



**Kington Meadows  
Bulkington**

*the place to be®*

**millerhomes**

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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.







# Living in Bulkington

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 Kington Meadows.



Less than four miles from junction 2 of the M6 and within half an hour's drive of Birmingham Airport, Kington Meadows is well placed for travel throughout the Midlands. Buses between Nuneaton and Coventry stop around 300 yards from the development, and trains between Nuneaton and Leamington Spa call at Bedworth Station. From Nuneaton, there are direct services to Birmingham, Leicester, Manchester, Cambridge, London and other centres, with trains arriving in Birmingham New Street in half an hour and fast services reaching London Euston in an hour.

Shops and services in Bulkington include a large Co-op food store, two convenience stores, one of which offers Post Office facilities, a pharmacy, an optician, a newsagent, cafés, hairdressers, takeaways and other specialists. The village also has a choice of pubs, a Community Library, and a Community and Conference Centre that hosts crafts and keep fit classes and a day nursery. Nearby Bedworth offers a wider selection of shops, including Sainsbury's Local, Tesco Extra and Aldi stores, while a comprehensive choice of high street brands can be found in Nuneaton.





Welcome  
home

Just a few minutes' walk from the shops, schools and other amenities of Bulkington and two miles from the lively town centre of Bedworth, this inviting selection of energy efficient two, three and four bedroom homes combines its delightful, semi-rural setting with an exceptionally convenient location. Twenty minutes drive from Coventry and within 25 miles of Birmingham and Leicester, it brings an attractive new neighbourhood into a peaceful, welcoming community.

Welcome to Kington Meadows...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.





# Plot Information

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- Visitor Parking Shed
- Local Equipped Area for Play
- LEAP



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# Pearmont

### Overview

The lounge opens on to a light, airy kitchen and dining room with french doors opening out to the garden, perfect for barbecues. A downstairs WC complements the family bathroom set between the principal bedroom and second bedroom come study upstairs, and there are useful cupboards on both floors.

### Ground Floor

Lounge  
3.70m x 4.09m  
12'2" x 13'5"

Kitchen/Dining  
3.70m x 2.46m  
12'2" x 8'1"

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

### First Floor

Principal Bedroom  
3.70m x 3.16m  
12'2" x 10'4"

Bedroom 2/Study  
3.70m x 2.36m  
12'2" x 7'9"

Bathroom  
1.70m x 2.12m  
5'7" x 7'0"

### Floor Space

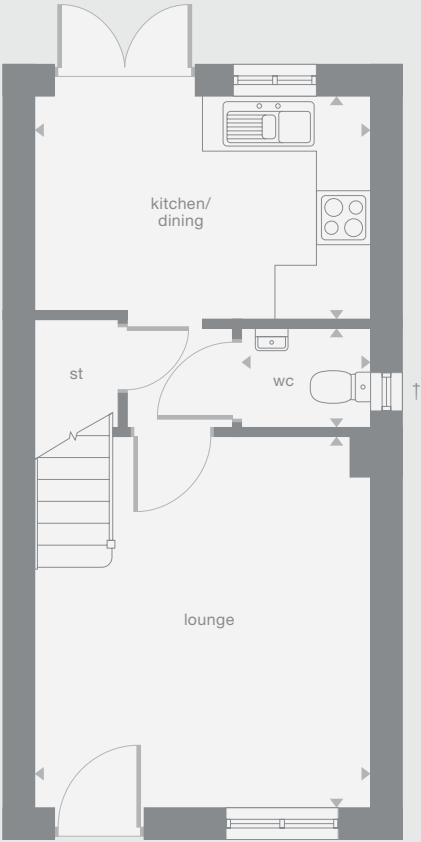
625 sq ft

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

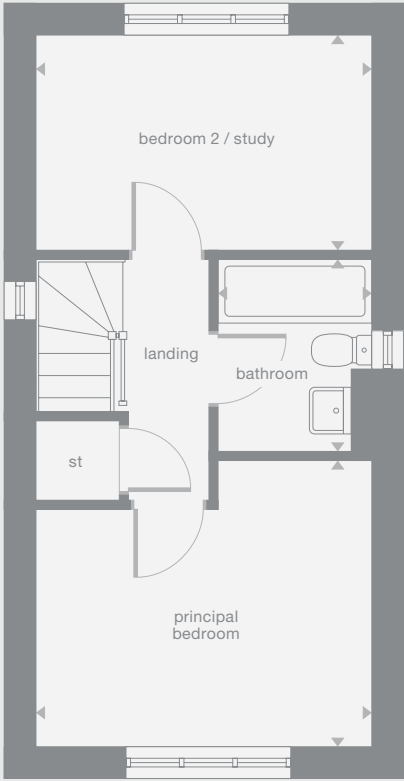
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Delmont

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

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.05m x 4.32m 10'0" x 14'2"	<b>Principal Bedroom</b> 4.03m x 3.71m 13'3" x 12'2"
<b>Kitchen/Dining</b> 4.03m x 3.08m 13'3" x 10'1"	<b>En-Suite</b> 1.08m x 2.30m 3'7" x 7'7"
<b>WC</b> 1.50m x 1.14m 4'11" x 3'9"	<b>Bedroom 2</b> 4.03m x 2.67m 13'3" x 8'9"
	<b>Bathroom</b> 1.86m x 2.15m 6'1" x 7'1"

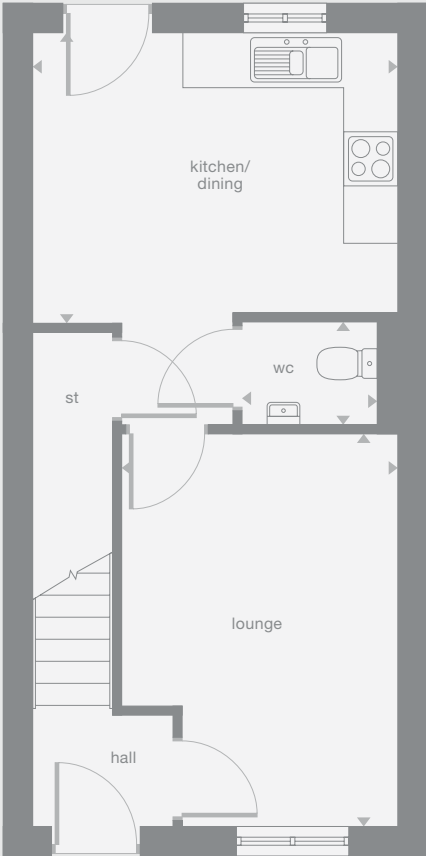
**Floor Space**  
758 sq ft

↑ Windows only applicable to some plots. Please see Development Sales Manager for details

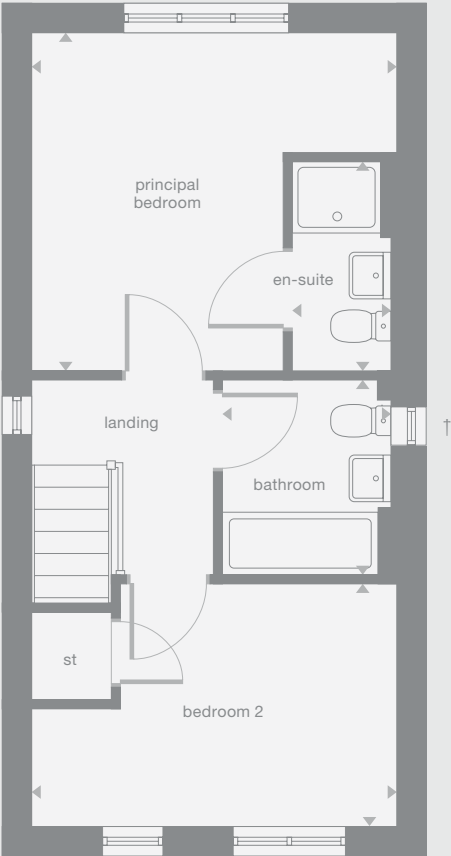
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Berrymont

### Overview

Complementing a bright, comfortable lounge, the kitchen and dining room features french doors to create an airy, adaptable space. There is a laundry and a downstairs WC, while the first floor includes the bathroom, three bedrooms, one ideal as a study and one of them en-suite with built-in storage.

### Ground Floor

**Lounge**  
3.53m x 4.44m  
11'7" x 14'7"

**Kitchen/Dining**  
3.27m x 3.80m  
10'9" x 12'6"

**Laundry**  
1.11m x 1.92m  
3'8" x 6'4"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

### First Floor

**Principal Bedroom**  
2.98m x 3.23m  
9'9" x 10'7"

**En-Suite**  
1.18m x 1.98m  
3'10" x 6'6"

**Bedroom 2**  
2.37m x 3.22m  
7'10" x 10'7"

**Bedroom 3/Study**  
2.00m x 2.14m  
6'7" x 7'0"

**Bathroom**  
2.37m x 1.70m  
7'10" x 5'7"

### Floor Space

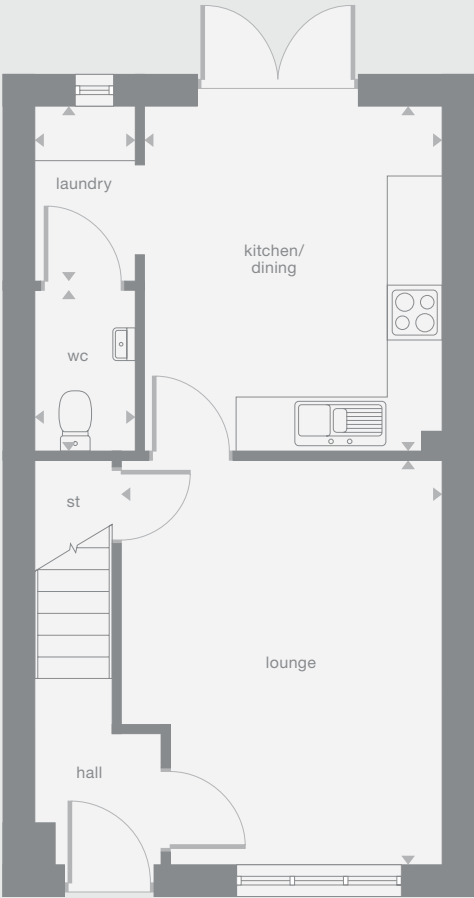
806 sq ft

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

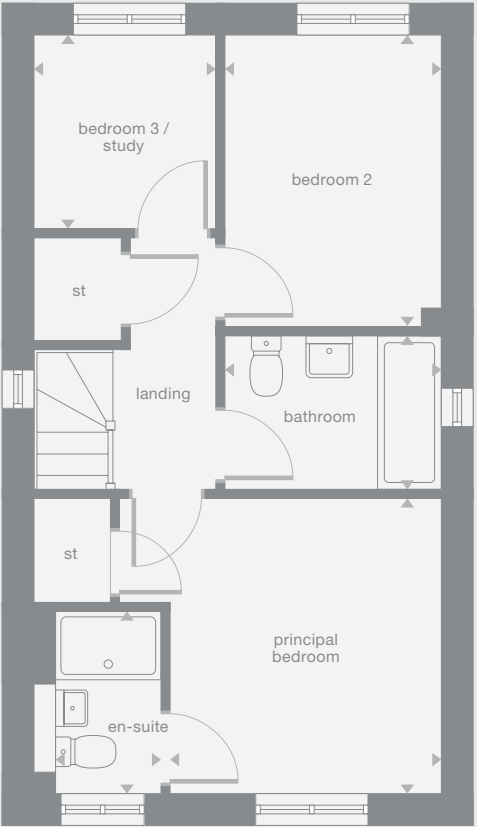
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Hampton

### Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

### Ground Floor

**Lounge**  
3.42m x 3.57m  
11'3" x 11'9"

**Kitchen**  
3.43m x 3.06m  
11'3" x 10'0"

**Family/Dining**  
5.47m x 2.38m  
17'11" x 7'10"

**WC**  
1.95m x 1.47m  
6'5" x 4'10"

### First Floor

**Principal Bedroom**  
3.30m x 3.14m  
10'10" x 10'4"

**En-Suite**  
2.18m x 1.87m  
7'2" x 6'2"

**Dressing**  
2.07m x 1.68m  
6'10" x 5'6"

**Bedroom 2**  
2.81m x 3.85m  
9'3" x 12'8"

**Bedroom 3**  
2.56m x 3.65m  
8'5" x 12'0"

**Bathroom**  
1.98m x 2.21m  
6'6" x 7'3"

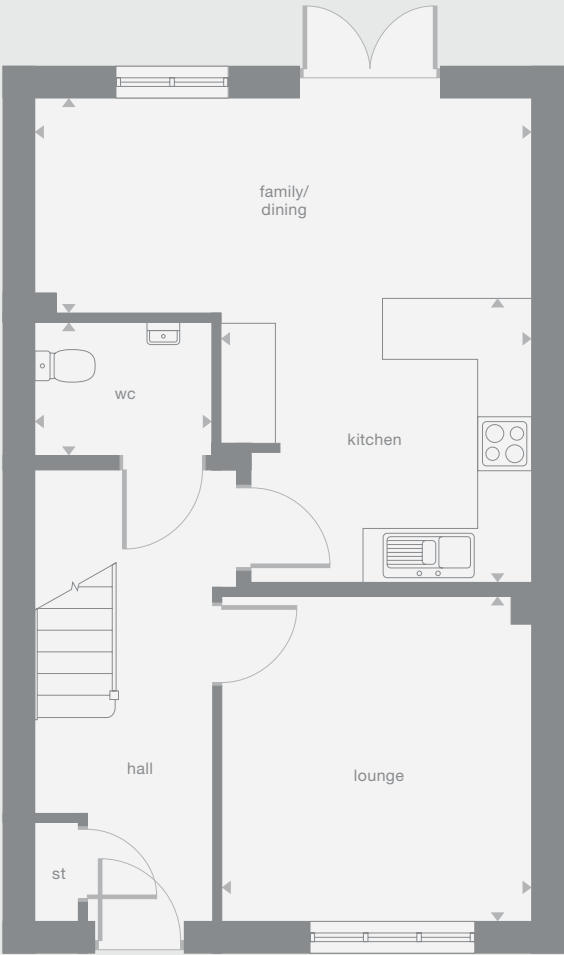
### Floor Space

1,069 sq ft

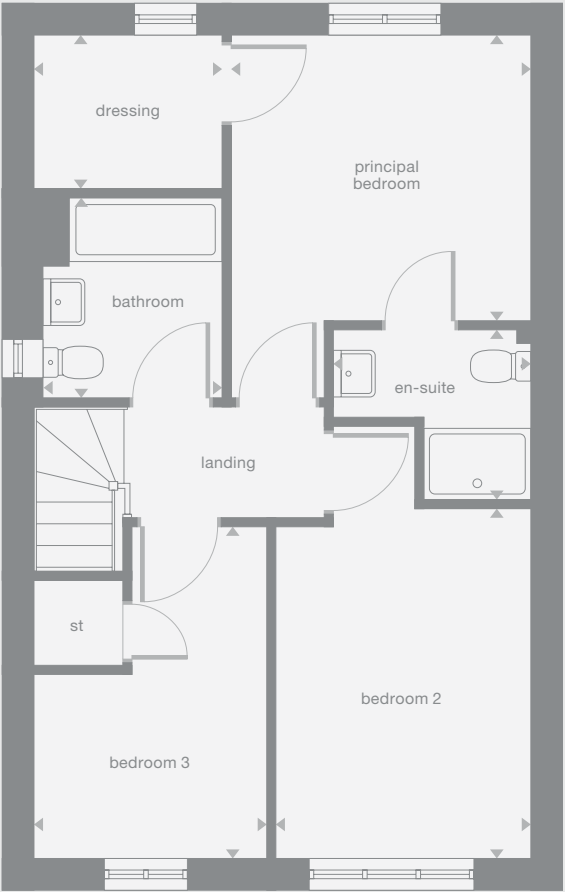
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



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# Middleton

**Overview**  
In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

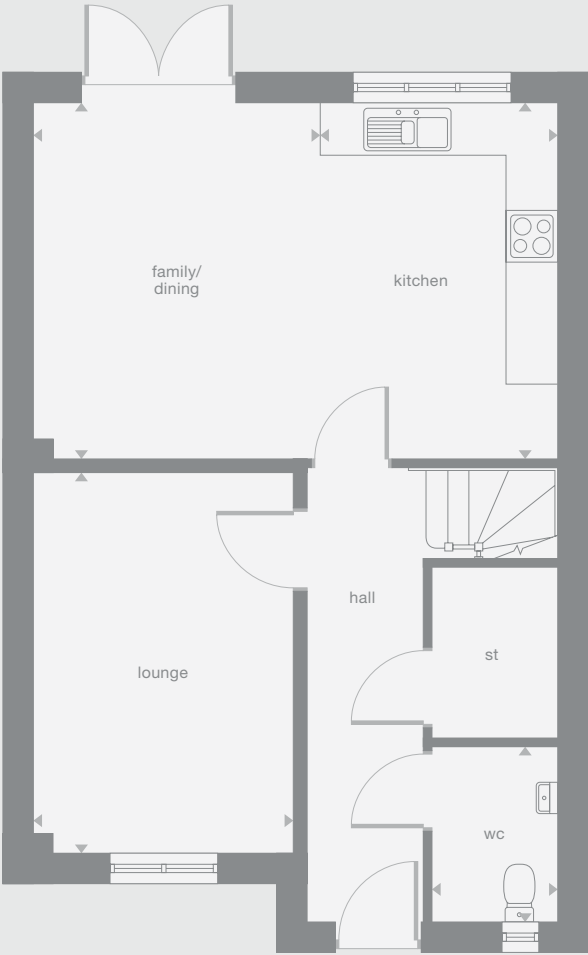
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.00m x 4.37m 9'10" x 14'4"	Principal Bedroom 3.47m x 3.14m 11'5" x 10'4"
Kitchen 2.74m x 4.09m 9'0" x 13'5"	En-Suite 2.47m x 1.06m 8'1" x 3'6"
Family/Dining 3.29m x 4.09m 10'10" x 13'5"	Bedroom 2 2.83m x 4.08m 9'3" x 13'5"
WC 1.45m x 2.00m 4'9" x 6'7"	Bedroom 3 3.11m x 3.53m 10'3" x 11'7"
	Bathroom 1.83m x 2.15m 6'0" x 7'1"

**Floor Space**  
1,169 sq ft

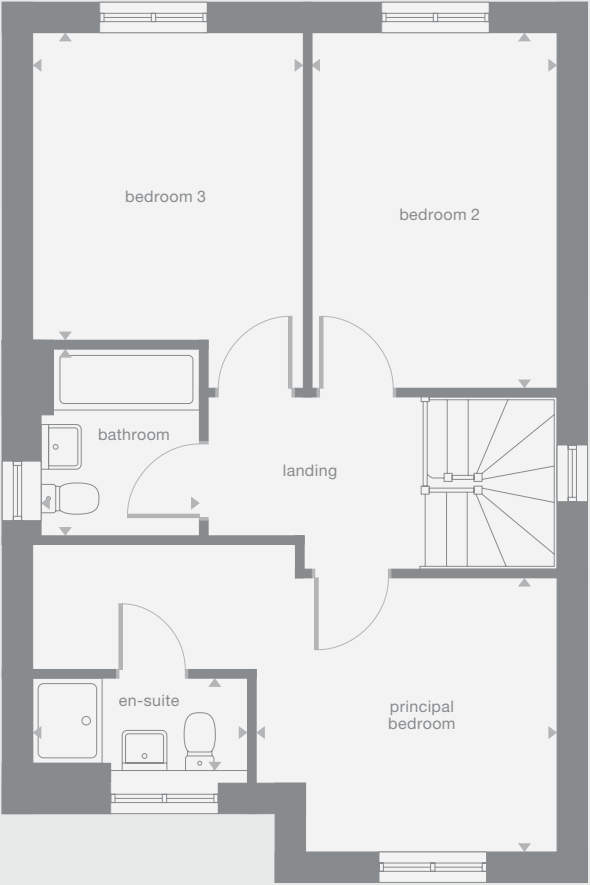
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Fordwood

### Overview

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

### Ground Floor

Lounge  
3.23m x 5.20m  
10'7" x 17'1"

Kitchen/Dining  
4.57m x 3.16m  
15'0" x 10'4"

Laundry  
2.08m x 1.82m  
6'10" x 6'0"

Family  
3.32m x 5.20m  
10'11" x 17'1"

WC  
1.09m x 1.50m  
3'7" x 4'11"

### First Floor

Principal Bedroom  
4.57m x 3.01m  
15'0" x 9'11"

En-Suite  
1.45m x 1.23m  
4'9" x 4'1"

Bedroom 2  
4.54m x 2.52m  
14'11" x 8'3"

Bedroom 3  
3.63m x 3.07m  
11'11" x 10'1"

Study/Bedroom 4  
2.25m x 2.03m  
7'5" x 6'8"

Bathroom  
2.77m x 1.89m  
9'1" x 6'3"

### Floor Space

1,267 sq ft

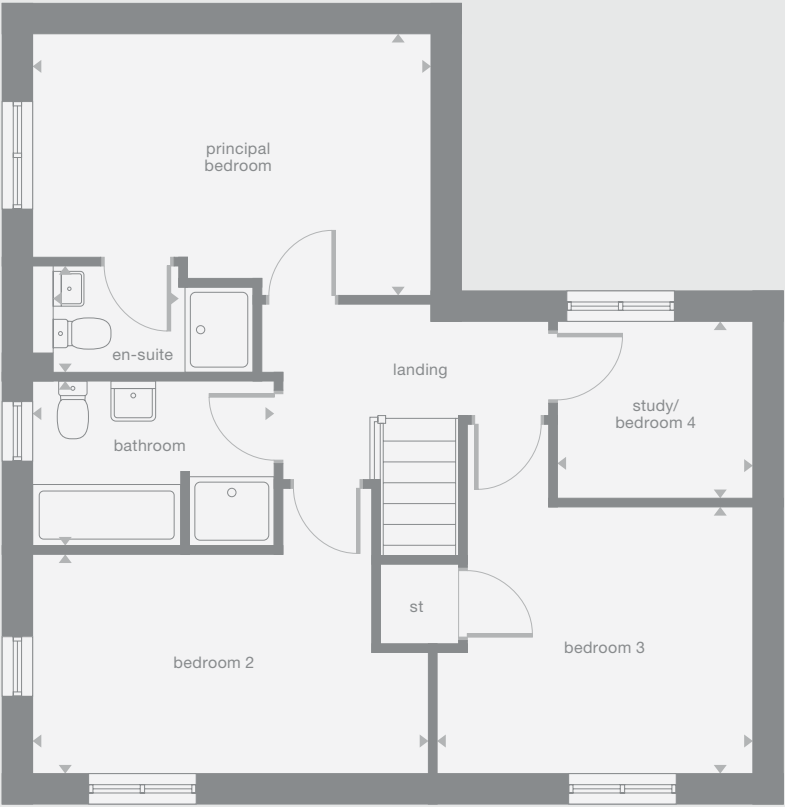
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# 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.

<b>Ground Floor</b>	<b>First Floor</b>	
Lounge 3.56m x 4.34m 11'8" x 14'3"	Principal Bedroom 3.05m x 3.87m 10'0" x 12'8"	Bedroom 4 2.73m x 2.97m 9'0" x 9'9"
Kitchen 3.92m x 3.46m 12'11" x 11'4"	En-Suite 2.58m x 1.26m 8'6" x 4'2"	Bathroom 2.67m x 2.39m 8'9" x 7'10"
Laundry 1.95m x 1.80m 6'5" x 5'11"	Dressing 2.58m x 1.39m 8'6" x 4'7"	
Dining/Family 5.02m x 2.29m 16'6" x 7'7"	Bedroom 2 3.56m x 3.56m 11'8" x 11'8"	
WC 1.00m x 1.80m 3'3" x 5'11"	Bedroom 3 2.67m x 4.03m 8'9" x 13'3"	

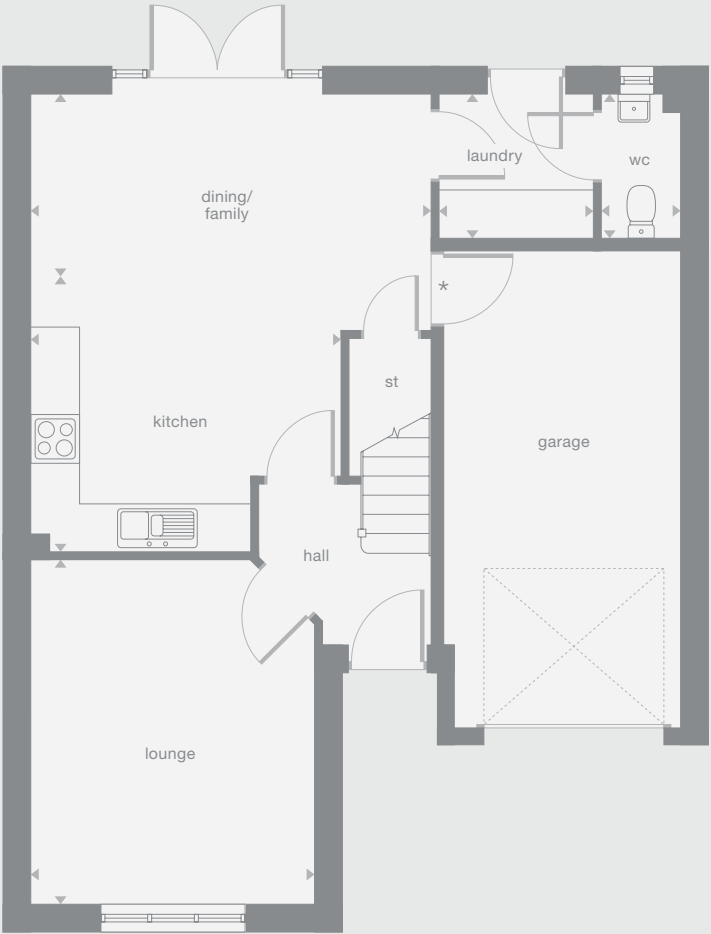
**Floor Space**  
1,296 sq ft

\* Optional  
Garage Door

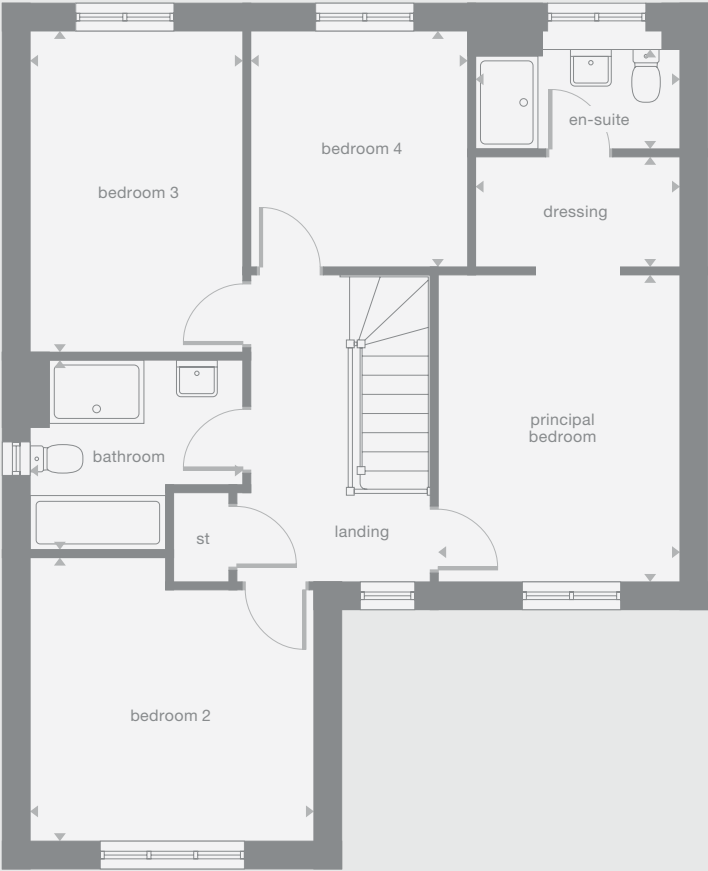
Plots may be  
a mirror image  
of the floor  
plans. Please see  
Development  
Sales Manager  
for details



Ground Floor



First Floor



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# 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.

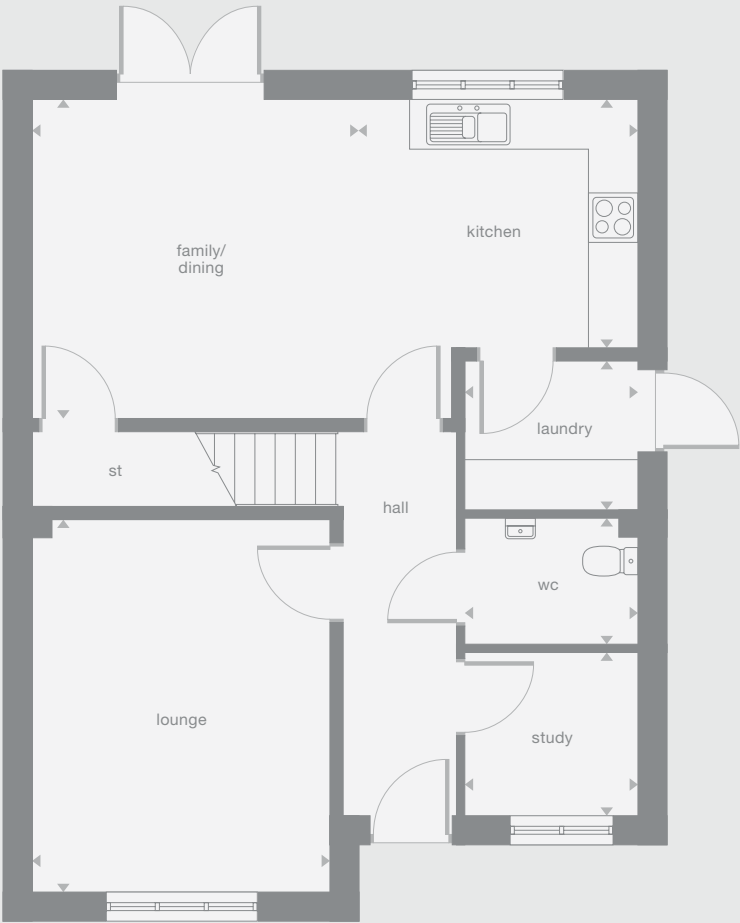
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.56m x 4.47m 11'8" x 14'8"	<b>Principal Bedroom</b> 3.56m x 3.13m 11'8" x 10'3"
<b>Kitchen</b> 3.36m x 2.99m 11'0" x 9'10"	<b>En-Suite</b> 2.16m x 1.30m 7'1" x 4'3"
<b>Laundry</b> 2.08m x 1.80m 6'10" x 5'11"	<b>Bedroom 2</b> 3.62m x 3.51m 11'11" x 11'6"
<b>Family/Dining</b> 3.91m x 3.84m 12'10" x 12'7"	<b>Bedroom 3</b> 4.19m x 2.75m 13'9" x 9'0"
<b>Study</b> 2.08m x 1.97m 6'10" x 6'6"	<b>Bedroom 4</b> 2.80m x 2.73m 9'10" x 9'0"
<b>WC</b> 2.08m x 1.52m 6'10" x 5'0"	<b>Bathroom</b> 2.38m x 2.16m 7'10" x 7'1"

**Floor Space**  
1,419 sq ft

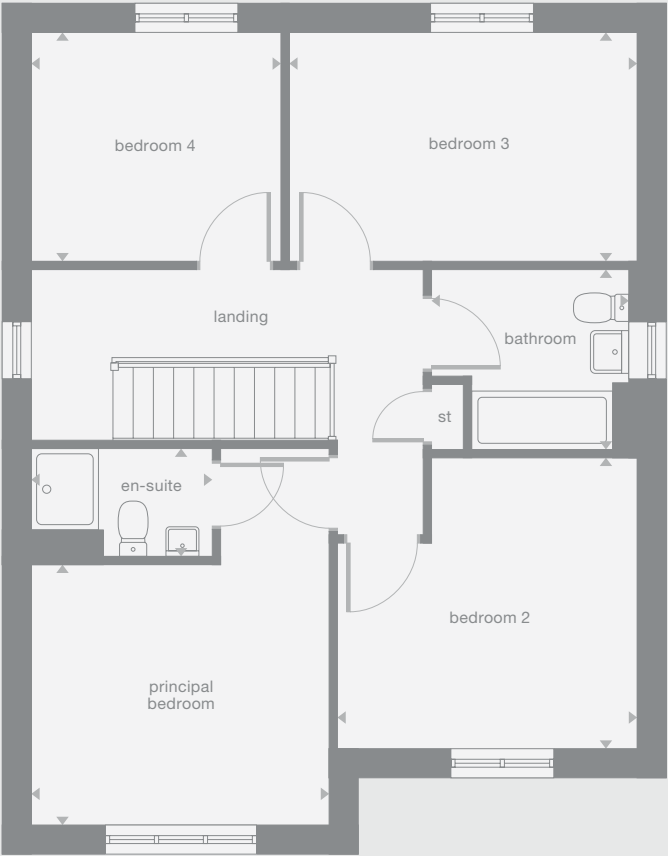
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# 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.





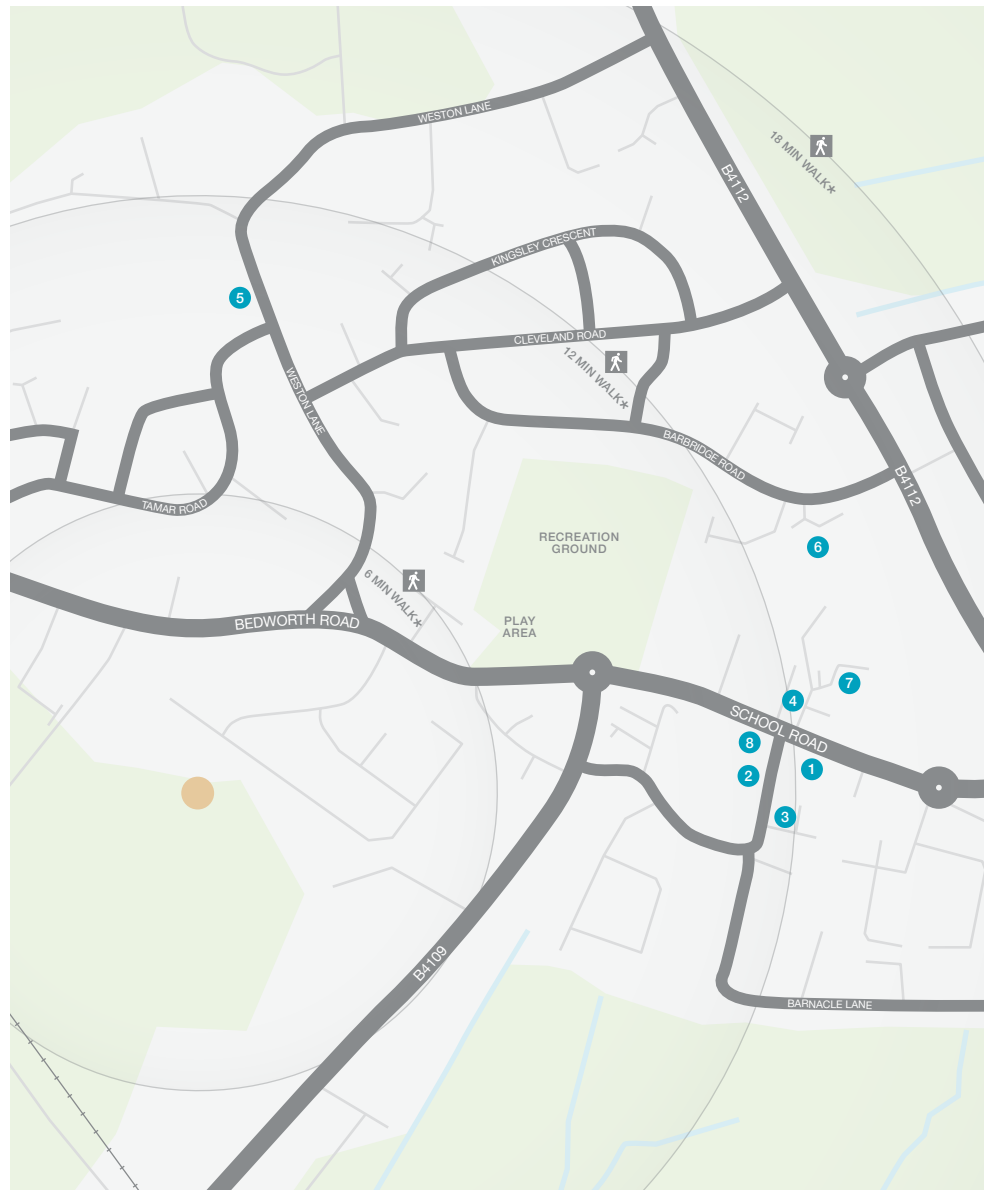
The village's popular Sports and Social Club, venue for many local events and activities, stands on the edge of the Bulkington Recreation Ground, where the playground and sports pitches are just five minutes' walk from Kington Meadows. Bedworth Leisure Centre incorporates a state-of-the-art gym, fitness studio, two swimming pools and sports facilities. The Centre stands beside the Miners Welfare Park, where there is a skate park, gardens, meadows, nature reserves, sports courts and a superb children's playground. The Park is also the home of Bedworth's Cricket and Football Clubs, and a fascinating frisbee-based Disc Golf course. Bedworth Civic Hall presents a varied programme of live theatre, music, dance and comedy, and the town also has an amateur theatre company. Nuneaton's five-screen Odeon Cinema is around three and a half miles away, and there are three golf clubs within approximately three miles of the development.

Arden Forest Infant School, for pupils ages 4 to 7, and St James' C of E Academy, covering age 7 to 11, are both within walking distance of Kington Meadows, and the village is in the catchment area for the Nicholas Chamberlaine secondary school, one and a half miles away. The Bulkington Surgery, situated next to the Community Centre, is the nearest of the two GP practices in the village, and there is a dental surgery beside the local shops.



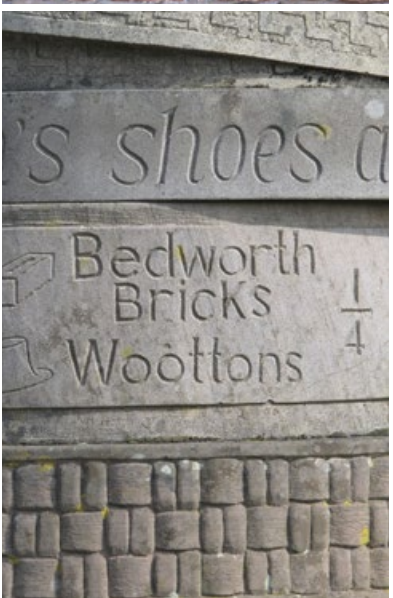


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Co-op Food  
School Road  
02476 312 146
- 2 Bulkington Post Office  
28-30 Leicester Street  
02476 314 422
- 3 Magson Pharmacy  
29 Leicester Street  
02476 313 352
- 4 Bulkington Community Library  
School Road  
02476 491 651
- 5 Bedworth Leisure Centre  
Coventry Road  
02476 499 010
- 6 Arden Forest Infant School  
Weston Lane  
02476 315 913
- 7 St James' C of E Academy  
Barbridge Road  
02476 313 227
- 8 Nicholas Chamberlaine School  
Bulkington Road  
02476 312 308
- 9 Bulkington Surgery  
School Road  
02476 733 020
- 10 Bulkington Dental Practice  
4A Leicester Street  
02476 314 233

\* 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





# Contact Us

Development opening times  
Thursday – Monday  
10:30am – 5:30pm  
millerhomes.co.uk  
02477 281 398

**From Birmingham**  
From the M6 eastbound, at junction 3 leave the motorway for Nuneaton via the A444. After a mile, bear left, for Bedworth, turning right at the T-junction. Through Bedworth, follow signs for Bulkington then, after a mile and a quarter, at a roundabout take the first exit, for Bulkington via the B4029. One and three quarter miles on, turn right into Benn Road. Kington Meadows is straight ahead.

**From Leicester**  
Leave Leicester by the M69, then at junction 1 leave the motorway and take the second roundabout exit to join the B4109 for Wolvey. In Wolvey, at a double mini-roundabout, turn right for Bulkington, still following the B4109. In Bulkington follow signs for the Village Centre, bearing left at a mini-roundabout. Carry on through the village, then quarter of a mile after passing St James Church on the right, turn left into Benn Road and carry straight on to Kington Meadows.

**Sat Nav**  
CV12 9LW



**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



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