



**Priory Grange
Repton**

miller homes

the place to be®



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



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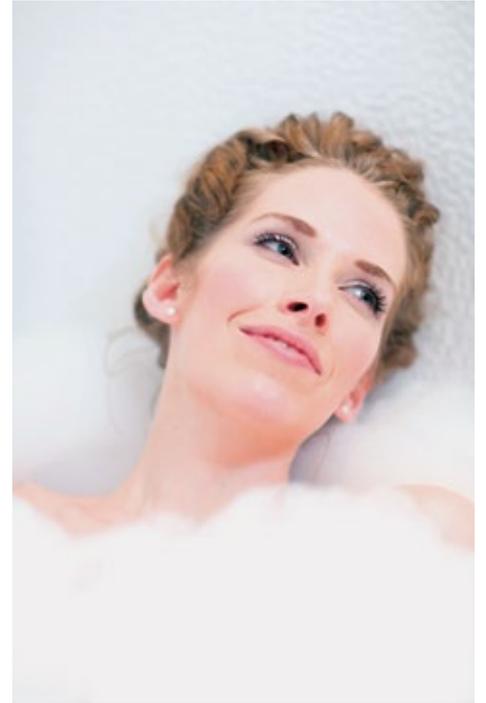


Attenuation Pond

Existing Development

L.E.A.P.





the place to be[®]

a better place^{*}

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.

Welcome to Priory Grange

The picturesque village of Repton, located conveniently between Burton-on-Trent and Derby and less than ten miles from both, combines its superb, central situation with a wonderful sense of timeless peace and community life. With the village amenities less than ten minutes' walk away and open countryside stretching away to the east, Priory Grange presents a rare opportunity to enjoy the benefits of modern, energy-efficient three and four bedroom homes in a sympathetically landscaped new neighbourhood that enhances its historic setting.



We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2015, 94% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



Living in Repton

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 Priory Grange.

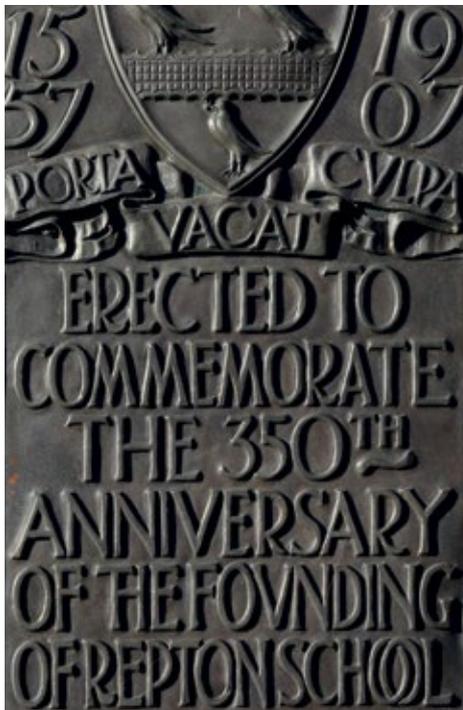




- 1 St. Andrews Church, Twyford
- 2 Bonnie Prince Charlie, Derby
- 3 Repton School
- 4 Derby Arboretum



2



3



4

Local Roots

As well as being home to Repton school, one of England's best-known and oldest public schools with an uninterrupted record of education dating back to the mid-sixteenth century, the village has many other impressive historic buildings including St Wystan's Church, the burial place of two Mercian kings.

Education & Health

Repton Primary School is just a few minutes walk away, and pupils normally attend John Port secondary school in Etwall, a technology academy assessed as 'outstanding' by Ofsted. A school bus for John Port School starts its journey just 200 yards from Priory Grange. There is also a private primary school, St Wystan's, in the High Street. Willington Surgery incorporates a pharmacy as well as GP services, and some community health services are also delivered through Repton Health Centre.

Leisure & Recreation

Local outdoor amenities include Willington Nature Reserve, and the watersports, fishing and delightful woodland walks at Foremark Reservoir, with its rich diversity of wildlife. The leisure centres in Etwall and Burton upon Trent both include gyms and swimming pools.

Shopping

Shops around Repton Cross include a Spar grocery, off-licence and newsagent, a traditional family butchers and a Post Office that also offers stationery, gifts, dry cleaning and shoe repair services. There is also a hairdresser and a beauty salon in the village, and a large Co-op and a hardware store in nearby Willington.





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Burroughs

2 Bed

Plots

231, 232*, 252,
253*, 254, 255*

Overview

With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

Key Features

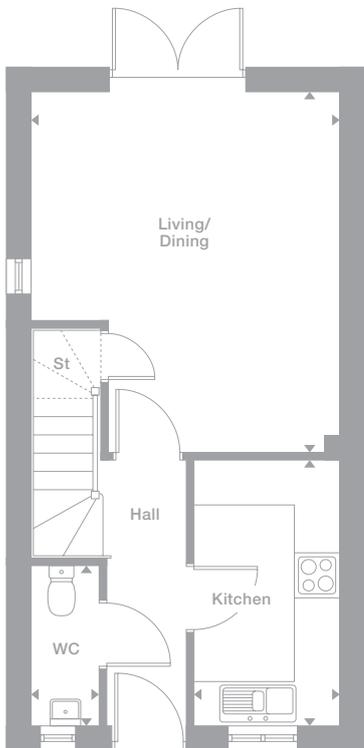
French Doors
Downstairs WC

Total Floor Space

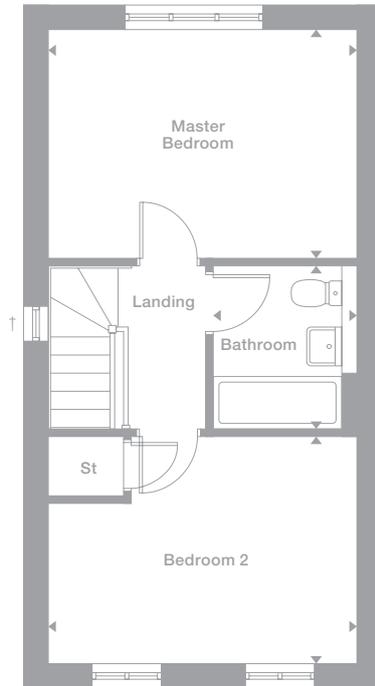
737 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.065m max x 4.791m max
13'4" x 15'9"

Kitchen
1.932m x 3.540m
6'4" x 11'7"

WC
0.897m x 2.137m
2'11" x 7'0"

First Floor

Master Bedroom
4.065m max x 3.041m
13'4" x 10'0"

Bedroom 2
4.065m max x 3.030m max
13'4" x 9'11"

Bathroom
1.700m x 2.167m
5'7" x 7'1"

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* Plots are a mirror image of plans shown above

† End terrace only

3 Bed

Hawthorne



Plots

210, 211*,
256, 257*

Key Features

French Doors
Downstairs WC
Storage

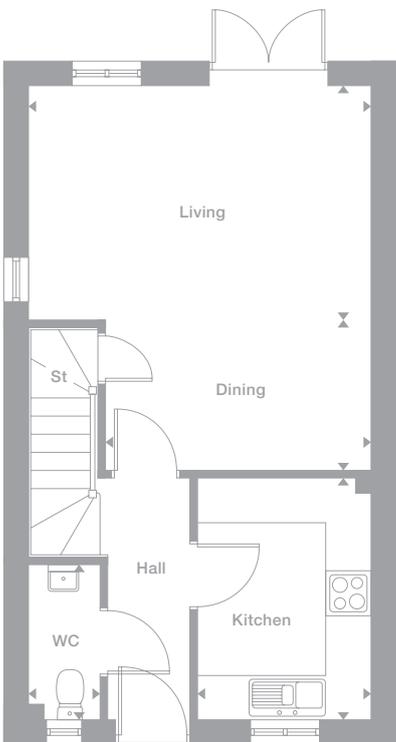
Total Floor Space

819 sq ft

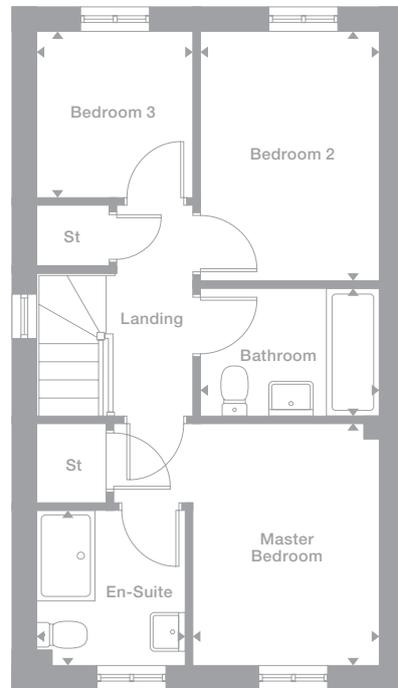
Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The bedroom could become an ideal studio or office.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.461m x 3.212m
8'1" x 10'6"

En-Suite
1.960m x 2.060m
6'5" x 6'9"

Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"

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Darwin

3 Bed

Plots

204, 228*, 230*,
233, 239, 258

Overview

French doors in both the dining room and the long dual-aspect lounge bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Key Features

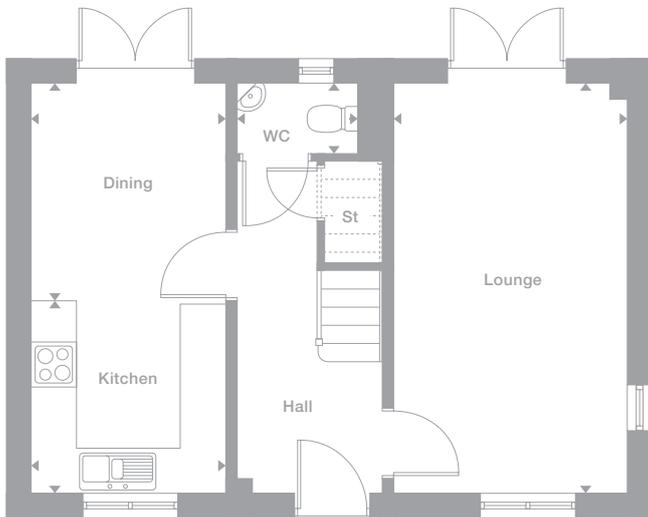
French Doors
Master Bed En-Suite
Downstairs WC
Dual-Aspect Windows
Garage

Total Floor Space

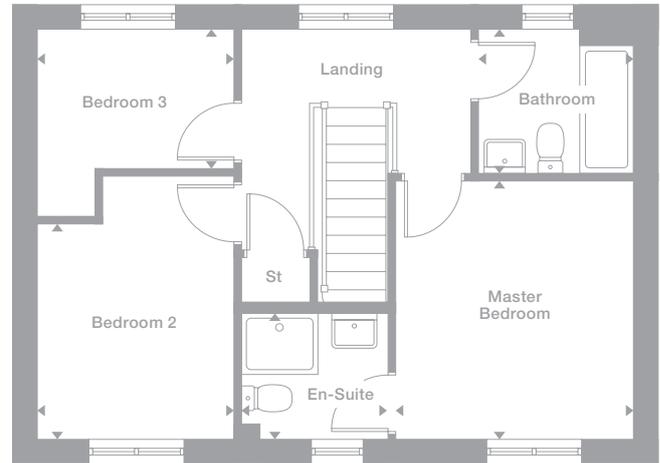
921 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m
10'4" x 11'3"

En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m x 2.863m
8'6" x 9'5"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

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* Plots are a mirror image of plans shown above



3 Bed

Gregory

Plots

229*, 240*,
250*, 251

Key Features

French Doors
Dual Aspect Windows
Feature Bay Window
Master Bed En-Suite
Downstairs WC

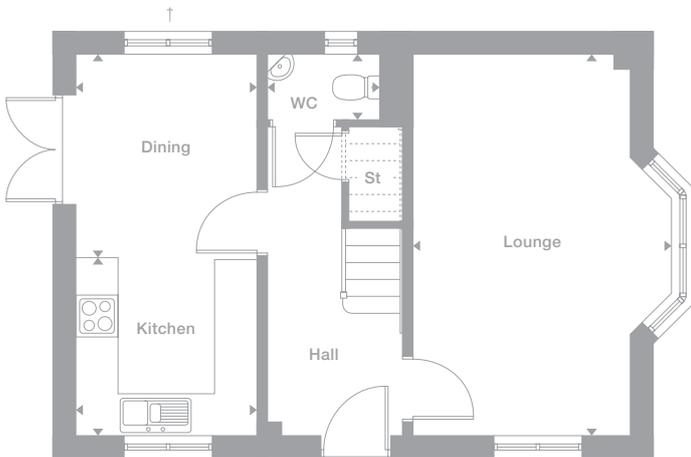
Total Floor Space

933 sq ft

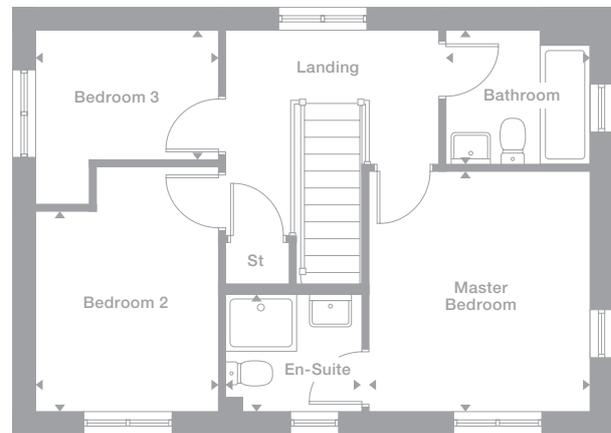
Overview

The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.673m max x 5.450m
12'1" x 17'11"

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m max x 2.863m
8'6" x 9'5"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

* Plots are a mirror image of plans shown above

† Window to plots 229 and 240 only

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Repton

4 Bed

Plots

226*, 234, 238,
261*, 269

Overview

The dual-aspect lounge and superb bay-windowed dining room are amongst a wealth of features that give the Repton an unmistakable, prestigious elegance. With dual french doors and a feature gallery landing, this is bright, spacious home of real distinction.

Key Features

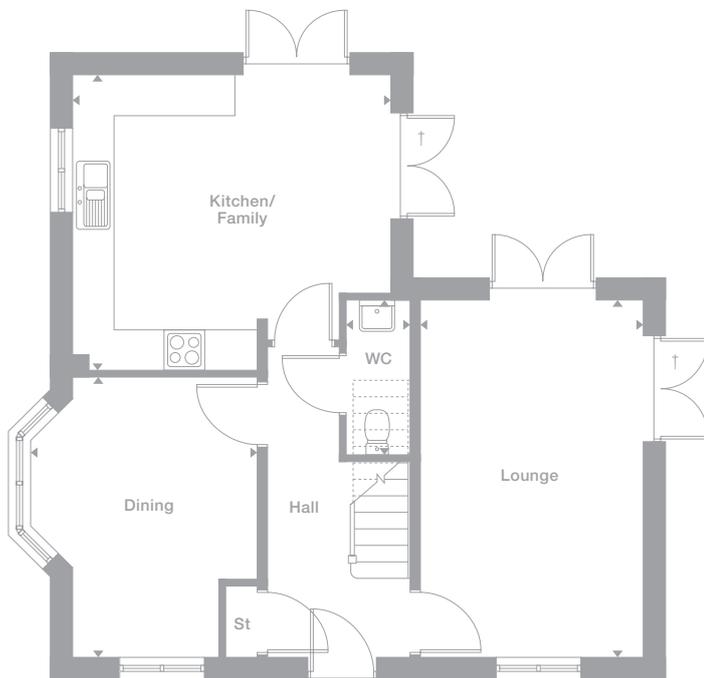
French Doors
Dual-Aspect Windows
Master Bed En-Suite
Downstairs WC
Feature Bay Window
Garage

Total Floor Space

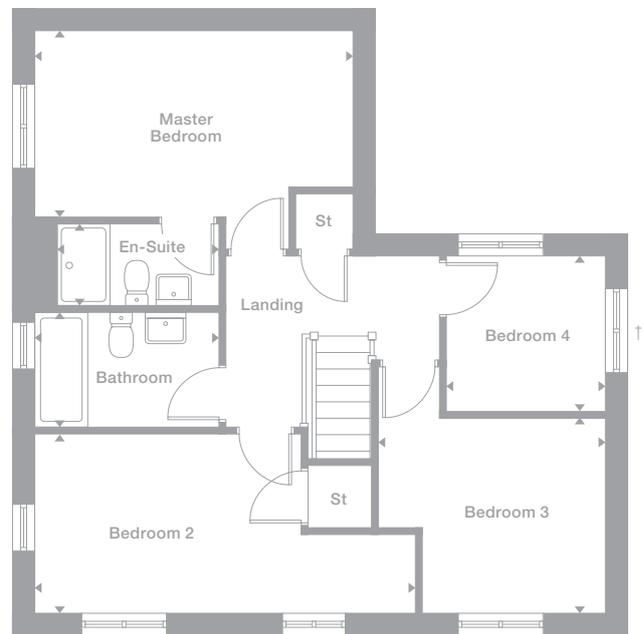
1,290 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

Dining
3.281m max x 4.134m
10'9" x 13'7"

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

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First Floor

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

En-Suite
2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2
5.562m max x 2.647m
18'3" x 8'8"

Bedroom 3
3.325m max x 2.885m
10'11" x 9'6"

Bedroom 4
2.339m x 2.297m
7'8" x 7'6"

Bathroom
2.696m x 1.700m
8'10" x 5'7"

* Plots are a mirror image of plans shown above

† Alternative door and window positions to plot 226 only



4 Bed

Mitford

Plots

259, 268*, 271*

Key Features

- French Doors
- Feature Bay Window
- Master Bed En-Suite
- Downstairs WC
- Utility
- Study
- Garage

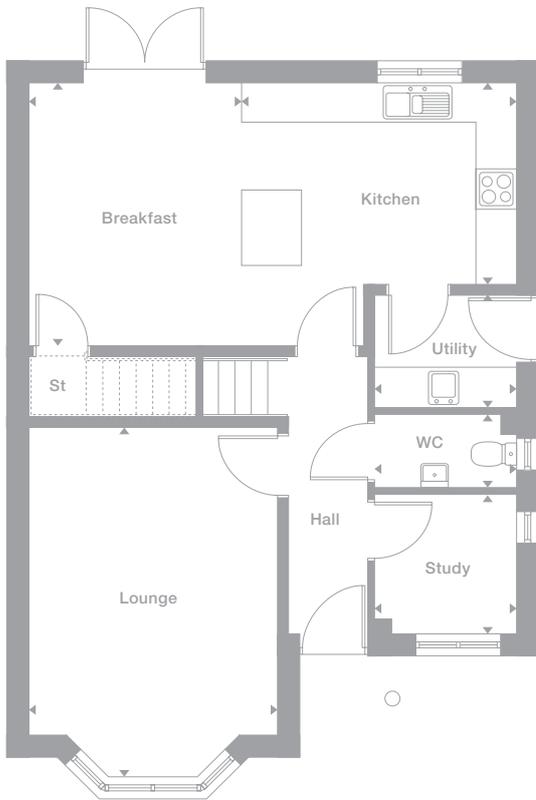
Total Floor Space

1,381 sq ft

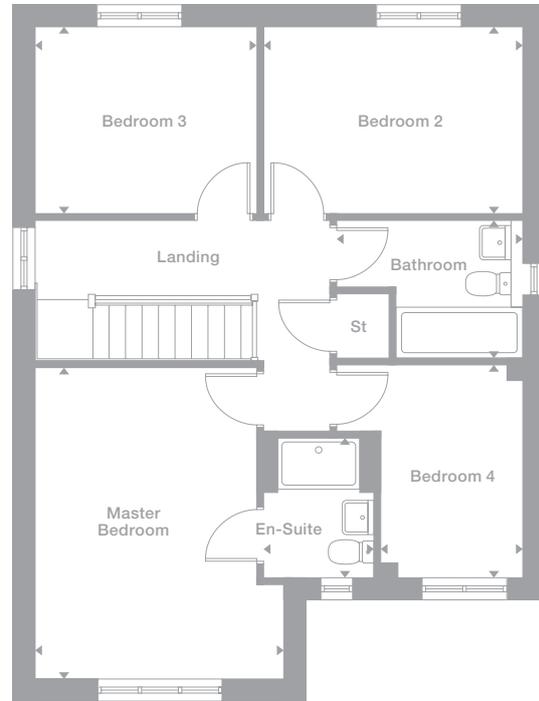
Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

Ground Floor



First Floor



Room Dimensions

Ground Floor

- | | |
|---|--|
| Lounge
3.651m x 5.139m max
12'0" x 16'10" | Utility
2.087m x 1.660m
6'10" x 5'5" |
| Kitchen
3.922m x 2.993m
12'10" x 9'10" | Study
2.087m x 2.060m
6'10" x 6'9" |
| Breakfast
3.224m x 3.885m
10'7" x 12'9" | WC
2.087m x 1.082m
6'10" x 3'7" |

First Floor

- | | |
|--|--|
| Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1" | Bedroom 4
2.087m x 3.147m
6'10" x 10'4" |
| En-Suite
1.618m max x 2.073m max
5'4" x 6'10" | Bathroom
2.558m max x 2.040m max
8'5" x 6'8" |
| Bedroom 2
3.793m x 2.758m
12'5" x 9'1" | |
| Bedroom 3
3.260m x 2.758m
10'8" x 9'1" | |

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* Plots are a mirror image of plans shown above

Alms

4 Bed

Plots

222, 223, 224*
225*, 235, 236*

Overview

The spacious hall opens on to a magnificent dual-aspect kitchen and family room that will provide an inspiring focal point for everyday life. With twin french doors and four charming dormer bedrooms, this is a home of exceptional character.

Key Features

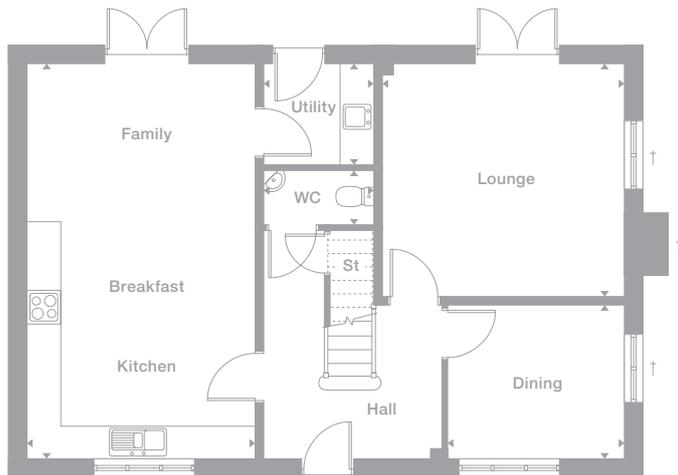
Double French Doors
Kitchen/Breakfast/Family
Separate Dining Room
Master Bed En-Suite
Utility
Garage

Total Floor Space

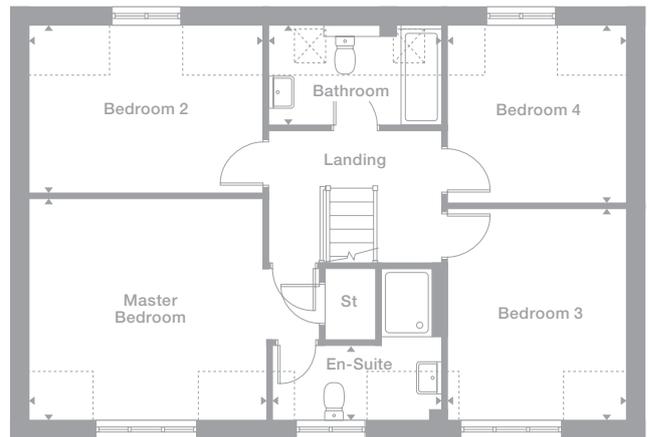
1,390 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 4.240m x 4.113m 13'11" x 13'6"	Utility 1.937m x 1.804m 6'4" x 5'11"
Dining 3.106m x 2.741m 10'2" x 9'0"	WC 1.937m x 0.959m 6'4" x 3'2"
Kitchen/Family 4.015m x 7.004m 13'2" x 23'0"	

First Floor

Master Bedroom 4.193m x 3.994m 13'9" x 12'11"	Bedroom 3 3.140m x 3.760m 10'4" x 12'4"
En-Suite 2.962m x 1.342m 9'9" x 4'5"	Bedroom 4 3.140m x 3.151m 10'4" x 10'4"
Bedroom 2 4.110m x 2.966m 13'6" x 9'9"	Bathroom 3.035m x 1.774m 9'11" x 5'10"

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* Plots are a mirror image of plans shown above

† Additional windows and chimney stack to plots 235 and 236 only



4 Bed

Harper

Plots

203, 205, 227*,
237, 260, 267*,
270*, 272*, 275

Key Features

Double French Doors
Dual-Aspect Master Bed
Separate Dining Room
Master Bed En-Suite
Utility

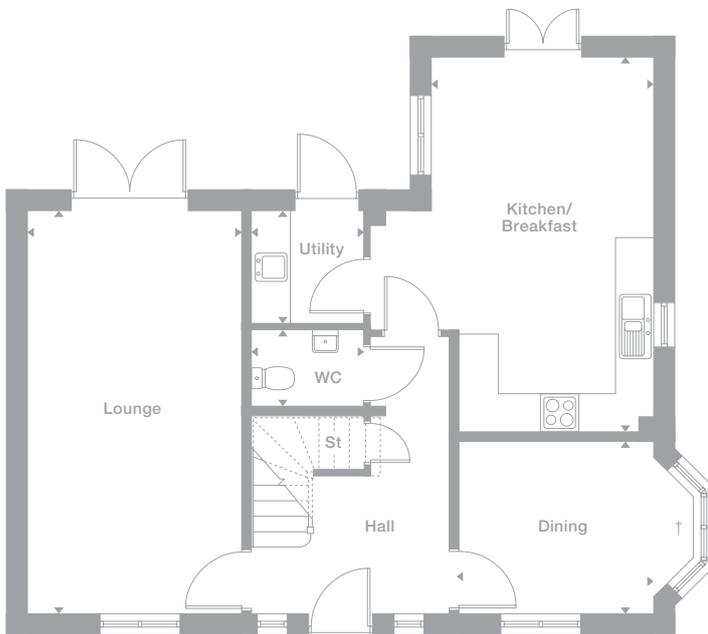
Total Floor Space

1,493 sq ft
1,503 sq ft with bay

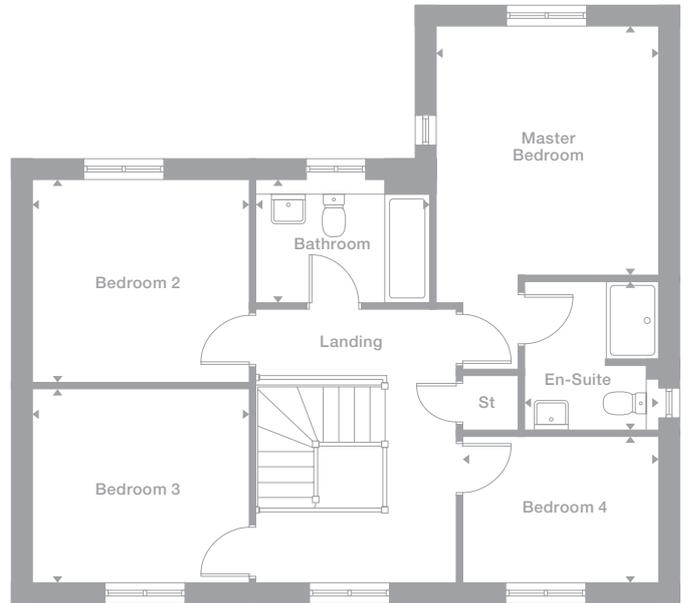
Overview

Dual-aspect and triple-aspect outlooks with french doors in the elegant lounge and the kitchen fill the home with natural light, while the separate dining room adds style and flexibility. The dual-aspect, en-suite master bedroom combines seclusion with opulence.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.315m x 6.296m 10'11" x 20'8"	WC 1.750m x 1.203m 5'9" x 3'11"
Dining 3.026m x 2.700m 9'11" x 8'10"	Utility 1.750m x 1.760m 5'9" x 5'9"
Kitchen/Breakfast 3.456m x 5.842m 11'4" x 19'2"	

First Floor

Master Bedroom 3.456m x 3.892m 11'4" x 12'9"	Bedroom 3 3.372m x 3.035m 11'1" x 9'11"
En-Suite 2.085m max x 2.318m max 6'10" x 7'7"	Bedroom 4 3.054m x 2.296m 10'0" x 7'6"
Bedroom 2 3.372m x 3.168m 11'1" x 10'5"	Bathroom 2.690m x 1.927m 8'10" x 6'4"

* Plots are a mirror image of plans shown above

† Additional bay window to plots 203, 267, 272 and 275 only

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Chichester

5 Bed

Plots

202*, 262*, 264*,
266*, 273

Overview

From the triple-aspect breakfast area to the splendid gallery landing, from the breathtaking lounge and dining room to the master bedroom with its separate dressing area, every detail of the Chichester underlines its quite exceptional status.

Key Features

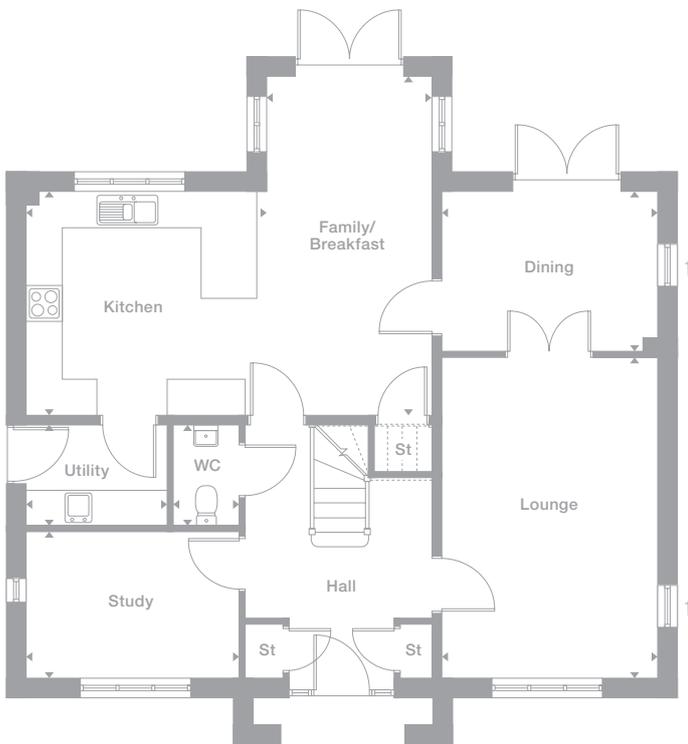
French Doors
Master Bed En-Suite
Dressing Area
Downstairs WC
Utility
Study

Total Floor Space

1,885 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.560m x 5.312m 11'8" x 17'5"	WC 1.096m x 1.683m 3'7" x 5'6"
Dining 3.560m x 2.660m 11'8" x 8'9"	Utility 2.332m x 1.683m 7'8" x 5'6"
Family/Breakfast 2.714m x 5.629m 8'11" x 18'6"	Study 3.521m x 2.422m 11'7" x 7'11"
Kitchen 3.966m x 3.717m 13'0" x 12'2"	

First Floor

Master Bedroom 3.642m x 4.041m 11'11" x 13'3"	Bedroom 2 3.535m x 2.680m 11'7" x 8'10"	Bedroom 4 2.970m x 3.191m 9'9" x 10'6"
En-Suite 1 2.442m max x 1.585m max 8'0" x 5'2"	En-Suite 2 1.435m max x 2.680m max 4'8" x 8'10"	Bedroom 5 2.699m x 2.680m 8'10" x 8'10"
Dressing 2.442m max x 2.253m 8'0" x 7'5"	Bedroom 3 3.592m x 2.857m 11'9" x 9'4"	Bathroom 2.563m max x 2.342m max 8'5" x 7'8"

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* Plots are a mirror image of plans shown above

† Additional windows to plot 262 only



5 Bed

Beaumont

Plots

201*, 263*,
265*, 274

Key Features

Feature Bay Windows
French Doors
Separate Dining
2 En-Suites
Utility
Study/Family

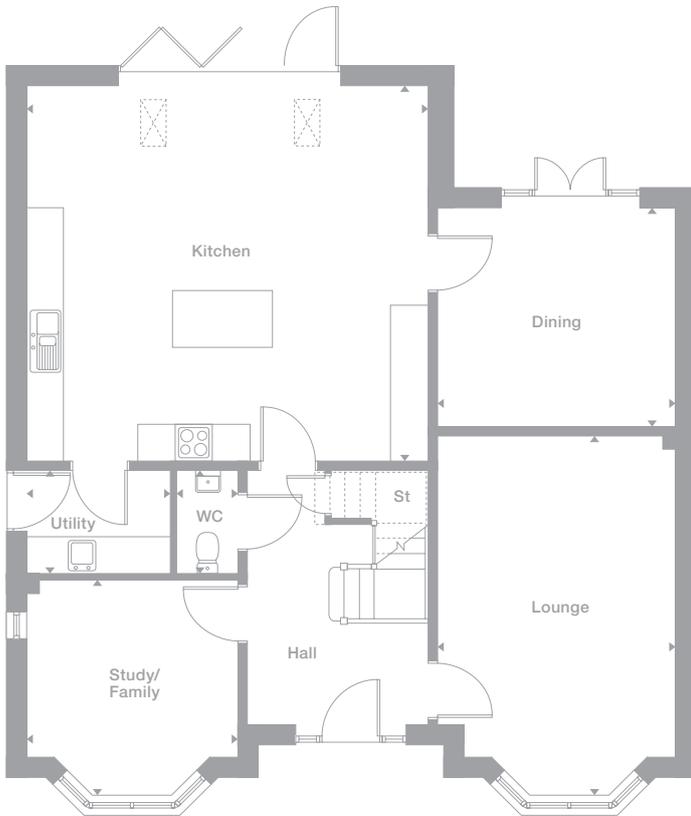
Total Floor Space

2,116 sq ft

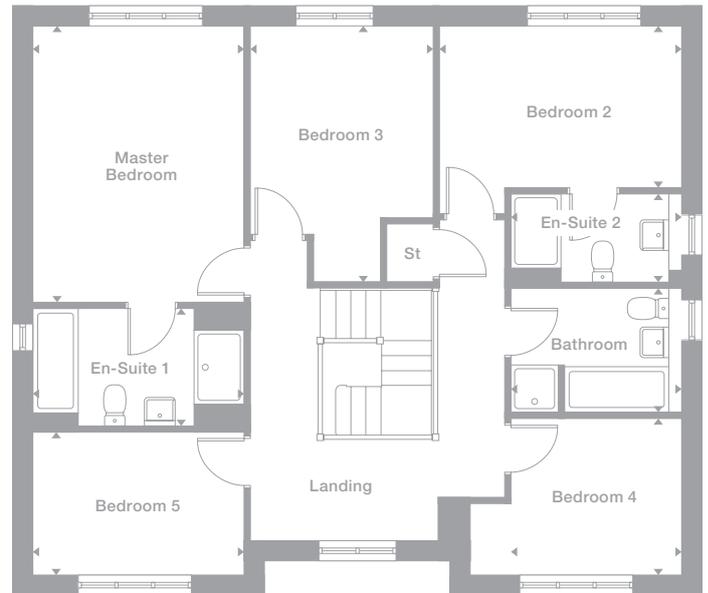
Overview

Featuring french doors in the dining room, bay windows to lounge and study, and two en-suite bedrooms, this is a home of unmistakable quality. The magnificent kitchen that merges with the garden creates a wonderfully prestigious hub for family life.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.833m max x 5.797m max 12'7" x 19'0"	WC 0.993m x 1.674m 3'3" x 5'6"
Dining 3.833m x 3.529m 12'7" x 11'7"	Utility 2.325m x 1.674m 7'8" x 5'6"
Kitchen 6.456m max x 6.085m 21'2" x 20'0"	Study/Family 3.411m x 3.472m max 11'2" x 11'5"

First Floor

Master Bedroom 3.411m x 4.472m 11'2" x 14'8"	Bedroom 3 2.943m x 4.145m max 9'8" x 13'7"
En-Suite 1 3.411m max x 1.907m 11'2" x 6'3"	Bedroom 4 2.753m x 2.532m 9'0" x 8'4"
Bedroom 2 3.899m x 2.623m 12'9" x 8'7"	Bedroom 5 3.411m x 2.319m 11'2" x 7'7"
En-Suite 2 2.753m max x 1.429m 9'0" x 4'8"	Bathroom 2.753m max x 2.002m 9'0" x 6'7"

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

* Plots are a mirror image of plans shown above

Specification

	Burroughs	Hawthorne	Darwin	Gregory	Repton	Mitford	Alms	Harper	Chichester	Beaumont
Kitchens										
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	○	○	○	○	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	○	○	○	○	○	○
Stainless steel double fan oven	○	○	○	○	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathrooms										
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	○	○	○	○	○	○	○	○	○
Contemporary styled chrome bath filler with wall mounted control	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	○	○	○	○	○	○	○	○	✓	✓
Bar style chrome shower mixer valve to shower enclosure	○	○	○	○	○	○	○	○	✓	✓
Mira Vie electric shower	○	○	○	○	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	○	○	○	○	○	○	○	✓	✓

En-Suites (where applicable)										
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	○	○	○	○	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	○	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Burroughs	Hawthorne	Darwin	Gregory	Repton	Mitford	Alms	Harper	Chichester	Beaumont
Electrical										
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	○	○	○	○	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	○	○	○	○	✓	✓	✓	✓	✓	✓
Heating										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior										
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative										
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	○	○	○	○	○	○
Clear finished natural oak staircase handrail	○	○	○	○	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

- 1 View of Surrounding Area
- 2 Derby Cathedral
- 3 Repton Town
- 4 Derby Market Hall

Village Life

Repton's lively community supports a wide assortment of clubs and organisations, from cubs and brownies to a local art group. In addition to an Indian restaurant and a farm tearoom, the village has a Chinese takeaway and a fish and chip shop, and local pubs include the Red Lion, the Bull's Head and the Boot, which has a micro-brewery and a restaurant. There is also a pleasant rural walk from Priory Grange to the Swan Inn at Milton, around half a mile away.

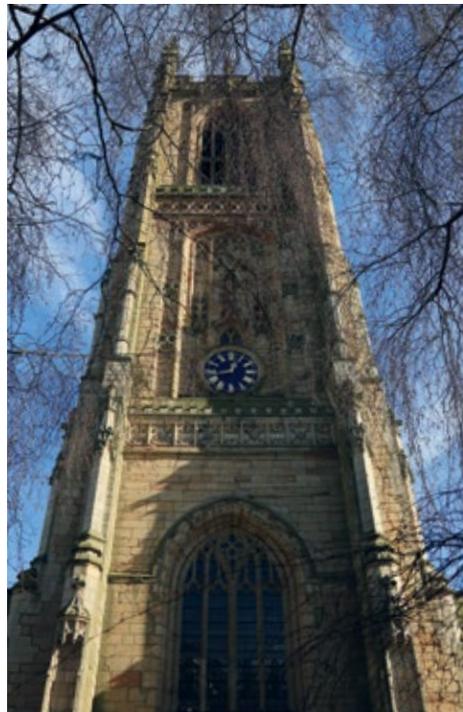
Recycling Facilities

Recycling bins for glass, textiles and household packaging can be found in the car park of Repton Village Hall, five minutes' walk from Priory Grange.

Transport

Just two miles from the intersection of the A50 and the A38, Repton is convenient for travel throughout the midlands. Willington railway station, a mile and a half from the development, offers services to Nottingham and Birmingham via Derby, nine minutes away, and Burton-on-Trent. The Villager V3 bus service passes through Repton on its route between Burton-on-Trent, a journey of fifteen minutes, and Derby.

2



3



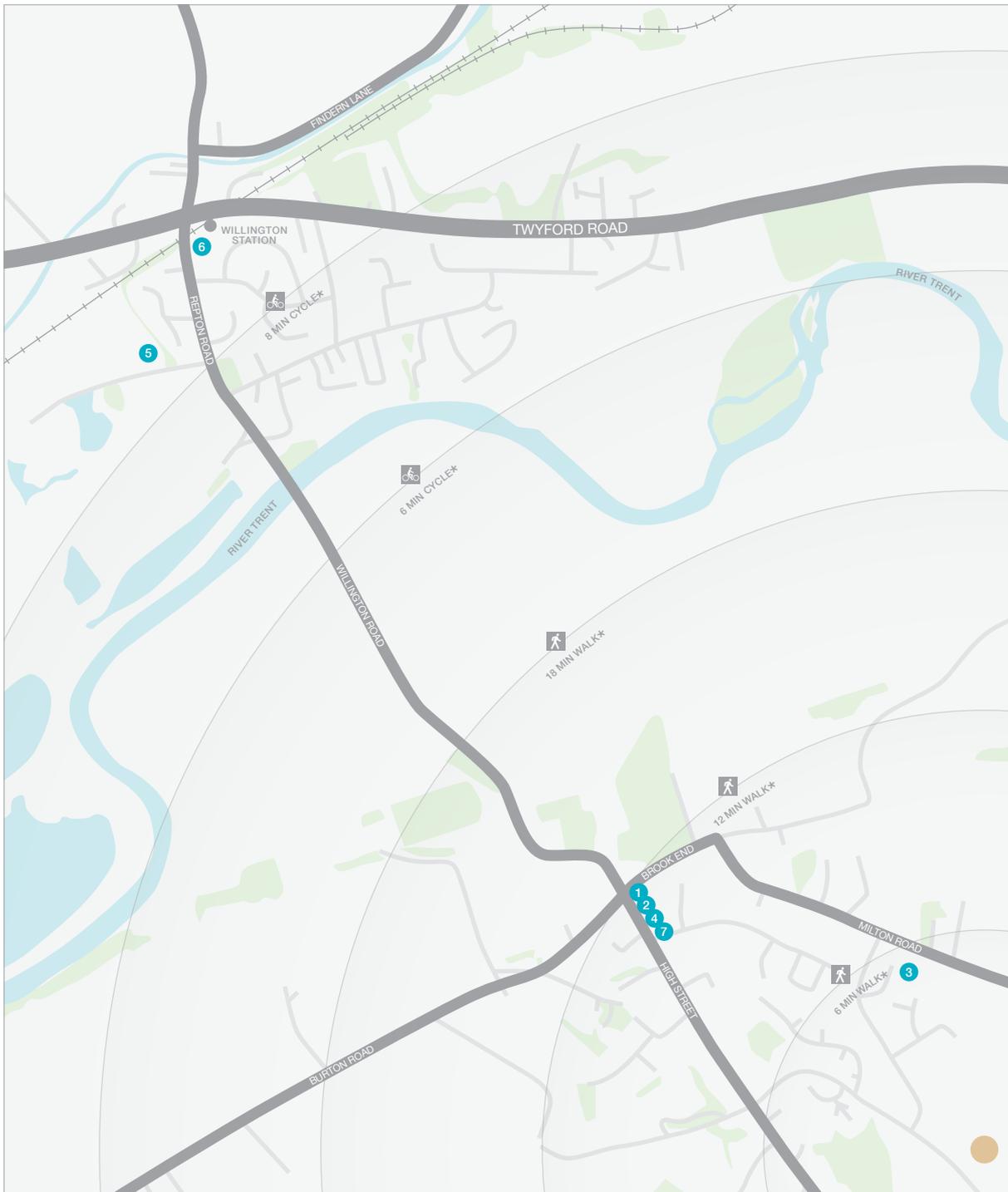
4





Living in Repton

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 of Priory Grange.



- 1 Repton Post Office
3 High Street
01283 702 231
 - 2 Spar
5 High Street
01283 703 183
 - 3 Repton Primary School
Springfield Road
01283 703 732
 - 4 St Wylan's School
High Street
01283 703 258
 - 5 Willington Surgery
Kingfisher Lane
01283 703 318
 - 6 Willington Pharmacy
Kingfisher Lane
01283 702 242
 - 7 Repton Health Centre
Askew Grove
01283 707 170
- Etwell Leisure Centre
Hilton Road, Etwell
01283 733 348
- Meadowside Leisure Centre
High Street
Burton upon Trent
01283 508 865
- John Port School
Main Street, Etwell
01283 734 111

* 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

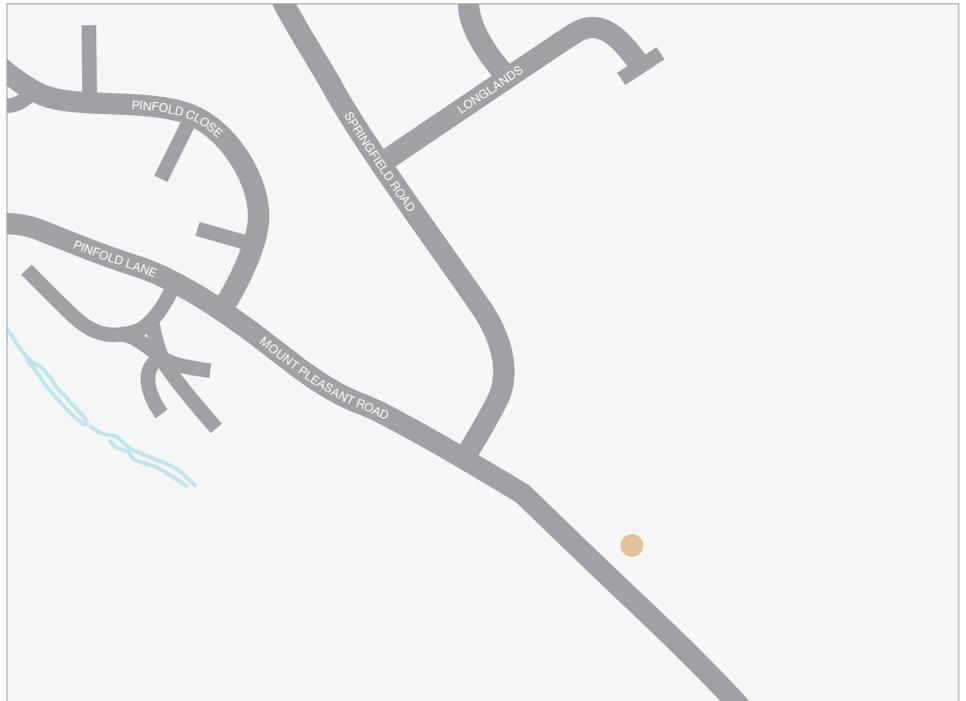
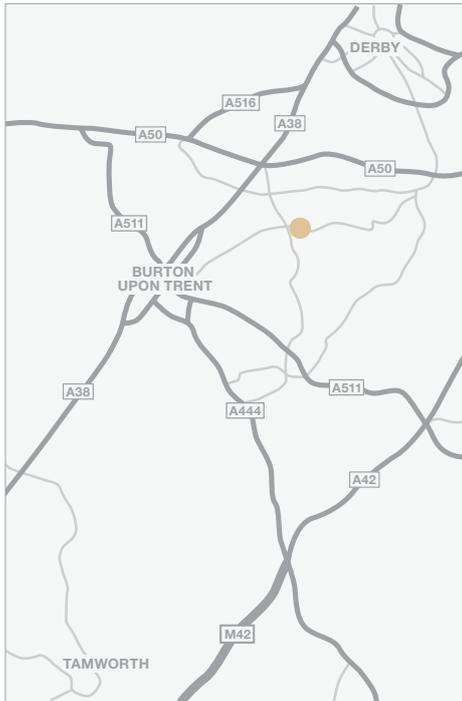


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03334 143 901



From the M42 Northbound

Leave the M42 at junction 11 following signs for Burton upon Trent. After eight and a half miles, follow the road as it curves to the left in front of Stapenhill Post Office then at the next roundabout take the third exit, signposted for Leicester, to join Stapenhill Road. Three quarters of a mile on, at the traffic lights, take the road straight ahead signposted for Repton via the B5008. After four miles, just after passing the Red Lion pub, at the Cross in Repton take the third exit at the roundabout to enter the High Street. Six hundred yards on, after passing the Bull's Head pub on the right, take the first left into Pinfold Lane. Follow the Lane as it curves round to the right, and after 600 yards Priory Grange is on the left.

From Derby

From central Derby take the A52 towards Markeaton Park, then leave the Markeaton Island roundabout by the first exit to join the A38, Kingsway, following signs for Birmingham. Five miles on, at the intersection with the A50, leave the A38 and take the second exit at the roundabout, signposted for Willington via the B5008. Take the third exit at the next roundabout and carry straight on through Willington following signs for Repton. Entering Repton, pass the Cross on the right and continue into the High Street. After passing the Bull's Head pub on the right, take the first left into Pinfold Lane. Follow the Lane as it curves round to the right, and after 600 yards Priory Grange is on the left.

From Burton upon Trent

Leave Burton upon Trent by the A5111 Horninglow Street following signs for Leicester, and at the traffic lights immediately after crossing the River Trent turn left to join the B5008 and follow the directions shown in the 'From Derby' section.

Sat Nav: DE65 6GQ

Important Notice:

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

Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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