



**Charters Gate
Castle Donington**

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



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



Less than ten miles from Derby and Loughborough, with Nottingham, Ashby-de-la-Zouch and Burton upon Trent within easy reach, Castle Donington combines its friendly, traditional atmosphere with a superbly strategic location. The development is only three miles from the M1 and a few minutes drive from East Midlands Airport, with direct flights to more than 80 destinations throughout the UK, Europe and the USA.

East Midlands Parkway railway station, around six miles away, offers services to London St Pancras International, Lincoln, Leicester and Sheffield with a journey time into the capital of around one and a half hours. Skylink buses between Derby, Leicester and Loughborough pass through the centre of Castle Donington, and a local service 155 between Castle Donington and Coalville stops around half a mile from the development.



Welcome home

Just a short walk from the delightful traditional market town centre, this superb new development brings a selection of stylish contemporary, energy efficient two, three, four and five bedroom homes into one of the most convenient locations in the Midlands. In easy reach of Derby, Loughborough and Nottingham, and only three miles from East Midlands Airport, this is the perfect blend of traditional country town living with twenty-first century convenience. Welcome to Charters Gate...

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.



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Beckford

Overview

French doors introduce an inviting focal point to the dual aspect living and dining room, creating a bright, flexible setting for relaxed entertaining. With a practical, ergonomic kitchen and two bedrooms, one with twin windows and a useful cupboard, this is a comfortable, attractive home.

Ground Floor

Living/Dining
4.06m x 4.79m
13'4" x 15'9"

Kitchen
1.93m x 3.54m
6'4" x 11'7"

WC
0.89m x 2.13m
2'11" x 7'0"

First Floor

Principal Bedroom
4.06m x 3.04m
13'4" x 10'0"

Bedroom 2
4.06m x 3.03m
13'4" x 9'11"

Bathroom
1.70m x 2.16m
5'7" x 7'1"

Floor Space

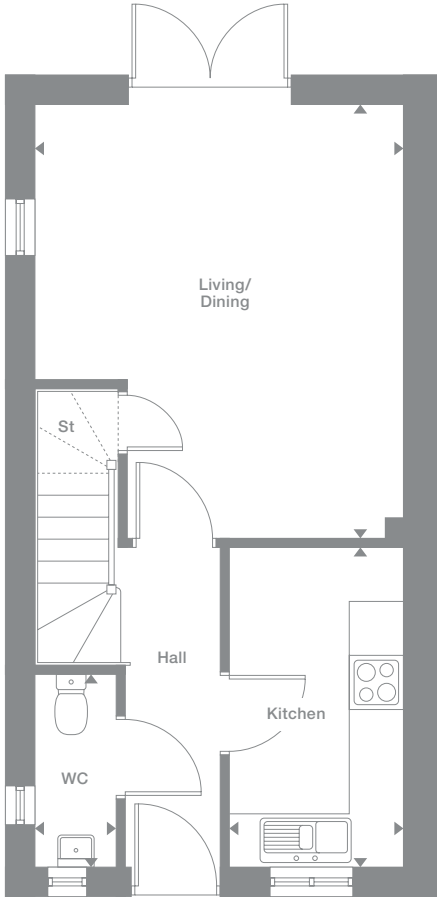
737 sq ft

† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

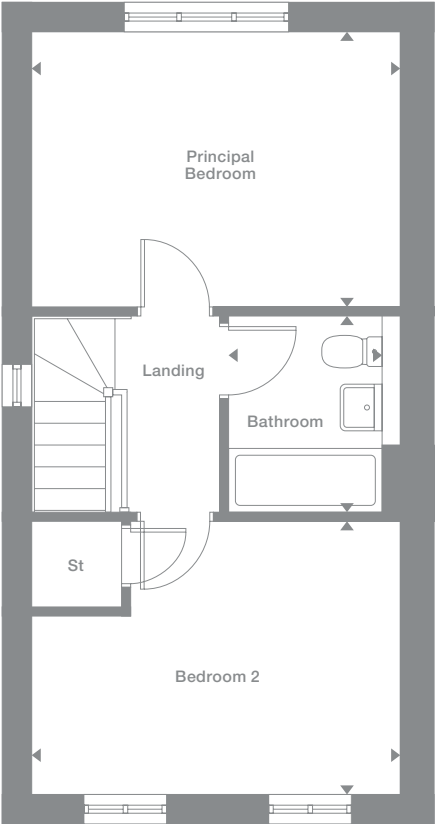
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Newton

Overview
 The entrance canopy has a traditional appeal that reflects the attention to detail found throughout this stylish home. The lounge opens on to a beautifully designed kitchen incorporating a dining area with french doors, making it easy to opt for alfresco dining on summer evenings.

Ground Floor	First Floor
Lounge 3.07m x 4.13m 10'1" x 13'7"	Principal Bedroom 4.06m x 3.04m 13'4" x 10'0"
Kitchen/Dining 4.06m x 3.04m 13'4" x 10'0"	Bedroom 2 4.06m x 3.09m 13'4" x 10'2"
WC 1.50m x 1.06m 4'11" x 3'6"	Bathroom 1.89m x 2.10m 6'3" x 6'11"

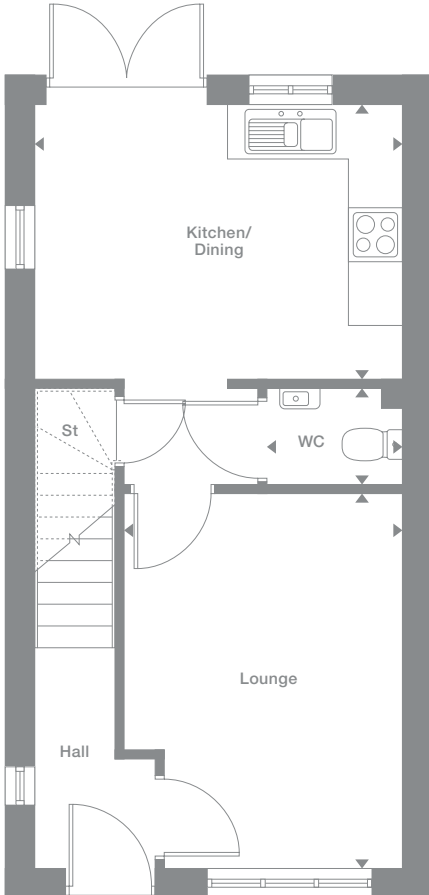
Floor Space
 737 sq ft

† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

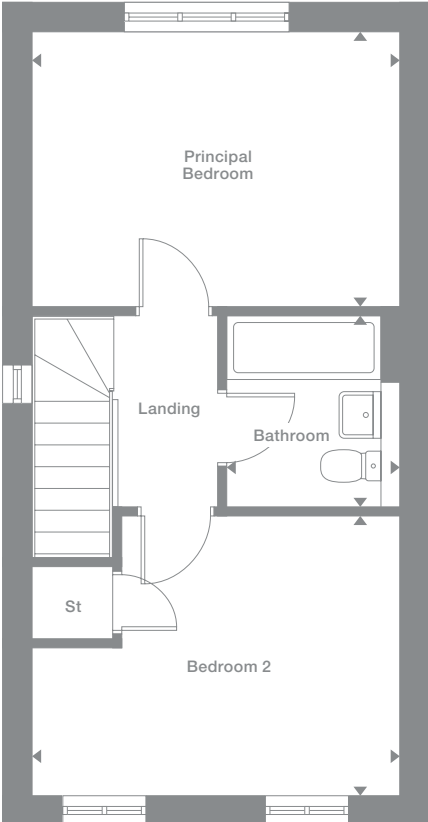
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Ground Floor



First Floor



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Delmont

Overview

The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

Ground Floor

Lounge
3.05m x 4.32m
10'0" x 14'2"

Kitchen/Dining
4.03m x 3.10m
13'3" x 10'2"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor

Principal Bedroom
4.03m x 3.71m
13'3" x 12'2"

En-Suite
1.08m x 2.30m
3'7" x 7'7"

Bedroom 2
4.03m x 2.66m
13'3" x 8'9"

Bathroom
1.86m x 2.15m
6'1" x 7'1"

Floor Space

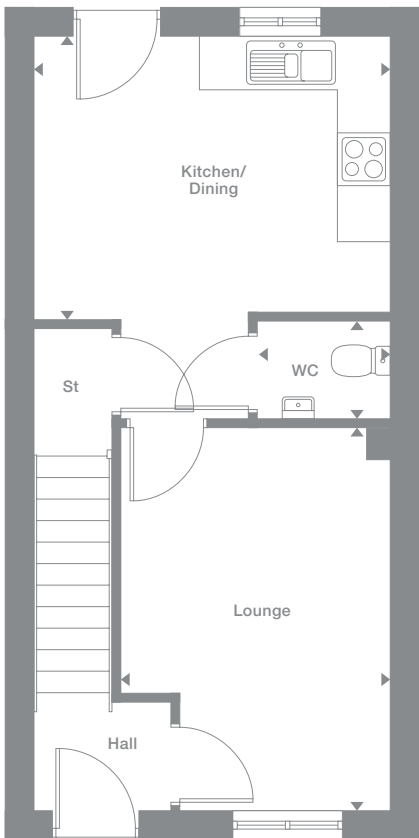
758 sq ft

† Window to end terrace plots only. Please see Development Sales Manager for details

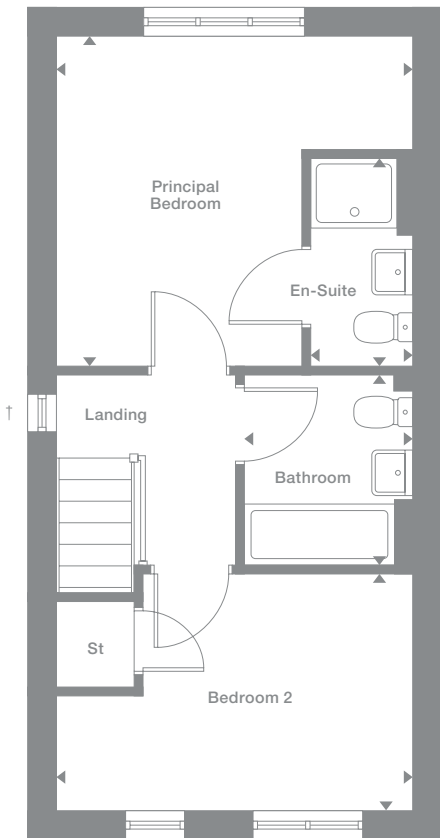
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Ground Floor



First Floor



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Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Ground Floor

Lounge
2.96m x 4.73m
9'9" x 15'6"

Kitchen
2.86m x 3.51m
9'5" x 11'6"

Dining
2.37m x 3.51m
7'9" x 11'6"

WC
1.03m x 1.63m
3'5" x 5'4"

First Floor

Principal Bedroom
3.21m x 3.69m
10'7" x 12'1"

En-Suite
1.92m x 1.95m
6'4" x 6'5"

Bedroom 2
2.98m x 2.46m
9'10" x 8'1"

Bedroom 3
2.15m x 3.51m
7'1" x 11'6"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

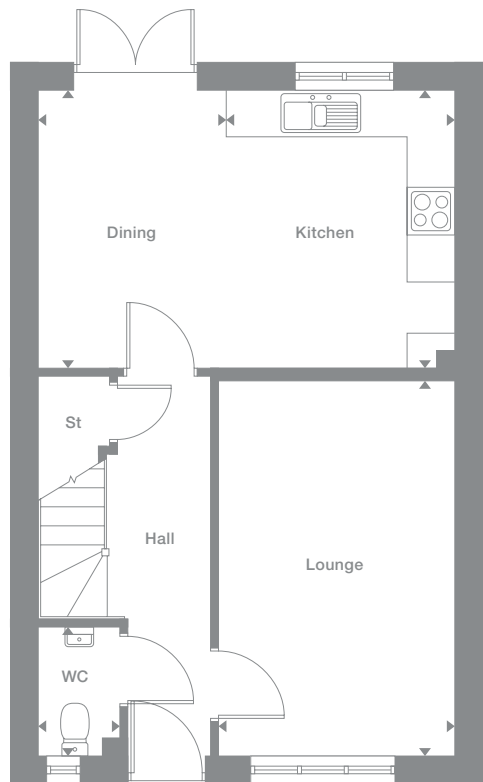
Floor Space

947 sq ft

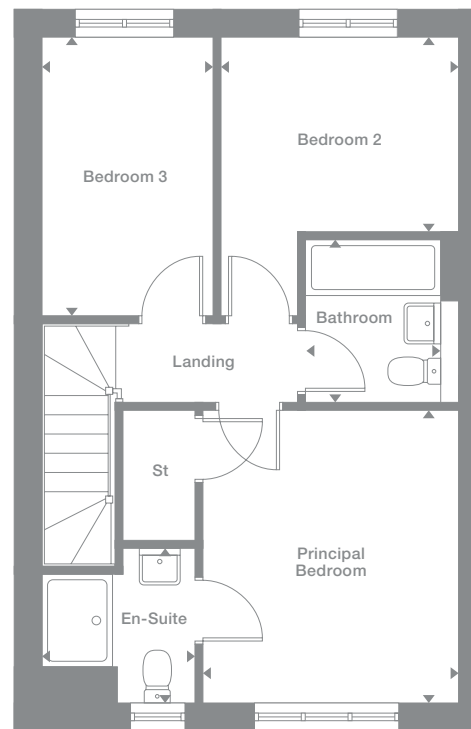
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Ground Floor



First Floor



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Malvern

Overview
 Designed to combine convenience with pleasure, the kitchen and dining room presents a natural place for cooking and conversation, with french doors adding the flexibility to extend the dining area into the garden in fine weather. Upstairs, one of the three bedrooms is en-suite.

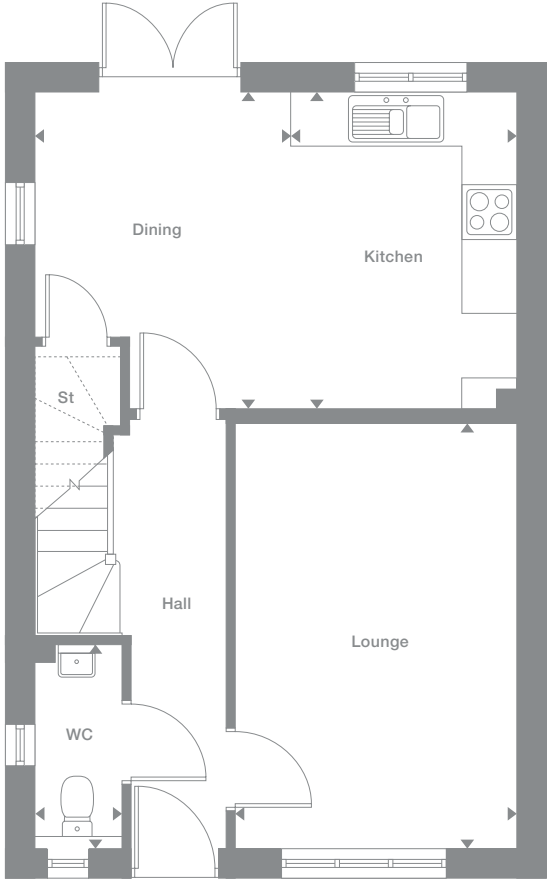
Ground Floor	First Floor
Lounge 3.10m x 4.71m 10'2" x 15'6"	Principal Bedroom 3.64m x 3.38m 12'0" x 11'1"
Dining 2.81m x 3.50m 9'3" x 11'6"	En-Suite 1.56m x 2.28m 5'2" x 7'6"
Kitchen 2.49m x 3.50m 8'2" x 11'6"	Bedroom 2 3.21m x 2.74m 10'7" x 9'0"
WC 0.95m x 2.28m 3'2" x 7'6"	Bedroom 3 1.99m x 2.83m 6'7" x 9'4"
	Bathroom 1.91m x 2.05m 6'3" x 6'9"

Floor Space
 956 sq ft

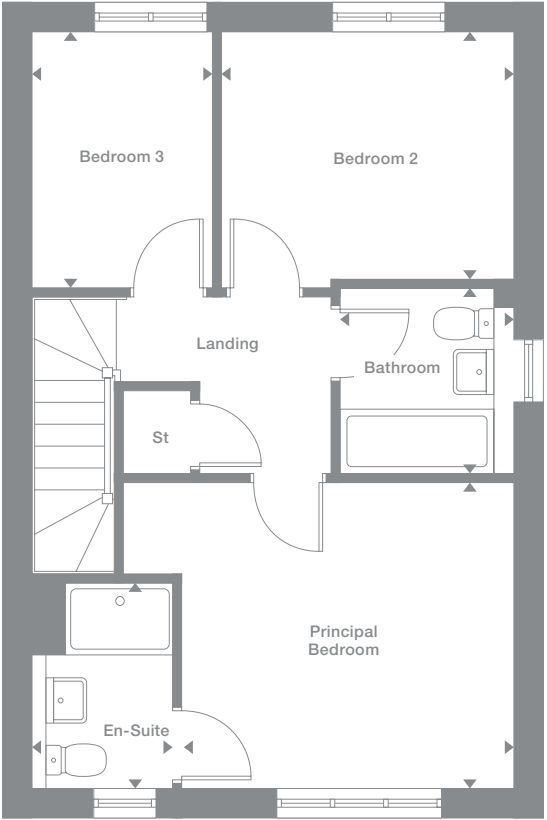
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Ground Floor



First Floor



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Melton

Overview
 With dual aspect windows in the lounge and the family kitchen, and french doors bringing an additional feature, this bright, welcoming home provides an exciting backdrop to family life. The en-suite principal bedroom, also dual aspect, is a really special retreat.

Ground Floor	First Floor
Lounge 3.67m x 5.54m 12'1" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen 2.93m x 3.03m 9'8" x 9'11"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Dining 2.93m x 2.51m 9'8" x 8'3"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Laundry 2.04m x 1.92m 6'8" x 6'4"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.02m x 1.43m 3'4" x 4'8"	Bathroom 1.90m x 2.09m 6'3" x 6'10"

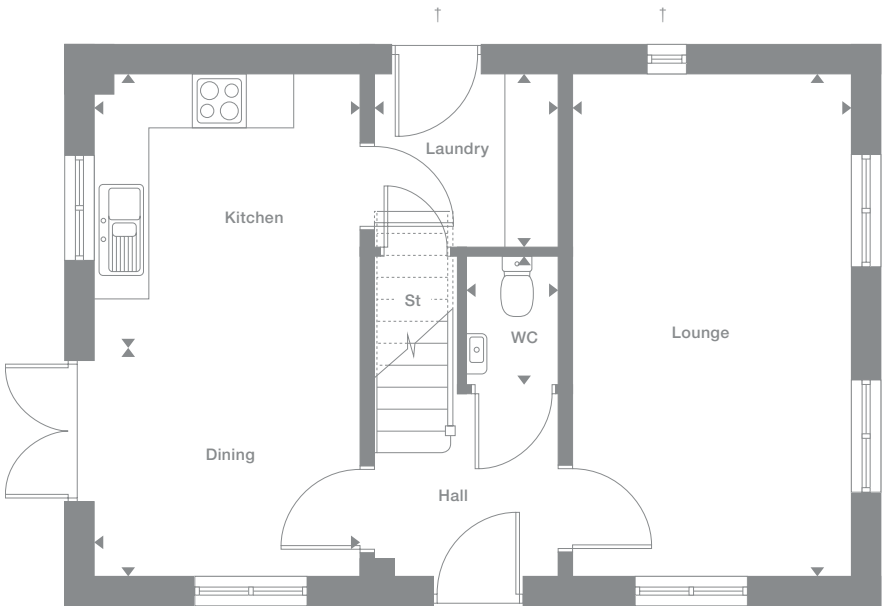
Floor Space
 1,009 sq ft

† Door and window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

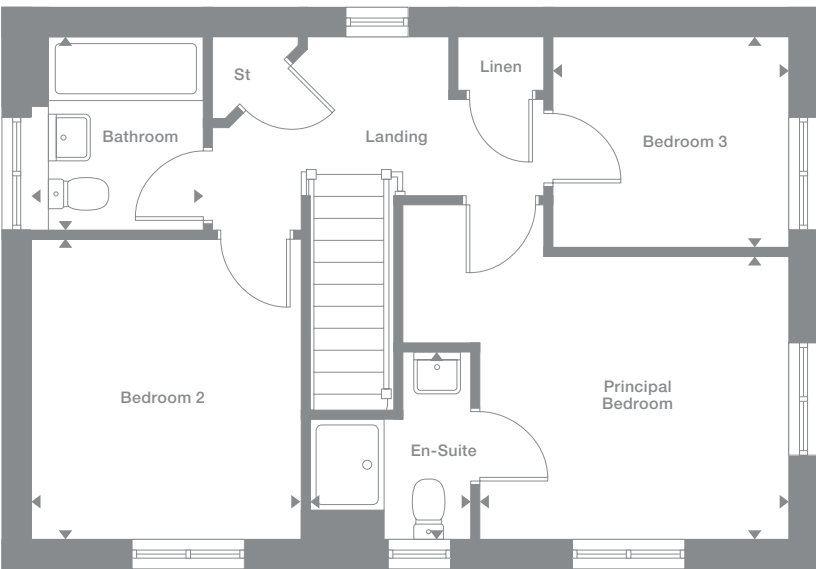
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Ground Floor



First Floor



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Elmley

Overview

Both the breathtaking lounge and the kitchen and dining room are triple aspect, with french doors in the lounge further enhancing the wonderfully light, open ambience. There is a separate laundry room, and an exceptionally spacious landing leads to three bedrooms, one of them en-suite.

Ground Floor

Lounge
2.95m x 5.95m
9'8" x 19'7"

Dining
2.87m x 2.04m
9'5" x 6'8"

Kitchen
2.87m x 3.82m
9'5" x 12'7"

Laundry
2.00m x 1.79m
6'7" x 5'11"

WC
1.81m x 0.85m
5'11" x 2'9"

First Floor

Principal Bedroom
2.99m x 3.60m
9'10" x 11'10"

En-Suite
2.23m x 2.03m
7'4" x 6'8"

Bedroom 2
2.64m x 2.81m
8'8" x 9'3"

Bedroom 3
2.90m x 3.05m
9'6" x 10'0"

Bathroom
1.92m x 2.26m
6'4" x 7'5"

Floor Space

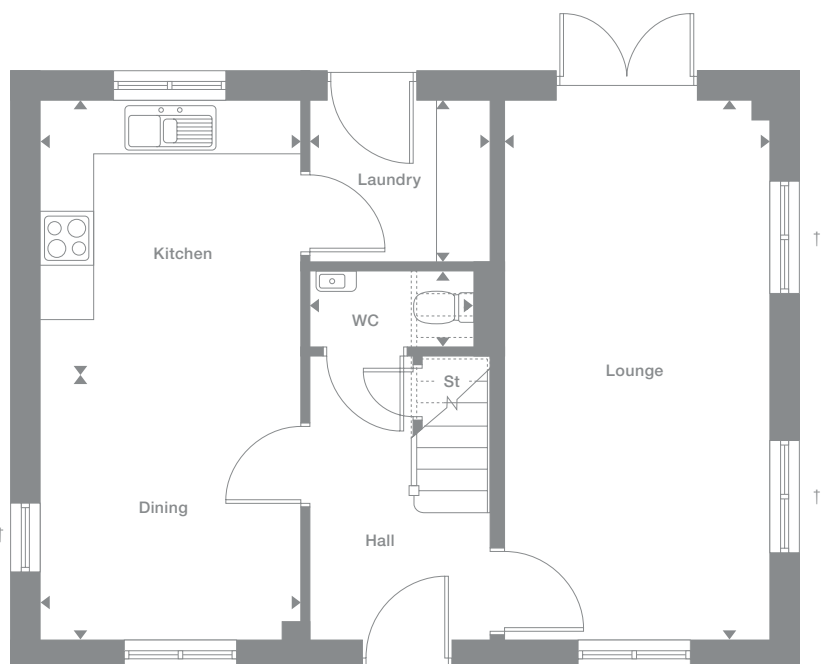
1,034 sq ft

† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

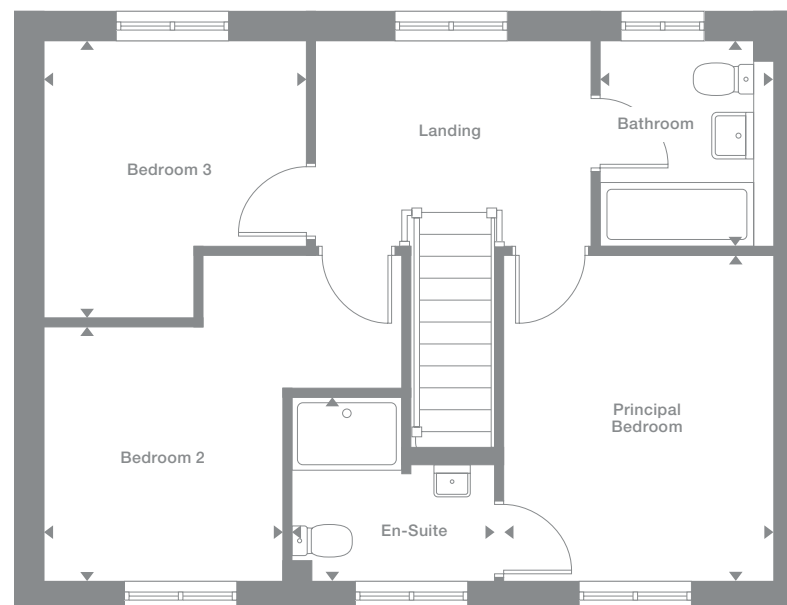
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Ground Floor



First Floor



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Inverwood

Overview

The flexibility and space provided by the impressive open plan kitchen and dining room, with its french doors, makes it perfect for large social gatherings as well as an inspiring setting for family life. The four bedrooms include a principal bedroom with an en-suite shower.

Ground Floor

- Lounge**
3.50m x 4.50m
11'6" x 14'9"
- Kitchen/Dining/Family**
6.40m x 4.47m
21'0" x 14'8"
- WC**
1.00m x 1.96m
3'3" x 6'5"

First Floor

- Principal Bedroom**
3.50m x 3.13m
11'6" x 10'3"
- En-Suite**
2.44m x 1.18m
8'0" x 3'10"
- Bedroom 2**
2.75m x 3.97m
9'1" x 13'0"
- Bedroom 3**
3.55m x 2.57m
11'8" x 8'5"
- Bedroom 4**
2.80m x 2.64m
9'3" x 8'8"
- Bathroom**
2.44m x 1.94m
8'0" x 6'5"

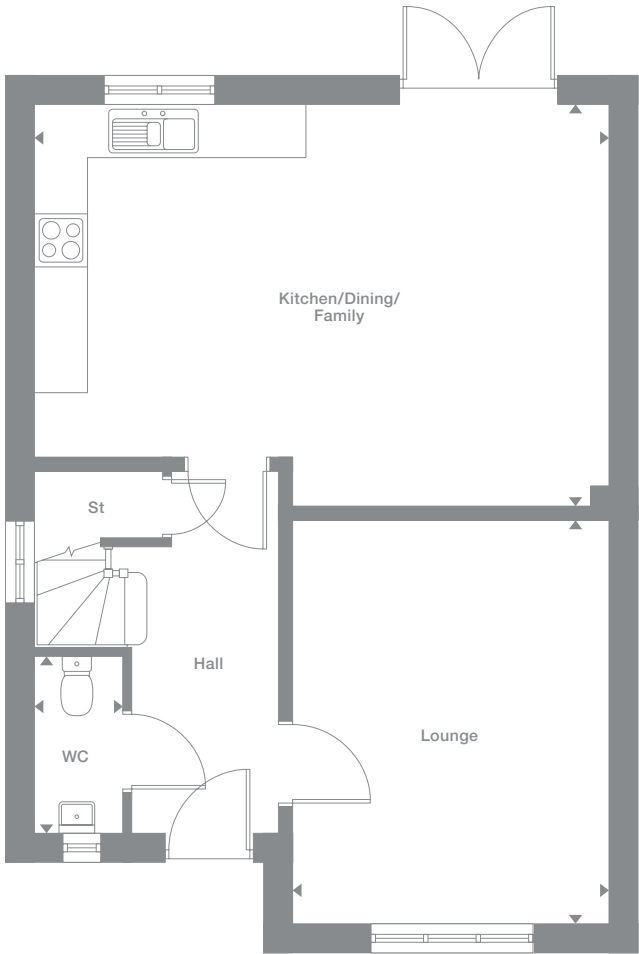
Floor Space

1,219 sq ft

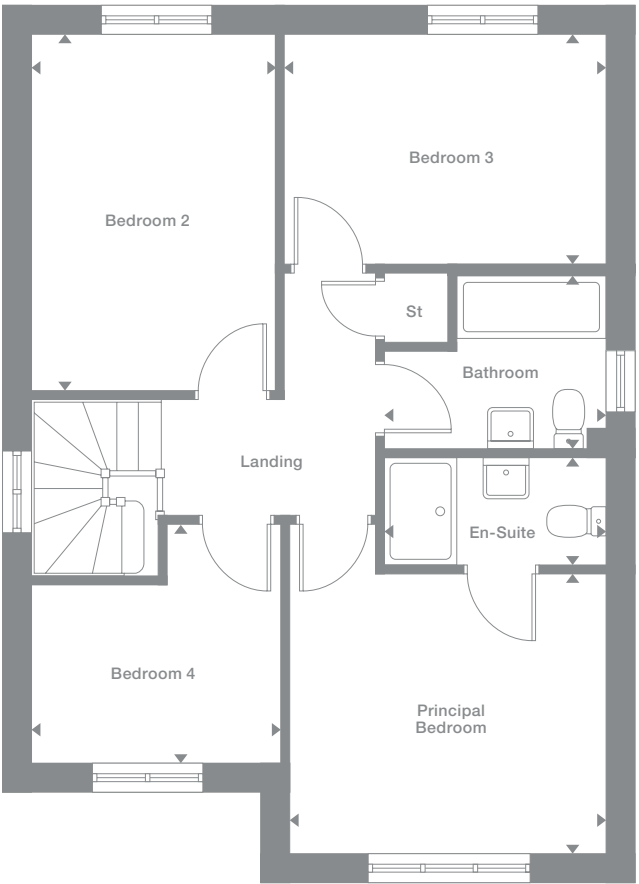
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Aldrich

Overview

The elegant lounge complements a beautifully planned, dual aspect kitchen and dining room with garden access via french doors, forming a natural focal point for lively family life. A feature staircase ascends to four bedrooms, including an en-suite principal bedroom.

Ground Floor

Lounge
3.57m x 5.57m
11'9" x 18'3"

Kitchen/Dining
6.47m x 3.47m
21'3" x 11'5"

WC
2.94m x 1.22m
8'2" x 4'0"

First Floor

Principal Bedroom
3.57m x 2.97m
11'9" x 9'9"

En-Suite
2.57m x 1.21m
8'5" x 4'0"

Bedroom 2
3.17m x 2.72m
12'2" x 8'11"

Bedroom 3
2.66m x 3.52m
8'9" x 11'7"

Bedroom 4
2.80m x 2.49m
9'3" x 8'2"

Bathroom
2.58m x 2.00m
8'6" x 6'7"

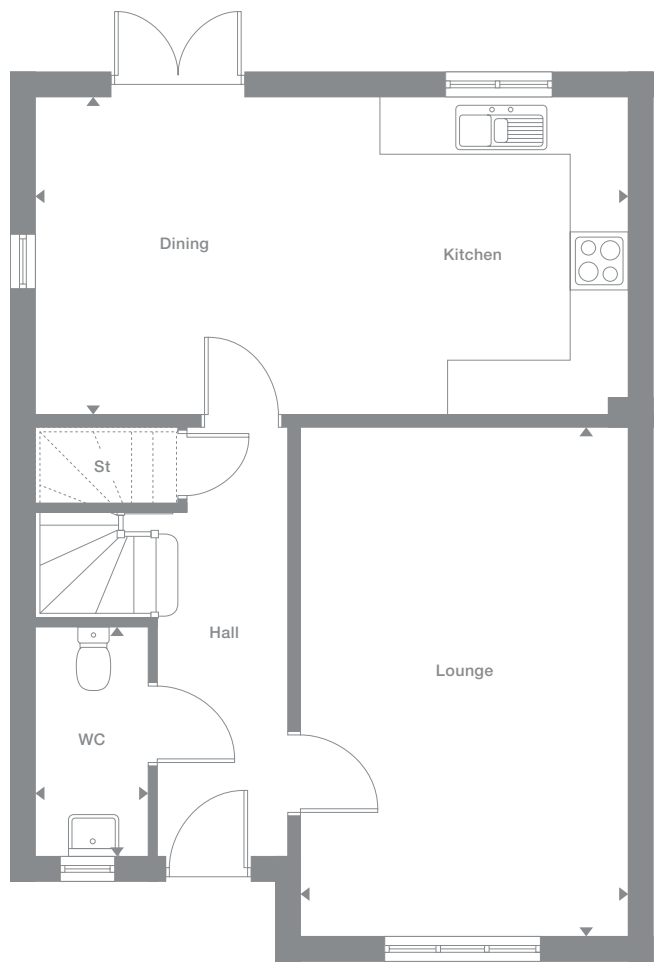
Floor Space

1,237 sq ft

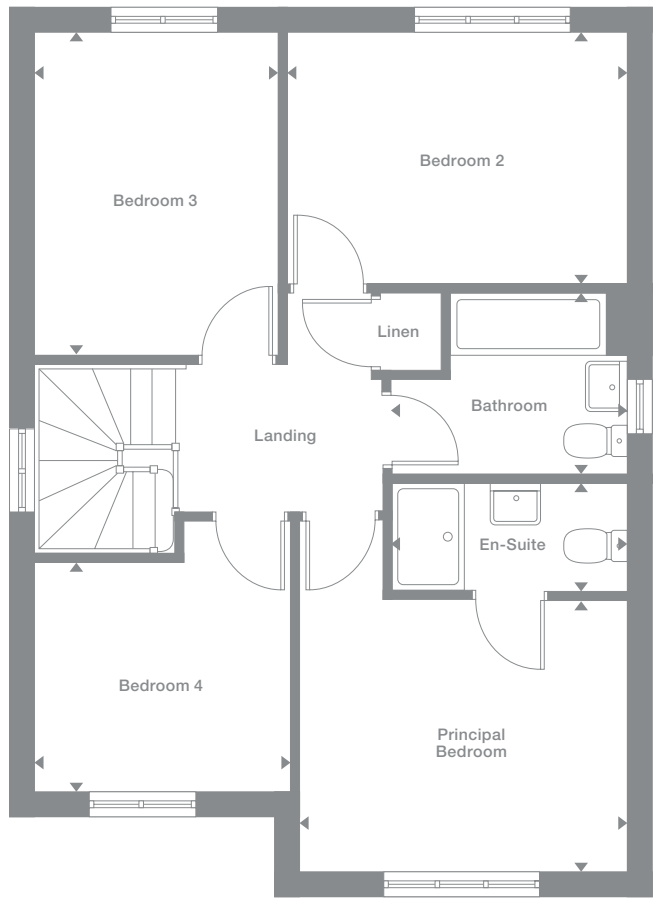
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Ground Floor



First Floor



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Overview

With four dual or triple aspect rooms, including a feature bay window in the dining room and twin french doors, this is an inspiring home filled with natural light. One of the four bedrooms is en-suite, and the dual aspect bedroom has a special charm.

Ground Floor

Lounge
3.26m x 5.27m
10'9" x 17'4"

Dining (square bay)
3.58m x 4.13m
11'9" x 13'7"

Dining (splay bay)
3.28m x 4.13m
10'9" x 13'7"

Kitchen/Family
4.64m x 4.35m
15'3" x 14'4"

WC
0.93m x 1.93m
3'1" x 6'4"

First Floor

Principal Bedroom
4.64m x 2.71m
15'3" x 8'11"

En-Suite
2.47m x 1.24m
8'1" x 4'1"

Bedroom 2
4.75m x 2.64m
15'7" x 8'8"

Bedroom 3
3.49m x 2.88m
11'6" x 9'6"

Bedroom 4
2.33m x 2.29m
7'8" x 7'6"

Bathroom
2.69m x 1.70m
8'10" x 5'7"

Floor Space

Square Bay
1,297 sq ft

Splay Bay
1,290 sq ft

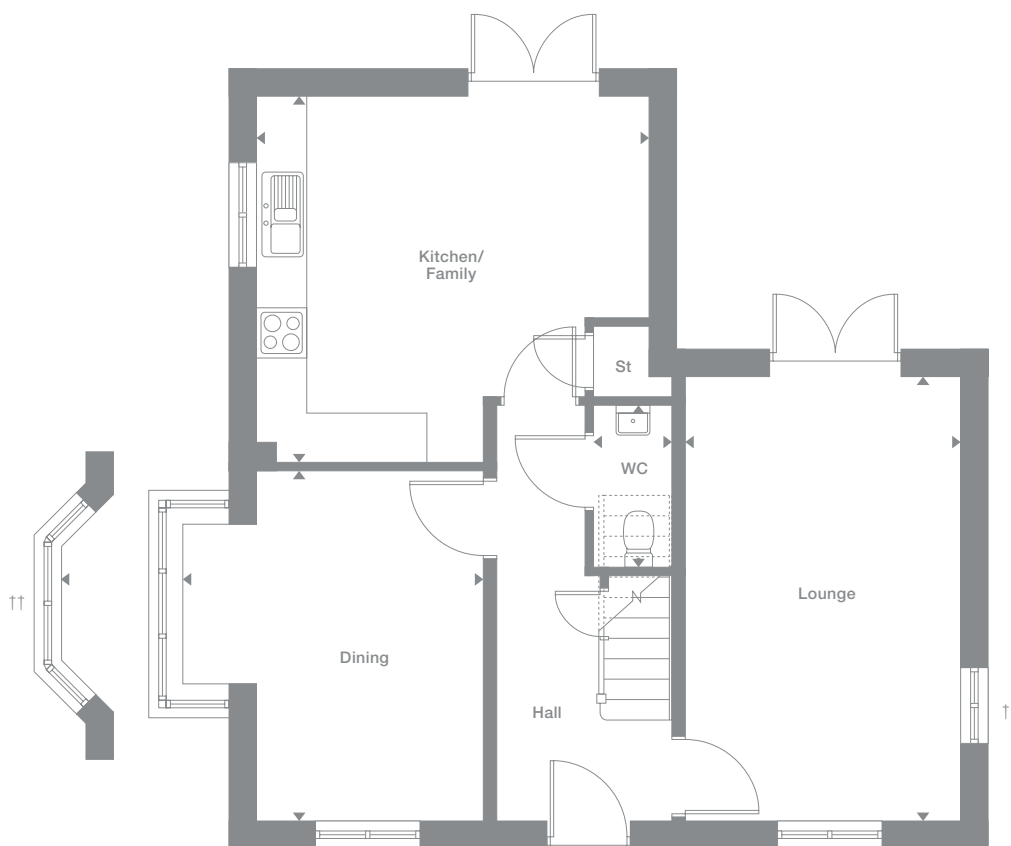
†† Bay window styles may vary. Please see siteplan or speak to our Development Sales Manager for clarification

† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

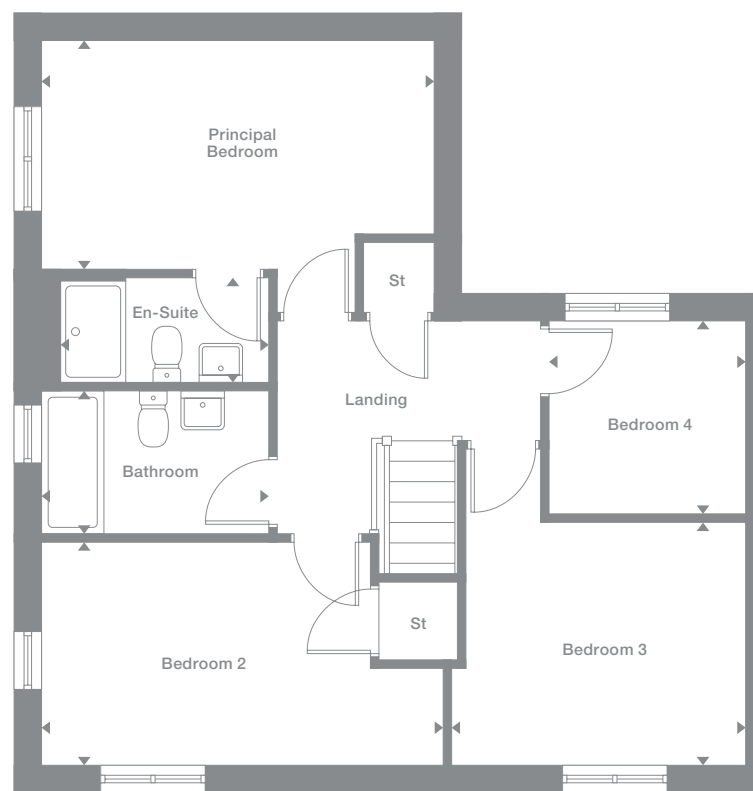
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Ground Floor



First Floor



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Whittington

Overview

The harmonious, symmetrical façade introduces a home of enormous comfort and style. The formal, dual aspect dining room and welcoming lounge complement a broad kitchen and breakfast room opening to the garden, a natural family space. The en-suite principal bedroom adds a dash of opulence.

Ground Floor

Lounge
3.38m x 4.72m
11'1" x 15'6"

Dining
2.88m x 2.78m
9'5" x 9'2"

Kitchen
3.16m x 3.07m
10'4" x 10'1"

Family/Breakfast
5.35m x 3.07m
17'7" x 10'1"

Laundry
1.88m x 1.85m
6'2" x 6'1"

WC
0.90m x 1.85m
2'11" x 6'1"

First Floor

Principal Bedroom
3.95m x 4.30m
13'0" x 14'1"

En-Suite
2.56m x 1.38m
8'5" x 4'7"

Bedroom 2
3.43m x 4.04m
11'3" x 13'3"

Bedroom 3
2.73m x 3.56m
9'0" x 11'8"

Bedroom 4
2.68m x 3.82m
8'10" x 12'6"

Bathroom
2.91m x 1.91m
9'7" x 6'3"

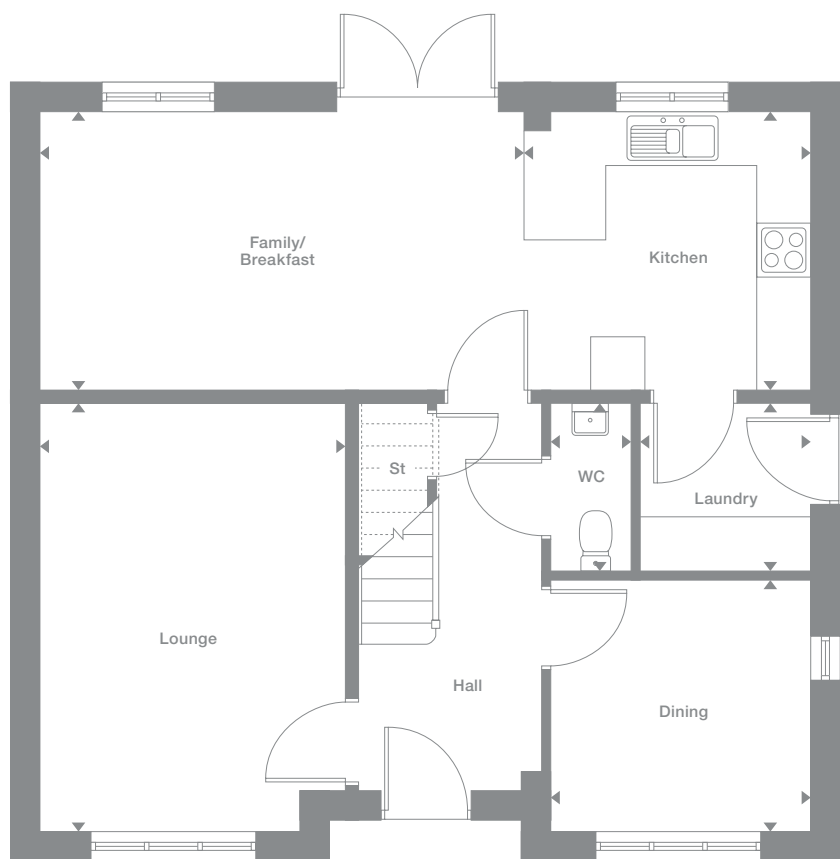
Floor Space

1,432 sq ft

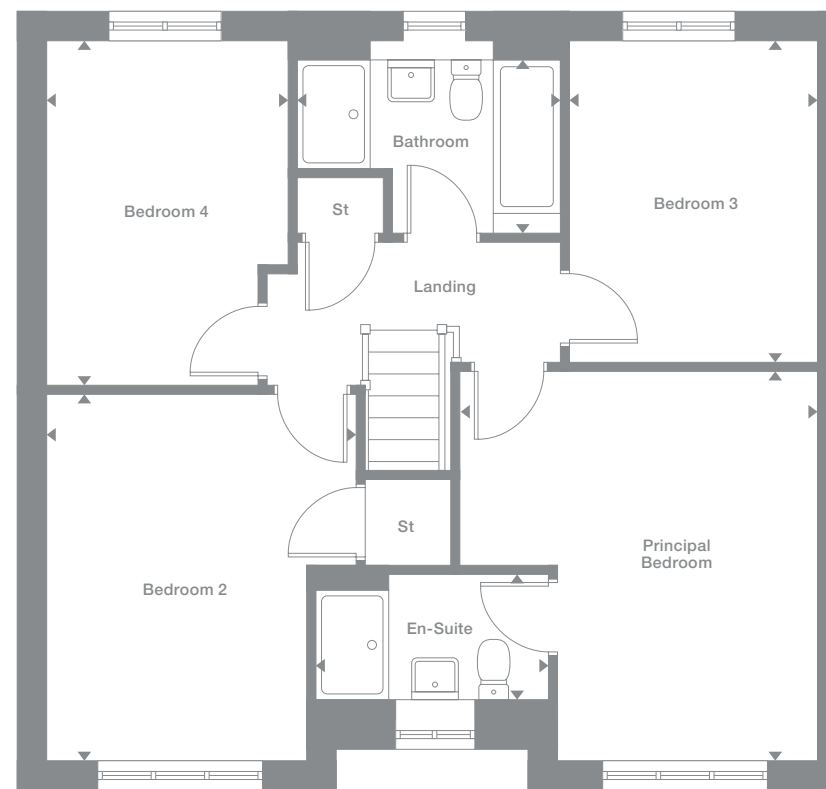
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Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

- Lounge**
3.12m x 5.15m
10'3" x 16'11"
- Kitchen**
3.02m x 3.47m
9'11" x 11'5"
- Laundry**
1.76m x 1.88m
5'9" x 6'2"
- Family/Breakfast**
5.03m x 3.47m
16'6" x 11'5"
- Dining**
2.77m x 3.18m
9'1" x 10'5"
- WC**
0.92m x 1.88m
3'0" x 6'2"

First Floor

- Principal Bedroom**
2.91m x 3.79m
9'7" x 12'5"
- En-Suite 1**
1.55m x 2.02m
5'1" x 6'8"
- Dressing**
2.61m x 1.70m
8'7" x 5'7"
- Bedroom 2**
3.16m x 3.47m
10'5" x 11'5"
- En-Suite 2**
2.13m x 1.60m
7'0" x 5'3"
- Bedroom 3**
2.38m x 3.28m
7'10" x 10'9"
- Bedroom 4**
2.61m x 3.09m
8'7" x 10'2"
- Bathroom**
2.86m x 1.70m
9'5" x 5'7"

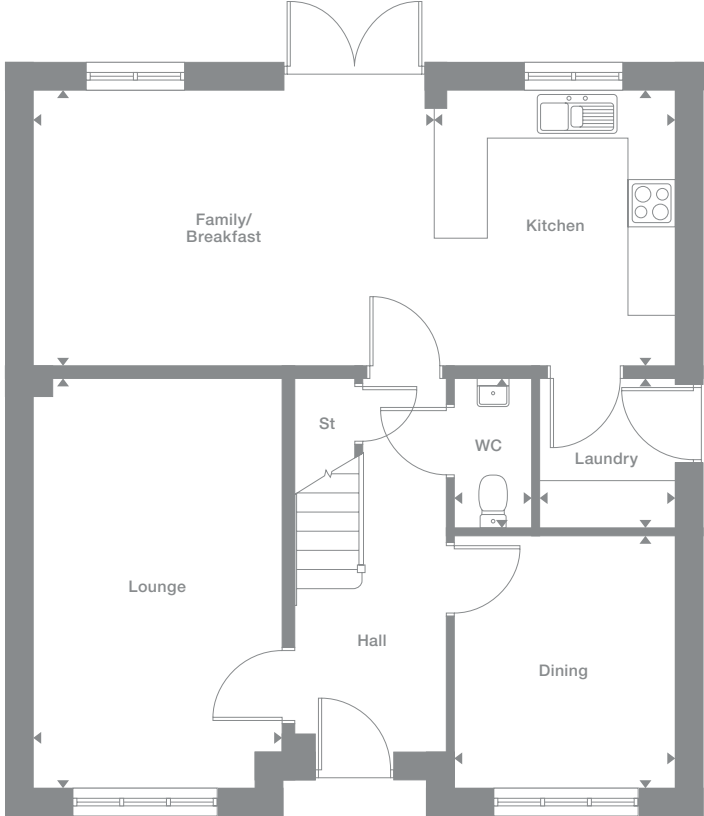
Floor Space

1,500 sq ft

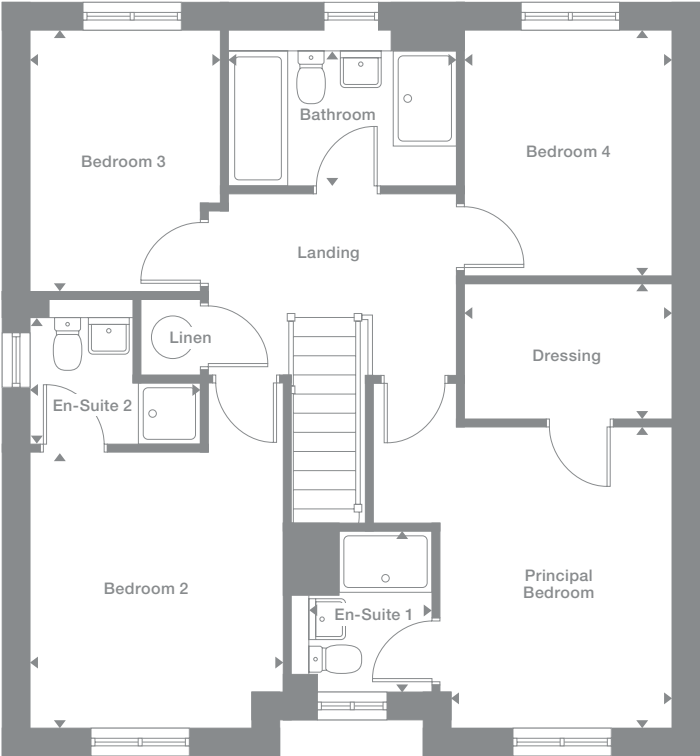
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Ground Floor



First Floor



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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

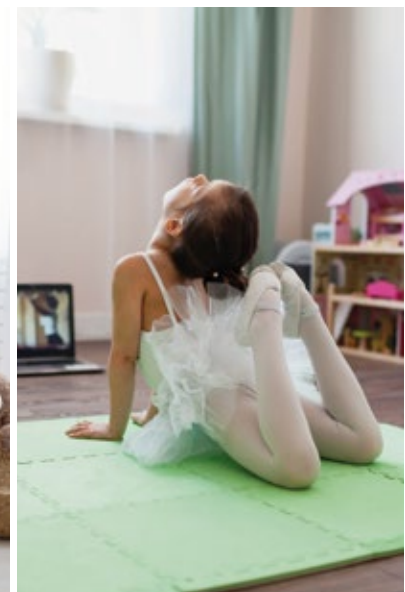
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



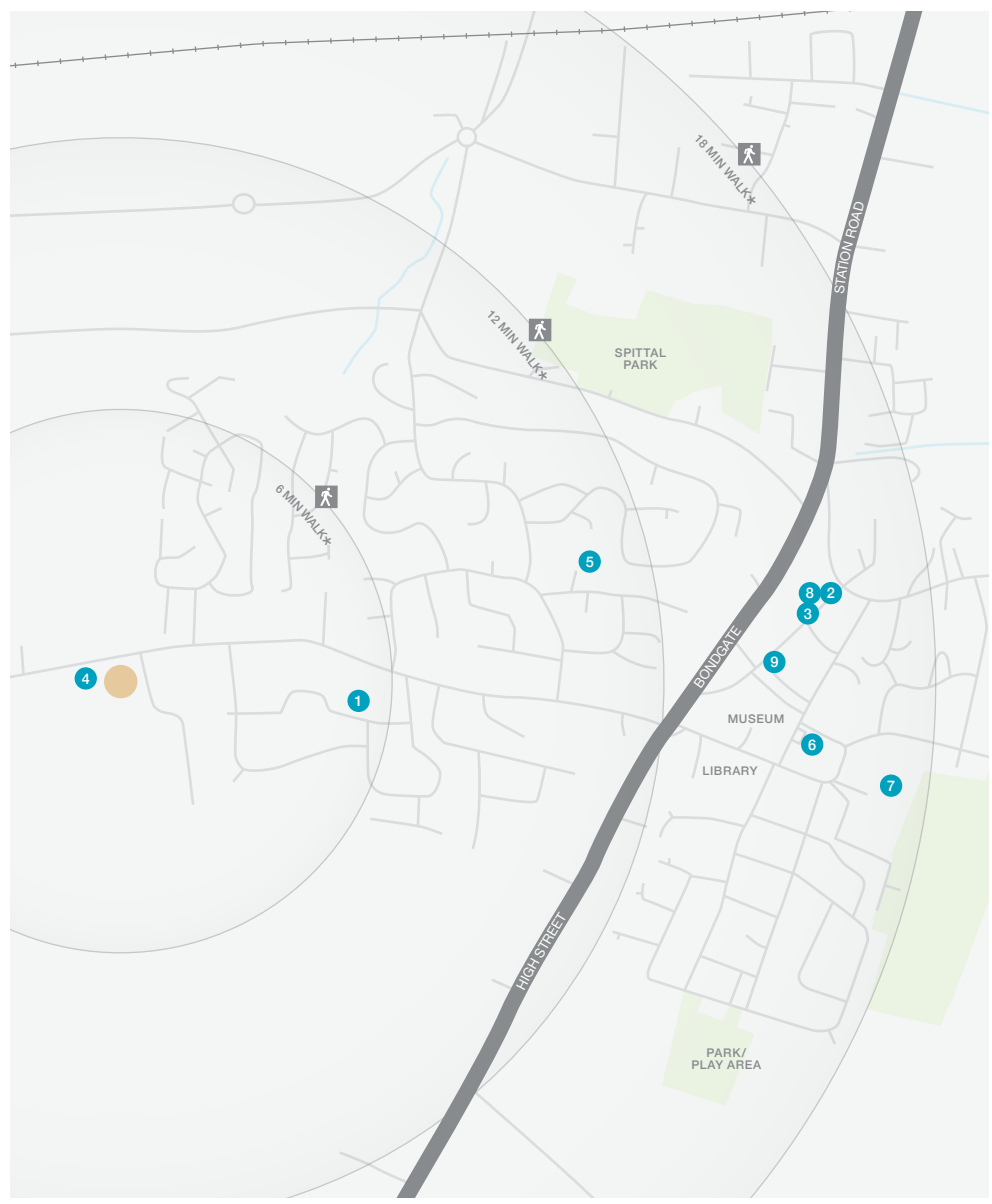
The town is probably best known as the home of Donington Park, a celebrated motorsport circuit with an exhibition hall presenting Grand Prix cars and exciting race simulators and, since 2003, the site of the annual Download rock festival. Less well known is the fact that it was Leicestershire's first Conservation Area. The town's history and heritage are reflected in its award-winning museum and an informative Heritage Trail that takes in many of the most significant buildings. An annual medieval Market is held around Mayday, and the three-day October Wakes Fair transforms the main street into a carnival of stalls and entertainment.

There is a convenient local grocery, newsagent and off-licence, Green Lane Stores, a few minutes walk from the development. Borough Street, just 20 minutes away, has a lively mixture of local shops, galleries, pubs, restaurants, food takeaways, hairdressers and other services, including a pharmacy, a post office and a large Co-op food store. The car park of the Co-op has recycling bins for most household waste, and a twice monthly Farmers' Market is held at the Bowls Club.



When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

The Juvenate Health and Leisure Club near East Midlands Airport offers gym and swimming facilities, and local sports organisations range from football, rugby and cricket to kickboxing and bowls. The town has two primary schools, the Orchard Community Primary and St Edward's C of E Primary, and a secondary school, Castle Donington College, all within easy walking distance of the development. There is also a day nursery just a few yards away. Castle Donington Surgery, a medical practice with eight GPs, is located in Borough Street, where there is also a dental surgery.



- 1 Green Lane Stores
6 Park Avenue
01332 810 496
- 2 Evans Pharmacy
57 Borough Street
01332 810 213
- 3 Castle Donington Sub Post Office,
47 Borough Street
01332 810 515
- 4 Nightingale Nursery
123 Park Lane
01332 850 585
- 5 The Orchard Community Primary School,
10 Grange Drive
01332 810 078
- 6 St Edward's C of E Primary School,
Dovecote
01332 810 231
- 7 Castle Donington College,
Mount Pleasant
01332 810 528
- 8 Castle Donington Surgery,
53 Borough Street
01332 856 050
- 9 Castle Donington Dental Care,
8 Borough Street
01332 810 233

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk



How to find us

From the M1 Southbound

Leave the motorway at junction 24a to join the A50 Derby Bypass. Leave the bypass at junction 1, taking the second roundabout exit, for Donington Park. At the next roundabout take the first exit, then at each of the next four roundabouts take the second exit, to reach the new relief road. Take the first exit at the next two roundabouts, and quarter of a mile on the development is on the right.

From the M1 Northbound

Leave the motorway at junction 23a, for East Midlands Airport. One and a half miles after passing the Airport entrance, follow signs for Castle Donington, leaving the dual carriageway and passing Donington Park on the left. After three-quarters of a mile, at the roundabout take the first exit to join the new relief road, then at the next roundabout take the third exit into Park Lane. Quarter of a mile on, the development is on the right.

Sat Nav Postcode
DE74 2JG

For development opening times please see millerhomes.co.uk or call 03300 290134



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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

90 years of miller homes

Why Miller Homes?

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.



5 stars for customer satisfaction

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