



**Orchard Park
Quorn**

millerhomes

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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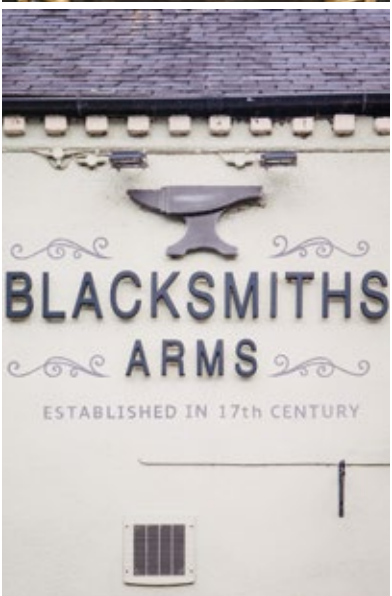
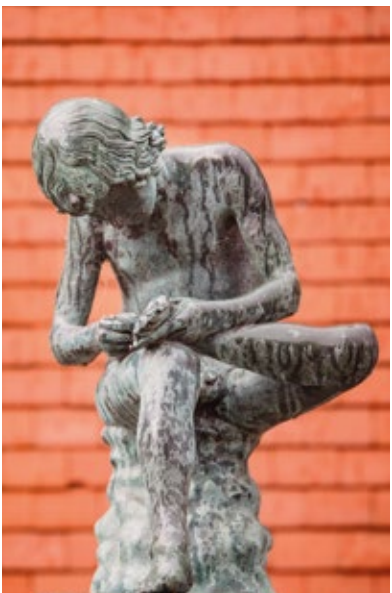
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that 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 Orchard Park.



Close to open countryside, the development benefits from an exceptionally strategic location less than a quarter of a mile from the A6, bringing Loughborough within around seven minutes' drive, with the A6004 providing an alternative, more direct route to Loughborough University campus. The centre of Leicester is approximately 25 minutes away by road, and frequent bus services between Leicester and Loughborough stop close to the development, while trains from nearby Barrow upon Soar railway station run to Leicester, Nottingham, Lincoln and Grimsby Town. East Midlands Airport is 20 minutes' drive away.

A convenient Co-op 600 yards from the development complements the assortment of local retailers and services around Quorn's traditional High Street. In addition to a small supermarket, a post office and a pharmacy, there are hairdressers, gift shops and other specialists, and a wide selection of restaurants, pubs and cafés. There is an Aldi store in nearby Woodthorpe, around a mile away, with a Tesco Extra a little further on, and Mountsorell, to the south, has a large Waitrose supermarket.



Ten minutes' stroll from the picturesque village shops and pubs of Quorn and just a few yards from the A6, providing easy access to Loughborough and Leicester, this attractive, exciting selection of modern, energy efficient two, three and four bedroom homes is the perfect base in the heart of England. It presents a rare opportunity to settle in a mature, traditional community, conveniently located for travel throughout the midlands. Welcome to Orchard Park...

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Belmont

Overview
A welcoming corridor hallway opens on to a practical, ergonomic kitchen and a delightful L-shaped living and dining room beautifully lit by feature french doors. Upstairs, a bright landing opens on to two bedrooms, one of them featuring twin windows and a useful cupboard.

- Ground Floor**

Living/Dining
4.06m x 4.79m
13'4" x 15'9"

Kitchen
1.91m x 3.54m
6'3" x 11'7"

WC
0.90m x 2.13m
2'11" x 7'0"
- First Floor**

Principal Bedroom
4.06m x 3.02m
13'4" x 9'11"

Bedroom 2
4.06m x 3.02m
13'4" x 9'11"

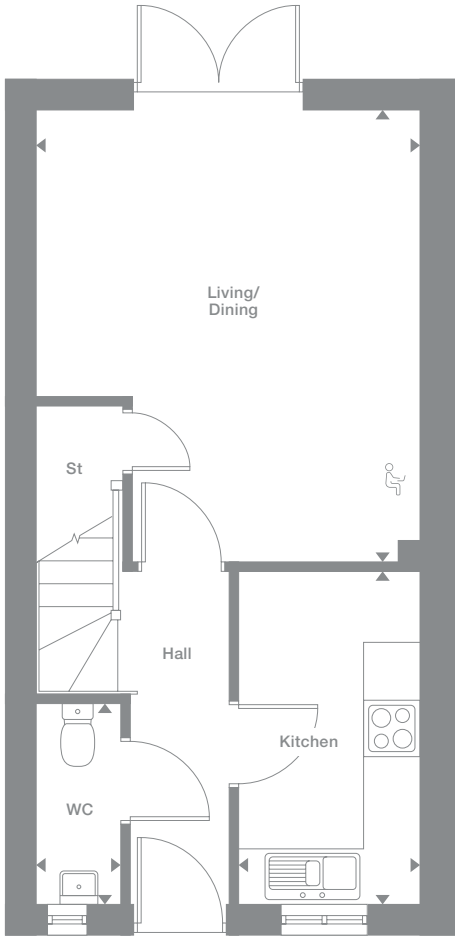
Bathroom
1.70m x 2.16m
5'7" x 7'1"

Floor Space
737 sq ft

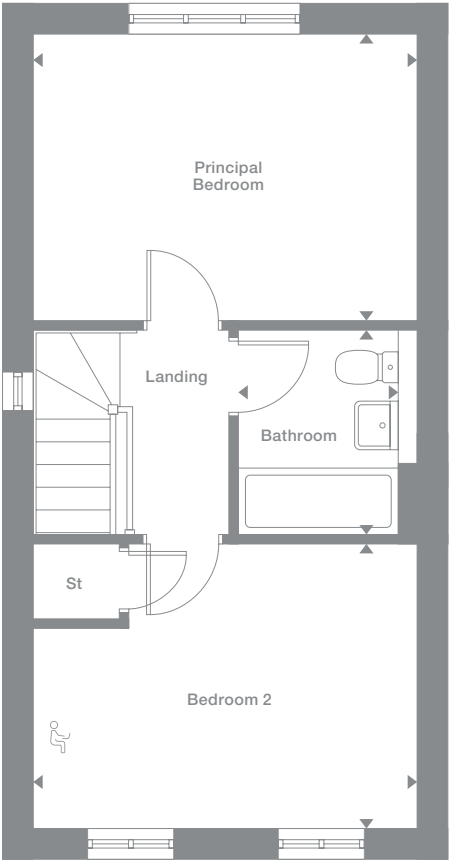
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Marchmont

Overview
This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

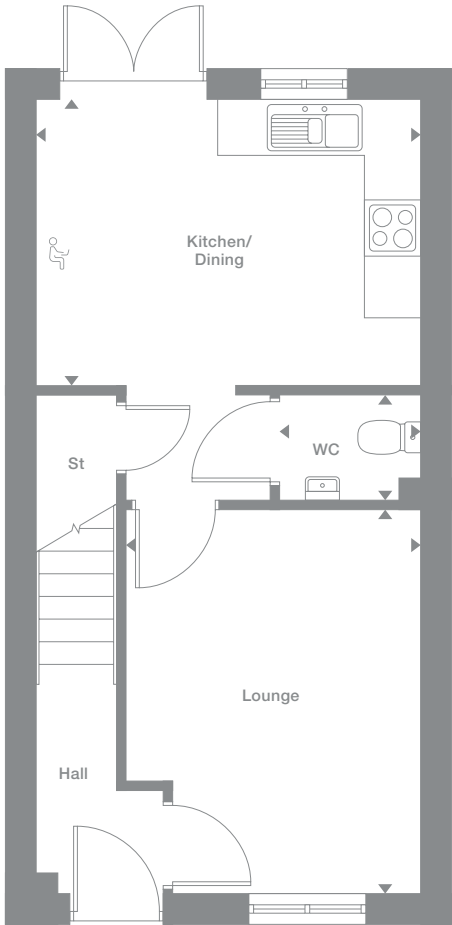
Ground Floor	First Floor
Lounge 3.11m x 4.08m 10'3" x 13'5"	Principal Bedroom 2.63m x 3.59m 8'8" x 11'10"
Kitchen/Dining 4.06m x 3.04m 13'4" x 10'0"	En-Suite 1.21m x 2.13m 4'0" x 7'0"
WC 1.50m x 1.11m 4'11" x 3'8"	Bedroom 2 4.06m x 3.02m 13'4" x 9'11"
	Bathroom 1.70m x 2.09m 5'7" x 6'10"

Floor Space
737 sq ft

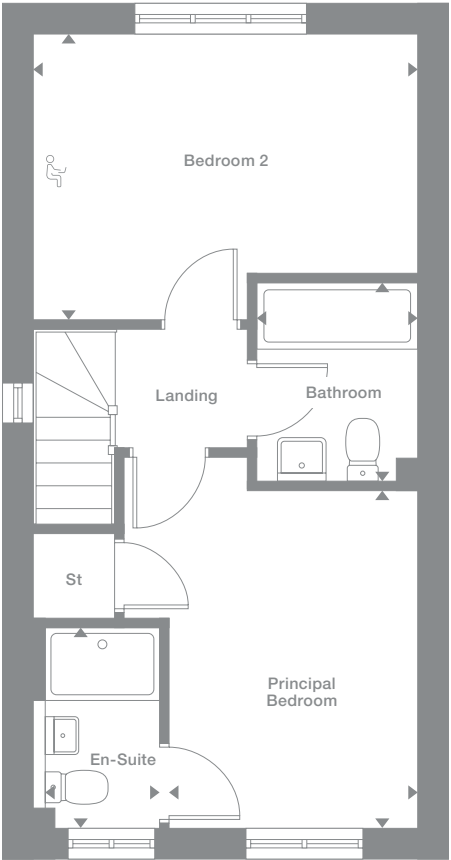
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Ground Floor



First Floor



 Office space area

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Overton

Overview
With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

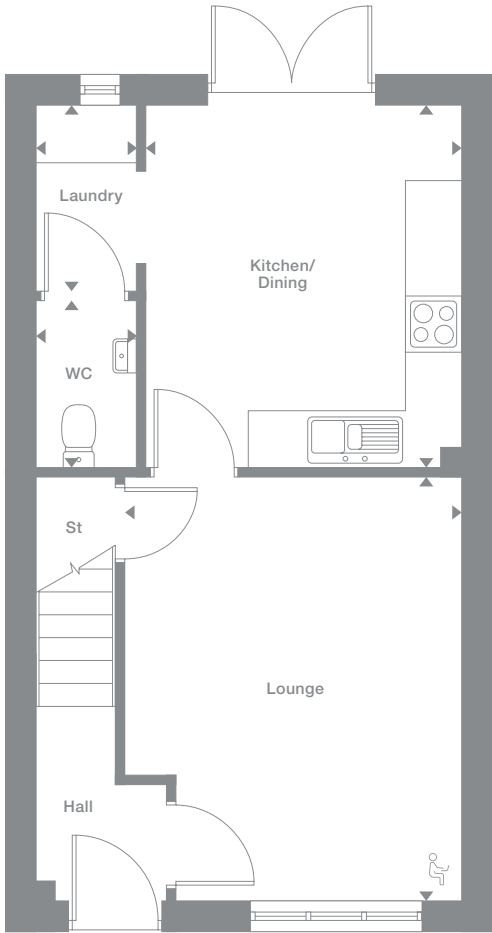
Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.34m x 3.83m 11'0" x 12'7"	En-Suite 1.21m x 2.03m 4'0" x 6'8"
Laundry 1.08m x 1.96m 3'7" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.08m x 1.78m 3'7" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

Floor Space
819 sq ft

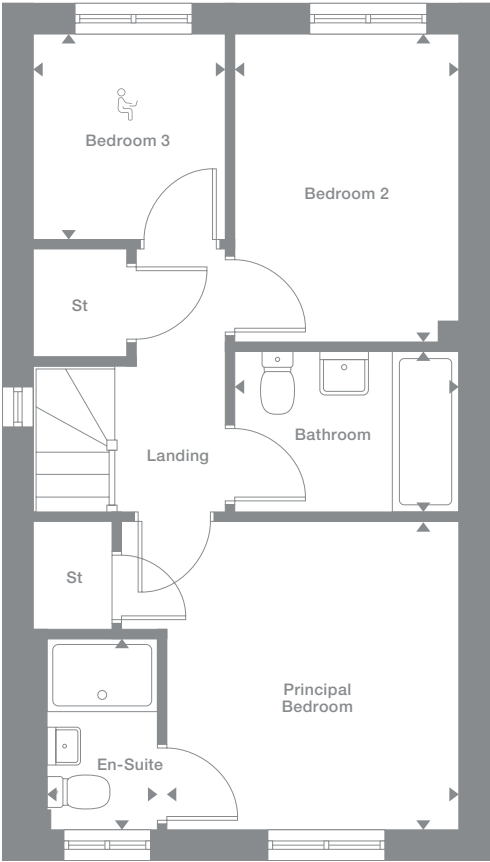
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Ground Floor



First Floor



 Office space area

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Tiverton

Overview
The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

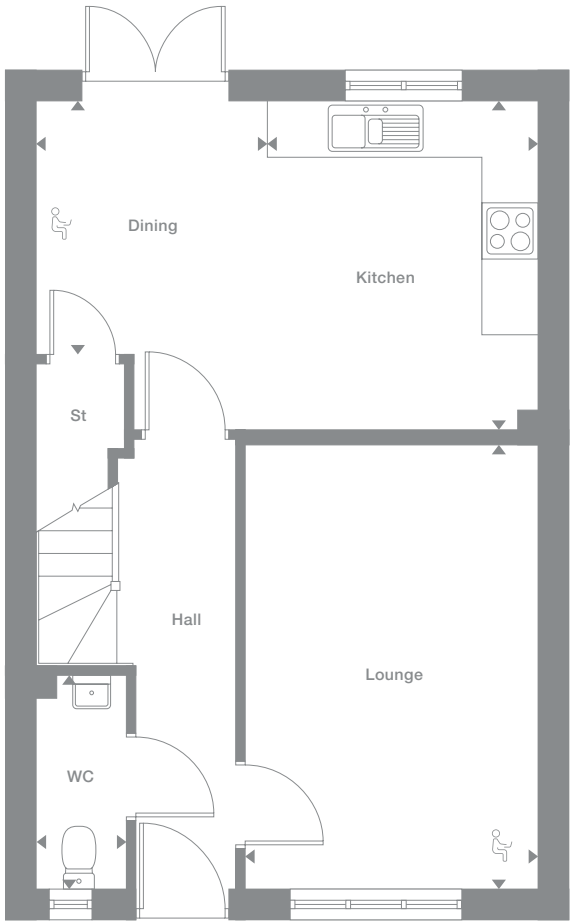
Ground Floor	First Floor
Lounge 3.10m x 4.71m 10'2" x 15'6"	Principal Bedroom 3.64m x 3.38m 12'0" x 11'1"
Kitchen 2.86m x 3.50m 9'5" x 11'6"	En-Suite 1.34m x 2.26m 4'5" x 7'5"
Dining 2.44m x 2.70m 8'0" x 8'10"	Bedroom 2 3.21m x 2.83m 10'7" x 9'4"
WC 0.95m x 2.28m 3'2" x 7'6"	Bedroom 3 1.99m x 2.83m 6'7" x 9'4"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

Floor Space
956 sq ft

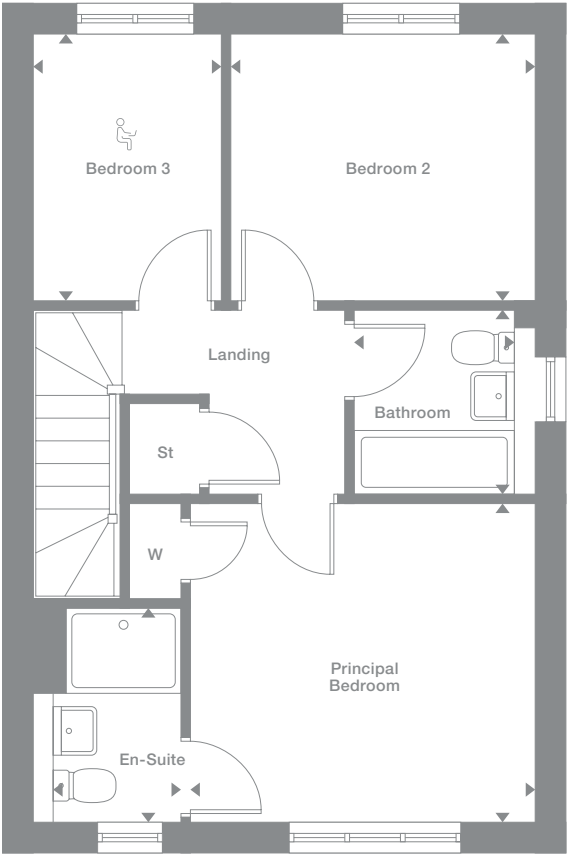
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

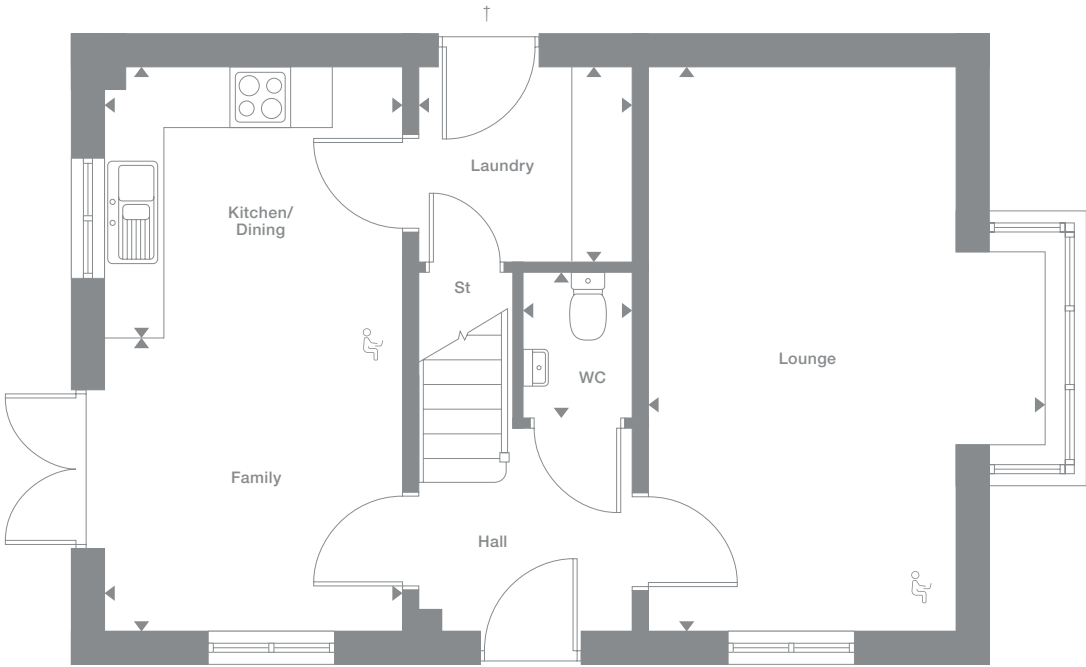
Floor Space
1,016 sq ft

† Door not applicable to plot 97. Please see Development Sales Manager for details

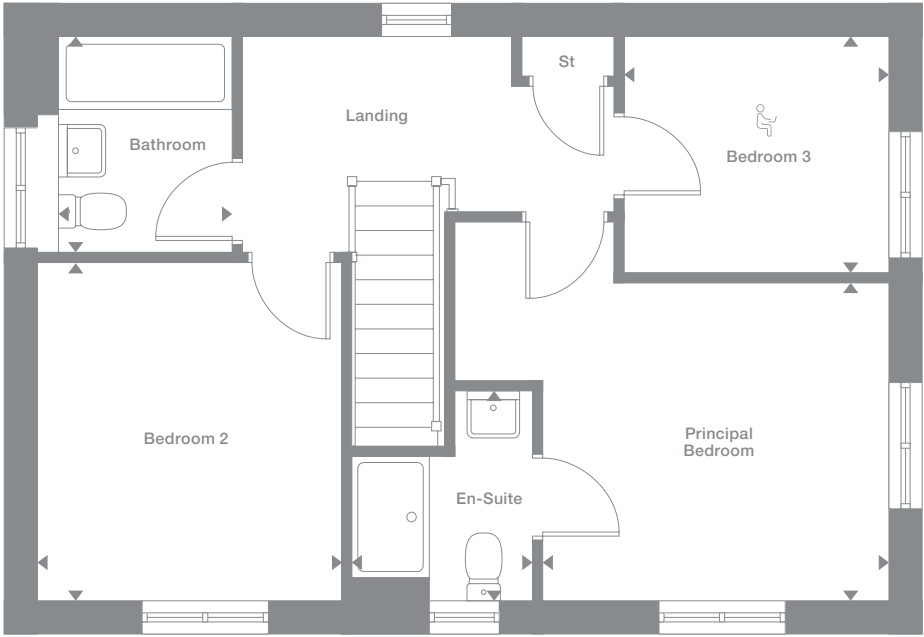
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Lawton

Overview
The lounge and the impressively long kitchen and dining room both include french doors, bringing light flooding in while helping to maximise the pleasures of the garden. The principal bedroom incorporates an en-suite shower room, and bedroom three features twin windows and a useful cupboard.

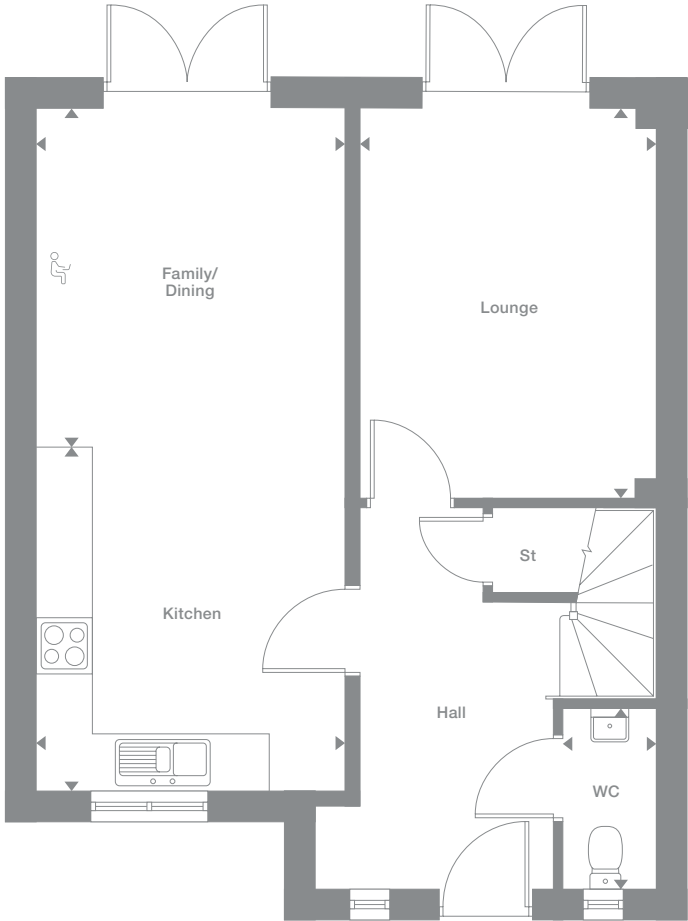
Ground Floor	First Floor
Lounge 3.15m x 4.13m 10'4" x 13'7"	Principal Bedroom 3.45m x 3.75m 11'4" x 12'4"
Family/Dining 3.26m x 3.59m 10'8" x 11'10"	En-Suite 3.01m x 1.49m 9'11" x 4'11"
Kitchen 3.26m x 3.62m 10'8" x 11'11"	Bedroom 2 2.85m x 3.38m 9'4" x 11'1"
WC 1.00m x 1.92m 3'3" x 6'4"	Bedroom 3 3.61m x 3.05m 11'10" x 10'0"
	Bathroom 1.69m x 2.32m 5'7" x 7'7"

Floor Space
1,102 sq ft

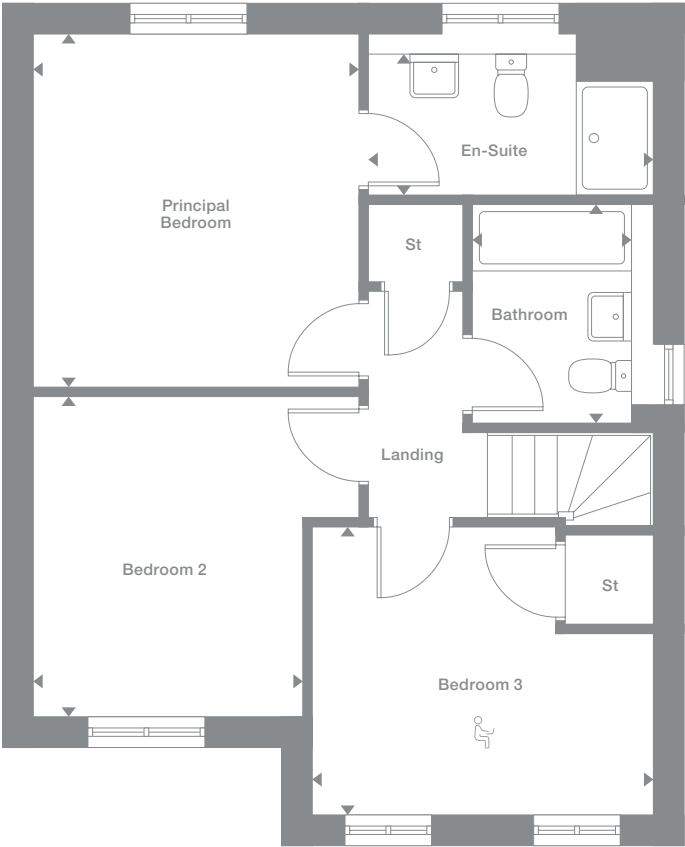
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Inglewood

Overview

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

Ground Floor

- Lounge**
3.26m x 5.27m
10'9" x 17'4"
- Kitchen/Family**
4.64m x 3.06m
15'3" x 10'0"
- Laundry**
1.86m x 1.53m
6'1" x 5'0"
- Dining**
3.58m x 3.80m
11'9" x 12'6"
- WC**
0.93m x 1.89m
3'1" x 6'3"

First Floor

- Principal Bedroom**
4.64m x 2.71m
15'3" x 8'11"
- En-Suite**
2.33m x 1.24m
7'8" x 4'1"
- Bedroom 2**
4.75m x 2.53m
15'7" x 8'4"
- Bedroom 3**
3.32m x 2.88m
10'11" x 9'6"
- Bedroom 4**
2.33m x 2.29m
7'8" x 7'6"
- Bathroom**
2.55m x 1.81m
8'5" x 5'11"

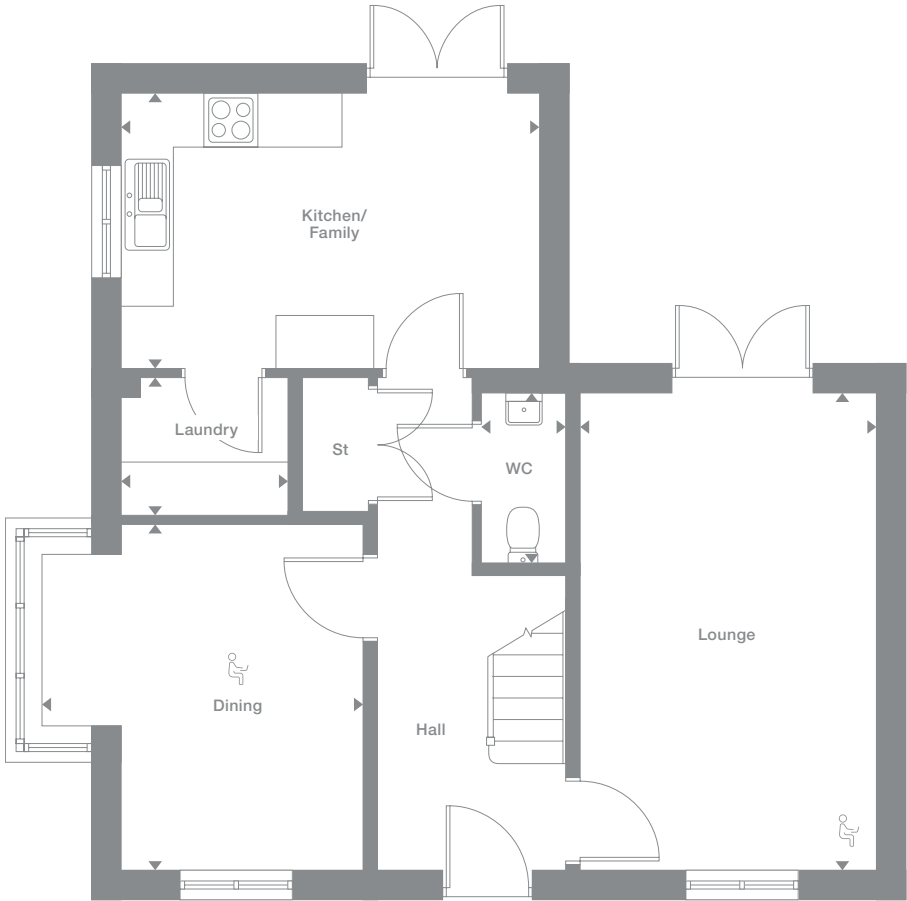
Floor Space

1,297 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Oakwood

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"
- First Floor**
Principal Bedroom
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2**
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3**
3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4**
3.40m x 3.18m
11'2" x 10'5"
- Bathroom**
2.55m x 2.00m
8'5" x 6'7"

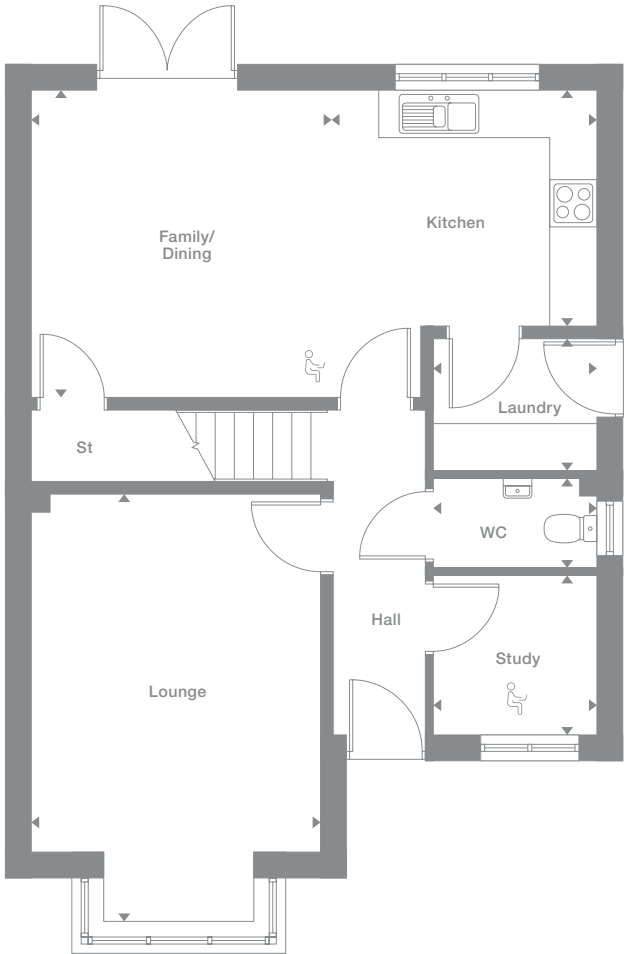
Floor Space

1,388 sq ft

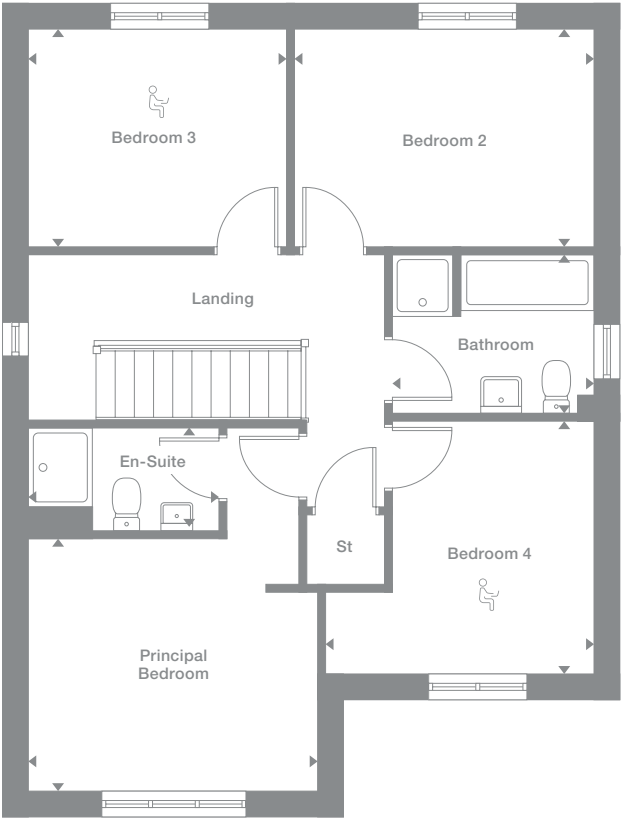
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Ground Floor



First Floor



 Office space area

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Kingwood

Overview

The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

Ground Floor

Lounge

3.24m x 5.22m
10'8" x 17'2"

Kitchen

3.02m x 3.47m
9'11" x 11'5"

Family/Breakfast

5.10m x 3.47m
16'9" x 11'5"

Laundry

1.68m x 1.78m
5'6" x 5'10"

Dining

2.73m x 3.35m
8'11" x 11'0"

WC

0.95m x 1.78m
3'1" x 5'10"

First Floor

Principal Bedroom

2.95m x 3.82m
9'8" x 12'7"

Dressing

2.61m x 1.70m
8'7" x 5'7"

En-Suite 1

1.69m x 2.10m
5'7" x 6'11"

Bedroom 2

3.29m x 3.21m
10'10" x 10'7"

En-Suite 2

2.26m x 1.81m
7'5" x 5'11"

Bedroom 3

2.42m x 3.63m
7'11" x 11'11"

Bedroom 4

2.61m x 3.14m
8'7" x 10'4"

Bathroom

2.91m x 1.69m
9'7" x 5'7"

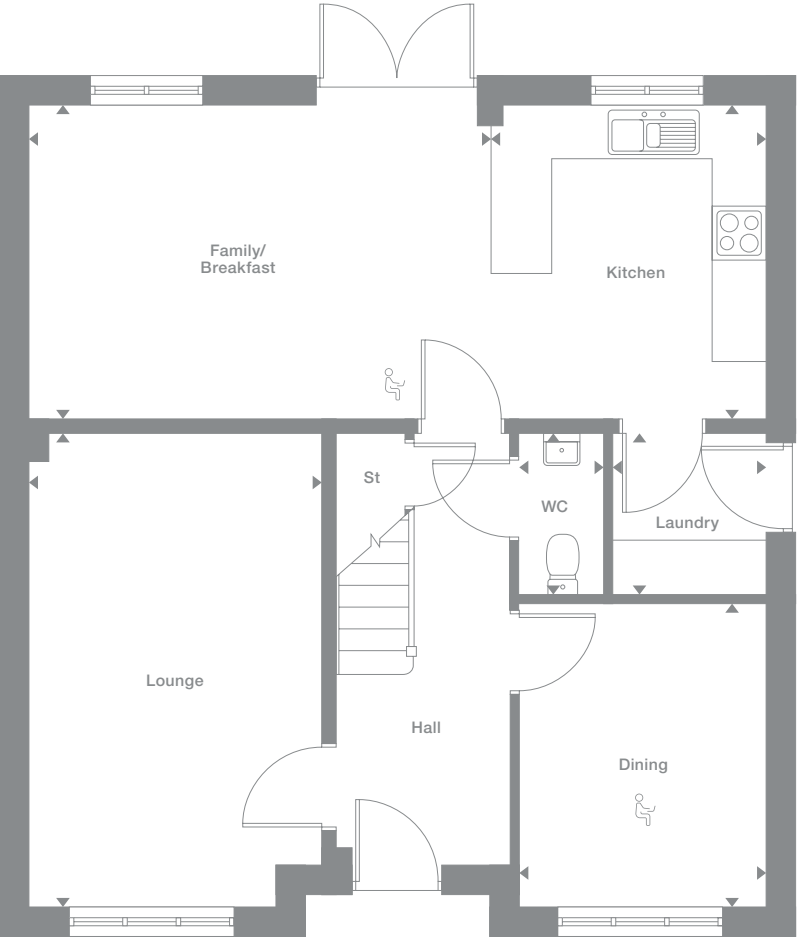
Floor Space

1,524 sq ft

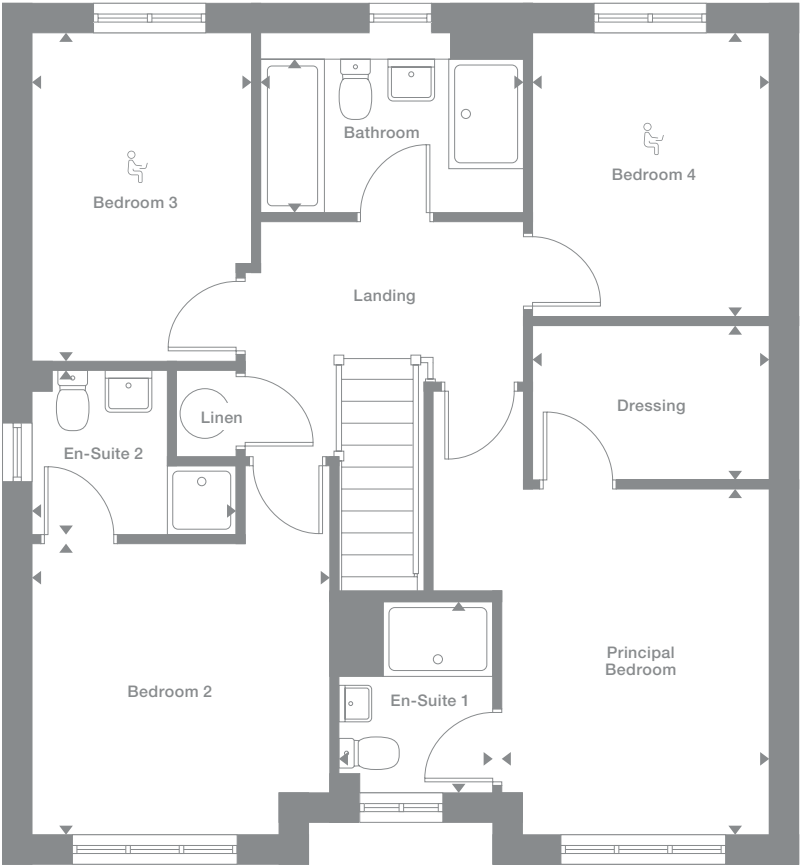
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Ground Floor



First Floor



 Office space area

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The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow

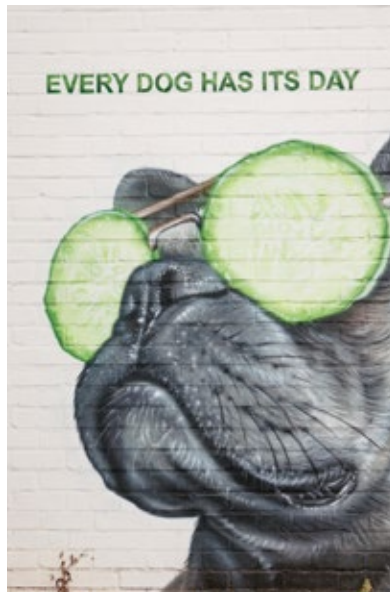
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Health services in Quorn include a medical centre, a dentist and an optician, and the local community supports a wide variety of activities and amenities including a library, an amateur drama group, a ukulele orchestra and several youth organisations. The village's many parks, lakes and riverside walks include Springfield Lake near the development, and the popular Stafford Orchard with its play area, sensory garden, sculptures and performance area.

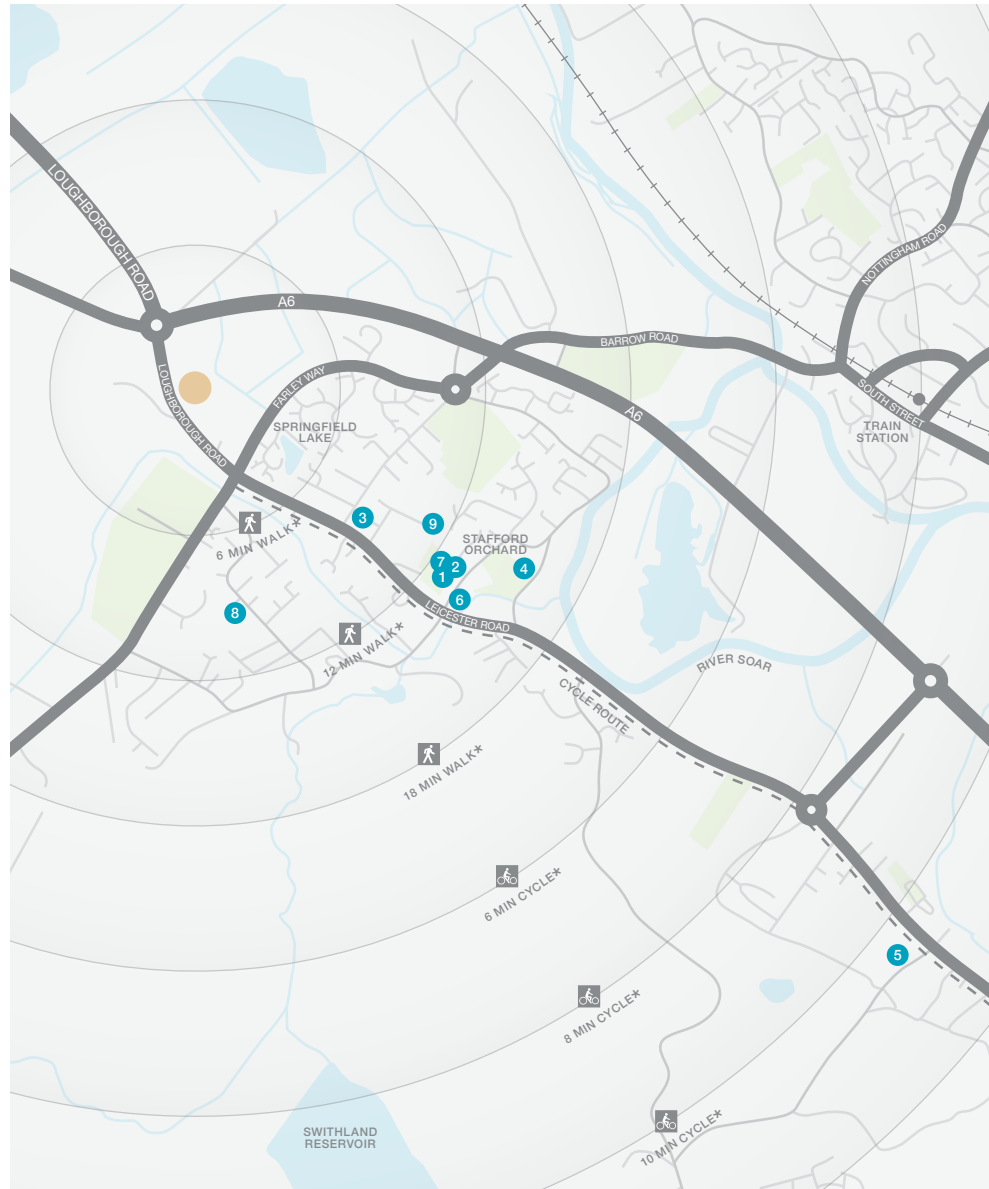
Loughborough, three miles away, greatly extends the choice of both shops and leisure amenities with a lively mix of high street names, market stalls, bars and restaurants, theatres, cinemas and museums to create an endlessly fascinating environment for shopping and relaxing. Charnwood Forest Golf Club is the nearest of several courses around the village, and the more unusual options for days and evenings out include Stonehurst Family Farm, with its pony rides and motor museum.



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.

Quorn's primary and secondary schools are both within around ten minutes walk of the development. St Bartholomew's C of E Primary, set in natural green surroundings, features a dedicated music studio, and secondary and sixth form education is provided by Rawlins C of E Academy.

Both schools have strong community links, and both are rated Good overall by Ofsted, with St Bartholomew's assessed as Outstanding for its personal development and early years provision, and Rawlins Academy recognised as Outstanding for its 16 to 19 study programmes.



- 1 Quorn Post Office
14 Station Road
01509 412 501
 - 2 Boots Pharmacy
16 Station Road
01509 412 545
 - 3 The Co-op Food
23 Loughborough Road
01509 414 949
 - 4 Quorn Community Library
School Lane
01509 414 633
 - 5 Stonehurst Family Farm and Motor Museum
Bond Lane, Mountsorrel
01509 413 216
 - 6 Quorn Medical Centre
1 Station Road
01509 410 800
 - Armstrong Dental
7 18 Station Road
01509 621 212
 - 8 St Bartholomew's C of E Primary School
Willowcroft, off Warwick Avenue
01509 412 250
 - 9 Rawlins Academy
Loughborough Road
01509 622 800
- Charnwood Forest Golf Club
Breakback Road
01509 890 259

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

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle



How to find us

Development
Opening Times:
Please see
millerhomes.co.uk
or call 03301 624 539

From Loughborough
Leave Loughborough
by the southbound
A6 Leicester Road.
After half a mile of
dual carriageway, at the
One Ash roundabout
take the second exit,
signposted for Quorn
and Woodhouse.
Around 400 yards
on, the entrance to
the development
is on the left.

From Leicester
Follow the A6
northward through
the Red Hill Circle
junction. Stay on the
A6 for another seven
miles, then at the
One Ash roundabout
take the first exit,
signposted for Quorn
and Woodhouse.
Around 400 yards
on, the entrance
to the development
is on the left.

Sat Nav: LE12 8XG



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®



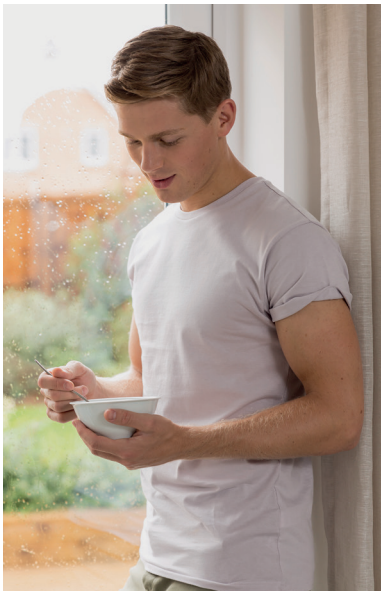
Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager 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 Development Sales Manager and confirmed with solicitors.

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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.

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