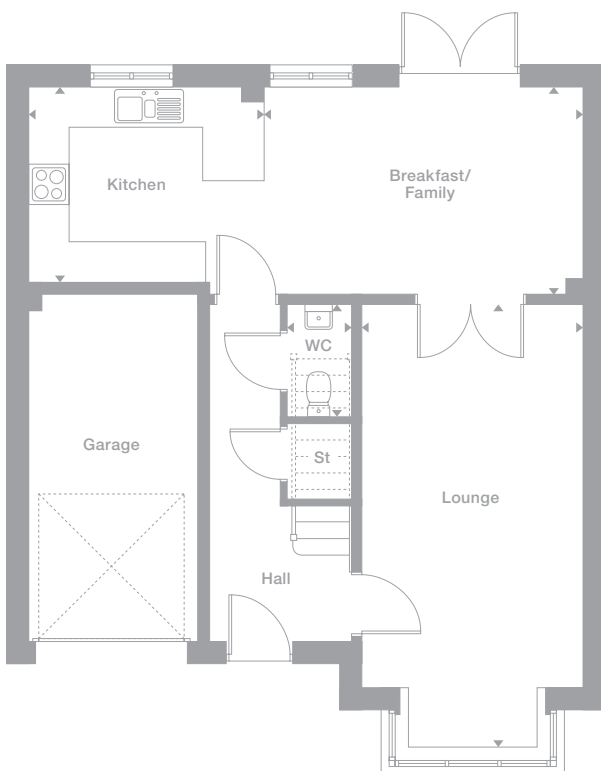
French Doors  
Feature Bay Window  
Downstairs WC  
2 En-Suites  
Garage

## Total Floor Space

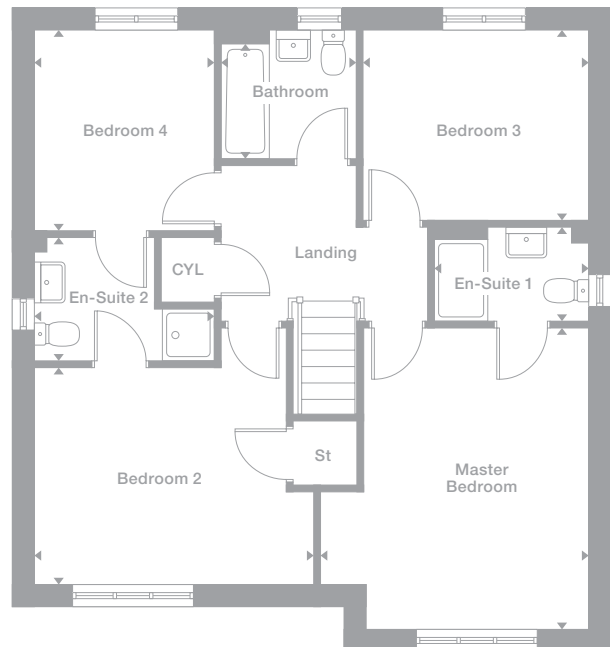
1,349 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

**Lounge**  
3.264m x 6.529m max  
10'9" x 21'5"

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

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

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

### First Floor

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

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

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

**En-Suite 2**  
2.458m max x 1.825m  
8'1" x 6'0"

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

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

**Bathroom**  
1.980m x 1.700m  
6'6" x 5'7"

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4 Bed

Mitford

**Plots**

60\*, 67, 70\*, 100\*,  
105\*, 106, 112\*

**Key Features**

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

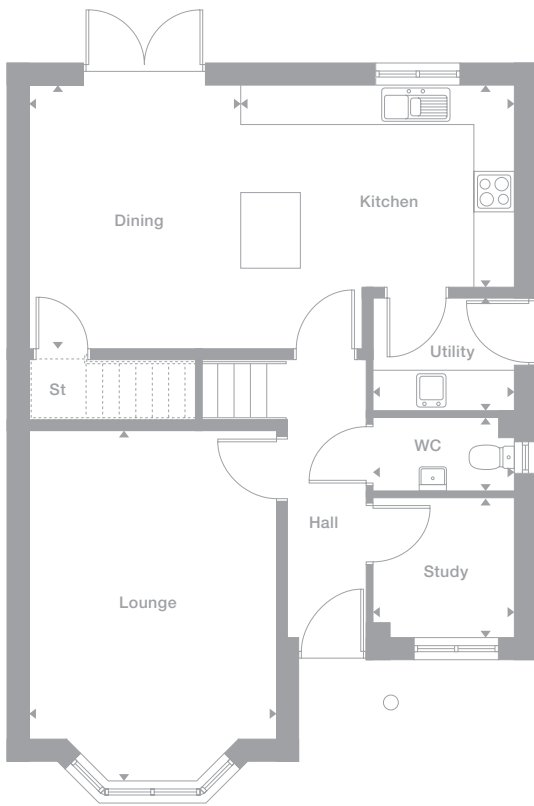
**Total Floor Space**

1,381 sq ft

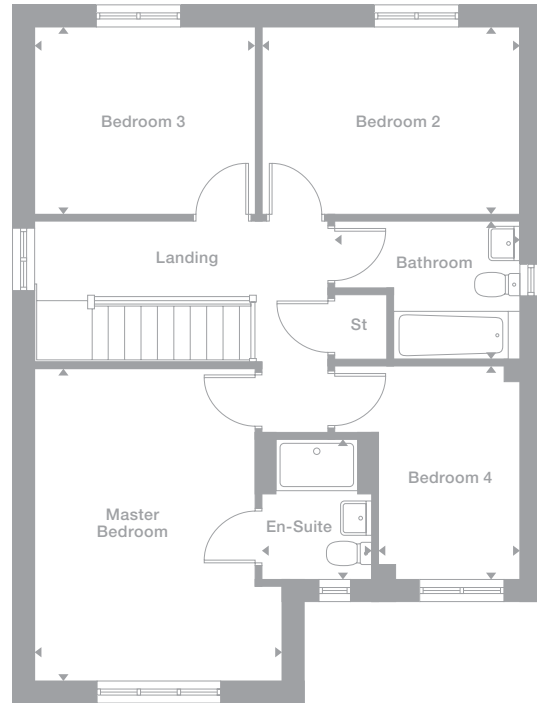
**Overview**

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.

**Ground Floor**



**First Floor**



**Room Dimensions**

**Ground Floor**

Lounge 3.651m x 5.139m max 12'0" x 16'10"	WC 2.087m x 1.082m 6'10" x 3'7"
Dining 3.114m x 3.885m 10'3" x 12'9"	Utility 2.087m x 1.660m 6'10" x 5'5"
Kitchen 4.032m x 2.993m 13'3" x 9'10"	Study 2.087m x 2.060m 6'10" x 6'9"

**First Floor**

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

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† Optional surveillance window

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# Stevenson

# 4 Bed

## Plots

66, 73, 108\*

## Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

## Key Features

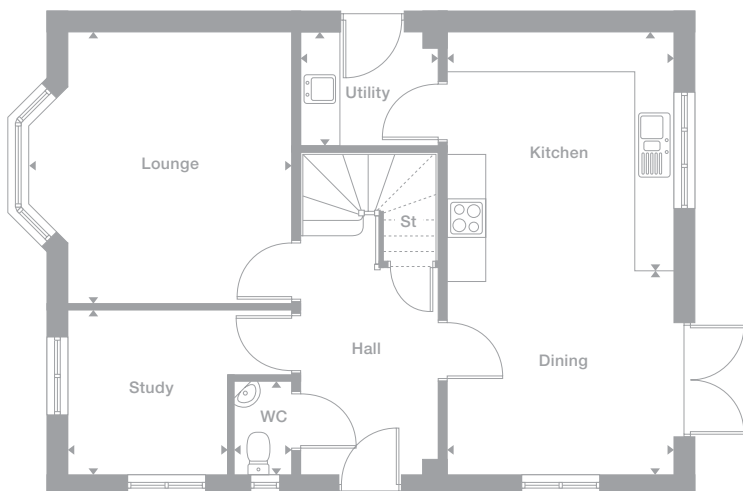
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study  
Garage

## Total Floor Space

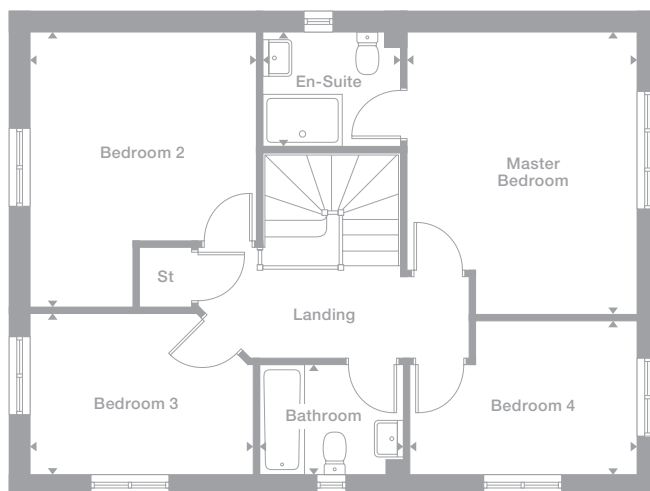
1,401 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge 4.054m max x 4.216m 13'4" x 13'10"	WC 0.900m x 1.450m 2'11" x 4'9"
Dining 3.517m x 3.164m 11'6" x 10'5"	Utility 2.126m x 1.760m 7'0" x 5'9"
Kitchen 3.517m x 3.700m 11'6" x 12'2"	Study 2.469m x 2.556m 8'1" x 8'5"

### First Floor

Master Bedroom 3.574m x 4.352m max 11'9" x 14'3"	Bedroom 3 3.462m x 2.505m 11'4" x 8'3"
En-Suite 2.126m x 1.760m 7'0" x 5'9"	Bedroom 4 3.514m max x 2.419m max 11'6" x 7'11"
Bedroom 2 3.519m x 4.266m max 11'7" x 14'0"	Bathroom 2.243m x 1.700m 7'4" x 5'7"

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Harper

### Plots

58\*, 59, 64\*, 65, 71\*, 83\*, 96\*, 98, 101, 102\*, 107\*

### Key Features

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

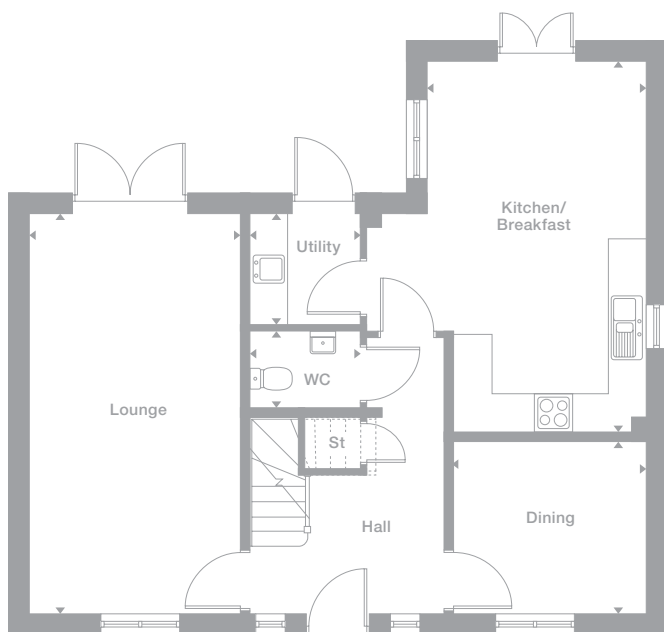
### Total Floor Space

1,493 sq ft

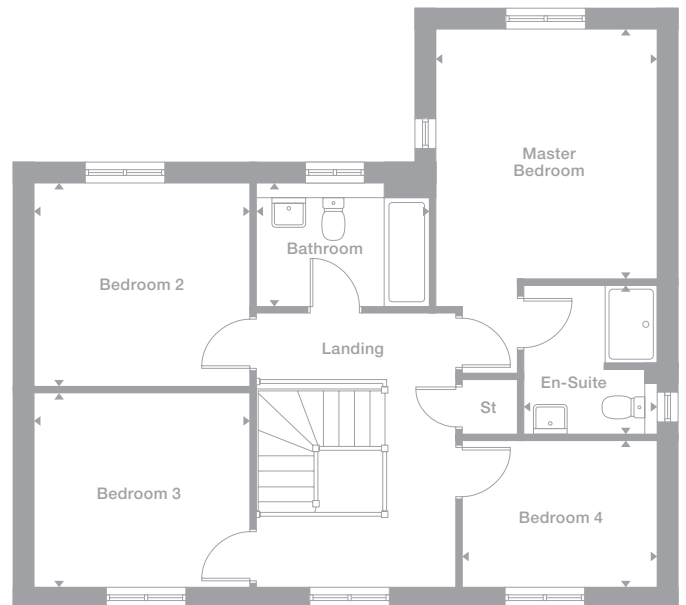
### Overview

A quite exceptional home by any standards, the Harper rewards exploration with a succession of delights, from the breathtaking hall and gallery landing to the twin french doors that allow access to the garden.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.315m x 6.296m 10'11" x 20'8"	WC 1.750m x 1.203m 5'9" x 3'11"
Dining 3.026m x 2.700m 9'11" x 8'10"	Utility 1.750m x 1.760m 5'9" x 5'9"
Kitchen/Breakfast 3.456m x 5.842m 11'4" x 19'2"	

#### First Floor

Master Bedroom 3.456m x 3.892m 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 3.036m x 2.296m 10'0" x 7'6"
Bedroom 2 3.372m x 3.168m 11'1" x 10'5"	Bathroom 2.690m x 1.927m 8'10" x 6'4"

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

# Specification

	Hawthorne	Darwin	Kipling	Buchan	Kenrick	Repton	Crompton	Mitford	Stevenson	Harper
<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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Bathrooms

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	-	-	-	✓	✓	-	-	-	-	-
Chrome finished electric shower 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	-	-	-	✓	✓	-	-	-	-	-

## En-Suites (where applicable)

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 with bath screen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

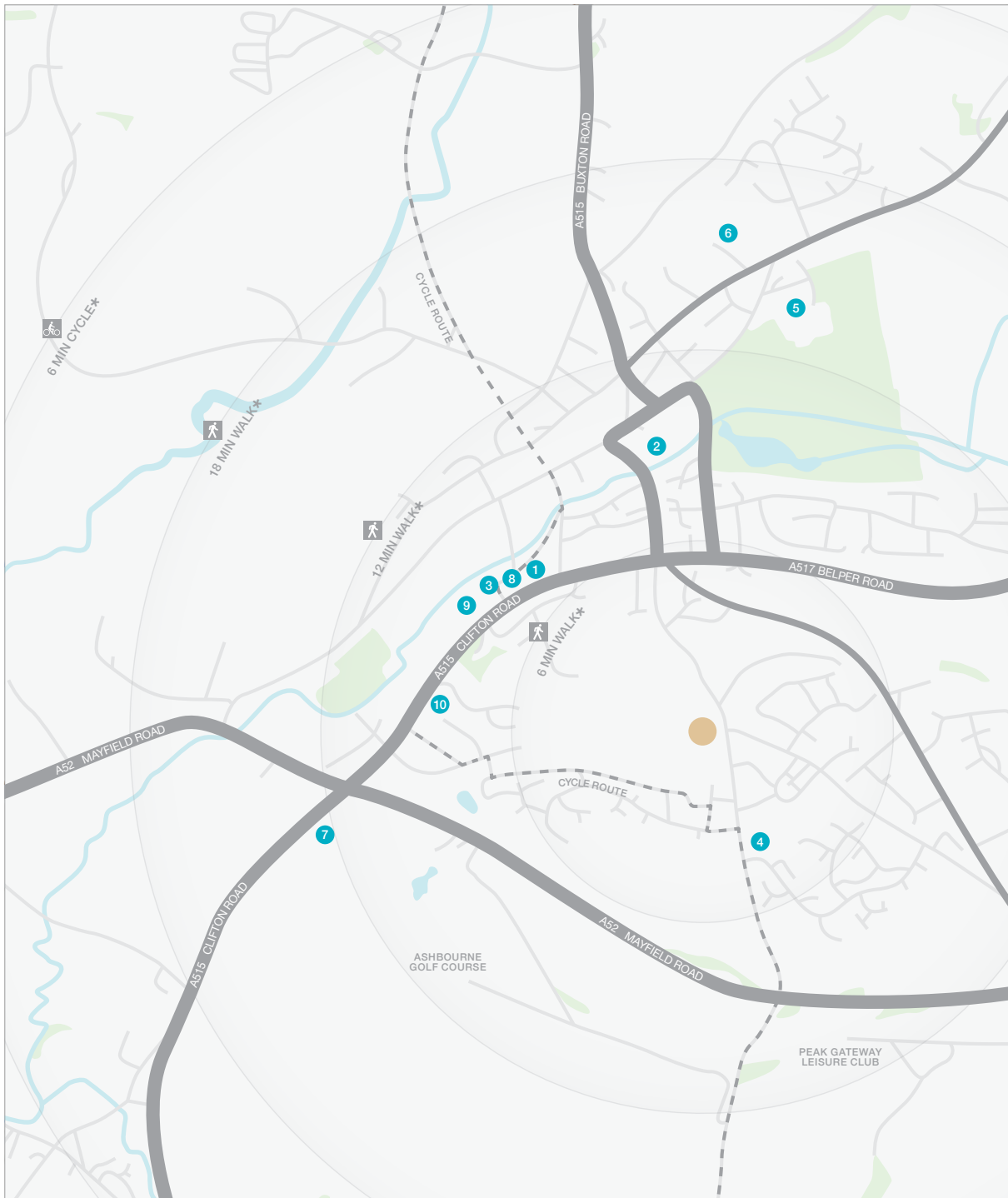
- ✓ Standard
- Optional Extra
- Not Available

	Hawthorne	Darwin	Kipling	Buchan	Kenrick	Repton	Crompton	Mitford	Stevenson	Harper
<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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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. Photography represents typical Miller Homes' fittings and options.

## Living in Ashbourne

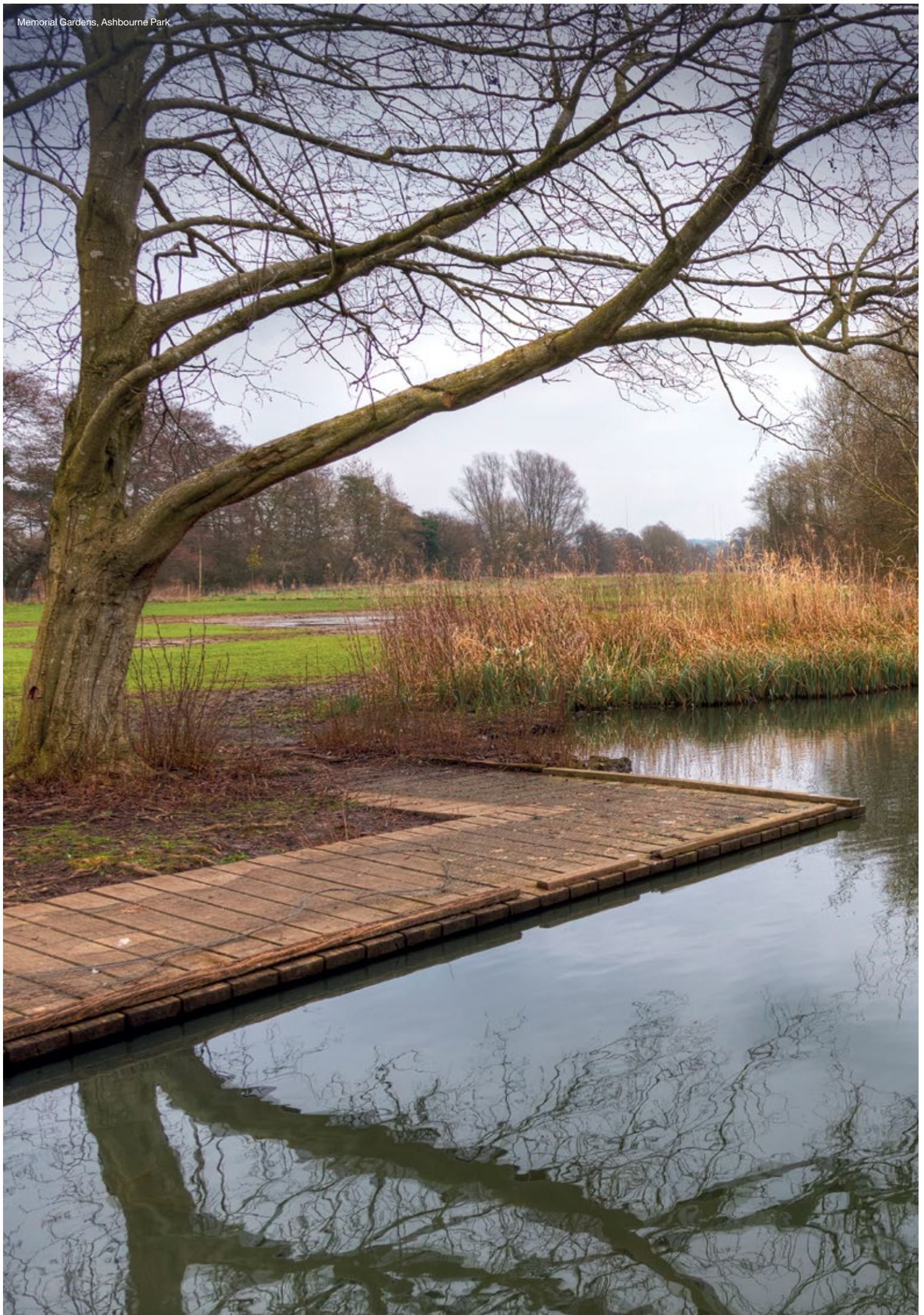
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Oaklands Park.



- 1 Ashbourne Leisure Centre  
Clifton Road  
01335 343 712
- 2 Ashbourne Post Office  
Dig Street  
01335 300 117
- 3 Loyds Pharmacy  
Clifton Road  
01335 343 509
- 4 Hilltop Infants School  
Wyaston Road  
01335 343 041
- 5 Parkside Junior School  
Cockayne Avenue  
01335 342 891
- 6 Queen Elizabeth's  
Grammar School,  
The Green Road  
01335 343 685
- 7 Ashbourne Medical Practice  
Clifton Road  
01335 230 085
- 8 The Surgery (Health Centre)  
Clifton Road  
01335 300 588
- 9 St Oswald's Hospital  
Clifton Road  
01335 230 000
- 10 TLC 4 Smiles (Dentist)  
30 Clifton Road  
01335 348 694

\* 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

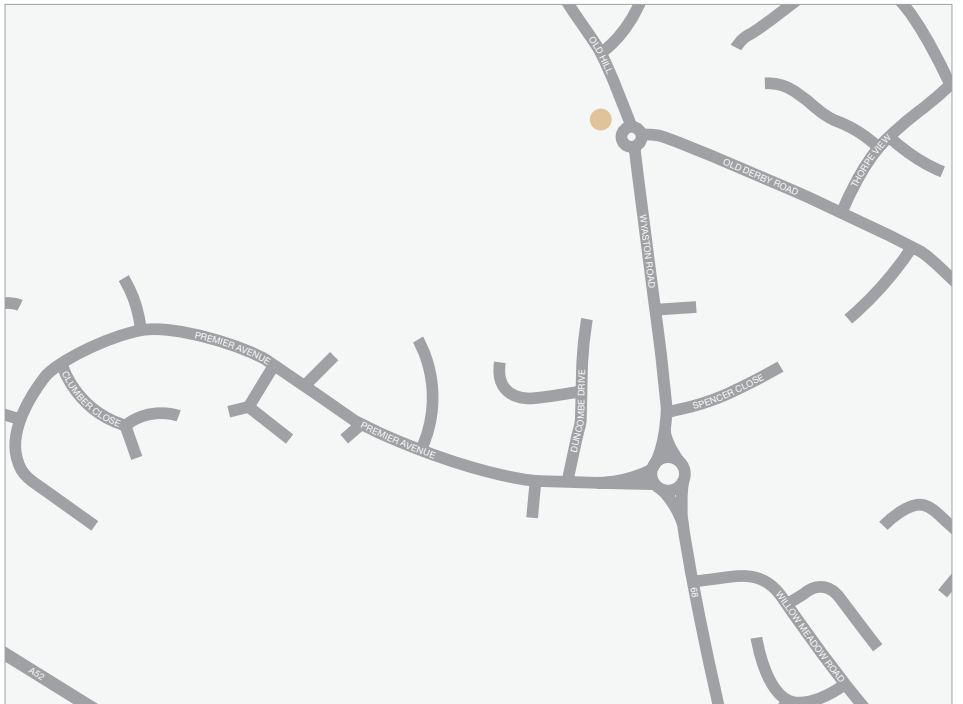
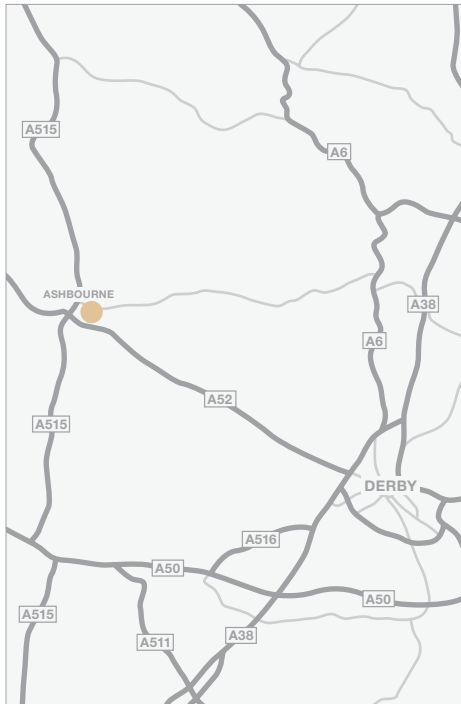


## How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03300 299 360



### From Derby and the East

Follow signs for Ashbourne via the A62.

Approaching the town, leave the A52 by taking the second exit at the roundabout, signposted for Ashbourne and Belper. Three hundred and fifty yards on, turn left following signs for Spitalfields and Ashbourne Golf Club. After half a mile, at the mini-roundabout take the second exit to enter the development.

### From Newcastle-under-Lyme and the West

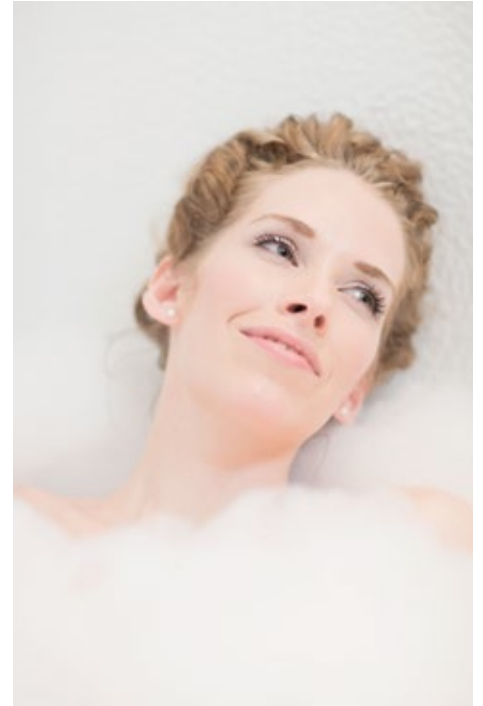
Approach Ashbourne via the A52. Ignore signs for Ashbourne through two roundabouts around three hundred and fifty yards apart, staying on the A52, then one and a quarter miles on at the roundabout take the first exit, for Ashbourne. Three hundred and fifty yards on, turn left following signs for Spitalfields and Ashbourne Golf Club. After half a mile, at the mini-roundabout take the second exit to enter the development.

Sat Nav: DE6 IDD

#### 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*<sup>®</sup>

### **a better place**<sup>\*</sup>

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.

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