



**Meadowbrook Chase
Woodthorpe**

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the place to be®

- 02 Living in Woodthorpe
- 06 Welcome Home
- 08 Floorplans
- 30 The Miller Difference
- 34 Useful Contacts
- 36 Contact Us

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.



Plot Information



- Delmont**
See Page 08
- Rivermont**
See Page 10
- Chilton**
See Page 12
- Braxton**
See Page 14
- Hampton**
See Page 16
- Middleton**
See Page 18
- Fordwood**
See Page 20
- Briarwood**
See Page 22
- Clearwood**
See Page 24
- Maywood**
See Page 26
- Kingford**
See Page 28
- Affordable Housing**

- Bin Collection Point BCP
- Shed
- Local Equipment Area for Play LEAP

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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

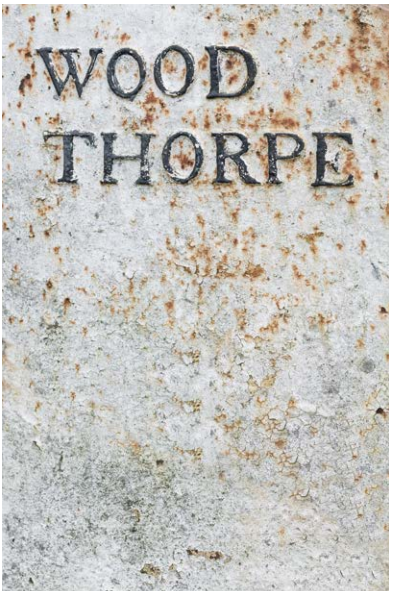


Living in
Woodthorpe

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 Meadowbrook Chase.

A mile and a half from Loughborough town centre and around half a mile from the A6, bringing Leicester within 25 minutes' drive, Meadowbrook Chase combines excellent neighbourhood amenities with easy access to the wider Midlands. Nottingham and Derby can both be reached in around 45 minutes by road. The area is well served by local buses, and Loughborough has bus links with Nottingham, Leicester, East Midlands Airport and Derby. Direct trains from Loughborough call at Nottingham, Sheffield, Leicester, Lincoln, Grimsby and London, reaching St Pancras in less than eighty minutes.

Just 400 yards away, there is a large Aldi supermarket and branches of Greggs, Subway and Costa. Within fifteen minutes' walk, a Tesco Extra superstore sits beside a shopping precinct with a convenience store, an off-licence, a pharmacy and post office, a butcher, hairdressers and food takeaways. Loughborough town centre offers a wonderful mixture of old and new, with shopping centres featuring high street names, rows of independent traders and the award winning twice weekly Retail Market and weekly Vintage Market held in the pedestrianised market place. The village of Quorn, a mile to west, presents a picturesque alternative with its local shops and traditional pubs.



Welcome home

On the edge of Loughborough, near the picturesque village of Quorn, this inviting selection of energy efficient two, three, four and five bedroom homes combines the appeal of peaceful, semi-rural surroundings with easy access to the cosmopolitan attractions of a university town. With excellent shops and amenities nearby, and just half an hour's walk from the vibrant town centre, it brings an exciting new neighbourhood into a very special location. Welcome to Meadowbrook Chase...

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Delmont

Overview

The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom, 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 3.08m
13'3" x 10'1"

WC
1.50m x 1.14m
4'11" x 3'9"

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 2.67m
13'3" x 8'9"

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

Floor Space

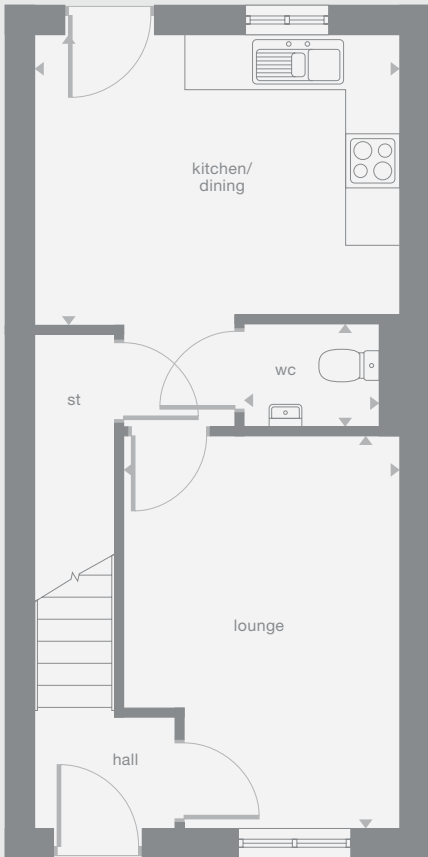
758 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

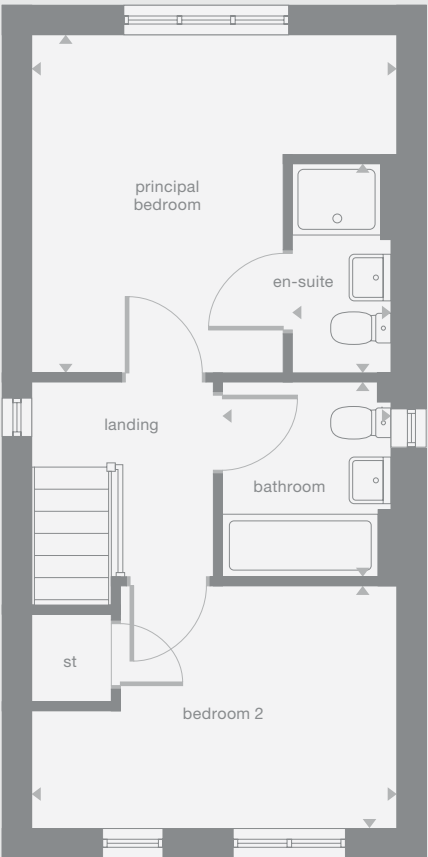
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Rivermont

Overview

The lounge opens on to a bright kitchen and dining room with french doors and a separate laundry space. There is a downstairs WC, a family bathroom, and one bedroom is en-suite. Useful cupboards are provided in the lounge, the second bedroom and the landing.

Ground Floor

Lounge
3.58m x 4.57m
11'9" x 15'0"

Kitchen/Dining
3.35m x 4.07m
11'0" x 13'4"

Laundry
1.08m x 2.31m
3'7" x 7'7"

WC
1.08m x 1.65m
3'7" x 5'5"

First Floor

Principal Bedroom
4.53m x 3.20m
14'10" x 10'6"

En-Suite
2.22m x 1.13m
7'3" x 3'9"

Bedroom 2
4.53m x 2.55m
14'10" x 8'4"

Bathroom
2.01m x 1.97m
6'7" x 6'6"

Floor Space

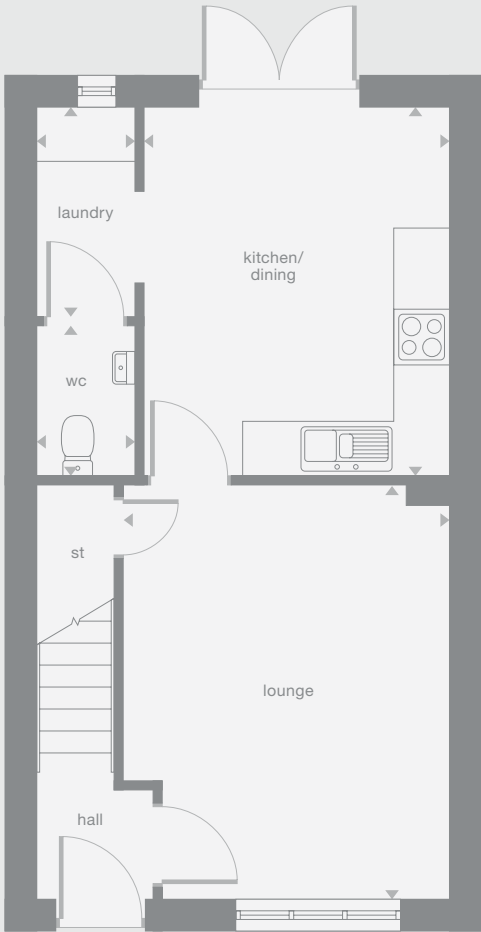
852 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

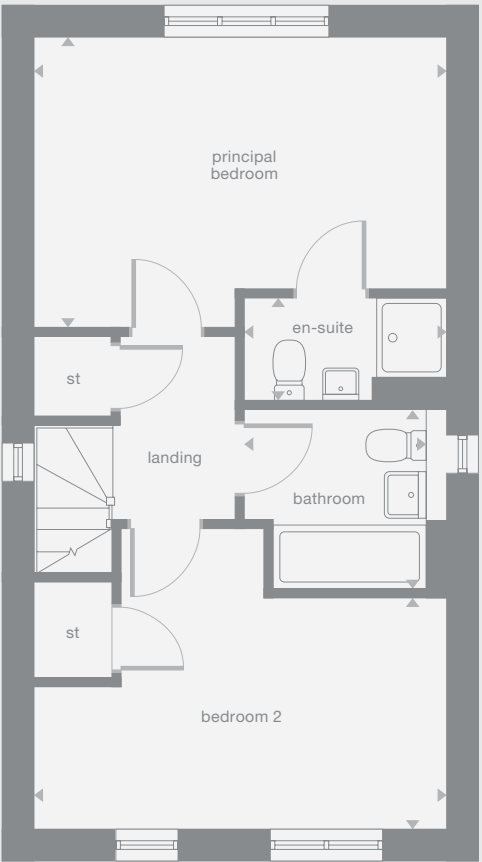
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Ground Floor



First Floor



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Chilton

Overview

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

Ground Floor

Lounge
5.20m x 3.22m
17'1" x 10'7"

Kitchen
3.07m x 2.74m
10'1" x 9'0"

Dining
2.12m x 2.46m
7'0" x 8'1"

WC
1.87m x 1.00m
6'2" x 3'3"

First Floor

Principal Bedroom
3.78m x 3.22m
12'5" x 10'7"

En-Suite
1.10m x 2.86m
3'7" x 9'5"

Bedroom 2
2.96m x 3.54m
9'9" x 11'8"

Bedroom 3
2.15m x 3.55m
7'1" x 11'8"

Bathroom
1.70m x 2.11m
5'7" x 6'11"

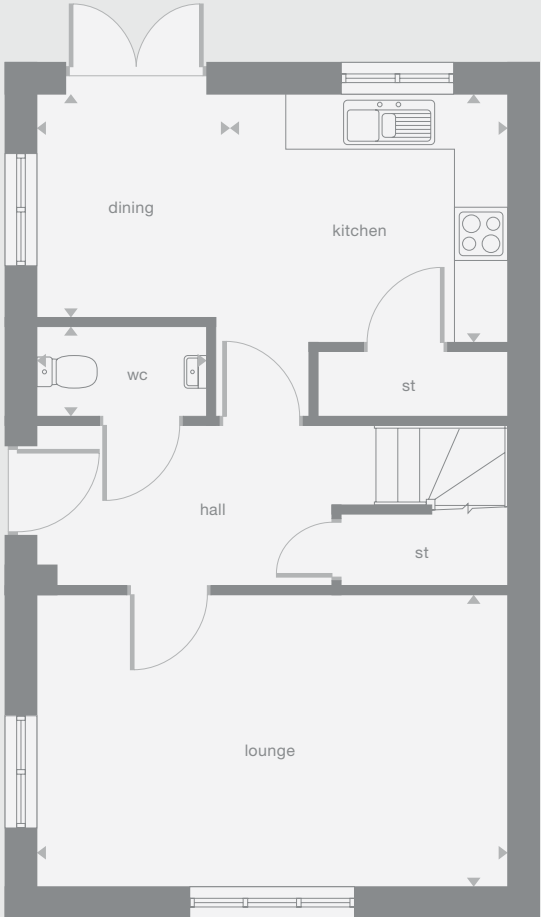
Floor Space

979 sq ft

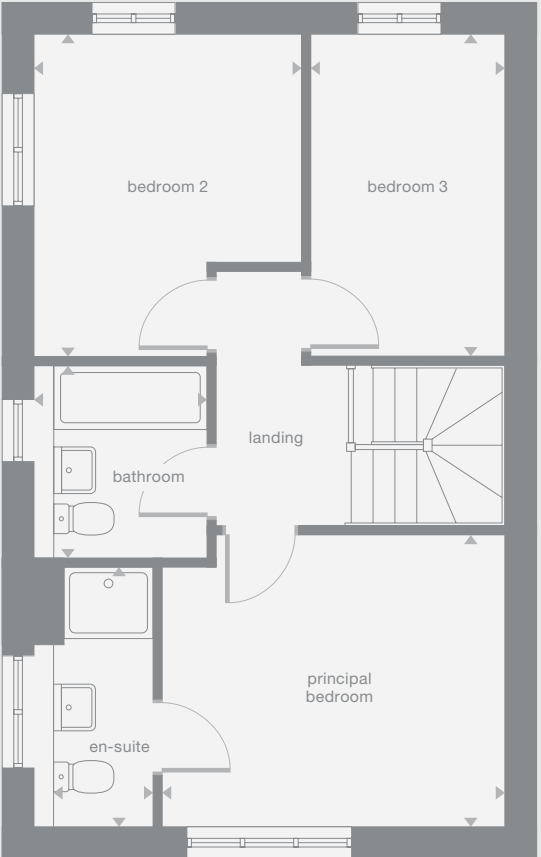
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Ground Floor



First Floor



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Braxton

Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor

- Lounge**
2.99m x 5.58m
9'10" x 18'4"
- Kitchen/Dining**
2.90m x 2.65m
9'6" x 8'9"
- Laundry**
2.09m x 1.88m
6'10" x 6'2"
- Family**
2.90m x 2.92m
9'6" x 9'7"
- WC**
1.09m x 1.55m
3'7" x 5'1"

First Floor

- Principal Bedroom**
3.01m x 2.77m
9'11" x 9'1"
- En-Suite**
2.11m x 1.24m
6'11" x 4'1"
- Bedroom 2**
2.95m x 3.28m
9'8" x 10'9"
- Bedroom 3**
3.19m x 2.72m
10'6" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

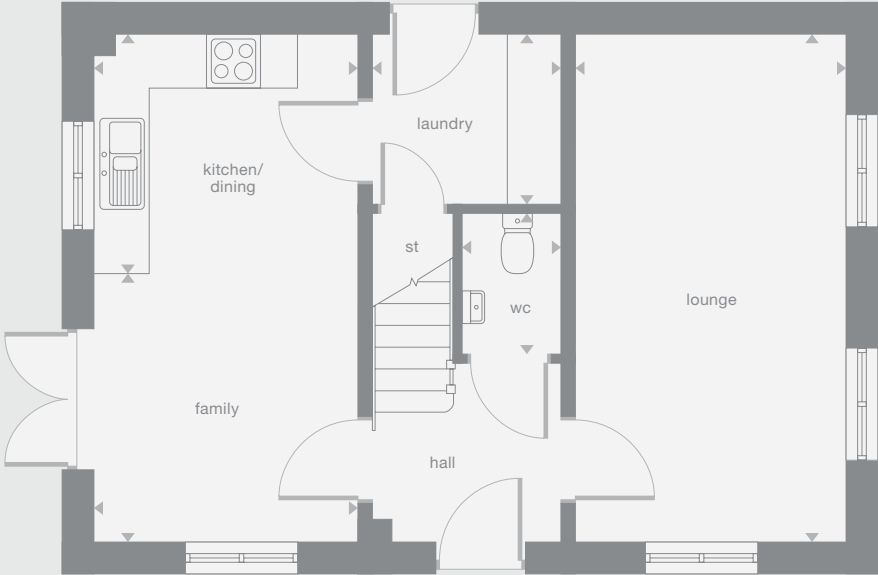
Floor Space

996 sq ft

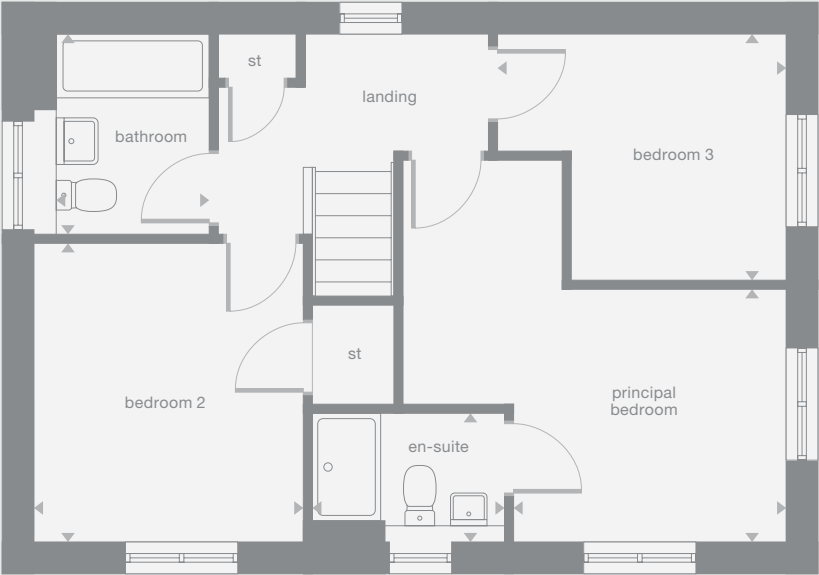
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Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.06m
11'3" x 10'0"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

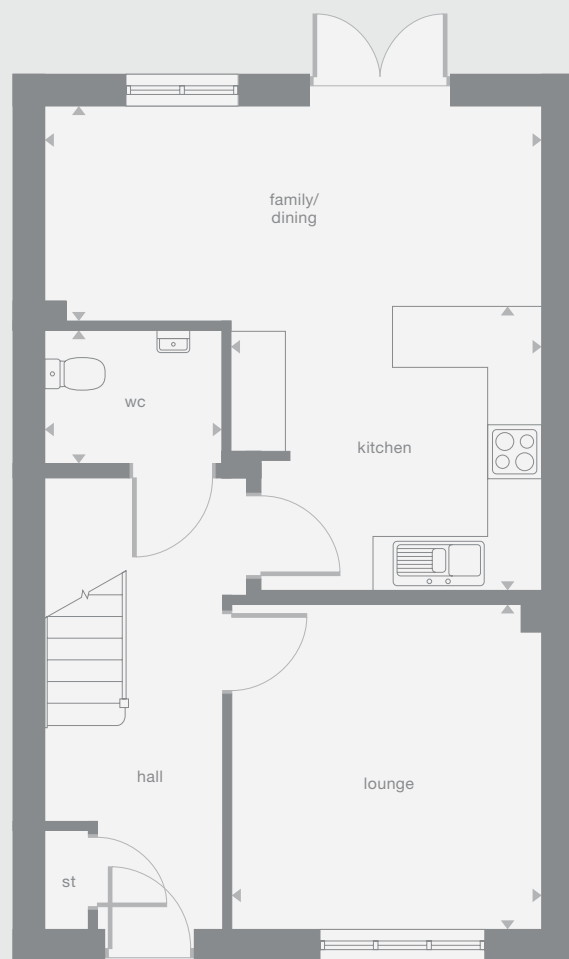
Floor Space

1,069 sq ft

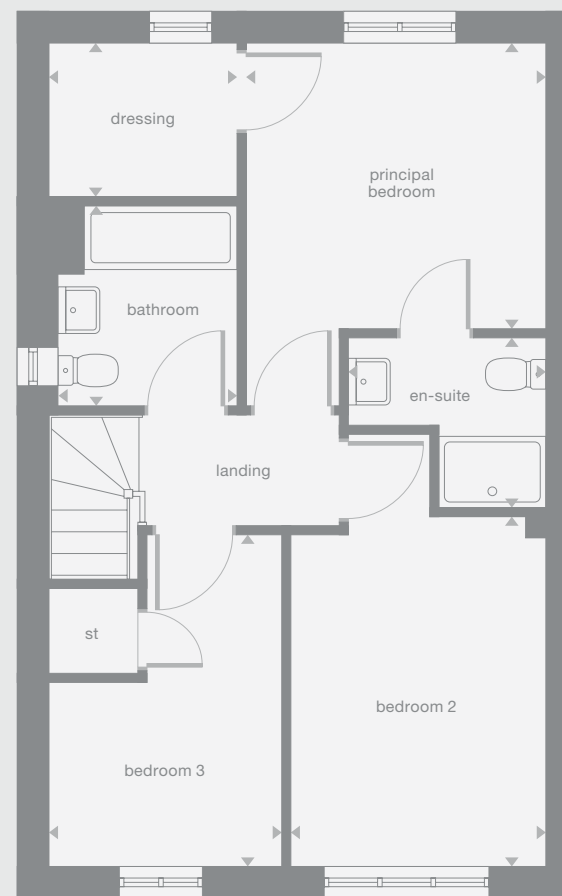
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Ground Floor



First Floor



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Middleton

Overview

In addition to a kitchen featuring french doors in the dining area, a natural hub for family life, the ground floor includes a bright lounge, a downstairs WC and a walk-in cupboard for coats or sports equipment. Upstairs, one of the three bedrooms is en-suite.

Ground Floor

Lounge
3.00m x 4.37m
9'10" x 14'4"

Kitchen
2.74m x 4.09m
9'0" x 13'5"

Family/Dining
3.29m x 4.09m
10'10" x 13'5"

WC
1.45m x 2.00m
4'9" x 6'7"

First Floor

Principal Bedroom
3.47m x 3.14m
11'5" x 10'4"

En-Suite
2.47m x 1.06m
8'1" x 3'6"

Bedroom 2
2.83m x 4.08m
9'3" x 13'5"

Bedroom 3
3.11m x 3.53m
10'3" x 11'7"

Bathroom
1.83m x 2.15m
6'0" x 7'1"

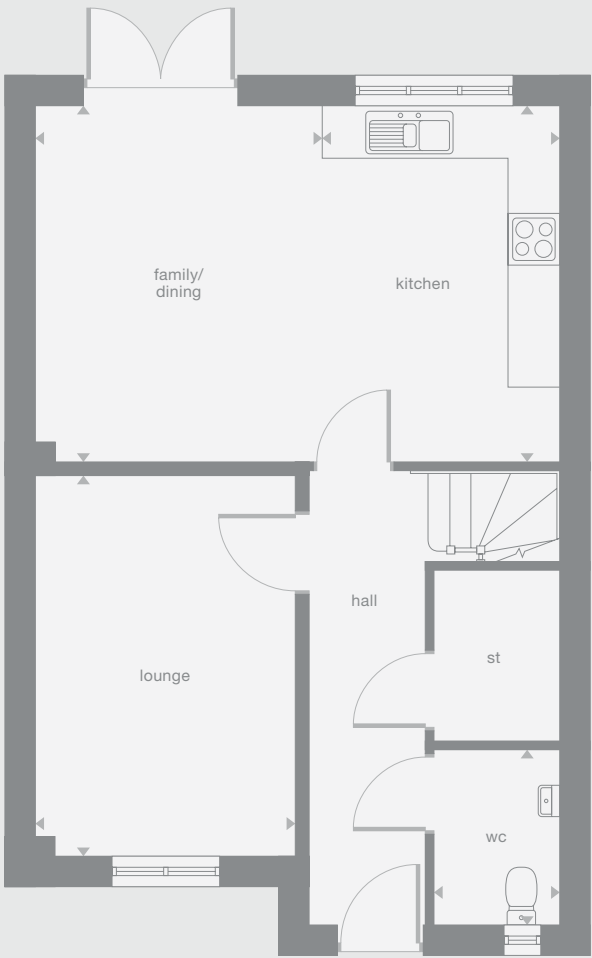
Floor Space

1,169 sq ft

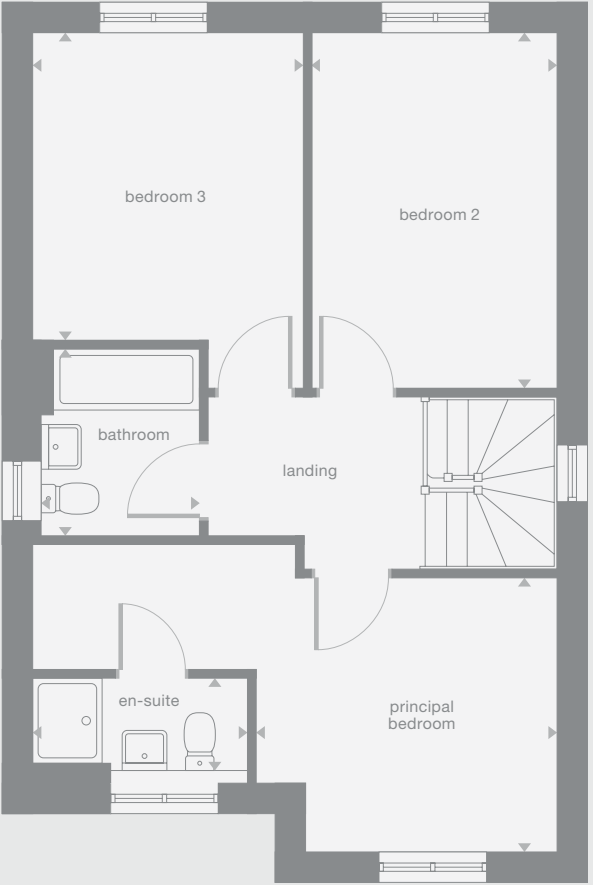
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Fordwood

Overview

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

Ground Floor

Lounge
3.23m x 5.20m
10'7" x 17'1"

Kitchen/Dining
4.57m x 3.16m
15'0" x 10'4"

Laundry
2.08m x 1.82m
6'10" x 6'0"

Family
3.32m x 5.20m
10'11" x 17'1"

WC
1.09m x 1.50m
3'7" x 4'11"

First Floor

Principal Bedroom
4.57m x 3.01m
15'0" x 9'11"

En-Suite
1.45m x 1.23m
4'9" x 4'1"

Bedroom 2
4.54m x 2.52m
14'11" x 8'3"

Bedroom 3
3.63m x 3.07m
11'11" x 10'1"

Study/Bedroom 4
2.25m x 2.03m
7'5" x 6'8"

Bathroom
2.77m x 1.89m
9'1" x 6'3"

Floor Space

1,267 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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Briarwood

Overview

With its stylish lounge and airy, open plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry room and a dedicated study, and the bright gallery landing opens on to the bathroom and four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.56m x 4.47m
11'8" x 14'8"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.91m x 3.84m
12'10" x 12'7"
- Study**
2.08m x 1.97m
6'10" x 6'6"
- WC**
2.08m x 1.52m
6'10" x 5'0"

First Floor

- Principal Bedroom**
3.56m x 3.13m
11'8" x 10'3"
- En-Suite**
2.16m x 1.30m
7'1" x 4'3"
- Bedroom 2**
3.62m x 3.51m
11'11" x 11'6"
- Bedroom 3**
4.19m x 2.75m
13'9" x 9'0"
- Bedroom 4**
2.80m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

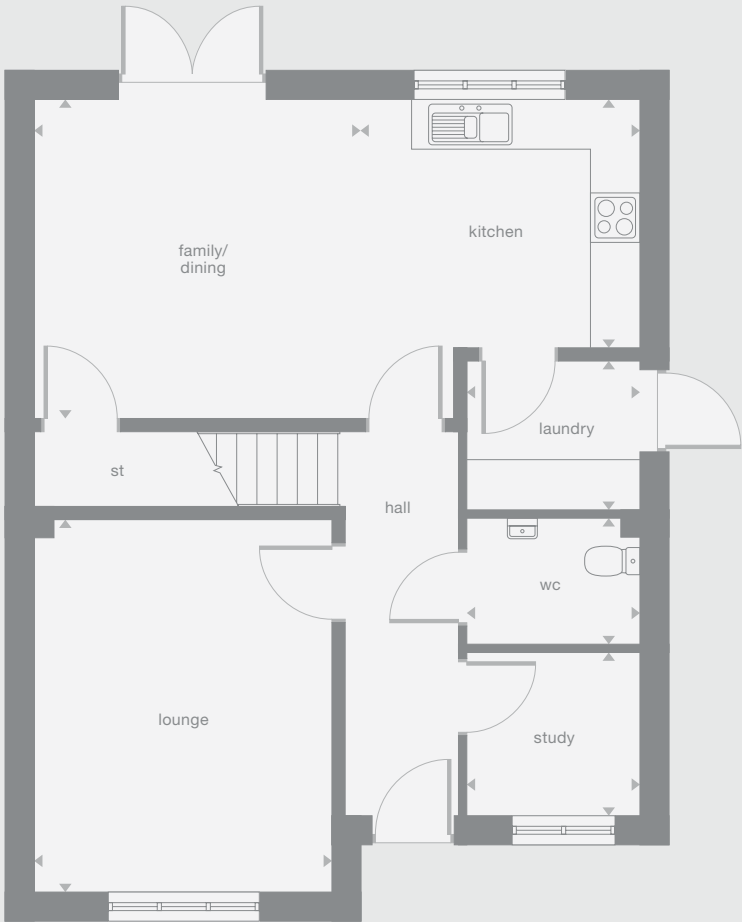
Floor Space

1,419 sq ft

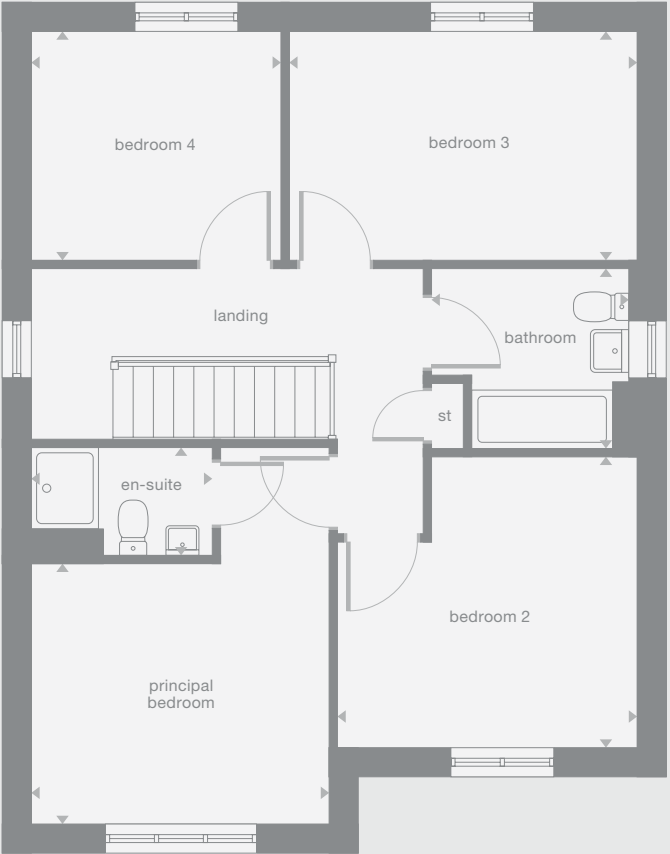
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Ground Floor



First Floor



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Clearwood

Overview

The light-filled family kitchen, featuring french doors, and the bay-windowed lounge are complemented by a study, a laundry and a WC. Upstairs, two of the four bedrooms are en-suite, one includes a dressing area, and the family bathroom has a separate shower.

Ground Floor

Lounge 3.56m x 5.86m 11'8" x 19'3"	Family 2.88m x 3.62m 9'6" x 11'11"
Kitchen 3.56m x 3.62m 11'8" x 11'11"	Study 3.09m x 2.41m 10'2" x 7'11"
Laundry 2.00m x 1.78m 6'7" x 5'10"	WC 1.00m x 1.78m 3'3" x 5'10"
Dining 2.51m x 3.62m 8'3" x 11'11"	

First

Principal Bedroom 3.56m x 3.15m 11'8" x 10'4"	En-Suite 2 2.18m x 1.34m 7'2" x 4'5"
En-Suite 1 1.85m x 1.34m 6'1" x 4'5"	Bedroom 3 3.13m x 3.93m 10'3" x 12'11"
Dressing 2.50m x 1.67m 8'3" x 5'6"	Bedroom 4 3.45m x 3.21m 11'4" x 10'7"
Bedroom 2 3.30m x 3.31m 10'10" x 10'11"	Bathroom 2.18m x 2.53m 7'2" x 8'4"

Floor Space

1,637 sq ft

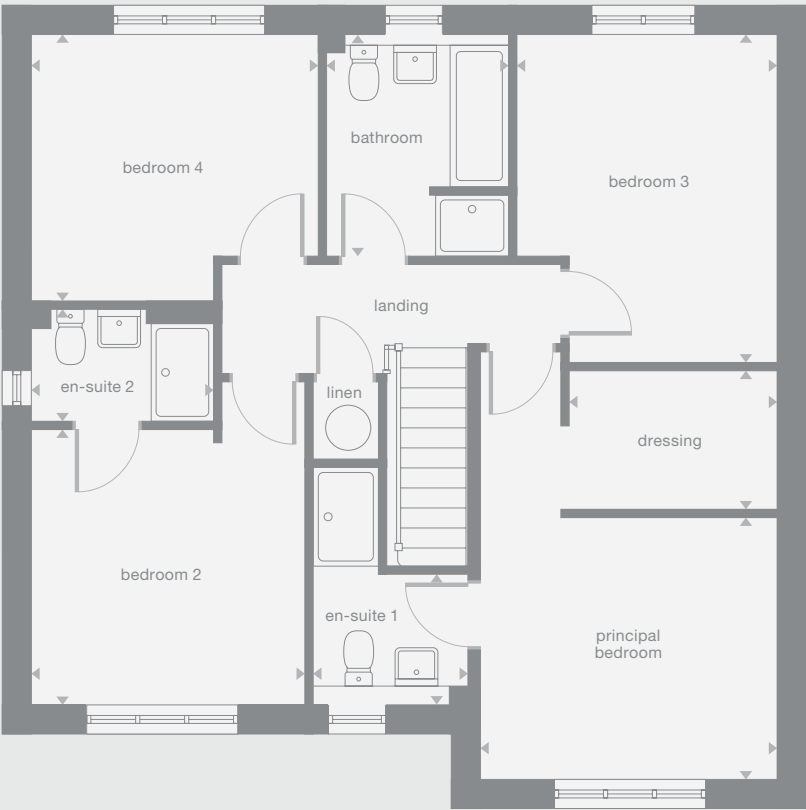
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Ground Floor



First Floor



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Maywood

Overview

French doors fill the family kitchen and breakfast room with light, complementing an impressive lounge and dining room. The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

Ground Floor

- Lounge**
3.20m x 5.19m
10'6" x 17'1"
- Kitchen**
3.92m x 3.50m
12'11" x 11'6"
- Laundry**
2.59m x 1.82m
8'6" x 6'0"
- Family/Breakfast**
4.13m x 4.62m
13'7" x 15'2"
- Dining**
2.66m x 2.85m
8'9" x 9'4"
- WC**
1.90m x 1.45m
6'3" x 4'9"

First

- Principal Bedroom**
2.91m x 3.51m
9'7" x 11'6"
- En-Suite 1**
1.68m x 2.07m
5'6" x 6'10"
- Dressing**
2.50m x 1.54m
8'3" x 5'1"
- Bedroom 2**
3.26m x 3.34m
10'9" x 11'0"
- En-Suite 2**
2.14m x 1.54m
7'1" x 5'1"
- Bedroom 3**
3.22m x 3.49m
10'7" x 11'6"
- Bedroom 4**
2.44m x 4.62m
8'0" x 15'2"
- Bathroom**
2.19m x 2.77m
7'2" x 9'1"

Floor Space

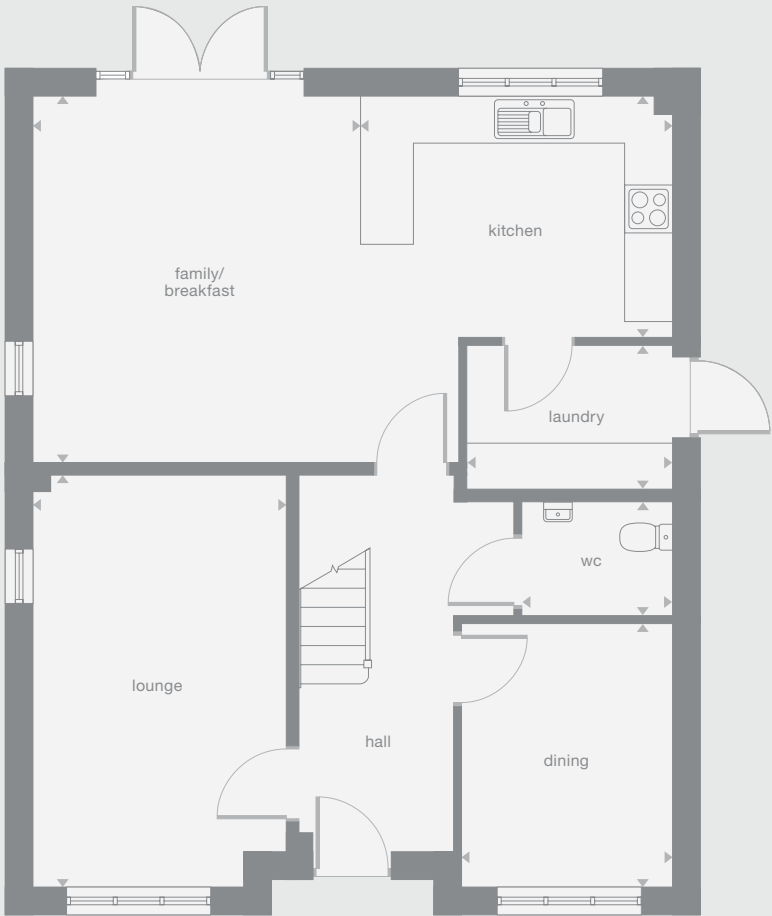
1,704 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

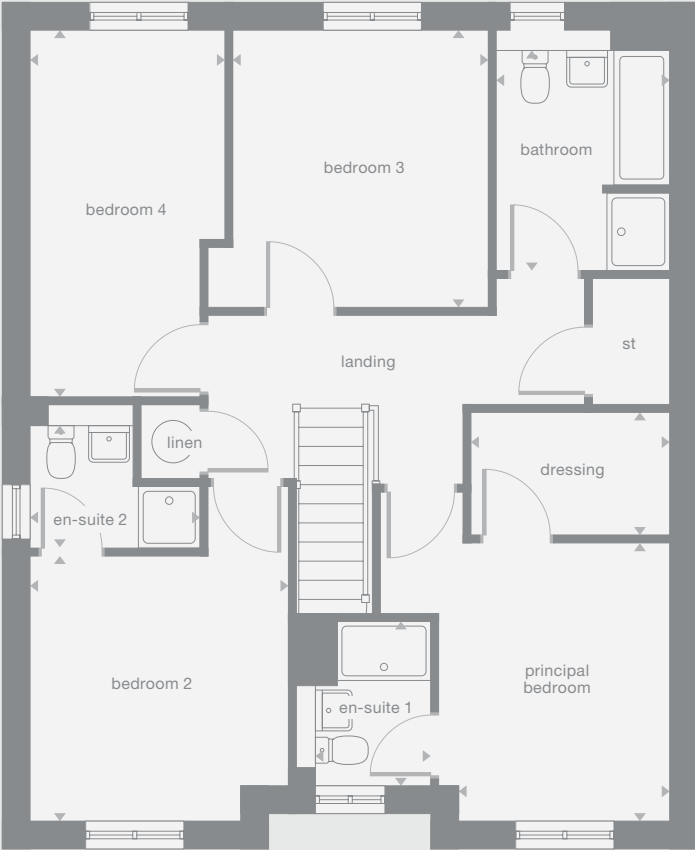
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Ground Floor



First Floor



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Overview

Accessed from a superb entrance hall, both the study and the lounge feature bay windows and the island kitchen, incorporating bi-fold doors and rooflights, adjoins a dining room with french doors. The five bedrooms include two en-suites, and the family bathroom has a separate shower.

Ground Floor

Lounge
3.83m x 5.84m
12'7" x 19'2"

Kitchen
6.38m x 6.04m
20'11" x 19'10"

Laundry
2.25m x 1.72m
7'5" x 5'8"

Dining
3.73m x 3.49m
12'3" x 11'6"

Study/Family
3.34m x 3.46m
11'0" x 11'5"

WC
0.99m x 1.72m
3'3" x 5'8"

First

Principal Bedroom
3.27m x 4.52m
10'9" x 14'10"

En-Suite 1
2.46m x 1.54m
8'1" x 5'1"

Dressing
2.46m x 2.56m
8'1" x 8'5"

Bedroom 2
3.85m x 2.58m
12'8" x 8'6"

En-Suite 2
2.53m x 1.43m
8'4" x 4'9"

Bedroom 3
3.84m x 3.07m
12'7" x 10'1"

Bedroom 4
3.81m x 2.49m
12'6" x 8'2"

Bedroom 5
3.06m x 2.29m
10'1" x 7'7"

Bathroom
2.53m x 2.01m
8'4" x 6'7"

Floor Space

2,088 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.

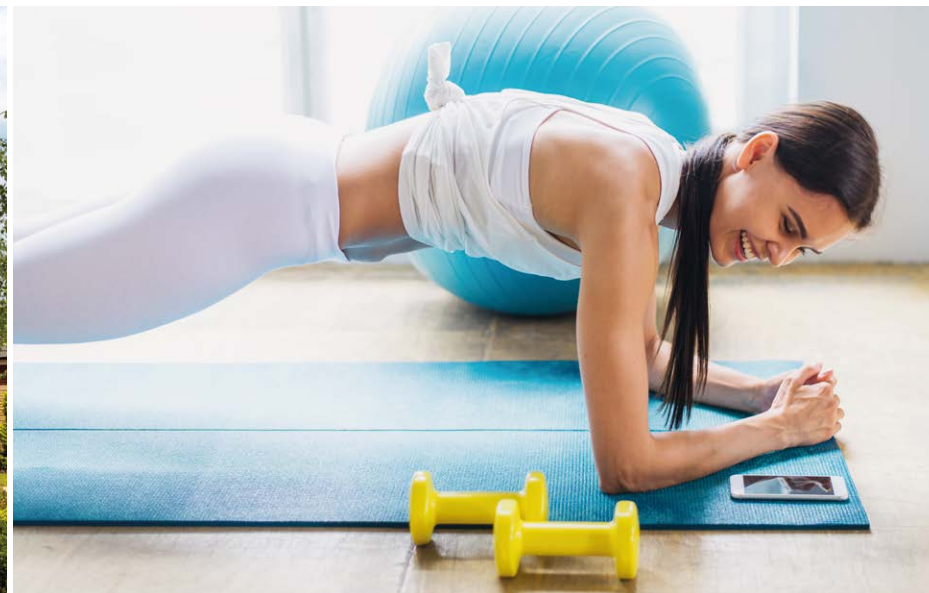
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

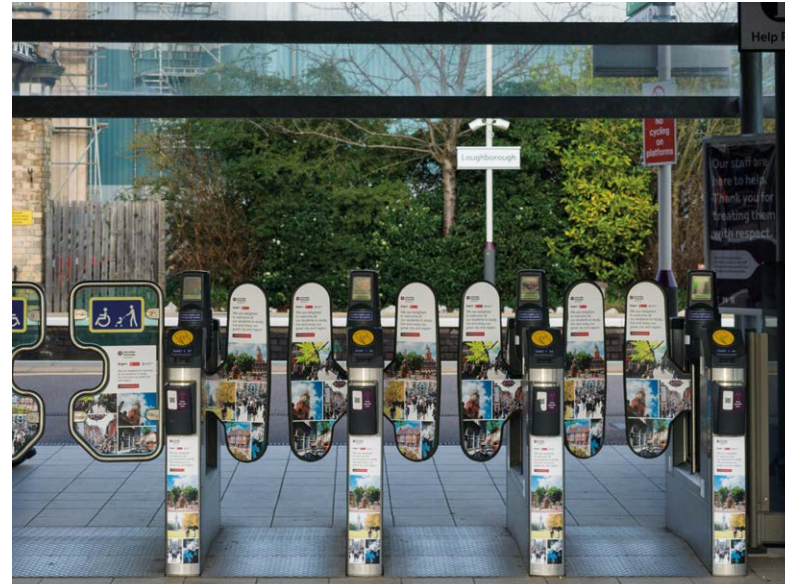
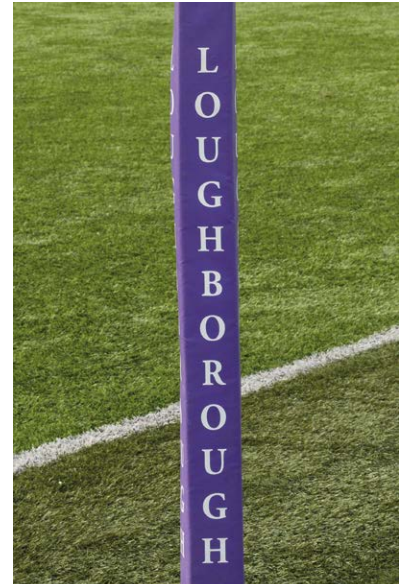
your home
your way...



Loughborough has a comprehensive, cosmopolitan spectrum of cafés and restaurants, clubs and bars, cinemas, and live music, dance and comedy venues. From the six-screen Odeon and the superb Loughborough Leisure Centre, with two swimming pools, an excellent gym, sports hall and soft play, to the fascinating Charnwood Museum and the Great Central Railway heritage steam line, the town provides an endlessly stimulating environment for all interests and tastes.

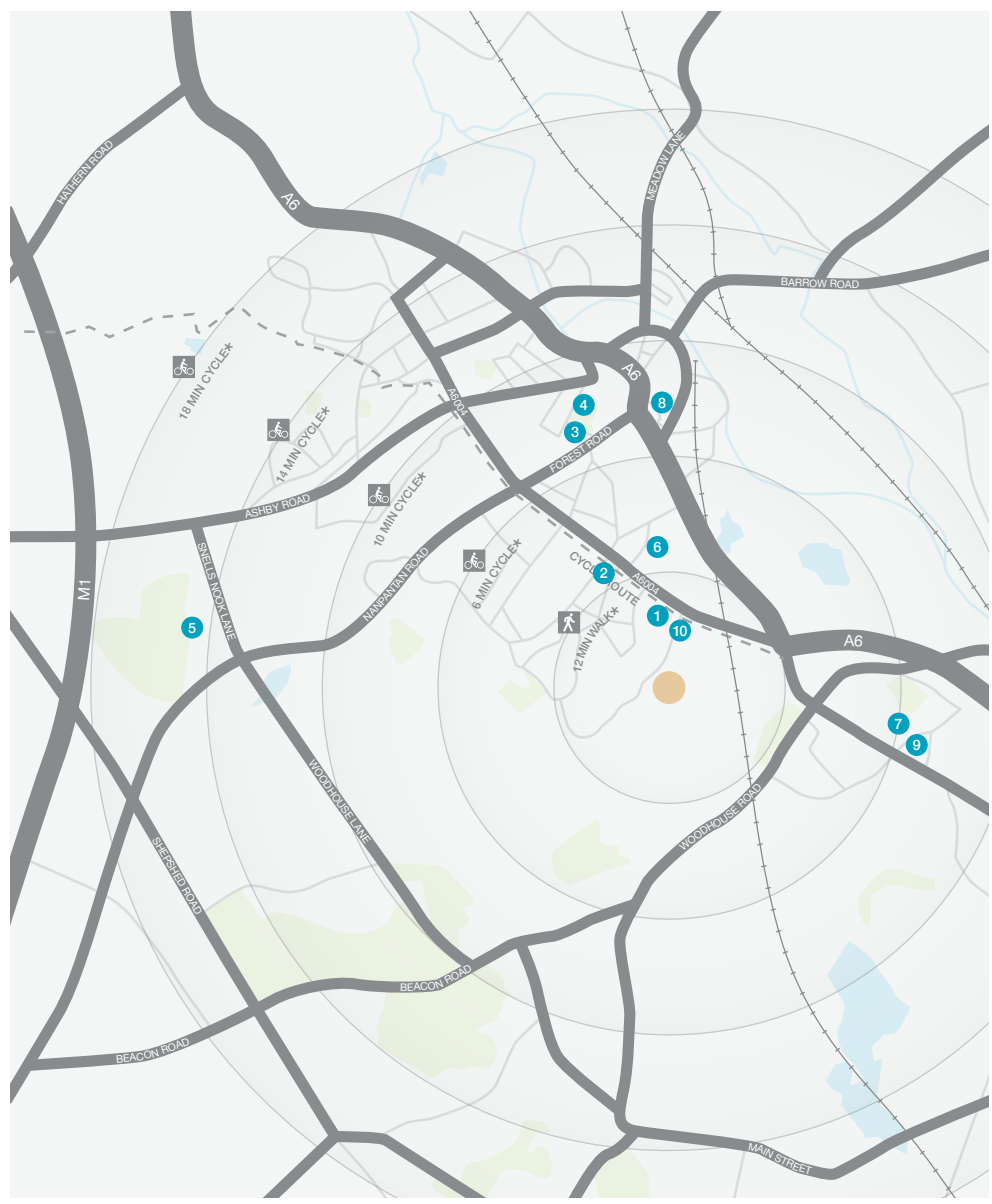
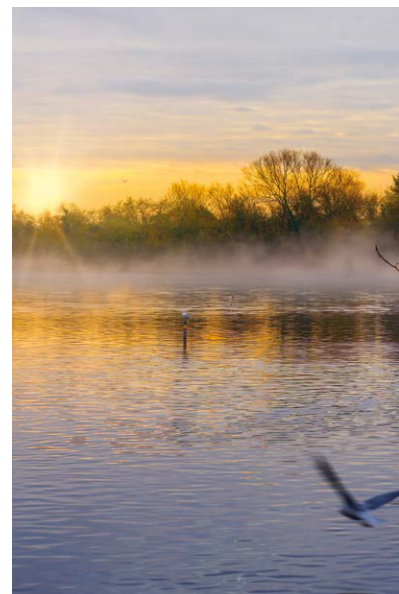
Grange Linear Park provides a peaceful route from Meadowbrook Chase to Beaumanor Park, Outwoods Nature Reserve and Beacon Hill Country Park. Other outdoor attractions include waterside walks along the Grand Union Canal or the River Soar, and green spaces like Queen's Park, with its aviary, bandstand and playground, and Southfields Park with its skatepark and adventure play. The Longcliffe Club is the nearest of a choice of golf courses within four miles of the development.

Meadowbrook Chase is in the catchment areas for Beacon Primary Academy and for Rawlins Academy in Quorn. Beacon Primary, 20 minutes' walk away, also offers nursery classes, and Rawlins Academy, just over a mile from the development, includes sixth form provision. There are convenient medical practices at Park View Surgery and Quorn Medical Centre, and a dental surgery, The Dentalist, five minutes' walk away.



Useful Contacts

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



- 1 Aldi
Allendale Road
0800 042 0800
- 2 Shelthorpe Pharmacy and Post Office
206 Park Road
01509 263 622
- 3 Loughborough Leisure Centre
Browns Lane
01509 611 080
- 4 Charnwood Museum
Granby Street
01509 233 754
- 5 Longcliffe Golf Club
Snells Nook Lane
01509 239 129
- 6 Beacon Primary Academy
Woodthorpe Road
01509 212 227
- 7 Rawlins Academy
Loughborough Road
01509 622 800
- 8 Park View Surgery
24-28 Leicester Road
01509 230 717
- 9 Quorn Medical Centre
1 Station Road
01509 410 800
- 10 The Dentalist
Unit C, Grange Retail Park
01509 380 054

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
1.0km = 10 to 14 mins walk
2.0km = 5 to 8 mins cycle
3.0km = 7 to 12 mins cycle
4.0km = 10 to 16 mins cycle
5.0km = 14 to 20 mins cycle



Contact Us

For development opening times please refer to millerhomes.co.uk or call 03301 738 266

From the M1
Leave the M1 at junction 23 to join the A512 for Loughborough. Follow the A512 for two miles, passing through one roundabout, then at the Ashby Road Roundabout take the third exit to join the A6004 for the town centre. Follow the A6004 for one and a half miles, through three roundabouts, then at Woodthorpe Roundabout take the third exit, for Woodthorpe. Follow the bend to the left, and Meadowbrook Chase is straight ahead.

From Leicester
Follow the A6 northbound, passing the turnoffs for Barrow upon Soar and Quorn. After passing the 'Loughboro 2' sign, at the One Ash Roundabout take the second exit to join the A6004. At Woodthorpe Roundabout take the first exit, for Woodthorpe. Follow the bend to the left, and Meadowbrook Chase is straight ahead.

Sat Nav
LE12 8UG



Registered Developer

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.

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

Development

Opening Times

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Sat Nav: LE12 8UG

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