

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 Clitheroe.



Less than two miles from the A59 and 20 minutes' drive from the M65, Montague Place is within around half an hour's drive of Preston, Blackburn and Burnley. Trains from Clitheroe Interchange, 20 minutes' walk from the development, run approximately hourly to Blackburn, Salford and Bolton as well as Manchester, an hour and fifteen minutes away by rail. There are direct buses to Blackburn, Burnley, Skipton and Nelson, and half-hourly local services link the development with the town centre and Clitheroe Interchange.



Overton

Overview

The welcoming lounge opens through to a beautifully planned kitchen where feature french doors create a light, airy ambience. A separate laundry area helps keep the dining area free for relaxed entertaining, and the principal bedroom includes an en-suite shower and a useful built-in cupboard.

Ground Floor

- Lounge**
3.56m max x 4.49m max
11'8" x 14'9"
- Kitchen/Dining**
3.34m x 3.83m
11'0" x 12'7"
- Laundry**
1.08m x 1.96m
3'7" x 6'5"
- WC**
1.08m x 1.78m
3'7" x 5'10"

First Floor

- Principal Bedroom**
3.09m x 3.28m
10'2" x 10'9"
- En-Suite**
1.21m x 2.03m
4'0" x 6'8"
- Bedroom 2**
2.37m x 3.26m
7'10" x 10'8"
- Bedroom 3**
2.04m x 2.17m
6'8" x 7'2"
- Bathroom**
2.37m x 1.69m
7'10" x 5'7"

Plots

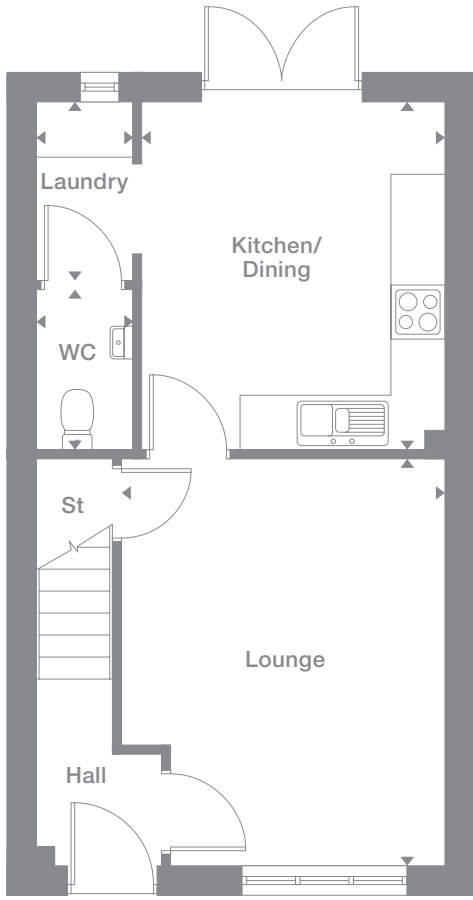
- 2, 18, 29*, 39*, 41, 63*, 78, 94*, 95, 99

Floor Space

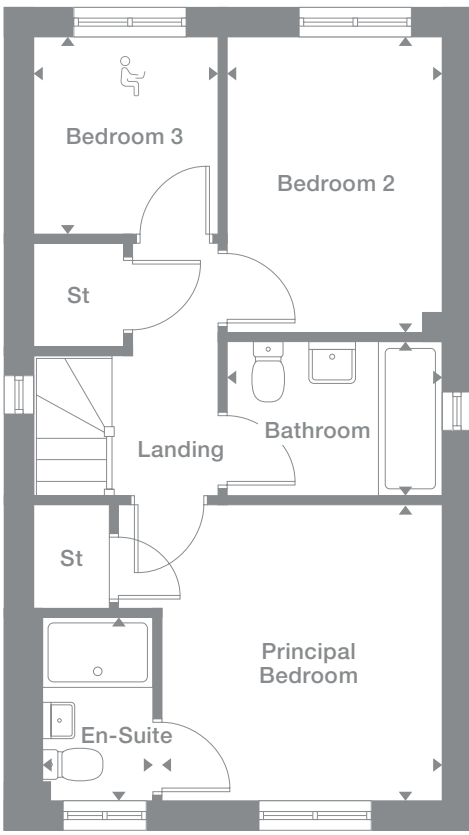
819 sq ft



Ground Floor



First Floor



Office space area

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* Plots are a mirror image of plans shown above

Kingston

Overview
 With dual aspect outlooks in both the superb bay-windowed lounge and the family kitchen, where french doors add flexibility to the dining area, this is a wonderfully bright, attractive home. Upstairs, one of the three bedrooms is en-suite, and another features dual aspect windows.

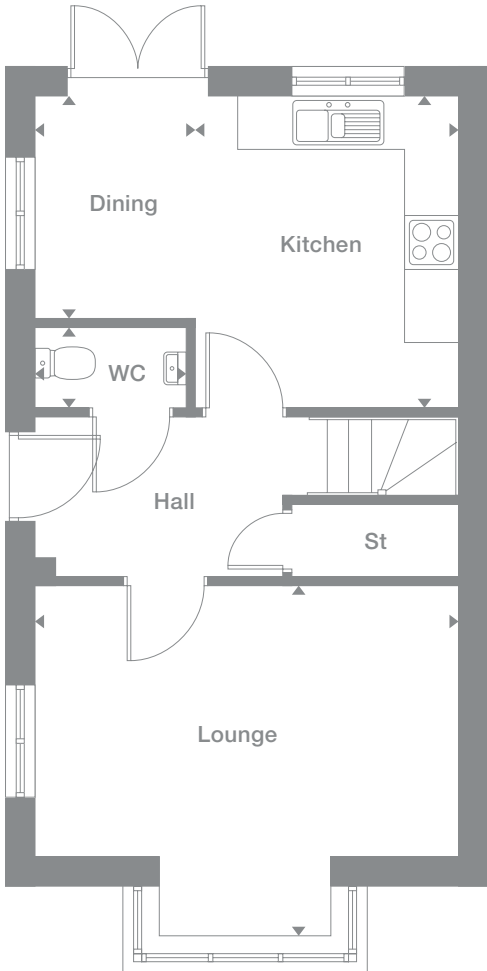
Ground Floor	First Floor
Lounge 4.68m x 3.91m 15'5" x 12'10"	Principal Bedroom 3.37m max x 3.01m 11'1" x 9'11"
Kitchen 2.91m x 3.45m 9'7" x 11'4"	En-Suite 1.01m x 2.78m 3'4" x 9'2"
Dining 1.76m x 2.46m 5'10" x 8'1"	Bedroom 2 2.56m max x 3.46m max 8'5" x 11'4"
WC 1.67m x 0.90m 5'6" x 2'11"	Bedroom 3 2.02m max x 3.45m max 6'8" x 11'4"
	Bathroom 1.70m x 1.96m 5'7" x 6'5"

Plots
 3, 17*, 30, 40, 42*, 62, 77*, 98*

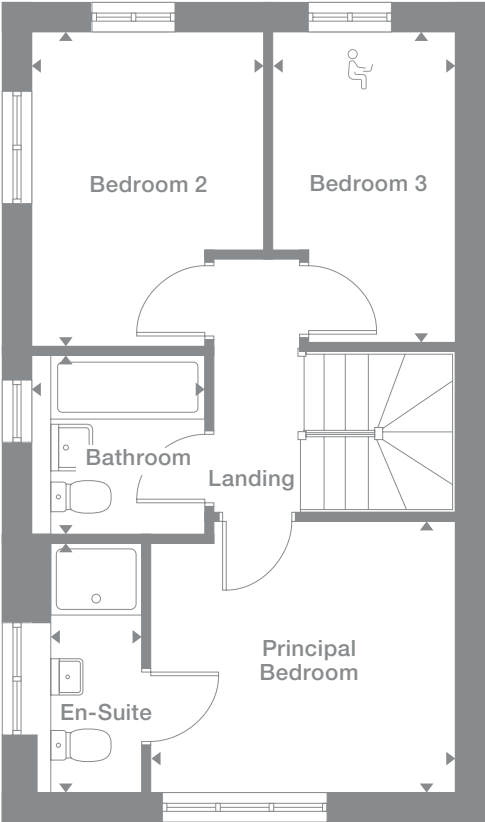
Floor Space
 869 sq ft



Ground Floor



First Floor



Office space area

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Windsor

Overview

Both the lounge and the kitchen of this elegant bungalow feature french doors, filling the home with light while maximising the benefits of the garden. The dual aspect dining area combines style with convenience, perfect for entertaining. Bedroom two is also dual aspect.

Ground Floor

Lounge
4.68m x 3.00m
15'4" x 9'10"

Kitchen/Dining
3.56m x 4.92m
11'8" x 16'2"

Principal Bedroom
3.06m x 3.81m
10'1" x 12'6"

Bedroom 2
2.95m x 3.43m
9'8" x 11'3"

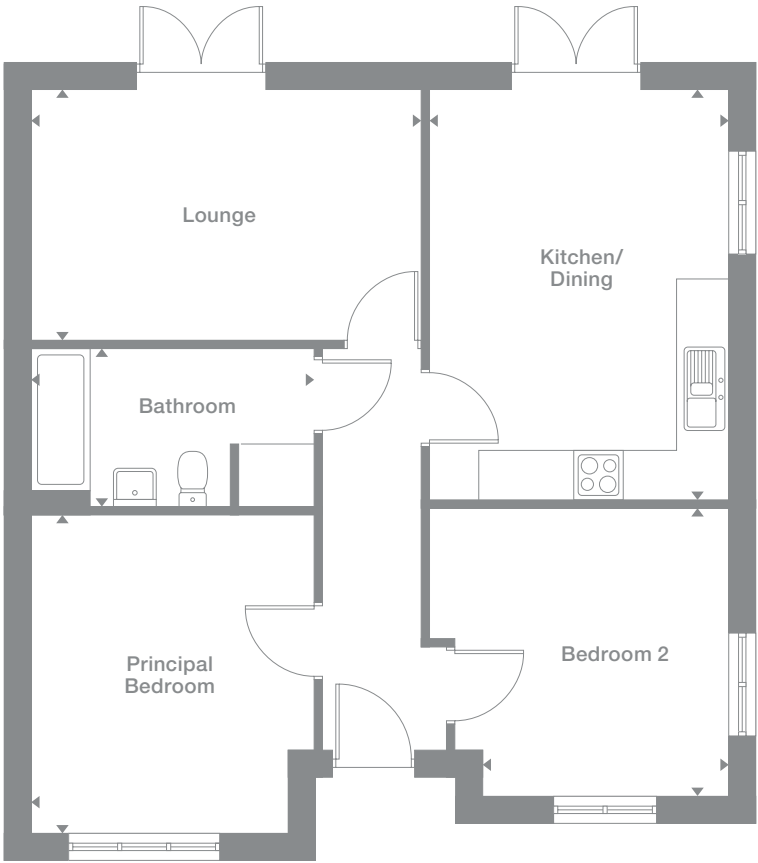
Bathroom
3.38m x 1.90m
11'1" x 6'3"

Plots
13*, 14, 19*, 20,
21, 22*, 23*, 24

Floor Space
753 sq ft



Ground Floor



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Overview
 Featuring three dual aspect rooms, a striking central bay window in the lounge and french doors enhancing the dining area of the family kitchen, this is an instantly impressive home. A separate laundry adds convenience, and the bright en-suite principal bedroom offers a luxurious retreat.

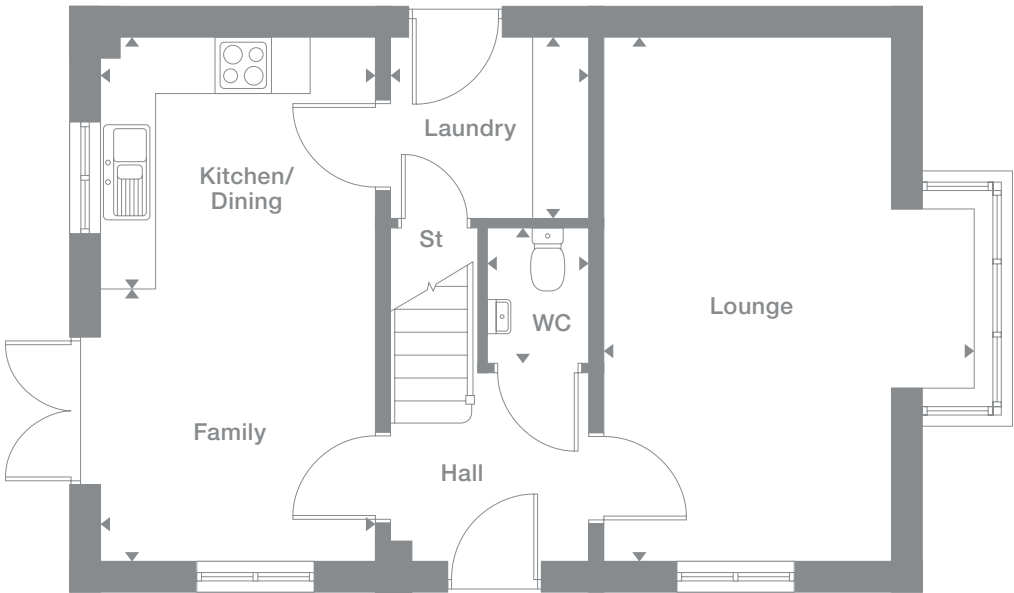
Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m max x 2.06m max 5'10" x 6'9"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom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

Plots
 4*, 8, 15*, 54*,
 76*, 84*, 97, 106*

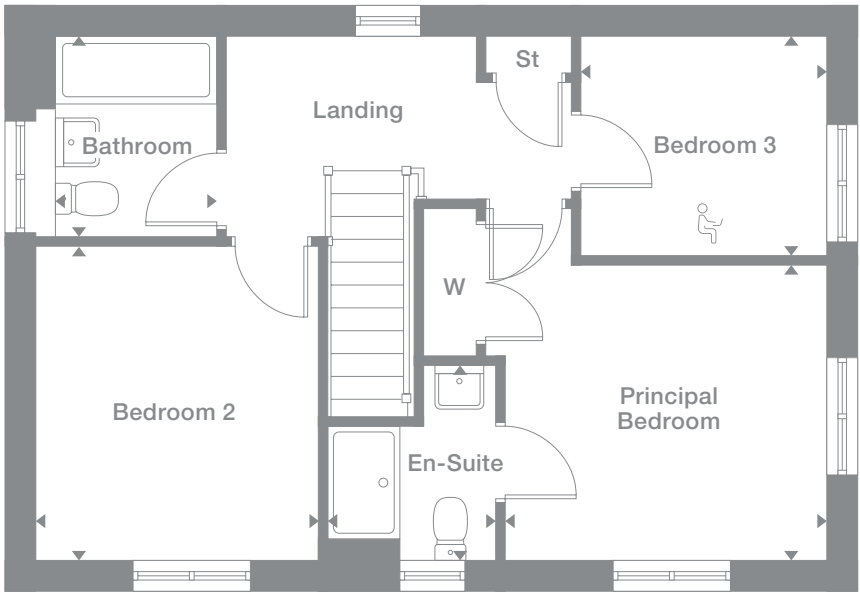
Floor Space
 1,016 sq ft



Ground Floor



First Floor



Office space area

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Blackwood

Overview

With french doors making it easy to opt for barbecues on summer afternoons, and a practical laundry room, the kitchen and dining room forms an exciting hub for lively family life. The principal bedroom is en-suite, and bedroom four could become a useful home office.

Ground Floor

- Lounge**
3.00m x 4.59m
9'10" x 15'1"
- Kitchen/Dining/Family**
5.55m x 3.72m
18'3" x 12'3"
- Laundry**
1.26m x 1.88m
4'2" x 6'2"
- WC**
0.95m x 1.86m
3'1" x 6'1"

First Floor

- Principal Bedroom**
2.84m max x 3.85m
9'4" x 12'8"
- En-Suite**
2.52m x 1.21m
8'3" x 4'0"
- Bedroom 2**
2.61m x 3.53m
8'7" x 11'7"
- Bedroom 3**
2.52m x 3.13m
8'3" x 10'4"
- Bedroom 4**
2.93m x 2.05m
9'8" x 6'9"
- Bathroom**
1.70m x 2.05m
5'7" x 6'9"

Plots

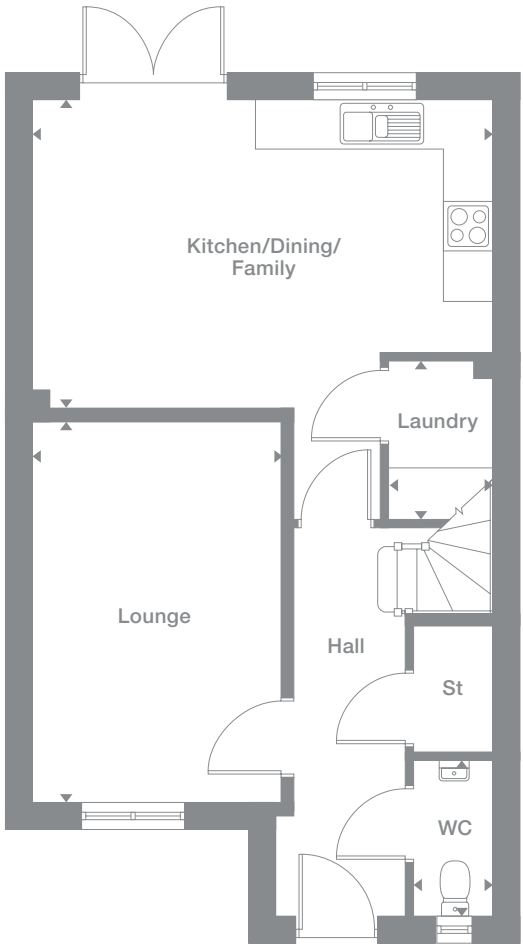
- 35*, 50*,
- 55*, 74, 75*,
- 104, 105*

Floor Space

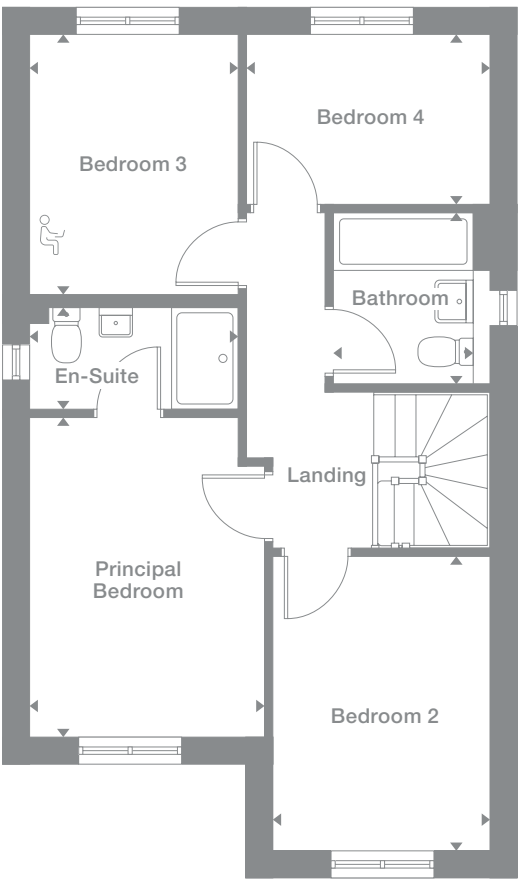
1,088 sq ft



Ground Floor



First Floor



Office space area

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Hazelwood

Overview
 Behind the classic, canopied frontage lies a home of immense appeal. French doors bring a focal point to the bright kitchen and dining room, creating an inviting and relaxed family space. There is separate laundry room, and the en-suite principal bedroom features dual windows.

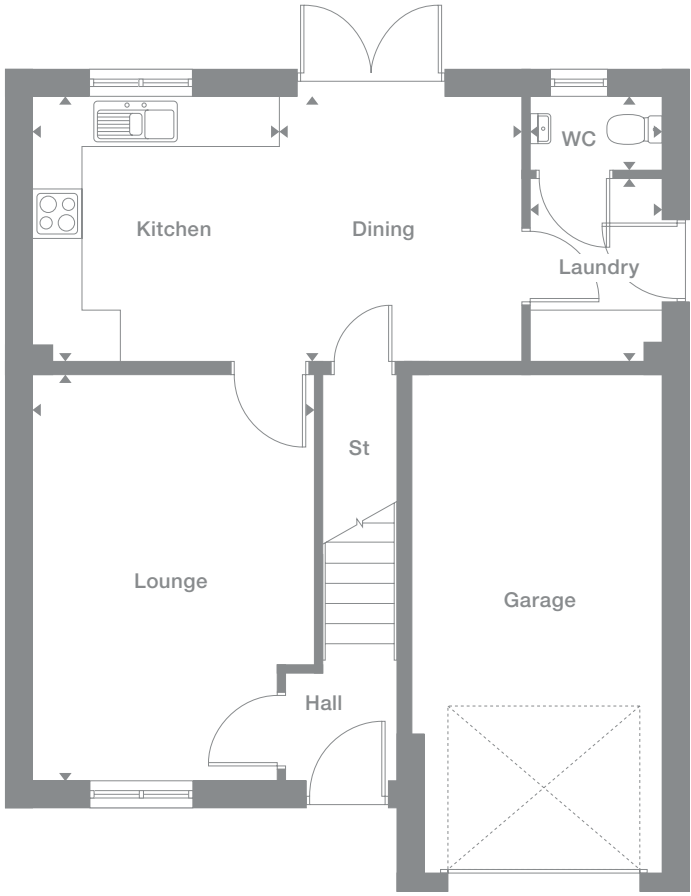
- Ground Floor**
- Lounge**
3.38m max x 4.86m max
11'1" x 15'11"
- Kitchen**
2.95m x 3.18m
9'8" x 10'5"
- Dining**
2.91m x 3.18m
9'7" x 10'5"
- Laundry**
1.60m x 2.19m
5'3" x 7'2"
- WC**
1.60m x 0.90m
5'3" x 2'11"
- First Floor**
- Principal Bedroom**
4.38m x 2.90m
14'5" x 9'6"
- En-Suite**
1.87m max x 2.45m max
6'2" x 8'1"
- Bedroom 2**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 3**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 4**
3.09m x 2.65m
10'2" x 8'8"
- Bathroom**
1.70m x 2.14m
5'7" x 7'0"

Plots
 5*, 43*, 44, 49,
 60*, 61*, 83, 86,
 96, 101, 102,
 108*, 109*

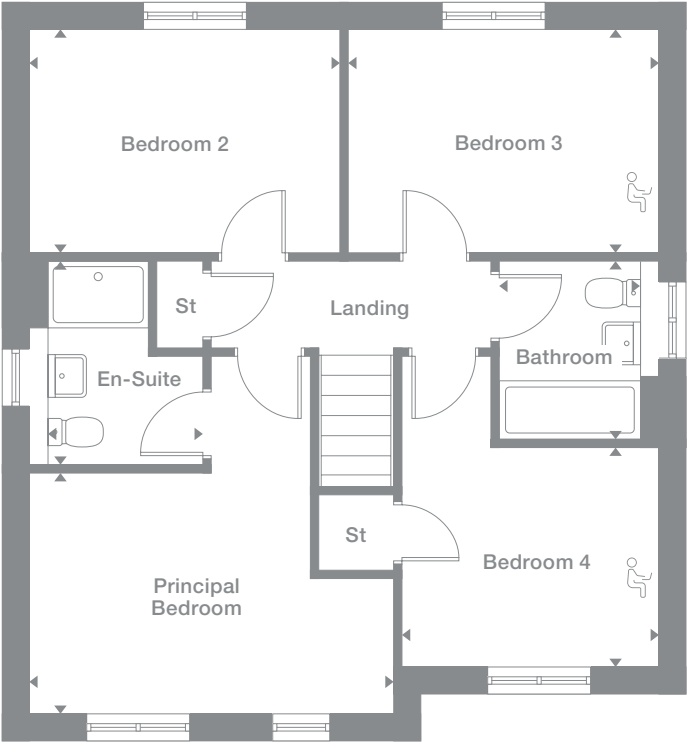
Floor Space
 1,150 sq ft



Ground Floor



First Floor



Office space area

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Maplewood

Overview
The striking bay-windowed lounge complements a magnificent, endlessly flexible kitchen and family room, with twin windows and central french doors that add a natural appeal to the dining area. Bedroom two includes a built-in cupboard, and the en-suite principal bedroom features a dedicated dressing area.

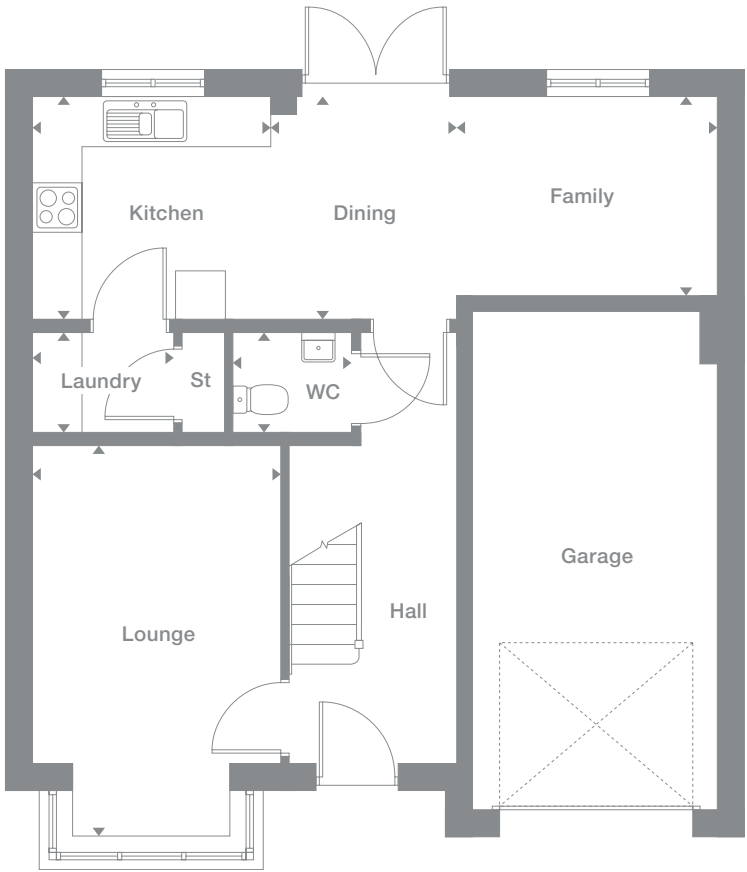
- Ground Floor**
- Lounge**
2.98m x 4.72m
9'10" x 15'6"
- Kitchen**
2.86m x 2.68m
9'5" x 8'10"
- Dining**
2.23m x 2.68m max
7'4" x 8'10"
- Family**
3.15m x 2.41m
10'4" x 7'11"
- Laundry**
1.70m x 1.26m
5'7" x 4'2"
- WC**
1.44m x 1.26m
4'9" x 4'2"
- First Floor**
- Principal Bedroom**
4.06m x 2.79m
13'4" x 9'2"
- En-Suite**
2.63m x 1.21m
8'8" x 4'0"
- Dressing**
2.63m x 1.38m
8'8" x 4'7"
- Bedroom 2**
2.98m x 3.82m
9'10" x 12'6"
- Bedroom 3**
2.54m max x 4.10m max
8'4" x 13'6"
- Bedroom 4**
3.06m x 2.91m
10'1" x 9'7"
- Bathroom**
2.45m max x 2.91m max
8'1" x 9'7"

Plots
1, 6* 7*, 9*, 10, 16, 36*, 53*, 82*, 85, 100, 103, 110*

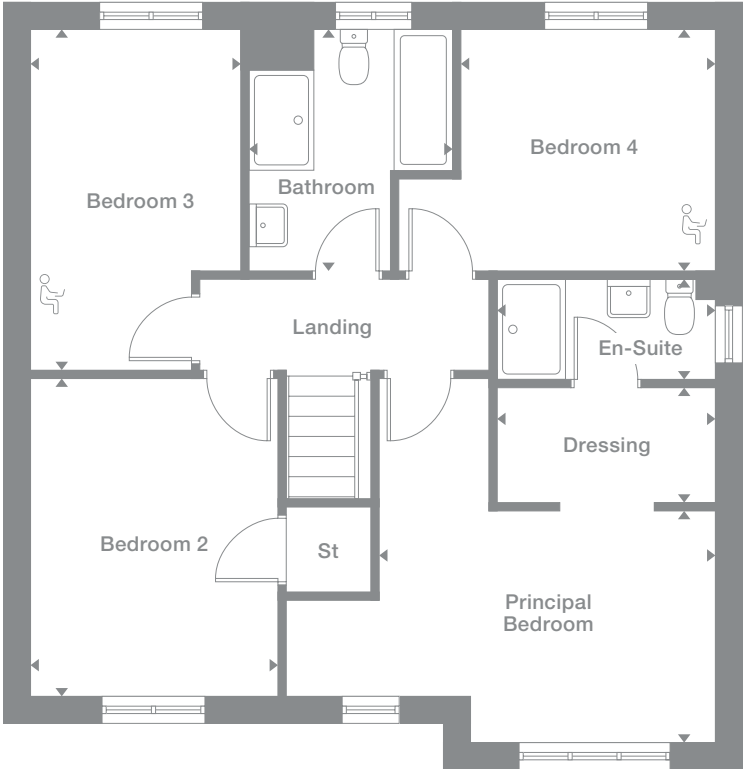
Floor Space
1,269 sq ft



Ground Floor



First Floor



Office space area

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Ashwood

Overview

From the private study to the separate dressing room adjoining the en-suite principal bedroom, this prestigious home is filled with premium features. Enhanced by stylish french doors, the broad family kitchen that provides an inspiring backdrop to everyday life is also perfect for formal entertaining.

Ground Floor

- Lounge**
3.042m x 4.500m
10'0" x 14'9"
- Kitchen**
3.36m x 3.10m
11'0" x 10'2"
- Dining**
2.30m x 3.10m
7'7" x 10'2"
- Family**
2.30m x 3.10m
7'7" x 10'2"
- Laundry**
1.74m x 2.07m
5'9" x 6'10"
- Study**
2.73m x 2.33m
9'0" x 7'8"
- WC**
0.90m x 2.07m
2'11" x 6'10"

First Floor

- Principal Bedroom**
3.09m x 3.35m
10'2" x 11'0"
- En-Suite**
1.91m x 1.83m
6'3" x 6'0"
- Dressing**
1.90m x 1.85m
6'3" x 6'1"
- Bedroom 2**
2.77m x 3.77m
9'1" x 12'5"
- Bedroom 3**
2.77m x 3.88m
9'1" x 12'9"
- Bedroom 4**
2.60m x 2.36m
8'7" x 7'9"
- Bathroom**
2.40m x 1.92m
7'11" x 6'4"

Plots

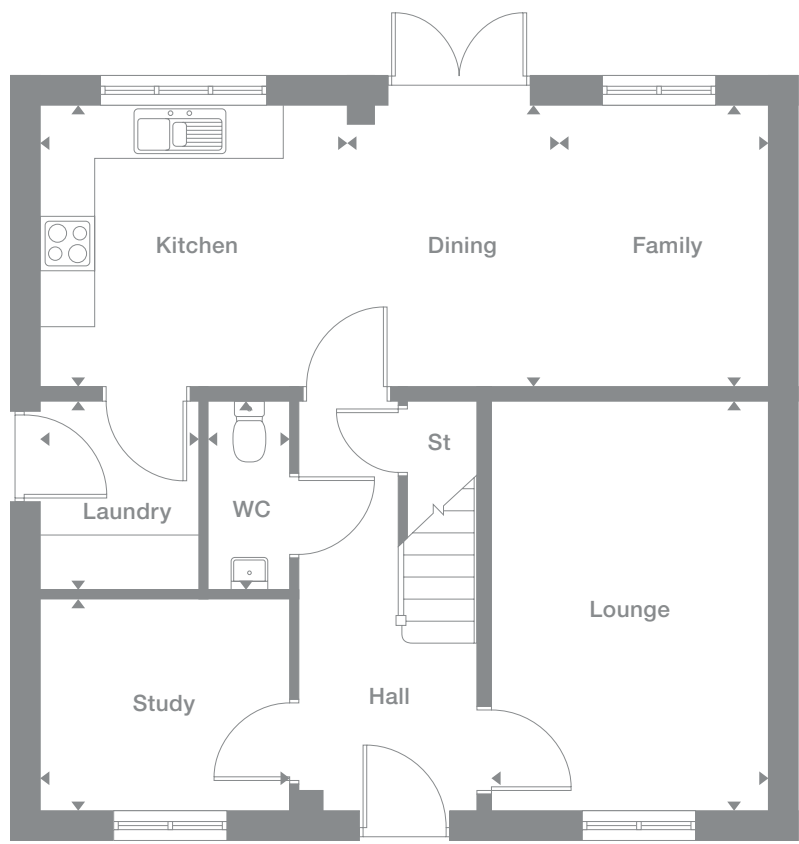
11, 12*, 38*, 51,
52, 64*, 65,
81, 107

Floor Space

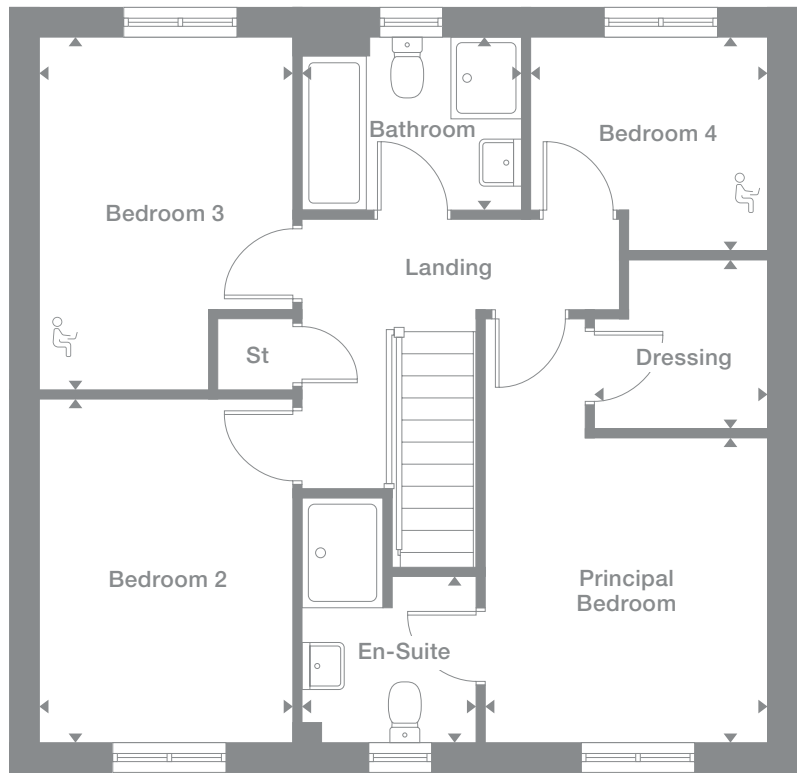
1,330 sq ft



Ground Floor



First Floor



Office space area

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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 805 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 85 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 Development Sales Manager 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 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.

