

Phase 2



**Miller Homes @ Cleve Wood
Thornbury**

millierhomes

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.



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- Bridgeford

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- Oxford

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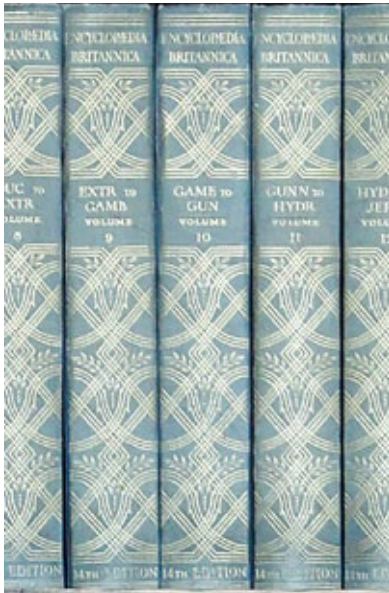
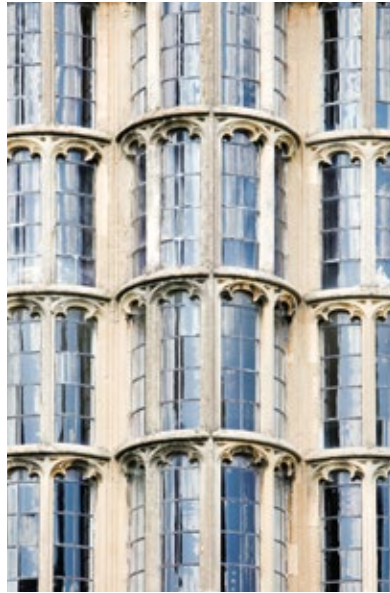
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that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

Cleve Wood is within 35 minutes drive of Bristol, Gloucester and Cheltenham, and just under three hours from the M25 London Orbital Motorway via the M4. Buses to Thornbury town centre, Bristol and Chipping Sodbury all stop within a few yards of the development. Bristol Parkway Railway Station, nine miles from Cleve Wood, offers direct services to Edinburgh, Newcastle, Leeds, and Plymouth as well as London Paddington. National Cycle Route 410, part of a network of quiet and off-road routes including one to Bristol Parkway Station, passes the north-east corner of Cleve Wood.

Shops within fifteen minutes' walk of the development include a pharmacy and small precinct in Oakleaze Road with a licensed convenience store and newsagent, a butcher and greengrocer, a sandwich bar and a hairdresser. A second convenience store can be reached via a pleasant riverside path, and there is a large Dobbie's Garden Centre around a mile away. Thornbury town centre's attractive, traditional shopping environment is arranged around the pedestrianised St Mary Centre, an eclectic mix of high street names, local traders and cafés. There is a twice-monthly Farmers' market, a supermarket, and a diverse choice of picturesque pubs and cosmopolitan restaurants.



Welcome
home

On the leafy eastern edge of the prosperous market town of Thornbury, this prestigious new neighbourhood of two, three, four and five bedroom homes presents a rare opportunity to settle in a beautiful location with excellent transport links and a lively, welcoming community. Four miles from the intersection of the M4 and M5, and less than 25 minutes drive from Bristol, it represents a superb blend of character and convenience. Welcome to Cleve Wood...

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Fairmont

Overview

The open plan staircase brings a contemporary appeal to the lounge, complementing a delightfully light, airy kitchen. French doors to the garden transform the dining area, perfect for entertaining, and there are useful cupboards in the kitchen and, upstairs, between the two bright bedrooms.

Ground Floor

Lounge
3.74m x 4.16m
12'3" x 13'8"

Kitchen/Dining
3.74m x 2.46m
12'3" x 8'1"

WC
1.42m x 1.09m
4'8" x 3'7"

First Floor

Principal Bedroom
3.74m x 2.66m
12'3" x 8'9"

Bedroom 2
3.74m x 2.40m
12'3" x 7'10"

Bathroom
1.70m x 1.94m
5'7" x 6'5"

Floor Space

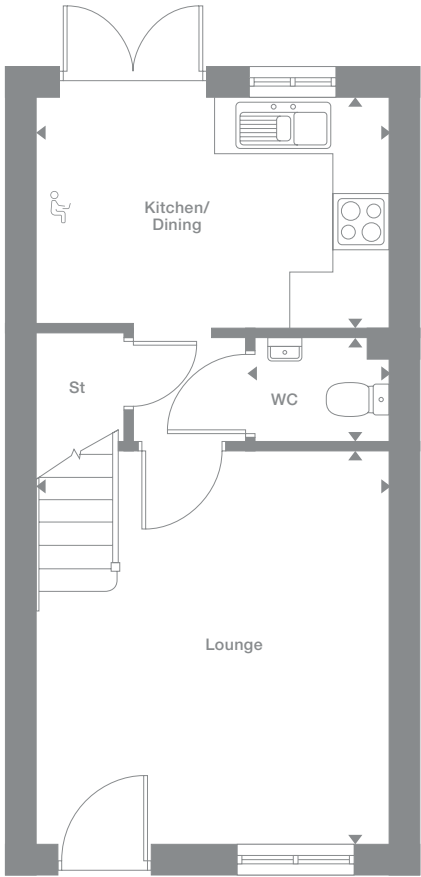
636 sq ft

W Please note:
wardrobes are
optional

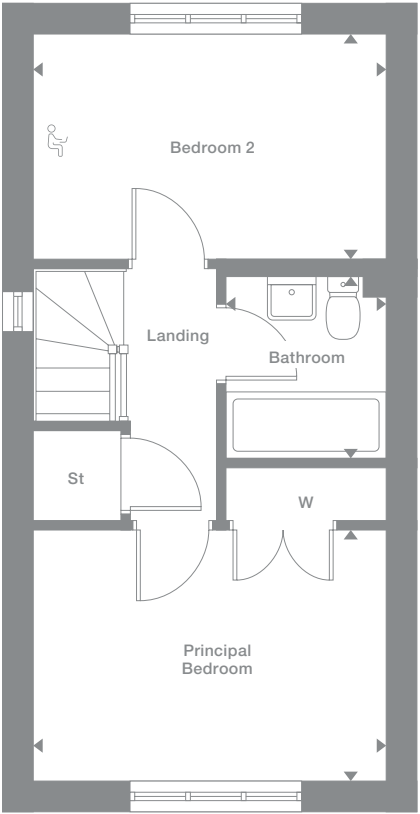
Plots may be
a mirror image
of the floor
plans. Please see
Development
Sales Manager
for details



Ground Floor



First Floor



 Office space area

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Felton

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.

Ground Floor	First Floor
Lounge 3.15m x 4.08m 10'3" x 13'5"	Principal Bedroom 2.67m x 3.59m 8'8" x 11'10"
Kitchen/Dining 4.06m x 3.04m 13'4" x 10'0"	En-Suite 1.21m x 2.13m 4'0" x 7'0"
WC 1.53m x 1.11m 4'11" x 3'8"	Bedroom 2 4.10m x 3.02m 13'4" x 9'11"
	Bathroom 1.74m x 2.09m 5'7" x 6'10"

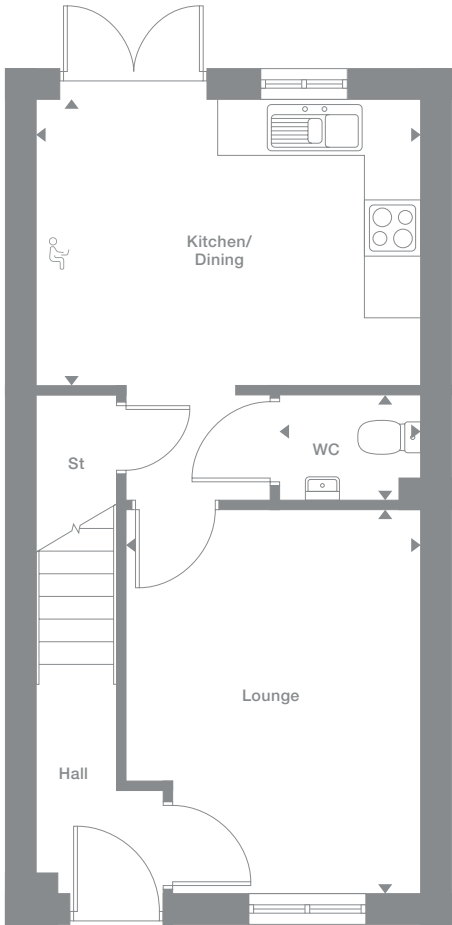
Floor Space
737 sq ft

W Please note:
wardrobes are
optional

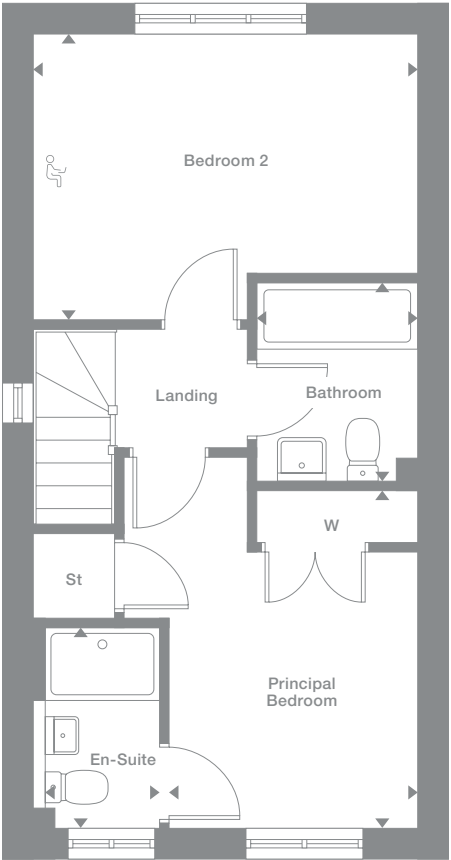
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Ground Floor



First Floor



 Office space area

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Overton

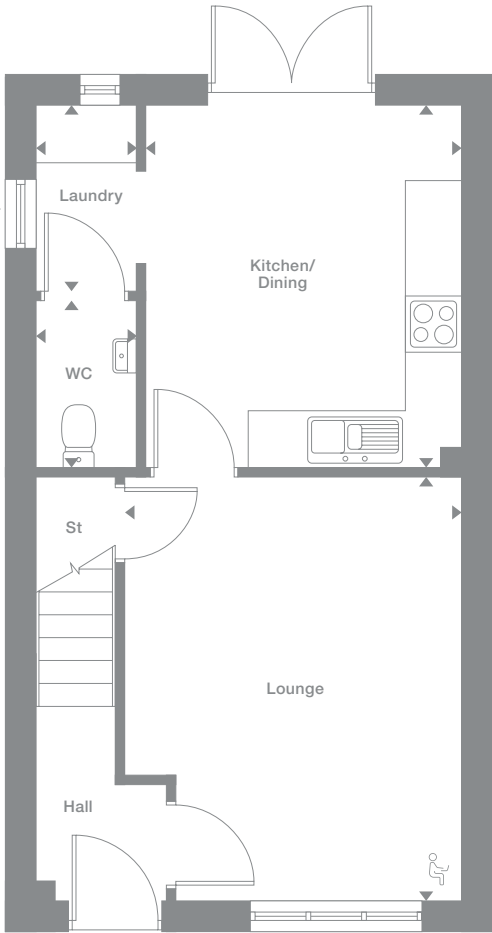
Overview
With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.34m x 3.83m 11'0" x 12'7"	En-Suite 1.21m x 2.03m 4'0" x 6'8"
Laundry 1.08m x 1.96m 3'7" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.08m x 1.78m 3'7" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

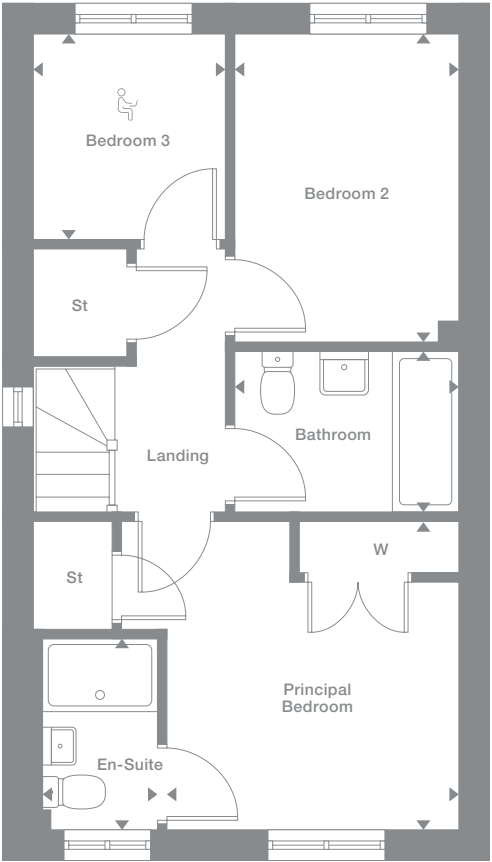
Floor Space 819 sq ft	W Please note: wardrobes are optional
	† Additional window to plots 210, 235 and 236 only
	Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Tiverton

Overview
The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

Ground Floor	First Floor
Lounge 3.10m x 4.71m 10'2" x 15'6"	Principal Bedroom 3.64m x 3.38m 12'0" x 11'1"
Kitchen 2.86m x 3.50m 9'5" x 11'6"	En-Suite 1.34m x 2.26m 4'5" x 7'5"
Dining 2.44m x 2.70m 8'0" x 8'10"	Bedroom 2 3.21m x 2.83m 10'7" x 9'4"
WC 0.95m x 2.28m 3'2" x 7'6"	Bedroom 3 1.99m x 2.83m 6'7" x 9'4"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

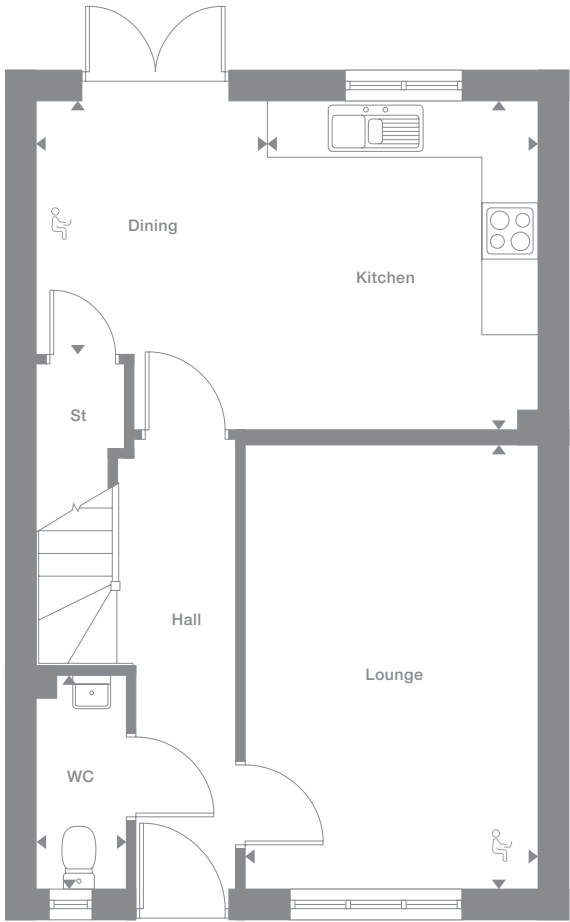
Floor Space
956 sq ft

W Please note:
wardrobes are
optional

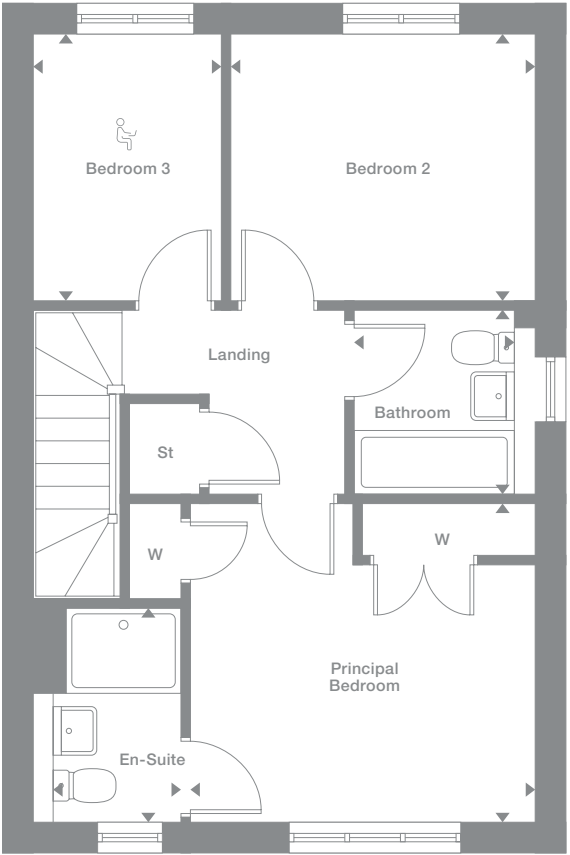
Plots may be
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Ground Floor



First Floor



 Office space area

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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	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

Floor Space
1,016 sq ft

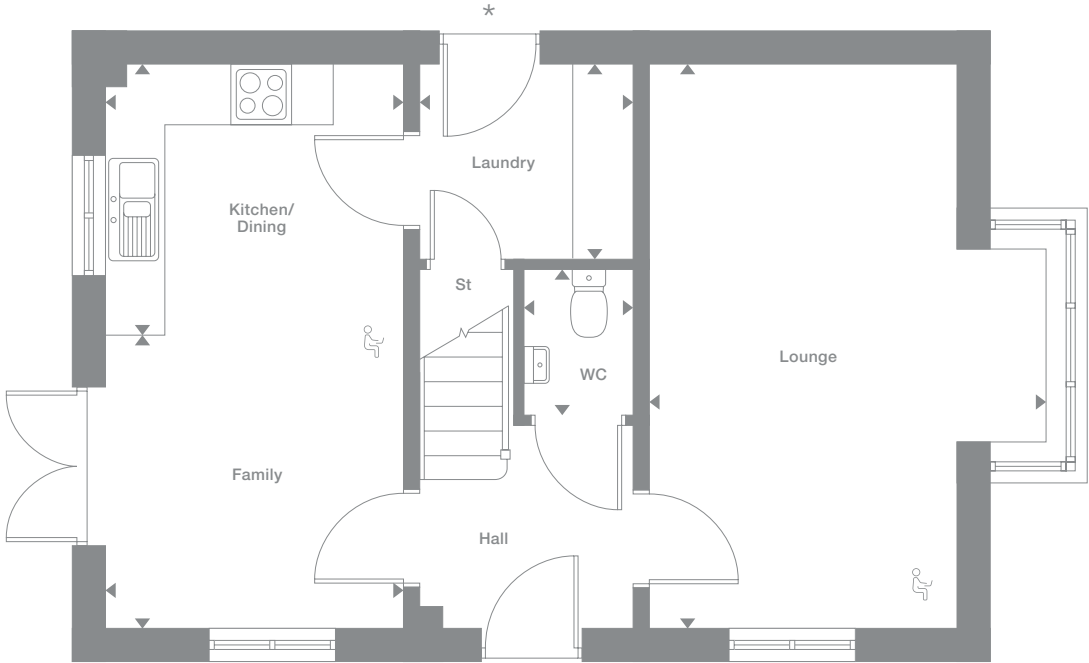
W Please note: wardrobes are optional

★ Door not applicable to plot 303

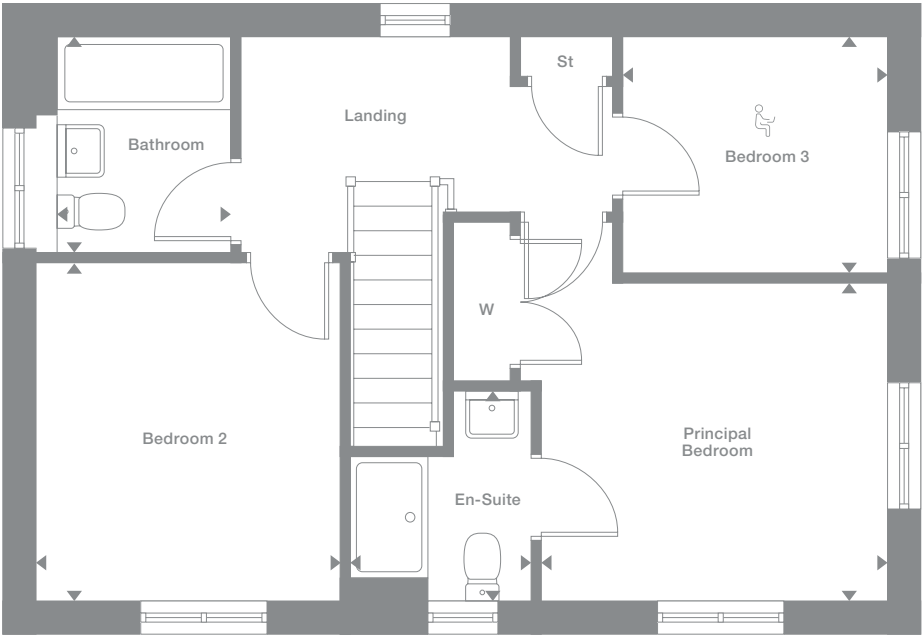
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Lawton

Overview

The lounge and the impressively long kitchen and dining room both include french doors, bringing light flooding in while helping to maximise the pleasures of the garden. The principal bedroom incorporates an en-suite shower room, and bedroom three features twin windows and a useful cupboard.

Ground Floor

- Lounge
3.15m x 4.13m
10'4" x 13'7"
- Family/Dining
3.26m x 3.59m
10'8" x 11'10"
- Kitchen
3.26m x 3.62m
10'8" x 11'11"
- WC
1.00m x 1.92m
3'3" x 6'4"

First Floor

- Principal Bedroom
3.45m x 3.75m
11'4" x 12'4"
- En-Suite
3.01m x 1.49m
9'11" x 4'11"
- Bedroom 2
2.85m x 3.38m
9'4" x 11'1"
- Bedroom 3
3.61m x 3.05m
11'10" x 10'0"
- Bathroom
1.69m x 2.32m
5'7" x 7'7"

Floor Space

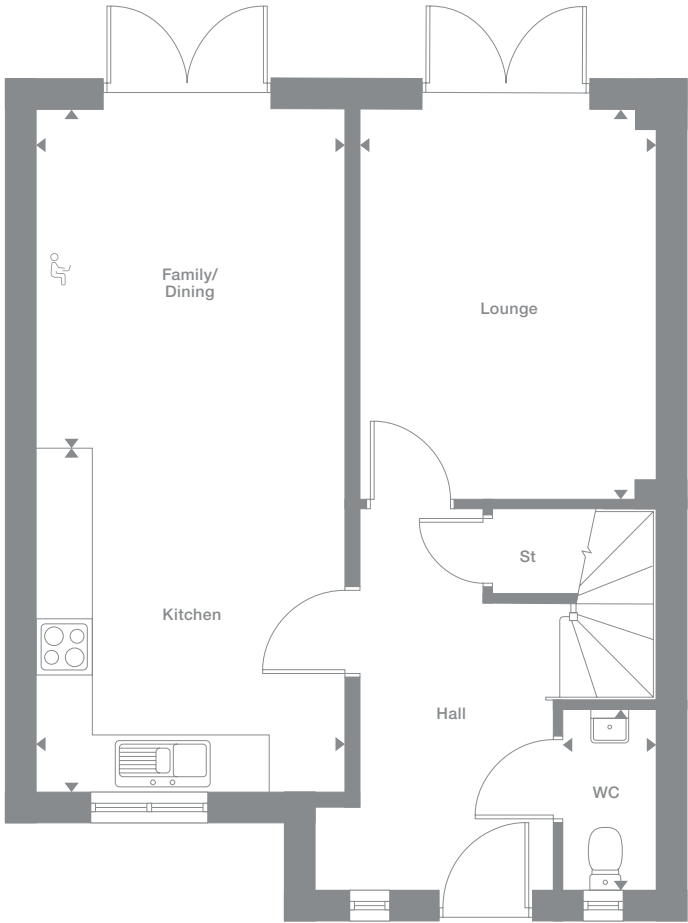
1,102 sq ft

W Please note:
wardrobes are
optional

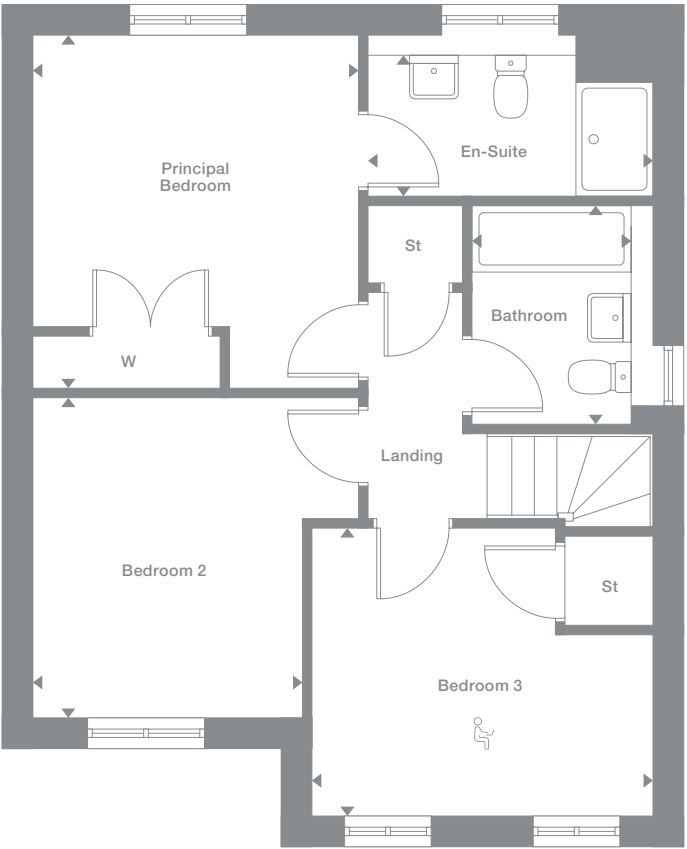
Plots may be
a mirror image
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Ground Floor



First Floor



 Office space area

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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
15'7" x 10'6"

Kitchen
2.46m x 3.31m
8'1" x 10'8"

Dining
3.67m x 1.87m
12'0" x 6'1"

WC
0.95m x 2.13m
3'1" x 7'0"

First Floor

Bedroom 2
4.74m x 3.21m
15'7" x 10'6"

Bedroom 3
4.74m x 2.94m
15'7" x 9'8"

Bathroom
2.61m x 2.06m
8'7" x 6'9"

Second Floor

Principal Bedroom
3.64m x 5.19m
11'11" x 17'6"

Dressing
2.60m x 3.21m
8'7" x 10'6"

En-Suite
1.91m x 2.11m
6'3" x 6'11"

Floor Space

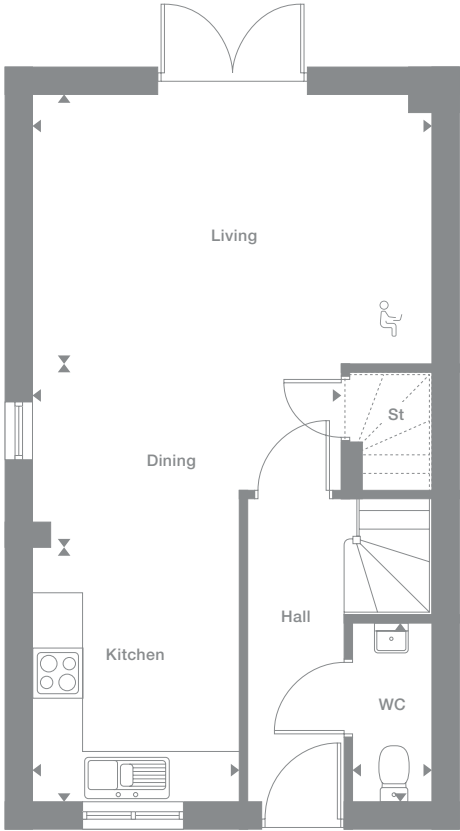
1,287 sq ft

Denotes reduced headroom

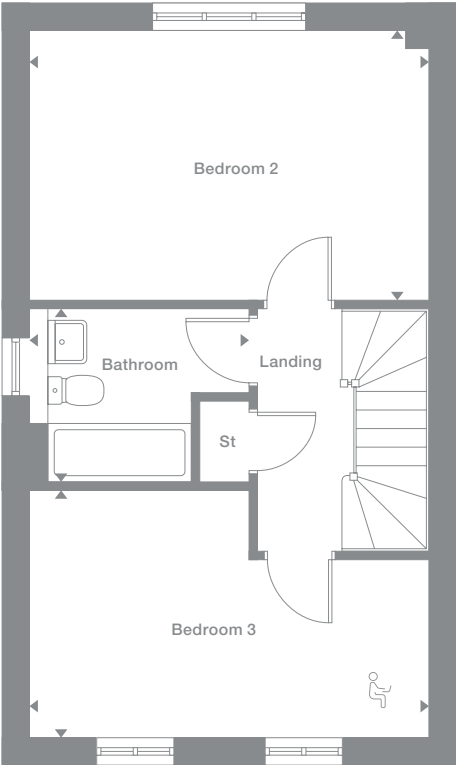
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



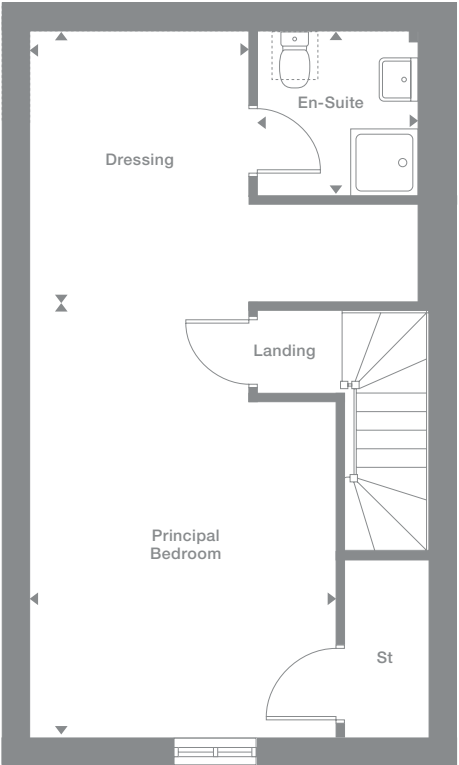
Ground Floor



First Floor



Second Floor



 Office space area

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Inglewood

Overview

All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

Ground Floor

Lounge
3.26m x 5.27m
10'9" x 17'4"

Kitchen/Family
4.64m x 3.06m
15'3" x 10'0"

Laundry
1.86m x 1.53m
6'1" x 5'0"

Dining
3.58m x 3.80m
11'9" x 12'6"

WC
0.93m x 1.89m
3'1" x 6'3"

First Floor

Principal Bedroom
4.64m x 2.71m
15'3" x 8'11"

En-Suite
2.33m x 1.24m
7'8" x 4'1"

Bedroom 2
4.75m x 2.53m
15'7" x 8'4"

Bedroom 3
3.32m x 2.88m
10'11" x 9'6"

Bedroom 4
2.33m x 2.29m
7'8" x 7'6"

Bathroom
2.55m x 1.81m
8'5" x 5'11"

Floor Space

1,297 sq ft

W Please note:
wardrobes are
optional

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a mirror image
of the floor
plans. Please see
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Ground Floor



First Floor



 Office space area

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Overview
Impressive from first sight, this exceptional home features four breathtaking dual aspect rooms, further enhanced by the dining room's magnificent bay window and twin french doors linking the lounge, family kitchen and garden. There is a practical laundry and a luxurious en-suite principal bedroom.

Ground Floor	First Floor
Lounge 3.26m x 5.27m 10'9" x 17'4"	Principal Bedroom 4.64m x 2.71m 15'3" x 8'11"
Kitchen/Family 4.64m x 3.06m 15'3" x 10'0"	En-Suite 2.33m x 1.24m 7'8" x 4'1"
Laundry 1.86m x 1.53m 6'1" x 5'0"	Bedroom 2 4.75m x 2.53m 15'7" x 8'4"
Dining 3.58m x 3.80m 11'9" x 12'6"	Bedroom 3 3.32m x 2.88m 10'11" x 9'6"
WC 0.93m x 1.89m 3'1" x 6'3"	Bedroom 4 2.33m x 2.29m 7'8" x 7'6"
	Bathroom 2.55m x 1.81m 8'5" x 5'11"

Floor Space
1,297 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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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	First Floor
Lounge 4.36m x 4.16m 14'4" x 13'8"	Principal Bedroom 3.57m x 3.68m 11'9" x 12'1"
Kitchen 3.51m x 3.96m 11'6" x 13'0"	En-Suite 2.04m x 1.76m 6'8" x 5'9"
Laundry 2.12m x 1.76m 7'0" x 5'9"	Bedroom 2 3.51m x 3.23m 11'7" x 10'7"
Dining 3.51m x 2.90m 11'6" x 9'6"	Bedroom 3 2.47m x 3.53m 8'1" x 11'7"
Study 2.32m x 2.61m 7'7" x 8'7"	Bedroom 4 3.51m x 3.08m 11'6" x 10'1"
WC 1.04m x 1.45m 3'5" x 4'9"	Bathroom 3.21m x 1.70m 10'7" x 5'7"

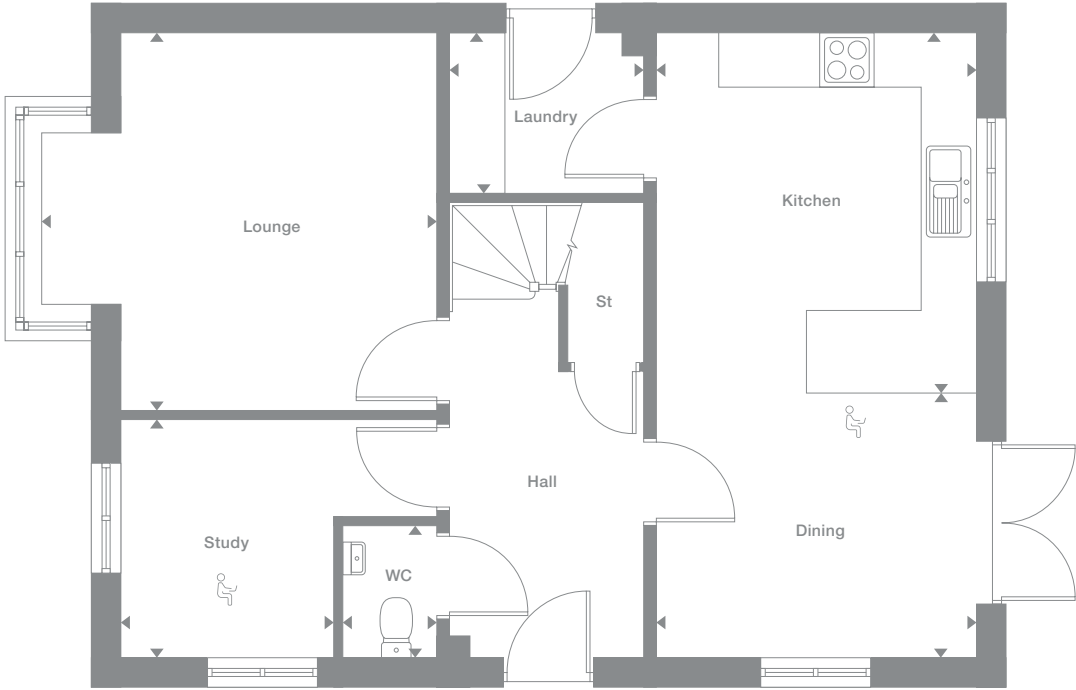
Floor Space
1,408 sq ft

W Please note:
wardrobes are
optional

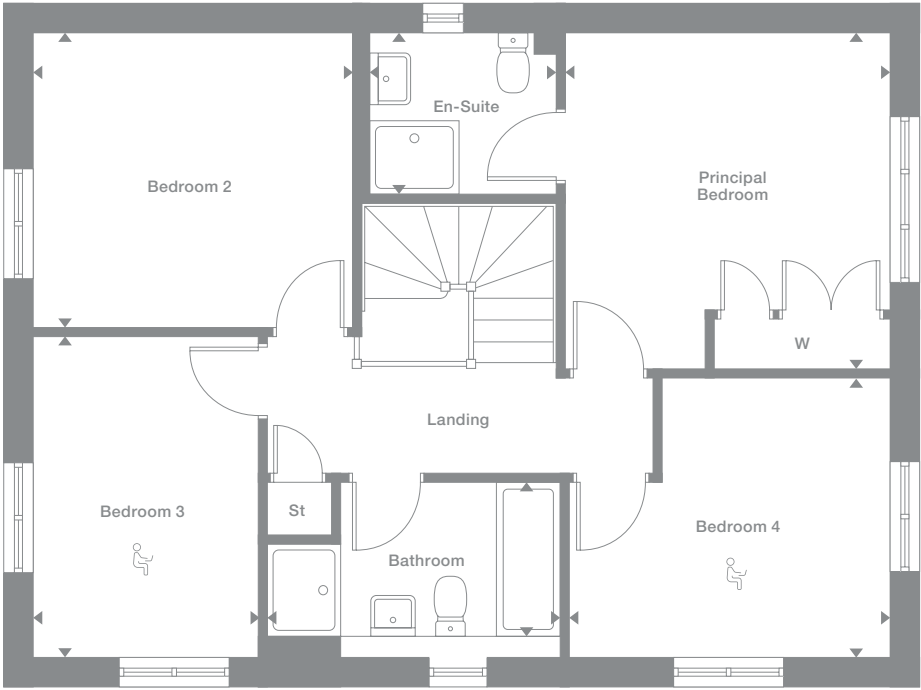
Plots may be
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Ground Floor



First Floor



 Office space area

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Cedarwood

Overview
From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

Ground Floor	First Floor
Lounge 3.40m x 4.36m 11'2" x 14'4"	Principal Bedroom 3.53m x 3.19m 11'7" x 10'6"
Kitchen 3.36m x 3.26m 11'0" x 10'8"	Dressing 2.36m x 2.00m 7'9" x 6'7"
Laundry 2.30m x 1.74m 7'7" x 5'9"	En-Suite 1 2.36m x 1.63m 7'9" x 5'4"
Dining 2.70m x 2.96m 8'10" x 9'9"	Bedroom 2 2.49m x 3.27m 8'2" x 10'9"
Family 2.52m x 2.96m 8'3" x 9'9"	En-Suite 2 1.74m x 1.62m 5'9" x 5'4"
Study 2.49m x 2.23m 8'2" x 7'4"	Bedroom 3 2.49m x 3.65m 8'2" x 12'0"
WC 0.95m x 1.97m 3'1" x 6'6"	Bedroom 4 2.88m x 2.40m 9'6" x 7'10"
	Bathroom 2.09m x 1.94m 6'10" x 6'4"

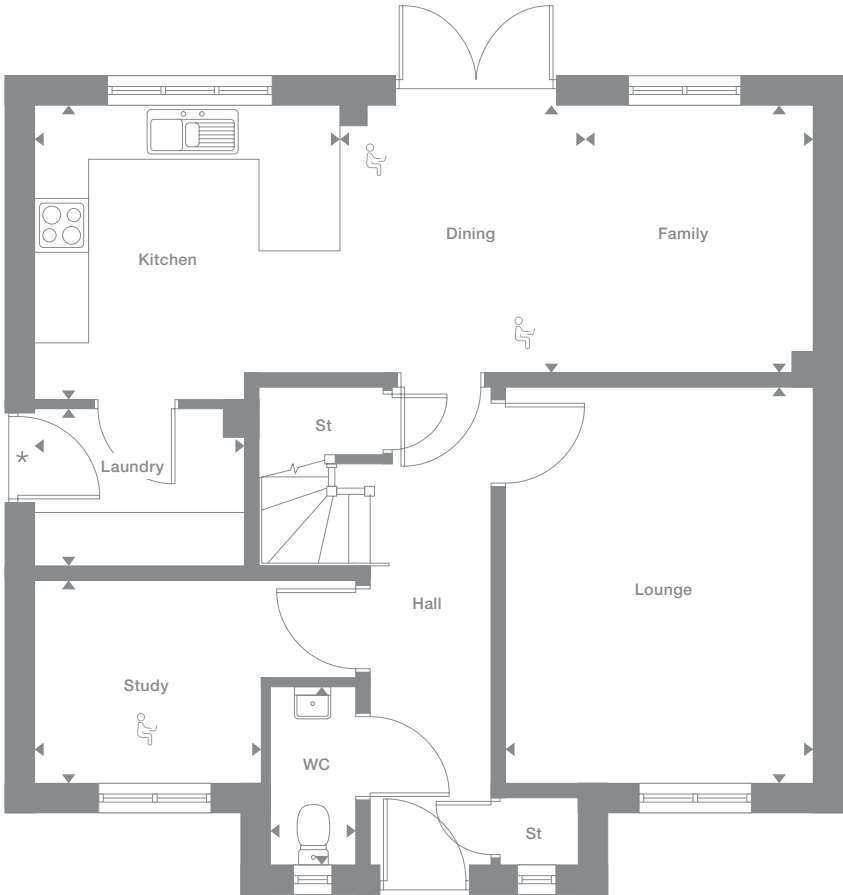
Floor Space
1,448 sq ft

★ Door not applicable to plot 291

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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Kingwood

Overview

The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

Ground Floor

Lounge

3.24m x 5.22m
10'8" x 17'2"

Kitchen

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

Laundry

1.68m x 1.78m
5'6" x 5'10"

Dining

2.73m x 3.35m
8'11" x 11'0"

Family/Breakfast

5.10m x 3.47m
16'9" x 11'5"

WC

0.95m x 1.78m
3'1" x 5'10"

First Floor

Principal Bedroom

2.95m x 3.82m
9'8" x 12'7"

Dressing

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

En-Suite 1

1.69m x 2.10m
5'7" x 6'11"

Bedroom 2

3.29m x 3.21m
10'10" x 10'7"

En-Suite 2

2.26m x 1.81m
7'5" x 5'11"

Bedroom 3

2.42m x 3.63m
7'11" x 11'11"

Bedroom 4

2.61m x 3.14m
8'7" x 10'4"

Bathroom

2.91m x 1.69m
9'7" x 5'7"

Floor Space

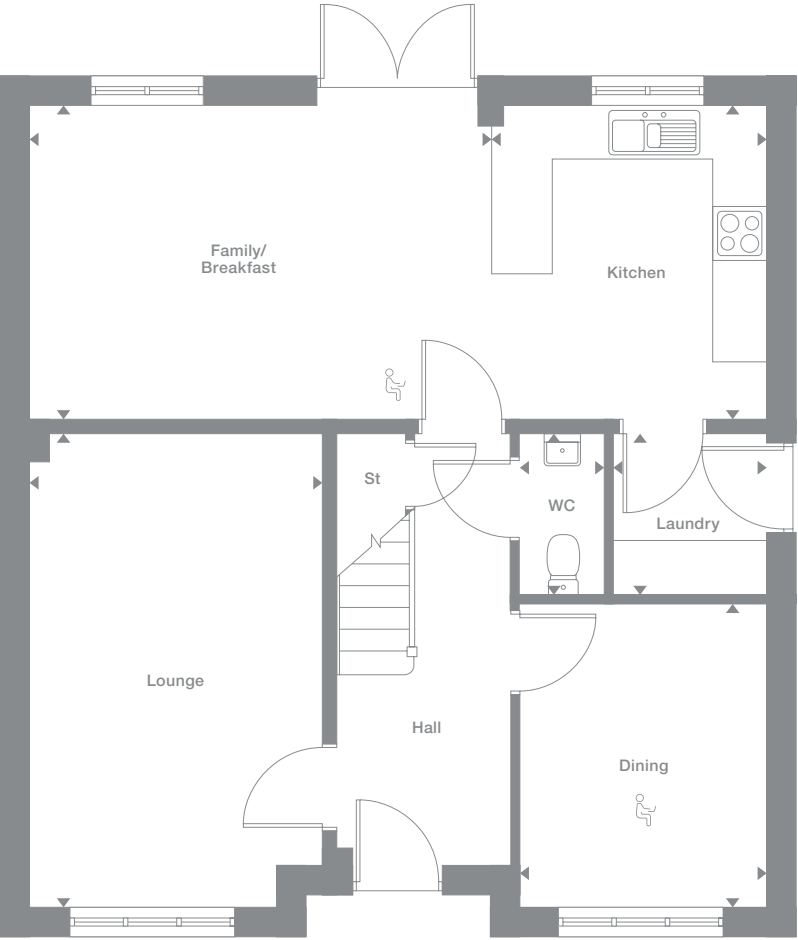
1,524 sq ft

★ Door not applicable to plot 290

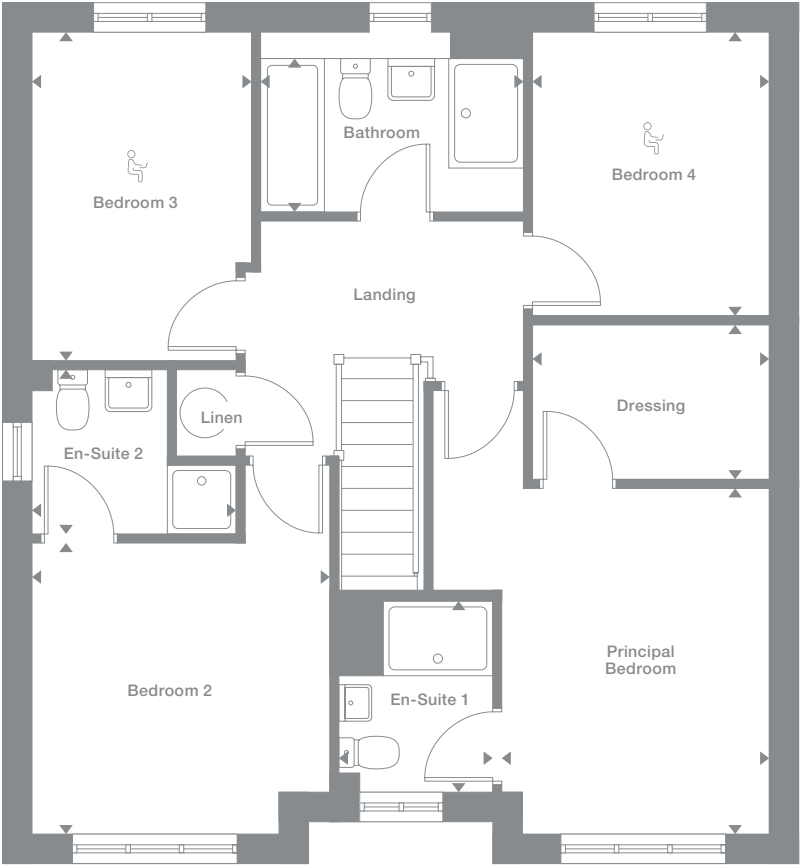
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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

Hollybush

Overview
Double doors link the lounge and dining room, perfect for large gatherings. French doors enhance the impressive kitchen. With a study, two en-suites and a sumptuous principal bedroom, this is an unmistakably opulent home.

- Ground Floor**
Lounge
3.56m x 5.31m
11'8" x 17'5"
Dining
3.56m x 2.66m
11'8" x 8'9"
Family/Breakfast
2.89m x 3.71m
9'6" x 12'2"
Kitchen
3.78m x 3.71m
12'5" x 12'2"
Laundry
2.33m x 1.68m
7'8" x 5'6"
Study
3.52m x 2.42m
11'7" x 7'11"
WC
1.09m x 1.68m
3'7" x 5'6"
- First Floor**
Principal Bedroom
3.62m x 4.04m
11'11" x 13'3"
Dressing
2.44m x 2.25m
8'0" x 7'5"
En-Suite 1
2.44m x 1.58m
8'0" x 5'2"
Bedroom 2
4.27m x 2.85m
14'0" x 9'4"
En-Suite 2
2.29m x 2.40m
7'5" x 7'11"
Bedroom 3
4.05m x 2.68m
13'4" x 8'10"
Bedroom 4
3.69m x 2.68m
12'1" x 8'10"
Bathroom
2.56m x 2.34m
8'5" x 7'8"

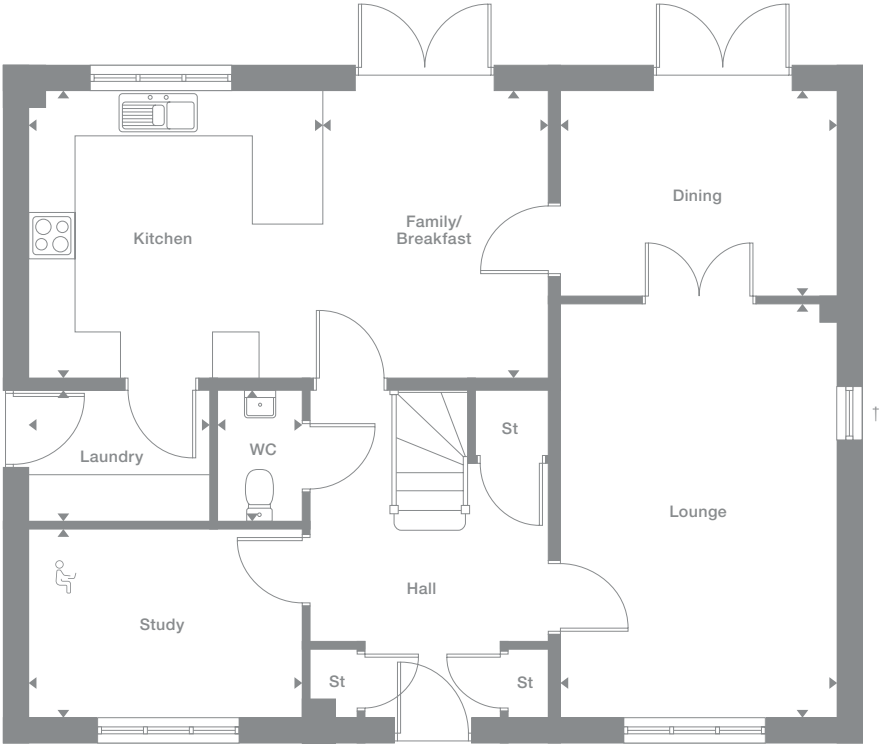
Floor Space
1,803 sq ft

† Additional window to plots 287 only

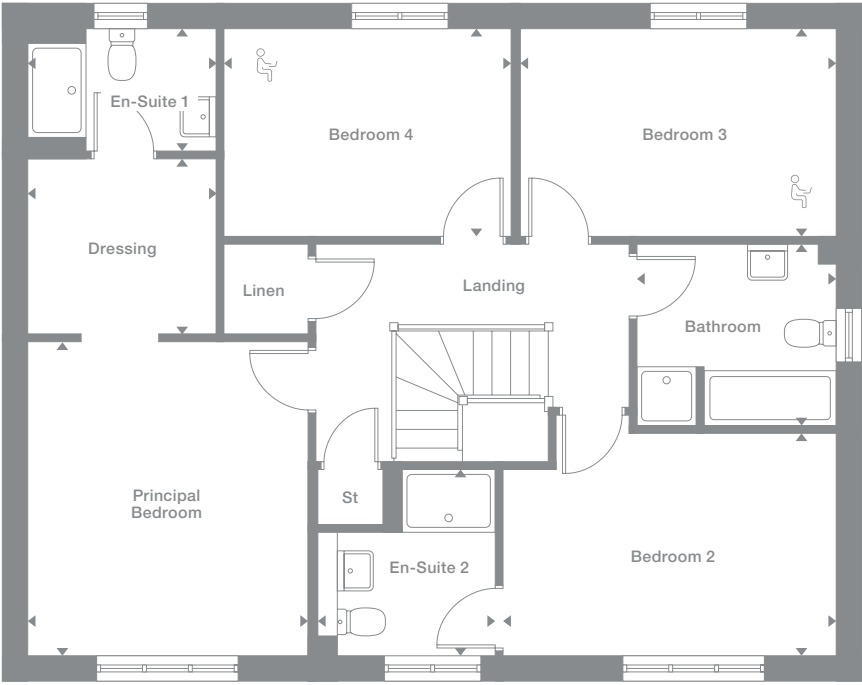
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

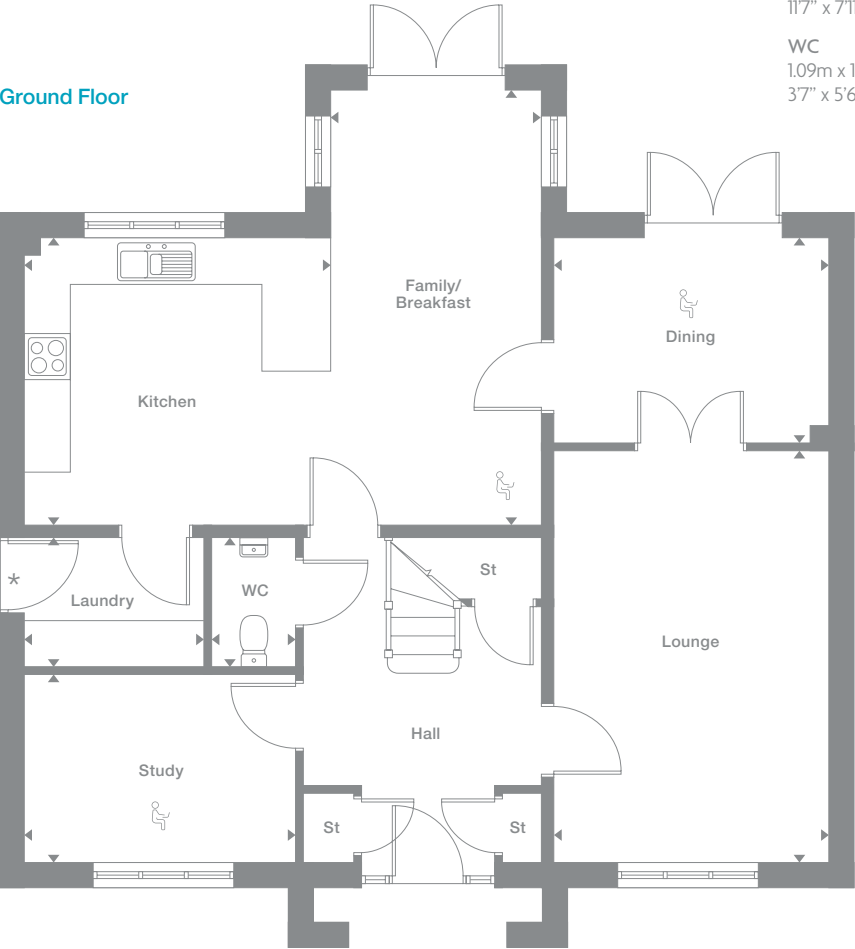
Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important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

Bridgeford

Overview

With the double doors open, the lounge and dining room form an impressive setting for social events. From the dual french doors and conservatory-style breakfast area to the study, gallery landing, two en-suite bedrooms and sumptuous dressing area, this is an exceptionally prestigious home.

Ground Floor



Ground Floor

Lounge
3.56m x 5.31m
11'8" x 17'5"

Kitchen
3.96m x 3.71m
13'0" x 12'2"

Laundry
2.33m x 1.68m
7'8" x 5'6"

Dining
3.56m x 2.66m
11'8" x 8'9"

Family/Breakfast
2.71m x 5.62m
8'11" x 18'6"

Study
3.52m x 2.42m
11'7" x 7'11"

WC
1.09m x 1.68m
3'7" x 5'6"

First Floor

Principal Bedroom
3.64m x 4.04m
11'11" x 13'3"

Dressing
2.44m x 2.25m
8'0" x 7'5"

En-Suite 1
2.44m x 1.38m
8'0" x 4'7"

Bedroom 2
3.52m x 2.68m
11'7" x 8'10"

En-Suite 2
1.21m x 2.68m
4'0" x 8'10"

Bedroom 3
3.59m x 3.10m
11'9" x 10'2"

Bedroom 4
2.97m x 3.19m
9'9" x 10'6"

Bedroom 5
2.69m x 2.68m
8'10" x 8'10"

Bathroom
2.56m x 2.09m
8'5" x 6'11"

Floor Space

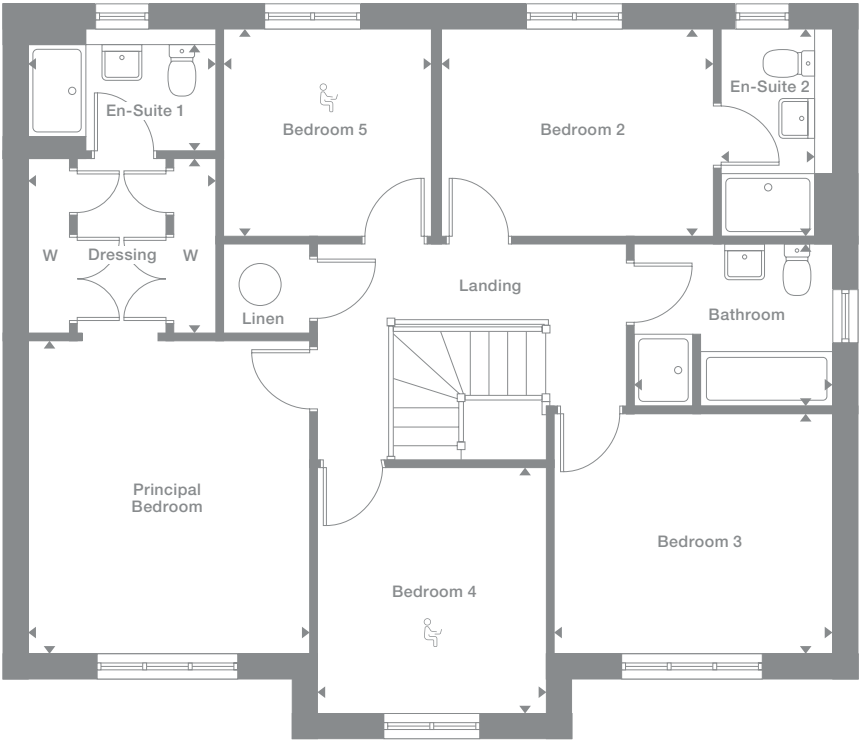
1,885 sq ft

W Please note:
wardrobes are
optional

* Door not
applicable
to plot 283

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

First Floor

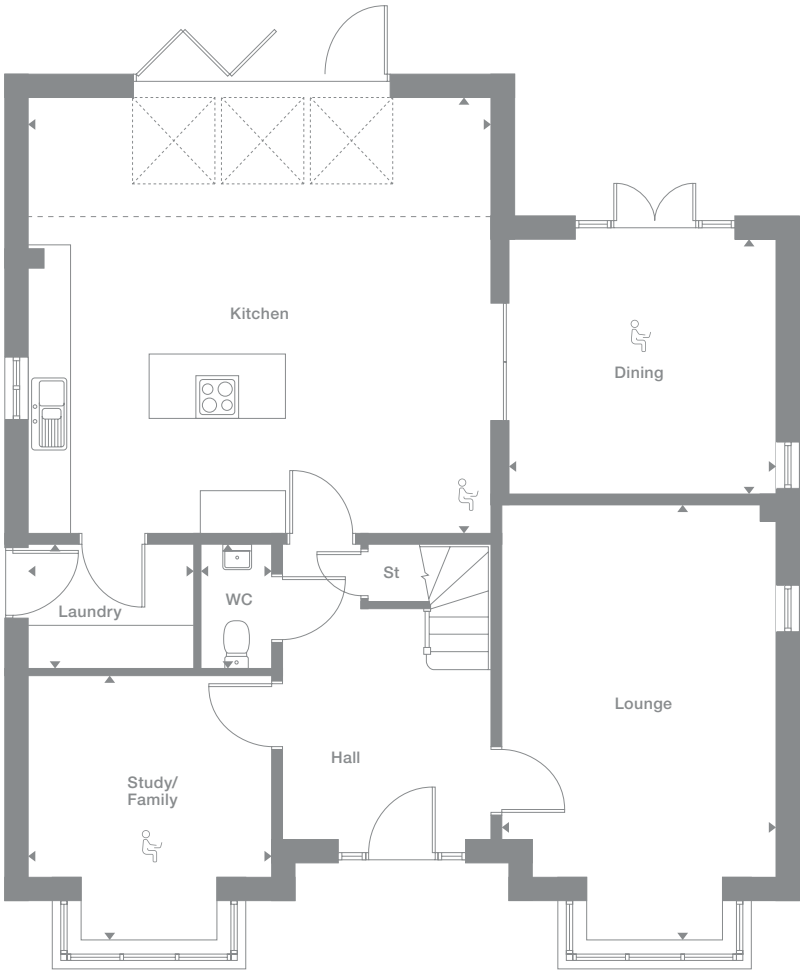


 Office space area

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Overview
This is an unmistakably distinguished family home. The island style kitchen, with bi-fold doors and rooflights, merges with the garden to introduce a wonderfully natural ambience. Featuring twin bay windows, french doors and two en-suites, it raises residential architecture to the highest standards of luxury.

Ground Floor



- Ground Floor**
- Lounge**
3.83m x 6.10m
12'7" x 20'0"
 - Kitchen**
6.45m x 6.08m
21'2" x 20'0"
 - Laundry**
2.32m x 1.72m
7'8" x 5'8"
 - Dining**
3.73m x 3.52m
12'3" x 11'7"
 - Study/Family**
3.41m x 3.72m
11'2" x 12'3"
 - WC**
0.99m x 1.72m
3'3" x 5'8"

- First Floor**
- Principal Bedroom**
3.41m x 4.43m
11'2" x 14'7"
 - Dressing**
2.50m x 2.56m
8'2" x 8'5"
 - En-Suite 1**
2.50m x 1.70m
8'2" x 5'7"
 - Bedroom 2**
3.88m x 2.62m
12'9" x 8'7"
 - En-Suite 2**
2.53m x 1.43m
8'4" x 4'9"
 - Bedroom 3**
3.84m x 3.10m
12'7" x 10'2"
 - Bedroom 4**
3.89m x 2.53m
12'9" x 8'4"
 - Bedroom 5**
2.93m x 2.33m
9'7" x 7'8"
 - Bathroom**
2.56m x 2.01m
8'5" x 6'7"

 Office space area

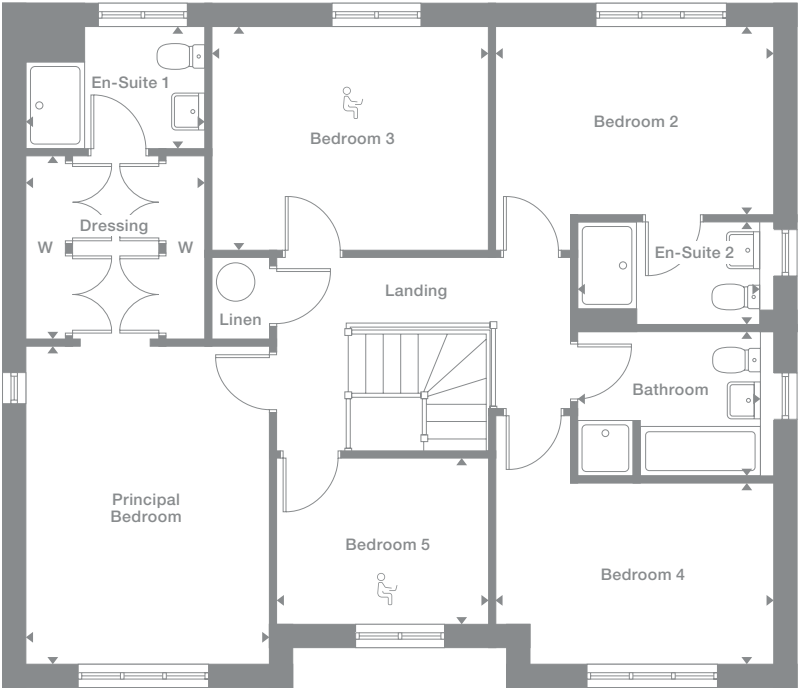
Floor Space
2,130 sq ft

W Please note:
wardrobes are
optional

† Additional windows
applies to plots
293 and 298

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

First Floor



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



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

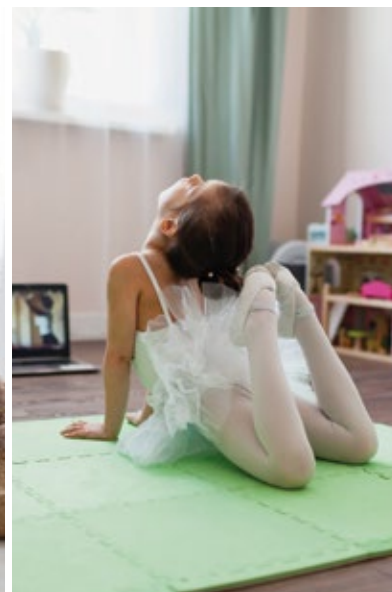
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your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



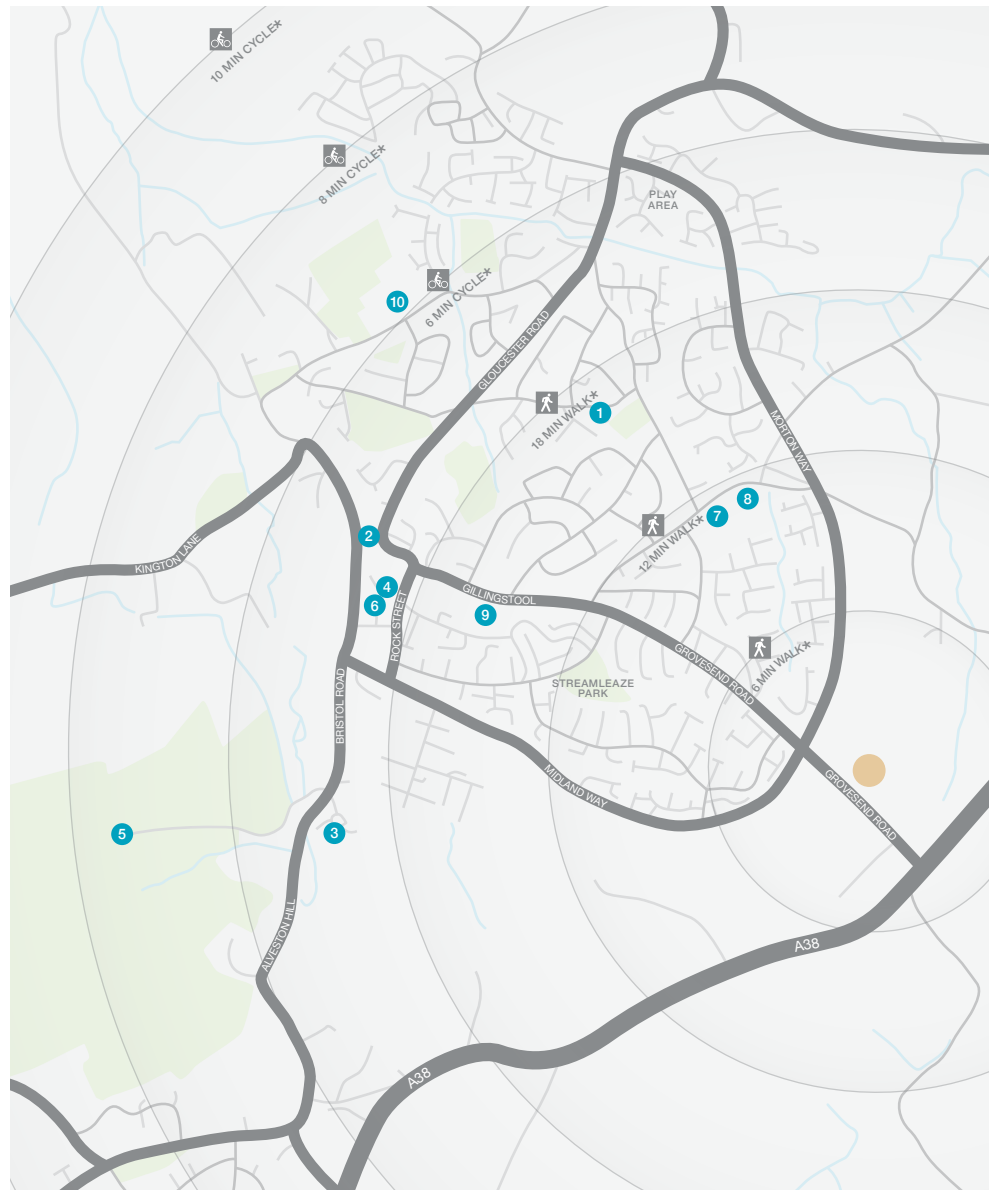
In addition to the historic and scenic gems of the surrounding area such as the atmospheric Tudor Acton Court and the child-friendly attractions of Old Down Country Park, Thornbury itself has delightful town parks, playgrounds and riverside walks. Thornbury Active Leisure Centre, incorporating a gym, swimming pool, sports hall and snooker room, complements an enormous range of sports, leisure, youth and cultural organisations. Thornbury Sailing Club has facilities on the River Severn, and Thornbury Golf Centre offers a choice of two beautiful parkland courses.

With an annual summer Carnival, an Arts Festival, a local library and an excellent local history museum, Thornbury has a lively, welcoming community life. Health care in the town includes St Mary Street Surgery in the town centre, two further GP practices and two dental surgeries. Crossways Infant and Junior Schools and Gillingstool Primary School, are the nearest of a wide choice of primary schools, the town's High School, the Castle School and separate Sixth Form Centre are also within easy reach of Cleve Wood.



Useful Contacts

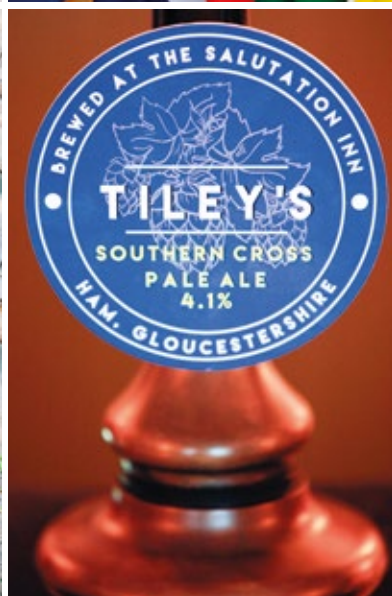
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Cohens Chemist
8 Eastland Road
01454 411 126
- 2 Thornbury Post Office
9 High Street
01454 419 614
- 3 Thornbury Active Lifestyle Centre
Alveston Hill
0300 333 0300
- 4 Thornbury Library
St Mary's Street
01454 868 006
- 5 Thornbury Golf Centre
Bristol Road
01454 281 144
- 6 St Mary Street Surgery
24 St Mary Street
01454 413 691
- 7 Crossways Infant School
Knapp Road
01454 867 280
- 8 Crossways Junior School
Knapp Road
01454 866 566
- 9 Gillingstool Primary School
Gillingstool
01454 866 527
- 10 The Castle School
Park Road
01454 862 100

* 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



How to find us

Development
Opening Times:
Please see
millerhomes.co.uk
or call 03301 736 435

From Bristol
Leave Bristol by the A38 Gloucester Road. At the Almondsbury roundabout, take the second exit to stay on the A38 for another four and three quarter miles then, just after entering the 40mph zone, take the left turn signposted for Thornbury. Six hundred yards on, at the roundabout take the third exit, for Oldbury-on-Severn, and the entrance to Cleve Wood is on the right, around 100 yards on.

From the M5 southbound
Leave the M5 at junction 14 and turn right at the T-junction, joining the B4509 and following signs for Thornbury via the A38. Six hundred yards on, turn left to join the A38. Stay on the A38 for three and a quarter miles, then turn right at the sign for Thornbury. At the roundabout take the third exit, for Oldbury-on-Severn, and the entrance to Cleve Wood is on the right, around 100 yards on.

Sat Nav: BS35 3TS



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®

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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

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 03301 736 435

Sat Nav: BS35 3TS

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millerhomes.co.uk



**Cleve Wood
Thornbury**

millerhomes

the place to be®

Specification

- ✓ Standard
- Not Available

Kitchens

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

	Fairmont	Felton	Overton	Tiverton	Eaton	Lawton	Rushwick	Inglewood	Morton	Baywood	Cedarwood	Kingwood	Hollybush	Bridgeford	Oxford
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All customer choices and optional extras can only be included at an early stage of building construction please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Specification

- ✓ Standard
- Not Available

Electrical

- 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

Heating

- Gas central heating throughout
- Thermostatically controlled radiators to all rooms (except where thermostat is fitted)
- Programmable control of heating zones

Exterior

- 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)

Decorative

- 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

Landscaping

- Turf to front garden
- 1,800 high, larch lap/close board boundary fencing

Please note: Planning requirements for PV (solar panels) and renewable technologies will be provided to plots as per the requirement of the planning consent

	Fairmont	Felton	Overton	Tiverton	Eaton	Lawton	Rushwick	Inglewood	Morton	Baywood	Cedarwood	Kingwood	Hollybush	Bridgeford	Oxford
	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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All customer choices and optional extras can only be included at an early stage of building construction please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

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 03301 736 435

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