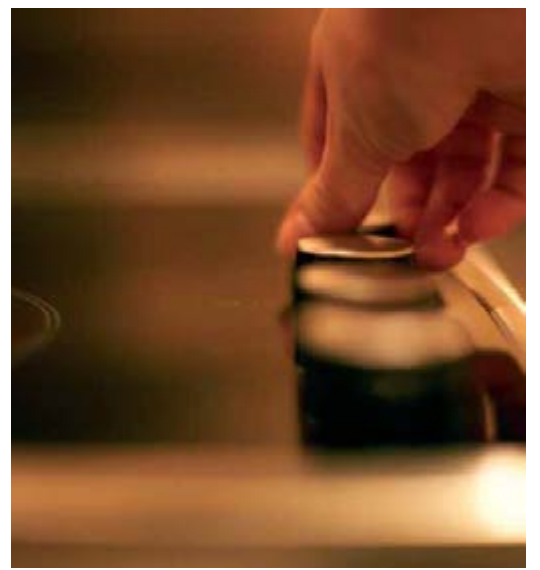




1 & 2 bedroom apartments
2, 3 & 4 bedroom homes
Pinnacle, Merton Rise, Basingstoke

miller homes
the place to be®







John Hunt of Everest
Community College

Development by others



Park

Pinnacle Plot information

With open farmland stretching out in three directions and a public park to the south, Pinnacle has a delightful rural ambience that makes it an ideal place for families to put down roots. Yet just two miles from the vibrant, modern shopping and leisure amenities of Basingstoke's prosperous town centre, a few minutes drive from the M3 and just 45 minutes from London by rail, the development is also an excellent commuter base.

Tempest see page 04
Scirroco see page 04
Chineham see page 05
Coach House see page 08
Pampero see page 09
Mistral see page 10
Fohn see page 11
Buran see page 12
Belford see page 13
Levanter 1 see page 14
Levanter 2 see page 15
Gregale see page 16
Helm see page 17
Berg see page 18

Please note: not all gardens will be level due to the elevated nature of the development.

BS – Bin Store
CP – Carport
CS – Cycle Store
G – Garage

Please check with Sales Adviser for parking/garage/carport allocation.

Miller Zero Project see page 19

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.



Come in. Make yourself at home.
Imagine it. A new home. A new beginning.
A new benchmark in contemporary architecture.
A place to make your own. Late breakfasts
with the papers on Sundays. A dinner-party
with a few friends. A meeting-place for cocktails
before a night on the town. A cutting-edge retreat
from the bustle of everyday life. A short journey
to the vibrant urban centre of Basingstoke.
A stylish, modern home within a thriving town.
Welcome to your new home. Welcome to Pinnacle.

- 01 Welcome home
- 02 Artist impression
- 04 Apartment floor plans
- 08 Housetype floor plans
- 20 Specification
- 22 Location





Pinnacle Home is where...

Our apartments offer three contemporary designs. Choose from one and two-bedroom homes featuring well-considered layouts. The spacious open-plan living, dining and kitchen area is particularly stylish and perfectly suited to relaxed modern living.

Key features

- secure audio-entry system
- walk-in bay window
- spacious open-plan living
- allocated parking

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.

1 bedroom apartment Type D – Tempest

Plots:

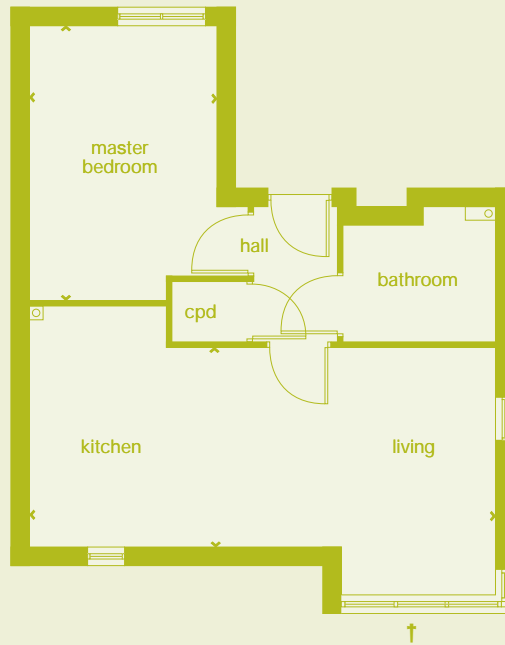
GF: 13,18,62*,77
 FF: 14,19,63*,78
 SF: 15,20,64*,79
 TF: 65*

2 bedroom apartment Type D1 – Scirroco

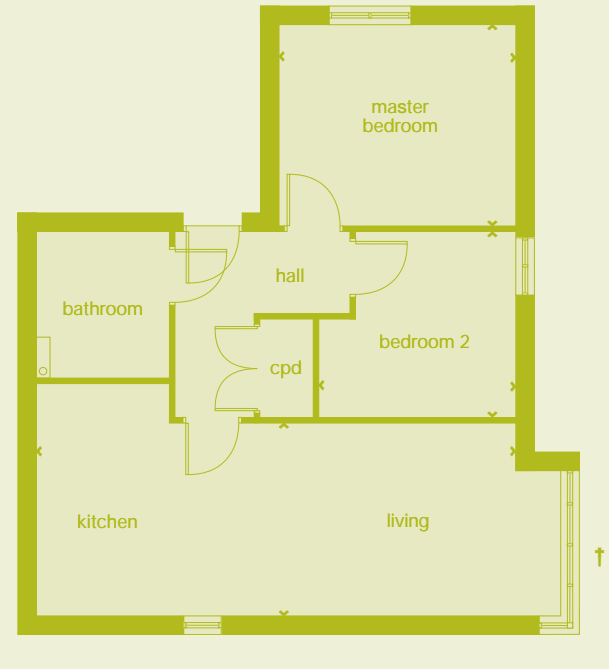
Plots:

GF: 2,35
 FF: 3*,4,36*,37
 SF: 5*,6,38*,39
 TF: 40

Type D – Tempest



Type D1 – Scirroco



Type D – Tempest Blocks 1, 2, 3 and 4 room dimensions:

kitchen/living	6.70m x 2.92m	22'0" x 9'7"
master bedroom	3.98m x 2.64m	13'1" x 8'8"

*Plots are a mirror-image of plans shown above.

†Window positions may differ floor to floor.
Please check with Sales Adviser for details.

Type D1 – Scirroco Blocks 5 and 6 room dimensions:

kitchen/living	7.34m x 2.92m	24'1" x 9'7"
master bedroom	3.58m x 3.06m	11'9" x 10'0"
bedroom 2	3.00m x 2.81m	9'10" x 9'3"

*Plots are a mirror-image of plans shown above.

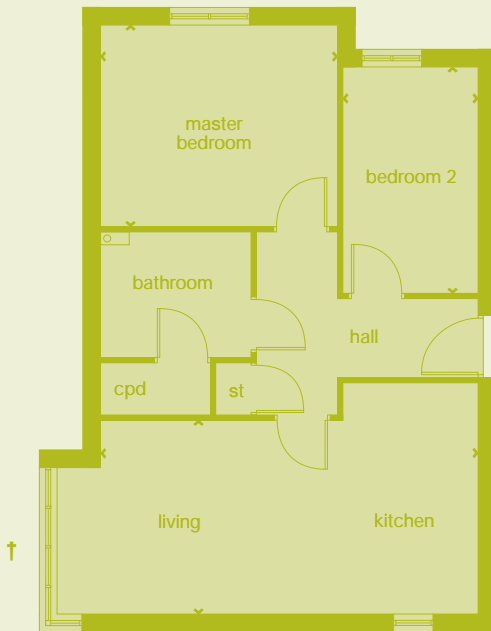
†Window positions may differ floor to floor.
Please check with Sales Adviser for details.

2 bedroom apartment Type D2 – Chineham

Plots:
GF: 1,34



Type D2 – Chineham



Type D2 – Chineham Blocks 5 and 6

room dimensions:

living/kitchen	5.82m x 2.92m	19'1" x 9'7"
master bedroom	3.59m x 3.06m	11'9" x 10'0"
bedroom 2	3.47m x 1.98m	11'5" x 6'6"

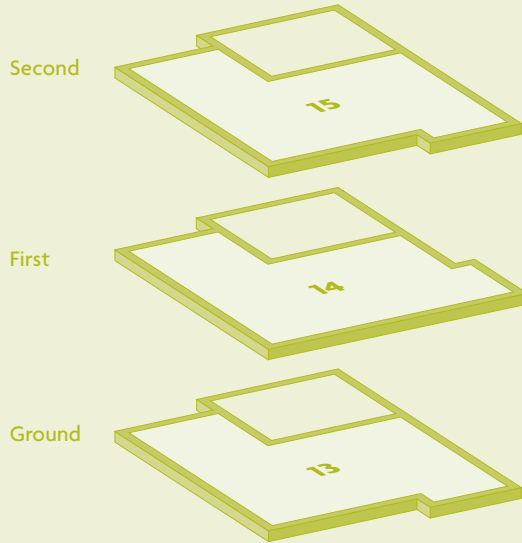
† Window positions may differ floor to floor.
Please check with Sales Adviser for details.

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. Photography represents typical Miller Homes' interiors and exteriors.

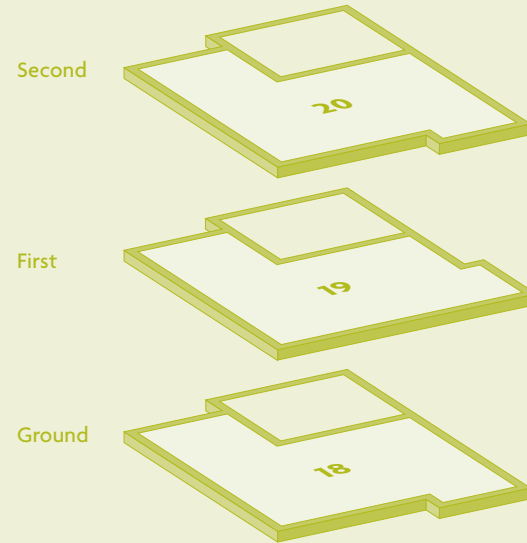
Apartment Block floor plans



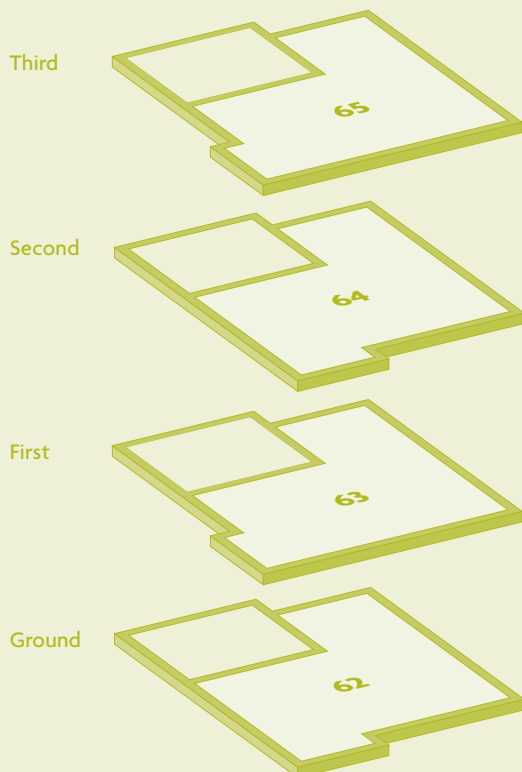
Block 1



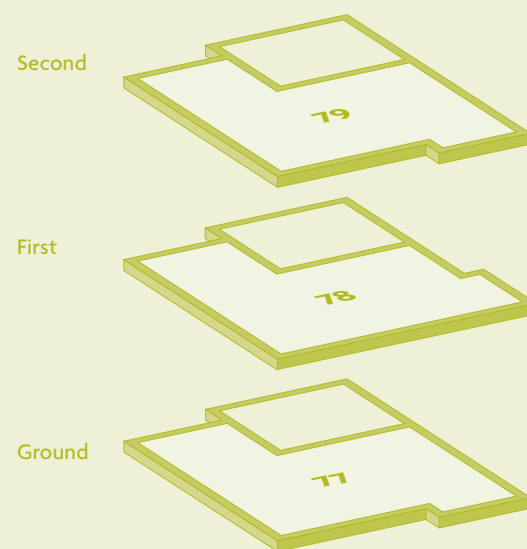
Block 2



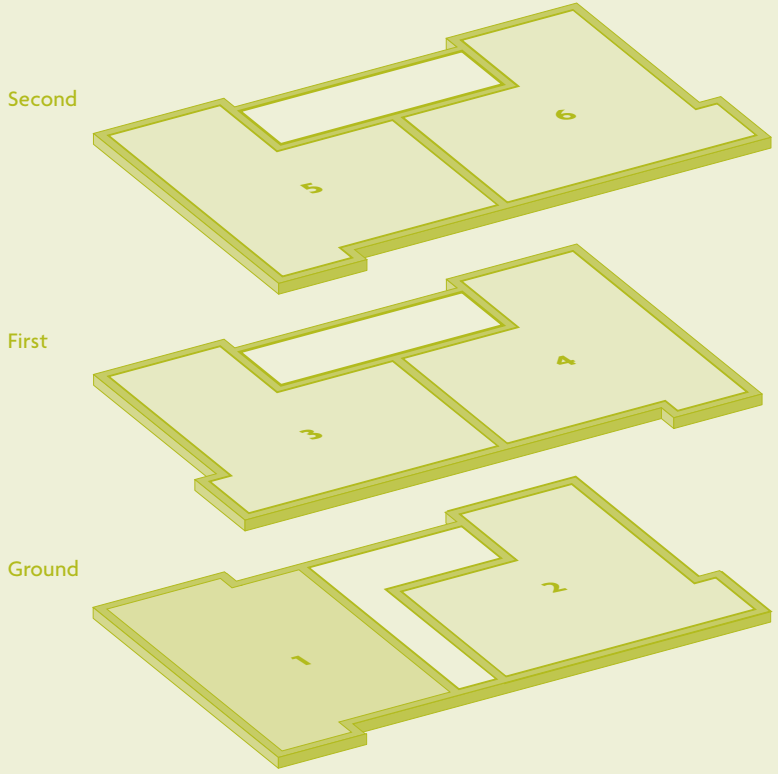
Block 3



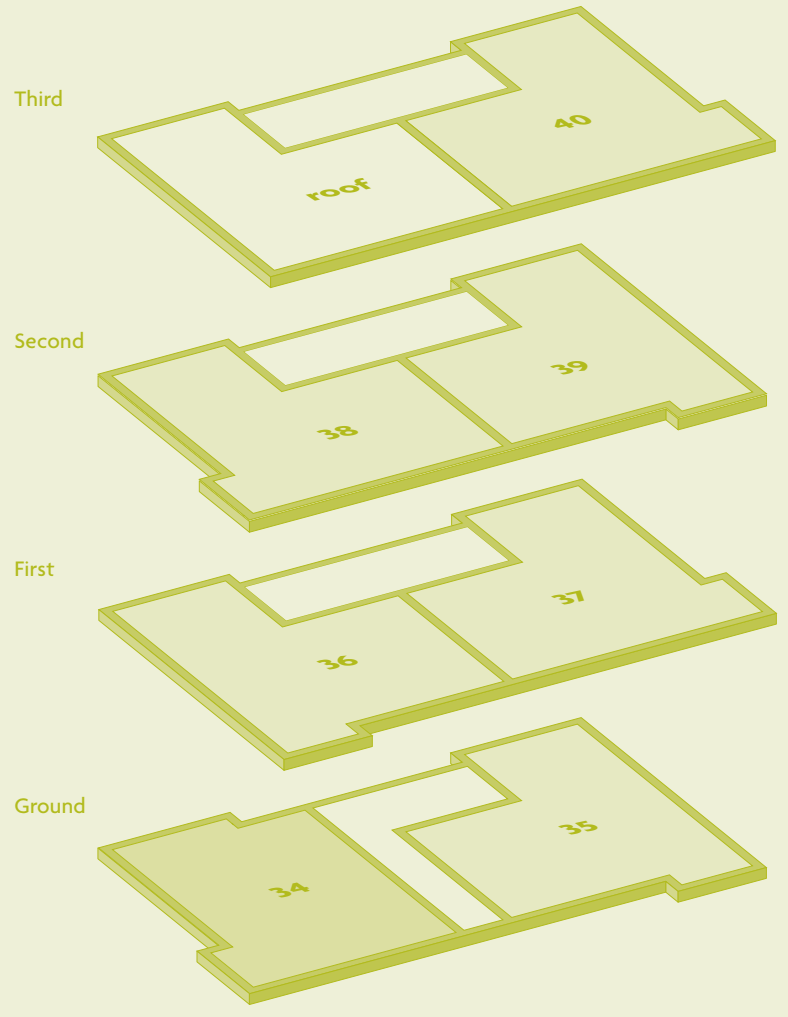
Block 4



Block 5



Block 6



2 bedroom home Coach House

Plot:
45

Key features

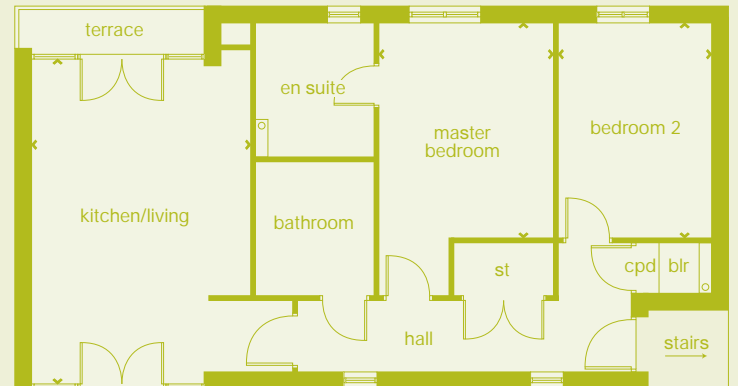
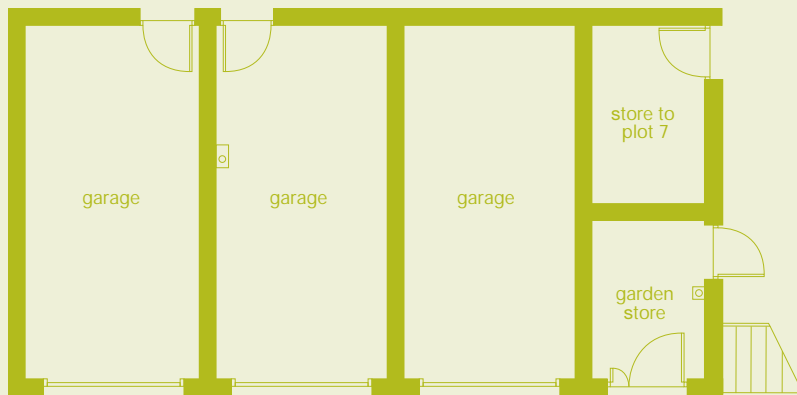
en suite to master bedroom
private garden
external terrace
garden store

The Coach House brings you the independence of detached living in a beautifully designed first floor apartment. A large living and kitchen area runs the full depth of the apartment and offers plentiful entertaining space. Two bedrooms, a bathroom and en suite complete the picture.



Ground Floor

First Floor



First Floor

room dimensions:

kitchen/living	5.53m x 3.70m	18'2" x 12'2"
master bedroom	3.68m x 2.99m	12'1" x 9'9"
bedroom 2	3.68m x 2.55m	12'1" x 8'4"

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2 bedroom home Pampero

Plots:
52, 54, 55

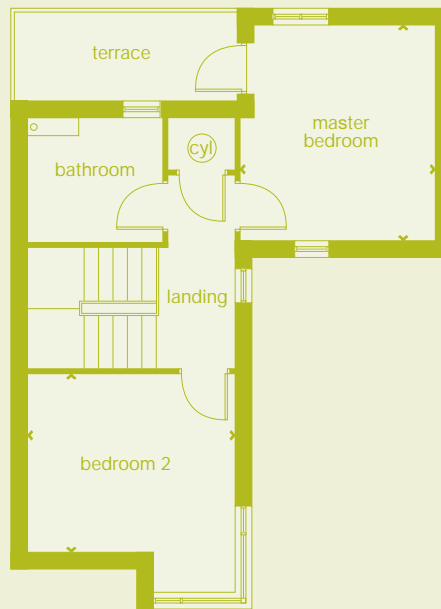
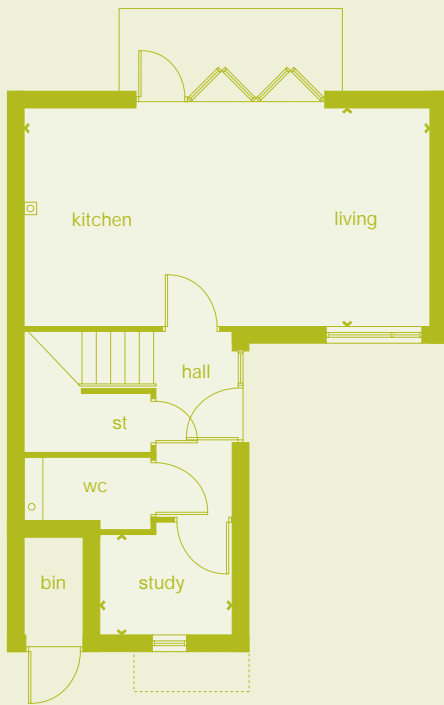
Key features
terrace off master bedroom
ground floor study
bi-folding doors

Homes that offer outdoor living are always appealing. The beautiful Pampero home covers two floors and has the clear advantage of outside space on each floor. Downstairs is a practical study and a large kitchen and living area opens via feature bi-folding doors onto a decked area, which allows you to extend the living space into the garden. Upstairs, the master bedroom opens onto a terrace.



Ground Floor

First Floor



Ground Floor

room dimensions:

kitchen/living	6.49m x 3.58m	21'4" x 11'9"
study	2.07m x 1.80m	6'10" x 5'11"

First Floor

room dimensions:

master bedroom	3.46m x 3.04m	11'4" x 10'0"
bedroom 2	3.30m x 2.82m	10'0" x 9'3"

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2 bedroom home Mistral

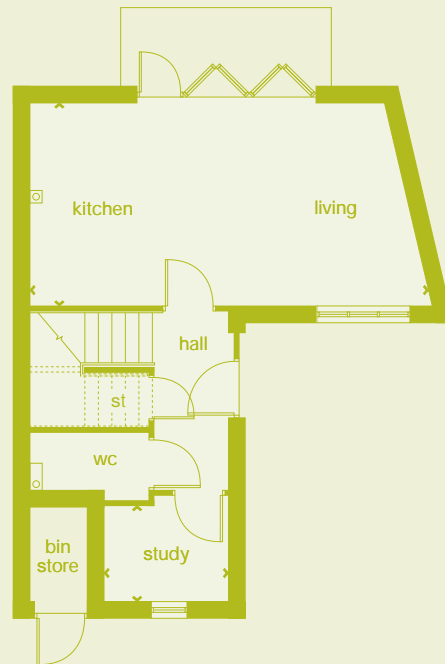
Plots:
56,57,58

Key features
terrace off master bedroom
ground floor study
bi-folding doors

More outdoor space is one of the attractions of the Mistral home. A spacious living and kitchen area opens via feature bi-folding doors onto a decked area, which allows you to extend the living space into the garden. There is more private outdoor space upstairs with a terrace adjoining the master bedroom.



Ground Floor



Ground Floor

room dimensions:

kitchen/living	6.76m max x 3.58m	22'2" x 11'9"
study	2.07m x 1.80m	6'10" x 5'11"

First Floor



First Floor

room dimensions:

master bedroom	3.46m x 3.30m max	11'4" x 10'10"
bedroom 2	3.30m x 2.82m	10'0" x 9'3"

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2 bedroom home Fohn

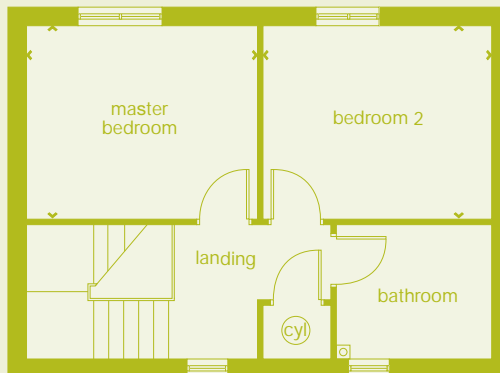
Plots:
53,69,70*

Key features
large open-plan kitchen and living space
bi-folding doors

This well-planned home has been designed to offer maximum living space. The adjoining kitchen and living areas opens via feature bi-folding doors onto a decked area, which allows you to extend the living space into the garden. Upstairs there are two bedrooms and a luxury bathroom.

Ground Floor

First Floor



Ground Floor

room dimensions:

living	4.43m x 2.79m	14'6" x 9'2"
kitchen/dining	4.82m x 2.26m	15'10" x 7'5"

*Plot is a mirror-image of plans shown above.

First Floor

room dimensions:

master bedroom	3.27m x 2.79m	10'9" x 9'2"
bedroom 2	3.34m x 2.79m	10'11" x 9'2"

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3 bedroom home Buran

Plots:

8,9*,25,26*,42*,43,66,67*,73,74*

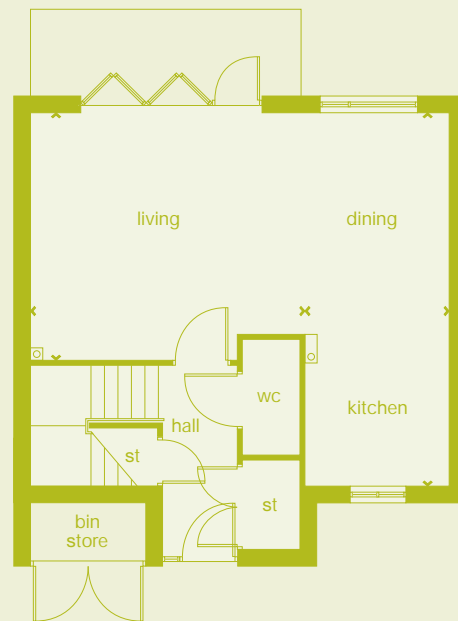
Key features

large open-plan kitchen and living area
en suite to master bedroom
bi-folding doors

The Buran provides versatile living space, with three bedrooms. The focus is on relaxed, open-plan living, with the kitchen adjoining a generously proportioned living area that opens via feature bi-folding doors onto a decked area, which allows you to extend the living space into the garden. Space and detail come together in a home with real style.



Ground Floor



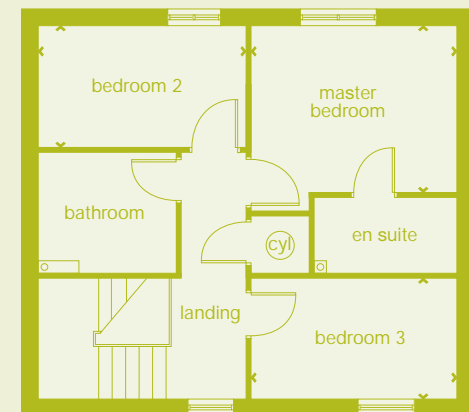
Ground Floor

room dimensions:

living	4.43m x 3.96m	14'6" x 13'0"
kitchen/dining	6.00m x 2.26m	19'8" x 7'5"

*Plots are a mirror-image of plans shown above.

First Floor



First Floor

room dimensions:

master bedroom	3.33m x 2.67m	10'11" x 8'9"
bedroom 2	3.27m x 1.93m	10'9" x 6'4"
bedroom 3	3.32m x 1.89m	10'11" x 6'3"

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3 bedroom home Belford

Plots:
7,10,12, 29,32, 33,71,72

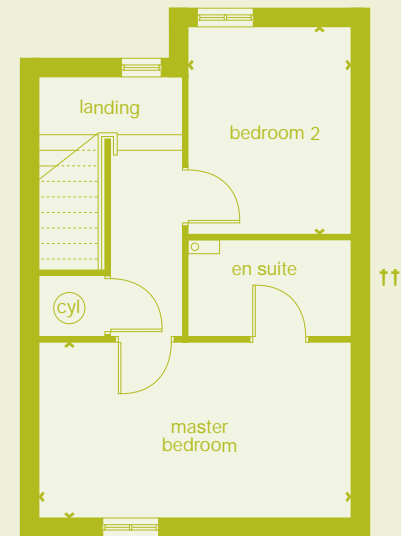
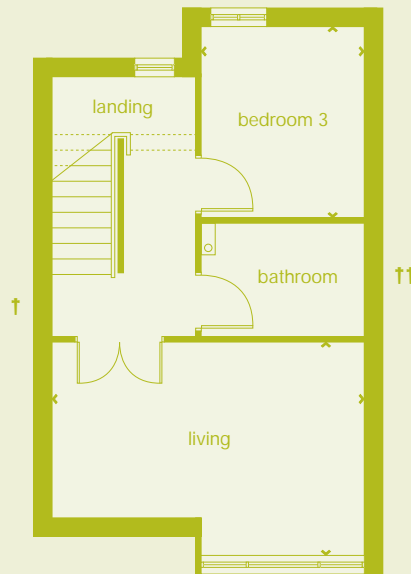
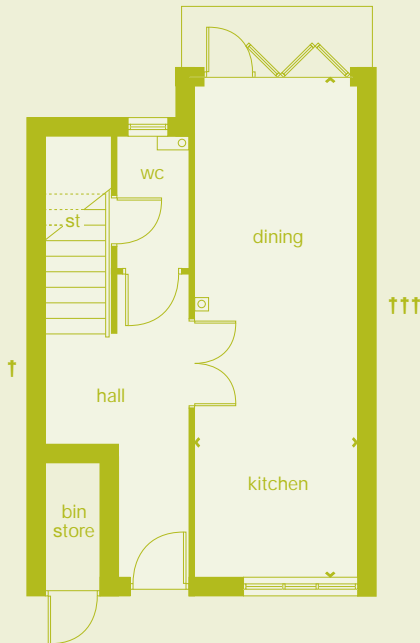
Key features
three floors
separate living-room
feature sloping high-ceiling to
master bedroom

The Belford home – on three floors – devotes ample space to every area of life. The ground floor dining and kitchen area runs the full depth of the house and has feature doors onto the garden. The first floor features a large living area, bedroom and bathroom. On the second floor are two further bedrooms, including a master bedroom with en suite.

Ground Floor

First Floor

Second Floor



Ground Floor room dimensions:

kitchen/dining	7.62m x 2.42m	25'0" x 7'11"
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†Plots 7 & 29 have a gable end window.
 ††Plots 10 & 33 have bathroom & en suite windows.
 †††Plot 33 has garage door.

First Floor room dimensions:

living	4.68m x 3.17m	15'4" x 10'5"
bedroom 3	2.88m x 2.42m	9'5" x 7'11"

Second Floor room dimensions:

master bedroom	4.68m x 2.63m	15'4" x 8'8"
bedroom 2	3.13m x 2.42m	10'3" x 7'11"

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3 bedroom home Levanter 1

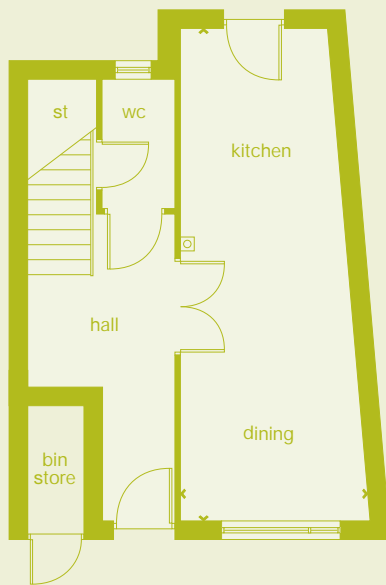
Plots:
21, 24, 27, 28, 68

Key features
large kitchen and dining area
separate spacious living-room with
large feature window
en suite to master bedroom

The intriguing angled wall of the Levanter home creates an interesting design, offering three bedrooms as well as generously proportioned kitchen and dining areas on the ground floor with ample living space on the first. The second floor has a well-sized master bedroom with en suite.



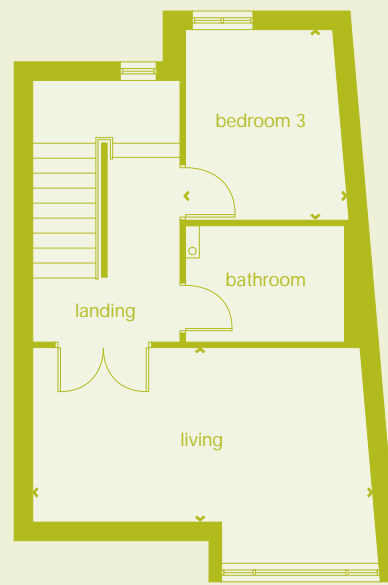
Ground Floor



Ground Floor room dimensions:

kitchen/dining	7.44m max	2.88m max	24'5" x 9'5"
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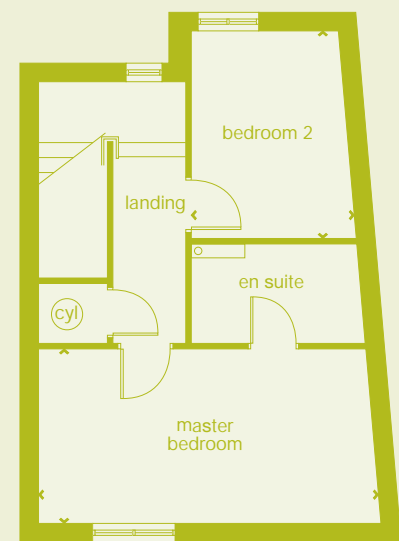
First Floor



First Floor room dimensions:

living	5.10m max	2.63m	16'9" x 8'8"
bedroom 3	2.86m	2.45m max	9'4" x 8'0"

Second Floor



Second Floor room dimensions:

master bedroom	5.10m max	2.63m	16'9" x 8'8"
bedroom 2	3.11m	2.45m max	10'3" x 8'0"

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3 bedroom home Levanter 2

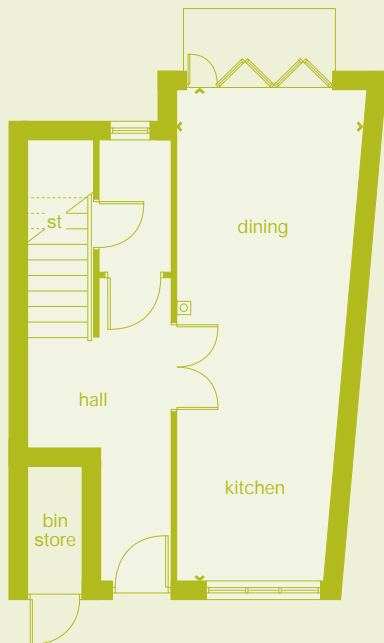
Plot:
75

Key features

- large kitchen and dining area
- separate spacious living-room with large feature window
- bi-folding doors
- en suite to master bedroom

The intriguing angled wall of the Levanter home creates an interesting design, offering three bedrooms as well as generously proportioned kitchen and dining areas on the ground floor, which opens via feature bi-folding doors onto a decked area, allowing you to extend the living space into the garden. There is ample living space on the first floor and the second floor has a well-sized master bedroom with en suite.

Ground Floor

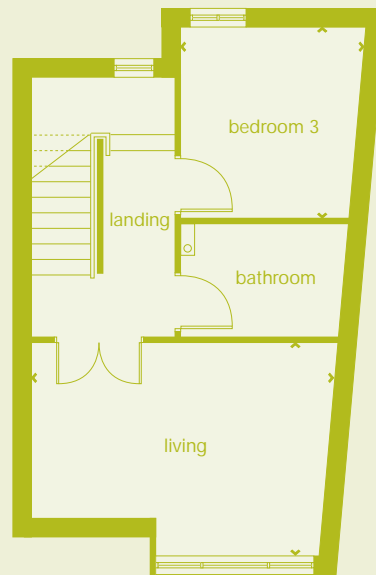


Ground Floor

room dimensions:

kitchen/dining	7.78m x 2.85m max	25'6" x 9'4"
----------------	-------------------	--------------

First Floor

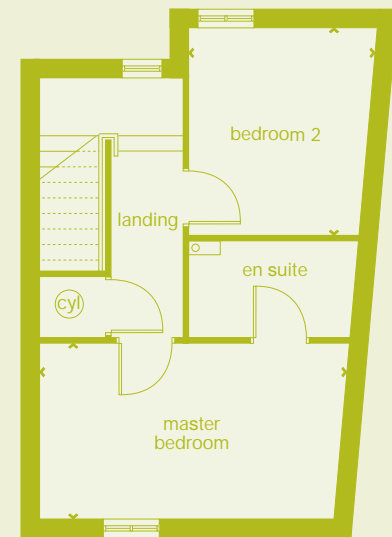


First Floor

room dimensions:

living	4.80m max x 3.17m	15'9" x 10'5"
bedroom 3	2.88m x 2.85m max	9'5" x 9'4"

Second Floor



Second Floor

room dimensions:

master bedroom	4.70m max x 2.63m	15'5" x 8'8"
bedroom 2	3.13m x 2.85m max	10'3" x 9'4"

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4 bedroom home Gregale

Plots:
11, 22, 23*, 30, 31*

Key features

spacious open-plan living and kitchen area
large terrace off master bedroom
en suite to master bedroom
bi-folding doors

Ample accommodation brings extra versatility to the Gregale home. Four bedrooms offer spacious family accommodation or the flexibility to use rooms in any way you want. The ground floor is devoted exclusively to an open-plan living and kitchen space which opens via feature bi-folding doors onto a decked area, allowing you to extend the living space into the garden. The two upstairs floors add bedrooms and a generous family bathroom and an en suite.



Ground Floor

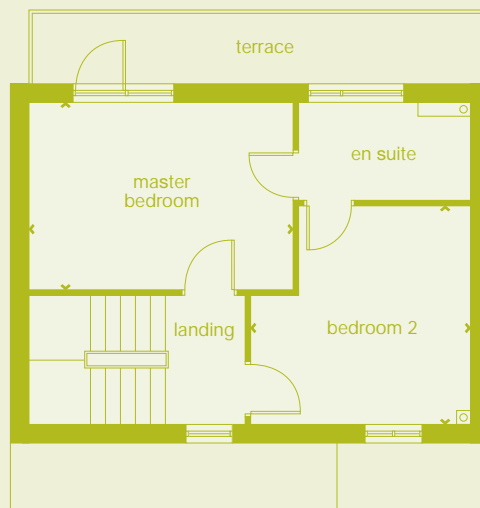


Ground Floor

room dimensions:

living	4.43m x 3.96m	14'3" x 13'0"
kitchen/dining	6.00m x 2.26m	19'8" x 7'9"

First Floor



First Floor

room dimensions:

master bedroom	4.01m x 2.79m	13'2" x 9'2"
bedroom 2	3.33m x 3.28m _{max}	10'11" x 10'9"

Second Floor



Second Floor

room dimensions:

bedroom 3	3.27m x 2.79m	10'9" x 9'2"
bedroom 4	3.33m x 2.79m	10'11" x 9'2"

*Plots are a mirror-image of plans shown above.

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4 bedroom home Helm

Plots:
16,17,76

Key features

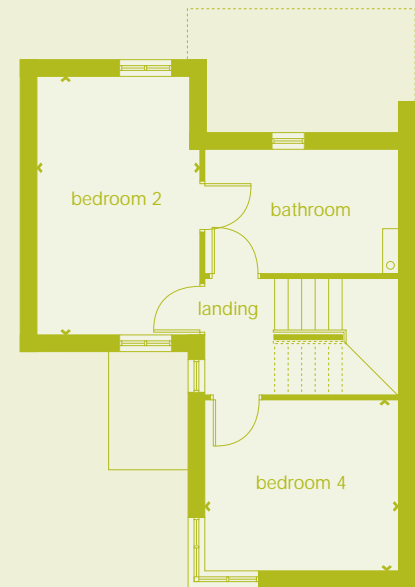
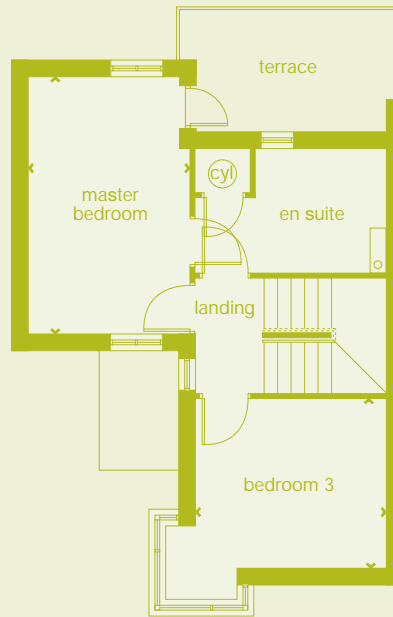
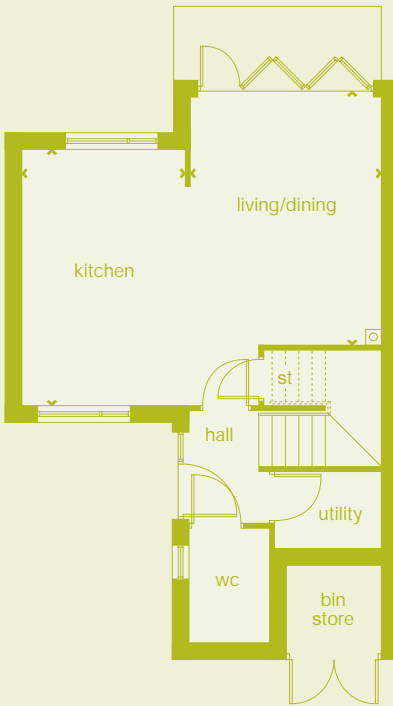
large terrace off master bedroom
bi-folding doors
unusual feature corner window
to bedroom 3

Stylish as well as functional, the Helm makes an attractive family home full of practical features. The spacious ground-floor kitchen runs through to a living and dining area, which opens via feature bi-folding doors onto a decked area, allowing you to extend the living space into the garden. A separate utility room and WC make sensible additions. On the first floor, the master bedroom suite has a private terrace and luxury en suite.

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

living/dining	4.29m x 3.21m	14'1" x 10'6"
kitchen	4.32m x 2.83m	14'2" x 9'3"

First Floor

room dimensions:

master bedroom	4.33m x 2.69m	14'2" x 8'10"
bedroom 3	3.21m x 2.85m	10'6" x 9'4"

Second Floor

room dimensions:

bedroom 2	4.33m x 2.69m	14'2" x 8'10"
bedroom 4	3.21m x 2.85m	10'6" x 9'4"

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4 bedroom home Berg

Plots:
41*, 44, 51, 59, 60, 61

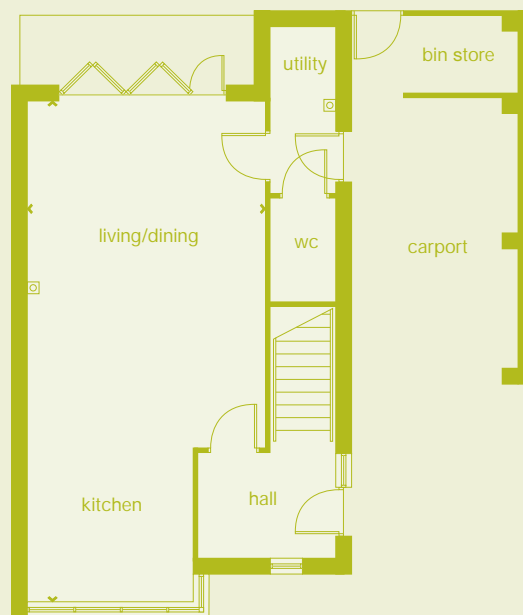
Key features

carport
spacious living area
utility and downstairs WC
en suite to master bedroom
bi-folding doors

A private carport is just one attraction of the Berg. This four-bedroom home has all the essentials in a superbly designed layout. The ground floor features a large living and dining area that opens via feature bi-folding doors onto a decked area, which allows you to extend the living space into the garden. Upstairs are bedrooms, a family bathroom and an en suite.



Ground Floor



Ground Floor

room dimensions:

kitchen/living/dining	9.02m x 4.25m max	29'7" x 13'11"
-----------------------	-------------------	----------------

*Plot is a mirror-image of plans shown above.

First Floor



First Floor

room dimensions:

master bedroom	3.38m x 3.15m	11'4" x 10'4"
bedroom 2	3.16m x 3.15m	10'4" x 10'4"
bedroom 3	3.15m x 2.70m	10'4" x 8'10"
bedroom 4	2.26m x 2.20m	7'5" x 7'3"

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How green?

Miller homes supports the government's initiative to reduce CO₂ emissions and plans to design and construct plots 46, 47, 48, 49 and 50 to various levels of the Code for Sustainable Homes with a view to monitoring their energy consumption.

www.mymillerstreet.co.uk



Specification

Pinnacle

	Tempest	Scirroco	Chineham	Coach House	Pampero	Mistral	Fohn	Buran	Belford	Levanter 1	Levanter 2	Gregale	Helm	Berg
Kitchen														
	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
① granite worktop option to all plots	○	○	○	○	○	○	○	○	○	○	○	○	○	○
stainless steel single multi-function electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1 ½ bowl sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
② free-standing or integrated fridge-freezer	○	○	○	○	○	○	○	○	○	○	○	○	○	○
plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
removable cupboard installed with plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
free-standing or integrated washing-machine	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated washer/dryer	○	○	○	○	○	○	○	○	○	○	○	○	○	○
③ free-standing or integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	○	○
④ ceramic-tiled floor by 'Porcelanosa' to kitchen/utility floor areas	-	-	-	-	○	○	○	○	○	○	○	○	○	○
Bathroom and en suite														
white sanitaryware by 'Ideal Standard'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑤ chrome brassware by 'Grohe'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
one complete thermostatic shower in enclosure or over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric shaver point to en suite or bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ceramic tiling by 'Porcelanosa' to splashbacks above hand-basins in WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑥ downlighters to bathroom and en suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Safety and security														
fully installed wireless burglar-alarm system	○	○	○	○	○	○	○	○	○	○	○	○	○	○
mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
window locks to all windows (except upper floor escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available



	Tempest	Scirroco	Chineham	Coach House	Pampero	Mistral	Fohn	Buran	Belford	Levanter 1	Levanter 2	Gregale	Helm	Berg	
Electrical															
TV sockets to living-room and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
BT socket to designated location	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
extra TV sockets (pre-roof)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
General															
uPVC double-glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
gas central-heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
thermostatically controlled radiators to all rooms (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
feature bi-folding doors opening onto decked area	-	-	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	
Decorative															
smooth-finish white ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
wardrobes to bedrooms	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
all internal walls painted Dulux Calico except WC, kitchen, en suite and bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
wood effect internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
chrome internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
External															
front external light	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
doorbell and chimes	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
external patio light	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
turf to rear garden	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
water butt (where layout permits)	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

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.



New in town?

One of the great things about moving to a new town is getting to know the place for yourself. Discovering the best places for shopping, finding a new favourite restaurant or digging out the coolest bars. All the things that help you connect with your new home town and make the most of your life there. So, to get you started, here's our essential insiders' guide to Basingstoke.

Transport

Excellent road and rail links make getting where you want to go easy. Basingstoke is well-placed for travel, whether you're moving around the UK or beyond.

Health Care

Medical care is close to home, with a comprehensive range of medical services close at hand.

General Practitioners

Shakespeare House Health Centre
Shakespeare Road
Basingstoke

Pharmacy

Shakespeare Road
Basingstoke

Schools

From nursery care to higher education, high quality schooling is available within easy reach of Pinnacle.

Sherborne St John
Church of England Primary School
Church Lane
Basingstoke

Merton Junior School
Romney Close
Basingstoke

Everest Community College
Sherborne Road
Basingstoke

Basingstoke College of Technology
Worting Road
Basingstoke

Sport and Leisure

Whether you prefer your entertainment action-packed or high on culture, this location offers something for everyone, with sport, leisure and the arts within easy reach.

Planet Ice, Ice Rink,
and Bowlplex Bowling
West Ham Leisure Park
Worting Road
Basingstoke

Vue Cinema
Festival Place
Basingstoke

The Anvil Theatre
Churchill Way
Basingstoke

Shopping

From the big high-street names to independent retailers, you'll find a great choice of shops in the area.

Festival Place Shopping Centre
Basingstoke

Local Shopping at:

Abbey Road
Basingstoke





Building quality

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Consider these...

Why not drop into one of our other developments across the Southern region.



2, 3 & 4 bed homes
Miller Place
Priory Vale, Swindon
01793 493428



1, 2 & 3 bed homes
Angel Ridge
Wiltshire
01793 491705



2 & 5 bed homes
The Keep
Horndean, Hampshire
0239 259 8083



2, 3, 4 & 5 bed homes
Forest Edge
Hermitage, Berkshire
01635 202734



2, 3 & 4 bed homes
Kings Quarter
Maidenhead
01628 673744



1, 2 & 3 bed apartments
8teenthirty8
Maidenhead
01628 673744



2, 3, 4 & 5 bed homes
Admirals Wood
Sarisbury Green
Hampshire
0800 336 4206



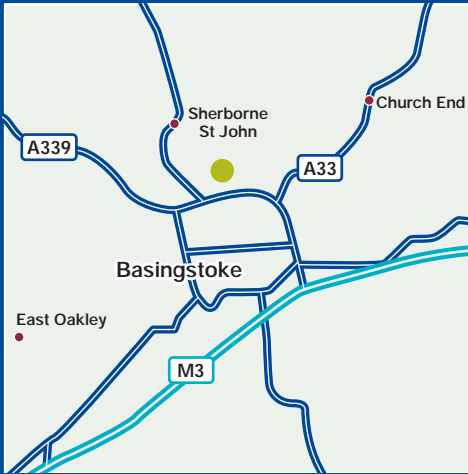
2, 3, 4 & 5 bed homes
Angel Ridge, Phase 3
Old Town, Swindon
01793 491705

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 show homes 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.

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t: 0870 336 4200 f: 01256 708 286

How to find us.
 We are open daily
 10:00am to 5:00pm
 Email: pinnacle@miller.co.uk



● Pinnacle

find out more about this area on page 22

From the M4 travelling eastwards

Leave the M4 at junction 13, signposted for the A34, Oxford and Newbury, and take the third exit at the roundabout then merge on to the A34 following signs for Newbury. At the next junction, around three-quarters of a mile on, bear left to join the A334 following signs for Newbury and Thatcham. Stay on the A339 through Newbury, taking the third exit at the large roundabout in the town and following signs for Winchester and the A34. Stay on the A339 for around 15 miles, following signs for Winchester then Basingstoke, and enter Basingstoke by Kingsclere Road. Carry straight on through the first two roundabouts, then bear left to leave the A339 at the next junction following signs for Aldermaston. Take the second exit at the roundabout to enter Popley Way, following signs for Popley, and at the traffic lights turn left into Chineham Lane. Pinnacle is on the right.

From the M4 travelling westwards

Leave the M4 at junction 11, taking the second exit at the roundabout to join the A33 following signs for Basingstoke. Stay on the A33 through Sherfield on Loddon and into Chineham. At the Binfields roundabout take the third exit to stay on the A33, following signs for Town Centre, and at the next roundabout take the second exit to enter Carpenter's Down, following signs for Sherborne St John. Stay on Carpenter's Down as it bears round to the left, and at the T-junction with traffic lights turn right into Popley Way. At the next traffic lights turn right into Chineham Lane. Pinnacle is on the right.

From the M3

Leave the M3 at junction 6 to join the A339 (Ringway East). Take the second exit at the Black Dam roundabout and carry on across the railway flyovers, then bear left to leave the A339 at the next junction. Take the fourth exit at the roundabout to enter Reading Road, then take the first right turn into Popley Way. Carry on through the first traffic lights, and at the next lights turn right into Chineham Lane. Pinnacle is on the right.



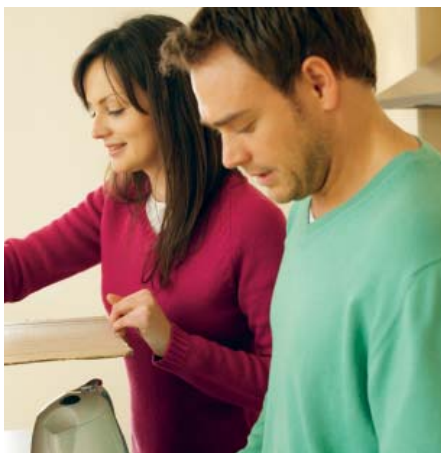
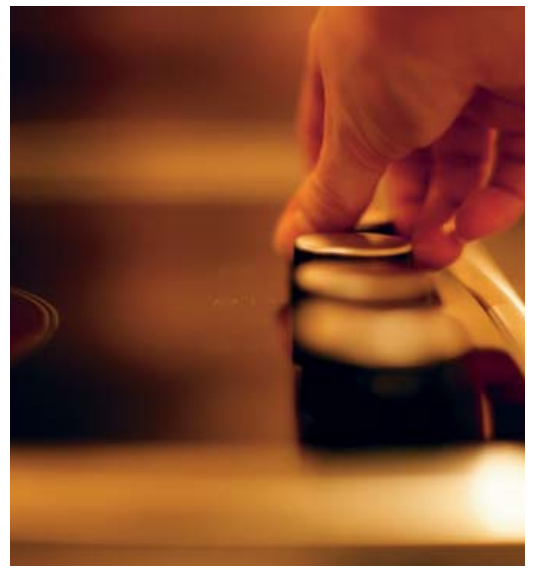
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1 bedroom apartments
3 & 4 bedroom homes
Pinnacle Phase 2, Basingstoke





Marston Walk

Bin Collection Point
for Plots 52-55

56

57

58

59

60

61

Marston Walk

C/S

G

G

C/S

66

67

68

62-65

Private Cour

55

54

53

52





Pinnacle Phase 2 Plot information

With a public park to the south, Pinnacle has a delightful rural ambience that makes it an ideal place for families to put down roots. Yet just two miles from the vibrant, modern shopping and leisure amenities of Basingstoke's prosperous town centre, a few minutes drive from the M3 and just 45 minutes from London by rail, the development is also an excellent commuter base.

Tempest – Type D see page 04
Tempest – Type Da see page 05
Sierra see page 06
Brecon see page 07
Jura see page 08
Chelan see page 09
Andes see page 10
Everest see page 11
Blanc see page 12
Snowdon see page 13
Merton see page 14

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.

Come in. Make yourself at home.
Buying a new home is a big deal.
We know. At Miller Homes we help
thousands of homebuyers like you
to make the move every year.
Maybe this will be your first home.
Maybe you're making a new start in
the area. Or maybe you're moving
up to a family home. Whatever your
circumstances, we're here to make
the process of buying a home easy,
and even enjoyable. So, if you're
ready, we'd like to show you around
your new place.

- 01 Welcome home
- 02 Artist impression
- 04 Floor plans
- 16 Specification
- 18 Location





Pinnacle Phase 2 Home is where...

Our one-bedroom apartments offer a contemporary design featuring well-considered layouts. The spacious open-plan living, dining and kitchen area is particularly stylish and perfectly suited to relaxed modern living.

Key features

- secure audio-entry system
- spacious open-plan living
- allocated parking
- gas central heating

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1 bed apartment

Tempest – Type D

Plots

62, 63, 64, 65

Key features

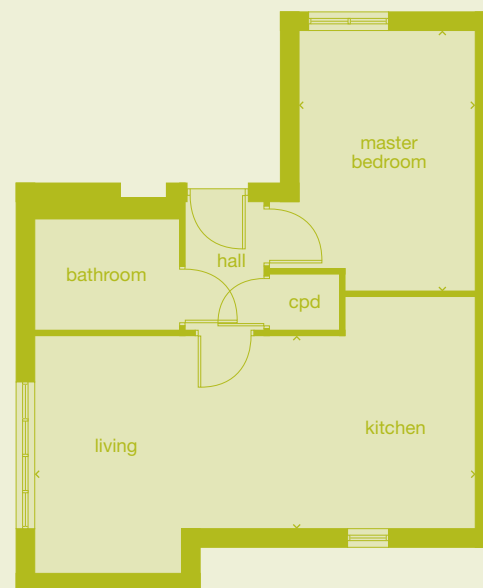
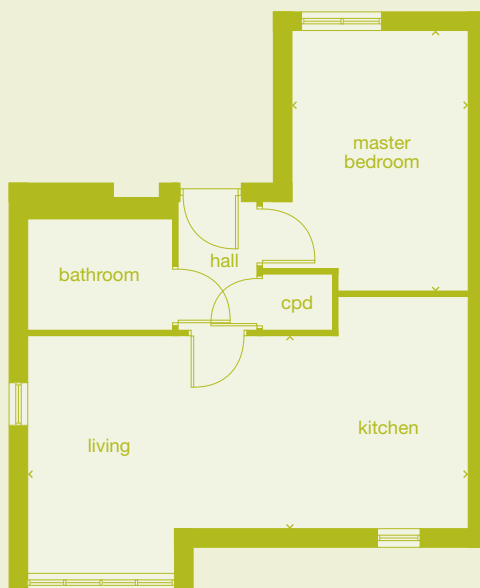
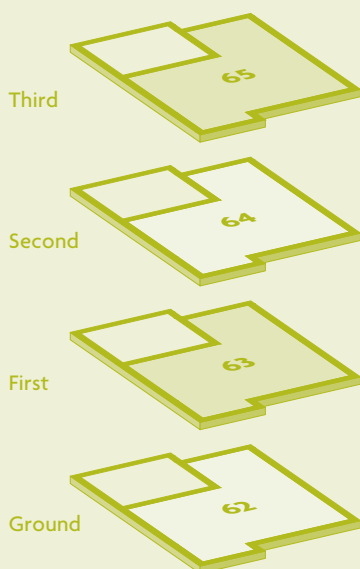
- private courtyard parking
- audio entry system
- open-plan layout
- full gas central heating

The broad windows that add distinction to the exterior of this building, changing elevations as they rise from floor to floor, also bring enormous character to the spacious living-rooms. In the ground and second-floor homes they form a fascinating glazed recess, while on the first and third floors they present a panoramic outlook facing the kitchen. The two layouts create quite different effects while both providing a wonderfully light, airy atmosphere.



Ground and Second Floors

First and Third Floors



Ground and Second Floors

room dimensions:

living/kitchen	6.700m x 2.920m	22'0" x 9'7"
master bedroom	3.980m x 2.640m	13'1" x 8'8"

First and Third Floors

room dimensions:

living/kitchen	6.700m x 2.920m	22'0" x 9'7"
master bedroom	3.980m x 2.640m	13'1" x 8'8"

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1 bed apartment Tempest – Type Da

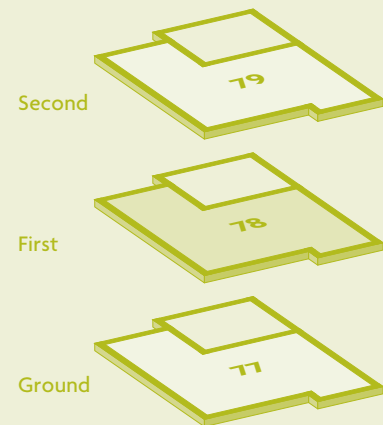
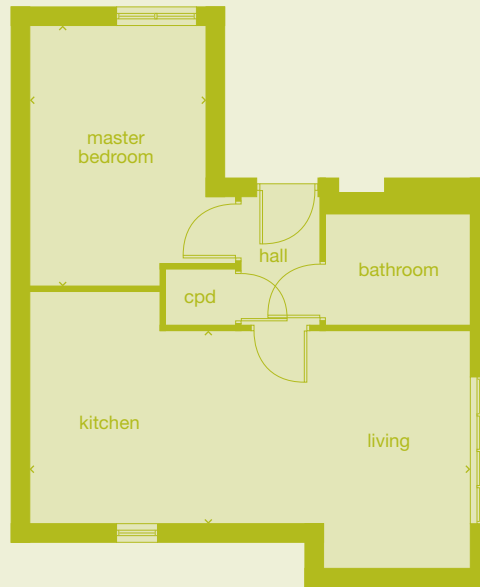
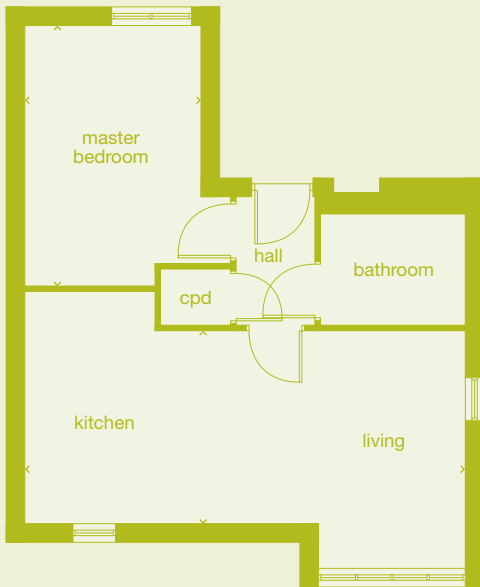
Plots
77,78,79

Key features
full gas central heating
private courtyard parking
audio entry system

The bold architectural approach, with its contrasting finishes, elegantly angled roof line and high staircase windows, makes a powerful contemporary statement that reflects the interior layouts of these immensely practical apartments. The open-plan living areas, featuring smart modern kitchens, have been designed to provide an adaptable backdrop for lively gatherings or peaceful relaxation, offering a comfortable retreat from the demands of today's professional lifestyle.

Ground and Second Floors

First Floor



Ground and Second Floors

room dimensions:

living/kitchen	6.700m x 2.920m	22'0" x 9'7"
master bedroom	3.980m x 2.640m	13'1" x 8'8"

First Floor

room dimensions:

living/kitchen	6.700m x 2.920m	22'0" x 9'7"
master bedroom	3.980m x 2.640m	13'1" x 8'8"

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3 bed home Sierra

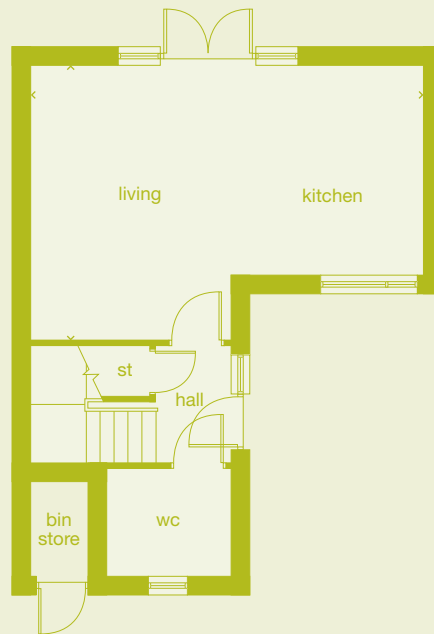
Plots
52, 54, 55

Key features
feature corner window to bedroom 3
open-plan design

The full-height windows and the glazed panel by the front door not only add a distinctive note to the elevations of the Sierra, they introduce a light, welcoming atmosphere to the hallway and upstairs landing. The theme is carried through to a superb living area in which the large window overlooking the entrance courtyard is complemented by French doors leading out onto the garden.



Ground Floor

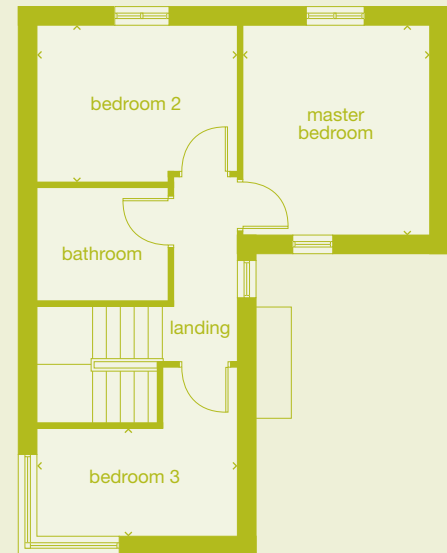


Ground Floor

room dimensions:

living/kitchen	6.500m x 4.550m max	21'4" x 14'11"
----------------	---------------------	----------------

First Floor



First Floor

room dimensions:

master bedroom	3.450m x 3.080m	11'4" x 10'1"
bedroom 2	3.300m x 2.530m	10'10" x 8'4"
bedroom 3	3.300m x 1.780m	10'10" x 5'10"

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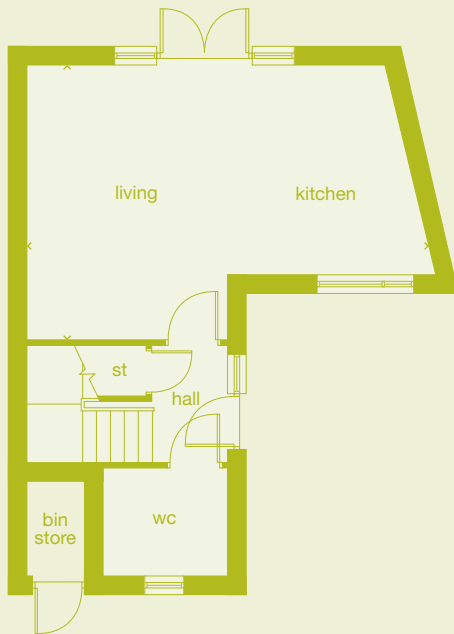
3 bed home Brecon

Plots
56,57,58

Key features
open-plan design
French doors to garden
feature corner window to bedroom 3

With its unusual angled wall, choice of kitchen location and design, and its broad French doors that allow the ambience of the open-plan living area of the Brecon provides a flexible and stimulating focal point for family life. Upstairs the magnificent L-shaped third bedroom, with its full-height corner glazing dominating two walls, has a truly exceptional and inspiring sense of light and space.

Ground Floor

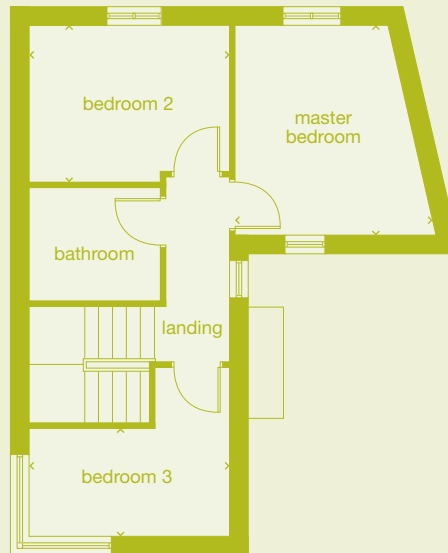


Ground Floor

room dimensions:

living/kitchen	6.760m x 4.550m max	22'2" x 14'11"
----------------	---------------------	----------------

First Floor



First Floor

room dimensions:

master bedroom	3.450m x 3.340m max	11'4" x 10'11"
bedroom 2	3.300m x 2.530m	10'10" x 8'4"
bedroom 3	3.300m x 1.780m	10'10" x 5'10"

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3 bed home Jura

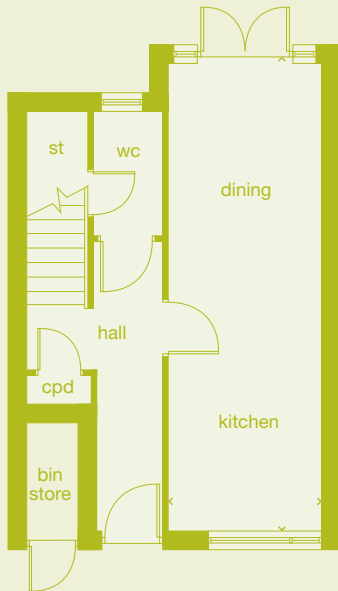
Plots
71,72

Key features
en-suite shower room
large dining kitchen

The ground floor of the Jura incorporates an innovative family kitchen and dining area that will bring enormous flexibility and pleasure to mealtimes. To the front, a dramatic wall of glass adds optimum illumination to the cooking area, while the rear wall is given over to French doors that open the dining area on to the garden, perfect for alfresco dining on warm afternoons.



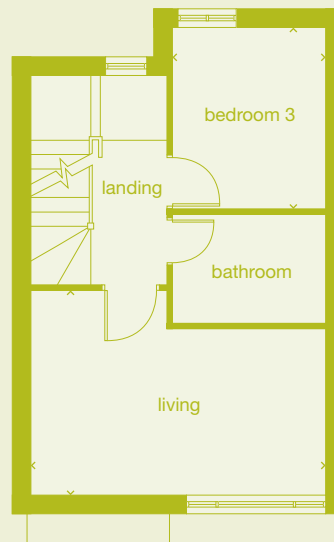
Ground Floor



Ground Floor
room dimensions:

kitchen/dining	7.620m x 2.420m	25'0" x 7'11"
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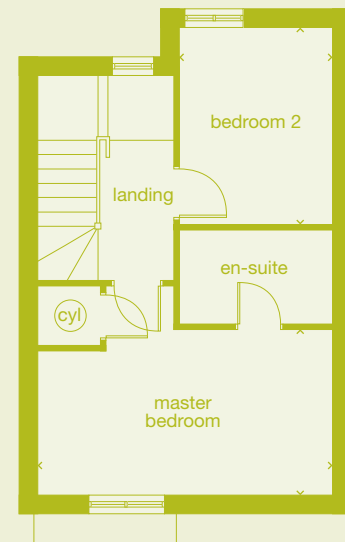
First Floor



First Floor
room dimensions:

living	4.680m x 3.290m _{max}	15'4" x 10'9"
bedroom 3	2.750m x 2.420m	9'0" x 7'11"

Second Floor



Second Floor
room dimensions:

master bedroom	4.680m x 2.750m	15'4" x 9'0"
bedroom 2	2.950m x 2.420m	9'8" x 7'11"

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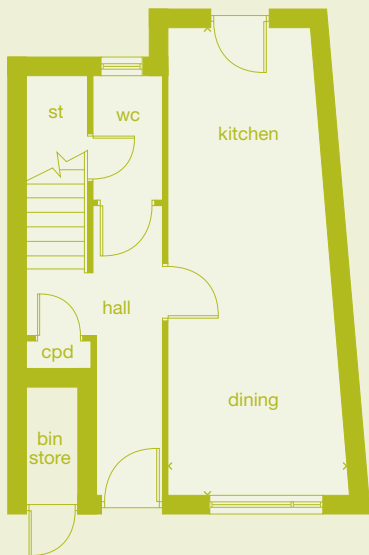
3 bed home Chelan

Plot
68

Key features
en-suite shower room
large dining kitchen

With its uncluttered, bold outlines and attractively detailed frontage, the Chelan makes an uncompromisingly modern impact that harmonises perfectly with its spacious, comfortable interior. The staircase, with its generous quarter-landings, leads up to an impressive first-floor living-room enhanced by a deep, wide window that fills the room with light, and the large master bedroom with its en-suite shower room presents a luxurious private retreat.

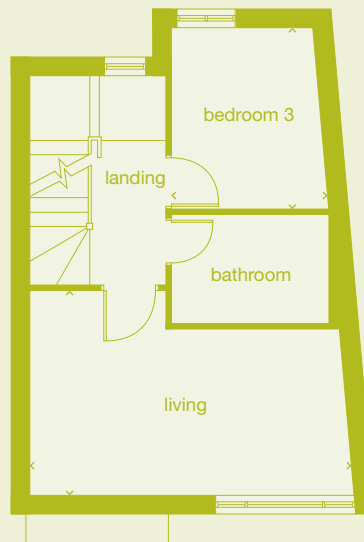
Ground Floor



Ground Floor
room dimensions:

kitchen/dining	7.440m	x 2.880m _{max}	24'5"	x 9'5"
----------------	--------	-------------------------	-------	--------

First Floor



First Floor
room dimensions:

living	5.100m _{max}	x 3.290m	16'9"	x 10'9"
bedroom 3	2.750m	x 2.450m	9'0"	x 8'0"

Second Floor



Second Floor
room dimensions:

master bedroom	5.140m _{max}	x 2.750m	16'10"	x 9'0"
bedroom 2	3.050m	x 2.450m _{max}	10'0"	x 8'0"

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3 bed home Andes

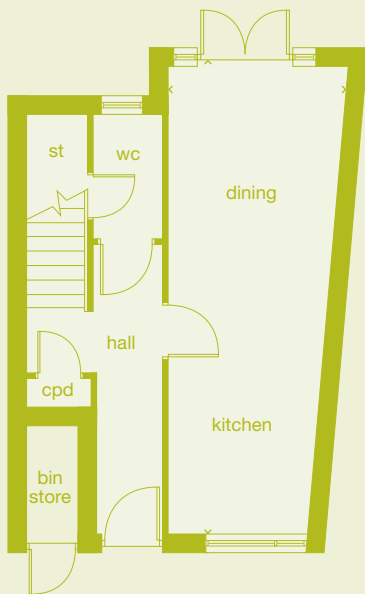
Plot
75

Key features
French doors to garden
en-suite shower room

Flaring out gently from the beautifully designed and equipped kitchen area to a large dining space with French doors, the delightful ground-floor family suite of the Andes will also present an inviting setting for formal entertaining. As well as opening up tempting options of aperitifs or after-dinner coffee on the patio, the French doors help to keep the work space cool and fresh during even the most adventurous cooking.



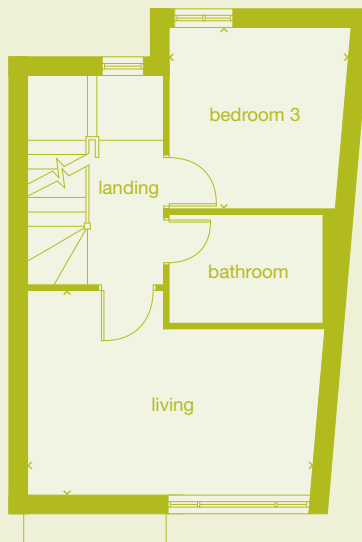
Ground Floor



Ground Floor
room dimensions:

kitchen/dining	7.440m x 2.880m _{max}	24'5" x 9'5"
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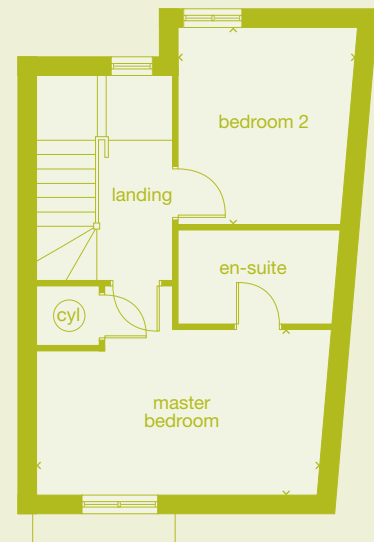
First Floor



First Floor
room dimensions:

living	4.460m x 3.290m _{max}	14'7" x 10'9"
bedroom 3	2.850m _{max} x 2.760m	9'4" x 9'0"

Second Floor



Second Floor
room dimensions:

master bedroom	4.460m x 2.750m	14'7" x 9'0"
bedroom 2	2.850m _{max} x 2.760m	9'4" x 9'0"

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3 bed home Everest

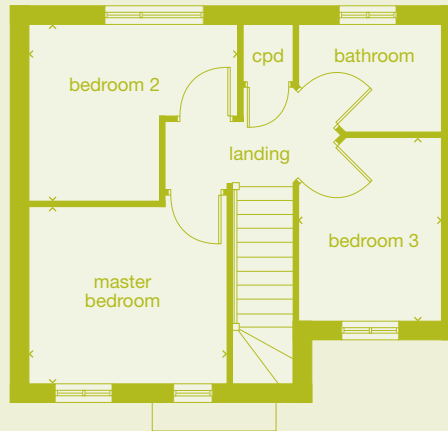
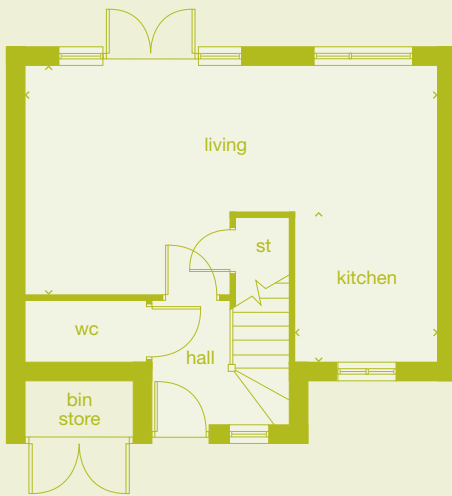
Plots
53,69,70*

Key features
spacious open-plan layout
to ground floor
French doors to garden

The imaginative and flexible ground-floor layout of the Everest is an immensely practical setting for family life. The neatly self-contained kitchen and the elegant dining area are set between windows which open up views to front and rear, a feature that will add special pleasure to mealtimes, while the spacious, endlessly adaptable appeal of the adjoining living-room is further enhanced by garden access through the French doors.

Ground Floor

First Floor



Ground Floor

room dimensions:

living	6.700m x 3.700m _{max}	22'0" x 12'2"
kitchen	2.450m x 2.260m	8'0" x 7'5"

*Plot is a mirror-image of plans shown above.

First Floor

room dimensions:

master bedroom	3.240m x 2.750m	10'7" x 9'0"
bedroom 2	3.260m x 2.980m _{max}	10'8" x 9'9"
bedroom 3	2.950m x 2.300m	9'8" x 7'6"

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3 bed home Blanc

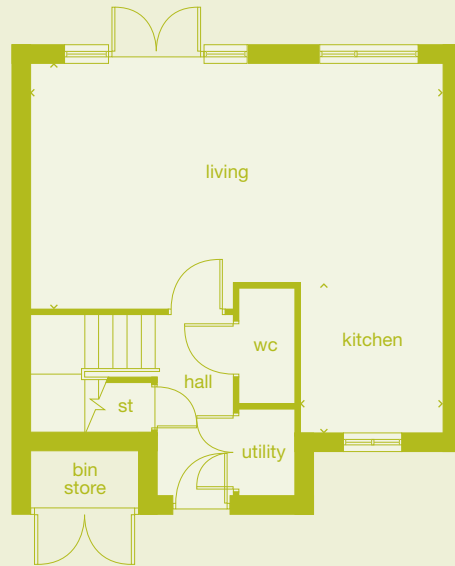
Plots
66,67*,73,74*

Key features
utility area
en-suite shower room
spacious open-plan layout

The Blanc combines a spacious, light-filled design with a wealth of premium features. The hall, with its enormously functional double-doored utility area, opens on to a large, light living-room with a sweeping panoramic outlook across the garden. Upstairs the generous L-shaped landing, capacious cupboards and luxurious en-suite master bedroom reflect the thoughtful blend of convenience and elegance that runs throughout this extremely attractive and comfortable home.



Ground Floor



Ground Floor

room dimensions:

living	6.700m x 3.960m _{max}	22'0" x 13'0"
kitchen	2.450m x 2.260m	8'0" x 7'5"

*Plots are a mirror-image of plans shown above.

First Floor



First Floor

room dimensions:

master bedroom	3.300m x 2.700m	10'10" x 8'10"
bedroom 2	3.300m x 2.420m	10'10" x 7'11"
bedroom 3	3.300m x 1.650m	10'10" x 5'5"

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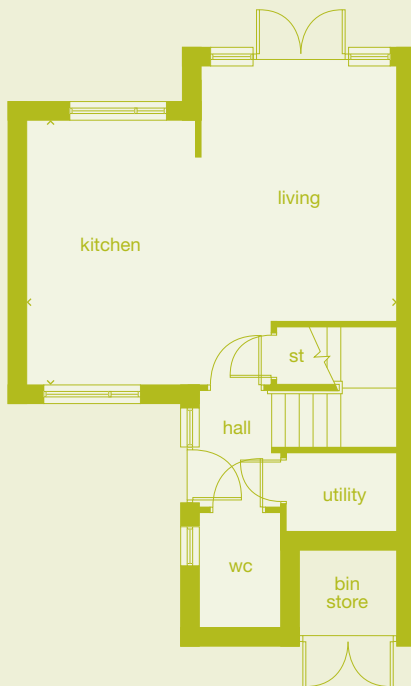
4 bed home Snowdon

Plot
76

Key features
two en-suite shower rooms
feature corner windows
utility room

The powerful first impression of prestige and quality is constantly reinforced as you explore this striking three-storey home. All of the bedrooms have dual-aspect views, two of them featuring commanding corner windows. The large family bathroom is complemented by en-suite facilities in two bedrooms. A separate study offers a dedicated space for homework, accounts or quiet reading. Every detail distinguishes the Snowdon as a substantial residence of the highest order.

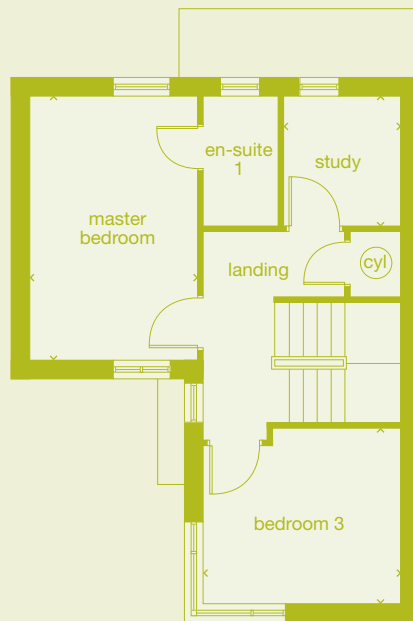
Ground Floor



Ground Floor
room dimensions:

kitchen/living	6.050m x 4.320m	19'10" x 14'2"
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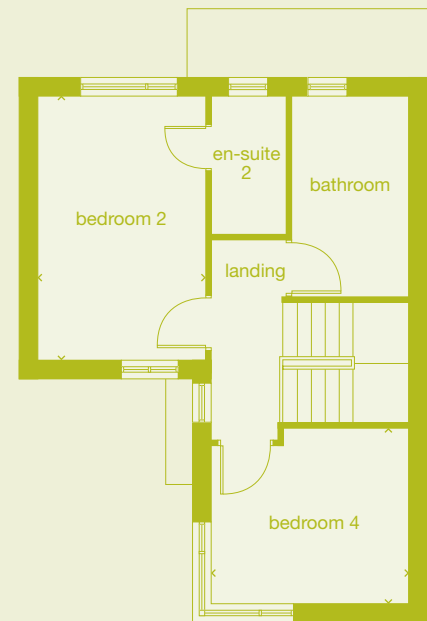
First Floor



First Floor
room dimensions:

master bedroom	4.320m x 2.690m	14'2" x 8'10"
bedroom 3	3.210m x 2.920m	10'6" x 9'7"
study	2.310m x 1.950m	7'7" x 6'5"

Second Floor



Second Floor
room dimensions:

bedroom 2	4.320m x 2.690m	14'2" x 8'10"
bedroom 4	3.210m x 2.920m	10'6" x 9'7"

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4 bed home Merton

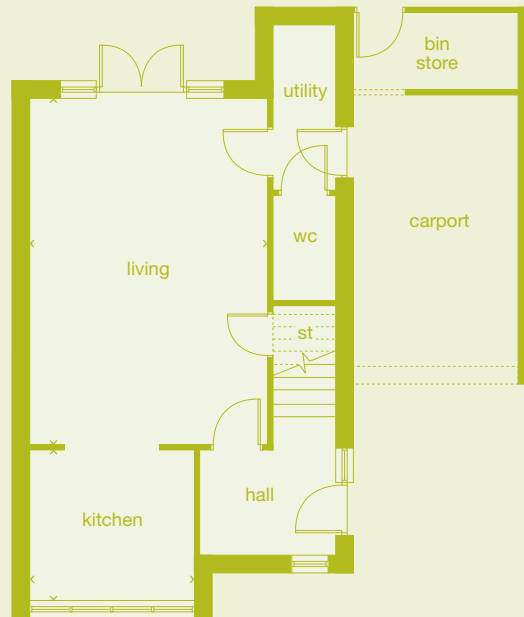
Plots
59,60,61

Key features
carport
en-suite shower room
utility area

Reflecting contemporary residential architecture at its most exciting and practical, the Merton is a magnificent dwelling that combines stylish comfort with great convenience. The ground floor includes French doors that open out to merge interior and garden, and a walk-through utility room that gives direct access to the carport, a real advantage in wet weather. The dual-aspect master bedroom suite is an especially luxurious haven of peace and privacy.



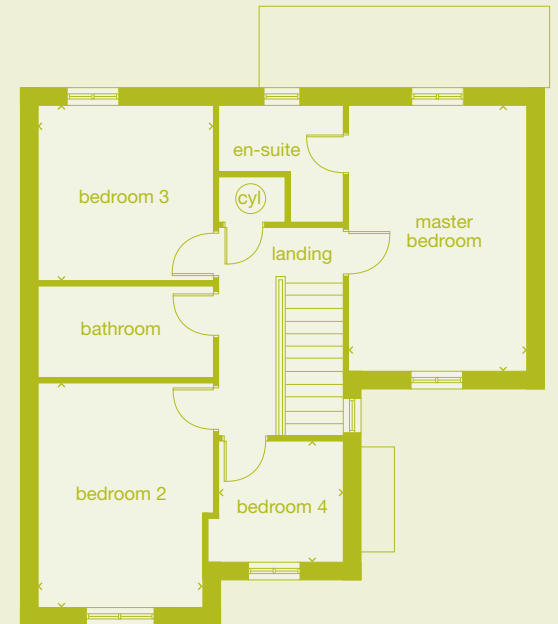
Ground Floor



Ground Floor room dimensions:

living	6.230m x 4.240m	20'5" x 13'11"
kitchen	2.940m x 2.650m	9'8" x 8'8"

First Floor



First Floor room dimensions:

master bedroom	4.800m x 3.140m	15'9" x 10'3"
bedroom 2	4.010m x 2.940m	13'2" x 9'8"
bedroom 3	3.140m x 3.130m	10'3" x 10'3"
bedroom 4	2.210m x 2.110m	7'3" x 6'11"

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How green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, 8 out of 10 of the homes we build stand on 'brownfield' sites – that's previously used land. Find out how you can do your bit too by taking the lifestyle test on

www.mymillerstreet.co.uk



Specification

Pinnacle Phase 2

	Tempest	Sierra	Brecon	Jura	Chelan	Andes	Everest	Blanc	Snowdon	Merton
Kitchen										
	choice of kitchen units and worktops with upstands (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓
①	granite worktop option to all plots	○	○	○	○	○	○	○	○	○
	stainless steel single multi-function electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
	stainless steel 1 ½ bowl sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
②	free-standing or integrated fridge-freezer	○	○	○	○	○	○	○	○	○
	plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
	plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
	free-standing or integrated washing-machine	○	○	○	○	○	○	○	○	○
	integrated washer/dryer	○	○	○	○	○	○	○	○	○
③	free-standing or integrated dishwasher	○	○	○	○	○	○	○	○	○
④	ceramic-tiled floor by 'Porcelanosa' to kitchen/utility floor areas	-	○	○	○	○	○	○	○	○
Bathroom and en-suite										
	white sanitaryware by 'Ideal Standard'	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑤	chrome brassware by 'Grohe'	✓	✓	✓	✓	✓	✓	✓	✓	✓
	one complete thermostatic shower in enclosure or over bath	✓	✓	✓	✓	✓	✓	✓	✓	✓
	choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓
	ceramic tiling by 'Porcelanosa' to splashbacks above hand-basins in WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓
	full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Safety and security										
	fully installed wireless burglar-alarm system	○	○	○	○	○	○	○	○	○
	mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
	window locks to all windows (except upper floor escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available



Tempest
Sierra
Brecon
Jura
Chelan
Andes
Everest
Blanc
Snowdon
Merton

Electrical

TV sockets to living-room and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket to designated location	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets (pre-roof)	○	○	○	○	○	○	○	○	○	○

General

uPVC double-glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6 gas central-heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Decorative

smooth-finish white ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wardrobes to bedrooms	○	○	○	○	○	○	○	○	○	○
all internal walls painted Dulux Gardenia except WC, kitchen, en suite and bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wood-effect internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

External

front external light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
doorbell and chimes	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
external patio light	-	○	○	○	○	○	○	○	○	○
topsoil to rear garden	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
turf to rear garden	-	○	○	○	○	○	○	○	○	○

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.



New in town?

One of the great things about moving to a new town is getting to know the place for yourself. Discovering the best places for shopping, finding a new favourite restaurant or digging out the coolest bars. All the things that help you connect with your new home town and make the most of your life there. So, to get you started, here's our essential insiders' guide to Basingstoke.

Transport

Excellent road and rail links make getting where you want to go easy. Basingstoke is well-placed for travel, whether you're moving around the UK or beyond.

Health Care

Medical care is close to home, with a comprehensive range of medical services close at hand.

General Practitioners

Shakespeare House Health Centre
Shakespeare Road
Basingstoke

Pharmacy

Shakespeare Road
Basingstoke

Schools

From nursery care to higher education, high quality schooling is available within easy reach of Pinnacle.

Sherborne St John
Church of England Primary School
Church Lane
Basingstoke

Merton Junior School
Romney Close
Basingstoke

Everest Community College
Sherborne Road
Basingstoke

Basingstoke College of Technology
Worting Road
Basingstoke

Sport and Leisure

Whether you prefer your entertainment action-packed or high on culture, this location offers something for everyone, with sport, leisure and the arts within easy reach.

Planet Ice, Ice Rink,
and Bowlplex Bowling
West Ham Leisure Park
Worting Road
Basingstoke

Vue Cinema
Festival Place
Basingstoke

The Anvil Theatre
Churchill Way
Basingstoke

Shopping

From the big high-street names to independent retailers, you'll find a great choice of shops in the area.

Festival Place Shopping Centre
Basingstoke

Local Shopping at:

Abbey Road
Basingstoke





Building quality

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Consider these...

Why not drop into one of our other developments across the Southern region.



1, 2 & 3 bed homes
57 Central @ Angel Ridge
Wiltshire
0800 840 8762



3 & 4 bed homes
Kings Quarter
Maidenhead
0800 840 8768



2, 3 & 4 bed homes
Pinnacle
Chineham, Basingstoke
0800 840 8771



1, 2 & 3 bed apartments
8teenthirty8
Maidenhead
0800 840 8768



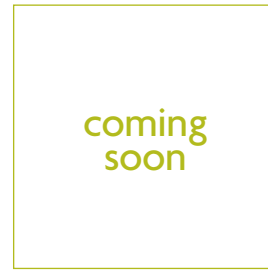
2, 3, 4 & 5 bed homes
Admirals Wood
Sarisbury Green
Hampshire
0800 840 8770



2, 3, 4 & 5 bed homes
Angel Ridge, Phase 3
Old Town, Swindon
0800 840 8762



4 bed homes
Miller Zero
Basingstoke
0800 840 8771



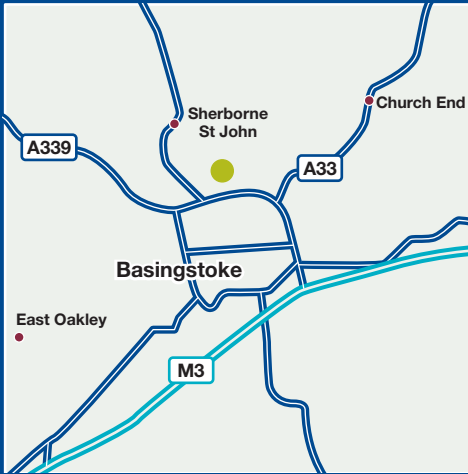
1 & 2 bed apartments
2, 3 & 4 bed homes
Aspect, High Wycombe
0870 336 4206

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 show homes 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.

Miller Homes Limited – Southern Region
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How to find us.
We are open daily
10:00am to 5:00pm
Email: pinnacle@miller.co.uk



From the M4 travelling eastwards

Leave the M4 at junction 13, signposted for the A34, Oxford and Newbury, and take the third exit at the roundabout then merge on to the A34 following signs for Newbury. At the next junction, around three-quarters of a mile on, bear left to join the A334 following signs for Newbury and Thatcham. Stay on the A339 through Newbury, taking the third exit at the large roundabout in the town and following signs for Winchester and the A34. Stay on the A339 for around 15 miles, following signs for Winchester then Basingstoke, and enter Basingstoke by Kingsclere Road. Carry straight on through the first two roundabouts, then bear left to leave the A339 at the next junction following signs for Aldermaston. Take the second exit at the roundabout to enter Popley Way, following signs for Popley, and at the traffic lights turn left into Chineham Lane. Pinnacle is on the right.

From the M4 travelling westwards

Leave the M4 at junction 11, taking the second exit at the roundabout to join the A33 following signs for Basingstoke. Stay on the A33 through Sherfield-on-Loddon and into Chineham. At the Binfields roundabout take the third exit to stay on the A33, following signs for Town Centre, and at the next roundabout take the second exit to enter Carpenter's Down, following signs for Sherborne St John. Stay on Carpenter's Down as it bears round to the left, and at the T-junction with traffic lights turn right into Popley Way. At the next traffic lights turn right into Chineham Lane. Pinnacle is on the right.

From the M3

Leave the M3 at junction 6 to join the A339 (Ringway East). Take the second exit at the Black Dam roundabout and carry on across the railway flyovers, then bear left to leave the A339 at the next junction. Take the fourth exit at the roundabout to enter Reading Road, then take the first right turn into Popley Way. Carry on through the first traffic lights, and at the next lights turn right into Chineham Lane. Pinnacle is on the right.

Satellite Navigation reference

RG24 9FE

find out more about this area on page 18

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www.millerhomes.co.uk