



**Scholars Place
Gloucester**

millerhomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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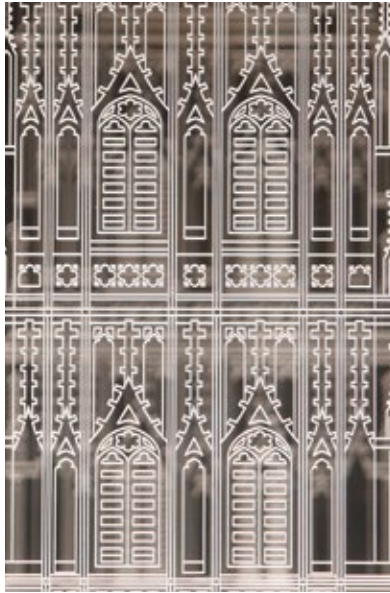
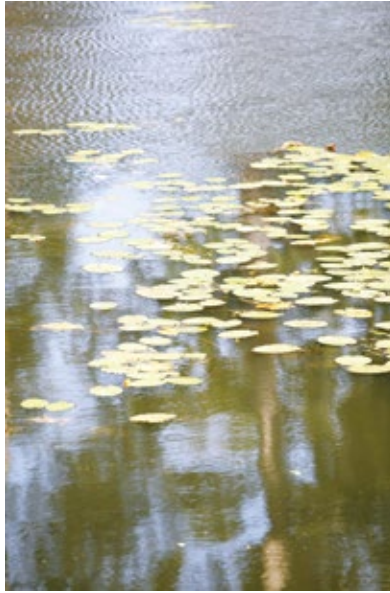
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Scholars Place.



Scholars Place has good public transport links, with bus stops a few minutes' walk away on Tewkesbury Road. Direct trains from Gloucester reach Birmingham New Street in 55 minutes and London Paddington in two hours, and additional services run to Derby, Cardiff and other centres. National Cycle Route 41 passes within yards of the development, providing an off-road route into the town centre, and Gloucester airport, for charter and private flights, is less than five miles away.

The local shops around Kingsholm Road, ten minutes' walk away, include a convenience store, a butcher and a pharmacy, and the cafés, homes and gardens stores and Tesco supermarket at St Oswald's Retail Park are within a mile of Scholars Place. Gloucester city centre presents a lively variety of environments, from pedestrianised streets and independent traders in the historic Cathedral Quarter to the fashion brands and restaurants at Gloucester Quays, where the end of the Gloucester and Sharpness Canal has been transformed into a superb retail and leisure area. There are covered shopping centres, farmers' markets and a fascinating choice of galleries, antiques and crafts.



Twenty minutes' walk from the bustling attractions of historic Gloucester, in a quiet location set off the main road beside sports fields, this exciting new neighbourhood brings a selection of attractive, energy efficient two, three, four and five bedroom homes into an exceptionally desirable location. Four minutes from the A40 and less than four miles from the M5, it offers a perfect balance of peace and convenience.

Welcome to Scholars Place...

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Ashford

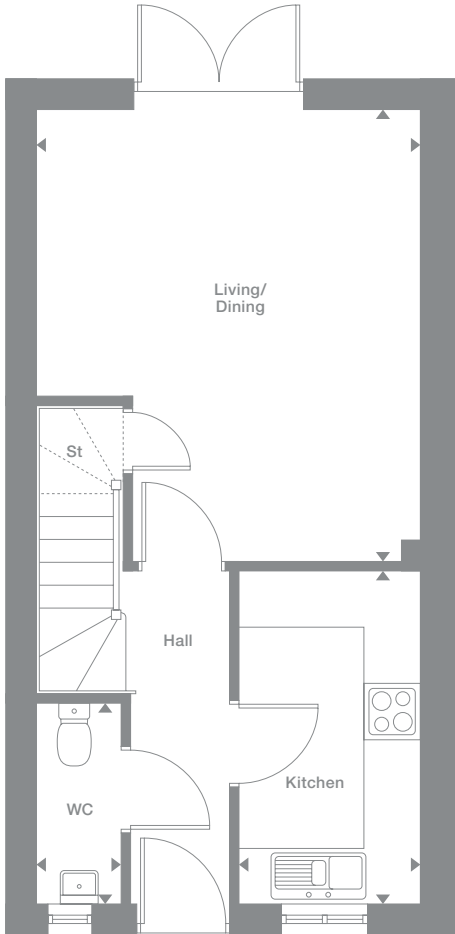
Overview
With its stylish french doors bringing an airy, open quality, and garden access adding an extra level of flexibility, the living room is a welcoming setting for convivial entertaining as well as a comfortable place to relax with a favourite film.

Ground Floor	First Floor
Living/Dining 4.065m x 4.791m max 13'4" x 15'9"	Master Bedroom 4.065m x 3.041m 13'4" x 10'0"
Kitchen 1.932m x 3.540m 6'4" x 11'7"	Bedroom 2 4.065m max x 3.030m max 13'4" x 9'11"
WC 0.897m x 2.137m 2'11" x 7'0"	Bathroom 1.700m x 2.167m 5'7" x 7'1"

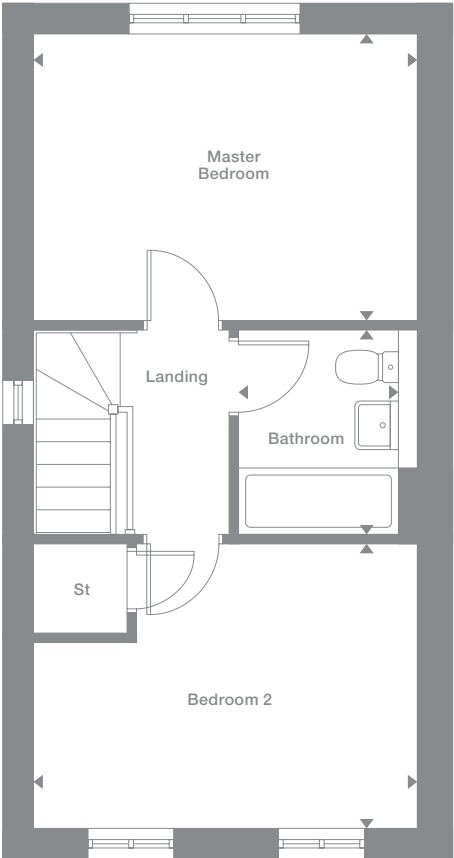
Plots 13*, 14	Floor Space 737 sq ft
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Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

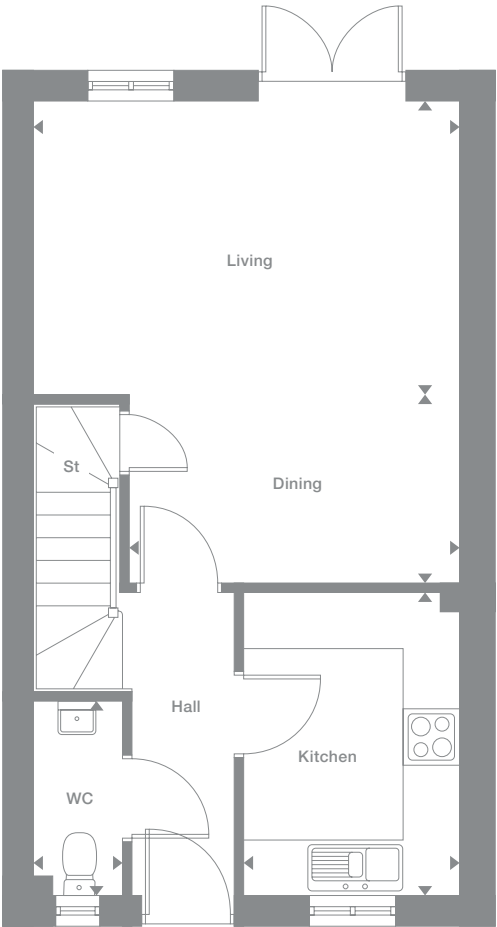
Overview
With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

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"

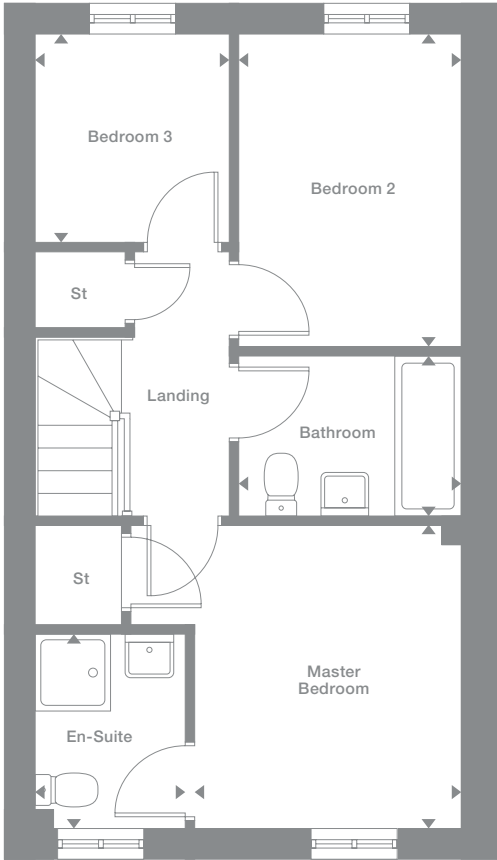
Plots 20*, 21, 25*, 26, 29*, 30	Floor Space 819 sq ft
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Ground Floor



First Floor



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Melbourne

Overview

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

Ground Floor

Lounge

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

Dining

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

Kitchen

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

WC

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

First Floor

Master Bedroom

3.649m x 3.385m
12'0" x 11'1"

En-Suite

1.565m max x 2.281m max
5'2" x 7'6"

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Plots

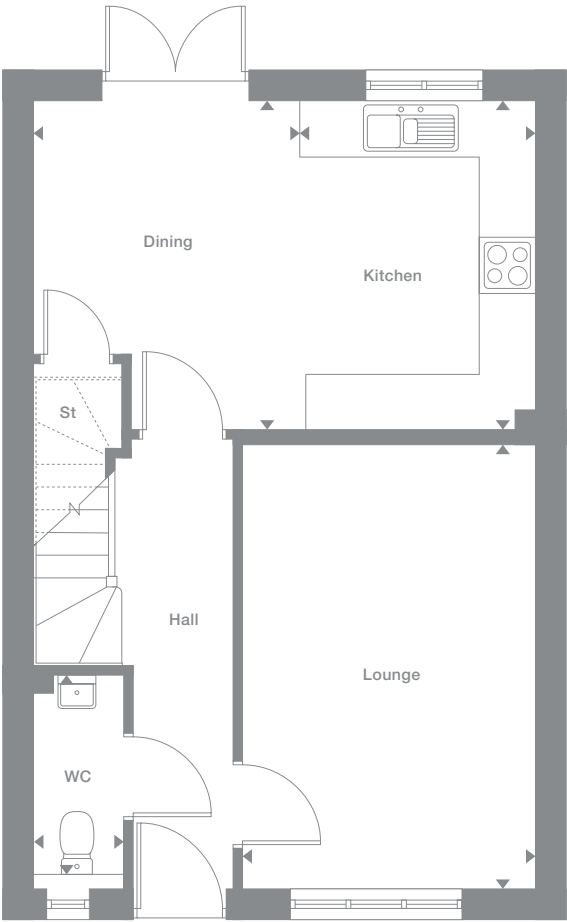
6*, 16*,
17, 56

Floor Space

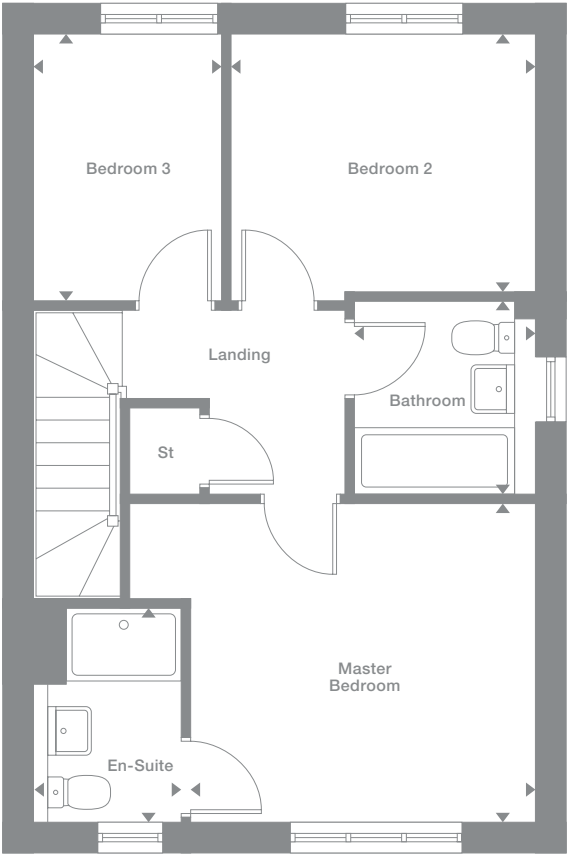
956 sq ft



Ground Floor



First Floor



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Bramley

Overview

Both of the principal rooms are dual aspect, with the lounge bay window and the french doors in the family area enhancing the light, airy appeal. There is a separate laundry room, and the dual aspect master bedroom includes an en-suite shower.

Ground Floor

- Lounge
3.673m max x 5.543m
12'1" x 18'2"
- Kitchen/Dining
2.935m x 3.030m
9'8" x 9'11"
- Family
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

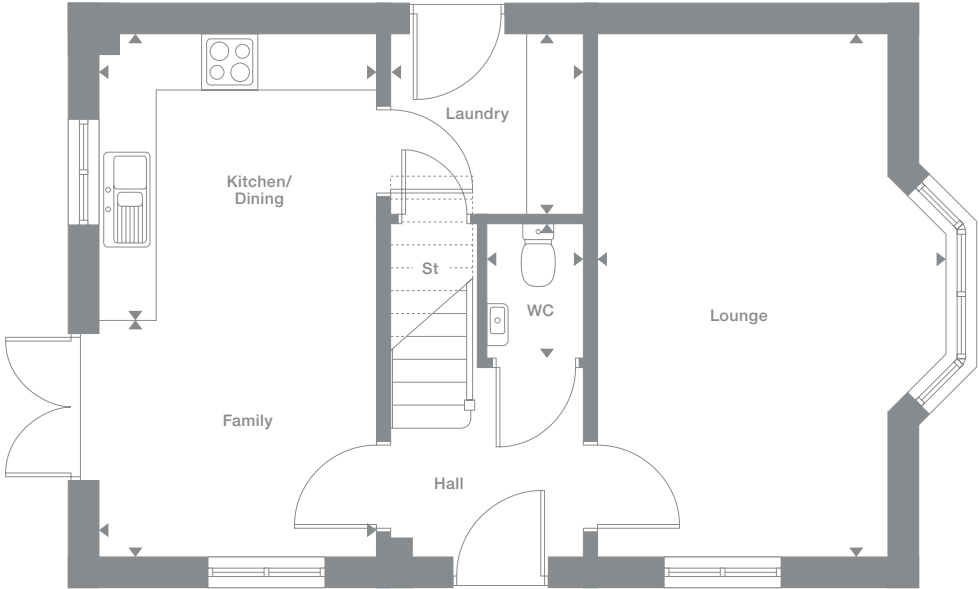
45, 46*,
60*, 61,
63, 74,
77, 83*

Floor Space

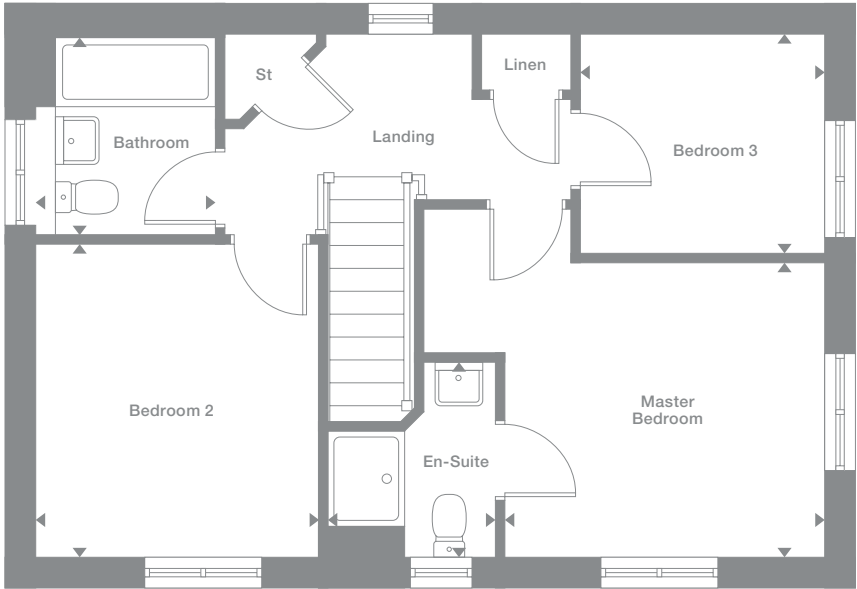
1,009 sq ft



Ground Floor



First Floor



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Darley

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

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 max
10'9" x 13'7"

WC

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

First Floor

Master Bedroom

4.642m max x 2.714m max
15'3" x 8'11"

En-Suite

2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2

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

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

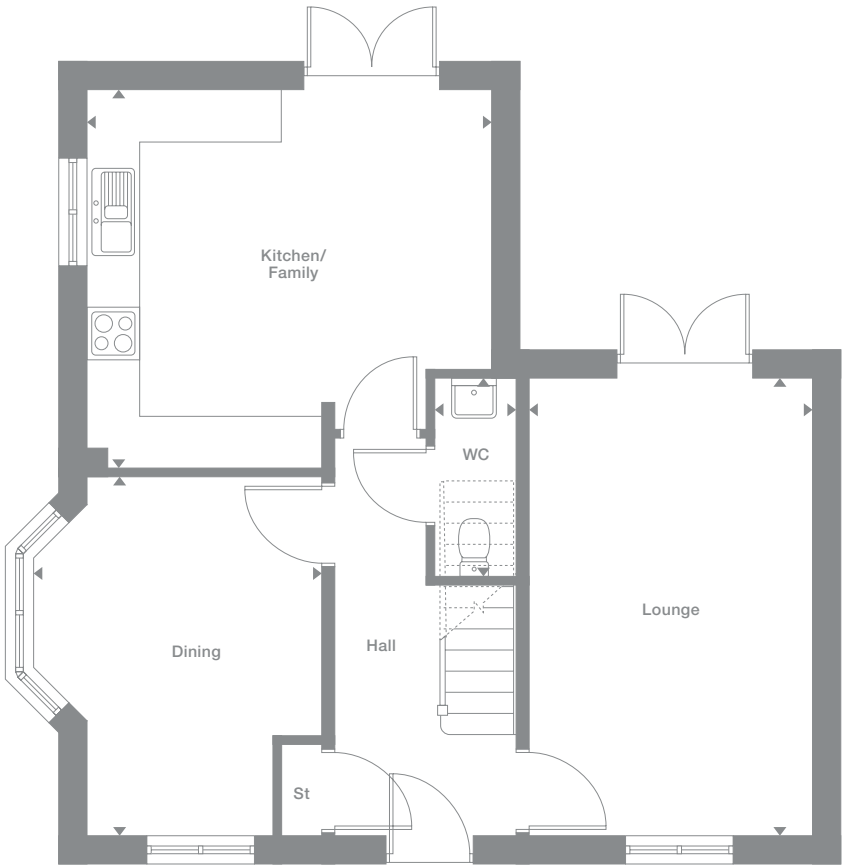
57*, 76*, 84

Floor Space

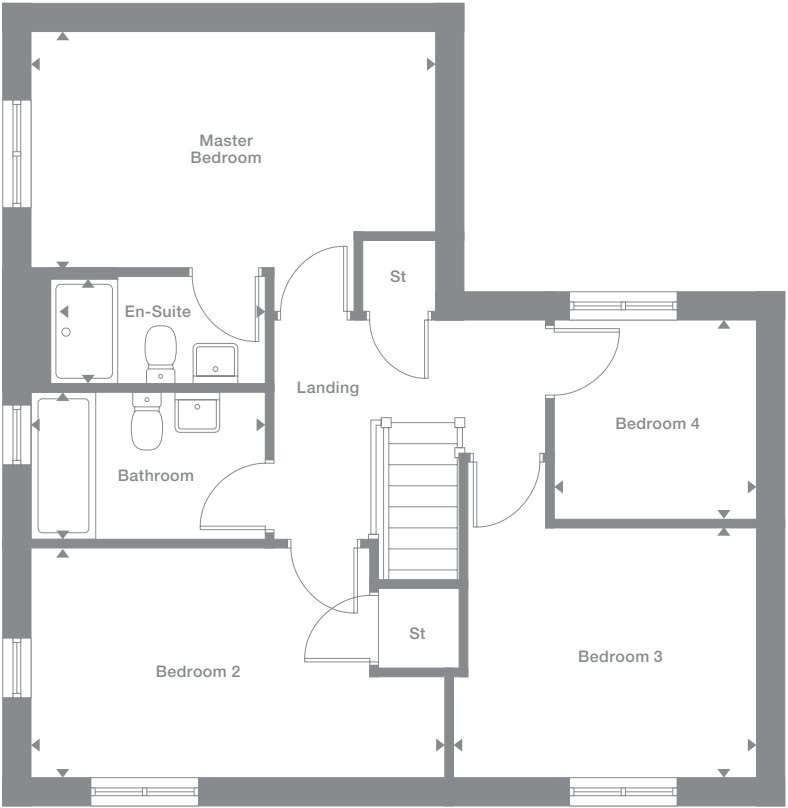
1,290 sq ft



Ground Floor



First Floor



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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"

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

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

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

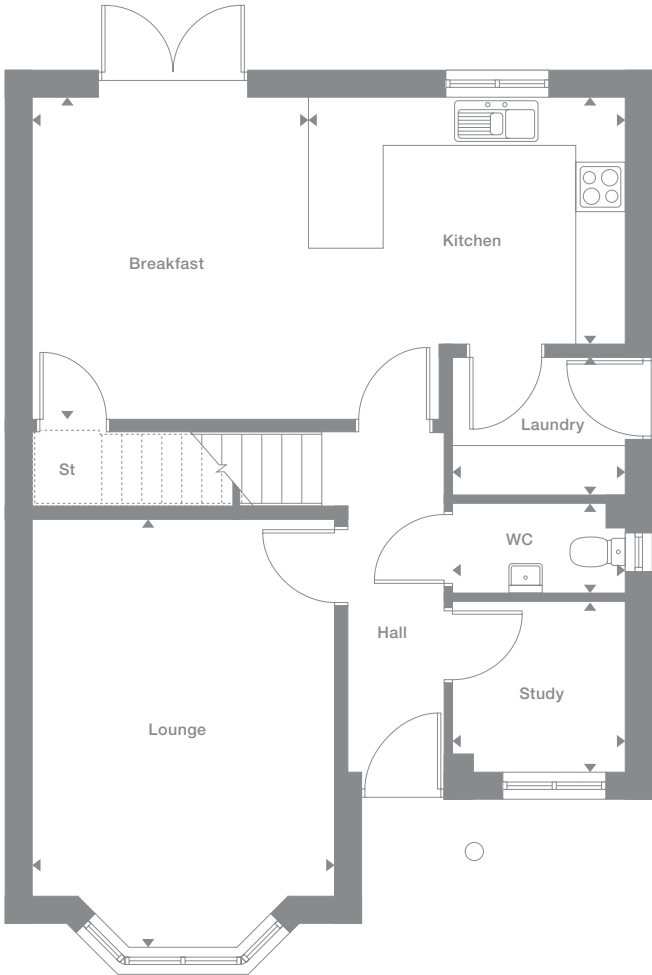
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19, 24,
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55, 59,
65, 66*,
70, 72*,
73, 75,
79, 85

Floor Space

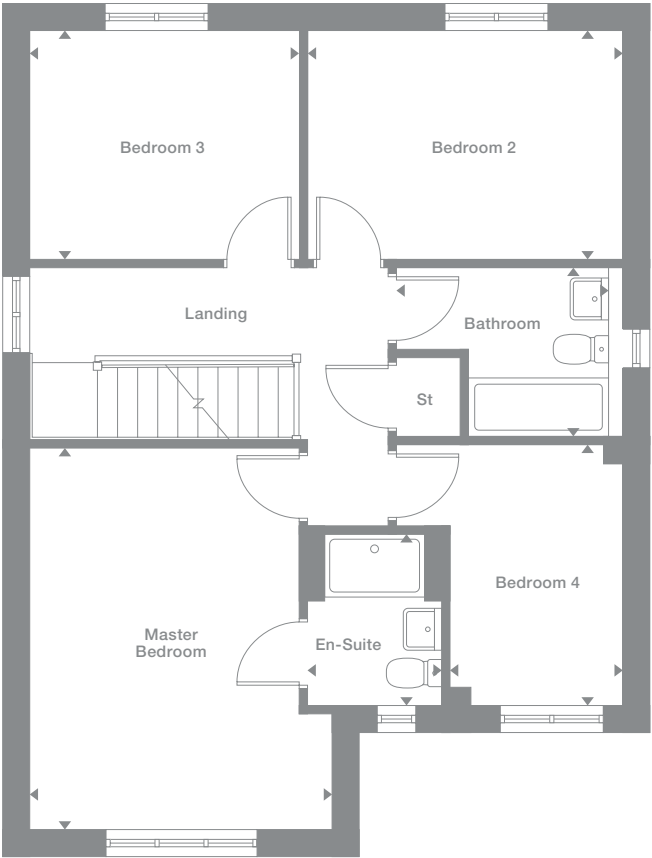
1,381 sq ft



Ground Floor



First Floor



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Sterndale

Overview

The bay windowed lounge and delightful dual-aspect dining room provide an impressive setting for formal entertaining, complementing a superb, convivial family kitchen that incorporates french doors and a laundry room. Two of the four bedrooms are dual-aspect, and one includes en-suite facilities.

Ground Floor

- Lounge**
4.054m max x 4.216m
13'4" x 13'10"
- Kitchen**
3.517m x 3.652m
11'6" x 12'0"
- Breakfast/Family**
3.517m x 3.164m
11'6" x 10'5"
- Laundry**
2.126m x 1.760m
7'0" x 5'9"
- Study**
2.469m x 2.555m
8'1" x 8'5"
- WC**
0.900m x 1.450m
2'11" x 4'9"

First Floor

- Master Bedroom**
3.574m max x 4.094m max
11'9" x 13'5"
- En-Suite**
2.126m x 1.760m
7'0" x 5'9"
- Bedroom 2**
3.519m max x 4.266m max
11'7" x 14'0"
- Bedroom 3**
3.462m max x 2.505m max
11'4" x 8'3"
- Bedroom 4**
3.514m max x 2.677m max
11'6" x 8'9"
- Bathroom**
2.243m x 1.700m
7'4" x 5'7"

Plots

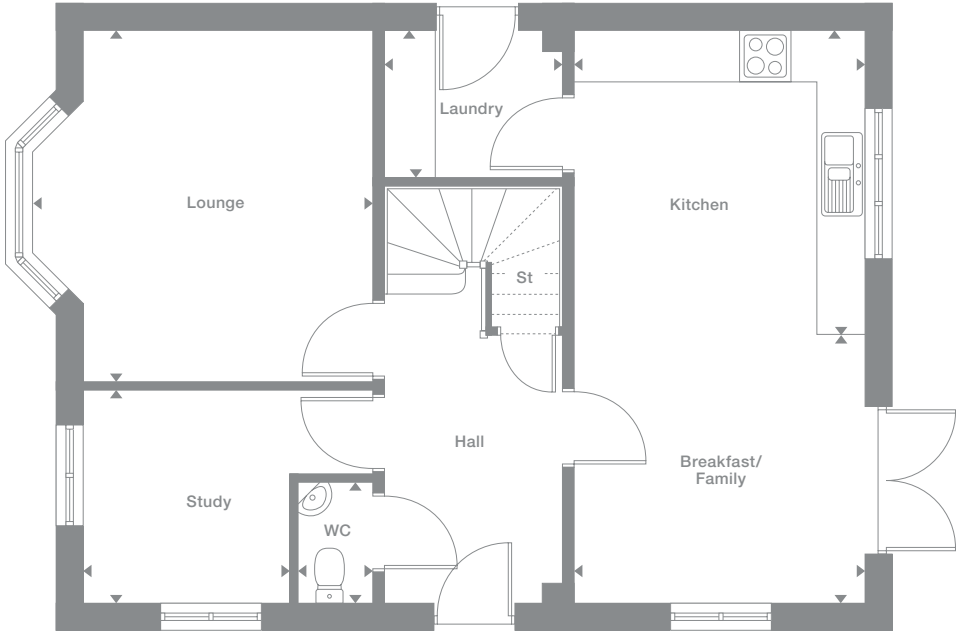
40, 51*,
52, 58*,
69, 86

Floor Space

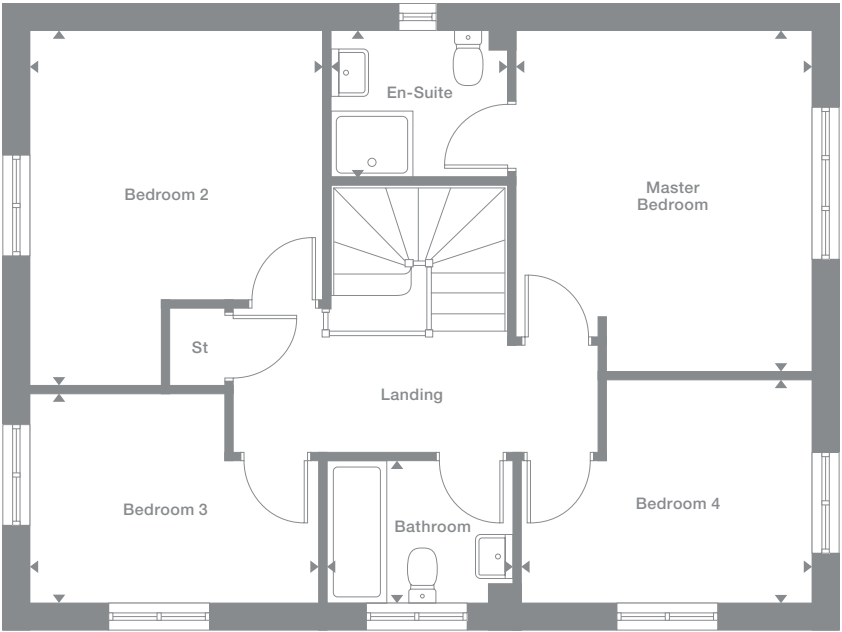
1,401 sq ft



Ground Floor



First Floor



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Tissington

Overview

The superb dual aspect lounge, incorporating both french doors and an elegant bay window, reflects the outstanding quality found throughout this beautiful home. A dual aspect study provides an inspiring setting for working from home, and one of the four bedrooms is en-suite.

Ground Floor

- Lounge**
4.054m max x 4.216m
13'4" x 13'10"
- Kitchen**
3.517m x 3.652m
11'6" x 12'0"
- Breakfast/Family**
2.524m x 3.212m
8'3" x 10'6"
- Laundry**
2.126m x 1.760m
7'0" x 5'9"
- Study**
2.469m x 2.555m
8'1" x 8'5"
- WC**
0.900m x 1.450m
2'11" x 4'9"

First Floor

- Master Bedroom**
3.574m x 4.094m max
11'9" x 13'5"
- En-Suite**
2.126m x 1.760m
7'0" x 5'9"
- Bedroom 2**
3.519m x 4.266m max
11'7" x 14'0"
- Bedroom 3**
3.462m max x 2.505m max
11'4" x 8'3"
- Bedroom 4**
3.514m max x 2.677m max
11'6" x 8'9"
- Bathroom**
2.243m x 1.700m
7'4" x 5'7"

Plots

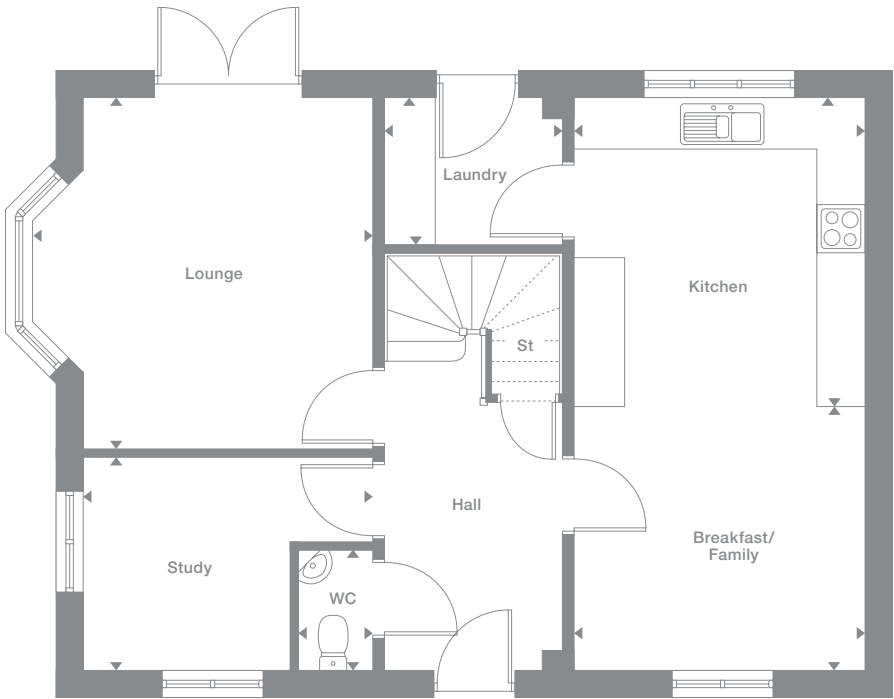
2, 62

Floor Space

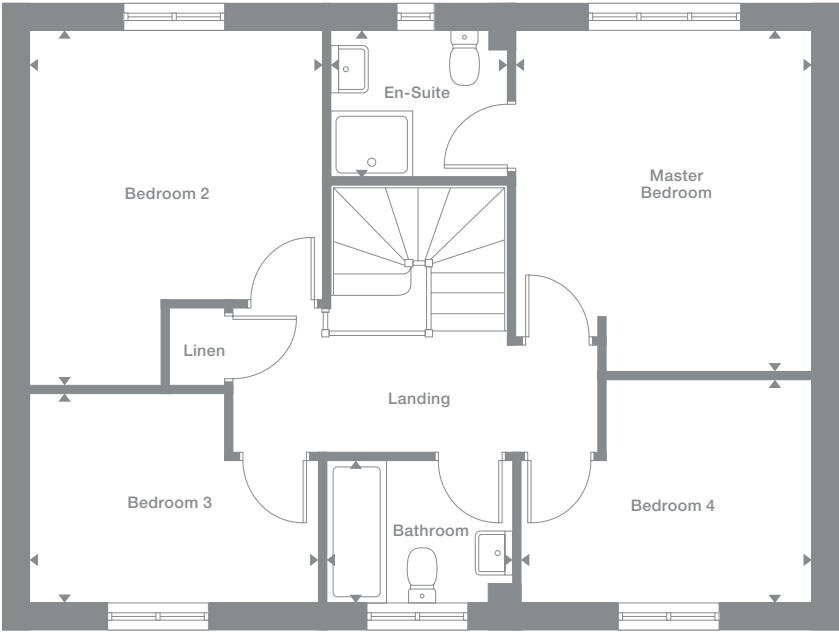
1,401 sq ft



Ground Floor



First Floor



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Overview

In the wonderfully practical kitchen with its separate laundry room, the food preparation area is subtly separated from an airy breakfasting and social space opening out to the garden, while the lounge and separate dining room present a perfect backdrop for formal entertaining.

Ground Floor

Lounge 3.380m max x 4.728m max 11'1" x 15'6"	Master Bedroom 3.952m max x 4.300m max 13'0" x 14'1"
Dining 2.880m x 2.783m 9'5" x 9'2"	En-Suite 2.569m max x 1.385m max 8'5" x 4'7"
Kitchen 3.160m x 3.078m 10'4" x 10'1"	Bedroom 2 3.437m max x 4.041m max 11'3" x 13'3"
Family/Breakfast 5.355m x 3.078m 17'7" x 10'1"	Bedroom 3 2.739m x 3.562m 9'0" x 11'8"
Laundry 1.887m x 1.852m 6'2" x 6'1"	Bedroom 4 2.680m max x 3.821m max 8'10" x 12'6"
WC 0.900m x 1.852m 2'11" x 6'1"	Bathroom 2.910m max x 1.913m max 9'7" x 6'3"

Plots

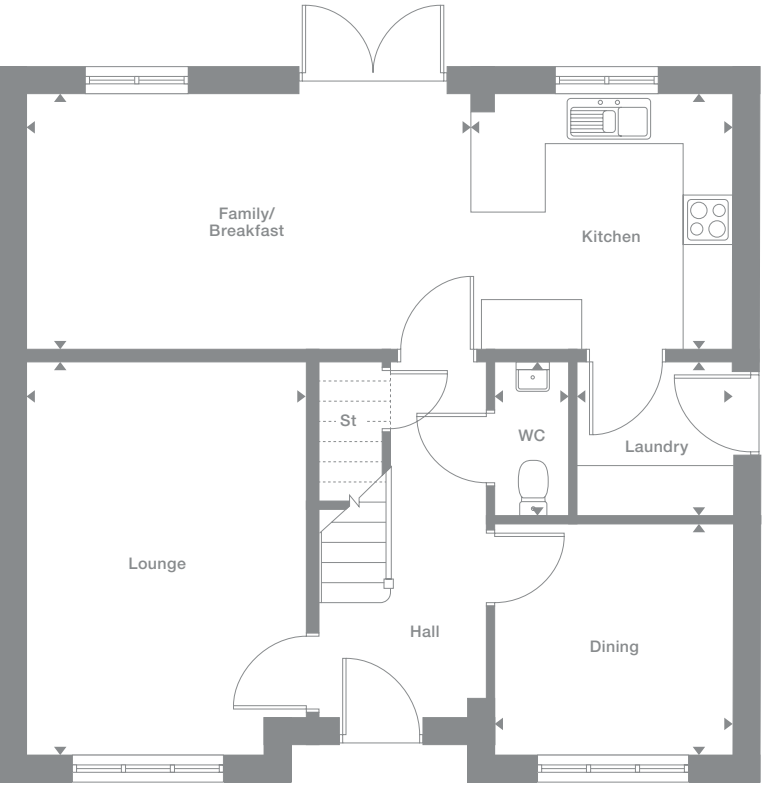
3, 15*,
18, 22,
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67, 68*,
71, 89*

Floor Space

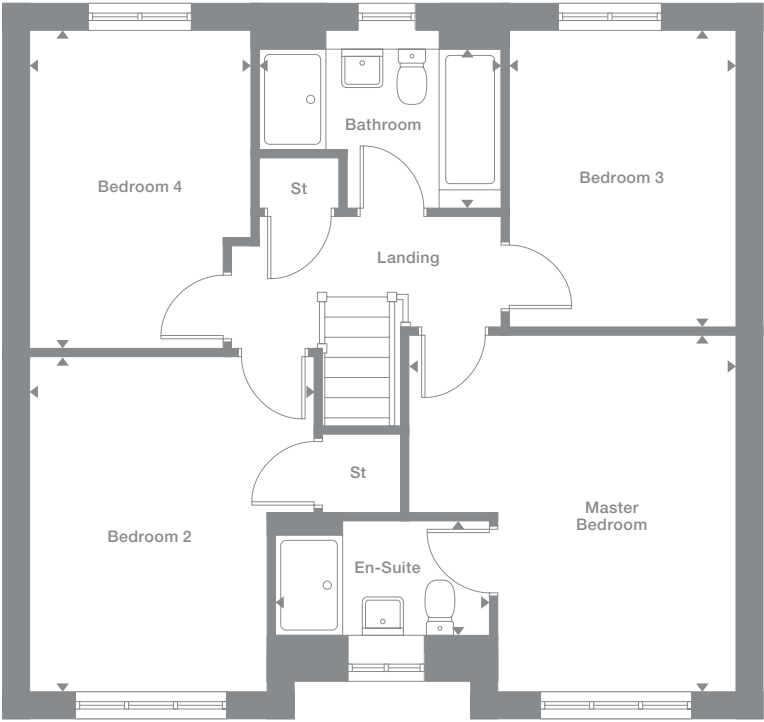
1,432 sq ft



Ground Floor



First Floor



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

First Floor

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

Plots

4, 80*, 81,
87*, 88*

Floor Space

1,885 sq ft



Ground Floor



First Floor



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Dovedale

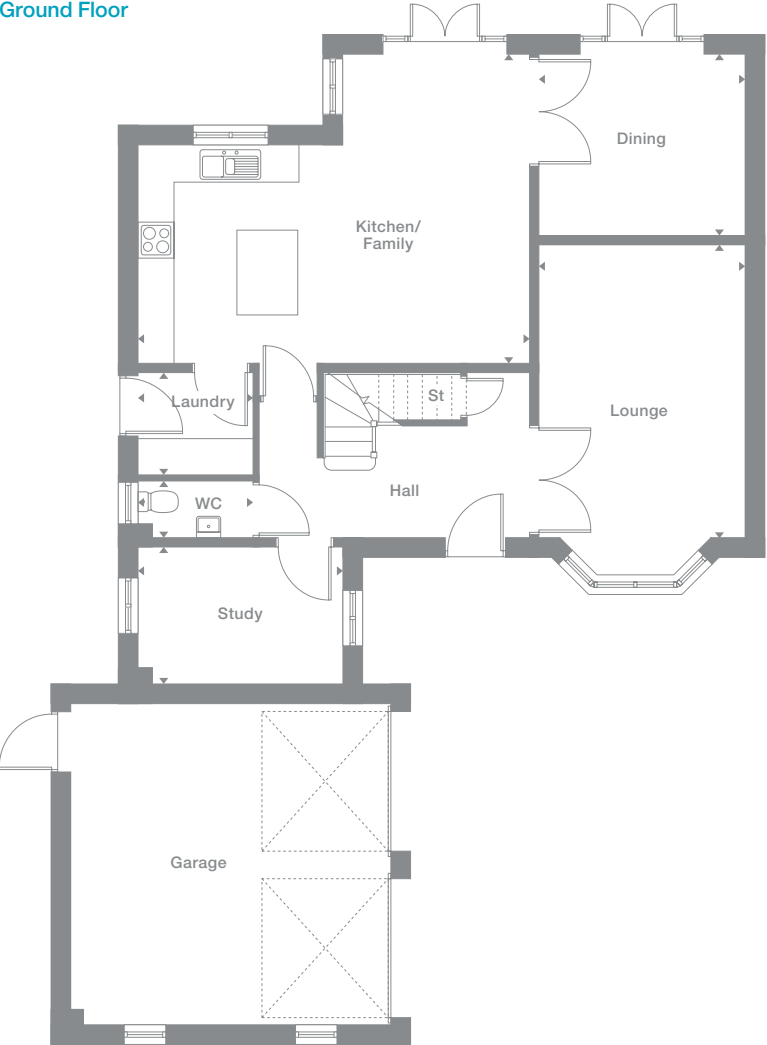
Overview
From the double doors of the bay-windowed lounge and the dining room to the gallery landing and charming master bedroom, every detail emphasises the prestige of this exceptional home. With twin french doors, two en-suite bedrooms and a very special family kitchen, this is a truly impressive dwelling.

Ground Floor	First Floor
Lounge 3.415m max x 5.442m max 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 max 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"

Plots 78*, 82, 90	Floor Space 1,946 sq ft
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Ground Floor



First Floor



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Cedarwood

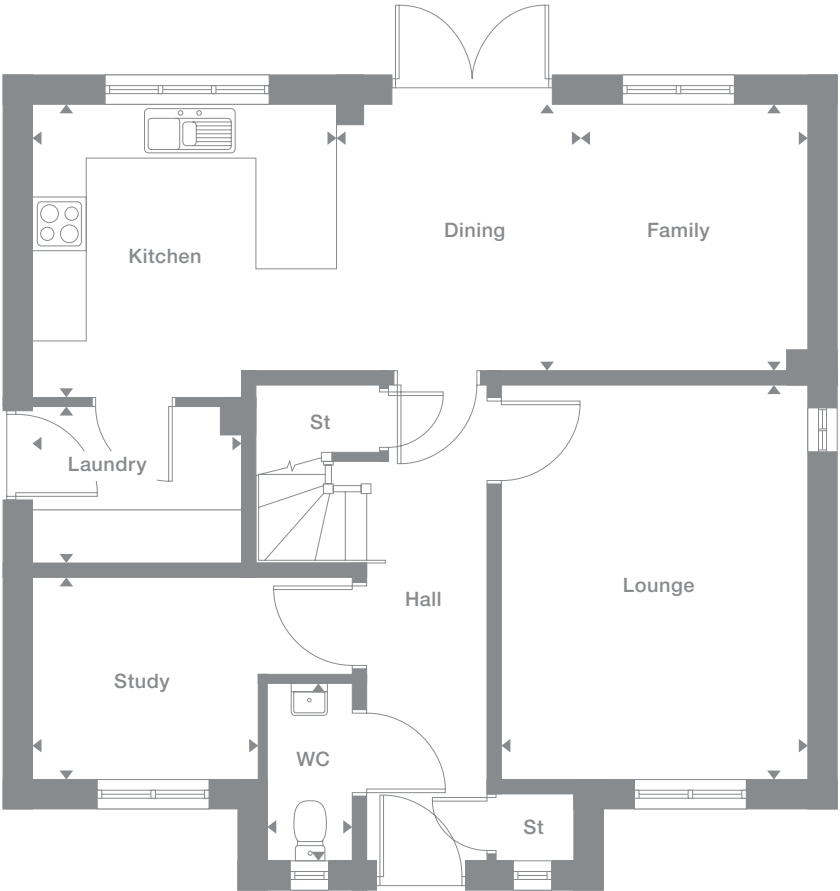
Overview
The bright kitchen and dining room, with its french doors leading out from the dining area, presents a wonderfully flexible forum for family life. There is a private study, and the two en-suite bedrooms include a sumptuous principal suite with a bright walk-through dressing room.

Ground Floor	First Floor
Lounge 3.400m x 4.368m 11'2" x 14'4"	Principal Bedroom 3.537m max x 3.193m 11'7" x 10'6"
Kitchen 3.360m x 3.260m max 11'0" x 10'8"	Dressing 2.363m x 2.006m 7'9" x 6'7"
Laundry 2.306m x 1.741m 7'7" x 5'9"	En-Suite 1 2.363m x 1.632m 7'9" x 5'4"
Dining 2.700m x 2.962m 8'10" x 9'9"	Bedroom 2 2.495m x 3.274m 8'2" x 10'9"
Family 2.520m x 2.962m 8'3" x 9'9"	En-Suite 2 1.746m x 1.620m 5'9" x 5'4"
Study 2.495m x 2.236m 8'2" x 7'4"	Bedroom 3 2.490m x 3.656m max 8'2" x 12'0"
WC 0.950m x 1.974m 3'1" x 6'6"	Bedroom 4 2.889m x 2.400m 9'6" x 7'10"
	Bathroom 2.085m x 1.943m 6'10" x 6'4"

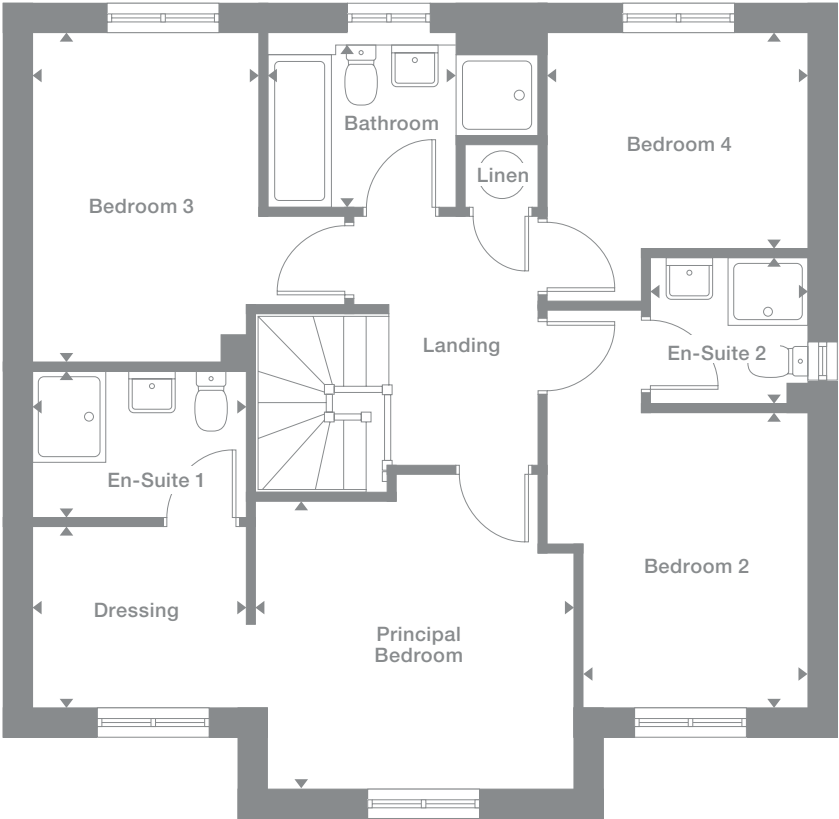
Plots	Floor Space
91	1,448 sq ft



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

Specification

- ✓ Standard
- Not Available

Kitchens

	Ashford	Beeley	Melbourne	Bramley	Darley	Calver	Sterndale	Tissington	Wheatcroft	Charlesworth	Dovedale
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. Photography represents typical Miller Homes' fittings and options.

Specification

- ✓ Standard
- Not Available

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. Photography represents typical Miller Homes' fittings and options.

	Ashford	Beeley	Melbourne	Bramley	Darley	Calver	Sterndale	Tissington	Wheatcroft	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 edged 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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 equally wide choice of leisure and cultural activities includes several outstanding museums and galleries, alongside more unusual attractions like the popular raptor centres. Gloucester Guildhall presents major touring music and comedy productions and live screenings of major London shows, contrasting with the delightfully intimate Kings Theatre, a community-run venue for drama, dance and music. Gloucester has two cinemas, and a cosmopolitan range of smaller venues, bars, cafés and restaurants.

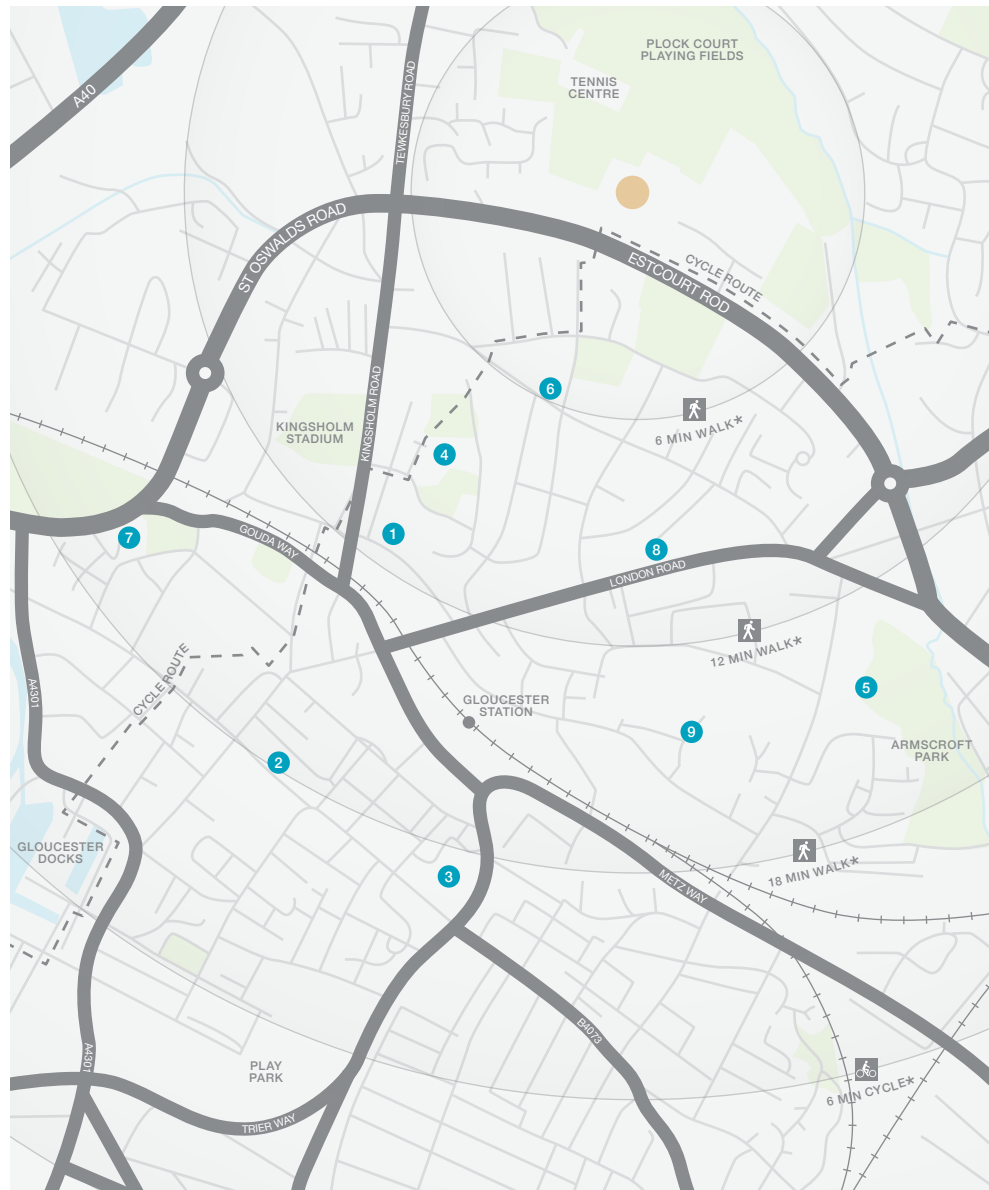
For active leisure, the amenities around Gloucester range from caving and climbing to golf and exploring the Cotswolds AONB, less than four miles away. The indoor and outdoor pitches and tennis courts at Oxstalls are just a few yards from the development and GLI, one of several local leisure centres, includes a modern, fully equipped gym and swimming pool.



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.

Scholars Place is half a mile from Kingsholm C of E Primary School, assessed as Outstanding by Ofsted, and just a little further from St Peter's RC Primary, rated Good with Outstanding pupil behaviour and safety. Gloucester High School for Girls and Sir Thomas Rich's School, both

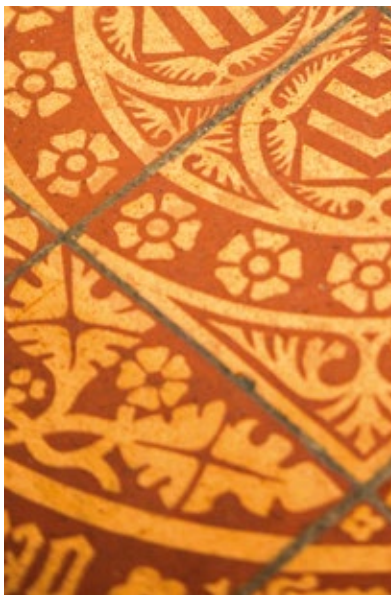
of them single-sex grammar schools, are also within walking distance. For health care, the College Yard Surgery and Norfolk House Dental Care are both around ten minutes' walk away, and Gloucestershire Royal Hospital's round-the-clock A&E department is less than a mile from the development.



- 1 Rowlands Pharmacy
Alvin Street
01452 305 518
 - 2 Gloucester Guildhall
23 Eastgate Street
01452 503 050
 - 3 GL1 Leisure Centre
Bruton Way
01452 396 666
 - 4 Kingsholm Primary and Nursery School,
Guinea Street
01452 530 777
 - 5 St Peter's RC Primary School,
Horton Road
01452 524 792
 - 6 High School for Girls
Denmark Road
01452 543 335
 - 7 College Yard Surgery
Mount Street
01452 412 888
 - 8 Norfolk House Dental Centre,
91 London Road
01452 525 540
 - 9 Gloucestershire Royal Hospital,
Great Western Road
0300 422 2222
- Sir Thomas Rich's School,
Oakleaze
01452 338 400

* 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



How to find us

Development
Opening Times:
Daily
10.30am - 5.30pm
03300 377 735

From the M5 Junction 11 (Southbound)
Take the third roundabout exit and follow signs for Gloucester. Two miles on, at the Elmbridge Court Roundabout, take the third exit to join the A40. At the next roundabout take the first exit, for Gloucester, then at the next take the first exit, for Royal Hospital. After half a mile, Scholars Place is on the left.

From M5 Junction 11a (Northbound or from the East)
Follow signs for Gloucester via the A417, taking the second exit at the Zoons Court Roundabout, then at the next roundabout take the second exit for Gloucester via the A38. At Wall's Roundabout take the third exit into Barnwood Road, signposted for the hospital then, after half a mile, at the roundabout take the second exit, for the Historic Docks. Carry straight on at the next roundabout, and after another 600 yards Scholars Place is on the right.

Sat Nav: GL1 3LR



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 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.

**CONSUMER
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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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