Cobblestone Wood
Lymm

miller homes

the place to be®

04 Living in Lymm
08 Welcome Home
10 Plot Information
12 Floorplans
38 The Miller Difference
42 Useful Contacts
44 How to Find Us

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.

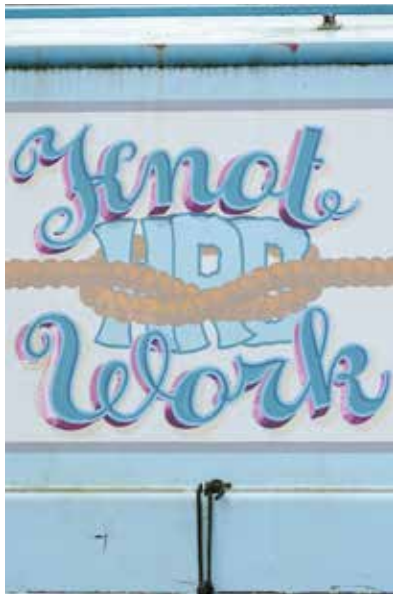
the place to be®

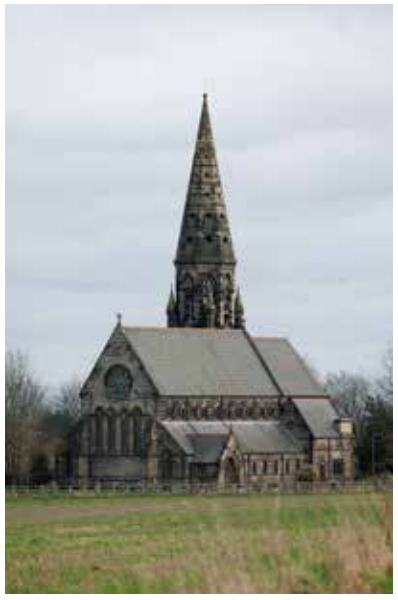
Living in Lymm

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 Cobblestone Wood.

In semi-rural surroundings a mile from Lymm's beautiful village centre, Cobblestone Wood combines a picturesque setting with an exceptional strategic location between Liverpool and Manchester and within around 45 minutes' drive of each. Trains from nearby Warrington reach either city in under 40 minutes. Around two and a half miles from junction 20 of the M6, the development offers convenient travel throughout the north-west. Buses linking Lymm with Warrington and Altrincham stop in Booth's Hill Road, around ten minutes' walk from Cobblestone Wood and just 200 yards from a large Co-op store with an in-store bakery and an off-licence.

Lymm village centre is within easy reach via the Trans Pennine Trail, which can be accessed directly from the development. Connecting to the Bridgewater Canal towpath via Barsbank Lane, the route leads straight into the heart of the village, where there's a charming mix of independent shops, cafés and traditional pubs. In addition to a Post Office, pharmacies, an optician, traditional butchers and bakers and a Sainsbury's Local, there are hairdressers, takeaways and other services. A monthly Artisan Market, selling food and crafts, is held in the Youth and Community Association Hall.





Welcome home

A pleasant 20-minute walk from the delightful, picturesque centre of Lymm conservation village, this attractive selection of energy efficient one, two, three, four and five bedroom homes brings a prestigious new neighbourhood into an exceptional location. Offering easy access to the national motorway network, and with shops, services and a wealth of natural and historic attractions nearby, it presents a rare opportunity to settle down in a vibrant, mature community.

Welcome to Cobblestone Wood...

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Plot Information

- **Harding** See Page 12
- **Cleving** See Page 14
- **Delmont** See Page 16
- **Shermont** See Page 18
- **Hayton** See Page 20
- **Latchford** See Page 22
- **Middleton** See Page 24
- **Langton** See Page 26
- **Charleston** See Page 28
- **Marwood** See Page 30
- **Milnewood** See Page 32
- **Faverwood** See Page 34
- **Winford** See Page 36
- **Affordable Housing**

Cycle Store	C/S
Bin Collection Point	BCP
Substation	S/S
Public Open Space	POS
Visitor Parking	V
First Homes	●
Local Equipped Area for Play	LEAP

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Harding

Overview

With its dual aspect windows and practical kitchen area, the open-plan ground floor layout maximises the light, airy appeal to create a welcoming social space. A downstairs WC complements the bathroom, and useful cupboards are provided in the living room, landing and dual-windowed bedroom.

Ground Floor

Living/Dining
3.76m x 3.29m
12'4" x 10'10"

Kitchen
2.70m x 2.58m
8'10" x 8'6"

WC
2.17m x 1.00m
7'2" x 3'3"

First Floor

Principal Bedroom
4.97m x 3.62m
16'4" x 11'11"

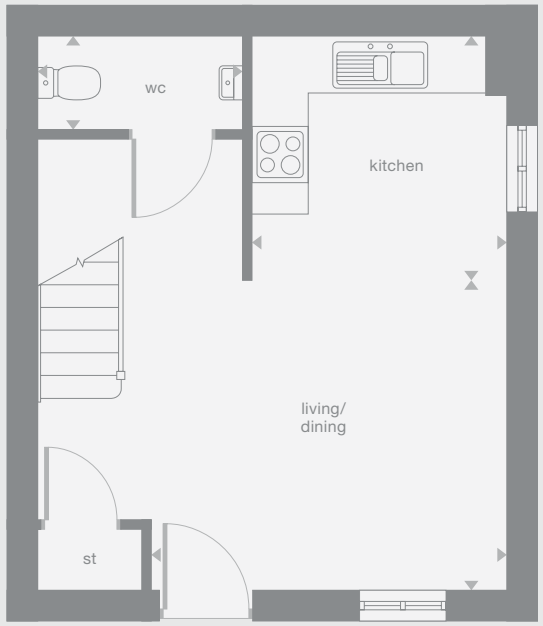
Bathroom
1.92m x 2.15m
6'4" x 7'1"

Floor Space

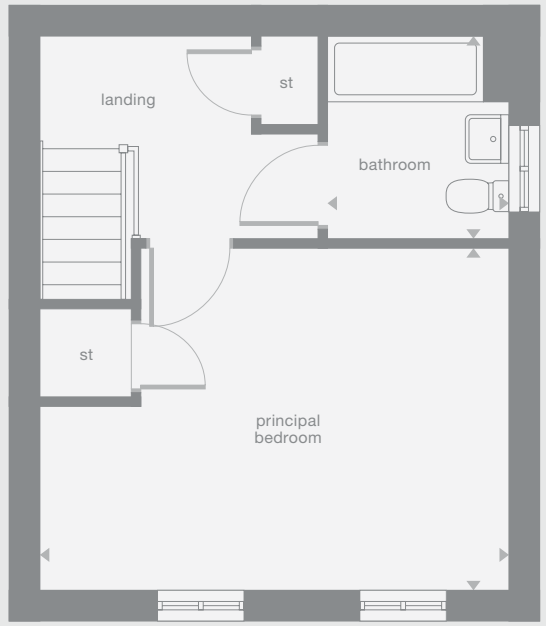
628 sq ft

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

Ground Floor



First Floor



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Cleving

Overview

Entered by a sheltered porch and roomy, inviting hall that includes a useful built-in cupboard, this immensely practical bungalow features a bright open plan living space with an ergonomically designed kitchen area and french doors opening out to the garden, perfect for barbecues in summer.

Ground Floor

Living/Dining
4.55m x 3.67m
14'11" x 12'1"

Kitchen
2.75m x 3.71m
9'0" x 12'2"

Principal Bedroom
3.00m x 5.62m
9'10" x 18'5"

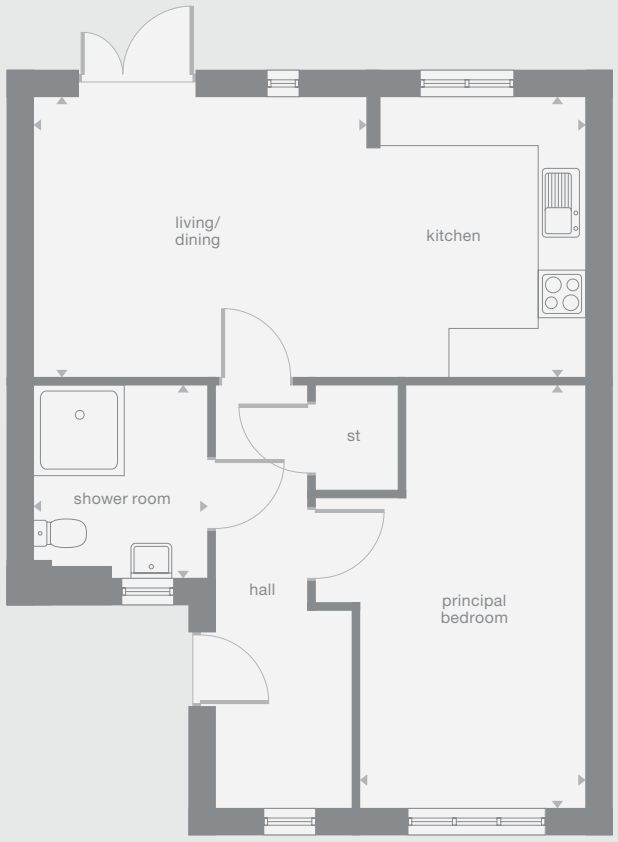
Shower Room
2.30m x 2.60m
7'7" x 8'6"

Floor Space

671 sq ft

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

Ground Floor



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Delmont

Overview

The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

Ground Floor

Lounge
3.05m x 4.32m
10'0" x 14'2"

Kitchen/Dining
4.03m x 3.08m
13'3" x 10'1"

WC
1.50m x 1.14m
4'11" x 3'9"

First Floor

Principal Bedroom
4.03m x 3.71m
13'3" x 12'2"

En-Suite
1.08m x 2.30m
3'7" x 7'7"

Bedroom 2
4.03m x 2.67m
13'3" x 8'9"

Bathroom
1.86m x 2.15m
6'1" x 7'1"

Floor Space

758 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

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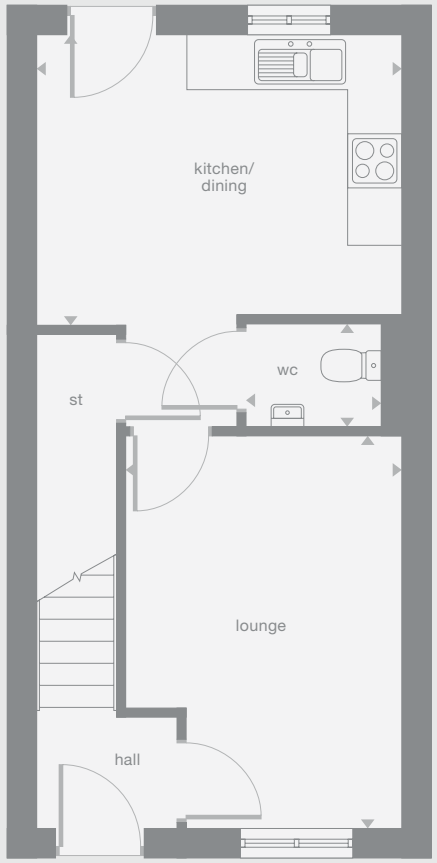
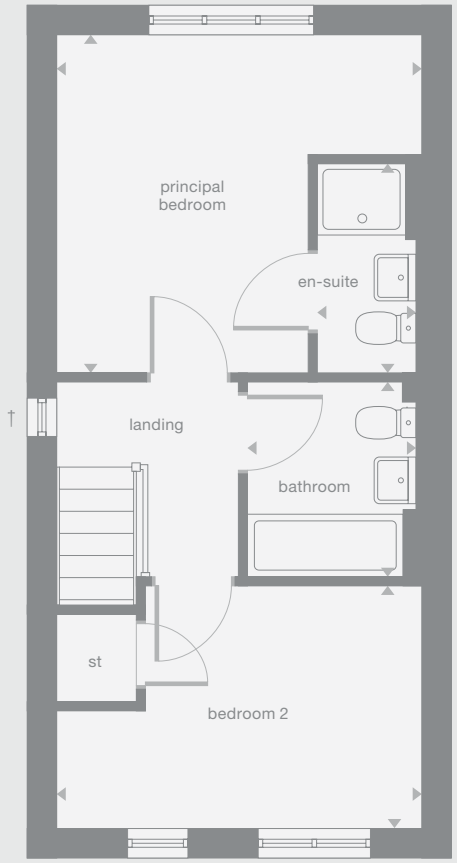
Ground Floor



First Floor



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Shermont

Overview

The welcoming lounge opens on to a beautifully planned kitchen and dining room that offers an attractive setting for relaxed entertaining. A downstairs WC complements the bathroom which is located upstairs between the two bedrooms, one of which incorporates dual windows and a built-in cupboard.

Ground Floor

Lounge
2.98m x 4.06m
9'9" x 13'4"

Kitchen/Dining
3.96m x 3.57m
13'0" x 11'9"

WC
1.70m x 1.22m
5'7" x 4'0"

First Floor

Principal Bedroom
3.96m x 3.26m
13'0" x 10'9"

Bedroom 2
3.96m x 3.45m
13'0" x 11'4"

Bathroom
1.92m x 2.15m
6'4" x 7'1"

Floor Space

774 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

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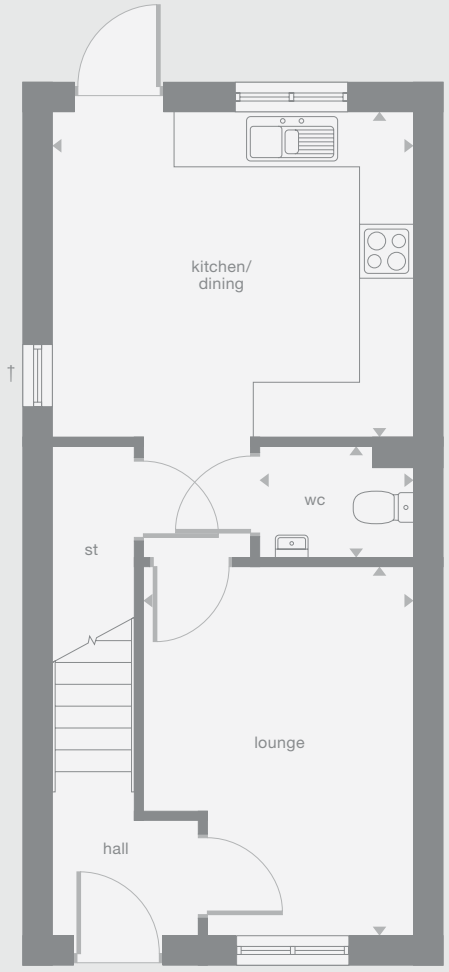
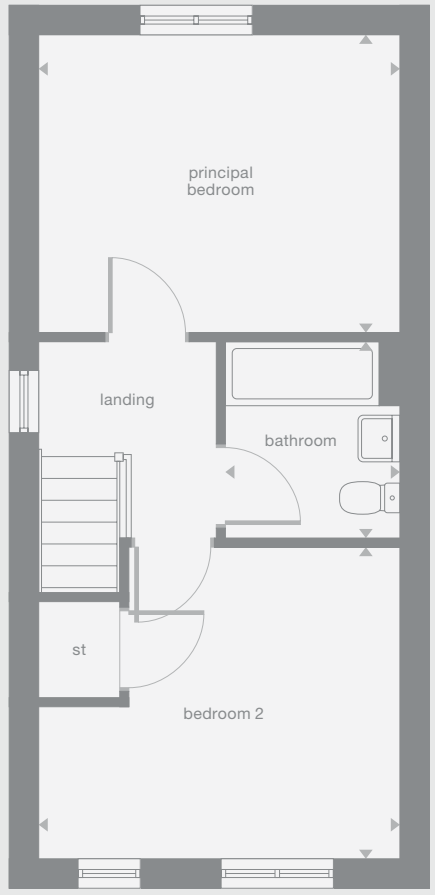
Ground Floor



First Floor



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Hayton

Overview

The beautifully proportioned lounge adjoins a stylish kitchen and dining room featuring french doors, creating a convivial space that will add pleasure to both cooking and eating. A downstairs WC complements the family bathroom, and one of the three bedrooms includes dual windows and a useful cupboard.

Ground Floor

Lounge
3.66m x 4.32m
12'0" x 14'2"

Kitchen/Dining
4.66m x 3.06m
15'4" x 10'0"

WC
1.81m x 1.48m
5'11" x 4'10"

First Floor

Principal Bedroom
4.66m x 3.10m
15'4" x 10'2"

Bedroom 2
2.55m x 3.61m
8'4" x 11'10"

Bedroom 3
2.02m x 3.61m
6'8" x 11'10"

Bathroom
1.92m x 2.15m
6'4" x 7'1"

Floor Space

911 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

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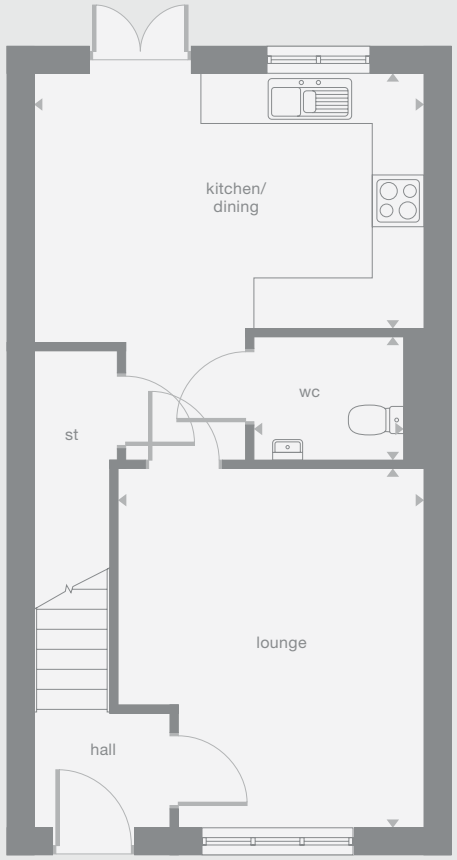
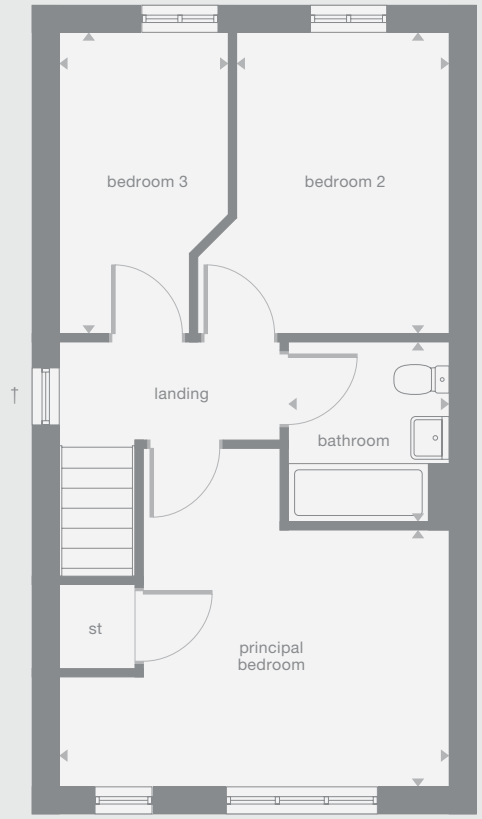
Ground Floor



First Floor



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Latchford

Overview

A comfortable lounge shares the ground floor with a bright kitchen where french doors add flexibility and a focal point to the dining area. The downstairs WC complements the family shower room and both bedrooms, accessed via a generously sized landing, feature dual windows and cupboards.

Ground Floor

Lounge
3.17m x 3.96m
10'5" x 13'0"

Kitchen
2.90m x 3.50m
9'6" x 11'6"

Dining
2.59m x 3.64m
8'6" x 11'11"

WC
2.36m x 1.65m
7'9" x 5'5"

First Floor

Principal Bedroom
5.58m x 3.94m
18'4" x 12'11"

Bedroom 2
5.58m x 2.45m
18'4" x 8'0"

Shower Room
2.20m x 2.70m
7'3" x 8'10"

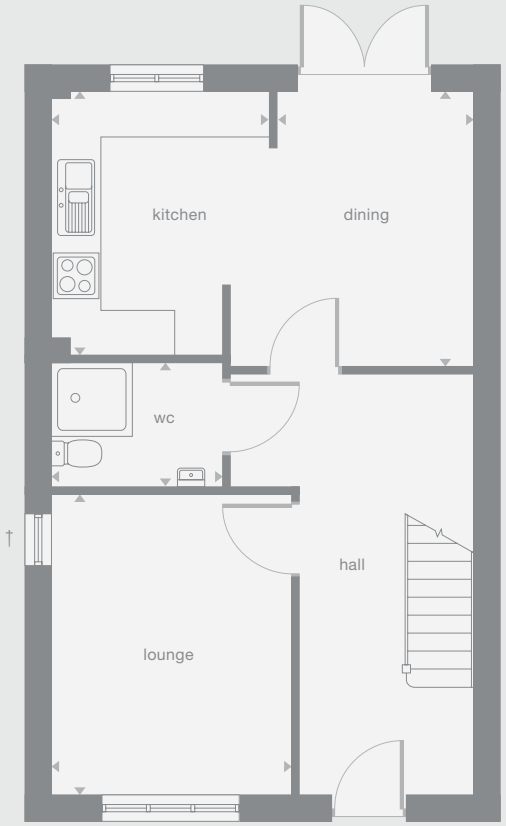
Floor Space

1,119 sq ft

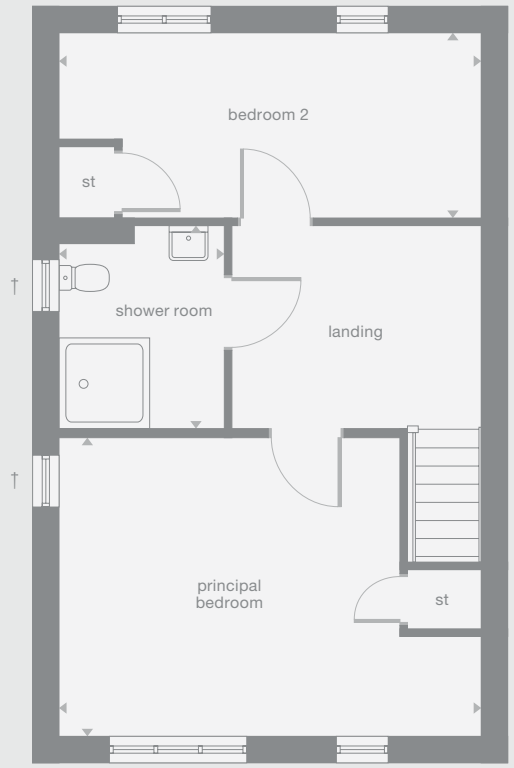
† Window not applicable to all plots. Please see Development Sales Manager for details.

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

Ground Floor



First Floor



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Middleton

Overview

In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

Ground Floor

Lounge
3.00m x 4.37m
9'10" x 14'4"

Kitchen
2.74m x 4.09m
9'0" x 13'5"

Family/Dining
3.29m x 4.09m
10'10" x 13'5"

WC
1.45m x 2.00m
4'9" x 6'7"

First Floor

Principal Bedroom
3.47m x 3.14m
11'5" x 10'4"

En-Suite
2.47m x 1.06m
8'1" x 3'6"

Bedroom 2
2.83m x 4.08m
9'3" x 13'5"

Bedroom 3
3.11m x 3.53m
10'3" x 11'7"

Bathroom
1.83m x 2.15m
6'0" x 7'1"

Floor Space

1,169 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

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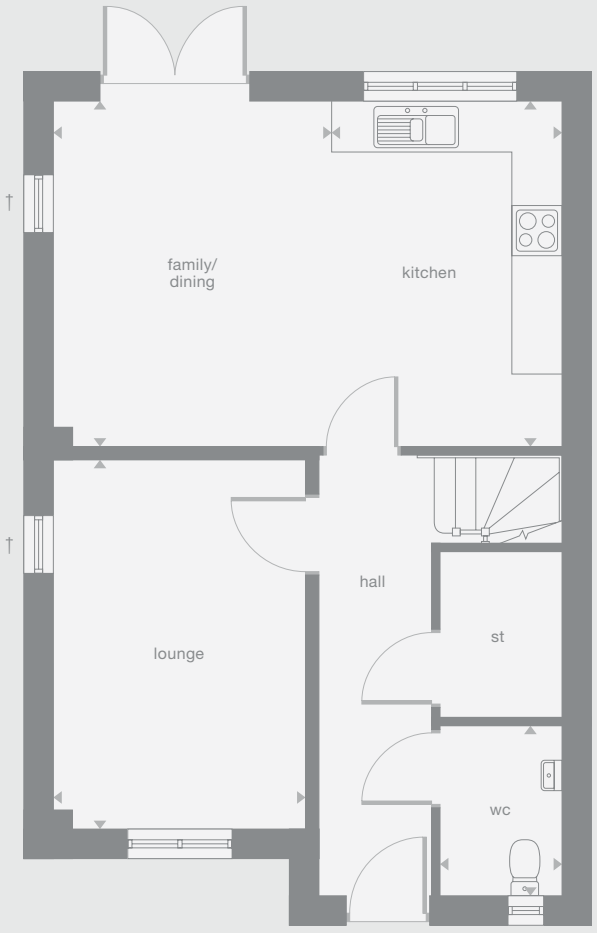
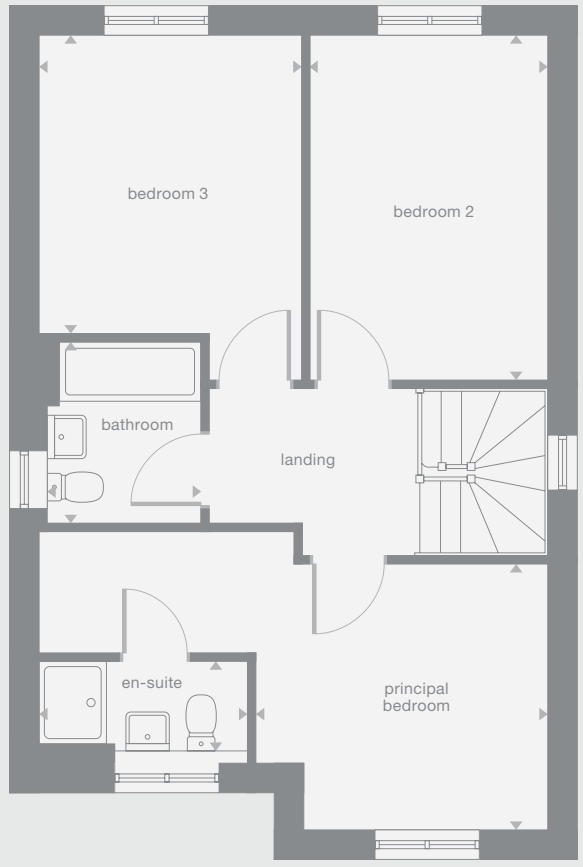
Ground Floor



First Floor



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Langton

Overview

A comfortable lounge shares the ground floor with an ergonomic kitchen, where french doors add flexibility to the dining area, and a downstairs WC. The gallery landing leads to two bedrooms, and the upper bedroom features an en-suite bathroom and dormer window.

Ground Floor

Lounge
3.84m x 3.60m
12'7" x 11'10"

Kitchen
2.48m x 2.54m
8'2" x 8'4"

Dining
2.36m x 2.54m
7'9" x 8'4"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Bedroom 2
4.84m x 2.74m
15'11" x 9'0"

Bedroom 3
2.70m x 2.90m
8'10" x 9'6"

Bathroom
2.20m x 2.00m
7'3" x 6'7"

Second Floor

Principal Bedroom
4.80m x 3.47m
15'9" x 11'5"

En-Suite
2.79m x 1.70m
9'2" x 5'7"

Floor Space

1,177 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

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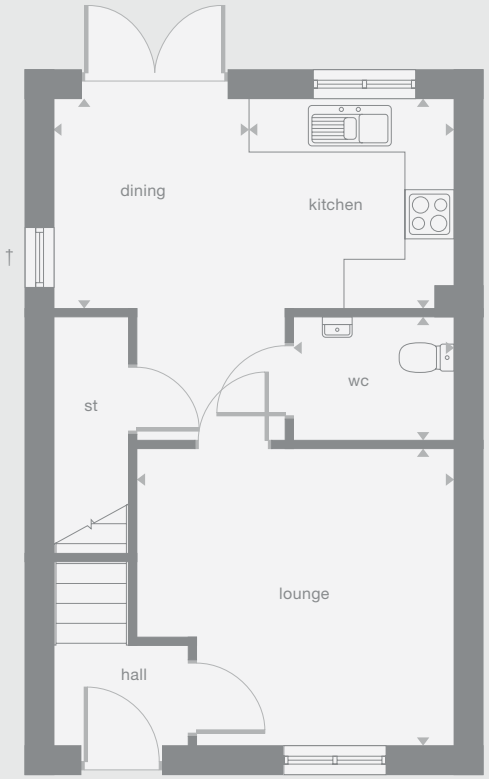
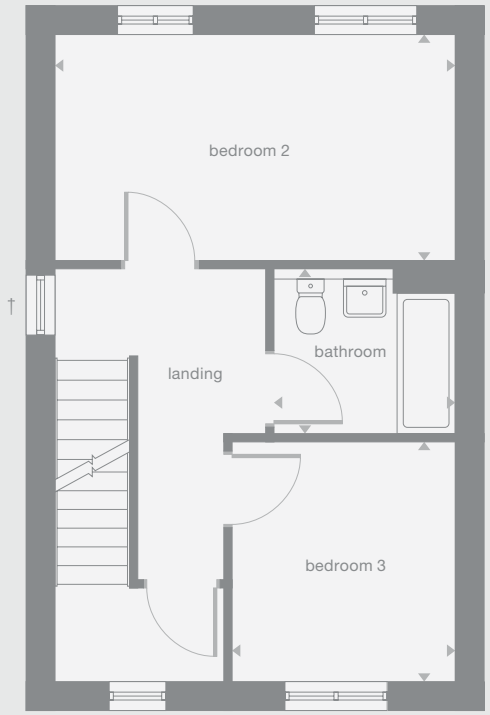
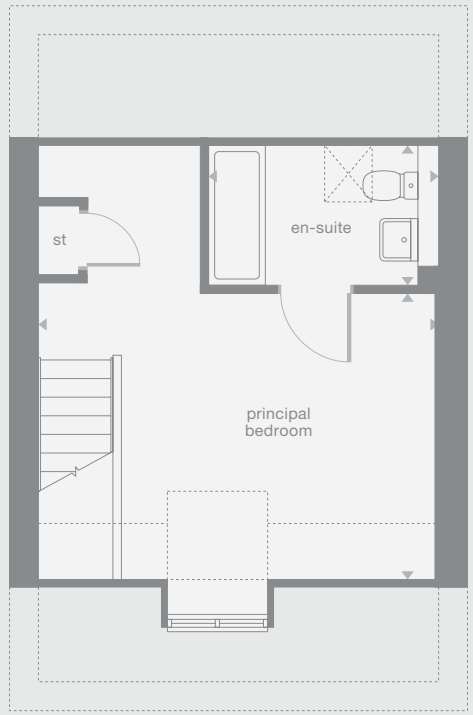
Ground Floor



First Floor



Second Floor



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Charleston

Overview

This exceptionally impressive home features a bay-windowed lounge and a family kitchen with french doors in the dining area. There is a laundry room and downstairs WC. Upstairs, two of the three bedrooms are en-suite, one has a dressing room and there is a separate study.

Ground Floor

Lounge
3.17m x 4.58m
10'5" x 15'0"

Kitchen
3.16m x 2.86m
10'5" x 9'5"

Laundry
1.85m x 1.50m
6'1" x 4'11"

Dining
2.08m x 2.86m
6'10" x 9'5"

Family
3.14m x 2.86m
10'4" x 9'5"

WC
1.80m x 1.50m
5'11" x 4'11"

First Floor

Principal Bedroom
5.11m x 3.03m
16'9" x 9'11"

Dressing
1.86m x 1.35m
6'2" x 4'5"

En-Suite 1
2.57m x 1.43m
8'5" x 4'8"

Bedroom 2
3.17m x 3.52m
10'5" x 11'7"

En-Suite 2
1.82m x 2.12m
5'11" x 6'11"

Bedroom 3
3.77m x 2.96m
12'4" x 9'9"

Study
2.31m x 2.55m
7'7" x 8'5"

Bathroom
1.83m x 2.22m
6'0" x 7'4"

Floor Space

1,378 sq ft

† Window not applicable to all plots. 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

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Marwood

Overview

This striking family home features a formal bay-windowed lounge and a family kitchen with french doors in the dining area. There is a separate laundry room and downstairs WC offering outstanding flexibility. Upstairs the bathroom includes a separate shower, two of the four bedrooms are en-suite showers, ensuring that there is always space for peace and privacy.

Ground Floor

Lounge
3.25m x 4.95m
10'8" x 16'3"

Kitchen
3.15m x 3.38m
10'4" x 11'1"

Laundry
2.12m x 1.50m
7'0" x 4'11"

Dining
2.21m x 3.38m
7'3" x 11'1"

Family
3.14m x 3.26m
10'4" x 10'9"

WC
1.95m x 1.50m
6'5" x 4'11"

First Floor

Principal Bedroom
4.75m x 3.08m
15'7" x 10'2"

En-Suite 1
2.64m x 1.18m
8'8" x 3'10"

Dressing
2.89m x 1.63m
9'6" x 5'4"

Bedroom 2
3.66m x 2.60m
12'0" x 8'7"

En-Suite 2
1.11m x 2.28m
3'8" x 7'6"

Bedroom 3
2.75m x 4.32m
9'0" x 14'2"

Bedroom 4
3.17m x 3.20m
10'5" x 10'6"

Bathroom
2.38m x 3.20m
7'10" x 10'6"

Floor Space

1,492 sq ft

❖ Window size varies. Please see Development Sales Manager for details.

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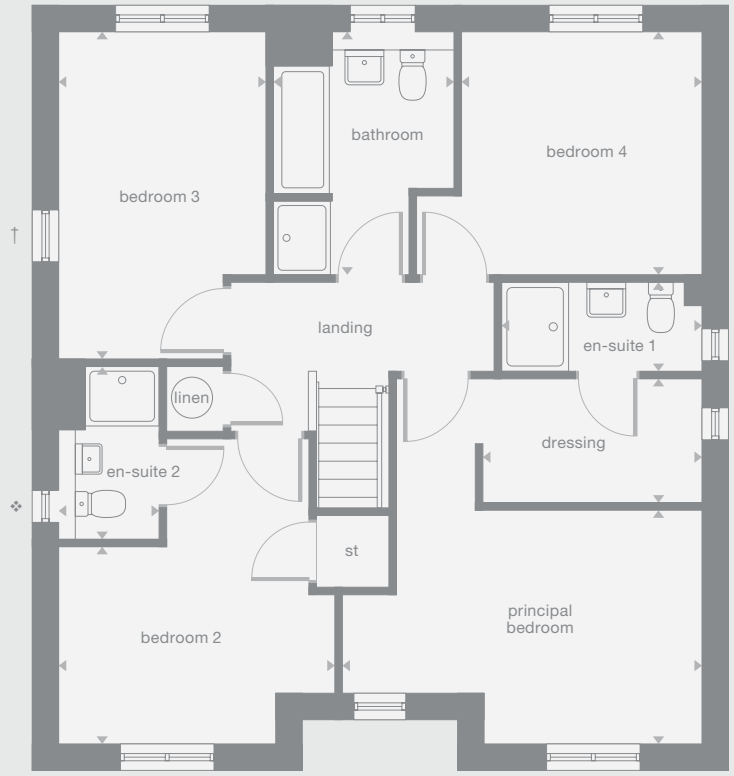
Ground Floor

First Floor



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Milnewood

Overview

Dual aspect outlooks in the lounge, kitchen, study and one of the four bedrooms create a bright ambience enhanced by the dining area's french doors. One bedroom is en-suite, two feature dormer windows, and a downstairs WC and a shower room complement the family bathroom.

Ground Floor

Lounge
3.93m x 3.08m
12'11" x 10'1"

Kitchen/Dining
6.03m x 3.08m
19'10" x 10'1"

Study
2.01m x 3.08m
6'7" x 10'1"

WC/Utility
2.00m x 2.16m
6'7" x 7'1"

First Floor

Principal Bedroom
6.03m x 3.13m
19'10" x 10'3"

En-Suite
2.28m x 1.41m
7'6" x 4'8"

Bedroom 2
3.74m x 3.11m
12'3" x 10'3"

Bathroom
2.20m x 3.11m
7'3" x 10'3"

Second Floor

Bedroom 3
4.57m x 3.09m
15'0" x 10'2"

Bedroom 4
3.15m x 4.28m
10'4" x 14'1"

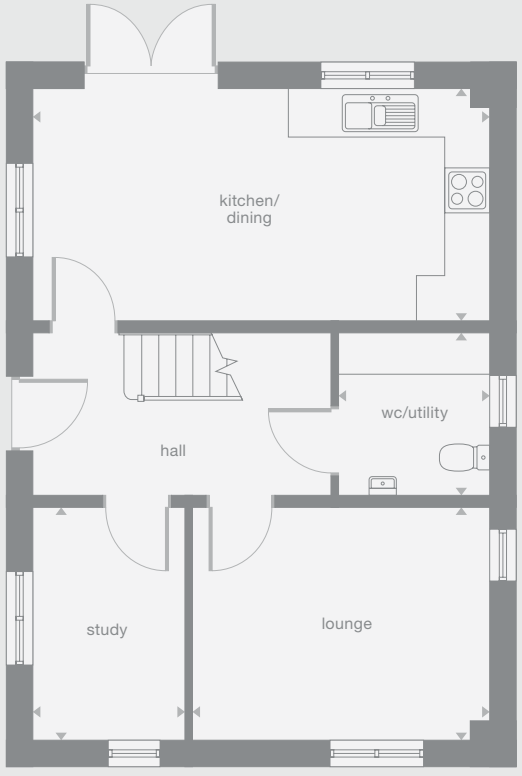
Shower
1.84m x 3.14m
6'0" x 10'4"

Floor Space

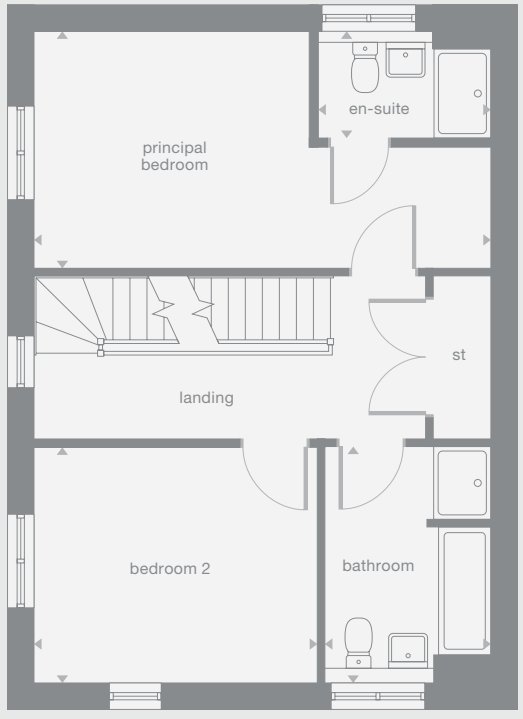
1,494 sq ft

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

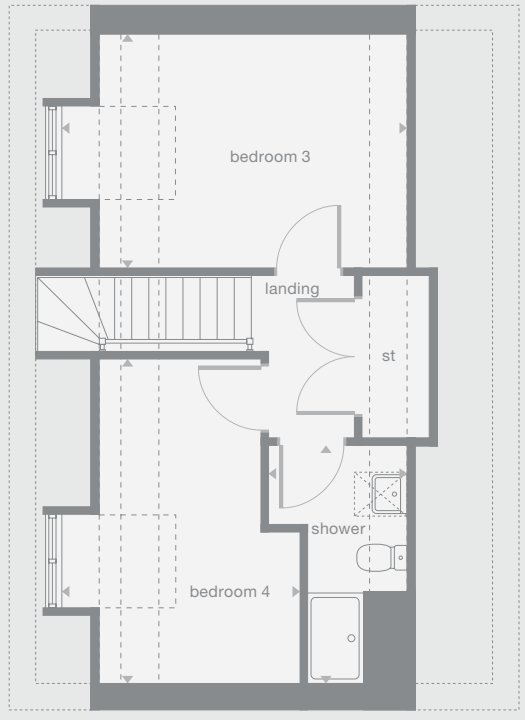
Ground Floor



First Floor



Second Floor



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Faverwood

Overview

French doors fill the family kitchen and breakfast room with light, complementing an impressive lounge and dining room. The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

Ground Floor

Lounge
3.20m x 5.19m
10'6" x 17'1"

Kitchen
4.16m x 3.50m
13'8" x 11'6"

Laundry
2.59m x 1.82m
8'6" x 6'0"

Family/Breakfast
3.90m x 4.62m
13'7" x 15'2"

Dining
2.66m x 2.85m
8'9" x 9'4"

WC
1.90m x 1.45m
6'3" x 4'9"

First

Principal Bedroom
2.91m x 3.51m
9'7" x 11'6"

En-Suite 1
1.68m x 2.07m
5'6" x 6'10"

Dressing
2.50m x 1.54m
8'3" x 5'1"

Bedroom 2
3.26m x 3.34m
10'9" x 11'0"

En-Suite 2
2.14m x 1.54m
7'1" x 5'1"

Bedroom 3
3.22m x 3.49m
10'7" x 11'6"

Bedroom 4
2.44m x 4.62m
8'0" x 15'2"

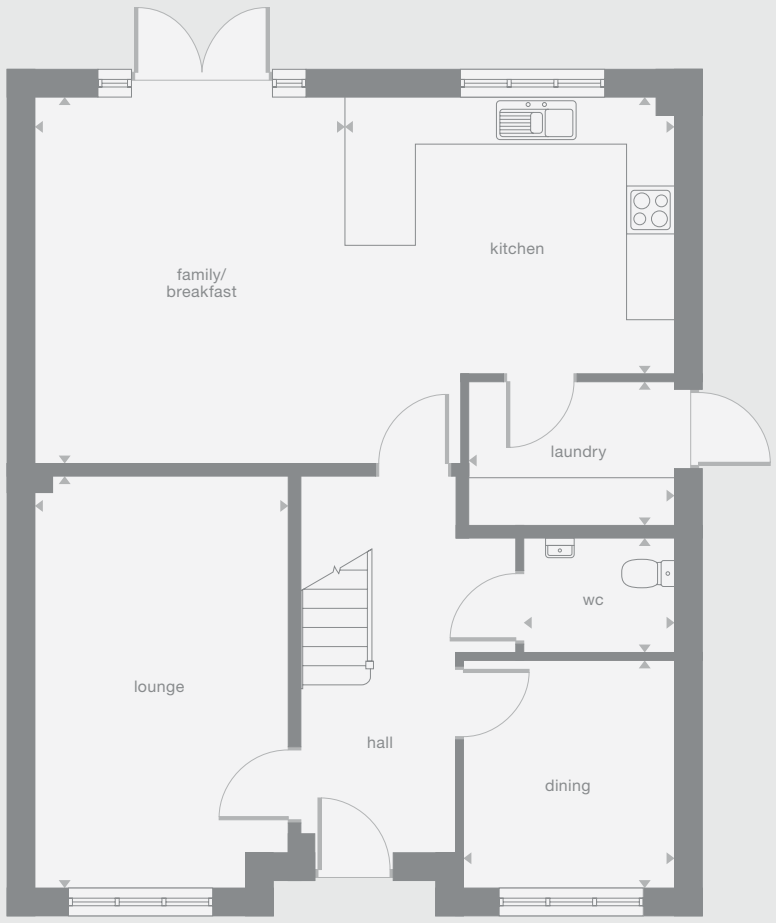
Bathroom
2.19m x 2.77m
7'2" x 9'1"

Floor Space

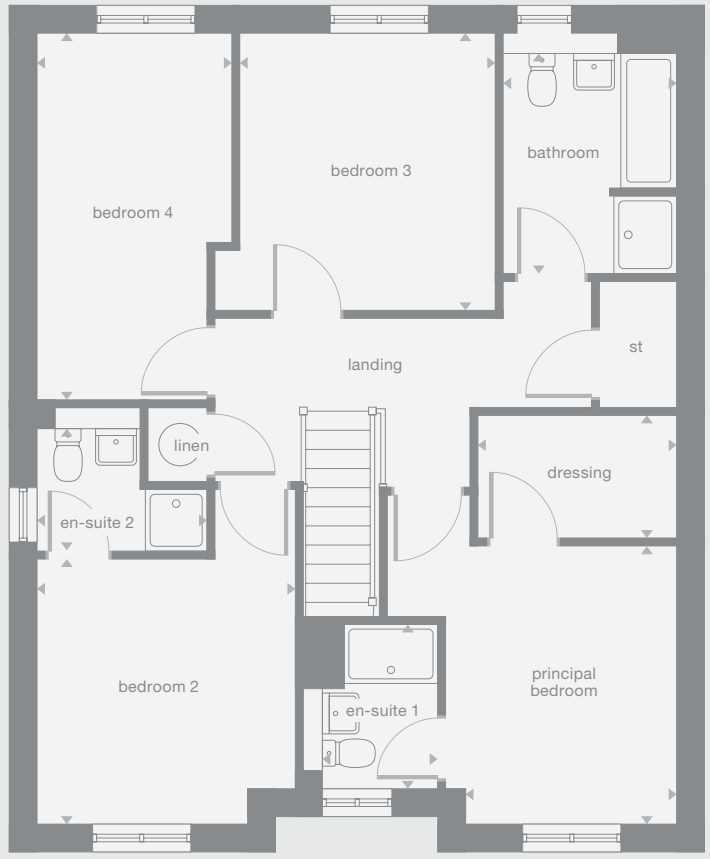
1,704 sq ft

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

Ground Floor



First Floor



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Winford

Overview

The superb family kitchen features a breakfast area with bifold doors, while the lounge and dedicated dining room are perfect for entertaining. With a laundry, gallery landing, family bathroom, additional shower room, two en-suite bedrooms and a dressing area, this is a very special home.

Ground Floor

Lounge
3.05m x 4.39m
10'0" x 14'5"

Kitchen
3.76m x 3.45m
12'4" x 11'4"

Laundry
2.95m x 1.87m
8'6" x 6'2"

Family/Breakfast
4.30m x 5.42m
14'1" x 17'10"

Study
1.95m x 2.80m
8'11" x 9'2"

WC
1.95m x 2.80m
8'11" x 9'2"

First Floor

Principal Bedroom
3.05m x 4.39m
10'0" x 14'5"

Dressing
3.11m x 2.05m
10'3" x 6'9"

En-Suite 1
2.20m x 3.27m
7'3" x 10'9"

Bedroom 4
3.47m x 3.94m
11'5" x 12'11"

Bathroom
2.20m x 3.94m
7'3" x 12'11"

Bedroom 5
2.71m x 4.39m
8'11" x 14'5"

Second Floor

Bedroom 2
3.07m x 4.50m
10'1" x 14'9"

En-Suite 2
3.07m x 2.11m
10'1" x 6'11"

Bedroom 3
3.07m x 4.50m
10'1" x 14'9"

En-Suite 3
3.07m x 2.11m
10'1" x 6'11"

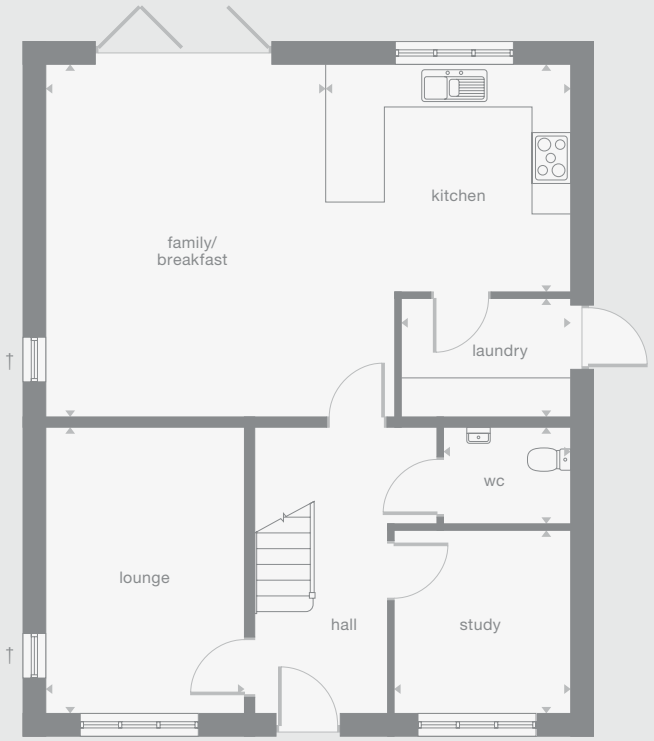
Floor Space

2,324 sq ft

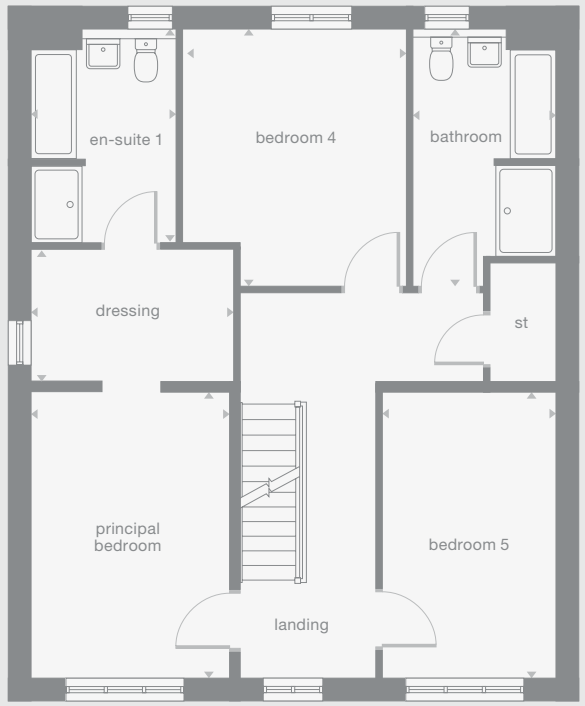
† Window not applicable to all plots. Please see Development Sales Manager for details.

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

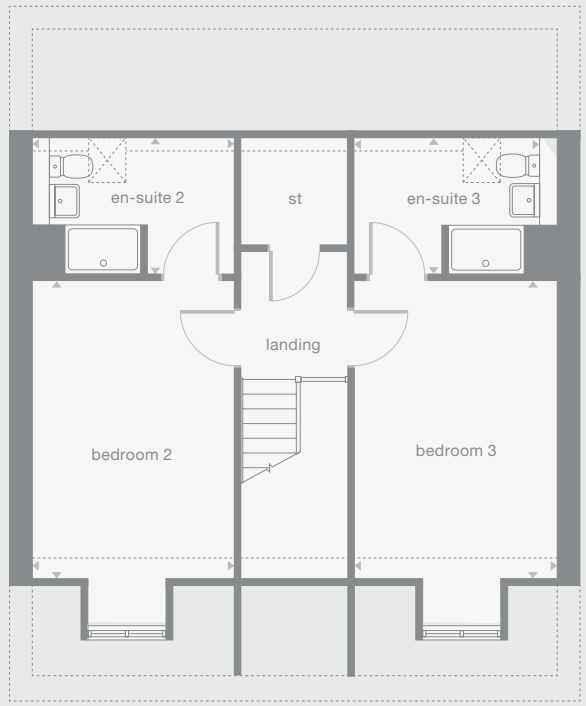
Ground Floor



First Floor



Second Floor



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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 90 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.

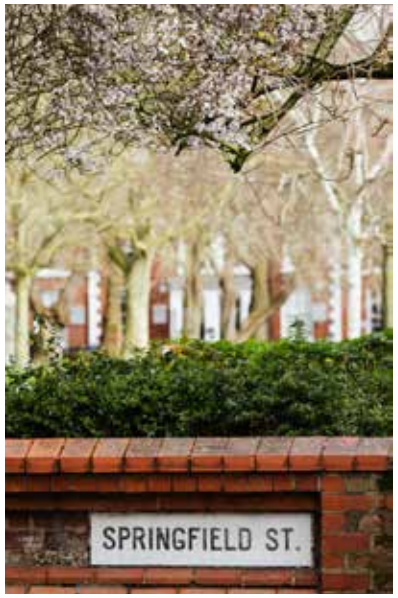
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

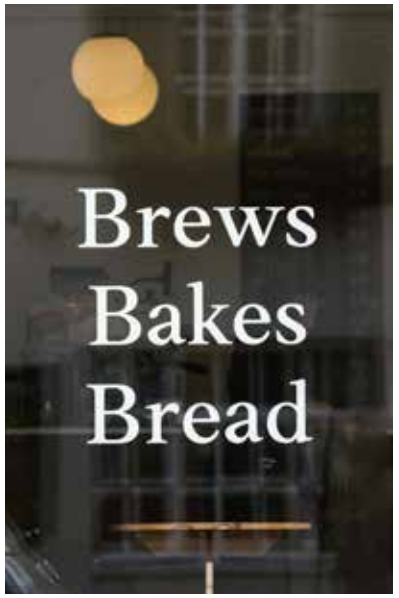
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

Lymm has a library and a Leisure Centre with a 23m swimming pool, a well-equipped gym, sports hall and dance studio. There are also Bayse Pilates gyms in Warrington and Altrincham. The community supports a rugby club, croquet, tennis, cricket, a running club, and Lymm Golf Club, the nearest of several courses in the area, is less than a mile from Cobblestone Wood. Lymm Heritage Trail, a three and a half mile route, gives an introduction to the local features and history.

Running along the southern edge of the development, the Trans Pennine Trail is an excellent walking and cycling path linking Lymm with Warrington, five miles away. Warrington's town centre shops range from high street fashion and technology brands in Golden Square mall to the vibrant Time Square neighbourhood and the independent traders of Warrington Market. Leisure attractions include cinemas, live drama and music venues such as Parr Hall and The Pyramid Arts Centre, and an excellent museum and art gallery. On the edges of the town, Gulliver's World theme park and Apple Jack's Adventure Farm are popular family days out.

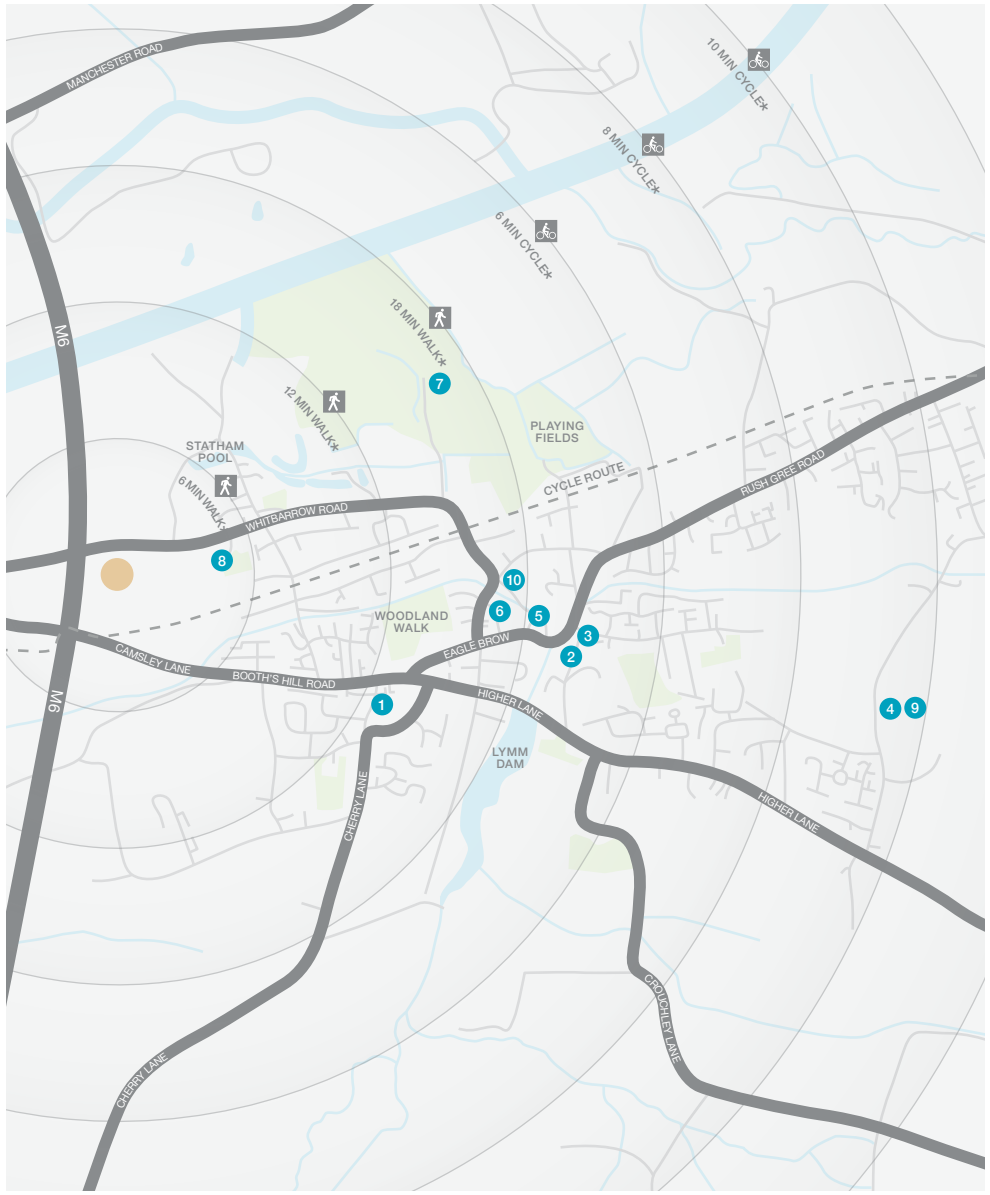
Statham Community Primary, a few yards from Cobblestone Wood and assessed as 'Good' by Ofsted, is a highly regarded school with nursery facilities, and Lymm High School, approximately two miles away, is assessed as 'Good with Outstanding Sixth Form provision'. Brookfield Surgery is the nearest of Lymm's two medical practices, and there are three dentists in the centre of the village.





Useful Contacts

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.



1 Co-op Food
1 Cherry Lane
01925 753 759

2 Lymm Post Office
4 The Cross
01925 758 171

3 Lymm Pharmacy
12 The Cross
01925 753 668

4 Lymm Leisure Centre
Oughtrington Lane
01925 758 316

5 Lymm Youth and Community Centre
Bridgewater Street
07946 676 735

6 Lymm Library
Davies Way
01925 754 367

7 Lymm Golf Club
Whitbarrow Road
01925 755 020

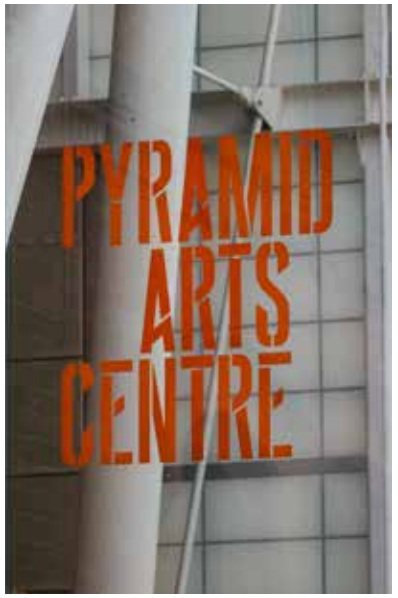
8 Statham Community Primary School
Warrington Lane
01925 752 142

9 Lymm High School
Oughtrington Lane
01925 755 458

10 Brookfields Surgery
Whitbarrow Road
01925 756 969

* 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



How to Find Us

Development opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
03301 734 465

From the M62

From M62 junction 10, join the M6 southbound for four and a half miles. At M6 junction 20, take the exit for Warrington via the A50 then take the first roundabout exit, for Lymm via the B5158. Follow the B5158 Cherry Lane for one and a half miles then enter the one-way system into Elm Tree Road. At the T-junction turn left for Warrington, and 200 yards on turn right into Barsbank Lane, signposted for Statham. After 700 yards, at a crossroads turn left and, 500 yards on, Cobblestone Wood is on the left.

From Warrington

Cross Knutsford Swing Bridge southbound and follow Knutsford Road for three-quarters of a mile then at a crossroads with traffic lights turn left into the A56 Stockport Road, signposted for Lymm. After a mile and a quarter, turn left into Warrington Road, signposted for Statham Lodge. Half a mile on, Cobblestone Wood is on the right.

Sat Nav

WA13 9BE

NEW HOMES QUALITY CODE

Registered Developer

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.

the place to be®

Why Miller Homes?

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.

5 stars for customer satisfaction

Development Opening Times
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or call 03301 734 465

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