



**Silver Willows  
Leamington Spa**

**millershomes**

*the place to be®*

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



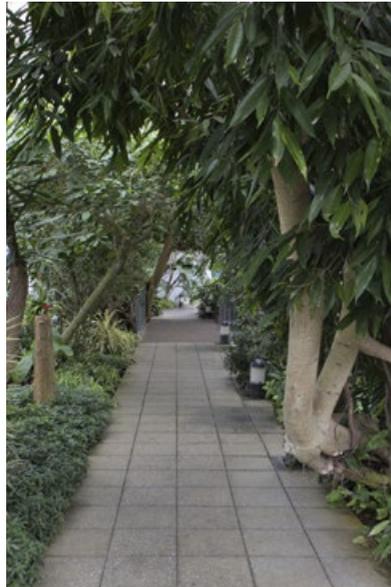
# Living in Leamington Spa

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 Silver Willows



Silver Willows is within 45 minutes' drive of Leicester, an hour from Birmingham and approximately 70 minutes from the M25. Trains from Leamington Spa Station, two miles away, reach Birmingham Moor Street in just over half an hour, London Marylebone in around an hour and Manchester Piccadilly in under two and a quarter hours. There are also direct services to Coventry, Oxford, Bournemouth and other destinations. Buses into Leamington Spa Station and the town centre, including the frequent UI service to the University of Warwick, stop nearby.

Shops within around 20 minutes walk of the development include a Co-op, a pharmacy, a café and a takeaway at Lower Heathcote Square, a larger Co-op at Cressida Close, and a convenience store and off-licence, a post office and another pharmacy at Whitnash. Less than two miles away, Leamington Shopping Park includes M&S Foodhall, Sainsbury's and Aldi supermarkets and branches of TK Maxx and Next. In the town centre's broad streets and the Royal Priors covered shopping centre, an engaging variety of independent local traders and high street brands sit alongside restaurants, pubs and cafés. Silver Willows is also in easy reach of the shops and attractions in picturesque centre of Warwick.



# Welcome home

Within three miles of the shops, services and leisure attractions of both Leamington Spa and Warwick, and just five minutes' drive from the M40, this inviting selection of energy efficient two, three, four and five bedroom homes brings an exciting new neighbourhood into a leafy residential area. On the edge of a new country park, with excellent local amenities, it also provides a superb base for travel throughout the midlands.

Welcome to Silver Willows...

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



# Plot Information

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  - Sub-Station S/S
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# Richmont

**Overview**

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

**Ground Floor**

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

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

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

**First Floor**

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

**Bedroom 2**  
3.70m x 2.36m  
12'2" x 7'9"

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

**Floor Space**

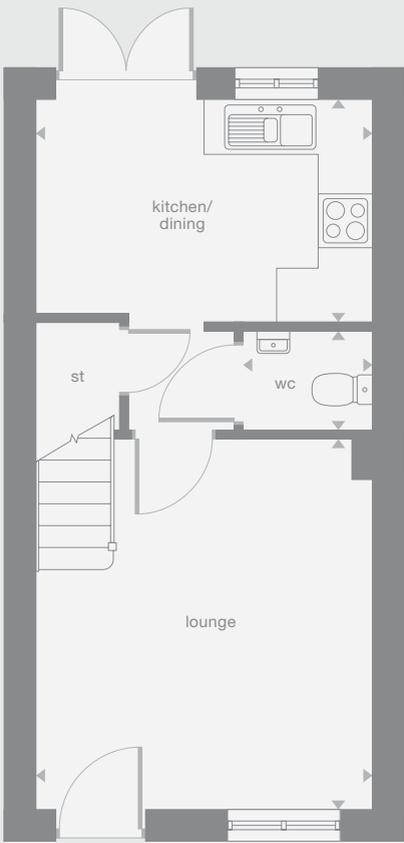
625 sq ft

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

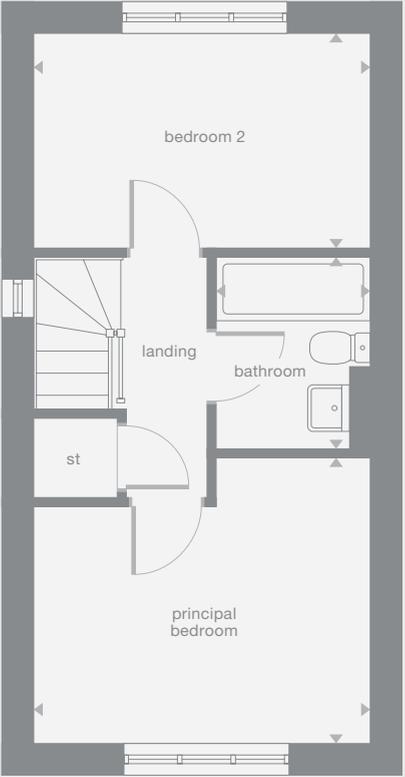
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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## Overview

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

## Ground Floor

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

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

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

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

## First Floor

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

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

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

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

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

## Floor Space

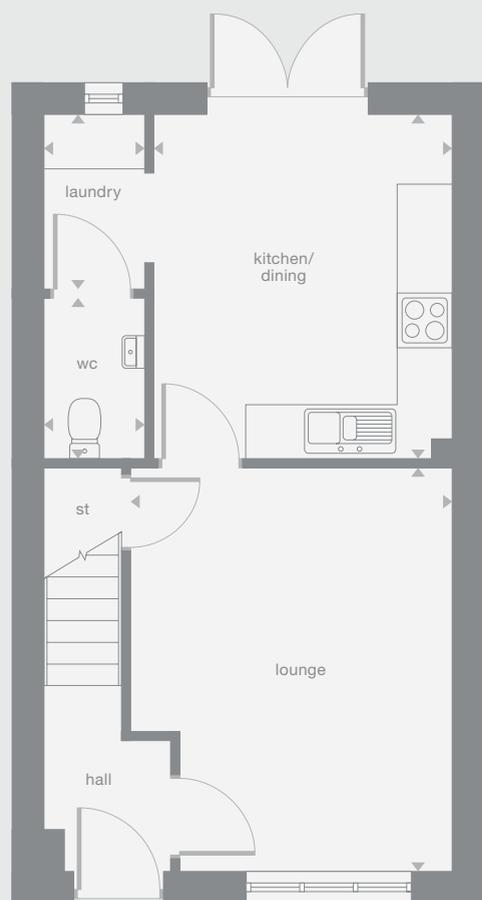
806 sq ft

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

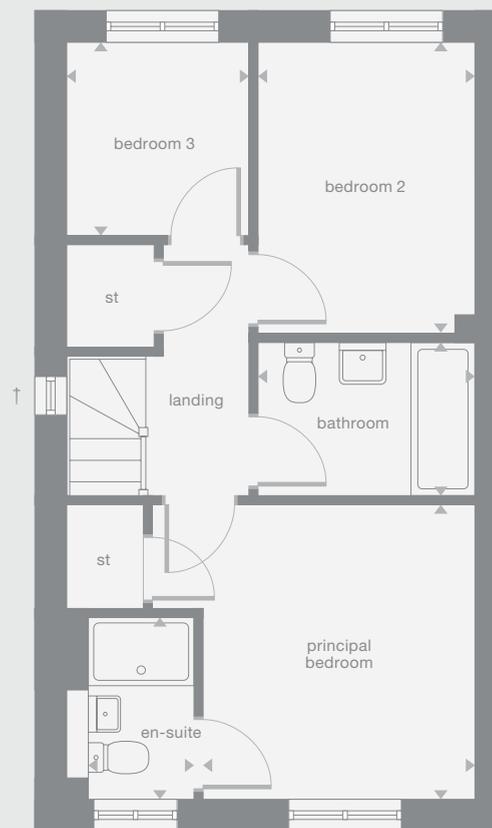
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Ground Floor



First Floor



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## Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

## Ground Floor

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

## First Floor

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

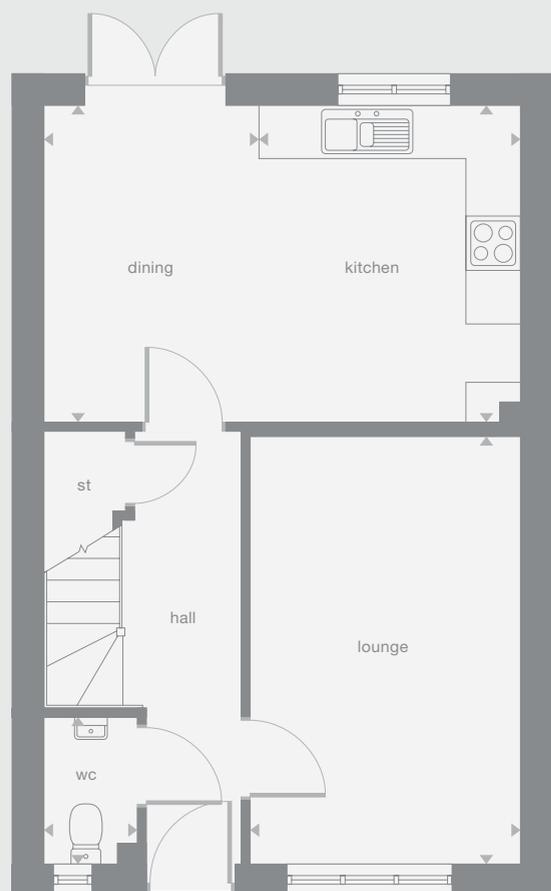
## Floor Space

947 sq ft

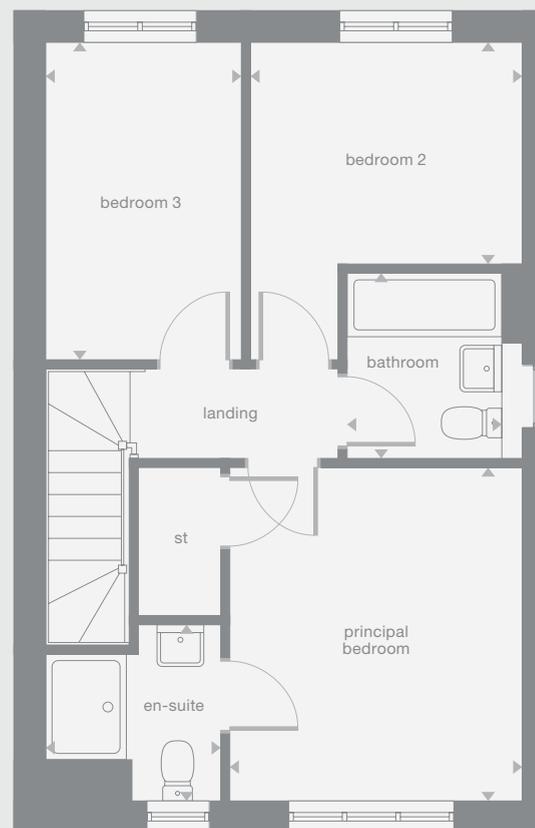
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Beauwood

**Overview**

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, the family bathroom includes a separate shower.

**Ground Floor**

- Lounge**  
4.10m x 4.09m  
13'5" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

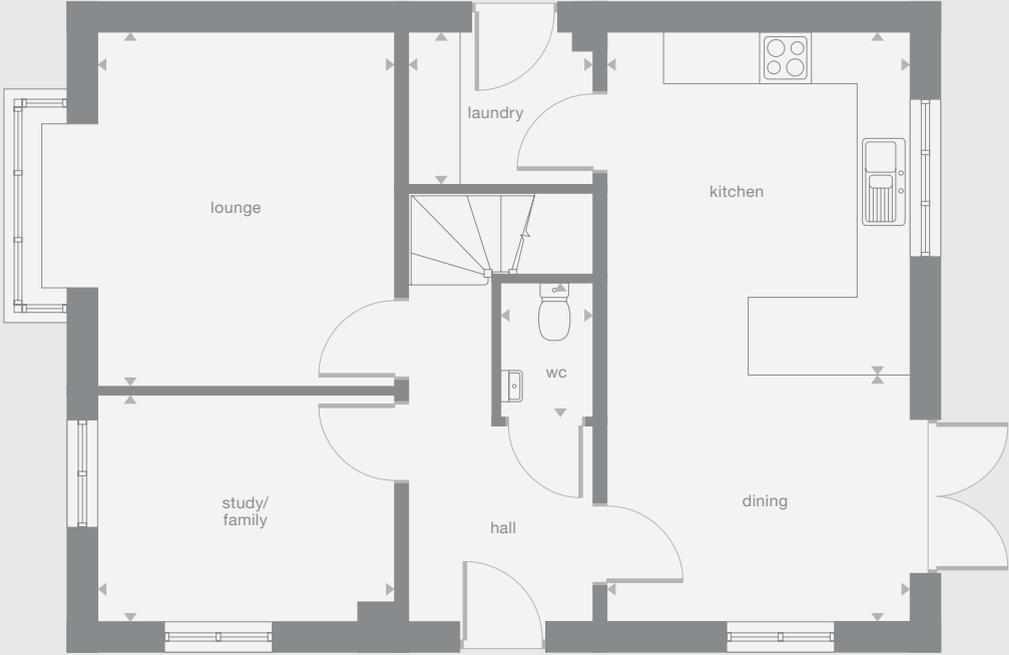
**Floor Space**

1,379 sq ft

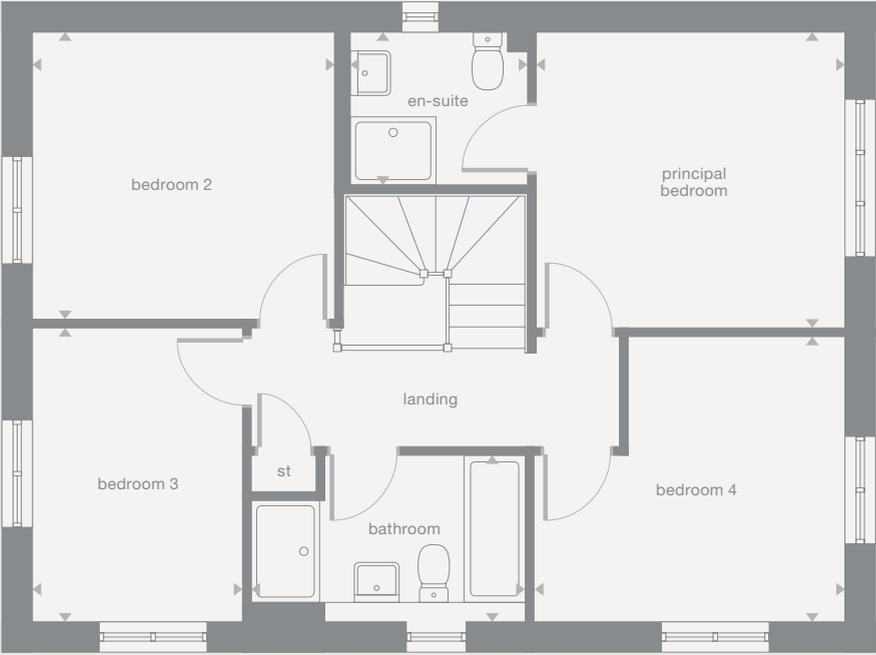
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Briarwood

**Overview**

With its stylish lounge and airy, open plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry room and a dedicated study, and the bright gallery landing opens on to the bathroom and four bedrooms, one of them en-suite.

**Ground Floor**

- Lounge**  
3.56m x 4.47m  
11'8" x 14'8"
- Kitchen**  
3.36m x 2.99m  
11'0" x 9'10"
- Laundry**  
2.08m x 1.80m  
6'10" x 5'11"
- Family/Dining**  
3.91m x 3.84m  
12'10" x 12'7"
- Study**  
2.08m x 1.97m  
6'10" x 6'6"
- WC**  
2.08m x 1.52m  
6'10" x 5'0"

**First Floor**

- Principal Bedroom**  
3.56m x 3.13m  
11'8" x 10'3"
- En-Suite**  
2.16m x 1.30m  
7'1" x 4'3"
- Bedroom 2**  
3.62m x 3.51m  
11'11" x 11'6"
- Bedroom 3**  
4.19m x 2.75m  
13'9" x 9'0"
- Bedroom 4**  
2.80m x 2.73m  
9'10" x 9'0"
- Bathroom**  
2.38m x 2.16m  
7'10" x 7'1"

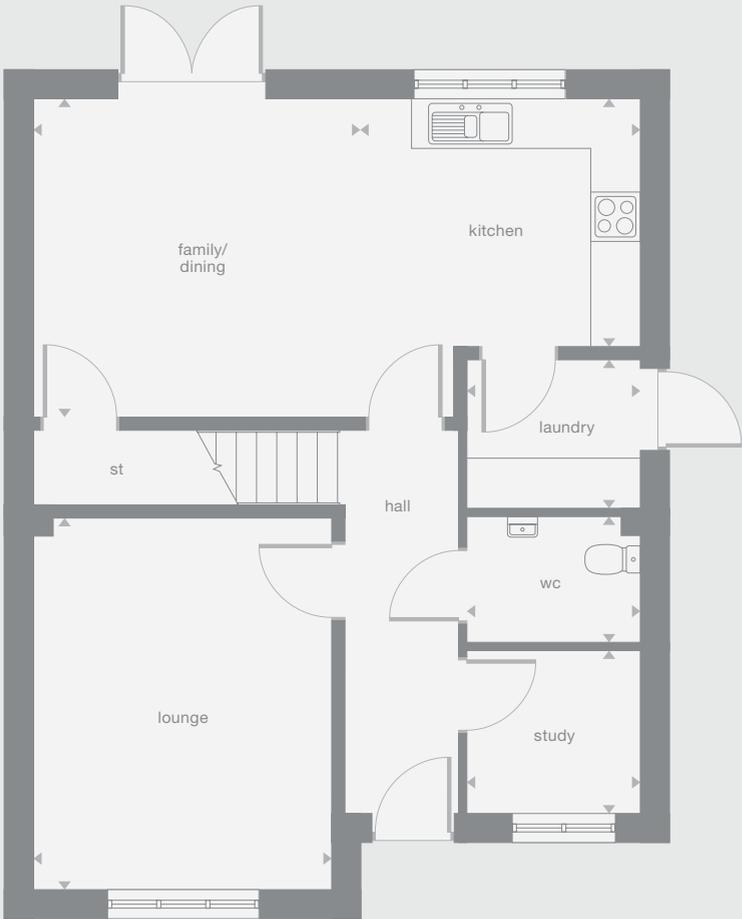
**Floor Space**

1,419 sq ft

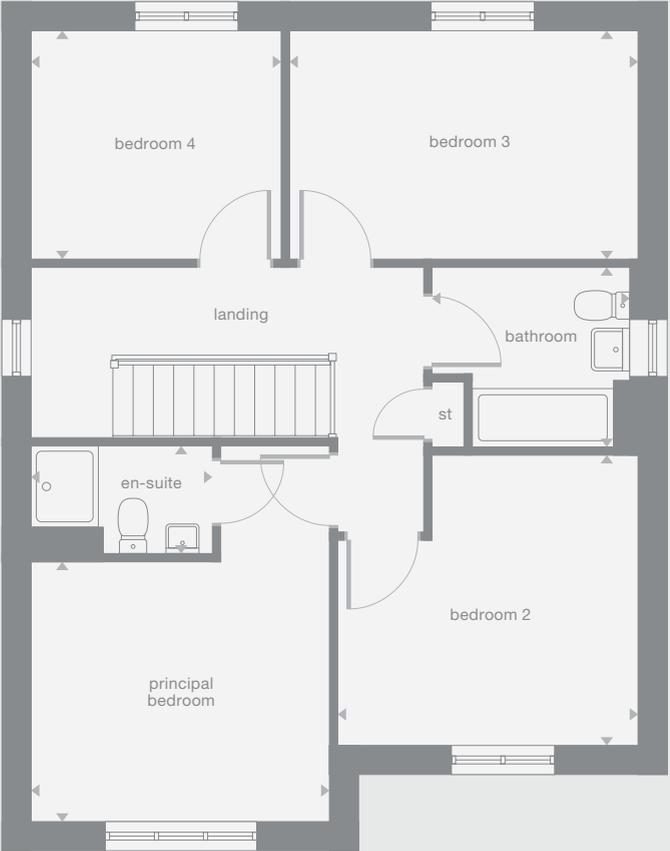
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**Ground Floor**



**First Floor**



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# Clearwood

## Overview

The light-filled family kitchen, featuring french doors, and the bay-windowed lounge are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing area, and the family bathroom has a separate shower.

## Ground Floor

<b>Lounge</b> 3.56m x 5.86m 11'8" x 19'3"	<b>Family</b> 2.88m x 3.62m 9'6" x 11'11"
<b>Kitchen</b> 3.56m x 3.62m 11'8" x 11'11"	<b>Study</b> 3.09m x 2.41m 10'2" x 7'11"
<b>Laundry</b> 2.00m x 1.78m 6'7" x 5'10"	<b>WC</b> 1.00m x 1.78m 3'3" x 5'10"
<b>Dining</b> 2.51m x 3.62m 8'3" x 11'11"	

## First

<b>Principal Bedroom</b> 3.56m x 3.15m 11'8" x 10'4"	<b>En-Suite 2</b> 2.18m x 1.34m 7'2" x 4'5"
<b>En-Suite 1</b> 1.85m x 1.34m 6'1" x 4'5"	<b>Bedroom 3</b> 3.13m x 3.93m 10'3" x 12'11"
<b>Dressing</b> 2.50m x 1.67m 8'3" x 5'6"	<b>Bedroom 4</b> 3.45m x 3.21m 11'4" x 10'7"
<b>Bedroom 2</b> 3.30m x 3.31m 10'10" x 10'11"	<b>Bathroom</b> 2.18m x 2.53m 7'2" x 8'4"

## Floor Space

1,637 sq ft

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



Ground Floor



First Floor



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# Maywood

## Overview

French doors fill the family kitchen and breakfast room with light, complementing an impressive lounge and dining room. The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

## Ground Floor

**Lounge**  
3.20m x 5.19m  
10'6" x 17'1"

**Kitchen**  
3.92m x 3.50m  
12'11" x 11'6"

**Laundry**  
2.59m x 1.82m  
8'6" x 6'0"

**Family/Breakfast**  
4.13m x 4.62m  
13'7" x 15'2"

**Dining**  
2.66m x 2.85m  
8'9" x 9'4"

**WC**  
1.90m x 1.45m  
6'3" x 4'9"

## First

**Principal Bedroom**  
2.91m x 3.51m  
9'7" x 11'6"

**En-Suite 1**  
1.68m x 2.07m  
5'6" x 6'10"

**Dressing**  
2.50m x 1.54m  
8'3" x 5'1"

**Bedroom 2**  
3.26m x 3.34m  
10'9" x 11'0"

**En-Suite 2**  
2.14m x 1.54m  
7'1" x 5'1"

**Bedroom 3**  
3.22m x 3.49m  
10'7" x 11'6"

**Bedroom 4**  
2.44m x 4.62m  
8'0" x 15'2"

**Bathroom**  
2.19m x 2.77m  
7'2" x 9'1"

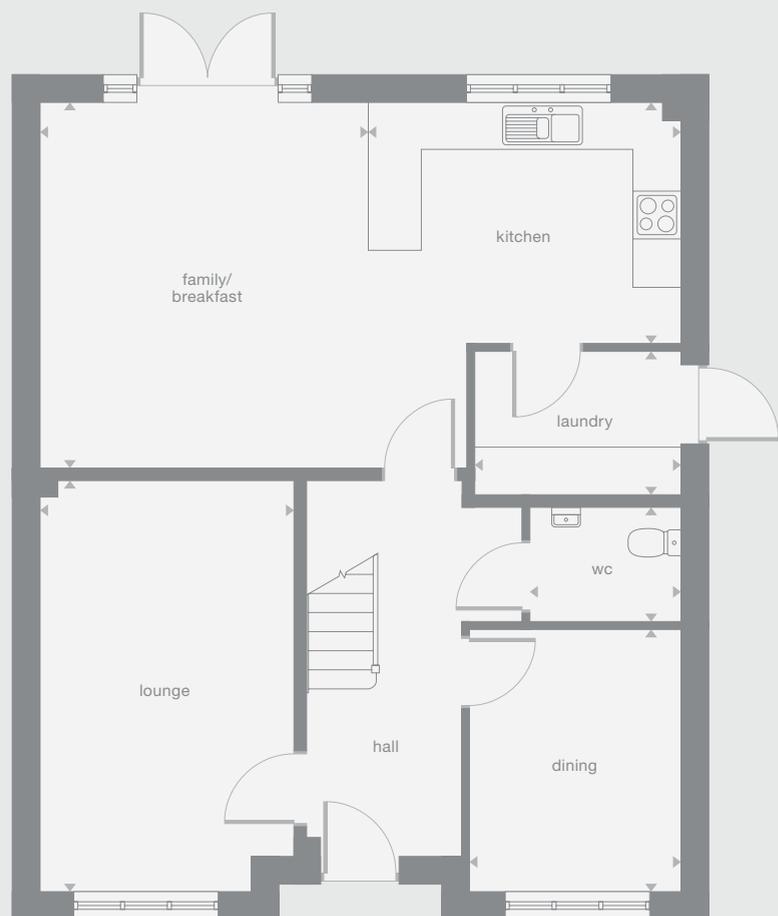
## Floor Space

1,704 sq ft

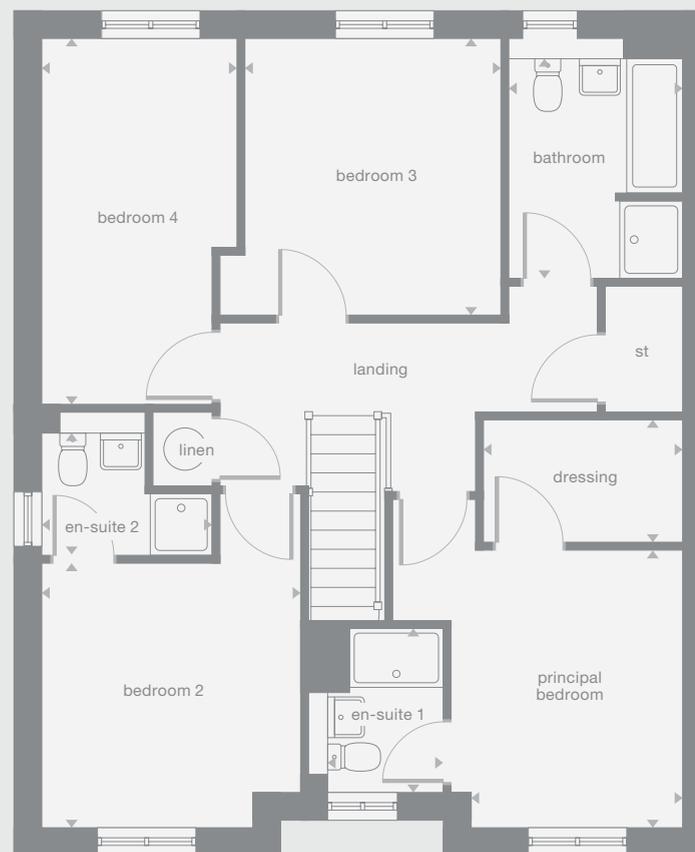
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## Ground Floor



## First Floor



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## Overview

Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with french doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.

## Ground Floor

Lounge  
3.83m x 5.84m  
12'7" x 19'2"

Kitchen  
6.38m x 6.04m  
20'11" x 19'10"

Laundry  
2.25m x 1.72m  
7'5" x 5'8"

Dining  
3.73m x 3.49m  
12'3" x 11'6"

Study/Family  
3.34m x 3.46m  
11'0" x 11'5"

WC  
0.99m x 1.72m  
3'3" x 5'8"

## First

Principal Bedroom  
3.27m x 4.52m  
10'9" x 14'10"

En-Suite 1  
2.46m x 1.54m  
8'1" x 5'1"

Dressing  
2.46m x 2.55m  
8'1" x 8'4"

Bedroom 2  
3.86m x 2.58m  
12'8" x 8'6"

En-Suite 2  
2.53m x 1.43m  
8'4" x 4'9"

Bedroom 3  
3.84m x 3.07m  
12'7" x 10'1"

Bedroom 4  
3.81m x 2.48m  
12'6" x 8'2"

Bedroom 5  
3.07m x 2.29m  
10'1" x 7'7"

Bathroom  
2.53m x 2.01m  
8'4" x 6'7"

## Floor Space

2,088 sq ft

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



Ground Floor



First Floor



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# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

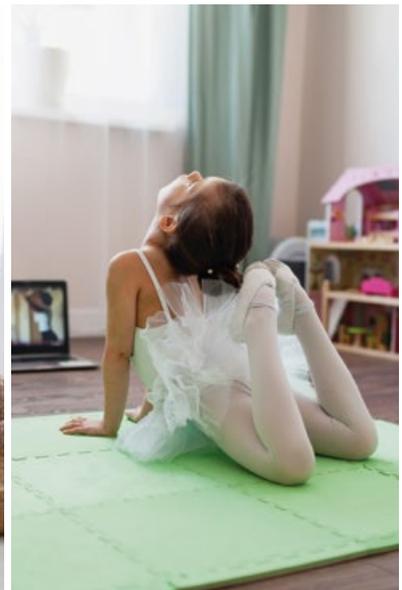
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

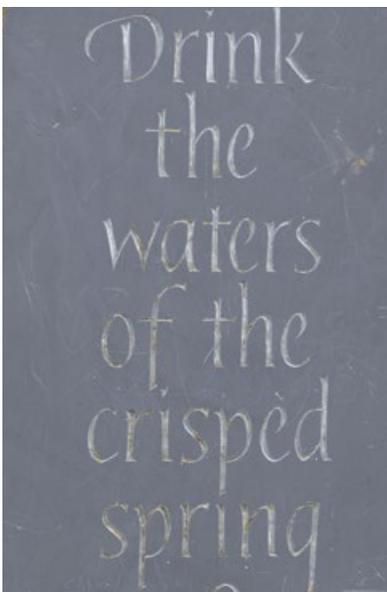
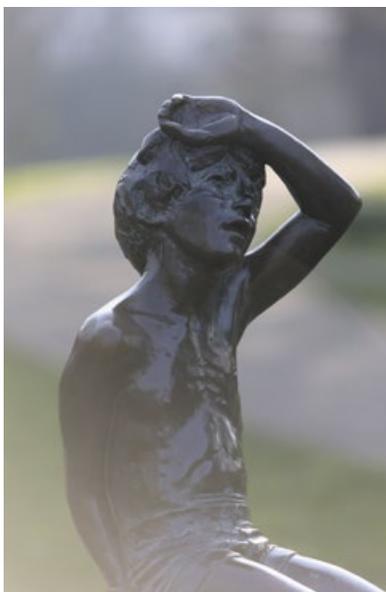
your home  
your way...



The Nuffield Health Warwick Fitness and Wellbeing Gym, 20 minutes' walk away, provides technogym, swimming and sauna facilities, and there are swimming and leisure pools and a gym at Newbold Comyn Leisure Centre. The area also has a wealth of excellent parks and gardens, from the new Tachbrook Country Park beside the development to Victoria Park and the superb Jephson Gardens, lying alongside the River Leam near Leamington Spa town centre, and the large Priory Park in Warwick.

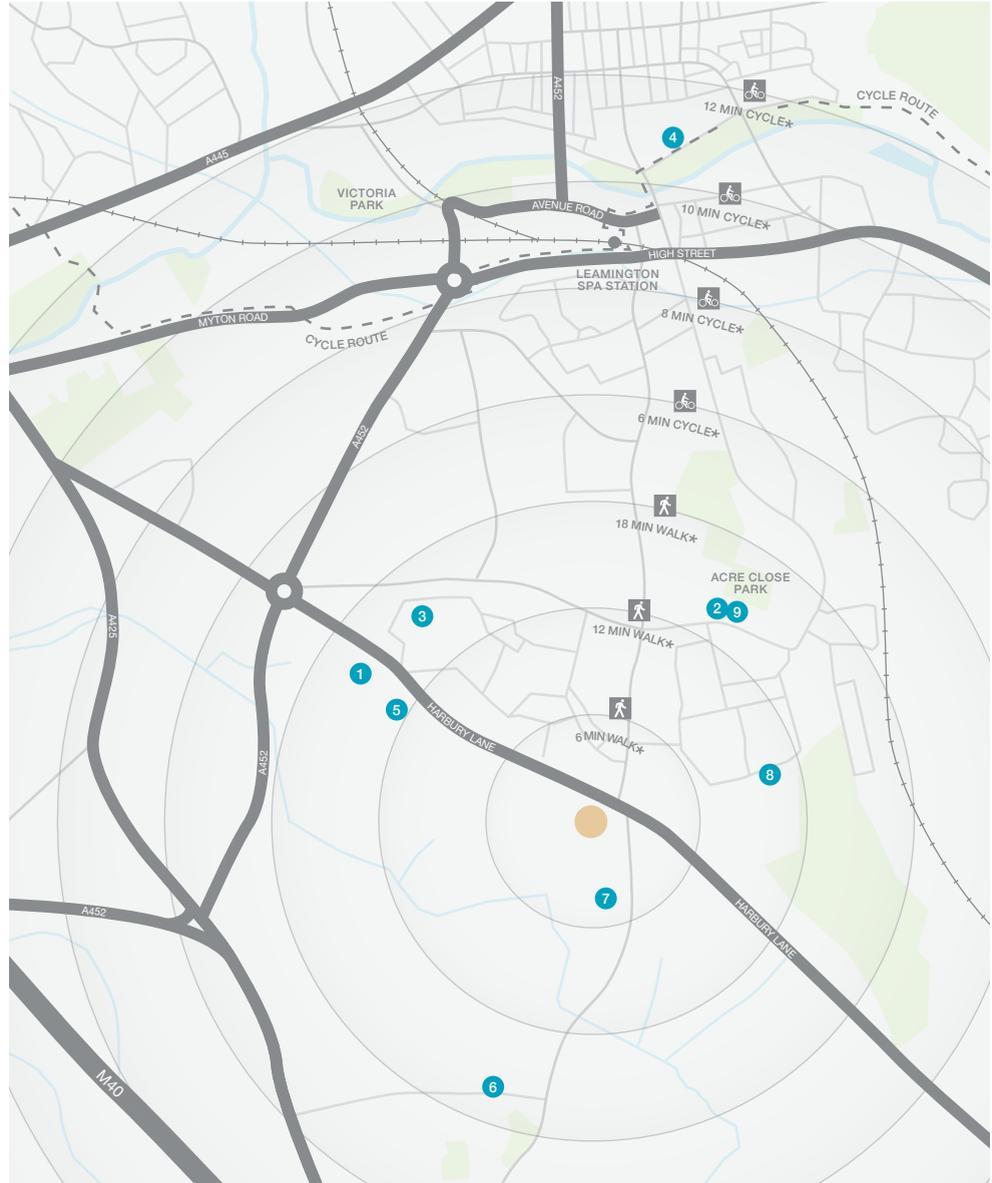
Complementing a six-screen Vue cinema in Leamington Spa, the Royal Spa Centre presents cinema, live comedy, music and drama, and The Loft offers an exciting year-round programme of theatre. Warwick's live entertainment venues include the Bridge House Theatre, there is an open-air cinema in the town, and Warwick Racecourse complements regular racing with major music events. Both towns also have excellent museums and galleries.

Silver Willows is in the priority area for Bishop's Tachbrook Primary and Heathcote Primary Schools, and for Oakley School, which educates pupils through nursery, primary and secondary levels in a new building in pleasant, extensive grounds adjacent to the development. Whitnash Medical Centre is one of the nearest of several local GP surgeries, and Whitnash Dental Care surgery is around 20 minutes' walk away.



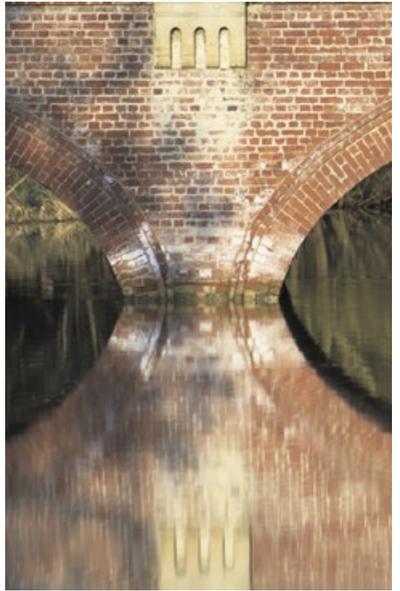
# Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Heathcote Pharmacy  
Lower Heathcote Square  
01926 832 484
- 2 Whitnash Post Office  
Heathcote Road  
01926 421 912
- 3 Warwick Fitness and Wellbeing Gym  
Macbeth Approach  
01926 314 142
- 4 Royal Spa Centre  
Newbold Terrace  
01926 334 418
- 5 Warwick Racecourse  
Hampton Street  
0344 579 3013
- 6 Heathcote Primary School  
Vickers Way  
01926 290 330
- 7 Bishop's Tachbrook Primary School  
Bishop's Tachbrook  
01926 426 020
- 8 Oakley School  
Quercus Way  
01926 290 646
- 9 Whitnash Medical Centre  
110 Coppice Road  
01926 316 711
- 10 Whitnash Dental Care  
80 Heathcote Road  
01926 886 066

\* 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  
5.0km = 14 to 20 mins cycle



# Contact Us

Development opening times  
Thursday – Monday  
10:30am – 5:30pm  
millerhomes.co.uk  
01926 953 089

**From the M40 westbound**  
Two and a half miles after passing Warwick Services, leave the motorway at junction 13, and at the T-junction turn left to join the B4100 for Gaydon. Take the next left turn, for Bishop's Tachbrook. Two miles on, at the traffic lights, turn left. After 200 yards, turn left into Duke of York Avenue and Silver Willows is on the left.

**From the M40 eastbound**  
Leave the motorway at junction 14 to join the A452. One mile on take the second roundabout exit, for Whitnash. After a mile, take the fourth roundabout exit, for Bishop's Itchington via the B4087. At the next roundabout take the third exit, entering Harbury Lane, and after three quarters of a mile, after passing through a crossroads with traffic lights, take the next right into Duke of York Avenue, and Silver Willows is on the left.

**Sat Nav**  
CV33 9WH



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



Registered Developer

*the place to be*<sup>®</sup>

## 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.



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 01926 953 089

Sat Nav: CV33 9WH

[millerhomes.co.uk](http://millerhomes.co.uk)

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