



**Elmhurst Chase  
Carterton**

**millershomes**

*the place to be®*



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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.



# Plot Information

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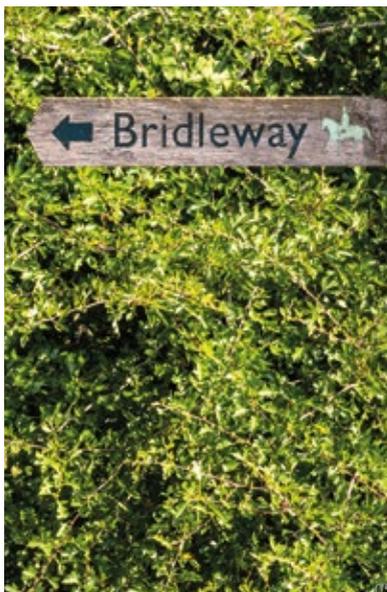
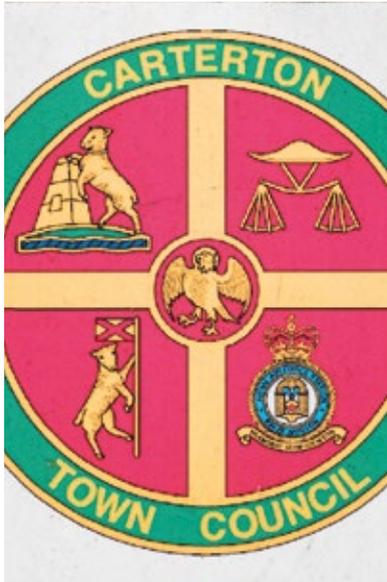
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Elmhurst Chase.



In a semi-rural setting on the edge of Carterton, Elmhurst Chase is around two miles from the A40 and less than 20 miles from Oxford, Swindon, Cirencester, Cheltenham and Gloucester can all be reached within 45 minutes. The town's circular bus route, which takes in the main shopping areas, operates an hourly service and stops two hundred yards from the development.

A few minutes' walk away, next to Carterton Community Centre and a large children's play area, there is a precinct with a large Co-op food store, three food takeaways and a hair and beauty salon. Shops and services in Carterton town centre, around a mile away, include Aldi, Asda and Morrisons supermarkets, pharmacies, a post office, cafés and convenience stores. The picturesque, traditional Rose and Crown, less than a mile from the development in the village of Shilton, provides a rural complement to the pubs in the town centre. Six miles to the east, Witney widens the choice of amenities with high street stores, restaurants and a Cineworld cinema.



Welcome home

On the northern edge of Carterton, between open countryside and Kilkenny Lane Country Park, this attractive selection of energy efficient two, three and four bedroom homes brings an exciting new neighbourhood into a very special setting. Within 20 minutes' walk of the town centre and just two miles from the A40, the development offers easy access to Oxford and Cheltenham as well as the vast Cotswolds Area of Natural Beauty.

Welcome to Elmhurst Chase...

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# Marchmont

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

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

**Floor Space**  
737 sq ft

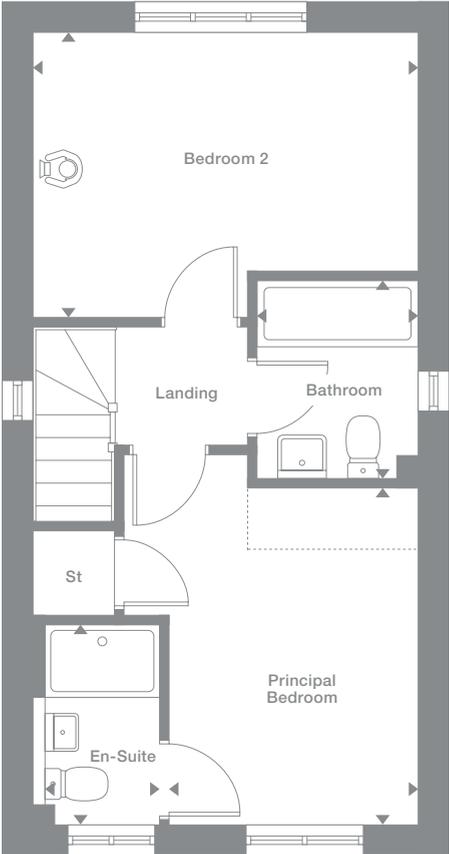
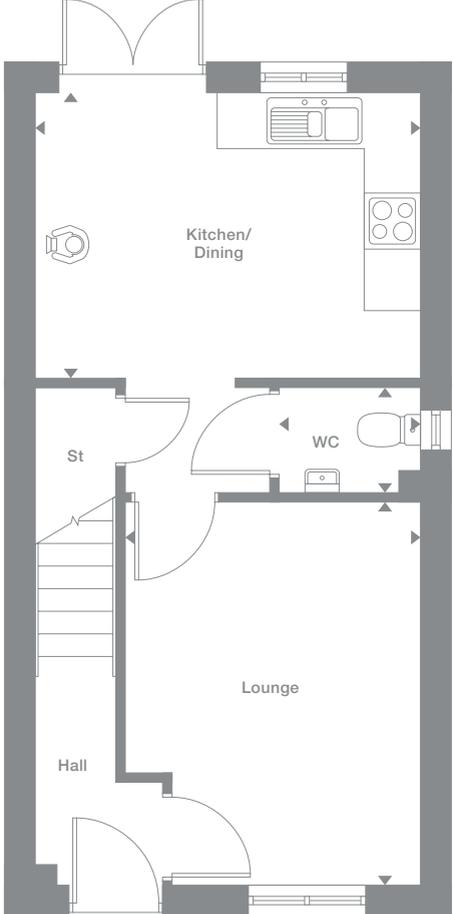
W Please note: wardrobes are optional

† Additional window to plots 4, 34, 59, 61 and 67

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



**Ground Floor**



 Office space area

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**Overview**

Complementing a beautifully proportioned lounge, the kitchen features French doors that add a stylish note to the dining area while keeping the kitchen bright and airy. The en-suite principal bedroom incorporates generous storage space, and the third bedroom could become a superb home office.

**Ground Floor**

- Lounge**  
2.87m x 4.81m  
9'5" x 15'9"
- Kitchen**  
2.46m x 3.45m  
8'1" x 11'4"
- Dining**  
2.62m x 3.45m  
8'7" x 11'4"
- WC**  
9.55m x 1.66m  
3'2" x 5'6"

**First Floor**

- Principal Bedroom**  
3.08m x 3.72m  
10'1" x 12'3"
- En-Suite**  
1.90m x 1.88m  
6'3" x 6'2"
- Bedroom 2**  
2.67m x 2.40m  
8'9" x 7'10"
- Bedroom 3**  
2.31m x 3.45m  
7'7" x 11'4"
- Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

**Floor Space**

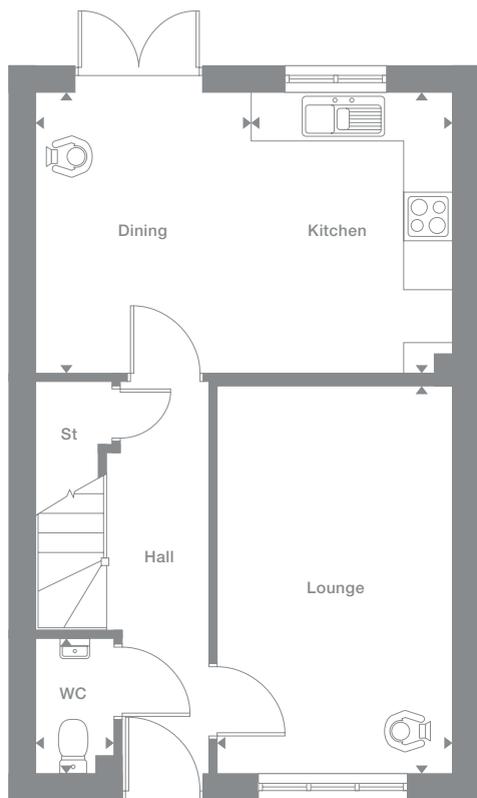
914 sq ft

W Please note: wardrobes are optional

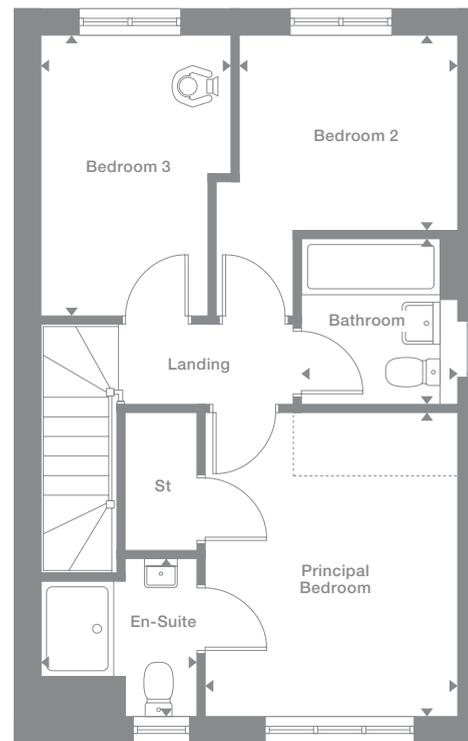
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**Ground Floor**



**First Floor**



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**Overview**

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

**Ground Floor**

**Lounge**  
3.92m x 5.54m  
12'11" x 18'2"

**Kitchen/Dining**  
2.93m x 2.65m  
9'8" x 8'9"

**Laundry**  
2.09m x 1.92m  
6'10" x 6'4"

**Family**  
2.93m x 2.88m  
9'8" x 9'6"

**WC**  
1.08m x 1.44m  
3'7" x 4'9"

**First Floor**

**Principal Bedroom**  
3.40m x 3.12m  
11'2" x 10'3"

**En-Suite**  
1.77m x 2.06m  
5'10" x 6'9"

**Bedroom 2**  
2.99m x 3.31m  
9'10" x 10'11"

**Bedroom 3**  
2.60m x 2.33m  
8'6" x 7'8"

**Bathroom**  
1.70m x 2.13m  
5'7" x 7'0"

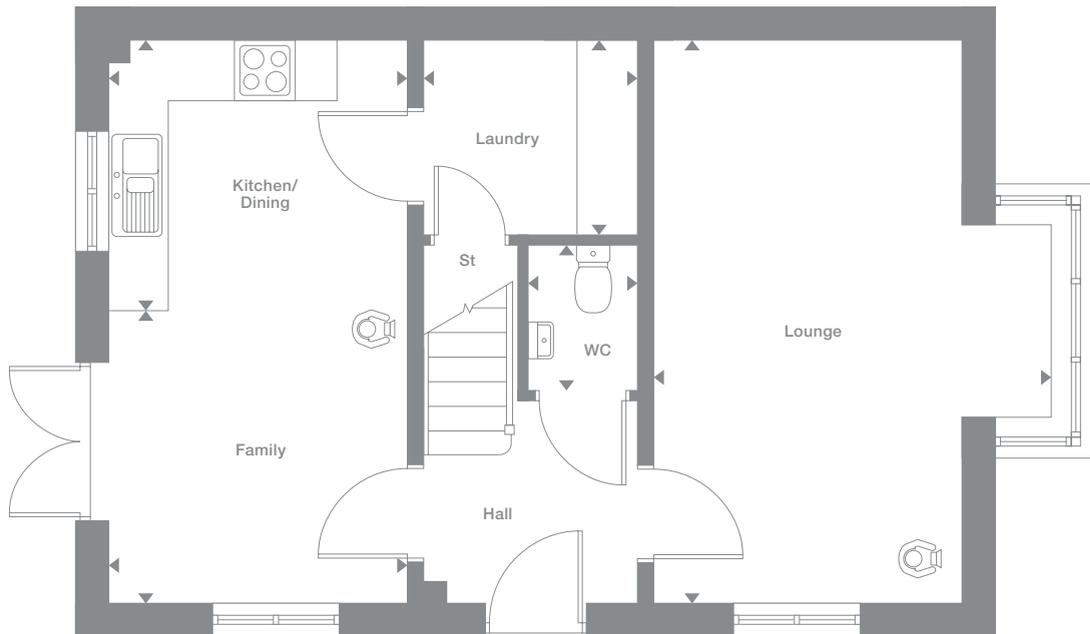
**Floor Space**  
1,016 sq ft

W Please note: wardrobes are optional

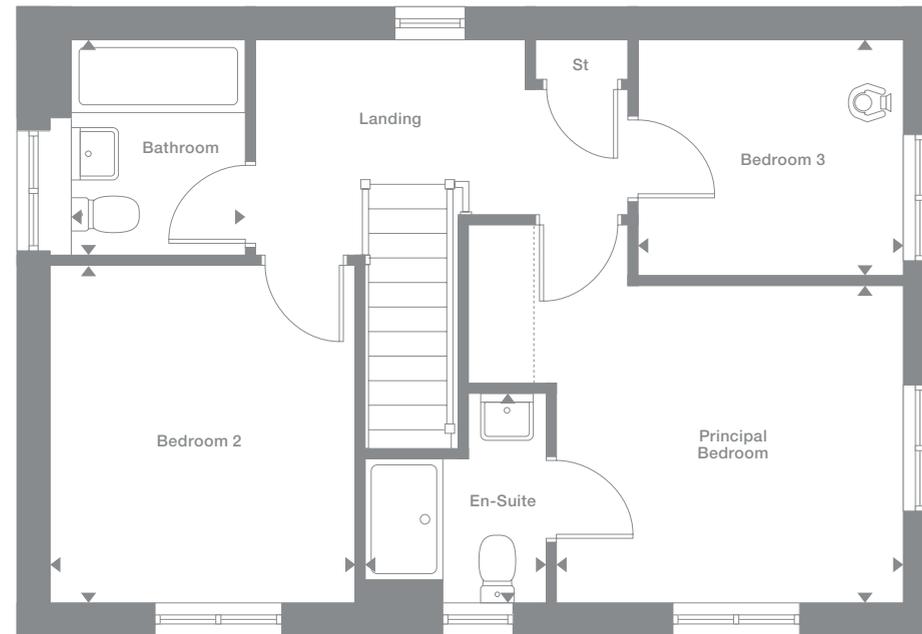
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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**Overview**  
 The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area with twin wardrobes.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.51m x 3.60m 11'6" x 11'10"	<b>Principal Bedroom</b> 2.80m x 3.15m 9'2" x 10'4"
<b>Kitchen</b> 2.45m x 3.14m 8'1" x 10'4"	<b>En-Suite</b> 2.42m x 1.18m 7'11" x 3'11"
<b>Dining</b> 3.08m x 3.14m 10'1" x 10'4"	<b>Dressing</b> 2.64m x 1.20m 8'8" x 3'11"
<b>WC</b> 1.45m x 1.82m 4'9" x 6'0"	<b>Bedroom 2</b> 3.25m x 3.30m 10'8" x 10'10"
	<b>Bedroom 3</b> 2.19m x 3.42m 7'2" x 11'3"
	<b>Bathroom</b> 1.90m x 2.15m 6'3" x 7'1"

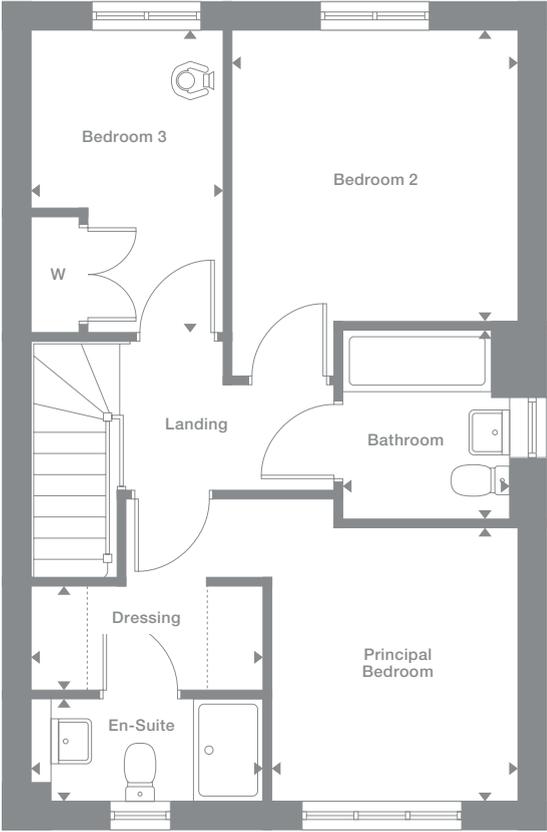
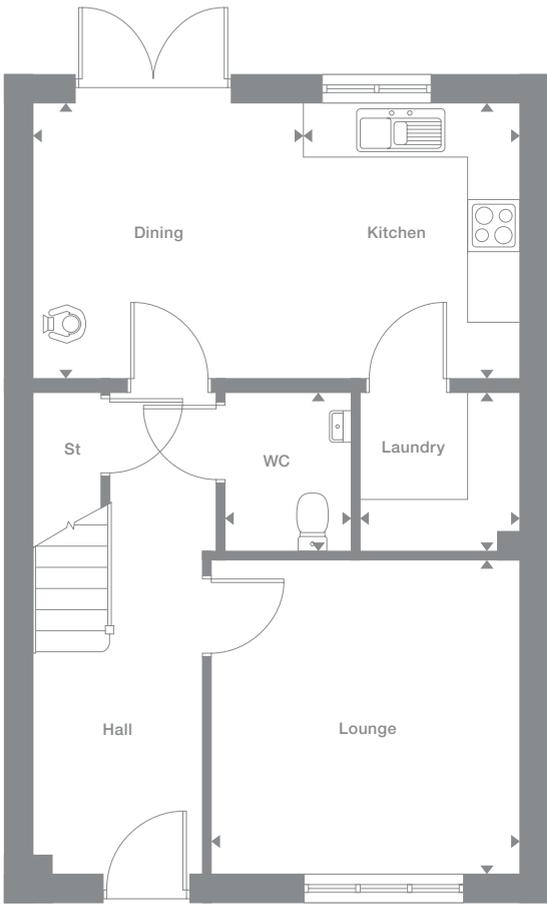
**Floor Space**  
1,050 sq ft

W Please note: wardrobes are optional

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



**Ground Floor**



 Office space area

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# Riverwood

**Overview**

The flexibility and space provided by the impressive open plan kitchen and dining room, with its french doors, makes it perfect for large social gatherings as well as an inspiring setting for family life. The four bedrooms include a principal bedroom with an en-suite shower.

**Ground Floor**

- Lounge**  
3.57m x 4.53m  
11'9" x 14'11"
- Kitchen/Dining/Family**  
6.47m x 4.51m  
21'3" x 14'10"
- WC**  
0.95m x 2.00m  
3'1" x 6'7"

**First Floor**

- Principal Bedroom**  
3.57m x 3.16m  
11'9" x 10'5"
- En-Suite**  
2.51m x 1.18m  
8'3" x 3'10"
- Bedroom 2**  
2.75m x 4.01m  
9'1" x 13'2"
- Bedroom 3**  
3.62m x 2.60m  
11'11" x 8'7"
- Bedroom 4**  
2.80m x 2.68m  
9'3" x 8'10"
- Bathroom**  
2.51m x 1.94m  
8'3" x 6'5"

**Floor Space**

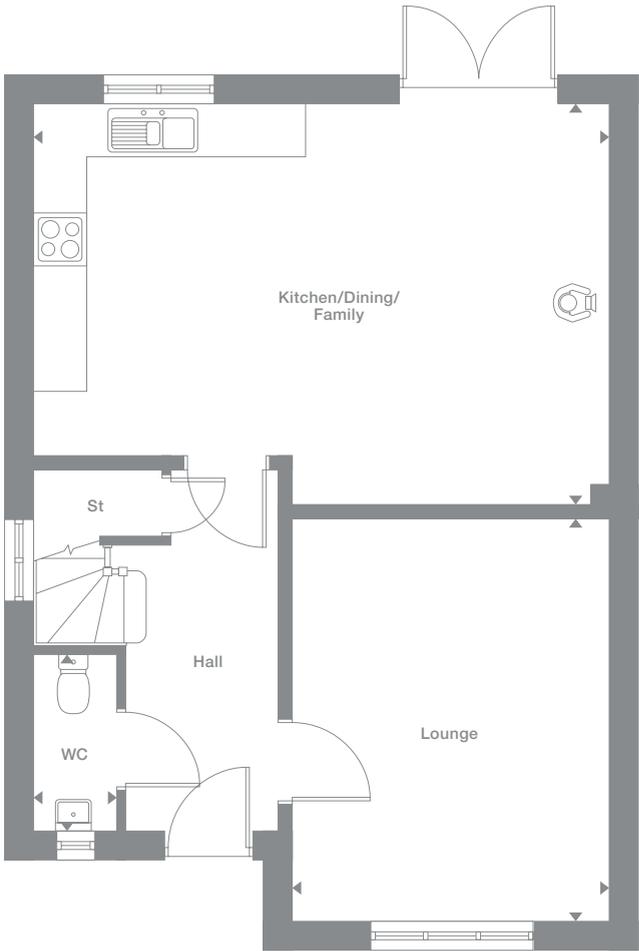
1,219 sq ft

W Please note: wardrobes are optional

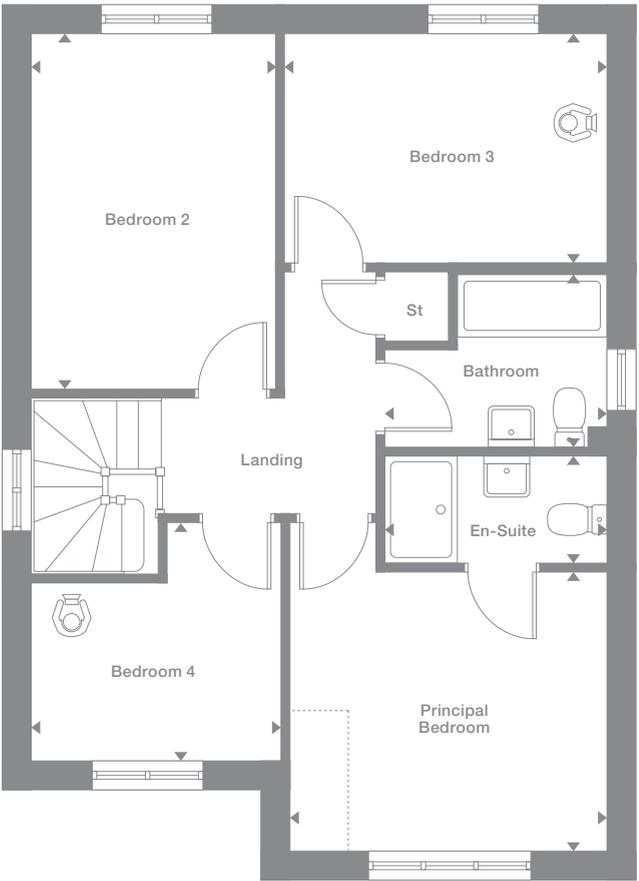
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



 Office space area

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# Oakwood

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

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.65m x 5.44m 12'0" x 17'10"	<b>Principal Bedroom</b> 3.65m x 3.21m 12'0" x 10'6"
<b>Kitchen</b> 3.36m x 2.99m 11'0" x 9'10"	<b>En-Suite</b> 2.40m x 1.30m 7'11" x 4'3"
<b>Laundry</b> 2.08m x 1.66m 6'10" x 5'5"	<b>Bedroom 2</b> 3.79m x 2.75m 12'5" x 9'1"
<b>Family/Dining</b> 3.78m x 3.88m 12'5" x 12'9"	<b>Bedroom 3</b> 3.26m x 2.74m 10'8" x 9'0"
<b>Study</b> 2.08m x 2.01m 6'10" x 6'7"	<b>Bedroom 4</b> 3.40m x 3.18m 11'2" x 10'5"
<b>WC</b> 2.08m x 1.13m 6'10" x 3'9"	<b>Bathroom</b> 2.56m x 2.00m 8'5" x 6'7"

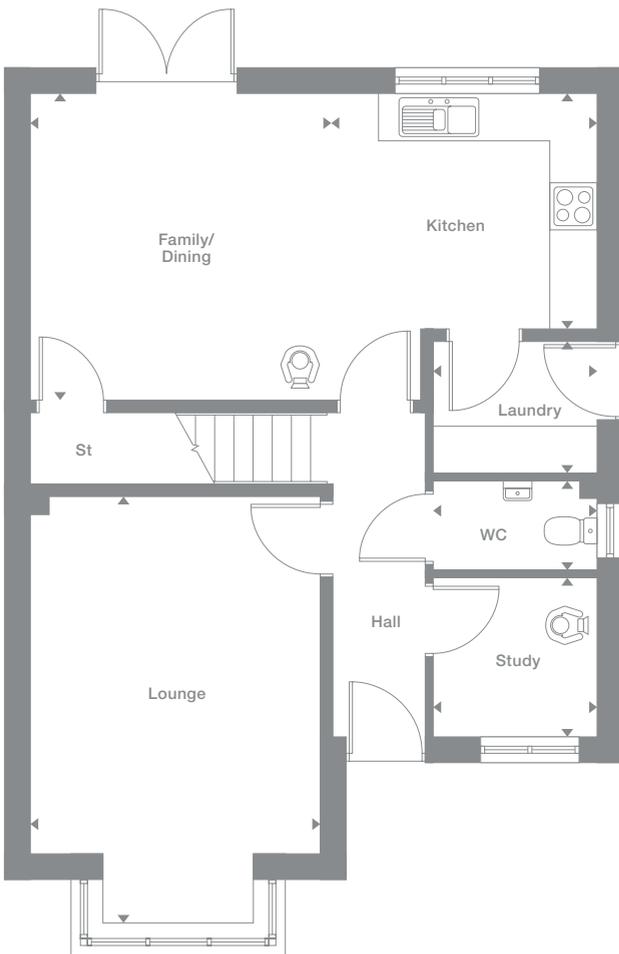
**Floor Space**  
1,388 sq ft

W Please note: wardrobes are optional

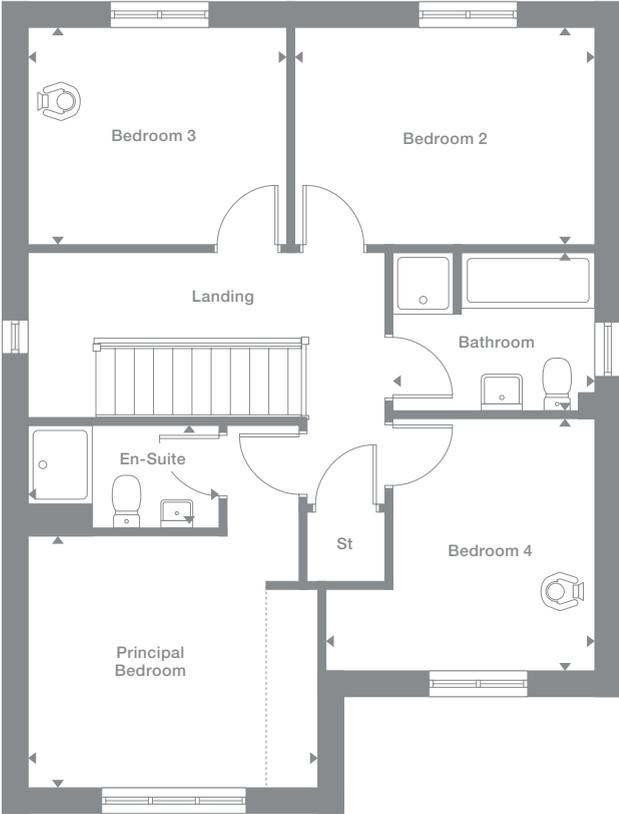
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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how will you use your new home?

# Baywood

## Overview

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

## Ground Floor

**Lounge**  
4.36m x 4.16m  
14'4" x 13'8"

**Kitchen**  
3.51m x 3.96m  
11'6" x 13'0"

**Laundry**  
2.12m x 1.76m  
7'0" x 5'9"

**Dining**  
3.51m x 2.90m  
11'6" x 9'6"

**Study**  
2.32m x 2.61m  
7'7" x 8'7"

**WC**  
1.04m x 1.45m  
3'5" x 4'9"

## First Floor

**Principal Bedroom**  
3.57m x 3.68m  
11'9" x 12'1"

**En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"

**Bedroom 2**  
3.51m x 3.23m  
11'7" x 10'7"

**Bedroom 3**  
2.47m x 3.53m  
8'1" x 11'7"

**Bedroom 4**  
3.51m x 3.08m  
11'6" x 10'1"

**Bathroom**  
3.21m x 1.70m  
10'7" x 5'7"

## Floor Space

1408 sq ft

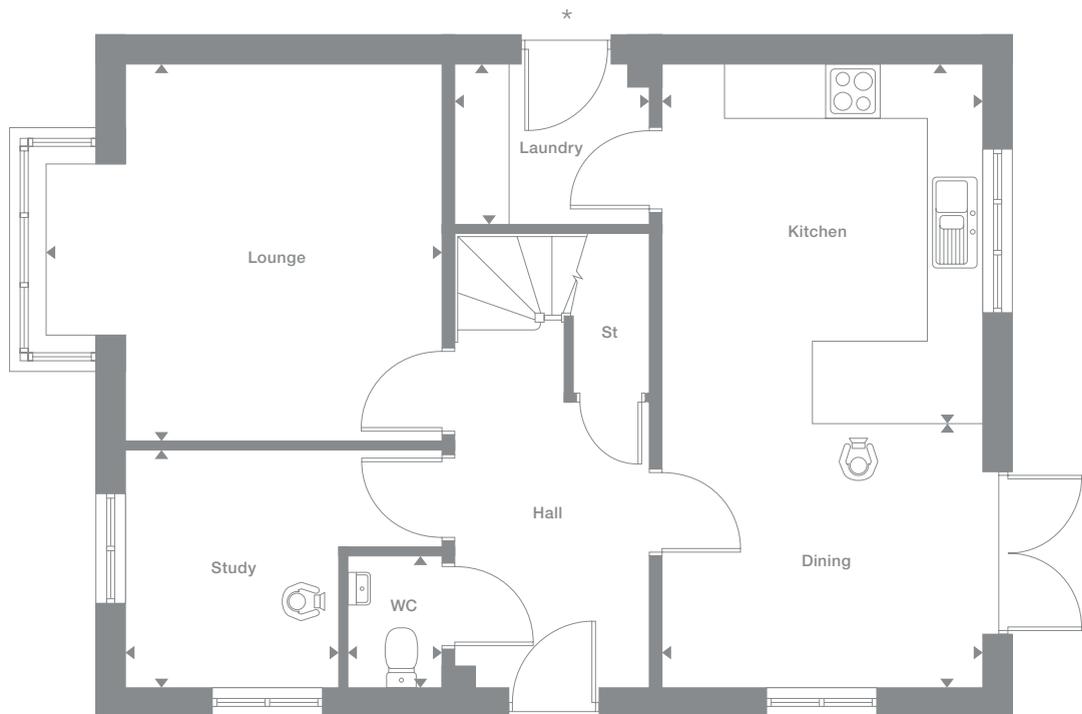
W Please note: wardrobes are optional

\* Door applicable to plot 1 only

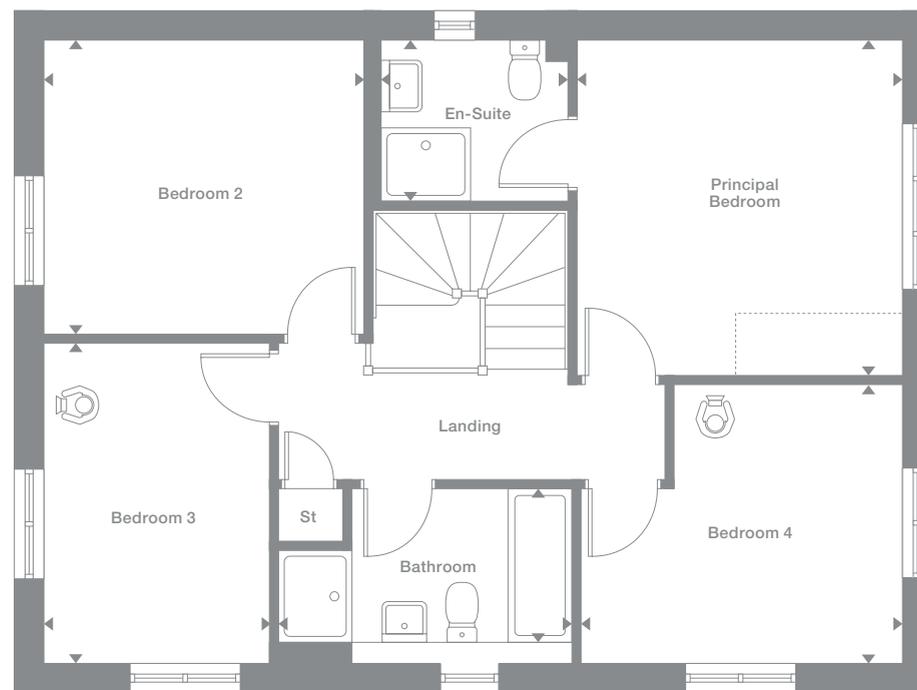
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## Ground Floor



## First Floor



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# The Miller Difference

your home your way...

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

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

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

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

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

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

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

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

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

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

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

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

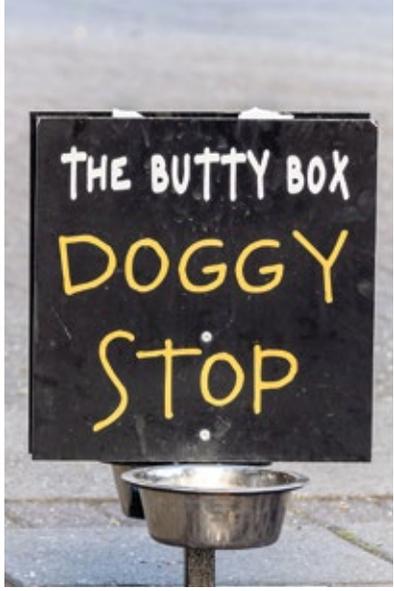
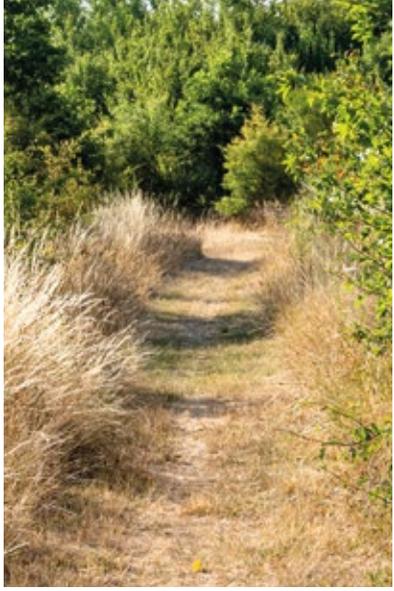
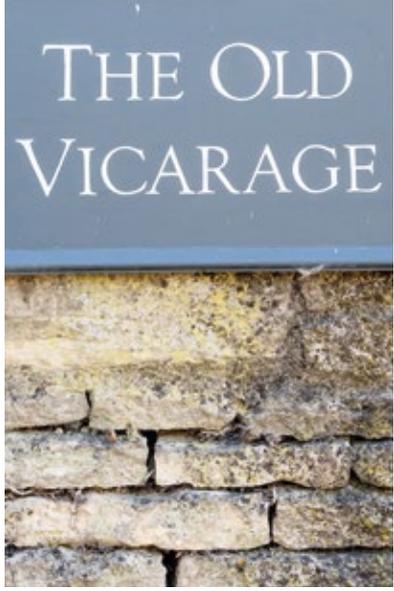
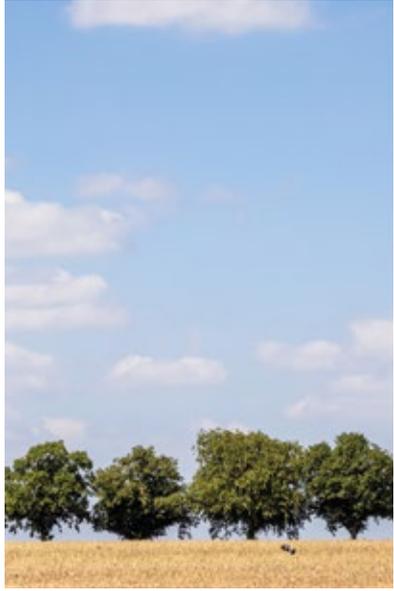
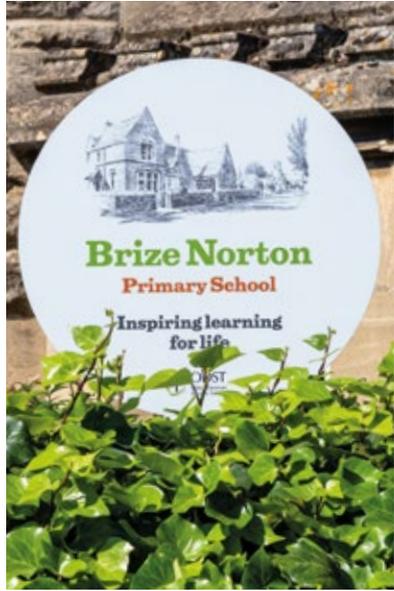
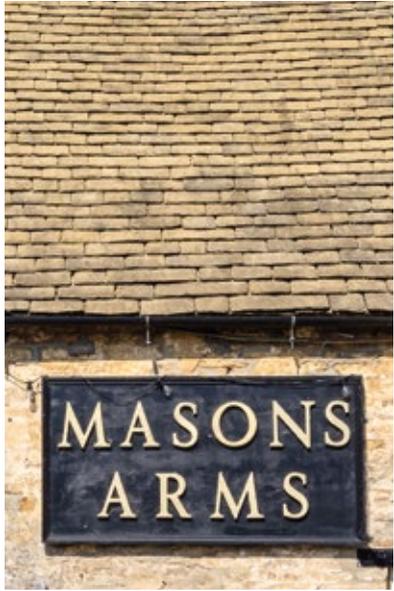
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

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

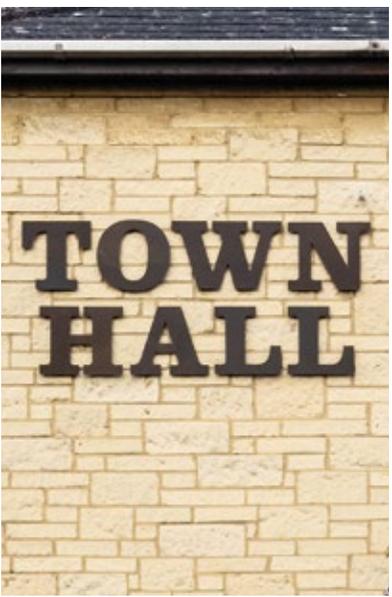
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



Burford Golf Club lies three miles from the development, and there is also a Golf Centre at Witney Lakes, conveniently located between Carterton and Witney. Football and squash clubs can be found within a few minutes walk, and Carterton's modern leisure centre has a 25m swimming pool and separate learners' pool, a fully equipped gym, a trampoline park, a soft play area, a sports hall and two cafés. The development is also perfect for access to many beautiful outdoor attractions. Kilkenny Lane Country Park, virtually adjacent to Elmhurst Chase, incorporates an extensive play area and a network of peaceful paths, while the vast Cotswolds Area of Outstanding Natural Beauty, with its delightful villages, magnificent views, nature reserves and long distance walking and cycling trails, lies approximately a mile to the north. Amongst the more unusual local attractions, Crocodiles of the World, the only UK zoo dedicated solely to crocodiles, is around a mile from the development.



The nearest of Carterton's five primary schools is St John the Evangelist C of E Primary, which has nursery provision and is assessed by Ofsted as 'Outstanding'. There is also an RC primary school, St Joseph's, in the town, and Carterton Community College, a secondary and sixth form community school, is just a mile away. Carterton offers a choice of dental surgeries and opticians, and Broadshires Health Centre is the nearest of the town's three GP practices.



# Contact us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 731 349

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

*the place to be®*

## Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

### Development

#### Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 731 349

Sat Nav: OX18 1DW

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[millerhomes.co.uk](http://millerhomes.co.uk)

**miller homes**

*the place to be®*



**Elmhurst Chase  
Carterton**



*the place to be®*



# Specification

- ✓ Standard
- Not Available

### Kitchens

	Marchmont	Jacobson	Eaton	Hudson	Riverwood	Oakwood	Baywood
Contemporary styled fitted kitchen with choice of frontals; Hacienda, Medford, Virginia & Plaza	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with 95mm upstand to wall	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with mixer tap	✓	✓	✓	✓	✓	✓	✓
Stainless steel 60cm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven - built under	✓	✓	✓	✓	-	-	-
Stainless steel single fan oven - built in	-	-	-	-	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓

### Bathrooms

Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓
Ceramic tile splashback to sink	✓	✓	✓	✓	✓	✓	✓
400mm high ceramic tiling to bath perimeter	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to reflect shower screen extent above bath	-	-	-	-	-	-	-
Full height ceramic tiling to shower area	-	-	-	-	-	✓	✓

### En-Suites (where applicable)

Ideal Standard's contemporary styled sanitaryware	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area, splash back to basin	✓	✓	✓	✓	✓	✓	✓

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# Specification

	Marchmont	Jacobson	Eaton	Hudson	Riverwood	Oakwood	Baywood
<b>Electrical</b>							
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>							
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>							
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>							
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓
Internal doors with chrome 'lever on rose' door handles	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>							
Turf to front garden	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

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5 stars for customer satisfaction

### Development Opening Times

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