

90 years of
miller
homes



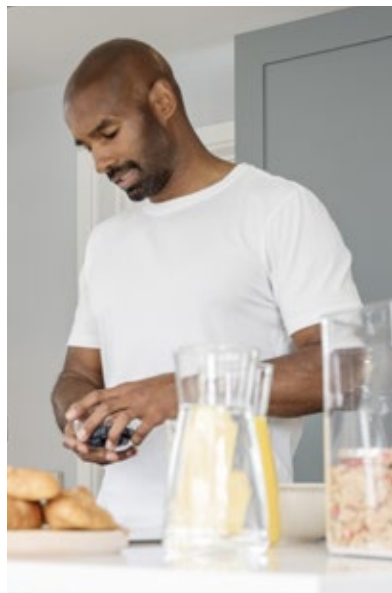
**Windlestone Point
Chilton**

millerhomes

the place to be

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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.

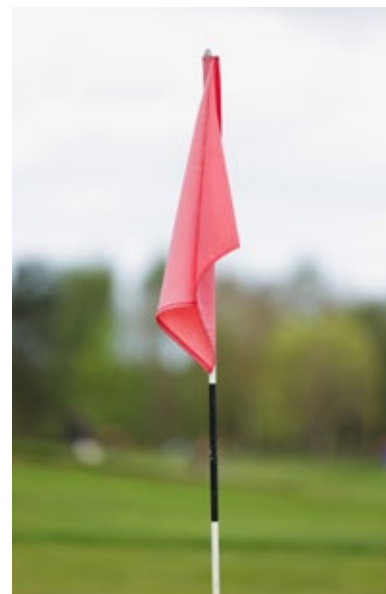
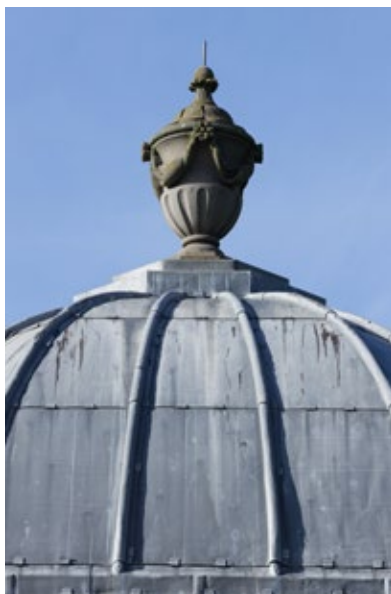


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Less than four miles from the A1(M), Chilton sits between Durham and Darlington and is within around 20 minutes' drive of each. Local bus services, stopping a few yards from the development, link Chilton with Newton Aycliffe, Bishop Auckland, Ferryhill, Spennymoor, Durham and Darlington and other local communities. Trains between Bishop Auckland and Saltburn, calling at Darlington, Middlesbrough and Redcar before carrying on to the coast, stop at Newton Aycliffe Station, five miles to the south. The station has a free car park.

Within a few minutes walk, there is a pharmacy, a post office, a Sainsbury's Local supermarket, two convenience stores, several takeaways, hairdressers and other services. The nearby Jet 24-hour petrol station incorporates a Spar shop. One and a half miles away, the shops in Ferryhill include bakeries, family butchers, a Co-op, a confectioner and a range of other specialists, interspersed with pubs and cafés. Iceland and Lidl supermarkets can be found in Spennymoor, less than four miles away, and there is a choice of traditional pubs in the area.



Welcome home

Close to open countryside on the northern edge of Chilton, a charming village that has grown into a popular residential area, these energy efficient three, four and five bedroom homes bring a prestigious new neighbourhood into a thriving community. A short walk from shops and services, and with easy access to the A1(M) for travel throughout the north east, they offer a superb blend of peaceful surroundings and exceptional convenience. Welcome to Windlestone Point...

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.





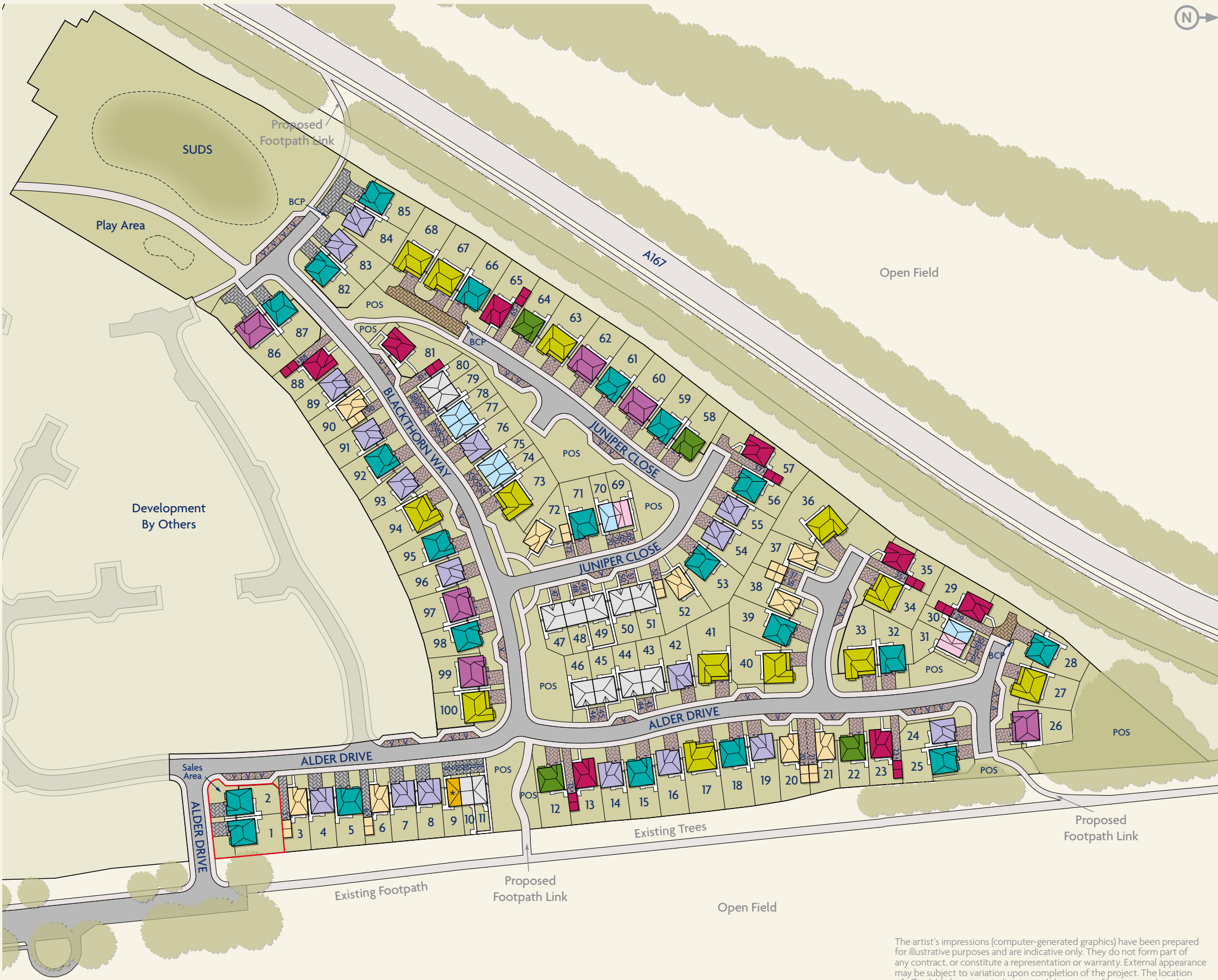
Plot Information

- Baymont** See Page 12
- Denton** See Page 14
- Chilton** See Page 16
- Linton** See Page 18
- Middleton** See Page 20
- Kirkwood** See Page 22
- Charleswood** See Page 24
- Briarwood** See Page 26
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- Affordable Housing**

- Visitor Parking V
- Bin Collection Point BCP
- Public Open Space POS
- Sustainable Urban Drainage SUDS

***** First Home Plot:
Please speak to Development Sales Manager regarding criteria

Plots 1-11 and 82-87 have alternative elevation treatments. Please speak to Development Sales Manager for details



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Baymont

Overview
 The welcoming lounge adjoins a bright dual aspect kitchen and dining room that opens to the garden, creating a practical, convivial space for entertaining. A downstairs WC complements the bathroom, and there are useful cupboards in the kitchen, bedroom two, and on the landing.

Ground Floor	First Floor
Lounge 3.25m x 4.26m 10'8" x 14'0"	Principal Bedroom 4.19m x 3.57m 13'9" x 11'9"
Kitchen/Dining 4.19m x 3.83m 13'9" x 12'7"	Bedroom 2 4.19m x 3.48m 13'9" x 11'5"
WC 1.50m x 1.10m 4'11" x 3'8"	Bathroom 2.01m x 2.15m 6'7" x 7'1"

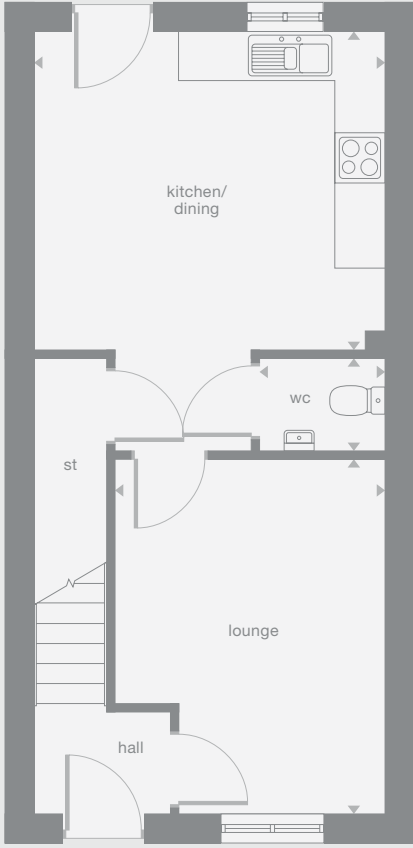
Floor Space
850 sq ft

Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

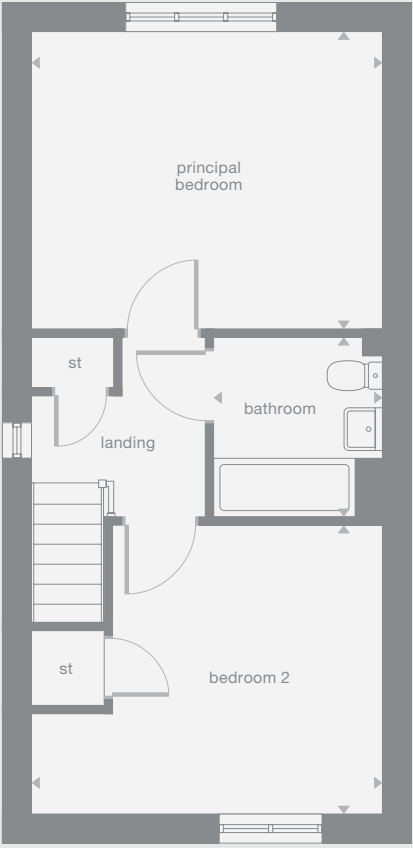
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denton

Overview

French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

Ground Floor

Lounge
3.58m x 4.45m
11'9" x 14'8"

Kitchen/Dining
3.35m x 4.74m
11'0" x 15'7"

Laundry
1.08m x 2.99m
3'7" x 9'10"

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

First Floor

Principal Bedroom
4.53m x 2.71m
14'10" x 8'11"

Bedroom 2
2.15m x 4.38m
7'1" x 14'5"

Bedroom 3
2.28m x 3.34m
7'6" x 11'0"

Bathroom
1.92m x 2.00m
6'4" x 6'7"

Floor Space

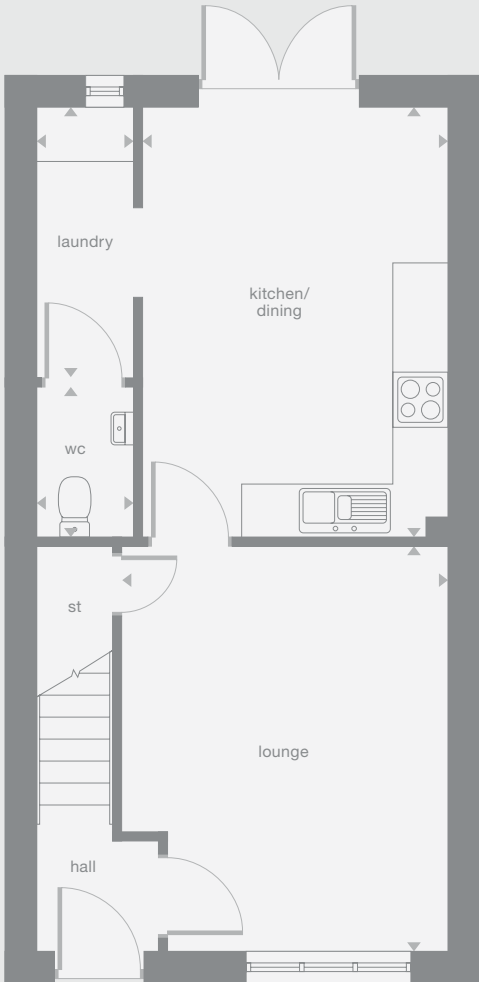
907 sq ft

Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

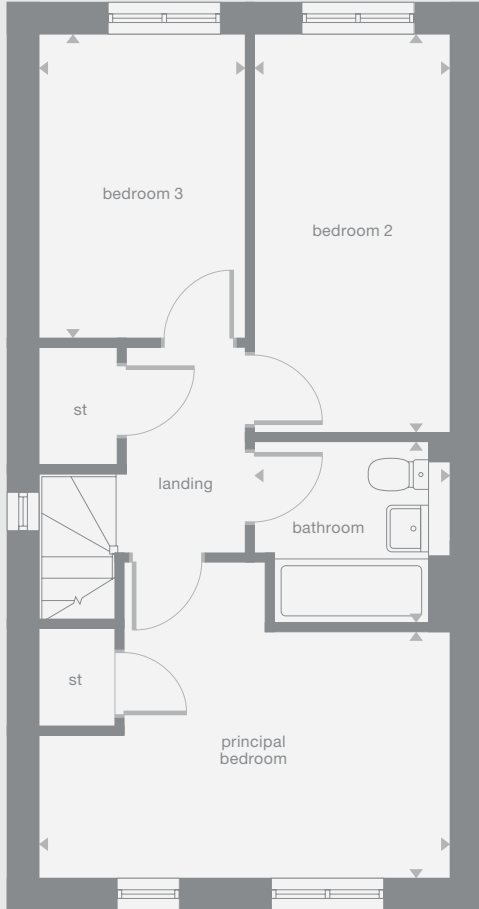
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Ground Floor



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

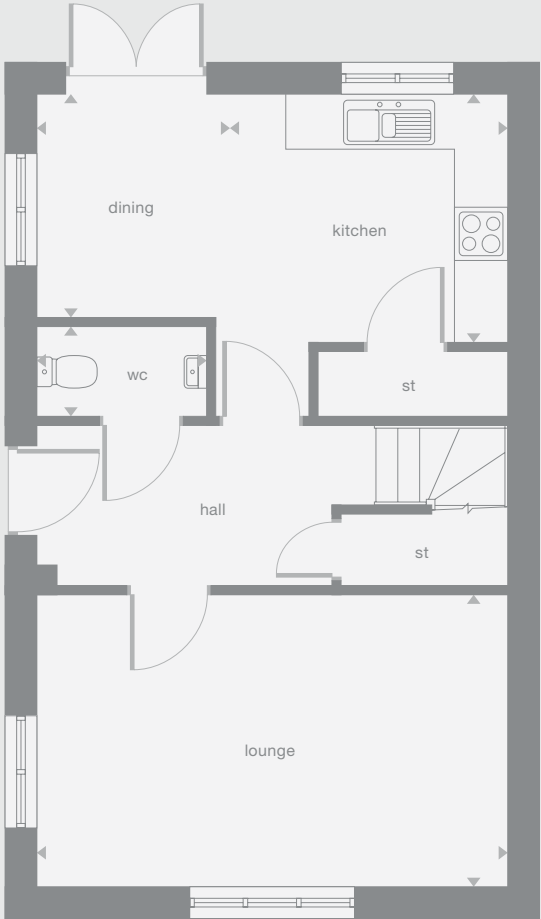
979 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

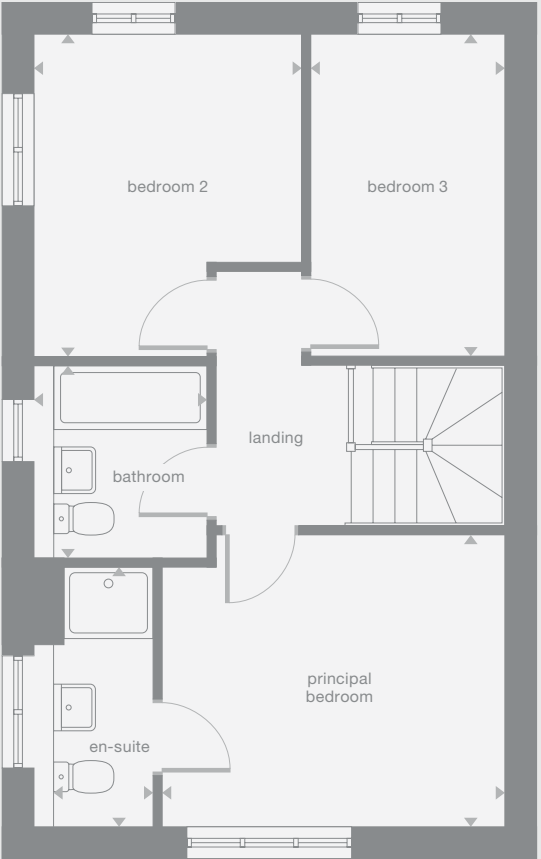
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Ground Floor



First Floor



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Linton

Overview

The light, well-proportioned lounge opens on to a bright kitchen with feature french doors in the dining area. One of the three bedrooms is en-suite with a walk-through dressing area, another includes a useful cupboard, and the family bathroom is complemented by a downstairs WC.

Ground Floor

Lounge
3.47m x 4.62m
11'5" x 15'2"

Kitchen/Dining
5.71m x 3.50m
18'9" x 11'6"

WC
1.80m x 1.46m
5'11" x 4'10"

First Floor

Principal Bedroom
3.05m x 4.60m
10'0" x 15'1"

En-Suite
2.40m x 1.18m
7'11" x 3'11"

Dressing
3.05m x 1.50m
10'0" x 4'11"

Bedroom 2
4.46m x 3.21m
14'8" x 10'7"

Bedroom 3
4.46m x 2.73m
14'8" x 9'0"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

Floor Space

1,104 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

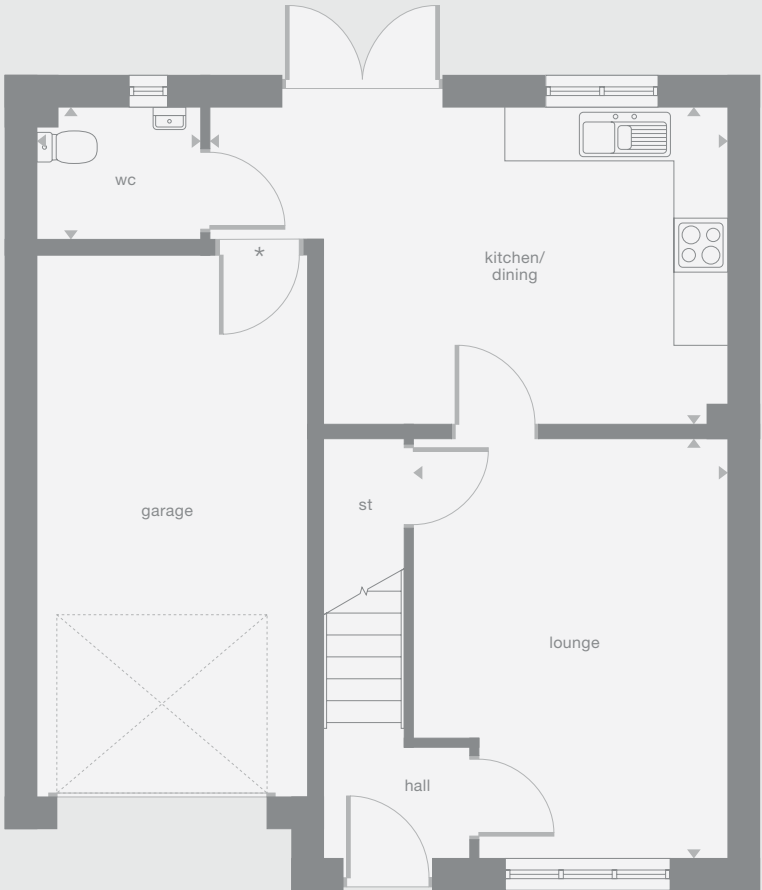
† Window only applicable to some plots. Please see Development Sales Manager for details

* Optional Garage Door

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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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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

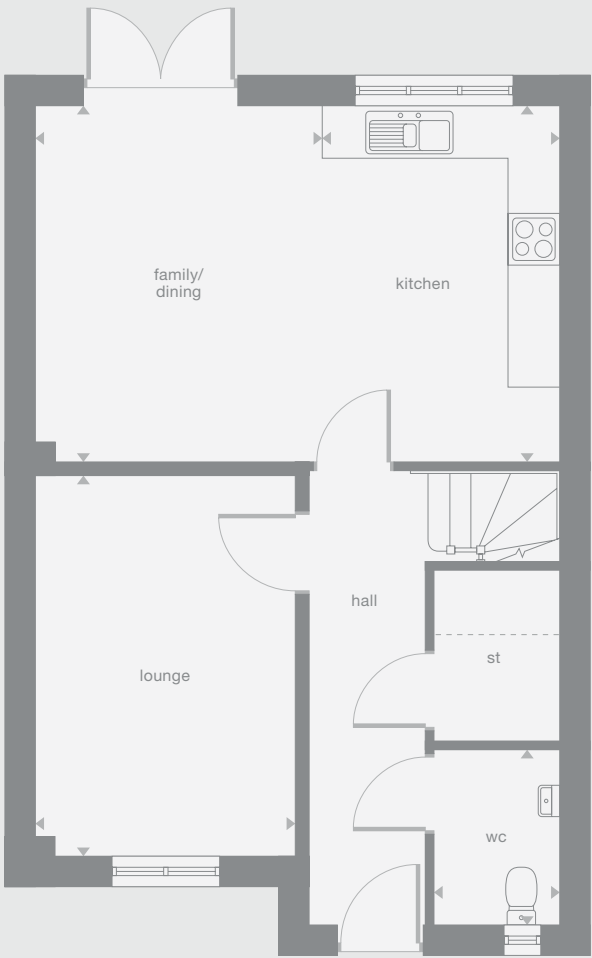
Denotes sloped ceiling

† Window only applicable to some plots. Please see Development Sales Manager for details

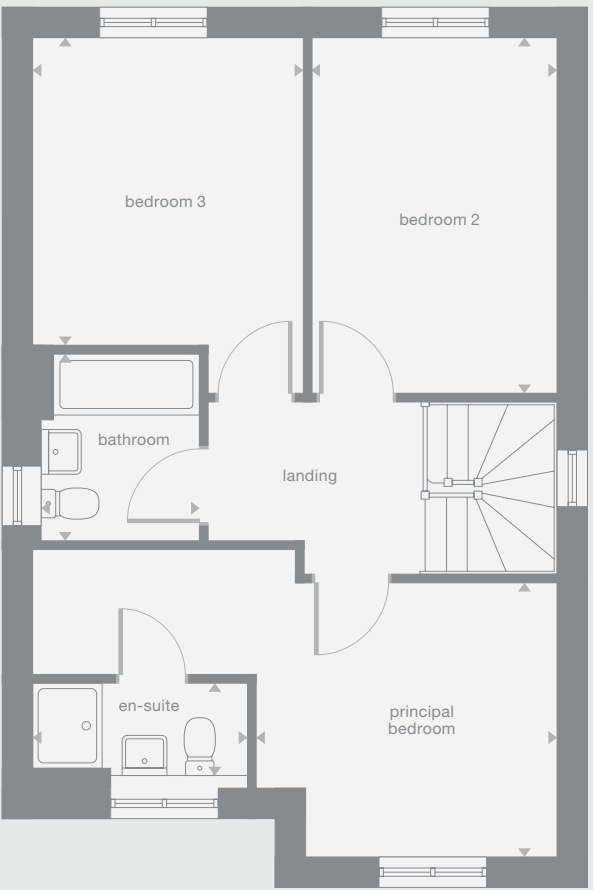
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

Lounge
2.95m x 4.43m
9'8" x 14'7"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Dining
2.16m x 2.68m
7'1" x 8'10"

Family
3.14m x 2.36m
10'4" x 7'9"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.03m x 2.73m
13'3" x 9'0"

En-Suite
2.60m x 1.19m
8'6" x 3'11"

Dressing
2.60m x 1.42m
8'6" x 4'8"

Bedroom 2
2.95m x 3.91m
9'8" x 12'10"

Bedroom 3
3.04m x 2.87m
10'0" x 9'5"

Floor Space

1,240 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional Garage Door

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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Charleswood

Overview

From the striking bay-windowed lounge to the four bedrooms, one a en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

Ground Floor

Lounge
3.17m x 4.58m
10'5" x 15'0"

Kitchen
3.16m x 2.86m
10'5" x 9'5"

Laundry
1.85m x 1.50m
6'1" x 4'11"

Dining
2.08m x 2.86m
6'10" x 9'5"

Family
3.14m x 2.86m
10'4" x 9'5"

WC
1.80m x 1.50m
5'11" x 4'11"

First Floor

Principal Bedroom
5.11m x 3.03m
16'9" x 9'11"

En-Suite
2.57m x 1.43m
8'5" x 4'8"

Dressing
1.86m x 1.35m
6'2" x 4'5"

Bedroom 2
3.17m x 3.52m
10'5" x 11'7"

Bedroom 3
4.52m x 2.55m
14'10" x 8'5"

Bedroom 4
3.77m x 2.96m
12'4" x 9'9"

Bathroom
1.83m x 2.22m
6'0" x 7'4"

Floor Space

1,378 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plot 5. Please see Development Sales Manager for details

* Optional Garage Door

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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

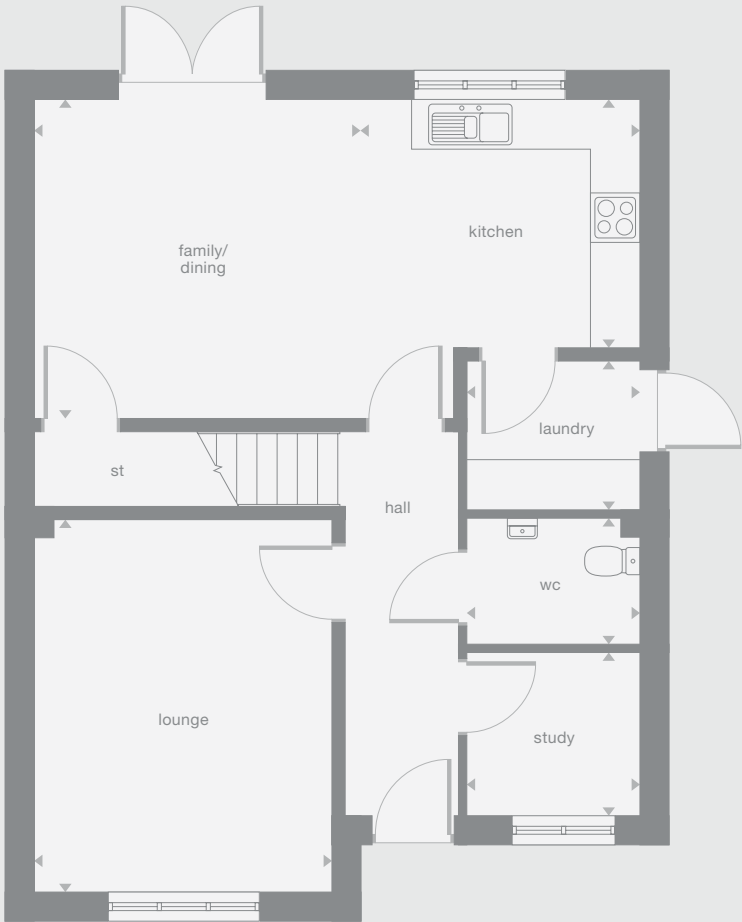
1,419 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

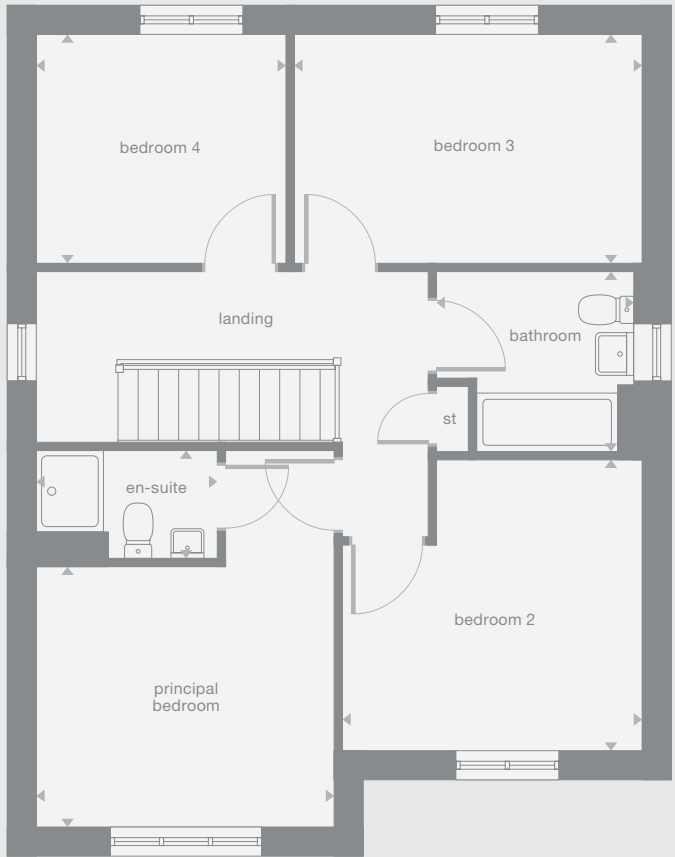
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Ground Floor



First Floor



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Blackford

Overview

The bay-windowed lounge shares the ground floor with a dramatic family kitchen and dining room opening to the garden, adjoining a practical laundry leading to a convenient WC. Upstairs five bedrooms, two of them en-suite and one with a dressing room, accompany a family bathroom.

Ground Floor

Lounge
3.32m x 5.41m
10'11" x 17'9"

Kitchen
4.30m x 2.92m
14'1" x 9'7"

Laundry
1.71m x 1.85m
5'8" x 6'1"

Family/Dining
4.10m x 3.61m
13'6" x 11'10"

WC
1.71m x 0.98m
5'8" x 3'3"

First Floor

Principal Bedroom
3.32m x 3.06m
10'11" x 10'0"

En-Suite 1
1.42m x 3.05m
4'8" x 10'0"

Dressing
2.22m x 1.58m
7'4" x 5'2"

Bedroom 2
3.52m x 3.79m
11'7" x 12'5"

En-Suite 2
1.25m x 2.06m
4'2" x 6'9"

Bedroom 3
2.97m x 3.65m
9'9" x 12'0"

Bedroom 4
2.78m x 2.97m
9'1" x 9'9"

Bedroom 5
3.50m x 2.15m
11'6" x 7'1"

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

Floor Space

1,534 sq ft

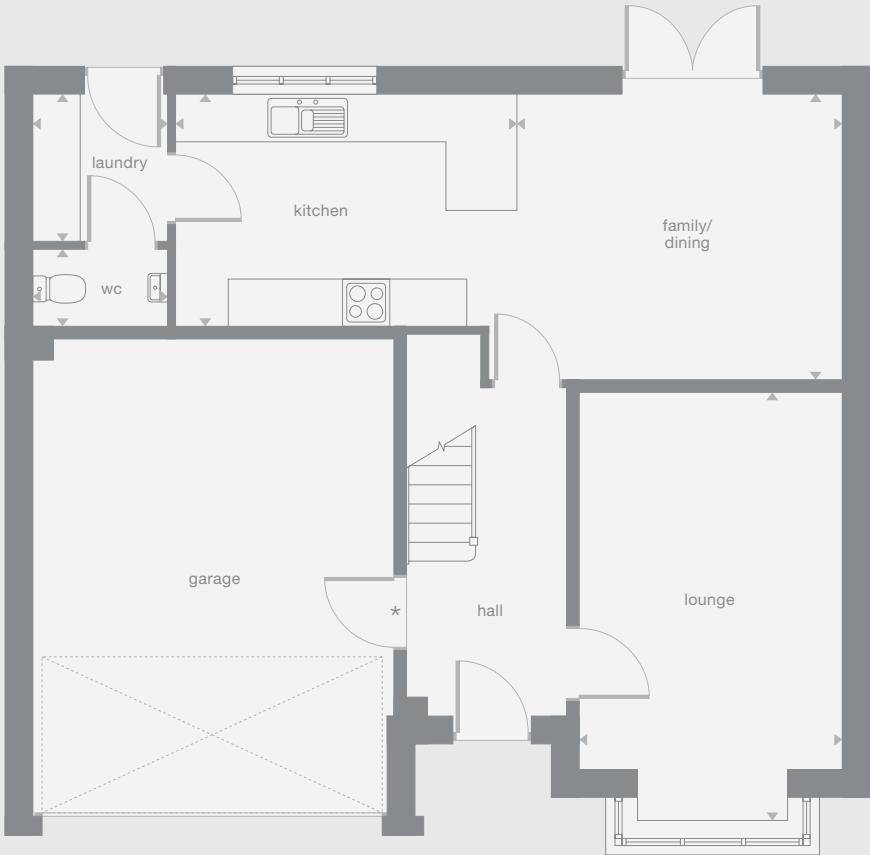
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional Garage Door

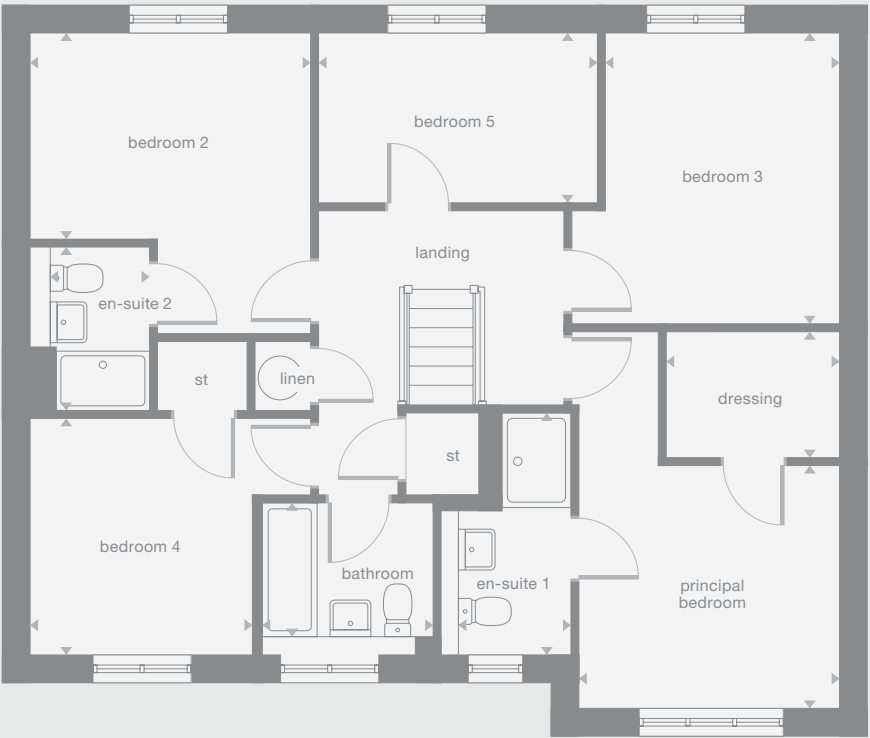
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Ground Floor



First Floor



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Denford

Overview

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

Ground Floor

Lounge
3.78m x 4.78m
12'5" x 15'8"

Kitchen
4.18m x 2.81m
13'9" x 9'3"

Laundry
1.88m x 1.74m
6'2" x 5'9"

Dining
4.04m x 2.81m
13'3" x 9'3"

Family
4.04m x 2.75m
13'3" x 9'0"

WC
1.88m x 0.97m
6'2" x 3'2"

First

Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"

En-Suite 1
2.46m x 1.18m
8'1" x 3'10"

Dressing
1.67m x 2.17m
5'6" x 7'2"

Bedroom 2
3.03m x 3.65m
9'11" x 12'0"

En-Suite 2
1.96m x 1.51m
6'5" x 4'11"

Bedroom 3
3.96m x 2.91m
13'0" x 9'7"

Bedroom 4
2.99m x 2.91m
9'10" x 9'7"

Bedroom 5
4.24m x 2.47m
13'11" x 8'1"

Bathroom
2.67m x 1.95m
8'9" x 6'5"

Floor Space

1,640 sq ft

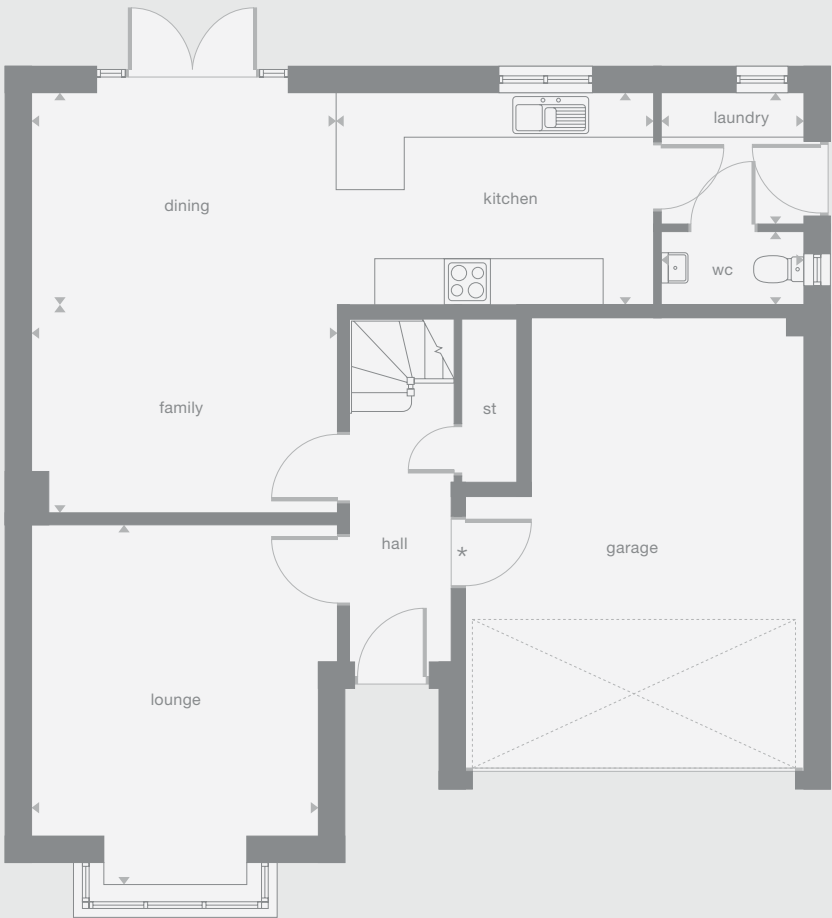
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Ground Floor



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.

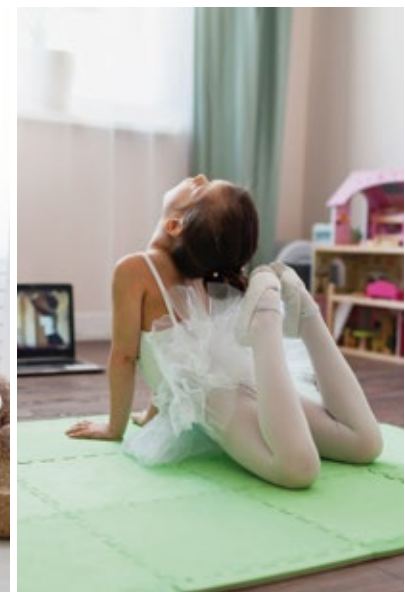
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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



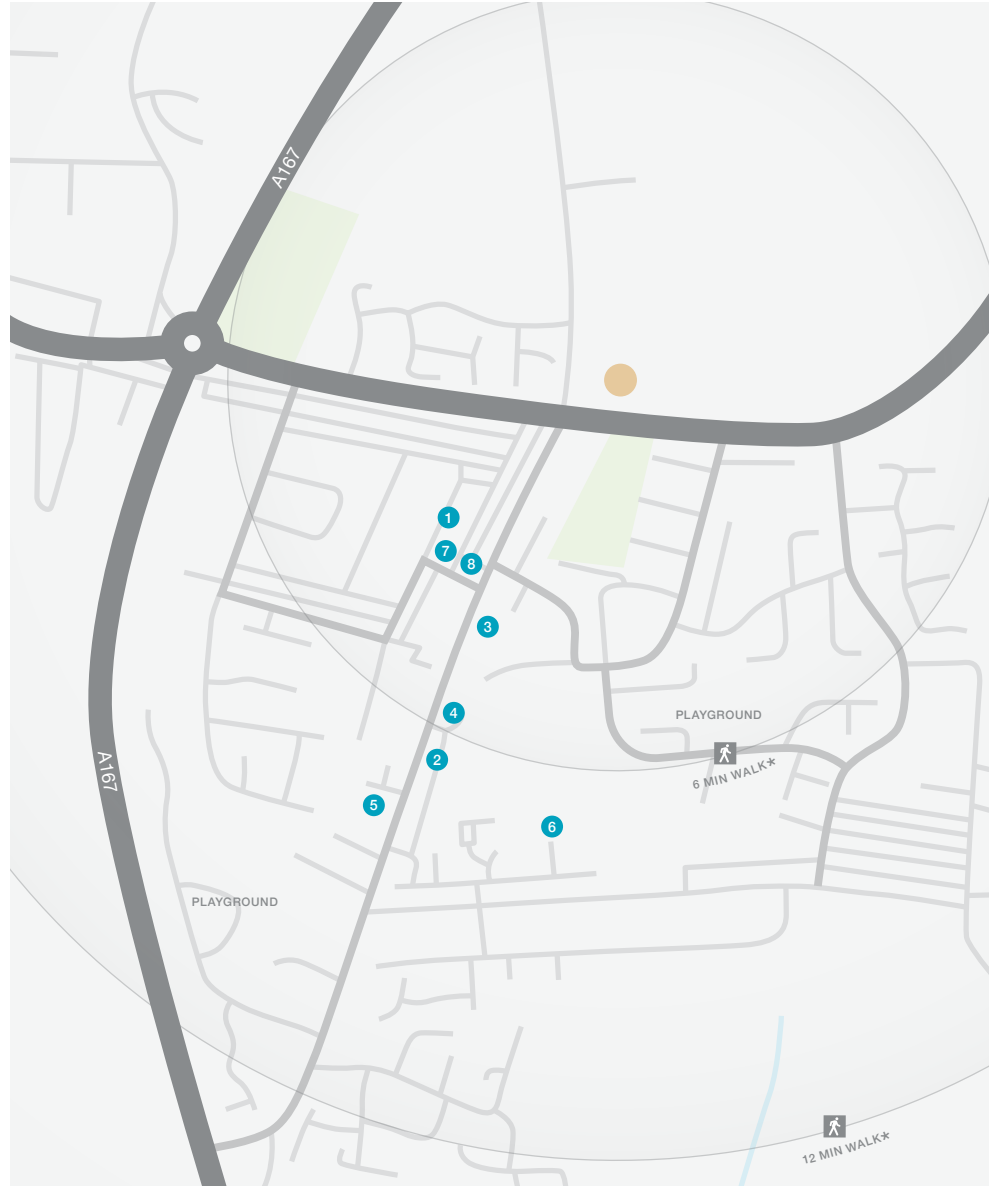
Chilton Sports and Social Community Club, a venue for live entertainment, sports and charity events and pub games, has a snooker room, a gym, bars and lounges. There is a football ground near the development and well equipped playgrounds at Chilton Miners' Welfare Recreation Ground and in the town centre, while larger green recreational areas around the town include Mill Wood, to the west. Chilton Library, open on Mondays, Thursdays and Saturdays, provides computer and copying services, and hosts Toddler Time and reading groups. The community-run Ferryhill Sport and Education Centre offers facilities for boxing, indoor bowls, amateur drama and football. A mile and a half south of the town, Woodham Golf and Country Club complements a challenging 18-hole course with excellent clubhouse facilities, including a restaurant with beautiful panoramic views.

Chilton Academy and Nursery, three-quarters of a mile away, is rated 'Good' by Ofsted. It has one of the largest primary school sites in Durham, and features an excellent gym, computer suite and science lab, extensive playing fields and outdoor learning spaces, including its own allotment. For secondary education Ferryhill School, also assessed as 'Good', sits in open green surroundings two and a half miles away. Ferryhill and Chilton Medical Practice is housed in Chilton Health Centre, 600 yards from the development. The Health Centre also contains the Burgess and Hyder dental surgery and the Chilton Pharmacy.



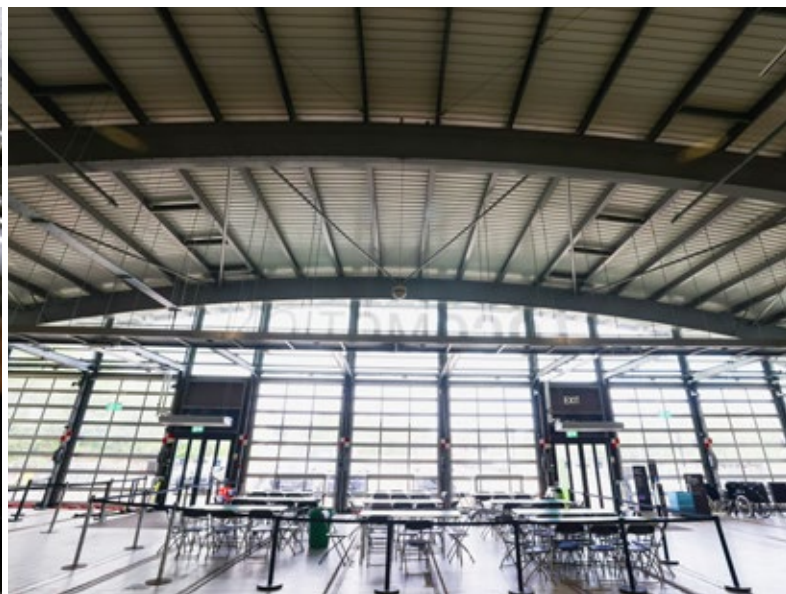
Useful Contacts

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 Chilton Pharmacy
Dale Street
01388 720 874
- 2 Chilton Post Office
4 Durham Road
01388 722 359
- 3 Sainsbury's Local
Durham Road
0330 013 7430
- 4 Chilton Library
1A Durham Road
0300 026 9518
- 5 Chilton Sports and Social Community Club
Darlington Road
01388 720 294
- 6 Chilton Primary School and Online Centre
13 New S View,
Chilton, Ferryhill
01388 720255
- 7 The Ferryhill and Chilton Medical Practice
Chilton Health Centre,
Norman Terrace
01388 720 208
- 8 Burgess and Hyder
Dental Surgery
Chilton Health Centre,
Norman Terrace
01388 721 464

* 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



How to find us

Please see millerhomes.co.uk for development opening times or call 01388 300 365

From the A1(M)

Leave the A1(M) at junction 60 for Bishop Auckland via the A689. Stay on the A689 for two miles, then at a roundabout take the third exit, for Chilton via the A617. After three-quarters of a mile, at a roundabout take the fourth exit, for Chilton. At the next roundabout take the first exit, for Chilton Cemetery, and after 400 yards Windlestone Point is on the left.

From Bishop Auckland

From the roundabout at Coundon Gate, on the eastern edge of Bishop Auckland, join the A689 for the A1(M). Stay on the A689 for three and half miles, then at the Rushyford double roundabout take the first exit at both roundabouts, joining the A617 for Chilton. Three quarters of a mile on, at a roundabout take the fourth exit, for Chilton. At the next roundabout take the first exit, for Chilton Cemetery, and after 400 yards Windlestone Point is on the left.

Sat Nav
DL17 0EH



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

All the homes we build include features that make them more energy and cost efficient to run compared to older homes. In some of our newest home types, we've incorporated additional energy efficient features that can help you play your part in achieving a cleaner, greener environment for future generations to enjoy.

	Baymont	Denton	Chilton	Linton	Middleton	Kirkwood	Charleswood	Briarwood	Blackford	Denford
Kitchen/Laundry										
Contemporary styled fitted kitchen with selection of colour choices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVC edged worktop with matching upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathroom/En-Suite/WC										
Ideal Standard's contemporary style white sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with chrome style framed clear glass enclosure	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiles (please refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Electrical										
TV socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket (housetypes vary - please see electrical drawing for location)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to integral garages	-	-	-	✓	-	✓	✓	-	✓	✓
Battery operated carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager 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 the particular development brochure for more information.

ask your
development
sales manager
for details...

	Baymont	Denton	Chilton	Linton	Middleton	Kirkwood	Charleswood	Briarwood	Blackford	Denford
Heating										
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior										
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and rainwater goods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	-	-	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative										
Square stop chamfered spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square pattern skirting boards and round edge architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors with chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping										
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
0.9m post and rail fence between plots	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy Efficient Features										
Weather Compensator	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV* Ventilation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV Panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV Diverter	-	-	-	-	-	-	✓	✓	✓	✓
Electric Vehicle Charger	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*decentralised Mechanical Extract Ventilation

✓ Standard - Not Available

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

Please see millerhomes.co.uk for development opening times or call 01388 300 365

Sat Nav: DL17 0EH

millerhomes.co.uk

millerhomes

the place to be®