



**Priory Meadow
St. Neots**

millerhomes

the place to be®



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



the place to be[®]

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Plot information

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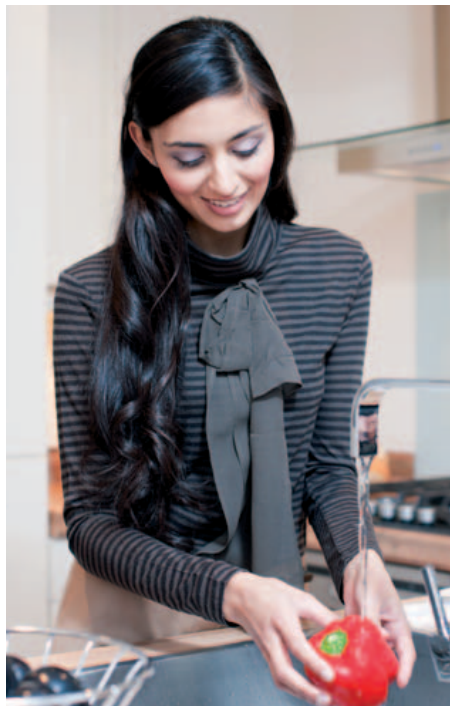


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Welcome to Priory Meadow

On the edge of the thriving market town of St. Neots, a picturesque and friendly community straddling the River Great Ouse, Priory Meadow presents a superb selection of high quality contemporary houses in a quite exceptional location. Within a few minutes' walk of the beautiful town centre, with its waterside parks and traditional market-place, the development is also a strategically situated commuter base with excellent road and rail links. The A1 is just a mile from the homes, and Cambridge is a 40-minute drive away.



We care about you

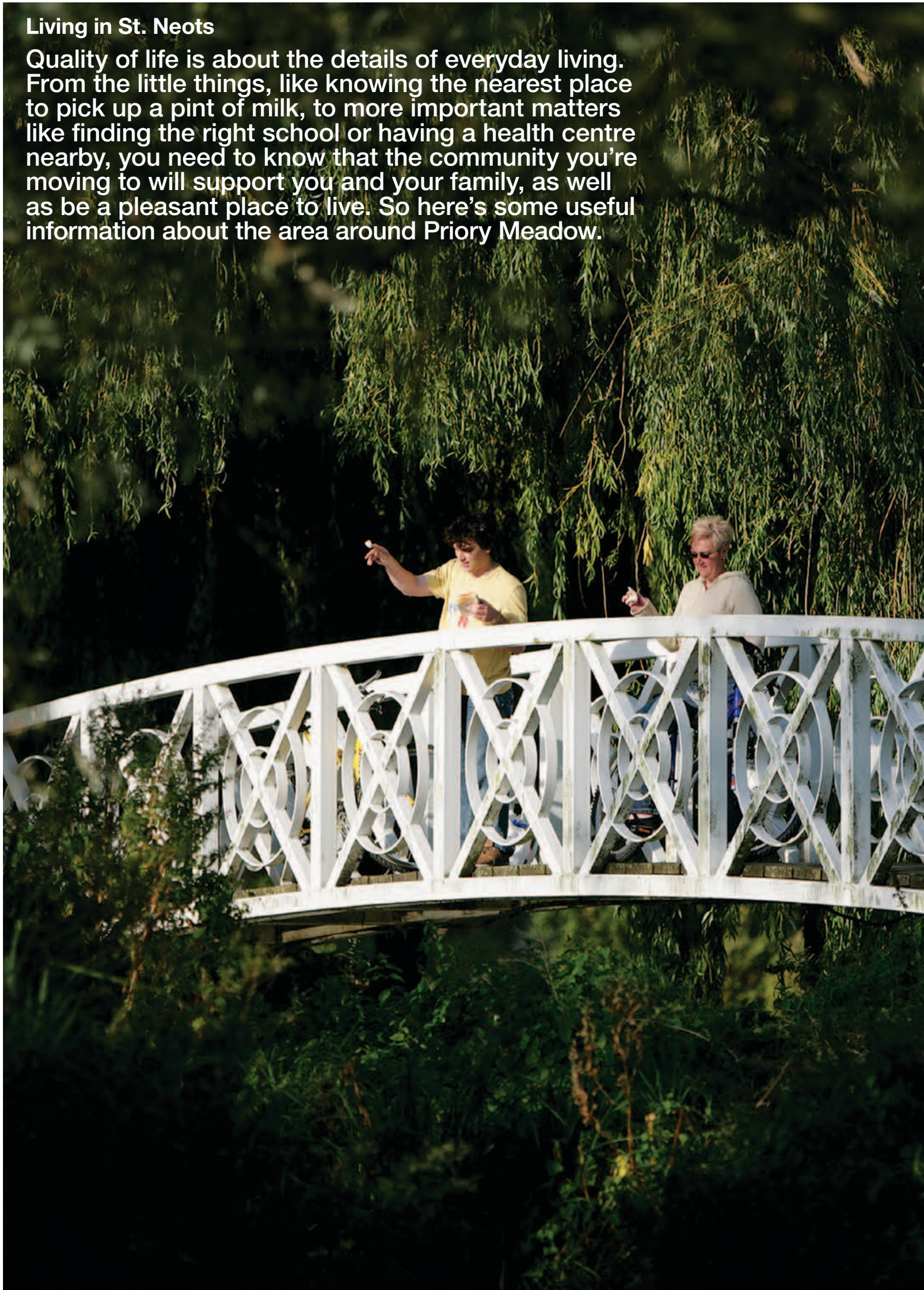
Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in St. Neots

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





Local History

While there is some evidence that the area was settled as long ago as the Bronze Age, the community of St. Neots dates back to the 10th century, when a small monastery was founded by Earl Alfric to house the bones of St Neot, which were reputed to have miraculous powers. The town grew in importance as a trading centre, with the first bridge, constructed of 73 timber arches, being built in 1180. Today, the town's heritage is reflected in its busy 12th-century market square, one of the largest in England, and the houses, which surround it as well as the ancient churches and the many traditional inns. The area's past is interpreted in St. Neots Museum in the town centre.

Education

There is a choice of pre-school provision as well as primary and secondary schools within easy reach of Priory Meadow.

Health Care

In addition to several dental surgeries, there is a choice of health centres offering a full range of GP services and a selection of specialist clinics within around 10 minutes' walk of the development.

Sport and Leisure

St. Neots Leisure Centre in Barford Road, around a mile from the development, features a 25-metre swimming pool with a flume and a lagoon area as well as a sauna, sports hall, tennis courts and floodlit all-weather pitches. There is also an exciting new skate park in the town centre, close to the river, and a choice of golf courses in the area. In addition St. Neots boasts a 16-lane 10-pin bowling alley.

Outdoor Activities

The lovely countryside setting, and the parks and riverside walks within the town, make St. Neots an exceptionally attractive home for people who enjoy outdoor pursuits. Local walks range from the informative Town Trail, an entertaining introduction to the locality, to the more demanding challenges of the Ouse Valley Way. The beautiful river is a popular focus for fishing, picnicking and pleasure-craft, with several marinas within the town boundary. St. Neots is also renowned for rowing and hosts an annual regatta each July. There is a nearby nature reserve at Paxton Pits, with a visitor centre, nature trails and bird-watching hides.

Entertainment

The Priory Centre in the town provides a lively programme of performing arts and exhibitions, from wrestling and touring shows to discos and local drama productions. It is also a major venue for the Folk Festival in May and the town's Carnival in August. There is a Cineworld multiplex in Huntingdon, under 10 miles away.

Shopping

St. Neots offers a particularly pleasant shopping environment, mostly arranged around the High Street and the market square, with a mixture of retailers from major national chains like Marks & Spencer and Tesco to long-established family firms. There is a weekly market on Thursdays and a Farmers' Market on the second Saturday of every month, and the market square is also used for Italian and French weekend markets throughout the year. For an even wider choice, Peterborough and Milton Keynes are both within 40-minutes' drive.

Transport

The development is approximately a mile from the A1 and less than half a mile from St. Neots Railway Station. London King's Cross is only 50 minutes away by train, and the 20 minutes drive time to Bedford, 30 minutes to Peterborough and just 40 minutes to Cambridge make Priory Meadow an exceptionally convenient base for commuters.

Useful Contacts

St. Neots Museum
New Street

Apricot Day Nursery
Longsands College

Montagu Square
Day Nursery
Montagu Street

Priory Junior School
Longsands Road

Winhills Primary School
Cromwell Road

Longsands College
Longsands Road

St. Neots
Community College
Barford Road

Almond Road Surgery
Almond Road

Cedar House Surgery
14 Huntingdon Street

Cambridge Street
Dental Practice
28 Cambridge Street

Priory Park
Dental Practice
Almond Road

St. Neots Leisure Centre
Barford Road

St. Neots Skate Park
River Road

Eat 'n' Bowl
Huntingdon Road

Priory Centre
The Priory
St. Neots

Cineworld
Tower Fields
Abbots Ripton Road
Huntingdon





Birch

2 Bed

Plots

100

Overview

An unusual property located across the whole of the first floor making this flexible accommodation a great prospect for first time buyers, young couples, or anyone looking for a comfortable place to call home. The spacious landing links a full sized bathroom, and two bedrooms.

Key Features

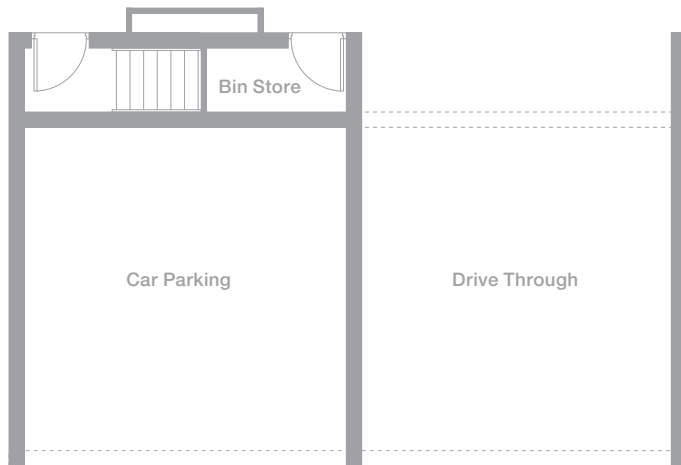
Open Plan Living Area
Master Bed En-Suite

Total Floor Space

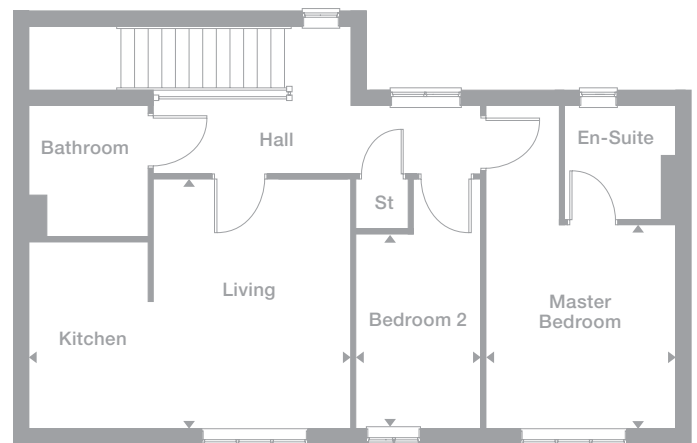
66.09m² (711 sq ft)



Ground Floor



First Floor



Room Dimensions

First Floor

Kitchen/Living
5.35m max x 4.15m max
17'6" x 13'7"

Master Bedroom
3.37m min x 3.17m
11'1" x 10'5"

Bedroom 2
3.22m max x 2.07m
10'6" x 6'9"

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2 Bed

Beech

Plots
81

Key Features

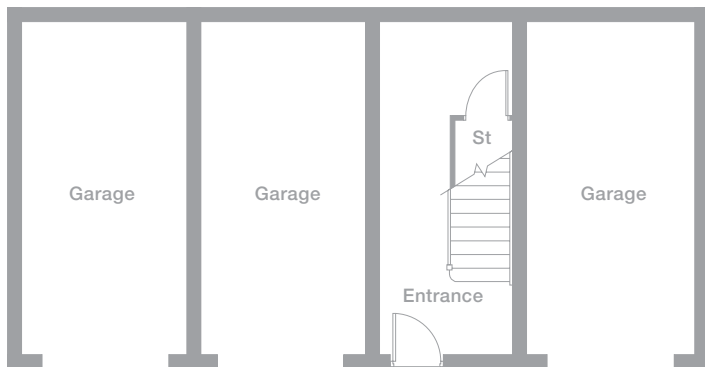
Open Plan Living Area
Master Bed En-Suite
Garage

Total Floor Space
85.82m² (924 sq ft)

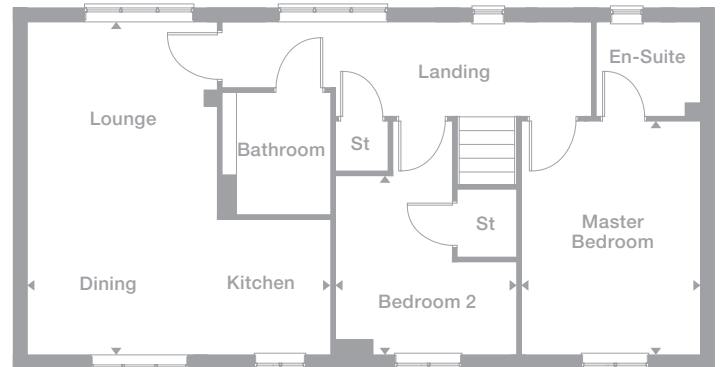
Overview

This comfortable home affords an open plan kitchen/dining and living area creating a great space for relaxing and entertaining friends. Across the spacious landing are two good sized rooms, the master with en-suite, offering flexible and comfortable accommodation for young professionals and couples.

Ground Floor



First Floor



Room Dimensions

First Floor

Lounge/Dining/Kitchen
5.95m x 5.43m max
19'6" x 17'10"

Master Bedroom
4.18m x 3.20m
13'8" x 10'6"

Bedroom 2
3.28m x 3.20m max
10'9" x 10'6"

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Cedar

3 Bed

Plots

75*, 84*, 86*, 87, 101*, 102, 115, 126*, 127

Overview

Relax in the full width lounge boasting a feature bay with French doors opening onto the rear garden. Upstairs, the master bedroom with en-suite looks out onto the rear garden. One of the bedrooms would make a convenient home office for professionals working from home.

Key Features

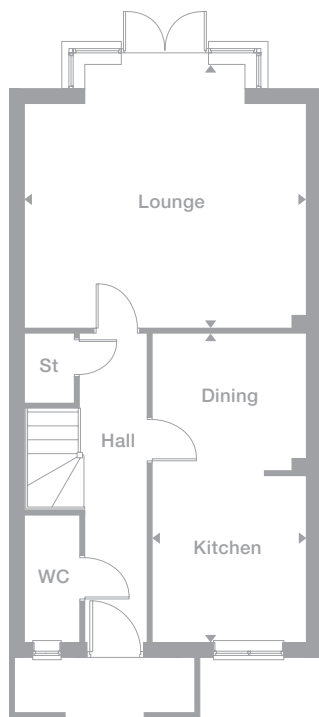
French Doors to Lounge
Kitchen/Dining Room
Master Bed En-Suite

Total Floor Space

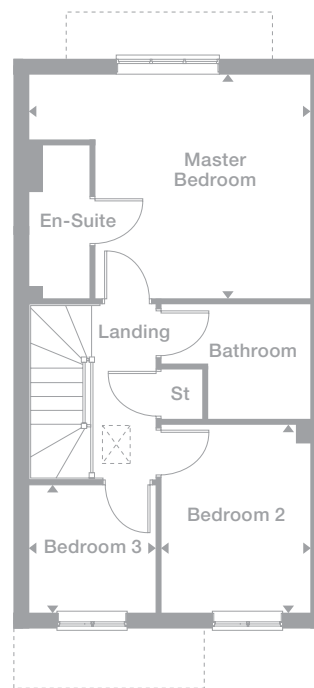
88.55m² (953 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.75m x 4.50m max
15'7" x 14'9"

Kitchen/Dining
5.21m x 2.59m
17'1" x 8'6"

First Floor

Master Bedroom
3.74m x 3.65m
12'3" x 11'11"

Bedroom 2
3.18m x 2.51m
10'5" x 8'2"

Bedroom 3
2.14m x 2.14m
7'0" x 7'0"

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* Plots are a mirror image of plans shown above



3 Bed

Oak

Plots
149

Key Features

French Doors to Lounge
Separate Dining Room
Master Bed En-Suite
Utility

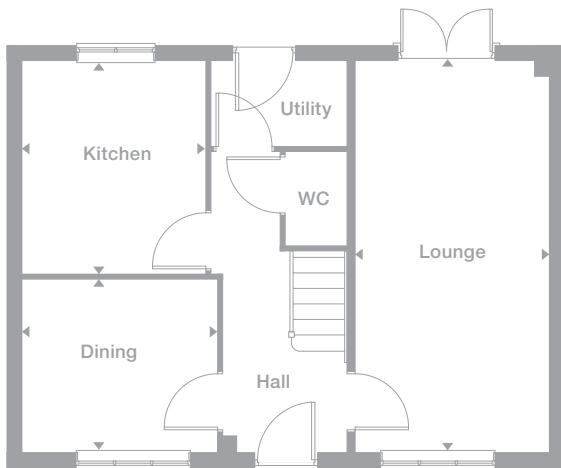
Total Floor Space

96.1m² (1,034 sq ft)

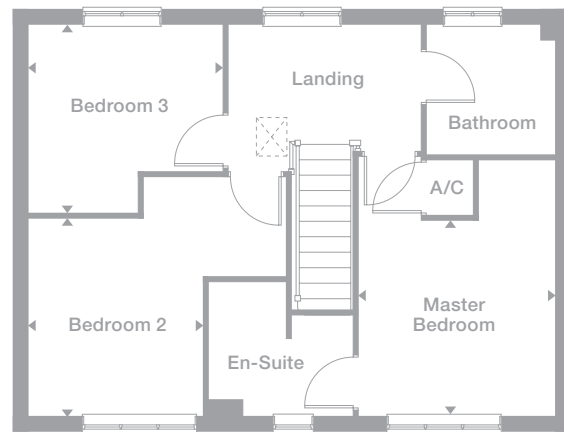
Overview

This charming detached home benefits from a full length lounge with French doors opening to the rear garden, and a separate dining room ideal for more formal entertaining. Upstairs, three well proportioned bedrooms provide a family with the space it needs.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
5.95m x 2.95m
19'6" x 9'8"

Dining
2.95m x 2.61m
9'8" x 8'6"

Kitchen
3.24m x 2.78m
10'7" x 9'1"

First Floor

Master Bedroom
3.00m max x 2.95m
9'10" x 9'8"

Bedroom 2
2.99m min x 2.63m min
9'10" x 8'7"

Bedroom 3
2.93m x 2.86m
9'7" x 9'4"

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Acer

3 Bed

Plots

69, 72, 93, 116

Overview

This home offers exceptional space and comfort. A hallway with WC separates the two main living areas. On the one side is a generous kitchen/diner, ideal for family meals, whilst on the other is a full length lounge with French doors opening out to the rear garden.

Key Features

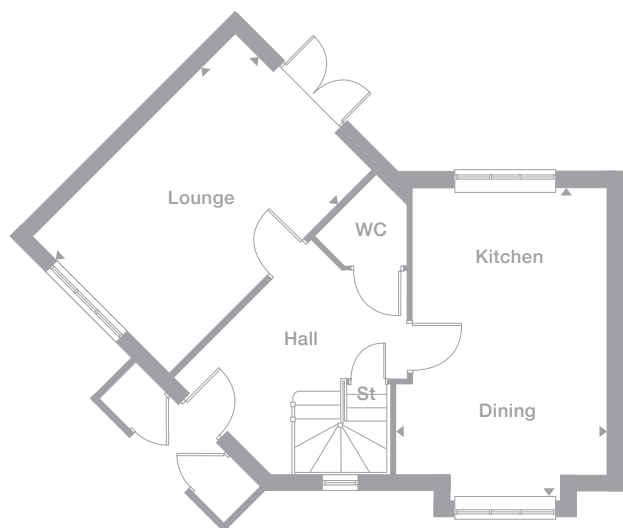
French Doors to Lounge
Feature Bay Window
Large Entrance Hall
Kitchen/Dining Room
Master Bed En-Suite

Total Floor Space

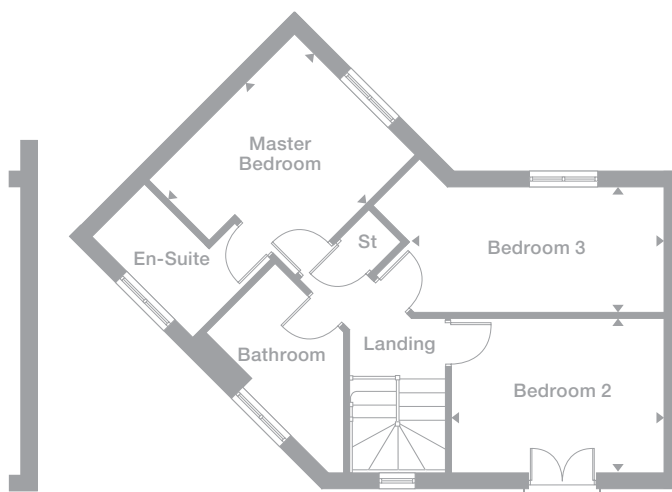
96.36m² (1,037 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.96m x 3.33m
16'3" x 10'11"

Kitchen/Dining
5.41m x 3.65m
17'9" x 11'11"

First Floor

Master Bedroom
3.58m x 2.92m
11'9" x 9'7"

Bedroom 2
3.70m x 2.70m
12'1" x 8'10"

Bedroom 3
4.40m x 2.16m
14'5" x 7'1"

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3 Bed

Willow

Plots

91*

Key Features

French Doors to Lounge
Feature Bay Window
Kitchen/Dining Room
Master Bed En-Suite

Total Floor Space

98.84m² (1,064 sq ft)

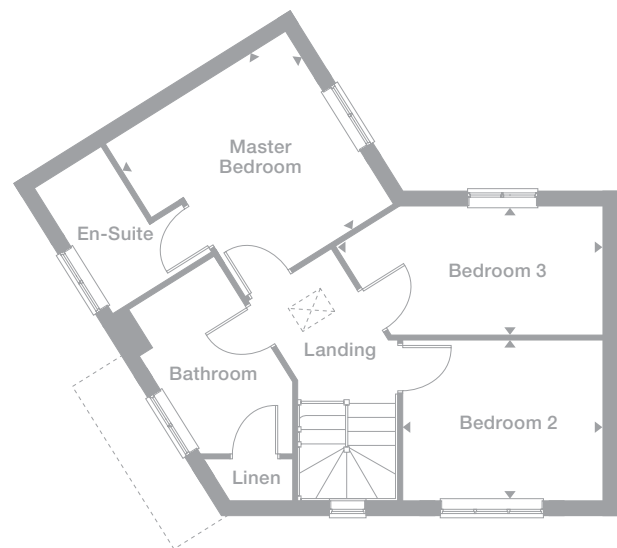
Overview

Making the most of a corner plot this home offers exceptional space and comfort. Upstairs, three good-sized rooms, including the luxurious master bedroom, provide a flexible solution to all your needs.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.96m x 3.32m
16'3" x 10'11"

Kitchen/Dining
5.41m x 3.35m
17'9" x 11'0"

First Floor

Master Bedroom
3.58m max x 3.42m
11'9" x 11'3"

Bedroom 2
3.40m x 2.70m
11'1" x 8'10"

Bedroom 3
4.54m max x 2.16m
14'10" x 7'1"

* Plots are a mirror image of plans shown above

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Nene

4 Bed

Plots

94

Overview

This home is spread over three floors. The spacious kitchen is a great place for the family to congregate for breakfast, whilst the full width lounge with extended bay and French doors creates a bright and airy room in which to relax. The master bedroom enjoys the luxury of an en-suite and dressing area.

Key Features

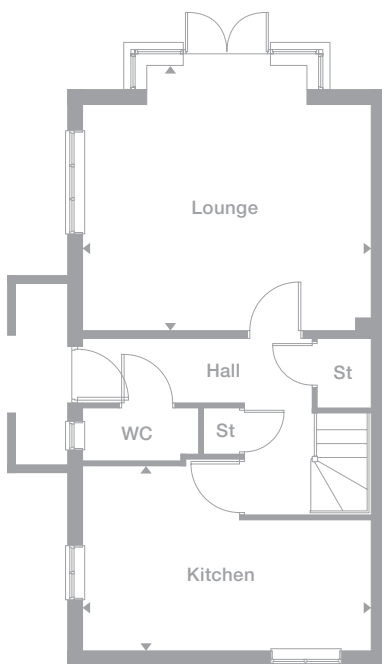
French Doors to Lounge
Master Bed En-Suite
Dressing Area

Total Floor Space

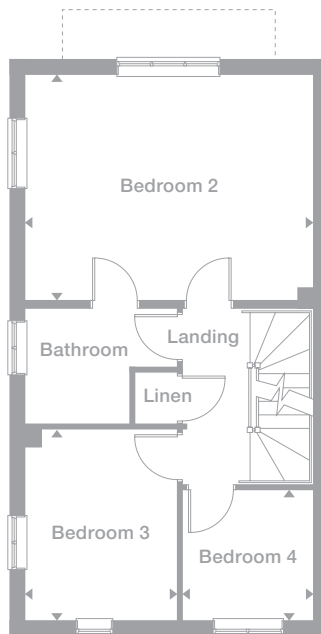
88.44m² (952 sq ft)



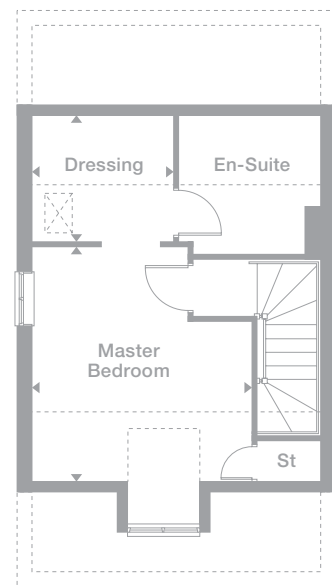
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
4.74m x 4.50m
15'6" x 14'9"

Kitchen
4.74m x 3.04m max
15'6" x 10'0"

First Floor

Bedroom 2
4.74m x 3.74m
15'6" x 12'3"

Bedroom 3
3.17m x 2.50m
10'5" x 8'2"

Bedroom 4
2.14m x 2.14m
7'0" x 7'0"

Second Floor

Master Bedroom
3.96m min x 3.54m max
13'0" x 11'7"

Dressing
2.31m x 2.13m
7'7" x 6'11"

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4 Bed

Severn

Plots

76*, 77, 85*

Key Features

French Doors to Lounge
Kitchen/Dining Room
Master Bed En-Suite

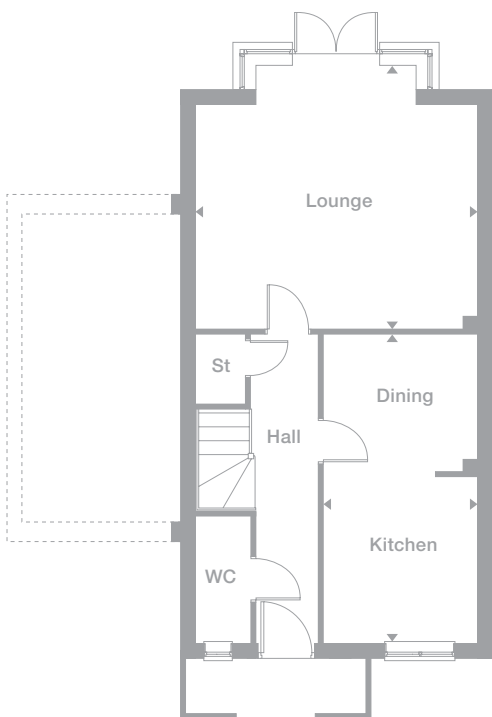
Total Floor Space

104m² (1,119 sq ft)

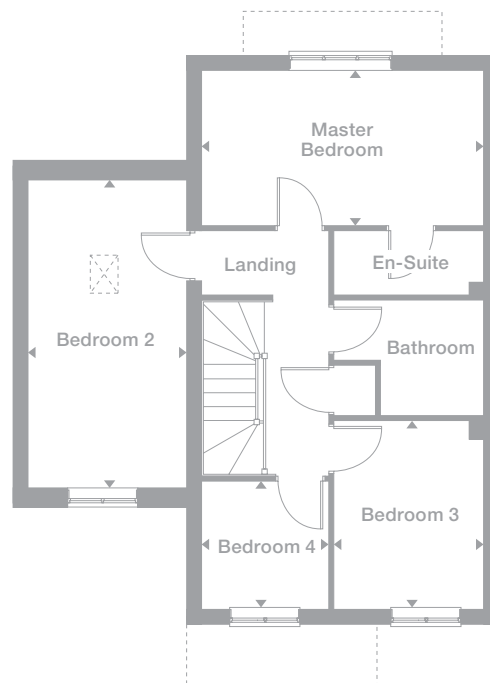
Overview

From the thoughtfully designed porch through to the lounge with feature bay window with French doors to the garden, this home offers a number of stylish and practical solutions to family living. Upstairs, the generously proportioned rooms and ample storage offer flexibility for the whole family.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.75m x 4.49m max
15'7" x 14'9"

Kitchen/Dining
5.21m x 2.59m
17'1" x 8'6"

First Floor

Master Bedroom
4.75m x 2.58m
15'7" x 8'5"

Bedroom 2
5.27m x 2.60m
17'3" x 8'6"

Bedroom 3
3.17m x 2.51m
10'5" x 8'2"

Bedroom 4
2.14m x 2.14m
7'0" x 7'0"

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Thames

4 Bed

Plots

95, 96, 114

Overview

A superb family home offering comfortable accommodation for families of all ages. The spacious lounge with French doors to the rear, creates an airy living space. Upstairs offers great flexibility and plenty of space for family and guests.

Key Features

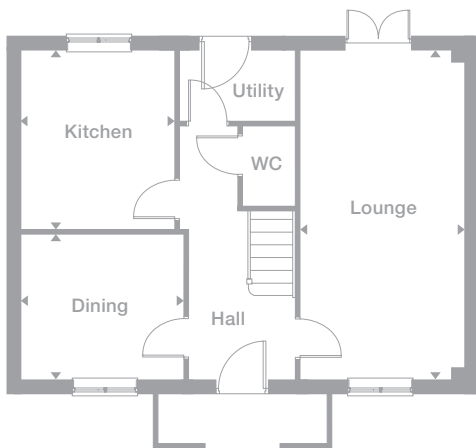
French Doors to Lounge
Separate Dining Room
Master Bed En-Suite
Utility

Total Floor Space

112.9m² (1,215 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
5.96m x 2.95m
19'6" x 9'8"

Dining
2.98m x 2.61m
9'9" x 8'7"

Kitchen
3.25m x 2.80m
10'8" x 9'2"

First Floor

Master Bedroom
5.28m x 3.19m
17'4" x 10'5"

Master Bed Plot 95 Only
5.28m x 3.99m
17'4" x 13'1"

Bedroom 2
3.95m x 3.63m max
12'11" x 11'11"

Bedroom 3
2.86m x 2.86m max
9'4" x 9'4"

Bedroom 4
3.76m max x 2.72m max
12'4" x 8'11"

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† Alternative Master Bedroom layout to plot 95 only

Note: Please see the sales negotiator for detailed, site/plot specific working drawings



4 Bed

Spey

Plots
73*, 99

Key Features

French Doors to Lounge
Separate Dining Room
Master Bed En-Suite
Utility
Study

Total Floor Space

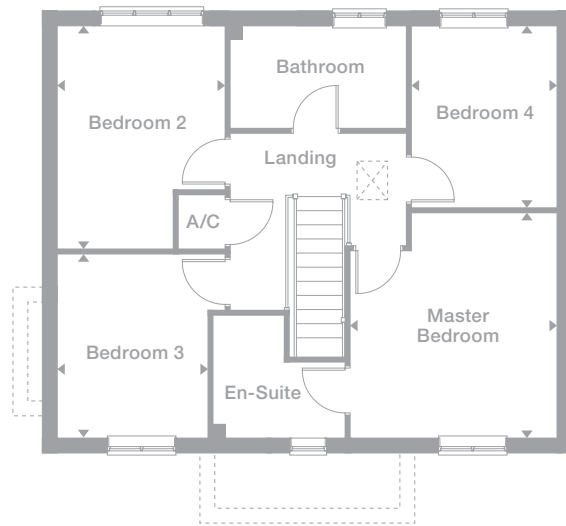
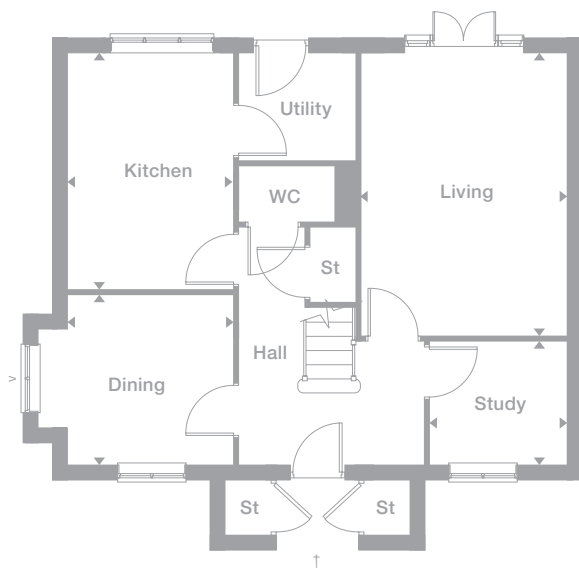
117.42m² (1,264 sq ft)

Overview

Offering luxury accommodation for families. The Spey has a generous kitchen, with an adjacent utility and a well-proportioned living room with French doors creating an airy and relaxing room for all the family. Upstairs boasts four bedrooms and a well-appointed family bathroom.

Ground Floor

First Floor



Room Dimensions

Ground Floor

Living
4.79m x 3.45m
15'8" x 11'3"

Dining
2.85m x 2.76m min
9'4" x 9'0"

Kitchen
3.99m x 2.76m
13'1" x 9'0"

Study
2.31m x 2.06m
7'7" x 6'9"

First Floor

Master Bedroom
3.80m max x 3.50m
12'5" x 11'5"

Bedroom 2
3.75m max x 2.80m max
12'4" x 9'2"

Bedroom 3
3.09m x 2.51m
10'1" x 8'3"

Bedroom 4
3.05m x 2.45m
10'0" x 8'0"

> Bay window to plots 73* and 99 only

† Covered porch with cupboards to plots 73* and 99 only

* Plots are a mirror image of plans shown above

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Tamar

4 Bed

Plots

67, 68, 70, 89*, 90*

Overview

This superb family home offers all the flexibility and comfort any growing family would need. Four bedrooms and a family bathroom make this an exceptionally comfortable home for any family.

Key Features

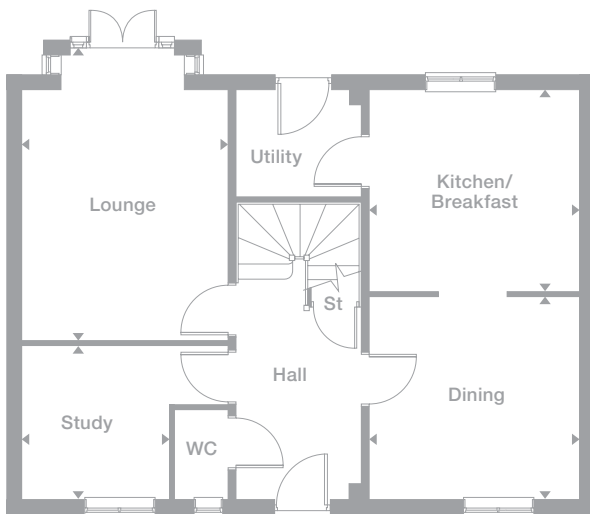
French Doors to Lounge
Master Bed En-Suite
Utility
Study

Total Floor Space

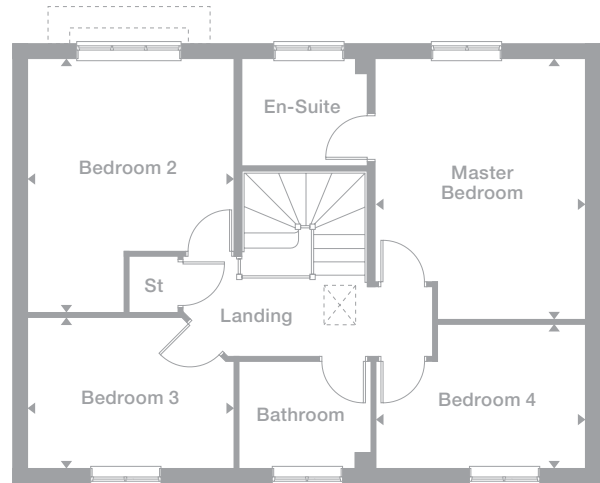
130.8m² (1,408 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.80m max x 3.46m
15'9" x 11'4"

Dining
3.51m x 3.39m
11'6" x 11'1"

Kitchen/Breakfast
3.51m x 3.37m
11'6" x 11'0"

Study
2.54m x 2.46m min
8'4" x 8'1"

First Floor

Master Bedroom
4.26m max x 3.51m
14'4" x 11'6"

Bedroom 2
4.26m max x 3.51m
13'11" x 11'6"

Bedroom 3
3.45m max x 2.50m max
11'4" x 8'2"

Bedroom 4
3.51m x 2.38m max
11'6" x 7'9"

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4 Bed

Wye

Plots
92

Key Features

French Doors to Dining
Feature Bay Window
Dining Room
Master Bed En-Suite
Master Bed Terrace
Study Area
Utility

Total Floor Space

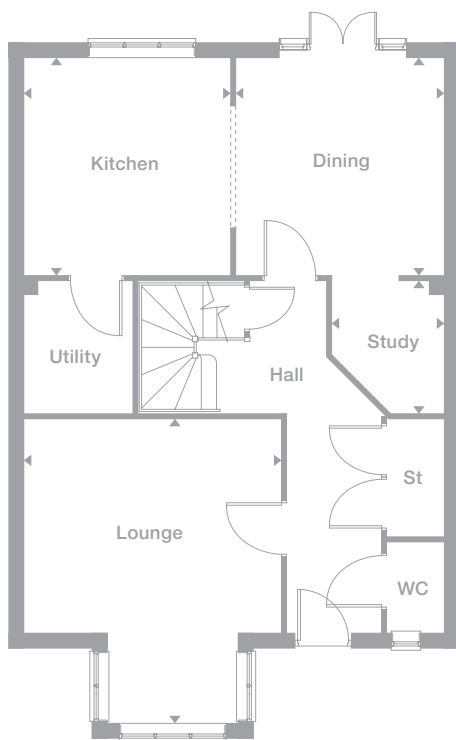
132.1m² (1,422 sq ft)

Overview

A stunningly designed home full of luxury features. The spacious living room is enhanced by an extended bay, creating a stunning terrace for the master bedroom above. A truly exceptional family home.



Ground Floor



Room Dimensions

Ground Floor

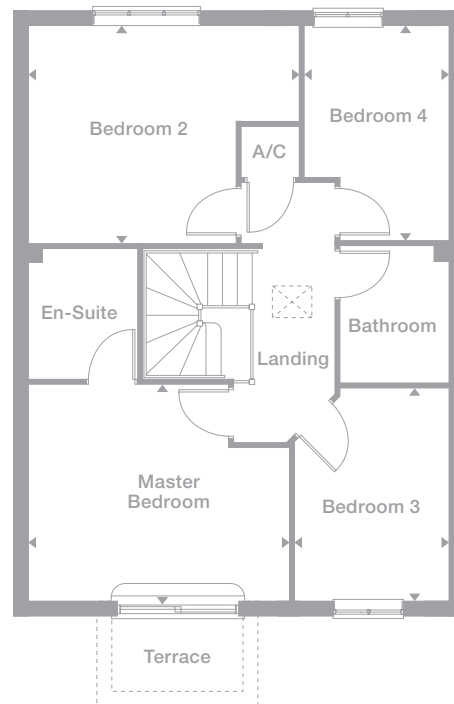
Lounge
4.98m max x 4.21m
16'4" x 13'10"

Dining
3.51m x 3.39m
11'6" x 11'1"

Kitchen
3.51m x 3.37m
11'6" x 11'0"

Study
2.12m max x 1.80m max
6'11" x 5'10"

First Floor



First Floor

Master Bedroom
4.26m max x 3.51m max
13'11" x 11'6"

Bedroom 2
4.42m max x 3.51m
14'6" x 11'6"

Bedroom 3
3.45m x 2.50m
11'4" x 8'2"

Bedroom 4
3.50m x 2.34m max
11'6" x 7'8"

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Tweed

4 Bed

Plots

97*, 98, 111, 134

Overview

A wonderful home with accommodation over three floors. The thoughtfully designed first floor offers three bedrooms and a study served by a family bathroom. The stairs continue to the master bedroom with en-suite and dressing area.

Key Features

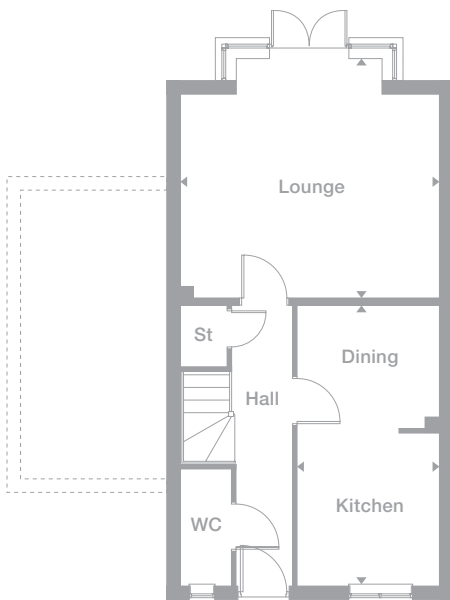
French Doors to Lounge
Kitchen/Dining Room
Master Bed En-Suite
Dressing Area
Study

Total Floor Space

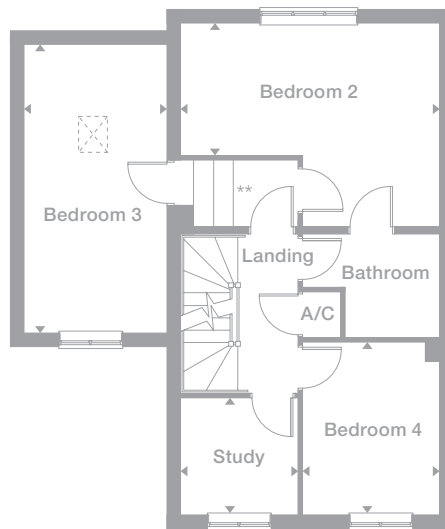
134.35m² (1,446 sq ft)



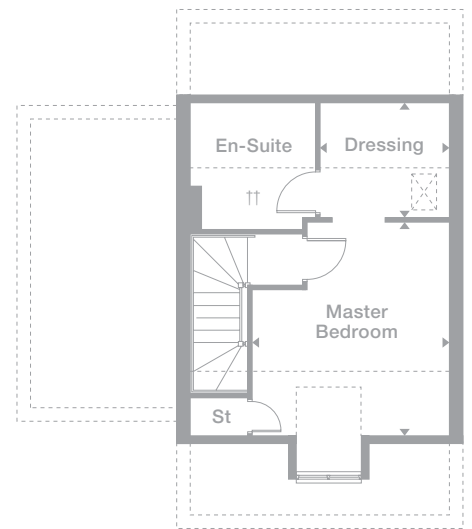
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
4.74m x 4.50m max
15'6" x 14'9"

Kitchen/Dining
5.21m x 2.58m
17'1" x 8'5"

First Floor

Bedroom 2
4.76m x 3.74m max
15'7" x 12'3"

Bedroom 3
5.27m x 2.60m
17'3" x 8'6"

Bedroom 4
3.17m x 2.51m
10'5" x 8'2"

Study
2.14m x 2.14m
7'0" x 7'0"

Second Floor

Master Bedroom
3.96m max x 3.55m max
13'0" x 11'8"

Dressing
2.32m x 2.12m
7'7" x 6'11"

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* Plots are a mirror image of plans shown above

** Steps up to Bed 3 in plot 98 only

†† Raised floor to plot 98 only

Please refer to Sales negotiator for plot 111 layout



5 Bed

Chamberlain

Plots
146

Key Features

French Doors to Dining
Feature Bay Windows
Separate Dining Room
Master Bed En-Suite
Study

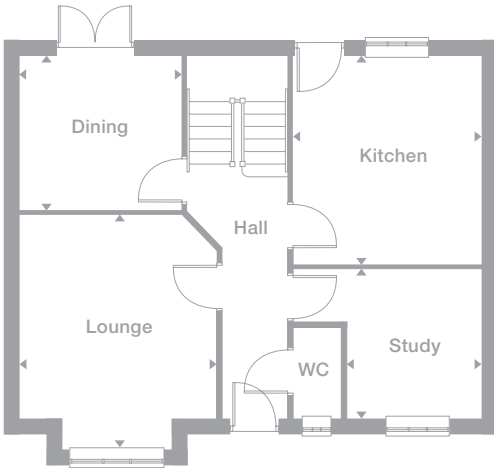
Total Floor Space

141.23m² (1,520 sq ft)

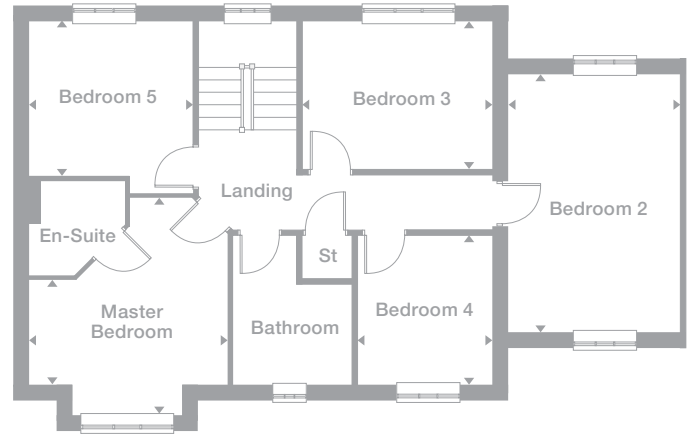
Overview

A substantial family home of the highest quality. The dining room opens onto the rear garden via French doors for those al-fresco dining and lazy summer evenings. Five bedrooms, three of which are double, provide a flexible solution for all your family's needs.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
4.44m max x 3.73m max
14'7" x 12'2"

Dining
3.06m x 2.93m
10'0" x 9'7"

Kitchen
3.96m x 3.57m
13'0" x 11'8"

Study
2.82m x 2.56m min
9'3" x 8'4"

First Floor

Master Bedroom
1.96m to 4.11m x 3.77m
6'5" to 13'6" x 12'4"

Bedroom 2
4.89m x 3.24m
16'0" x 10'7"

Bedroom 3
3.62m x 2.81m
11'10" x 9'2"

Bedroom 4
2.82m x 2.56m
9'3" x 8'4"

Bedroom 5
3.11m x 2.93m min
10'2" x 9'7"

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London

5 Bed

Plots

74, 79, 80*, 104, 106, 107, 108

Overview

This beautifully crafted home offers both practicality and style. The open-plan living area is complemented by two charming dormer bedrooms that share a convenient shower room on the second floor.

Key Features

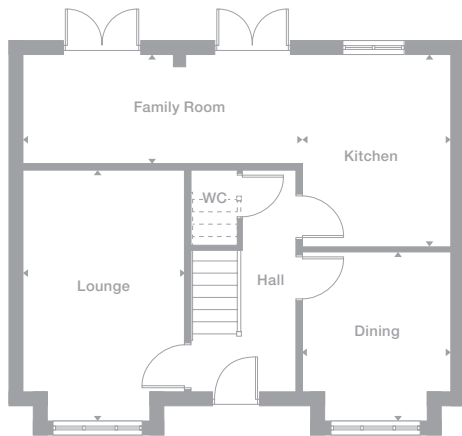
French Doors
Feature Bay Windows
Separate Dining Room
Kitchen/Family Room
Master Bed En-Suite
Upstairs Shower Room

Total Floor Space

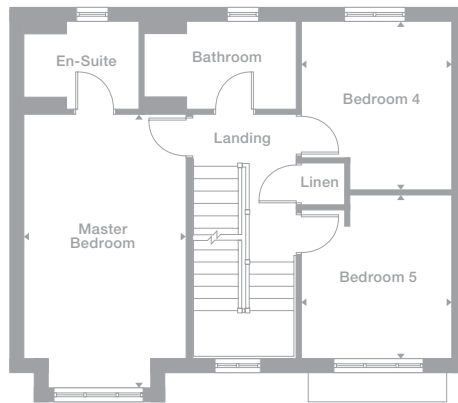
156.26m² (1,682 sq ft)



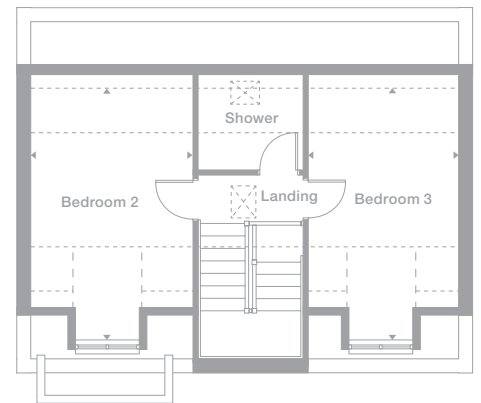
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
4.89m x 3.15m
16'0" x 10'4"

Dining
3.30m x 2.90m
10'10" x 9'6"

Kitchen
3.74m x 2.90m
12'3" x 9'6"

Family Room
5.50m x 2.12m
18'0" x 7'0"

First Floor

Master Bedroom
5.35m x 3.15m
17'6" x 10'4"

Bedroom 4
3.30m x 2.95m
10'10" x 9'8"

Bedroom 5
3.20m x 2.92m
10'6" x 9'7"

Second Floor

Bedroom 2
5.00m x 2.95m
16'5" x 9'8"

Bedroom 3
5.00m x 3.20m
16'5" x 10'6"

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* Plots are a mirror image of plans shown above

---- Note broken line indicates reduced ceiling height to second floor bedrooms. Dimensions taken to minimum 1.5m height.



5 Bed

Balfour

Plots
110

Key Features

French Doors to Lounge
Feature Bay Windows
Separate Dining Room
Master Bed En-Suite
Utility

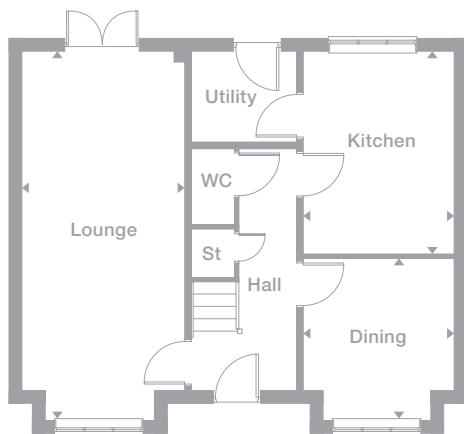
Total Floor Space

156.26m² (1,682 sq ft)

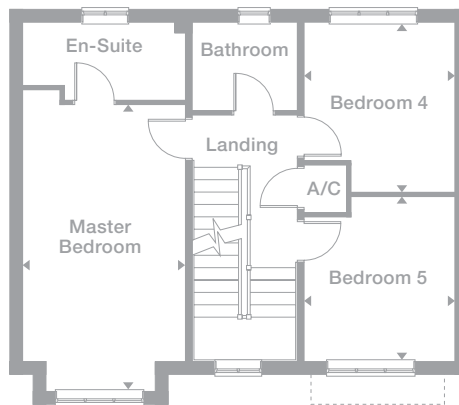
Overview

Behind the impressive frontage of this residence lies a hugely desirable family home. The sumptuous interior offers a wealth of rooms including five bedrooms, which ensures plenty of space for guests. This is a perfect home for the family who enjoys entertaining.

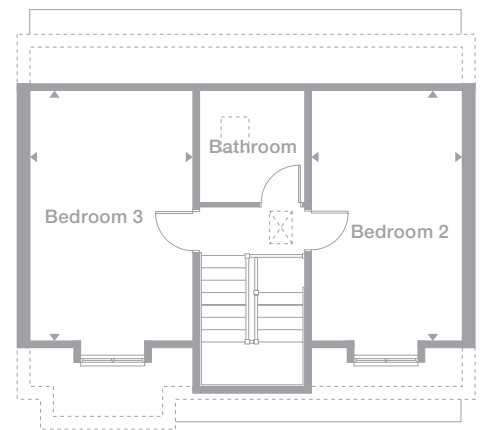
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
7.15m x 3.14m
23'5" x 10'4"

Dining
3.11m max x 2.89m
10'2" x 9'6"

Kitchen
3.94m x 2.89m
12'11" x 9'6"

First Floor

Master Bedroom
5.56m max x 3.14m
18'3" x 10'4"

Bedroom 4
3.30m x 2.89m
10'10" x 9'6"

Bedroom 5
3.19m max x 2.89m
10'6" x 9'6"

Second Floor

Bedroom 2
4.87m x 2.90m
16'0" x 9'6"

Bedroom 3
4.87m x 3.15m
16'0" x 10'4"

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Baldwin

5 Bed

Plots

71, 78*, 82, 83, 88*, 103, 105*, 109

Overview

This magnificent family home has a wealth of premium features including a superb lounge and kitchen/dining area. Four generous bedrooms to the first floor and an impressive second floor master bedroom with en-suite give this property an air of genuine luxury.

Key Features

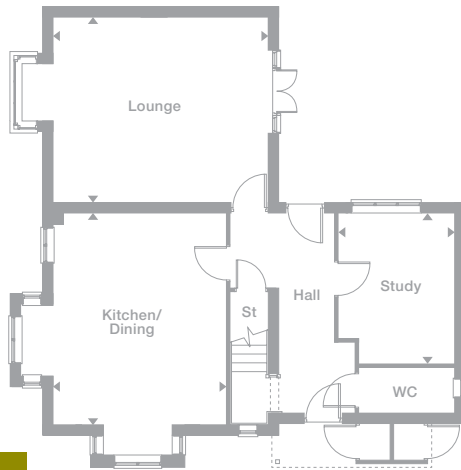
French Doors to Lounge
Feature Bay Windows
Kitchen/Dining Room
Master Bed En-Suite
Bed 2 En-Suite
Study

Total Floor Space

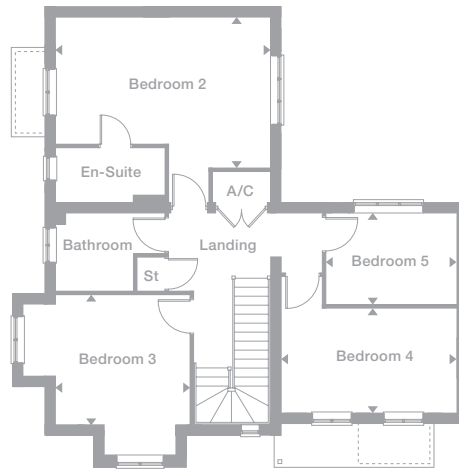
185.62m² (1,998 sq ft)



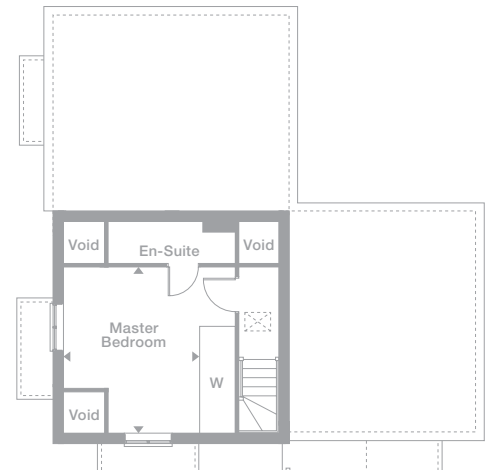
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
5.36m x 4.60m
17'7" x 15'1"

Kitchen/Dining
5.26m x 4.33m
17'3" x 14'2"

Study
3.75m x 2.89m max
12'4" x 9'6"

First Floor

Bedroom 2
5.36m x 3.76m max
17'7" x 12'4"

Bedroom 3
3.36m x 3.23m max
11'0" x 10'7"

Bedroom 4
4.35m x 2.59m
14'3" x 8'6"

Bedroom 5
3.26m x 2.26m
10'8" x 7'5"

Second Floor

Master Bedroom
4.14m x 3.44m
13'7" x 11'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



5 Bed

Palmerston

Plots
66

Key Features

Patio Doors to Lounge
Kitchen/Dining Room
Bed 2 En-Suite
Glazed Winter Garden
Utility
Study

Total Floor Space

195.50m² (2,104 sq ft)

Overview

This stunning home offers delightful features including windows or patio doors to three sides of the lounge, making this a bright and airy room in which to relax or entertain. Upstairs the glazed winter garden creates a beautiful, light space, ideal as a rooftop garden, or a place to exercise.

Ground Floor

First Floor

Second Floor



Room Dimensions

Ground Floor

Lounge
4.89m x 4.37m
16'1" x 14'4"

Kitchen/Dining
5.39m x 4.30m
17'8" x 14'1"

Study
3.00m max x 2.07m
9'10" x 6'9"

First Floor

Bedroom 2
4.89m x 4.37m max
16'1" x 14'4"

Bedroom 3
3.20m x 3.20m
10'6" x 10'6"

Bedroom 4
4.37m x 3.03m
14'4" x 9'11"

Bedroom 5
3.40m x 2.27m
11'2" x 7'5"

Second Floor

Master Bedroom
5.39m x 4.37m
17'8" x 14'4"

Glazed Winter Garden
4.29m x 2.99m
14'1" x 9'10"

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McDonald

5 Bed

Plots

144, 159*

Overview

A stunning property over three floors with an open plan kitchen/dining area, living room and separate study to the ground floor. Add to this the opulent second floor master bedroom with two balconies and you have an exciting and adaptable family home with unrivalled style and comfort.

Key Features

French Doors to Lounge
Kitchen/Dining Room
Master Bed En-Suite
Bed 2 En-Suite
Utility
Large Study

Total Floor Space

207.8m² (2,237 sq ft)



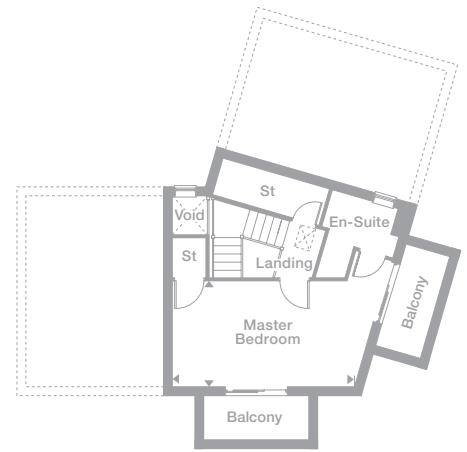
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
5.36m x 5.19m
17'7" x 17'0"

Kitchen/Dining
3.79m to 3.41m x 5.36m
12'5" to 11'2" x 17'7"

Study
4.26m x 3.02m
14'0" x 9'11"

First Floor

Bedroom 2
5.36m x 4.05m max
17'7" x 13'3"

Bedroom 3
4.96m max x 2.68m
16'3" x 8'9"

Bedroom 4
5.19m max x 2.57m
17'0" x 8'5"

Bedroom 5
4.26m x 3.46m
14'0" x 11'4"

Second Floor

Master Bedroom
5.17m x 2.98m
16'11" x 9'9"

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* Plots are a mirror image of plans shown above



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.

Specification

All Housetypes
(where applicable)

Kitchen

Choice of kitchen units, worktops and upstands (subject to build stage)	✓
Stainless steel single multi-function electric oven	✓
Stainless steel 4-ring hob	✓
Integrated hood	✓
Stainless steel 1 1/2 bowl sink and monobloc tap to kitchen	✓
Stainless steel single bowl and monobloc tap to utility (where applicable)	✓
Free standing or integrated fridge-freezer	○
Space with plumbing for washing-machine	✓
Space with plumbing for dishwasher	✓
Free standing or integrated washing-machine	○
Integrated washer/dryer	○
Free standing or integrated dishwasher	○
Ceramic tiled floor by 'Porcelanosa' to kitchen/utility floor areas	○
3 spot track lights to kitchen	✓

Bathroom and En-suite

White sanitaryware by 'Ideal Standard'	✓
Chrome brassware by 'Grohe'	✓
One complete shower in enclosure or over bath	✓
Choice of ceramic wall tiles by 'Porcelanosa' (subject to build stage)	✓
Ceramic tiling by 'Porcelanosa' to splash backs above hand-basins in wcs	✓
Full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓
Drumlight fitting to bathroom and en-suite	✓
Downlighters to bathroom and en-suites (subject to build stage)	○

Safety and Security

Fully installed wireless burglar-alarm system (subject to build stage)	○
Mains powered smoke detectors	✓
Window locks to all windows (except upper-floor escape windows)	✓
Multi-point locking systems to front doors	✓

Electrical

Digital co-axial cable only to roof space (2 no. cables to be installed to support Sky+)	✓
Sky+ ready digital TV aerial point to lounge	✓
TV sockets as specified for individual plots (subject to build stage)	✓
BT sockets to living room	✓
Extra TV sockets (pre-roof)	○
Extra BT sockets (pre-roof)	○

- ✓ Standard
- Optional Extra
- Not Available

General

uPVC double glazed windows	✓
NHBC 10 year warranty	✓
Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms except where roomstat fitted	✓
Choice of fire surround	○

Decorative

Smooth finish white ceiling	✓
Wardrobes to bedrooms	○
All woodwork painted white ('Ecosure' waterbased paint)	✓
All internal walls painted white	✓
Semi-solid 6 panel colonist-style internal doors	✓
Chrome internal and external ironmongery	✓

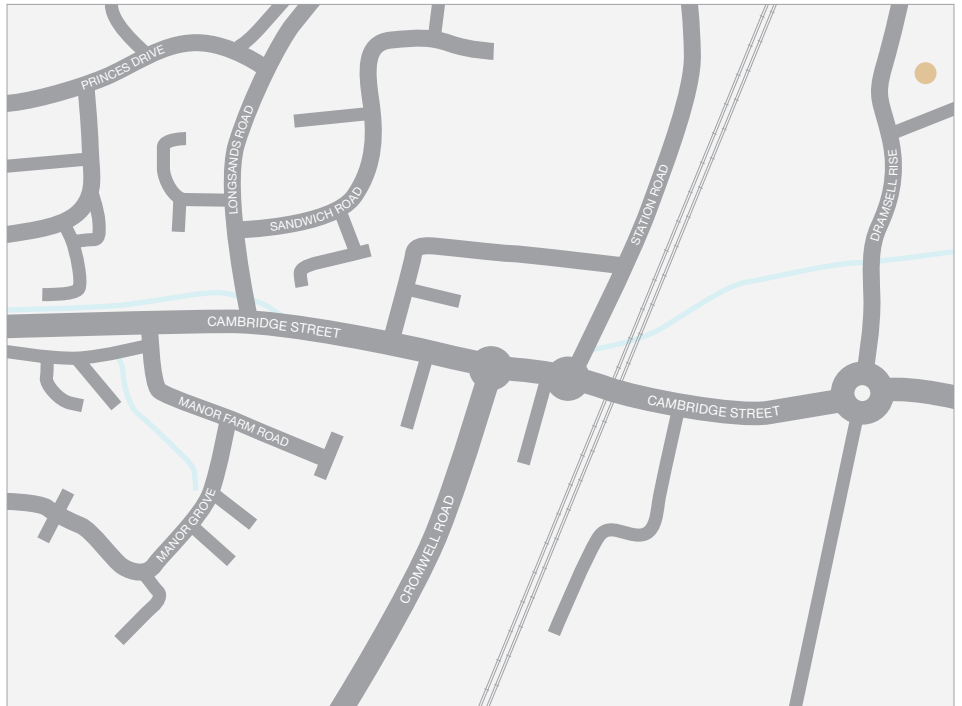
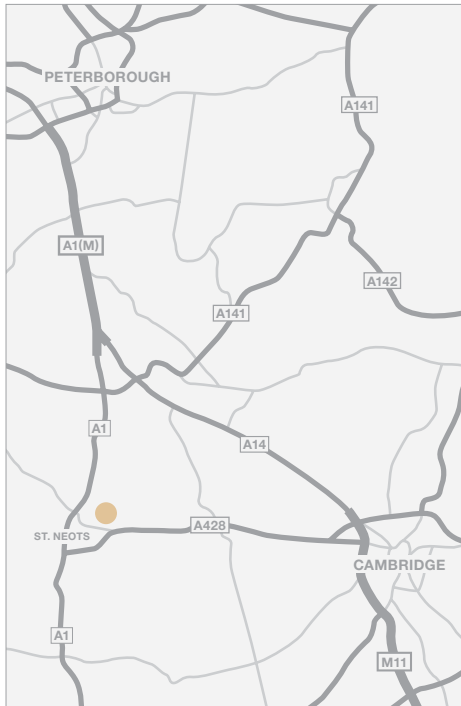
External

Front porch light	✓
Landscaping to approved scheme	✓
Door bell and chimes	✓
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.

How to find us

We are open Thursday - Monday
10am - 5pm
Telephone: 0800 840 8735



From Bedford

Leave Bedford town centre by Goldington Road (A428), then, at the junction with the A421, take the second exit at the roundabout and merge with the A421, following signs for Cambridge. After around four-and-a-half miles, at the Black Cat roundabout, take the first exit to join the Great North Road (A1), following signs for The North and Peterborough, then, around a mile on, branch off to the left, following signs for Cambridge, to join the A428. Stay on the A428 through the Barford Road roundabout, and, at the next roundabout, take the first exit to join the B1428, following signs for St. Neots. After around half a mile, Priory Meadow is on the right.

From London

Leave London by the A1(M), passing Stevenage, and carry on into the A1 (Great North Road) past Sandy. At the Black Cat roundabout, take the third exit to stay on the A1, following signs for The North and Peterborough, then, around a mile on, branch off to the left, following signs for Cambridge, to join the A428. Stay on the A428 through the Barford Road roundabout, and at the next roundabout, take the first exit to join the B1428, following signs for St. Neots. After around half a mile, Priory Meadow is on the right.

From Cambridge

Leave Cambridge town centre by Madingley Road and St. Neots Road (A1303) to merge with the A428. Stay on the A428 through Croxton, and, at the next roundabout, take the second exit to join the B1428, following signs for St. Neots. After around half a mile, Priory Meadow is on the right.

Sat Nav: PE19 6GN

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.



the place to be[®]

How Green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% 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 environment test.

www.mymillerstreet.co.uk

Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

millerhomes

the place to be®

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