

Specification

|                                                                                                   | Delmont | Clevemont | Baymont | Denton | Whitton | Braxton | Lockton | Abberley | Hampton | Kipton | Haywood | Fordwood | Beauwood | Briarwood | Crosswood |
|---------------------------------------------------------------------------------------------------|---------|-----------|---------|--------|---------|---------|---------|----------|---------|--------|---------|----------|----------|-----------|-----------|
| Electrical                                                                                        |         |           |         |        |         |         |         |          |         |        |         |          |          |           |           |
| Battery powered carbon monoxide detectors (plot specific, speak to our Development Sales Manager) | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| 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 (plot specific, speak to our Development Sales Manager)            | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Thermostatically controlled radiators to all rooms (except where thermostat is fitted)            | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Programmable control of heating zones                                                             | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Air source heat pumps (plot specific, speak to our Development Sales Manager)                     | ✓       | ✓         | -       | -      | -       | -       | -       | ✓        | ✓       | -      | ✓       | -        | ✓        | ✓         | ✓         |
| 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                                                | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Energy Efficient Features                                                                         |         |           |         |        |         |         |         |          |         |        |         |          |          |           |           |
| Weather Compensator (plot specific, speak to our Development Sales Manager)                       | -       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Decentralised Mechanical Extract Ventilation (dMEV)                                               | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Waste Water Heat Recovery                                                                         | ✓       | ✓         | -       | -      | ✓       | -       | -       | -        | -       | -      | -       | -        | -        | -         | -         |
| Flue Gas Heat Recovery                                                                            | ✓       | ✓         | -       | -      | ✓       | -       | -       | -        | -       | -      | -       | -        | -        | -         | -         |
| PV Panels (plot specific, speak to our Development Sales Manager)                                 | ✓       | -         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| PV Diverter (plot specific, speak to our Development Sales Manager)                               | ✓       | -         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |
| Electric Vehicle Charger                                                                          | ✓       | ✓         | ✓       | ✓      | ✓       | ✓       | ✓       | ✓        | ✓       | ✓      | ✓       | ✓        | ✓        | ✓         | ✓         |

Specification

All the homes we build include features that make them more energy and cost efficient to run compared to older homes. In some of our newest home types, we’ve incorporated additional energy efficient features that can help you play your part in achieving a cleaner, greener environment for future generations to enjoy.

ask your  
development  
sales manager  
for details...

Astley Croft  
Stourport-on-Severn



the place to be®

Specification

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 (plot specific, speak to our Development Sales Manager)        | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4 ring induction hob (plot specific, speak to our Development Sales Manager)                    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 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           | ✓ | - | - | - | ✓ | ✓ | - | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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 the particular development brochure for more information.

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

✓ Standard      - Not Available

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.

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03330 609 131

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