

Buying

Personalise your new home

Options and Extras



Make it your own

millerohomes

the place to be®

The great thing about buying a Miller home is that you are able to make it your own from the very beginning. Now you've reserved your home, you can start thinking about how you'd like things to look and even make a few decisions before you move in.

Inspired choice

You may already have some ideas about what you want for your home. Or maybe you're looking for some inspiration. In either case, our Development Sales Manager is here to help. It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it could be provided before the completion of your home (depending on the build stage when you reserve). So you avoid any future disruption.

High quality brands

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, for example Symphony for kitchens and Ideal Standard for sanitary ware.

From sleek, designer kitchens to cool, contemporary bathrooms, down to the fine details of tiles and taps, there's plenty to inspire your imagination and suggest a whole range of possibilities for you to create a place to call home.

Expert help is always at hand. You can ask for advice and talk your choices through directly with our Development Sales Manager. So if you're ready, it's time to consider your options.

Keep in mind

Only extras on offer in this brochure are available and will be dependent on the build stage of your plot. As the build stage becomes more advanced the number of extras available will reduce.

Once you have chosen your extras a 50% deposit will be payable on all orders.

Build guide

We have produced a guide to show what is available at each stage of construction. The build stage at the time of your visit to the sales office will determine which extras you can add. You will have more choice if your home is at foundation stage than if it is entering the final stages of the build.

- (A) **Foundations**
Completion of ground floor slab where the superstructure brickwork has not commenced.
- (B) **Roof Complete**
Completion of fully tiled roof construction.
- (C) **Final Fix/Taping Complete**
Installation of kitchens, heating and sanitary ware but prior to commencing final decoration.

Sit back, relax and browse our selection of upgrade options. Tick your wish list and simply bring this brochure to your options meeting to create your perfect home.

Electrical

Chosen by build stage

Individual Items			
White single socket		<input type="radio"/>	<input type="radio"/>
White double socket		<input type="radio"/>	<input type="radio"/>
White double USB socket		<input type="radio"/>	<input type="radio"/>
White fused spur		<input type="radio"/>	<input type="radio"/>
White telephone socket		<input type="radio"/>	<input type="radio"/>
White TV point		<input type="radio"/>	<input type="radio"/>
White light switch		<input type="radio"/>	<input type="radio"/>
White shaver socket		<input type="radio"/>	<input type="radio"/>
Single white dimmer switch		<input type="radio"/>	<input type="radio"/>
Double white dimmer switch		<input type="radio"/>	<input type="radio"/>
Move switch or socket		<input type="radio"/>	<input type="radio"/>
Chrome Switches and Sockets			
Chrome upgrade pack (Kitchen)	Stainless Steel/Brushed Steel	<input type="radio"/>	<input type="radio"/>
Chrome upgrade pack (ground floor, excluding Kitchen)	Stainless Steel/Brushed Steel	<input type="radio"/>	<input type="radio"/>
Chrome upgrade pack (first floor)	Stainless Steel/Brushed Steel	<input type="radio"/>	<input type="radio"/>
Chrome shaver socket	Stainless Steel/Brushed Steel	<input type="radio"/>	<input type="radio"/>
Chrome TV point	Stainless Steel/Brushed Steel	<input type="radio"/>	<input type="radio"/>
Lighting			
LED downlights - Kitchen	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
LED downlights - Bathroom	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
LED downlights - En-Suite	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
LED downlights - WC	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
LED downlights - Lounge	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
LED downlights - Family/Dining	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
LED downlights - Hallway and Landing	Chrome or white finish	<input type="radio"/>	<input type="radio"/>
Additional lighting pendant		<input type="radio"/>	<input type="radio"/>
Loft light		<input type="radio"/>	<input type="radio"/>

Security

Chosen by build stage

Wireless Alarm			
Wireless system (4 PIR's & 2 fobs)		<input type="radio"/>	<input type="radio"/>
Additional key fob for wireless alarm		<input type="radio"/>	<input type="radio"/>
Additional door contacts		<input type="radio"/>	<input type="radio"/>
Additional motion detectors		<input type="radio"/>	<input type="radio"/>

Kitchens

Kitchen Layout Design

Layout Option 1	To cater for the provision of a wider hob and extractor	<input type="radio"/>	<input type="radio"/>
Layout Option 2	To cater for the provision of integrated appliances	<input type="radio"/>	<input type="radio"/>

Kitchen Frontals

Urban	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
Woodbury	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
Princeton	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
Harvard	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
New York	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>

Kitchen Work Surfaces

40mm or 22mm Premium Laminate Worktops	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
Quartz	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
Granite	See colour choice available in our Sales Centre	<input type="radio"/>	<input type="radio"/>

Kitchen Accessories

70cm glass splashback	See colour choices available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
Increase stainless steel splashback to 80cm		<input type="radio"/>	<input type="radio"/>
Bespoke glass splashback	See colour choices available in our Sales Centre	<input type="radio"/>	<input type="radio"/>
1½ bowl sink	White/Anthracite Grey/Alumetallic Grey	<input type="radio"/>	<input type="radio"/>
Vado Kori kitchen tap		<input type="radio"/>	<input type="radio"/>
Vado Notion kitchen tap		<input type="radio"/>	<input type="radio"/>
Water filter tap		<input type="radio"/>	<input type="radio"/>
Single bowl sink (laundry)		<input type="radio"/>	<input type="radio"/>

Personalise your new home

	Chosen by build stage
Additional base unit and door	<input checked="" type="radio"/> <input type="radio"/>
Boiler housing unit to Utility/Laundry Room	<input checked="" type="radio"/> <input type="radio"/>
Under wall unit lights	<input checked="" type="radio"/> <input type="radio"/>
Kitchen plinth lights	<input checked="" type="radio"/> <input type="radio"/>

Kitchen Appliances

Zanussi Appliances

Double oven		<input checked="" type="radio"/> <input type="radio"/>
Double under counter oven	Only available on selected housetypes	<input checked="" type="radio"/> <input type="radio"/>
60cm gas on glass hob		<input checked="" type="radio"/> <input type="radio"/>
60cm induction hob		<input checked="" type="radio"/> <input type="radio"/>
Chimney hood		<input checked="" type="radio"/> <input type="radio"/>
Integrated 70/30 fridge freezer		<input checked="" type="radio"/> <input type="radio"/>
Integrated full height fridge		<input checked="" type="radio"/> <input type="radio"/>
Integrated dishwasher and door		<input checked="" type="radio"/> <input type="radio"/>
Integrated built-under fridge	Only available on selected housetypes	<input checked="" type="radio"/> <input type="radio"/>
Integrated built-under freezer	Only available on selected housetypes	<input checked="" type="radio"/> <input type="radio"/>
60cm glass chimney extractor hood		<input checked="" type="radio"/> <input type="radio"/>
Integrated washing machine and door front		<input checked="" type="radio"/> <input type="radio"/>
Integrated washer-dryer and door front		<input checked="" type="radio"/> <input type="radio"/>
Integrated microwave		<input checked="" type="radio"/> <input type="radio"/>

AEG Premium Appliances

Single multi-function oven		<input checked="" type="radio"/> <input type="radio"/>
Single steam combi oven		<input checked="" type="radio"/> <input type="radio"/>
Multi-function double oven		<input checked="" type="radio"/> <input type="radio"/>
Integrated microwave		<input checked="" type="radio"/> <input type="radio"/>
Integrated 70/30 fridge freezer		<input checked="" type="radio"/> <input type="radio"/>
Integrated full height fridge		<input checked="" type="radio"/> <input type="radio"/>
Integrated dishwasher and door		<input checked="" type="radio"/> <input type="radio"/>
45cm integrated slimline dishwasher and door front	Only available on selected housetypes	<input checked="" type="radio"/> <input type="radio"/>
Integrated washing machine and door front		<input checked="" type="radio"/> <input type="radio"/>
Calpe 300mm wine cooler	Only available on selected housetypes	<input checked="" type="radio"/> <input type="radio"/>
75cm gas hob 5 burner		<input checked="" type="radio"/> <input type="radio"/>
70cm induction hob		<input checked="" type="radio"/> <input type="radio"/>
70cm stainless steel chimney hood		<input checked="" type="radio"/> <input type="radio"/>

Personalise your new home

	Chosen by build stage
AEG Appliance Pack	
Oven, hob and hood	<input checked="" type="radio"/> <input type="radio"/>
Oven, hob, hood, fridge/freezer, washer, dishwasher	<input checked="" type="radio"/> <input type="radio"/>

White or Silver Zanussi Free Standing Appliances

Fridge Freezer	<input checked="" type="radio"/> <input type="radio"/>
Washing machine	<input checked="" type="radio"/> <input type="radio"/>
Washer dryer	<input checked="" type="radio"/> <input type="radio"/>
Tumble dryer	<input checked="" type="radio"/> <input type="radio"/>

Bathrooms

Showers

Electric shower over bath with extra tiling and shower screen		<input checked="" type="radio"/> <input type="radio"/>
Thermostatic shower over bath with tiling and shower screen	Cannot be offered to all homes if there are already two separate showers and a combination boiler is being used	<input checked="" type="radio"/> <input type="radio"/>

Baths

Double ended bath		<input checked="" type="radio"/> <input type="radio"/>
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Taps and Shower Valves

Wall mounted tap controls	Only available to bath	<input checked="" type="radio"/> <input type="radio"/>
Wall mounted tap controls and overflow with hand held rinser	Only available to bath	<input checked="" type="radio"/> <input type="radio"/>
Tap upgrade (deck mounted on bath)	Main bathroom only	<input checked="" type="radio"/> <input type="radio"/>
Shower upgrade		<input checked="" type="radio"/> <input type="radio"/>

Towel Rails

Chrome towel rail (straight)	Six different sizes available	<input checked="" type="radio"/> <input type="radio"/>
White towel rail (straight)	Six different sizes available	<input checked="" type="radio"/> <input type="radio"/>

Accessories

Soft close WC seats to all WC's		<input checked="" type="radio"/> <input type="radio"/>
Wall mirror (Full wall)	Only available to rear of bath wall	<input checked="" type="radio"/> <input type="radio"/>

Wall Tiling

Chosen by build stage

Upgraded Ceramic Wall Tiles

This assumes upgrading of tile choices to standard tiling areas (i.e. not additional tiling)

Please see the range of upgraded wall tiles available in our sales centre.

Wall Tile Areas

Half height (all wet rooms)

Full height (all wet rooms)

Standard height (all wet rooms)

Tile Trims

Chrome tile trims

Floor Tiling

Chosen by build stage

Floor Tile Ranges

See the range of floor tiles available in our sales centre.

Floor Tiling Areas

Bathroom All room configurations will be available in the ranges (and colour ways) detailed above.

En-Suite

WC

Hall (incl. store cupboards)

Dining room

Kitchen/Utility

Kitchen/Family/Dining

Floor Coverings

Chosen by build stage

Carpets

See colour choices available in our Sales Centre

Carpet Areas

Whole house Excluding Wet Areas, Kitchen/Utility

Whole house - upgrade underlay Excluding Wet Areas, Kitchen/Utility

Whole house Excluding Hallway, Wet Areas, Kitchen/Utility

Whole house - upgrade underlay Excluding Hallway, Wet Areas, Kitchen/Utility

First floor Including Stairs

First floor - upgrade underlay Including Stairs

Lounge

Bedrooms

Luxury Vinyl Tile Areas

Kitchen/Utility/Laundry See colour choices available in our Sales Centre

Family

Dining

Hallway (incl. store cupboards)

Bathroom

En-Suite

WC

Lounge

Vinyl

Kitchen/Utility/Laundry See colour choices available in our Sales Centre

Bathroom

En-Suite

WC

All wet rooms/Bathroom/En-Suite/WC

Wardrobes

Chosen by build stage

Door options available See colour choices available in our Sales Centre (B)

Internal Decor

Door ironmongery Whole house package (B)

External

Lighting Floodlight with PIR (B) Lantern/light with PIR: 3 choices (B)

Electrical

External double socket fixed to wall of the home (B) Electric garage door (B) Car charging point (B) Light and power to garage (in plot curtilage) (A) Additional key fob for garage door (B)

Exterior

Outside cold tap Position as denoted on working drawing (B) Garage personnel door Discuss available options with Development Sales Manager (A)

Garden and Landscaping

Turf (C) Paving flags (C)

Notes to focus on at the meeting

Series of horizontal lines for taking notes.

Your details

Form fields for: Development Sales Manager, House type, Plot number, Build stage, Development, Date of Options meeting.

If you've already made your reservation. This means you're one step closer to making your dream home a reality. Our Development Sales Manager will be in touch soon to arrange your options appointment to discuss the finer details of your new home with you.

Buying

Building

Living

Step by Step

We've created an at-a-glance guide to homebuying so you can always see where you're up to and what happens next. There's detailed information on our website about what happens at each stage. But if you have any questions, please get in touch. That's what we're here for.