



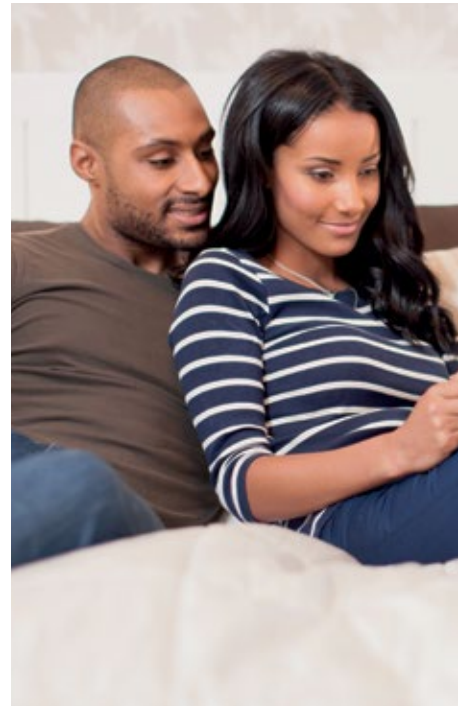
# Montague Court Stratford-upon-Avon

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.



*the place to be*<sup>®</sup>

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Plot information >

# Plot information

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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.



Open Field



Existing Development

L.E.A.P

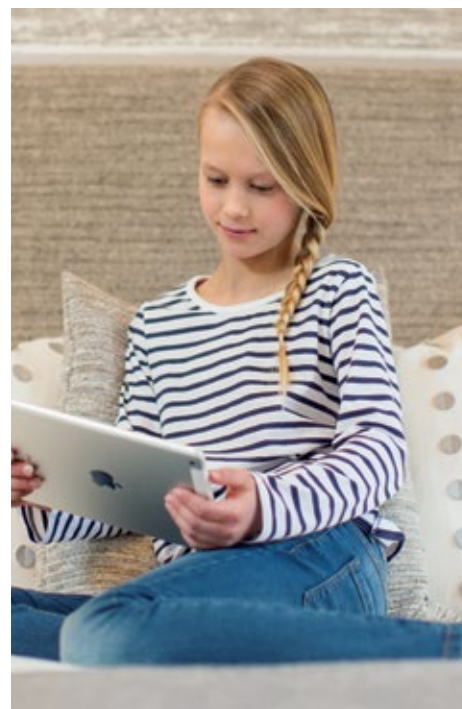
SUDS

BIRMINGHAM ROAD

Existing Development

## Welcome to Montague Court

The town of Stratford-upon-Avon, with its picturesque Cotswold setting, historic buildings and beautiful location on the River Avon, is an internationally celebrated destination. Within 20 miles of both Birmingham and Coventry and providing a wonderful contrast to city living, it is also a convenient base for the whole of the Midlands. Around a mile from the bustling centre of the town, Montague Court presents a selection of energy efficient two, three, four and five bedroom homes in a delightful setting.



### We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2015, 94% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

## Living in Stratford-upon-Avon



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 Montague Court.







- 1 Shakespeare's Birthplace
- 2 The Garrick Inn
- 3 Bards Walk Arcade
- 4 The White Swan Hotel



2



3



4

### Shopping

There is a newsagent and Post Office around half a mile from Montague Court and, a little further on, the Maybird Shopping Park incorporates a Tesco supermarket, a large Boots store, M&S Food and several other high street chains. Shops in the town centre range from traditional local traders and fashion outlets to a twice-monthly farmers' market.

### Arts & Entertainment

In addition to the world renowned Royal Shakespeare and Swan theatres, the town presents an outstanding choice of restaurants and cafés, traditional bars and live entertainment. The Picturehouse in the town centre is a modern two-screen cinema, and other local attractions include a National Hunt Racecourse with a beautiful riverside setting.

### Leisure & Recreation

Delightful riverside views peppered with colourful pleasure boats, historic buildings and canal-side walks make Stratford-upon-Avon an endlessly stimulating place to live. Local attractions range from the indoor pleasures of the butterfly farm to the vast open expanses of the Cotswolds. Facilities at Stratford Leisure Centre include swimming pools, sports pitches and a gym, and there are further amenities at the Stratford Sports Club's ten-acre site alongside the River Avon. The Stratford on Avon Golf Club is one of three nearby courses.





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# Burroughs

2 Bed

## Plots

8, 9\*, 41, 42\*

## Overview

With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

## Key Features

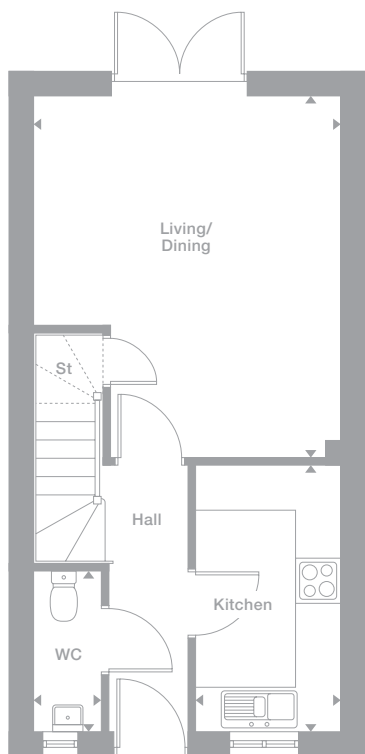
French Doors  
Downstairs WC

## Total Floor Space

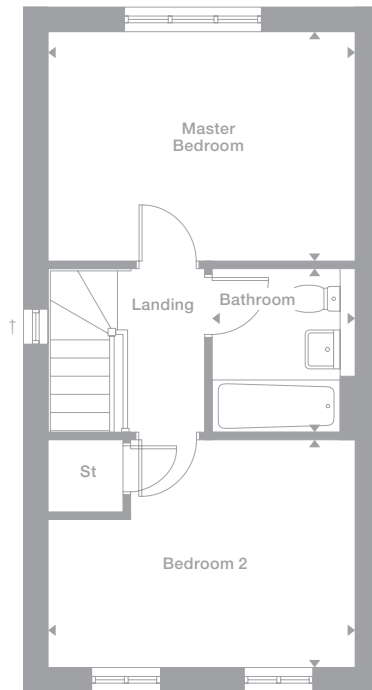
737 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### 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 max x 3.041m  
13'4" x 10'0"

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

Bathroom  
1.897m x 2.167m  
6'3" x 7'1"

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† End terrace only

\* Plots are a mirror image of plans shown above

## 3 Bed

## Hawthorne

### Plots

4, 5\*, 30, 31\*, 45, 46\*,  
47, 48\*, 60\*, 61

### Key Features

French Doors  
Master Bed En-Suite  
Downstairs WC

### Total Floor Space

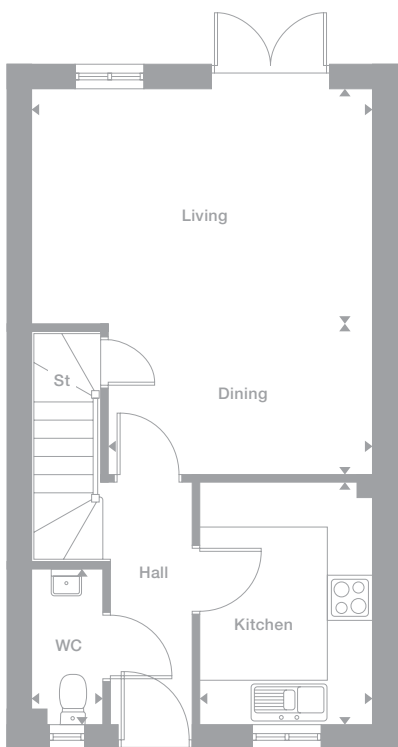
819 sq ft

### Overview

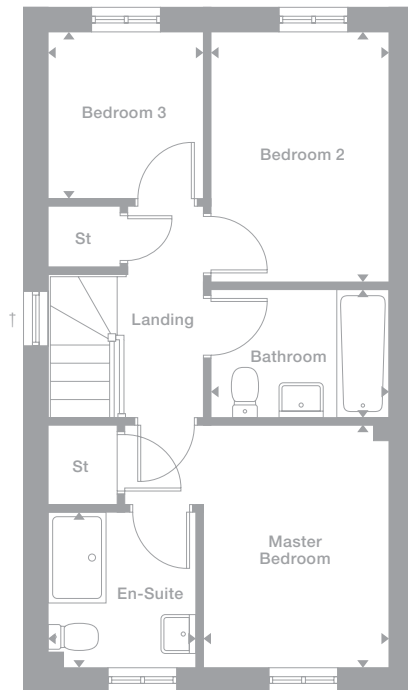
Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living  
4.514m x 3.118m  
14'10" x 10'3"

Dining  
3.503m x 2.004m  
11'6" x 6'7"

Kitchen  
2.298m x 3.210m  
7'6" x 10'6"

WC  
0.943m x 2.060m  
3'1" x 6'9"

#### First Floor

Master Bedroom  
2.461m x 3.212m  
8'1" x 10'6"

En-Suite  
1.960m x 2.060m  
6'5" x 6'9"

Bedroom 2  
2.365m x 3.322m  
7'9" x 10'11"

Bedroom 3  
2.057m x 2.224m  
6'9" x 7'4"

Bathroom  
2.365m x 1.705m  
7'9" x 5'7"

† End terrace only

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# Darwin

# 3 Bed

## Plots

17, 18, 62, 63\*, 64

## Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

## Key Features

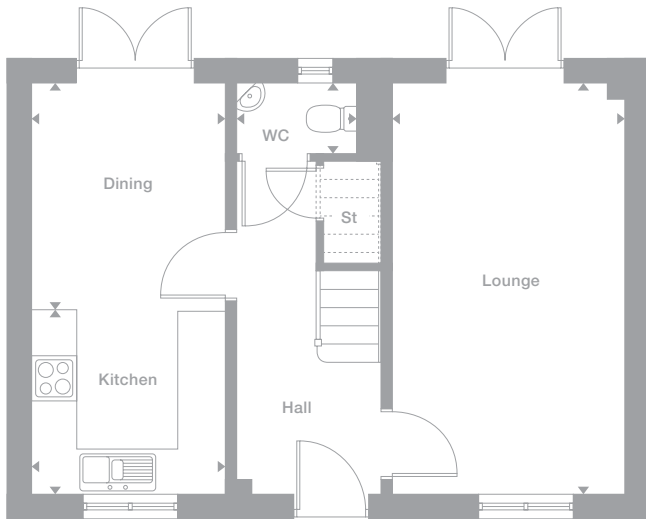
French Doors  
Master Bed En-Suite  
Downstairs WC  
Garage

## Total Floor Space

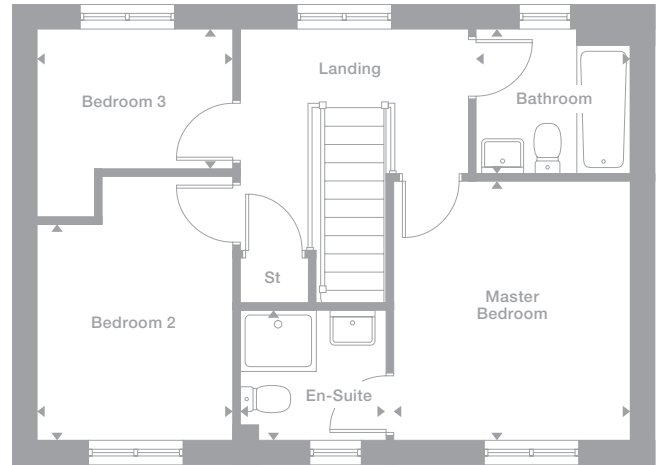
921 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### 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"

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### First Floor

Master Bedroom  
3.138m x 3.440m max  
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 are a mirror image of plans shown above



## 3 Bed

## Gregory

**Plots**  
10

### Key Features

French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Garage

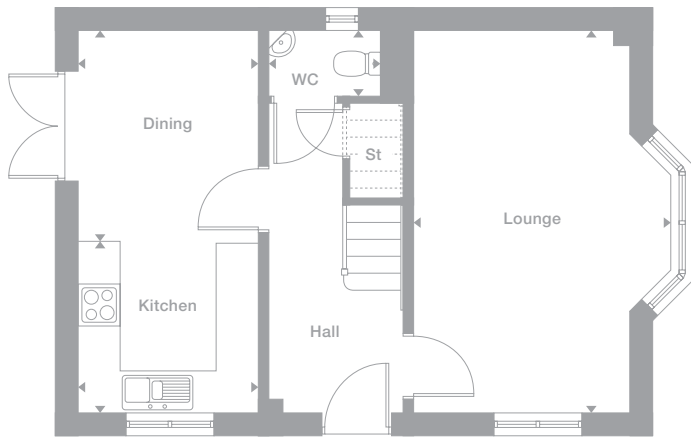
### Total Floor Space

933 sq ft

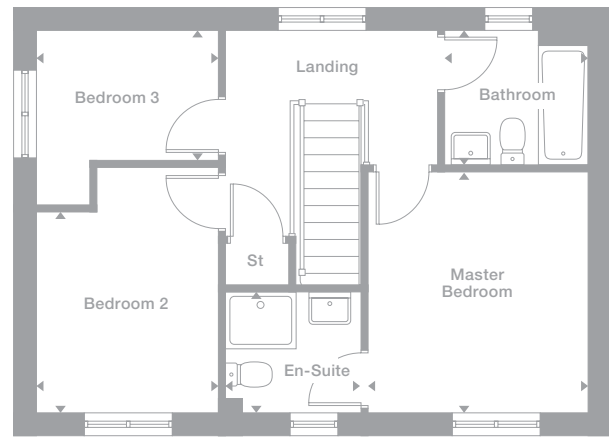
### Overview

The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.673m max x 5.450m  
12'1" 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 max  
10'4" x 11'3"

**En-Suite**  
1.933m x 1.693m  
6'4" x 5'7"

**Bedroom 2**  
2.594m max 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 are a mirror image of plans shown above

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# Kipling

## 3 Bed

### Plots

6, 7\*, 43, 44\*

### Overview

The unusual shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

### Key Features

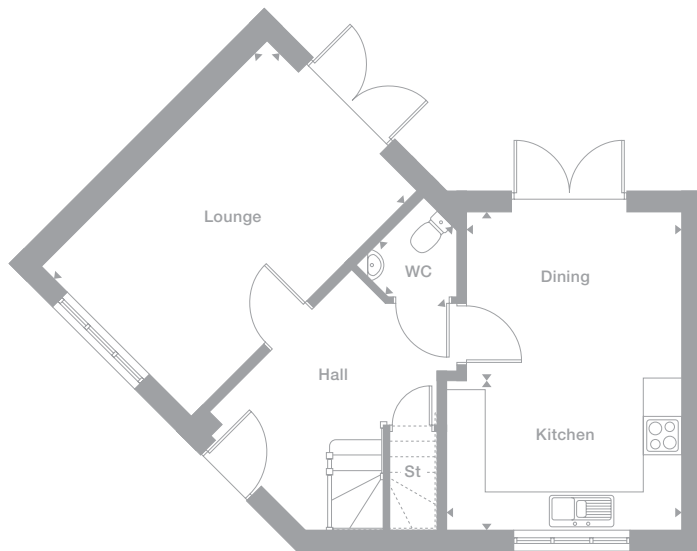
French Doors  
Master Bed En-Suite  
Downstairs WC  
Garage

### Total Floor Space

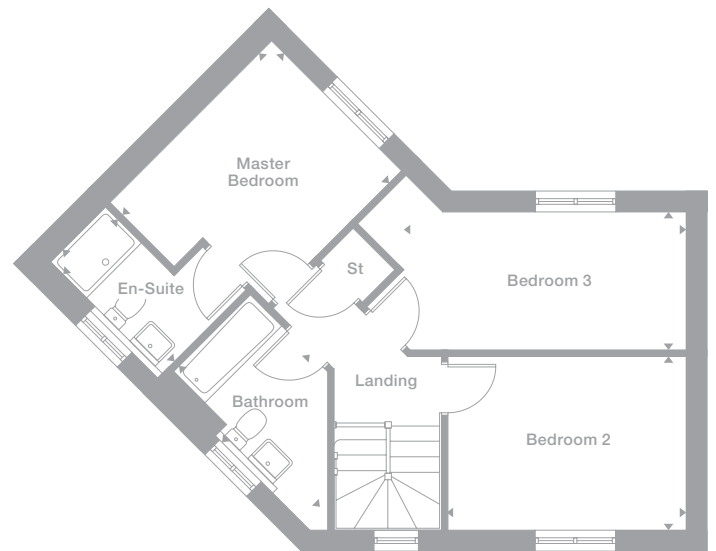
1,027 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.320m x 4.964m  
10'11" x 16'3"

Dining  
3.350m x 2.639m  
11'0" x 8'8"

Kitchen  
3.651m x 2.325m  
12'0" x 7'8"

WC  
1.450m max x 1.496m max  
4'9" x 4'11"

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#### First Floor

Master Bedroom  
2.878m x 3.548m  
9'5" x 11'8"

En-Suite  
2.464m x 1.210m  
8'1" x 4'0"

Bedroom 2  
3.708m x 2.711m  
12'2" x 8'11"

Bedroom 3  
4.399m x 2.160m  
14'5" x 7'1"

Bathroom  
3.273m max x 1.956m max  
10'9" x 6'5"

\* Plots are a mirror image of plans shown above





## 4 Bed

## Repton

**Plots**  
38\*, 65

### Key Features

French Doors  
Dual Aspect Windows  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Garage

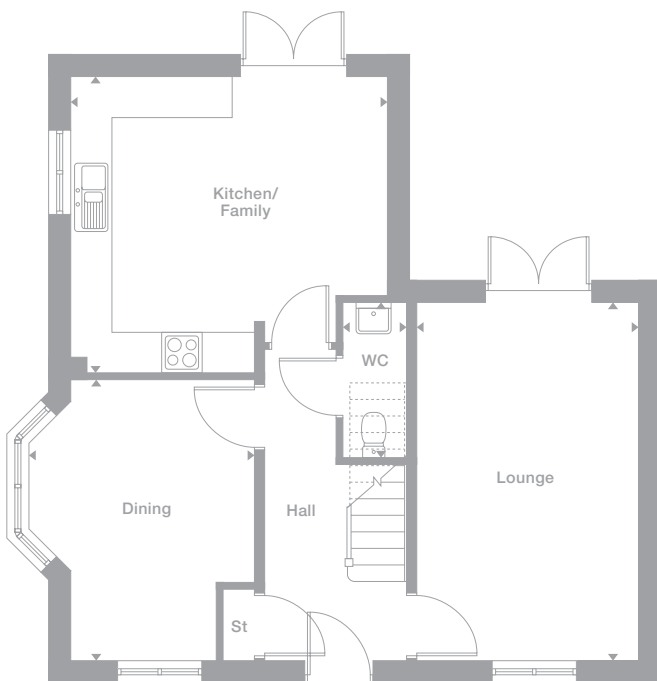
### Total Floor Space

1,290 sq ft

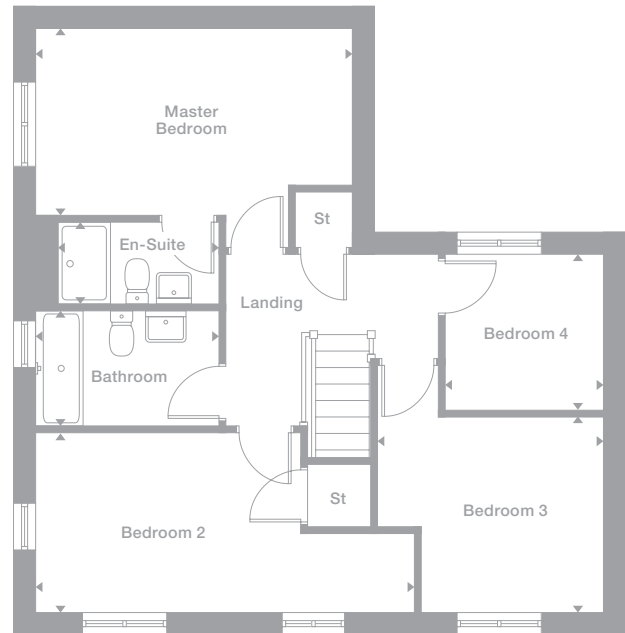
### Overview

The dual-aspect lounge and superb bay-windowed dining room are amongst a wealth of features that give the Repton an unmistakable, prestigious elegance. With dual french doors and a feature gallery landing, this is a bright, spacious home of real distinction.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

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

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

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

**WC**  
0.937m x 2.293m  
3'1" x 7'6"

#### First Floor

**Master Bedroom**  
4.642m max x 2.749m max  
15'3" x 9'0"

**En-Suite**  
2.471m max x 1.210m  
8'1" x 4'0"

**Bedroom 2**  
5.562m max x 2.647m  
18'3" x 8'8"

**Bedroom 3**  
3.325m max x 2.885m  
10'11" x 9'6"

**Bedroom 4**  
2.339m x 2.297m  
7'8" x 7'6"

**Bathroom**  
2.696m x 1.700m  
8'10" x 5'7"

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# Mitford

# 4 Bed

## Plots

2, 67\*

## Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

## Key Features

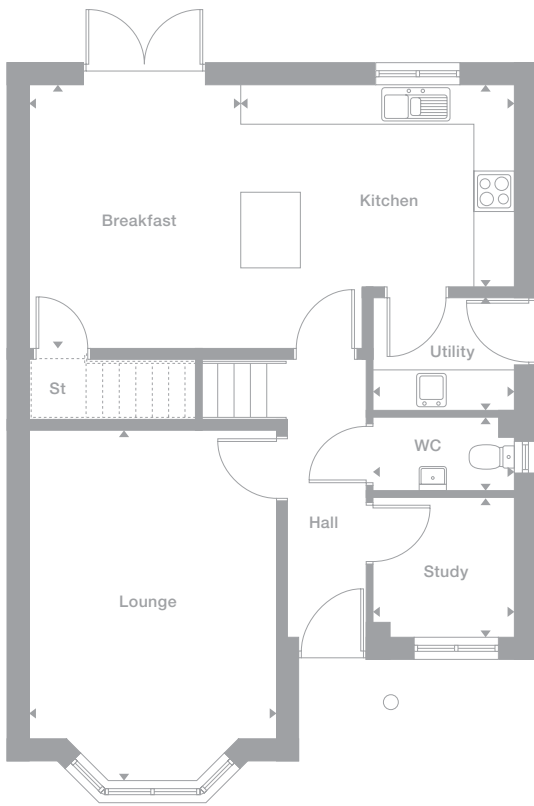
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study  
Garage

## Total Floor Space

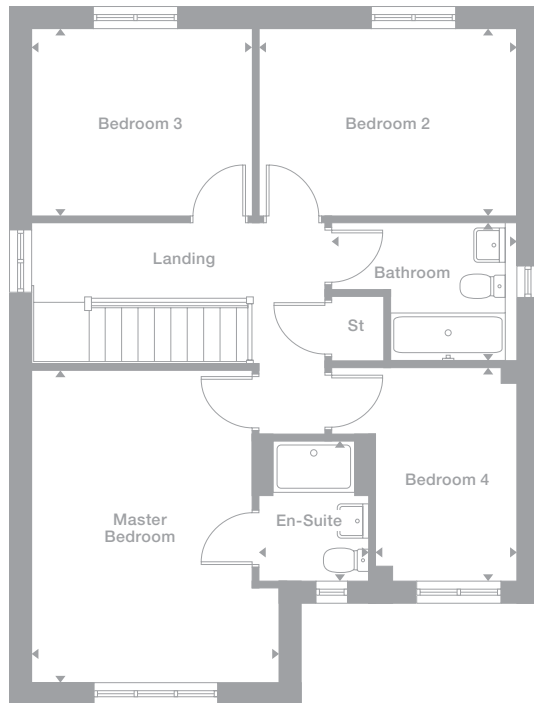
1,381 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

**Lounge**  
3.651m x 5.139m max  
12'0" x 16'10"

**Kitchen**  
3.922m x 2.993m  
12'10" x 9'10"

**Breakfast**  
3.224m x 3.885m  
10'7" x 12'9"

**WC**  
2.087m x 1.082m  
6'10" x 3'7"

**Utility**  
2.087m x 1.660m  
6'10" x 5'5"

**Study**  
2.087m x 2.060m  
6'10" x 6'9"

### First Floor

**Master Bedroom**  
3.651m max x 4.603m max  
12'0" x 15'1"

**En-Suite**  
1.618m max x 2.073m max  
5'4" x 6'10"

**Bedroom 2**  
3.793m x 2.758m  
12'5" x 9'1"

**Bedroom 3**  
3.260m x 2.758m  
10'8" x 9'1"

**Bedroom 4**  
2.087m x 3.147m  
6'10" x 10'4"

**Bathroom**  
2.558m max x 2.040m max  
8'5" x 6'8"

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## 4 Bed

## Atwood

### Plots

3, 15, 16, 32\*

### Key Features

French Doors  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study  
Garage

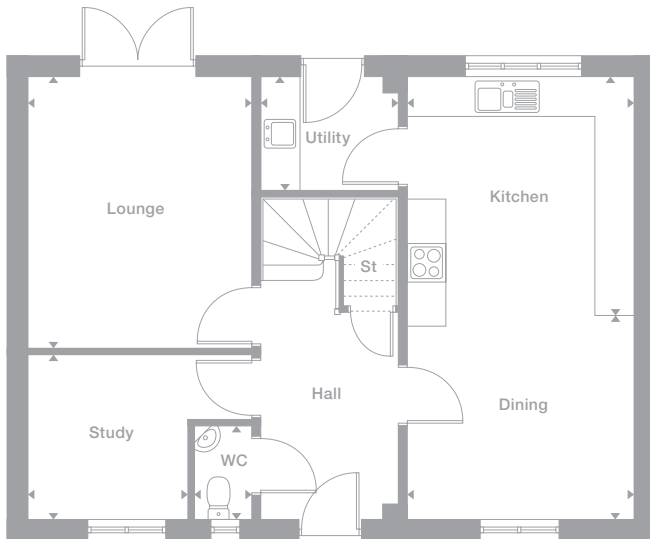
### Total Floor Space

1,390 sq ft

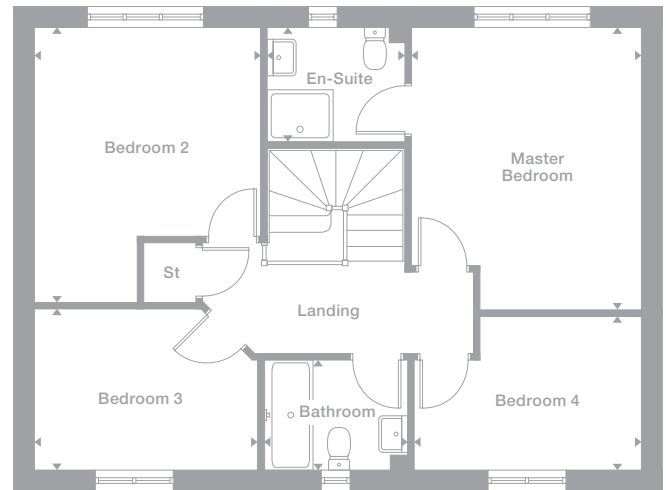
### Overview

The broad hallway sets the tone of spacious style that distinguishes this prestigious family home. The study and utility room help to keep work and pleasure separate, leaving the big kitchen free for food and fun.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Lounge</b> 3.462m x 4.216m 11'4" x 13'10"	<b>Utility</b> 2.126m x 1.760m 7'0" x 5'9"
<b>Dining</b> 3.517m x 3.234m 11'6" x 10'7"	<b>Study</b> 2.469m x 2.556m 8'1" x 8'5"
<b>Kitchen</b> 3.517m x 3.630m 11'6" x 11'11"	
<b>WC</b> 0.900m x 1.450m 2'11" x 4'9"	

#### First Floor

<b>Master Bedroom</b> 3.574m x 4.352m max 11'9" x 14'3"	<b>Bedroom 4</b> 3.514m max x 2.419m max 11'6" x 7'11"
<b>En-Suite</b> 2.126m x 1.760m 7'0" x 5'9"	<b>Bathroom</b> 2.243m x 1.700m 7'4" x 5'7"
<b>Bedroom 2</b> 3.519m max x 4.266m max 11'7" x 14'0"	
<b>Bedroom 3</b> 3.462m max x 2.505m max 11'4" x 8'3"	

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# Stevenson

4 Bed

## Plots

11

### Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

### Key Features

French Doors  
 Feature Bay Window  
 Master Bed En-Suite  
 Downstairs WC  
 Utility  
 Study  
 Garage

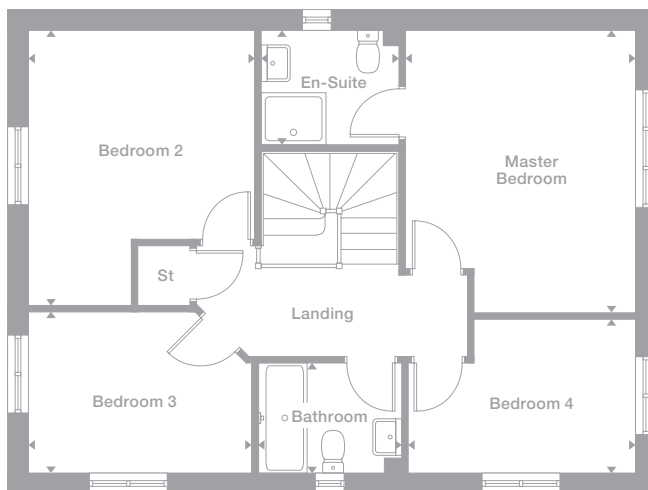
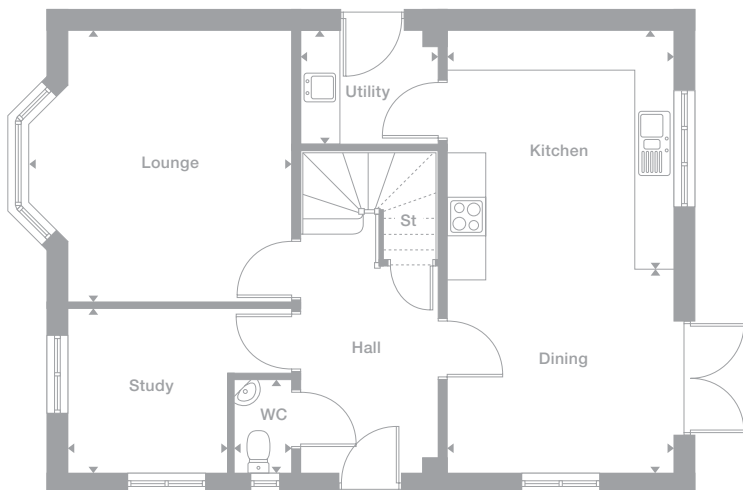
### Total Floor Space

1,401 sq ft



## Ground Floor

## First Floor



## Room Dimensions

### Ground Floor

<b>Lounge</b> 4.054m max x 4.216m 13'4" x 13'10"	<b>Utility</b> 2.126m x 1.760m 7'0" x 5'9"
<b>Dining</b> 3.517m x 3.164m 11'6" x 10'5"	<b>Study</b> 2.469m x 2.556m 8'1" x 8'5"
<b>Kitchen</b> 3.517m x 3.700m 11'6" x 12'2"	
<b>WC</b> 0.900m x 1.450m 2'11" x 4'9"	

### First Floor

<b>Master Bedroom</b> 3.574m x 4.352m max 11'9" x 14'3"	<b>Bedroom 4</b> 3.514m max x 2.419m max 11'6" x 7'11"
<b>En-Suite</b> 2.126m x 1.760m 7'0" x 5'9"	<b>Bathroom</b> 2.243m x 1.700m 7'4" x 5'7"
<b>Bedroom 2</b> 3.519m x 4.266m max 11'7" x 14'0"	
<b>Bedroom 3</b> 3.462m max x 2.505m max 11'4" x 8'3"	

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Harper

### Plots

14\*, 33, 34, 37\*

### Key Features

French Doors  
Separate Dining  
Master Bed En-Suite  
Downstairs WC  
Utility  
Garage

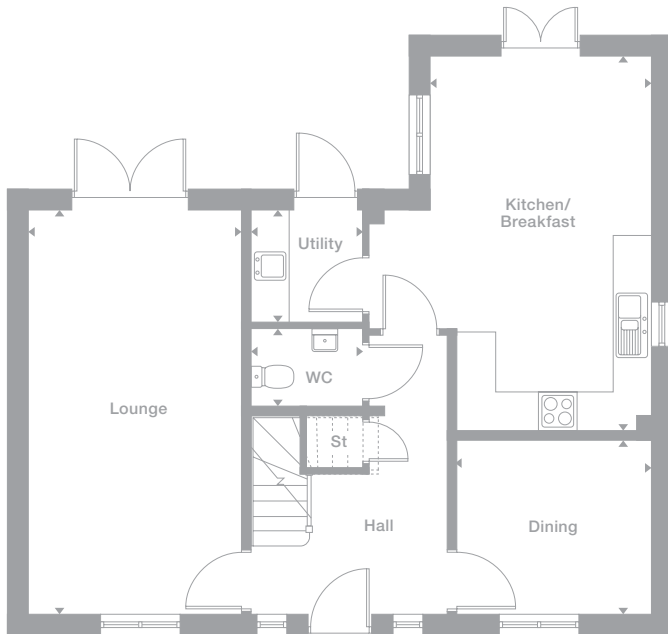
### Total Floor Space

1,493 sq ft

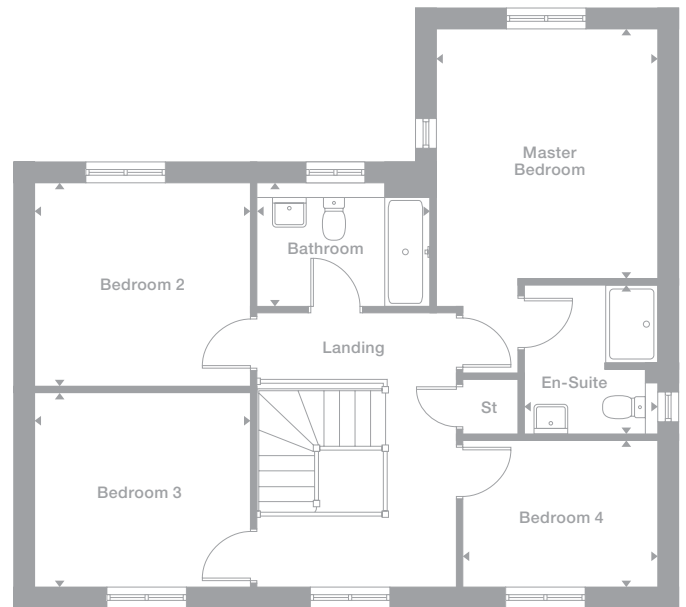
### Overview

A quite exceptional home by any standards, the Harper rewards exploration with a succession of delights, from the elegant hall and gallery landing to the twin french doors that access two sides of a sheltered area of garden.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge 3.315m x 6.296m 10'11" x 20'8"	WC 1.750m x 1.203m 5'9" x 3'11"
Dining 3.026m x 2.700m 9'11" x 8'10"	Utility 1.750m x 1.760m 5'9" x 5'9"
Kitchen/Breakfast 3.456m x 5.842m 11'4" x 19'2"	

#### First Floor

Master Bedroom 3.456m x 3.892m max 11'4" x 12'9"	Bedroom 3 3.372m x 3.035m 11'1" x 9'11"
En-Suite 2.085m max x 2.318m max 6'10" x 7'7"	Bedroom 4 3.036m x 2.296m 10'0" x 7'6"
Bedroom 2 3.372m x 3.168m 11'1" x 10'5"	Bathroom 2.690m x 1.927m 8'10" x 6'4"

\* Plots are a mirror image of plans shown above

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

# Lawrence

## 4 Bed

### Plots

1,66\*

### Overview

Arranged around a striking hallway and gallery landing, this light-filled, flexible home includes dual-aspect outlooks with french doors in both lounge and kitchen, complementing the formal dining room, separate utility room and a wonderfully comfortable dual-aspect master bedroom.

### Key Features

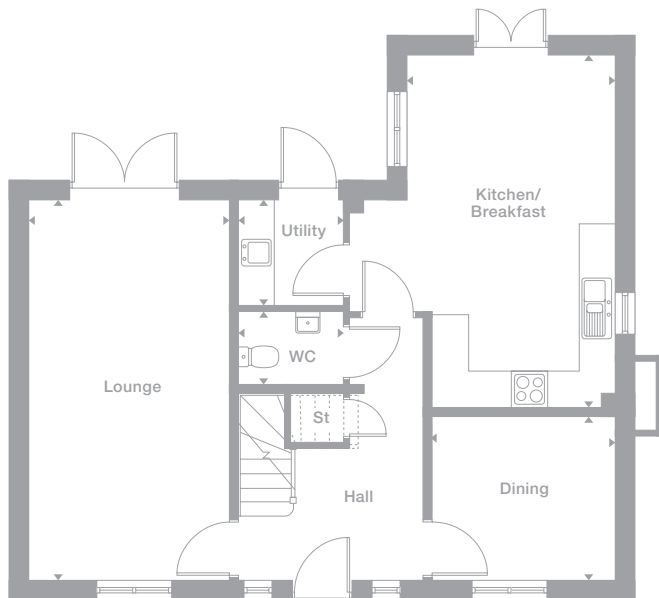
French Doors  
Separate Dining  
Kitchen/Breakfast  
Master Bed En-Suite  
Utility  
Garage

### Total Floor Space

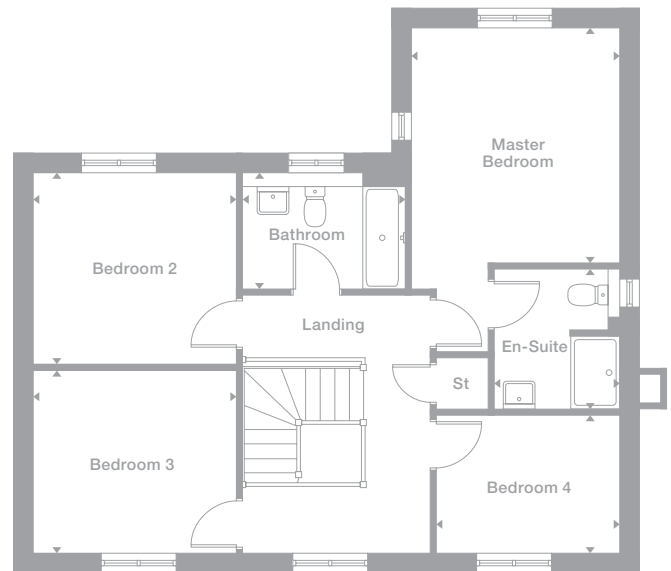
1,493 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge	WC
3.315m x 6.296m	1.750m x 1.203m
10'11" x 20'8"	5'9" x 3'11"
Dining	Utility
3.026m x 2.700m	1.750m x 1.760m
9'11" x 8'10"	5'9" x 5'9"
Kitchen/Breakfast	
3.456m x 5.842m	
11'4" x 19'2"	

#### First Floor

Master Bedroom	Bedroom 3
3.456m x 3.892m max	3.372m x 3.035m
11'4" x 12'9"	11'1" x 9'11"
En-Suite	Bedroom 4
2.085m max x 2.318m max	3.054m x 2.296m
6'10" x 7'7"	10'0" x 7'6"
Bedroom 2	Bathroom
3.372m x 3.168m	2.690m x 1.927m
11'1" x 10'5"	8'10" x 6'4"

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

\* Plots are a mirror image of plans shown above

Please note chimney stack is non-functional and for aesthetic purposes only



## 5 Bed

## Chichester

### Plots

12, 13\*, 35, 36\*

### Key Features

French Doors  
Dressing Area  
Downstairs WC  
2 En-Suites  
Utility  
Study  
Double Garage

### Total Floor Space

1,885 sq ft

### Overview

From the triple-aspect breakfast area to the splendid gallery landing, from the luxurious lounge and dining room to the master bedroom with its separate dressing area, every detail of the Chichester underlines its quite exceptional status.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

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

#### First Floor

Master Bedroom 3.642m x 4.041m 11'11" x 13'3"	Bedroom 2 3.535m x 2.680m 11'7" x 8'10"	Bedroom 4 2.970m x 3.191m 9'9" x 10'6"
En-Suite 1 2.442m max x 1.585m max 8'0" x 5'2"	En-Suite 2 1.435m max x 2.680m max 4'8" x 8'10"	Bedroom 5 2.699m x 2.680m 8'10" x 8'10"
Dressing 2.442m max x 2.253m 8'0" x 7'5"	Bedroom 3 3.592m x 2.857m 11'9" x 9'4"	Bathroom 2.563m max x 2.342m max 8'5" x 7'8"

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

\* Plots are a mirror image of plans shown above

# Specification

	Burroughs	Hawthorne	Darwin	Gregory	Kipling	Repton	Mitford	Atwood	Stevenson	Harper	Lawrence	Chichester
<b>Kitchens</b>												
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓
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	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	-	-	-	-	-	-	-	-	-	-	-
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 to shower enclosure	-	-	-	-	-	-	-	-	-	-	-	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	-	-	-	-	-	-	-	✓
Full height ceramic tiling around bath for shower over bath	✓	-	-	-	-	-	-	-	-	-	-	-

## En-Suites (where applicable)

Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with bath screen	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available



	Burroughs	Hawthorne	Darwin	Gregory	Kipling	Repton	Mitford	Atwood	Stevenson	Harper	Lawrence	Chichester
<b>Electrical</b>												
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>												
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>												
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)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>												
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>												
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser 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.

- 1 The Rotary Club
- 2 The Jester, Henley Street
- 3 Holy Trinity Church
- 4 William Shakespeare, Bancroft Gardens & Recreation Ground

**Recycling Facilities**

There are receptacles for textiles and shoes at the local Tesco store, and the Burton Farm Household Waste Recycling Centre, just over half a mile away, accepts glass, paper and packaging as well as electrical goods from cookers to computers, automotive and garden waste.

**Education & Health**

Montague Court is in the catchment areas for Thomas Jolyffe Primary School and Stratford-upon-Avon School, a secondary academy ranked nationally within the top 25% of schools. There is also a choice of pre-school provision nearby. There are two large medical practices within walking distance, the nearest being Trinity Court Surgery, and a wide choice of dentists in the town.

**Transport**

Just over 500 yards from the A46, Montague Court has easy access to the M40. Stratford-upon-Avon Parkway station, less than half a mile from the development, offers frequent services to Birmingham Snow Hill, a journey of around 55 minutes, and trains from Stratford-upon-Avon's main station also run to Leamington Spa, from where there are connections to London Marylebone. There are also some direct services to London Marylebone, taking just over two hours. Buses between the town centre and Birmingham pass adjacent to Montague Court approximately once an hour.

2



3



4



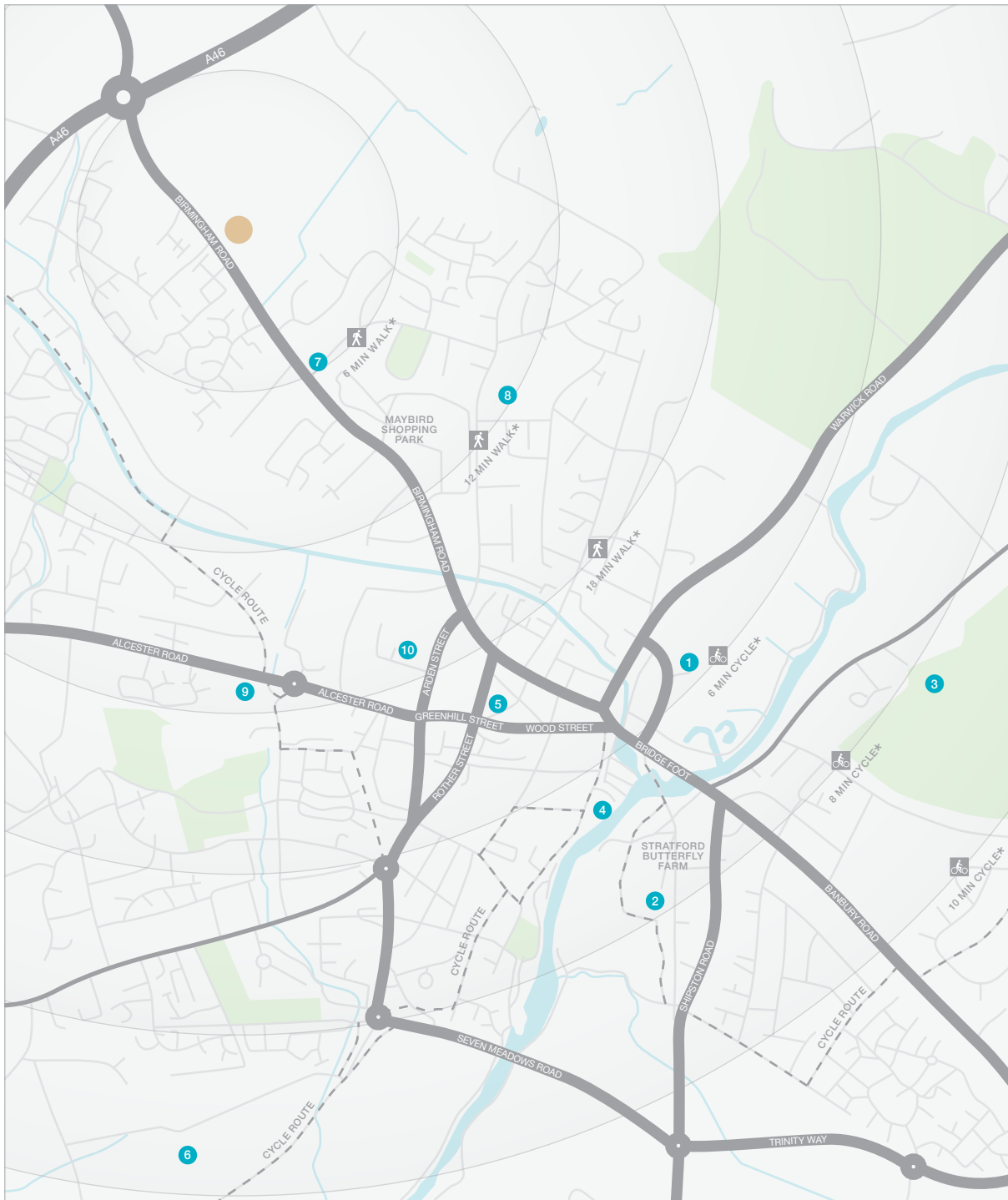




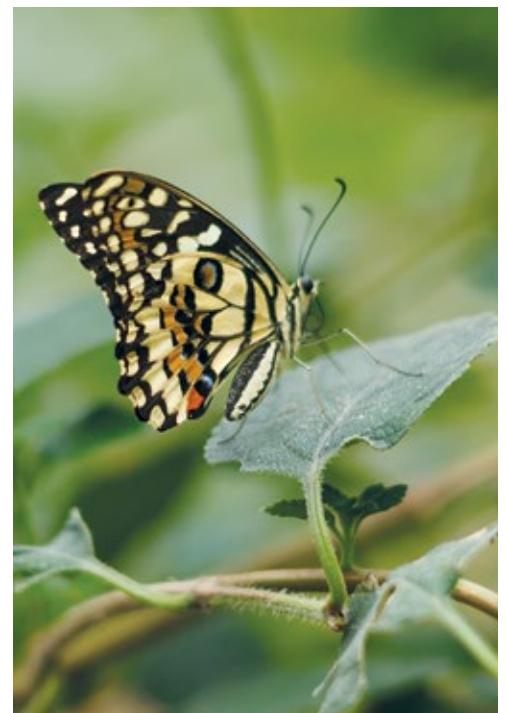
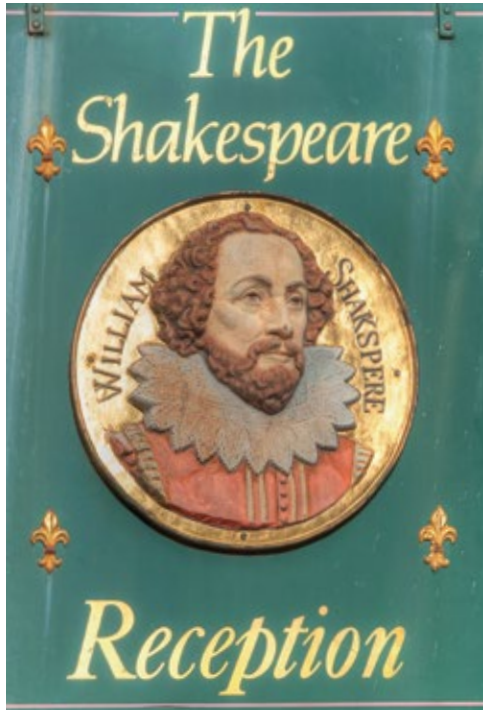
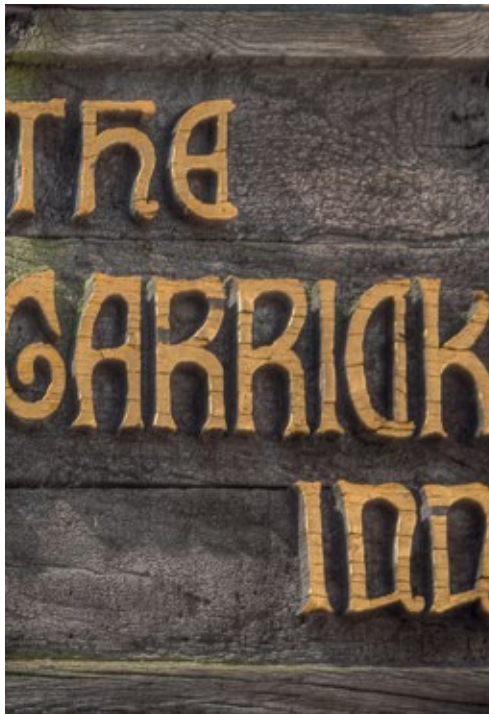


## Living in Stratford-upon-Avon

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 of Montague Court.



- 1 Stratford Leisure Centre  
Bridgeway  
01789 268 826
- 2 Stratford Sports Club Ltd  
Swan's Nest Lane  
01789 296 629
- 3 Stratford Golf Club  
Tiddington Road  
01789 205 749
- 4 Royal Shakespeare Theatre  
Waterside  
01789 403 493
- 5 Stratford-upon-Avon  
Picturehouse,  
Windsor Street  
0871 902 5741
- 6 Stratford-upon-Avon  
Racecourse,  
Luddington Road  
01789 267 949
- 7 Birmingham Road Post Office  
230 Birmingham Road  
01789 297 575
- 8 Thomas Jolyffe  
Primary School,  
Clopton Road  
01789 267 015
- 9 Stratford-upon-Avon  
High School,  
Alcester Road  
01789 268 051
- 10 Trinity Court Surgery  
Arden Street  
01789 292 895

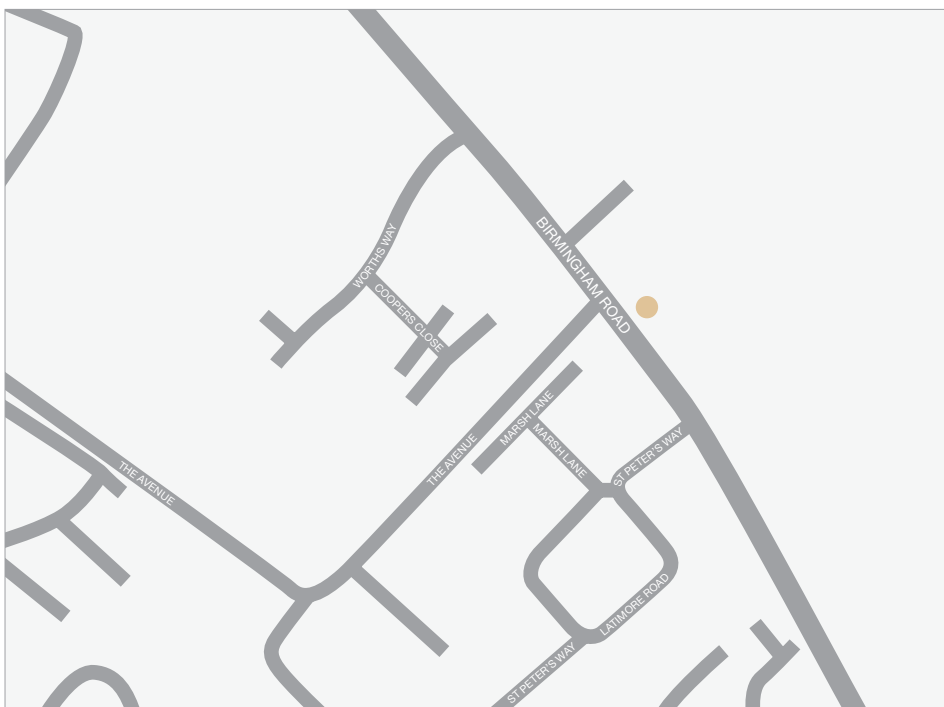


## How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03300 376 548



### From Birmingham

Travel south via the M40 to junction 15, and leave the motorway following signs for Stratford-upon-Avon via the A46 through two roundabouts. Stay on the A46 for five and a half miles, then at the roundabout take the first exit to join the A3400 signposted for Stratford and the racecourse. Approximately 500 yards on, the entrance to Montague Court is on the left.

### From Coventry

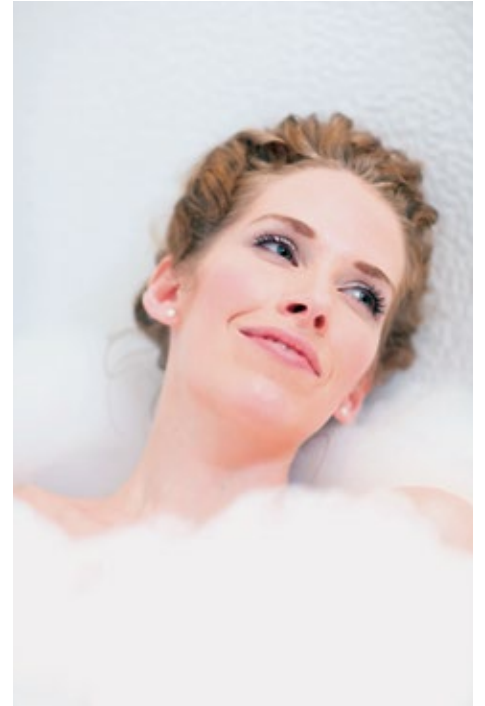
Take the A46 southbound following signs for Stratford-upon-Avon. Around five and a half miles after passing over the M40 motorway, at a roundabout take the first exit to join the A3400 signposted for Stratford and the racecourse. Approximately 500 yards on, the entrance to Montague Court is on the left.

Sat Nav: CV37 ORF

### 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.





*the place to be*<sup>®</sup>

### **a better place**<sup>\*</sup>

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.

## Why Miller?

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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