



**Trinity Fields**  
**Bishopton, Stratford upon Avon**

**millerhomes**

*the place to be®*

# Plot Information

|                                     |  |
|-------------------------------------|--|
| <b>Hopwas/Colton</b><br>See Page 08 |  |
| <b>Upton</b><br>See Page 10         |  |
| <b>Bamford</b><br>See Page 12       |  |
| <b>Martley</b><br>See Page 14       |  |
| <b>Clifton</b><br>See Page 16       |  |
| <b>Malvern</b><br>See Page 18       |  |
| <b>Astley</b><br>See Page 20        |  |
| <b>Elmley</b><br>See Page 22        |  |
| <b>Broadway</b><br>See Page 24      |  |
| <b>Pebworth</b><br>See Page 26      |  |
| <b>Witley</b><br>See Page 28        |  |
| <b>Alms</b><br>See Page 30          |  |
| <b>Wolverley</b><br>See Page 32     |  |
| <b>Affordable Housing</b>           |  |

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.



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.



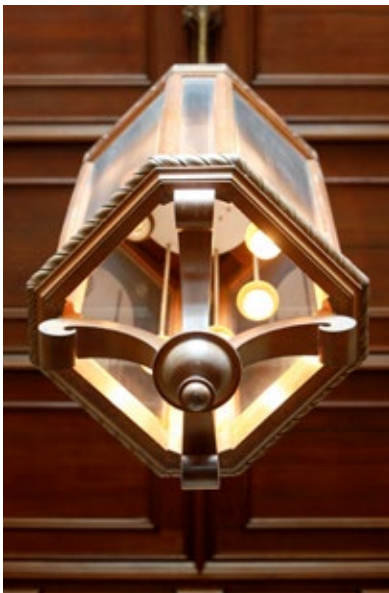
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|--------------------------|----|
| Living in Trinity Fields | 02 |
| Welcome home             | 06 |
| Floor plans              | 08 |
| How to find us           | 40 |

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 Trinity Fields.



Trinity Fields is less than five minutes drive from the A46 and around 50 minutes from the centre of Birmingham, with frequent local buses from The Ridgeway into Stratford town centre. Stratford-upon-Avon Parkway station, offering direct trains to Birmingham and London Marylebone, is just a few minutes' walk away, and there is a Park and Ride facility beside the station with electric car charging points and a shuttle bus service into the town. The path along the Stratford-upon-Avon canal, which passes the development, is part of National Cycle Route 5 and offers a pleasant route into town or out to the countryside.

Just half a mile away, there is a post office and a convenience store stocking most everyday items. The Morrisons supermarket around a mile away includes a pharmacy, and a little further on there is a Tesco Superstore and a retail park, with names such as Boots, Argos, Next, M&S and Asda interspersed with restaurants and cafés. Stratford upon Avon is a delightful and varied shopping environment, with many specialist food retailers, fashion stores and bookshops alongside banks, cafés, hairdressers, restaurants and pubs. A twice-monthly farmers' market is held in the town's market square.



This beautifully landscaped new neighbourhood, featuring an outstanding selection of energy efficient one, two, three, four and five bedroom homes arranged around expansive open wooded spaces and water features, brings an exciting flagship residential development into an exceptional location. With their peaceful setting and wide horizons, these inviting homes are just half an hour's walk from the picturesque, historic centre of Stratford upon Avon and close to excellent road and rail links. Welcome to Trinity Fields.

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**Hopwas**  
The open-plan arrangement of this inviting apartment, with its expertly organised kitchen area lit by dual aspect windows that fill the space with natural light, is the perfect blend of contemporary style and maximum utility.

**Ground Floor**  
**Kitchen/Living**  
5.75m x 3.02m  
18'11" x 9'11"  
**Principal Bedroom**  
4.14m x 3.69m  
13'7" x 12'2"  
**Bathroom**  
2.16m x 1.88m  
7'1" x 6'2"

**Colton**  
The living room and kitchen incorporate dual aspect windows, transforming the interior of this comfortable apartment into a bright, convivial space. The crisp, subtly L-shaped open plan living area offers both visual appeal and great convenience, perfect for the modern lifestyle.

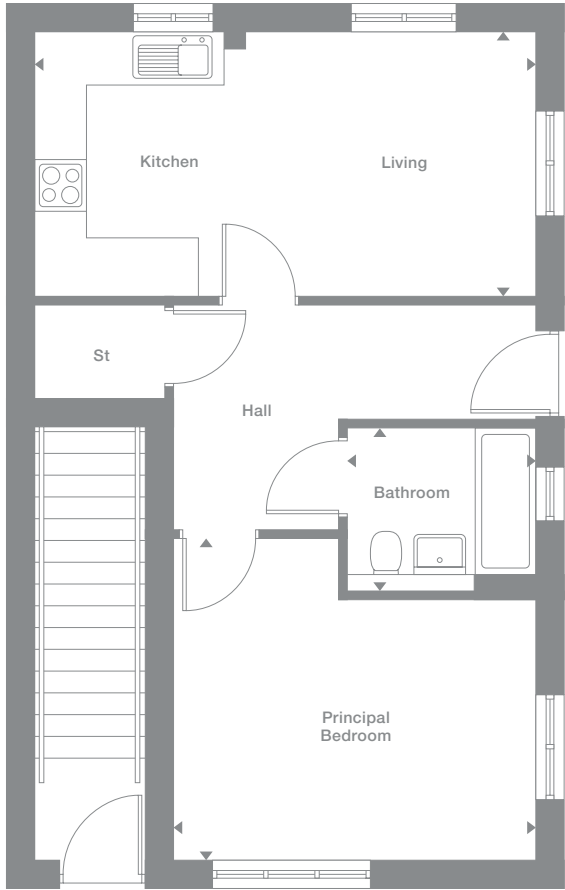
**First Floor**  
**Kitchen/Living**  
5.75m x 4.16m  
18'11" x 13'8"  
**Principal Bedroom**  
4.14m x 3.75m  
13'7" x 12'4"  
**Bathroom**  
1.96m x 2.16m  
6'5" x 7'1"

**Plots**  
Hopwas  
349, 355\*  
Colton  
350, 356\*

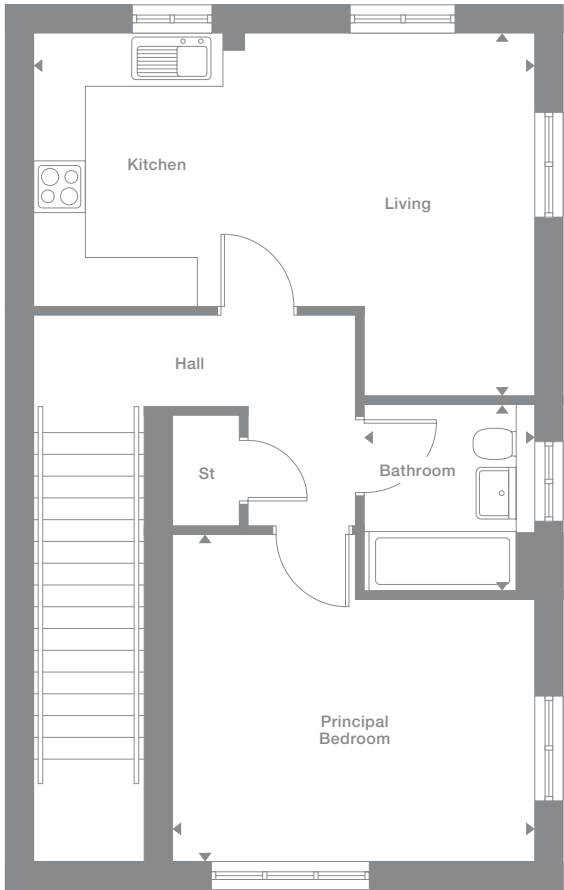
**Floor Space**  
Hopwas  
498 sq ft  
Colton  
571 sq ft



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

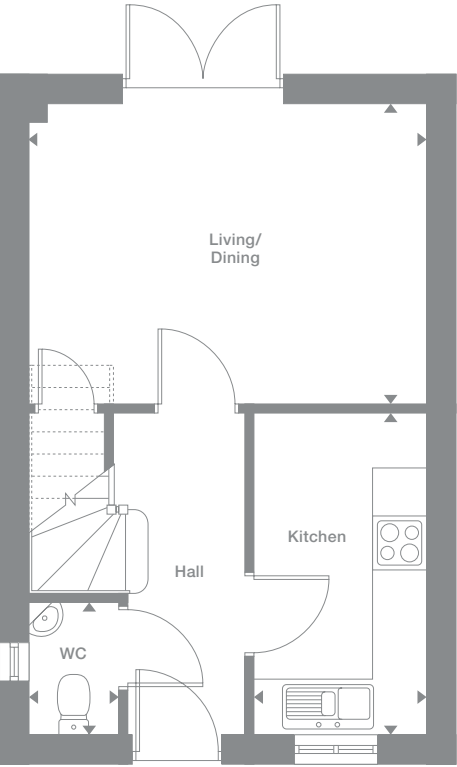
**Overview**  
The hall leads into an expertly designed kitchen and a welcoming, comfortable living and dining room enhanced by feature french doors, adding a focal point as well as bringing flexibility to the dining arrangements on summer evenings. The principal bedroom incorporates useful storage space.

|  |   |
|--|---|
| <b>Ground Floor</b>                              | <b>First Floor</b>                                  |
| Living/Dining<br>4.39m x 3.31m<br>14'5" x 10'11" | Principal Bedroom<br>4.39m x 3.43m<br>14'5" x 11'3" |
| Kitchen<br>1.91m x 3.54m<br>6'3" x 11'7"         | Bedroom 2<br>2.28m x 3.42m<br>7'6" x 11'3"          |
| WC<br>0.99m x 1.45m<br>3'3" x 4'9"               | Bathroom<br>2.01m x 1.90m<br>6'7" x 6'3"            |

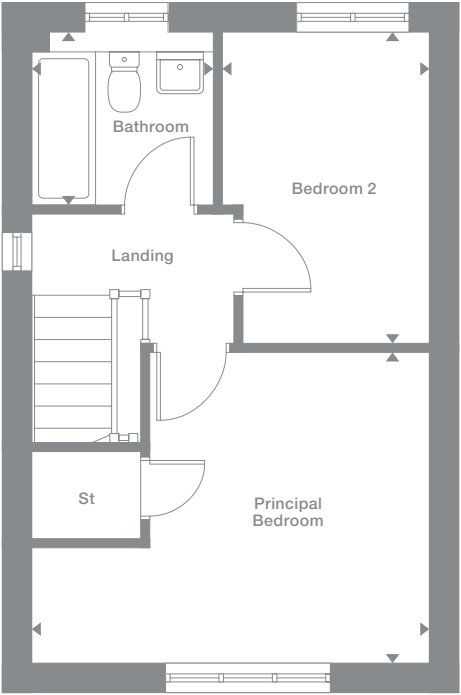
|                         |                    |
|-------------------------|--------------------|
| <b>Plots</b>            | <b>Floor Space</b> |
| 365*, 366,<br>401, 402* | 657 sq ft          |



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

# Bamford

## Overview

As well as bringing a bright, inspiring ambience to the space, the french doors of the living and dining room help to accentuate the benefits of the garden. The second bedroom, with its twin windows and built-in cupboard, provides a comfortable private retreat.

## Ground Floor

Living/Dining  
4.07m x 3.84m  
13'4" x 12'7"

Kitchen  
1.93m x 3.34m  
6'4" x 11'0"

WC  
1.93m x 1.05m  
6'4" x 3'5"

## First Floor

Principal Bedroom  
4.07m x 3.04m  
13'4" x 10'0"

Bedroom 2  
4.07m x 3.03m  
13'4" x 9'11"

Bathroom  
1.89m x 2.16m  
6'3" x 7'1"

## Plots

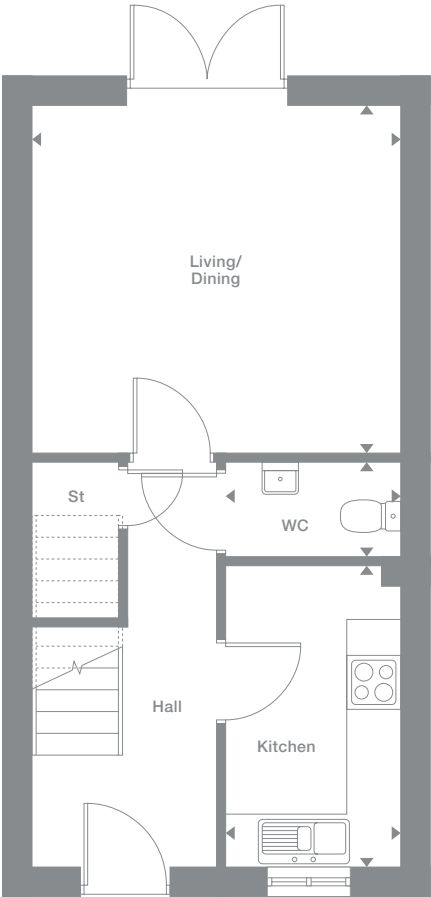
294\*, 295, 302,  
303\*, 306, 307\*,  
308, 309\*, 340\*,  
341, 342, 343\*,  
344, 345\*, 346,  
347\*, 348, 353\*,  
354, 357\*, 358,  
362\*, 363, 367\*,  
368, 380\*, 381,  
398, 399\*

## Floor Space

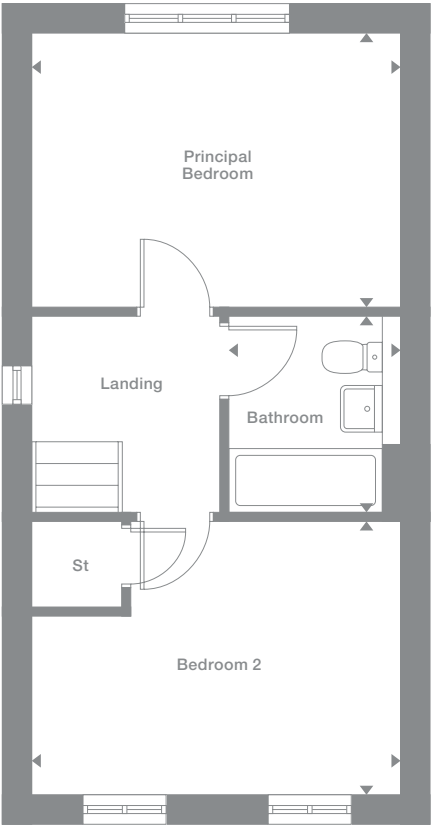
737 sq ft



## Ground Floor



## First Floor



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# Martley

**Overview**  
Incorporating a thoughtfully laid out kitchen and a superb dual aspect living and dining room with feature french doors that enhance enjoyment of the garden, this beautifully planned bungalow delivers convenience with enormous style. The bathroom includes a separate shower cubicle.

- Ground Floor**  
Living/Dining  
4.34m x 5.09m  
14'2" x 16'9"
- Kitchen  
4.37m x 3.08m  
14'4" x 10'1"
- Principal Bedroom  
4.34m x 3.16m  
14'2" x 10'4"
- Bedroom 2  
3.17m x 2.90m  
10'4" x 9'6"
- Bathroom  
3.17m x 2.20m  
10'4" x 7'2"

**Plots**  
311\*, 312, 313,  
314, 377, 378

**Floor Space**  
760 sq ft



## Ground Floor



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\* Plots are a mirror image of plans shown above  
† Windows to Plots 311, 312, 314 and 378 only

# Clifton

### Overview

The subtly L-shaped geometry of the living and dining room presents endless opportunities for creative arrangements, with the french doors adding an attractive focal point. The principal bedroom, with its en-suite shower room and thoughtfully provided cupboard, adds a note of luxury.

### Ground Floor

- Living  
4.51m x 3.11m  
14'10" x 10'3"
- Dining  
3.50m x 2.00m  
11'6" x 6'7"
- Kitchen  
2.29m x 3.21m  
7'6" x 10'6"
- WC  
0.94m x 2.06m  
3'1" x 6'9"

### First Floor

- Principal Bedroom  
2.82m x 3.21m  
9'3" x 10'6"
- En-Suite  
1.59m x 2.06m  
5'3" x 6'9"
- Bedroom 2  
2.36m x 3.32m  
7'9" x 10'11"
- Bedroom 3  
2.05m x 2.22m  
6'9" x 7'4"
- Bathroom  
2.36m x 1.70m  
7'9" x 5'7"

### Plots

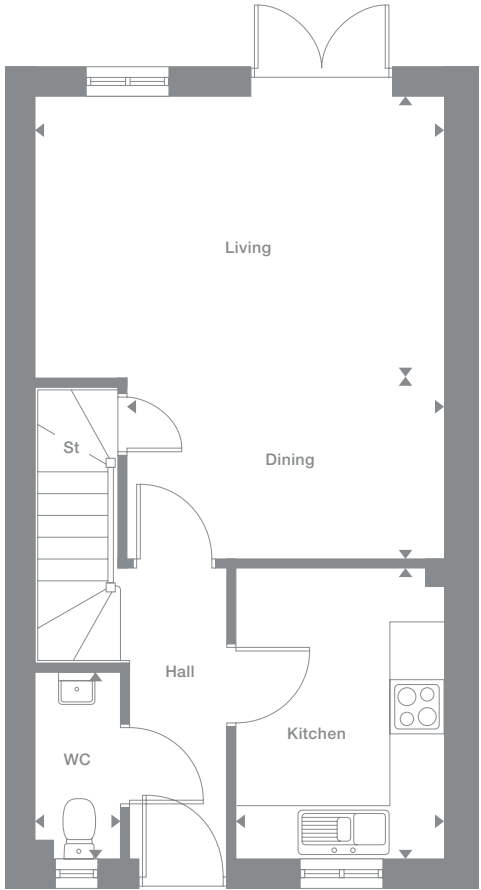
296\*, 297,  
389\*, 390

### Floor Space

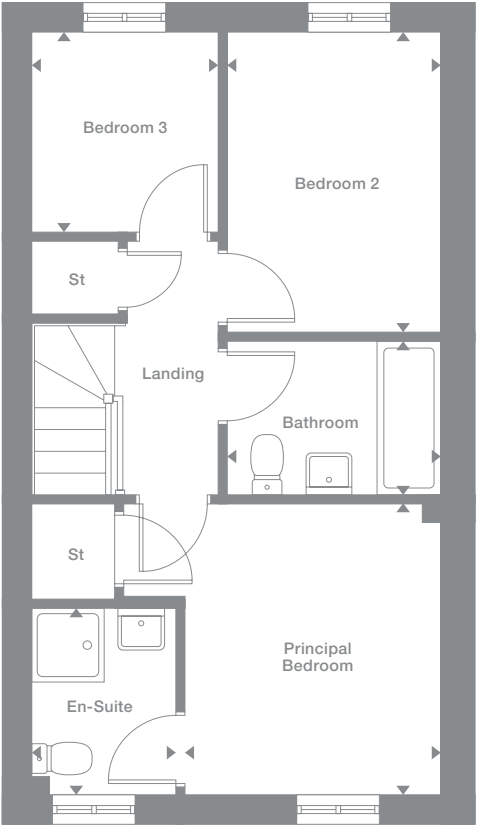
819 sq ft



### Ground Floor



### First Floor



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# Malvern

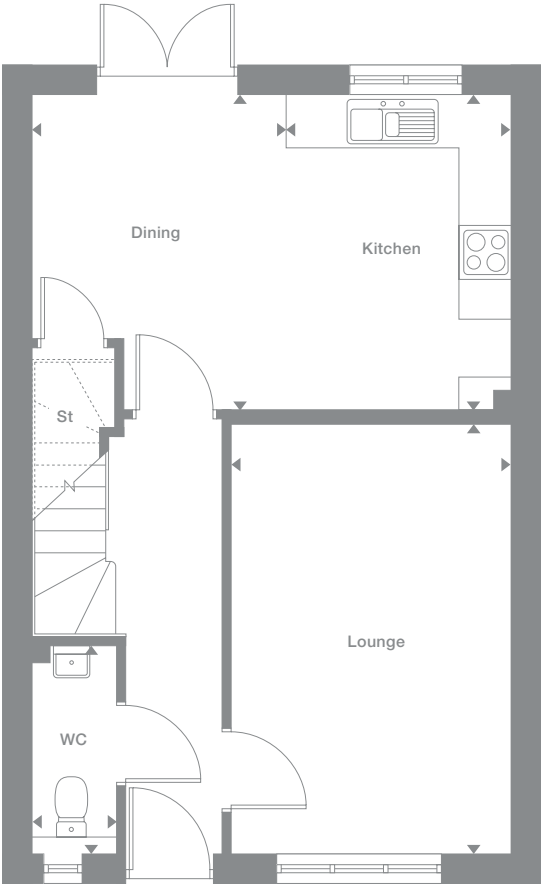
**Overview**  
The french doors that open the dining kitchen to the garden present the option of alfresco dining or coffee on the patio on summer evenings. The principal bedroom is en-suite, and the third bedroom could be transformed into a superb home office.

|   |  |
|---|--|
| <b>Ground Floor</b>                             | <b>First Floor</b>   |
| <b>Lounge</b><br>3.10m x 4.71m<br>10'2" x 15'6" | <b>Principal Bedroom</b><br>3.64m x 3.38m<br>12'0" x 11'1" |
| <b>Dining</b><br>2.83m x 3.50m<br>9'4" x 11'6"  | <b>En-Suite</b><br>1.56m x 2.28m<br>5'2" x 7'6"            |
| <b>Kitchen</b><br>2.47m x 3.50m<br>8'1" x 11'6" | <b>Bedroom 2</b><br>3.21m x 2.74m<br>10'7" x 9'0"          |
| <b>WC</b><br>0.95m x 2.28m<br>3'2" x 7'6"       | <b>Bedroom 3</b><br>1.99m x 2.83m<br>6'7" x 9'4"           |
|   | <b>Bathroom</b><br>1.91m x 2.05m<br>6'3" x 6'9"            |

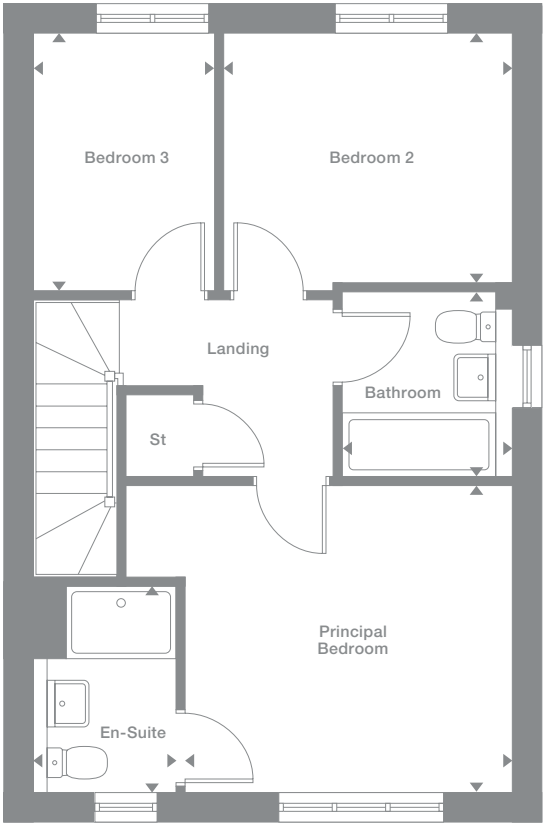
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| <b>Plots</b><br>289*, 290*, 338*,<br>374*, 375 | <b>Floor Space</b><br>956 sq ft |
|--|---------------------------------|



Ground Floor



First Floor



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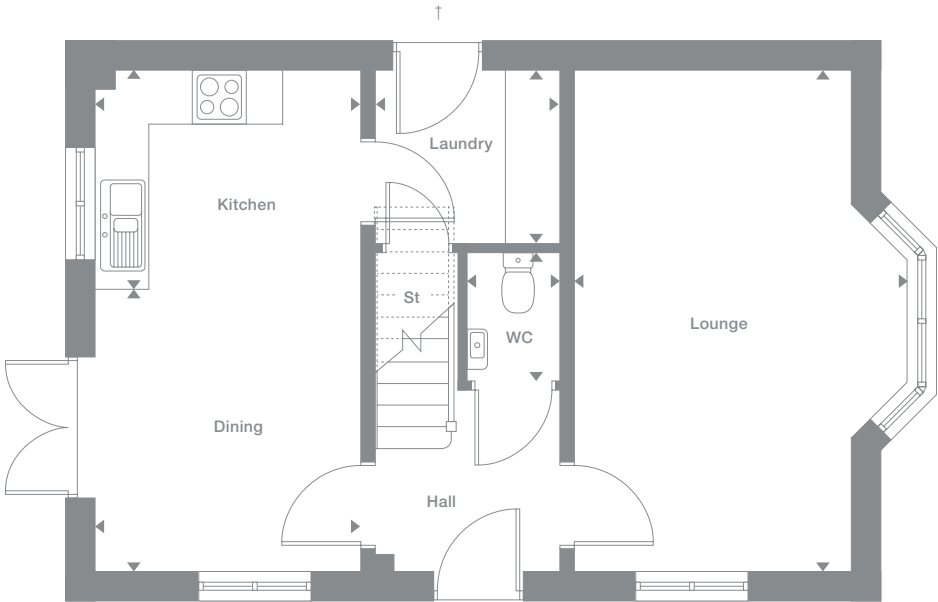
**Overview**  
A dual-aspect lounge, with its feature bay window, shares the ground floor with a superb dual aspect family kitchen, with french doors making the dining area special and a separate laundry room to help with household management. One of the three bedrooms is en-suite.

|   |  |
|---|--|
| <b>Ground Floor</b>                             | <b>First Floor</b>   |
| <b>Lounge</b><br>3.67m x 5.54m<br>12'1" x 18'2" | <b>Principal Bedroom</b><br>3.40m x 3.12m<br>11'2" x 10'3" |
| <b>Kitchen</b><br>2.93m x 2.43m<br>9'8" x 8'0"  | <b>En-Suite</b><br>1.77m x 2.06m<br>5'10" x 6'9"           |
| <b>Dining</b><br>2.93m x 3.11m<br>9'8" x 10'3"  | <b>Bedroom 2</b><br>2.99m x 3.31m<br>9'10" x 10'11"        |
| <b>Laundry</b><br>2.04m x 1.92m<br>6'8" x 6'4"  | <b>Bedroom 3</b><br>2.60m x 2.33m<br>8'6" x 7'8"           |
| <b>WC</b><br>1.02m x 1.43m<br>3'4" x 4'8"       | <b>Bathroom</b><br>1.90m x 2.09m<br>6'3" x 6'10"           |

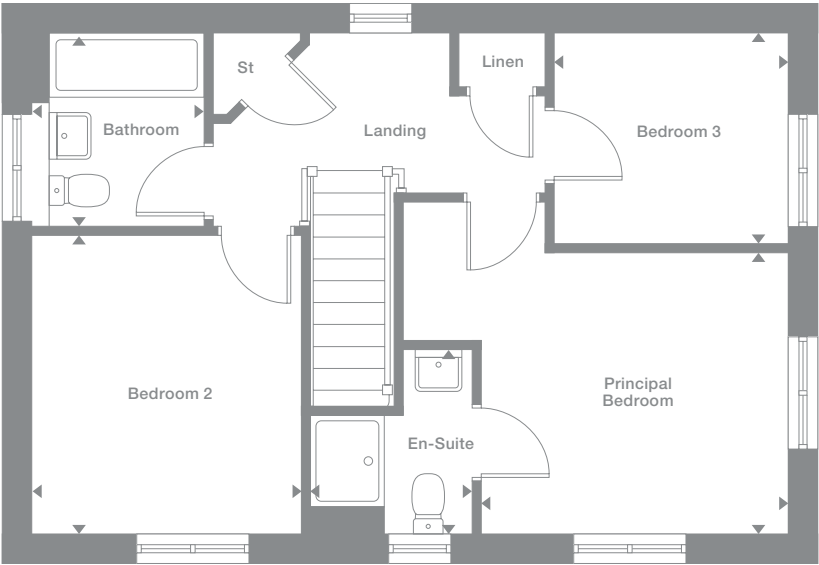
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| <b>Plots</b><br>301, 336,<br>337*, 373*,<br>388*, 400* | <b>Floor Space</b><br>1,009 sq ft |
|--|-----------------------------------|



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above  
† Laundry door to plots 301, 336, 373, 388, 400 only

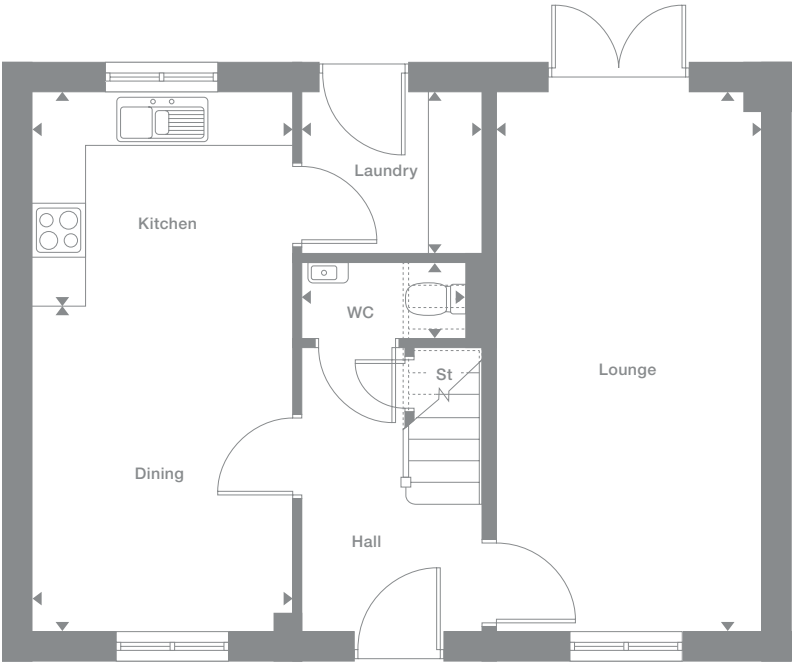
**Overview**  
With stylish french doors, the dual aspect lounge provides an inspiring, light-filled backdrop to family life. The dining kitchen features a separate laundry room, and the en-suite principal bedroom is accessed via a bright landing.

|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>  |
| <b>Lounge</b><br>2.95m x 5.95m<br>9'8" x 19'7"  | <b>Principal Bedroom</b><br>2.99m x 3.60m<br>9'10" x 11'10" |
| <b>Dining</b><br>2.87m x 3.52m<br>9'5" x 11'7"  | <b>En-Suite</b><br>2.23m x 2.03m<br>7'4" x 6'8"             |
| <b>Kitchen</b><br>2.87m x 2.43m<br>9'5" x 8'0"  | <b>Bedroom 2</b><br>2.64m x 2.81m<br>8'8" x 9'3"            |
| <b>Laundry</b><br>2.00m x 1.79m<br>6'7" x 5'11" | <b>Bedroom 3</b><br>2.90m x 3.05m<br>9'6" x 10'0"           |
| <b>WC</b><br>1.81m x 0.85m<br>5'11" x 2'9"      | <b>Bathroom</b><br>1.92m x 2.26m<br>6'4" x 7'5"             |

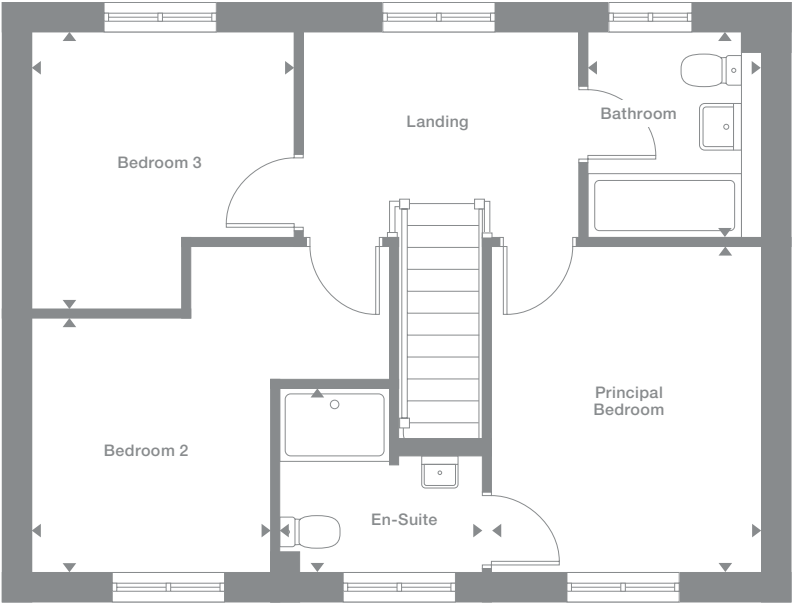
|  |                                   |
|--|-----------------------------------|
| <b>Plots</b><br>299*, 310*, 335,<br>339*, 376* | <b>Floor Space</b><br>1,034 sq ft |
|--|-----------------------------------|



Ground Floor



First Floor



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# Broadway

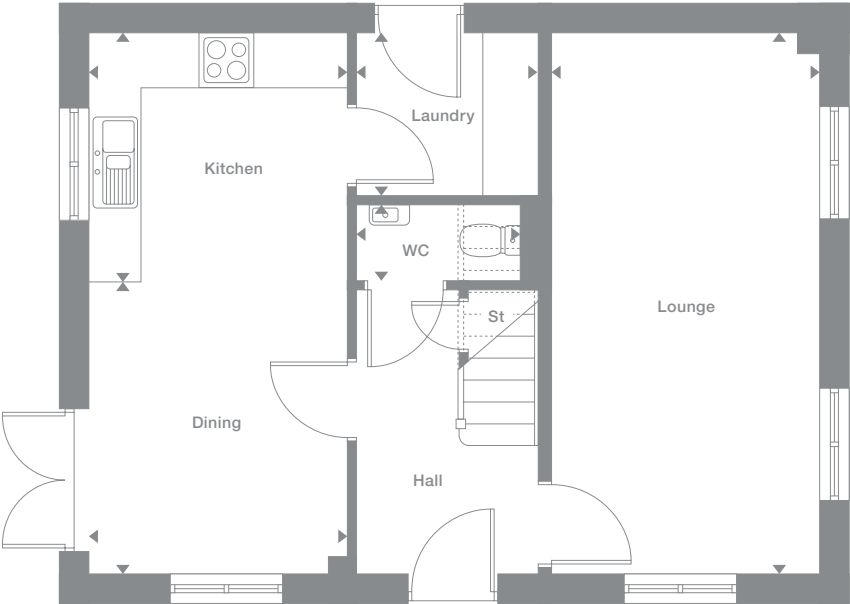
**Overview**  
Both the lounge and the dining kitchen are dual aspect, with triple windows in the lounge and french doors in the dining area creating a wonderfully light, natural ambience. The practical features include a separate laundry room and an en-suite principal bedroom.

|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>  |
| <b>Lounge</b><br>2.95m x 5.95m<br>9'8" x 19'7"  | <b>Principal Bedroom</b><br>2.99m x 3.60m<br>9'10" x 11'10" |
| <b>Dining</b><br>2.87m x 3.22m<br>9'5" x 10'7"  | <b>En-Suite</b><br>2.23m x 2.03m<br>7'4" x 6'8"             |
| <b>Kitchen</b><br>2.87m x 2.73m<br>9'5" x 8'11" | <b>Bedroom 2</b><br>2.64m x 2.81m<br>8'8" x 9'3"            |
| <b>Laundry</b><br>2.00m x 1.79m<br>6'7" x 5'11" | <b>Bedroom 3</b><br>2.90m x 3.05m<br>9'6" x 10'0"           |
| <b>WC</b><br>1.81m x 0.85m<br>5'11" x 2'9"      | <b>Bathroom</b><br>1.92m x 2.26m<br>6'4" x 7'5"             |

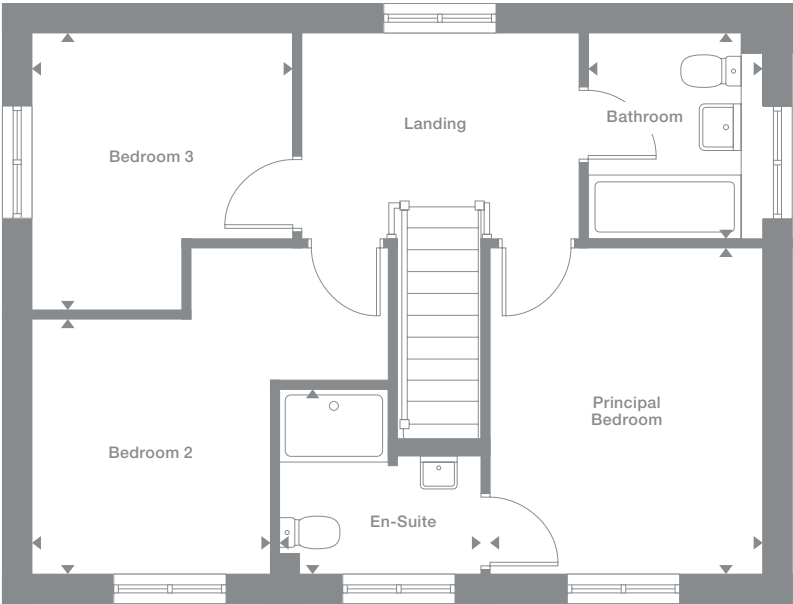
|                           |                                   |
|---------------------------|-----------------------------------|
| <b>Plots</b><br>369, 379* | <b>Floor Space</b><br>1,034 sq ft |
|---------------------------|-----------------------------------|



Ground Floor



First Floor



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# Pebworth

**Overview**  
French doors in both the lounge and the striking kitchen, dining and family room add a fascinating dynamic to the accommodation, integrating the garden into the living area while bringing an airy, bright appeal to both rooms. The en-suite principal bedroom adds style to comfort.

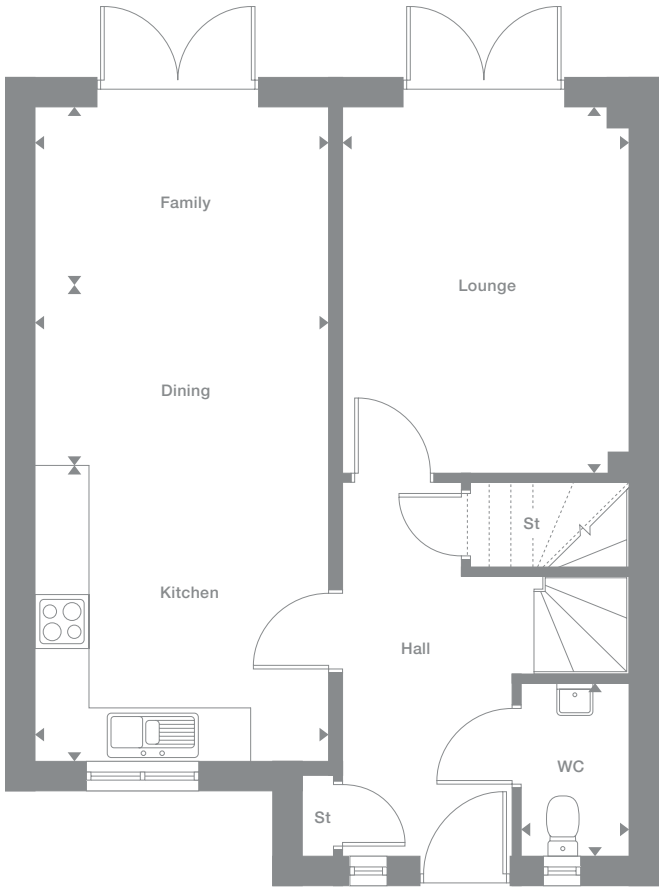
|  |  |
|--|--|
| <b>Ground Floor</b>                              | <b>First Floor</b>   |
| <b>Lounge</b><br>3.15m x 4.05m<br>10'4" x 13'3"  | <b>Principal Bedroom</b><br>3.45m x 3.75m<br>11'4" x 12'4" |
| <b>Family</b><br>3.26m x 1.98m<br>10'8" x 6'6"   | <b>En-Suite</b><br>3.01m x 1.71m<br>9'11" x 5'8"           |
| <b>Dining</b><br>3.26m x 1.98m<br>10'8" x 6'6"   | <b>Bedroom 2</b><br>3.45m x 3.38m<br>11'4" x 11'1"         |
| <b>Kitchen</b><br>3.26m x 3.26m<br>10'8" x 10'8" | <b>Bedroom 3</b><br>3.61m x 3.09m<br>11'10" x 10'2"        |
| <b>WC</b><br>1.18m x 1.92m<br>3'11" x 6'4"       | <b>Bathroom</b><br>1.90m x 2.24m<br>6'3" x 7'4"            |

**Plots**  
288, 304, 305\*

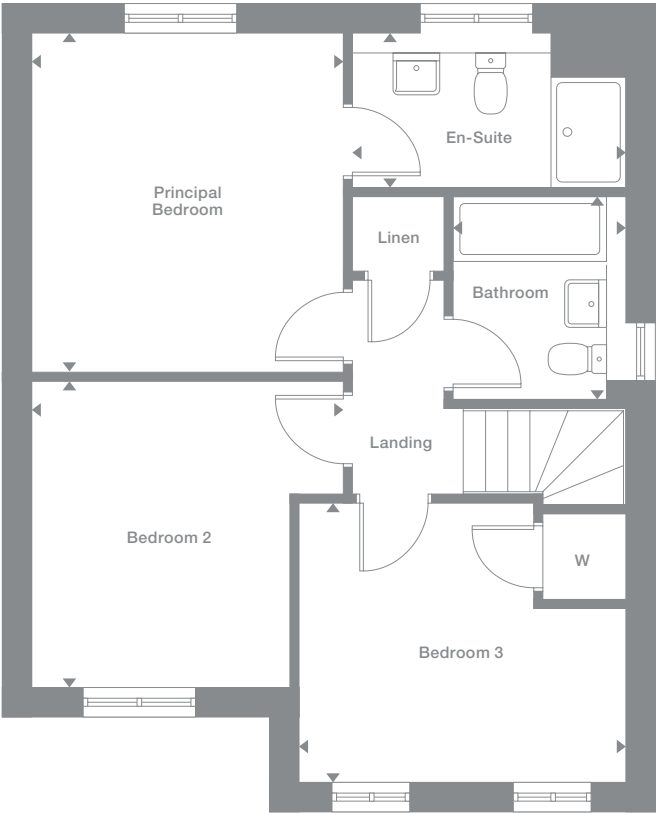
**Floor Space**  
1,102 sq ft



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

**Overview**  
All three ground floor rooms are dual aspect, with french doors in both the lounge and the family kitchen and a charming, traditional bay window in the formal dining room. One of the four bedrooms is dual aspect, and the principal bedroom is en-suite.

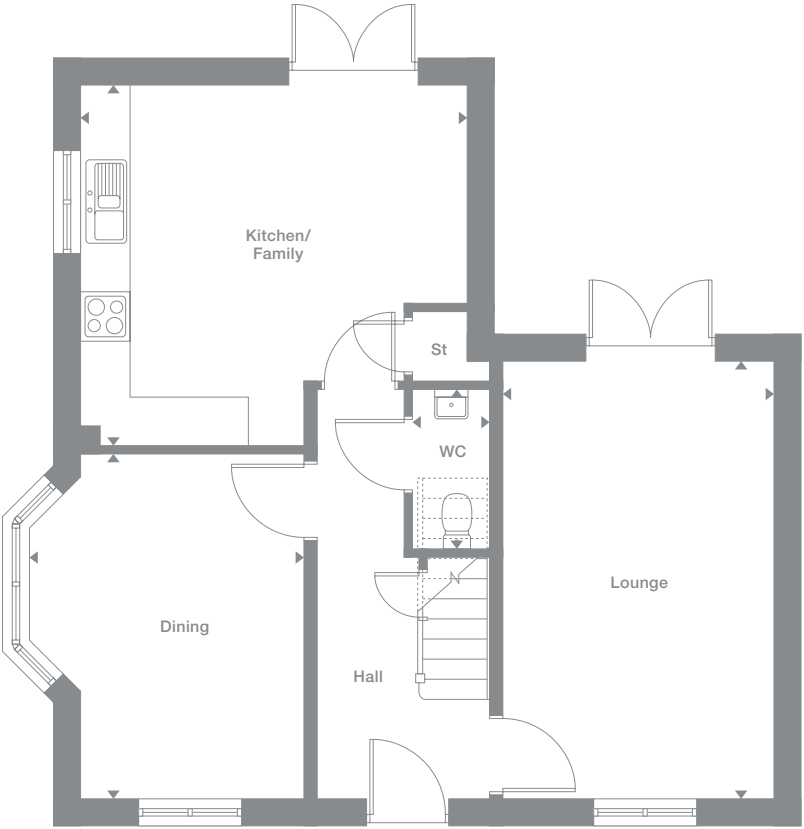
|   |  |
|---|--|
| <b>Ground Floor</b>                                     | <b>First Floor</b>   |
| <b>Lounge</b><br>3.26m x 5.27m<br>10'9" x 17'4"         | <b>Principal Bedroom</b><br>4.64m x 2.71m<br>15'3" x 8'11" |
| <b>Dining</b><br>3.28m max x 4.13m<br>10'9" x 13'7"     | <b>En-Suite</b><br>2.47m x 1.24m<br>8'1" x 4'1"            |
| <b>Kitchen/Family</b><br>4.64m x 4.35m<br>15'3" x 14'4" | <b>Bedroom 2</b><br>4.75m x 2.64m<br>15'7" x 8'8"          |
| <b>WC</b><br>0.93m x 1.93m<br>3'1" x 6'4"               | <b>Bedroom 3</b><br>3.49m x 2.88m<br>11'6" x 9'6"          |
|   | <b>Bedroom 4</b><br>2.33m x 2.29m<br>7'8" x 7'6"           |
|   | <b>Bathroom</b><br>2.69m x 1.70m<br>8'10" x 5'7"           |

**Plots**  
291\*, 293

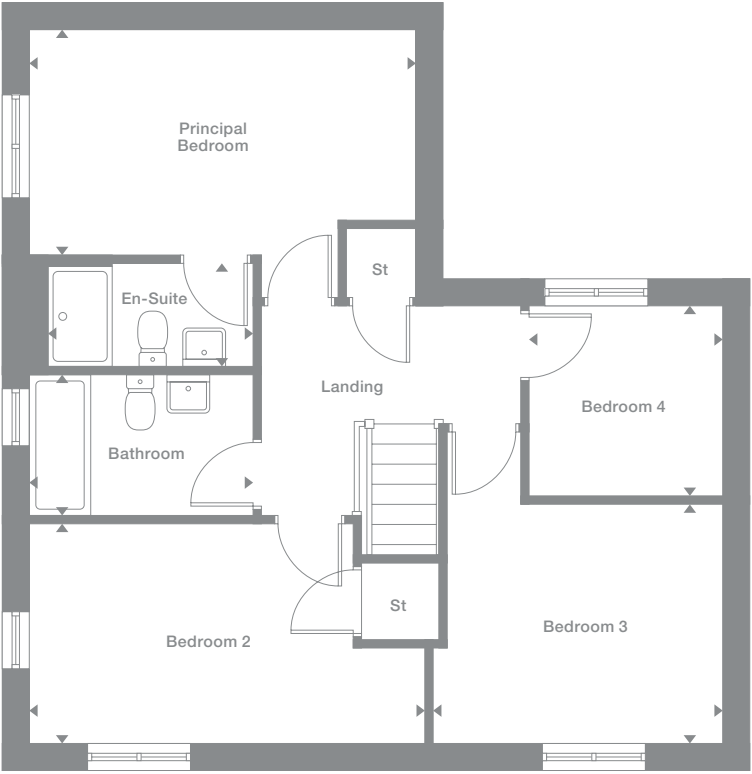
**Floor Space**  
1,290 sq ft



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

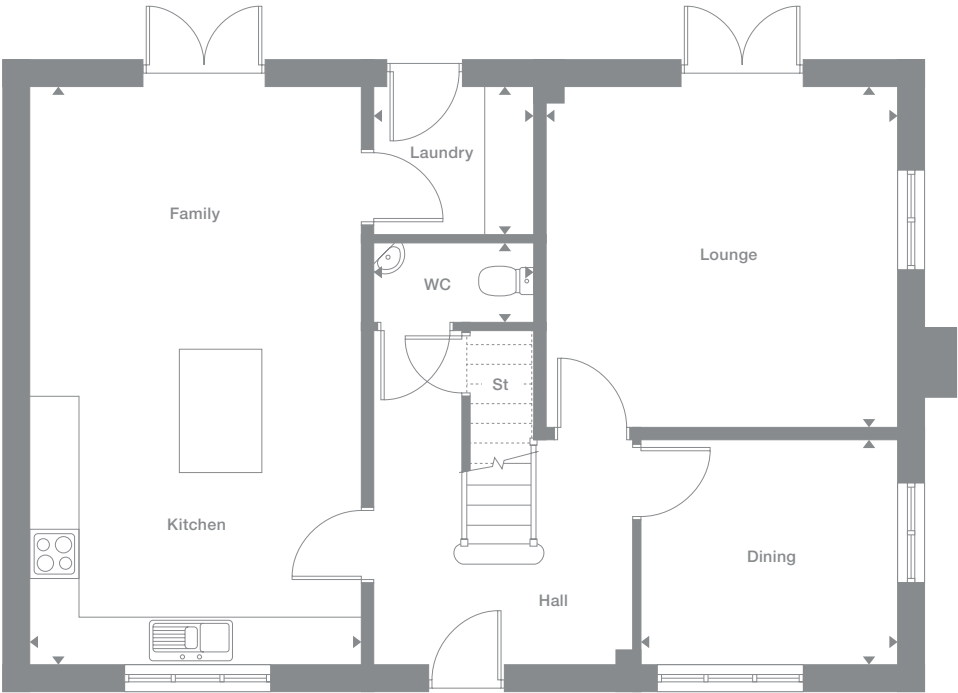
**Overview**  
Entered from a striking hall with a feature staircase, all of the principal rooms offer dual aspect outlooks. Both the family area adjoining the kitchen and the lounge include french doors, and all four bedrooms, including the principal suite, have charming dormer windows.

|  |  |
|--|--|
| <b>Ground Floor</b>                              | <b>First Floor</b>                                   |
| Lounge<br>4.24m x 4.11m<br>13'11" x 13'6"        | Principal Bedroom<br>4.19m x 3.94m<br>13'9" x 12'11" |
| Dining<br>3.10m x 2.74m<br>10'2" x 9'0"          | En-Suite<br>2.96m x 2.69m<br>9'9" x 8'10"            |
| Kitchen/Family<br>4.01m x 7.00m<br>13'2" x 23'0" | Bedroom 2<br>4.11m x 2.96m<br>13'6" x 9'9"           |
| Laundry<br>1.93m x 1.80m<br>6'4" x 5'11"         | Bedroom 3<br>3.14m x 3.76m<br>10'4" x 12'4"          |
| WC<br>1.93m x 0.95m<br>6'4" x 3'2"               | Bedroom 4<br>3.14m x 3.15m<br>10'4" x 10'4"          |
|  | Bathroom<br>3.03m x 1.78m<br>9'11" x 5'10"           |

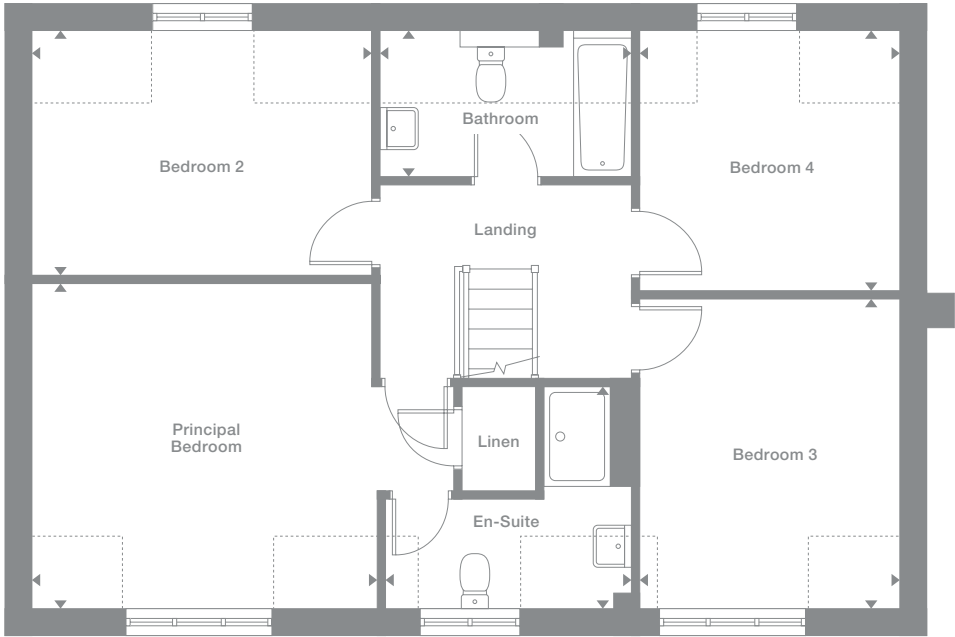
|                 |                    |
|-----------------|--------------------|
| <b>Plots</b>    | <b>Floor Space</b> |
| 298, 300*, 364* | 1,590 sq ft        |



Ground Floor



First Floor

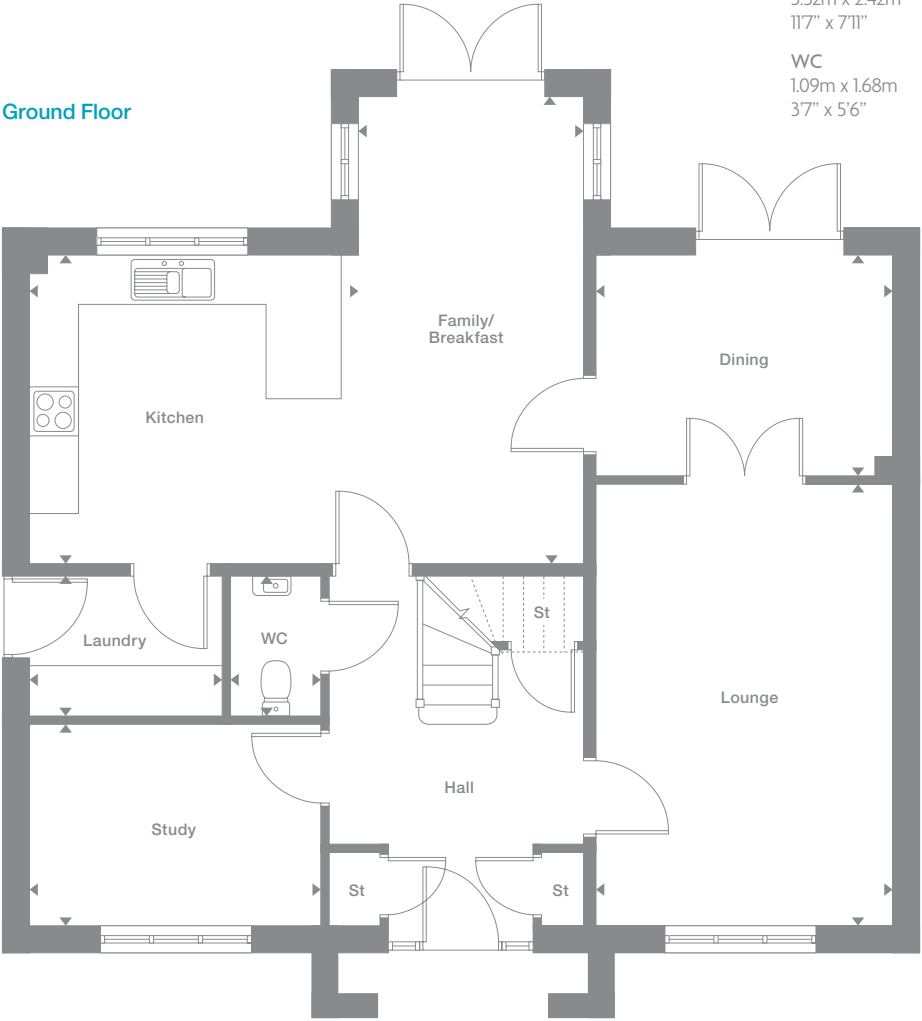


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\* Plots are a mirror image of plans shown above

**Overview**  
A magnificent hall leads into a lounge where double doors open on to a dining room. The family kitchen incorporates a delightful conservatory-like breakfast area. Two bedrooms are en-suite, and the principal suite includes a sumptuous dressing area. This is an exceptional home.

Ground Floor



- Ground Floor**
- Lounge**  
3.56m x 5.31m  
11'8" x 17'5"
  - Dining**  
3.56m x 2.66m  
11'8" x 8'9"
  - Family/Breakfast**  
2.71m x 5.62m  
8'11" x 18'6"
  - Kitchen**  
3.96m x 3.71m  
13'0" x 12'2"
  - Laundry**  
2.33m x 1.68m  
7'8" x 5'6"
  - Study**  
3.52m x 2.42m  
11'7" x 7'11"
  - WC**  
1.09m x 1.68m  
3'7" x 5'6"

- First Floor**
- Principal Bedroom**  
3.64m x 4.04m  
11'11" x 13'3"
  - Dressing**  
2.44m x 2.25m  
8'0" x 7'5"
  - En-Suite 1**  
2.44m x 1.58m  
8'0" x 5'2"
  - Bedroom 2**  
3.52m x 2.68m  
11'7" x 8'10"
  - En-Suite 2**  
1.43m x 2.68m  
4'8" x 8'10"
  - Bedroom 3**  
3.59m x 2.85m  
11'9" x 9'4"
  - Bedroom 4**  
2.97m x 3.19m  
9'9" x 10'6"
  - Bedroom 5**  
2.690m x 2.680m  
8'10" x 8'10"
  - Bathroom**  
2.56m x 2.34m  
8'5" x 7'8"

**Plots**  
292\*

**Floor Space**  
1,885 sq ft

First Floor



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\* Plots are a mirror image of plans shown above

# 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 85 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 85 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 provide a unique [mymillerhome.com](http://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.

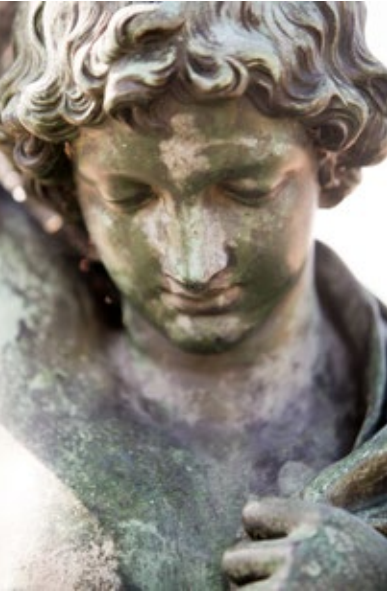
### For your future

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.



As a popular tourist destination, Stratford upon Avon offers a vast choice of entertainment. In addition to the renowned Royal Shakespeare Company, the town has a variety of theatres and venues presenting an eclectic choice of live entertainment. There are also several musical societies and two cinemas.

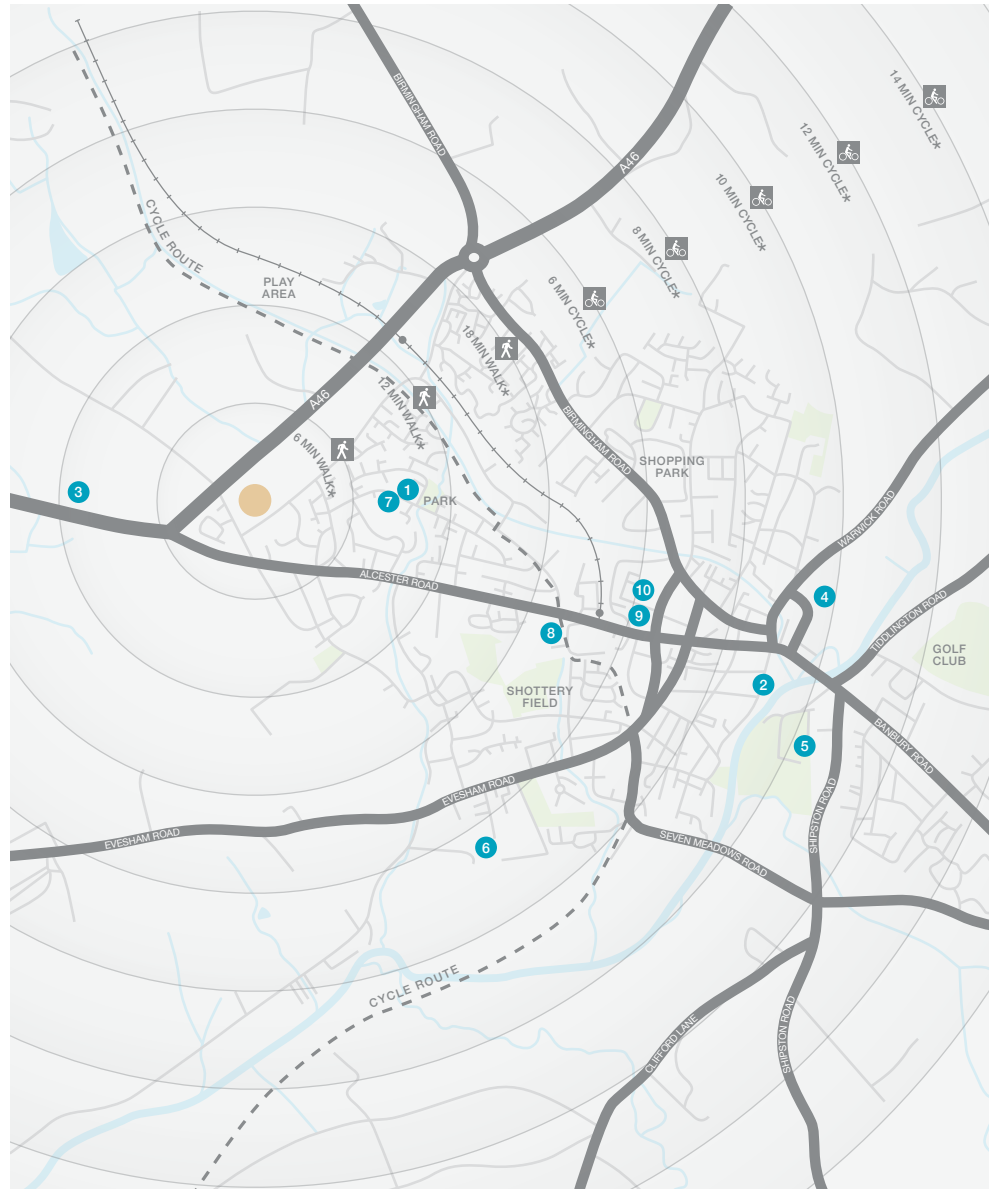
Health and fitness amenities include a Bannatyne Health Club and Spa a short walk from the development, the Stratford Leisure Centre with its 33m swimming pool, and Stratford Sports Club where activities range from cricket and hockey to athletics and snooker. There are three local golf clubs and a celebrated racecourse, and the vast expanse of the beautiful Cotswold Hills lies to the south.



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.

Bishopton Primary School, a five-minute walk away, is a popular and highly-regarded school, and Stratford-upon-Avon High School, which achieved Academy status in 2011, sits alongside spacious playing fields near the town centre. Both schools are

accredited as 'Good' by Ofsted. Rother House Medical Centre, the nearest of several GP surgeries operates extended hours on some days for commuters, and Stratford Hospital's minor injuries unit is around one and a half miles from the development.

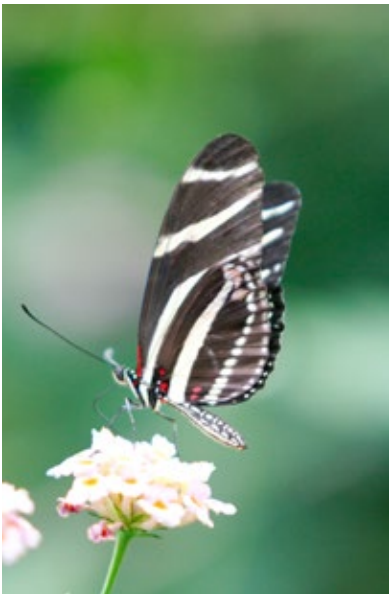


- 1 Post Office  
140-144  
Drayton Avenue  
01789 292 419
- 2 Royal Shakespeare  
Company,  
Waterside  
01789 331 111
- 3 Bannatyne Health  
Club and Spa,  
294 Alcester Road  
01789 299 666
- 4 Stratford  
Leisure Centre,  
Bridgeway  
01789 268 826
- 5 Stratford-upon-Avon  
Sports Club,  
Swans Nest Lane  
01789 296 629
- 6 Stratford Racecourse  
Luddington Road  
01789 267 949
- 7 Bishopton  
Primary School,  
Drayton Avenue  
01789 205 058
- 8 Stratford-upon-  
Avon School,  
Alcester Road  
01789 268 051
- 9 Rother House  
Medical Centre,  
Alcester Road  
01789 269 386
- 10 Stratford Hospital  
Arden Street  
01789 205 831

\* 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



# How to find us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 732 925

## From M40 Junction 15

From junction 15, follow signs for Stratford via the A46 through the roundabouts. Around a mile and a half after leaving the motorway, at the roundabout follow tourist signs for Anne Hathaway's Cottage. Four miles on, at the roundabout take the second exit, for Bishopton. After seven hundred yards, at the roundabout take the second exit and the development is on the right.

Sat Nav: CV37 9QY

## From Stratford Town Centre and the East

From Bridge Foot, bear left into Bridge Street. At the end of the dual carriageway take the second roundabout exit into Wood Street and carry on into Alcester Road, passing the turreted clock tower then the Old Thatch Tavern on the left. Stay on Alcester Road for one and a half miles, through one roundabout, then opposite the Texaco garage turn right into The Ridgeway. Take the next right, and the development is on the left.

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](http://www.consumercode.co.uk)

the place to be®



**Trinity Fields**  
**Bishopton, Stratford upon Avon**

**millerhomes**

*the place to be®*

- 02 Living in Bishopton
- 06 Welcome Home
- 08 Floorplans
- 36 The Miller Difference
- 38 Useful Contacts
- 40 How to Find Us

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.



# Plot Information

- Hopwas/Colton

See Page 08
- Loxley

See Page 10
- Upton

See Page 12
- Bamford

See Page 14
- Clifton

See Page 16
- Bayton

See Page 18
- Astley

See Page 20
- Elmley

See Page 22
- Broadway

See Page 24
- Pebworth

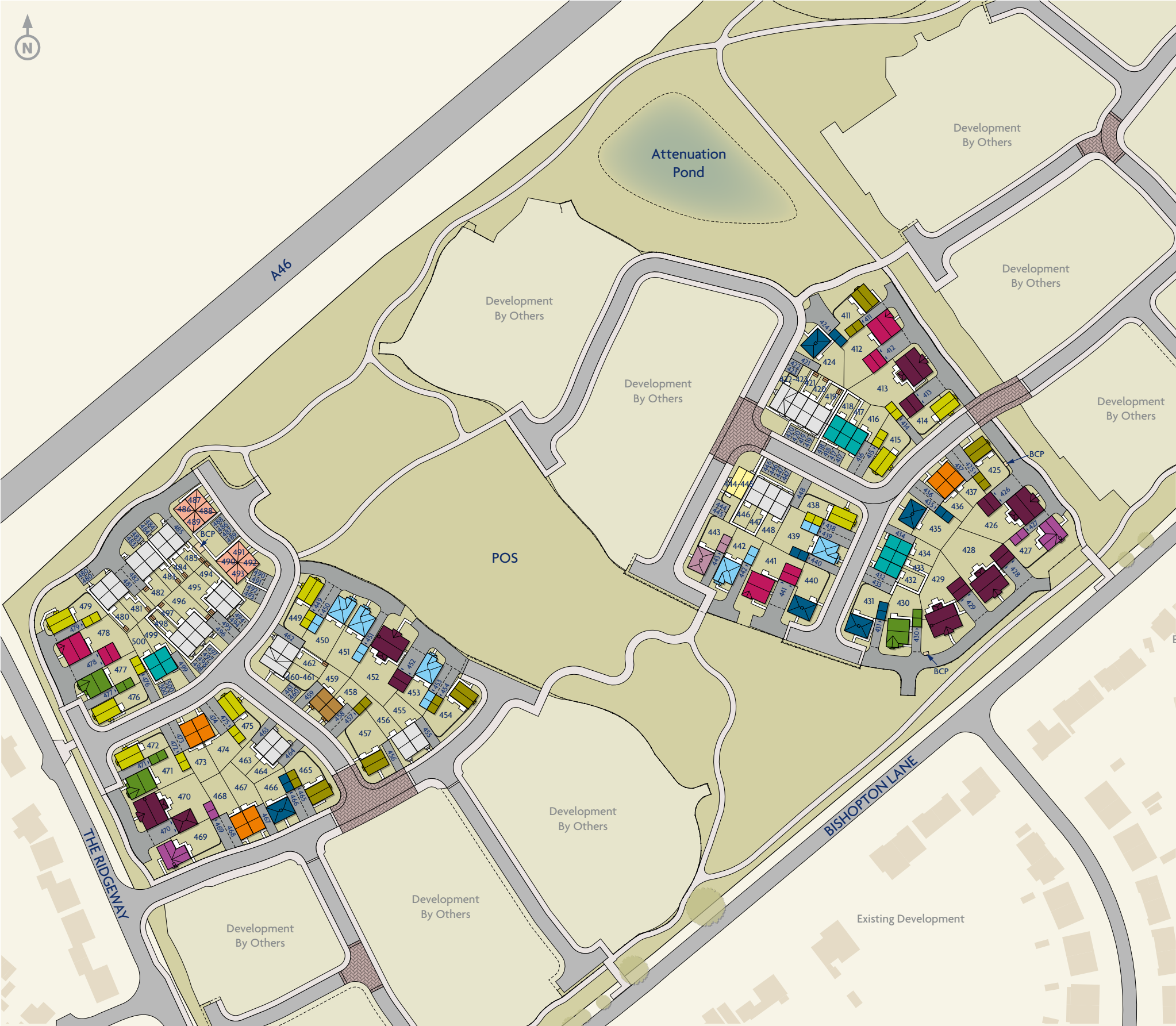
See Page 26
- Witley

See Page 28
- Hampton

See Page 30
- Astwood

See Page 32
- Wolverley

See Page 34
- 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.

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 Trinity Fields.

Trinity Fields is less than five minutes drive from the A46 and around 50 minutes from the centre of Birmingham, with frequent local buses from The Ridgeway into Stratford town centre. Stratford-upon-Avon Parkway station, offering direct trains to Birmingham and London Marylebone, is just a few minutes' walk away, and there is a Park and Ride facility beside the station with electric car charging points and a shuttle bus service into the town. The path along the Stratford-upon-Avon canal, which passes the development, is part of National Cycle Route 5 and offers a pleasant route into town or out to the countryside.

Just half a mile away, there is a post office and a convenience store stocking most everyday items. The Morrisons supermarket around a mile away includes a pharmacy, and a little further on there is a Tesco Superstore and a retail park, with names such as Boots, Argos, Next, M&S and Asda interspersed with restaurants and cafés. Stratford upon Avon is a delightful and varied shopping environment, with many specialist food retailers, fashion stores and bookshops alongside banks, cafés, hairdressers, restaurants and pubs. A twice-monthly farmers' market is held in the town's market square.

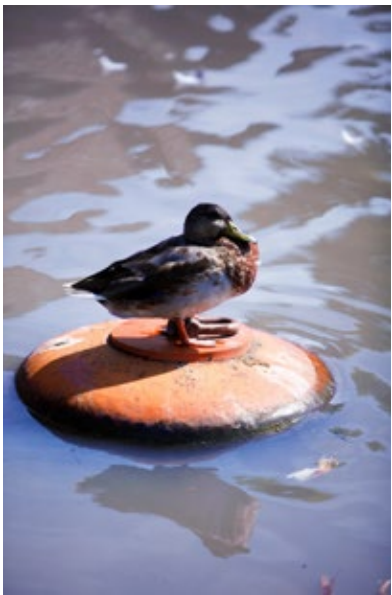
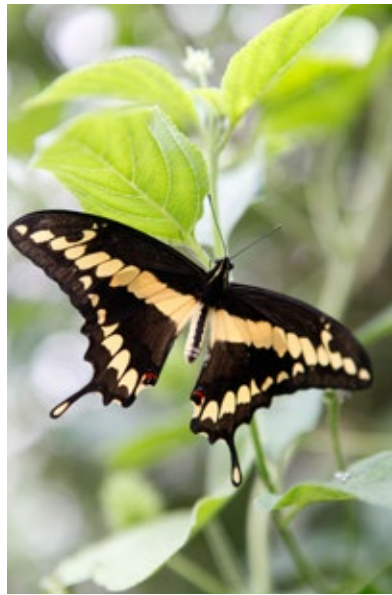
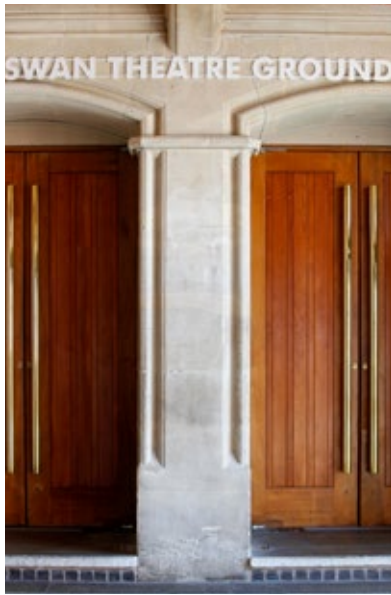
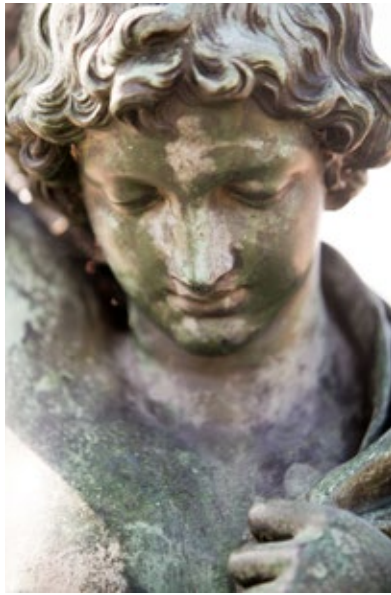
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Rother House Medical Centre, the nearest of several GP surgeries operates extended hours on some days for commuters, and Stratford Hospital's minor injuries unit is around one and a half miles from the development.



# Welcome home

This beautifully landscaped new neighbourhood, featuring an outstanding selection of energy efficient one, two, three, four and five bedroom homes arranged around expansive open wooded spaces and water features, brings an exciting flagship residential development into an exceptional location. With their peaceful setting and wide horizons, these inviting homes are just half an hour's walk from the picturesque, historic centre of Stratford upon Avon and close to excellent road and rail links.

Welcome to Trinity Fields.

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**Hopwas**  
The open-plan arrangement of this inviting apartment, with its expertly organised kitchen area lit by dual aspect windows that fill the space with natural light, is the perfect blend of contemporary style and maximum utility.

**Ground Floor**  
Kitchen/Living  
5.75m x 3.02m  
18'11" x 9'11"  
  
Principal Bedroom  
4.14m x 3.69m  
13'7" x 12'2"  
  
Bathroom  
2.16m x 1.88m  
7'1" x 6'2"

**Colton**  
The living room and kitchen incorporate dual aspect windows, transforming the interior of this comfortable apartment into a bright, convivial space. The crisp, subtly L-shaped open plan living area offers both visual appeal and great convenience, perfect for the modern lifestyle.

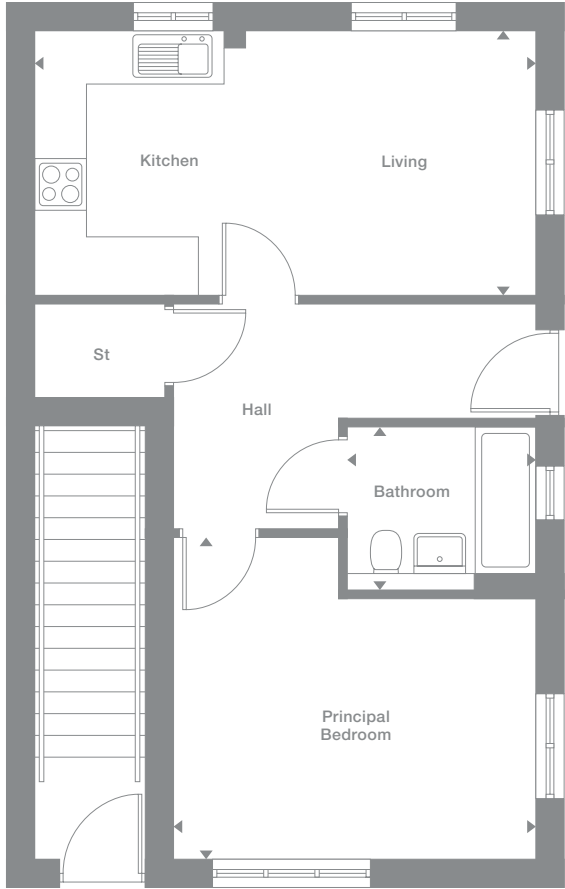
**First Floor**  
Kitchen/Living  
5.75m x 4.16m  
18'11" x 13'8"  
  
Principal Bedroom  
4.14m x 3.75m  
13'7" x 12'4"  
  
Bathroom  
1.96m x 2.16m  
6'5" x 7'1"

**Floor Space**  
Hopwas  
498 sq ft  
  
Colton  
571 sq ft

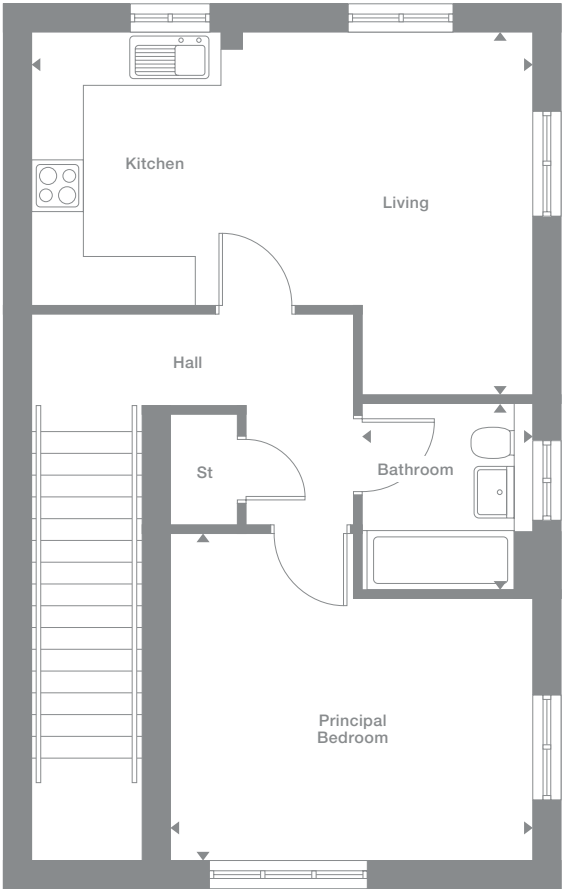
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

**Overview**  
Designed to optimise comfort and convenience without any compromise in style, the dual aspect, open plan living area presents a welcoming and supremely practical setting for relaxing and entertaining. Upstairs, twin windows fill the bedroom with natural light, and the landing incorporates useful cupboard space.

- Ground Floor**

Living/Kitchen  
5.05m x 5.05m  
16'5" x 16'5"

WC  
1.09m x 1.68m  
3'7" x 5'6"
- First Floor**

Principal Bedroom  
5.05m x 2.80m  
16'5" x 9'2"

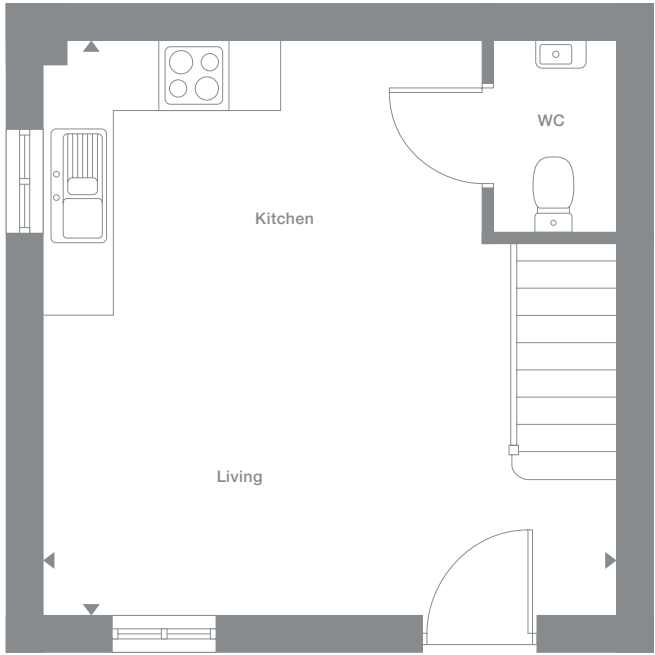
Bathroom  
1.90m x 2.15m  
6'3" x 7'0"

**Floor Space**  
560 sq ft

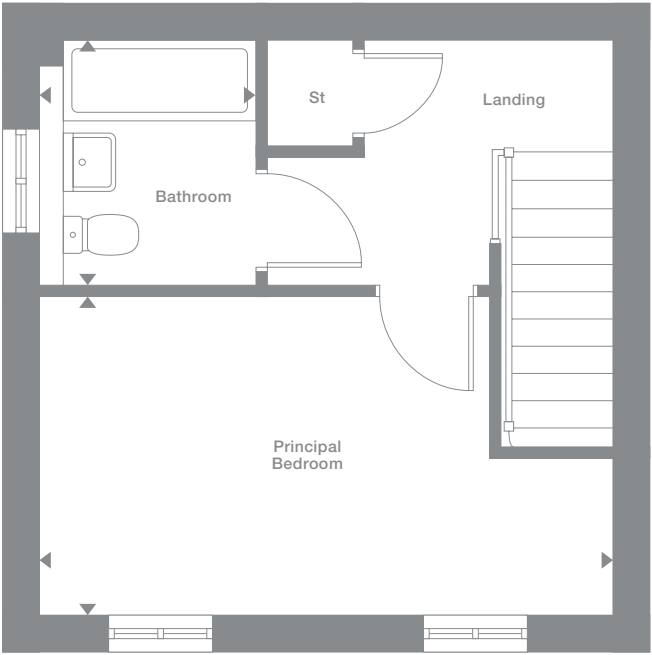
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



how will  
you use your  
new home?

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**Overview**  
The hall leads into an expertly designed kitchen and a welcoming, comfortable living and dining room enhanced by feature french doors, adding a focal point as well as bringing flexibility to the dining arrangements on summer evenings. The principal bedroom incorporates useful storage space.

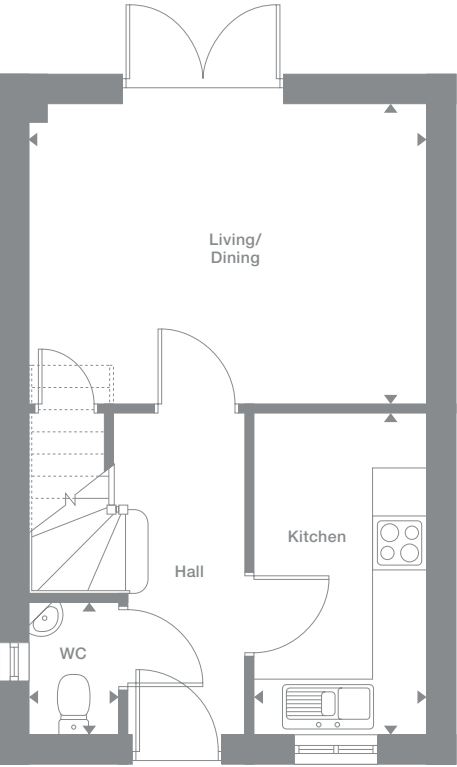
|  |   |
|--|---|
| <b>Ground Floor</b>                              | <b>First Floor</b>                                  |
| Living/Dining<br>4.39m x 3.31m<br>14'5" x 10'11" | Principal Bedroom<br>4.39m x 3.43m<br>14'5" x 11'3" |
| Kitchen<br>1.91m x 3.54m<br>6'3" x 11'7"         | Bedroom 2<br>2.28m x 3.42m<br>7'6" x 11'3"          |
| WC<br>0.99m x 1.45m<br>3'3" x 4'9"               | Bathroom<br>2.01m x 1.90m<br>6'7" x 6'3"            |

**Floor Space**  
657 sq ft

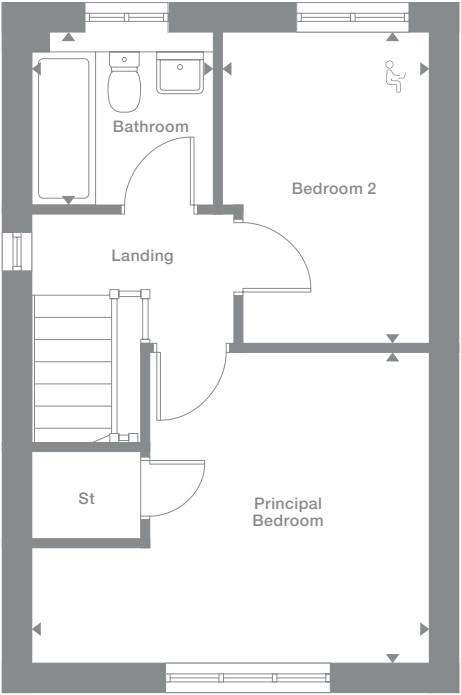
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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\* Plots are a mirror image of plans shown above

# Bamford

**Overview**  
As well as bringing a bright, inspiring ambience to the space, the french doors of the living and dining room help to accentuate the benefits of the garden. The second bedroom, with its twin windows and built-in cupboard, provides a comfortable private retreat.

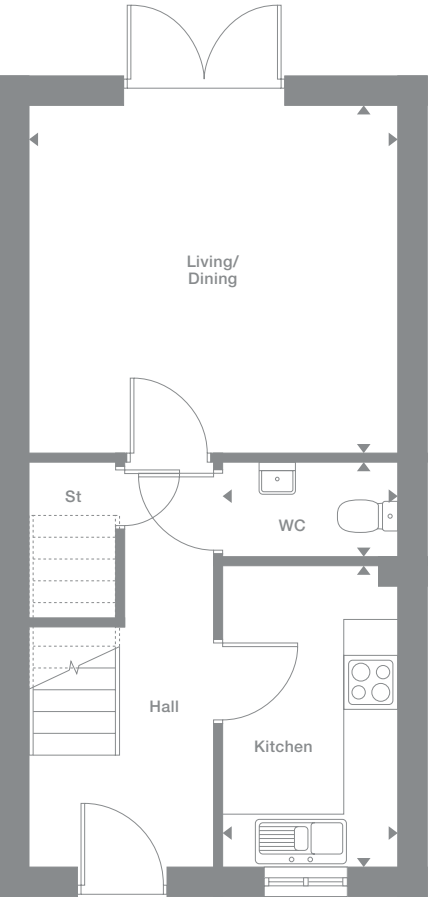
|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>                                  |
| Living/Dining<br>4.07m x 3.84m<br>13'4" x 12'7" | Principal Bedroom<br>4.07m x 3.04m<br>13'4" x 10'0" |
| Kitchen<br>1.93m x 3.34m<br>6'4" x 11'0"        | Bedroom 2<br>4.07m x 3.03m<br>13'4" x 9'11"         |
| WC<br>1.93m x 1.05m<br>6'4" x 3'5"              | Bathroom<br>1.89m x 2.16m<br>6'3" x 7'1"            |

**Floor Space**  
737 sq ft

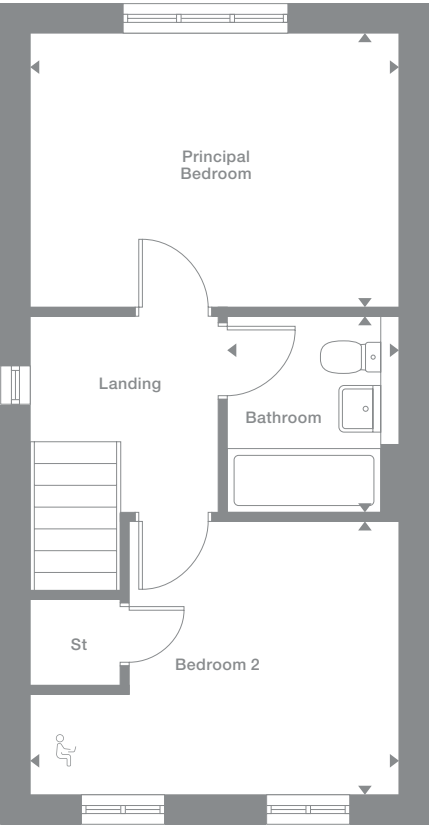
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Clifton

### Overview

The subtly L-shaped geometry of the living and dining room presents endless opportunities for creative arrangements, with the french doors adding an attractive focal point. The principal bedroom, with its en-suite shower room and thoughtfully provided cupboard, adds a note of luxury.

### Ground Floor

- Living  
4.51m x 3.11m  
14'10" x 10'3"
- Dining  
3.50m x 2.00m  
11'6" x 6'7"
- Kitchen  
2.29m x 3.21m  
7'6" x 10'6"
- WC  
0.94m x 2.06m  
3'1" x 6'9"

### First Floor

- Principal Bedroom  
2.82m x 3.21m  
9'3" x 10'6"
- En-Suite  
1.59m x 2.06m  
5'3" x 6'9"
- Bedroom 2  
2.36m x 3.32m  
7'9" x 10'11"
- Bedroom 3  
2.05m x 2.22m  
6'9" x 7'4"
- Bathroom  
2.36m x 1.70m  
7'9" x 5'7"

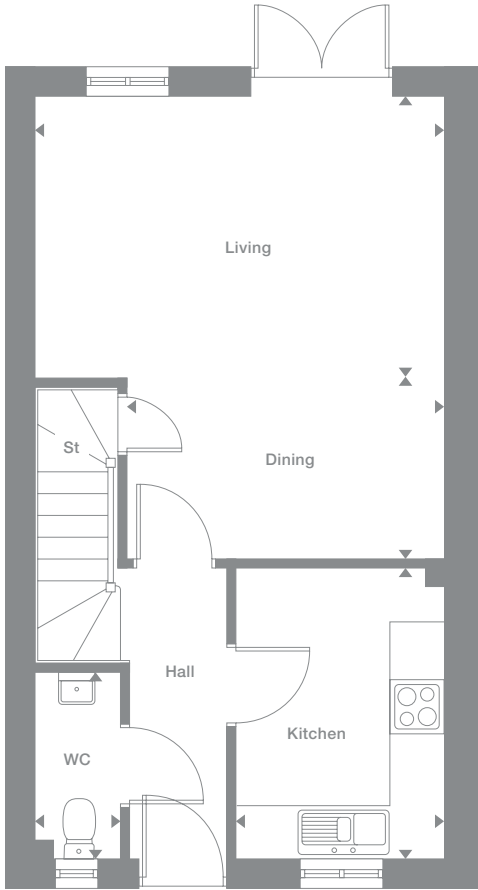
### Floor Space

819 sq ft

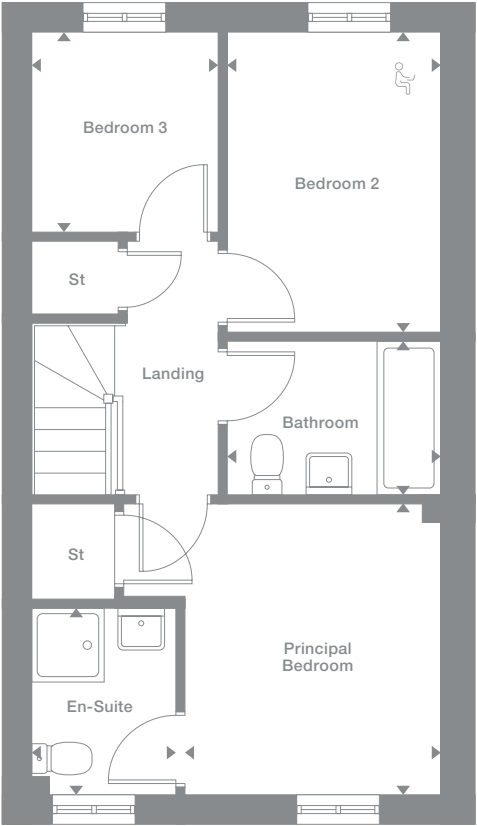
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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# Bayton

**Overview**  
The breathtaking triple aspect lounge with its bay window and french doors complements a dual aspect dining kitchen with a second set of french doors, creating a magnificent setting for entertaining. Upstairs, a gallery landing leads to three bedrooms, one of them en-suite.

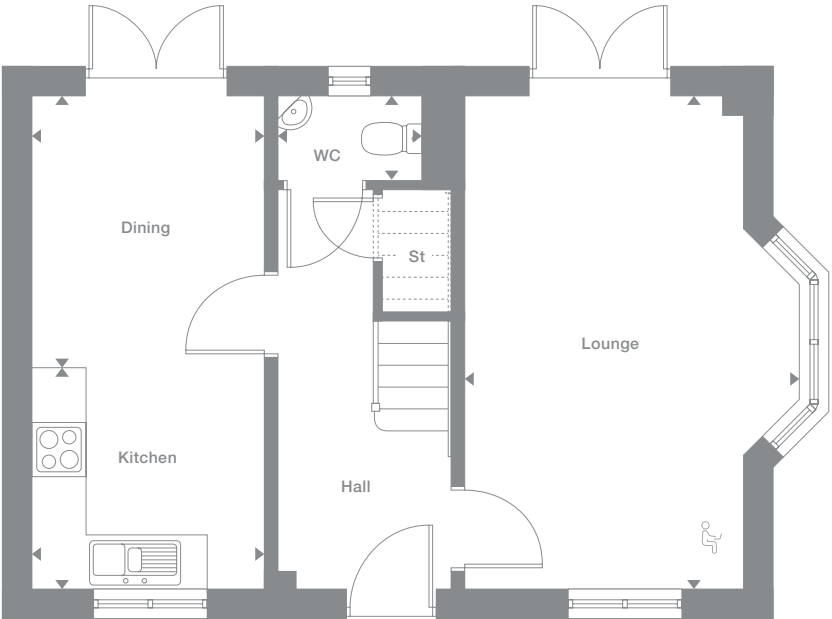
|  |  |
|--|--|
| <b>Ground Floor</b>                              | <b>First Floor</b>   |
| <b>Lounge</b><br>3.67m x 5.45m<br>12'1" x 17'11" | <b>Principal Bedroom</b><br>3.13m x 3.44m<br>10'4" x 11'3" |
| <b>Dining</b><br>2.55m x 2.99m<br>8'5" x 9'10"   | <b>En-Suite</b><br>1.93m x 1.69m<br>6'4" x 5'7"            |
| <b>Kitchen</b><br>2.55m x 2.45m<br>8'5" x 8'1"   | <b>Bedroom 2</b><br>2.59m x 2.86m<br>8'6" x 9'5"           |
| <b>WC</b><br>1.59m x 0.94m<br>5'3" x 3'1"        | <b>Bedroom 3</b><br>2.59m x 1.85m<br>8'6" x 6'1"           |
|  | <b>Bathroom</b><br>2.04m x 1.91m<br>6'9" x 6'3"            |

**Floor Space**  
933 sq ft

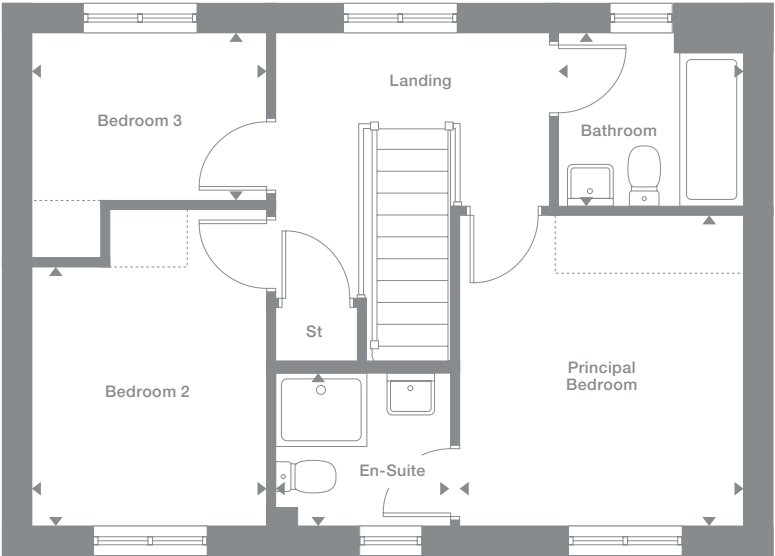
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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**Overview**  
A dual-aspect lounge, with its feature bay window, shares the ground floor with a superb dual aspect family kitchen, with french doors making the dining area special and a separate laundry room to help with household management. One of the three bedrooms is en-suite.

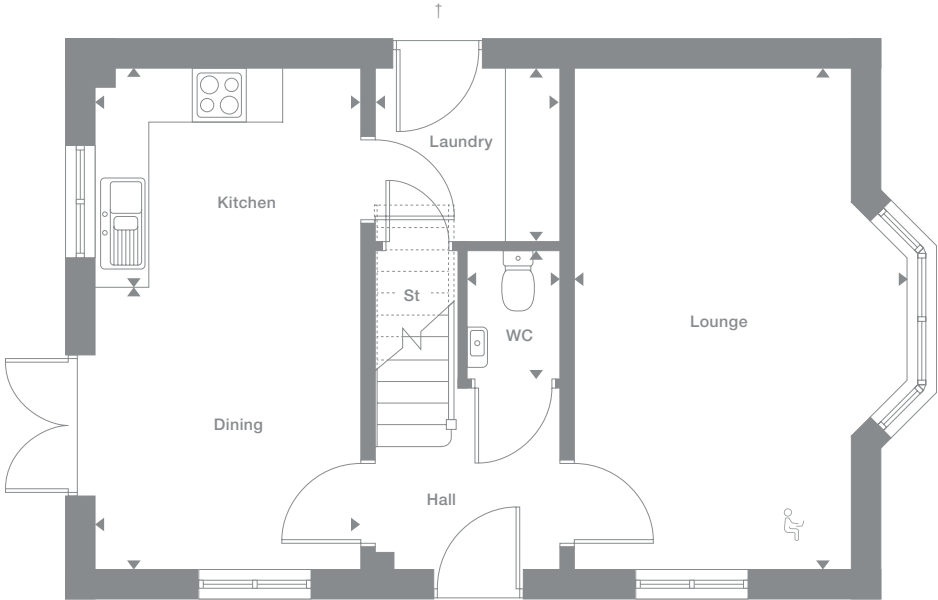
|   |  |
|---|--|
| <b>Ground Floor</b>                             | <b>First Floor</b>   |
| <b>Lounge</b><br>3.67m x 5.54m<br>12'1" x 18'2" | <b>Principal Bedroom</b><br>3.40m x 3.12m<br>11'2" x 10'3" |
| <b>Kitchen</b><br>2.93m x 2.43m<br>9'8" x 8'0"  | <b>En-Suite</b><br>1.77m x 2.06m<br>5'10" x 6'9"           |
| <b>Dining</b><br>2.93m x 3.11m<br>9'8" x 10'3"  | <b>Bedroom 2</b><br>2.99m x 3.31m<br>9'10" x 10'11"        |
| <b>Laundry</b><br>2.04m x 1.92m<br>6'8" x 6'4"  | <b>Bedroom 3</b><br>2.60m x 2.33m<br>8'6" x 7'8"           |
| <b>WC</b><br>1.02m x 1.43m<br>3'4" x 4'8"       | <b>Bathroom</b><br>1.90m x 2.09m<br>6'3" x 6'10"           |

**Floor Space**  
1,009 sq ft

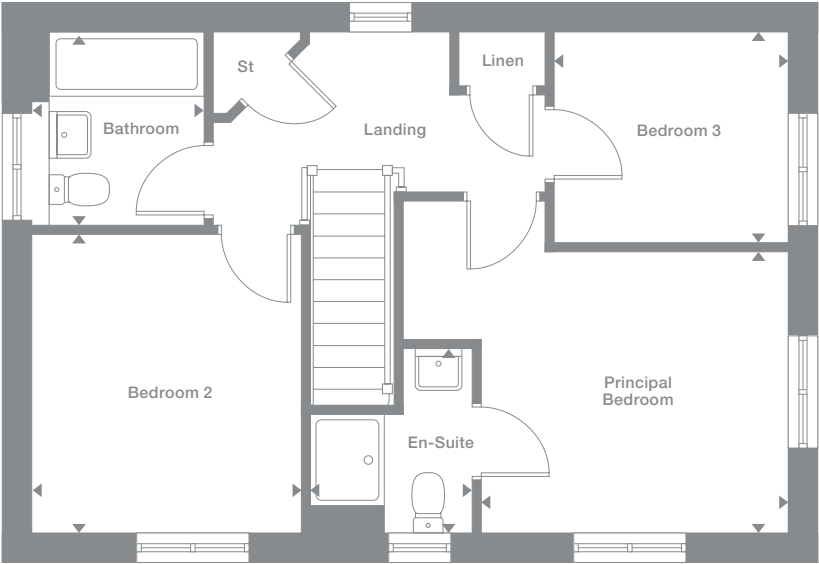
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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† Laundry door not applicable to plots 472 and 476

**Overview**  
With stylish french doors, the dual aspect lounge provides an inspiring, light-filled backdrop to family life. The dining kitchen features a separate laundry room, and the en-suite principal bedroom is accessed via a bright landing.

|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>  |
| <b>Lounge</b><br>2.95m x 5.95m<br>9'8" x 19'7"  | <b>Principal Bedroom</b><br>2.99m x 3.60m<br>9'10" x 11'10" |
| <b>Dining</b><br>2.87m x 3.52m<br>9'5" x 11'7"  | <b>En-Suite</b><br>2.23m x 2.03m<br>7'4" x 6'8"             |
| <b>Kitchen</b><br>2.87m x 2.43m<br>9'5" x 8'0"  | <b>Bedroom 2</b><br>2.64m x 2.81m<br>8'8" x 9'3"            |
| <b>Laundry</b><br>2.00m x 1.79m<br>6'7" x 5'11" | <b>Bedroom 3</b><br>2.90m x 3.05m<br>9'6" x 10'0"           |
| <b>WC</b><br>1.81m x 0.85m<br>5'11" x 2'9"      | <b>Bathroom</b><br>1.92m x 2.26m<br>6'4" x 7'5"             |

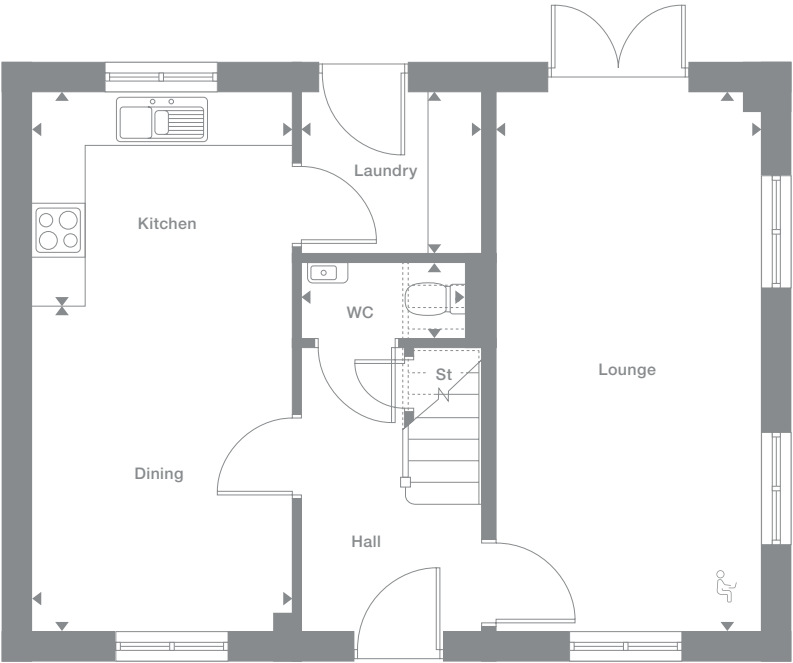
**Floor Space**  
1,034 sq ft

↑ Windows to Plots 431 and 440 only

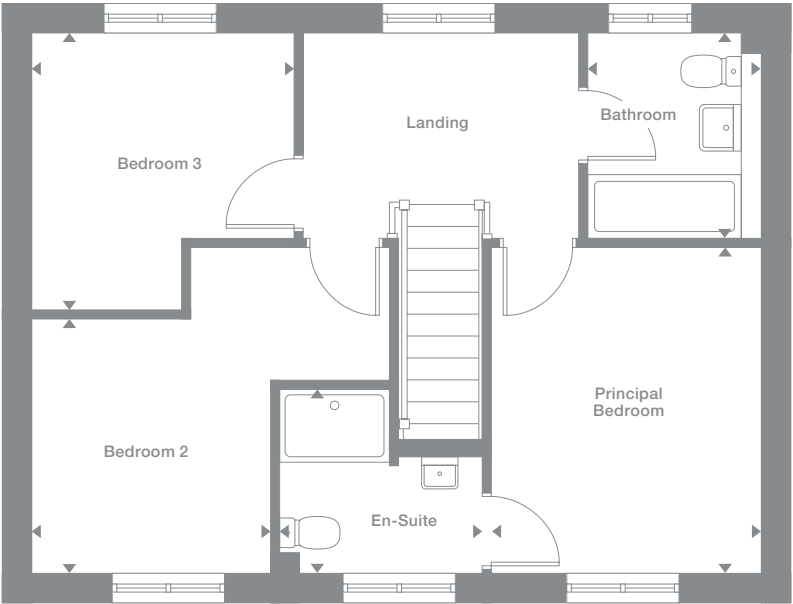
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Ground Floor



First Floor



 Office space area

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# Broadway

**Overview**  
Both the lounge and the dining kitchen are dual aspect, with triple windows in the lounge and french doors in the dining area creating a wonderfully light, natural ambience. The practical features include a separate laundry room and an en-suite principal bedroom.

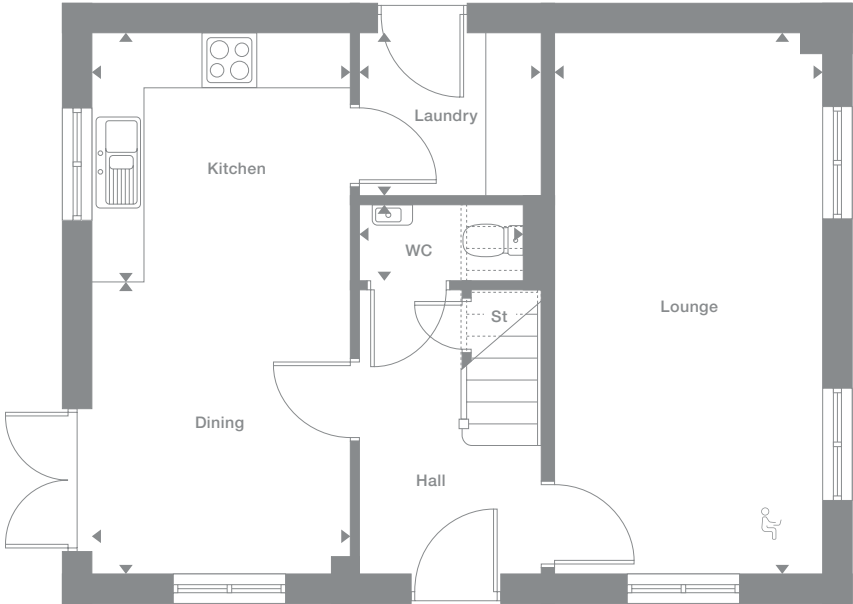
|   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>  |
| <b>Lounge</b><br>2.95m x 5.95m<br>9'8" x 19'7"  | <b>Principal Bedroom</b><br>2.99m x 3.60m<br>9'10" x 11'10" |
| <b>Dining</b><br>2.87m x 3.22m<br>9'5" x 10'7"  | <b>En-Suite</b><br>2.23m x 2.03m<br>7'4" x 6'8"             |
| <b>Kitchen</b><br>2.87m x 2.73m<br>9'5" x 8'11" | <b>Bedroom 2</b><br>2.64m x 2.81m<br>8'8" x 9'3"            |
| <b>Laundry</b><br>2.00m x 1.79m<br>6'7" x 5'11" | <b>Bedroom 3</b><br>2.90m x 3.05m<br>9'6" x 10'0"           |
| <b>WC</b><br>1.81m x 0.85m<br>5'11" x 2'9"      | <b>Bathroom</b><br>1.92m x 2.26m<br>6'4" x 7'5"             |

**Floor Space**  
1,034 sq ft

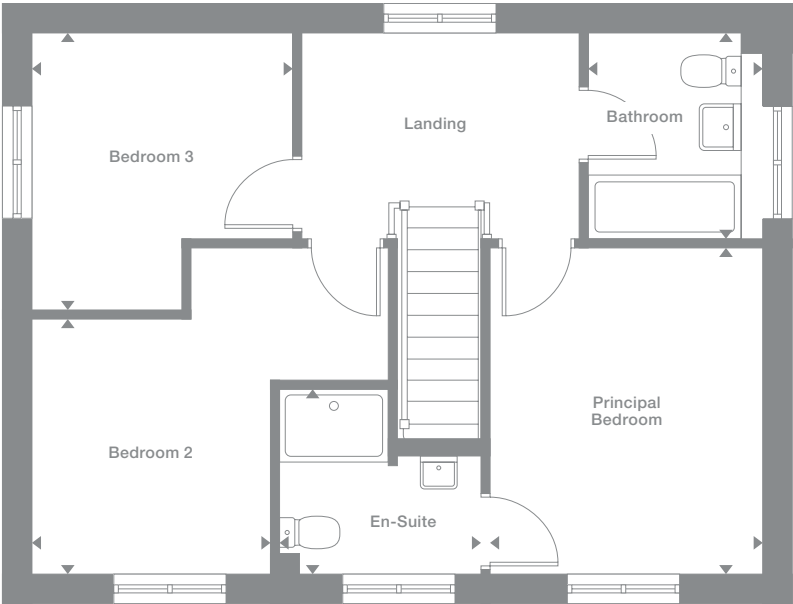
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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# Pebworth

**Overview**  
French doors in both the lounge and the striking kitchen, dining and family room add a fascinating dynamic to the accommodation, integrating the garden into the living area while bringing an airy, bright appeal to both rooms. The en-suite principal bedroom adds style to comfort.

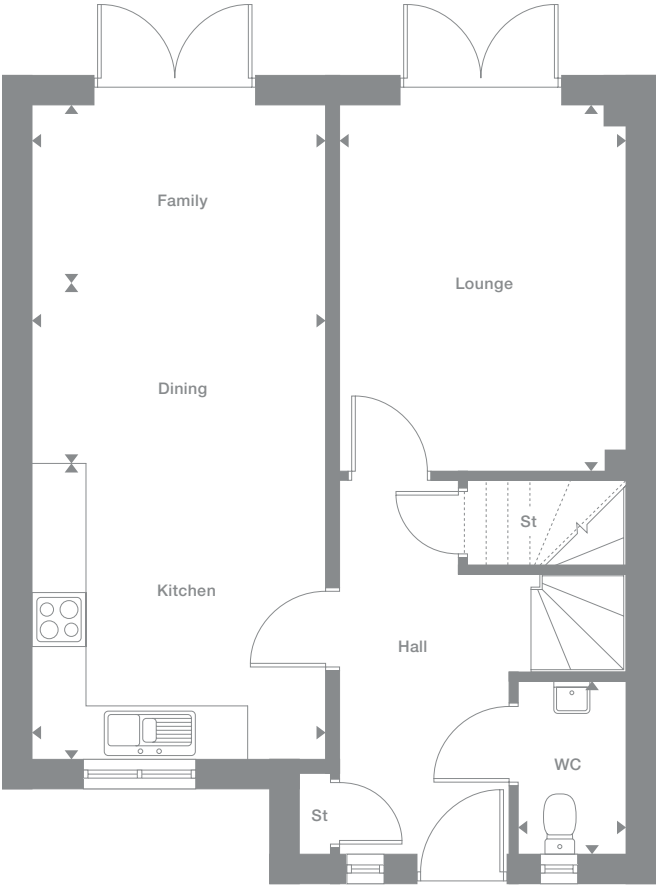
|  |  |
|--|--|
| <b>Ground Floor</b>                              | <b>First Floor</b>   |
| <b>Lounge</b><br>3.15m x 4.05m<br>10'4" x 13'3"  | <b>Principal Bedroom</b><br>3.45m x 3.75m<br>11'4" x 12'4" |
| <b>Family</b><br>3.26m x 1.98m<br>10'8" x 6'6"   | <b>En-Suite</b><br>3.01m x 1.71m<br>9'11" x 5'8"           |
| <b>Dining</b><br>3.26m x 1.98m<br>10'8" x 6'6"   | <b>Bedroom 2</b><br>3.45m x 3.38m<br>11'4" x 11'1"         |
| <b>Kitchen</b><br>3.26m x 3.26m<br>10'8" x 10'8" | <b>Bedroom 3</b><br>3.61m x 3.09m<br>11'10" x 10'2"        |
| <b>WC</b><br>1.18m x 1.92m<br>3'11" x 6'4"       | <b>Bathroom</b><br>1.90m x 2.24m<br>6'3" x 7'4"            |

**Floor Space**  
1,102 sq ft

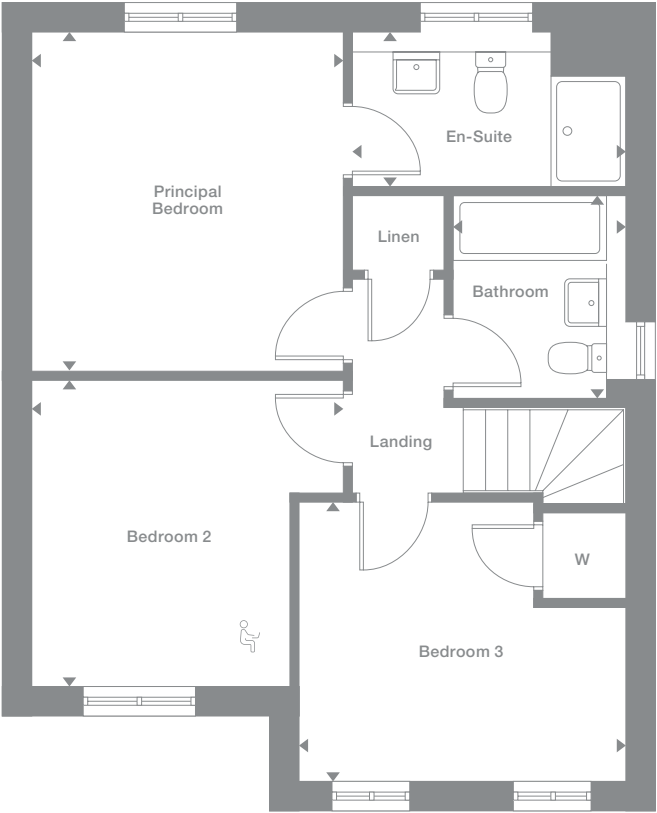
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



your home  
your choice...

 Office space area

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**Overview**  
All three ground floor rooms are dual aspect, with french doors in both the lounge and the family kitchen and a charming, traditional bay window in the formal dining room. One of the four bedrooms is dual aspect, and the principal bedroom is en-suite.

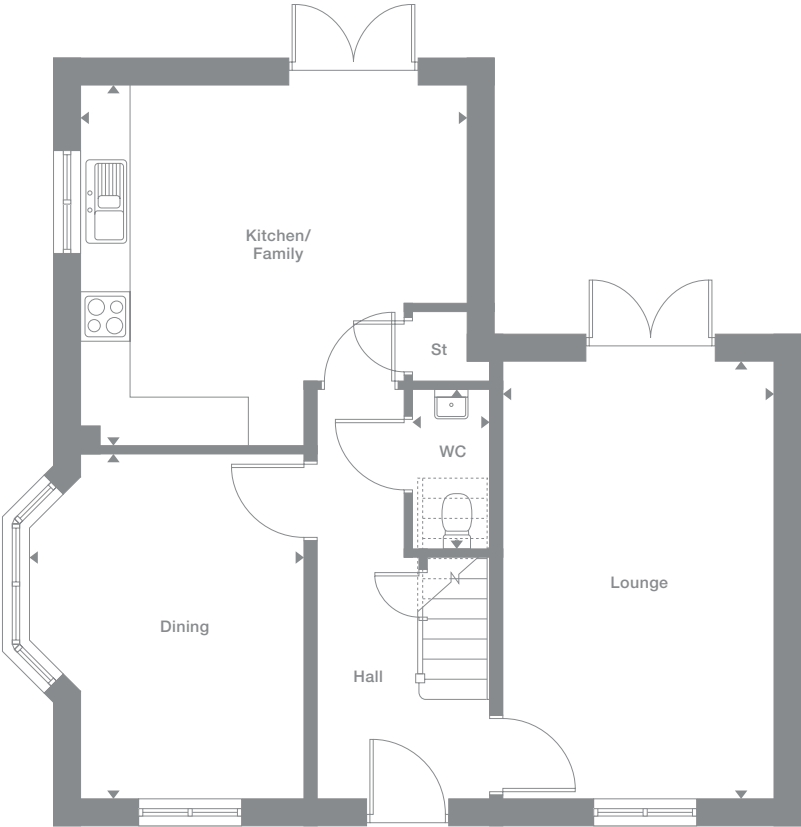
|   |  |
|---|--|
| <b>Ground Floor</b>                                     | <b>First Floor</b>   |
| <b>Lounge</b><br>3.26m x 5.27m<br>10'9" x 17'4"         | <b>Principal Bedroom</b><br>4.64m x 2.71m<br>15'3" x 8'11" |
| <b>Dining</b><br>3.28m max x 4.13m<br>10'9" x 13'7"     | <b>En-Suite</b><br>2.47m x 1.24m<br>8'1" x 4'1"            |
| <b>Kitchen/Family</b><br>4.64m x 4.35m<br>15'3" x 14'4" | <b>Bedroom 2</b><br>4.75m x 2.64m<br>15'7" x 8'8"          |
| <b>WC</b><br>0.93m x 1.93m<br>3'1" x 6'4"               | <b>Bedroom 3</b><br>3.49m x 2.88m<br>11'6" x 9'6"          |
|   | <b>Bedroom 4</b><br>2.33m x 2.29m<br>7'8" x 7'6"           |
|   | <b>Bathroom</b><br>2.69m x 1.70m<br>8'10" x 5'7"           |

**Floor Space**  
1,290 sq ft

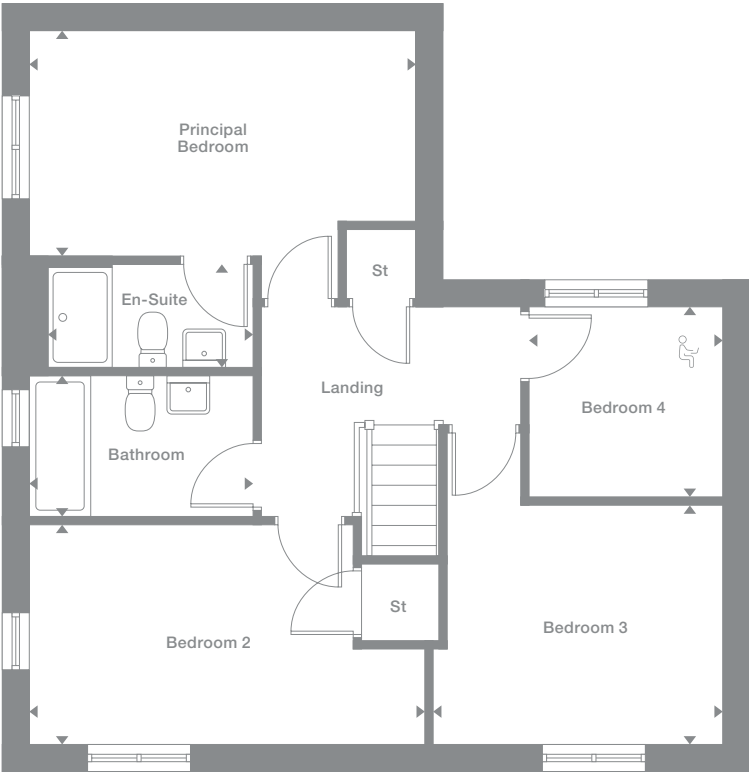
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Hampton

**Overview**  
Distinguished by a stylish bay window, the classic lounge counterpoints a superb kitchen where french doors enhance the dining area to add special pleasure to mealtimes. There is a private study and a laundry, and the gallery landing leads to four bedrooms, one of them en-suite.

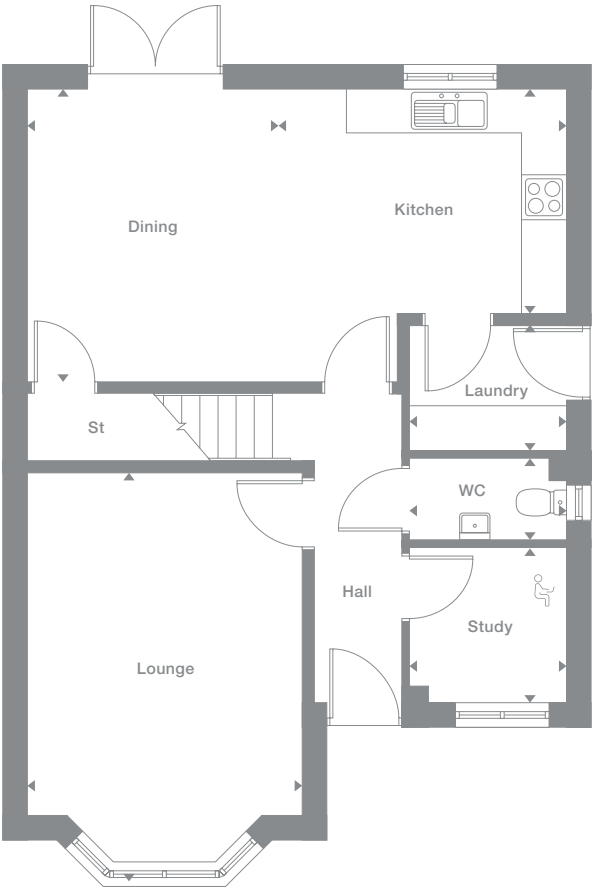
|  |   |
|--|---|
| <b>Ground Floor</b>                              | <b>First Floor</b>  |
| <b>Lounge</b><br>3.65m x 5.13m<br>12'0" x 16'10" | <b>Principal Bedroom</b><br>3.65m x 4.60m<br>12'0" x 15'01" |
| <b>Kitchen</b><br>3.81m x 2.99m<br>12'6" x 9'10" | <b>En-Suite</b><br>1.61m x 2.07m<br>5'4" x 6'10"            |
| <b>Laundry</b><br>2.08m x 1.66m<br>6'10" x 5'5"  | <b>Bedroom 2</b><br>3.79m x 2.75m<br>12'5" x 9'1"           |
| <b>Dining</b><br>3.33m x 3.88m<br>10'11" x 12'9" | <b>Bedroom 3</b><br>3.26m x 2.74m<br>10'8" x 9'0"           |
| <b>Study</b><br>2.08m x 2.06m<br>6'10" x 6'9"    | <b>Bedroom 4</b><br>2.08m x 3.14m<br>6'10" x 10'4"          |
| <b>WC</b><br>2.08m x 1.08m<br>6'10" x 3'07"      | <b>Bathroom</b><br>2.72m x 2.04m<br>8'11" x 6'8"            |

**Floor Space**  
1,381 sq ft

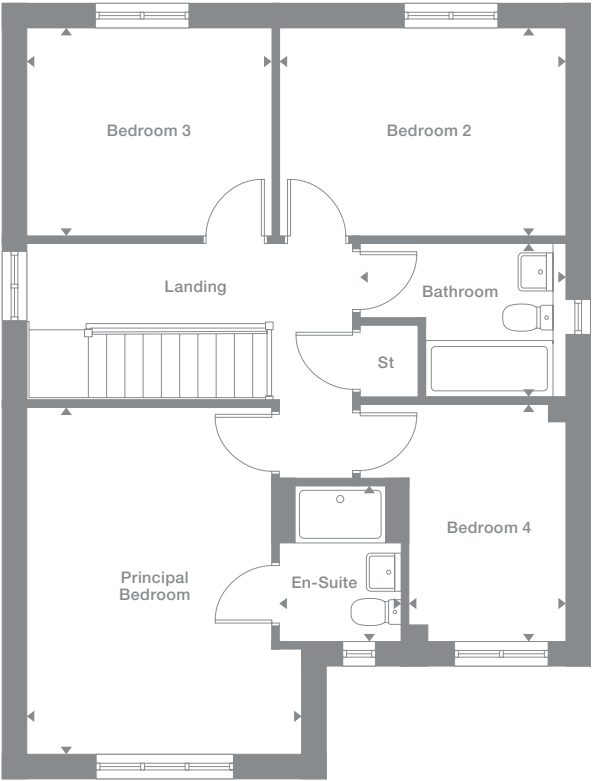
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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# Astwood

### Overview

The elegant lounge and formal dining room complement a striking, broad family kitchen and breakfast room with feature french doors, creating a flexible, natural social space. With a dedicated laundry and four bedrooms, two of them en-suite, this is a immensely flexible and impressive home.

### Ground Floor

**Lounge**  
3.35m x 5.22m  
11'0" x 17'2"

**Kitchen**  
3.18m x 3.47m  
10'5" x 11'5"

**Family/Breakfast**  
5.16m x 3.21m  
16'11" x 11'5"

**Laundry**  
1.86m x 1.78m  
6'1" x 5'10"

**Dining**  
2.85m x 2.90m  
9'4" x 9'6"

**WC**  
0.90m x 1.78m  
2'11" x 5'10"

### First Floor

**Principal Bedroom**  
3.82m x 4.47m  
12'7" x 14'8"

**En-Suite**  
1.69m x 2.09m  
5'7" x 6'10"

**Bedroom 2**  
3.40m x 3.21m  
11'2" x 10'7"

**En-Suite 2**  
2.37m x 1.81m  
7'9" x 5'11"

**Bedroom 3**  
2.72m x 3.83m  
8'11" x 12'7"

**Bedroom 4**  
2.53m x 3.63m  
8'4" x 11'11"

**Bathroom**  
2.91m x 2.00m  
9'7" x 6'7"

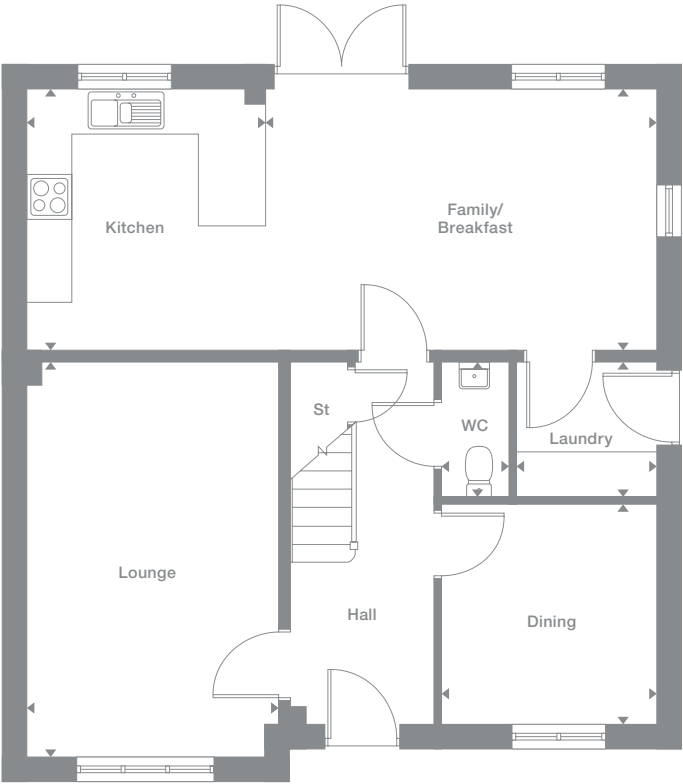
### Floor Space

1,541 sq ft

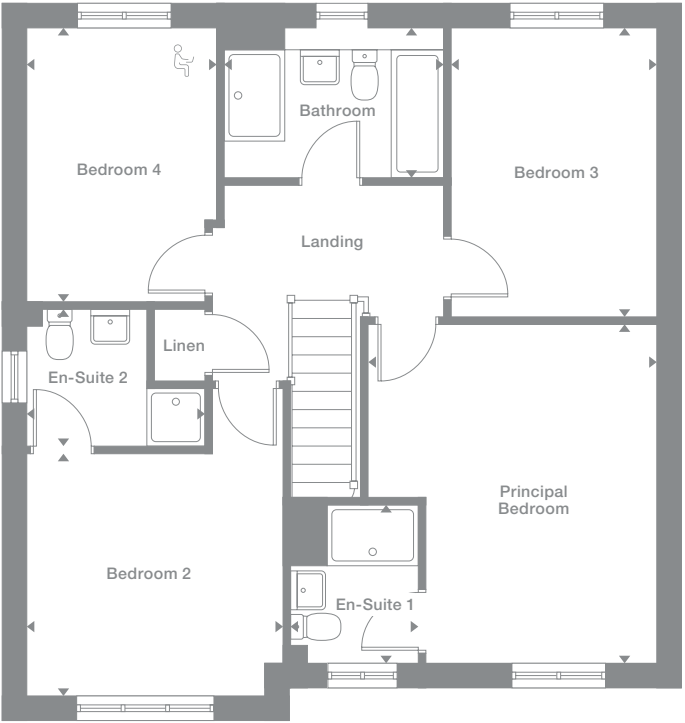
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




### Ground Floor



### First Floor



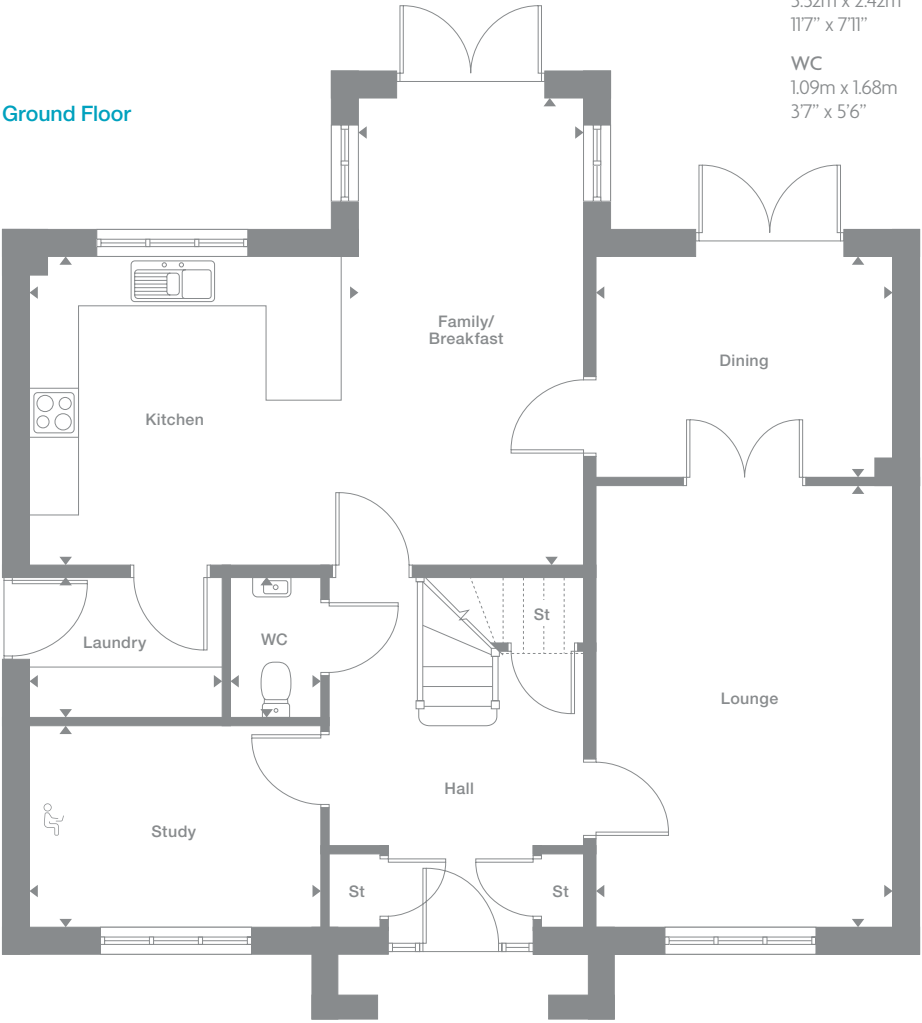
 Office space area

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your home  
your way...

**Overview**  
A magnificent hall leads into a lounge where double doors open on to a dining room. The family kitchen incorporates a delightful conservatory-like breakfast area. Two bedrooms are en-suite, and the principal suite includes a sumptuous dressing area. This is an exceptional home.

Ground Floor



- Ground Floor**
- Lounge**  
3.56m x 5.31m  
11'8" x 17'5"
  - Dining**  
3.56m x 2.66m  
11'8" x 8'9"
  - Family/Breakfast**  
2.71m x 5.62m  
8'11" x 18'6"
  - Kitchen**  
3.96m x 3.71m  
13'0" x 12'2"
  - Laundry**  
2.33m x 1.68m  
7'8" x 5'6"
  - Study**  
3.52m x 2.42m  
11'7" x 7'11"
  - WC**  
1.09m x 1.68m  
3'7" x 5'6"

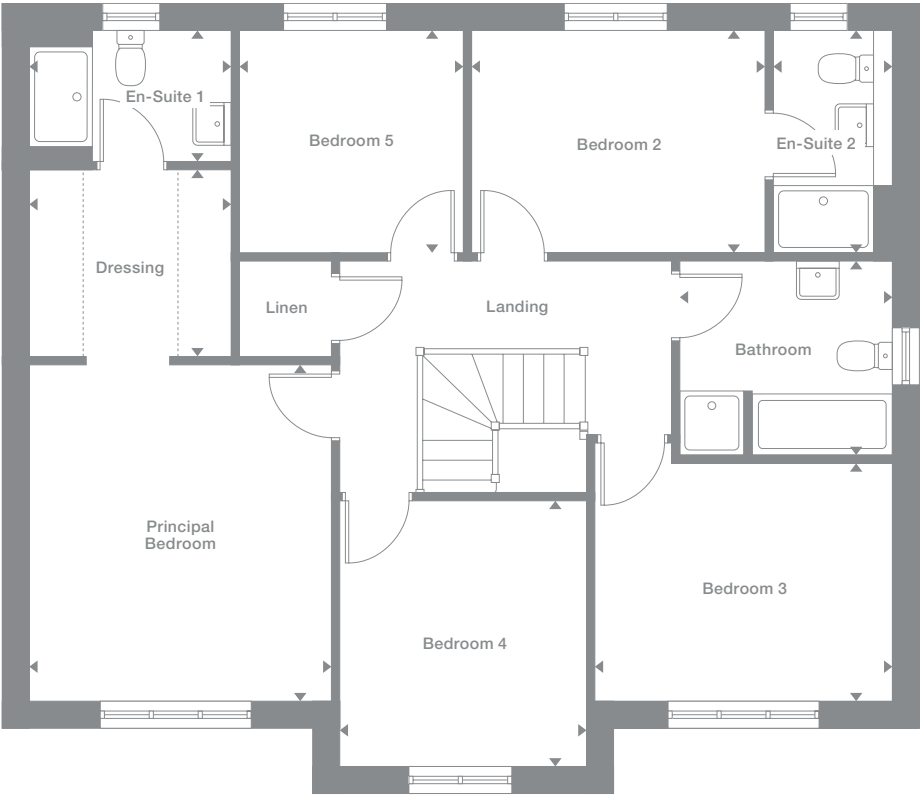
- First Floor**
- Principal Bedroom**  
3.64m x 4.04m  
11'11" x 13'3"
  - Dressing**  
2.44m x 2.25m  
8'0" x 7'5"
  - En-Suite 1**  
2.44m x 1.58m  
8'0" x 5'2"
  - Bedroom 2**  
3.52m x 2.68m  
11'7" x 8'10"
  - En-Suite 2**  
1.43m x 2.68m  
4'8" x 8'10"
  - Bedroom 3**  
3.59m x 2.85m  
11'9" x 9'4"
  - Bedroom 4**  
2.97m x 3.19m  
9'9" x 10'6"
  - Bedroom 5**  
2.690m x 2.680m  
8'10" x 8'10"
  - Bathroom**  
2.56m x 2.34m  
8'5" x 7'8"

**Floor Space**  
1,885 sq ft

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



First Floor



 Office space area

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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 85 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.

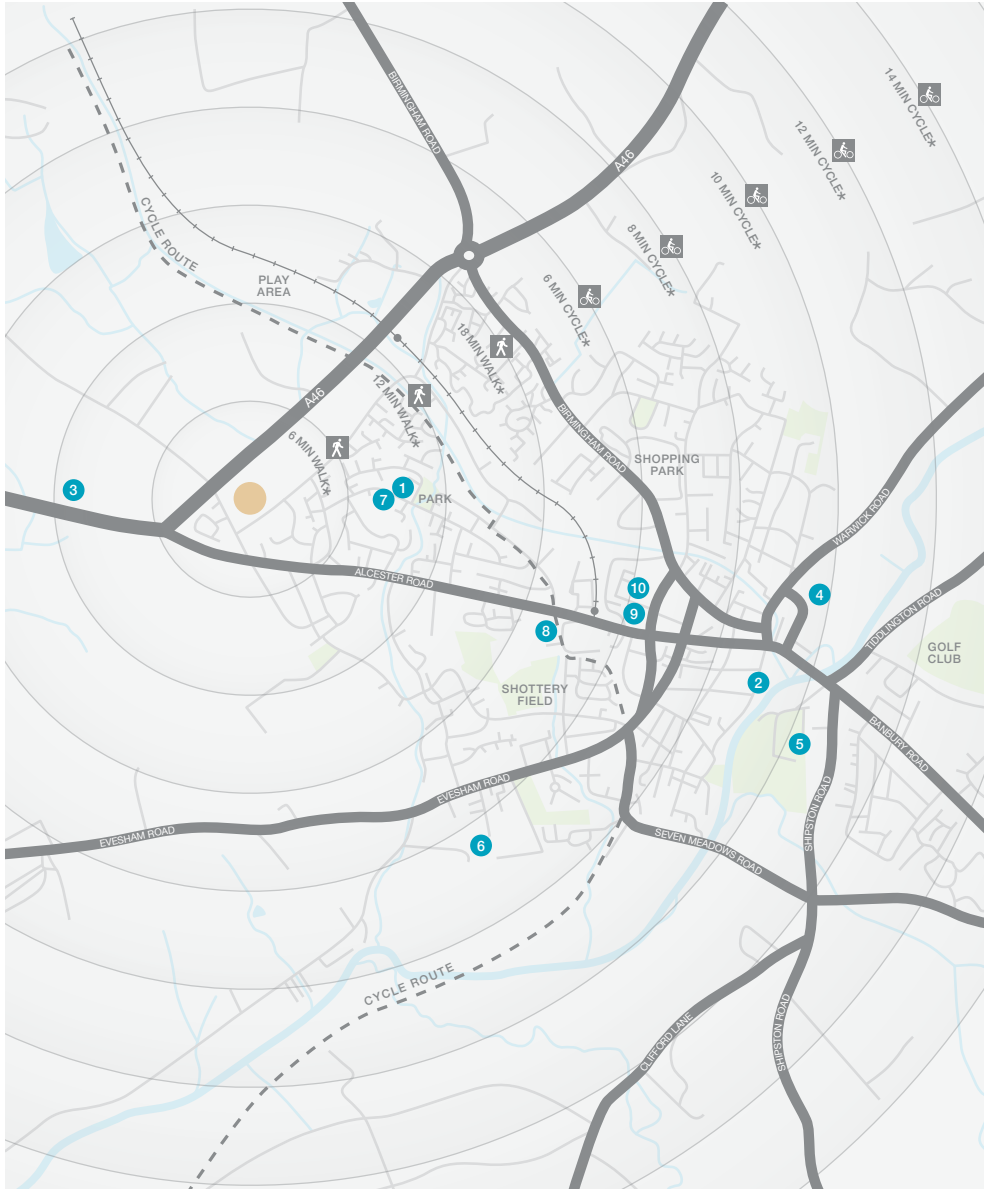
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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



Useful  
Contacts

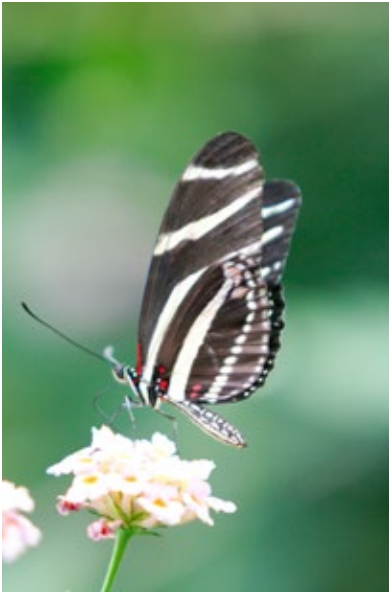
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Post Office  
140-144  
Drayton Avenue  
01789 292 419
- 2 Royal Shakespeare  
Company,  
Waterside  
01789 331 111
- 3 Bannatyne Health  
Club and Spa,  
294 Alcester Road  
01789 299 666
- 4 Stratford  
Leisure Centre,  
Bridgeway  
01789 268 826
- 5 Stratford-upon-Avon  
Sports Club,  
Swans Nest Lane  
01789 296 629
- 6 Stratford Racecourse  
Luddington Road  
01789 267 949
- 7 Bishopton  
Primary School,  
Drayton Avenue  
01789 205 058
- 8 Stratford-upon-  
Avon School,  
Alcester Road  
01789 268 051
- 9 Rother House  
Medical Centre,  
Alcester Road  
01789 269 386
- 10 Stratford Hospital  
Arden Street  
01789 205 831

\* 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



# How to find us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 732 925

**From M40 Junction 15**  
From junction 15, follow signs for Stratford via the A46 through the roundabouts. Around a mile and a half after leaving the motorway, at the roundabout follow tourist signs for Anne Hathaway's Cottage. Four miles on, at the roundabout take the second exit, for Bishopton. After seven hundred yards, at the roundabout take the second exit and the development is on the right.

**From Stratford Town Centre and the East**  
From Bridge Foot, bear left into Bridge Street. At the end of the dual carriageway take the second roundabout exit into Wood Street and carry on into Alcester Road, passing the turreted clock tower then the Old Thatch Tavern on the left. Stay on Alcester Road for one and a half miles, through one roundabout, then opposite the Texaco garage turn right into The Ridgeway. Take the next right, and the development is on the left.

Sat Nav: CV37 9QY



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.

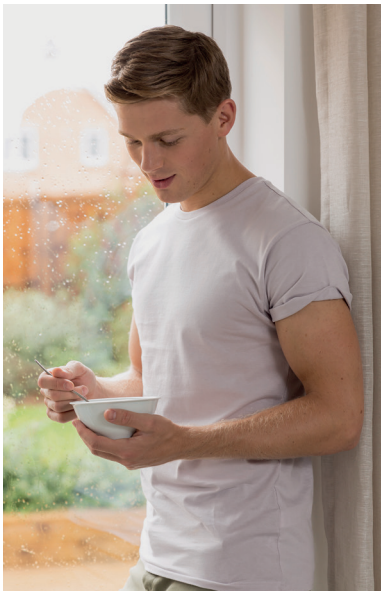
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a better place®



Registered Developer

*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.



### Development Opening Times

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for development opening  
times or call 03301 732 925

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