

# BOORLEY GARDENS

**Boorley Green**

*the place to be®*

**millerhomes**

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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.





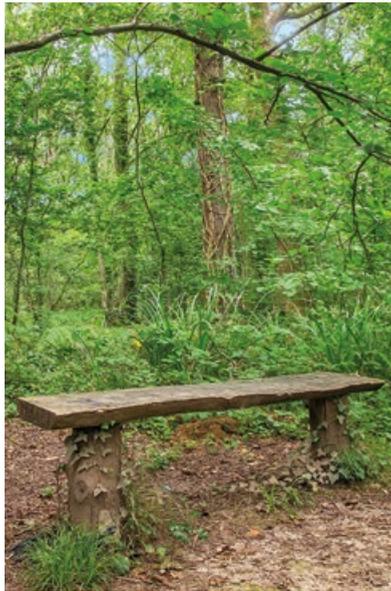
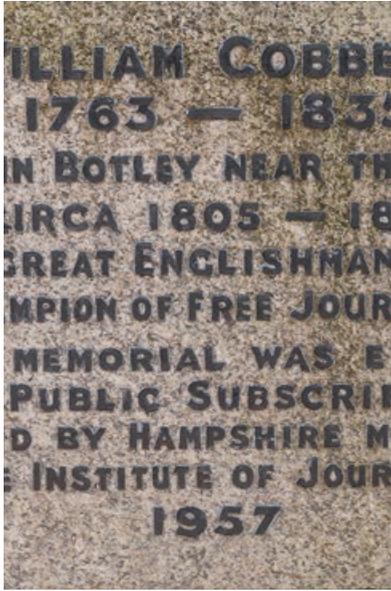
Living in  
Boorley Green

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 Boorley Gardens

Boorley Gardens is designed to embody green thinking and sustainability alongside human values and a real sense of community. The development's proposed primary school, community centre and convenience store, outdoor play area, green spaces and small lakes, are all within a few yards of the homes. The area incorporates pedestrian and cycle links designed to enhance social activity. On the edge of Boorley Gardens, the Pear Tree Inn's food and drinks are complemented by a skittles alley, and the adjacent Macdonald Botley Park Hotel has a gym and spa.

Boorley Gardens is less than ten minutes' drive from the M27, offering easy access to the south coast, and the M25 London orbital motorway is around an hour away. Buses between Botley and Southampton via Eastleigh stop outside the development, reaching Southampton in approximately 40 minutes, and additional bus routes passing through Boorley Gardens are anticipated. Trains from Hedge End station, a ten-minute walk away, reach Portsmouth in 45 minutes, London Waterloo in an hour and a half, and Southampton Airport in 30 minutes. Alternatively the airport is less than 20 minutes drive from the development.

Botley and the town of Hedge End are both within a 2 mile distance. Botley, once described as the most delightful village in the world, is a mile and a half away, and includes a delicatessen, a Co-op, a pharmacy, a post office, a dental surgery, hairdressers, galleries and other specialists, interspersed with restaurants and traditional pubs. Another small precinct towards the north of Hedge End includes a Tesco Express, a pharmacy and St Luke's GP surgery. Hedge End town centre includes greengrocers, butchers, convenience stores, cafés and food takeaways, while Hedge End Retail Park, three miles away, features M&S and Sainsbury stores.



Hedge End

# Welcome home

In an exciting tree-lined residential area on the edge of Boorley Green, near the picturesque village of Botley and just six miles from Southampton, these energy efficient one, two, three and four bedroom homes are close to ponds and attractive green recreational spaces. With excellent transport links, including a network of walking and cycling routes, they are destined to grow into a sustainable and sought-after neighbourhood.

Welcome to Boorley Gardens...

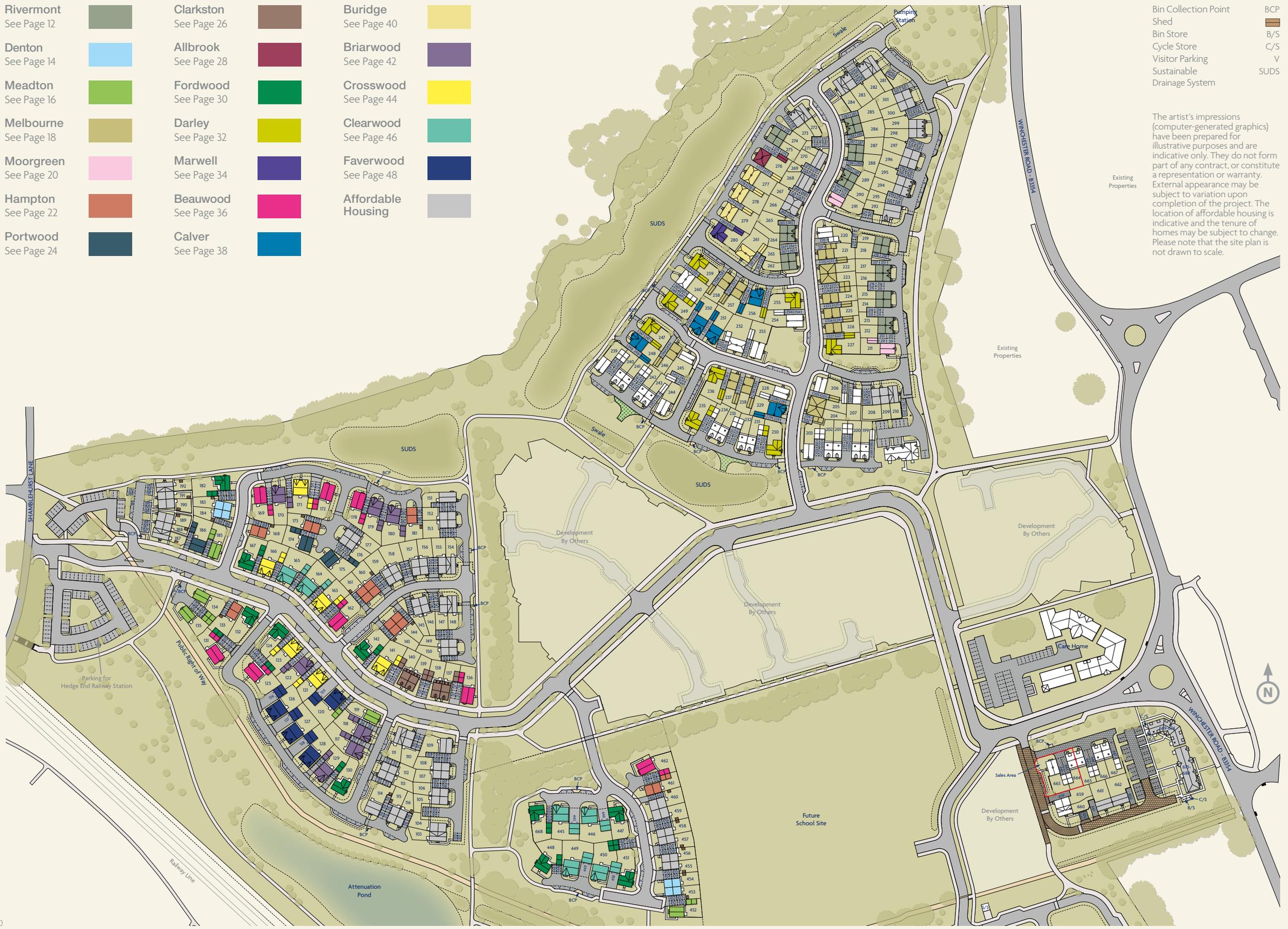
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



<b>Rivermont</b> See Page 12		<b>Clarkston</b> See Page 26		<b>Buridge</b> See Page 40	
<b>Denton</b> See Page 14		<b>Allbrook</b> See Page 28		<b>Briarwood</b> See Page 42	
<b>Meadton</b> See Page 16		<b>Fordwood</b> See Page 30		<b>Crosswood</b> See Page 44	
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Bin Collection Point	BCP
Shed	
Bin Store	B/S
Cycle Store	C/S
Visitor Parking	V
Sustainable Drainage System	SUDS

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# Rivermont

**Overview**

The lounge opens on to a bright kitchen and dining room with french doors and a separate laundry space. There is a downstairs WC, a family bathroom, and one bedroom is en-suite. Useful cupboards are provided in the lounge, the second bedroom and the landing.

**Ground Floor**

**Lounge**  
3.58m x 4.57m  
11'9" x 15'0"

**Kitchen/Dining**  
3.35m x 4.07m  
11'0" x 13'4"

**Laundry**  
1.08m x 2.31m  
3'7" x 7'7"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

**First Floor**

**Principal Bedroom**  
4.53m x 3.20m  
14'10" x 10'6"

**En-Suite**  
2.22m x 1.13m  
7'3" x 3'9"

**Bedroom 2**  
4.53m x 2.55m  
14'10" x 8'4"

**Bathroom**  
2.01m x 1.97m  
6'7" x 6'6"

**Floor Space**

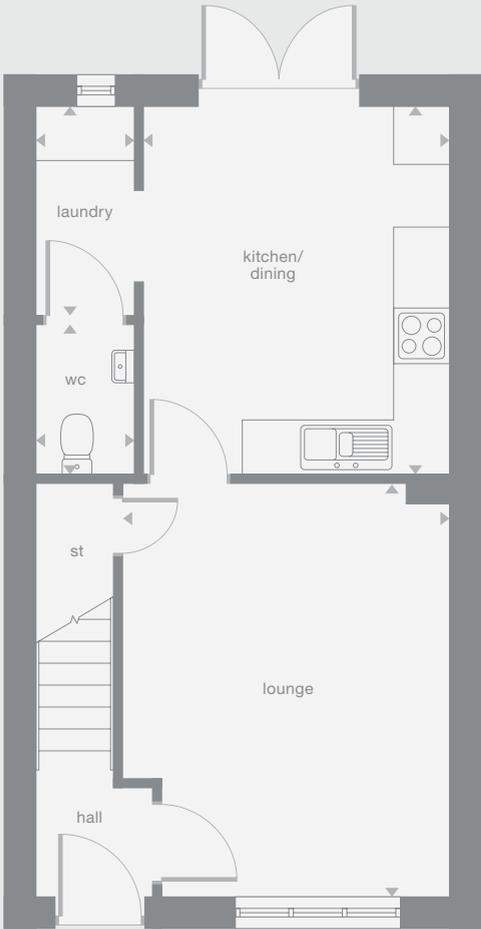
850 sq ft

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

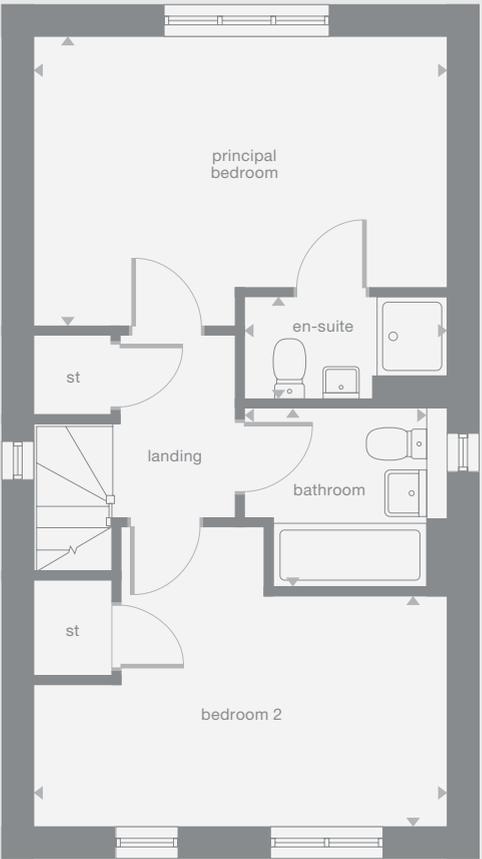
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Denton

**Overview**

French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

**Ground Floor**

**Lounge**  
3.58m x 4.45m  
11'9" x 14'8"

**Kitchen/Dining**  
3.35m x 4.74m  
11'0" x 15'7"

**Laundry**  
1.08m x 2.99m  
3'7" x 9'10"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

**First Floor**

**Principal Bedroom**  
4.53m x 2.71m  
14'10" x 8'11"

**Bedroom 2**  
2.15m x 4.38m  
7'1" x 14'5"

**Bedroom 3/Study**  
2.28m x 3.34m  
7'6" x 11'0"

**Bathroom**  
1.92m x 2.00m  
6'4" x 6'7"

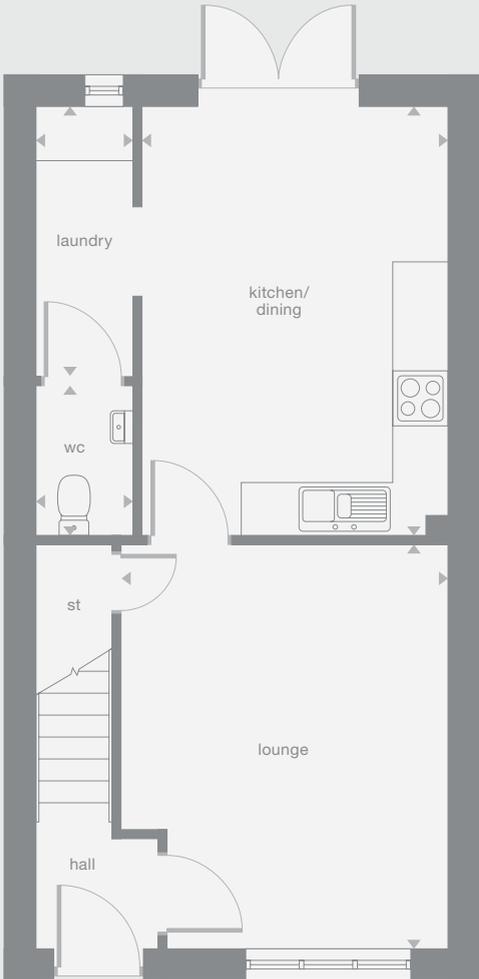
**Floor Space**

907 sq ft

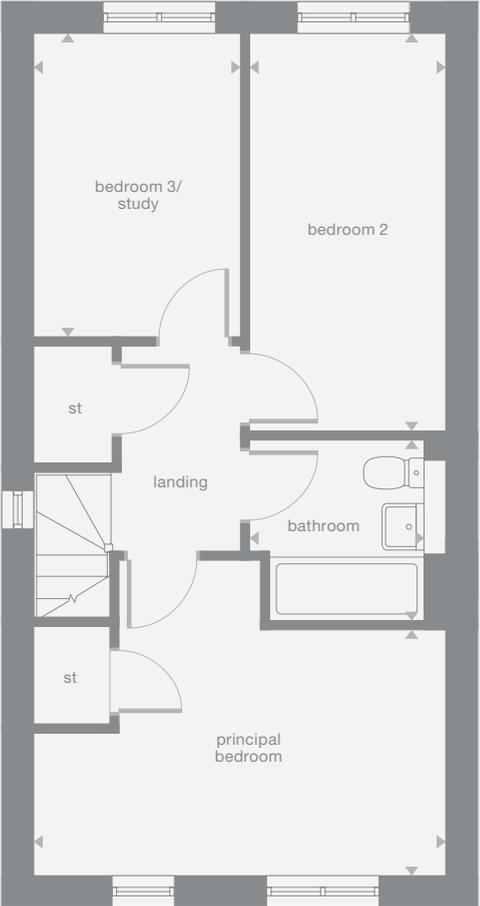
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Meadton

**Overview**

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

**Ground Floor**

- Lounge**  
2.99m x 5.58m  
9'10" x 18'4"
- Kitchen/Dining**  
2.90m x 2.65m  
9'6" x 8'9"
- Laundry**  
2.09m x 1.88m  
6'10" x 6'2"
- Family**  
2.90m x 2.92m  
9'6" x 9'7"
- WC**  
1.09m x 1.55m  
3'7" x 5'1"

**First Floor**

- Principal Bedroom**  
3.01m x 2.77m  
9'11" x 9'1"
- En-Suite**  
2.11m x 1.24m  
6'11" x 4'1"
- Bedroom 2**  
2.95m x 3.28m  
9'8" x 10'9"
- Bedroom 3**  
1.70m x 2.72m  
10'6" x 8'11"
- Bathroom**  
1.70m x 2.20m  
5'7" x 7'3"

**Floor Space**

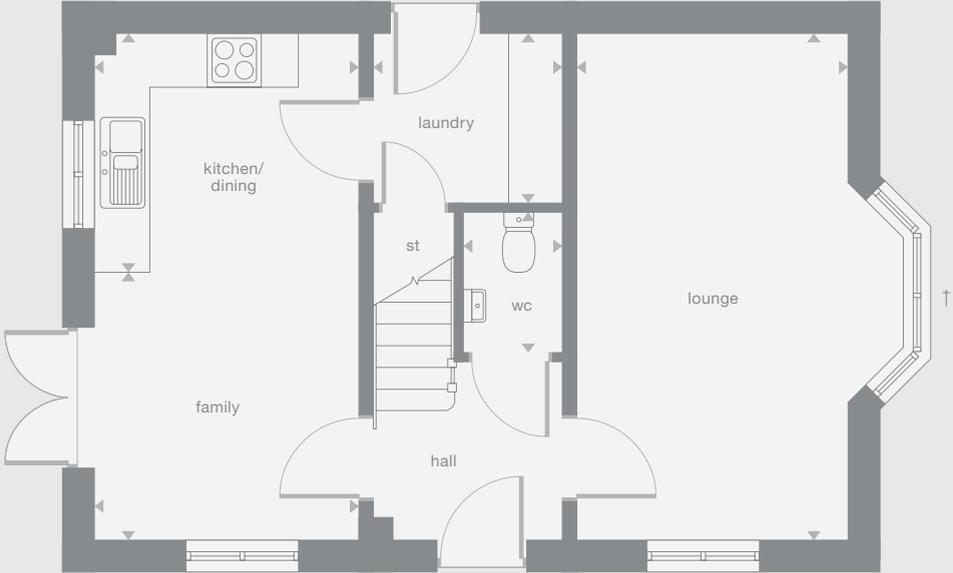
1,010 sq ft  
(inc bay windows)

† Square bay to plot 452. Please see Development Sales Manager for details.

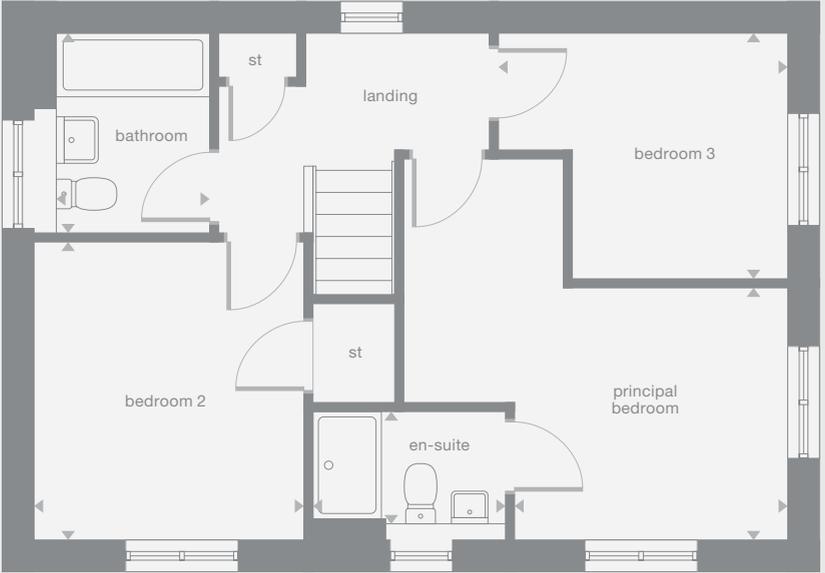
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



**Ground Floor**



**First Floor**



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# Melbourne

**Overview**  
 With its comfortable lounge and a beautifully planned and fitted kitchen with garden access via french doors, this practical family home combines convenience with contemporary appeal. The third bedroom could be used to create a home office or gym, and the principal bedroom is en-suite.

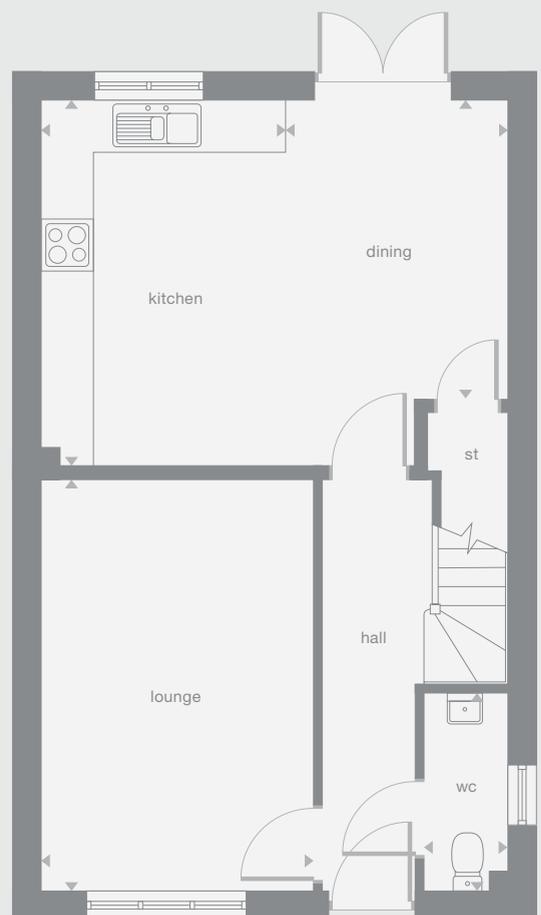
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.09m x 4.71m 10'1" x 15'5"	Principal Bedroom 3.45m x 3.16m 11'3" x 10'4"
Kitchen 2.81m x 4.16m 9'2" x 13'7"	En-Suite 1.76m x 1.97m 5'9" x 6'4"
Dining 2.68m x 3.44m 8'9" x 11'3"	Bedroom 2 3.15m x 3.50m 10'3" x 11'5"
WC 0.95m x 1.87m 3'1" x 6'1"	Bedroom 3 2.06m x 3.49m 6'9" x 11'4"
	Bathroom 1.93m x 2.16m 6'3" x 7'0"

**Floor Space**  
 1,030 sq ft

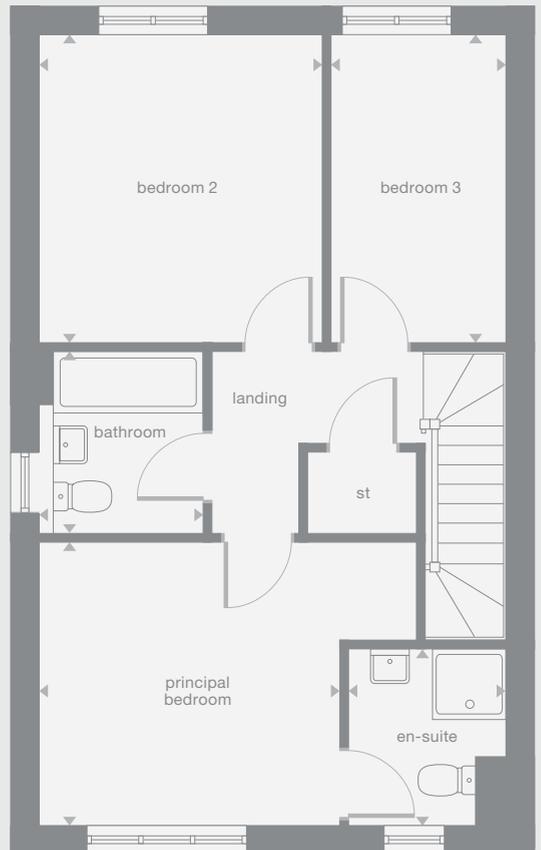
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Moorgreen

## Overview

The dual aspect living room includes a striking bay window, and the dual aspect kitchen features french doors in the dining area. A laundry, downstairs WC and three bedrooms, one of them en-suite with dual aspect windows, contribute to making this a bright, practical home.

## Ground Floor

**Lounge**  
3.24m x 5.72m  
10'7" x 18'9"

**Kitchen/Dining**  
2.86m x 5.73m  
9'4" x 18'9"

**Laundry**  
2.01m x 1.78m  
6'6" x 5'9"

**WC**  
1.05m x 1.48m  
3'5" x 4'10"

## First Floor

**Principal Bedroom**  
3.50m x 3.24m  
11'5" x 10'7"

**En-Suite**  
1.76m x 1.80m  
5'9" x 5'10"

**Bedroom 2**  
2.90m x 3.50m  
9'6" x 11'5"

**Bedroom 3**  
2.81m x 2.38m  
9'3" x 7'9"

**Bathroom**  
1.93m x 2.13m  
6'3" x 6'11"

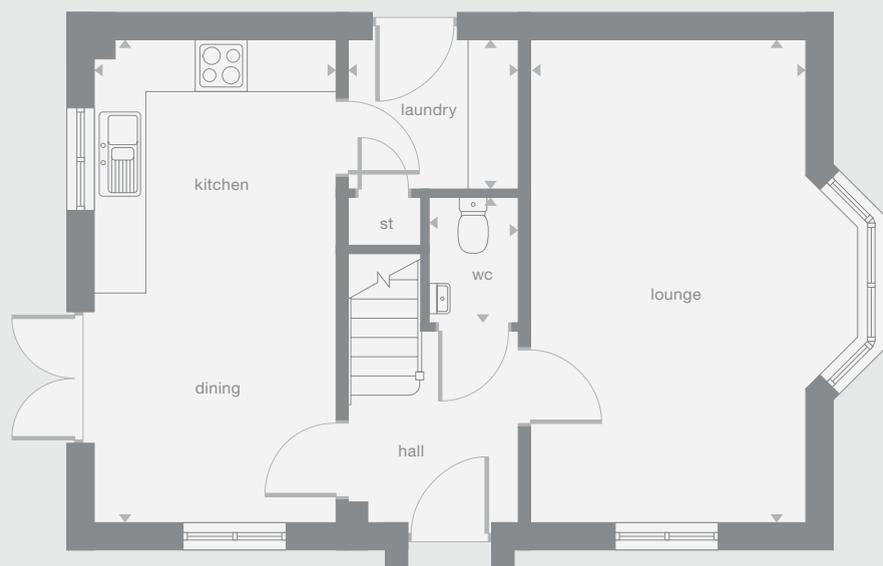
## Floor Space

1,047 sq ft

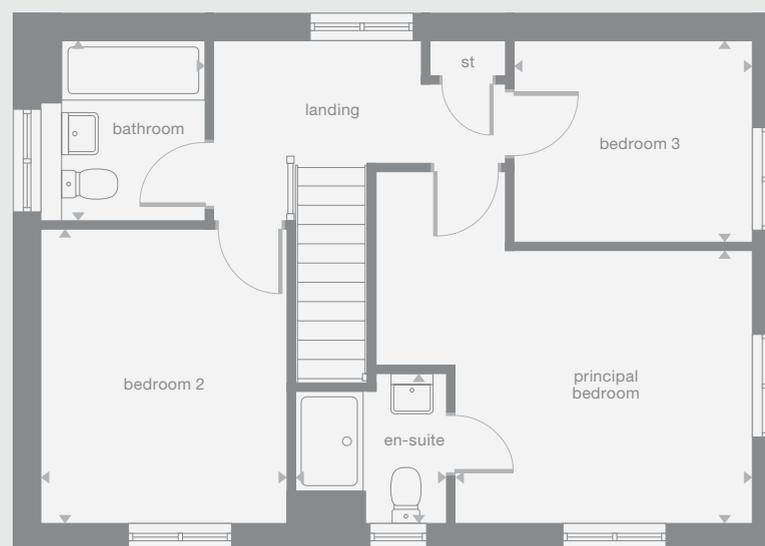
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Hampton

## Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

## Ground Floor

**Lounge**  
3.42m x 3.57m  
11'3" x 11'9"

**Kitchen**  
3.13m x 3.06m  
11'3" x 10'0"

**Family/Dining**  
5.47m x 2.38m  
17'11" x 7'10"

**WC**  
1.95m x 1.47m  
6'5" x 4'10"

## First Floor

**Principal Bedroom**  
3.30m x 3.14m  
10'10" x 10'4"

**En-Suite**  
2.18m x 1.87m  
7'2" x 6'2"

**Dressing**  
2.07m x 1.68m  
6'10" x 5'6"

**Bedroom 2**  
2.81m x 3.85m  
9'3" x 12'8"

**Bedroom 3**  
2.56m x 3.65m  
8'5" x 12'0"

**Bathroom**  
1.98m x 2.21m  
6'6" x 7'3"

## Floor Space

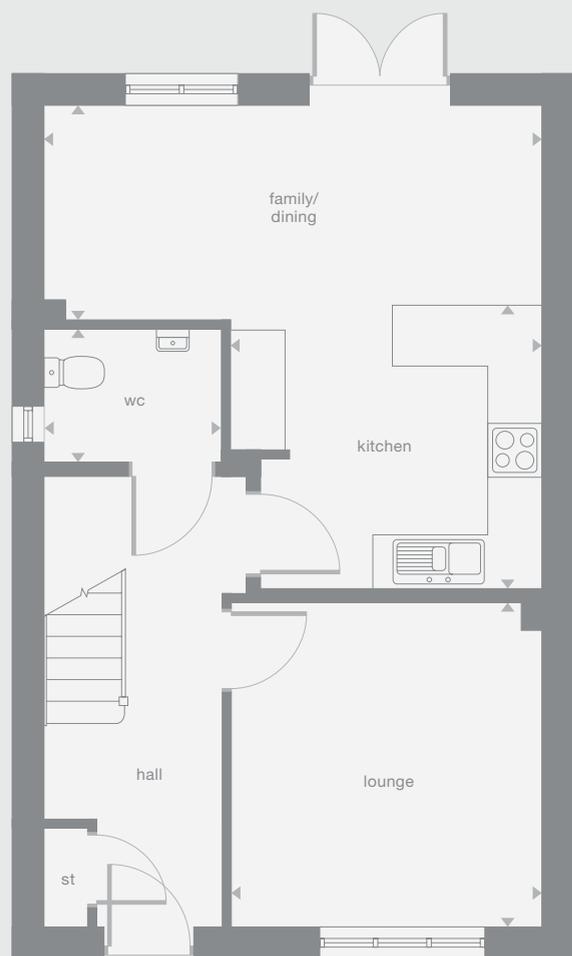
1,069 sq ft

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

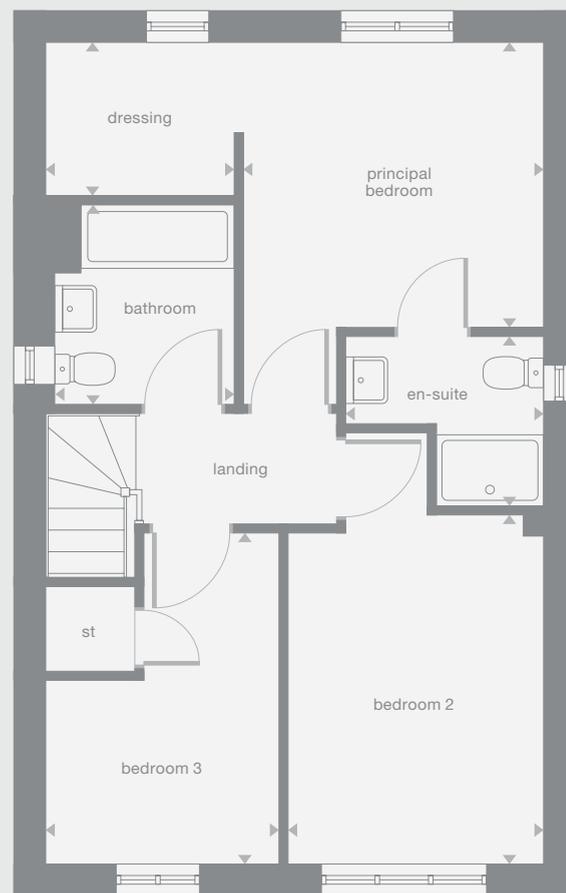
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Portwood

## Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

## Ground Floor

**Lounge**  
2.93m x 4.08m  
9'7" x 13'5"

**Kitchen**  
3.45m x 2.70m  
11'4" x 8'10"

**Laundry**  
1.91m x 1.71m  
6'4" x 5'7"

**Dining**  
3.03m x 4.16m  
9'11" x 13'8"

**Family**  
3.03m x 2.76m  
9'11" x 9'1"

**WC**  
1.91m x 0.90m  
6'4" x 2'11"

## First Floor

**Principal Bedroom**  
3.14m x 2.75m  
10'4" x 9'0"

**En-Suite**  
1.97m x 1.55m  
6'6" x 5'1"

**Dressing**  
1.85m x 1.97m  
6'1" x 6'6"

**Bedroom 2**  
2.93m x 3.81m  
9'7" x 12'6"

**Bedroom 3**  
3.72m x 2.44m  
12'3" x 8'0"

**Bedroom 4/Study**  
2.15m x 3.02m  
7'1" x 9'11"

**Bathroom**  
2.05m x 1.69m  
6'9" x 5'7"

## Floor Space

1,212 sq ft

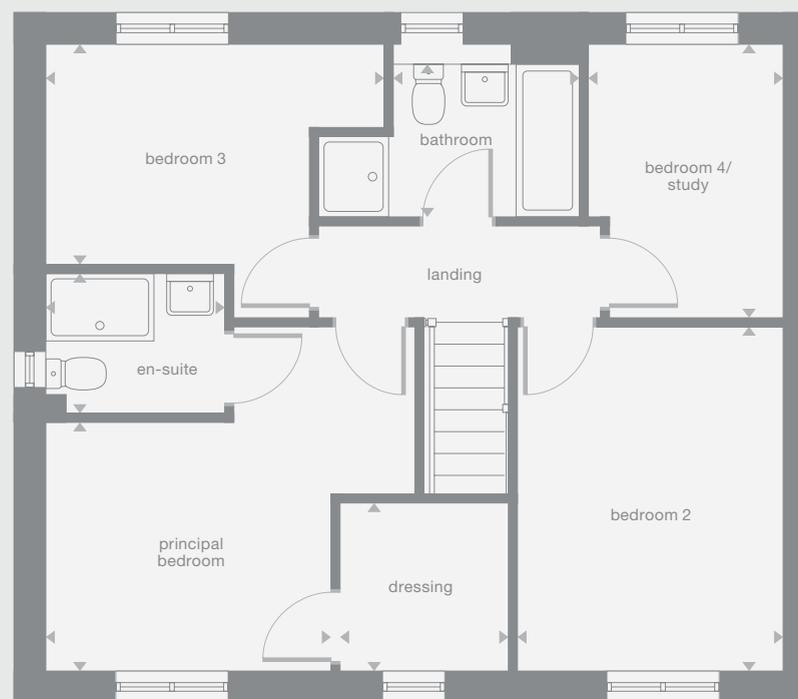
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Clarkston

**Overview**

The kitchen and dining room includes a superb, light filled family area with french doors and rooflights, complementing a comfortable lounge and a downstairs WC. Two of the three bedrooms and the bathroom share the first floor, and the en-suite principal bedroom includes a charming dormer window.

**Ground Floor**

- Lounge  
2.63m x 4.70m  
8'8" x 15'5"
- Kitchen  
2.73m x 3.66m  
9'0" x 12'0"
- Family  
4.82m x 1.80m  
15'10" x 5'11"
- Dining  
2.08m x 3.00m  
6'10" x 9'10"
- WC  
0.90m x 2.29m  
2'11" x 7'6"

**First Floor**

- Bedroom 2  
4.82m x 3.02m  
15'10" x 9'11"
- Bedroom 3  
4.82m x 3.16m  
15'10" x 10'4"
- Bathroom  
2.48m x 2.10m  
8'2" x 6'11"

**Second Floor**

- Principal Bedroom  
4.82m x 4.73m  
15'10" x 15'6"
- En-Suite  
1.41m x 2.44m  
4'8" x 8'0"

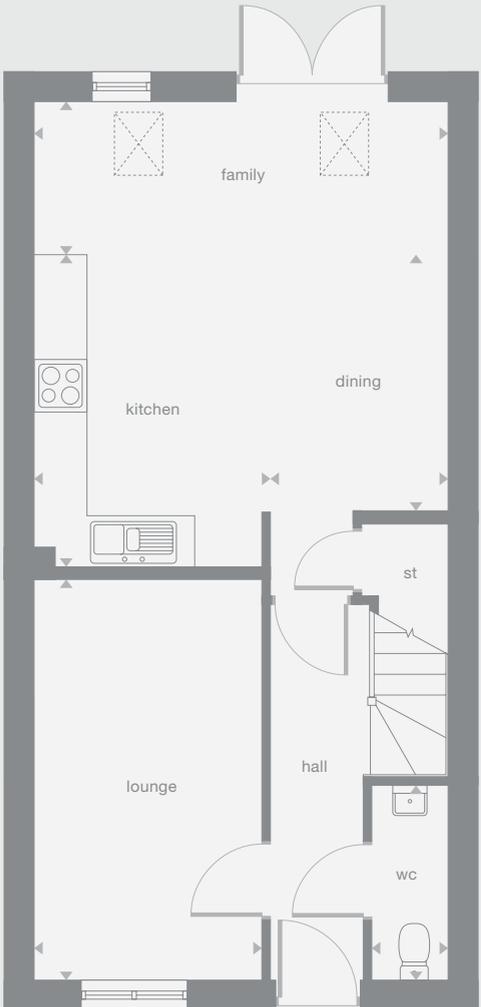
**Floor Space**

1,271 sq ft

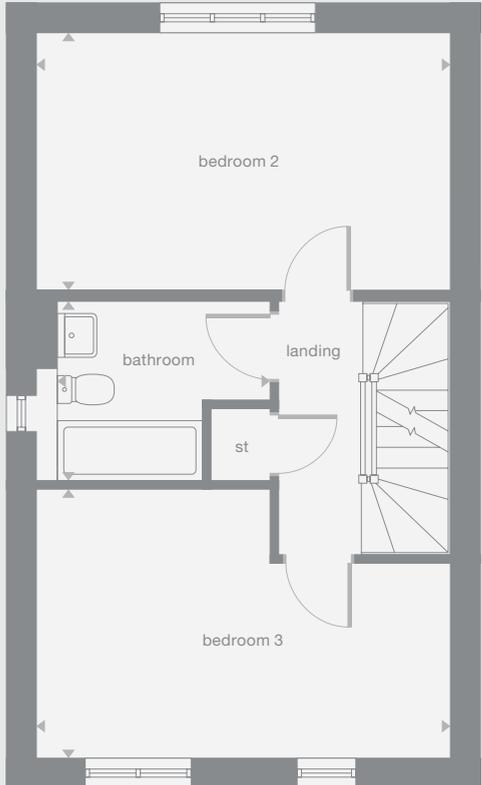
-----  
Denotes full height ceiling line  
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----  
Denotes 1,500m height ceiling line  
  
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



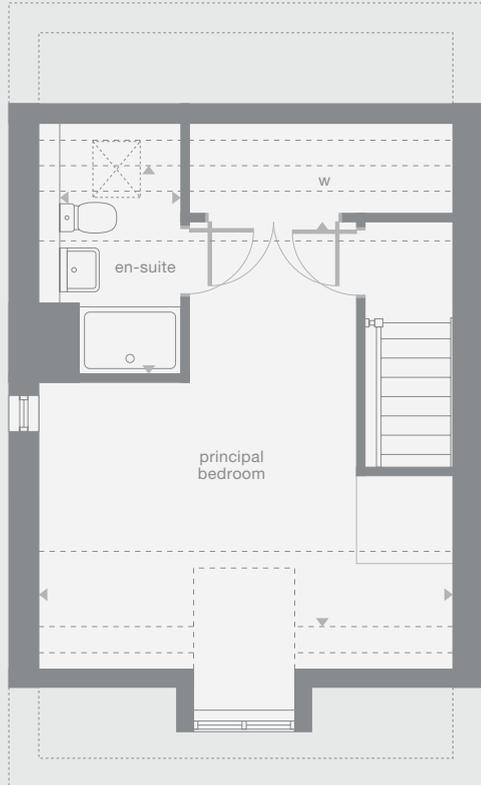
Ground Floor



First Floor



Second Floor



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# Allbrook

## Overview

An impressive dual aspect dining room extends into a kitchen with separate laundry, and french doors add a focal point to the living room. There is a study and downstairs WC, one of the four bedrooms is en-suite, and the bathroom includes a separate shower.

## Ground Floor

- Lounge**  
3.41m x 4.79m  
11'2" x 15'9"
- Kitchen/Dining**  
2.73m x 6.95m  
9'0" x 22'10"
- Laundry**  
2.01m x 1.90m  
6'6" x 6'2"
- Study**  
2.30m x 2.05m  
7'7" x 6'9"
- WC**  
2.01m x 0.90m  
6'6" x 2'11"

## First Floor

- Principal Bedroom**  
3.46m x 3.75m  
11'4" x 12'4"
- En-Suite**  
2.26m x 2.13m  
7'5" x 6'11"
- Bedroom 2**  
2.79m x 3.32m  
9'2" x 10'11"
- Bedroom 3**  
2.40m x 3.09m  
7'11" x 10'2"
- Bedroom 4**  
2.51m x 3.52m  
8'3" x 11'7"
- Bathroom**  
3.04m x 1.72m  
9'11" x 5'7"

## Floor Space

1,264 sq ft

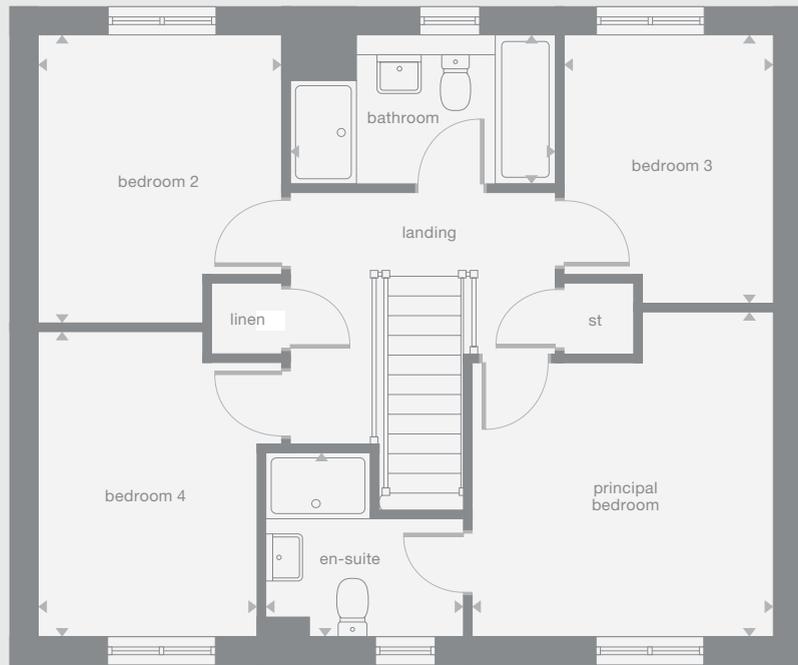
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Fordwood

## Overview

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

## Ground Floor

**Lounge**  
3.23m x 5.20m  
10'7" x 17'1"

**Kitchen/Dining**  
4.57m x 3.16m  
15'0" x 10'4"

**Laundry**  
2.08m x 1.82m  
6'10" x 6'0"

**Family**  
3.32m x 5.20m  
10'11" x 17'1"

**WC**  
1.09m x 1.50m  
3'7" x 4'11"

## First Floor

**Principal Bedroom**  
4.57m x 2.82m  
15'0" x 9'11"

**En-Suite**  
1.45m x 1.23m  
4'9" x 4'1"

**Bedroom 2**  
4.54m x 2.52m  
14'11" x 8'3"

**Bedroom 3**  
3.63m x 3.07m  
11'11" x 10'1"

**Study/Bedroom 4**  
2.25m x 2.03m  
7'5" x 6'8"

**Bathroom**  
2.77m x 1.89m  
9'1" x 6'3"

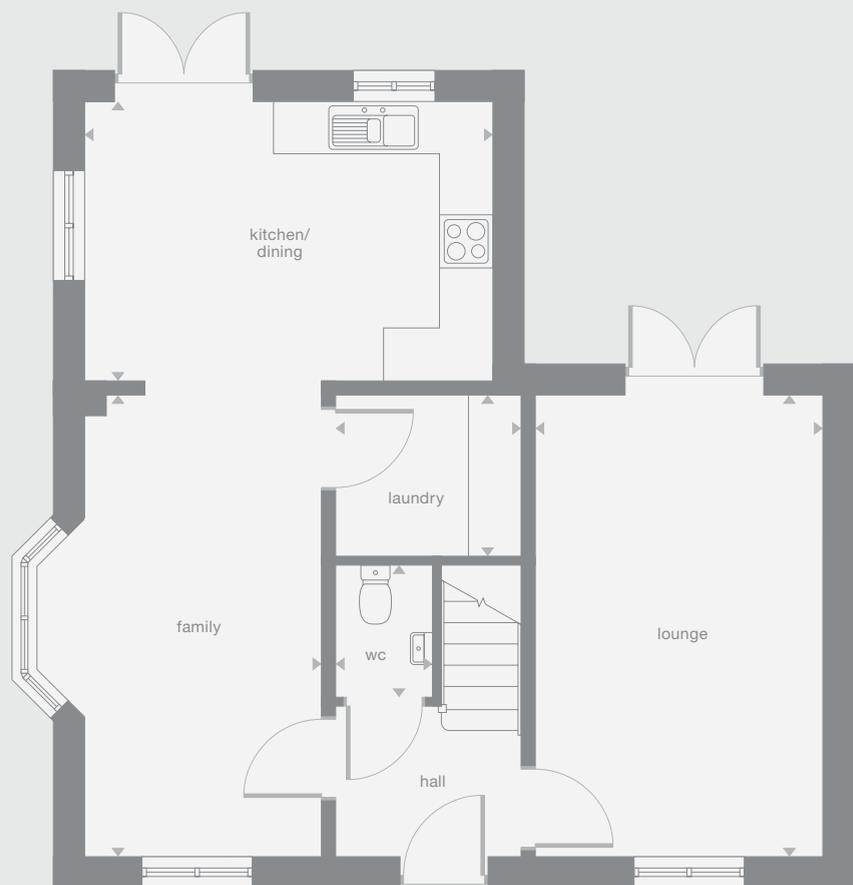
## Floor Space

1,267 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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# Darley

## Overview

The dining room, lounge and family kitchen of this outstanding home are all dual aspect, with french doors in both the lounge and the kitchen enhancing the light, open appeal. Upstairs, the principal bedroom is en-suite and bedroom two is also dual aspect.

## Ground Floor

**Lounge**  
3.28m x 5.28m  
10'9" x 17'3"

**Kitchen/Family**  
4.64m x 3.65m  
15'2" x 11'11"

**Dining**  
4.83m x 2.70m  
15'10" x 8'10"

**WC**  
0.94m x 1.80m  
3'1" x 5'10"

## First Floor

**Principal Bedroom**  
2.59m x 4.64m  
8'5" x 15'2"

**En-Suite**  
1.38m x 2.69m  
4'6" x 8'10"

**Bedroom 2**  
4.75m x 2.60m  
15'7" x 8'6"

**Bedroom 3**  
2.87m x 3.49m  
9'4" x 11'5"

**Bedroom 4**  
2.30m x 2.34m  
7'6" x 7'8"

**Bathroom**  
2.69m x 1.68m  
8'9" x 5'6"

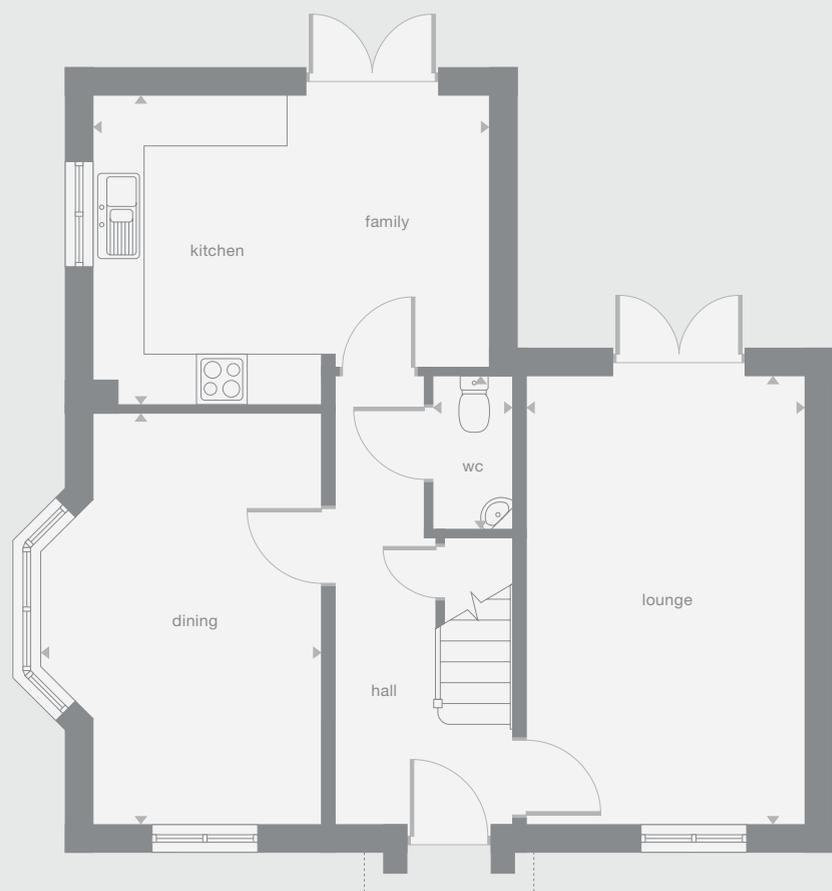
## Floor Space

1,309 sq ft

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



## Ground Floor



## First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

# Marwell

**Overview**  
 With four dual aspect rooms, french doors in the family kitchen and the living room and a superb bay window in the dining room, this is a wonderfully bright home. One of the four bedrooms is en-suite, and a downstairs WC complements the family bathroom.

- |   |  |
|---|--|
| <b>Ground Floor</b>                               | <b>First Floor</b>                                 |
| Lounge<br>3.28m x 5.28m<br>10'9" x 17'3"          | Principal Bedroom<br>2.59m x 4.64m<br>8'5" x 15'2" |
| Kitchen/Family<br>4.64m x 3.65m<br>15'2" x 11'11" | En-Suite<br>1.38m x 2.69m<br>4'6" x 8'10"          |
| Dining<br>4.83m x 2.70m<br>15'10" x 8'10"         | Bedroom 2<br>4.75m x 2.60m<br>15'7" x 8'6"         |
| WC<br>0.94m x 1.80m<br>3'1" x 5'10"               | Bedroom 3<br>2.87m x 3.49m<br>9'4" x 11'5"         |
|   | Bedroom 4<br>2.30m x 2.34m<br>7'6" x 7'8"          |
|   | Bathroom<br>2.69m x 1.68m<br>8'9" x 5'6"           |

**Floor Space**  
 1,309 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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# Beauwood

**Overview**

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes a separate shower.

**Ground Floor**

- Lounge**  
4.10m x 4.09m  
13'5" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

**Floor Space**

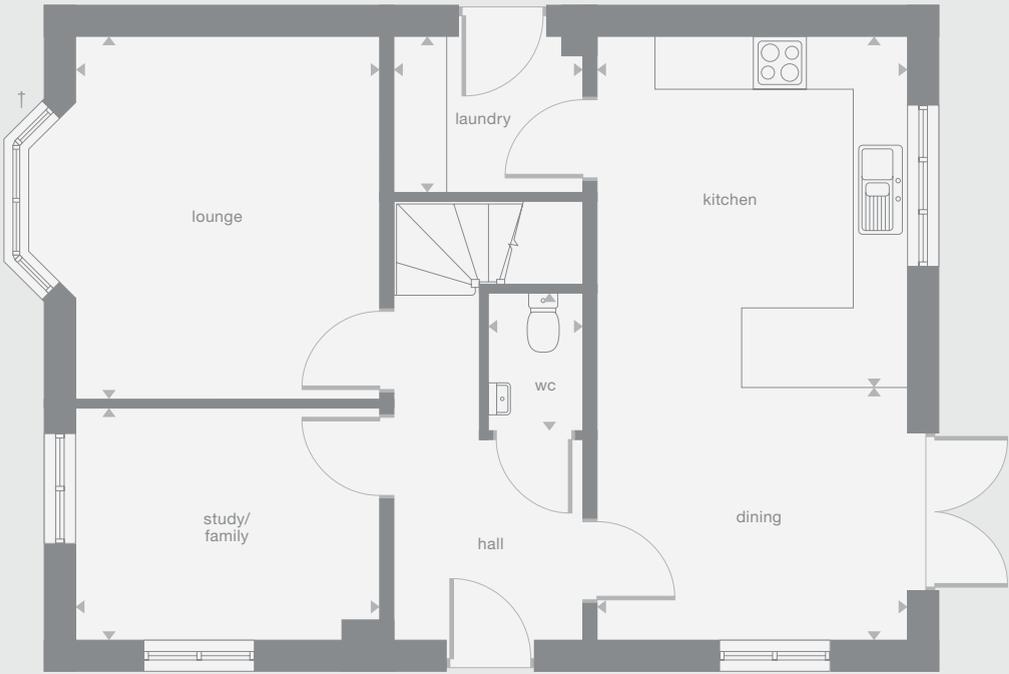
1,379 sq ft

† Square bay to plot 462. Please see Development Sales Manager for details.

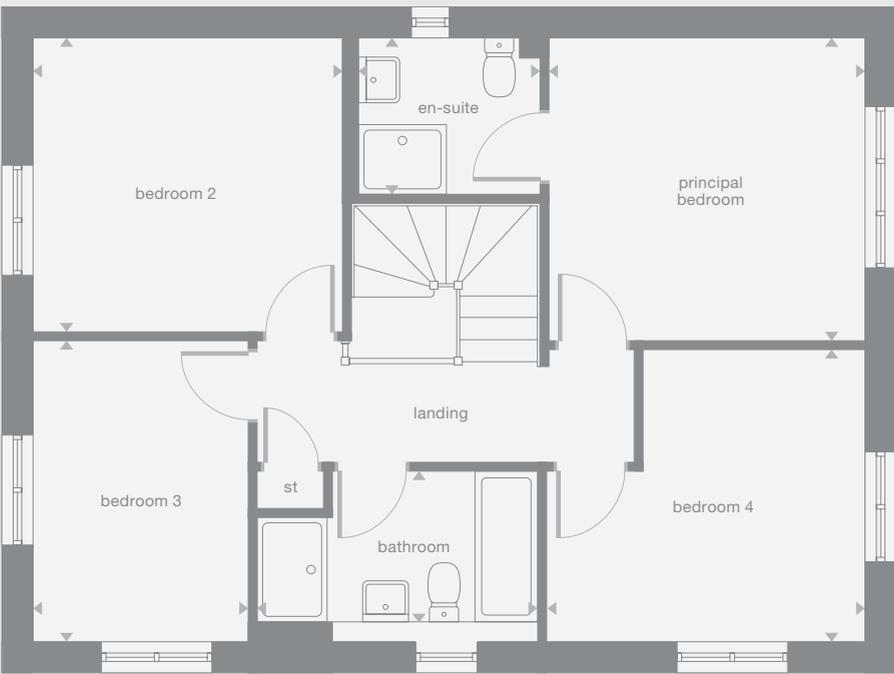
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



**Ground Floor**



**First Floor**



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**Overview**

The classic bay windowed lounge complements a broad, inviting kitchen dining area extending the whole width of the property. French doors open from the dining area to the garden, and the dedicated study and four bedrooms, one of them en-suite, add flexibility to this immensely attractive home.

**Ground Floor**

- Lounge  
3.60m x 4.54m  
11'9" x 14'10"
- Kitchen  
3.38m x 2.99m  
11'0" x 9'9"
- Dining  
3.77m x 3.89m  
12'3" x 12'7"
- Laundry  
2.09m x 1.66m  
6'10" x 5'5"
- Study  
2.09m x 2.08m  
6'10" x 6'9"
- WC  
2.09m x 1.05m  
6'10" x 3'5"

**First Floor**

- Principal Bedroom  
3.60m x 4.59m  
11'9" x 15'0"
- En-Suite  
2.07m x 1.59m  
6'9" x 5'2"
- Bedroom 2  
3.79m x 2.60m  
12'5" x 8'6"
- Bedroom 3  
3.26m x 2.88m  
10'7" x 9'5"
- Bedroom 4  
2.09m x 3.23m  
6'10" x 10'7"
- Bathroom  
2.59m x 2.09m  
8'6" x 6'10"

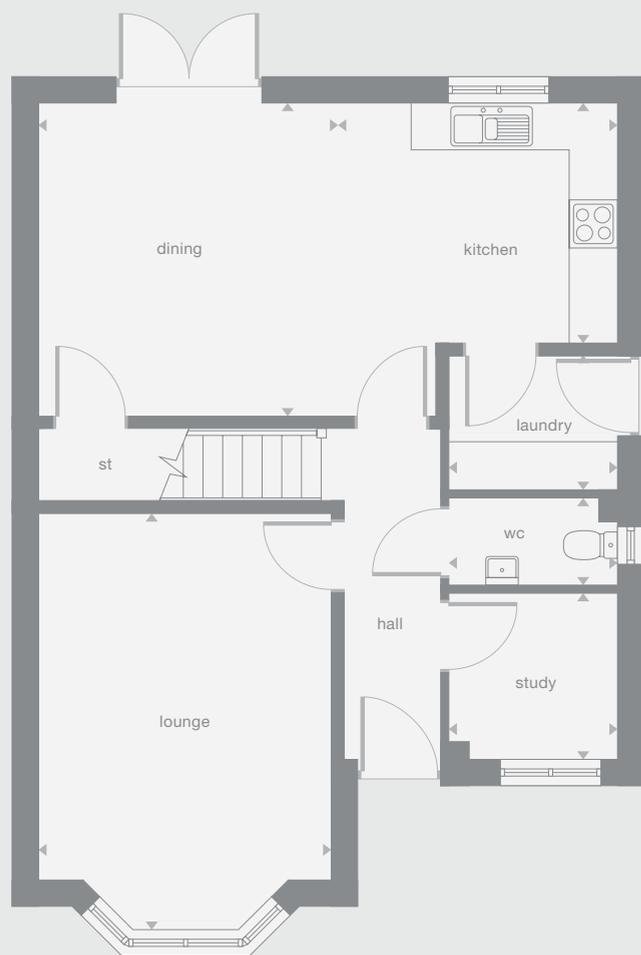
**Floor Space**

1,381 sq ft

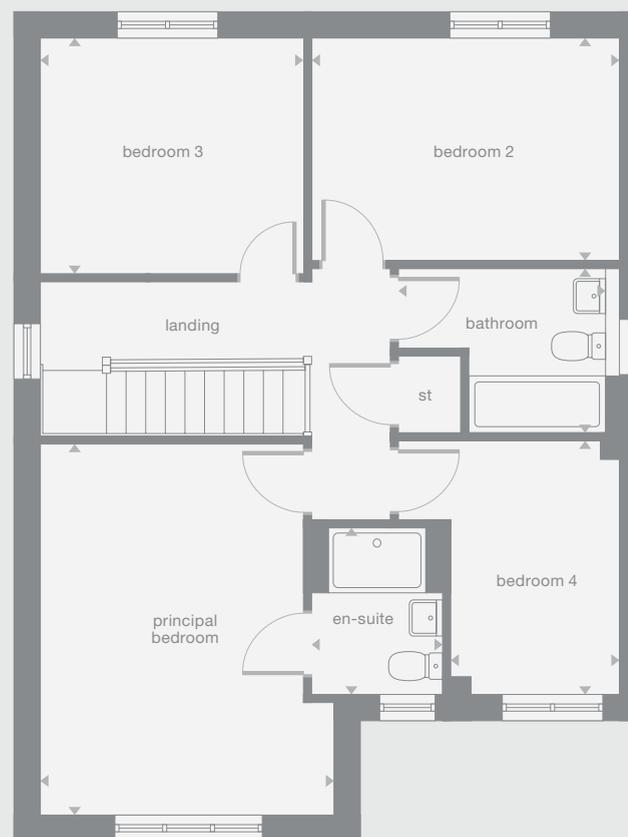
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Buridge

## Overview

Windows to front and rear fill the family kitchen and dining room with light. French doors enhance the living room. With a study, laundry, downstairs WC and four bedrooms, one of them en-suite, this is an immensely flexible home. The bathroom includes a separate shower.

## Ground Floor

**Lounge**  
3.53m x 4.16m  
11'7" x 13'7"

**Kitchen/Family**  
6.97m x 3.53m  
22'10" x 11'7"

**Laundry**  
2.05m x 1.76m  
6'8" x 5'9"

**Study**  
3.53m x 2.61m  
11'7" x 8'6"

**WC**  
1.10m x 1.46m  
3'7" x 4'9"

## First Floor

**Principal Bedroom**  
3.58m x 4.11m  
11'9" x 13'5"

**En-Suite**  
2.02m x 1.69m  
6'7" x 5'6"

**Bedroom 2**  
3.59m x 3.26m  
11'9" x 10'8"

**Bedroom 3**  
3.51m x 2.66m  
11'5" x 8'7"

**Bedroom 4**  
2.54m x 3.51m  
8'3" x 11'5"

**Bathroom**  
3.15m x 1.93m  
10'4" x 6'3"

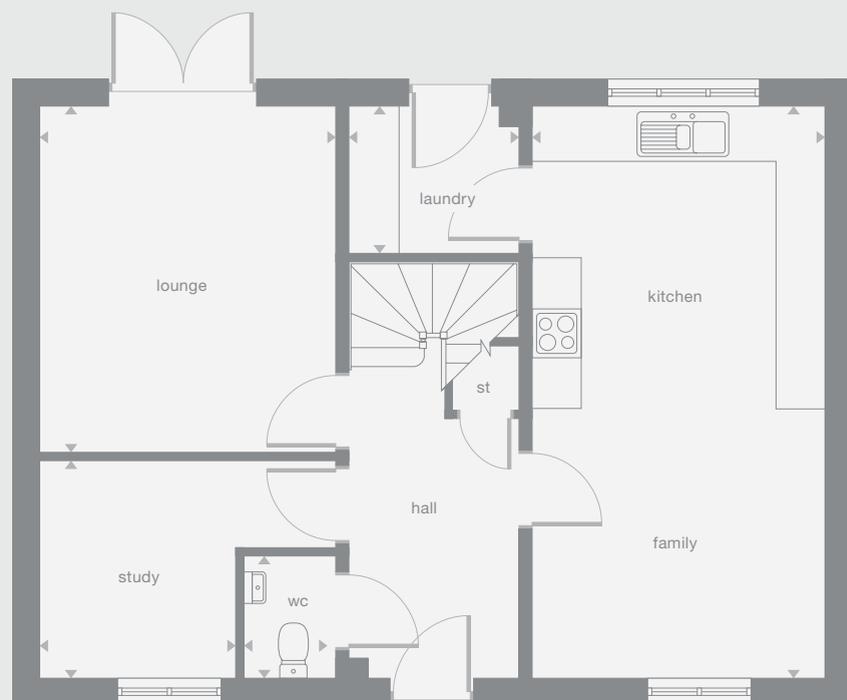
## Floor Space

1,398 sq ft

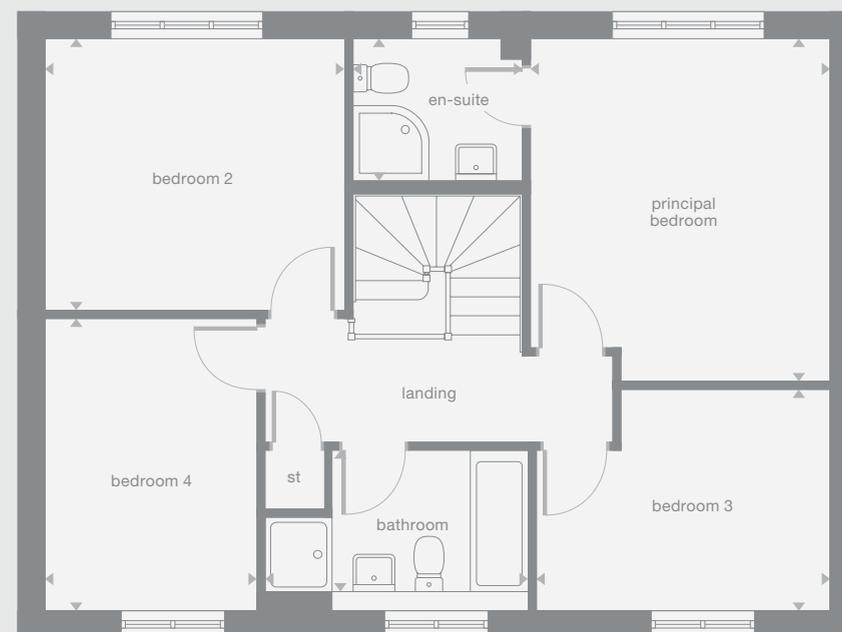
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## Second Floor



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# Briarwood

**Overview**

With its stylish lounge and airy, open plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry room and a dedicated study, and the bright gallery landing opens on to the bathroom and four bedrooms, one of them en-suite.

**Ground Floor**

- Lounge**  
3.56m x 4.47m  
11'8" x 14'8"
- Kitchen**  
3.36m x 2.99m  
11'0" x 9'10"
- Laundry**  
2.08m x 1.80m  
6'10" x 5'11"
- Family/Dining**  
3.91m x 3.84m  
12'10" x 12'7"
- Study**  
2.08m x 1.97m  
6'10" x 6'6"
- WC**  
2.08m x 1.52m  
6'10" x 5'0"

**First Floor**

- Principal Bedroom**  
3.56m x 3.13m  
11'8" x 10'3"
- En-Suite**  
2.16m x 1.30m  
7'1" x 4'3"
- Bedroom 2**  
3.62m x 3.51m  
11'11" x 11'6"
- Bedroom 3**  
4.19m x 2.75m  
13'9" x 9'0"
- Bedroom 4**  
2.99m x 2.73m  
9'10" x 9'0"
- Bathroom**  
2.38m x 2.16m  
7'10" x 7'1"

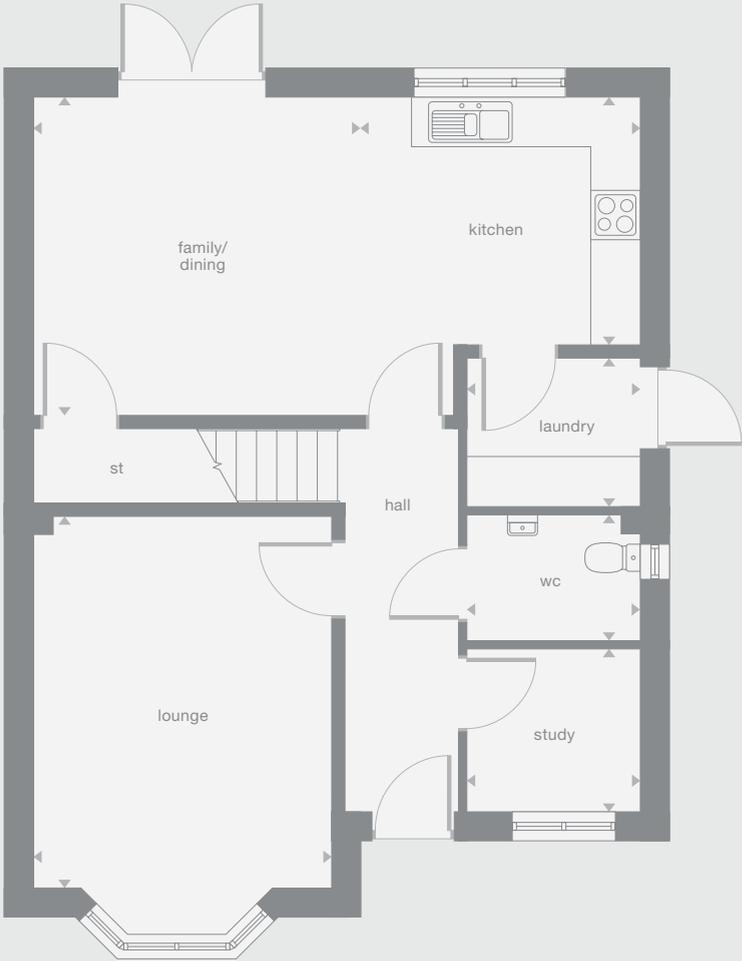
**Floor Space**

1,432 sq ft  
(inc bay windows)

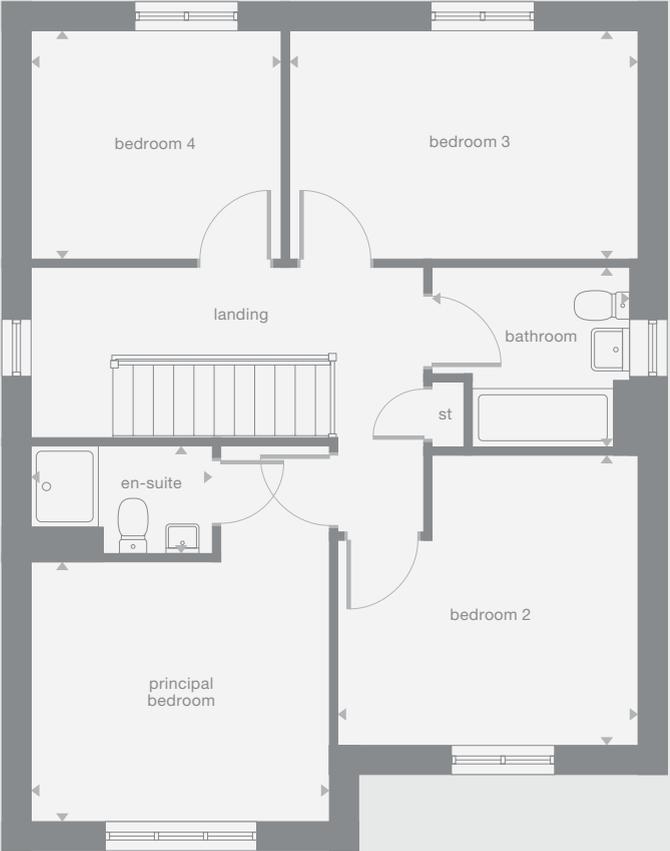
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Crosswood

## Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

## Ground Floor

**Lounge**  
3.12m x 5.15m  
10'3" x 16'11"

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

**Laundry**  
1.76m x 1.88m  
5'9" x 6'2"

**Family/Breakfast**  
5.03m x 3.47m  
16'6" x 11'5"

**Dining**  
2.77m x 3.18m  
9'1" x 10'5"

**WC**  
0.92m x 1.88m  
3'0" x 6'2"

## First Floor

**Principal Bedroom**  
2.91m x 3.79m  
9'7" x 12'5"

**En-Suite 1**  
1.55m x 2.02m  
5'1" x 6'8"

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

**Bedroom 2**  
3.16m x 3.47m  
10'5" x 11'5"

**En-Suite 2**  
2.13m x 1.60m  
7'0" x 5'3"

**Bedroom 3**  
2.38m x 3.28m  
7'10" x 10'9"

**Bedroom 4**  
2.61m x 3.09m  
8'7" x 10'2"

**Bathroom**  
2.86m x 1.70m  
9'5" x 5'7"

## Floor Space

1,500 sq ft

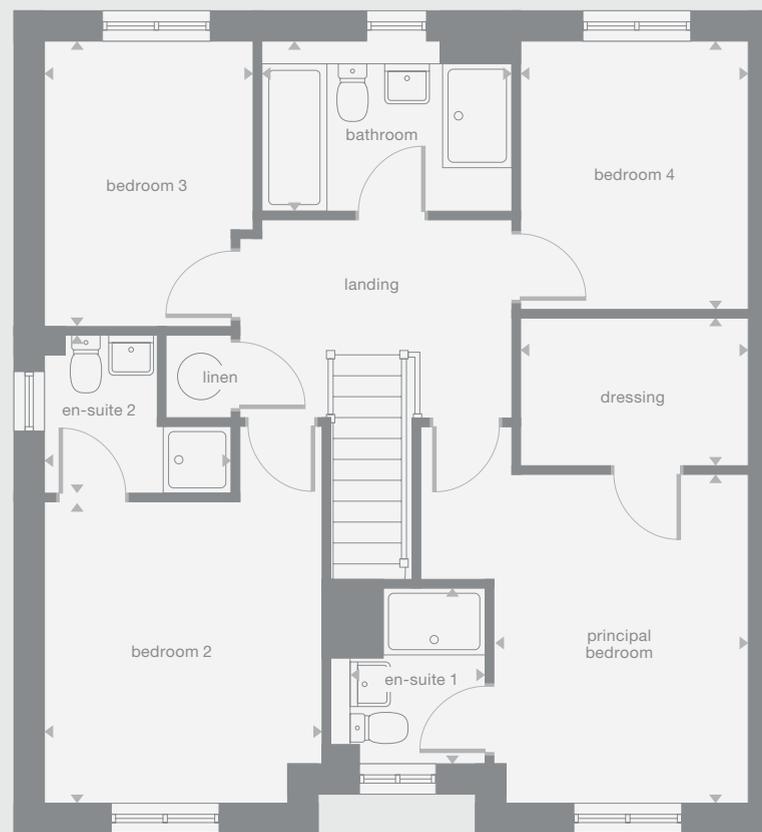
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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# Clearwood

## Overview

The light-filled family kitchen, featuring french doors, and the bay-windowed lounge are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing area, and the family bathroom has a separate shower.

## Ground Floor

<b>Lounge</b> 3.56m x 5.86m 11'8" x 19'3"	<b>Family</b> 2.88m x 3.62m 9'6" x 11'11"
<b>Kitchen</b> 3.56m x 3.62m 11'8" x 11'11"	<b>Study</b> 3.09m x 2.41m 10'2" x 7'11"
<b>Laundry</b> 2.00m x 1.78m 6'7" x 5'10"	<b>WC</b> 1.00m x 1.78m 3'3" x 5'10"
<b>Dining</b> 2.51m x 3.62m 8'3" x 11'11"	

## First Floor

<b>Principal Bedroom</b> 3.56m x 3.15m 11'8" x 10'4"	<b>En-Suite 2</b> 2.18m x 1.34m 7'2" x 4'5"
<b>En-Suite 1</b> 1.85m x 1.34m 6'1" x 4'5"	<b>Bedroom 3</b> 3.13m x 3.93m 10'3" x 12'11"
<b>Dressing</b> 2.50m x 1.67m 8'3" x 5'6"	<b>Bedroom 4</b> 3.45m x 3.21m 11'4" x 10'7"
<b>Bedroom 2</b> 3.30m x 3.31m 10'10" x 10'11"	<b>Bathroom</b> 2.18m x 2.53m 7'2" x 8'4"

## Floor Space

1,637 sq ft

† Splayed bay to plots 164 and 165. Please see Development Sales Manager for details.

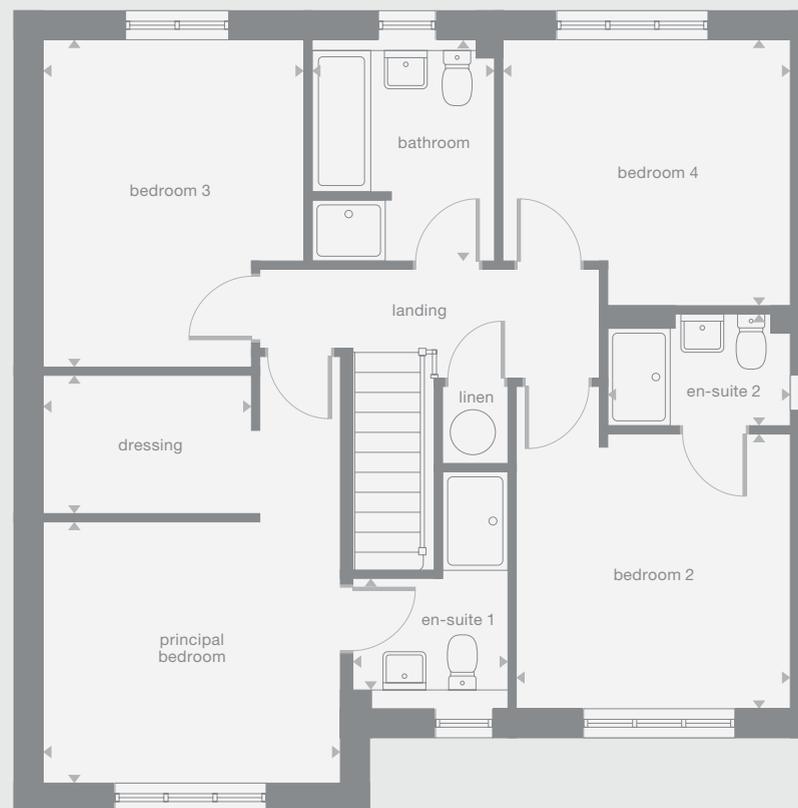
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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# 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**  
3.92m x 3.04m  
12'11" x 10'0"

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

**Family/Breakfast**  
4.13m x 4.62m  
13'7" x 15'2"

**Dining**  
2.66m x 3.31m  
8'9" x 10'11"

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

## First Floor

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

**En-Suite 1**  
1.45m 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"

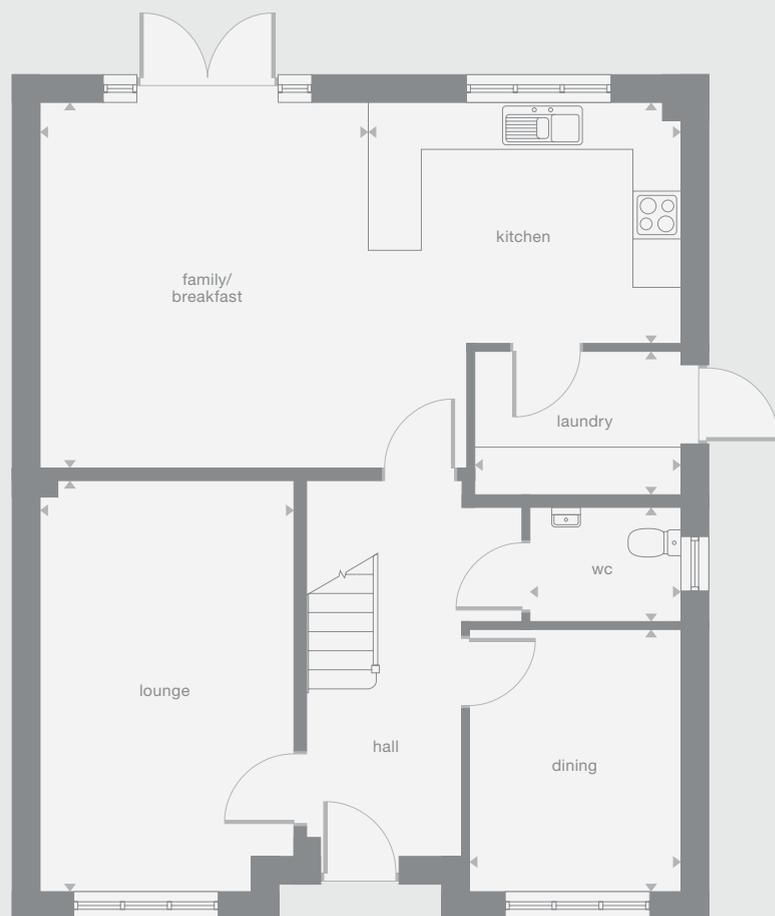
## Floor Space

1,704 sq ft

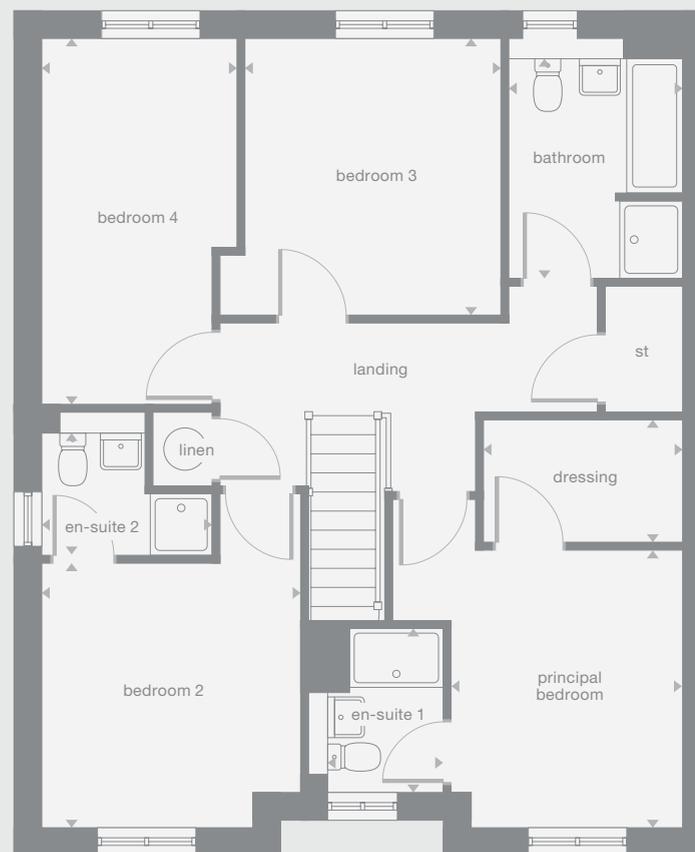
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# The Miller Difference

**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.

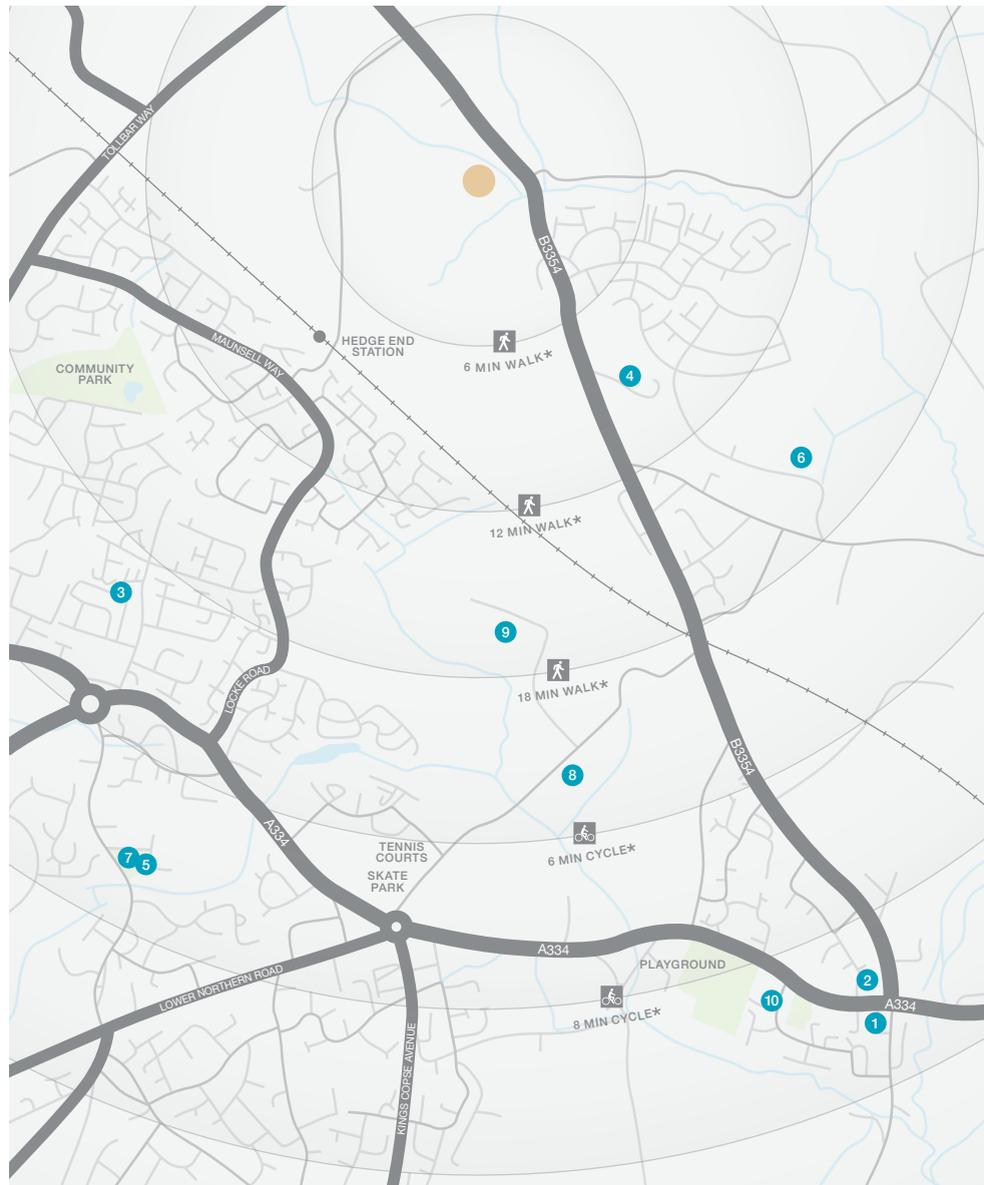
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home  
your way...



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 Rowlands Pharmacy  
7 High Street  
01489 782 065
  - 2 Botley Post Office  
High Street  
01489 872 018
  - 3 St Luke's Surgery  
St Luke's Close  
023 8044 9913
  - 4 Macdonald Botley Park Hotel and Spa  
Winchester Road  
01489 780 888
  - 5 Wildern Leisure Centre  
Wildern Lane  
01489 787 128
  - 6 Boorley Park Primary School  
Naim Road  
01489 737 970
  - 7 Wildern Secondary School  
Wildern Lane  
01489 783 473
  - 8 Hillier Garden Centre  
Woodhouse Lane  
01489 782 306
  - 9 Deer Park Secondary School  
Sika Avenue  
01489 351 100
  - 10 Botley Health Care Centre  
Mortimer Road  
01489 782 021
- Hedge End Retail Park  
Tollbar Way  
01489 790 758
- Manor Farm  
Manor Farm Cottage  
New Road  
01489 787 055

\* 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



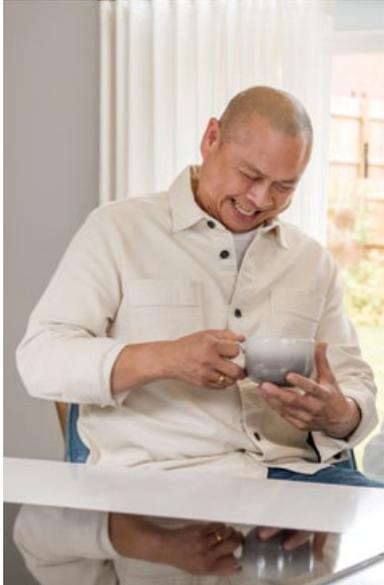
# Contact Us

For development opening times please refer to [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 624 763

**From the M27**  
Leave the M27 at junction 7 and follow signs for Botley via the A334. After quarter of a mile, at the roundabout take the first exit, signposted for the railway station, to enter Tollbar Way. Stay on Tollbar Way for two miles, and after passing through a series of roundabouts, Tollbar Way becomes Bubb Lane. At the Denhams Corner roundabout take the third exit, for Boorley Green, and after three quarters of a mile the entrance to Boorley Gardens is on the right.

**From Southampton**  
From Northam Bridge, follow Bitterne Road West. At Bitterne, follow signs for the Leisure Centre to join Bitterne Road East and carry on to Kanes Hill Roundabout then take the second exit for the M27. At the motorway junction take the second exit and follow the directions above.

**Sat Nav**  
SO32 2ZB



**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 location of affordable housing is indicative and the tenure of homes may be subject to change.



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## 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

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 624 763

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