



**Silver Willows
Leamington Spa**

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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.



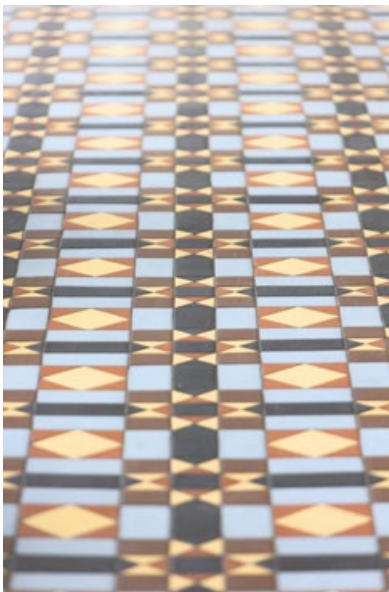
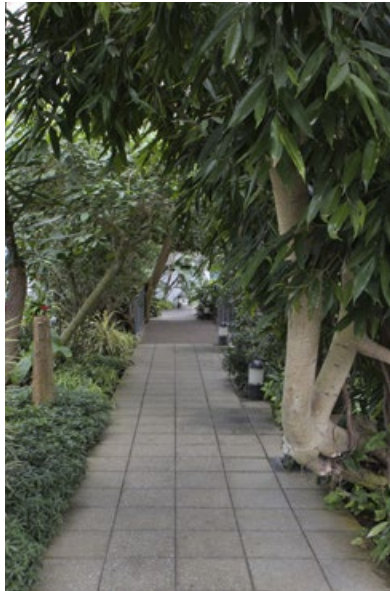
Living in Leamington Spa

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 U1 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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Pumping Station P/S
Sub-Station S/S
Bin Collection Point BCP



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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

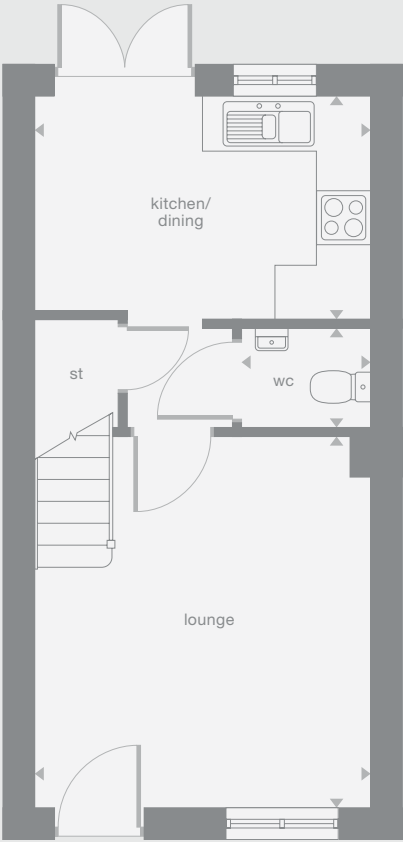
625 sq ft

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

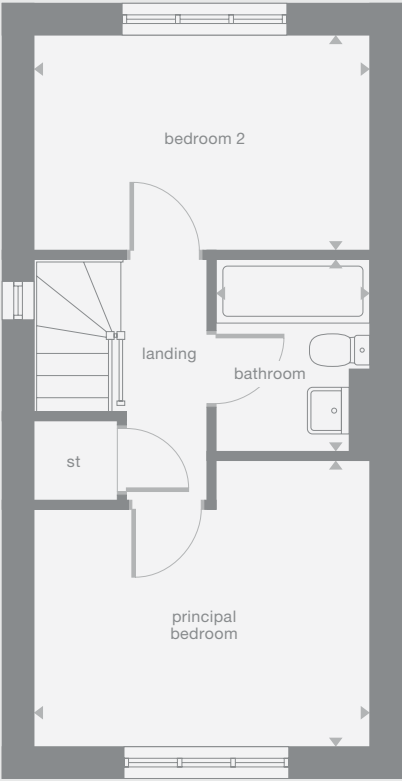
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
Complementing a bright, comfortable lounge, the kitchen and dining room features french 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.

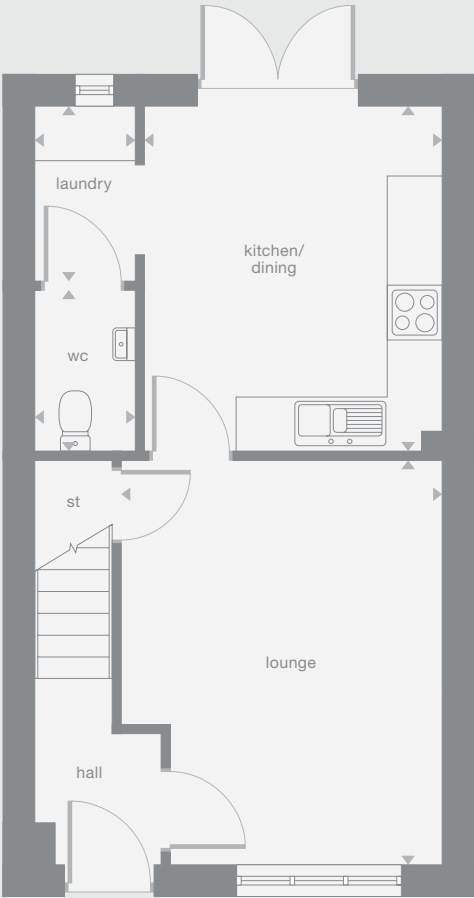
Ground Floor	First Floor
Lounge 3.53m x 4.44m 11'7" x 14'7"	Principal Bedroom 2.98m x 3.23m 9'9" x 10'7"
Kitchen/Dining 3.27m x 3.80m 10'9" x 12'6"	En-Suite 1.18m x 1.98m 3'10" x 6'6"
Laundry 1.11m x 1.92m 3'8" x 6'4"	Bedroom 2 2.37m x 3.22m 7'10" x 10'7"
WC 1.11m x 1.78m 3'8" x 5'10"	Bedroom 3 2.00m x 2.14m 6'7" x 7'0"
	Bathroom 2.37m x 1.70m 7'10" x 5'7"

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

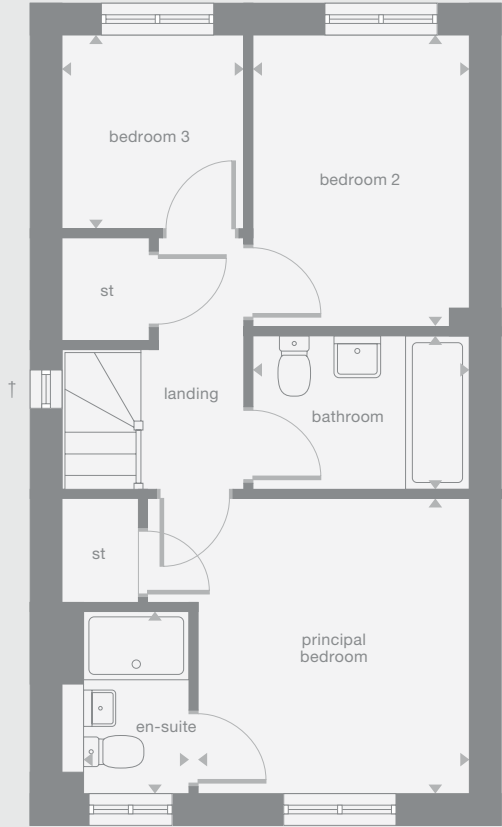
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
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.

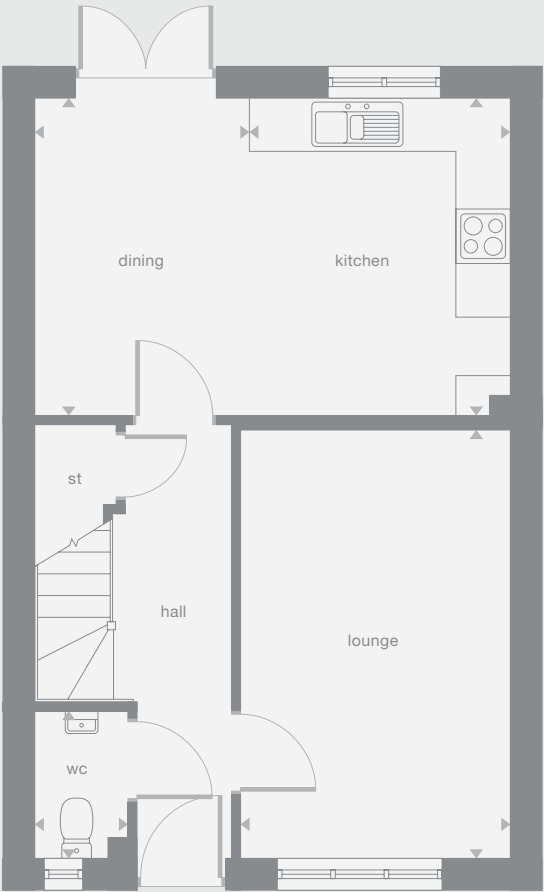
Ground Floor	First Floor
Lounge 2.96m x 4.73m 9'9" x 15'6"	Principal Bedroom 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 11'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

Floor Space
947 sq ft

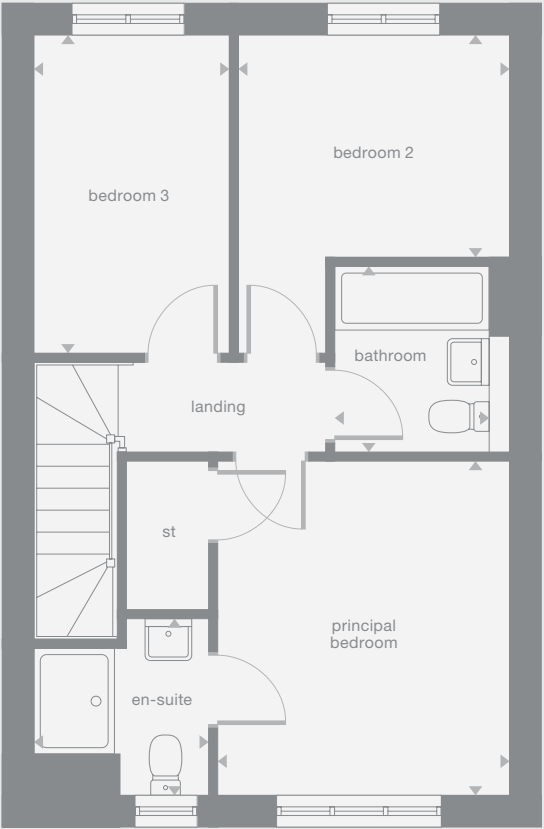
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Ground Floor



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"

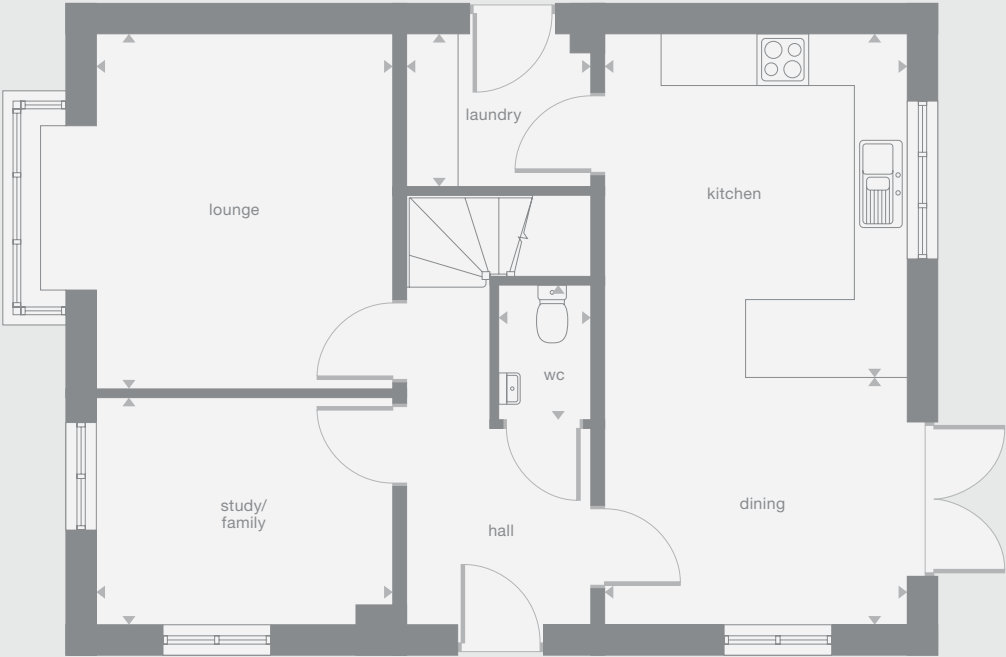
Floor Space

1,379 sq ft

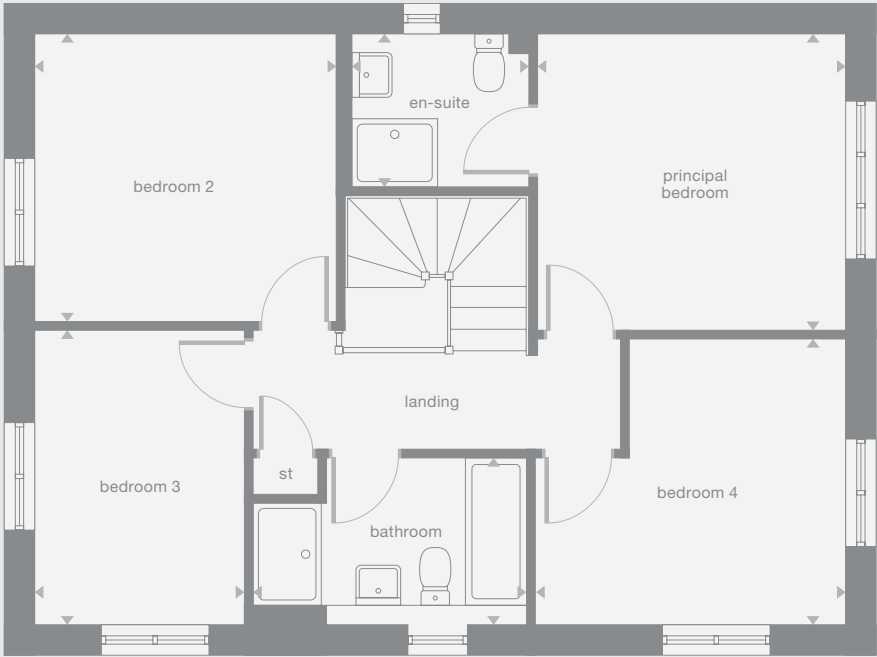
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Ground Floor



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.

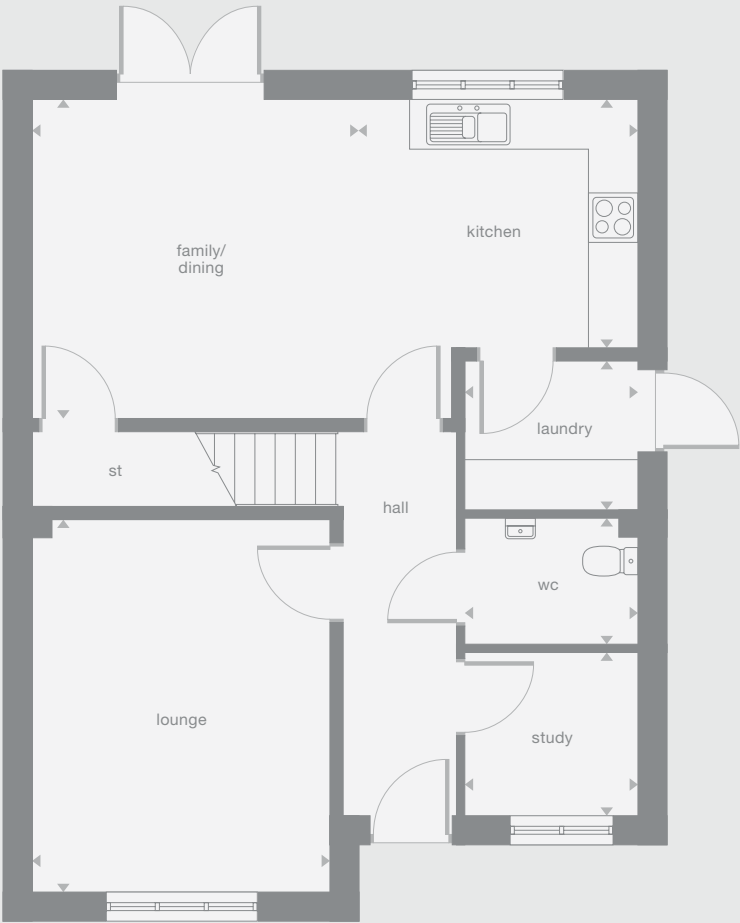
Ground Floor	First Floor
Lounge 3.56m x 4.47m 11'8" x 14'8"	Principal Bedroom 3.56m x 3.13m 11'8" x 10'3"
Kitchen 3.36m x 2.99m 11'0" x 9'10"	En-Suite 2.16m x 1.30m 7'1" x 4'3"
Laundry 2.08m x 1.80m 6'10" x 5'11"	Bedroom 2 3.62m x 3.51m 11'11" x 11'6"
Family/Dining 3.91m x 3.84m 12'10" x 12'7"	Bedroom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

Floor Space
1,419 sq ft

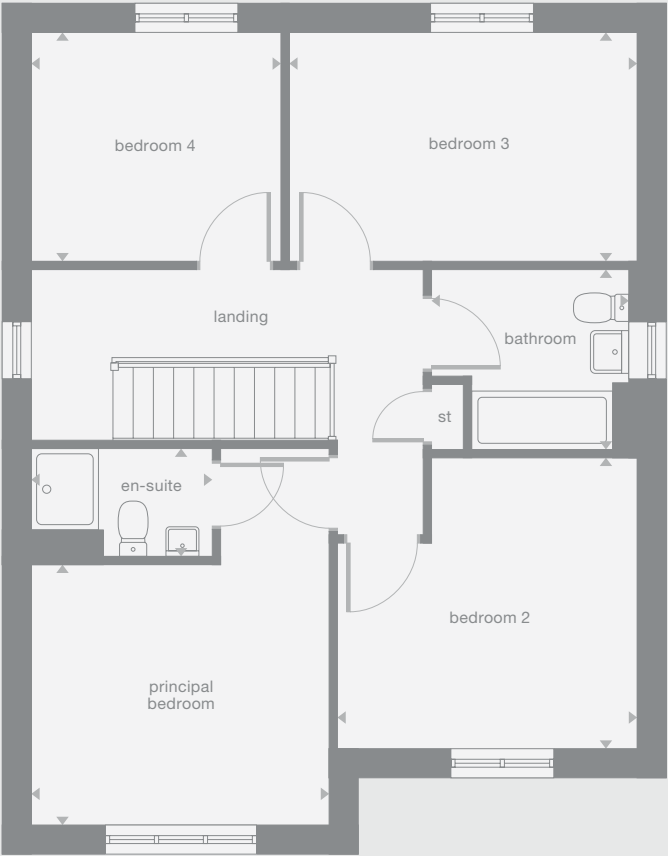
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Ground Floor



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

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

First

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

Floor Space

1,637 sq ft

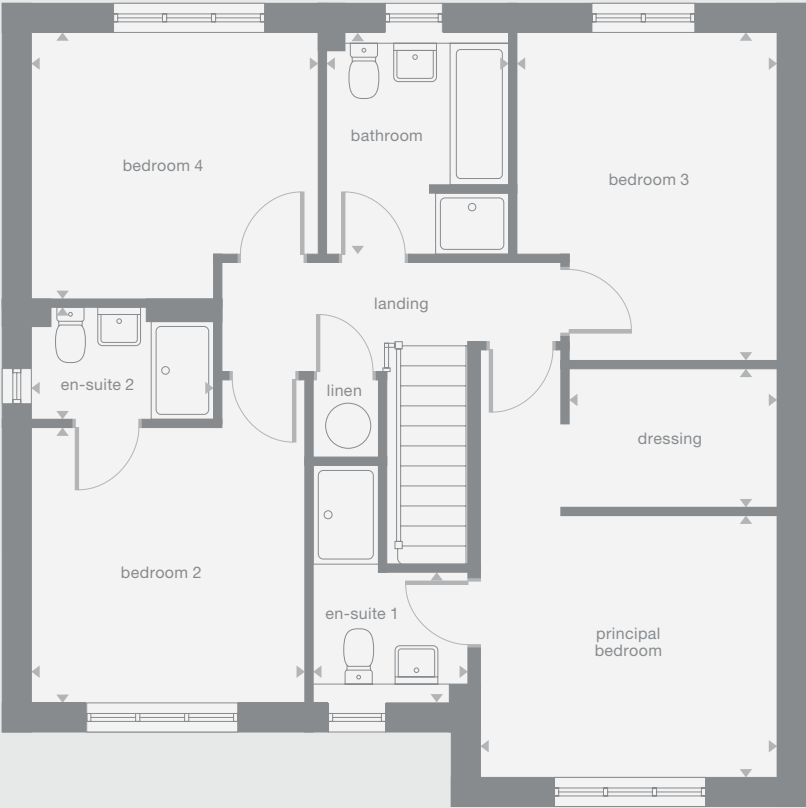
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Ground Floor



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"

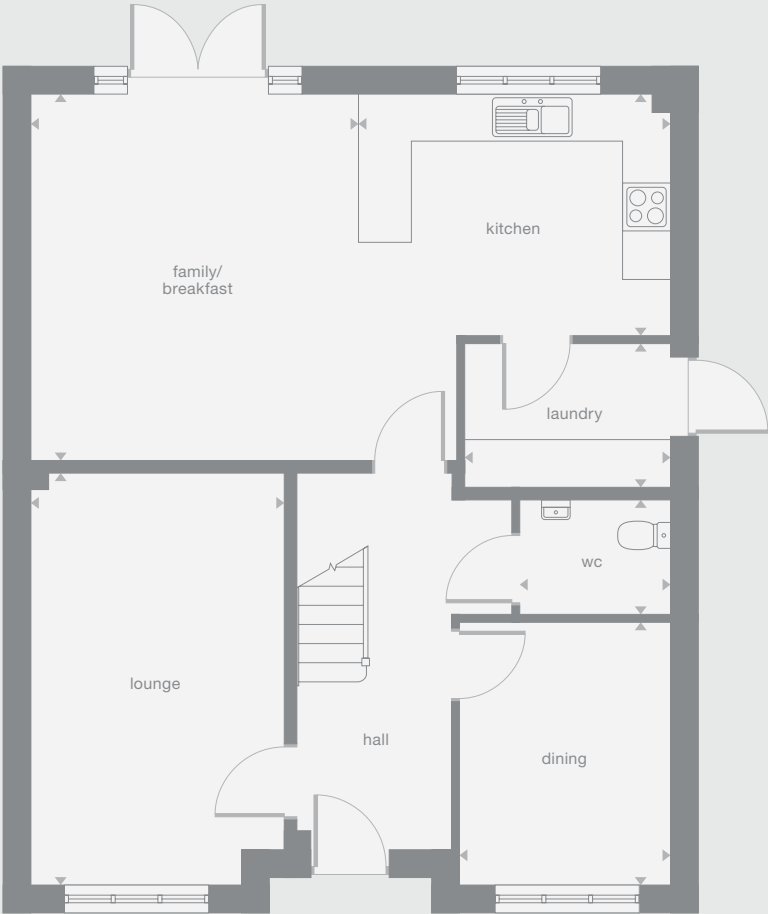
Floor Space

1,704 sq ft

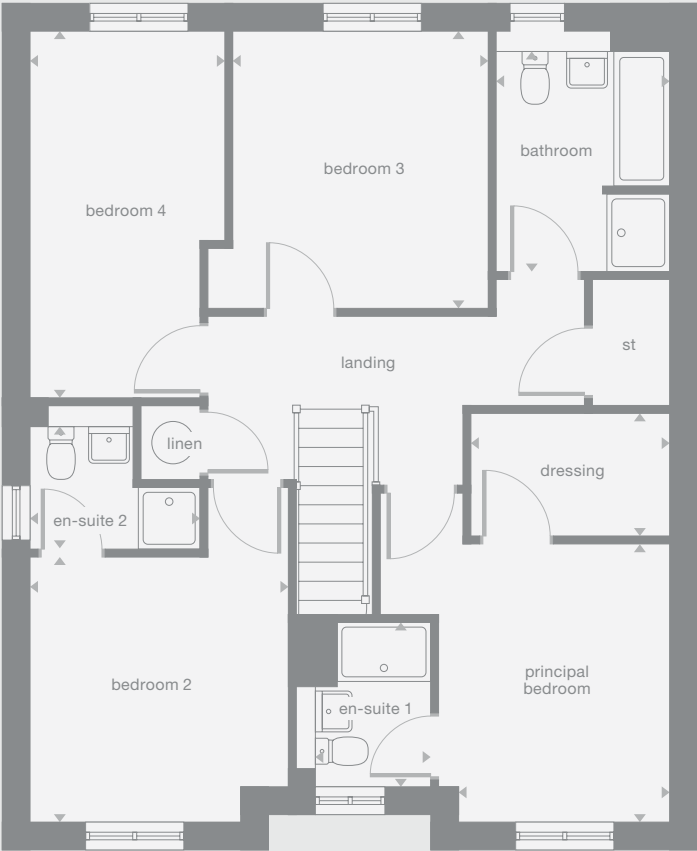
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Ground Floor



First Floor



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Kingford

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	First	
Lounge 3.83m x 5.84m 12'7" x 19'2"	Principal Bedroom 3.27m x 4.52m 10'9" x 14'10"	Bedroom 3 3.84m x 3.07m 12'7" x 10'1"
Kitchen 6.38m x 6.04m 20'11" x 19'10"	En-Suite 1 2.46m x 1.54m 8'1" x 5'1"	Bedroom 4 3.81m x 2.48m 12'6" x 8'2"
Laundry 2.25m x 1.72m 7'5" x 5'8"	Dressing 2.46m x 2.55m 8'1" x 8'4"	Bedroom 5 3.07m x 2.29m 10'1" x 7'7"
Dining 3.73m x 3.49m 12'3" x 11'6"	Bedroom 2 3.86m x 2.58m 12'8" x 8'6"	Bathroom 2.53m x 2.01m 8'4" x 6'7"
Study/Family 3.34m x 3.46m 11'0" x 11'5"	En-Suite 2 2.53m x 1.43m 8'4" x 4'9"	
WC 0.99m x 1.72m 3'3" x 5'8"		

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

your home
your way...

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.

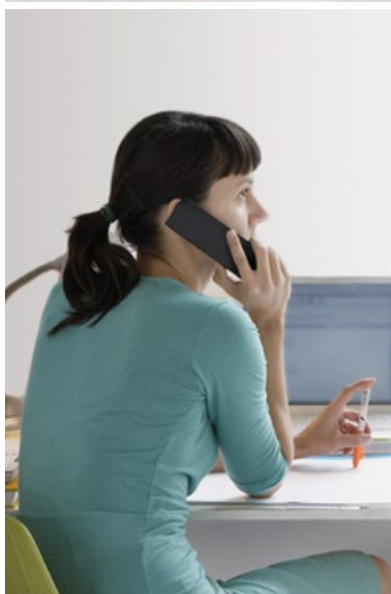
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access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

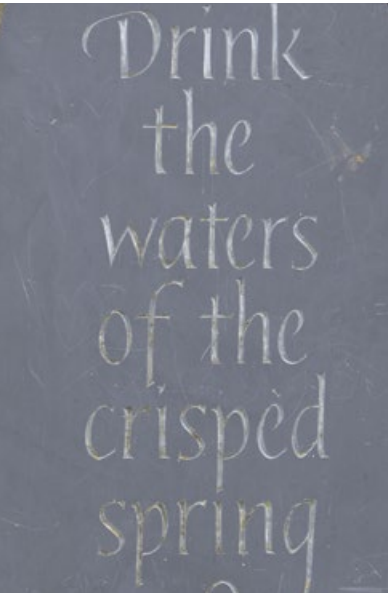
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



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 Lean near Leamington Spa town centre, and the large Priory Park in Warwick.

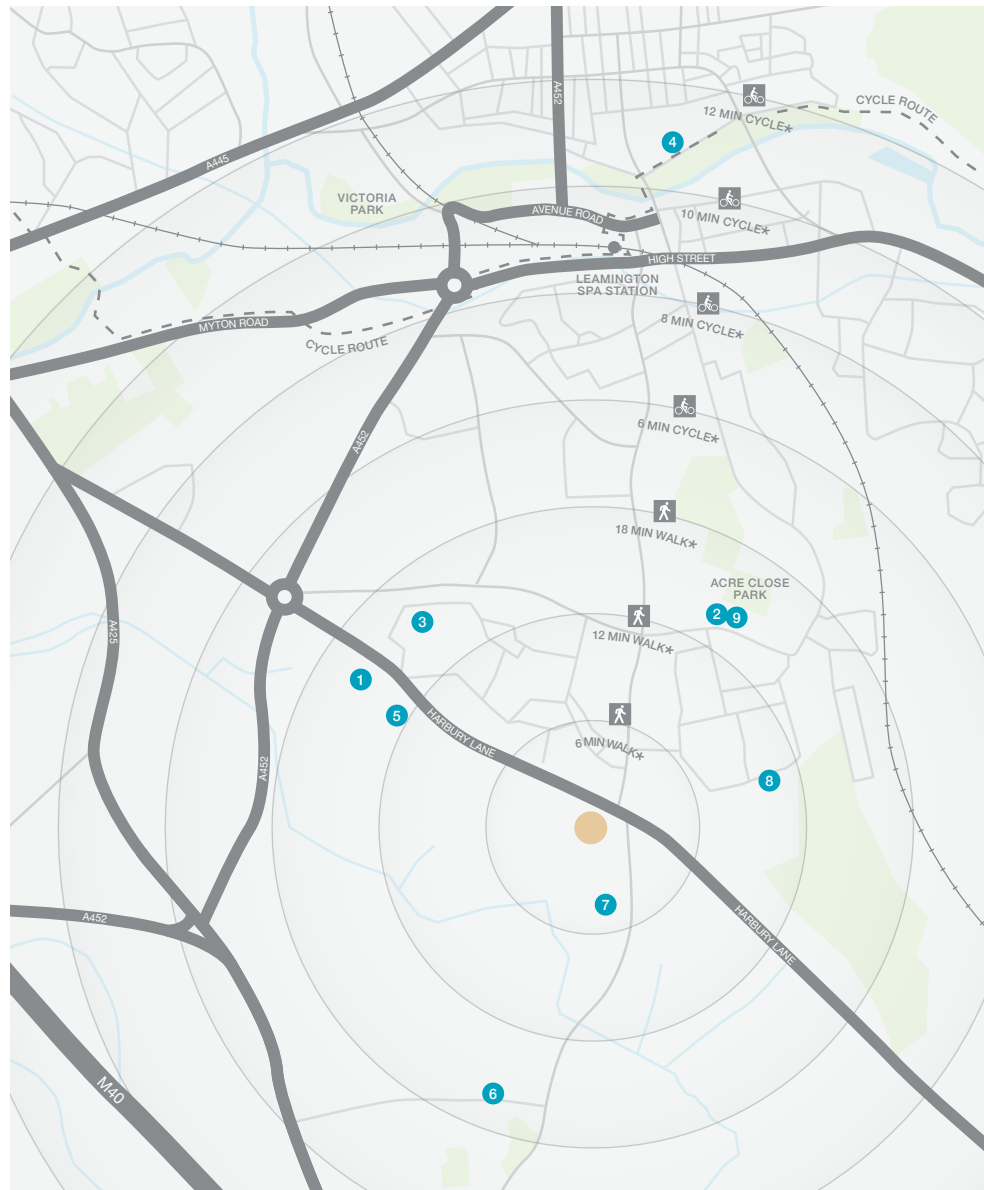
Complementing a six-screen Vue cinema in Leamington Spa, the Royal Spa Centre presents cinema, live comedy, music and drama, and The Loft offers an exciting year-round programme of theatre. Warwick's live entertainment venues include the Bridge House Theatre, there is an open-air cinema in the town, 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.



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