

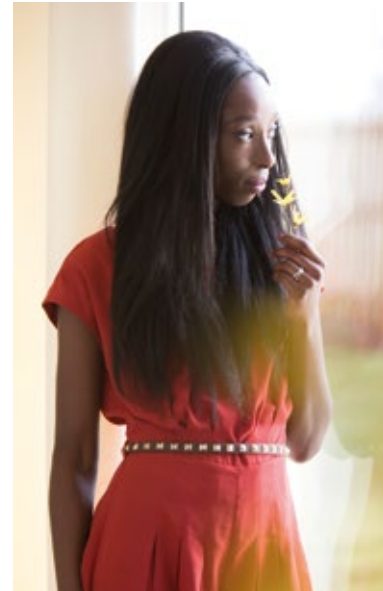


Poets Meadow
Rugby

the place to be®

millershomes

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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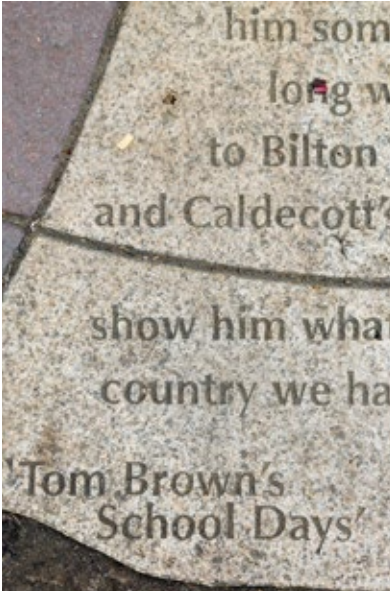
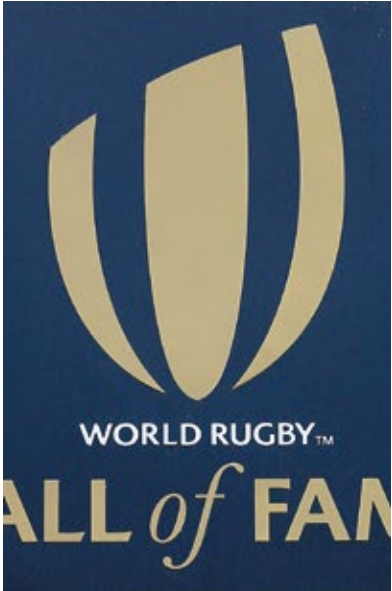


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

















Two miles from the M45 and in easy reach of the M1 and M6, the development is ideally situated for travel throughout central England. Coventry is around 25 minutes drive away, and trains from Rugby Station reach Birmingham New Street in 40 minutes and London Euston in an hour and a half. Local buses, linking the development with the town centre, stop a few yards away.

Within a few minutes walk of the development there is a Tesco Express store, a post office, a pharmacy, pubs, takeaways, hairdressers, a Co-op and other specialist stores. A second shopping precinct less than half a mile away is reached by a pleasant footpath, and there are large Lidl and Sainsbury supermarkets within approximately a mile.

Shops in Rugby town centre are interspersed with bars, cafés and restaurants throughout the traditional streets, with other shops housed in Rugby Central Shopping Centre. The town's thrice-weekly open market selling fresh local produce, dates back to 1235 and is complemented by monthly Farmers' Markets and Craft Markets. A further selection of high street names can be found at the two retail parks, Elliot's Field and Junction One, half a mile north of the town centre.



Plot Information

Hopton See Page 08	
Beeley See Page 10	
Castleton See Page 12	
Milton See Page 14	
Melbourne See Page 16	
Bramley See Page 18	
Edale See Page 20	
Whitwell See Page 22	
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Hartington See Page 26	
Calver See Page 28	
Wheatcroft See Page 30	
Foxley See Page 32	
Charlesworth See Page 34	
Dovedale See Page 36	
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.



In the desirable neighbourhood of Bilton, just two miles from the historic buildings and lively shops of Rugby town centre and close to some charming woodland walks, this attractive development brings an exciting selection of two, three, four and five bedroom homes into an extremely convenient location. Beautifully landscaped with tree-lined borders and green spaces, and close to local shops and amenities, it presents a very special residential opportunity. Welcome to Poets Meadow...

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Hopton

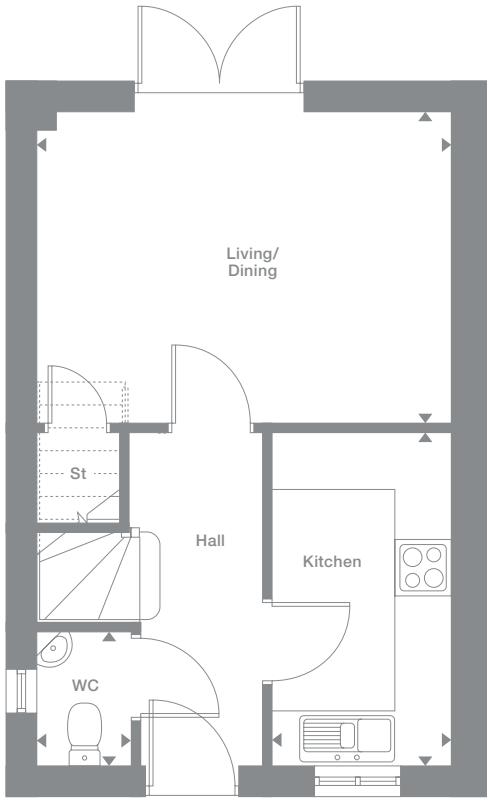
Overview
The attractive detailing of the entrance demonstrates how style and practical design come together perfectly throughout the Hopton. French doors add a bright, open appeal to the living area, and the storage provided includes a useful cupboard in the master bedroom.

Ground Floor	First Floor
Living/Dining 4.390m x 3.315m 14'5" x 10'11"	Master Bedroom 4.390m max x 3.430m max 14'5" x 11'3"
Kitchen 1.912m x 3.540m 6'3" x 11'7"	Bedroom 2 2.287m max x 3.425m max 7'6" x 11'3"
WC 0.995m x 1.457m 3'3" x 4'9"	Bathroom 2.010m x 1.695m 6'7" x 5'7"

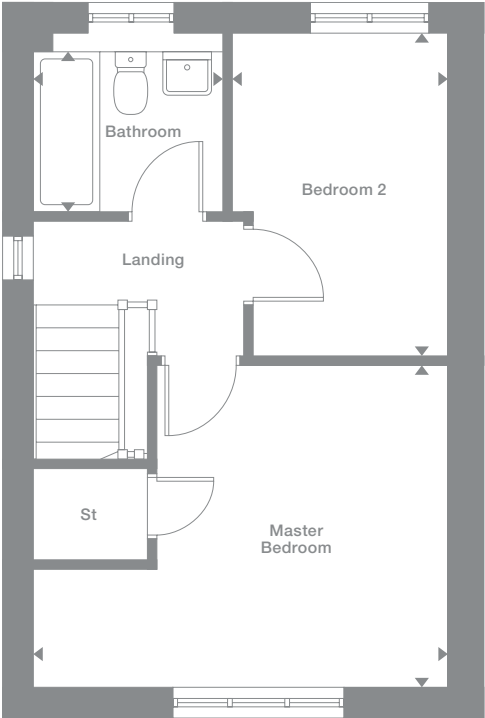
Plots 31, 32*, 141, 142*	Floor Space 657 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

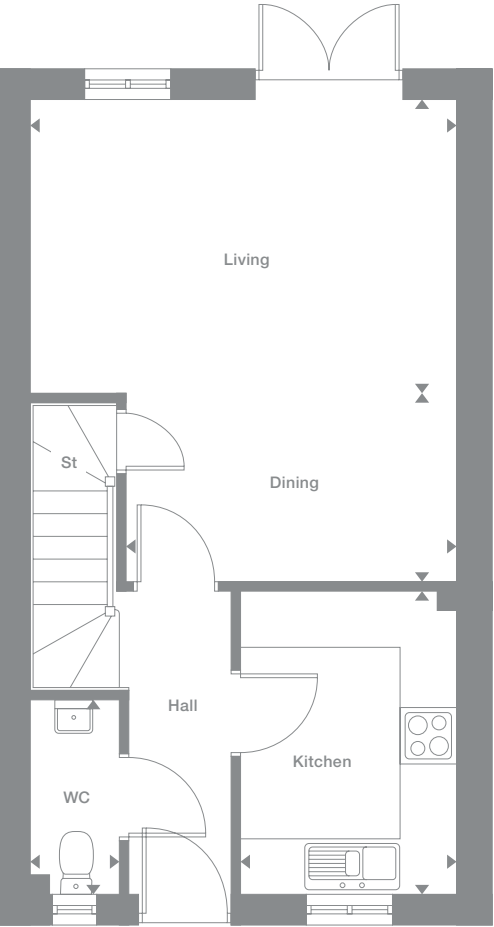
Overview
With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

Ground Floor	First Floor
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.826m x 3.212m 9'3" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.595m x 2.060m 5'3" x 6'9"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"	Bedroom 3 2.057m x 2.224m 6'9" x 7'4"
	Bathroom 2.365m x 1.705m 7'9" x 5'7"

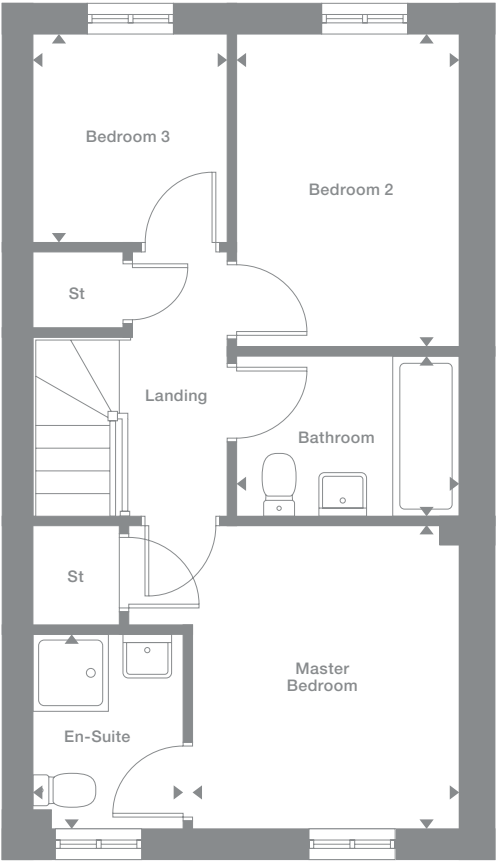
Plots	Floor Space
63, 64*, 67, 68*, 97, 98*, 101, 102*, 103, 104*	819 sq ft



Ground Floor



First Floor



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Castleton

Overview

Front-facing windows are accompanied by french doors in both the kitchen and dining room 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 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

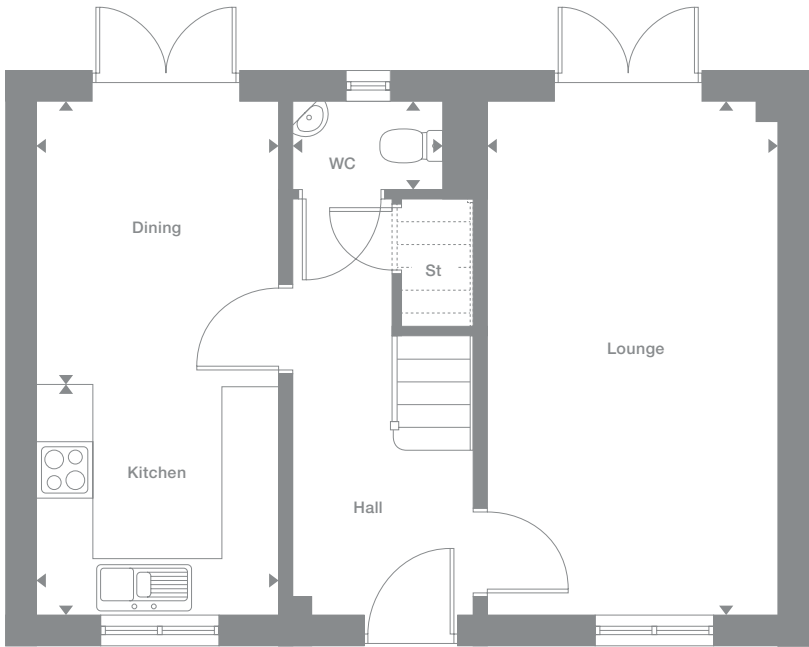
72, 125

Floor Space

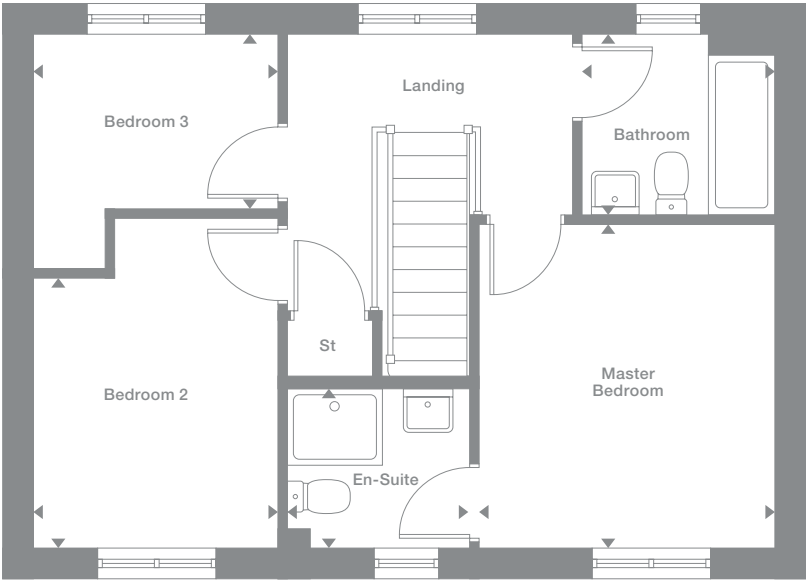
921 sq ft



Ground Floor



First Floor



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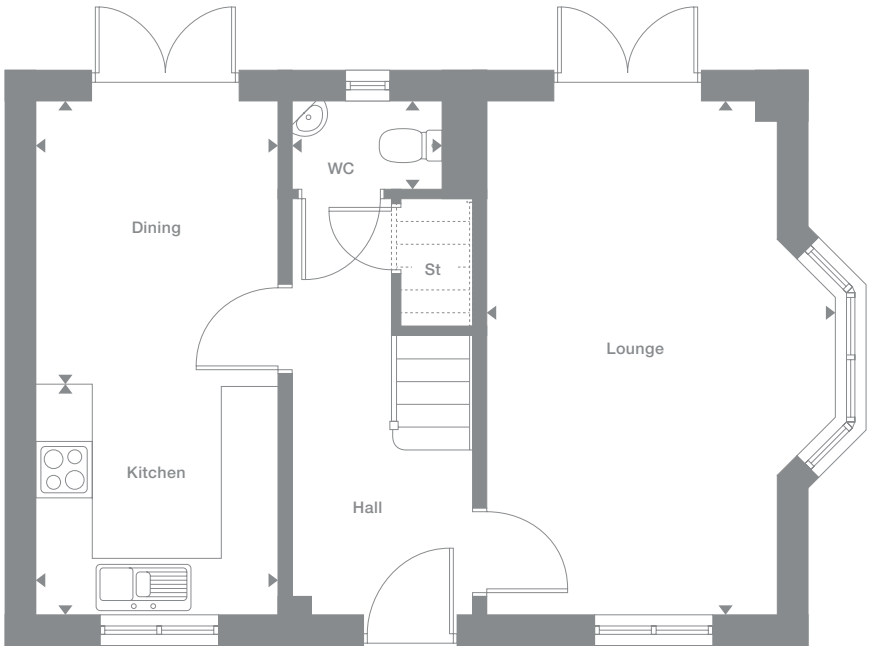
Overview
The magnificent triple-aspect lounge, with its dramatic central bay window and french doors, presents an unforgettable social space. A second pair of french doors adds a focal point to the dual aspect dining area, perfect for alfresco dining when the weather beckons.

Ground Floor	First Floor
Lounge 3.673m max x 5.450m 12'1" x 17'11"	Master Bedroom 3.138m x 3.440m max 10'4" x 11'3"
Dining 2.556m x 2.998m 8'5" x 9'10"	En-Suite 1.933m x 1.693m 6'4" x 5'7"
Kitchen 2.556m x 2.452m 8'5" x 8'1"	Bedroom 2 2.594m x 2.863m 8'6" x 9'5"
WC 1.590m x 0.949m 5'3" x 3'1"	Bedroom 3 2.594m x 1.859m 8'6" x 6'1"
	Bathroom 2.048m x 1.917m 6'9" x 6'3"

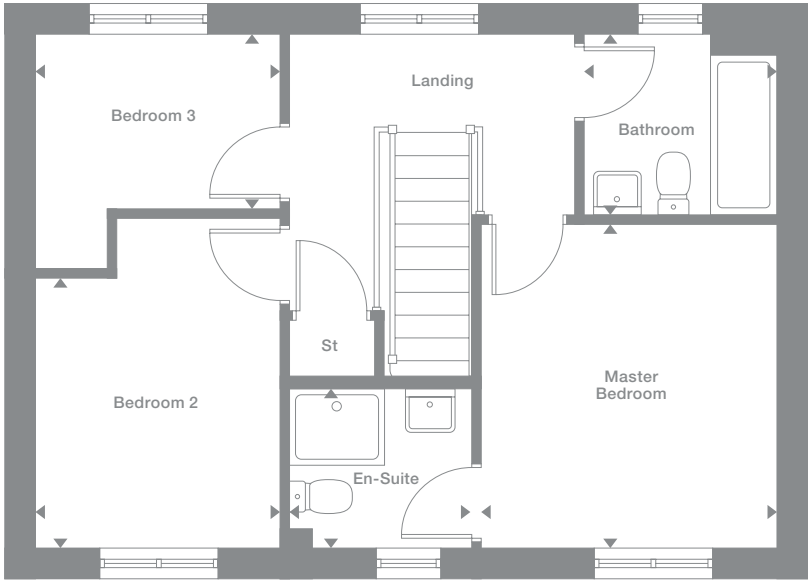
Plots 11, 105, 131	Floor Space 933 sq ft
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Ground Floor



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"	First Floor Master Bedroom 3.649m x 3.385m max 12'0" x 11'1"
Dining 2.811m max x 3.503m max 9'3" x 11'6"	En-Suite 1.565m max x 2.281m max 5'2" x 7'6"
Kitchen 2.496m x 3.503m 8'2" x 11'6"	Bedroom 2 3.216m x 2.740m 10'7" x 9'0"
WC 0.955m x 2.281m 3'2" x 7'6"	Bedroom 3 1.998m x 2.838m 6'7" x 9'4"
	Bathroom 1.913m max x 2.054m 6'3" x 6'9"

Plots

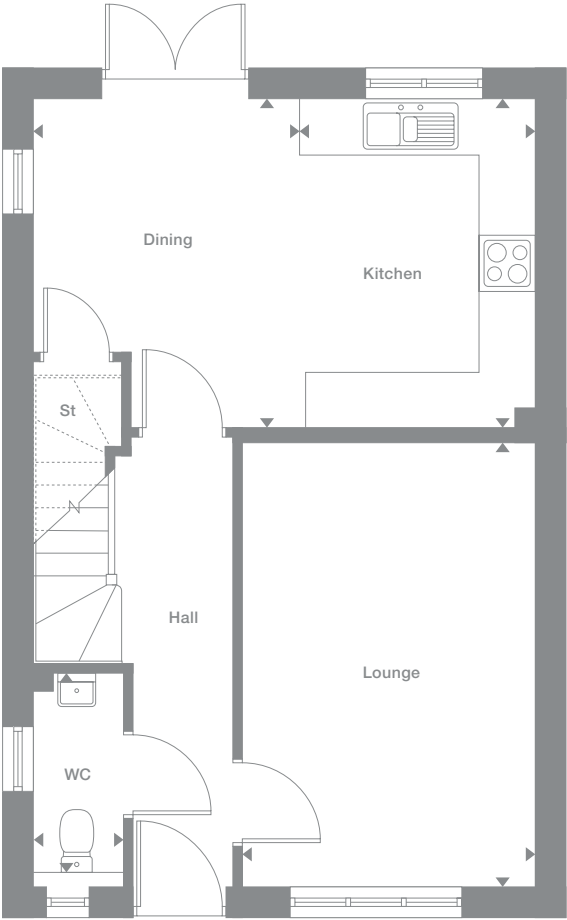
12, 13*,
36*, 60,
65, 66*,
127, 129,
130*, 144,
145*

Floor Space

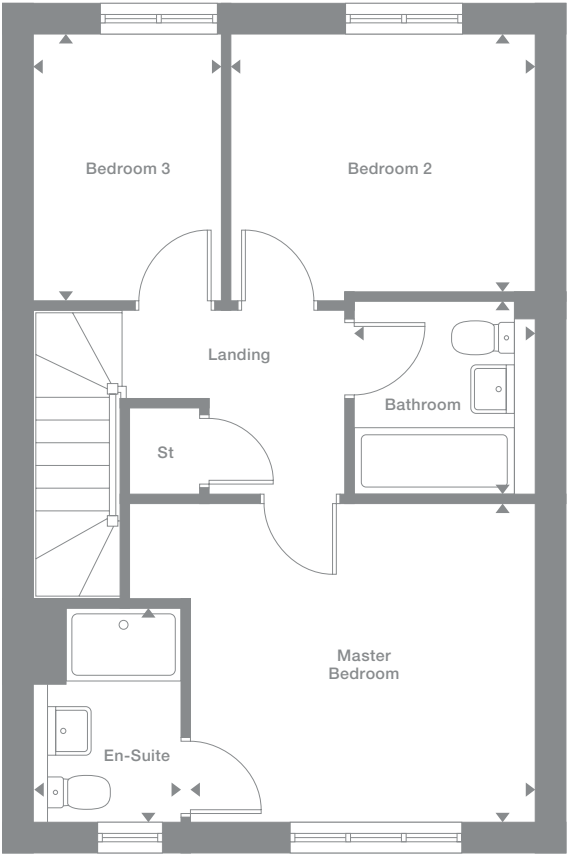
956 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Windows applicable to Plots 65 and 66 only

Bramley

Overview

Both the bay-windowed lounge and the welcoming dining kitchen feature dual aspect outlooks, with french doors in the family area adding flexibility, as well as an airy appeal, to this comfortable home. There is a separate laundry room, and the master bedroom is en-suite.

Ground Floor

Lounge
3.673m max x 5.543m
12'1" x 18'2"

Kitchen
2.935m x 3.030m
9'8" x 9'11"

Family/Dining
2.935m x 2.513m
9'8" x 8'3"

Laundry
2.040m x 1.920m
6'8" x 6'4"

WC
1.027m x 1.430m
3'4" x 4'8"

First Floor

Master Bedroom
3.400m x 3.120m
11'2" x 10'3"

En-Suite
1.777m max x 2.060m max
5'10" x 6'9"

Bedroom 2
2.992m x 3.317m
9'10" x 10'11"

Bedroom 3
2.600m x 2.330m
8'6" x 7'8"

Bathroom
1.905m max x 2.093m
6'3" x 6'10"

Plots

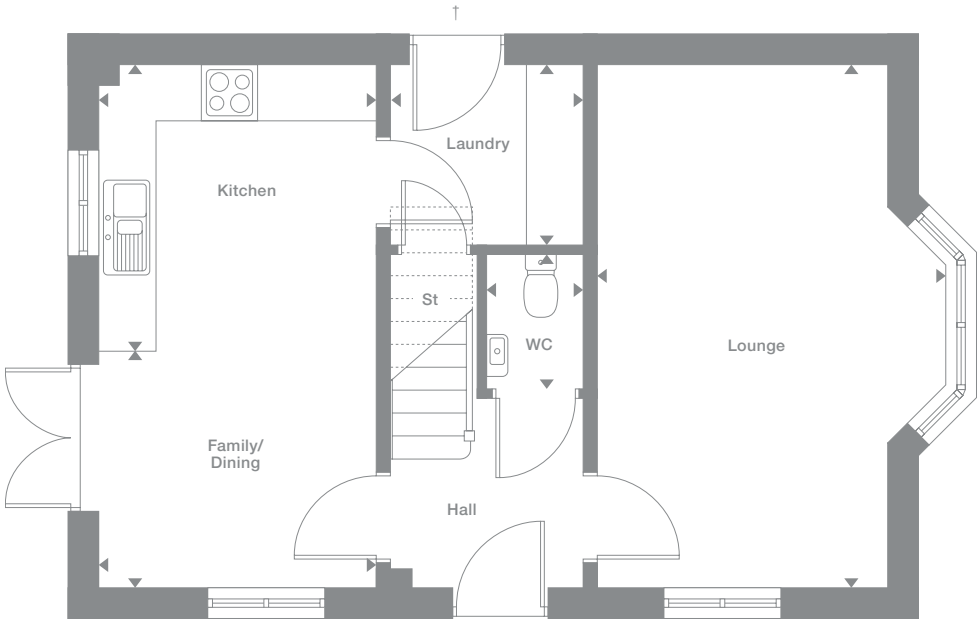
5*, 50*,
51, 59*,
61*, 70,
91*, 128,
140*, 143*,
146

Floor Space

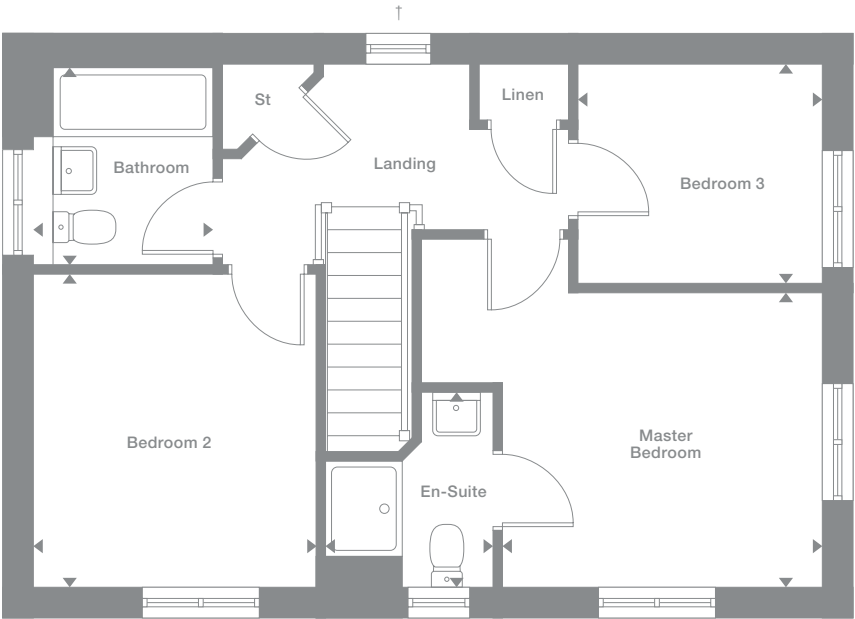
1,009 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Window and door applicable to Plots 5, 51, 61, 70, 91, 128, 140, 143, 146

Edale

Overview

The exciting layout of the dual aspect ground floor accommodation, extending from a practical kitchen and dining area to french doors opening to the garden, offers all the convenience of open plan living while bringing a discrete, individual character to the leisure space.

Ground Floor

Living
4.742m x 3.211m
15'7" x 10'6"

Dining
3.675m max x 2.164m
12'1" x 7'1"

Kitchen
2.460m x 3.030m
8'1" x 9'11"

WC
0.951m x 2.130m
3'0" x 7'0"

First Floor

Bedroom 2
4.742m x 3.211m
15'7" x 10'6"

Bedroom 3
4.742m max x 2.948m max
15'7" x 9'8"

Bathroom
2.618m max x 2.060m
8'7" x 6'9"

Second Floor

Master Bedroom
3.644m max x 3.864m max
11'11" x 12'8"

En-Suite
1.915m x 1.777m
to 1.350 H.L.
6'3" x 5'10"

Dressing
2.609m x 1.974m
8'7" x 6'6"

Plots

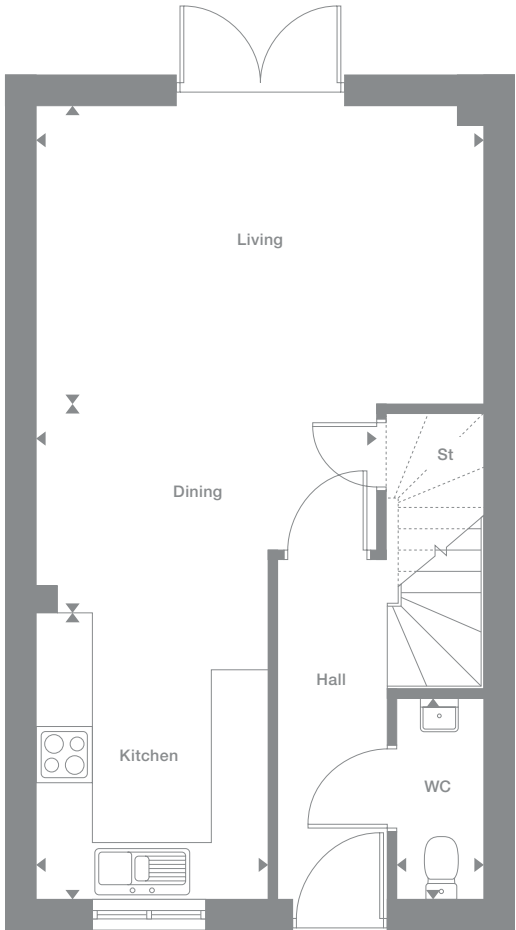
3*, 4,
34, 35*,
43, 44*,
99, 100*,
147*, 148

Floor Space

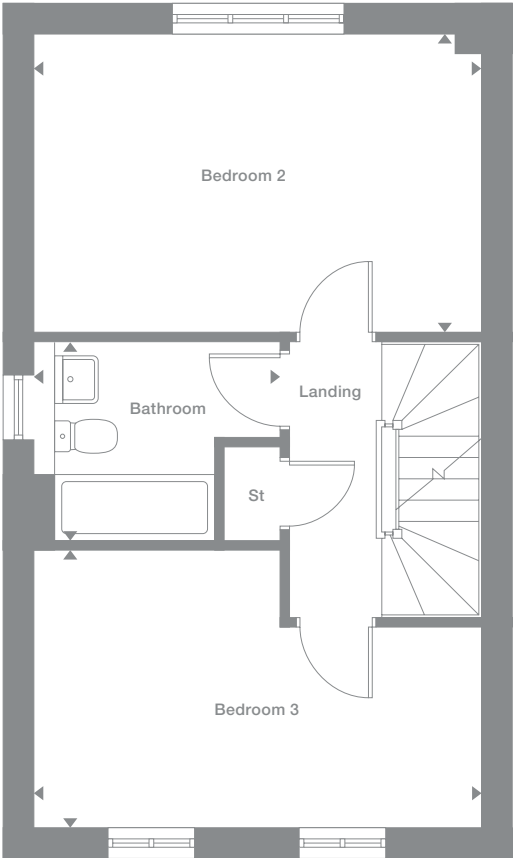
1,163 sq ft



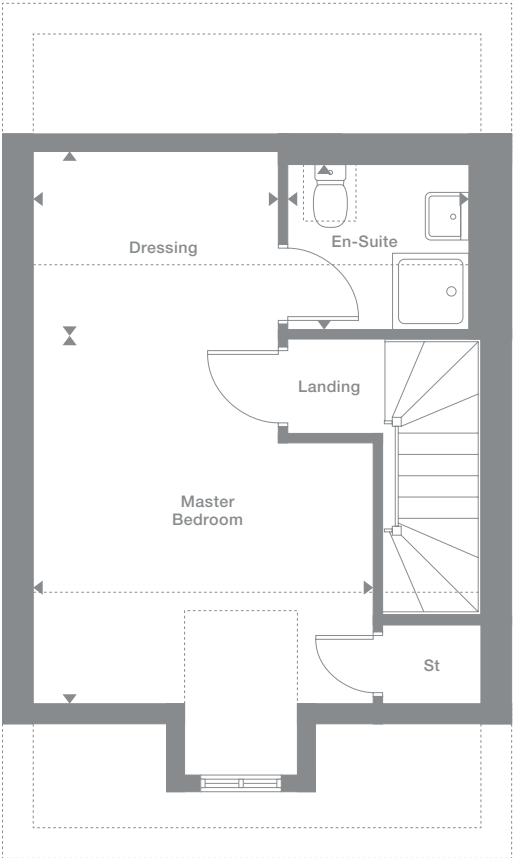
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above

† Window applicable to Plots 34, 35, 43, 44, 99 and 100 only

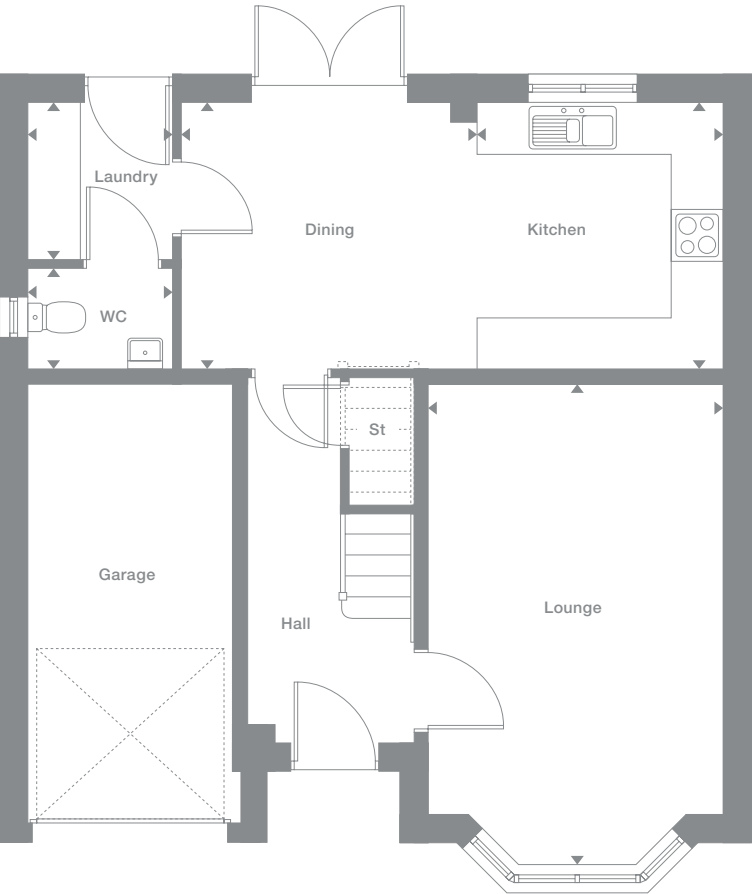
Overview
With a laundry room to help with household management, and french doors offering garden access, the kitchen and dining room provides a lively hub for everyday life. Upstairs, en-suite facilities and a dressing area transform the master bedroom into an opulent private retreat.

Ground Floor	First Floor
Lounge 3.392m x 5.564m max 11'2" x 18'3"	Master Bedroom 3.392m x 2.966m 11'2" x 9'9"
Dining 3.410m x 3.072m 11'2" x 10'1"	En-Suite 1.840m x 1.604m 6'0" x 5'3"
Kitchen 2.833m x 3.072m 9'4" x 10'1"	Dressing 2.306m x 1.365m 7'7" x 4'6"
Laundry 1.663m x 1.810m 5'5" x 5'11"	Bedroom 2 2.525m x 4.148m max 8'3" x 13'7"
WC 1.663m x 1.169m 5'5" x 3'10"	Bedroom 3 2.790m max x 3.676m max 9'2" x 12'1"
	Bedroom 4 2.915m max x 3.137m max 9'7" x 10'4"
	Bathroom 2.108m x 1.928m 6'11" x 6'4"

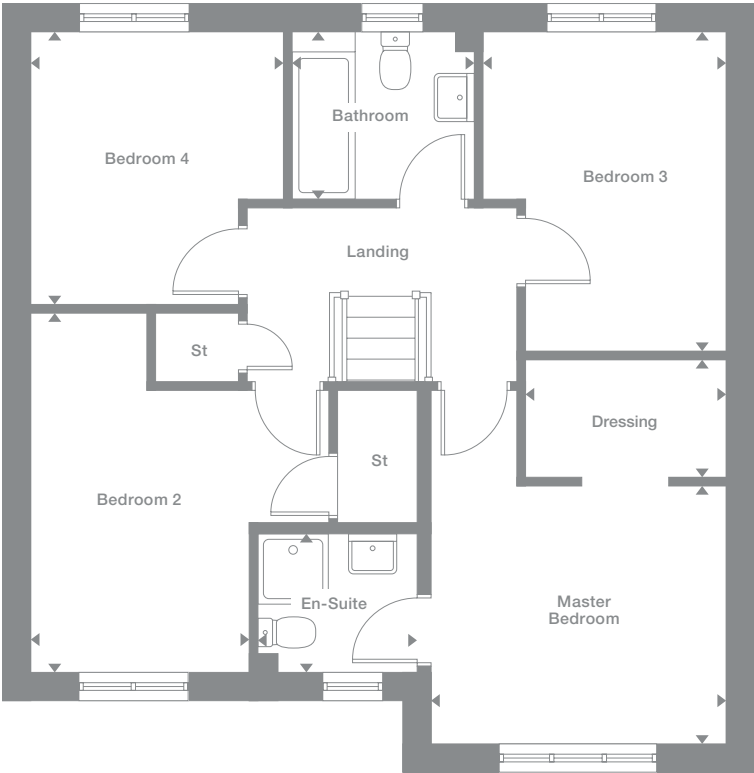
Plots 33*, 37*, 42*, 46*, 94*, 95*	Floor Space 1,226 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview
The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

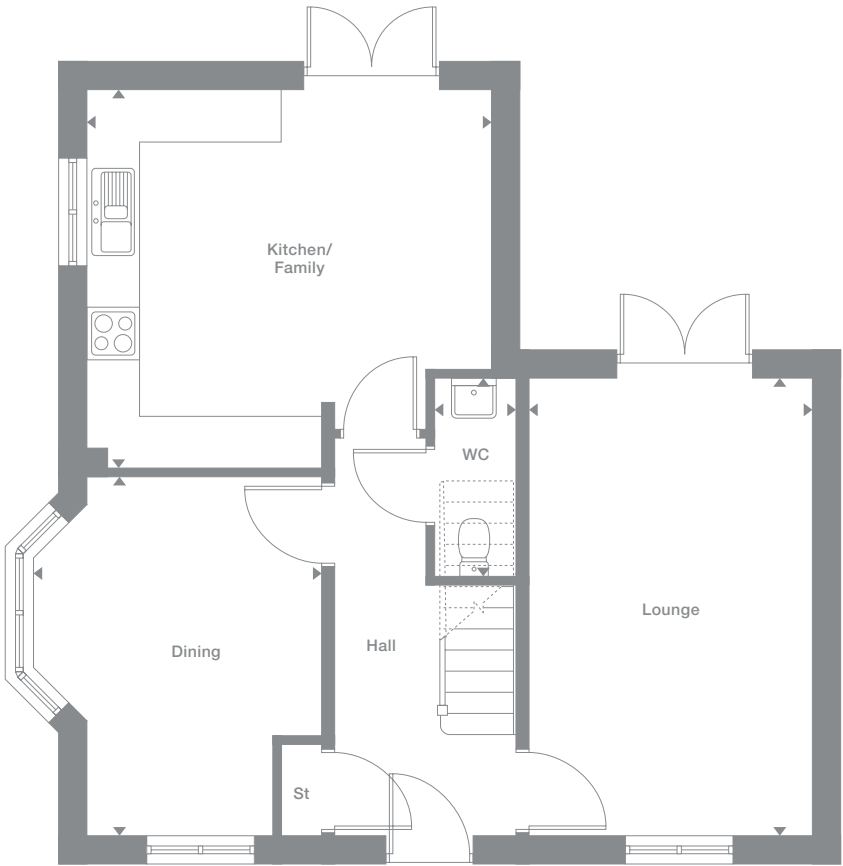
Ground Floor	First Floor
Lounge 3.268m x 5.275m 10'9" x 17'4"	Master Bedroom 4.642m max x 2.714m max 15'3" x 8'11"
Kitchen/Family 4.642m max x 4.358m max 15'3" x 14'4"	En-Suite 2.471m max x 1.245m 8'1" x 4'1"
Dining 3.281m max x 4.134m 10'9" x 13'7"	Bedroom 2 4.756m max x 2.647m 15'7" x 8'8"
WC 0.937m x 2.293m 3'1" x 7'6"	Bedroom 3 3.496m max x 2.885m 11'6" 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"

Plots
2*, 73*, 149

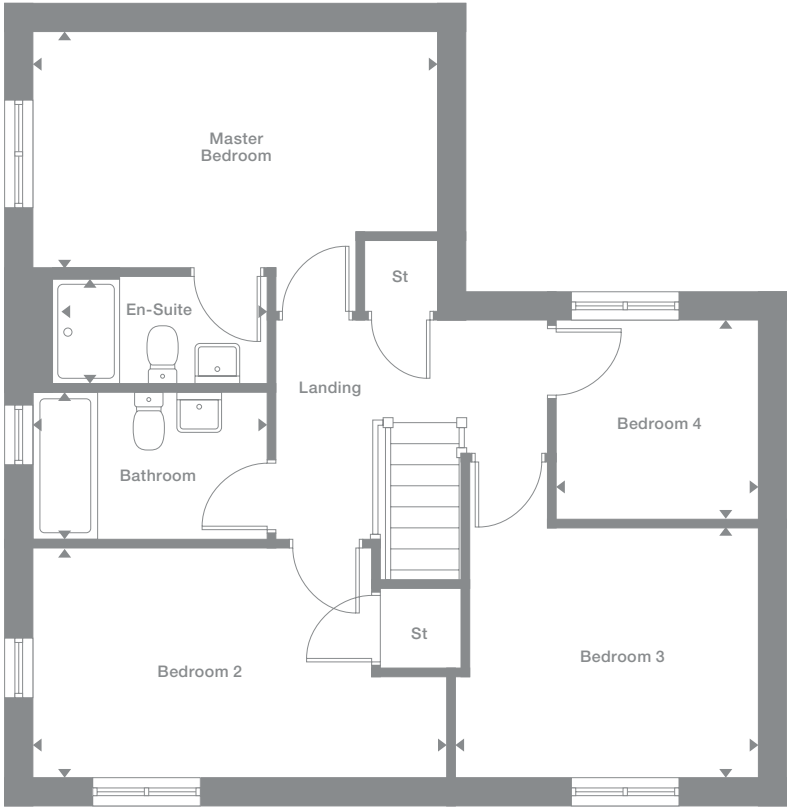
Floor Space
1,290 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Hartington

Overview

Filled with natural light, the family kitchen incorporates bi-fold doors that integrate the dining area and garden, creating a magnificent social space. The elegant bay window adds a focal point to the lounge, and a feature gallery landing leads to a sumptuous en-suite master bedroom.

Ground Floor

Lounge

3.743m x 4.968m max
12'3" x 16'4"

Dining/Family

5.210m x 2.552m
17'1" x 8'4"

Kitchen

4.076m max x 3.360m
13'4" x 11'0"

Laundry

1.959m x 1.950m
6'5" x 6'5"

WC

1.000m x 1.950m
3'3" x 6'5"

First Floor

Master Bedroom

3.052m max x 5.425m max
10'0" x 17'10"

En-Suite

2.745m max x 1.600m max
9'0" x 5'3"

Bedroom 2

3.743m x 4.226m max
12'3" x 13'10"

Bedroom 3

2.800m x 3.927m max
9'2" x 12'11"

Bedroom 4

2.624m x 2.799m max
8'7" x 9'2"

Bathroom

2.800m max x 2.042m
9'2" x 6'8"

Plots

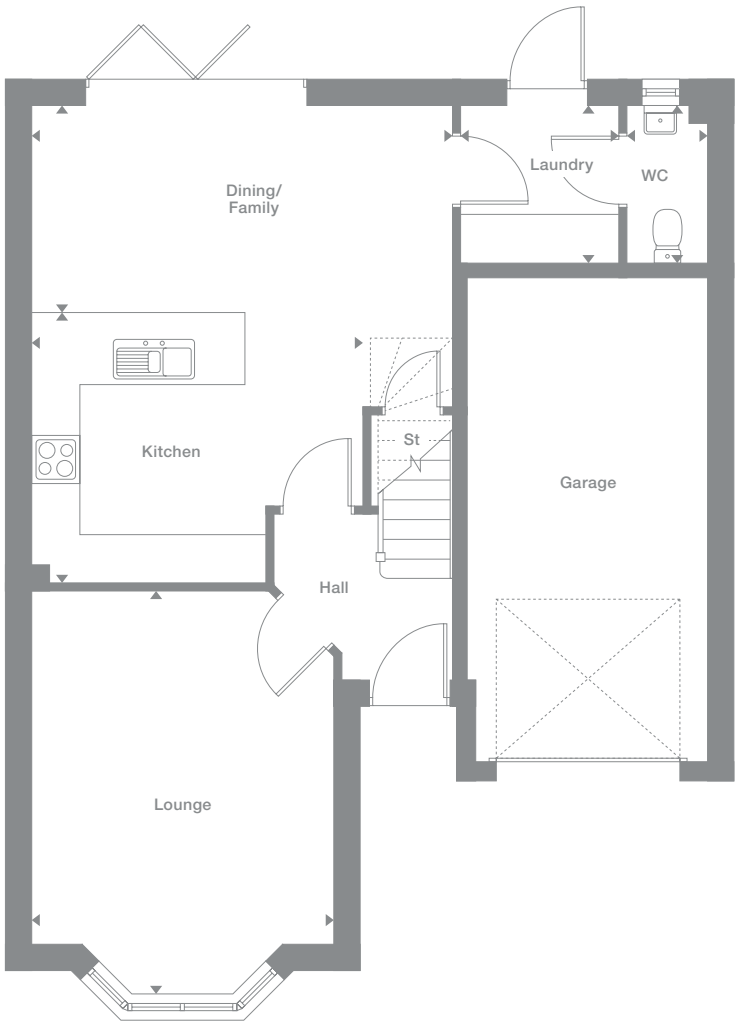
38*, 41,
45, 47,
92, 93,
96*

Floor Space

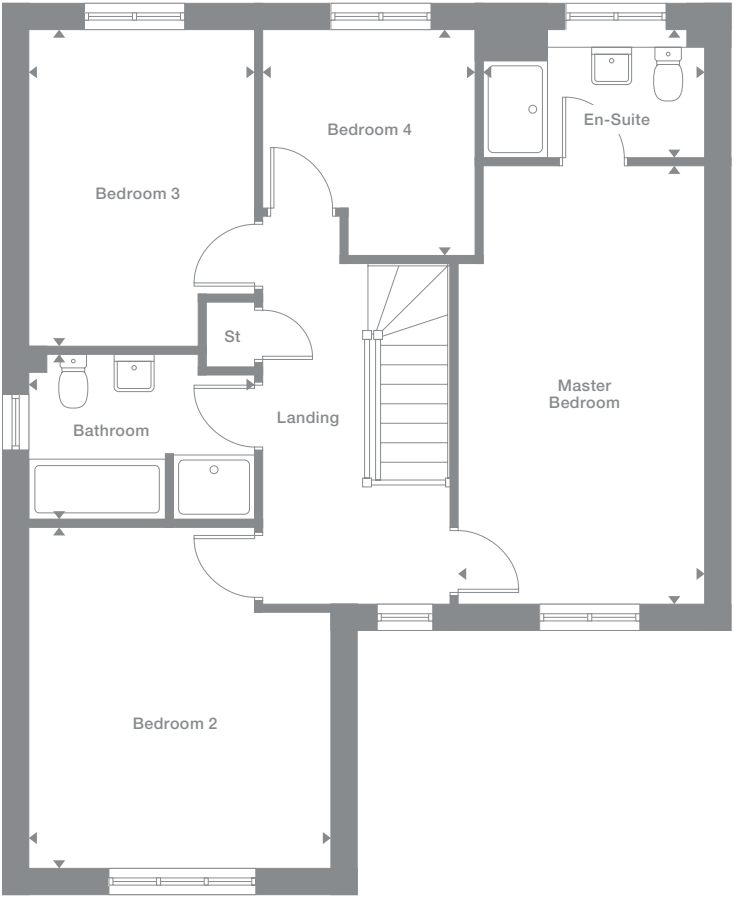
1,380 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the laundry room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

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

Kitchen
3.810m x 2.993m
12'6" x 9'10"

Breakfast
3.336m x 3.885m
10'11" x 12'9"

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

Laundry
2.087m x 1.660m
6'10" x 5'5"

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

Plots

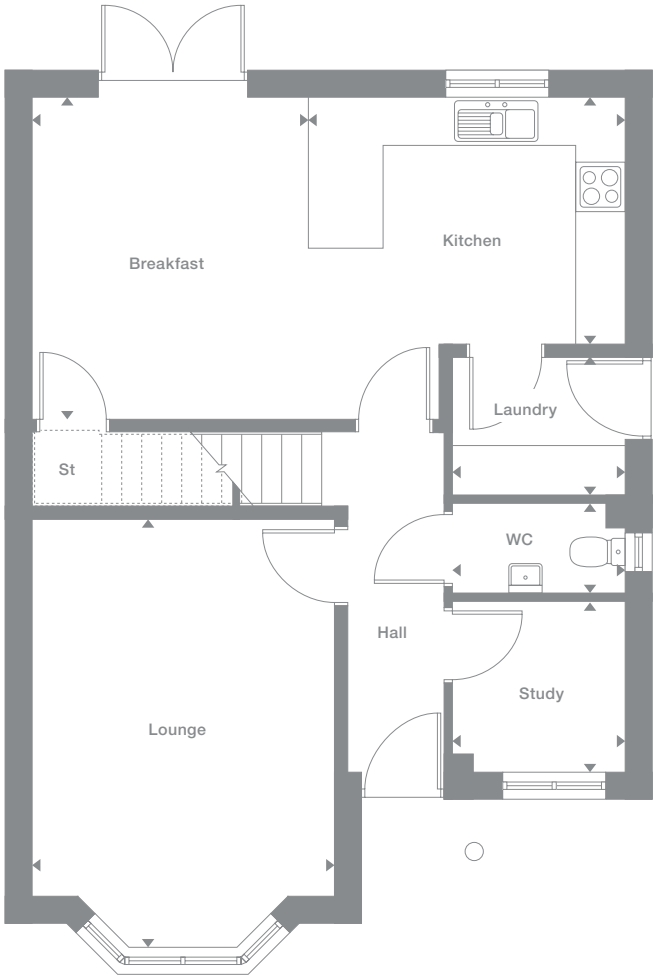
53, 58,
75*, 150*

Floor Space

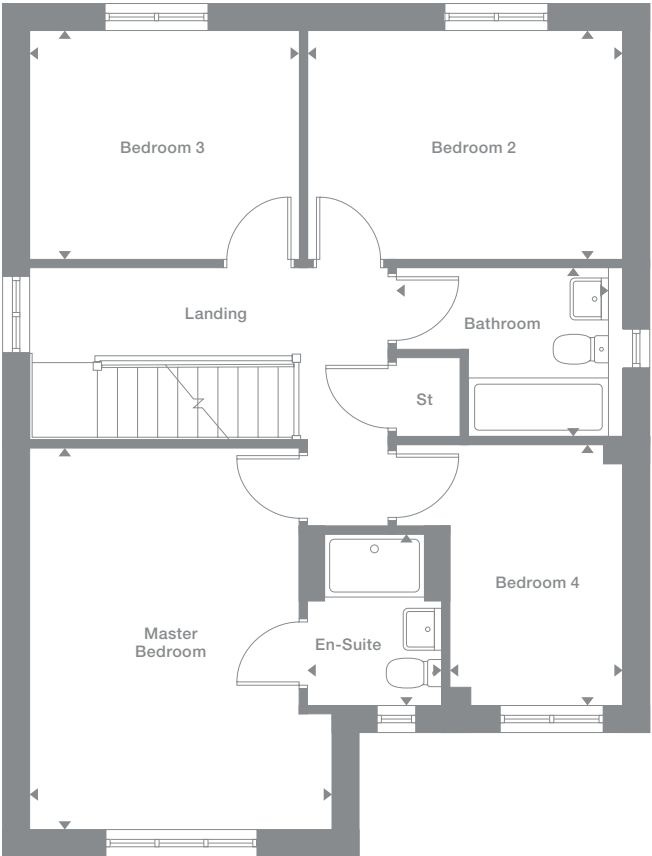
1,381 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

The impressive breakfasting kitchen, opening via french doors out to the garden, forms a natural hub for family life, complementing a lounge and dining room perfect for formal entertaining. One of the four bedrooms is en-suite, and the superb bathroom includes a separate shower cubicle.

Ground Floor

- Lounge
3.380m max x 4.728m max
11'1" x 15'6"
- Dining
2.880m x 2.783m
9'5" x 9'2"
- Kitchen
3.160m x 3.078m
10'4" x 10'1"
- Family/Breakfast
5.355m x 3.078m
17'7" x 10'1"
- Laundry
1.887m x 1.852m
6'2" x 6'1"
- WC
0.900m x 1.852m
2'11" x 6'1"

First Floor

- Master Bedroom
3.952m max x 4.300m max
13'0" x 14'1"
- En-Suite
2.569m max x 1.385m
8'5" x 4'7"
- Bedroom 2
3.437m max x 4.041m
11'3" x 13'3"
- Bedroom 3
2.739m x 3.562m
9'0" x 11'8"
- Bedroom 4
2.680m max x 3.821m
8'10" x 12'6"
- Bathroom
2.910m max x 1.913m
9'7" x 6'3"

Plots

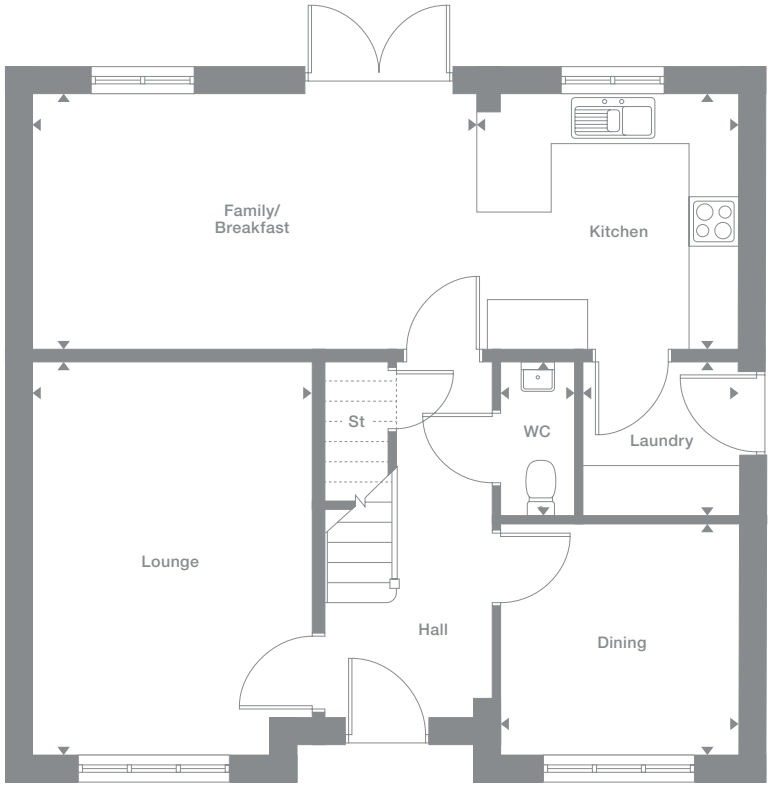
1, 14*,
49, 52*,
62*, 69,
71*, 74,
126*, 139

Floor Space

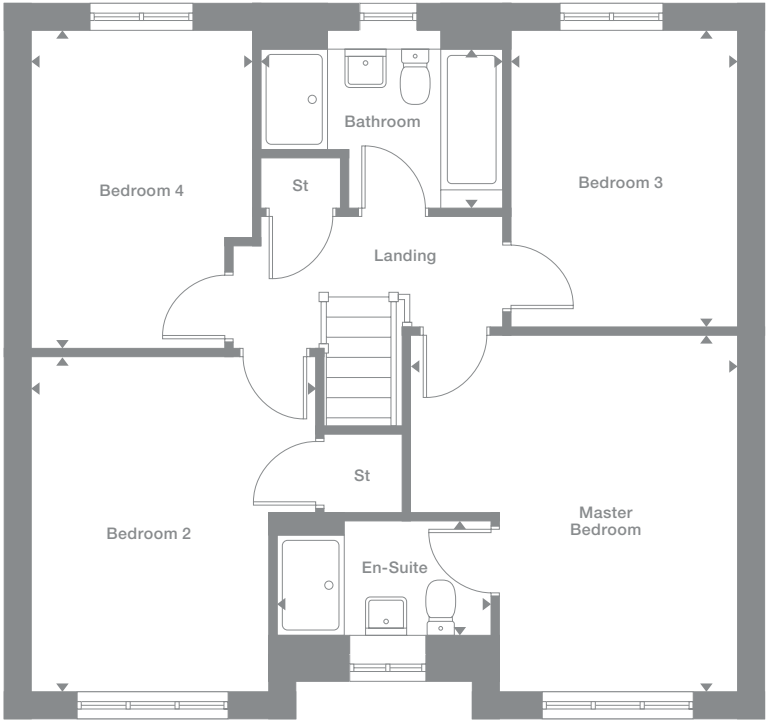
1,432 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

The family kitchen and breakfast room, with its feature french doors, provides a bright, relaxing backdrop for everyday life, while the elegant lounge and dining room are perfect for formal entertaining. With two en-suite bedrooms, this is a welcoming blend of contemporary flexibility and timeless style.

Ground Floor

Lounge

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

Family/Breakfast

5.168m x 3.475m
16'11" x 11'5"

Kitchen

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

Dining

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

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 2.140m max
5'7" x 7'0"

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 x 3.635m
8'4" x 11'11"

Bathroom

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

Plots

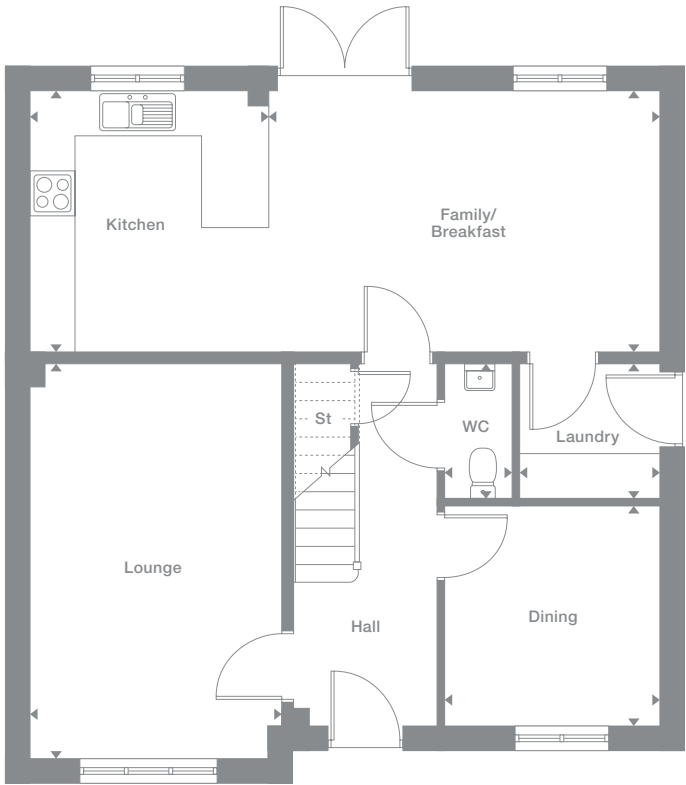
39*, 40, 48

Floor Space

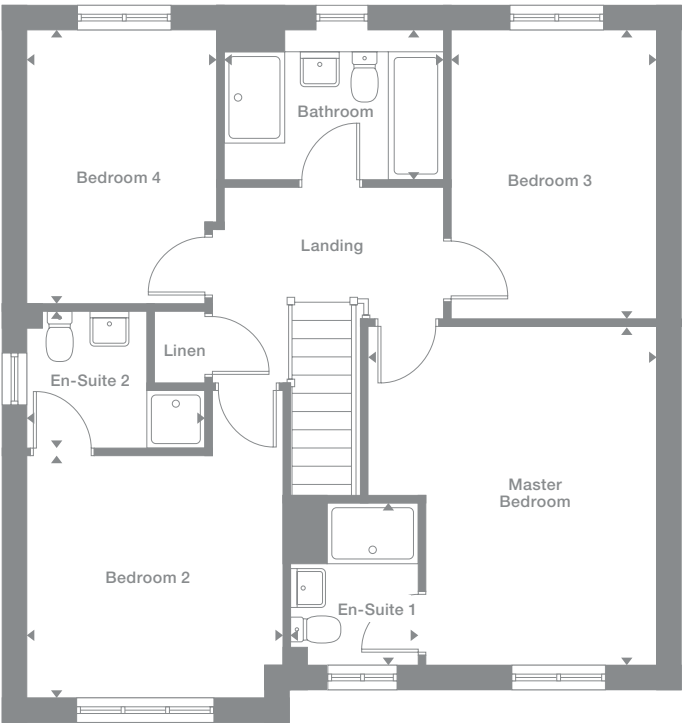
1,541 sq ft



Ground Floor



First Floor



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* 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"
- Study
3.521m x 2.422m
11'7" x 7'11"
- Laundry
2.332m x 1.683m
7'8" x 5'6"
- 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
2.699m x 2.680m
8'10" x 8'10"
- Bathroom
2.563m max x 2.342m max
8'5" x 7'8"

Plots

56, 57*, 76*

Floor Space

1,885 sq ft



Ground Floor



First Floor



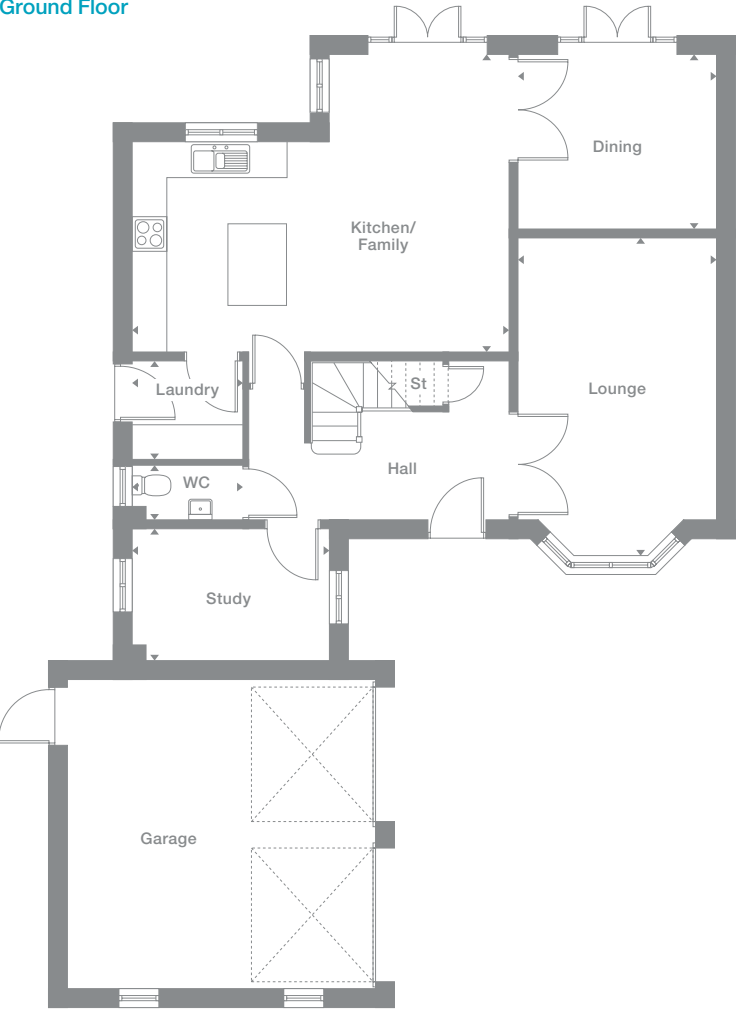
Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important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

* Plots are a mirror image of plans shown above

Dovedale

Overview
From the bay window and distinguished hallway to the delightful master bedroom, this is a home of unmistakable quality. The dual-aspect family kitchen and adjoining dining room both include french doors and, entered from a grand gallery landing, two of the five bedrooms are en-suite.

Ground Floor



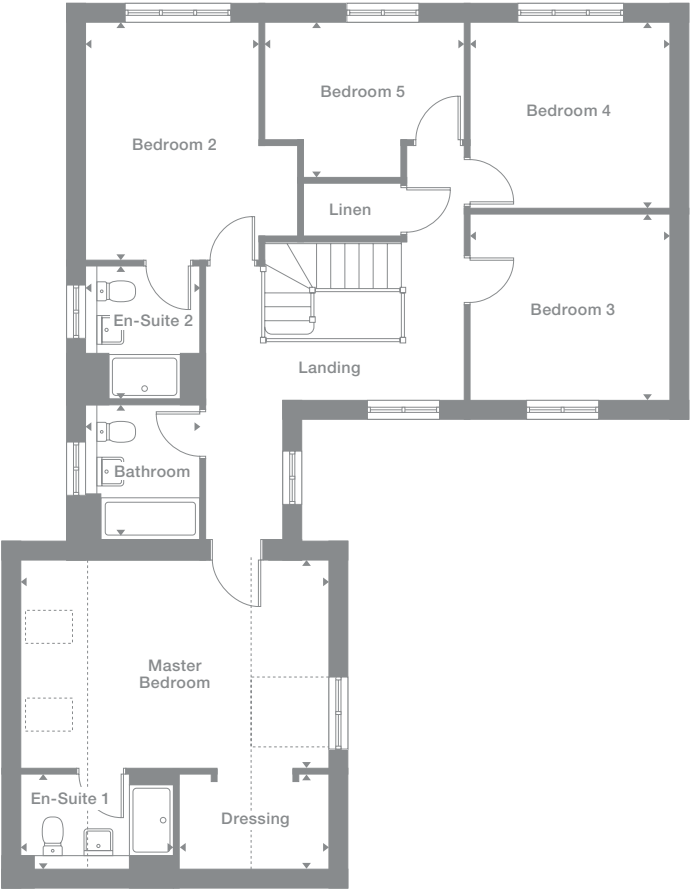
Ground Floor	First Floor
Lounge 3.415m max x 5.467m 11'2" x 17'11"	Master Bedroom 5.318m max x 3.606m 17'5" x 11'10"
Dining 3.415m x 3.018m 11'2" x 9'11"	En-Suite 1 2.627m max x 1.618m 8'7" x 5'4"
Kitchen/Family 6.478m max x 5.124m 21'3" x 16'10"	Dressing 2.598m x 1.618m 8'6" x 5'4"
Laundry 1.913m x 1.699m 6'3" x 5'7"	Bedroom 2 2.989m x 4.093m 9'10" x 13'5"
Study 3.406m x 2.244m 11'2" x 7'4"	En-Suite 2 1.981m max x 2.294m 6'6" x 7'6"
WC 1.913m x 0.951m 6'3" x 3'1"	Bedroom 3 3.431m x 3.206m 11'3" x 10'6"

Bedroom 4 3.431m x 3.198m 11'3" x 10'6"
Bedroom 5 3.438m x 2.673m 11'3" x 8'9"
Bathroom 1.981m max x 2.318m 6'6" x 7'7"

Plots 54*, 55, 77*	Floor Space 1,960 sq ft
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First Floor



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* Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Not Available

	Hopton	Beeley	Castleton	Milton	Melbourne	Bramley	Edale	Whitwell	Darley	Hartington	Calver	Wheatcroft	Foxley	Charlesworth	Dovedale
Kitchens															
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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

✓ Standard
- Not Available

	Hopton	Beeley	Castleton	Milton	Melbourne	Bramley	Edale	Whitwell	Darley	Hartington	Calver	Wheatcroft	Foxley	Charlesworth	Dovedale
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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The Miller Difference

“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 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.



The choice of cultural activities and entertainments ranges from music in the local bars to touring shows at the Benn Hall and a Cineworld Multiplex in Junction One retail park. In addition to presenting classic amateur drama and comedy, Rugby Theatre incorporates a small cinema showing current releases, and Rugby also hosts a number of annual events including a Festival of Culture and the family-friendly Rugby Bikefest, a spectacular celebration of motorcycling.

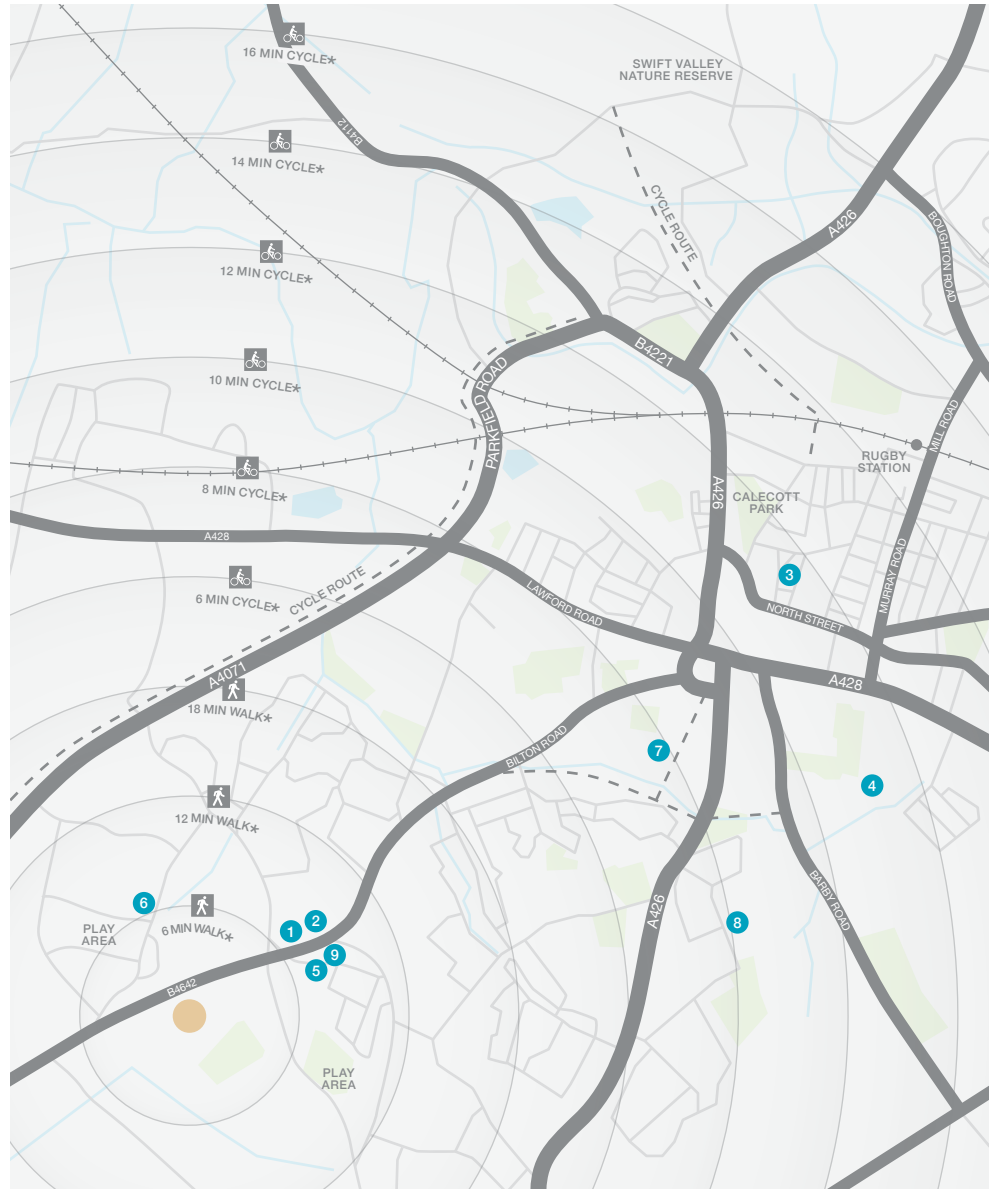
The modern Queen's Diamond Jubilee Leisure Centre, just over two miles away, has two swimming pools and a 100-station gym, climbing wall, sports hall and sauna. The homes are close to miles of open countryside, including the delightful Fox Covert and Cawston Spinney, and Draycote Water, home of the local sailing club.



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 development is just a few minutes walk from Bilton Infant School, while Cawston Grange Primary, around 650 yards away, can be reached by a pleasant footpath. There is also a Catholic primary school, St Marie's, close to the town

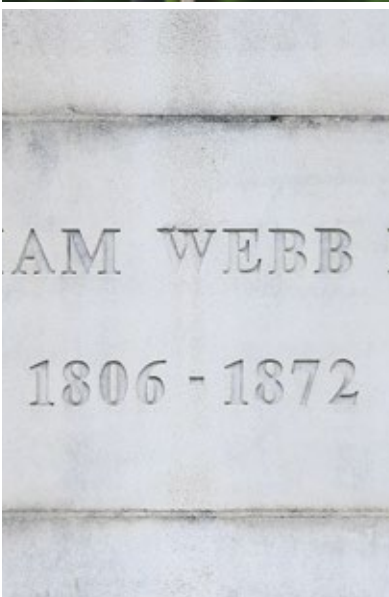
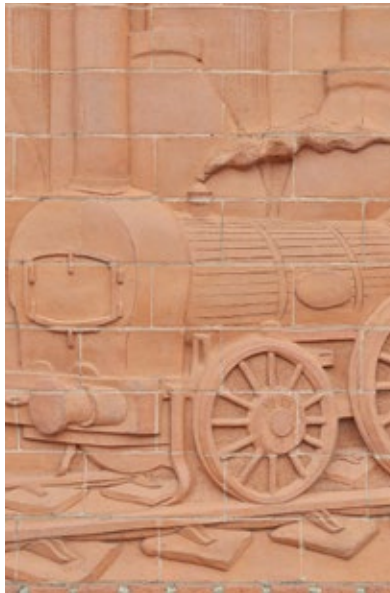
centre. Secondary schools include Rugby Free Secondary, and Ashlawn. GP services can be found at Bilton Green Surgery, quarter of a mile away, and the Hospital Of St Cross in the town centre provides 24-hour emergency services.



- 1 Bilton Post Office
4 Main Street
01788 814 599
- 2 Taylor Dudley
Pharmacies Ltd,
37 The Green
01788 814 224
- 3 Rugby Theatre
Henry Street
01788 541 234
- 4 The Queen's
Diamond
Jubilee Centre,
Bruce Williams Way
01788 565 369
- 5 Bilton Infant School
Magnet Lane
01788 811 549
- 6 Cawston Grange
Primary School,
Scholars Drive
01788 816 820
- 7 St Marie's Catholic
Primary School,
Merttens Drive
01788 543 636
- 8 Rugby Free
Secondary School,
Anderson Avenue
01788 222 060
- 9 Bilton Green Surgery
The Green
01788 818 939
- Ashlawn School
Ashlawn Road
01788 573 425

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle
4.5km = 12 to 18 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03332 209 589

From the M1 Southbound and M6
Leave the M1 at Junction 20 following signs for Rugby.
From M6 Junction 1, take the A426 for two miles.
After passing under a rail bridge, follow signs for Birmingham through the next three roundabouts.
One and three quarter miles after the third roundabout, at the next take the first exit, for Cawston.
Take the second exit at the next four roundabouts and, around 600 yards on, the development is on the right.

From the M1 Northbound and M45
From M1 Junction 17 join the M45.
At the end of the motorway, follow the A45 for three quarters of a mile, then follow signs for Rugby via the A4071, passing back over the A45.
Turn right at the T-junction, staying on the A4701. Take the second exit at the next roundabout to join the B462, then the third exit at the next. Around 600 yards on, the development is on the right.

Sat Nav: CV22 7RZ

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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