



**Holme Meadows  
Wokingham**

**millerhomes**

*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.

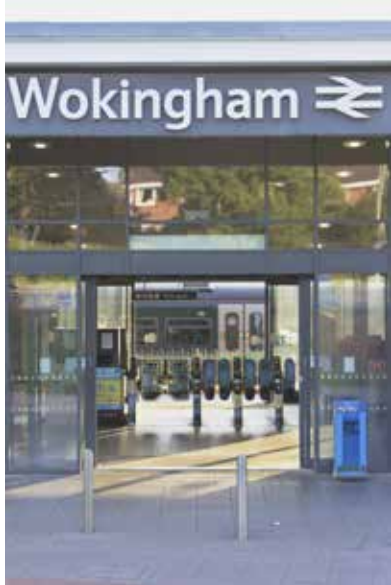




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Holme Meadows.

Ten minutes' drive from the M4 and within half an hour's drive of the M25, Home Meadows has excellent transport links with London and the west of England. Frequent trains from Wokingham Station, two miles away, reach London Waterloo in approximately 70 minutes, and there are additional direct services to Reading, Guildford and Gatwick Airport. The town also has good bus links with Bracknell and Reading.

A large Co-op food store, ten minutes' walk away and open from 7am to 10pm, caters for most everyday needs. In Wokingham's lively, attractive town centre, local shops, restaurants, cafés and pubs complement high street names and supermarkets, including Waitrose, M&S, Tesco, Co-op and Aldi. Open-air markets with local produce, plants crafts and street food are held on Tuesdays, Thursdays, Fridays and Saturdays, and Sunday vegan markets are held six times a year.



# Welcome home

Close to the open countryside south of Wokingham, yet only 20 minutes' walk from the picturesque, historic town centre, this superb selection of energy efficient two, three, four and five bedroom homes and apartments brings an attractive, tree-lined new neighbourhood into an exceptional situation. Within half an hour's drive of the M25 and Heathrow Airport, with good local amenities, it offers an inviting blend of peaceful surroundings and convenient location. Welcome to Holme Meadows...

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.



# Plot Information

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# The Copse

## Type 1

This superb ground floor apartment features a striking dual aspect, open plan living area extending from a stylish kitchen to french doors opening on to an inviting private terrace. One of the two bedrooms is en-suite, and there is generous storage space in the hall.

## Type 1

Living/Kitchen/  
Dining  
4.10m x 7.50m  
13'6" x 24'8"

Principal Bedroom  
3.35m x 4.23m  
11'0" x 13'11"

En-Suite  
1.75m x 2.11m  
5'9" x 6'11"

Bedroom 2  
2.76m x 4.23m  
9'1" x 13'11"

Bathroom  
2.15m x 2.00m  
7'1" x 6'7"

## Floor Space

762 sq ft

## Type 2

With its dual aspect outlooks and french windows, the open plan living area of this practical apartment provides an elegant, light-filled setting for contemporary living. The kitchen layout combines ergonomic design with style, and the cupboard by the front door is perfect for outdoor wear.

## Type 2

Living/Kitchen/  
Dining  
7.05m x 3.58m  
23'2" x 11'9"

Principal Bedroom  
3.63m x 3.85m  
12'0" x 12'8"

Bathroom  
2.15m x 2.00m  
7'1" x 6'7"

## Floor Space

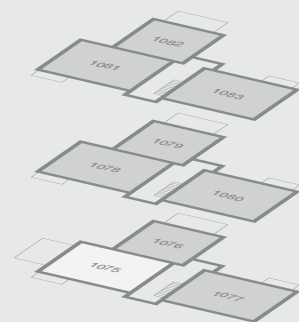
545 sq ft

† Additional window to plot 1082. Please see Development Sales Manager for details

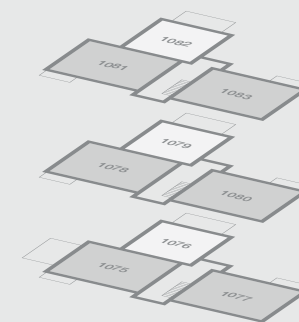
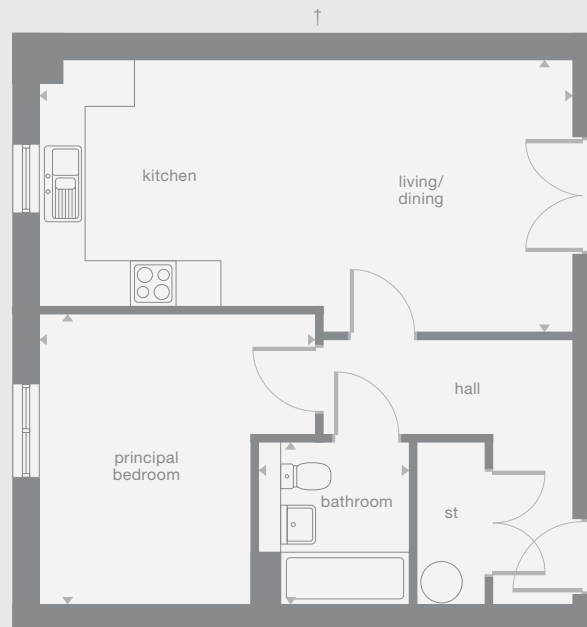
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Type 1



Type 2



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# The Copse

**Type 3**  
Lit by triple aspect windows, including french windows opening on to a delightful balcony, the open-plan living area of this impressive apartment is as ideal for relaxed evenings as for lively gatherings. The principal bedroom is en-suite, and the second bedroom is perfect for overnight guests.

**Type 3**  
**Living/Kitchen/Dining**  
4.10m x 7.50m  
13'6" x 24'8"

**Principal Bedroom**  
3.35m x 4.23m  
11'0" x 13'11"

**En-Suite**  
1.75m x 2.11m  
5'9" x 6'11"

**Bedroom 2**  
2.76m x 4.23m  
9'1" x 13'11"

**Bathroom**  
2.15m x 2.00m  
7'1" x 6'7"

**Floor Space**  
762 sq ft

**Type 4**  
Five windows, including french windows opening to a balcony, bring instant impact and a bright, airy ambience to the open-plan living area of this outstanding apartment. With en-suite facilities in one of the two bedrooms, and good storage space, it offers both flexibility and appeal.

**Type 4**  
**Living/Kitchen/Dining**  
7.05m x 3.58m  
23'2" x 11'9"

**Principal Bedroom**  
3.63m x 3.85m  
12'0" x 12'8"

**Bedroom 2**  
2.76m x 4.23m  
9'1" x 13'11"

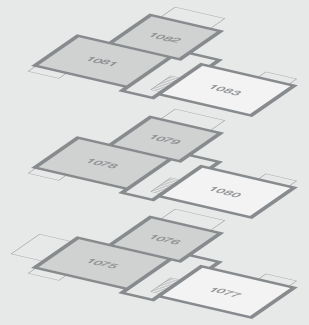
**Bathroom**  
2.15m x 2.00m  
7'1" x 6'7"

**Floor Space**  
545 sq ft

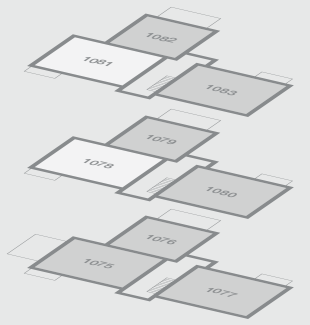
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Type 3



Type 4



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# Delmont

**Overview**

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

**Ground Floor**

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

**Kitchen/Dining**  
4.03m x 3.10m  
13'3" x 10'2"

**WC**  
1.50m x 1.14m  
4'11" x 3'8"

**First Floor**

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

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

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

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

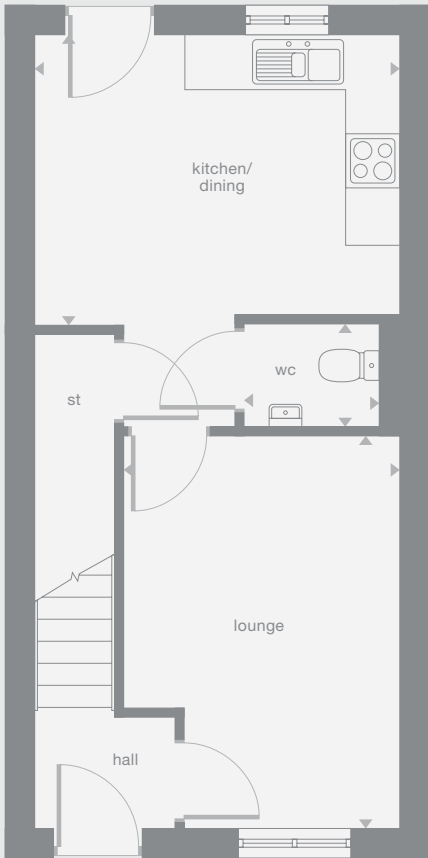
**Floor Space**

758 sq ft

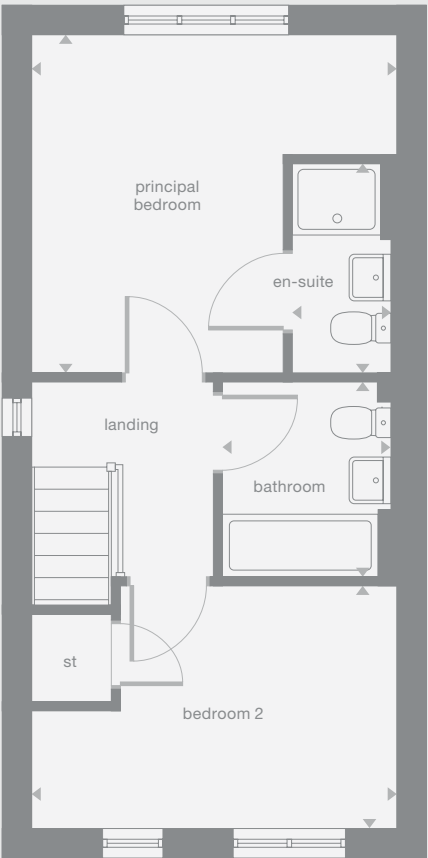
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**Ground Floor**



**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**  
2.28m x 3.34m  
7'6" x 11'0"

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

**Floor Space**

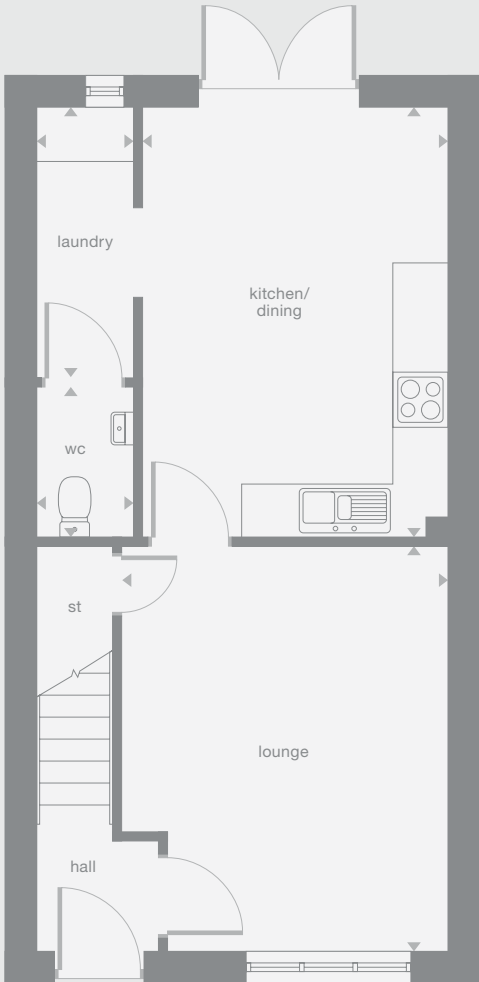
907 sq ft

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

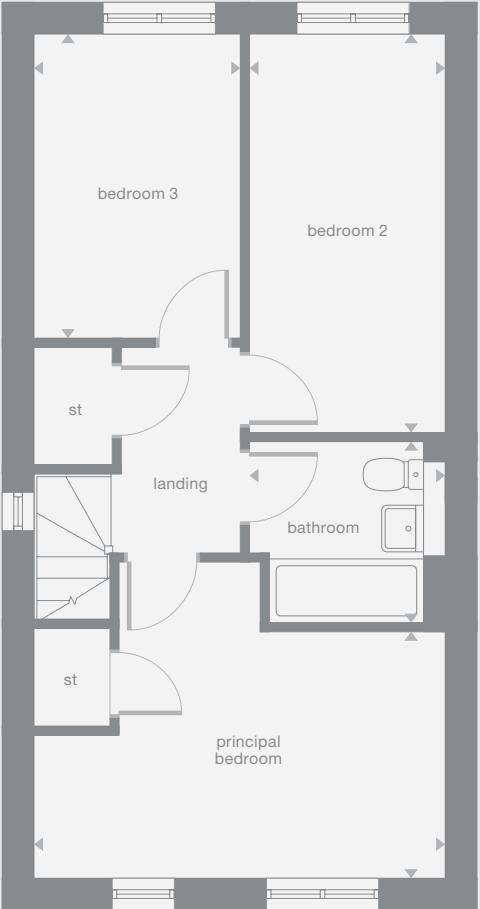


CGI represents typical Miller exterior and for general guidance only. Holme Meadows specific housetype image coming soon.

**Ground Floor**



**First Floor**



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**Overview**

The lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

**Ground Floor**

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

**First Floor**

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

**Floor Space**

947 sq ft

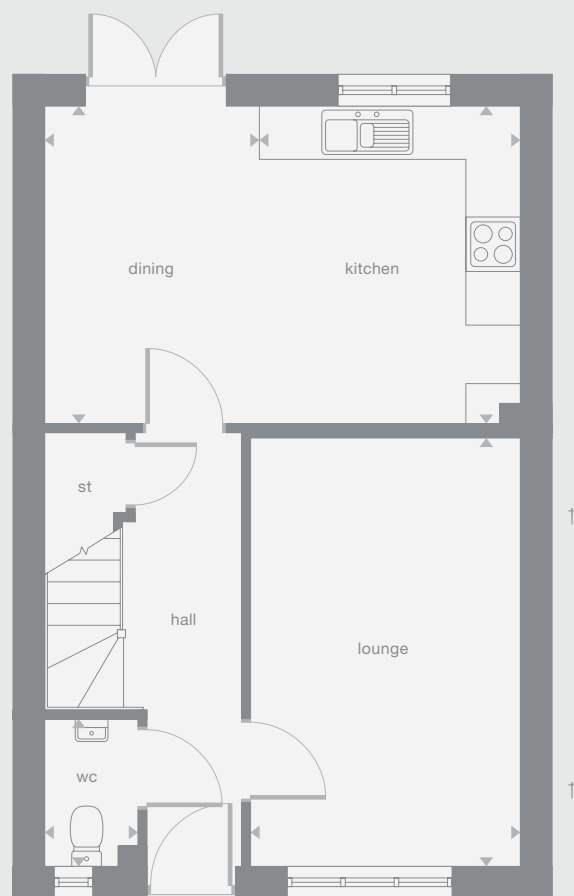
† Additional windows to plot 57. Please see Development Sales Manager for details

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

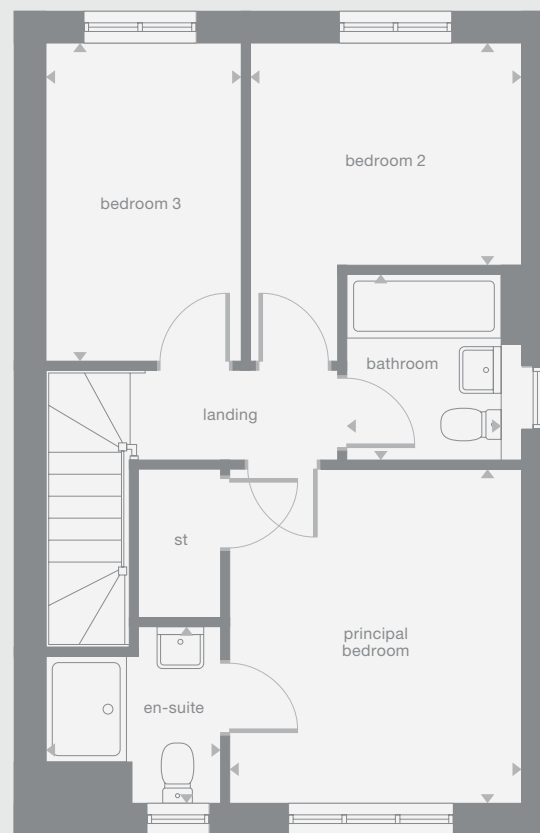
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Chilton

**Overview**

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

**Ground Floor**

- Lounge**  
5.20m x 3.22m  
17'1" x 10'7"
- Kitchen**  
3.07m x 2.74m  
10'1" x 9'0"
- Dining**  
2.12m x 2.46m  
7'0" x 8'1"
- WC**  
1.87m x 1.00m  
6'2" x 3'3"

**First Floor**

- Principal Bedroom**  
3.78m x 3.22m  
12'5" x 10'7"
- En-Suite**  
1.10m x 2.86m  
3'7" x 9'5"
- Bedroom 2**  
2.96m x 3.54m  
9'9" x 11'8"
- Bedroom 3**  
2.15m x 3.55m  
7'1" x 11'8"
- Bathroom**  
1.70m x 2.11m  
5'7" x 6'11"

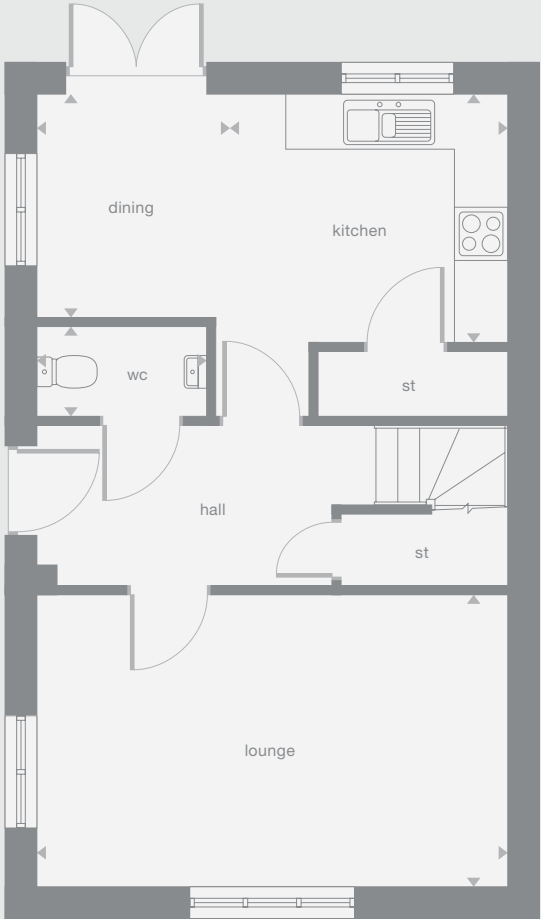
**Floor Space**

979 sq ft

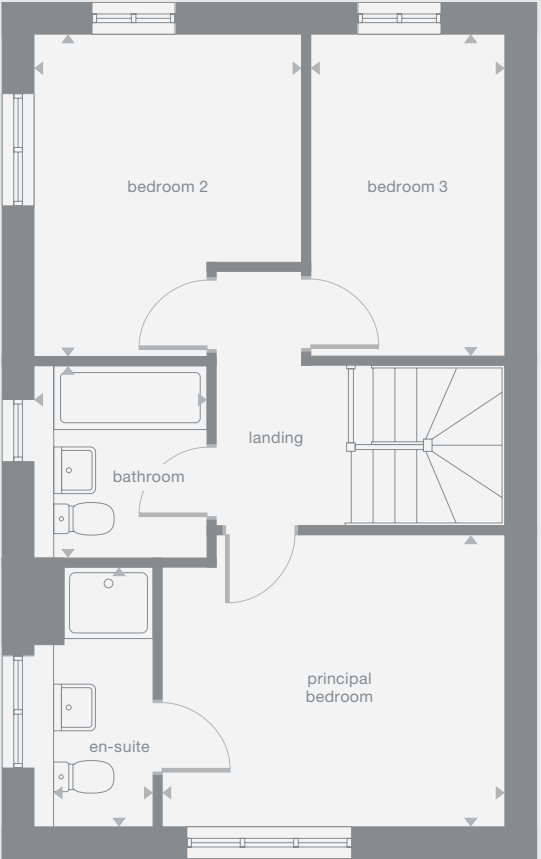
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Braxton

**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**  
2.38m x 2.96m  
7'8" x 9'7"
- Bedroom 3**  
3.19m x 2.72m  
10'6" x 8'11"
- Bathroom**  
1.70m x 2.20m  
5'7" x 7'3"

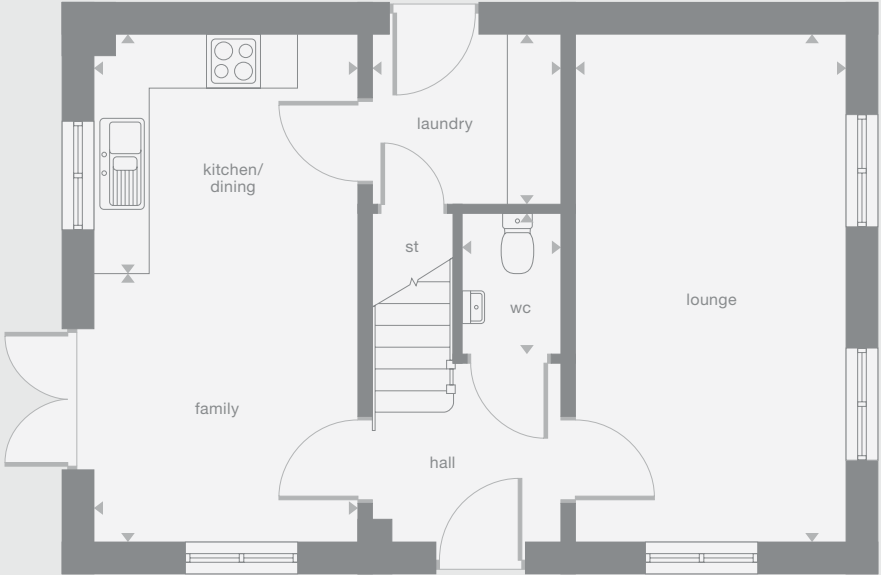
**Floor Space**

996 sq ft

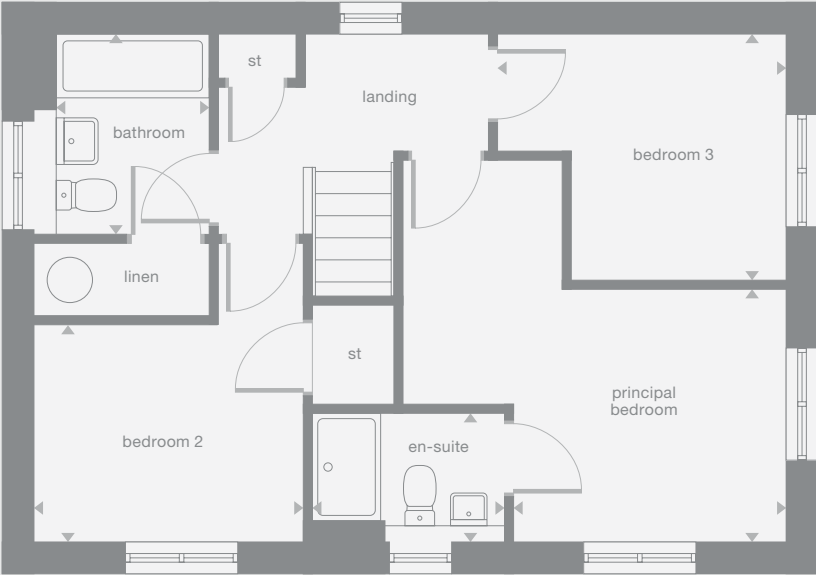
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Clayton

## Overview

The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry room and a downstairs WC, and the first floor includes the family bathroom and three bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
2.87m x 5.91m  
9'5" x 19'5"

**Kitchen**  
2.85m x 3.06m  
9'4" x 10'1"

**Laundry**  
2.18m x 1.23m  
7'2" x 6'6"

**Dining**  
2.85m x 2.85m  
9'4" x 9'4"

**WC**  
1.07m x 1.74m  
3'6" x 5'8"

## First Floor

**Principal Bedroom**  
2.95m x 3.18m  
9'8" x 10'5"

**En-Suite**  
1.93m x 1.71m  
6'4" x 5'7"

**Bedroom 2**  
2.91m x 3.82m  
9'7" x 12'7"

**Bedroom 3**  
2.95m x 2.64m  
9'8" x 8'8"

**Bathroom**  
1.70m x 1.99m  
5'7" x 6'7"

## Floor Space

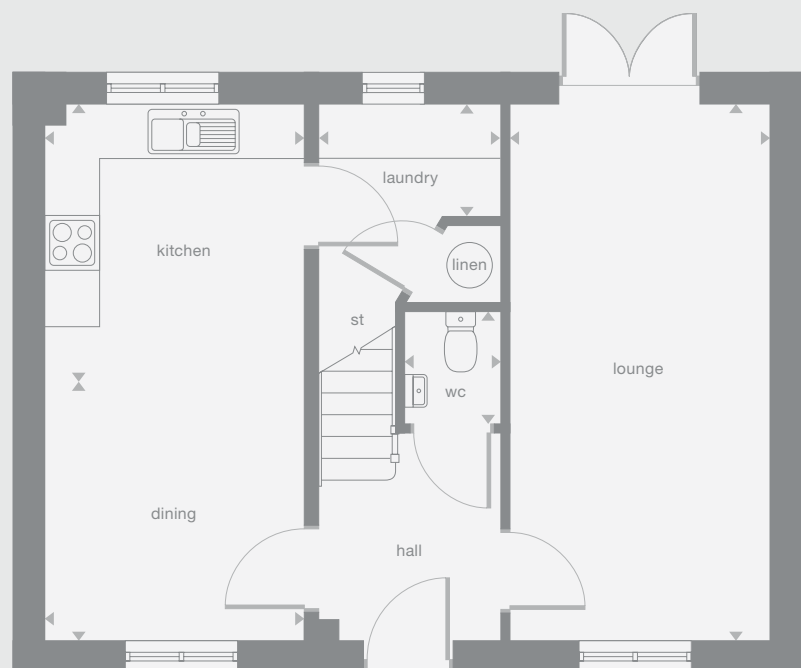
1,018 sq ft

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

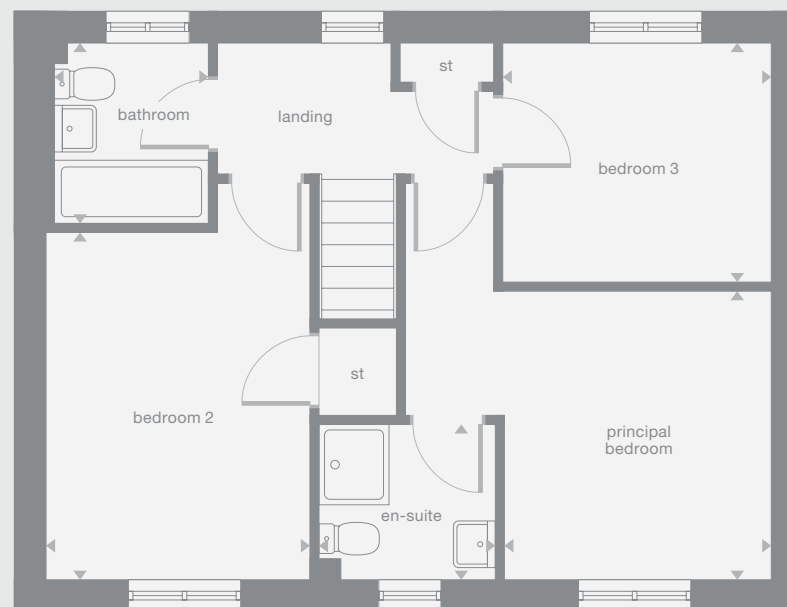


CGI represents typical Miller exterior and for general guidance only. Holme Meadows specific housetype image coming soon.

## 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**  
3.43m 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

† Additional window to plot 1215. Please see Development Sales Manager for details

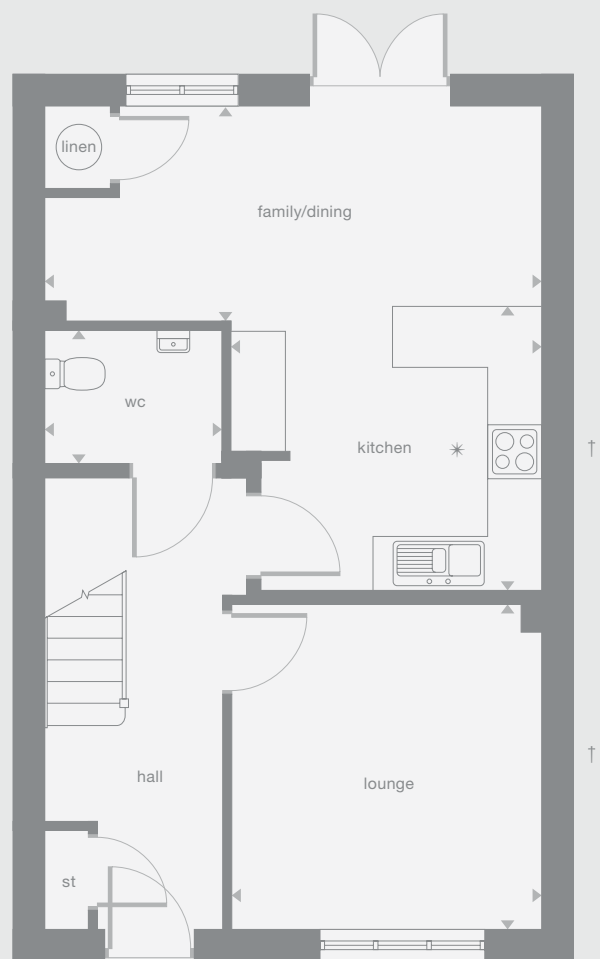
\* Alternative kitchen layout to plot 1215. Please see Development Sales Manager for details

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

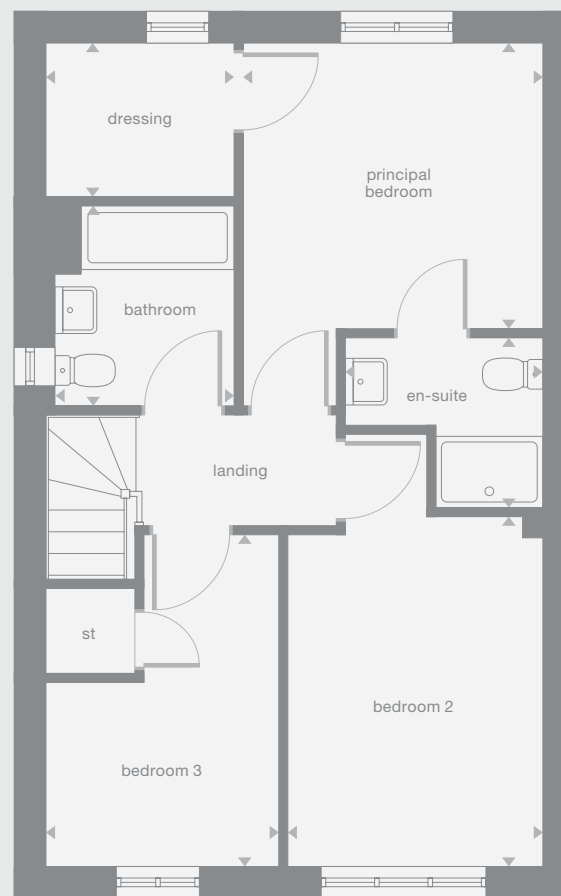


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## Ground Floor



## First Floor



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# Haywood

## Overview

With its french doors and separate laundry room, the kitchen and dining room presents a natural, practical hub for family life. The ground floor includes a comfortable lounge and a WC, while upstairs the principal bedroom has an en-suite and the generous fourth bedroom is perfectly suited as a quiet home office or study.

## Ground Floor

**Lounge**  
3.00m x 4.46m  
9'10" x 14'8"

**Kitchen/Dining/Family**  
5.81m x 4.00m  
19'1" x 13'2"

**Laundry**  
1.36m x 2.40m  
4'6" x 7'11"

**WC**  
0.96m x 1.82m  
3'2" x 6'0"

## First

**Principal Bedroom**  
3.05m x 3.87m  
10'0" x 12'8"

**En-Suite**  
2.03m x 1.18m  
6'8" x 3'10"

**Bedroom 2**  
2.68m x 3.14m  
8'10" x 10'4"

**Bedroom 3**  
2.66m x 2.82m  
8'9" x 9'3"

**Bedroom 4/Study**  
3.03m x 2.08m  
9'11" x 6'10"

**Bathroom**  
1.70m x 2.42m  
5'7" x 7'11"

## Floor Space

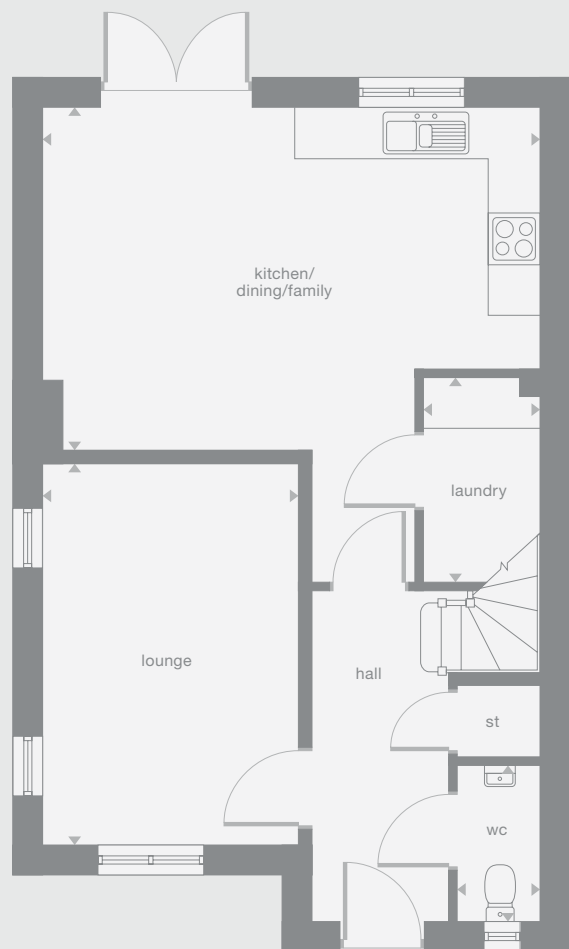
1,130 sq ft

† Window only applicable to some plots. Please see Development Sales Manager for details

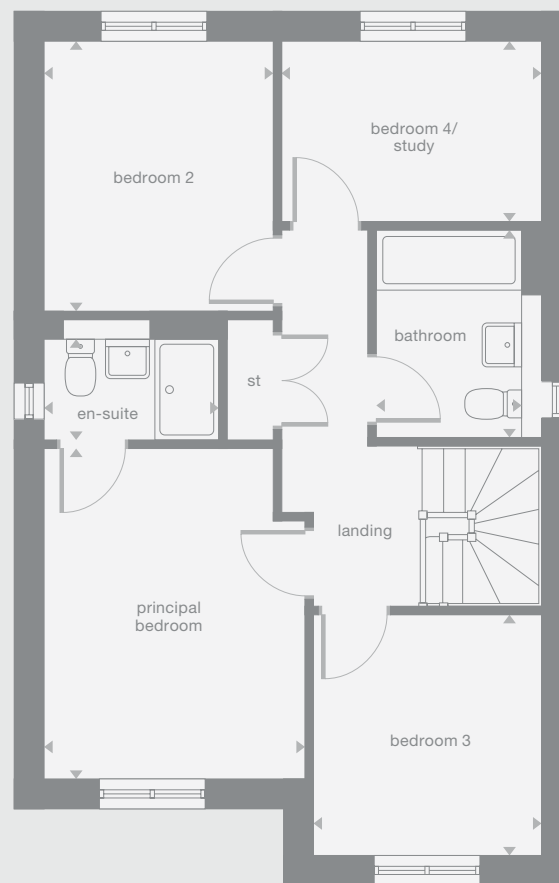
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Westerwood

## Overview

The bright, practical family kitchen, featuring french doors in the dining area and a self-contained laundry, shares the ground floor with a comfortable lounge and a convenient WC. Upstairs, one of the four bedrooms is en-suite, and there are cupboards in the hall and landing.

## Ground Floor

**Lounge**  
3.11m x 4.46m  
10'3" x 14'8"

**Kitchen/Dining/Family**  
5.92m x 4.00m  
19'5" x 13'2"

**Laundry**  
1.39m x 2.40m  
4'7" x 7'11"

**WC**  
0.96m x 1.82m  
3'2" x 6'0"

## First Floor

**Principal Bedroom**  
3.17m x 3.72m  
10'5" x 12'2"

**En-Suite**  
1.70m x 1.80m  
5'7" x 5'11"

**Bedroom 2**  
2.79m x 2.89m  
9'2" x 9'6"

**Bedroom 3**  
2.66m x 2.82m  
8'9" x 9'3"

**Bedroom 4**  
3.03m x 2.47m  
9'11" x 8'1"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'9"

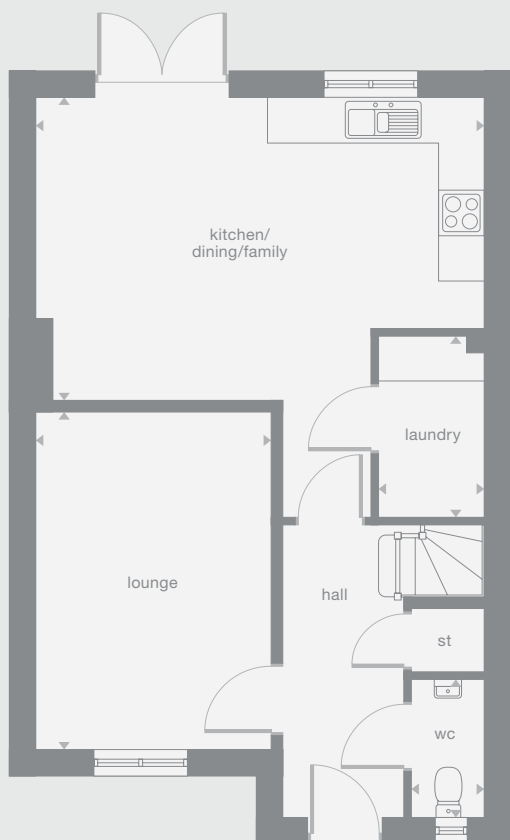
## Floor Space

1,151 sq ft

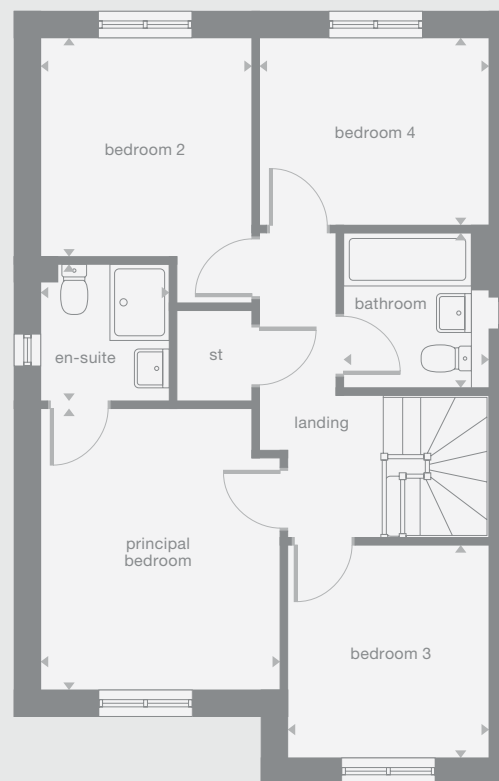
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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.

# 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 3.01m  
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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# 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"

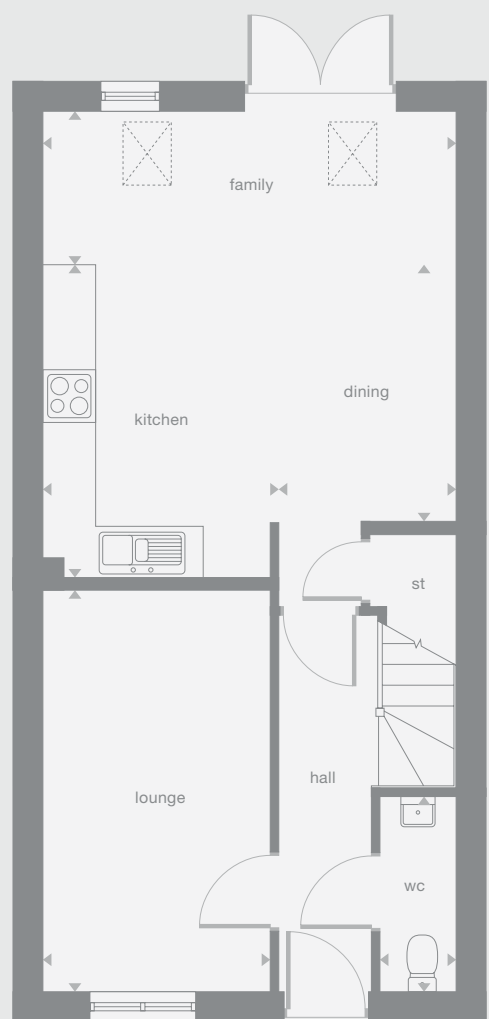
**Floor Space**

1,271 sq ft

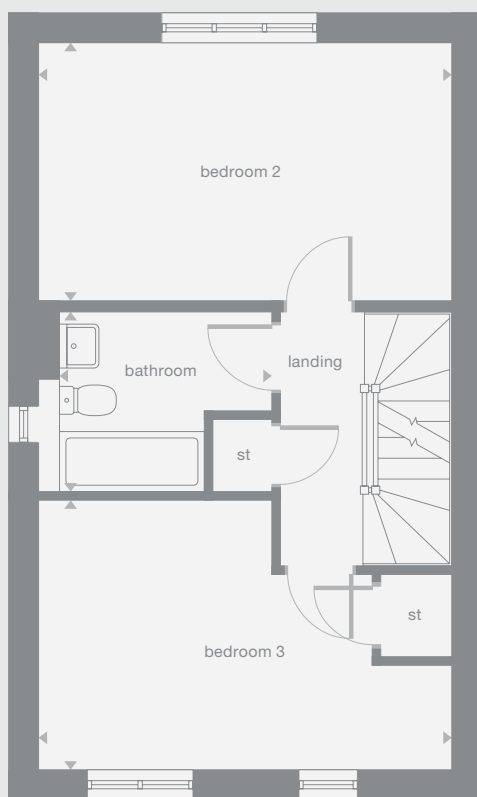
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Denotes full height ceiling line  
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Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



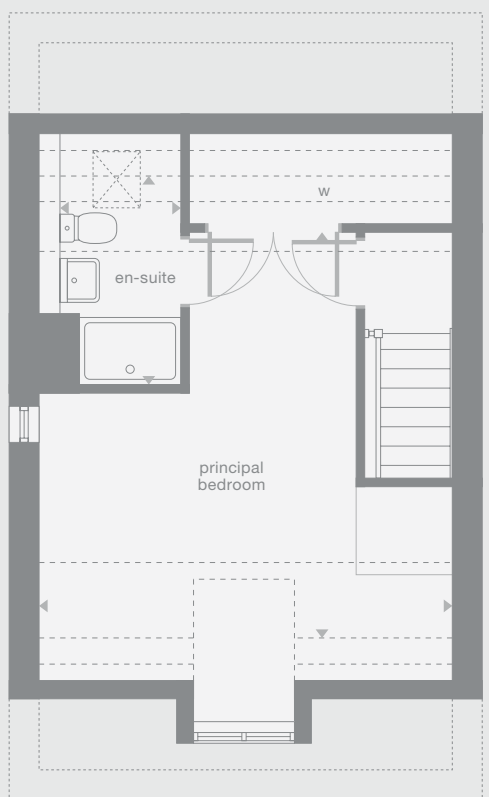
Ground Floor



First Floor



Second Floor



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# Elderton

**Overview**

The living room, the kitchen where french doors enhance the dining area, and two of the three bedrooms are all dual aspect, creating an inspiring, light-filled ambience. A separate utility room adds convenience, and the en-suite upper bedroom features a dressing area with twin wardrobes.

**Ground Floor**

Lounge  
5.04m x 3.01m  
16'7" x 9'11"

Kitchen/Dining  
5.04m x 3.15m  
16'7" x 10'4"

Laundry  
2.10m x 1.65m  
6'11" x 5'5"

WC  
1.80m x 1.11m  
5'11" x 3'8"

**First Floor**

Bedroom 2  
5.04m x 3.22m  
16'7" x 10'7"

Bedroom 3  
3.20m x 2.94m  
10'6" x 9'8"

Bathroom  
2.10m x 2.01m  
6'11" x 6'7"

**Second Floor**

Principal Bedroom  
8.53m x 4.09m  
28'0" x 13'5"

En-Suite  
3.20m x 1.57m  
10'6" x 5'2"

Dressing  
3.71m x 1.62m  
12'2" x 5'3"

**Floor Space**

1,300 sq ft

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Denotes full height ceiling line

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Denotes 1,500m height ceiling line

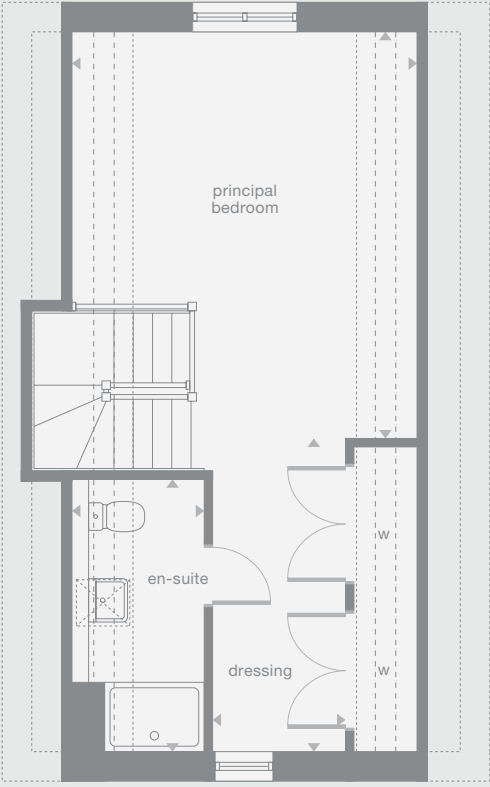
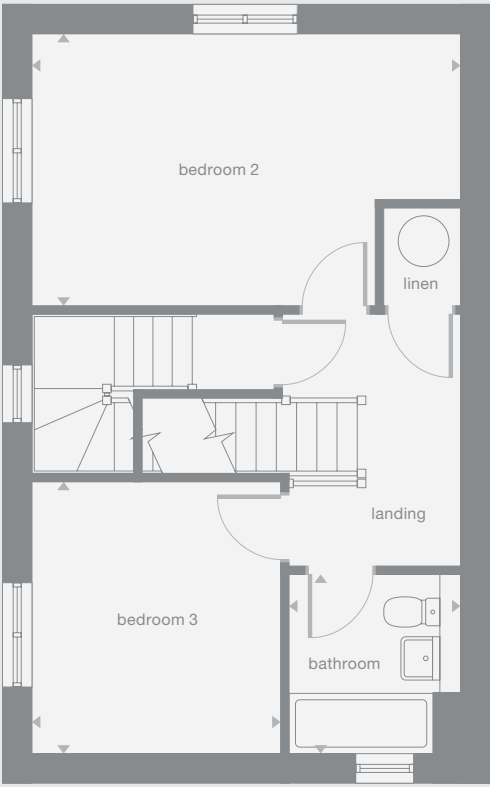
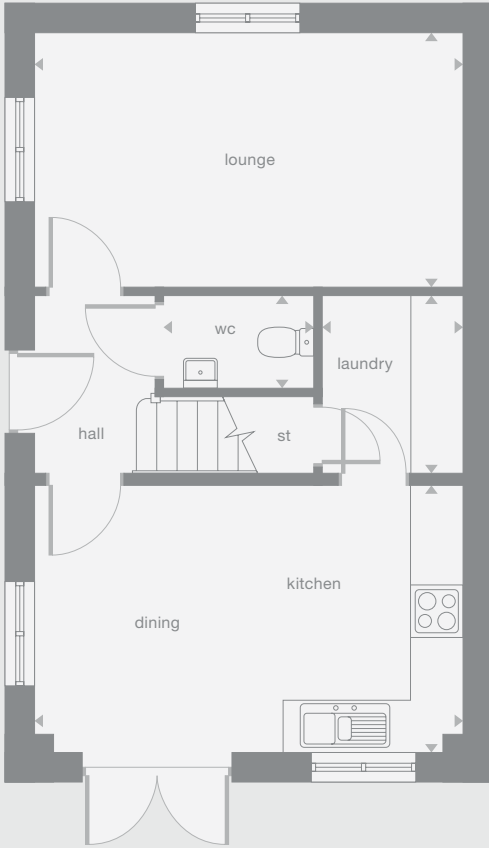
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor

First Floor

Second Floor



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# 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, 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"

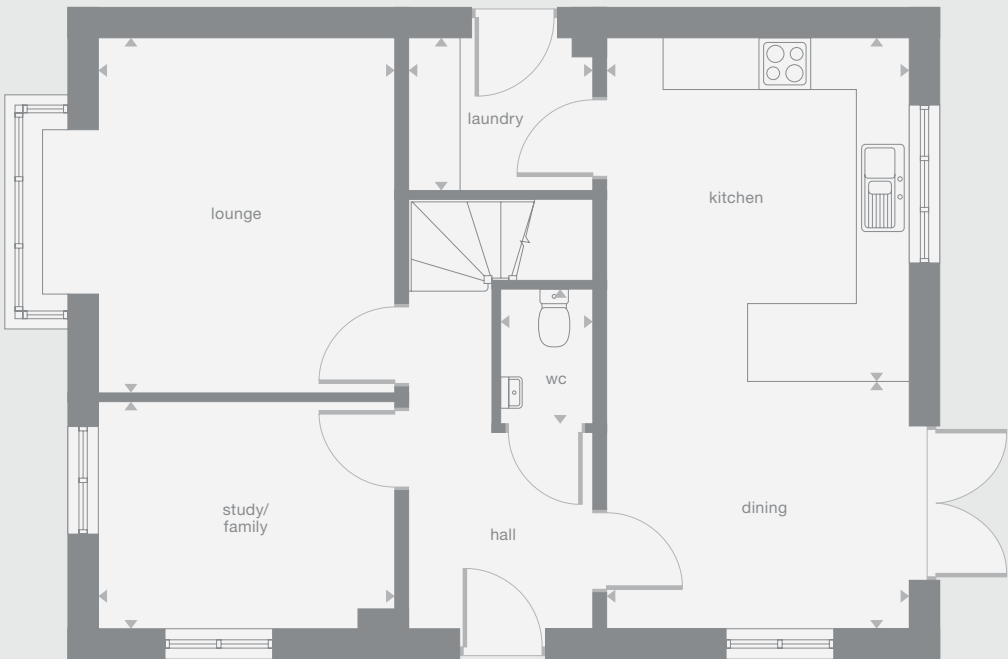
**Floor Space**

1,379 sq ft

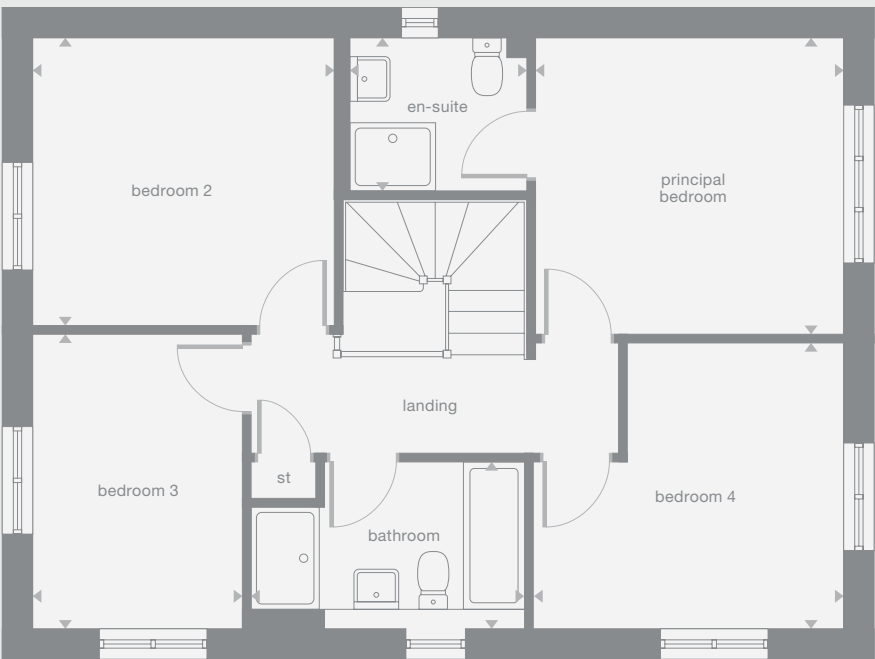
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Laurel

**Overview**

With its lounge bay window, french doors in the dining area and four dual aspect rooms, this is a breathtakingly light home. Two of the three bedrooms are en-suite, a downstairs WC complements the family bathroom and the sumptuous upper bedroom includes a dressing room.

**Ground Floor**

Lounge  
4.80m x 3.26m  
15'9" x 10'8"

Kitchen/Dining  
4.80m x 2.98m  
15'9" x 9'9"

WC  
1.83m x 10.53m  
6'0" x 3'5"

**First Floor**

Bedroom 2  
3.46m x 3.26m  
11'5" x 10'8"

En-Suite 2  
3.02m x 1.95m  
9'11" x 6'5"

Bedroom 3  
4.80m x 2.98m  
15'9" x 9'10"

Bathroom  
2.31m x 1.90m  
7'7" x 6'3"

**Second Floor**

Principal Bedroom  
4.80m x 3.29m  
15'9" x 10'0"

En-Suite 1  
3.26m x 1.23m  
10'8" x 4'1"

Dressing  
3.02m x 2.75m  
9'11" x 9'0"

**Floor Space**

1,381 sq ft

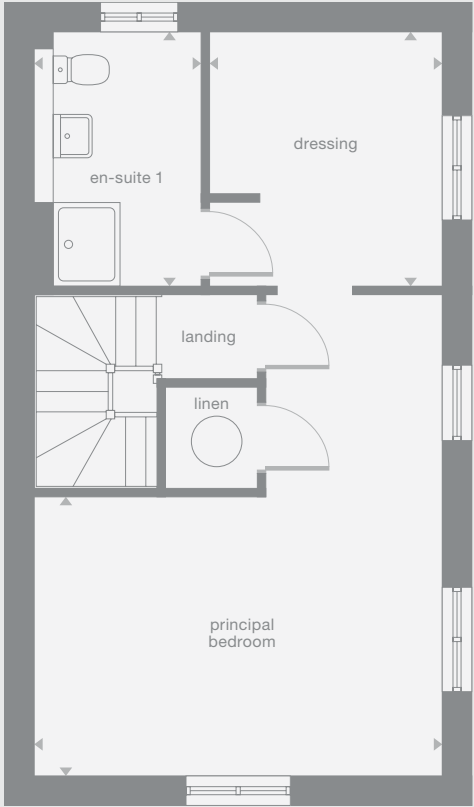
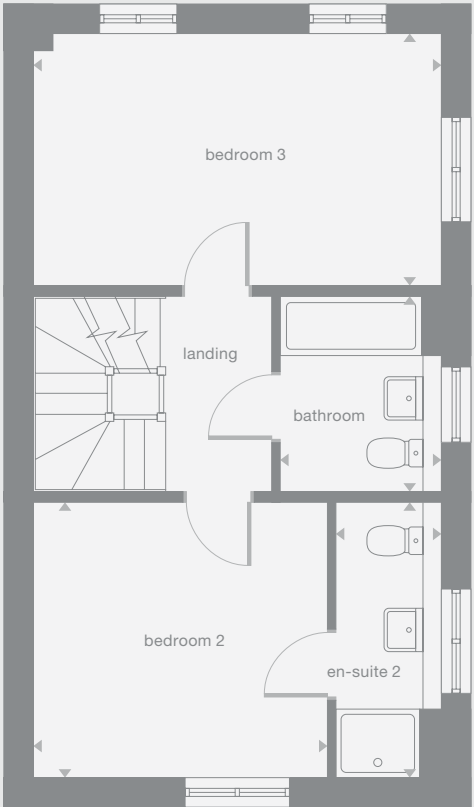
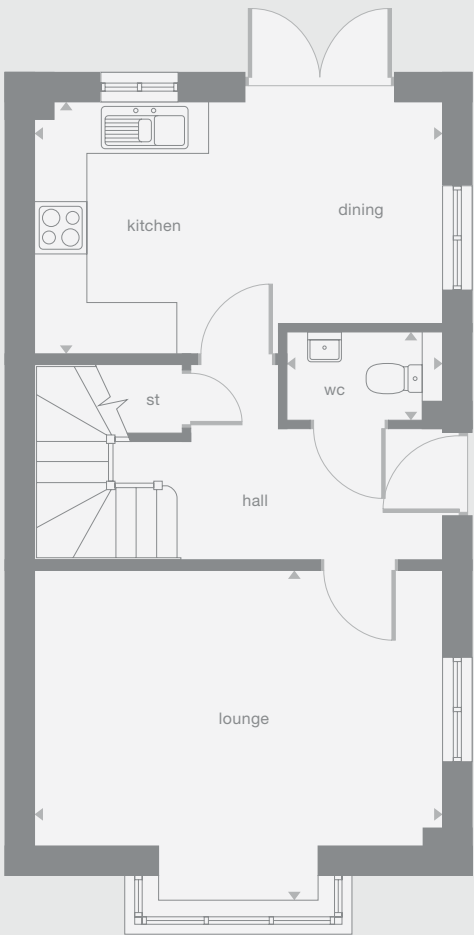
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor

First Floor

Second Floor



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# Oakmont

## Overview

The kitchen and dining room, extending into a light-filled family area with french doors, shares the ground floor with a comfortable lounge and a downstairs WC. There is a private study, two of the three bedrooms are en-suite and one has a delightful dormer window.

## Ground Floor

**Lounge**  
4.70m x 2.63m  
15'5" x 8'8"

**Kitchen/Dining**  
5.46m x 4.81m  
17'11" x 15'10"

**WC**  
2.27m x 0.90m  
7'6" x 2'11"

## First Floor

**Bedroom 2**  
3.92m x 3.05m  
12'10" x 10'0"

**En-Suite 2**  
3.02m x 1.95m  
9'11" x 6'5"

**Bedroom 3**  
4.81m x 3.04m  
15'10" x 10'0"

**Study**  
3.58m x 2.71m  
11'0" x 8'11"

**Bathroom**  
2.27m x 2.01m  
7'6" x 6'7"

## Second Floor

**Principal Bedroom**  
5.70m x 4.80m  
18'8" x 15'9"

**En-Suite 1**  
3.05m x 1.28m  
10'0" x 4'3"

**Dressing**  
3.02m x 2.75m  
9'11" x 9'0"

## Floor Space

1,467 sq ft

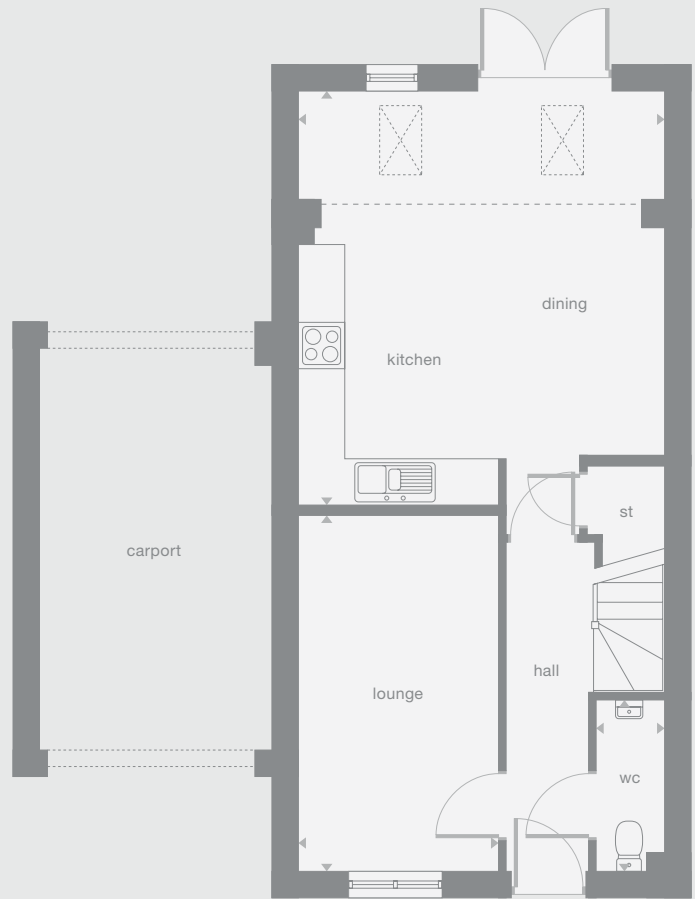
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Denotes full height ceiling line

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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



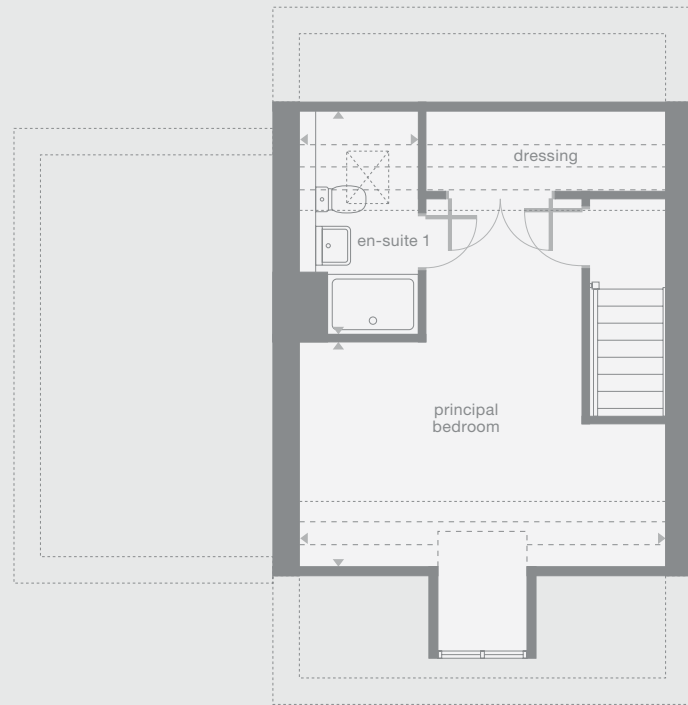
Ground Floor



First Floor



Second Floor



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# Beechmont

**Overview**  
 With dual aspect outlooks in the dining room, living room and a kitchen that extends into a conservatory-style family area with french doors, this is a bright, airy residence. It includes a utility room and a study, and two of the three bedrooms are en-suite.

**Ground Floor**  
 Kitchen/Family  
 5.04m x 3.15m  
 16'7" x 10'4"  
 Laundry  
 2.10m x 1.65m  
 6'11" x 5'5"  
 Dining  
 5.04m x 3.01m  
 16'7" x 9'11"  
 WC  
 1.80m x 1.11m  
 5'11" x 3'8"

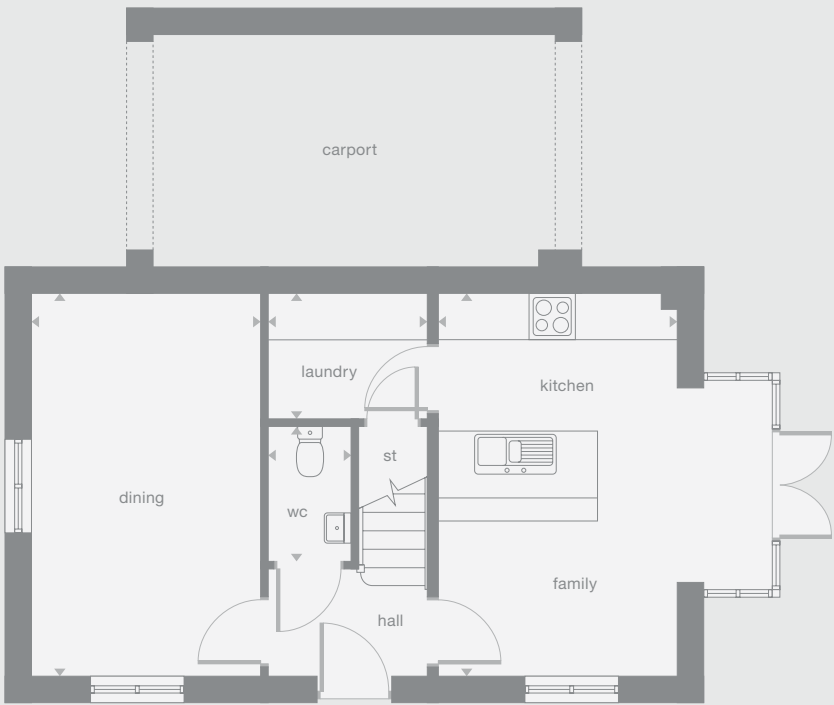
**First Floor**  
 Lounge  
 5.04m x 3.22m  
 16'6" x 10'7"  
 Bedroom 2  
 3.88m x 3.04m  
 12'9" x 10'0"  
 En-Suite 2  
 1.36m x 3.01m  
 4'5" x 9'9"  
 Bedroom 3  
 3.20m x 2.94m  
 10'6" x 9'8"  
 Bathroom  
 2.10m x 2.01m  
 6'11" x 6'7"

**Second Floor**  
 Principal Bedroom  
 4.02m x 3.22m  
 13'2" x 10'7"  
 En-Suite  
 2.76m x 1.53m  
 9'1" x 5'0"  
 Study  
 4.02m x 2.34m  
 13'2" x 7'8"

**Floor Space**  
 1,536 sq ft  
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 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



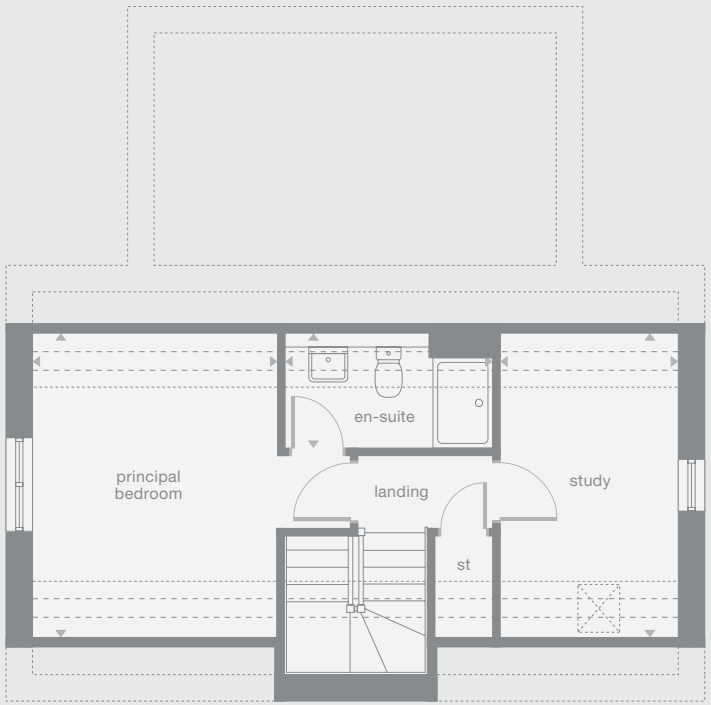
Ground Floor



First Floor



Second Floor



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# 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

<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

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...



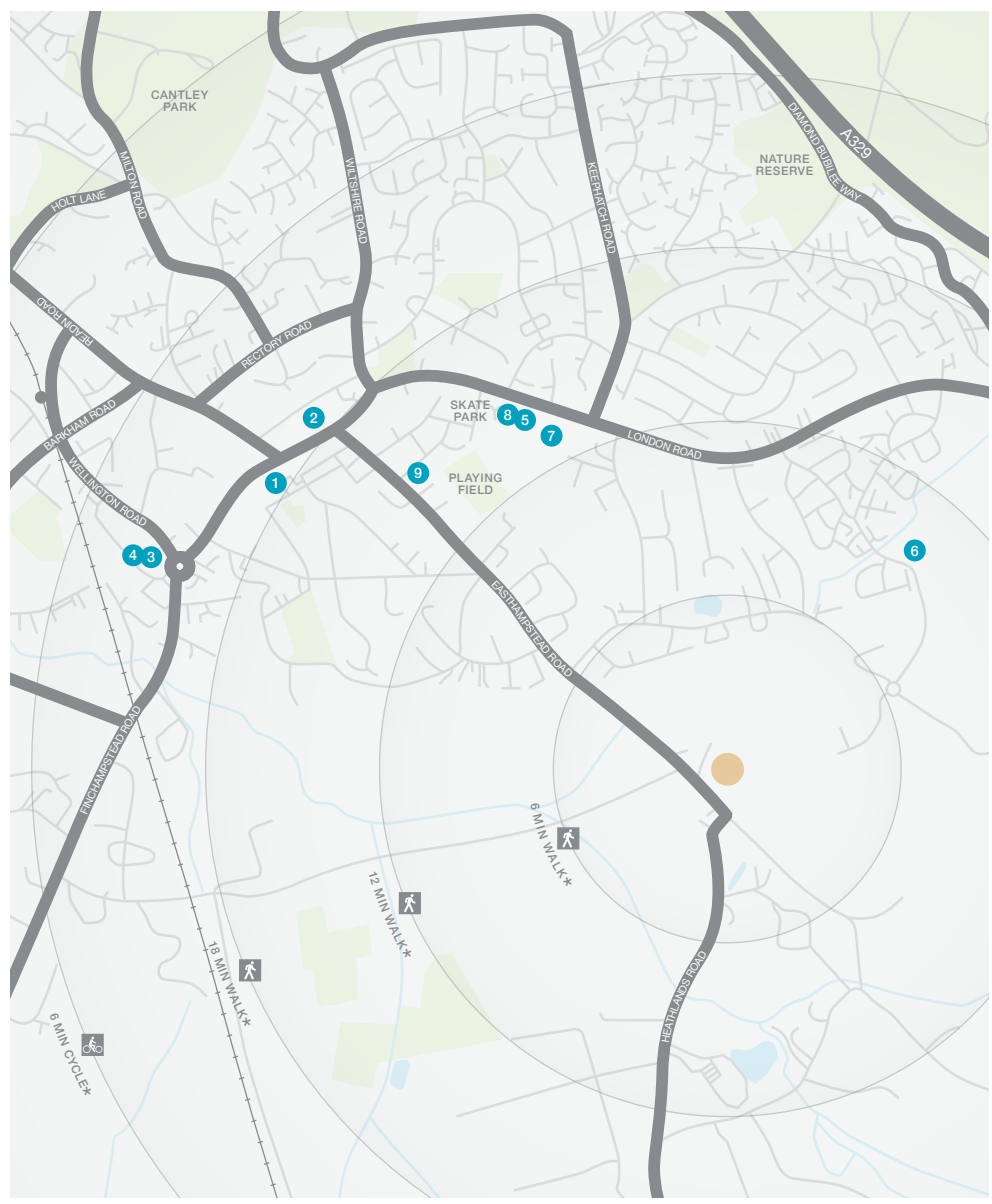
Nearby leisure amenities include Oakwood Climbing Centre, a few minutes' walk from Holme Meadows, and St Crispin's Leisure Centre's gym and sports hall are less than a mile away. Carnival Hub, near the town centre, houses Wokingham Library and a Leisure Centre with pools, cycle studio, sports courts and a gym, while a Superbowl next to Carnival Hub offers bowling and laser quest games. The town has a three-screen Everyman Cinema, a community theatre, and dozens of active clubs and societies, from photography and an Arts Society to choral singing and a wide range of sports. The town also holds an August festival with music and activities for all ages.

Wokingham is rich in green spaces, from the woods of Buckhurst Meadows or Jennett's Park, both within a short stroll of the development, to the spacious Cantley Park and the 350-acre Dinton Pastures Country Park, with its meadows, lakes and boat hire. California Country Park features an exciting playground and fishing lakes, while the nature reserves and parks fringing the north of the town provide a fascinating variety of habitats. The area's golf courses are complemented by Wokingham Family Golf, offering some unusual variations on the game.

Floreat Montague Park Primary School and Nursery is just five minutes' walk from Holme Meadows, and St Crispin's School, a mixed comprehensive, is less than a mile away. Both are rated 'Good' by Ofsted. Wokingham's large, purpose-built medical centre is conveniently located in the town centre, and Wokingham Dental Clinic is the nearest of a choice of dentists in the town.



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 Wokingham Post Office  
26 Market Place  
0345 611 2970
- 2 Rose Street Pharmacy  
and Travel Clinic  
23 Rose Street  
0118 907 8188
- 3 Wokingham Library  
Carnival Hub, Wellington Road  
0118 798 1368
- 4 Wokingham Leisure Centre  
Carnival Hub, Wellington Road  
0118 977 0007
- 5 St Crispin's Leisure Centre  
London Road  
0118 979 1066
- 6 Floreat Montague Park  
Primary School  
William Heelas Way  
0118 402 9020
- 7 St Crispin's School  
London Road  
0118 781 144
- 8 Wokingham Medical Centre  
23 Rose Street  
0118 978 4566
- 9 Wokingham Dental Clinic  
56 Easthampstead Road  
0118979 1551

\* 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



Development opening times  
Thursday – Monday  
10:30am – 5:30pm  
millerhomes.co.uk  
03300 299 380

**From M25 junction 12**  
Follow the M3 for Basingstoke for six miles, leaving at junction 3 to join the A322 for Bracknell. Stay on the A322 for seven miles, then at Twin Bridges Roundabout take the second exit, joining the A329. Pass through Doncastle roundabout, then at Jennet's Park roundabout take the first exit. After 100 yards, take the third roundabout exit, entering Peacock Lane. Half a mile on turn right, signposted for Wokingham. After another half mile, take the fourth roundabout exit into Holme Meadows.

**From Reading**  
Leave Reading by the A329, for Wokingham. Approximately three miles after the junction with the M4, stay on the A328 through the first exit for Wokingham then at Jennet's Park roundabout take the second exit. After 100 yards, take the third roundabout exit, entering Peacock Lane. Half a mile on turn right, signposted for Wokingham. After another half mile, take the fourth roundabout exit into Holme Meadows.

**Sat Nav**  
RG40 3DA



**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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*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 03300 299 380

Sat Nav: RG40 3DA

What3Words - [///ample.plan.tracks](http://///ample.plan.tracks)

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

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