

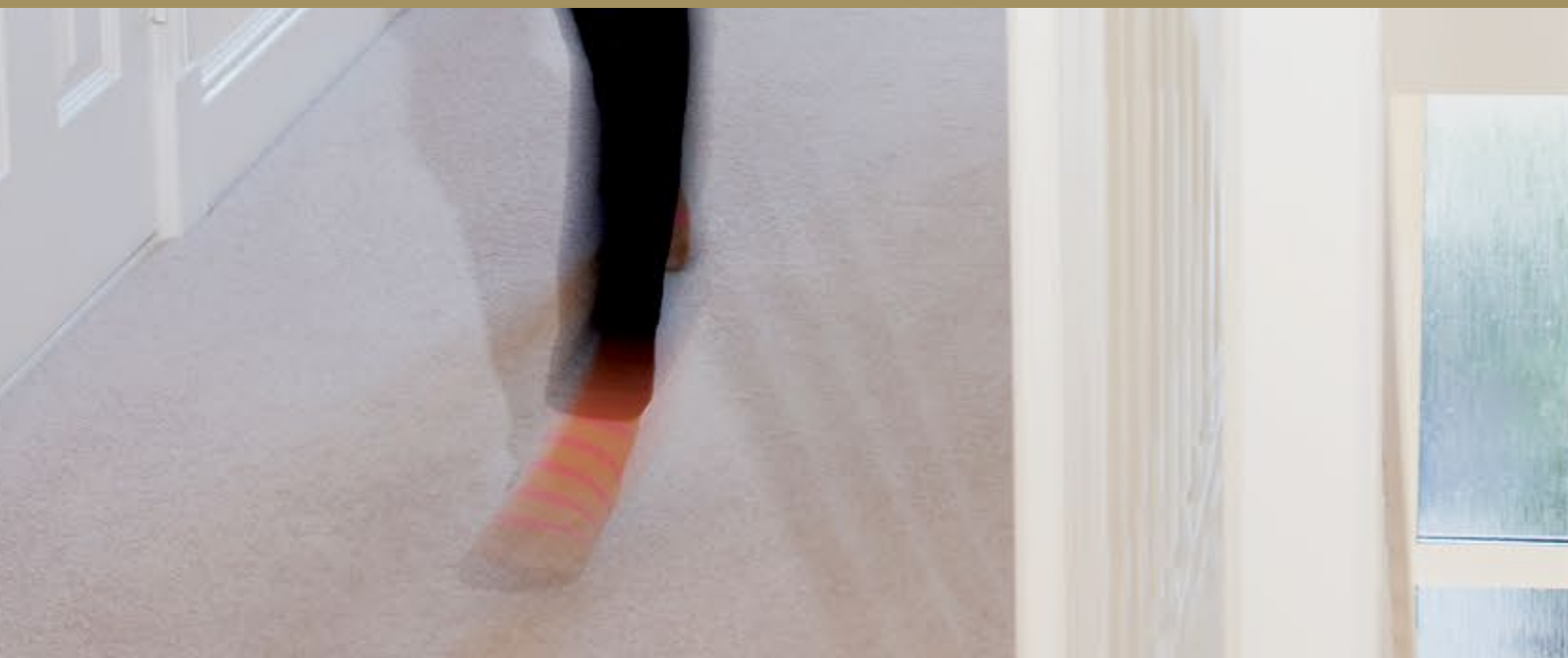
Phase 4



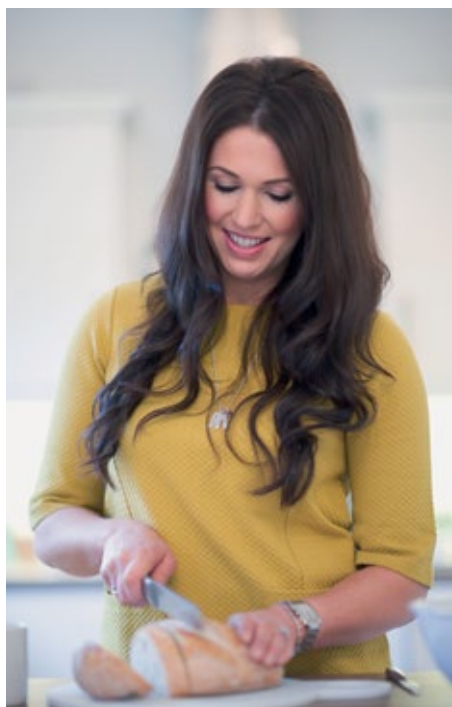
**Stretton Glen  
Great Glen**

**millerhomes**

*the place to be®*



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



*the place to be*<sup>®</sup>

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# Plot information

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Existing Development

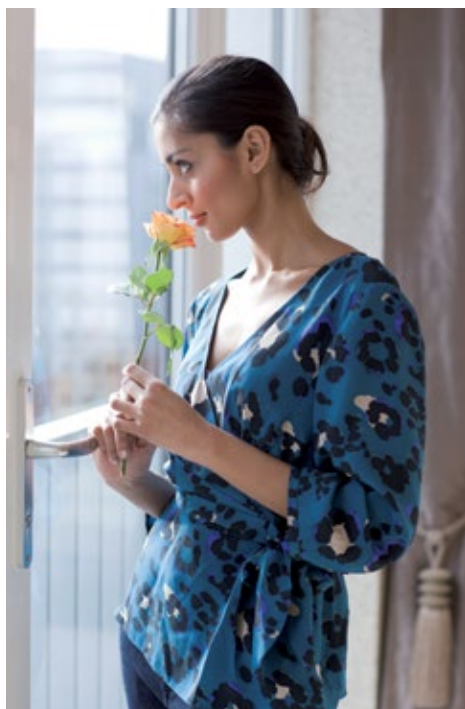
Existing Development

Public Open Space

234  
234  
235-236  
237  
237 V  
236  
235  
238  
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239  
239  
238  
239  
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241  
Footpath Link  
200  
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199

## Welcome to Stretton Glen

Combining the peaceful, natural appeal of village living with an exceptionally convenient location on the outskirts of Leicester, Stretton Glen brings a selection of attractive contemporary homes into the mature, lively local community of Great Glen. Broad skies and open farmland make this the ideal place to relax away from city pressures, yet these homes are less than a mile from the A6 and just 20 minutes from the attractions and amenities of Leicester.



### We care about you

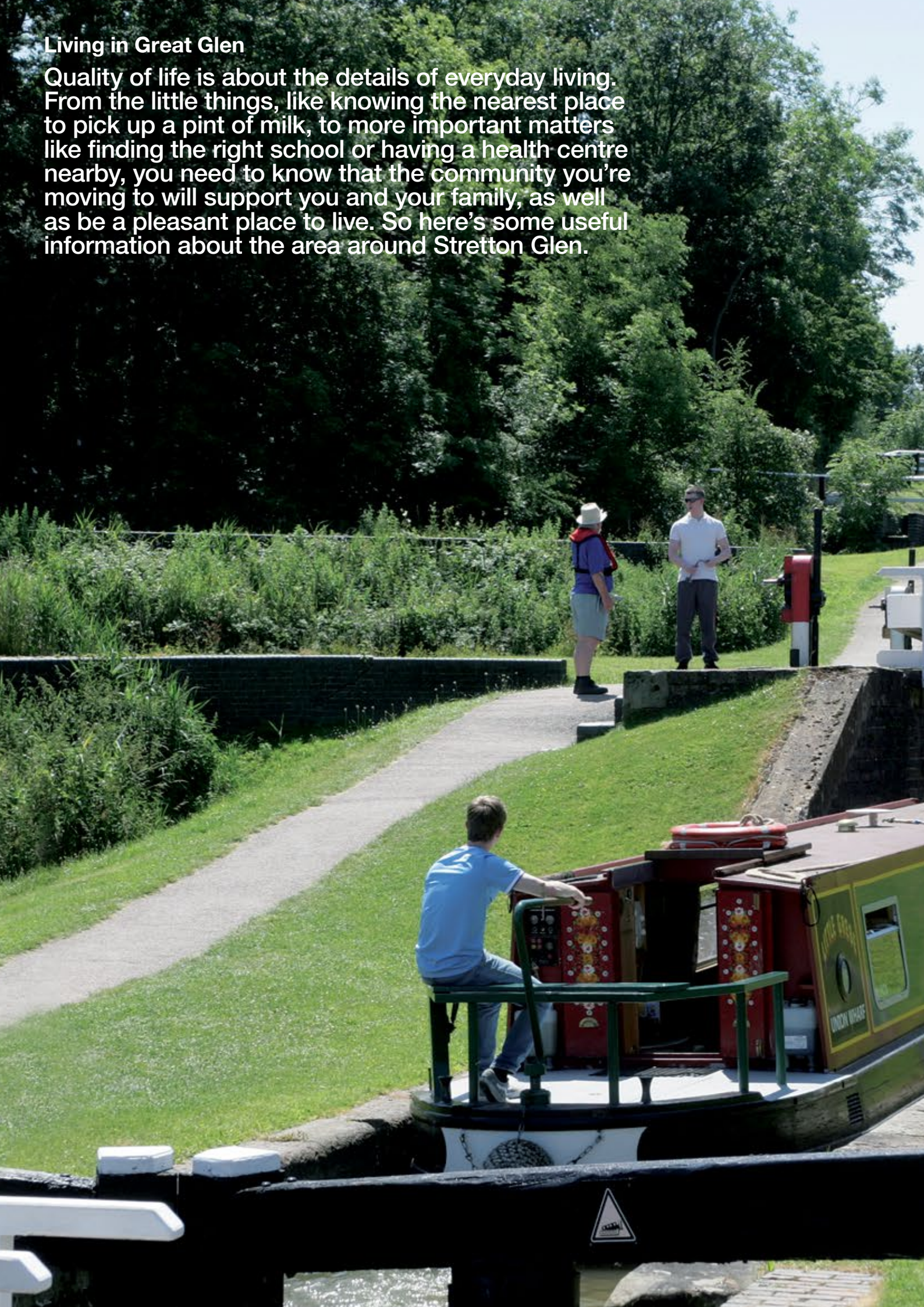
Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### 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 Great Glen

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 be a pleasant place to live. So here's some useful information about the area around Stretton Glen.











### Entertainment

The library in Great Glen offers a selection of activities including reading groups and children's storytimes in addition to lending and other services.

The village has two traditional pubs, both serving food: The Yews pub dates back to 1750, while the Greyhound is a 400-year old coaching inn. The 20-minute trip into Leicester city centre offers access to a huge selection of activities and entertainment, including multi-screen cinemas, live music and arts events that reflect the high proportion of students in the area. Museums and galleries cover a spectrum from local history laid out in a restored thatched cottage right through to the award-winning National Space Centre.

### Education

Great Glen is served by St Cuthbert's Primary School, a C of E school with a focus on creative learning. The school, to the north of the village a few minutes walk from Stretton Glen, supports a choir and orchestra, and has a strong record in French teaching and other specialisms. The local secondaries include Kibworth High, which is a community technology college, and the Robert Smythe School found in Market Harborough. Robert Smythe takes pupils from age 14 to 19 and has been designated a High Performance Specialist School. There are three universities in the immediate area (University of Leicester, De Montford University and Loughborough University).

### Sport and Leisure

Evington Leisure Centre, situated on the eastern edge of Leicester, offers a choice of 25-metre and 18-metre swimming pools and a four-court sports hall with facilities for indoor badminton, football, basketball, and cricket practice. It also has a 45-station fitness studio with modern cardiovascular and resistance equipment. The Centre also has a full programme of fitness classes, lessons and mother and toddler sessions. There is a second sports centre at Fleckney, around three miles south of Great Glen, catering for a range of activities from football, cricket, basketball and netball to table tennis, indoor bowls, street dance and martial arts. Local golf clubs include Glen Gorse, around two miles away, where a challenging 18-hole parkland course is complemented by full clubhouse amenities.

### Shopping

There is a good selection of local shops in Great Glen, including a post office that also stocks newspapers and magazines, stationery, confectionery and snacks, a pharmacist, a Co-op convenience store, and a hairdresser. For major shopping, there is a choice of larger supermarkets on the eastern fringes of Leicester.

### Health Care

Great Glen Surgery, a branch of Kibworth Health Centre, is open weekday mornings and afternoons. As well as five GPs, the Kibworth Centre has two practice nurses and two phlebotomists as well as community nurses and health visitors, all of whom cover the Great Glen Surgery. The Dental Practice in the village's shopping area offers a range of cosmetic services such as teeth whitening in addition to routine check-ups and remedial work.

### Useful Contacts

Evington Leisure Centre  
Downing Drive  
LE5 6LP  
0116 299 5577

Fleckney Sports Centre  
Leicester Road  
LE8 8BG  
0116 240 3755

Glen Gorse Golf Club  
Glen Road  
LE2 4RF  
0116 271 4159

Great Glen Library  
Ruperts Way  
LE8 9GR  
0116 305 3597

The Yews  
29 London Road  
LE8 9FL  
0116 259 3369

Old Greyhound Inn  
14 London Road  
LE8 9GF  
0116 259 2265

Great Glen Post Office  
11 Stretton Road  
LE8 9GN  
0116 259 2201

The Village Store Co-op  
13 Main Street  
LE8 9GG  
0116 259 7368

County Pharmacy  
14 Stretton Road  
LE8 9HB  
0116 259 2221

Highcross  
Shopping Centre  
5 Shires Lane  
LE1 4AN  
0116 242 8644

St Cuthbert's  
Church of England  
Primary School  
The Chase  
LE8 9EQ  
0116 259 2764

Kibworth High School  
Smeeton Road  
LE8 0LG  
0116 279 2828

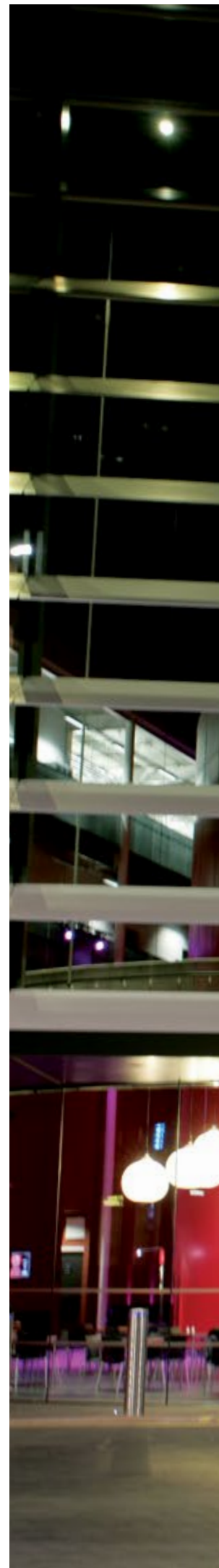
Robert Smythe School  
Burnmill Road  
LE16 7JG  
01858 440770

Leicester  
Grammar School  
London Rd  
LE8 9FL  
0116 259 1900

De Montfort University  
The Gateway  
LE1 9BH  
0116 255 1551

Great Glen Surgery  
24a Main Street  
LE8 9GG  
0116 259 2353

Great Glen  
Dental Practice  
11 Stretton Court  
LE8 9HB  
0116 259 3386





# Rydal

## 2 Bed

### Plots

226, 227\*

### Overview

The large ground-floor lounge/dining area of the Rydal is designed to offer comfort and flexibility. The French doors add greatly to the sense of space and light throughout the year while the practical built-in wardrobe to the master bedroom provides convenient storage with maximum economy of space.

### Key Features

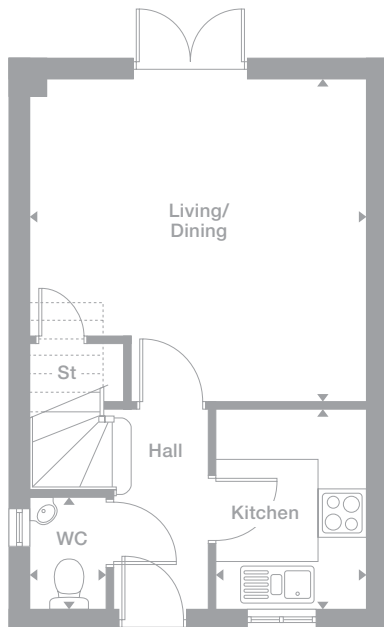
French Doors  
Porch Canopy  
Living/Dining Room  
Master Bed Wardrobe  
Downstairs WC

### Total Floor Space

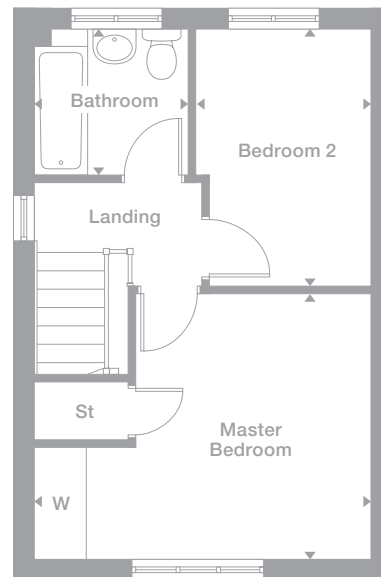
657 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.390m x 4.238m max  
14'5" x 13'11"

Kitchen  
1.965m x 2.610m  
6'5" x 8'7"

WC  
0.995m x 1.450m  
3'3" x 4'9"

#### First Floor

Master Bedroom  
4.390m max x 3.480m  
14'5" x 11'5"

Bedroom 2  
2.280m max x 3.368m  
7'6" x 11'1"

Bathroom  
2.010m x 1.900m  
6'7" x 6'3"

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\* Plots are a mirror image of plans shown above

## 2 Bed

## Burroughs

### Plots

203, 204\*

### Key Features

French Doors  
Living/Dining  
Master Bed Wardrobe

### Total Floor Space

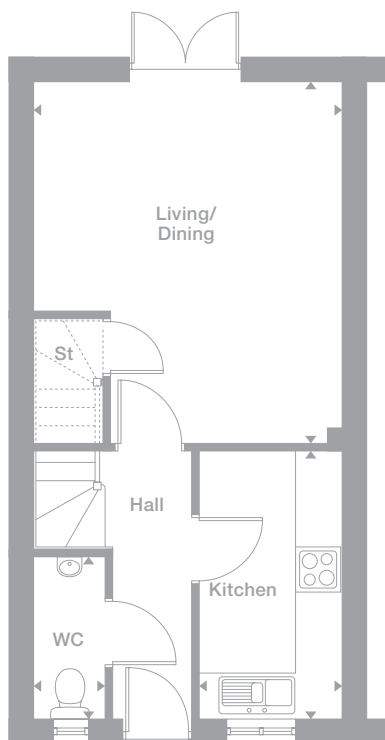
737 sq ft

### Overview

The L-shaped living space features french doors that give the room a wonderful natural light and add enormous flexibility to living arrangements. The downstairs accommodation includes a separate kitchen and a convenient WC, while the two double bedrooms upstairs both have useful built-in cupboards or wardrobes.



### Ground Floor



### Room Dimensions

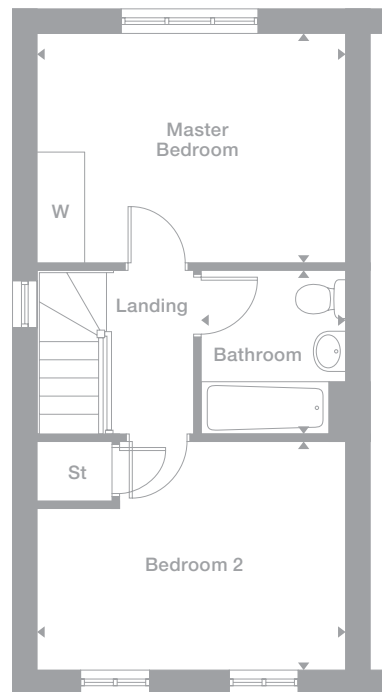
#### Ground Floor

Living/Dining  
4.065m max x 4.784m max  
13'4" x 15'8"

Kitchen  
1.885m x 3.540m  
6'2" x 11'7"

WC  
0.930m x 2.130m  
3'1" x 7'0"

### First Floor



#### First Floor

Master Bedroom  
4.065m x 3.034m  
13'4" x 9'11"

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

Bathroom  
1.900m x 2.160m  
6'3" x 7'1"

\* Plots are a mirror image of plans shown above

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# Hawthorne

# 3 Bed

## Plots

205, 206\*, 263, 264\*

## Overview

The L-shaped lounge presents a wonderfully welcoming setting for entertaining. In addition to a luxurious master bedroom with an en-suite shower room, the upstairs includes a third bedroom that could also be used to create a highly practical home office.

## Key Features

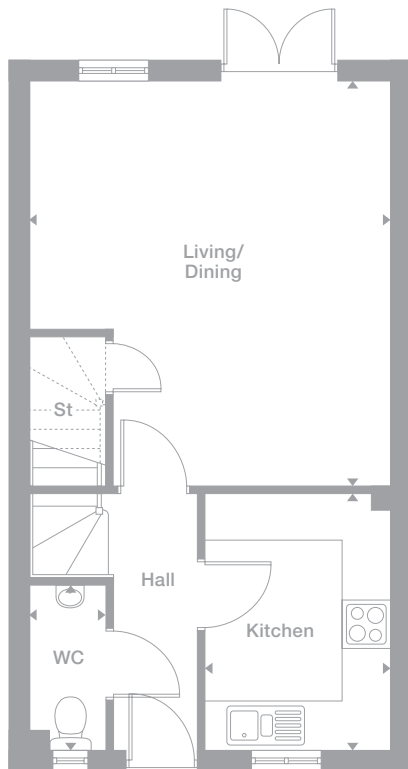
French Doors  
Living/Dining Room  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

## Total Floor Space

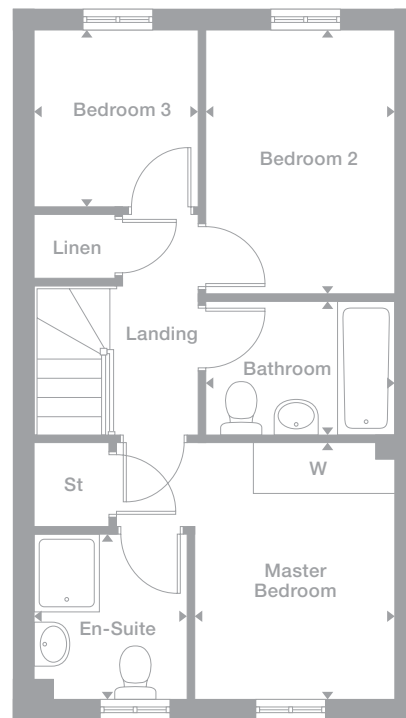
819 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living/Dining  
5.104m x 4.514m  
16'9" x 14'10"

Kitchen  
3.220m x 2.334m  
10'7" x 7'8"

WC  
2.060m x 0.930m  
6'9" x 3'1"

### First Floor

Master Bedroom  
3.220m x 2.507m  
10'7" x 8'3"

En-Suite  
2.060m x 1.907m  
6'9" x 6'3"

Bedroom 2  
3.304m x 2.370m  
10'10" x 7'9"

Bedroom 3  
2.204m x 2.044m  
7'3" x 6'8"

Bathroom  
2.370m x 1.700m  
7'9" x 5'7"

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\* Plots are a mirror image of plans shown above

## 3 Bed

## Montgomery

### Plots

228\*, 229

### Key Features

French Doors  
Living/Dining Room  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

### Total Floor Space

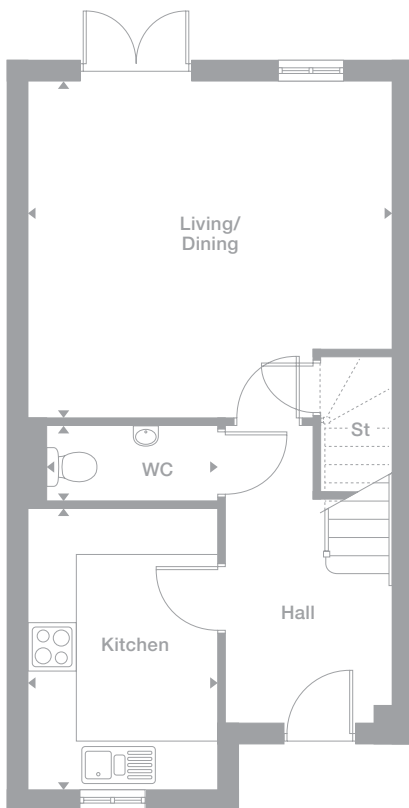
905 sq ft

### Overview

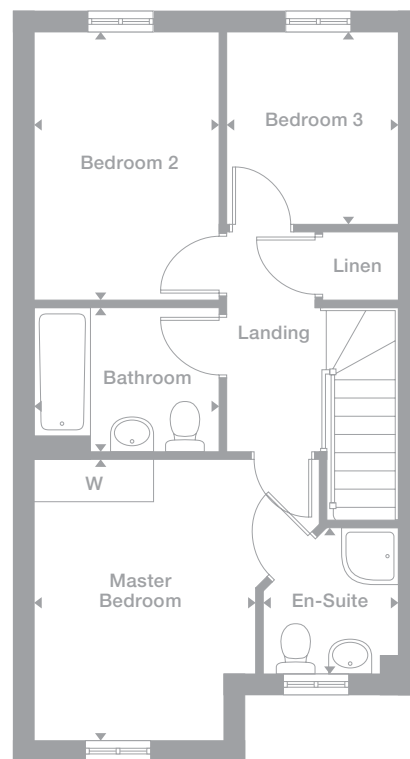
The wide hallway that forms an impressive introduction to the Montgomery opens on to a spacious lounge and dining-area with feature French doors, making it a tempting option to dine on the patio on warm summer evenings. The elegant stairs lead to a broad landing and a master bedroom with en-suite.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living/Dining  
4.739m x 4.424m max  
15'7" x 14'6"

Kitchen  
2.440m x 3.680m  
8'0" x 12'1"

WC  
2.240m x 1.000m  
7'4" x 3'3"

#### First Floor

Master Bedroom  
2.889m max x 3.680m  
9'6" x 12'1"

En-Suite  
1.750m max x 1.900m max  
5'9" x 6'3"

Bedroom 2  
2.400m x 3.514m  
7'10" x 11'6"

Bedroom 3  
2.239m x 2.514m  
7'4" x 8'3"

Bathroom  
2.400m x 1.910m  
7'10" x 6'3"

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\* Plots are a mirror image of plans shown above

# Glenmuir

## 4 Bed

### Plots

207, 208, 211, 212, 221\*,  
224\*, 225\*, 258

### Overview

The Glenmuir's distinguished façade introduces a highly practical family home. The convenient utility room provides a useful vestibule and storage space for gardening clothes and outdoor shoes. The pragmatic design approach is accompanied by stylish features, including the bay window that graces the lounge.

### Key Features

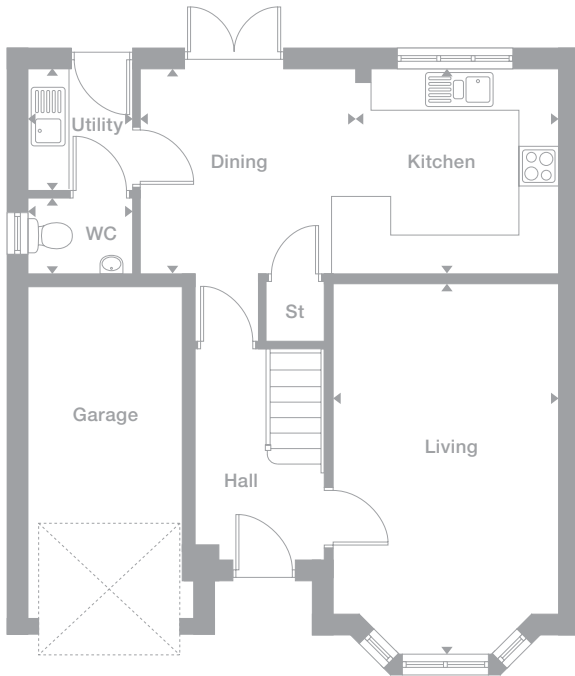
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Utility  
Garage

### Total Floor Space

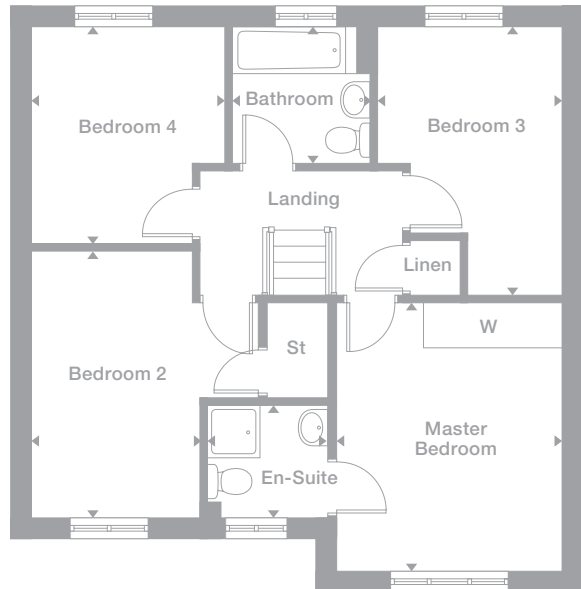
1,225 sq ft



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Living</b> 3.392m x 5.558m into bay 11'2" x 18'3"	<b>WC</b> 1.543m x 1.172m 5'1" x 3'10"
<b>Dining</b> 3.226m x 3.077m 10'7" x 10'1"	<b>Utility</b> 1.543m x 1.810m 5'1" x 5'11"
<b>Kitchen</b> 3.130m x 3.077m 10'3" x 10'1"	

#### First Floor

<b>Master Bedroom</b> 3.392m x 4.187m 11'2" x 13'9"	<b>Bedroom 4</b> 2.915m max x 3.095m 9'7" x 10'2"
<b>En-Suite</b> 1.830m x 1.685m 6'0" x 5'6"	<b>Bathroom</b> 2.094m x 2.075m 6'10" x 6'10"
<b>Bedroom 2</b> 2.527m x 4.182m 8'3" x 13'9"	
<b>Bedroom 3</b> 2.790m max x 3.905m max 9'2" x 12'10"	

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Coniston

### Plots

215\*, 217\*, 219\*



### Key Features

French Doors  
Feature Bay Window  
Separate Dining Room  
Kitchen/Breakfast Area  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Utility  
Garage

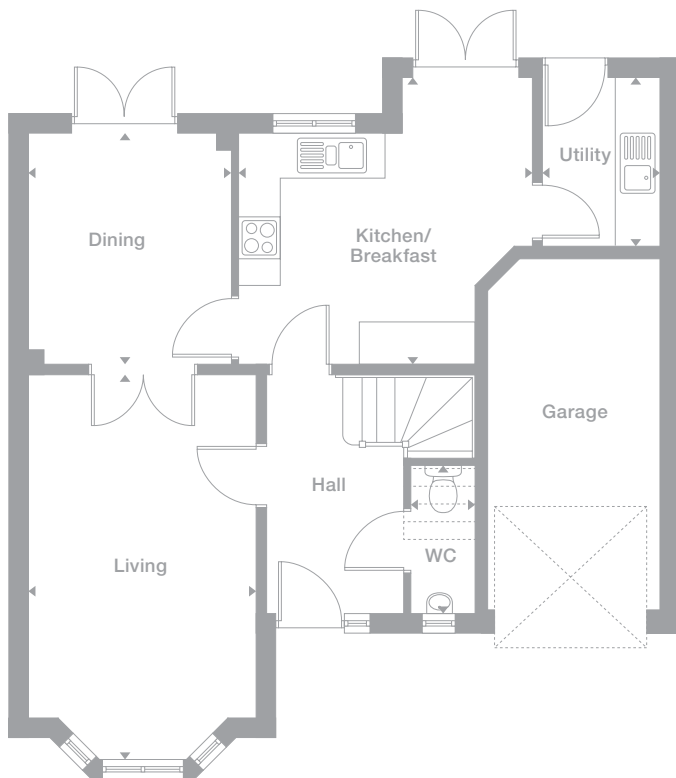
### Total Floor Space

1,270 sq ft

### Overview

The double doors forming a partition between the lounge and dining room of the Coniston allow the two rooms to become one large space extending from the bay window all the way back to the french doors and into the garden, forming an impressive setting for large gatherings.

### Ground Floor

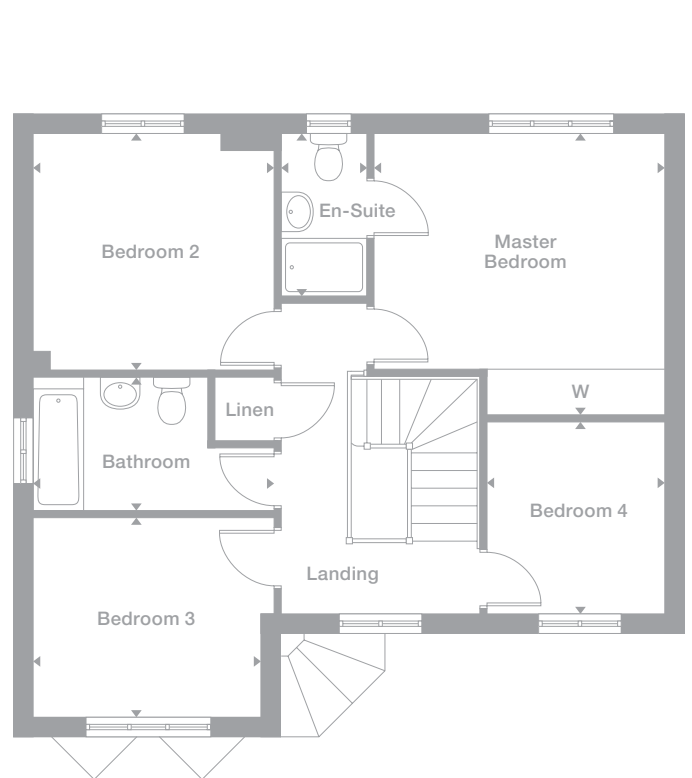


### Room Dimensions

#### Ground Floor

Living 3.150m x 5.379m into bay 10'4" x 17'8"	WC 0.900m x 2.050m 2'11" x 6'9"
Dining 2.818m x 3.211m 9'3" x 10'6"	Utility 1.602m x 2.350m 5'3" x 7'9"
Kitchen/Breakfast 4.150m max x 4.011m max 13'7" x 13'2"	

### First Floor



#### First Floor

Master Bedroom 4.070m x 3.911m incl. wardrobes 13'4" x 12'10"	Bedroom 3 3.350m max x 2.753m 11'0" x 9'0"
En-Suite 1.200m x 2.255m 3'11" x 7'5"	Bedroom 4 2.473m x 2.673m 8'1" x 8'9"
Bedroom 2 3.350m x 3.312m 11'0" x 10'10"	Bathroom 2.415m x 1.882m 7'11" x 6'2"

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\* Plots are a mirror image of plans shown above

# Wells

# 4 Bed

## Plots

222\*, 223, 262, 267

## Overview

The immense style and quality of the Wells is immediately clear from the imposing, beautifully large hallway. With its separate study and utility room, this is a family home that effortlessly combines style and function.

## Key Features

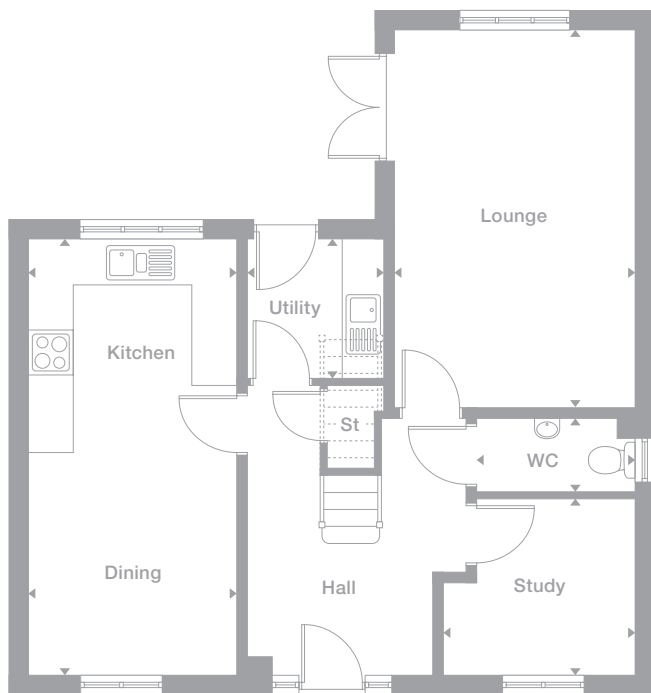
French Doors  
Master Bed En-Suite  
Downstairs WC  
Garage  
Study  
Utility

## Total Floor Space

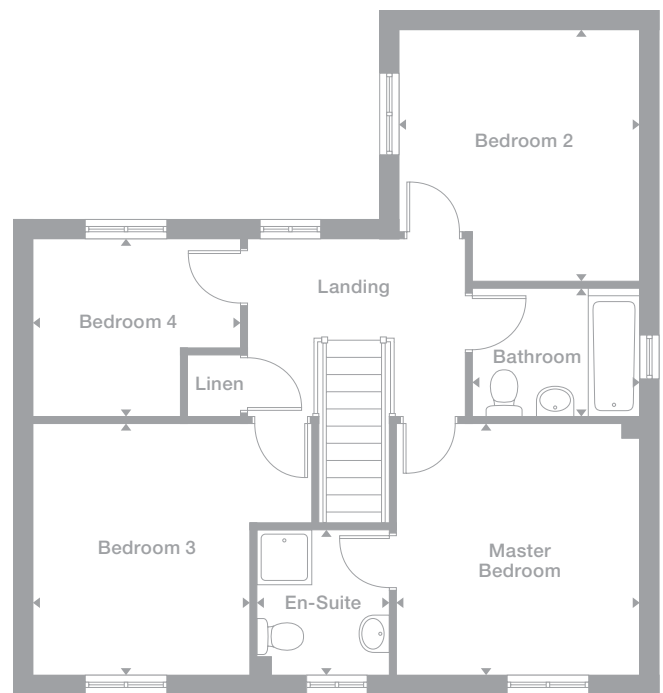
1,344 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Lounge  
3.364m x 5.344m  
11'0" x 17'6"

Kitchen/Dining  
2.920m x 6.114m  
9'7" x 20'1"

WC  
2.224m x 1.060m  
7'4" x 3'6"

Utility  
1.980m x 1.939m  
6'6" x 6'4"

Study  
2.689m max x 2.460m  
8'10" x 8'1"

### First Floor

Master Bedroom  
3.414m x 3.529m  
11'2" x 11'7"

En-Suite  
1.900m x 2.013m  
6'3" x 6'7"

Bedroom 2  
3.364m x 3.550m max  
11'0" x 11'8"

Bedroom 3  
3.050m x 3.529m  
10'0" x 11'7"

Bedroom 4  
2.925m max x 2.485m  
9'7" x 8'2"

Bathroom  
2.344m x 1.816m  
7'8" x 5'11"

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\* Plots are a mirror image of plans shown above

## 4 Bed

## Stevenson B

**Plots**  
265

### Key Features

French Doors  
Dining/Family Room  
Kitchen/Breakfast Area  
Master Bed En-Suite  
Downstairs WC  
Garage  
Study  
Utility

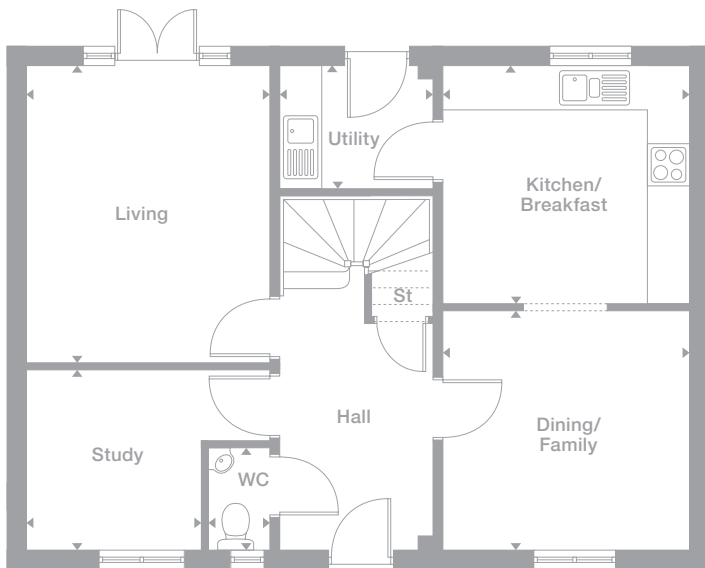
**Total Floor Space**  
1,398 sq ft

### Overview

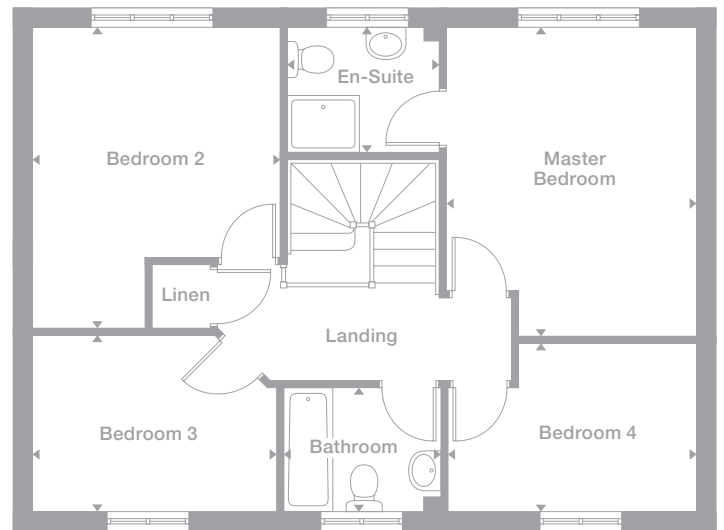
Features such as the big panoramic living room window with its integral French doors, and the elegant archway that links the spacious, practical kitchen with the dining room, not only add delightful focal points, but also allow light to flood into this superb family home.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Living**  
3.462m x 4.216m  
11'4" x 13'10"

**Dining/Family**  
3.517m x 3.391m  
11'6" x 11'2"

**Kitchen/Breakfast**  
3.517m x 3.373m  
11'6" x 11'1"

**WC**  
0.900m x 1.450m  
2'11" x 4'9"

**Utility**  
2.126m x 1.760m  
7'0" x 5'9"

**Study**  
2.462m x 2.548m  
8'1" x 8'4"

#### First Floor

**Master Bedroom**  
3.517m x 4.380m  
incl. w/drobes  
11'6" x 14'4"

**En-Suite**  
2.126m x 1.760m  
7'0" x 5'9"

**Bedroom 2**  
3.512m x 4.263m  
incl. w/drobes  
11'6" x 14'0"

**Bedroom 3**  
3.458m incl. w/drobes  
x 2.501m max  
11'4" x 8'2"

**Bedroom 4**  
3.515m max x 2.384m max  
11'6" x 7'10"

**Bathroom**  
2.233m x 1.749m  
7'4" x 5'9"

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# Thames

# 4 Bed

## Plots

214\*, 220\*

## Overview

This is an exceptionally large family home in which the elegant, bay-windowed rooms are complemented by a delightful family room with French doors, which could easily be used as a study. The feature gallery landing leads to four bedrooms, two of which have en-suite shower rooms.

## Key Features

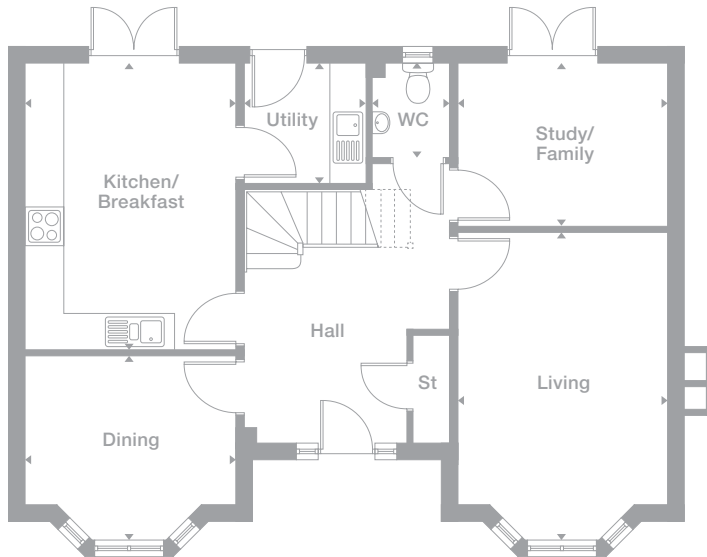
French Doors  
Feature Bay Windows  
Separate Dining Room  
Kitchen/Breakfast Area  
Master Bed Wardrobe  
2 En-Suites  
Downstairs WC  
Study/Family  
Utility  
Double Garage

## Total Floor Space

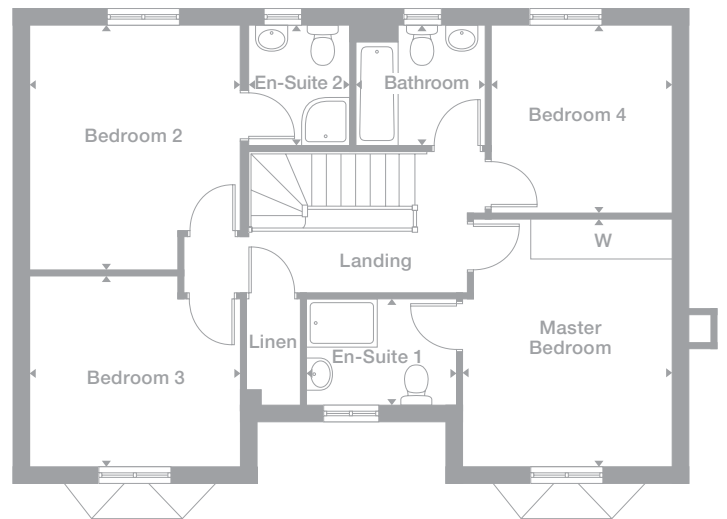
1,588 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

**Living**  
3.450m x 5.060m into bay  
11'4" x 16'7"

**Kitchen/Breakfast**  
3.450m x 4.706m  
11'4" x 15'5"

**Dining**  
3.450m x 3.017m into bay  
11'4" x 9'11"

**WC**  
1.260m x 1.523m  
4'2" x 5'0"

**Utility**  
2.007m x 1.965m  
6'7" x 6'5"

**Study/Family**  
3.450m x 2.663m  
11'4" x 8'9"

### First Floor

**Master Bedroom**  
3.450m x 4.050m  
11'4" x 13'3"

**En-Suite 1**  
2.491m x 1.722m  
8'2" x 5'8"

**Bedroom 2**  
3.450m x 4.027m max  
11'4" x 13'3"

**En-Suite 2**  
1.660m x 1.965m  
5'5" x 6'5"

**Bedroom 3**  
3.450m x 3.104m max  
11'4" x 10'2"

**Bedroom 4**  
2.963m x 3.080m  
9'9" x 10'1"

**Bathroom**  
2.143m x 1.965m  
7'0" x 6'5"

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Derwent

**Plots**  
266\*

### Key Features

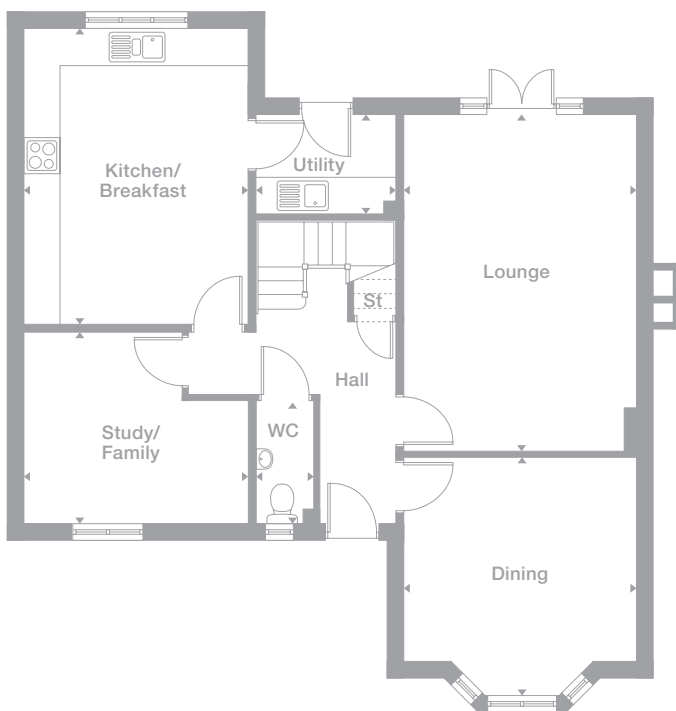
French Doors  
Feature Bay Window  
Separate Dining Room  
Kitchen/Breakfast Area  
Master Bed Wardrobe  
2 En-Suites  
Downstairs WC  
Study/Family  
Utility  
Double Garage

**Total Floor Space**  
1,915 sq ft

### Overview

The separate family room or study adds enormous flexibility, providing a dedicated space that matches the family's needs, from a home office to a computer suite or music room. The stylish staircase leads to a superb gallery landing, and the four large bedrooms provide a haven when you need space to relax.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

<b>Lounge</b> 3.966m x 5.771m 13'0" x 18'11"	<b>Utility</b> 2.426m x 1.660m 8'0" x 5'5"
<b>Dining</b> 3.966m x 4.088m into bay 13'0" x 13'5"	<b>Study</b> 3.814m max x 3.270m 12'6" x 10'9"
<b>Kitchen/Breakfast</b> 3.814m x 5.046m 12'6" x 16'7"	
<b>WC</b> 1.000m x 2.105m 3'3" x 6'11"	

#### First Floor

<b>Master Bedroom</b> 3.966m x 4.037m 13'0" x 13'3"	<b>Bedroom 3</b> 3.966m x 3.329m 13'0" x 10'11"
<b>En-Suite 1</b> 2.881m max x 1.800m 9'5" x 5'11"	<b>Bedroom 4</b> 2.750m x 3.973m 9'0" x 13'0"
<b>Bedroom 2</b> 3.814m x 4.374m 12'6" x 14'4"	<b>Bathroom</b> 2.925m x 2.124m 9'7" x 7'0"
<b>En-Suite 2</b> 2.426m x 1.660m 8'0" x 5'5"	

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\* Plots are a mirror image of plans shown above

# Jura

# 5 Bed

## Plots

209\*, 210, 216, 218\*,  
259\*, 260, 261

## Overview

Traditional elegance combines with modern design in the Jura to create a spacious and distinguished family home. The dining room offers a striking semi-circular bay window, adding a conservatory style appeal while the fifth bedroom, looking out over the canopied entrance, would make a delightful home office or library.

## Key Features

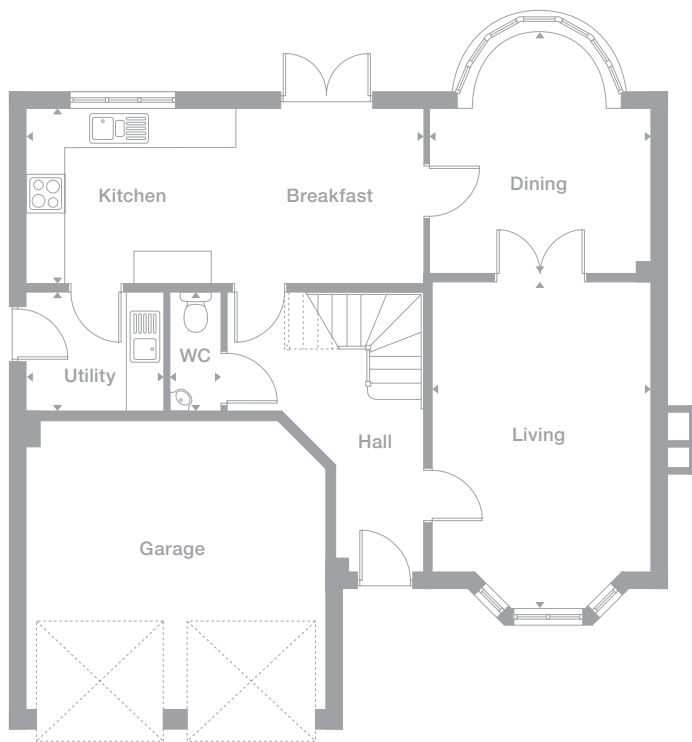
French Doors  
Feature Bay Window  
Separate Dining Room  
Kitchen/Breakfast Area  
Master Bed Wardrobe  
2 En-Suites  
Downstairs WC  
Double Garage  
Study/Bedroom 5  
Utility

## Total Floor Space

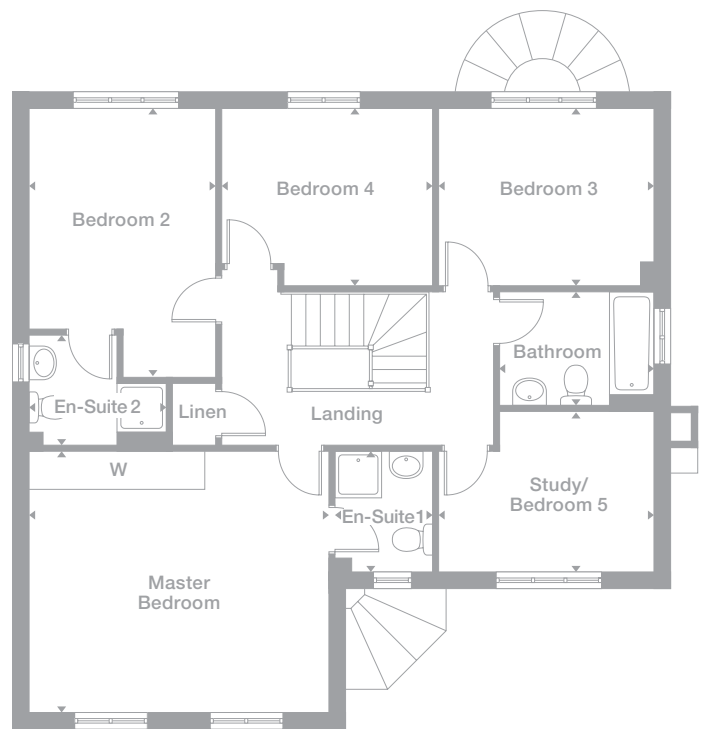
1,698 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living 3.580m x 5.343m into bay 11'9" x 17'6"	WC 0.850m x 1.955m 2'9" x 6'5"
Dining 3.630m x 4.011m into bay 11'11" x 13'2"	Utility 2.245m x 1.955m 7'4" x 6'5"
Kitchen/Breakfast 6.542m x 2.850m 21'6" x 9'4"	

### First Floor

Master Bedroom 4.895m x 4.270m 16'1" x 14'0"	Bedroom 3 3.516m x 2.900m 11'6" x 9'6"
En-Suite 1 1.652m x 1.971m 5'5" x 6'6"	Bedroom 4 3.478m x 2.900m max 11'5" x 9'6"
Bedroom 2 3.060m x 4.413m max 10'0" x 14'6"	Study/Bedroom 5 3.525m x 2.629m max 11'7" x 8'8"
En-Suite 2 2.240m max x 1.825m 7'4" x 6'0"	Bathroom 2.513m x 1.885m 8'3" x 6'2"

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# Specification

	Rydal	Burroughs	Hawthorne	Montgomery	Glenmuir	Coniston	Wells	Stevenson	Thames	Derwent	Jura
<b>Kitchens and Utilities</b>											
<b>Units</b>											
Kitchen ranges from 'Symphony'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors and drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm PVC edging work surfaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
100mm worktop upstand to all worksurfaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Appliances by Zanussi</b>											
Stainless steel single electric oven - ZOB343X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob - 4 burner - ZGG67412XA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood - EFC623800X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splash back to hob - EBF675X - 750mm wide	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Fittings</b>											
1 1/2 bowl stainless steel sink - Blanco bonus	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Monobloc mixer tap - Blanco Printz	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink to utility room - Blanco 10x5	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Monobloc mixer tap - Blanco Deck	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Plumbing for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing for washing machine in kitchen or utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>											
Electric point for dishwasher in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric point for washing machine in kitchen or utility*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED 3 spot lights on track	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Wall Coverings</b>											
Choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall tiling to window cill in kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms and En-Suites</b>											
<b>Ideal Standard Bathroom Range In White</b>											
Ideal Standard 'Concept Cube' Contemporary bathroom range in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All WCs to be 6.0/4.0 litre flush cistern	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>WC</b>											
Concept Arc 350 handrinse Basin wall mounted single tap hole with pedestal	-	-	✓	✓	-	-	✓	-	-	✓	-
Concept hand rinse 400 single tap hole basin and pedestal	-	✓	-	-	✓	✓	-	-	✓	-	-
Concept Arc 400mm single tap hole corner basin with pedestal	✓	-	-	-	-	-	-	✓	-	-	✓
Close coupled WC and matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available



	Rydal	Burroughs	Hawthorne	Montgomery	Glenmuir	Coniston	Wells	Stevenson	Thames	Derwent	Jura
<b>Bathroom</b>											
Bath 1,700 x 700 with Unilix bath panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
550mm Single tap hole basin and pedestal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close coupled WC and soft close matching seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	-	-	-	-	-	-
<b>En-Suite 1</b>											
500mm Single tap hole basin and pedestal	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close coupled WC and matching seat	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	✓	-	✓	✓	-	-	✓
1000 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	✓	-	-	-	-	-	-	-	-
1,200 x 760 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	✓	-	-	✓	✓	-
Quadrant shower tray	-	-	-	✓	-	-	-	-	-	-	-
<b>En-Suite 2</b>											
550mm Single tap hole basin and pedestal	-	-	-	-	-	-	-	-	✓	✓	✓
Close coupled WC and matching seat	-	-	-	-	-	-	-	-	✓	✓	✓
800 x 800 Ideal Standard Simplicity low level 4 upstand tray	-	-	-	-	-	-	-	-	-	✓	✓
Quadrant shower tray	-	-	-	-	-	-	-	-	✓	-	-
<b>Shower Doors and Screens</b>											
Shower doors and screens by Roman 'Embrace' Range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
800 shower door	-	-	-	-	-	-	-	-	-	-	✓
800 shower door and side panel	-	-	-	-	✓	-	✓	✓	-	✓	✓
1000 shower door and side panel	-	-	✓	-	-	-	-	-	-	-	-
1,200 shower door	-	-	-	-	-	✓	-	-	-	✓	-
1,200 shower door and side panel	-	-	-	-	-	-	-	-	✓	-	-
Quadrangle shower door	-	-	-	✓	-	-	-	-	✓	-	-
Curved bath screen Ref MCB clear glass chrome finish	✓	✓	-	-	-	-	-	-	-	-	-
<b>Brassware</b>											
Brassware: Grohe Eurosmart in chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All taps to be fitted with flow restrictor to 6 litres/min	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bath filler tap to bath in bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single lever monobloc taps to basin to WCs, bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Shower Valves</b>											
Shower valves by Bristan - Artisan valve in chrome	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓
Electric shower valve - Mira Vie valve in chrome	-	-	✓	✓	-	-	-	-	-	-	-
Shower valves to be restricted to maximum 9 litres/min flowrate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower in bathroom	-	-	-	-	-	-	-	-	-	-	-
Thermostatic shower to en-suite 1	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Electric shower to en-suite 1	-	-	✓	✓	-	-	-	-	-	-	-
Thermostatic shower to en-suite 2	-	-	-	-	-	-	-	-	✓	✓	✓
Thermostatic shower over bath in bathroom	✓	✓	-	-	-	-	-	-	-	-	-

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.

# Specification

	Rydal	Burroughs	Hawthorne	Montgomery	Glenmuir	Coniston	Wells	Stevenson	Thames	Derwent	Jura
<b>Electrical and Lighting</b>											
Drum Light fitting in WC, bathroom and en-suites - Saxeby Ceiling light low energy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted extractor fan in en-suite 1 - Vent Axia Eclipse	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted extractor fan in bathroom - Vent Axia Eclipse	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted extractor fan in en-suite 2 - Vent Axia Eclipse	-	-	-	-	-	-	-	-	✓	✓	✓
Choice of ceramic wall tiling from ranges by 'Porcelanosa'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to bathroom - 1,200mm high tiling to walls with sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling to en-suites - 1,200mm high tiling to walls with sanitaryware	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic wall tiling to shower cubicles	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splash back tiling to basin and window cill WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>											
All accessories to be MEM250 range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Consumer unit to be an 8 way split load unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Digital Co-axial cable to all TV points - terminated in roof space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Combined TV and Cat 5 connection plate in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point - master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point in Cat 5 cable wired from master socket to TV point in lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point - lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door bell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External Lighting</b>											
Front lantern with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Detection Devices</b>											
Ceiling mounted mains CO detector Aico EI225EN located in adjacent boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke detectors - 1 per floor - wired to main circuit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Plumbing and Heating</b>											
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves - all principle rooms except hall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Baxi Gas fired combination boiler	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-
Baxi Gas fired fan assisted boiler	-	-	-	-	-	-	-	-	✓	✓	✓
Eco Homes boiler to achieve nox emissions less than 40mg/kWh	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heatrae Sadia Megaflow Cyclinder	-	-	-	-	-	-	-	-	✓	✓	✓
Programmable thermostat control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zoned controlled central heating system	-	-	-	-	-	-	-	-	-	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Rydal	Burroughs	Hawthorne	Montgomery	Glenmuir	Coniston	Wells	Stevenson	Thames	Derwent	Jura
<b>External Finish</b>											
High performance double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lockable windows (except escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibreglass faced front door - prefinished - colour as per elevation schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibreglass faced rear door - prefinished - colour as per elevation schedule	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Security chain - front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC Fascia and Soffit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Quarry tiles to porch	-	-	-	-	-	-	-	-	-	-	✓
Side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high timber fence to all rear boundaries.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to rear garden	○	○	○	○	○	○	○	○	○	○	○
Black tarmac to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concrete edgings to drives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Buff riven paving slabs to patio and paths	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Internal Finish</b>											
Prefinished internal doorkits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal non loadbearing walls to be 63 x 34 stud partitions	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built in wardrobes to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
144.5mm skirting and 58mm architrave ovolo profile	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth plastered ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cambridge 2-panel internal doorkit doors - prefinished smooth	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decoration</b>											
All internal woodwork to be Crown Acrylic 'Satin finish' Brilliant white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal walls to be Crown 'Soft White' covermatt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceilings to be Crown white covermatt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceilings to have 2 coats of emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome door numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

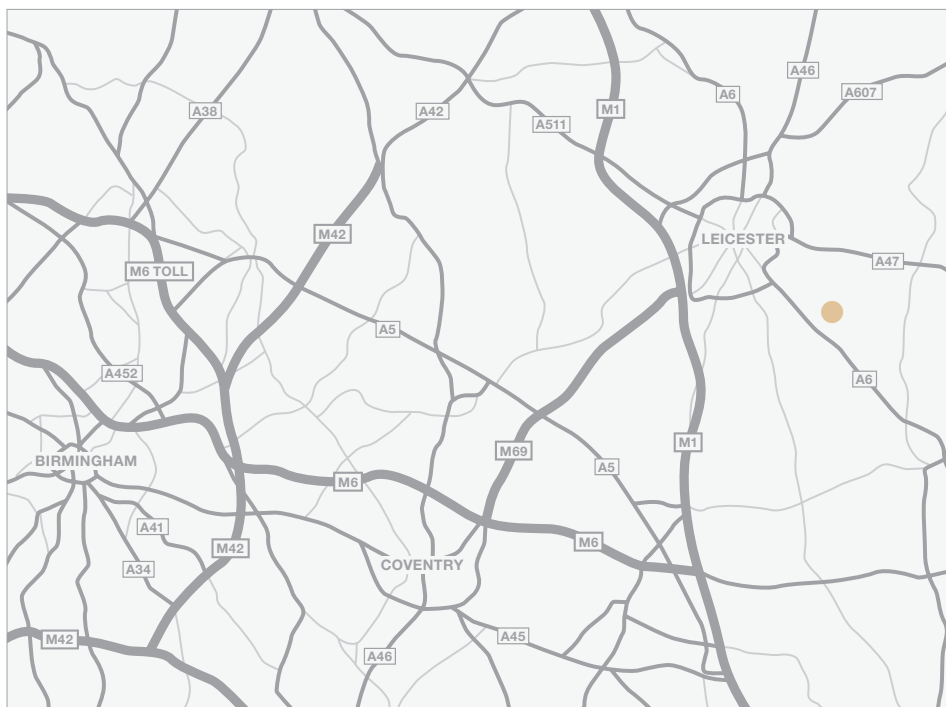
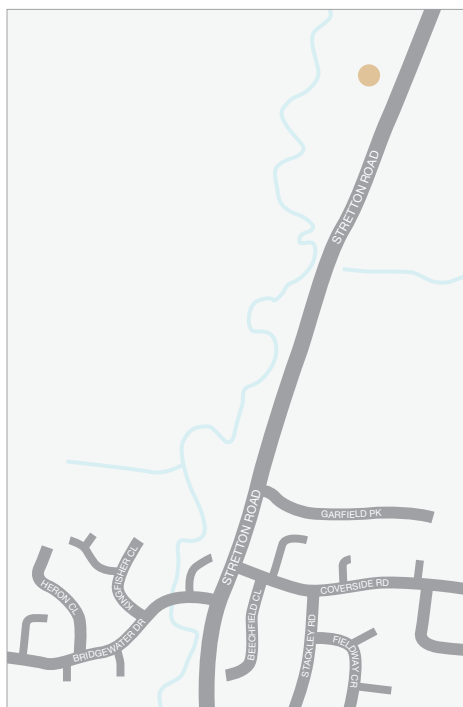
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

## How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 0808 274 8519



### From the M1 Southbound

Leave the M1 at junction 21, bearing left and following signs for the Leicester Ring Road. Stay in the left hand lane through the underpass, and continue to bear left to join Lubbesthorpe Way (A563). Stay on the A563 for four-and-a-half miles then, after passing Leicester Racecourse on the right, at the junction with the A6, take the second exit following signs for Market Harborough. Stay on the A6 for around two-and-a-quarter miles, then at the London Road roundabout take the first exit to join London Road. Around a mile on, after passing The Yews restaurant on the left, turn left into Main Street and carry on to the T-junction. Turn right then immediately left into Stretton Road. Approximately a mile on, Stretton Glen is on the right.

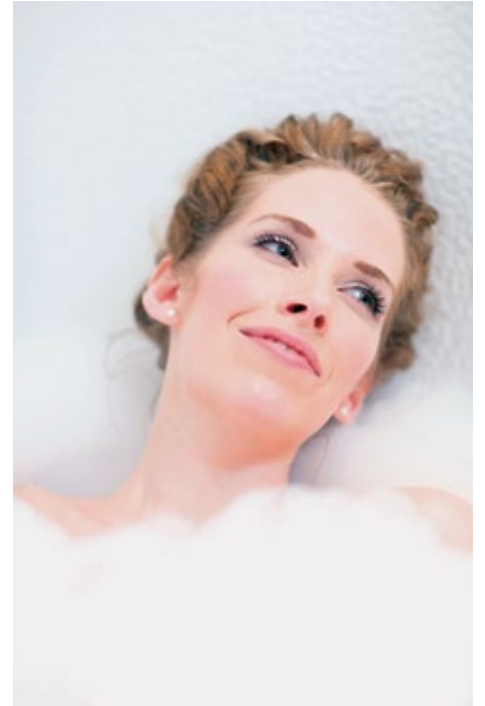
### From the M1 Northbound

Leave the M1 at junction 20 and take the third exit at the roundabout to join the A4304 following signs for Market Harborough. Carry on straight through Market Harborough, and stay on the A4304 (Rockingham Road) to the junction with the A6. At the roundabout, take the second exit to join the A6 travelling north. Follow signs for Leicester then, after around nine miles, at the Station Road roundabout, take the third exit to join Station Road. At the T-junction, turn right to pass The Yews restaurant on the left then take the first left into Main Street and carry on to the T-junction. Turn right then immediately left into Stretton Road. Approximately a mile on, Stretton Glen is on the right.

Sat Nav: LE8 9GP

### 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.



*the place to be*<sup>®</sup>

### **a better place**<sup>\*</sup>

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.

## 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.

**millerhomes**

*the place to be®*

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