



**Heathlands  
Sandbach**

**millershomes**

*the place to be®*



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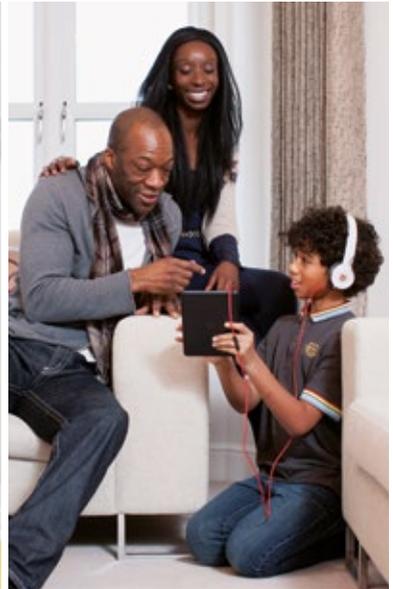
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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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

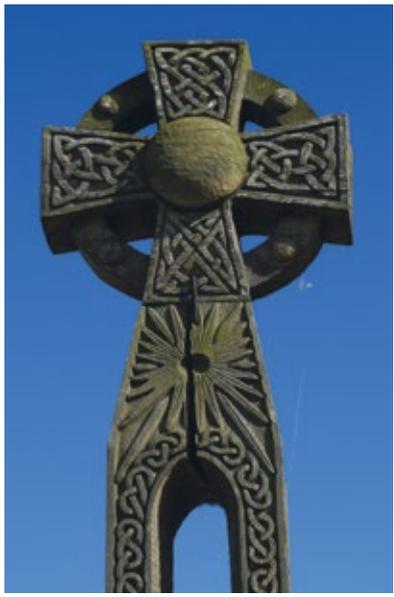
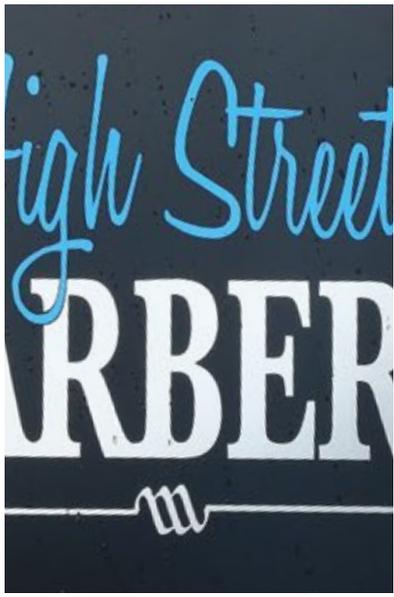
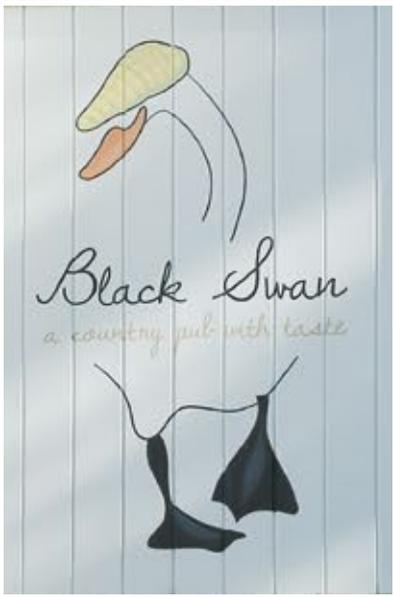
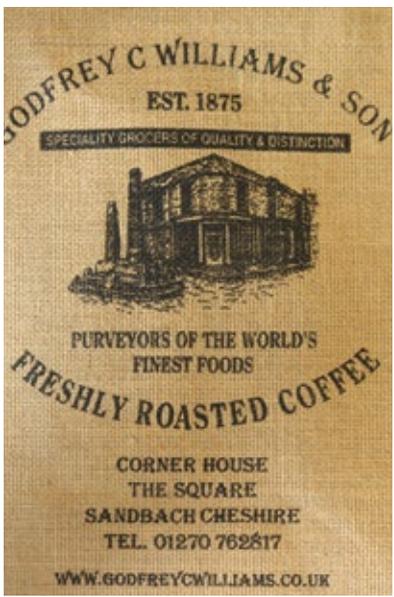
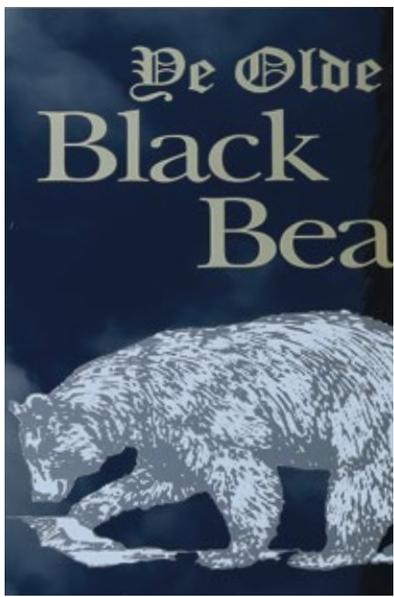




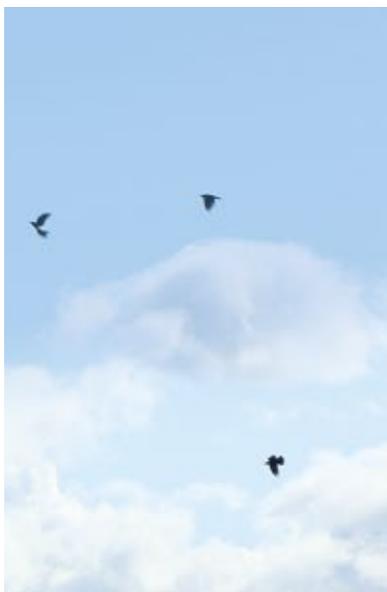
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Heathlands.

With easy access to the M6, bringing Liverpool and Manchester within an hour's drive, Heathlands is perfectly placed for travel throughout the north-west. The development is just over a mile from Sandbach railway station from where there are frequent services to Crewe, ten minutes away, and Manchester. Buses between Crewe and Macclesfield or Northwich pass nearby, and the Wheelock Rail Trail, part of National Cycle Route 5, has an access point 600 yards away.

Local opportunities for cycling or walking include a network of river and canal-side paths, with pleasant routes into Sandbach and around the wider area. Wheelock's shops include a convenience store, newsagent and off-licence around half a mile from Heathlands, a selection of takeaways, a delicatessen, and a Farm Shop on the southern edge of the village. There is also a pub with a beer garden, the Cheshire Cheese, just a short walk from Heathlands.



The walk into Sandbach opens up a very wide choice of shopping, much of it in the compact, traditional town centre where specialist shops, butchers and bakers are interspersed with attractive pubs, cafés, gift shops and restaurants. There are Waitrose, Co-op, Iceland and Aldi supermarkets, and the main car park has recycling bins for glass, metal cans, paper, plastics and textiles. The town centre is particularly lively on Thursdays, when the open-air market extends from the Market Place into the High Street and the beautiful Cobbles beside Sandbach's famous Saxon crosses. There is also a monthly Farmers' Market.



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A short walk from Sandbach's cobbled squares and historic buildings, these attractive, energy-efficient three, four and five bedroom homes on the edge of Wheelock village are bounded by the picturesque Trent and Mersey Canal to the south, with the River Wheelock just beyond. Close to both the M6 and the National Cycle Network, and less than five miles from Crewe, this inviting new neighbourhood blends rural calm with excellent transport links.

Welcome to Heathlands...



# Tolkien

## Overview

The lounge of this bright two and a half storey home opens directly on to a kitchen and dining room featuring french doors, an arrangement that combines convenience with a sense of light and space. The dual aspect dormer bedroom, accessed by a private staircase, includes en-suite facilities and a built-in wardrobe.

## Ground Floor

**Lounge**  
3.192m max x 4.272m max  
10'6" x 14'0"

**Dining**  
1.738m x 2.536m  
5'8" x 8'4"

**Kitchen**  
2.402m x 3.065m  
7'11" x 10'1"

**WC**  
0.855m x 1.630m  
2'10" x 5'4"

## First Floor

**Bedroom 2**  
4.140m max x 2.600m max  
13'7" x 8'6"

**Bedroom 3**  
2.135m x 2.734m  
7'0" x 9'0"

**Bathroom**  
2.135m x 1.910m  
7'0" x 6'3"

## Second Floor

**Master Bedroom**  
3.192m x 2.902m  
11'95 HGT. L  
10'6" x 9'6"

**En-Suite**  
2.147m max x 1.827m  
13'69 HGT. L  
7'1" x 6'0"

## Plots

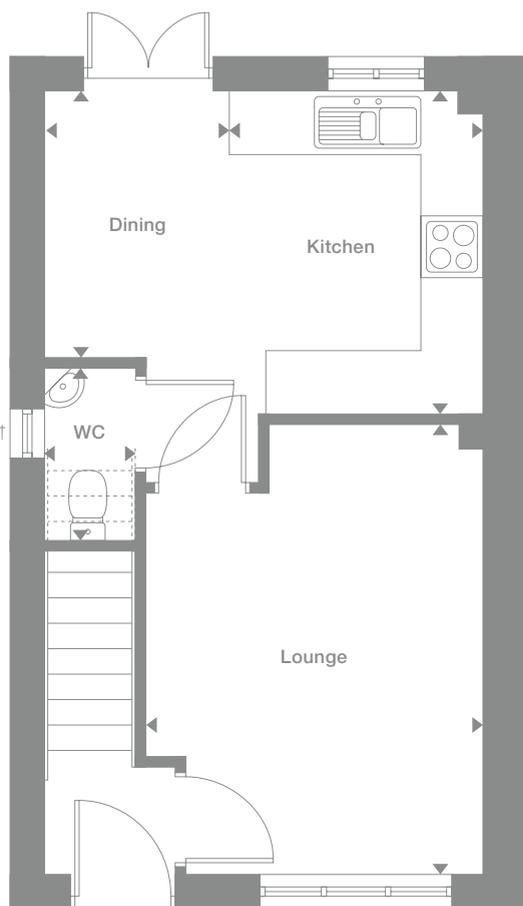
17, 18, 71,  
72, 88, 89,  
113, 114

## Floor Space

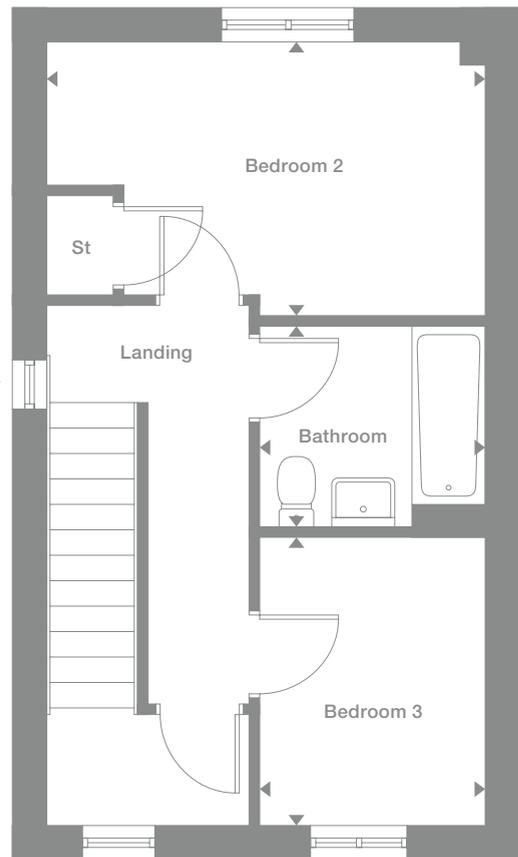
892 sq ft  
82m<sup>2</sup>



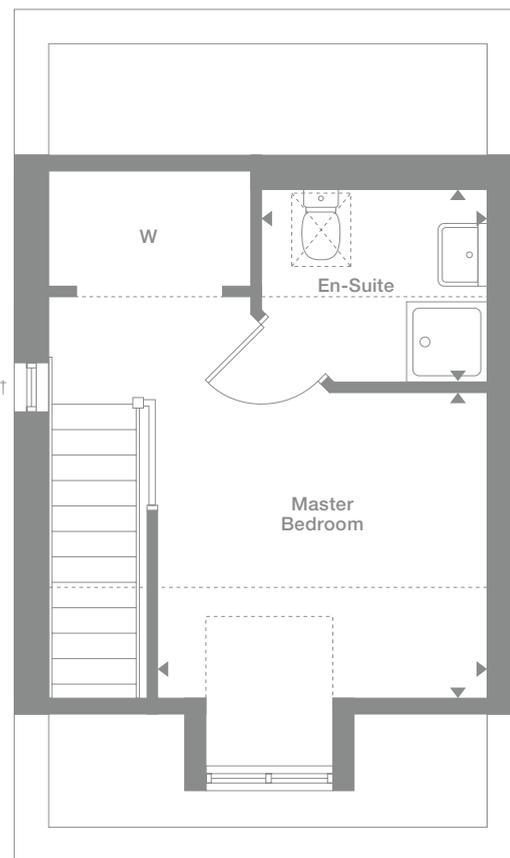
Ground Floor



First Floor



Second Floor



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† End terrace only

# Darwin

**Overview**

With french doors in both the dual aspect kitchen and dining room and the triple-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 an en-suite master bedroom 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 1.730m  
6'4" x 5'8"
- 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**

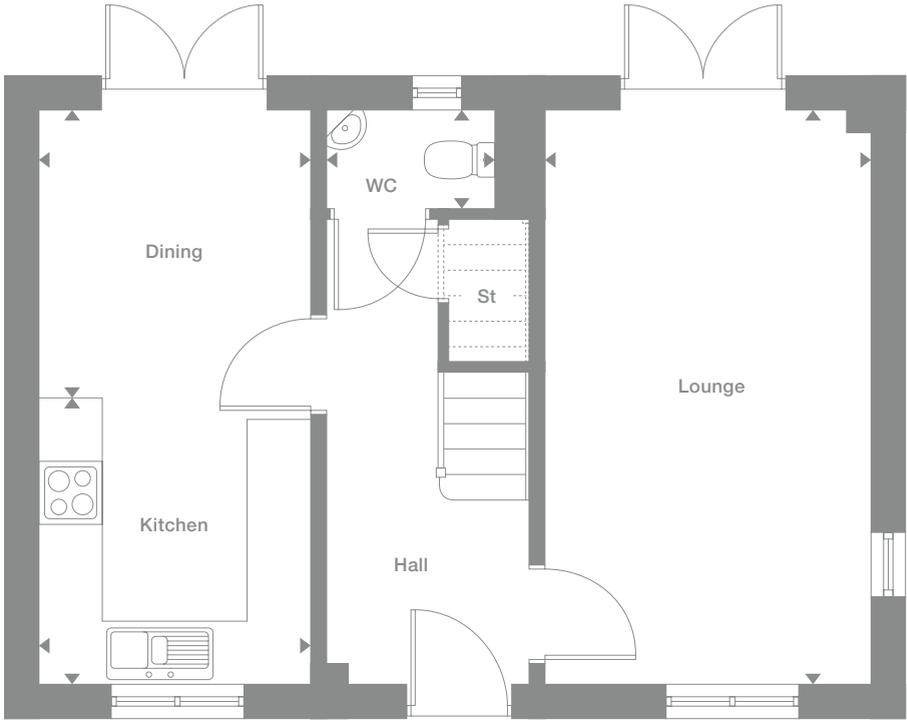
7, 73

**Floor Space**

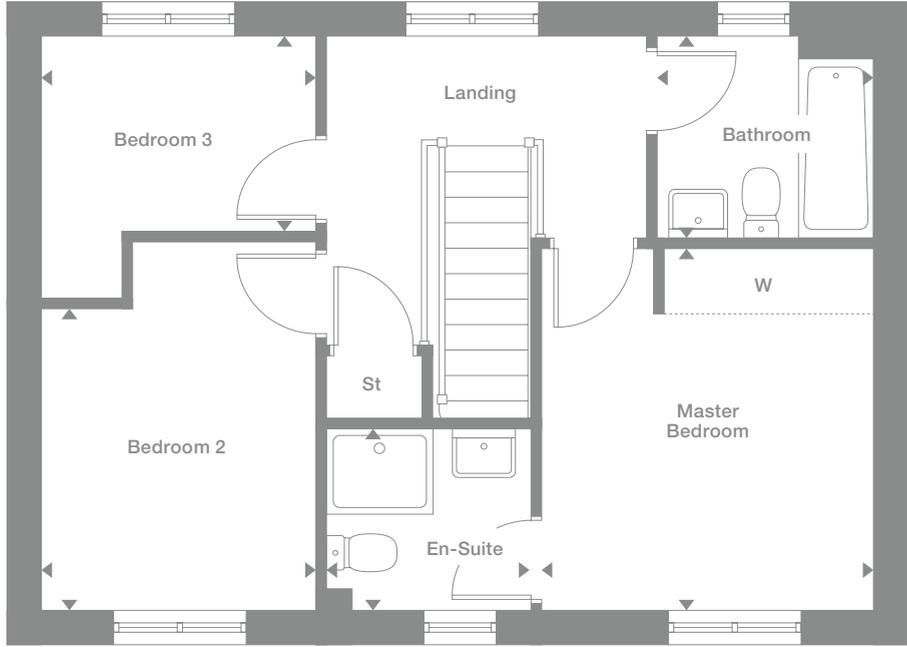
921 sq ft  
85m<sup>2</sup>



**Ground Floor**



**First Floor**



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† Optional surveillance window

# Orwell

**Overview**

The feature bay window that adds character to the elevation also introduces an impressive focal point to the lounge, while french doors keep the kitchen and dining room bright and welcoming. An inviting staircase leads to an en-suite master bedroom with a capacious built-in wardrobe.

**Ground Floor**

- Lounge**  
3.850m max x 5.257m max  
12'8" x 17'3"
- Dining**  
1.905m x 3.107m  
6'3" x 10'2"
- Kitchen**  
1.900m x 3.107m  
6'3" 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**

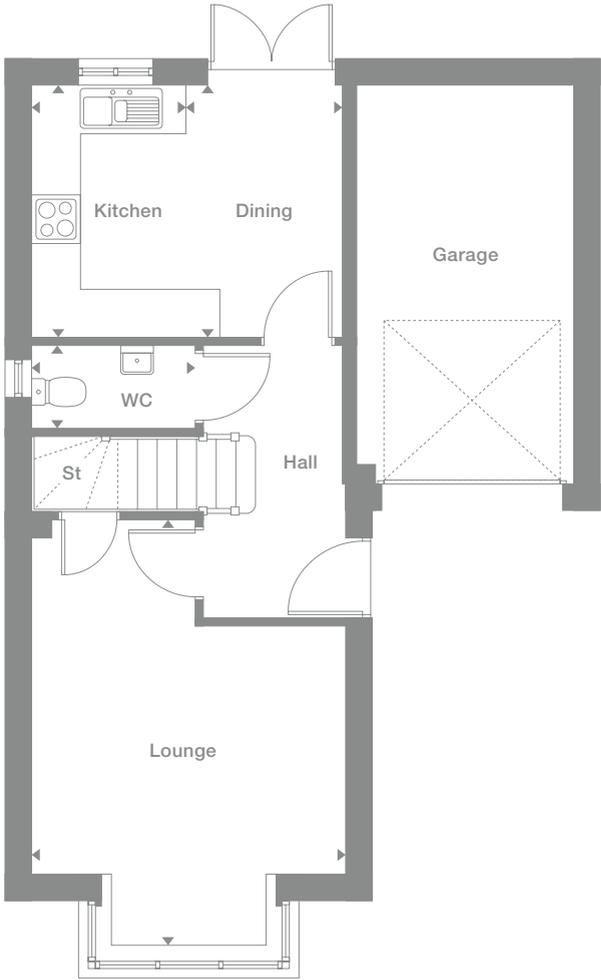
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13, 34, 36,  
39, 41, 74,  
75, 78, 84,  
101, 103,  
104, 107

**Floor Space**

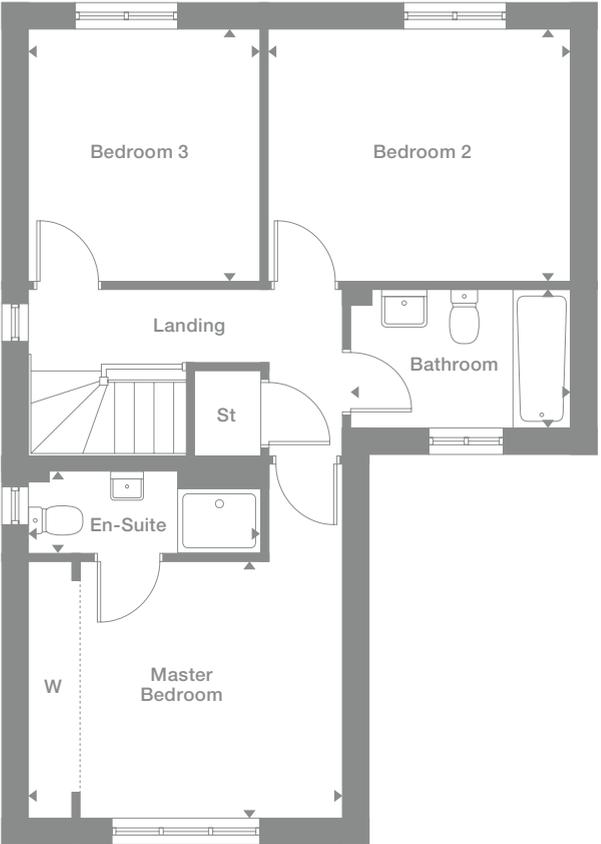
967 sq ft  
99m<sup>2</sup>



**Ground Floor**



**First Floor**



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Overview

French doors in the lounge and an elegant bay window in the dining room fill this stylish home with natural light. The utility room adds amenity to the beautifully planned kitchen, and the feature staircase ascends to a gallery landing and four bedrooms, one of which has an en-suite and a built-in wardrobe.

Ground Floor

- Lounge**  
3.470m x 4.617m  
11'5" x 15'2"
- Dining**  
2.621m max x 3.908m max  
8'7" x 12'10"
- Kitchen**  
2.800m x 3.147m  
9'2" x 10'4"
- Utility**  
1.657m x 1.652m  
5'5" x 5'5"
- WC**  
1.460m x 1.007m  
4'9" x 3'4"

First Floor

- Master Bedroom**  
3.409m max x 2.972m  
11'2" x 9'9"
- En-Suite**  
1.499m max x 2.010m max  
4'11" x 6'7"
- Bedroom 2**  
3.390m x 2.782m  
11'1" x 9'2"
- Bedroom 3**  
2.918m x 2.135m  
9'7" x 7'0"
- Bedroom 4**  
2.937m x 1.778m  
9'8" x 5'10"
- Bathroom**  
1.888m x 1.881m  
6'2" x 6'2"

Plots

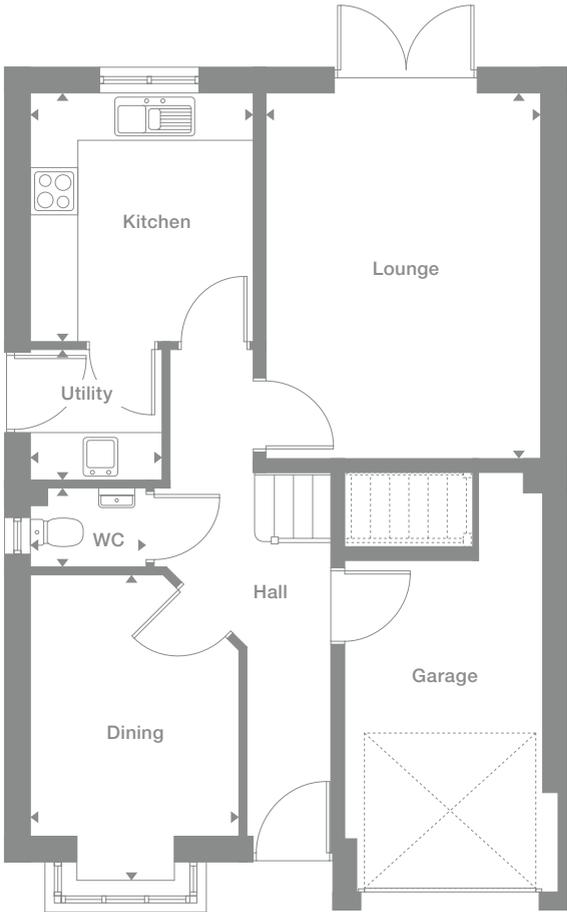
109, 112

Floor Space

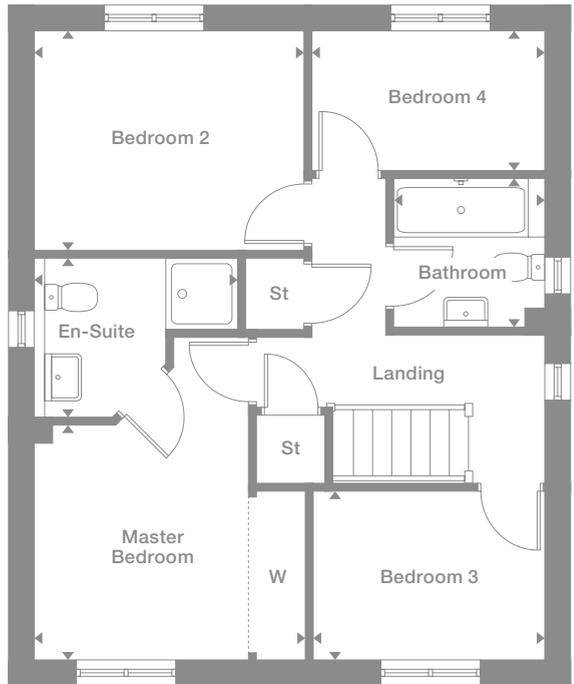
1,071 sq ft  
99m<sup>2</sup>



Ground Floor



First Floor



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# Rolland

**Overview**  
 With french doors adding a focal point to the dining area, the ground floor accommodation presents a practical setting for entertaining. Three bedrooms are joined on the first floor by the entrance to the fourth, a dual aspect en-suite master bedroom with an internal staircase, built-in wardrobe and delightful dormer window.

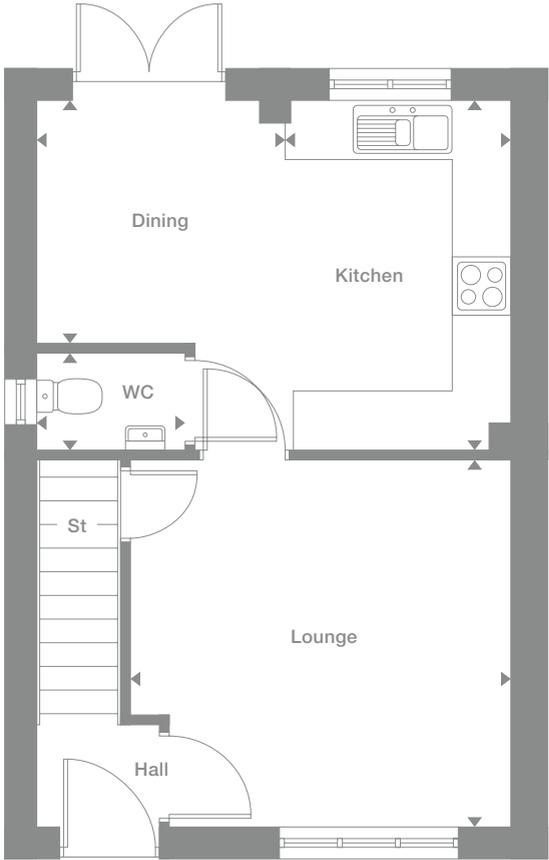
Ground Floor	First Floor
<b>Lounge</b> 3.872m max x 3.766m 12'8" x 12'4"	<b>Bedroom 2</b> 2.872m x 3.082m 9'5" x 10'1"
<b>Dining</b> 2.520m x 2.478m 8'3" x 8'2"	<b>Bedroom 3</b> 2.517m x 2.218m 8'3" x 7'3"
<b>Kitchen</b> 2.300m x 3.571m 7'7" x 11'9"	<b>Bedroom 4</b> 2.210m max x 2.218m max 7'3" x 7'3"
<b>WC</b> 1.500m x 1.000m 4'11" x 3'3"	<b>Bathroom</b> 1.700m x 1.944m 5'7" x 6'5"

Second Floor	Plots
<b>Master Bedroom</b> 3.872m x 4.185m 1159 HGT. L 12'8" x 13'9"	11, 12, 14, 15, 20, 21, 37, 38, 50, 51, 62, 63, 64, 65, 86, 87, 90, 91, 92, 93, 99, 100, 105, 106
<b>En-Suite</b> 2.466m x 1.618m 1270 HGT. L 8'1" x 5'4"	

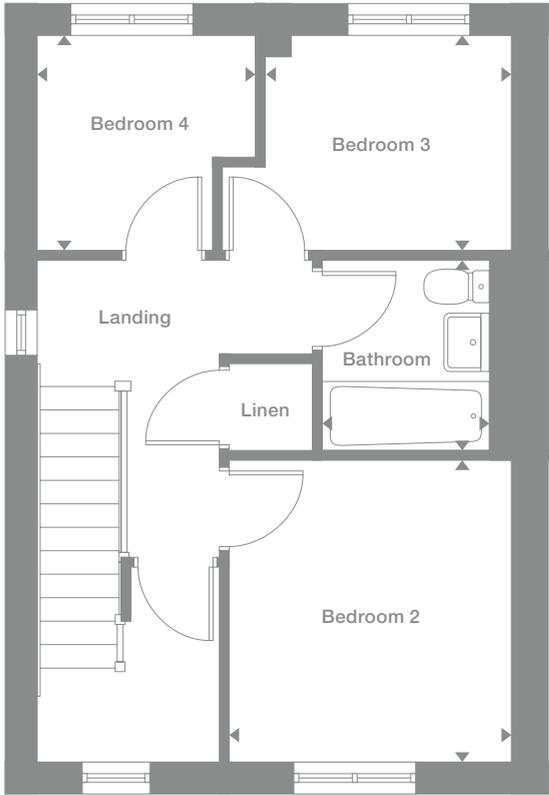
**Floor Space**  
 1,086 sq ft  
 100m<sup>2</sup>



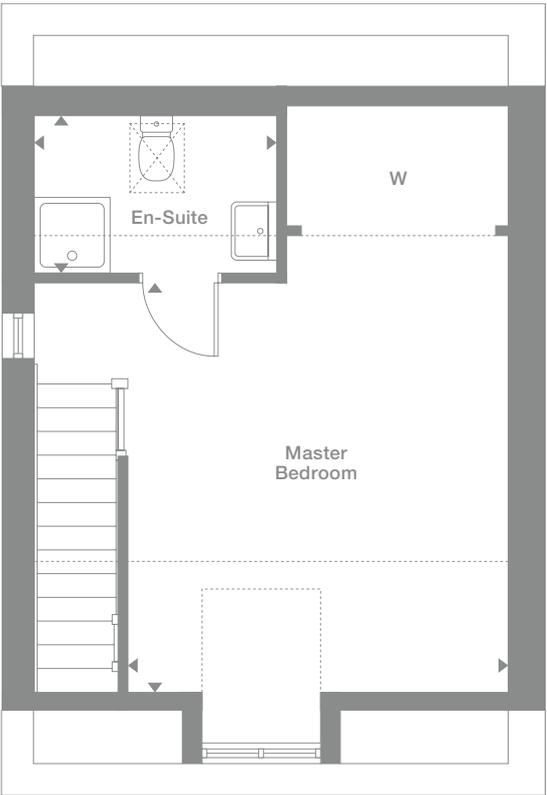
Ground Floor



First Floor



Second Floor



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† End terrace only

# Glenmuir

**Overview**

Complementing an elegant, bay-windowed lounge, the large kitchen and dining room with its french doors and separate utility room provides an ideal setting for daily life as well as for entertaining. Upstairs, the feature landing leads to four bedrooms, including a master suite with a shower room and built-in wardrobe.

**Ground Floor**

**Lounge**  
3.392m x 5.866m max  
11'2" x 19'3"

**Dining**  
2.833m x 3.077m  
9'4" x 10'1"

**Kitchen**  
3.410m x 3.077m  
11'2" x 10'1"

**WC**  
1.663m x 1.172m  
5'5" x 3'10"

**Utility**  
1.663m x 1.810m  
5'5" x 5'11"

**First Floor**

**Master Bedroom**  
3.392m x 4.070m max  
11'2" x 13'4"

**En-Suite**  
1.840m x 1.686m  
6'0" x 5'6"

**Bedroom 2**  
2.525m x 4.148m max  
8'3" x 13'7"

**Bedroom 3**  
2.790m max x 4.030m max  
9'2" x 13'3"

**Bedroom 4**  
2.915m max x 3.137m max  
9'7" x 10'4"

**Bathroom**  
2.108m x 1.928m  
6'11" x 6'4"

**Plots**

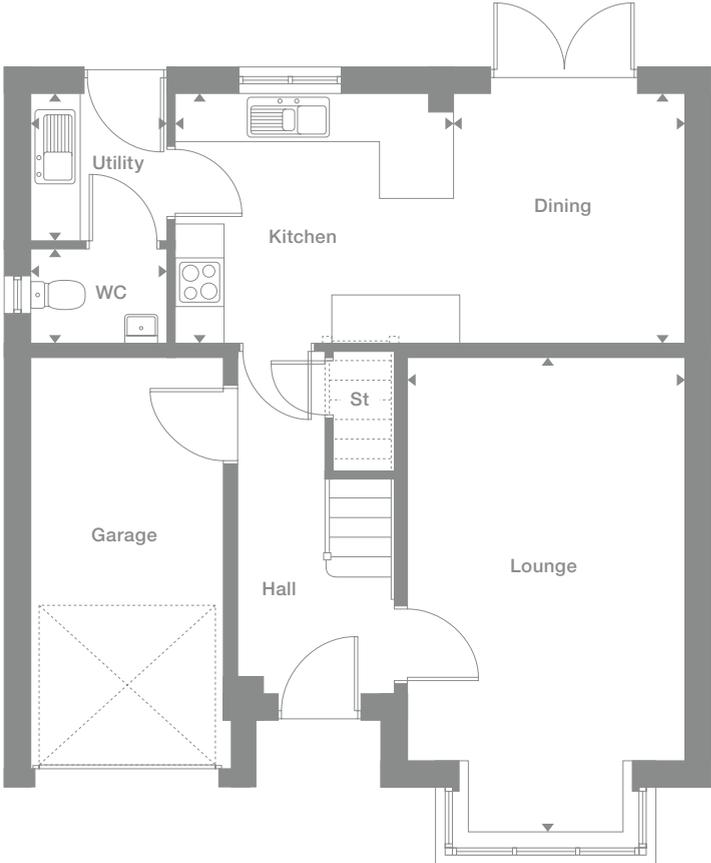
4, 35, 40

**Floor Space**

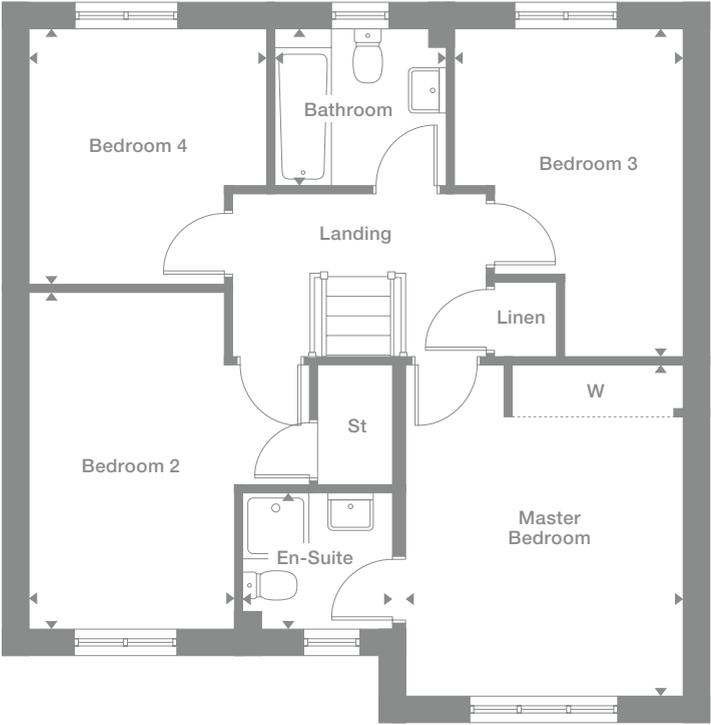
1,233 sq ft  
114m<sup>2</sup>



**Ground Floor**



**First Floor**



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## Overview

The bay window and sheltering canopy set a stylish benchmark for a light-filled, flexible interior. The family kitchen's french doors create an especially pleasant setting for relaxed dining, while the separate utility room and generous storage space provide flexibility. Upstairs, both of the front-facing bedrooms feature en-suite shower rooms.

## Ground Floor

**Lounge**  
3.264m x 6.516m max  
10'9" x 21'5"

**Breakfast/Family**  
3.207m x 3.060m max  
10'6" x 10'0"

**Kitchen**  
3.052m x 3.060m  
10'0" x 10'0"

**WC**  
0.946m x 2.028m  
3'1" x 6'8"

**Utility**  
1.812m x 1.904m  
5'11" x 6'3"

## 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

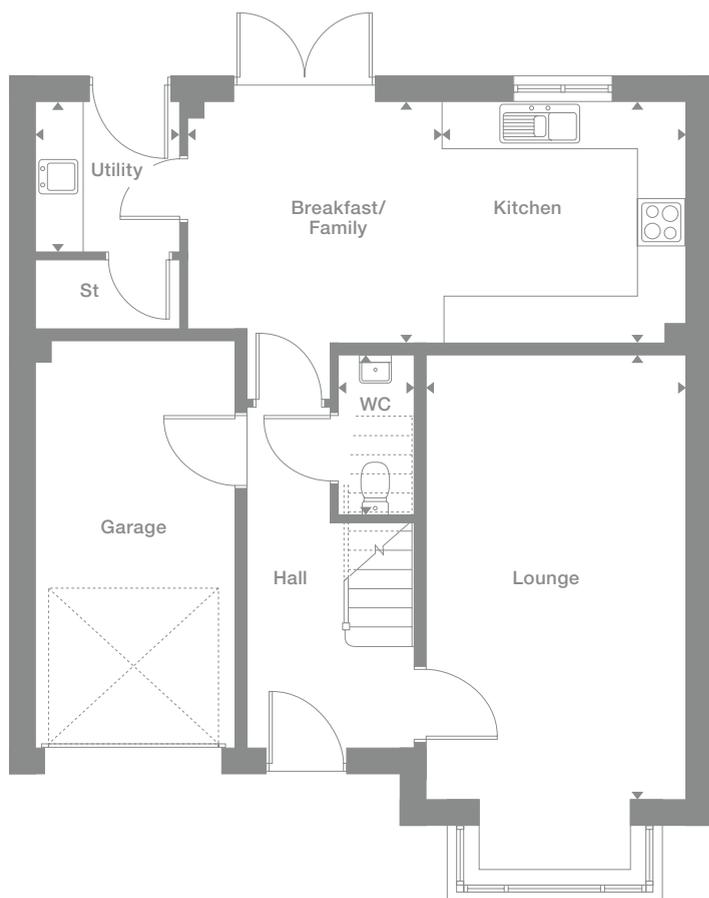
2, 8, 23,  
26\*, 43\*,  
44\*, 108\*,  
110\*, 111

## Floor Space

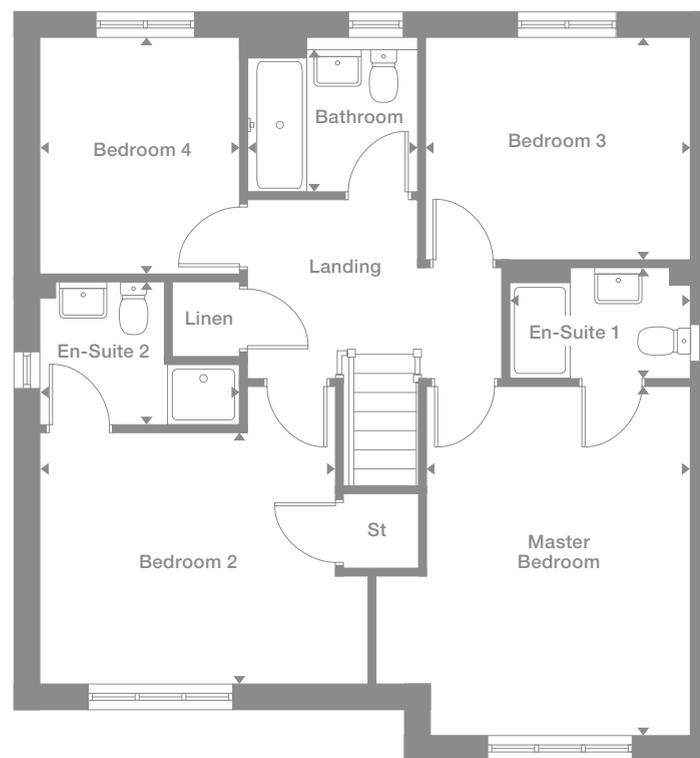
1,349 sq ft  
125m<sup>2</sup>



## Ground Floor



## First Floor



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# Mitford

**Overview**

With its french doors and a separate utility room, the dual aspect kitchen forms a natural family gathering place. A feature bay window introduces a focal point to the classic, elegant lounge, and a separate study and four bedrooms, including an en-suite master bedroom, provide peace and privacy when the mood demands.

**Ground Floor**

- Lounge**  
3.651m x 5.446m max  
12'0" x 17'10"
- Kitchen**  
4.032m x 2.993m  
13'3" x 9'10"
- Breakfast**  
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**

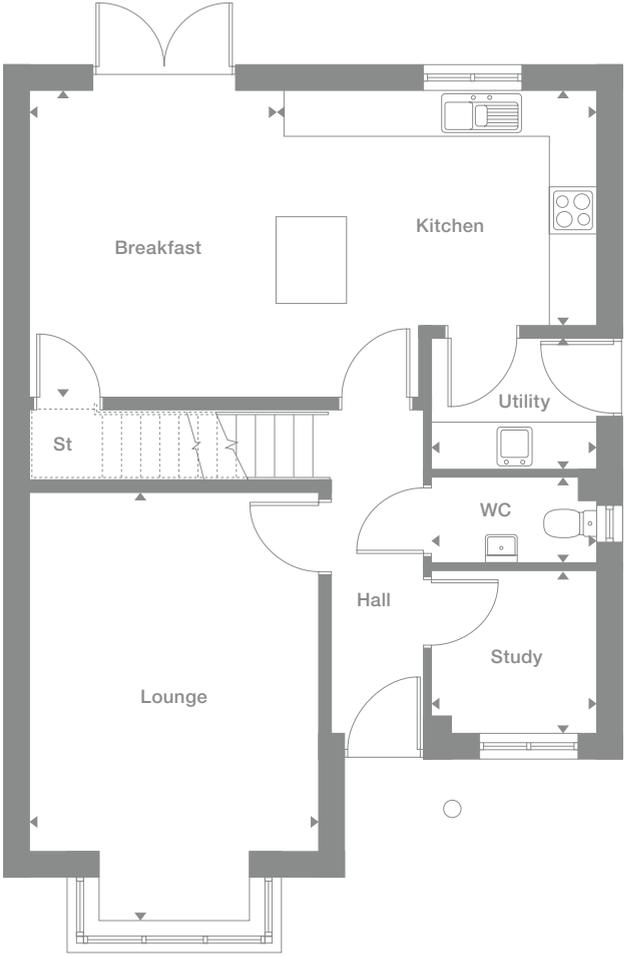
85, 98, 102

**Floor Space**

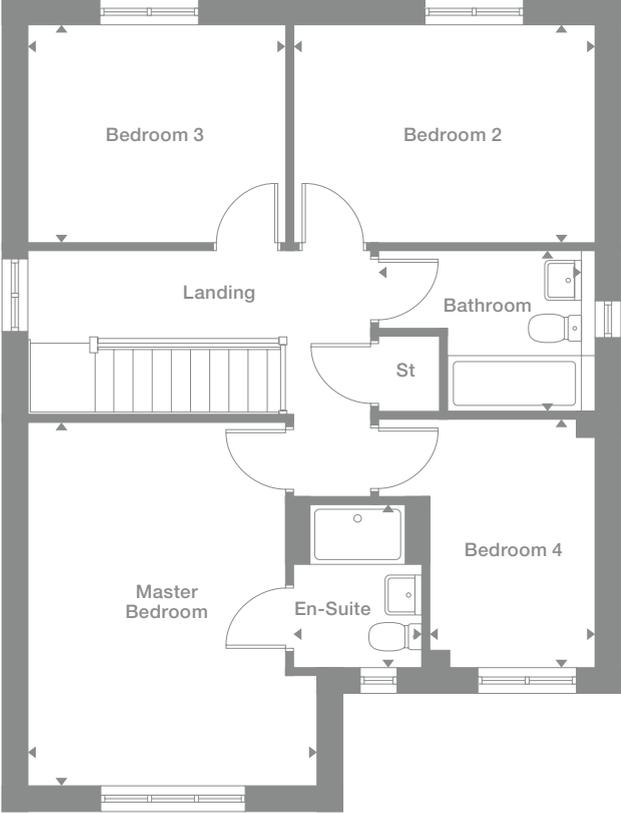
1,388 sq ft  
128m<sup>2</sup>



**Ground Floor**



**First Floor**



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**Overview**

Arranged around an impressive, welcoming hall, this exceptionally bright home combines practical living with instant appeal. From the peaceful study to the french doors and bay window that bring natural light flooding in, from the utility room to the four bright bedrooms, one of them en-suite, every detail reflects premium quality.

**Ground Floor**

- Lounge**  
4.362m max x 4.216m  
14'4" x 13'10"
- Dining**  
3.517m x 3.164m  
11'6" x 10'5"
- Kitchen**  
3.517m x 3.700m  
11'6" x 12'2"
- WC**  
0.900m x 1.450m  
2'11" x 4'9"
- Utility**  
2.126m x 1.760m  
7'0" x 5'9"
- Study**  
2.469m x 2.556m  
8'1" x 8'5"

**First Floor**

- Master Bedroom**  
3.574m x 4.352m max  
11'9" x 14'3"
- En-Suite**  
2.126m x 1.760m  
7'0" x 5'9"
- Bedroom 2**  
3.519m x 4.266m max  
11'7" x 14'0"
- Bedroom 3**  
3.462m max x 2.505m max  
11'4" x 8'3"
- Bedroom 4**  
3.514m max x 2.419m max  
11'6" x 7'11"
- Bathroom**  
2.243m x 1.700m  
7'4" x 5'7"

**Plots**

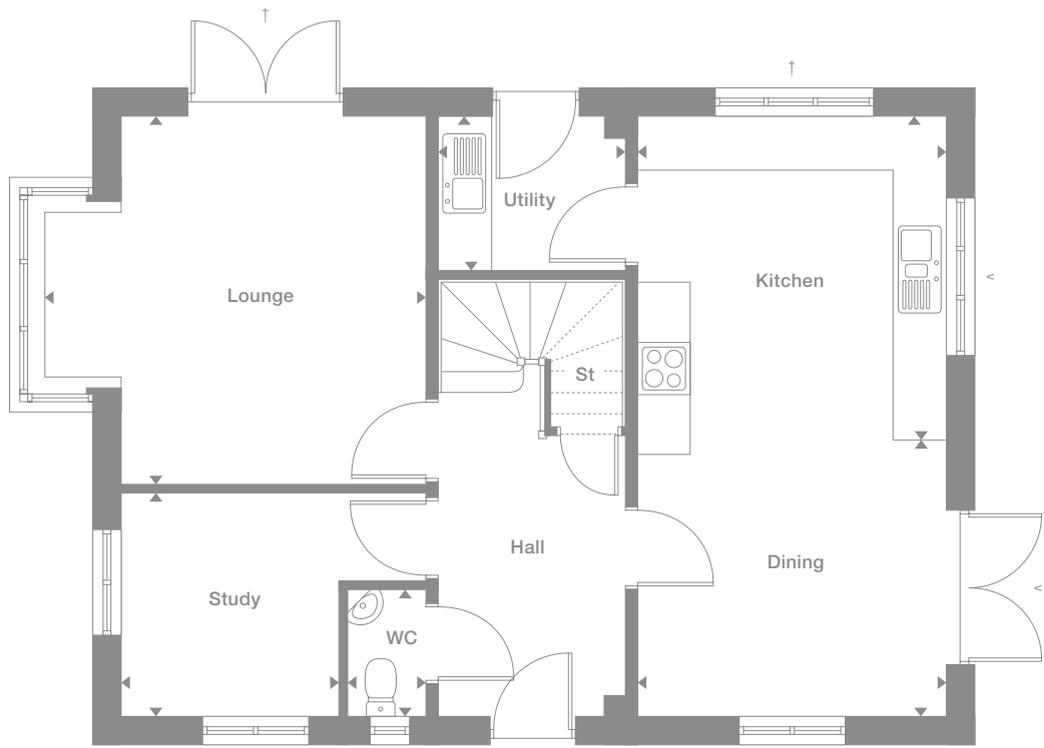
- 19, 29, 33,  
42, 47,  
66, 82

**Floor Space**

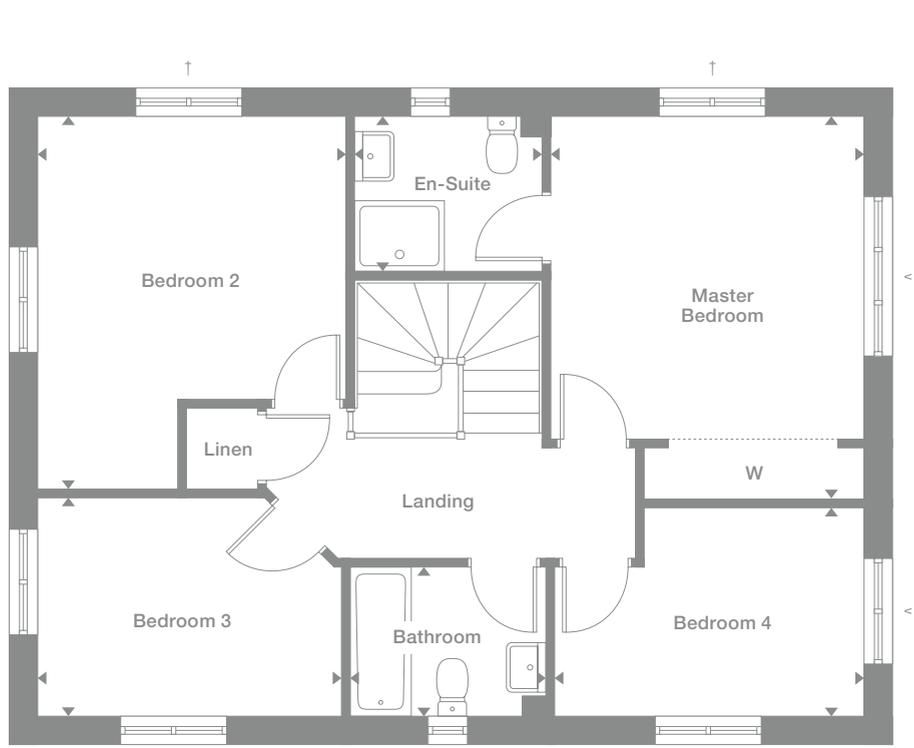
1,408 sq ft  
130m<sup>2</sup>



**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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of plans shown above. Please speak to Sales Adviser

† Window/french doors to plot 29 only

< Window/french doors omitted from plot 29

# Buttermere

## Overview

Complementing the bright ground floor accommodation, with its striking bay window, french doors, and separate utility room adding to the appeal of the light, airy kitchen and breakfast room, the five bedrooms reached via the impressive gallery landing include three en-suite shower rooms and twin wardrobes in the master suite.

## 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"

**Breakfast**  
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**  
1.857m 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 max x 3.173m max  
8'5" x 10'5"

**Bedroom 5**  
3.255m x 2.002m  
10'8" x 6'7"

**Bathroom**  
2.088m x 2.002m  
6'10" x 6'7"

## Plots

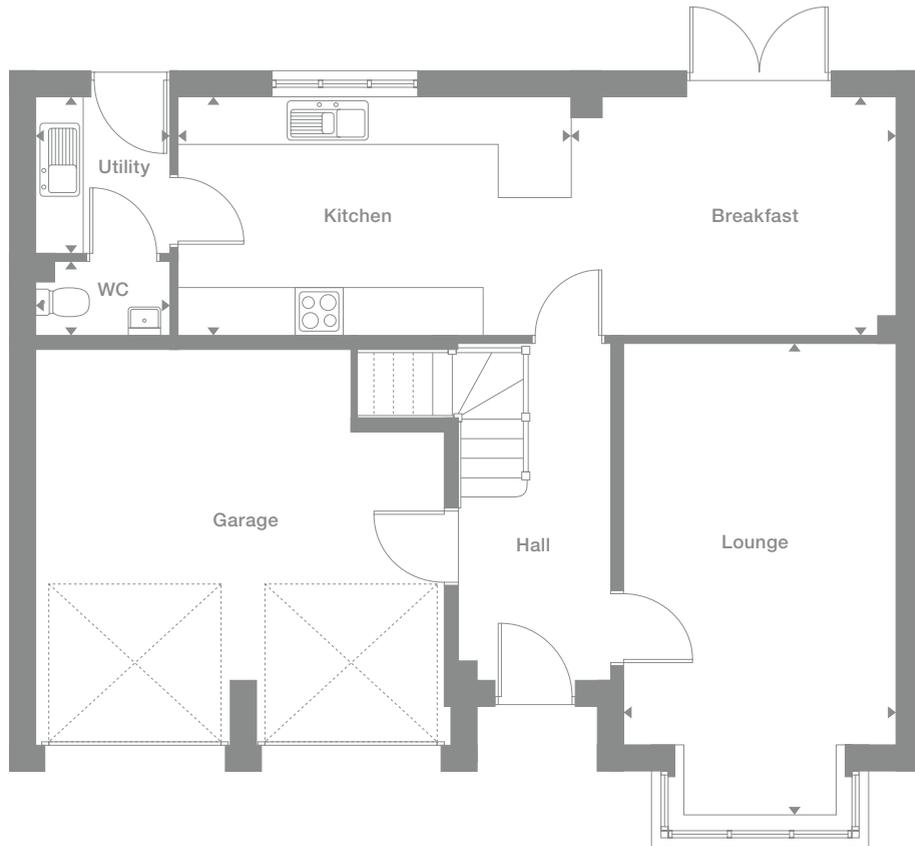
5, 6, 16,  
22, 24, 25,  
27, 28, 83

## Floor Space

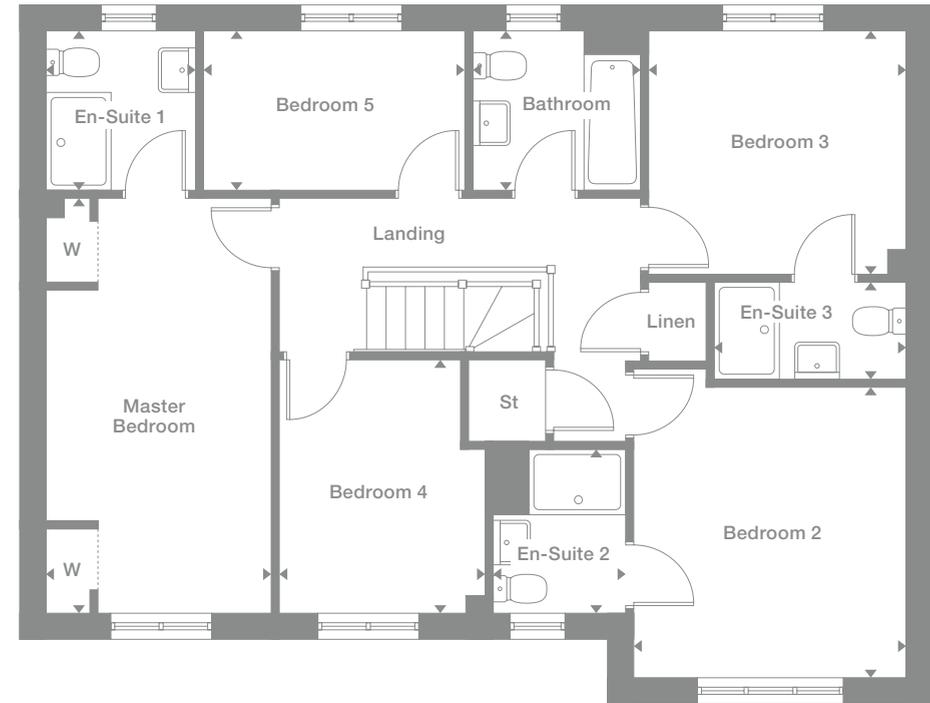
1,509 sq ft  
140m<sup>2</sup>



## Ground Floor



## First Floor



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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser

# Specification

- ✓ Standard
- Optional Extra
- Not Available

	Tolkien	Darwin	Orwell	Greene	Rolland	Glenmuir	Tressell	Mitford	Stevenson	Buttermere
<b>Kitchens</b>										
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 Vado Kori style tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and Vado Chelsea style 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	○	○	○	○	○	○	○	○	○	○
<b>Bathrooms</b>										
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats to en-suite and WC's	○	○	○	○	○	○	○	○	○	○
Wall mounted chrome bath filler to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted thermostatic bar style shower valve to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 panel to wash hand basin to WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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

	Tolkien	Darwin	Orwell	Greene	Rolland	Glenmuir	Tressell	Mitford	Stevenson	Buttermere
<b>Electrical</b>										
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	○	○	○	○	○	○	○	○	○	○
<b>Heating</b>										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones (where applicable)	○	○	○	✓	○	✓	✓	✓	○	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○
<b>Exterior</b>										
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	○	○	○	○	○	○	○	○	○	○
<b>Decorative</b>										
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cottage 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	○	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary and divisional fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# 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.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

## For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.



"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."

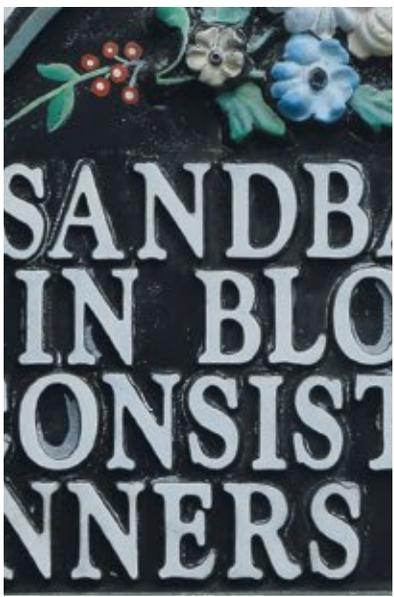
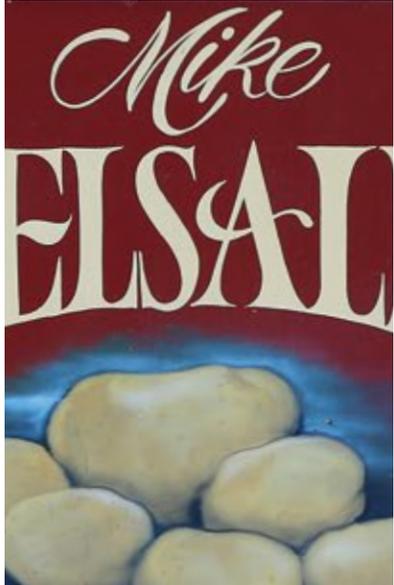
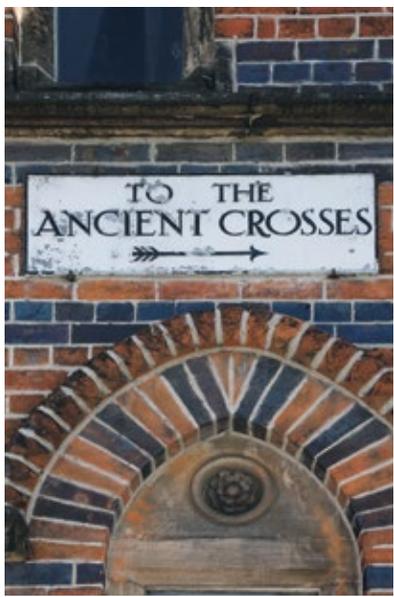
Chris Mackenzie  
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

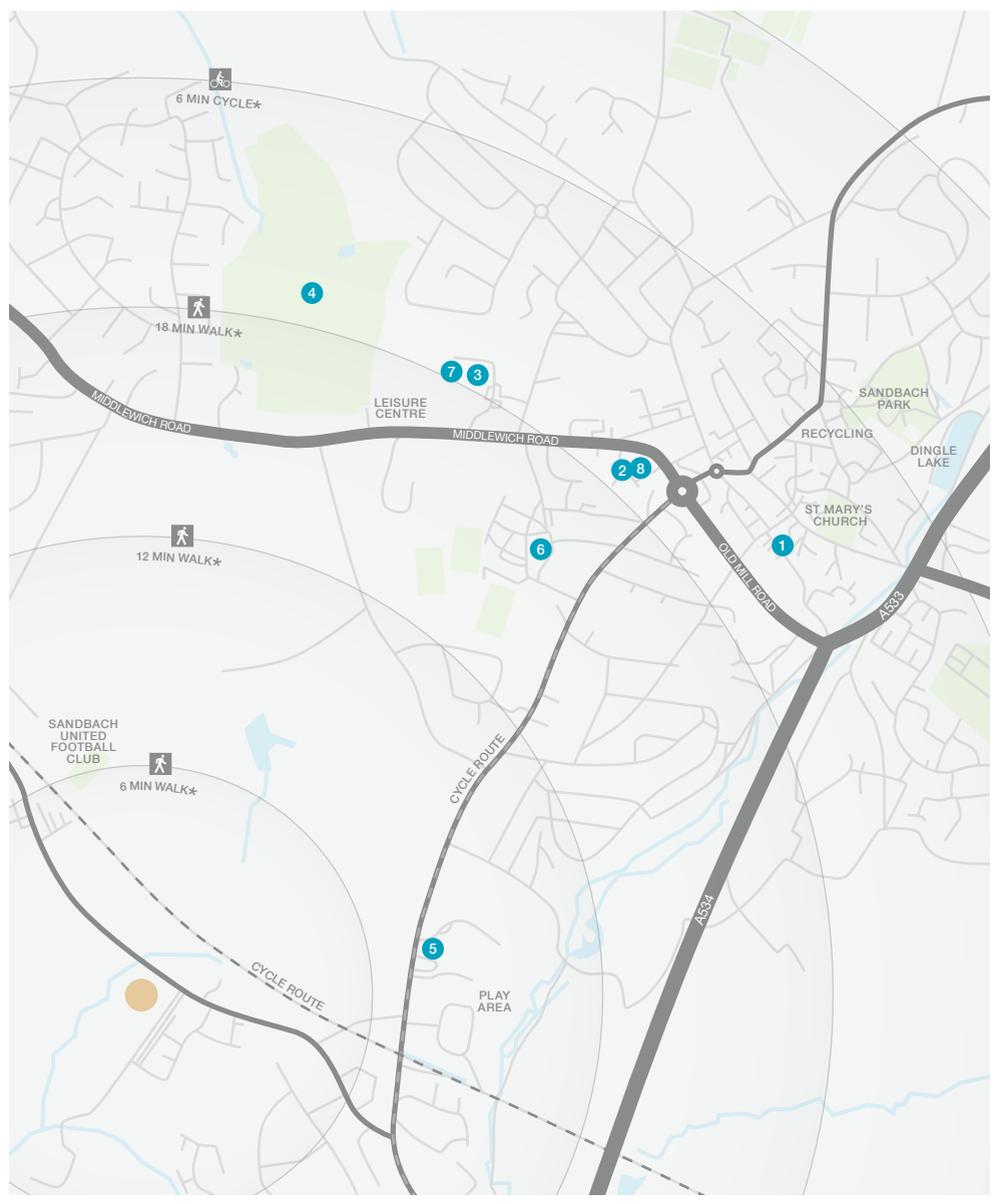
Helen Mascrop  
Miller Home Owner

Sandbach supports community organisations for both young people and adults, from a youth club and a swimming club to dancing and a ladies' choir. Several pubs host live music, a weekly folk club meets in the Market Tavern, and classical concerts are held in St Mary's Hall by the Market Square. The Leisure Centre incorporates a 25m pool, fitness suite, squash courts and sports hall, and there are two golf courses in easy reach, at Malkins Bank on the eastern edge of Wheelock and in Sandbach itself.

Wheelock Primary, half a mile from Heathlands, was rated as an Outstanding school by Ofsted in 2011. Boys usually then go on to Sandbach School, and girls to Sandbach High, and the two schools unite for mixed sixth-form teaching. Both have excellent academic records. The purpose-built Ashfields Medical Centre, around a mile away, houses a team of 17 GPs, a large, comprehensive support staff and a pharmacy, and there is a choice of dentists in the town.



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 Sandbach Post Office, 5 Georges Walk 01270 759 597
  - 2 Well Sandbach Pharmacy, Ashfields Primary Care Centre, 01270 762 205
  - 3 Sandbach Leisure Centre, Middlewich Road 01270 375 344
  - 4 Sandbach Golf Course, 117 Middlewich Road 01270 762 117
  - 5 Wheelock Primary School, Crewe Road 01270 685 533
  - 6 Sandbach School Crewe Road 01270 758 870
  - 7 Sandbach High School, Middlewich Road 01270 765 031
  - 8 Ashfields Primary Care Centre, Middlewich Road 01270 275 050
- Malkins Bank Golf Club, Betchton Road 01270 765 931

\* 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



# How to find us

**Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03300 377 627**

## **From the M6**

Leave the M6 at junction 17 and follow signs for Sandbach. After one mile, take the second roundabout exit, for Middlewich, then at the roundabout quarter of a mile on take the first exit, signposted for Wheelock. Stay on Crewe Road for one mile, then turn right immediately after Wheelock Congregational Church. Six hundred yards on, turn left into Senderfield Lane and the entrance to Heathlands is on the right.

## **From Crewe and the South**

Follow signs for Congleton and the M6 to join the A534, and just after passing the 'Welcome to Sandbach' sign take the first exit at the roundabout, signposted for Wheelock. Three quarters of a mile on, after passing through Wheelock village, turn left into Hind Heath Road, signposted for Middlewich. After 600 yards, turn left into Senderfield Lane and the entrance to Heathlands is on the right.

Sat Nav: CW11 3LG



### **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 GaleriArt 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](http://www.millerhomes.co.uk)

**mill**er homes

*the place to be*<sup>®</sup>