



**Eastgate Gardens
Rugby**

the place to be®

millerhomes

- 04 Living in Rugby
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 46 The Miller Difference
- 52 Useful Contacts
- 54 Contact Us

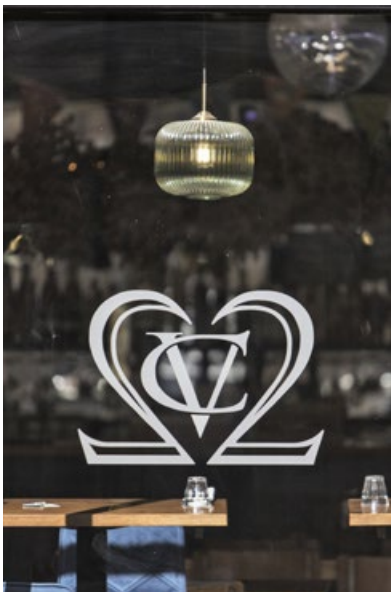
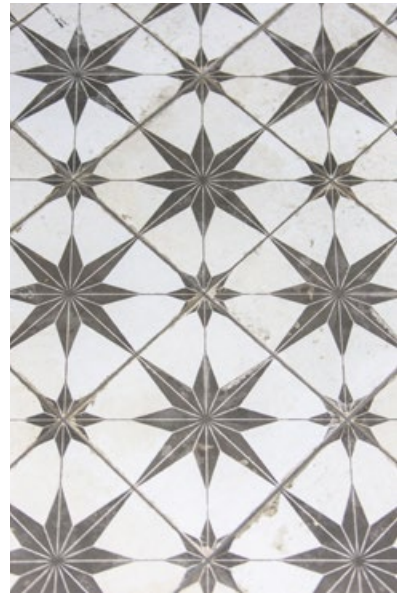
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with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



Eastgate Gardens is just five minutes' drive from the M1, and offers fast access to the M45 and the M6. Coventry and Leicester can be reached in half an hour, Birmingham within 45 minutes, and the M25 London Orbital Motorway is just over an hour away. Buses into Rugby town centre stop five minutes' walk from the development, reaching Rugby Station in ten minutes. From Rugby, there are direct trains to Birmingham New Street, a 40 minute trip, as well as to Manchester, Coventry, Milton Keynes, Crewe and London Euston.



Welcome home

This inviting neighbourhood of energy efficient two, three and four bedroom homes sits on the edge of the exciting new community of Houlton, where the stimulating mix of amenities, green spaces and footpaths has matured into a peaceful, invigorating place to live and grow. Four miles from Rugby town centre and three from the M1, its excellent transport links also make it a convenient base for travel throughout the country.

Welcome to Eastgate 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.



Plot Information

- Glenmont**
See Page 12
- Delmont**
See Page 14
- Denton**
See Page 16
- Chilton**
See Page 18
- Braxton**
See Page 20
- Hampton**
See Page 22
- Linton**
See Page 24
- Rushwick**
See Page 26
- Haywood**
See Page 28
- Fordwood**
See Page 30
- Buckingham**
See Page 32
- Cherrywood**
See Page 34
- Doveton**
See Page 36
- Charleswood**
See Page 38
- Beauwood**
See Page 40
- Briarwood**
See Page 42
- Crosswood**
See Page 44
- Affordable Housing**

- Visitor Parking V
- Bin Collection Point BCP
- Local Equipped LEAP
- Area of Play



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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Glenmont

Overview

With a bright landing opening on to an airy, dual aspect, open plan living area that combines comfort with a striking, contemporary appeal, this is an adaptable and stylish home. One of the two bedrooms features en-suite facilities, and the kitchen includes a convenient built-in cupboard.

Dimensions

Kitchen/Dining
3.06m x 3.19m
10'1" x 10'6"

Living
3.61m x 2.83m
11'10" x 9'4"

Principal Bedroom
4.43m x 2.73m
14'7" x 9'0"

En-Suite
2.23m x 1.20m
7'4" x 3'11"

Bedroom 2
2.58m x 3.78m
8'6" x 12'5"

Bathroom
2.23m x 1.92m
7'4" x 6'4"

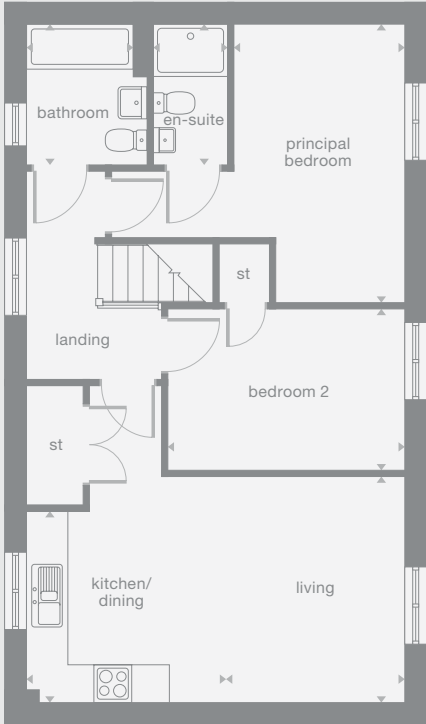
Floor Space

753 sq ft

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



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.

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 3.08m
13'3" x 10'1"

WC
1.50m x 1.14m
4'11" x 3'9"

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

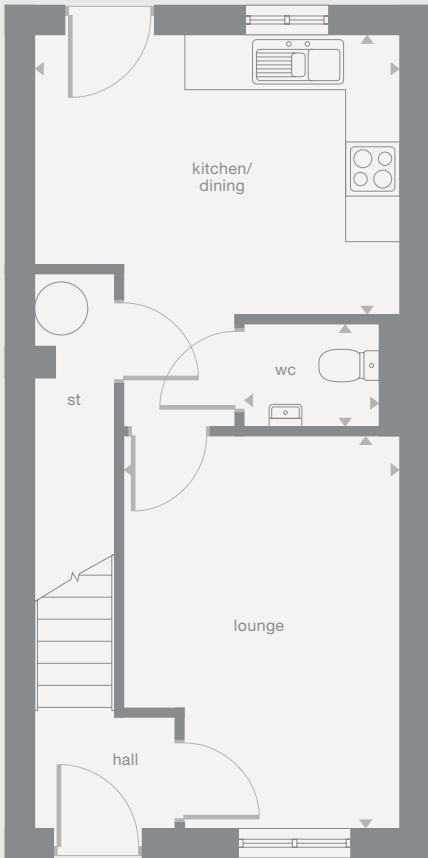
758 sq ft

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

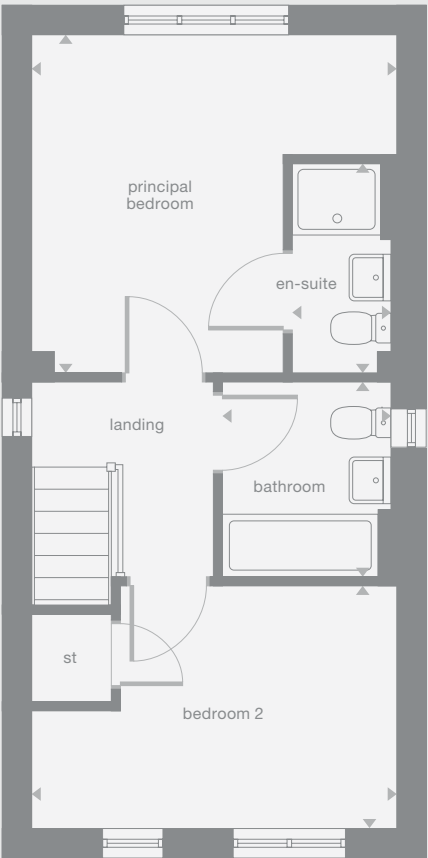
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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.

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

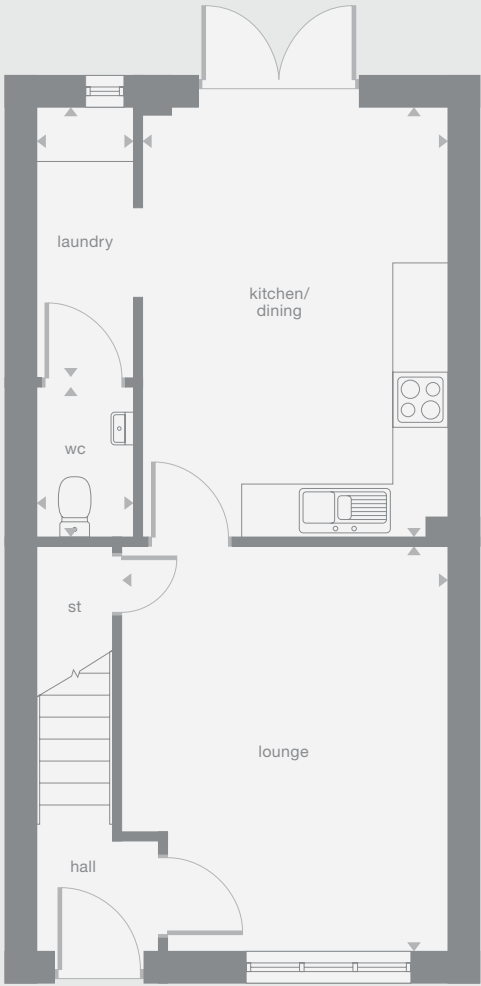
907 sq ft

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

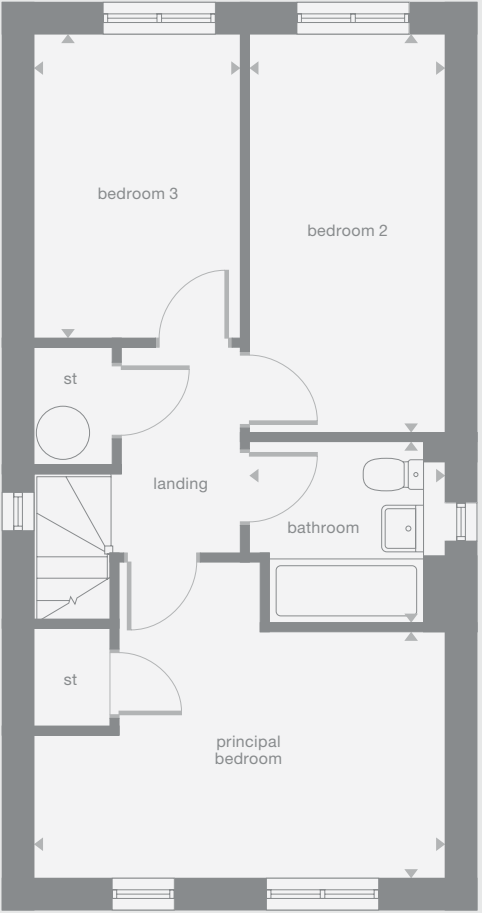
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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.

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"

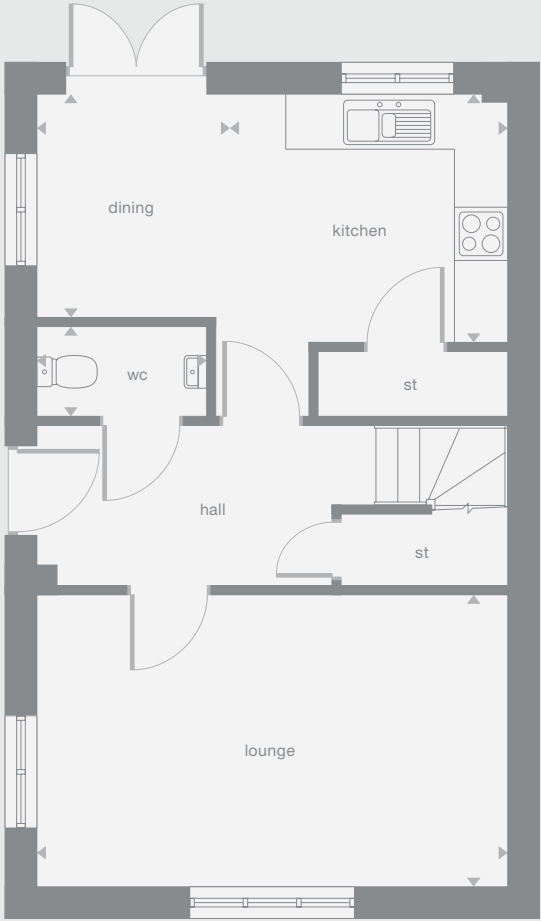
Floor Space

979 sq ft

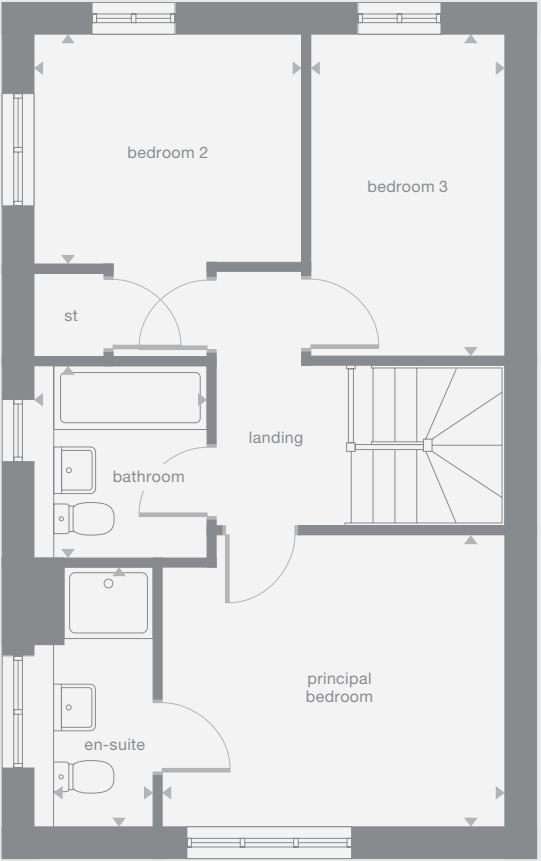
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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.

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**
2.95m x 2.39m
9'8" x 7'10"
- Bedroom 3**
3.19m x 2.72m
10'6" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

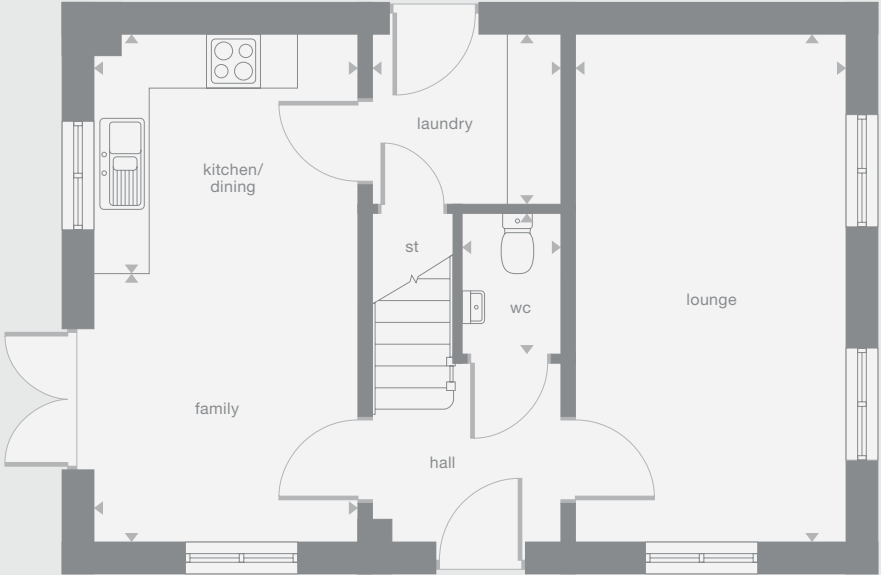
Floor Space

996 sq ft

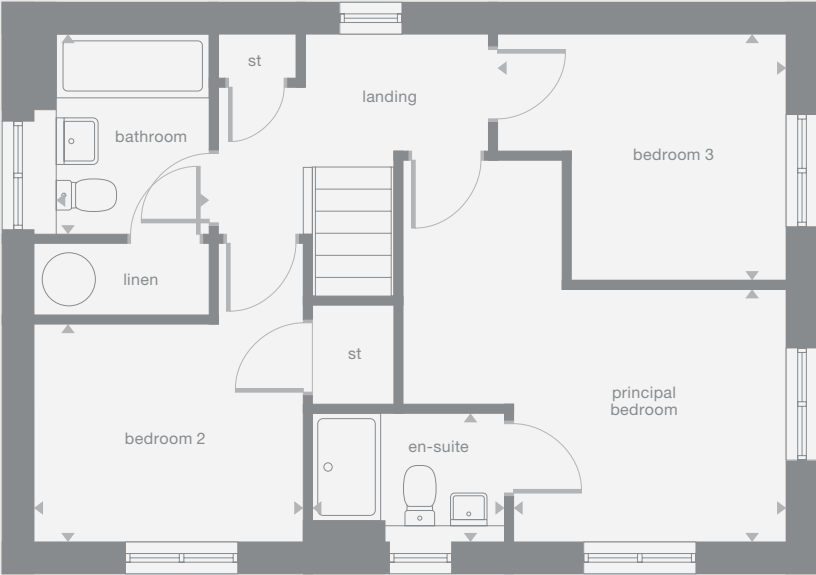
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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.

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 3.37m
11'3" x 11'1"

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"

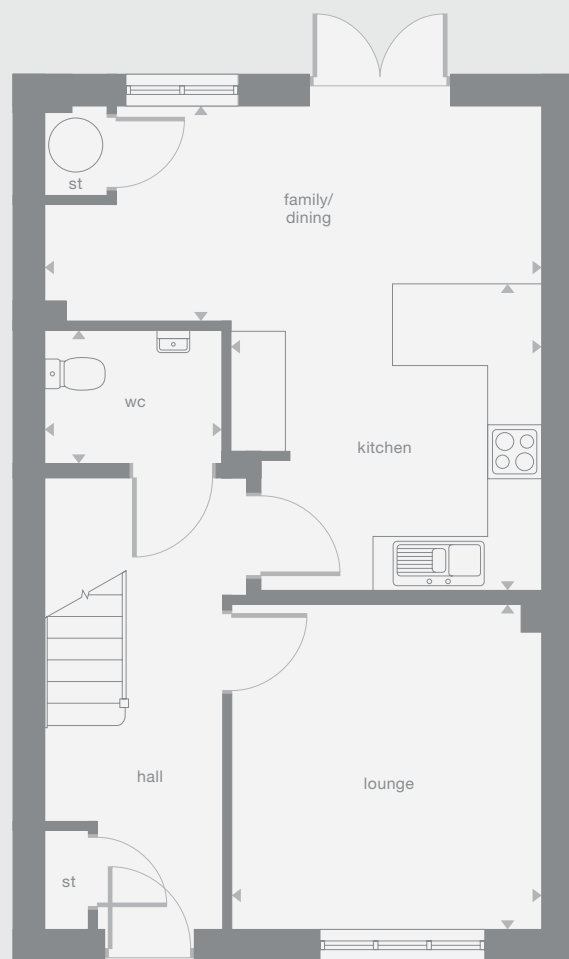
Floor Space

1,069 sq ft

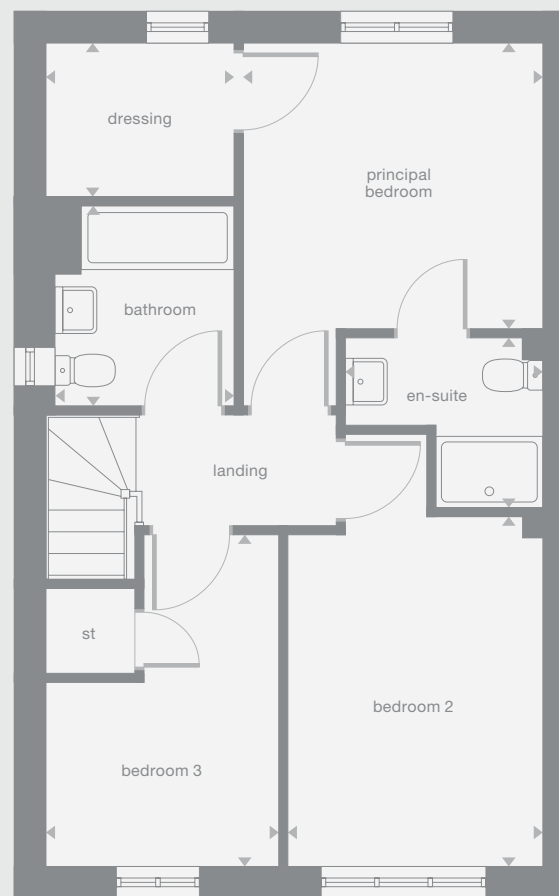
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

Overview

The light, well-proportioned lounge opens on to a bright kitchen with feature french doors in the dining area. One of the three bedrooms is en-suite with a walk-through dressing area, another includes a useful cupboard, and the family bathroom is complemented by a downstairs WC.

Ground Floor

Lounge
3.47m x 4.62m
11'5" x 15'2"

Kitchen/Dining
5.71m x 3.50m
18'9" x 11'6"

WC
1.80m x 1.46m
5'11" x 4'10"

First Floor

Principal Bedroom
3.05m x 4.60m
10'0" x 15'1"

En-Suite
2.40m x 1.18m
7'11" x 3'11"

Dressing
3.05m x 1.41m
10'0" x 4'11"

Bedroom 2
4.46m x 3.21m
14'8" x 10'7"

Bedroom 3
4.46m x 2.73m
14'8" x 9'0"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

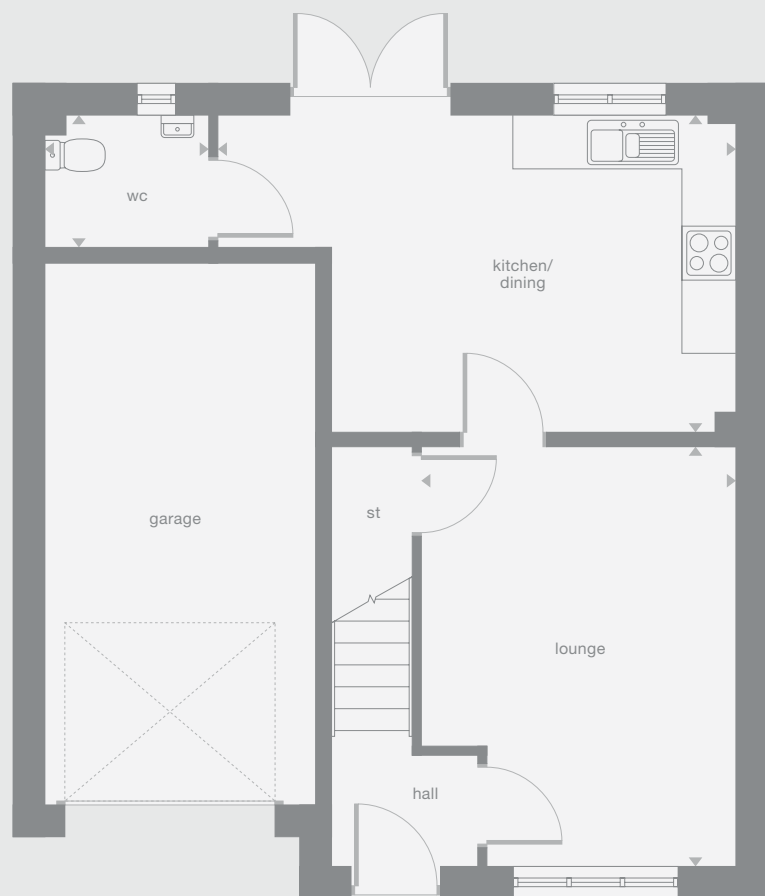
Floor Space

1,104 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.

Rushwick

Overview

The exciting open plan ground floor, extending from an attractive, practical kitchen to french doors and garden access, forms a superb backdrop for convivial social gatherings. On the second floor, the dormer-windowed en-suite principal bedroom presents a relaxing, peaceful retreat filled with character.

Ground Floor

Living
4.74m x 3.21m
157" x 10'6"

Kitchen
2.46m x 3.31m
81" x 10'8"

Dining
3.67m x 1.87m
120" x 61"

WC
0.95m x 2.13m
31" x 7'0"

First Floor

Bedroom 2
4.74m x 3.21m
157" x 10'6"

Bedroom 3
4.74m x 2.94m
157" x 9'8"

Bathroom
2.61m x 2.06m
87" x 6'9"

Second Floor

Principal Bedroom
3.64m x 5.19m
1111" x 17'6"

Dressing
2.60m x 3.21m
87" x 10'6"

En-Suite
1.91m x 2.11m
63" x 6'11"

Floor Space

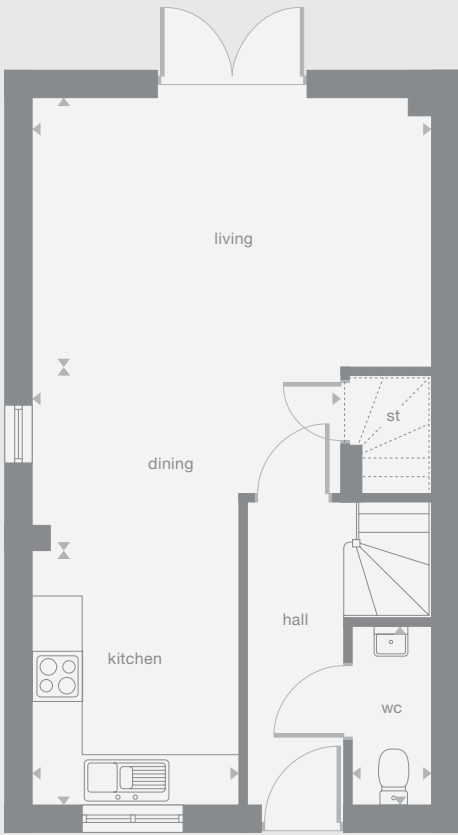
1,287 sq ft

Denotes reduced headroom

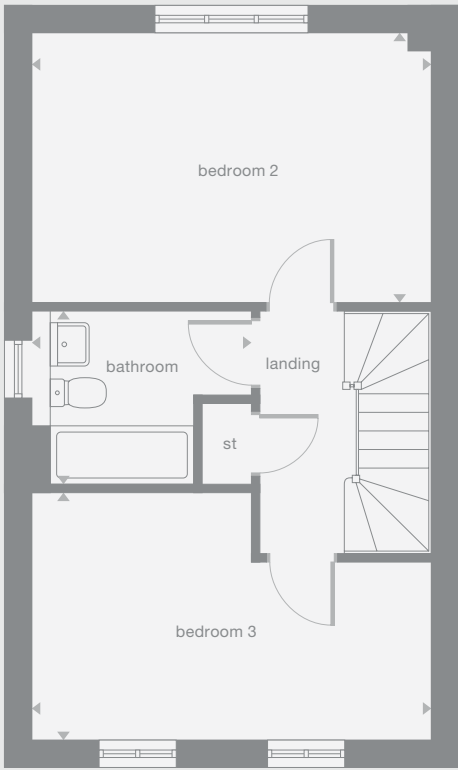
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



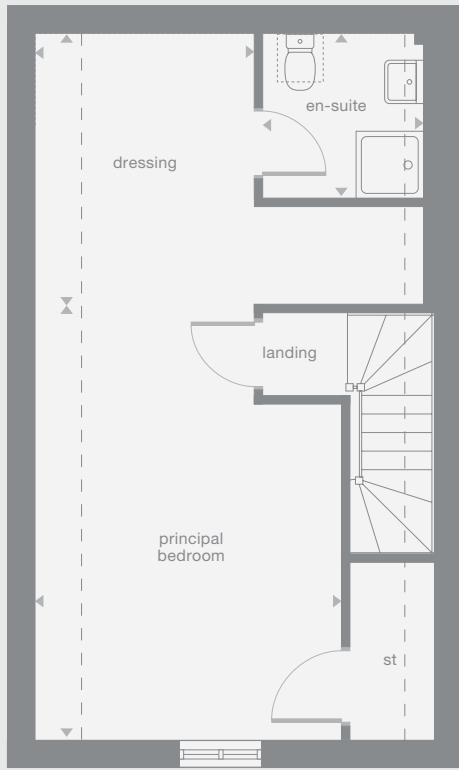
Ground Floor



First Floor



Second 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.

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 one of the three bedrooms is en-suite.

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 2.10m
9'11" x 6'11"

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

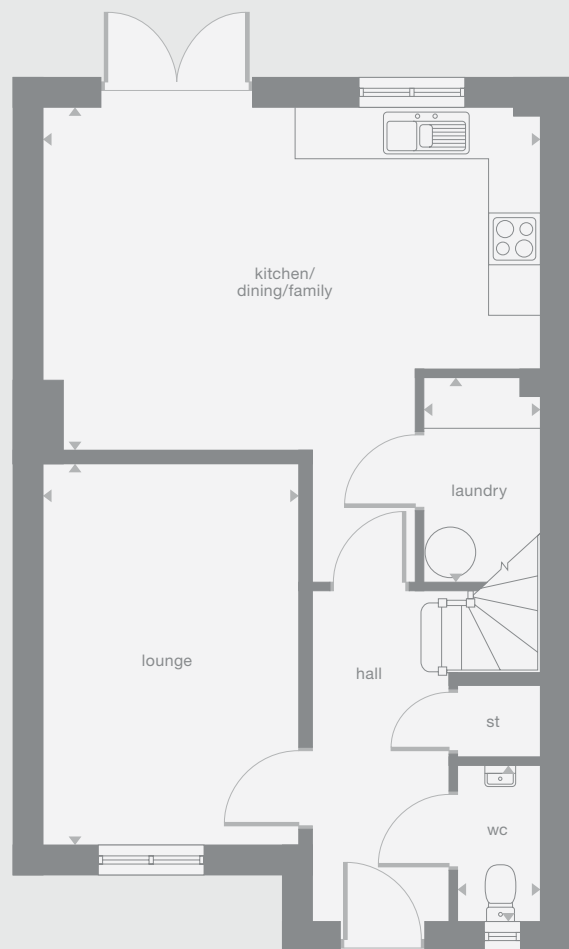
Floor Space

1,130 sq ft

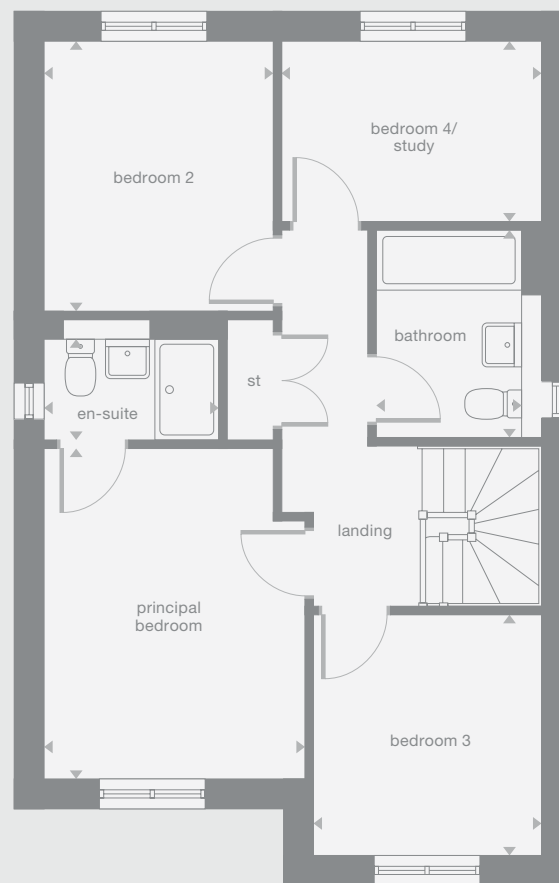
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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"

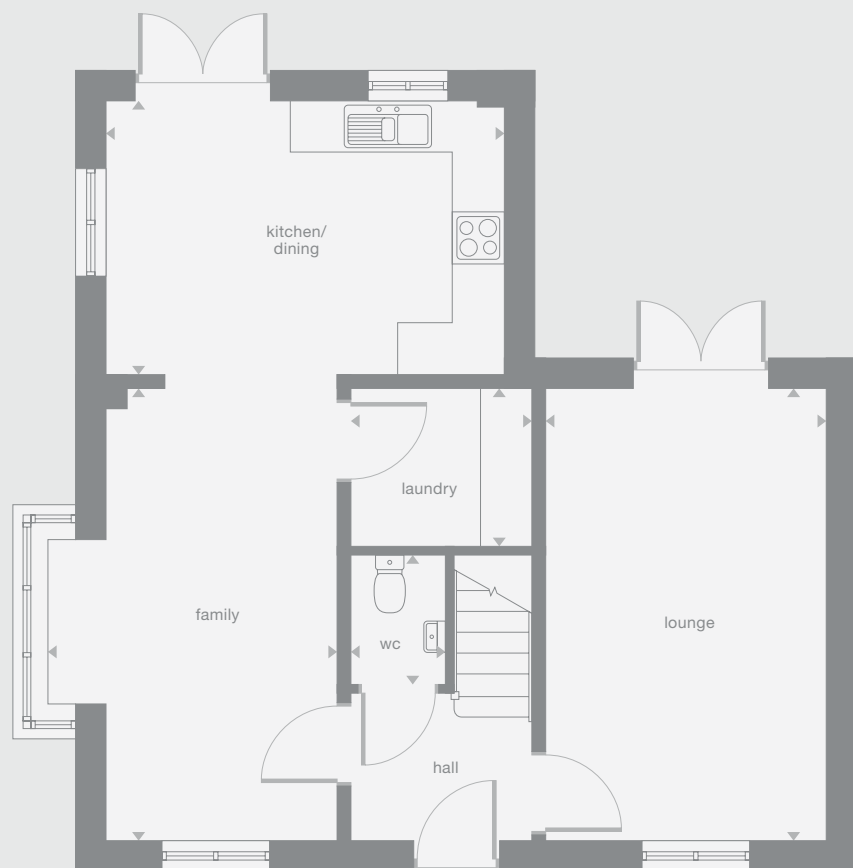
Floor Space

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



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.

Buckingham

Overview
 The bright, dual aspect lounge complements a breathtaking dual aspect kitchen featuring a superb bay-windowed dining area with french doors, adding a conservatory-style appeal. With a walk-in cupboard, downstairs WC, gallery landing and four bedrooms, one of them en-suite, this is an impressive family home.

- Ground Floor**
- Lounge
2.78m x 5.22m
9'2" x 17'2"
- Kitchen/Dining
5.09m x 4.66m
16'9" x 15'3"
- WC
0.90m x 2.13m
3'0" x 7'0"
- First Floor**
- Principal Bedroom
2.95m x 4.62m
9'8" x 15'2"
- En-Suite
2.97m x 1.23m
9'9" x 4'1"
- Bedroom 2
5.09m x 2.58m
16'9" x 8'6"
- Bedroom 3
2.73m x 4.13m
9'0" x 13'7"
- Bedroom 4
2.26m x 2.13m
7'5" x 7'0"
- Bathroom
2.43m x 2.73m
8'0" x 9'0"

Floor Space
 1,285 sq ft

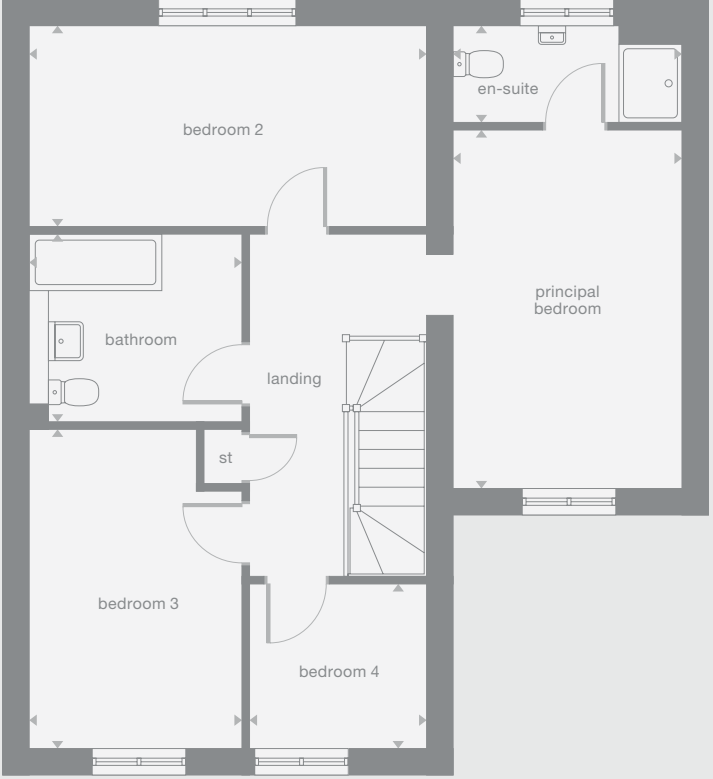
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

Cherrywood

Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them has an en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor

Lounge
3.56m x 4.34m
11'8" x 14'3"

Kitchen
3.92m x 3.46m
12'11" x 11'4"

Laundry
1.95m x 1.80m
6'5" x 5'11"

Dining/Family
5.02m x 2.29m
16'6" x 7'7"

WC
1.00m x 1.80m
3'3" x 5'11"

First Floor

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

En-Suite
2.58m x 1.26m
8'6" x 4'2"

Dressing
2.58m x 1.39m
8'6" x 4'7"

Bedroom 2
3.56m x 3.56m
11'8" x 11'8"

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

Bedroom 4
2.73m x 2.97m
9'0" x 9'9"

Bathroom
2.67m x 2.39m
8'9" x 7'10"

Floor Space

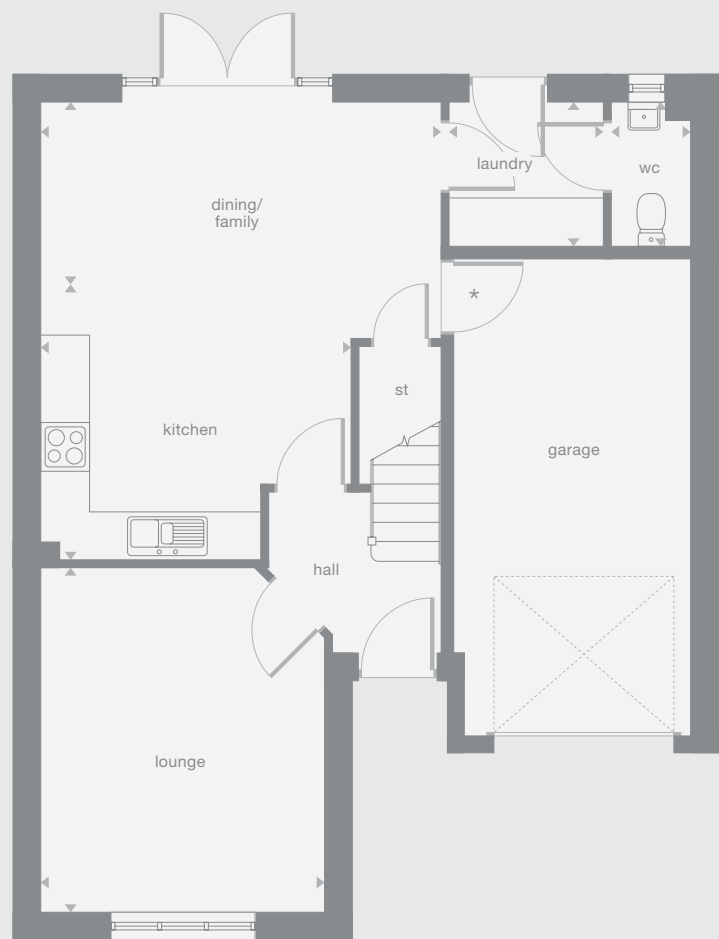
1,296 sq ft

* Optional Garage Door

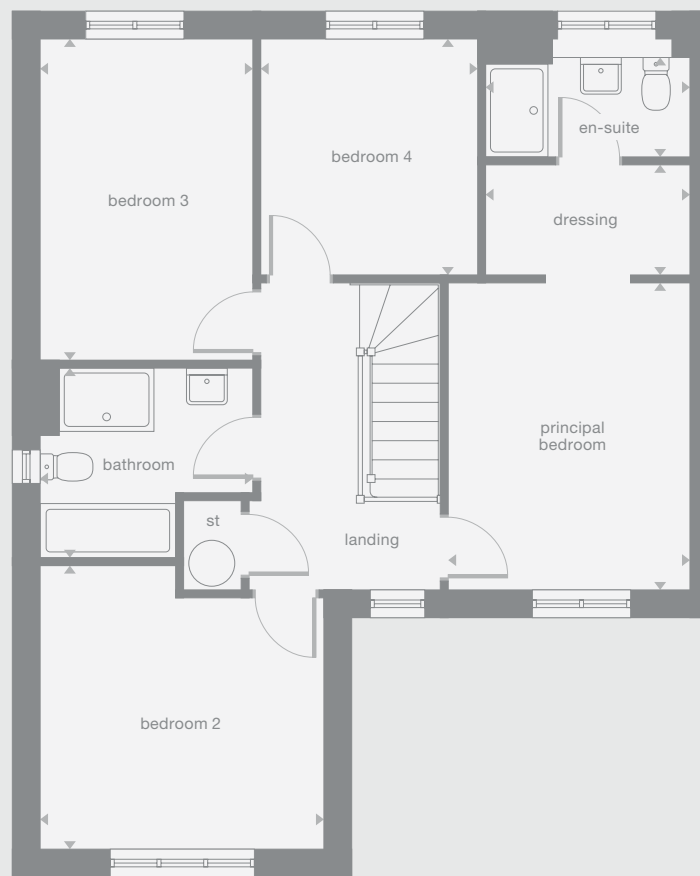
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

Doveton

Overview

The stylish bay-windowed lounge and the kitchen are both dual aspect, and french doors add flexibility to the dining area. All three bedrooms are dual aspect, two are en-suite, and one features a dressing room. A downstairs WC adds practicality to this light, airy home.

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"

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

First Floor

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

En-Suite 1
3.35m x 1.24m
11'0" x 4'0"

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

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

Second Floor

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

En-Suite 2
3.07m x 1.74m
10'0" x 5'7"

Dressing
1.94m x 3.04m
6'3" x 9'9"

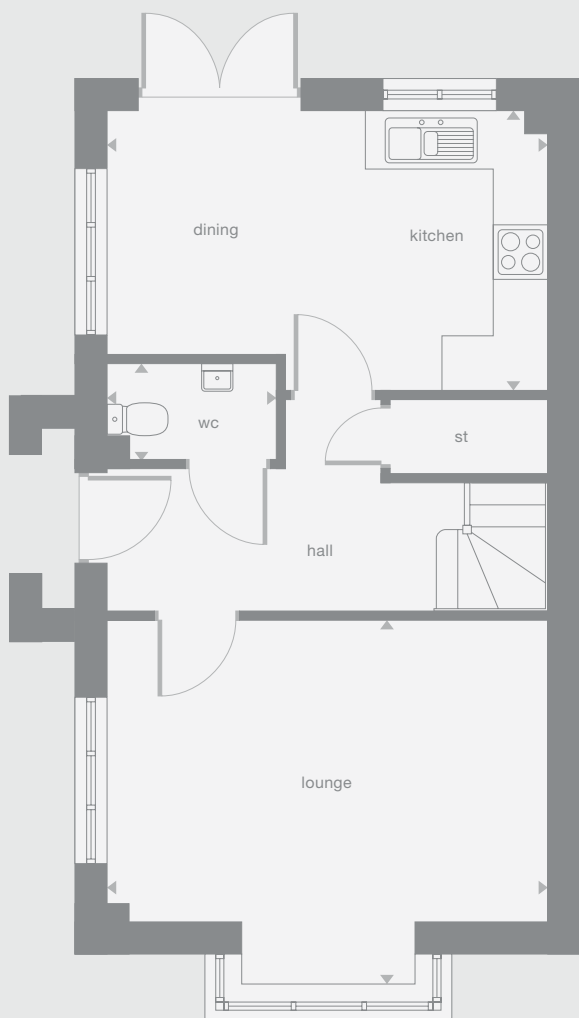
Floor Space

1,350 sq ft

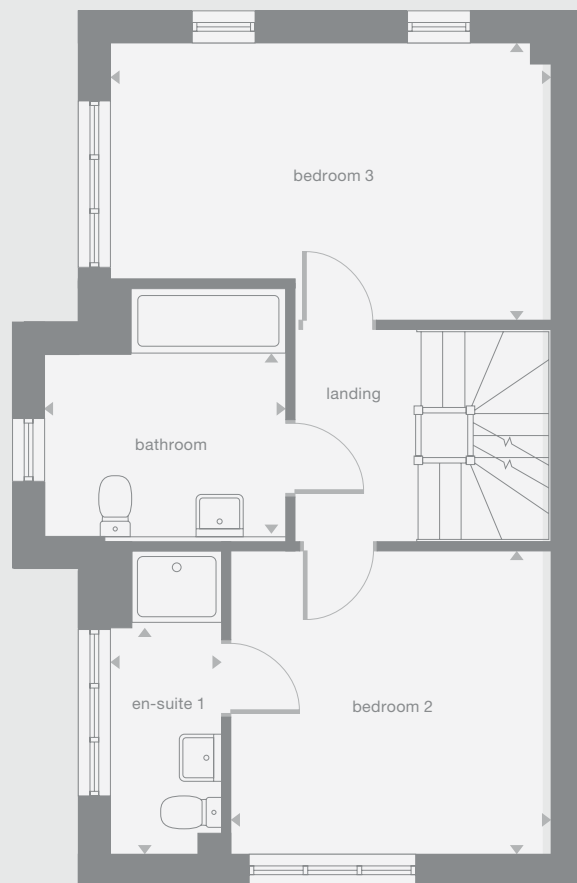
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



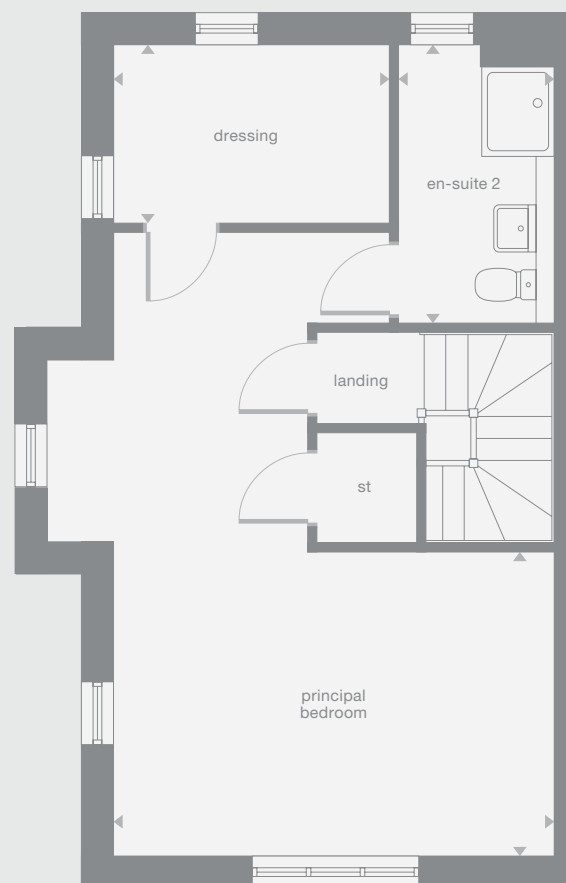
Ground Floor



First Floor



Second Floor



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.

Charleswood

Overview

From the striking bay-windowed lounge to the four bedrooms, one an en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

Ground Floor

- Lounge**
3.17m x 4.58m
10'5" x 15'0"
- Kitchen**
3.16m x 2.86m
10'5" x 9'5"
- Laundry**
1.85m x 1.50m
6'1" x 4'11"
- Dining**
2.08m x 2.86m
6'10" x 9'5"
- Family**
3.14m x 2.86m
10'4" x 9'5"
- WC**
1.80m x 1.50m
5'11" x 4'11"

First Floor

- Principal Bedroom**
5.11m x 3.03m
16'9" x 9'11"
- En-Suite**
2.57m x 1.43m
8'5" x 4'8"
- Dressing**
1.86m x 1.35m
6'2" x 4'5"
- Bedroom 2**
3.17m x 3.52m
10'5" x 11'7"
- Bedroom 3**
4.52m x 2.55m
14'10" x 8'5"
- Bedroom 4**
3.77m x 2.96m
12'4" x 9'9"
- Bathroom**
1.83m x 2.22m
6'0" x 7'4"

Floor Space

1,378 sq ft

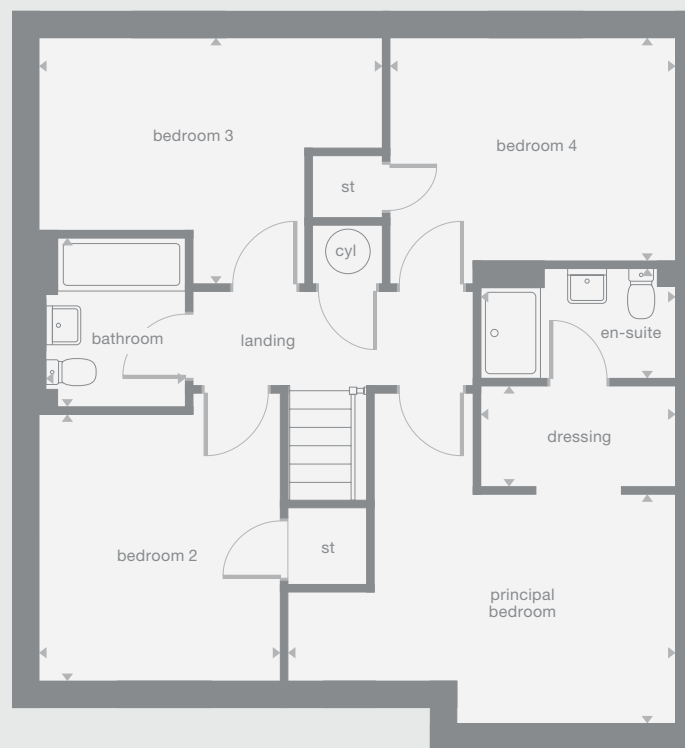
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

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 1.76m
6'8" x 5'9"
- 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"

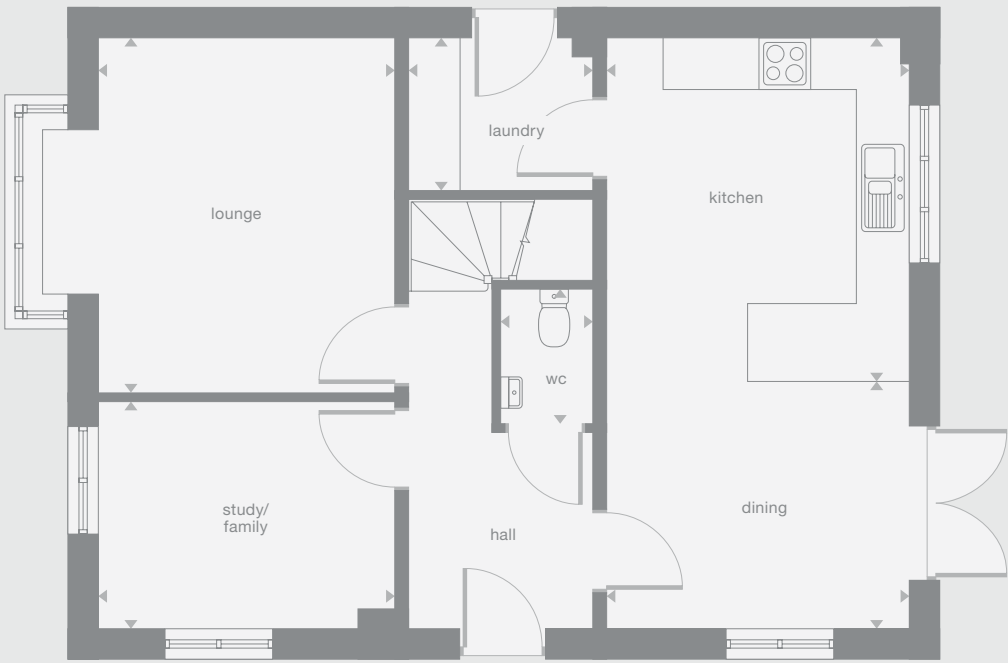
Floor Space

1,379 sq ft

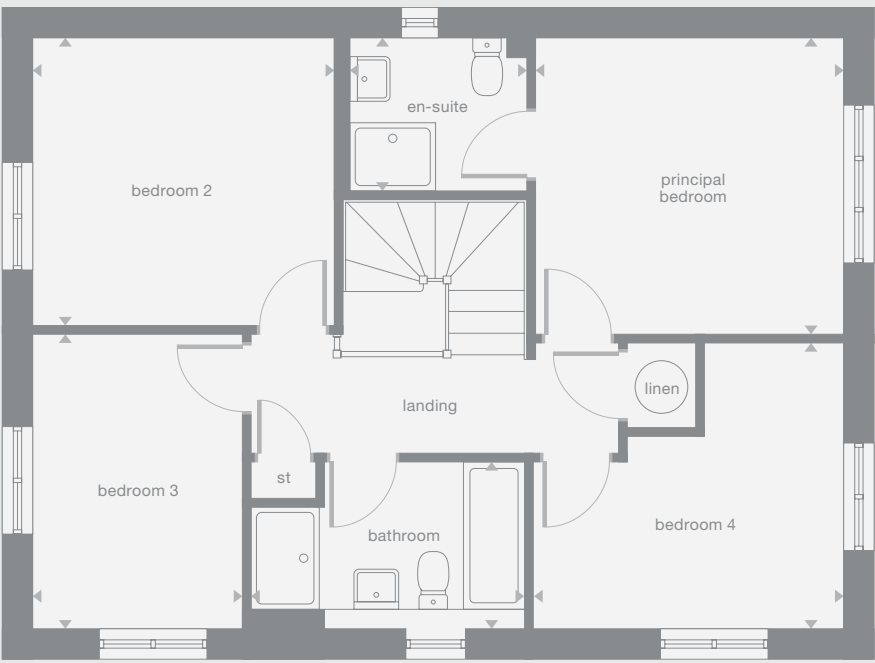
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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.

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**
2.80m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

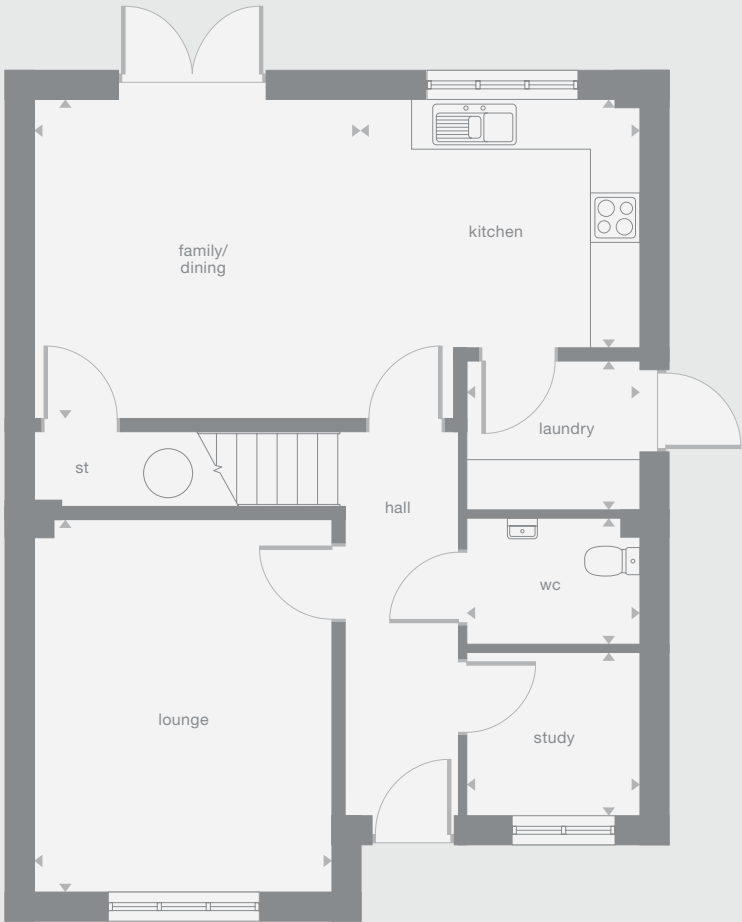
Floor Space

1,419 sq ft

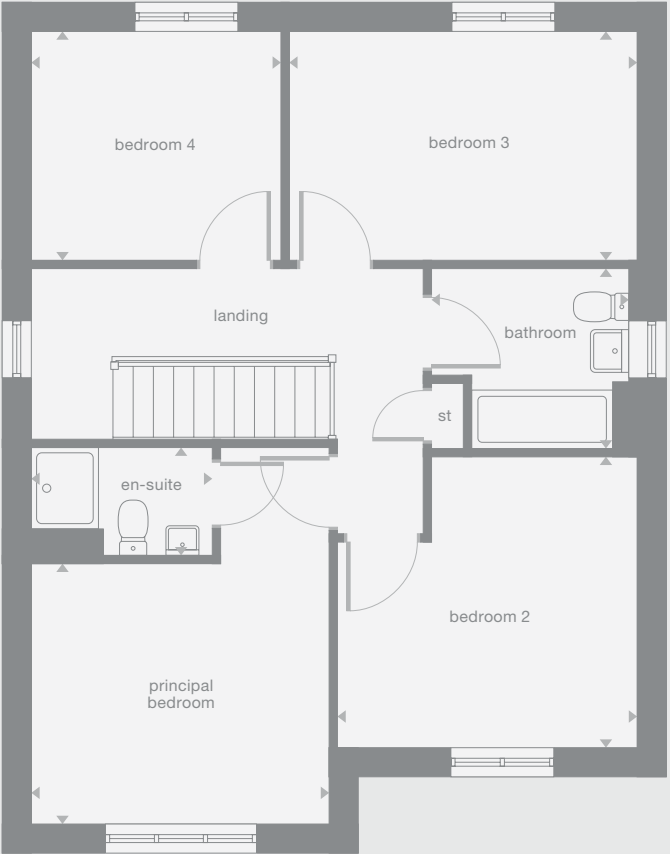
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

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

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

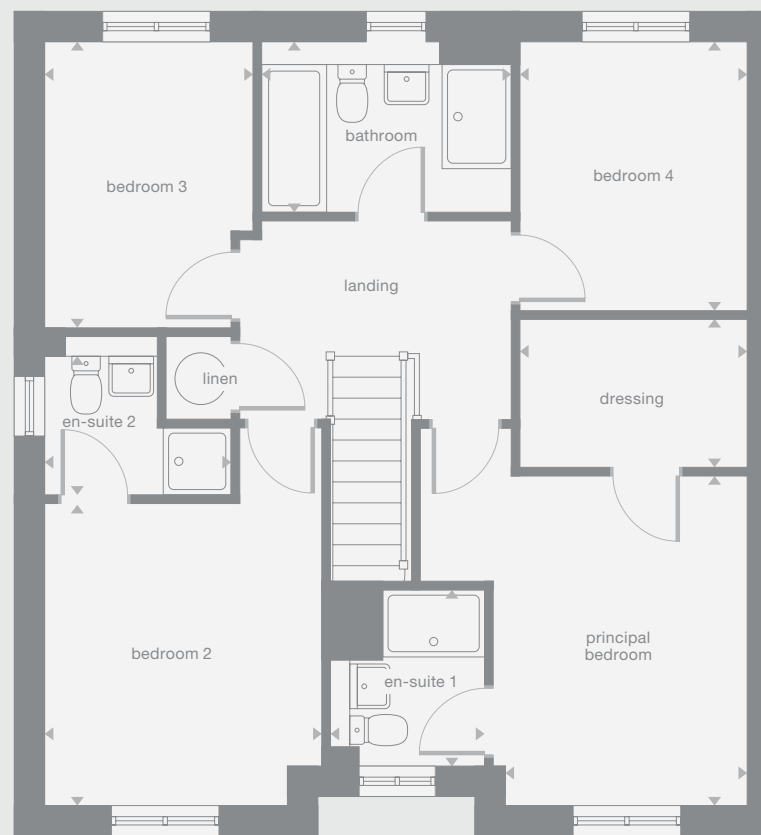
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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.

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.

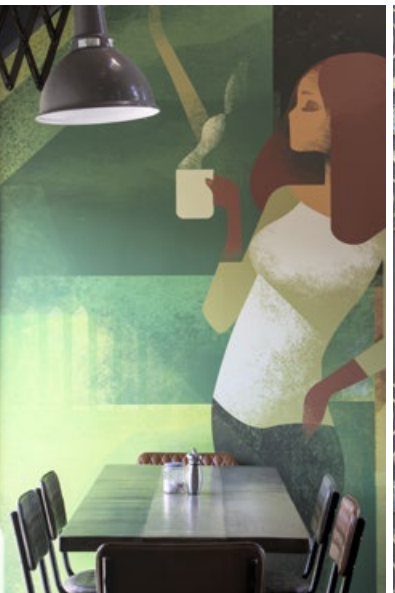
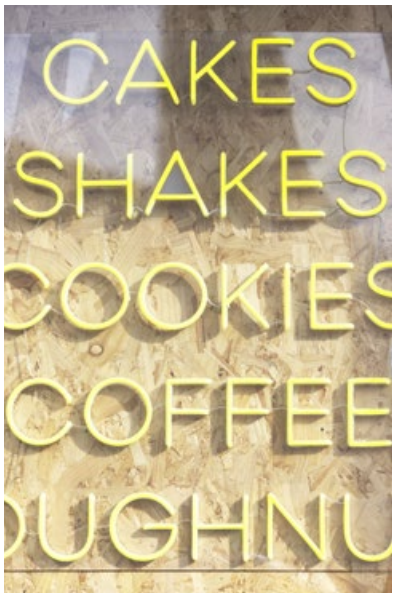
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home
your way...

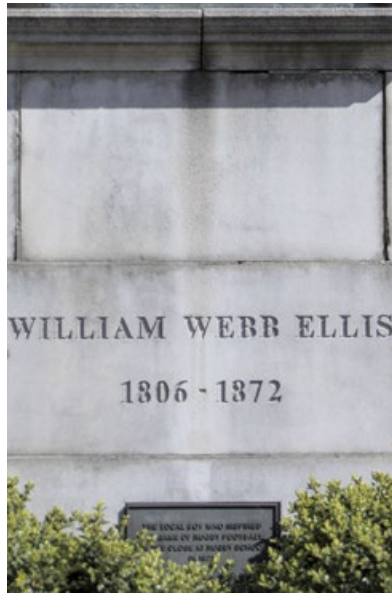


Dollman Farm, the vibrant civic hub of Houlton, includes a Co-op Food store open seven days a week, the Tuning Fork café and bistro, the Houlton Paddle pizza restaurant, and a community centre, The Barn, where family activities are held throughout the week. In addition, there is a bookable, well-equipped workspace called The Exchange, a nursery and an EV charging station. There are also allotments, a community garden maintained by volunteers, outdoor table tennis tables, a park with a well-equipped adventure playground, and even outdoor art exhibitions. Normandy Hill protected heritage site lies adjacent to Eastgate Gardens, and Houlton has extensive open spaces, footpaths and cycleways. A David Lloyd gym complements the outstanding outdoor attractions, while the Oxford Canal, near the development, and the Grand Union Canal and colourful Crick Marina, around three miles to the east, offer pleasant waterside walks. Rugby Golf Club is just over two miles away.



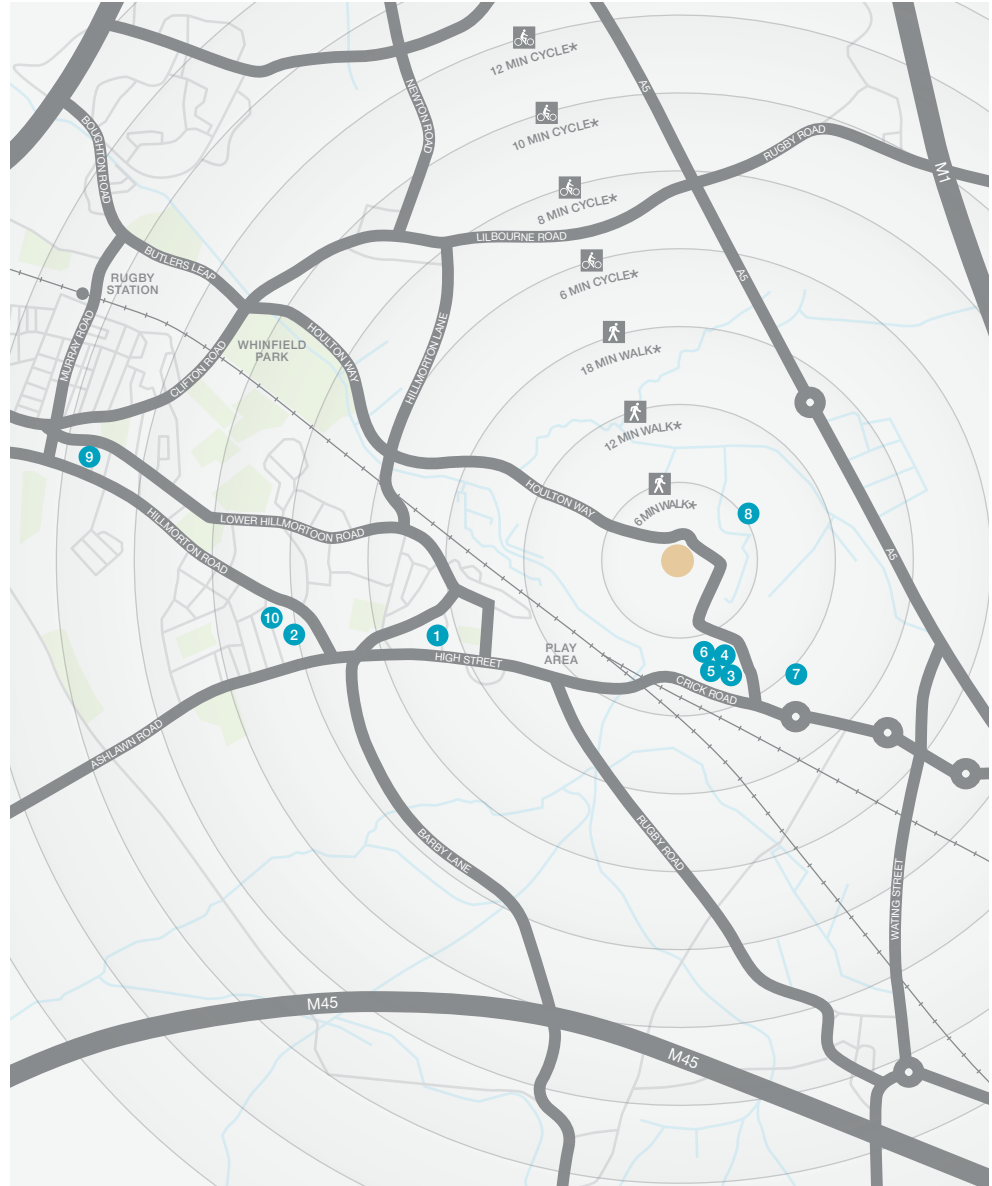
A small precinct in Hillmorton, 25 minutes' walk from Eastgate Gardens, includes a Post Office, a Co-op, takeaways and pubs, with a pharmacy, a hardware store, an Aldi supermarket and a Sainsbury's Local a little further on. Rugby features a mix of shopping environments, from the Rugby Central mall to the eclectic Independent Quarter, the open air market and out-of-town retail parks. There are theatres and live entertainment venues, a cinema and a wide choice of pubs, clubs, museums and other attractions.

The light, airy Old Station Nursery at Dollman Farm and St Gabriel's C of E Academy are both less than a mile from Eastgate Gardens, and Houlton School, the community high school, is less than ten minutes' walk from the development. All three are assessed as 'Good' by Ofsted. While there are plans to build a health centre in Houlton, the Whitehall Medical Practice is nearest of several health facilities in Rugby, and Kreate Dental's surgery in Hillmorton is less than two miles away.



Useful Contacts

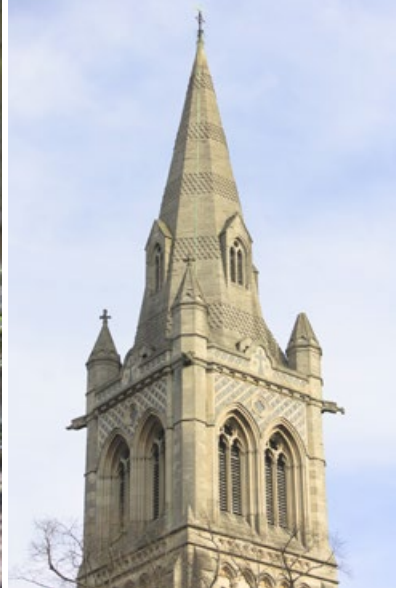
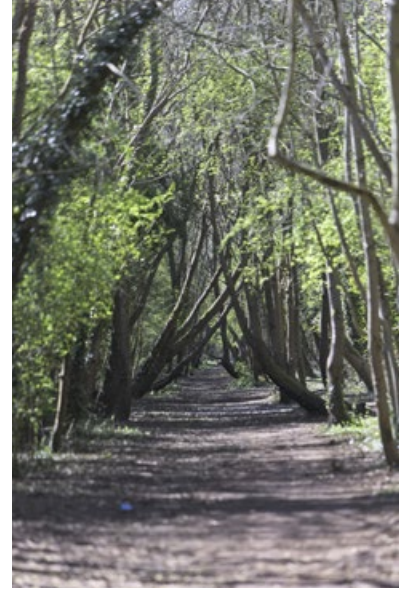
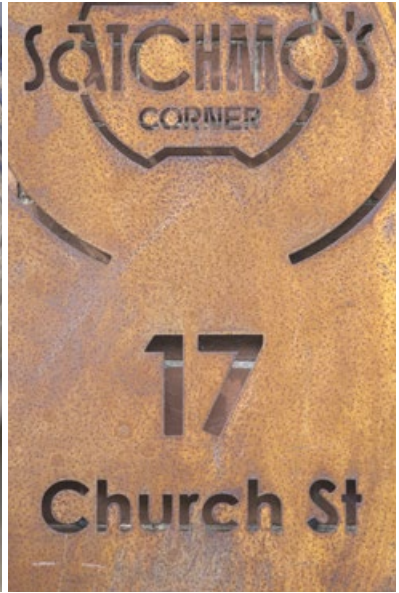
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Hillmorton Post Office
59 High Street
01788 544 850
- 2 Paddox Pharmacy
316 Hillmorton Road
01788 542 632
- 3 Central Co-op Food
Orchard House
01788 227 610
- 4 The Tuning Fork
Dollman Road
01788 824 185
- 5 The Houlton Paddle
Dollman Road
01788 711 934
- 6 The Old Station Nursery
Dollman Farm
01788 248 996
- 7 St Gabriel's C of E Academy
Houlton Way
01788 222 405
- 8 Houlton School
Signal Drive
01788 593 300
- 9 Whitehall Medical Practice
Morton Gardens
01788 542 212
- 10 Kreate Dental
320 Hillmorton Road
01788 226 344

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
 0.5km = 5 to 7 mins walk
 1.0km = 10 to 14 mins walk
 1.5km = 15 to 21 mins walk
 2.0km = 5 to 8 mins cycle
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle
 3.5km = 8 to 14 mins cycle



Contact Us

Development opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
03308 221 489

From the M1
Leave the M1 at junction 18 to join the A428, signposted for Rugby (if travelling from the south) or Daventry (from the north). Follow signs for Rugby for a mile and a half, passing through five roundabouts. After the fifth, take the right turn for Houlton. Follow Dollman Road for quarter of a mile, then turn left at the T-junction. At the next T-junction turn right into Station Avenue. Take the first exit at the roundabout, and Eastgate Gardens is on the left.

From Rugby town centre
Follow Clifton Road across a bridge over the railway and, after passing Rugby Golf Club on the right, at the traffic lights turn right into Houlton Way. Stay on Houlton Way for two miles, then just after passing a pedestrian crossing with lights, turn right. Eastgate Gardens is on the right.

Sat Nav
CV23 1FZ



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.



Registered Developer

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 for development opening times or call 03308 221 489

Sat Nav: CV23 1FZ

millerhomes.co.uk

millerhomes

the place to be®