

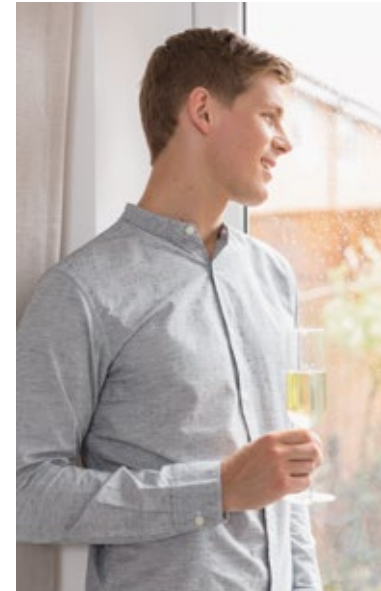


**Kings Meadow
Bidford-on-Avon**

millershomes

the place to be®

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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- Affordable Housing**



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. Please note that the site plan is not drawn to scale.

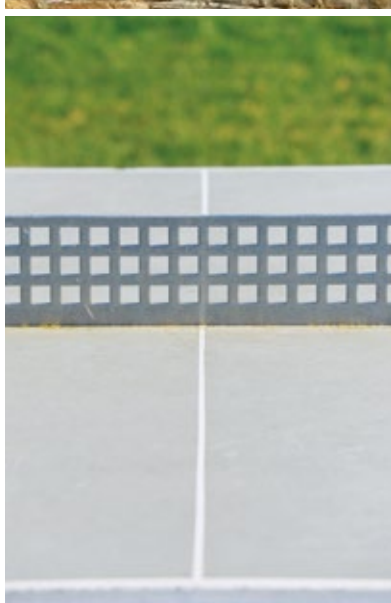




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

On the northern edge of Bidford-on-Avon, half a mile from the village's busy High Street, the development is just five minutes' drive from the A46, offering drive times of around half an hour to Worcester and Leamington Spa. Buses between Stratford-upon-Avon and Evesham stop 150 yards away, and the journey to Stratford takes around fifteen minutes.

Bidford-on-Avon is served by two railway stations. Trains between Hereford and London Paddington stop at Honeybourne, five miles south of the village, reaching Worcester in around 30 minutes and London in approximately two hours. Services from Stratford-upon-Avon, seven miles to the east, run to Birmingham, around 40 minutes away, and to Leamington Spa from where there are connections to London Marylebone and Euston.



The beautiful village of Bidford-on-Avon grew up around a fifteenth century bridge that, rebuilt several times, still links the picturesque High Street with pleasant meadows stretching along the River Avon. Just ten minutes walk from the charming village centre, this attractive selection of modern, energy-efficient two, three, four and five bedroom homes creates a highly desirable new neighbourhood within around 45 minutes drive of Worcester, Leamington Spa and Cheltenham. Welcome to Kings Meadow...

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Ashford

Overview

With its stylish french doors bringing an airy, open quality, and garden access adding an extra level of flexibility, the living room is a welcoming setting for convivial entertaining as well as a comfortable place to relax with a favourite film.

Ground Floor

Living/Dining
4.065m max x 4.791m max
13'4" x 15'9"

Kitchen
1.932m x 3.540m
6'4" x 11'7"

WC
0.897m x 2.137m
2'11" x 7'0"

First Floor

Master Bedroom
4.065m x 3.041m
13'4" x 10'0"

Bedroom 2
4.065m max x 3.030m max
13'4" x 9'11"

Bathroom
1.700m x 2.167m
5'7" x 7'1"

Plots

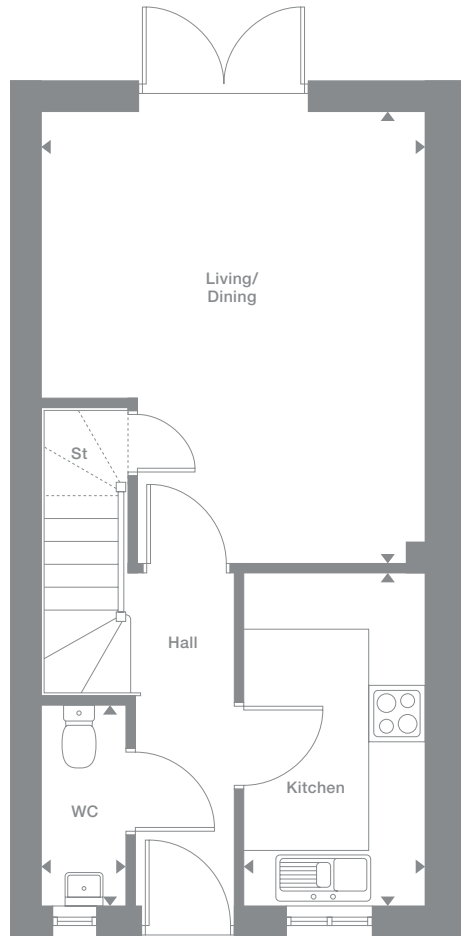
4*, 5,
6*, 7,
19*, 20,
56*, 57,
74*, 75,
76*, 77,
92*, 93,
108*, 109,
115*, 116,
133*, 134,
145*, 146,
170*, 171,
172*, 173

Floor Space

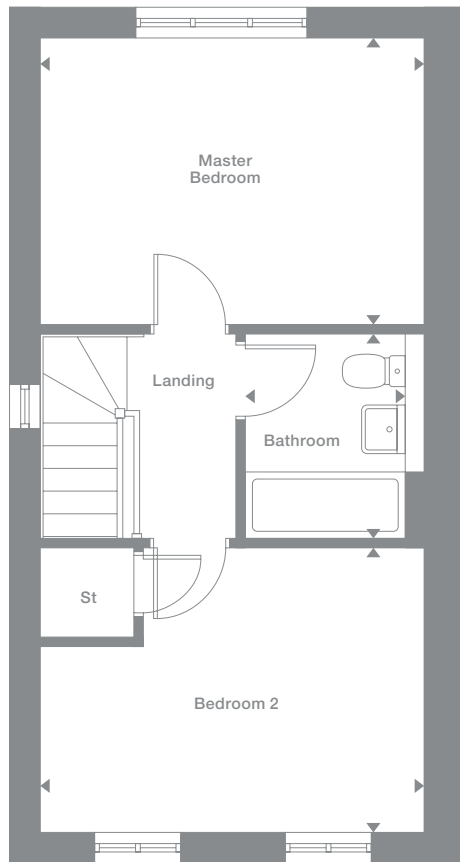
737 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above



Weston

Plots

22, 38*,
183*, 193,
196*, 197

Floor Space

755 sq ft

Overview

With french doors adding a focal point to the bright, inviting living and dining room, this comfortable, relaxing home is perfect for entertaining. The bathroom includes a separate shower cubicle, and the second bedroom adds a degree of flexibility.

Ground Floor

Living/Dining
4.334m max x 5.097m
14'3" x 16'9"

Kitchen
4.369m x 2.382m
14'4" x 7'10"

Master Bedroom
4.341m max x 3.164m max
14'3" x 10'5"

Bedroom 2
3.174m x 2.904m
10'5" x 9'6"

Bathroom
3.174m x 2.208m
10'5" x 7'3"



Ground Floor



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* Plots are a mirror image of plans shown above

† Windows applicable to Plots 38, 183, 193, 196 and 197 only

Keeping you informed
From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

Fairfield

Overview

The beautifully laid out kitchen of this bungalow complements a bright living and dining room with french doors opening out to the garden, an ideal setting for social gatherings. The master bedroom is en-suite, and two hall cupboards provide generous storage space.

Ground Floor

Living/Dining
4.332m x 5.782m
14'3" x 18'12"

Kitchen
3.470m max x 3.875m max
11'5" x 12'9"

Master Bedroom
3.457m max x 4.054m max
11'4" x 13'3"

En-Suite
1.425m max x 3.304m max
4'8" x 10'10"

Bedroom 2
3.682m x 3.032m
12'1" x 9'11"

Bathroom
1.700m x 2.300m max
5'7" x 7'7"

Plots

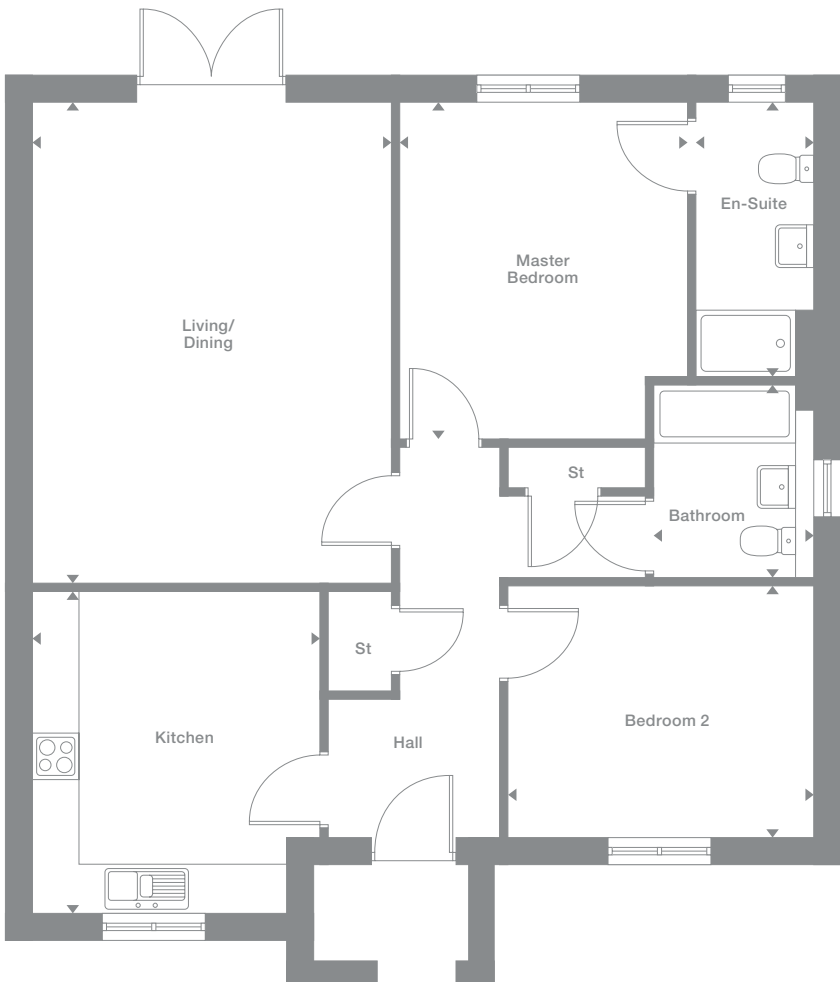
49, 59,
73, 78*,
79*, 83,
84*, 99,
100, 102*,
103

Floor Space

930 sq ft



Ground Floor



Discover the Miller difference

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Castleton

Overview

Front-facing windows are accompanied by french doors in both the dining kitchen and the lounge, filling the rooms with natural light. The three bedrooms, one of them with an en-suite shower room, are reached via a bright feature landing.

Ground Floor

- Lounge**
3.080m x 5.450m
10'1" x 17'11"
- Dining**
2.556m x 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- WC**
1.590m x 0.949m
5'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.440m
10'4" x 11'3"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

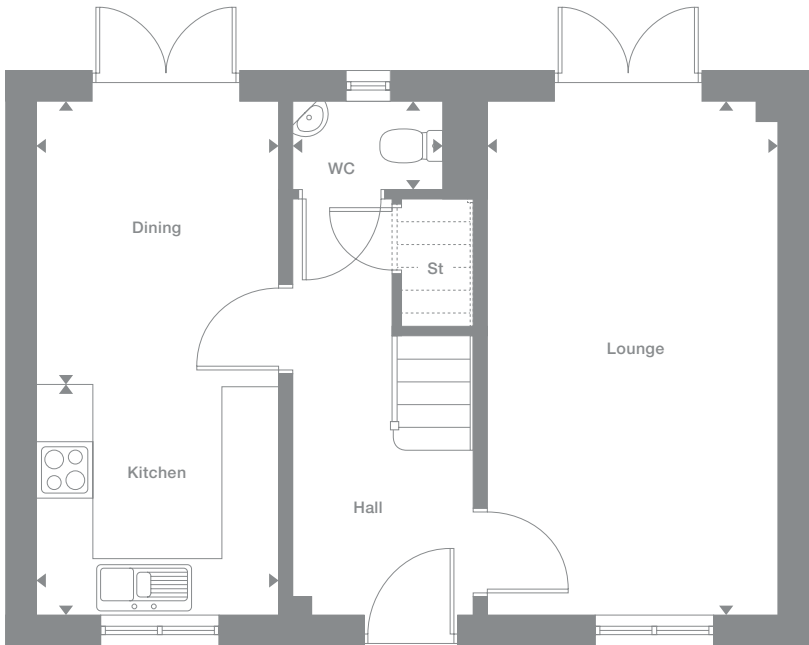
33, 35*,
36*, 153

Floor Space

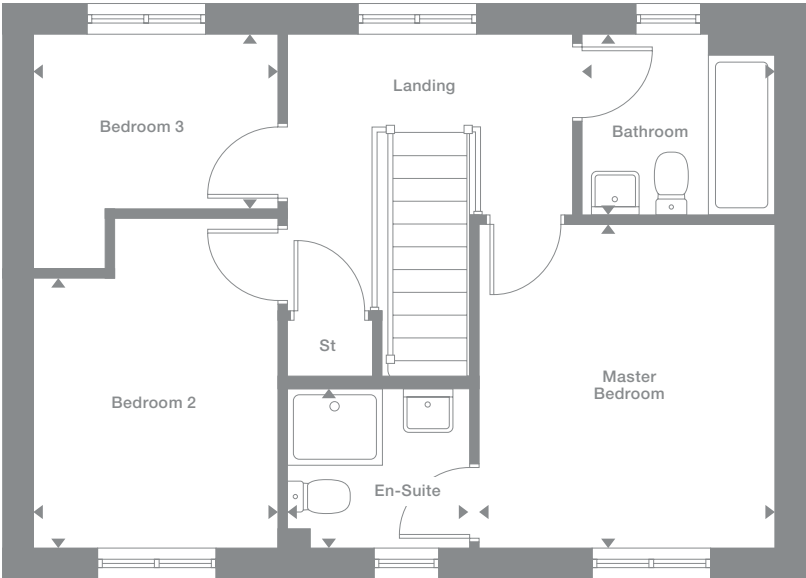
921 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Melbourne

Overview

The inviting lounge shares the ground floor with a beautifully planned kitchen and dining area in which french doors make after dinner coffee on the patio an option on summer evenings. The L-shaped landing opens on to three bedrooms, one of them en-suite.

Ground Floor

Lounge
3.104m x 4.712m
10'2" x 15'6"

Dining
2.811m max x 3.503m max
9'3" x 11'6"

Kitchen
2.496m x 3.503m
8'2" x 11'6"

WC
0.955m x 2.281m
3'2" x 7'6"

First Floor

Master Bedroom
3.649m x 3.385m max
12'0" x 11'1"

En-Suite
1.565m max x 2.281m max
5'2" x 7'6"

Bedroom 2
3.216m x 2.740m
10'7" x 9'0"

Bedroom 3
1.998m x 2.838m
6'7" x 9'4"

Bathroom
1.913m x 2.054m
6'3" x 6'9"

Plots

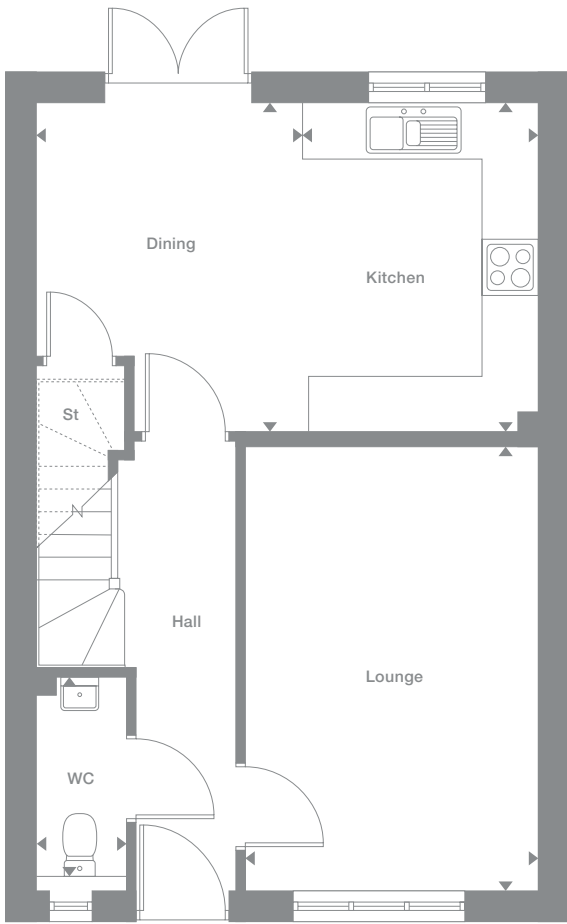
87, 95*,
174, 175*,
180

Floor Space

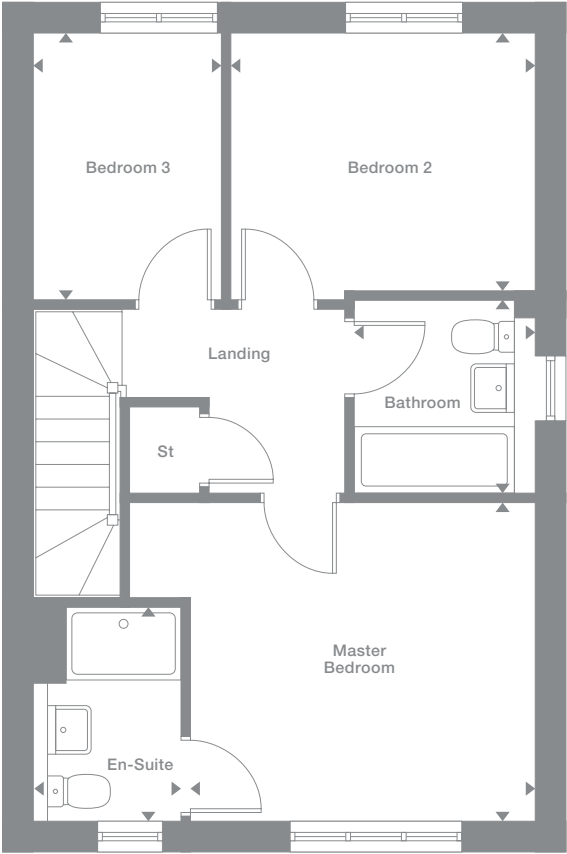
956 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Bretby

Overview

Dual aspect windows in the lounge and kitchen, where french doors enhance the dining area and a laundry room helps keep household management under control, create a light-filled, welcoming atmosphere. A broad, bright landing leads to three bedrooms, one of them en-suite.

Ground Floor

- Lounge**
2.950m x 5.959m
9'8" x 19'7"
- Dining**
2.870m x 2.929m
9'5" x 9'7"
- Kitchen**
2.870m x 3.030m
9'5" x 9'11"
- Laundry**
2.001m x 1.794m
6'7" x 5'11"
- WC**
1.815m x 0.850m
5'11" x 2'9"

First Floor

- Master Bedroom**
2.997m x 3.601m max
9'10" x 11'10"
- En-Suite**
2.233m max x 2.039m max
7'4" x 6'8"
- Bedroom 2**
2.648m x 2.811m
8'8" x 9'3"
- Bedroom 3**
2.903m max x 3.056m max
9'6" x 10'0"
- Bathroom**
1.920m x 2.265m
6'4" x 7'5"

Plots

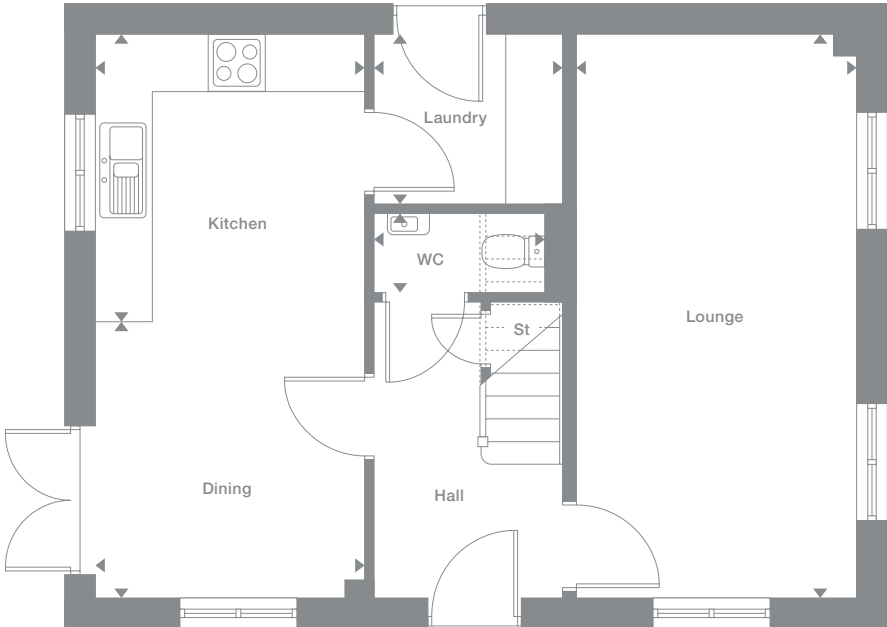
- 18*, 23,
- 37, 39*,
- 85*, 104*,
- 117*, 132*,
- 158*, 200*

Floor Space

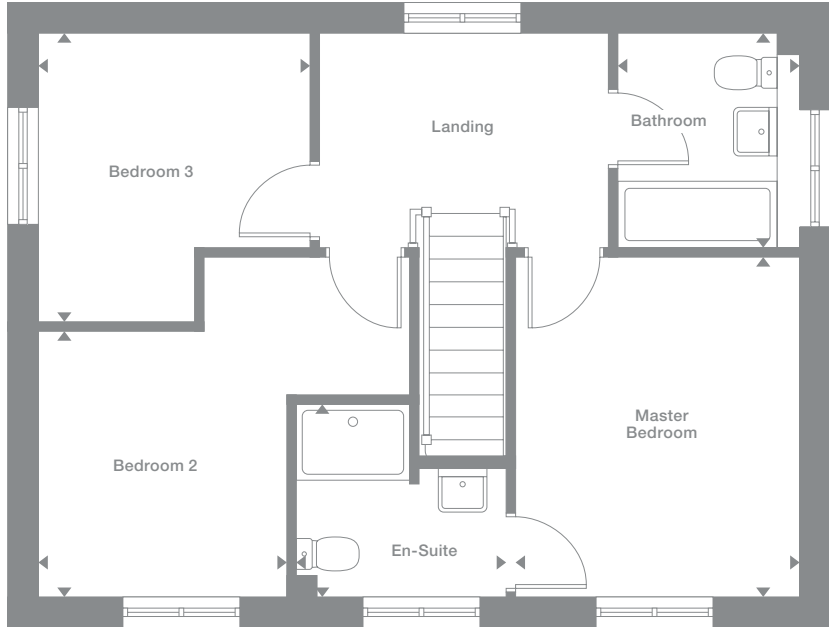
1,034 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

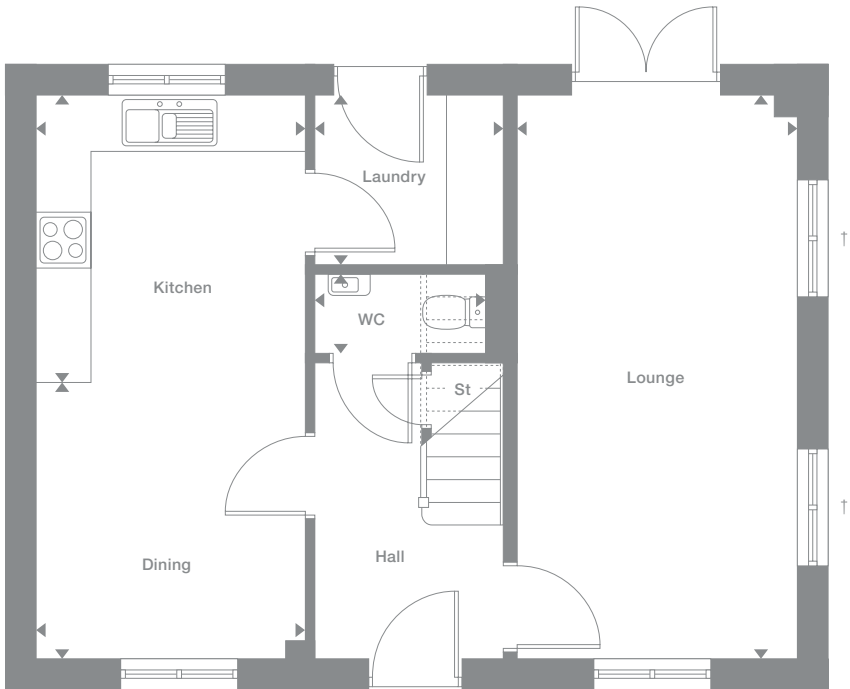
Overview
 The impressive lounge, extending from a front facing window to french doors, complements a separate dining room to create a superb setting for entertaining. With a laundry room, feature landing and en-suite master bedroom, this superb home beautifully blends style and function.

Ground Floor	First Floor
Lounge 2.950m x 5.959m 9'8" x 19'7"	Master Bedroom 2.997m x 3.601m max 9'10" x 11'10"
Dining 2.870m x 2.929m 9'5" x 9'7"	En-Suite 2.233m max x 2.039m max 7'4" x 6'8"
Kitchen 2.870m x 3.030m 9'5" x 9'11"	Bedroom 2 2.648m x 2.811m 8'8" x 9'3"
Laundry 2.001m x 1.794m 6'7" x 5'11"	Bedroom 3 2.903m max x 3.056m max 9'6" x 10'0"
WC 1.815m x 0.850m 5'11" x 2'9"	Bathroom 1.920m x 2.265m 6'4" x 7'5"

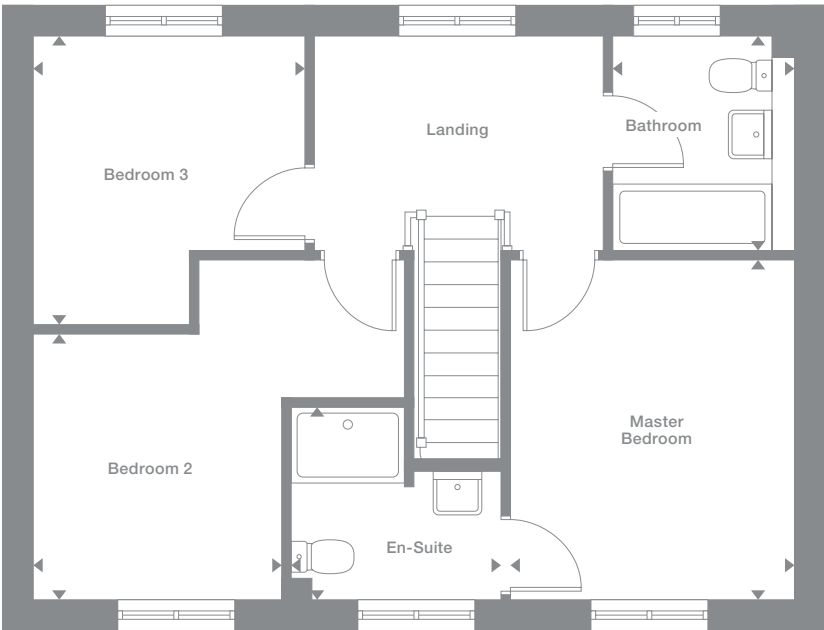
Plots	Floor Space
1, 8, 21*, 34*, 40, 41*, 63*, 64*, 66*, 88*, 94, 96, 97*, 98*, 101, 131, 144*, 151*, 152, 168, 169*, 181, 182, 194, 195*, 198	1,034 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above
 † Window to plots 1, 8, 21, 41, 98, 101, 144, 169 and 182 only

Pebworth

Overview
 With its striking hall, and twin french doors opening out from both the lounge and the dual aspect family kitchen and dining room, this is a light-filled, airy home. The master bedroom is en-suite, and the third bedroom features dual windows and a built-in wardrobe.

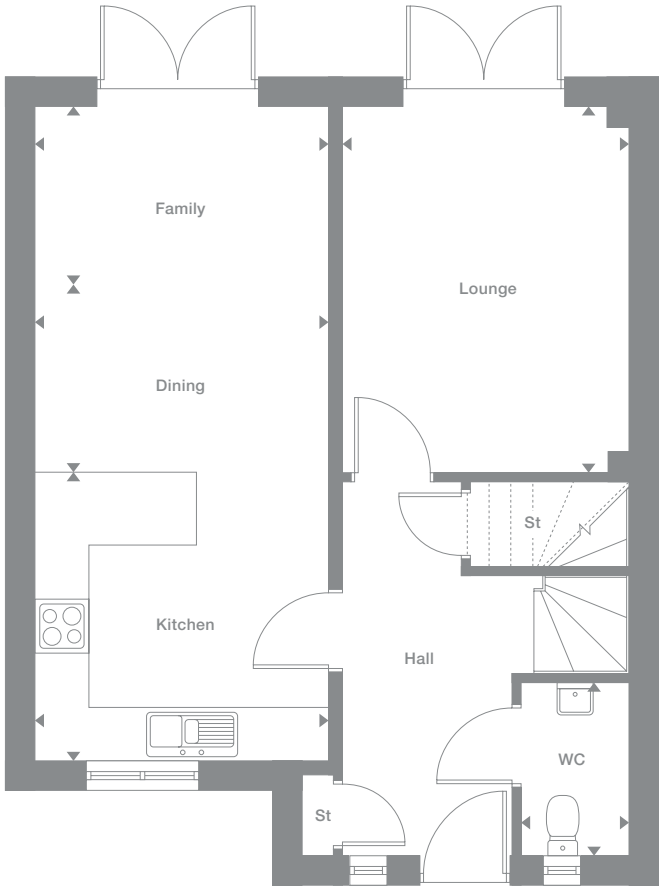
Ground Floor	First Floor
Lounge 3.152m x 4.050m 10'4" x 13'3"	Master Bedroom 3.452m x 3.750m 11'4" x 12'4"
Family 3.260m x 1.980m 10'8" x 6'6"	En-Suite 3.017m max x 1.715m max 9'11" x 5'8"
Dining 3.260m x 1.986m 10'8" x 6'6"	Bedroom 2 3.452m max x 3.383m max 11'4" x 11'1"
Kitchen 3.260m x 3.260m 10'8" x 10'8"	Bedroom 3 3.612m max x 3.090m max 11'10" x 10'2"
WC 1.185m x 1.920m 3'11" x 6'4"	Bathroom 1.904m x 2.242m 6'3" x 7'4"

Plots
80*, 81,
154, 155

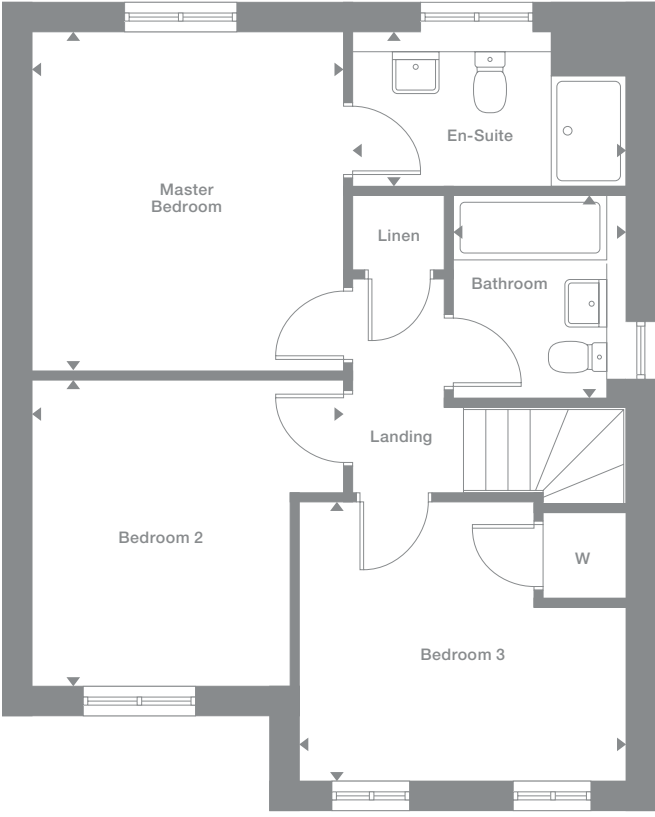
Floor Space
1,102 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Drayton

Overview

A welcoming lounge with feature french doors complements the superb dual-aspect kitchen and dining room. There is a separate laundry, and the study provides a peaceful private space for working at home. One of the three bedrooms is en-suite with an impressive dressing area.

Ground Floor

- Lounge**
3.450m x 4.797m
11'4" x 15'9"
- Dining**
2.763m x 3.320m
9'1" x 10'11"
- Kitchen**
2.763m x 3.630m
9'1" x 11'11"
- Laundry**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"
- WC**
1.937m x 0.945m
6'4" x 3'1"

First Floor

- Master Bedroom**
3.507m x 3.158m
11'6" x 10'4"
- Dressing**
2.411m x 1.906m
7'11" x 6'3"
- En-Suite**
2.800m max x 1.700m max
9'2" x 5'7"
- Bedroom 2**
4.850m x 3.095m
15'11" x 10'2"
- Bedroom 3**
2.805m max x 3.762m max
9'2" x 12'4"
- Bathroom**
2.659m max x 1.700m max
8'9" x 5'7"

Plots

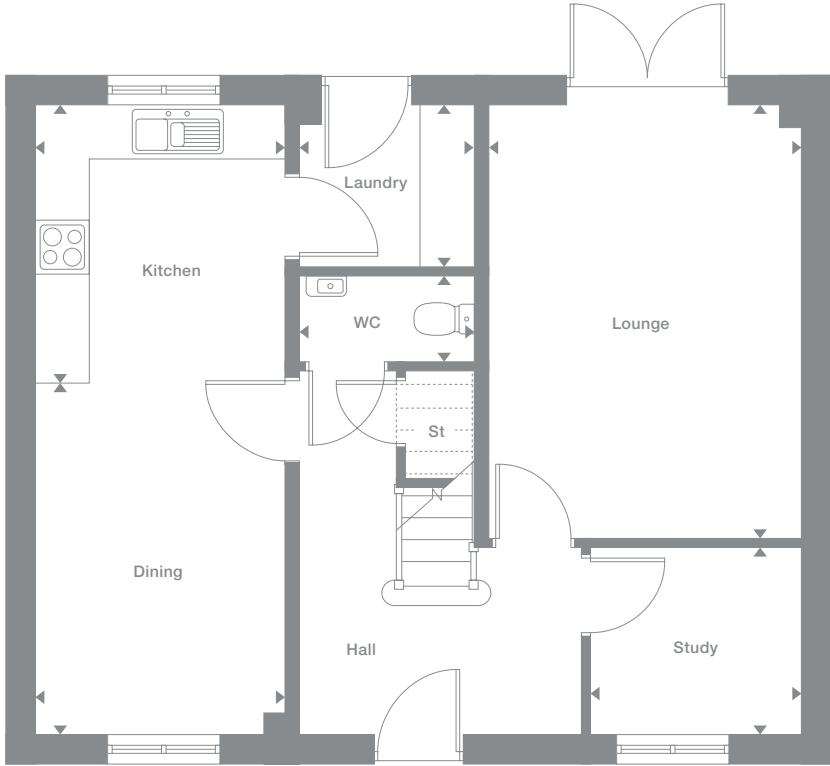
48, 82*,
86, 161

Floor Space

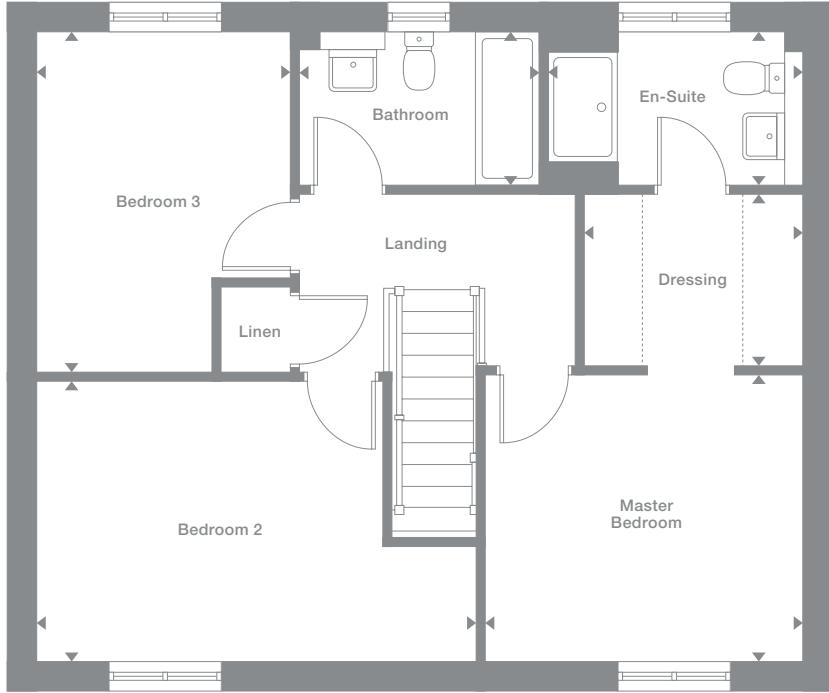
1,264 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Stanford

Overview

Both the lounge and the family kitchen of this wonderfully bright home incorporate french doors, the dining room features a bay window and all three rooms are dual aspect. Dual aspect windows also add a special appeal to the second bedroom, and the master bedroom is en-suite.

Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Dining
3.281m max x 4.134m
10'9" x 13'7"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

WC
0.937m x 1.933m
3'1" x 6'4"

First Floor

Master Bedroom
4.642m max x 3.799m max
15'3" x 12'6"

En-Suite
2.696m max x 1.953m max
8'10" x 6'5"

Bedroom 2
4.756m max x 2.647m
15'7" x 8'8"

Bedroom 3
3.496m max x 2.885m
11'6" x 9'6"

Bathroom
2.339m max x 2.297m max
7'8" x 7'6"

Plots

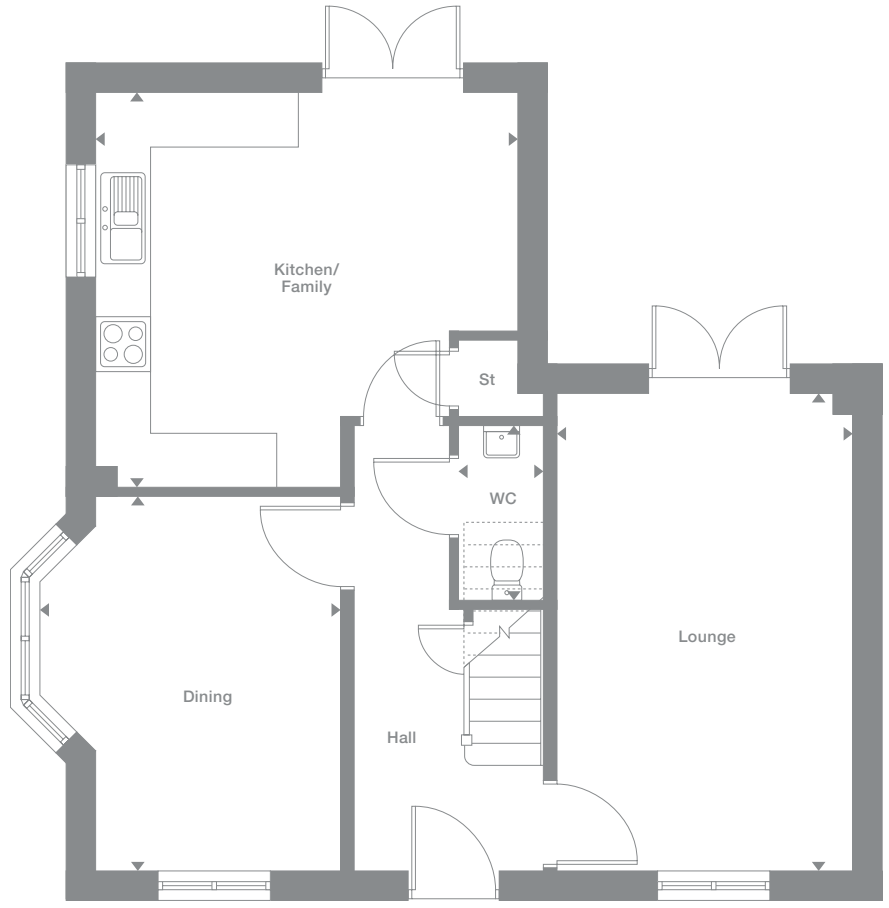
55*, 58,
62*, 65*,
72, 162*

Floor Space

1,290 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

With two en-suite bedrooms, this is a family home that blends timeless style with practical convenience. The bright family kitchen and breakfast room, with its central french doors, is complemented by a dining room that will make entertaining special.

Ground Floor

Lounge
3.352m max x 5.228m
11'0" x 17'2"

Dining
2.853m x 2.900m
9'4" x 9'6"

Family/Breakfast
5.168m x 3.475m
16'11" x 11'5"

Kitchen
3.182m x 3.475m
10'5" x 11'5"

Laundry
1.860m x 1.785m
6'1" x 5'10"

WC
0.900m x 1.785m
2'11" x 5'10"

First Floor

Master Bedroom
3.825m max x 4.475m
12'7" x 14'8"

En-Suite 1
1.694m x 2.090m max
5'7" x 6'10"

Bedroom 2
3.409m max x 3.216m
11'2" x 10'7"

En-Suite 2
2.373m max x 1.816m
7'9" x 5'11"

Bedroom 3
2.724m x 3.835m
8'11" x 12'7"

Bedroom 4
2.530m max x 3.635m
8'4" x 11'11"

Bathroom
2.910m x 1.995m
9'7" x 6'7"

Plots

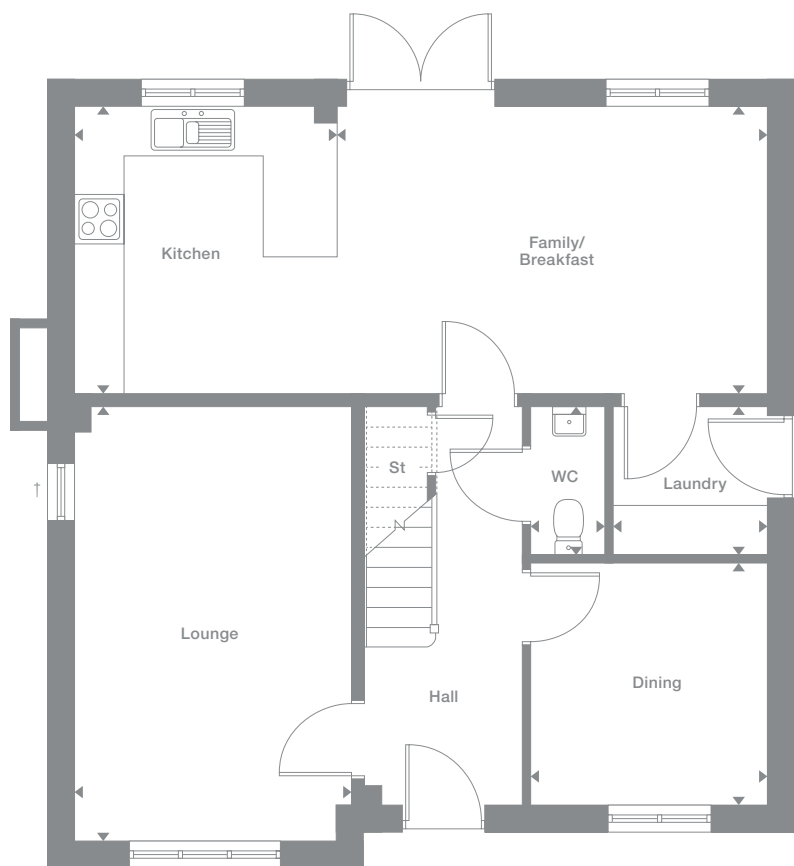
2, 3,
42, 43,
44*, 45,
47, 50*,
71, 160*,
163*, 164,
167*, 199*

Floor Space

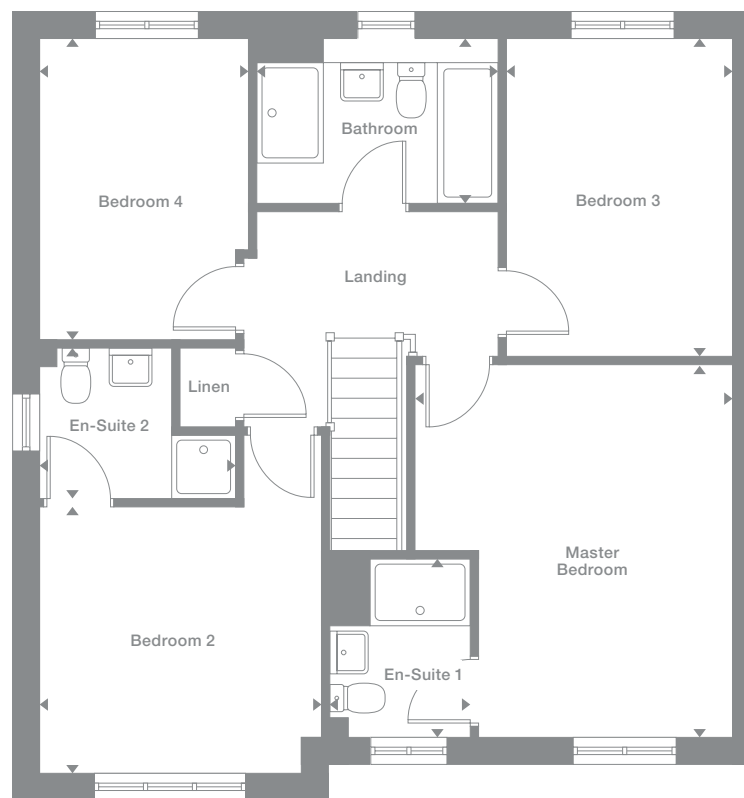
1,541 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Chimney and window to Plots 3, 43, 47, 50, 160 and 199

Hollybush

Overview

From the entrance hall and feature staircase to the master suite, one of two en-suite bedrooms, this is an exceptionally distinguished residence. The lounge's double doors open into a garden dining room, perfect for large gatherings, and the family kitchen also offers garden access.

Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

Laundry
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom
3.623m x 4.041m
11'11" x 13'3"

Dressing
2.442m x 2.253m
8'0" x 7'5"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Bedroom 2
3.592m x 2.857m
11'9" x 9'4"

En-Suite 2
2.970m x 2.403m
9'9" x 7'11"

Bedroom 3
4.054m x 2.680m max
13'4" x 8'10"

Bedroom 4
3.690m x 2.680m
12'1" x 8'10"

Bathroom
2.563m max x 2.342m max
8'5" x 7'8"

Plots

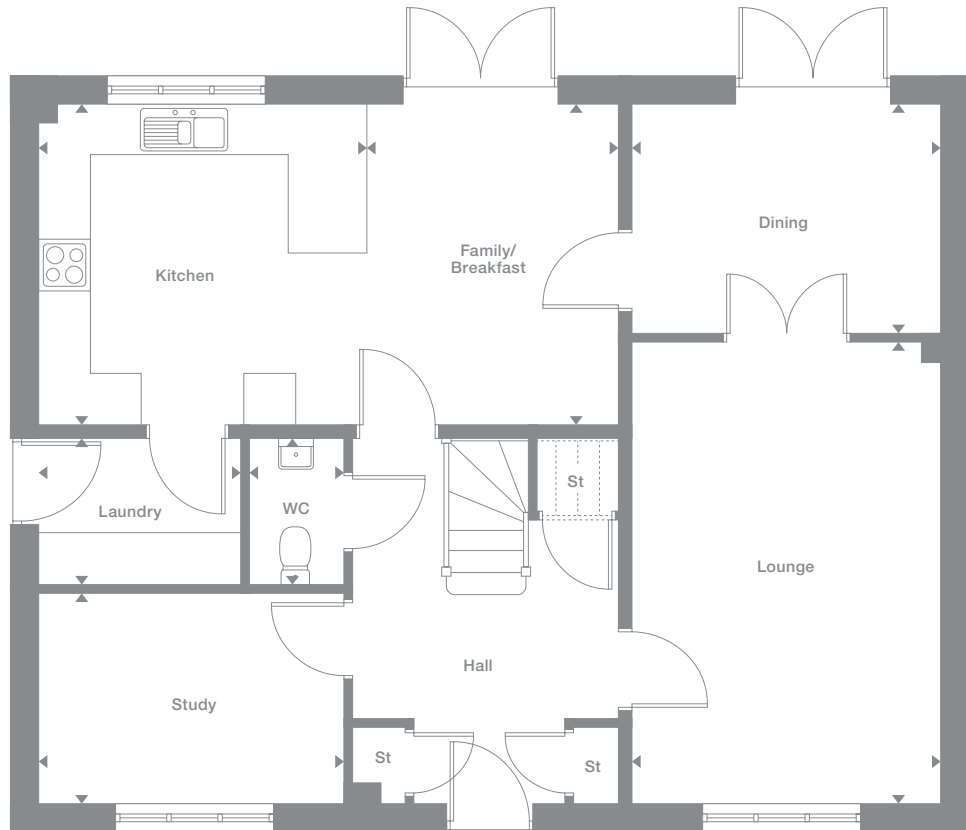
51*, 53,
54, 67*

Floor Space

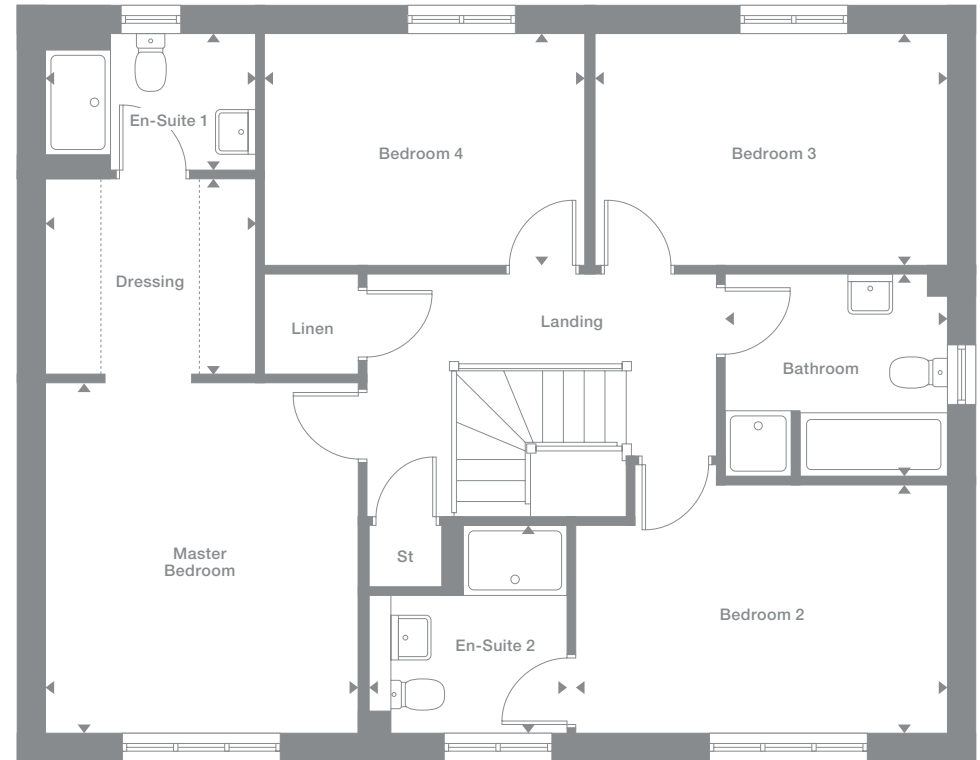
1,860 sq ft



Ground Floor



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 Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Charlesworth

Overview

The bright kitchen and triple-aspect breakfast alcove, incorporating one of the two sets of french doors, provides a convivial counterpoint to a magnificent lounge and connecting dining room. With a study, two en-suites and a sumptuous master bedroom, this is an uncompromisingly distinguished home.

Ground Floor

- Lounge**
3.560m x 5.312m
11'8" x 17'5"
- Dining**
3.560m x 2.660m
11'8" x 8'9"
- Family/Breakfast**
2.714m x 5.629m
8'11" x 18'6"
- Kitchen**
3.966m x 3.717m
13'0" x 12'2"
- Laundry**
2.332m x 1.683m
7'8" x 5'6"
- Study**
3.521m x 2.422m
11'7" x 7'11"
- WC**
1.096m x 1.683m
3'7" x 5'6"

First Floor

- Master Bedroom**
3.642m x 4.041m
11'11" x 13'3"
- Dressing**
2.442m max x 2.253m max
8'0" x 7'5"
- En-Suite 1**
2.442m max x 1.585m max
8'0" x 5'2"
- Bedroom 2**
3.535m x 2.680m
11'7" x 8'10"
- En-Suite 2**
1.435m max x 2.680m max
4'8" x 8'10"
- Bedroom 3**
3.592m x 2.857m
11'9" x 9'4"
- Bedroom 4**
2.970m x 3.191m
9'9" x 10'6"
- Bedroom 5**
2.690m x 2.680m
8'10" x 8'10"
- Bathroom**
2.563m max x 2.342m max
8'5" x 7'8"

Plots

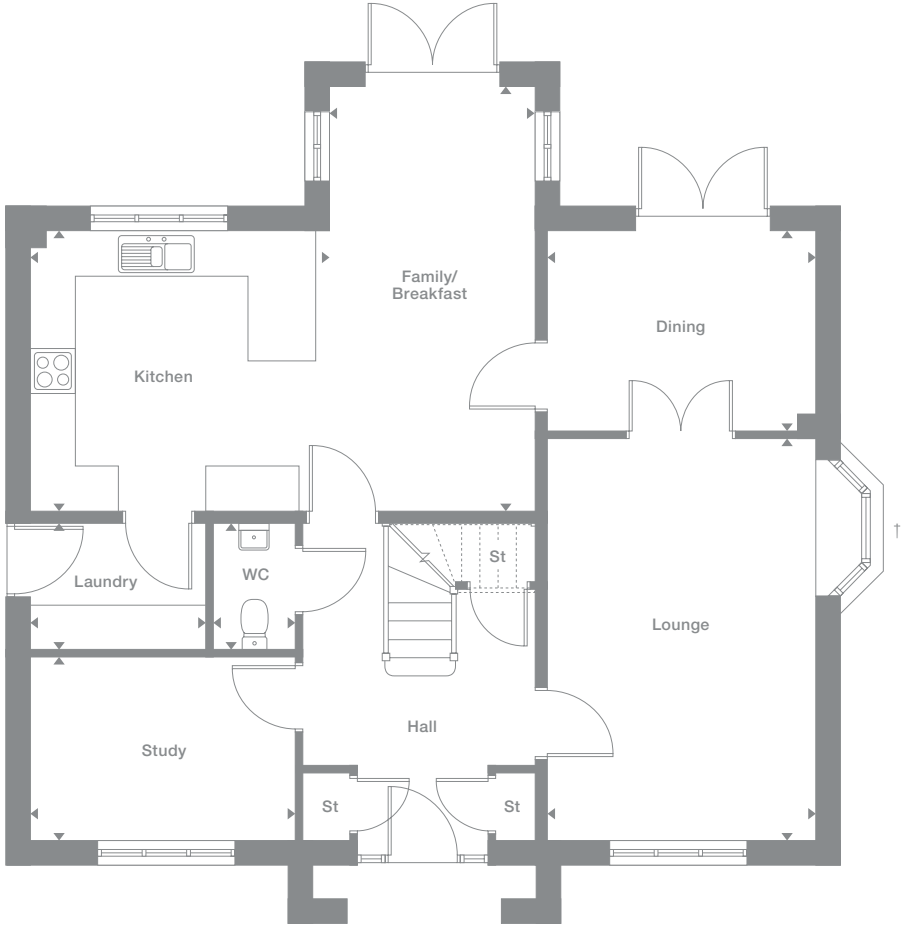
- 46, 52*,
- 60*, 61,
- 68*, 69*,
- 70*, 159*,
- 165*, 166*

Floor Space

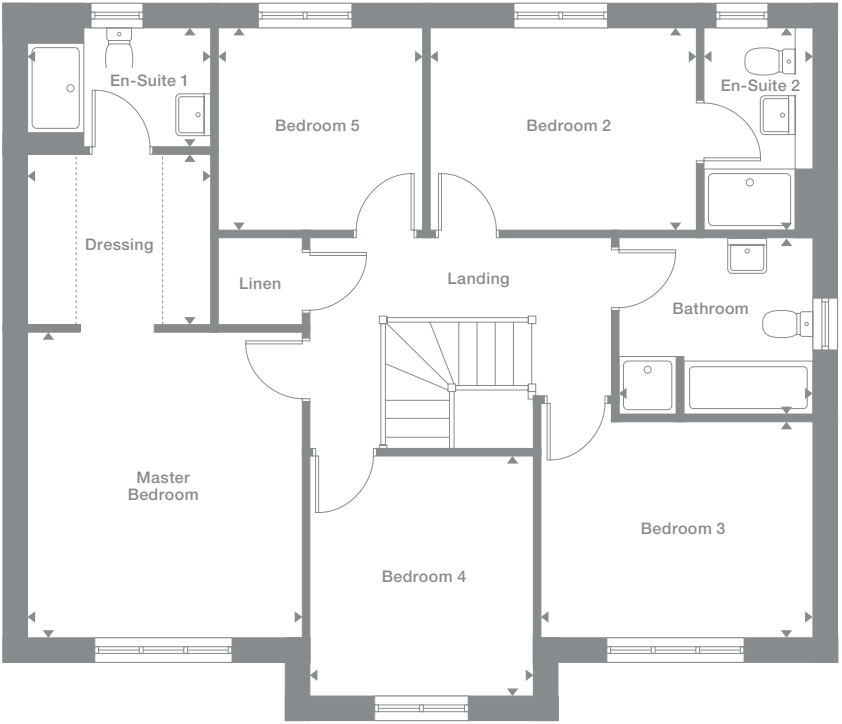
1,885 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Bay window to Plots 46, 52, 60, 61, 159 and 166 only

Specification

Kitchens

	Ashford	Weston	Fairford	Castleton	Melbourne	Bretby	Ingleby	Peabworth	Drayton	Stanford	Foxley	Hollybush	Charlesworth
Contemporary styled fitted kitchen with choice of frontals; Colorado, Kansas, Minnesota, Plaza, Oregon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
Stainless steel double fan oven	-	-	-	-	-	-	-	-	-	-	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

Bathrooms

Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	-	-	-	-	-	-	-	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to bath walls, splash back to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 this brochure for more information.

Specification

	Ashford	Weston	Fairford	Castleton	Melbourne	Bretby	Ingleby	Peabworth	Drayton	Stanford	Foxley	Hollybush	Charlesworth
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	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
Clear finished oak effect staircase handrail	-	-	-	-	-	-	-	-	-	-	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping													
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ Standard
- Not Available

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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey - it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your Site Manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your Site Manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.



"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie
Miller Home Owner

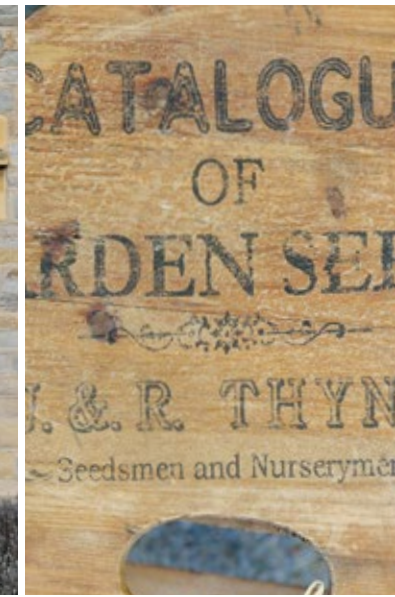
"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner

The High Street's diverse, traditional shopping environment includes a newsagent, off-licence and general store, a family butcher, a baker, a convenience store and a hardware shop interspersed with cafés, restaurants, takeaways and traditional pubs. Near the end of the High Street there is a Warner Budgen's supermarket incorporating the village Post Office. Other services in the High Street include an optician, a bank and a number of hairdressers.

Nearby leisure amenities include a popular swimming pool at Bunkers Hill, three miles away, golf at Bidford Grange Country Club on the edge of the village, and leisure centres with swimming pools, gyms and sports facilities at Stratford and Evesham.

Outdoor amenities include the 26-acre Big Meadow, a popular riverside gathering place with extensive play equipment and the venue for several annual events. Oversley Wood at Alcester, four miles to the north, contrasts with the endless opportunities for riverside walks and boat trips along the River Avon, and the more unusual local attractions including Bidford Gliding and Flying Club, two miles to the south. The vast open expanse of the Cotswolds is just eight miles away.

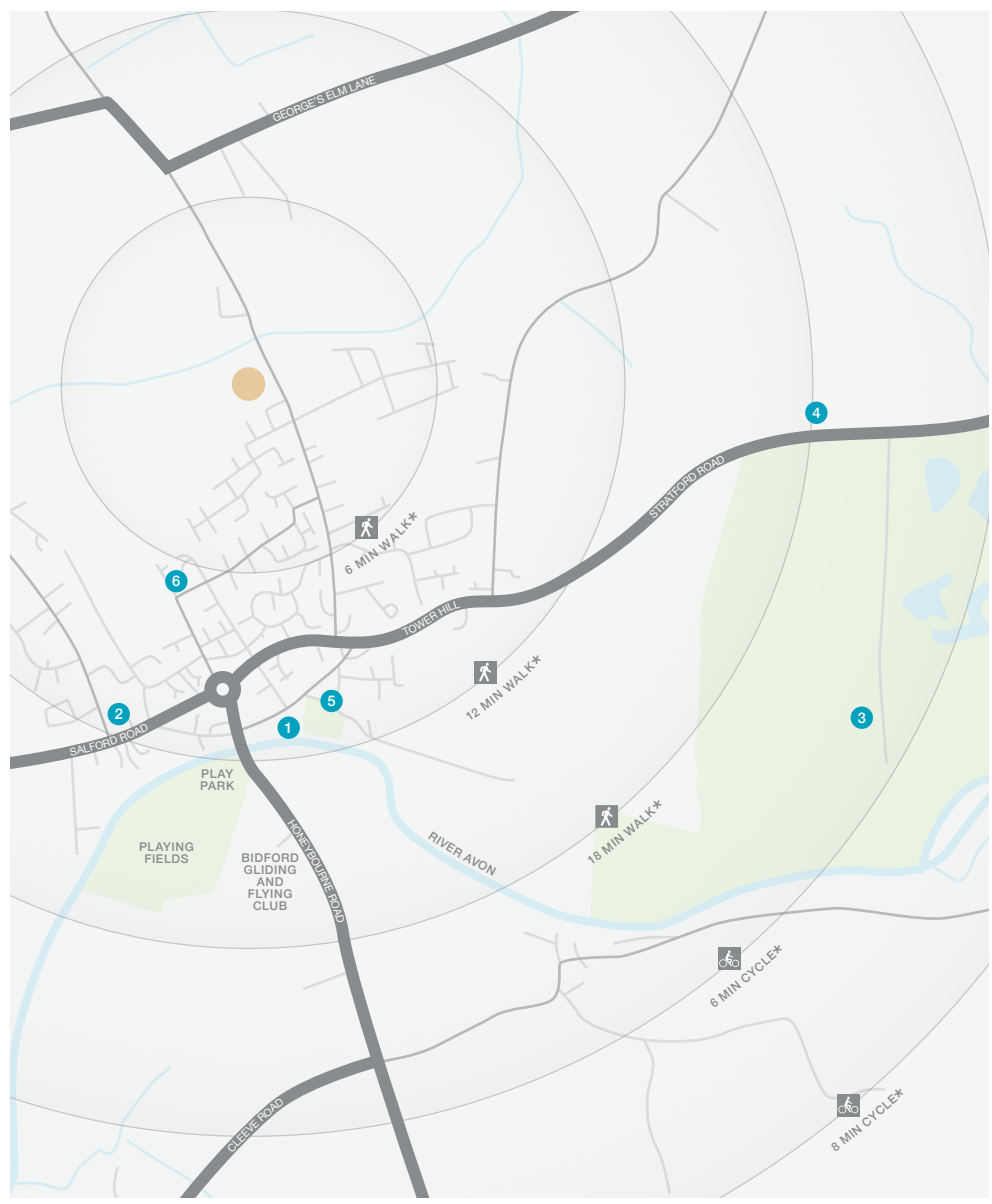


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

The village's Health Centre is housed in a modern, purpose built teaching GP practice with its own dispensary, complementing a nearby pharmacy. There is also a large dental surgery just off the High Street.

Bidford-on-Avon C of E Primary School, rated 'Good' by Ofsted, is just a short walk from the development.

Amongst its features is a 'Forest School' area where children can explore nature throughout the changing seasons. Pupils normally move on to Alcester Academy, three miles to the north. There is also a co-educational grammar school and Roman Catholic schools, Our Lady's Catholic Primary and St Benedict's High, in Alcester.



- 1 Bidford Pharmacy
17 High Street
01789 772 433
 - 2 Bidford Post Office
2 Salford Road
0345 611 2970
 - 3 Bidford Grange
Country Club,
Stratford Road
01789 490 319
 - 4 Bidford Health Centre
3 Stratford Road
01789 773 372
 - 5 Bidford Dental
Practice,
11 Church Street
01789 772 897
 - 6 Bidford-on-Avon
C of E Primary
School,
Bramley Way
01789 773 201
- Bunkers Hill
Swimming,
Barton Road
01789 751 016
- Alcester Academy
Gerard Road
01789 762 285
- Our Lady's Catholic
Primary School,
St Faith's Road
01789 762 555
- St Benedict's
Catholic High School,
Kinwarton Road
01789 762 888

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10:30am - 5:30pm
03334 146 239

From the West
From the junction of the A46 and the B439, join the B439 following signs for Bidford. After entering the village, take the second roundabout exit then, 350 yards on, turn left into Waterloo Road. At the roundabout take the second exit, and after approximately 100 yards the development is on the left.

From the East
Travelling westwards on the A46, pass Stratford-upon-Avon following signs for Redditch. One and a half miles after passing Wildmoor Spa on the right, turn left for Temple Grafton. Carry straight on at the Blue Boar Inn then after one and a quarter miles turn left, signposted for Bidford. Cross the main road at the Golden Cross pub, then a mile and a quarter further on turn right at the T-junction. Take the next right, then follow the directions above.

Sat Nav: B50 4JH



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 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.

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

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