



Eaton Meadow
Congleton

millershomes

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.



Welcome home	01
Living in Congleton	02
Floor plans	08
Specification	28
How to find us	38

Sheltered by mature woods alongside the River Dane, yet less than a mile from Congleton's charming town centre with its traditional shopping streets and picturesque historic buildings, Eaton Meadow is an attractive selection of three, four and five bedroom homes that integrate traditional appeal with modern, energy efficient design. Located midway between the M6 and the Peak District National Park, this exciting new neighbourhood combines its strategic location with the appeal of fresh air and wide horizons.

Welcome to Eaton Meadow...



Plot Information

- Darwin**
See Page 08
- Darwin DA**
See Page 10
- Orwell**
See Page 12
- Esk**
See Page 14
- Buchan**
See Page 16
- Buchan DA**
See Page 18
- Tressell**
See Page 20
- Mitford**
See Page 22
- Buttermere**
See Page 24
- Wilde**
See Page 26



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.

Congleton is just ten minutes drive from the M6, with direct train services to Manchester Piccadilly, a journey of 45 minutes, as well as to Stoke-on-Trent. National Cycle Route 55 passes alongside the development, and other routes for short or long distance walking or cycling include delightful paths along the River Dane and the Macclesfield Canal.



Congleton Park, with its play area and gardens, and the adjacent Town Wood, an important conservation site for wild plants, are just half a mile from Eaton Meadow, and the town's outdoor paddling pool opens during the summer months. On the southern edge of the town, Astbury Mere Country Park features a large lake used for sailing and fishing. Westlow Mere, to the west of Eaton Meadow, is also used by anglers, and there are two golf clubs nearby, the picturesque nine-hole Congleton Golf Club and an 18-hole parkland course at Astbury, both within around two miles of the development.

Indoor amenities include Congleton Leisure Centre, with its 25m swimming pool, teaching pool, sports hall, fitness suite and sauna. There is a good selection of historic inns, restaurants, cafés and pubs in and around the town, and the local Daneside Theatre is used by several local groups to present entertainments ranging from amateur drama and concert performances to film screenings. The area's more unexpected attractions include Clonter Opera Theatre, a few miles north of Congleton, which supplements operatic performances with other live entertainments.





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.

Darwin

Overview

With french doors in both the dual aspect kitchen and dining room and the double-aspect lounge, this is a home filled with natural light, and garden access from both downstairs rooms adds flexibility to the living space. A feature gallery landing leads to the master bedroom with en-suite and two further bedrooms.

Ground Floor

- Lounge**
3.080m x 5.450m
10'1" x 17'11"
- Dining**
2.556m x 2.728m
8'5" x 8'11"
- Kitchen**
2.556m x 2.722m
8'5" x 8'11"
- 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 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

24, 31

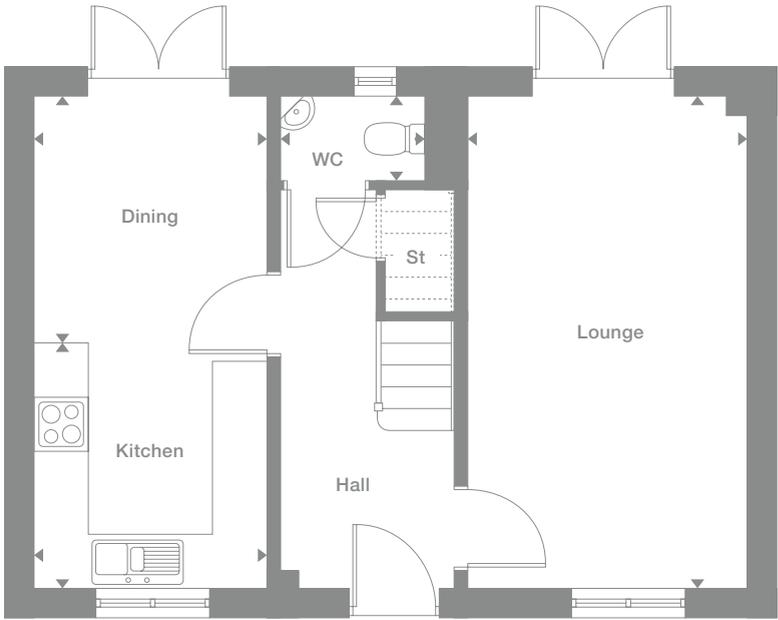
Floor Space

921 sq ft
85.56m²

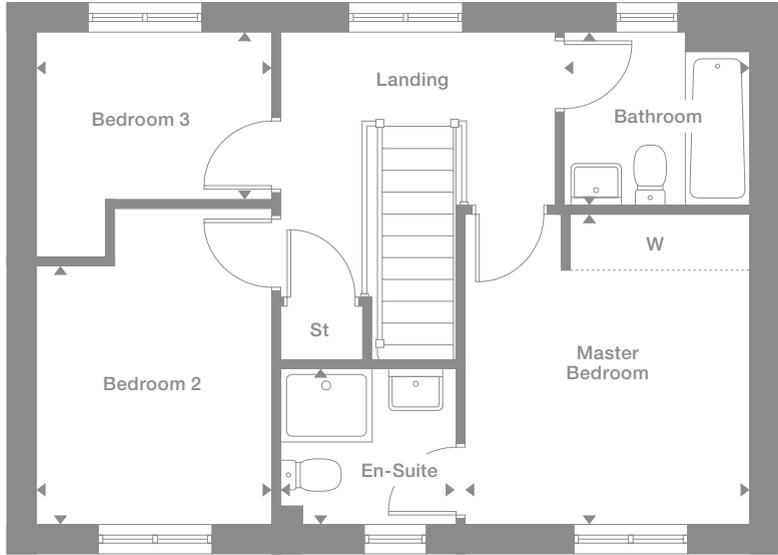


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography represents typical Miller Homes' interiors and exteriors. 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.

Darwin DA

Overview

The double aspect kitchen and dining room incorporates french doors that add an open, spacious quality to the light-filled interior, complementing a dual aspect lounge where a central bay window provides a focal point. The three bedrooms accessed via a bright gallery landing include an en-suite master with a built-in wardrobe.

Ground Floor

- Lounge**
3.980m max x 5.450m
13'1" x 17'11"
- Dining**
2.556m x 2.728m
8'5" x 8'11"
- Kitchen**
2.556m x 2.722m
8'5" x 8'11"
- 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 3.498m max
8'6" x 11'6"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

22

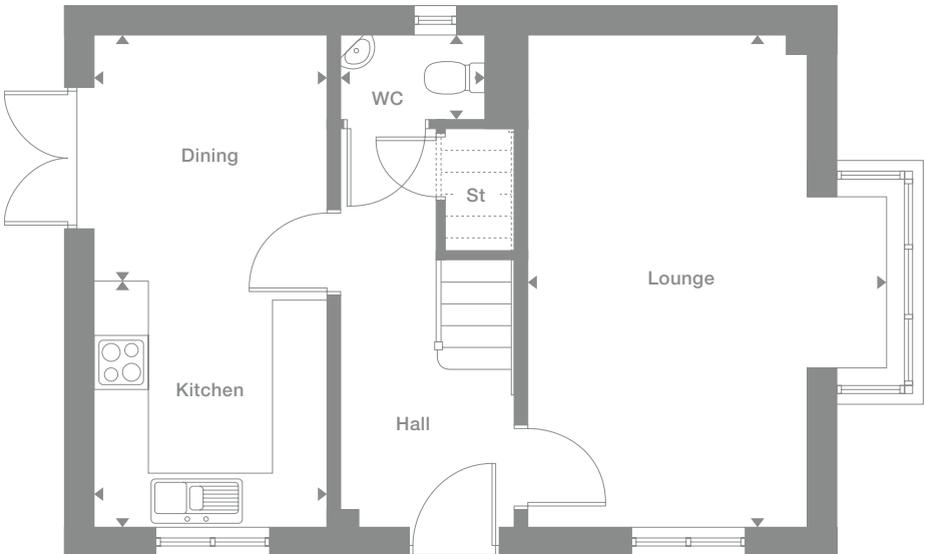
Floor Space

941 sq ft
87.42m²

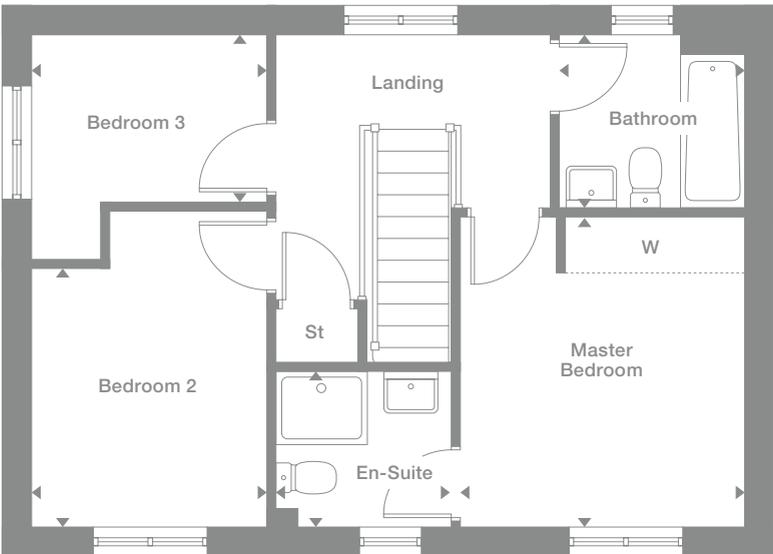


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography represents typical Miller Homes' interiors and exteriors. 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.

Overview

The elegant, bay-windowed façade, with its broad canopy sheltering the front door and garage entrance, creates an instant appeal. French doors keep the kitchen and dining room fresh and inviting and the feature staircase and landing gives access to three bedrooms, including a master suite with a generously sized wardrobe.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

Dining
1.950m x 3.107m
6'3" x 10'2"

Kitchen
1.852m x 3.107m
6'1" x 10'2"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m max x 3.247m
12'8" x 10'8"

En-Suite
2.844m max x 1.017m max
9'4" x 3'4"

Bedroom 2
3.694m x 3.107m
12'1" x 10'2"

Bedroom 3
2.838m x 3.107m
9'4" x 10'2"

Bathroom
2.682m x 1.700m
8'10" x 5'7"

Plots
3, 4, 7, 8, 20, 23,
33, 36, 49, 70,
73, 74

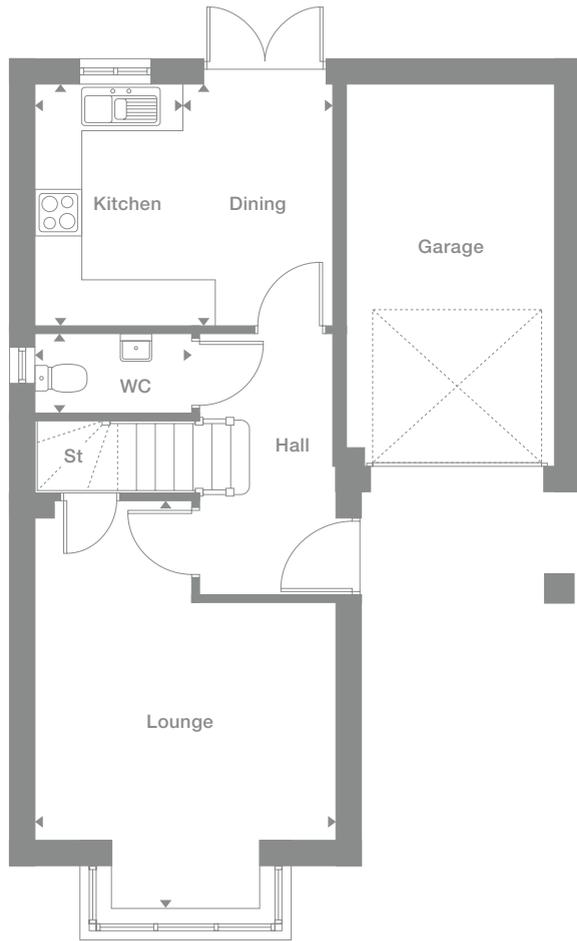
Floor Space

968 sq ft
89.93m²



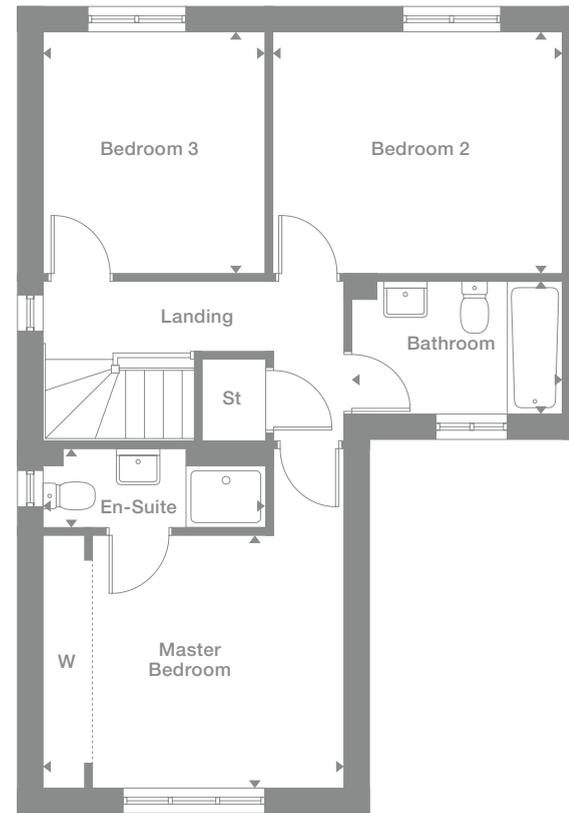
Please note: Elevational and boundary treatments may vary

Ground Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

Overview

The instant attraction of the spacious entrance and attractive bay window is sustained by a succession of delightful features, from the french doors in the bright kitchen and dining room to four bedrooms each with its own unique character. The master bedroom includes a wardrobe and en-suite shower.

Ground Floor

Lounge
3.966m max x 5.231m max
13'0" x 17'2"

Kitchen/Dining
5.429m x 3.614m
17'10" x 11'10"

WC
1.617m max x 1.510m max
5'4" x 4'11"

First Floor

Master Bedroom
3.966m max x 2.678m
13'0" x 8'9"

En-Suite
1.797m x 1.617m
5'11" x 5'4"

Bedroom 2
3.551m x 2.641m
11'8" x 8'8"

Bedroom 3
1.785m x 3.644m
5'10" x 11'11"

Bedroom 4
2.513m max x 2.569m max
8'3" x 8'5"

Bathroom
2.513m max x 2.170m max
8'3" x 7'1"

Plots

1, 19, 28, 35,
44, 67, 75

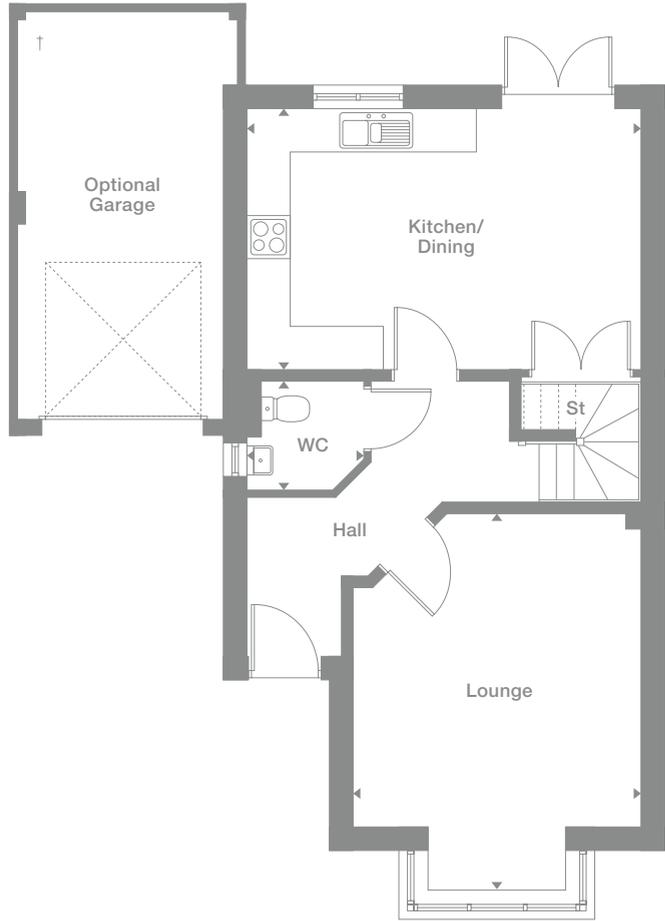
Floor Space

1,106 sq ft
102.75m²



Please note: Elevational and boundary treatments may vary

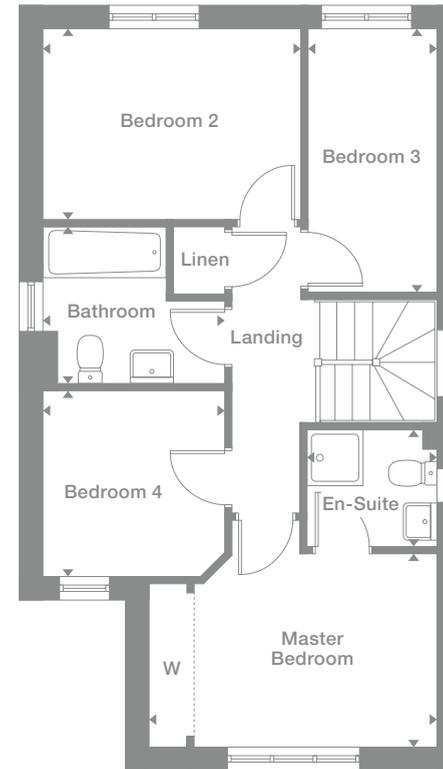
Ground Floor



† Garage may be omitted
Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Advisor for details

First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notice' section at the back of this brochure for more information.

Buchan

Overview
The airy hallway, with its feature staircase, opens on to a dual aspect kitchen and dining room with separate utility room, creating a natural gathering place. With french doors in the lounge, a separate study and four bedrooms, with the master bedroom having an en-suite, this is a home that balances social space with privacy.

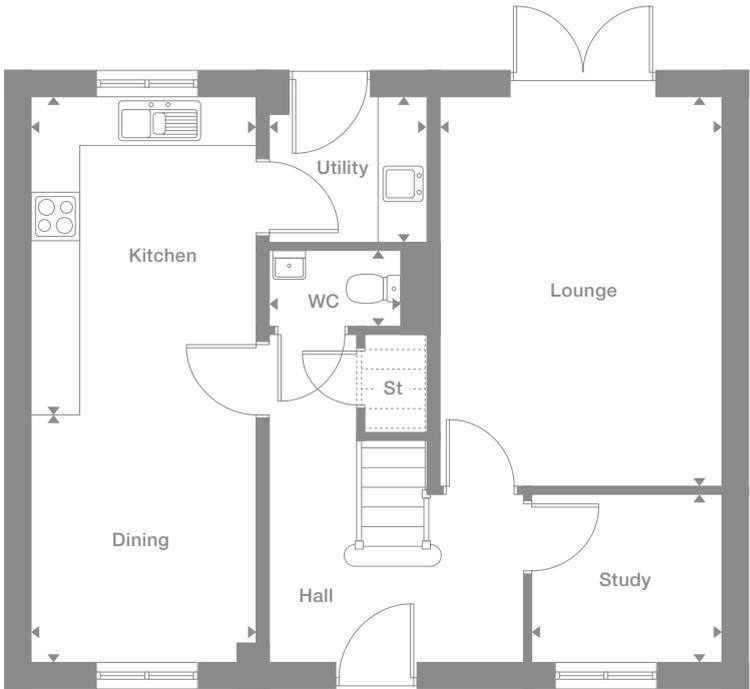
Ground Floor	First Floor
Lounge 3.450m x 4.797m 11'4" x 15'9"	Master Bedroom 3.507m max x 3.793m max 11'6" x 12'5"
Dining 2.763m x 3.320m 9'1" x 10'11"	En-Suite 2.238m max x 2.044m max 7'4" x 6'8"
Kitchen 2.763m x 3.630m 9'1" x 11'11"	Bedroom 2 2.805m max x 3.762m max 9'2" x 12'4"
WC 1.620m x 0.945m 5'4" x 3'1"	Bedroom 3 2.519m x 3.095m 8'3" x 10'2"
Utility 1.937m x 1.799m 6'4" x 5'11"	Bedroom 4 2.411m x 3.064m 7'11" x 10'1"
Study 2.323m x 2.060m 7'7" x 6'9"	Bathroom 3.048m max x 1.700m max 10'0" x 5'7"

Floor Space
1,264 sq ft
117.43m²

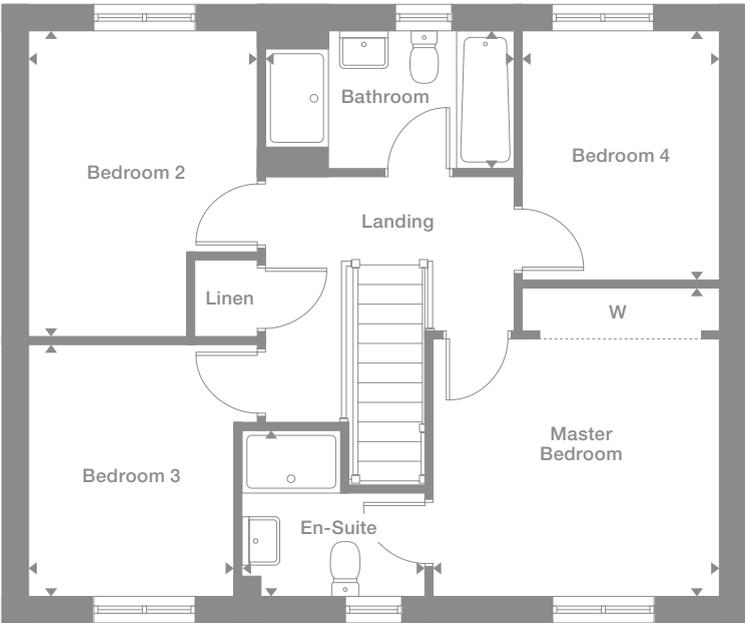


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography represents typical Miller Homes' interiors and exteriors. 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.

Buchan DA

Overview

The dual aspect kitchen and dining room and the inviting lounge share the ground floor with a useful utility room and a separate study. The feature staircase and gallery landing lead to four bedrooms, with the master bedroom having an en-suite, and a beautifully designed family bathroom with a separate shower cubicle.

Ground Floor

- Lounge**
3.450m x 4.797m
11'4" x 15'9"
- Dining**
2.763m x 3.041m
9'1" x 10'0"
- Kitchen**
2.763m x 3.909m
9'1" x 12'10"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Utility**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

- Master Bedroom**
3.507m x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Plots

9, 17, 21, 25, 27, 69

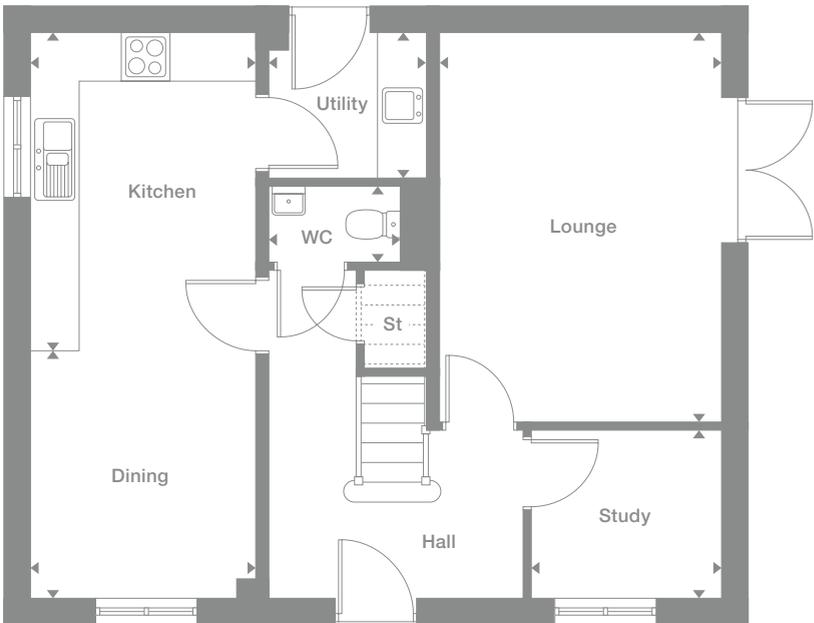
Floor Space

1,264 sq ft
117.43m²

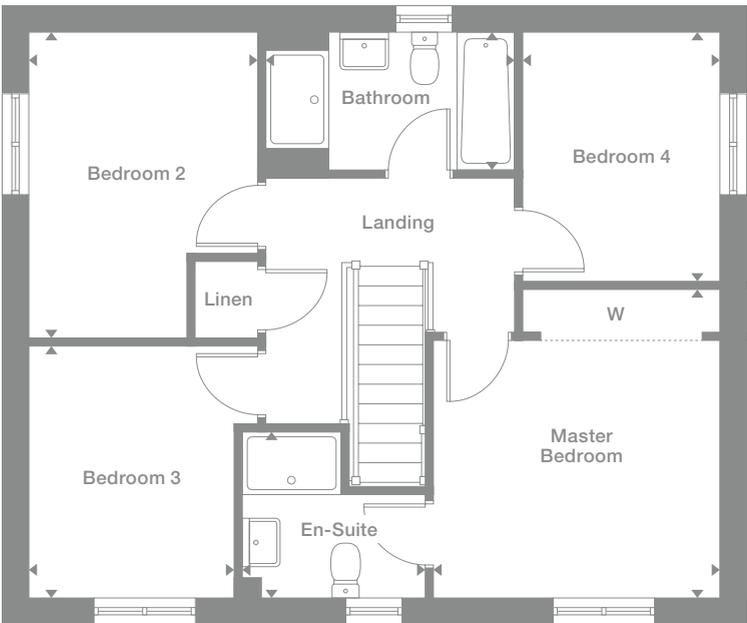


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography represents typical Miller Homes' interiors and exteriors. 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.

Overview

The contemporary kitchen, family and dining room, with its french doors, present a welcoming setting for entertaining. Upstairs, two bedrooms have en-suite showers creating a luxurious private retreat.

Ground Floor

- Lounge**
3.264m x 6.516m max
10'9" x 21'5"
- Kitchen**
3.052m x 3.060m
10'0" x 10'0"
- Utility**
1.812m x 1.904m
5'11" x 6'3"
- Family/Dining**
3.207m x 3.060m max
10'6" x 10'0"
- WC**
0.946m x 2.028m
3'1" x 6'8"

First Floor

- Master Bedroom**
3.264m x 4.436m
10'9" x 14'7"
- En-Suite 1**
2.275m max x 1.400m max
7'6" x 4'7"
- Bedroom 2**
4.115m max x 3.193m
13'6" x 10'6"
- En-Suite 2**
2.498m max x 1.806m
8'2" x 5'11"
- Bedroom 3**
3.336m max x 2.807m
10'11" x 9'3"
- Bedroom 4**
2.498m x 2.980m
8'2" x 9'9"
- Bathroom**
2.144m max x 1.794m
7'0" x 5'11"

Plots

26, 29, 32,
37, 40, 41,
46, 71, 72

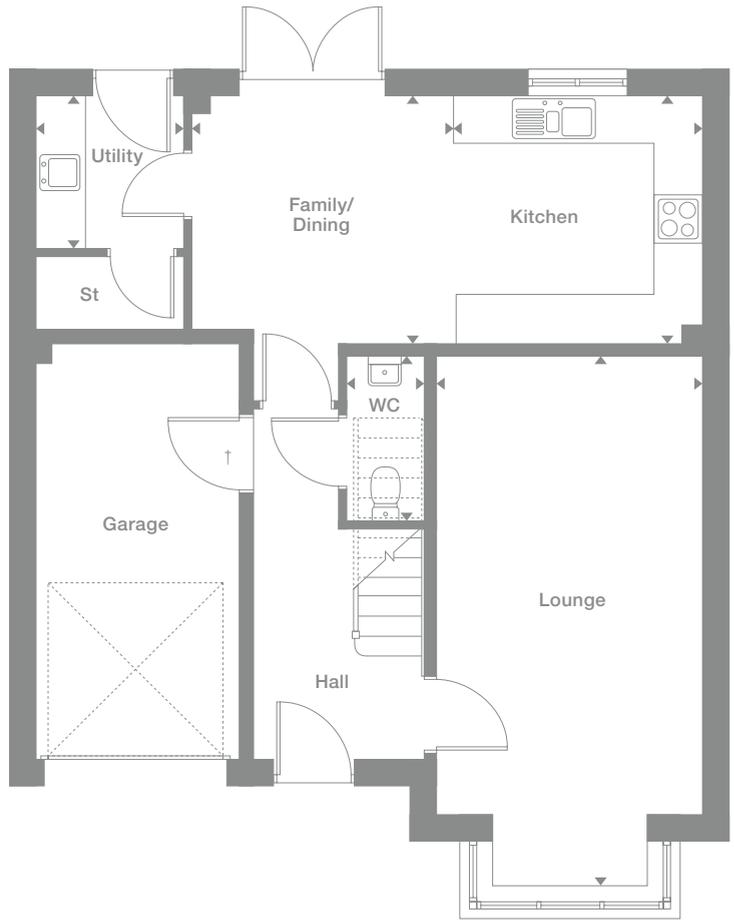
Floor Space

1,381 sq ft
128.30m²



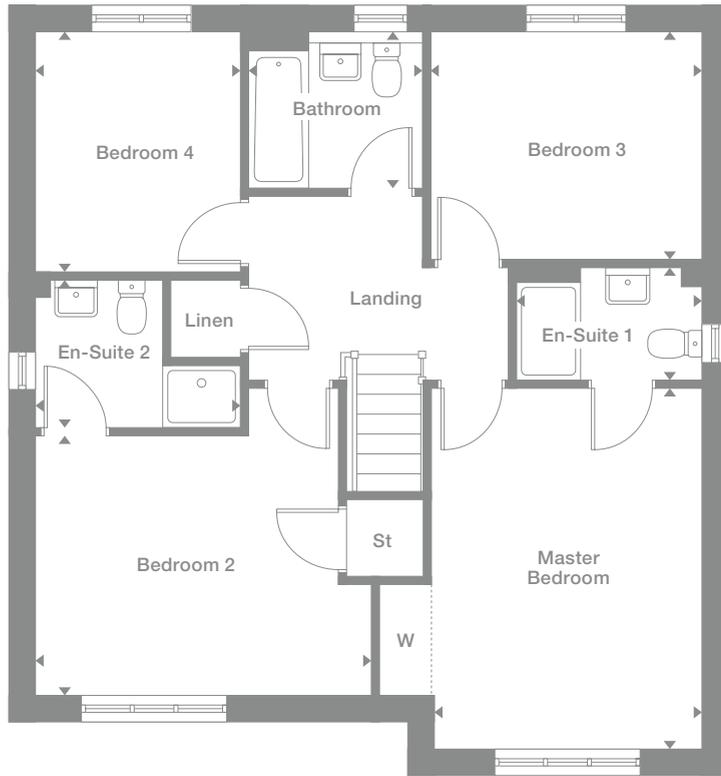
Please note: Elevational and boundary treatments may vary

Ground Floor



† Optional personnel door
Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

Mitford

Overview

The stunning kitchen and dining room is the highlight of this spacious family home which also includes a peaceful private study. The four bedrooms, one of them en-suite, are reached via a feature gallery landing.

Ground Floor

- Lounge**
3.651m max x 5.446m max
12'0" x 17'10"
- Kitchen**
4.032m x 2.993m
13'3" x 9'10"
- Dining**
3.114m x 3.885m
10'3" x 12'9"
- WC**
2.087m x 1.082m
6'10" x 3'7"
- Utility**
2.087m x 1.660m
6'10" x 5'5"
- Study**
2.087m x 2.060m
6'10" x 6'9"

First Floor

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

Plots

5, 6, 18, 47,
48, 68

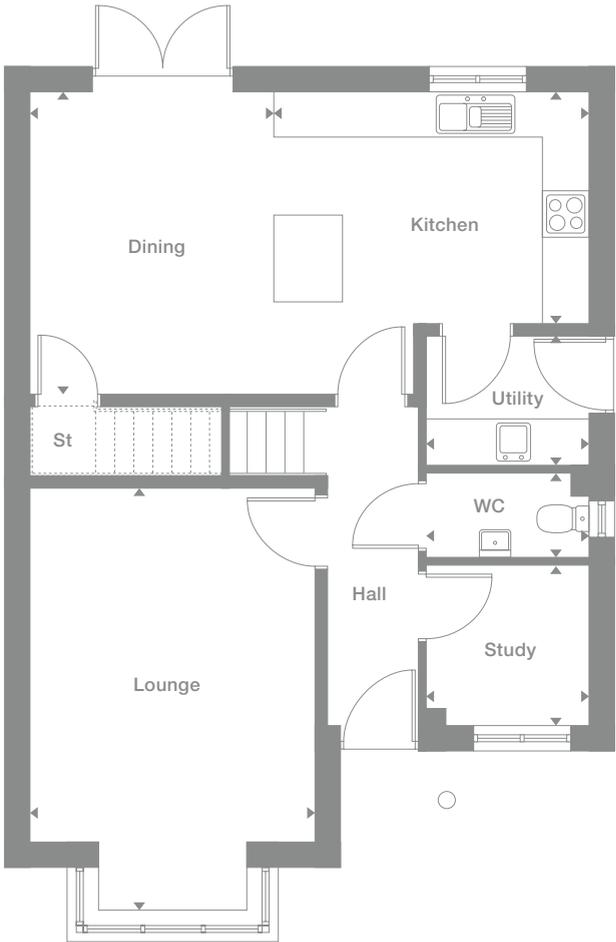
Floor Space

1,348 sq ft
125.23m²

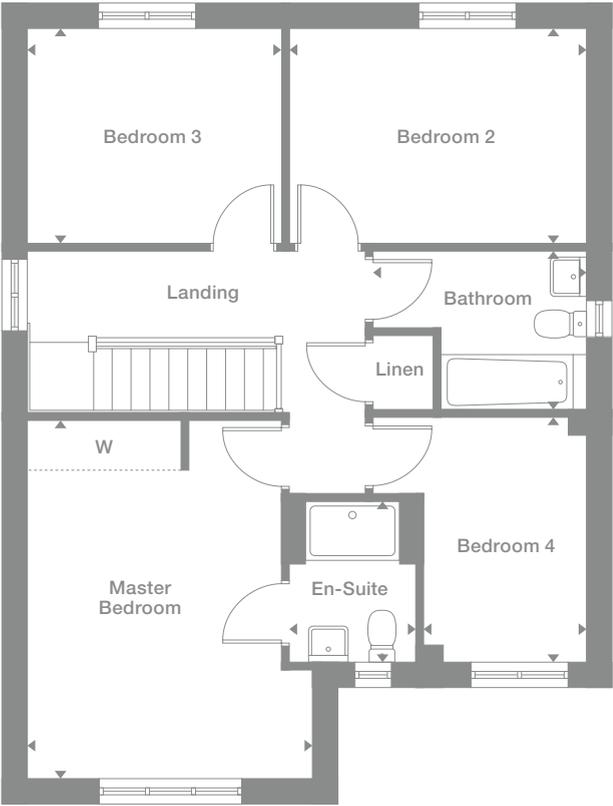


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography represents typical Miller Homes' interiors and exteriors. 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 Notice' section at the back of this brochure for more information.

Buttermere

Overview

Featuring a bay-windowed lounge and a spectacular open-plan kitchen and dining area with french doors providing access to the garden, this is a home that combines contemporary style with enormous amenity. Three of the five bedrooms have en-suite showers, making the creation of an invitingly luxurious guest suite an option.

Ground Floor

- Lounge**
3.391m x 5.918m max
11'2" x 19'5"
- Kitchen**
4.882m x 2.980m
16'0" x 9'9"
- Dining**
4.032m x 2.980m
13'3" x 9'9"
- WC**
1.673m x 0.927m
5'6" x 3'0"
- Utility**
1.673m x 1.960m
5'6" x 6'5"

First Floor

- Master Bedroom**
2.806m max x 5.184m
9'2" x 17'0"
- En-Suite 1**
1.857m x 2.002m
6'1" x 6'7"
- Bedroom 2**
3.391m x 3.643m
11'2" x 11'11"
- En-Suite 2**
1.648m max x 2.055m max
5'5" x 6'9"
- Bedroom 3**
3.201m x 3.053m
10'6" x 10'0"
- En-Suite 3**
2.388m x 1.210m
7'10" x 4'0"
- Bedroom 4**
2.556m x 3.147m
8'5" x 10'4"
- Bedroom 5**
3.255m x 2.002m
10'8" x 6'7"
- Bathroom**
2.088m max x 2.040m max
6'10" x 6'8"

Plots

34, 38, 39,
42, 43, 45

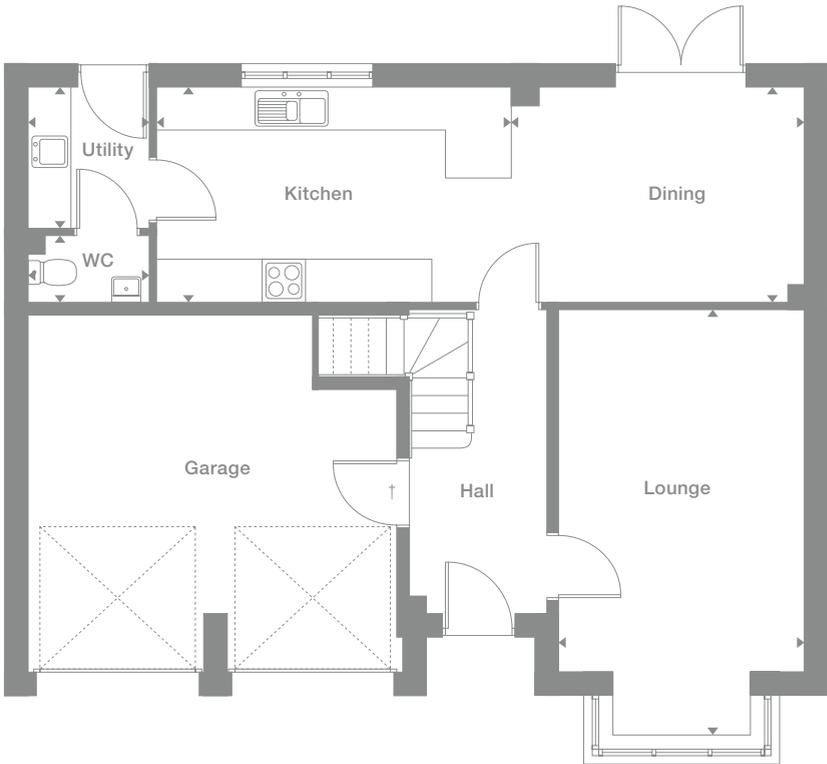
Floor Space

1,501 sq ft
139.45m²

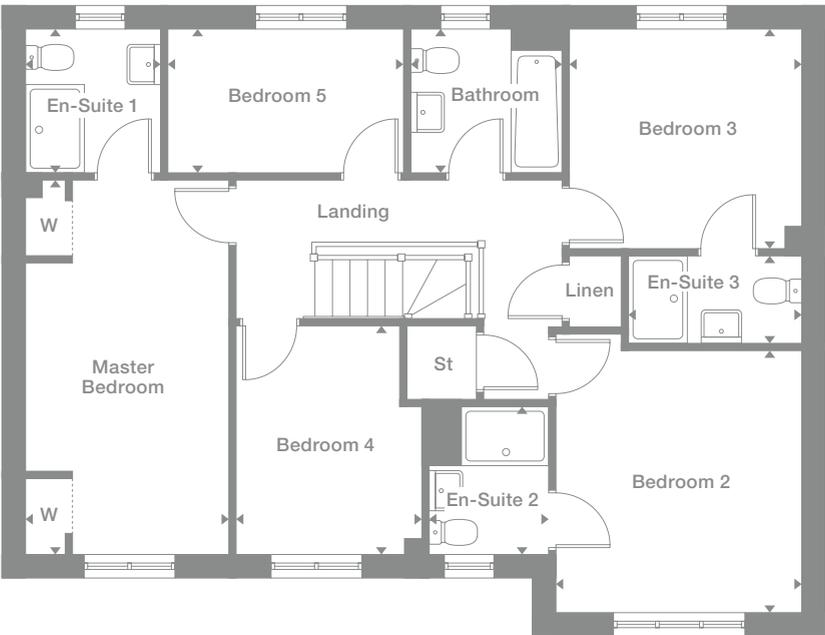


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



† Optional personnel door

Plots may be a mirror image of plans shown above. Please speak to Sales Advisor for details

Please note: Elevational style and material may vary depending on plot location. Please see Sales Adviser for details

Photography represents typical Miller Homes' interiors and exteriors. 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.

Wilde

Overview

Behind the timeless, elegant frontage, feature french doors add flexibility and appeal to the bright lounge and dining room. An en-suite master bedroom adds a touch of luxury, while the third bedroom could be transformed into a convenient home office.

Ground Floor

Lounge
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
3.212m max x 4.514m max
10'6" x 14'10"

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

Bedroom 3
2.057m x 2.224m
6'9" x 7'0"

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

Plots

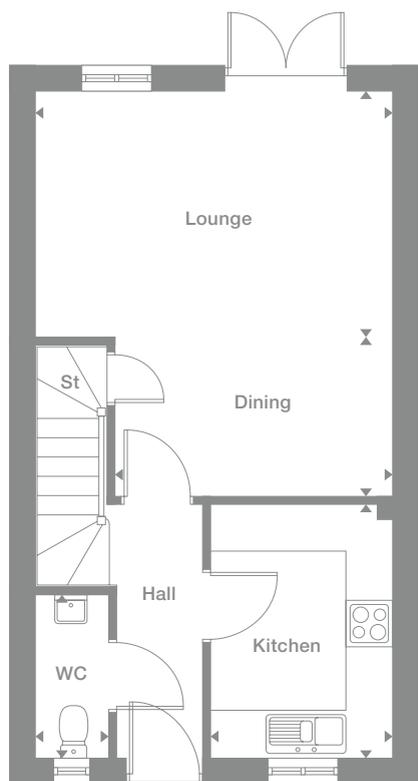
77*, 76

Floor Space

819 sq ft
81m²



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notice' section at the back of this brochure for more information.

*Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Darwin	Darwin DA	Orwell	Esk	Buchan	Buchan DA	Tressel	Mitford	Buttermere
Kitchens									
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style extractor and stainless steel 60cm splashback to hob	✓	✓	✓	✓	-	-	-	-	-
Integrated cooker hood extractor and black glass splashback to hob	-	-	-	-	✓	✓	✓	✓	✓
Stainless steel 60cm gas hob	✓	✓	✓	✓	-	-	-	-	-
60cm Zanussi induction hob	-	-	-	-	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	-	-	-	-	-
Stainless steel single multi-function fan oven	○	○	○	○	-	-	-	-	-
Stainless steel double multi-function fan oven	○	○	○	○	✓	✓	✓	✓	✓
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○	○
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED square lights to underside of wall units	-	-	-	-	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	-	-	-	-	-
LED downlighters to ceiling	○	○	○	○	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○
Bathrooms									
Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats to en-suite and WC's	○	○	○	○	○	○	○	○	○
Wall mounted chrome bath filler	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted thermostatic bar style shower valve	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with silver finish framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite and/or bathroom	○	○	○	○	○	○	○	○	○
LED downlighters to ceiling of bathroom, en-suite and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances to bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled splashback to WC's	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○

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

- ✓ Standard
- Optional Extra
- Not Available

	Darwin	Darwin DA	Orwell	Esk	Buchan	Buchan DA	Tressel	Mitford	Buttermere
Electrical									
Mains wired (with battery back-up) carbon dioxide detectors (except where boiler located in garage)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○
Heating									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○
Exterior									
Double glazed PVC-u windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVC-u French casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVC-u fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front, rear and side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage vehicular door	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○
Decorative									
Stop chamfer moulded spindles, newel posts and caps to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓
Softwood staircase handrail, painted white	✓	✓	✓	✓	-	-	-	-	-
American white oak staircase handrail, stained clear	-	-	-	-	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
White ladder style internal doors with chrome lever handle on rose	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted gloss white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○
Landscaping									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary and divisional 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.

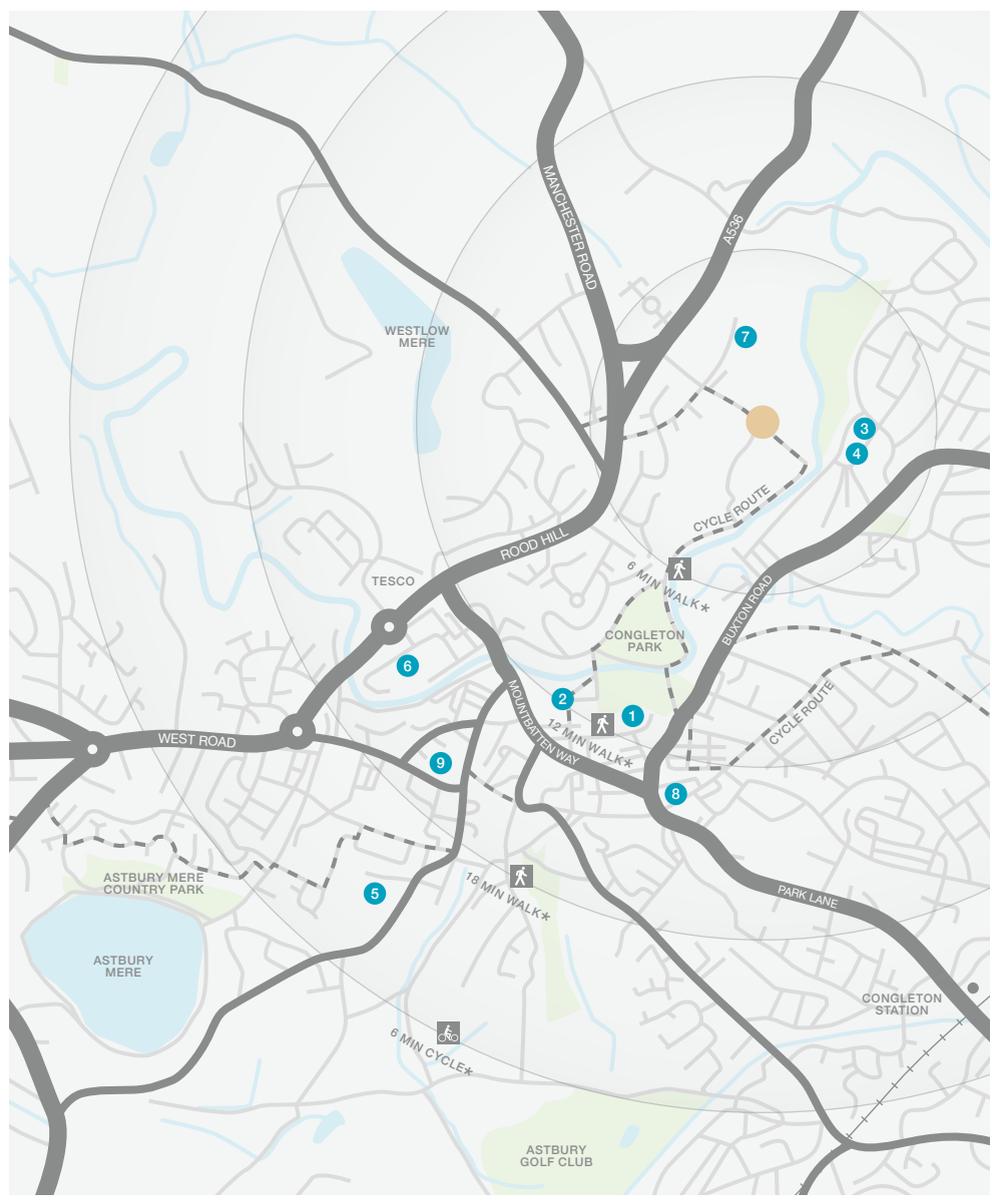
A small shopping area nearby, reached by a footbridge across the River Dane, includes a convenience store and post office, a family butcher and a pharmacy, and a little further on there is a Co-op late store with some recycling facilities. The short walk into the town centre opens up a wide choice of traditional local shops, high street names and supermarkets, most of them in pleasant pedestrianised streets, and there is a covered market held on Tuesdays and Saturdays.

Eaton Meadow is in the catchment areas for Marlfields Primary School and St Mary's RC Primary School, both assessed as good by Ofsted. Eaton Bank Academy, a few yards from the development, was described in 2015 as displaying outstanding leadership, pupil behaviour and safety. Nearby medical services include Lawton House Surgery, and Congleton Dental Centre is a family-oriented practice in the town centre. In addition, the town's War Memorial Hospital has a minor injuries unit.

Please note: Ofsted facts correct at time of print

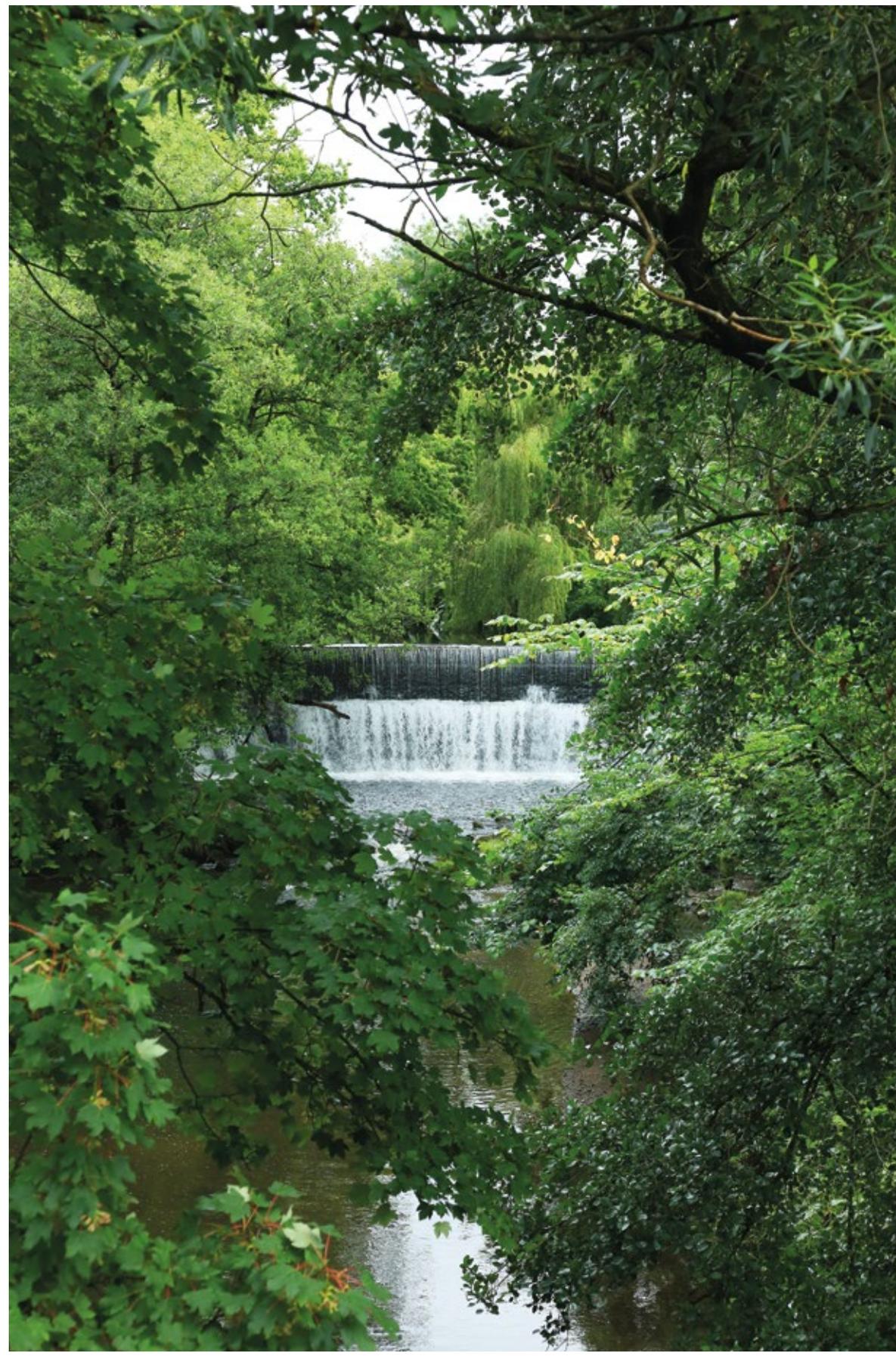


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Congleton Leisure Centre, Worrall Street 01260 387 717
 - 2 Daneside Theatre Park Road 01260 278 481
 - 3 Salus Pharmacy 62a Havannah Street 01260 291 091
 - 4 Londis Store and Post Office, 64 Havannah Street 01260 299 662
 - 5 Marfields Primary School, Waggs Road 01260 387 057
 - 6 St Mary's RC Primary School, Belgrave Avenue 01260 274 690
 - 7 Eaton Bank Academy Jackson Road 01260 273 000
 - 8 Lawton House Surgery, Bromley Road 01260 275 454
 - 9 Congleton Dental Centre Ltd, 11 West Street 01260 291 059
- Cionter Opera Theatre, Swettenham Heath Trap Road 01260 224 514

* 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



The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 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 buy our homes and raise their families in them. We have a five star rating (that's the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

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 80 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 sales adviser 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 even provide a unique www.nymillerhome.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.



"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

How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0330 037 8319

From Manchester and the North

Approaching Congleton by the A34 Congleton Road, after turning left to enter the one-way system, at the next junction turn left following signs for Macclesfield then immediately turn right into Jackson Road, signposted for Eaton Bank School. Around 300 yards further on, the entrance to Eaton Meadow is on the left.

From the M6 and the South

Entering Congleton, follow signs for the Town Centre through a series of roundabouts. After passing a Tesco supermarket on the left, carry straight on following signs for Manchester. Half a mile on, enter the one-way system and follow signs for Macclesfield through two junctions then, immediately after the second, turn right into Jackson Road, signposted for Eaton Bank. Carry straight on at the crossroads then, after around 300 yards, the entrance to Eaton Meadow is on the left.

Sat Nav: CW12 1PH



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 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®



the place to be®

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.

This brochure is printed on Regency Satin. Regency Satin is Carbon Balanced and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

www.millerhomes.co.uk

millerhomes

the place to be®