



**Woodville Place
Warrington**

millershomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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Discount
Market Units**



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 Woodville Place.



Woodville Place is around a mile from junction 8 of the M62, ideal for travel to Liverpool and Manchester, and linked to Warrington town centre by a series of pleasant walks and cycle paths. There is also a half-hourly bus service into the centre of town. Hourly trains from Sankey station, 20 minutes walk from the development, run to Liverpool Lime Street and Manchester Oxford Road stations, both journeys of just over half an hour. Warrington Bank Quay station, in the town centre, is on the main line between Scottish stations and London Euston, with travel into the capital taking around three hours.

The many outdoor recreational areas within a short walk include woodlands straddling nearby Whittle Avenue, pleasant paths along Whittle Brook and the excellent amenities of Sankey Valley Park with its play areas, BMX course, picturesque canal-side walks and a fascinating diversity of wildlife. Mersey Valley Golf and Country Club is just over two miles to the west. For indoor sport and fitness amenities, Great Sankey Leisure Centre includes swimming pools, a fitness suite, dance studio and sports hall.



This exciting new neighbourhood, just three miles from the centre of Warrington, is set on the edge of a major revitalisation initiative that includes a 35-acre park and new shopping and leisure facilities. With excellent transport links, including walking routes, cycle paths and fast access to the M62, these energy efficient two, three, four and five bedroom homes provide an opportunity to be amongst the first members of a new community. Welcome to Woodville Place...

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Tolkien

Overview

The bright lounge leads through to a beautifully planned, practical kitchen and dining room opening out to the garden. In addition to two first-floor bedrooms, a private staircase leads to a dormer-windowed en-suite master bedroom with a timeless, traditional appeal.

Ground Floor

Lounge

3.192m max x 4.272m max
10'6" x 14'0"

Dining

1.816m x 2.536m
5'11" x 8'4"

Kitchen

2.324m x 3.065m
7'7" x 10'1"

WC

0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2

4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3

2.135m x 2.734m
7'0" x 9'0"

Bathroom

2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom

3.192m x 2.869m
11'85 HGT. L.
10'6" x 9'5"

En-Suite

2.084m max x 1.827m
13'23 HGT. L.
6'10" x 6'0"

Plots

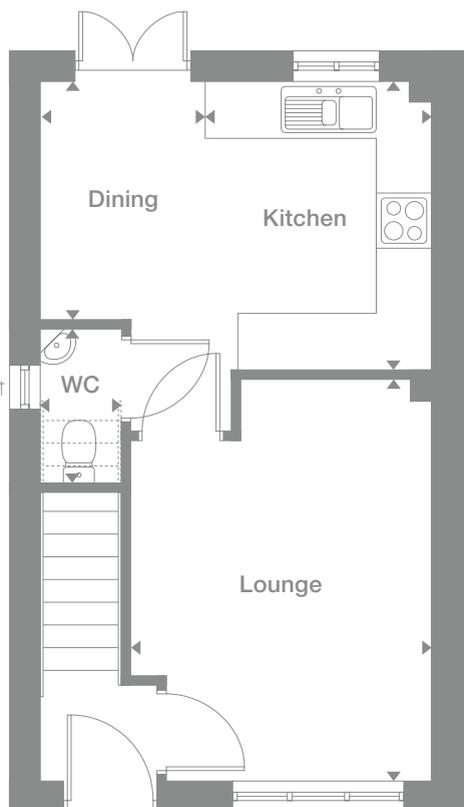
40, 41, 42*,
59, 60*, 142*,
143, 145*, 146,
162*, 163,

Floor Space

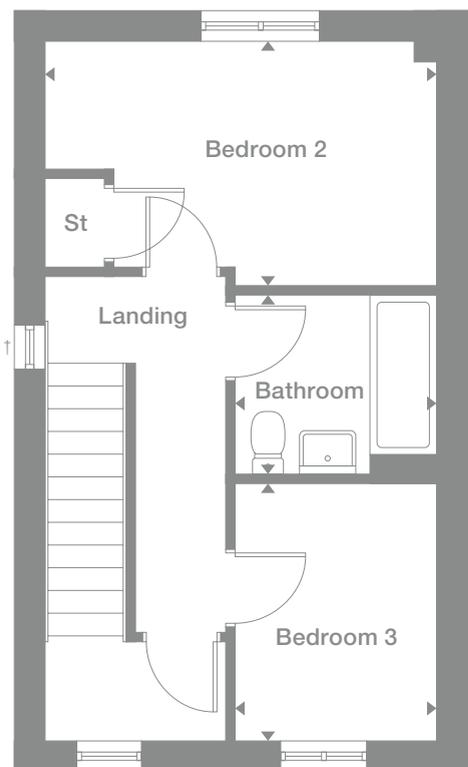
886 sq ft



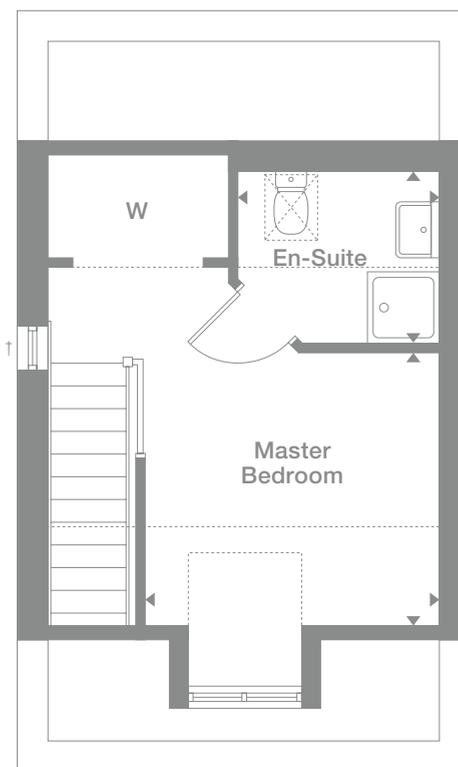
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image † End terrace only of plans shown above

Darwin DA

Overview
 The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

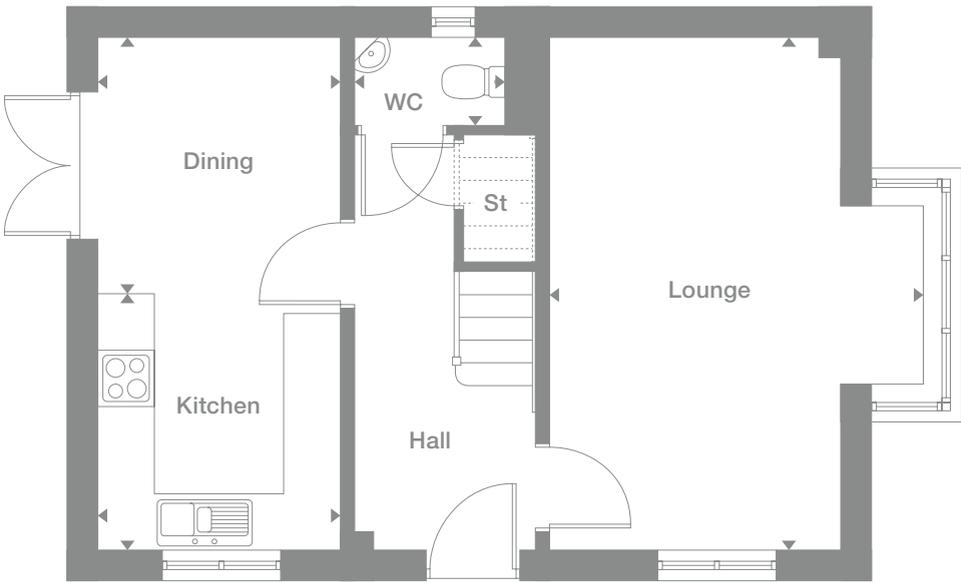
Ground Floor	First Floor
Lounge 3.980m max x 5.450m 13'1" x 17'11"	Master Bedroom 3.138m x 3.440m max 10'4" x 11'3"
Dining 2.556m x 2.998m 8'5" x 8'11"	En-Suite 1.933m x 1.693m 6'4" x 5'7"
Kitchen 2.556m x 2.452m 8'5" x 8'11"	Bedroom 2 2.594m max x 2.863m 8'6" x 9'5"
WC 1.590m x 0.949m 5'3" x 3'1"	Bedroom 3 2.594m x 1.859m 8'6" x 6'1"
	Bathroom 2.048m x 1.917m 6'9" x 6'3"

Plots
65, 69*

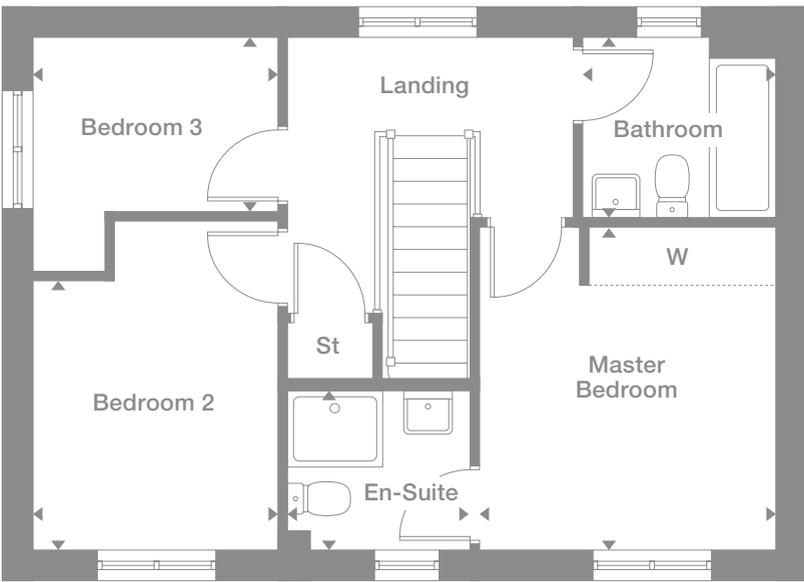
Floor Space
940 sq ft



Ground Floor



First Floor



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Carroll

Overview

The bay window and broad canopy sheltering the entrance add an instant appeal to this superb family home. With its elegant L-shaped lounge, feature french doors in the dining area and an en-suite master bedroom, it perfectly balances style with comfort.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

Dining
1.950m x 3.692m
6'5" x 12'1"

Kitchen
1.852m x 3.692m
6'1" x 12'1"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m max x 3.047m
12'8" x 10'0"

En-Suite
2.844m max x 1.117m max
9'4" x 3'8"

Bedroom 2
4.019m x 4.192m max
13'2" x 13'9"

Bedroom 3
2.838m x 3.547m
9'4" x 11'8"

Bathroom
3.010m max x 1.700m max
9'11" x 5'7"

Plots

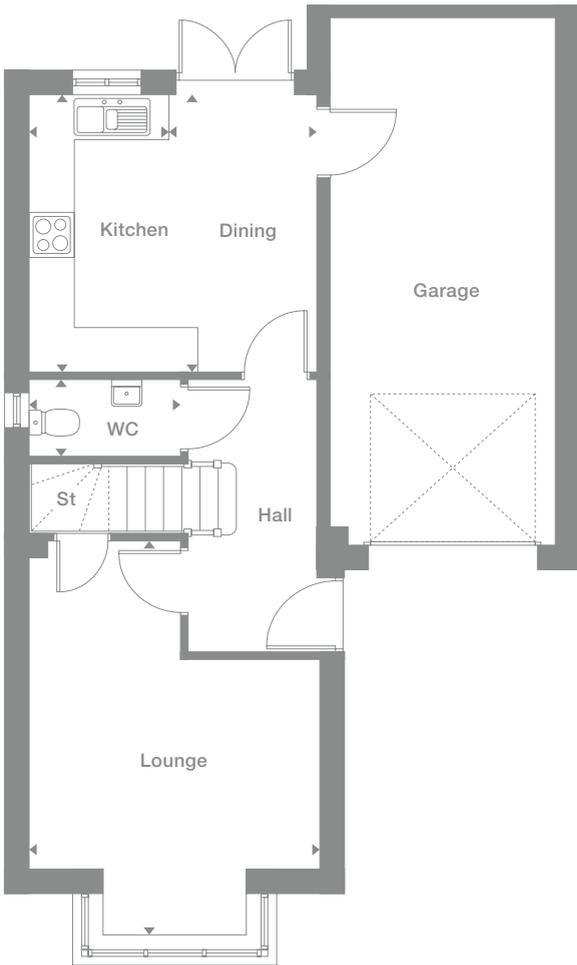
8, 23,
39*, 47,
53, 54*,
57, 58*,
61, 107*,
137*, 147*,
186, 171

Floor Space

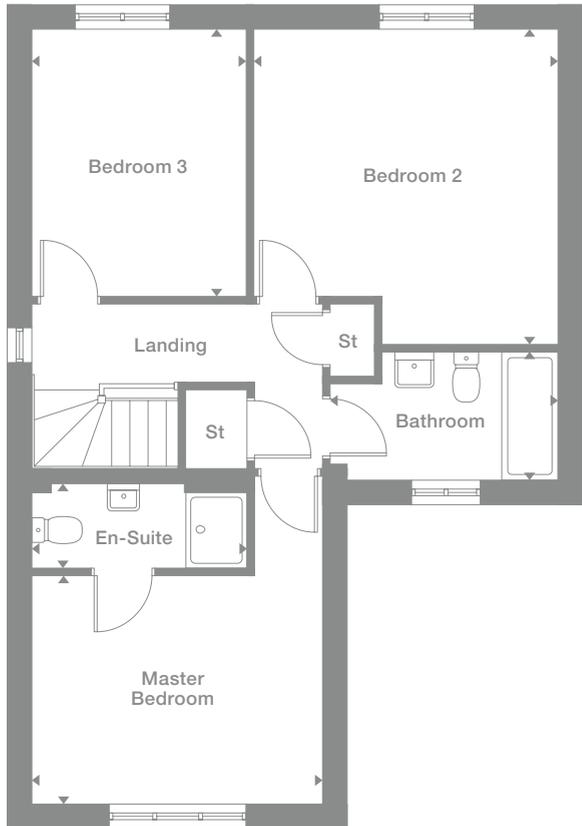
1,068 sq ft



Ground Floor



First Floor



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Overview

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

Ground Floor

Lounge
3.966m max x 5.231m max
13'0" x 17'2"

Kitchen/Dining
5.429m x 3.614m
17'10" x 11'10"

WC
1.617m max x 1.510m max
5'4" x 4'11"

First Floor

Master Bedroom
3.966m max x 2.678m
13'0" x 8'9"

En-Suite
1.797m x 1.617m
5'11" x 5'4"

Bedroom 2
3.551m x 2.641m
11'8" x 8'8"

Bedroom 3
1.785m x 3.671m
5'10" x 12'1"

Bedroom 4
2.513m max x 2.569m max
8'3" x 8'5"

Bathroom
2.513m max x 2.170m max
8'3" x 7'1"

Plots

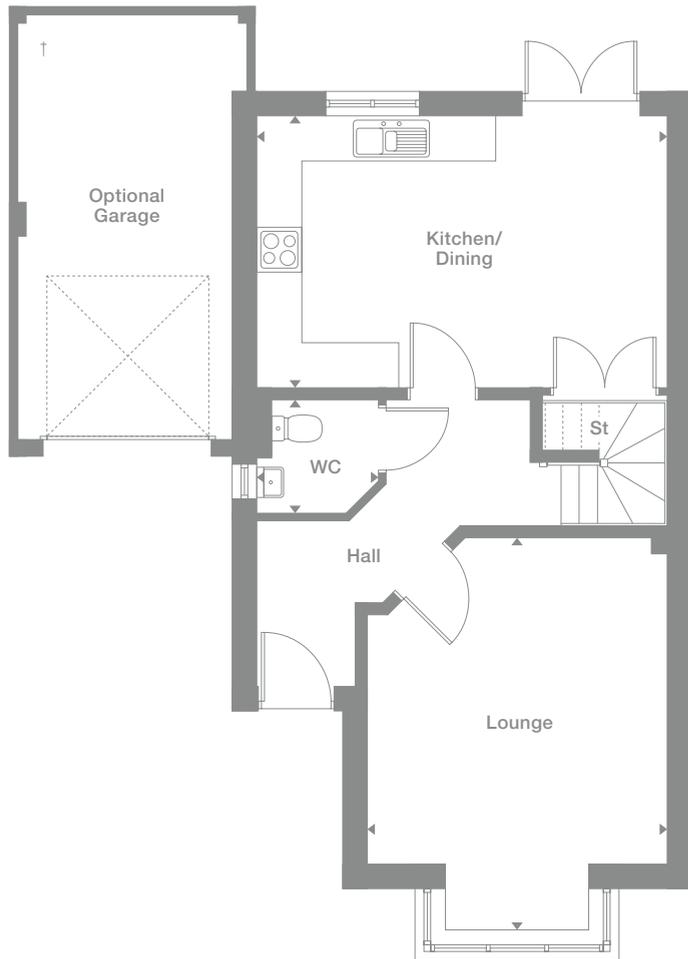
6*, 9*,
28, 31, 49,
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105*, 108*,
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129, 140*,
149*, 160,
165*, 172*,
184*, 188*

Floor Space

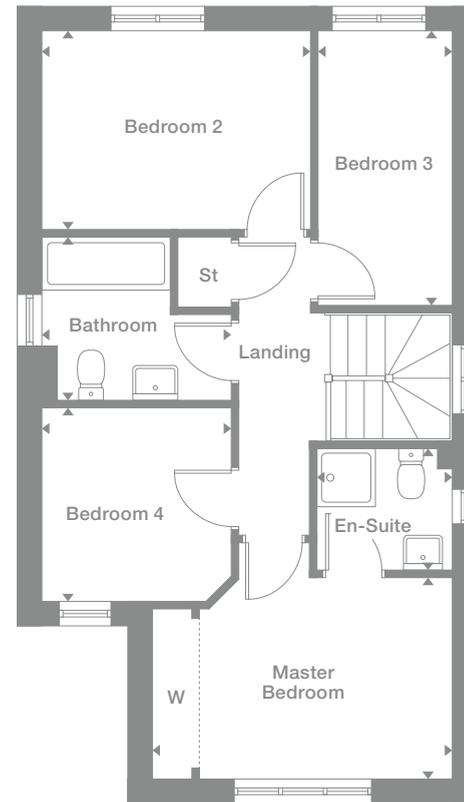
1,105 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above † Garage may be omitted

Dahl

Overview

French doors integrated into a feature bay window bring a conservatory-like appeal to the light-filled lounge, and the separate study means a peaceful work space is always available. The en-suite master bedroom, with its dormer window and dressing area, has a special charm.

Ground Floor

Lounge
4.740m max X 4.549m max
15'7" x 14'11"

Dining
2.587m x 2.313m
8'6" x 7'7"

Kitchen
2.587m x 2.898m
8'6" x 9'6"

WC
0.917m x 2.147m
3'0" x 7'1"

First Floor

Bedroom 2
4.740m max x 3.774m max
15'7" x 12'5"

Bedroom 3
2.506m x 3.178m
8'3" x 10'5"

Study
2.141m x 2.147m
7'0" x 7'1"

Bathroom
2.506m max x 3.109m max
8'3" x 10'2"

Second Floor

Master Bedroom
3.554m max x 3.941m
to 1.191 H.L.
11'8" x 12'11"

En-Suite
2.127m max x 2.324m
to 1.191 H.L.
7'0" x 7'7"

Dressing
2.320m x 2.118m
to 1.191 H.L.
7'7" x 6'11"

Plots

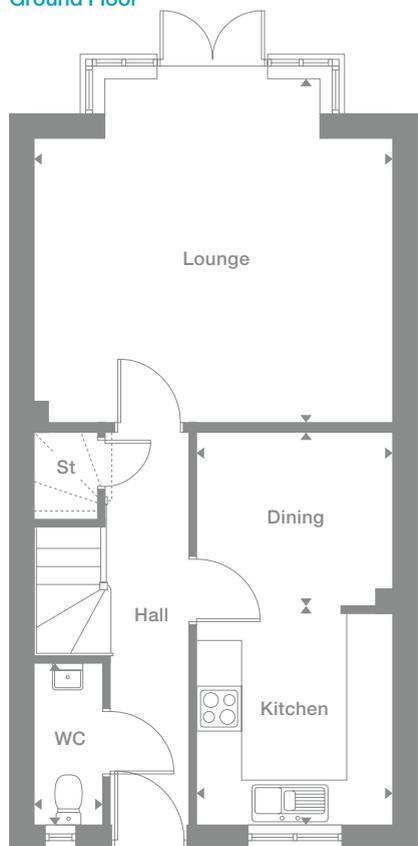
84, 85*,
92, 93*

Floor Space

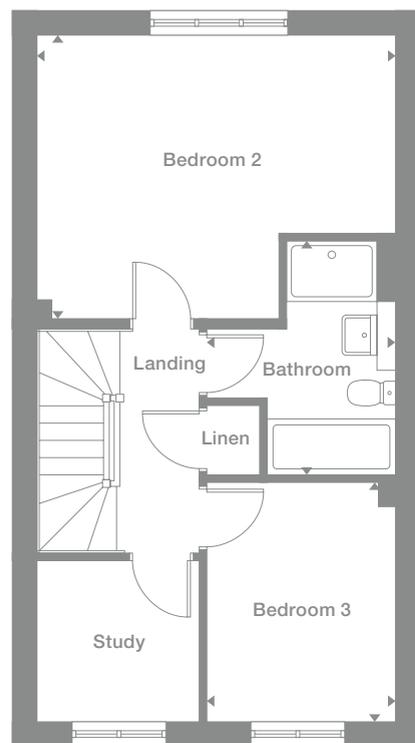
1,275 sq ft



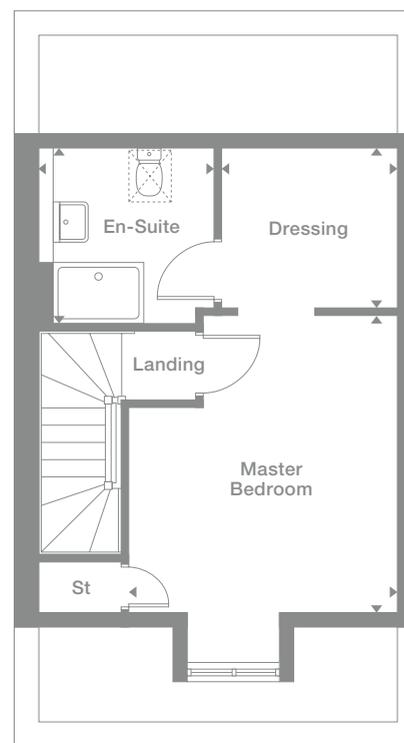
Ground Floor



First Floor



Second Floor



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Buchan

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.

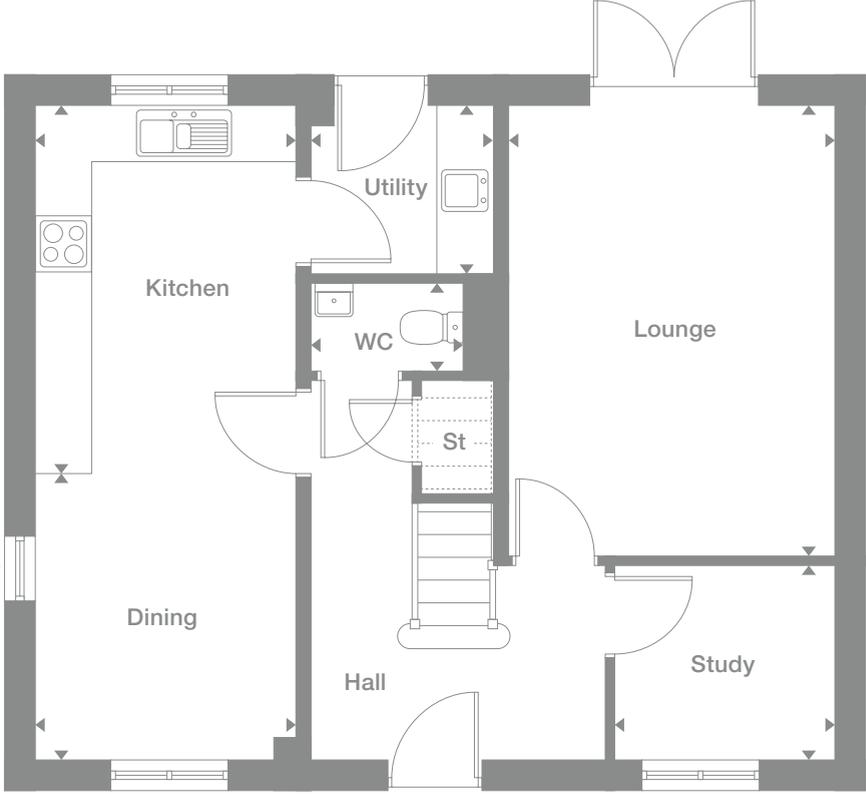
Ground Floor	First Floor
Lounge 3.450m x 4.797m 11'4" x 15'9"	Master Bedroom 3.507m max x 3.793m max 11'6" x 12'5"
Dining 2.763m x 3.320m 9'1" x 10'11"	En-Suite 2.238m max x 2.044m max 7'4" x 6'8"
Kitchen 2.763m x 3.630m 9'1" x 11'11"	Bedroom 2 2.805m max x 3.762m max 9'2" x 12'4"
WC 1.620m x 0.945m 5'4" x 3'1"	Bedroom 3 2.519m x 3.095m 8'3" x 10'2"
Utility 1.937m x 1.799m 6'4" x 5'11"	Bedroom 4 2.411m x 3.064m 7'11" x 10'1"
Study 2.323m x 2.060m 7'7" x 6'9"	Bathroom 3.048m max x 1.700m max 10'0" x 5'7"

Plots
95, 119*, 127

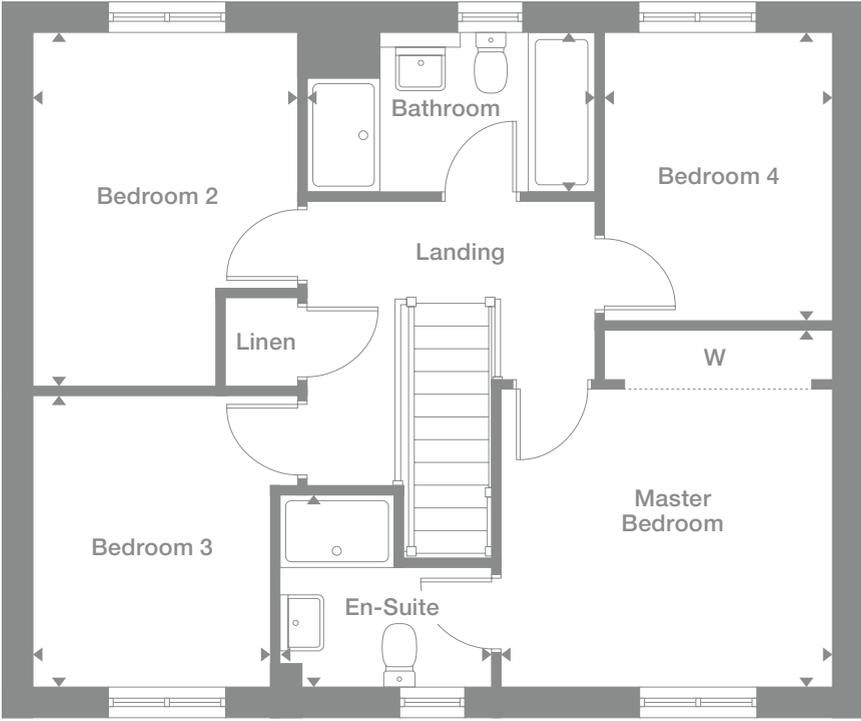
Floor Space
1,264 sq ft



Ground Floor



First Floor



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Buchan DA

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.

Ground Floor

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

First Floor

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

Plots

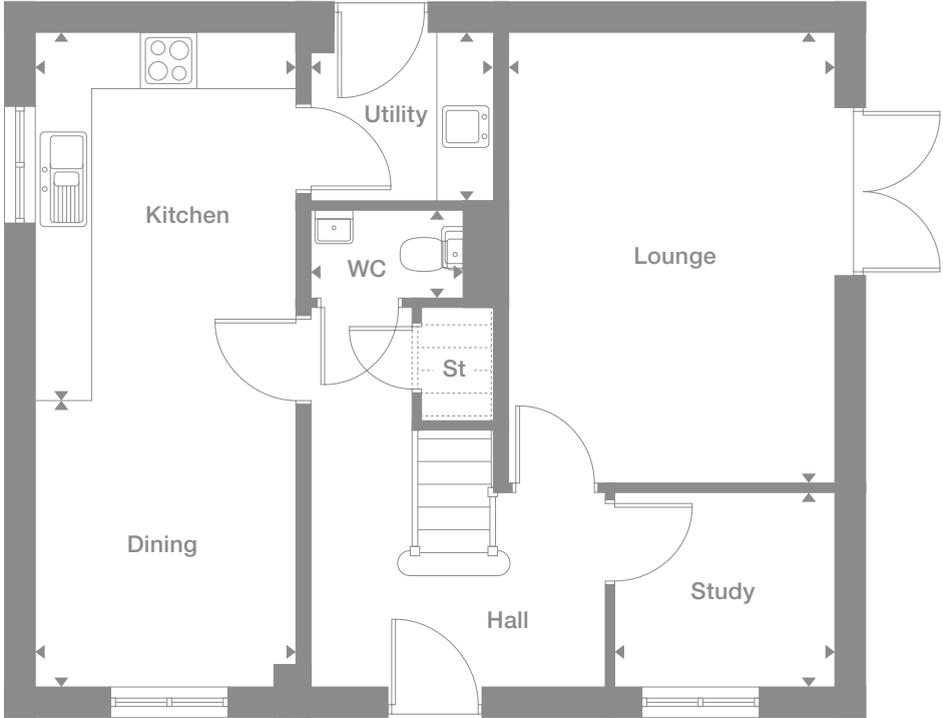
3*, 27, 29,
74*, 106*,
113, 159, 166*,
185*, 191

Floor Space

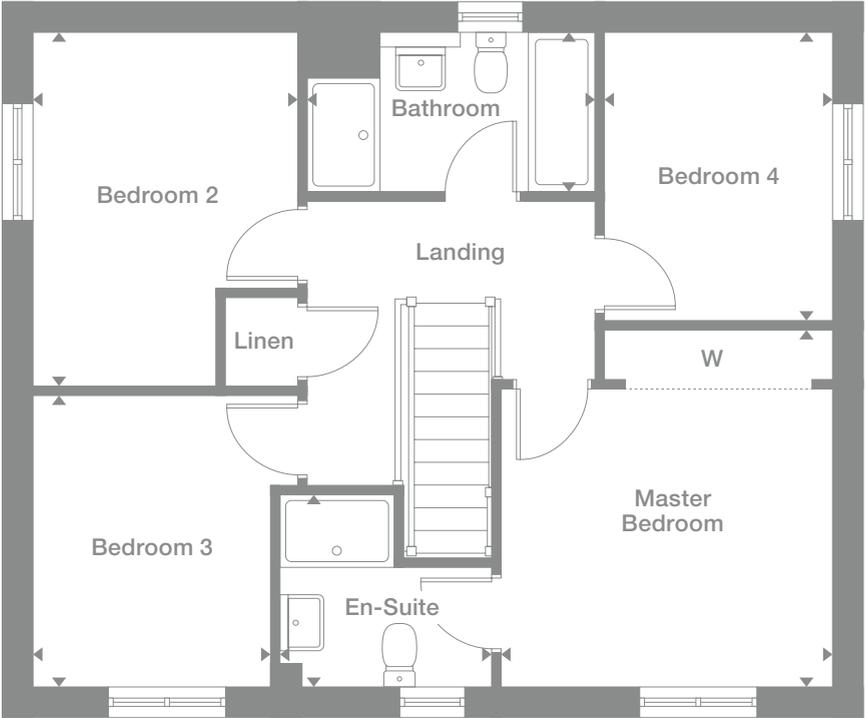
1,264 sq ft



Ground Floor



First Floor



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Auden

Overview

Features such as the innovative bay window incorporating french doors, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

Ground Floor

- Lounge**
4.740m max x 4.549m max
15'7" x 14'11"
- Dining**
2.587m x 2.313m
8'6" x 7'7"
- Kitchen**
2.587m x 2.898m
8'6" x 9'6"
- WC**
0.917m x 2.147m
3'0" x 7'1"

First Floor

- Bedroom 2**
4.740m max x 3.774m max
15'7" x 12'5"
- Bedroom 3**
2.506m x 3.178m
8'3" x 10'5"
- Bedroom 4**
2.141m x 2.147m
7'0" x 7'1"
- Bathroom**
2.506m max x 3.109m max
8'3" x 10'2"

Second Floor

- Master Bedroom**
3.554m max x 3.974m
to 1191 H.L.
11'8" x 13'0"
- En-Suite**
2.127m max x 2.324m
to 1191 H.L.
7'0" x 7'9"
- Dressing**
2.320m x 2.118m
to 1191 H.L.
7'7" x 7'1"

Plots

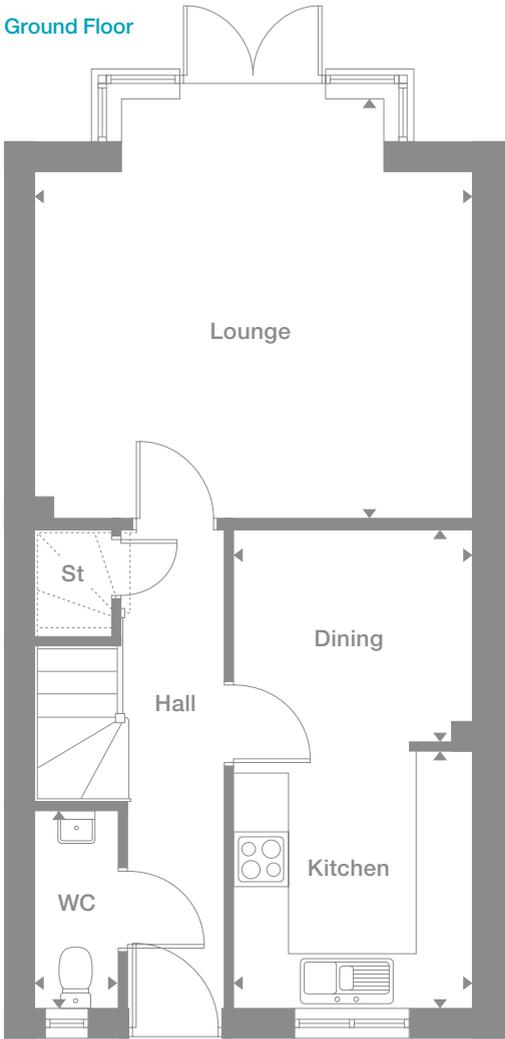
- 12, 13*, 14*, 16, 17*, 18*, 33, 34*, 35, 36*, 37, 38*, 51, 52*, 72, 73*, 109*, 110*, 111, 130*, 131, 176, 177*

Floor Space

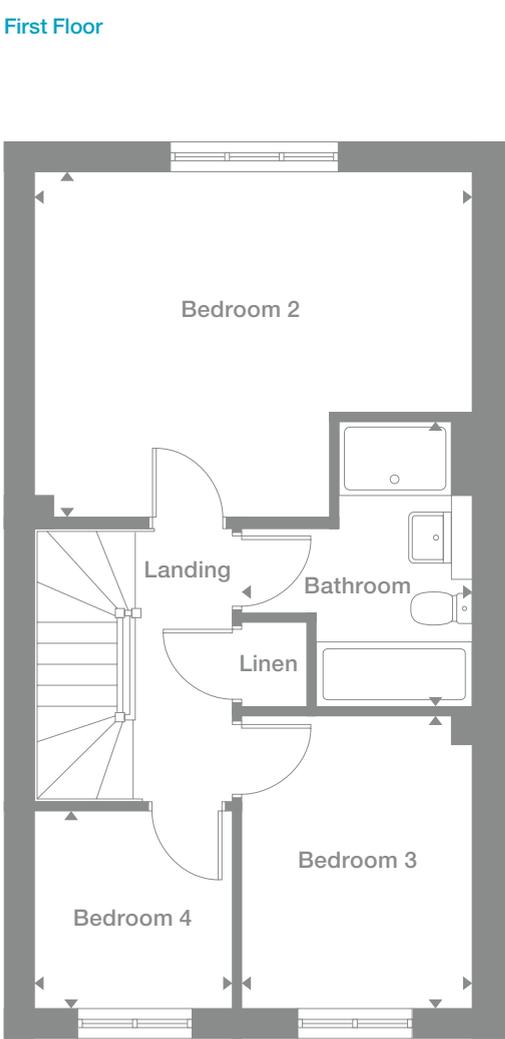
1,275 sq ft



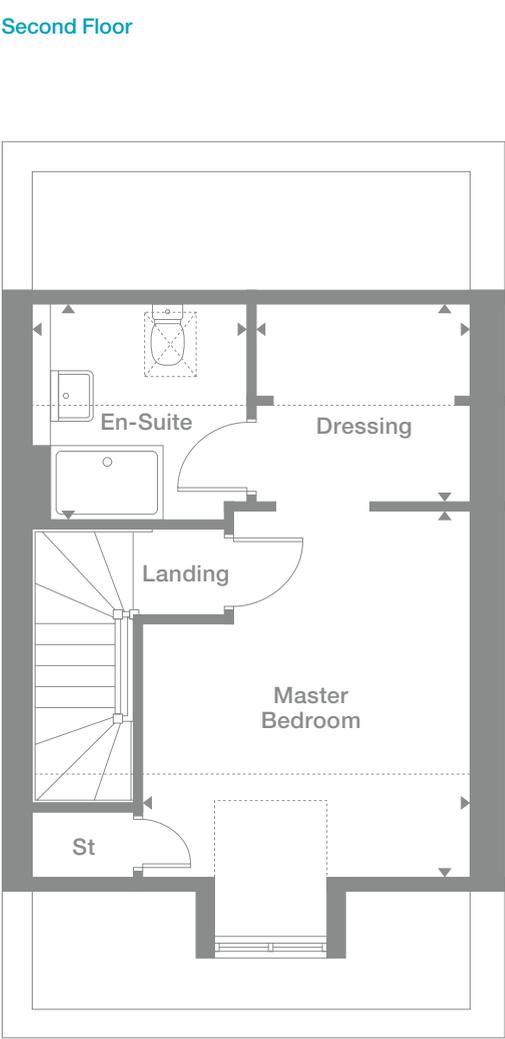
Ground Floor



First Floor



Second Floor



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Mitford

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

- Lounge**
3.651m max x 5.446m max
12'0" x 17'10"
- Kitchen**
3.922m x 2.993m
12'10" x 9'10"
- Breakfast**
3.224m x 3.885m
10'7" x 12'9"
- WC**
2.087m x 1.082m
6'10" x 3'7"
- Utility**
2.087m x 1.660m
6'10" x 5'5"
- Study**
2.087m x 2.060m
6'10" x 6'9"

First Floor

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

Plots

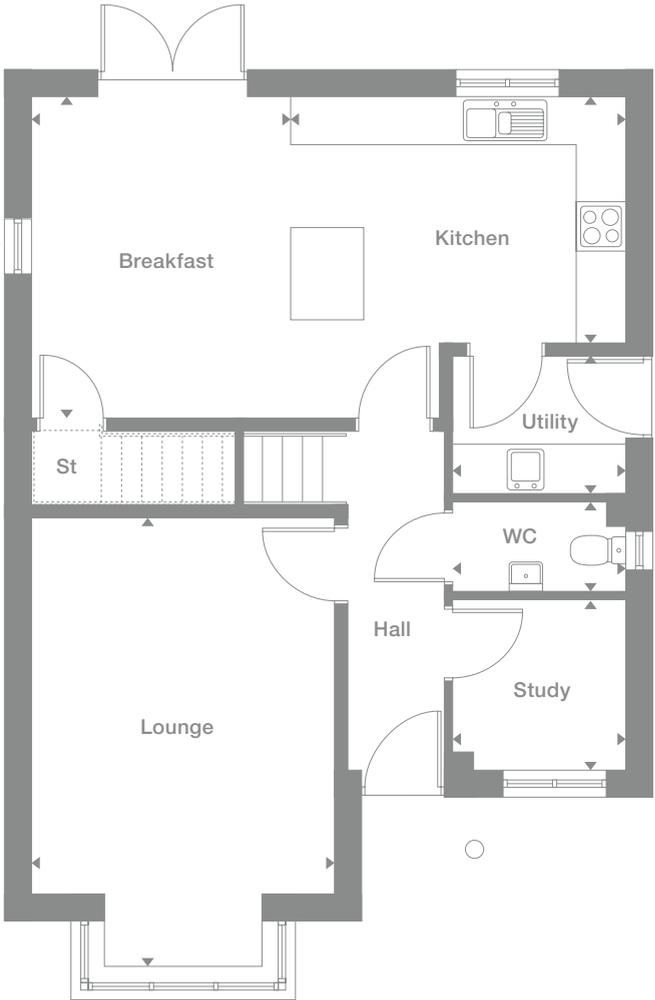
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24, 26,
30, 48,
50*, 76*,
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96, 104*,
121*, 132*,
135*, 141*,
148*, 173*,
175, 187,
189*, 190*

Floor Space

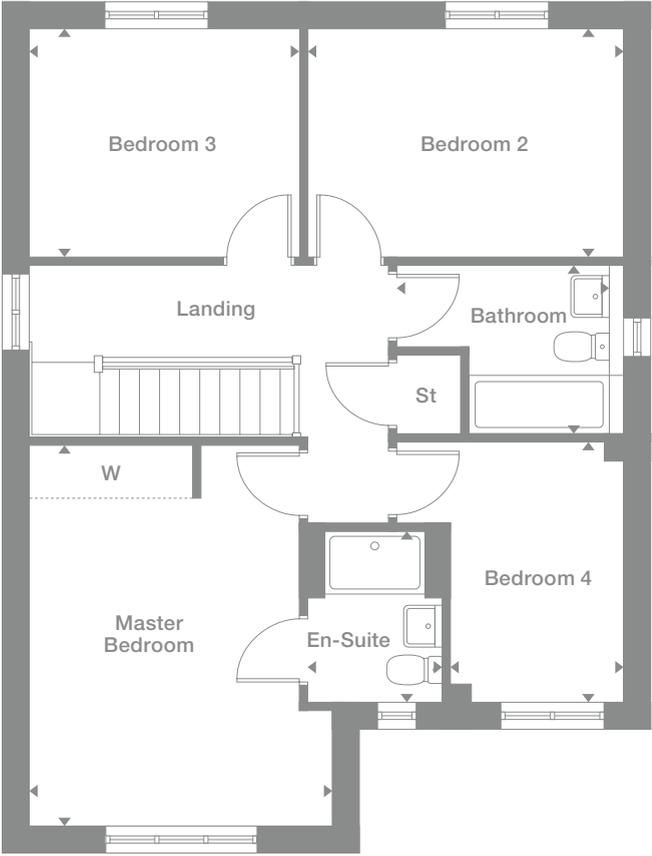
1,388 sq ft²



Ground Floor



First Floor



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Stevenson B

Overview

The broad hallway sets the tone of spacious style that distinguishes this prestigious family home. The study and utility room help to keep work and pleasure separate, leaving the big family kitchen free for food and fun.

Ground Floor

- Lounge**
3.462m x 4.216m
11'4" x 13'10"
- Dining**
3.517m x 3.234m
11'6" x 10'7"
- Kitchen**
3.517m x 3.630m
11'6" x 11'11"
- WC**
0.900m x 1.450m
2'11" x 4'9"
- Utility**
2.126m x 1.760m
7'0" x 5'9"
- 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"
- En-Suite**
2.126m x 1.760m
7'0" x 5'9"
- Bedroom 2**
3.519m max x 4.266m max
11'7" x 14'0"
- Bedroom 3**
3.462m max x 2.505m max
11'4" x 8'3"
- Bedroom 4**
3.514m max x 2.419m max
11'6" x 7'11"
- Bathroom**
2.243m x 1.700m
7'4" x 5'7"

Plots

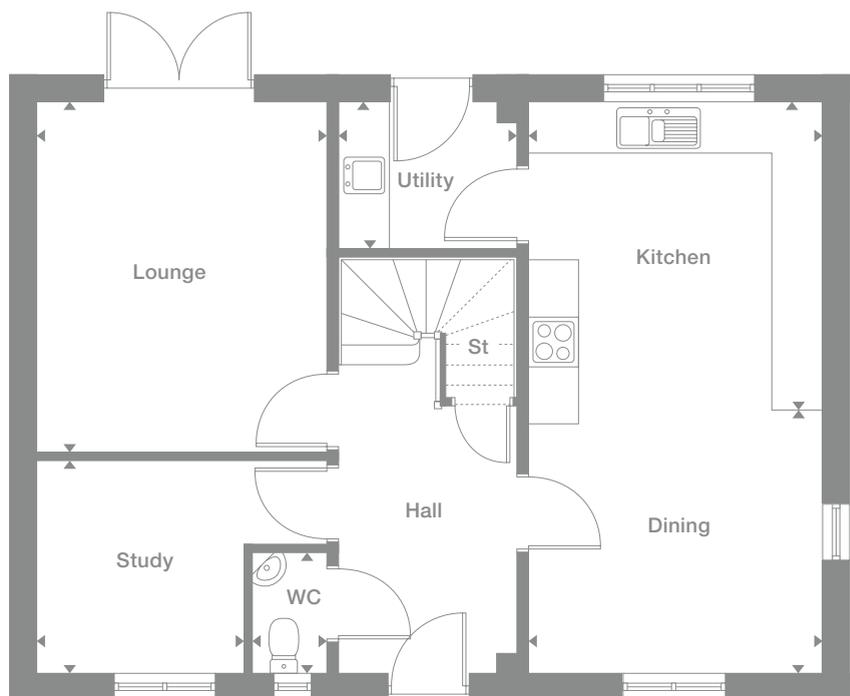
25*, 83,
94, 125*,
128, 144

Floor Space

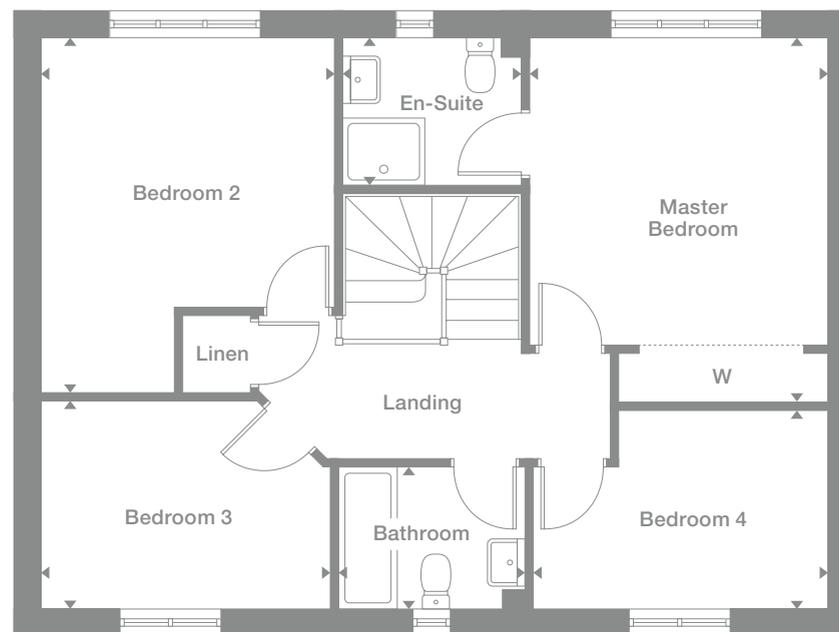
1,390 sq ft



Ground Floor



First Floor



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Stevenson

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.

Ground Floor

Lounge
4.362m max x 4.216m
14'4" x 13'10"

Dining
3.517m x 3.212m
11'6" x 10'6"

Kitchen
3.517m x 3.652m
11'6" x 12'0"

WC
0.900m x 1.450m
2'11" x 4'9"

Utility
2.126m x 1.760m
7'0" x 5'9"

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"

En-Suite
2.126m x 1.760m
7'0" x 5'9"

Bedroom 2
3.519m x 4.266m max
11'7" x 14'0"

Bedroom 3
3.462m max x 2.505m max
11'4" x 8'3"

Bedroom 4
3.514m max x 2.419m max
11'6" x 7'11"

Bathroom
2.243m x 1.700m
7'4" x 5'7"

Plots

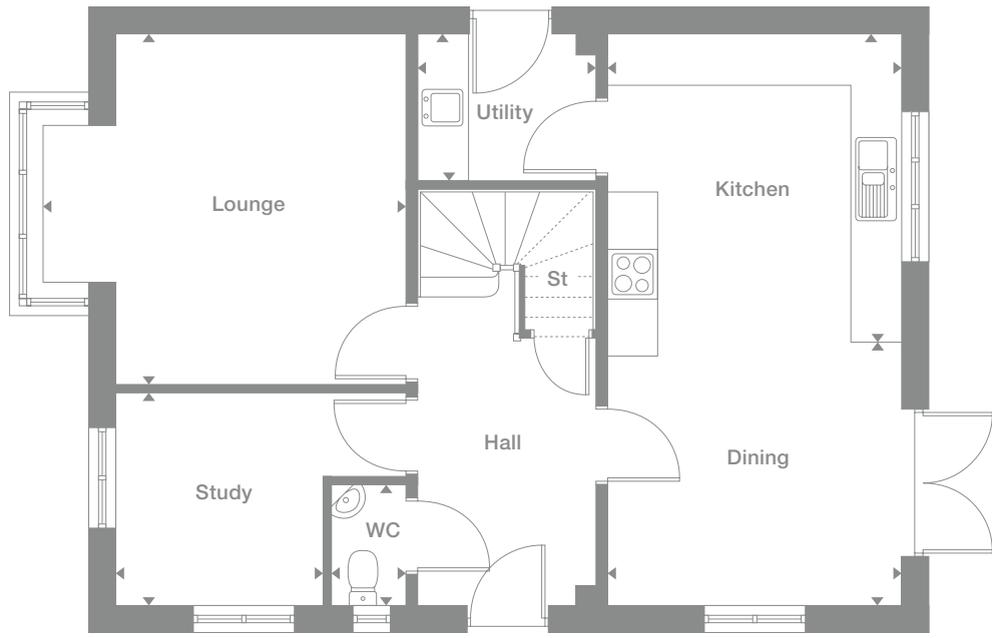
1, 10*,
21, 22,
80, 81*,
112*, 134

Floor Space

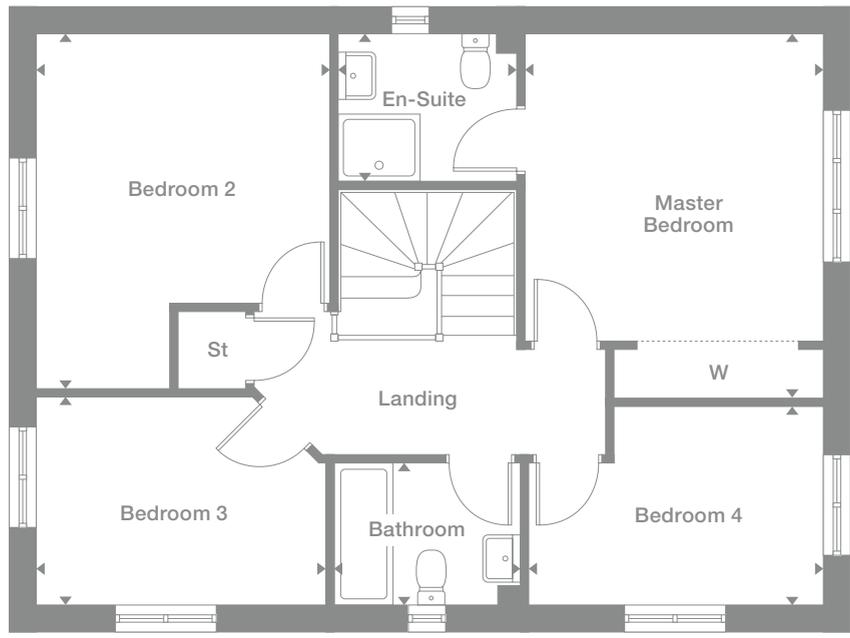
1,408 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Chantry

Overview

With its practical, inviting kitchen and breakfast room complemented by a stylish bay-windowed dining room, this feature-filled home is perfect for entertaining. The lounge shares the first floor with an informal family room, and one of the four bedrooms is en-suite.

Ground Floor

- Dining**
2.900m max x 4.474m max
9'6" x 14'8"
- Kitchen**
2.900m x 3.550m
9'6" x 11'8"
- Breakfast**
2.900m x 2.389m
9'6" x 7'10"
- WC**
1.854m x 0.970m
6'1" x 3'2"
- Utility**
1.853m x 2.263m
6'1" x 7'5"

First Floor

- Lounge**
4.847m max x 4.262m max
15'11" x 14'0"
- Family**
2.747m x 3.338m
9'0" x 10'11"
- Bedroom 4**
2.007m x 3.337m
6'7" x 10'11"

Second Floor

- Master Bedroom**
3.247m max x 3.626m
10'8" x 11'11"
- En-Suite**
1.506m max x 2.419m max
4'11" x 7'11"
- Bedroom 2**
2.747m x 3.338m
9'0" x 10'11"
- Bedroom 3**
2.007m x 3.052m
6'7" x 10'0"
- Bathroom**
1.986m max x 2.030m max
6'6" x 6'8"

Plots

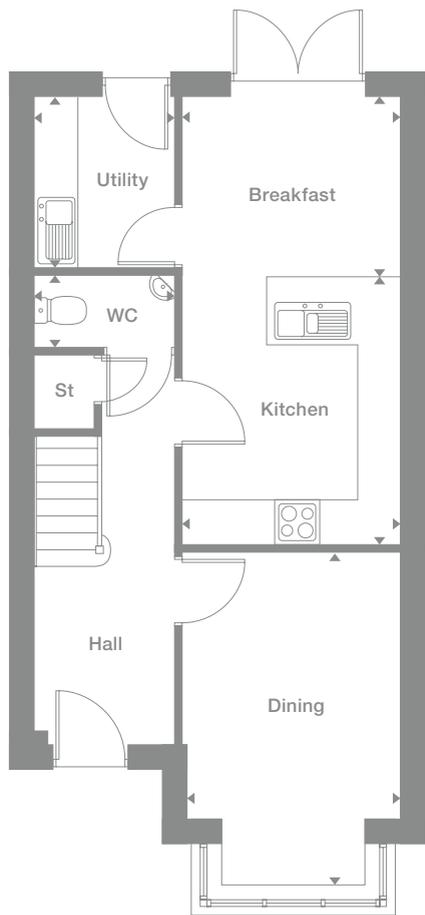
- 70*, 71, 87*, 88, 89*, 90, 99, 100*, 101, 102*, 122, 123*, 178*, 179

Floor Space

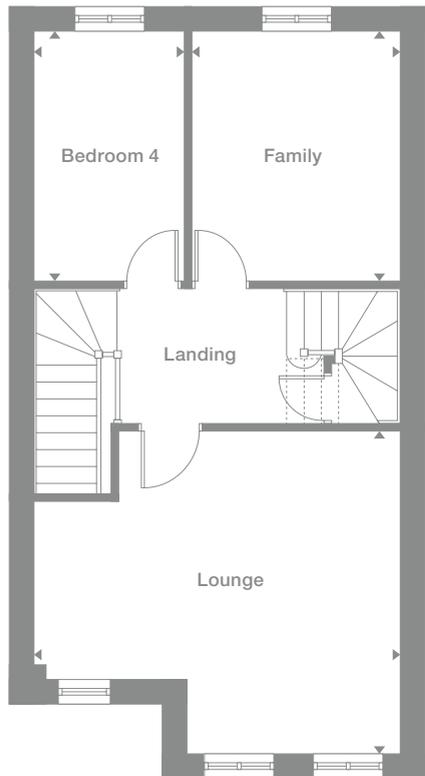
1,475sq ft



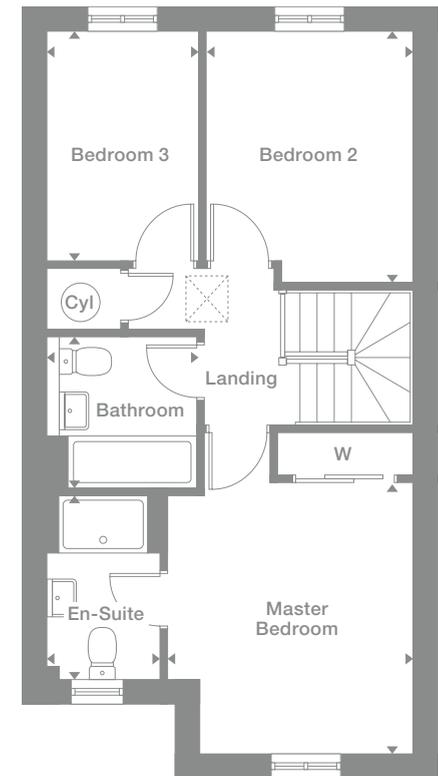
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above

Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Ground Floor

- Lounge**
3.580m x 5.499m max
11'9" x 18'0"
- Dining**
3.149m x 2.850m
10'4" x 9'4"
- Kitchen**
3.982m x 2.850m
13'1" x 9'4"
- Family**
3.141m x 2.850m
10'4" x 9'4"
- WC**
0.850m x 1.955m
2'9" x 6'5"
- Utility**
2.252m x 1.955m
7'5" x 6'5"

First Floor

- Master Bedroom**
4.895m max x 4.277m max
16'1" x 14'0"
- En-Suite 1**
2.177m x 1.978m
7'2" x 6'6"
- Bedroom 2**
3.064m x 3.576m
10'1" x 11'9"
- En-Suite 2**
2.015m max x 1.860m max
6'7" x 6'1"
- Bedroom 3**
3.713m x 2.911m
12'2" x 9'7"
- Bedroom 4**
3.284m x 2.911m max
10'9" x 9'7"
- Bedroom 5**
3.639m max x 2.633m max
11'11" x 8'8"
- Bathroom**
2.603m max x 1.870m
8'6" x 6'2"

Plots

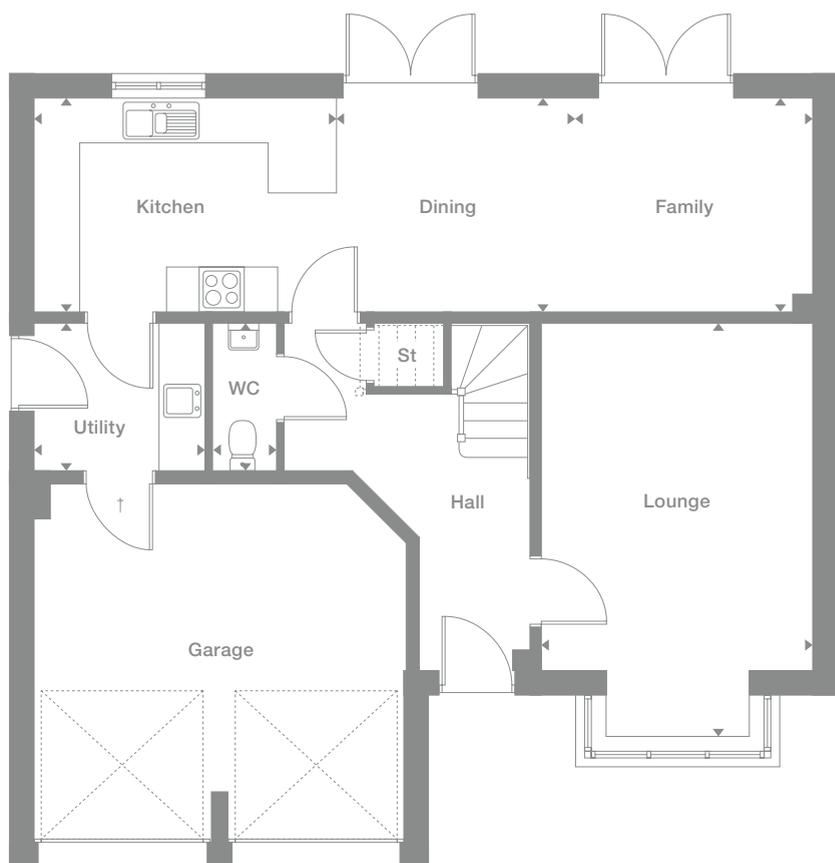
2*, 11, 32*,
75, 79*,
97*, 120,
133*, 161

Floor Space

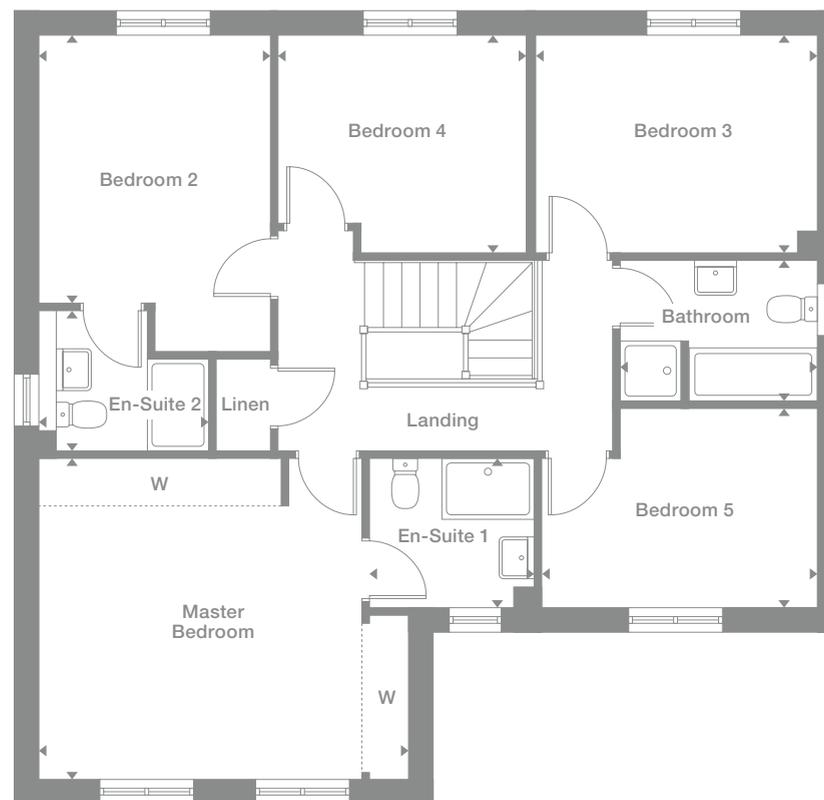
1,679 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above † Garage personnel door option

Overview
An exciting succession of impressive features, from the stylishly divided kitchen and dining room through to the luxurious en-suite master bedroom with its separate dressing area, emphasise the outstanding quality of this superior home.

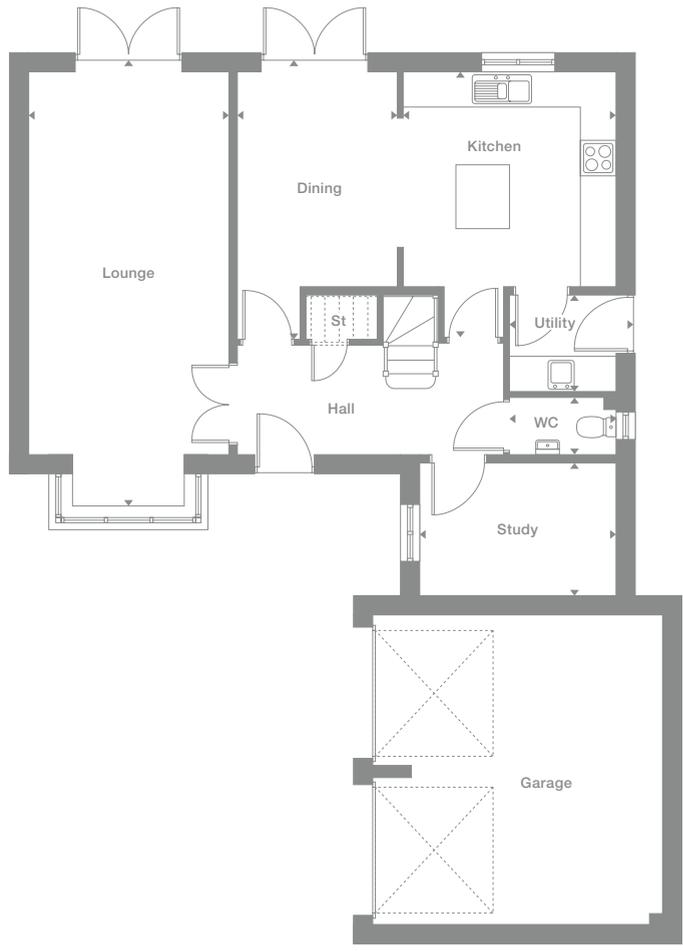
- Ground Floor**
Lounge
3.400m x 7.415m max
11'2" x 24'4"
Dining
2.700m x 3.640m
8'10" x 11'11"
Kitchen
3.607m x 3.640m
11'10" x 11'11"
WC
1.815m x 0.989m
5'11" x 3'3"
Utility
1.815m x 1.643m
5'11" x 5'5"
Study
3.328m x 2.245m
10'11" x 7'4"
- First Floor**
Master Bedroom
4.901m max x 4.706m max
16'1" x 15'5"
En-Suite 1
2.603m max x 2.438m max
8'6" x 8'0"
Dressing
1.998m x 2.438m max
6'7" x 8'0"
Bedroom 2
2.900m x 3.697m
9'6" x 12'2"
En-Suite 2
1.700m max x 2.313m max
5'7" x 7'7"
Bedroom 3
3.400m x 3.215m
11'2" x 10'7"
Bedroom 4
3.400m x 3.207m
11'2" x 10'6"
Bedroom 5
3.433m x 2.689m max
11'3" x 8'10"
Bathroom
1.700m x 2.306m
5'7" x 7'7"

Plots
4, 15*,
19, 78*,
86*, 91*,
98, 103*,
117*, 118,
126, 136*,
164*, 174*

Floor Space
1,876 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Tolkien	Darwin DA	Carroll	Esk	Dahl	Buchan	Buchan DA	Auden	Mitford	Stevenson B	Stevenson	Chantry	Jura	Shakespeare
Kitchens														
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and Vado Kori style tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and Vado Chelsea style tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style extractor and stainless steel 60cm splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
Integrated cooker hood extractor and black glass splashback to hob	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Stainless steel 60cm gas hob	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
60cm Zanussi induction hob	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
Stainless steel single multi-function fan oven	○	○	○	○	○	○	○	○	-	-	-	-	-	-
Stainless steel double multi-function fan oven	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED square lights to underside of wall units	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
LED downlighters to ceiling	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Bathrooms														
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats to en-suite and WC's	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Wall mounted chrome bath filler to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted thermostatic bar style shower valve to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with silver finish framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite and/or bathroom	○	○	○	○	○	○	○	○	○	○	○	○	○	○
LED downlighters to ceiling of bathroom, en-suite and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances to bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled panel to wash hand basin to WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○	○

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Specification

- ✓ Standard
- Optional Extra
- Not Available

	Tolkien	Darwin DA	Carroll	Esk	Dahl	Buchan	Buchan DA	Auden	Mitford	Stevenson B	Stevenson	Chantry	Jura	Shakespeare
Electrical														
Mains wired (with battery back-up) carbon dioxide detectors (except where boiler located in garage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Heating														
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones (where applicable)	-	-	-	-	-	✓	✓	-	✓	✓	-	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Exterior														
Double glazed PVC-u windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVC-u French casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVC-u fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front, rear and side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage vehicular door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Decorative														
Stop chamfer moulded spindles, newel posts and caps to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Softwood staircase handrail, painted white	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-
American white oak staircase handrail, stained clear	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cottage style internal doors with chrome lever handle on rose	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted gloss white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping														
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary and divisional fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

"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

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com 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.

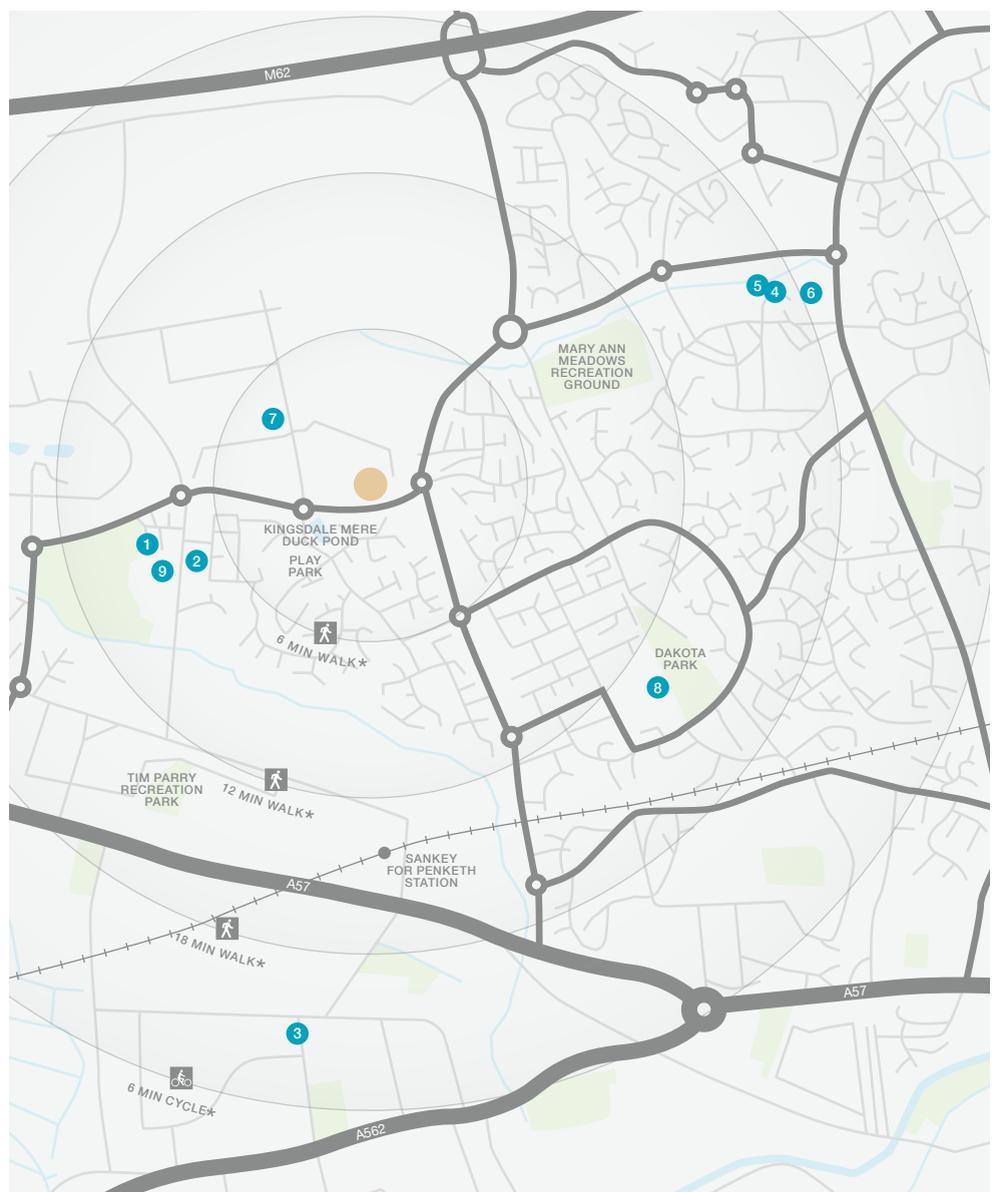


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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

Shops in the area include a pharmacy in Barrow Hall Lane and a large Sainsbury store. A little further away, the Westbrook Centre incorporates a major Asda supermarket, a pharmacy and other smaller shops, a library and a 10-screen Odeon cinema. It is also the location of The Westbrook Medical Centre and a dental surgery. A little further north, the Gemini Retail Park includes major M&S and Ikea stores. There is another small local shopping

centre with a post office around a mile to the south, close to The Woodlands pub where the car park has recycling facilities for most household packaging. Local schools include Barrow Hall Primary, recently relocated to a new building just a few yards from the houses, which achieved an 'outstanding' assessment for leadership and pupil behaviour in its most recent Ofsted inspection, and Chapelford Village Primary. Both

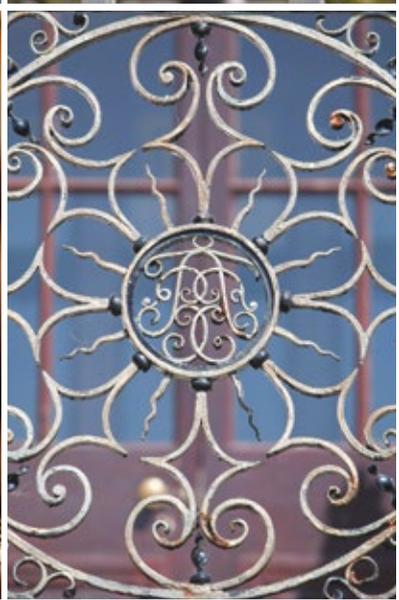
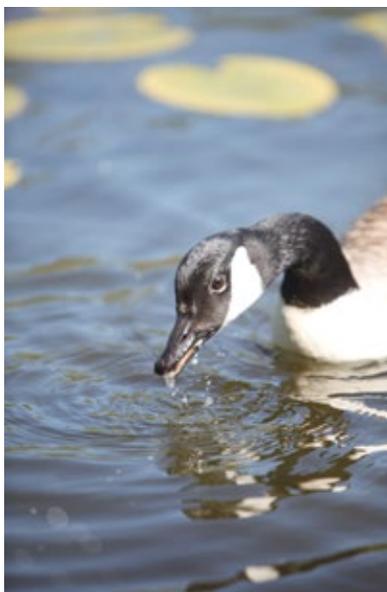
were recognised as 'good' overall, by Ofsted. Great Sankey High School, less than half a mile away, was described by Ofsted as an outstanding school, enjoyed immensely by pupils. The short trip into Warrington town centre opens up an eclectic choice of shops, pubs, restaurants and cafés, as well as museums and galleries, the Pyramid Arts Centre and the Parr Concert Hall, offering a wide choice of live entertainments and cultural activities.



- 1 Great Sankey Leisure Centre, Barrow Hall Lane 01925 724 411
 - 2 Barrowhall Pharmacy 103 Barrow Hall Lane 01925 726 907
 - 3 Penketh Post Office Honiton Way 01925 728 210
 - 4 Westbrook Library Westbrook Crescent 01925 416 561
 - 5 Westbrook Medical Centre, 301-302 Westbrook Centre, 01925 645 152
 - 6 Mydentist Unit 12, Westbrook Centre 01925 241 142
 - 7 Barrow Hall Primary School, Sophia Drive 01925 717 633
 - 8 Chapelford Village Primary School, Santa Rosa Boulevard, 01925 712 554
 - 9 Great Sankey High School, Barrow Hall Lane 01925 724 118
- Mersey Valley Golf and Country Club, Warrington Road 0151 424 6060

* 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
 4.0km = 10 to 16 mins cycle
 4.5km = 12 to 18 mins cycle
 5.0km = 14 to 20 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03331 306 148

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Sat Nav: WA5 3TX



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a better place®



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**Woodville Place
Warrington**

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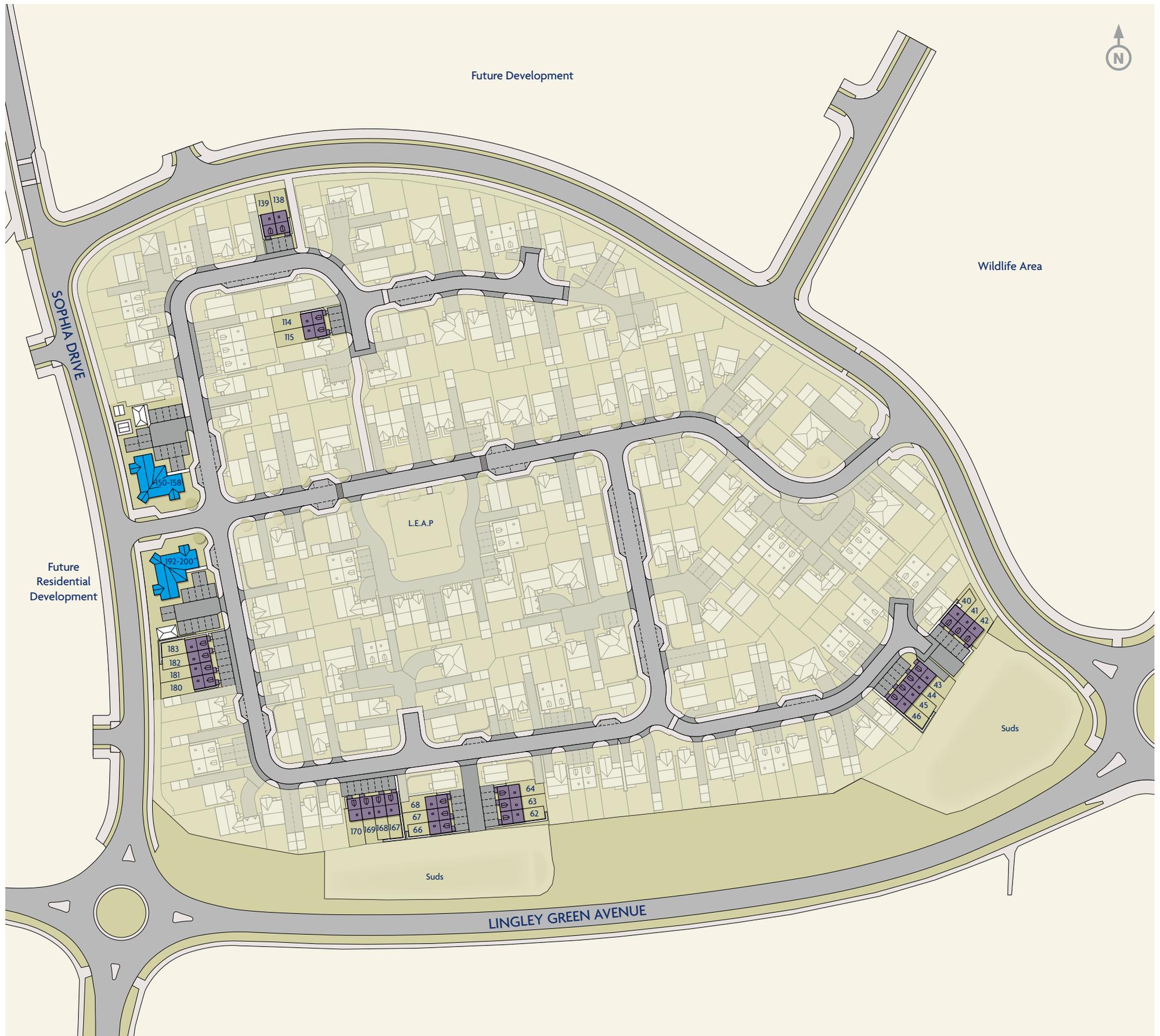
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with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



Living in Warrington	02
Welcome home	06
Floor plans	08
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Plot Information

- Greenwich** See Page 08 
- Bridgewater** See Page 10 
- Tolkien** See Page 12 



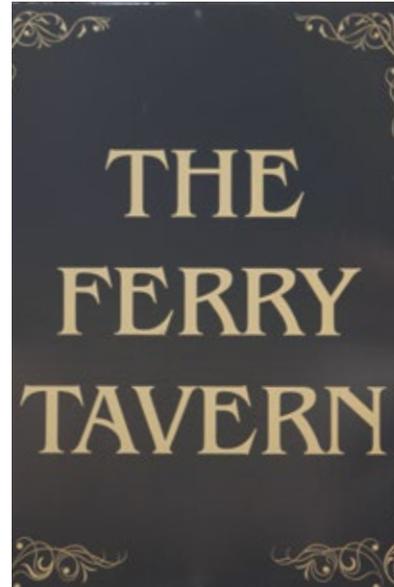
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Woodville Place is around a mile from junction 8 of the M62, ideal for travel to Liverpool and Manchester, and linked to Warrington town centre by a series of pleasant walks and cycle paths. There is also a half-hourly bus service into the centre of town. Hourly trains from Sankey station, 20 minutes walk from the development, run to Liverpool Lime Street and Manchester Oxford Road stations, both journeys of just over half an hour. Warrington Bank Quay station, in the town centre, is on the main line between Scottish stations and London Euston, with travel into the capital taking around three hours.

The many outdoor recreational areas within a short walk include woodlands straddling nearby Whittle Avenue, pleasant paths along Whittle Brook and the excellent amenities of Sankey Valley Park with its play areas, BMX course, picturesque canal-side walks and a fascinating diversity of wildlife. Mersey Valley Golf and Country Club is just over two miles to the west. For indoor sport and fitness amenities, Great Sankey Leisure Centre includes swimming pools, a fitness suite, dance studio and sports hall.



This exciting new neighbourhood, just three miles from the centre of Warrington, is set on the edge of a major revitalisation initiative that includes a 35 acre park and new shopping and leisure facilities. The homes are all starter/discount market units and are subject to eligibility criteria. If you qualify, with excellent transport links, including walking routes cycle paths and fast access to the M62, these energy efficient two, three, four and five bedroom homes provide an opportunity to be amongst the first members of a new community.

Welcome to Woodville Place...

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Greenwich

Overview
 Designed for modern urban living, these apartments feature a thoughtfully arranged living space that offers all the convenience of open-plan living while discreetly dividing the kitchen off from the leisure area. The second bedroom, perfect for guests, could also become a superb study.

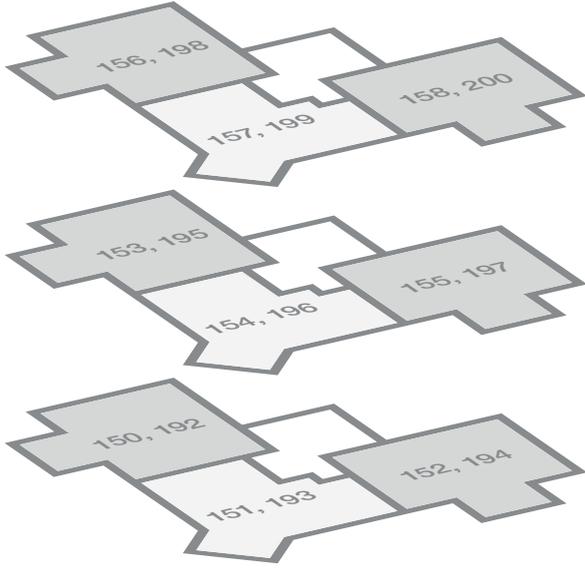
Ground Floor
 Living/Dining
 5.195m x 2.950m
 17'1" x 9'8"
 Kitchen
 2.645m x 2.137m
 8'8" x 7'0"
 Master Bedroom
 2.843m x 4.274m max
 9'4" x 14'0"
 Bedroom 2
 2.995m max x 2.137m max
 9'10" x 7'0"
 Bathroom
 1.680m x 1.900m
 5'6" x 6'3"

Plots
 150*, 152,
 153*, 155,
 156*, 158,
 192*, 194,
 195*, 197,
 198*, 200

Floor Space
 555 sq ft



Ground Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Bridgewater

Overview

The window that dominates the light-filled living area adds a fascinating dynamic to this inviting apartment, while the subtly separated kitchen combines practical design with real style to create a flexible, relaxing space that will make entertaining a special pleasure.

Ground Floor

Living/Dining
2.950m min x 4.020m
9'8" x 13'2"

Kitchen
1.775m x 2.856m
5'10" x 9'4"

Master Bedroom
2.782m min x 3.218m max
9'2" x 10'7"

Bedroom 2
2.315m x 2.856m
7'7" x 9'4"

Bathroom
1.680m x 1.900m
5'6" x 6'3"

Plots

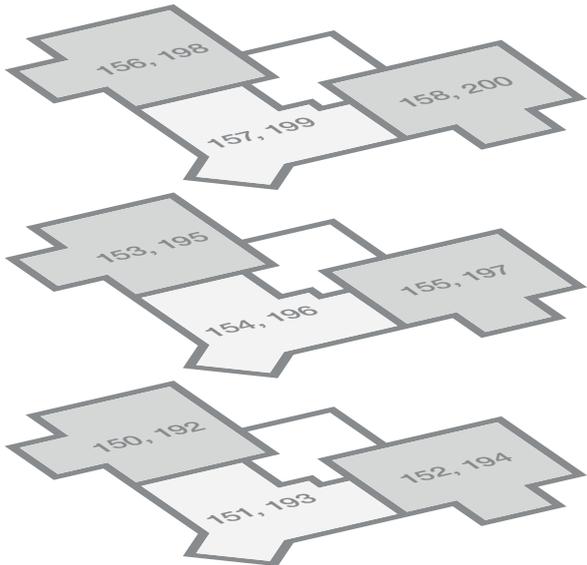
151, 154,
157, 193,
196, 199

Floor Space

532 sq ft



Ground Floor



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Tolkien

Overview

Perfect for drinks on the patio, feature french doors add a light, airy appeal to the dining area. One of the first floor bedrooms includes a useful cupboard, and the en-suite master bedroom, with its private staircase and dormer window, has enormous charm.

Ground Floor

Lounge
3.192m max x 4.272m max
10'6" x 14'0"

Dining
1.816m x 2.536m
5'11" x 8'4"

Kitchen
2.324m x 3.065m
7'7" x 10'1"

WC
0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2
4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3
2.135m x 2.734m
7'0" x 9'0"

Bathroom
2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom
3.192m x 2.869m
1.185m HGT. L
10'6" x 9'5"

En-Suite
2.084m max x 1.827m
1.323m HGT. L
6'10" x 6'0"

Plots

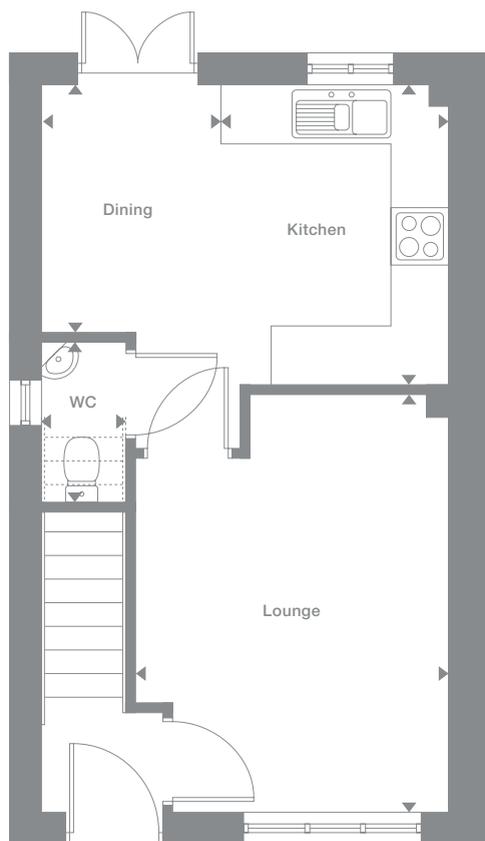
43, 44,
45*, 46*,
62*, 63,
64, 66,
67, 68*,
114*, 115,
138*, 139,
167, 168,
169*, 170*,
180, 181,
182*, 183*

Floor Space

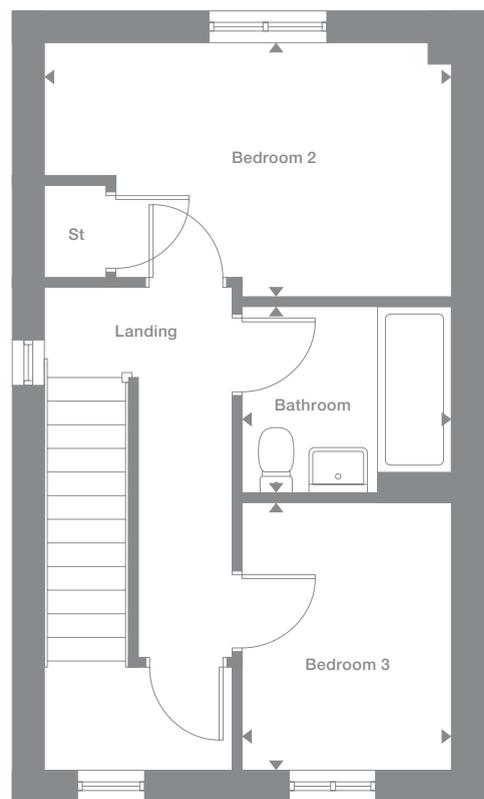
886 sq ft



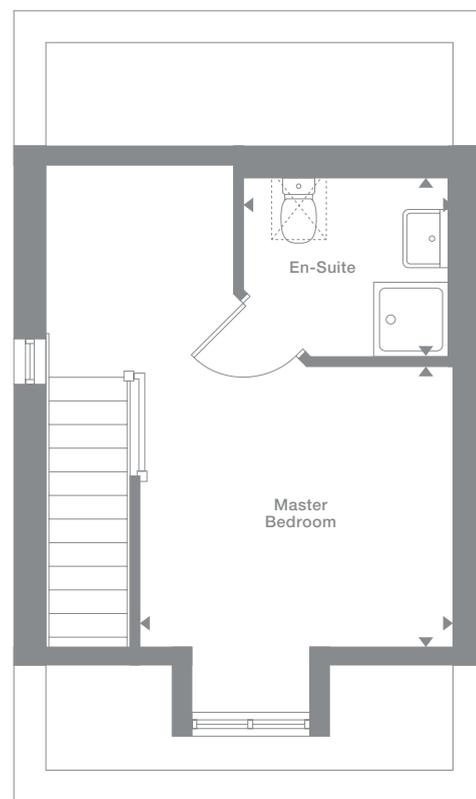
Ground Floor



First Floor



Second Floor



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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

"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

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com 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.



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