



**Turnstone Grange
Somerford**

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.



Living in Turnstone Grange	02
Welcome home	06
Floor plans	08
How to find us	36

Plot Information

- Burroughs** See Page 08
- Stretton** See Page 10
- Darwin** See Page 12
- Darwin (DA)** See Page 14
- Esk** See Page 16
- Foster** See Page 18
- Ashbury** See Page 20
- Hamer** See Page 22
- Mitford** See Page 24
- Chadwick** See Page 26
- Stevenson** See Page 28
- Affordable Housing**



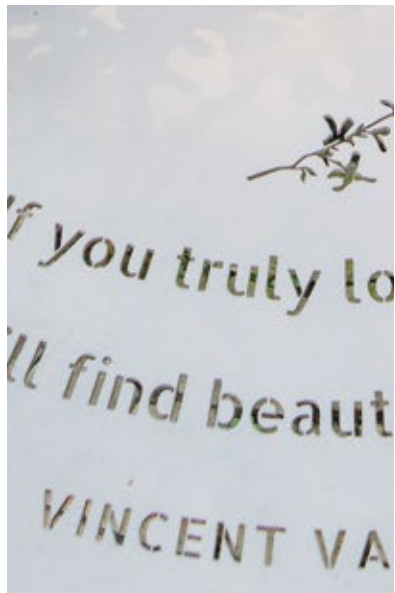
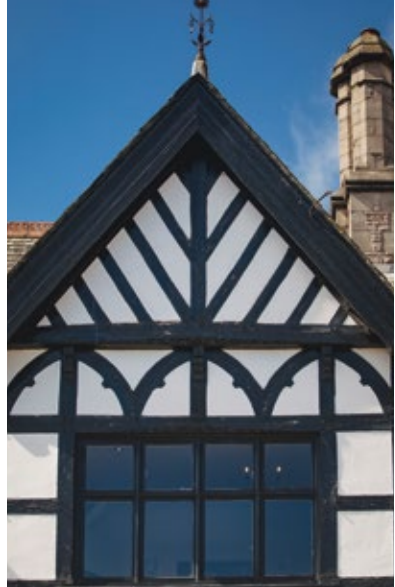
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Turnstone Grange.



While Turnstone Grange is currently less than fifteen minutes drive from the M6, the new Congleton Link Road, scheduled to open in 2020, will provide even better access to the development. The town has bus links with Macclesfield, Crewe and Newcastle-under-Lyme, and trains between Manchester Piccadilly and Stoke-on-Trent, running approximately hourly, stop at Congleton. The trip into Manchester takes around 40 minutes, and there are connections at Stoke-on-Trent for London Euston.

There is a convenient shopping precinct around 20 minutes' walk away. It includes an Aldi supermarket, a convenience store with a post office, a pharmacy and an off licence. A Tesco Express can be found a few yards further on. Congleton town centre is a charming, partially pedestrianised shopping area. It presents a wide assortment of independent stores, high street names, cafés, restaurants and pubs amongst picturesque historic buildings. There are indoor and outdoor markets, and nearby farm shops at Glebe Farm in Astbury. The more unusual retail destinations include the historic Victoria Mill, with three floors of antiques and collectors shops, artists' studios and a restaurant.



This attractive selection of two, three and four bedroom homes combines a peaceful, semi-rural ambience with excellent local amenities. It is just half an hour's walk from Congleton town centre and seven miles from the M6, with the breathtaking Peak District National Park to the east. Beautifully landscaped, the development features a variety of architectural character areas arranged around a delightful green space with a playground and a little wildflower meadow. Welcome to Turnstone Grange...

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Burroughs

Overview

The ergonomic kitchen shares the ground floor with an inviting L-shaped living and dining room. Feature french doors introduce a focal point and add flexibility, opening up the option of alfresco dining when the weather permits. The second bedroom incorporates handy storage space.

Ground Floor

Living/Dining
4.065m x 4.791m
13'4" x 15'9"

Kitchen
1.932m x 3.540m
6'4" x 11'7"

WC
0.900m x 2.137m
2'1" x 7'0"

First Floor

Master Bedroom
4.065m x 3.041m
13'4" x 10'0"

Bedroom 2
4.065m x 3.030m
13'4" x 9'11"

Bathroom
1.700m x 2.167m
5'7" x 7'1"

Plots

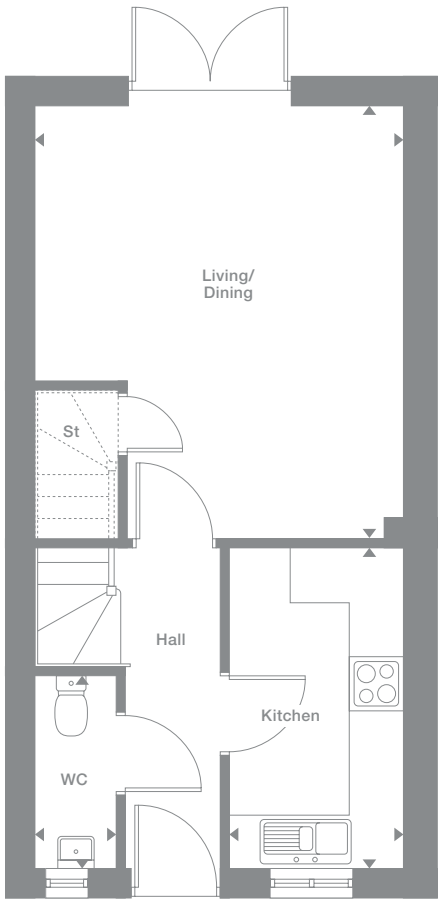
32*, 33,
45*, 46,
58*, 59

Floor Space

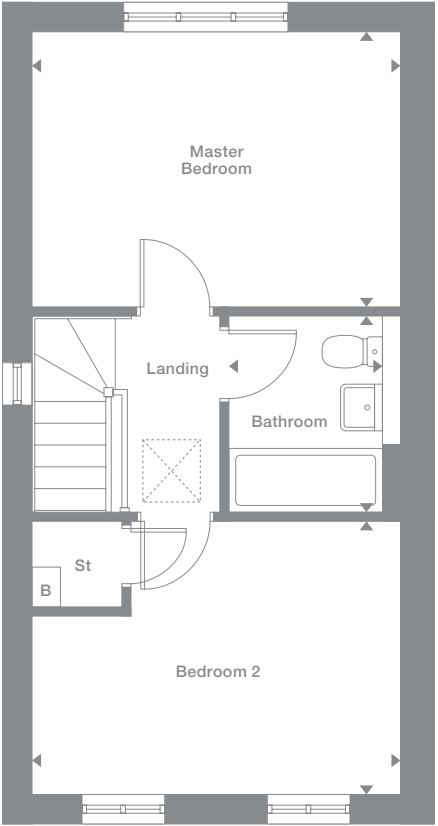
737 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above B = Boiler

Stretton

Overview

A welcoming lounge opens on to a bright kitchen and dining room with french doors leading to the garden, creating a perfect backdrop for entertaining. The en-suite master bedroom includes useful cupboard space, and the third bedroom could become a convenient home office.

Ground Floor

- Lounge**
3.566m x 4.494m
11'8" x 14'9"
- Kitchen/Dining**
3.341m x 3.837m
11'0" x 12'7"
- Laundry**
1.080m x 1.964m
3'7" x 6'5"
- WC**
1.080m x 1.780m
3'7" x 5'10"

First Floor

- Master Bedroom**
2.817m x 3.265m
9'3" x 10'9"
- En-Suite**
1.604m x 2.034m
5'3" x 6'8"
- Bedroom 2**
2.311m x 3.065m
7'7" x 10'1"
- Bedroom 3**
2.110m x 2.024m
6'11" x 6'8"
- Bathroom**
2.311m x 1.908m
7'7" x 6'3"

Plots

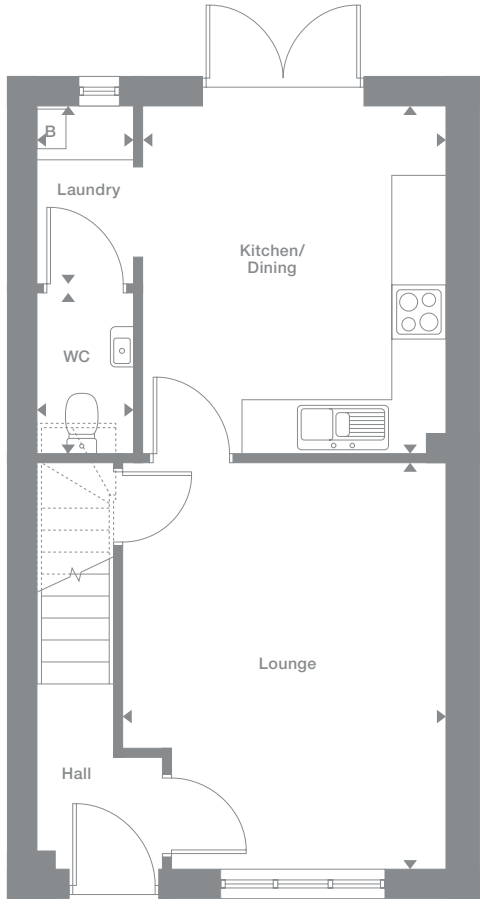
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14*, 15,
36*, 37,
40*, 41,
67, 68*,
87, 88*,
96, 97*,
98, 99*,
107, 108*

Floor Space

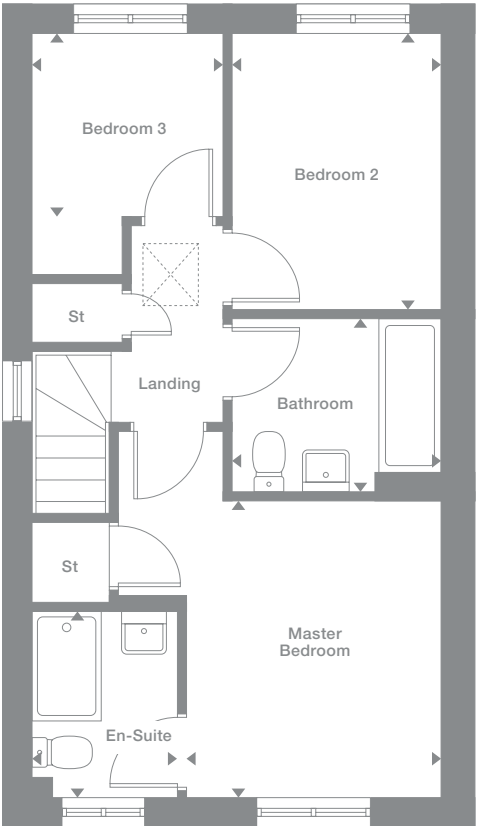
819 sq ft



Ground Floor



First Floor



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Darwin

Overview

French doors add an attractive focal point to the dual aspect lounge. The kitchen is also dual aspect, with a dining area opening on to the garden via a second set of french doors. A light-filled landing leads to three bedrooms, one of them en-suite.

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining
2.556m x 3.020m
8'5" x 9'11"

Kitchen
2.556m x 2.430m
8'5" x 8'0"

WC
1.914m x 0.950m
6'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m
10'4" x 11'3"

En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m x 3.498m
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.700m
6'9" x 5'7"

Plots

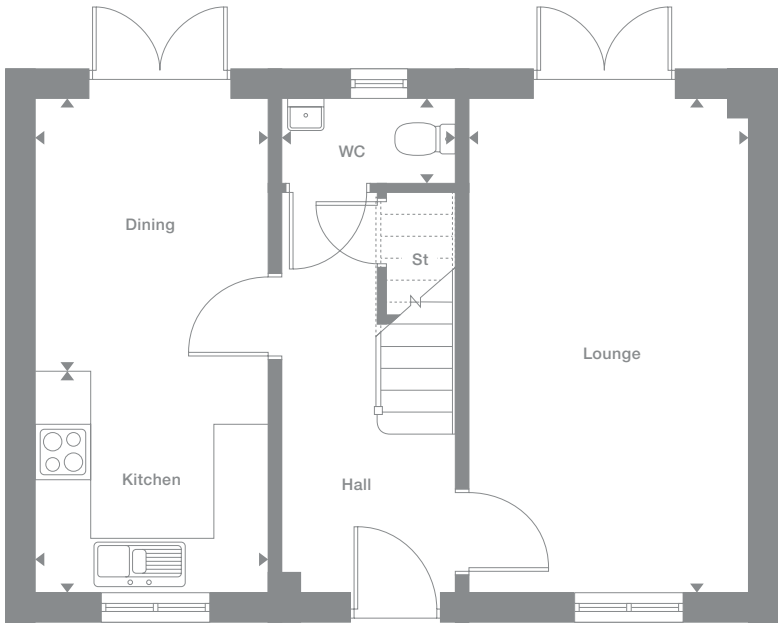
11*, 12*, 66,
131*, 132*

Floor Space

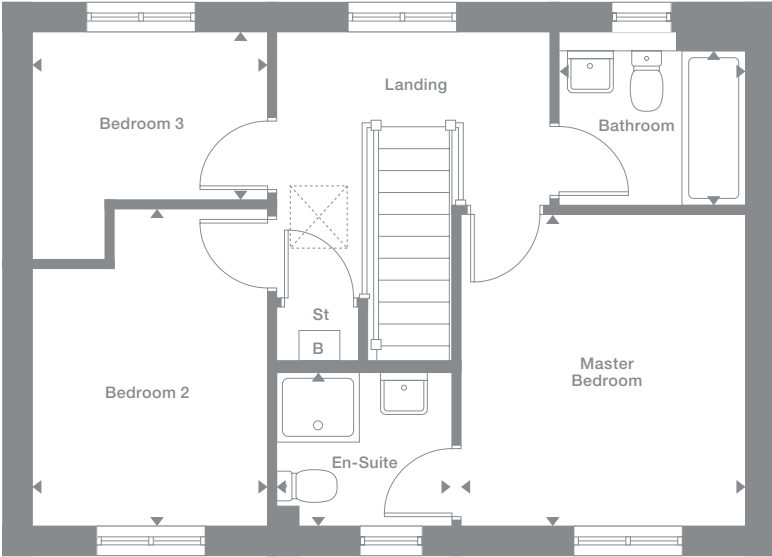
921 sq ft



Ground Floor



First Floor



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B = Boiler

Darwin (DA)

Overview

The bright dual aspect lounge includes a striking bay window. The kitchen, also dual aspect, features french doors that add a delightful dynamic to the dining area. A luxurious en-suite master bedroom adds a third dual aspect room to this impressive home.

Ground Floor

- Lounge**
3.980m x 5.450m
13'1" x 17'11"
- Dining**
2.556m x 2.372m
8'5" x 7'9"
- Kitchen**
2.556m x 3.078m
8'5" x 10'1"
- WC**
1.914m x 0.950m
6'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.310m
10'4" x 10'10"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m x 3.498m
8'6" x 11'6"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
1.695m x 2.047m
5'7" x 6'9"

Plots

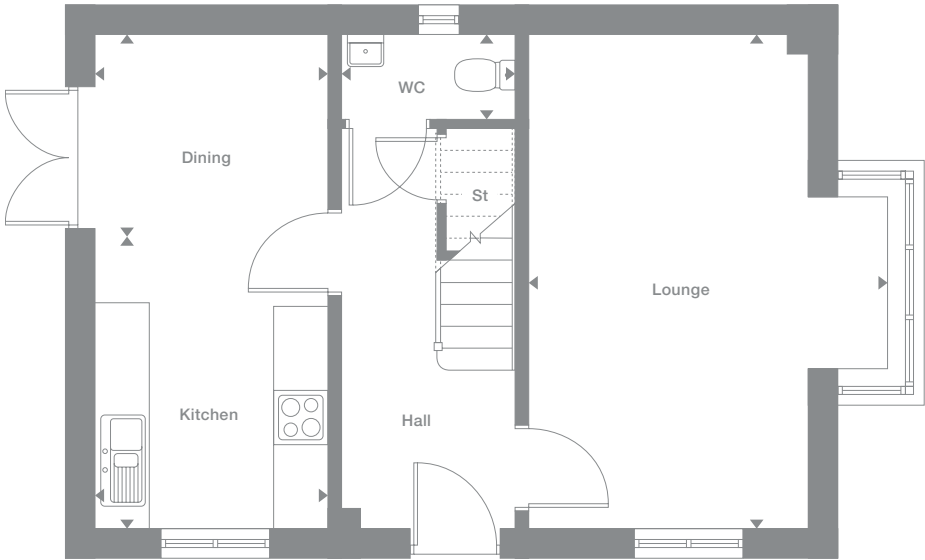
- 9, 13,
- 42, 70*,
- 73*, 93*,
- 83, 100*,
- 101, 104,
- 127

Floor Space

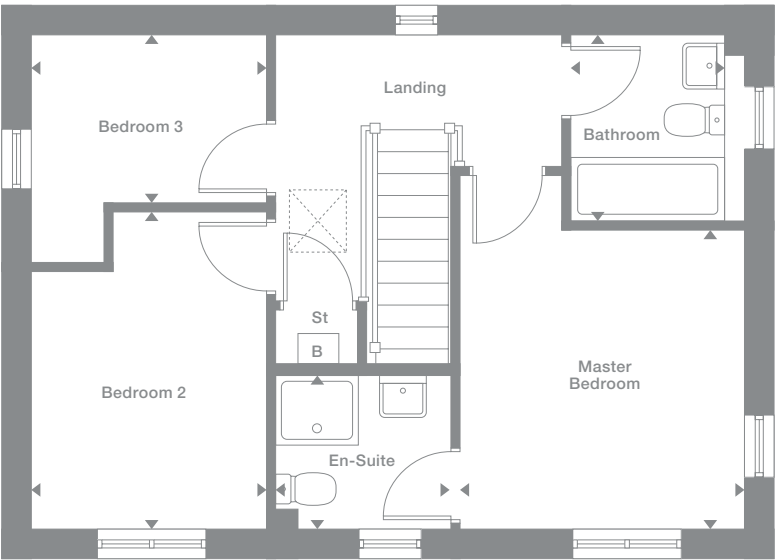
940 sq ft



Ground Floor



First Floor



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B = Boiler

Overview

Complementing a stylish, bay-windowed lounge, and delightfully enhanced by french doors, the family kitchen and dining room provides a natural focal point for everyday life. With four bedrooms upstairs, one of them en-suite, there is always the option of a peaceful, private retreat.

Ground Floor

Lounge
3.966m x 5.231m
13'0" x 17'2"

Kitchen/Dining
5.429m x 3.614m
17'0" x 11'0"

WC
1.617m x 1.510m
5'4" x 4'11"

First Floor

Master Bedroom
3.966m x 2.678m
13'0" x 8'9"

En-Suite
1.797m x 1.617m
5'11" x 5'4"

Bedroom 2
3.551m x 2.591m
11'8" x 8'6"

Bedroom 3
1.785m x 3.672m
5'10" x 12'1"

Bedroom 4
2.513m x 2.560m
8'3" x 8'5"

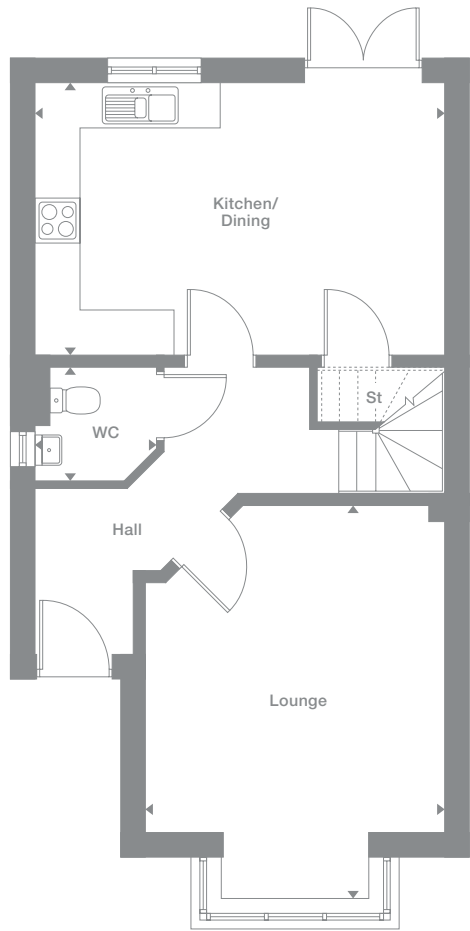
Bathroom
2.513m x 2.230m
8'3" x 7'4"

Plots
69, 79*,
86*, 128

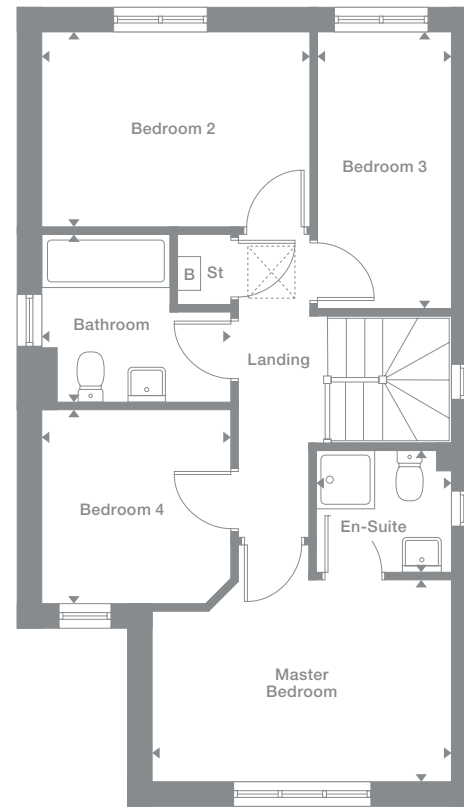
Floor Space
1,105 sq ft



Ground Floor



First Floor



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B = Boiler

Foster

Overview

The beautifully proportioned lounge adjoins a light-filled kitchen, with french doors adding a special appeal to the dining area and a separate laundry to help keep household management under control. The dual-windowed master bedroom is en-suite, and bedroom four includes useful cupboard space.

Ground Floor

Lounge
3.387m x 4.833m
11'1" x 15'10"

Dining
3.445m x 3.328m
11'4" x 10'11"

Kitchen
2.430m x 3.328m
8'0" x 10'11"

Laundry
1.600m x 1.835m
5'3" x 6'0"

WC
1.600m x 1.400m
5'3" x 4'7"

First Floor

Master Bedroom
4.385m x 2.900m
14'5" x 9'6"

En-Suite
1.871m x 2.457m
6'2" x 8'1"

Bedroom 2
3.737m x 2.813m
12'3" x 9'3"

Bedroom 3
3.737m x 2.813m
12'3" x 9'3"

Bedroom 4
3.090m x 2.650m
10'2" x 8'8"

Bathroom
1.700m x 2.144m
5'7" x 7'0"

Plots

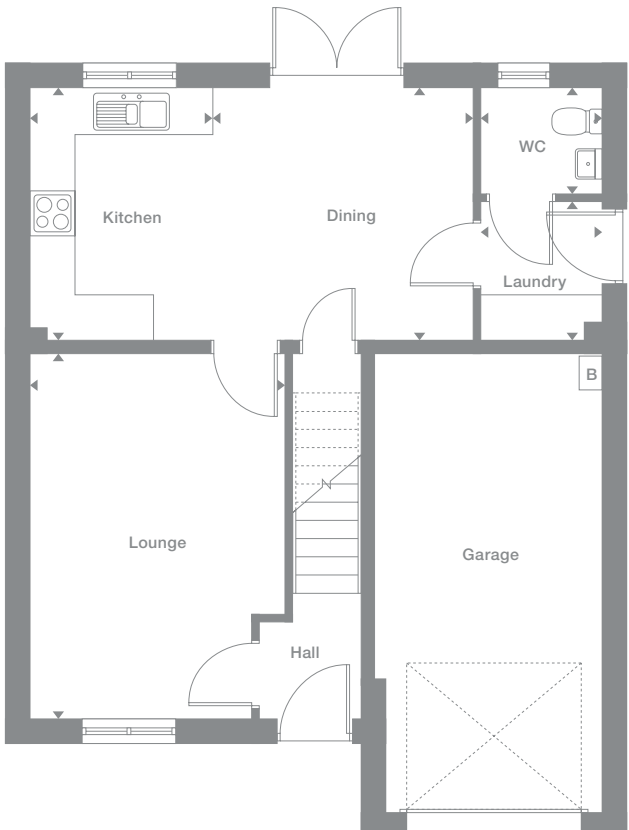
1*, 8, 34*,
35*, 38*,
60*, 94*

Floor Space

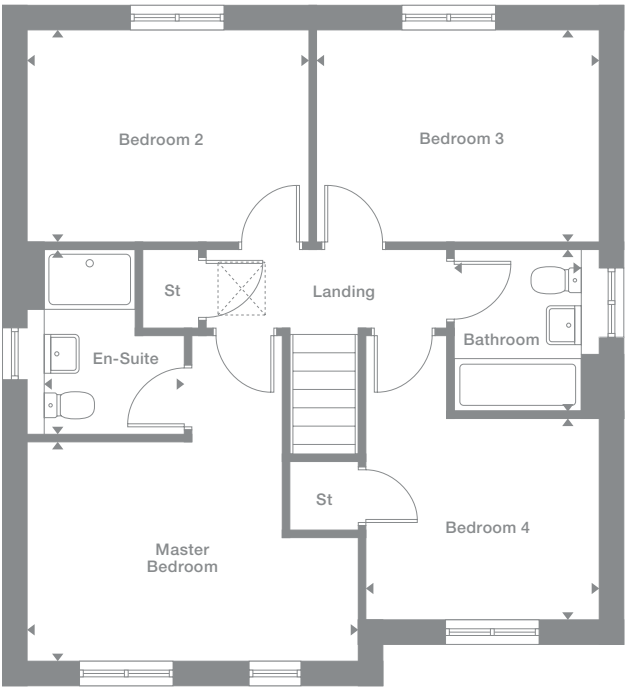
1,170 sq ft



Ground Floor



First Floor



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Ashbury

Overview

The elegant, bay-windowed lounge contrasts with the delightful informality of the family kitchen. French doors and a separate laundry provide flexibility and convenience, making this an exceptionally comfortable home. The master bedroom is en-suite, and with four bedrooms there is always scope for privacy.

Ground Floor

Lounge
3.277m x 5.893m
10'9" x 19'4"

Dining
3.591m x 3.075m
11'9" x 10'1"

Kitchen
3.160m x 3.075m
10'4" x 10'1"

Laundry
1.663m x 1.860m
5'5" x 6'1"

WC
1.663m x 1.122m
5'5" x 3'8"

First Floor

Master Bedroom
3.277m x 3.916m
10'9" x 12'10"

En-Suite
2.240m x 1.497m
7'4" x 4'11"

Bedroom 2
2.887m x 3.751m
9'6" x 12'4"

Bedroom 3
2.887m x 3.534m
9'6" x 11'7"

Bedroom 4
2.666m x 4.184m
8'9" x 13'9"

Bathroom
2.687m x 2.072m
8'10" x 6'10"

Plots

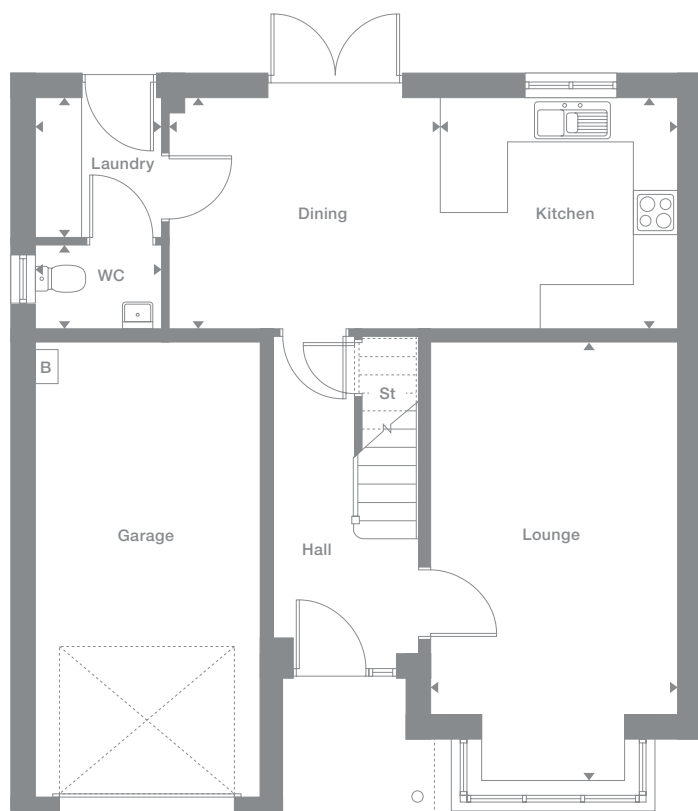
2*, 16*,
61, 72, 75,
90*, 105*,
106, 112

Floor Space

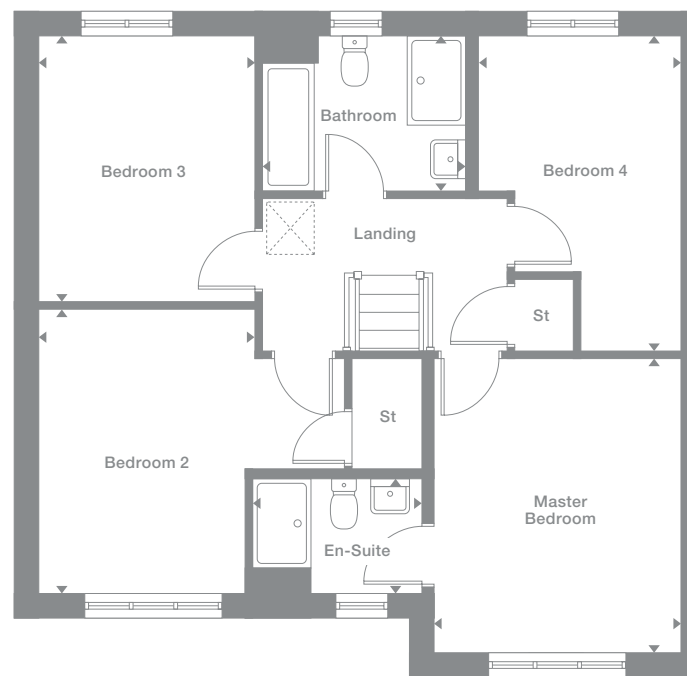
1,282 sq ft



Ground Floor



First Floor



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Overview

This superb three-bedroom bungalow incorporates a wealth of premium features. French doors enhance both the lounge and the dual-aspect kitchen and dining room. The upper floor is given over to a delightful, dormer-windowed en-suite master bedroom and an exceptionally generous storage space.

Ground Floor

Lounge
4.577m x 3.474m
15'0" x 11'5"

Dining
3.370m x 2.415m
11'1" x 7'11"

Kitchen
3.370m x 3.120m
11'1" x 10'3"

Bedroom 2
3.370m x 3.775m
11'1" x 12'5"

Bedroom 3
3.193m x 3.080m
10'6" x 10'1"

Bathroom
2.821m x 2.120m
9'3" x 6'11"

First Floor

Master Bedroom
4.727m x 5.951m
15'6" x 19'6"

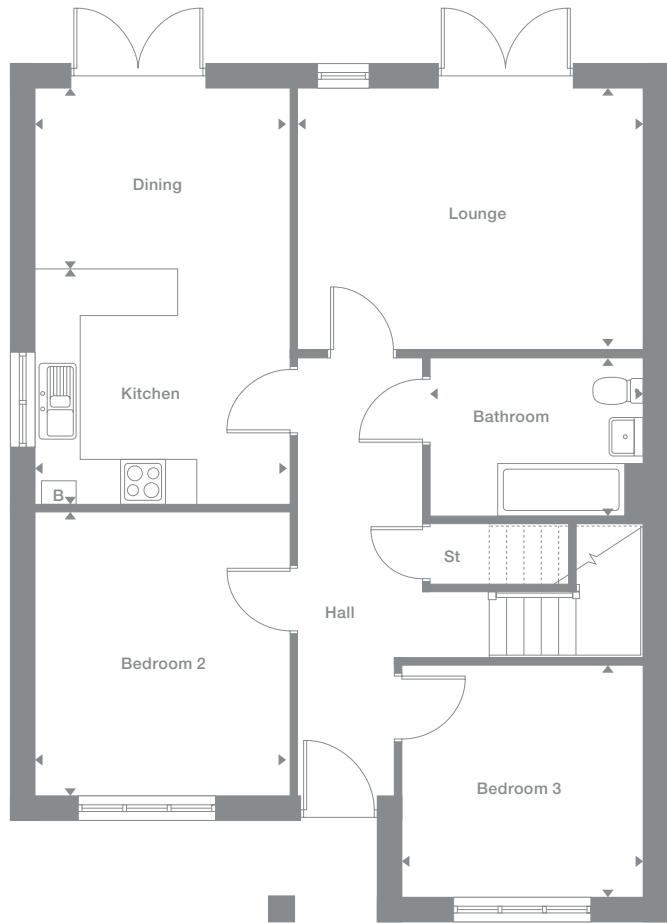
En-Suite
2.029m x 2.100m
6'8" x 6'11"

Plots
43*, 44

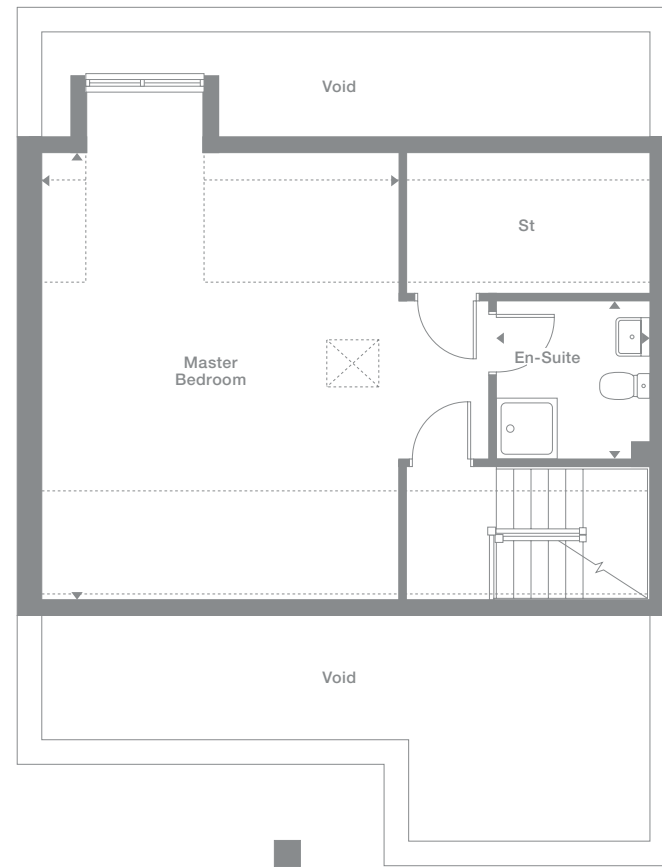
Floor Space
1,385 sq ft



Ground Floor



First Floor



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Mitford

Overview

The lounge features an impressive bay window. It complements a beautiful kitchen where french doors bring a special appeal to dining, creating a superb setting for entertaining. With a laundry, a study and four bedrooms, one of them en-suite, this is an exciting family home.

Ground Floor

- Lounge**
3.651m x 5.446m
12'0" x 17'10"
- Family/Dining**
3.386m x 3.885m
11'1" x 12'9"
- Kitchen**
3.760m x 2.993m
12'4" x 9'10"
- Laundry**
2.087m x 1.660m
6'10" x 5'5"
- WC**
2.087m x 1.082m
6'10" x 3'7"
- Study**
2.087m x 2.060m
6'10" x 6'9"

First Floor

- Master Bedroom**
3.651m x 4.603m
12'0" x 15'1"
- En-Suite**
2.003m x 2.009m
6'7" x 6'7"
- Bedroom 2**
3.793m x 2.758m
12'5" x 9'1"
- Bedroom 3**
3.260m x 2.739m
10'8" x 9'0"
- Bedroom 4**
3.402m x 3.187m
11'2" x 10'5"
- Bathroom**
2.558m x 2.000m
8'5" x 6'7"

Plots

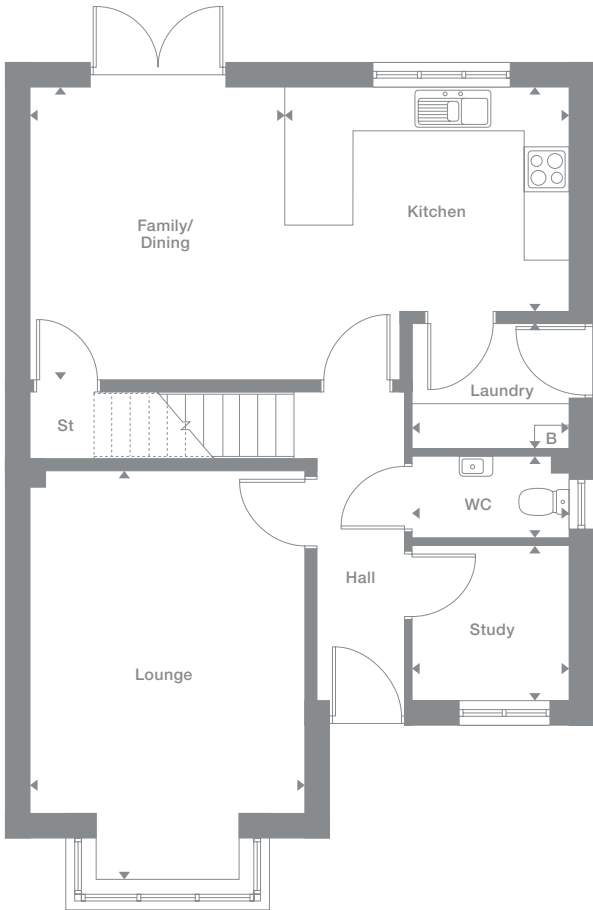
- 3*, 5,
- 39, 62,
- 63*, 77,
- 78, 84,
- 85, 102*,
- 103, 129*,
- 130*, 133,
- 134*

Floor Space

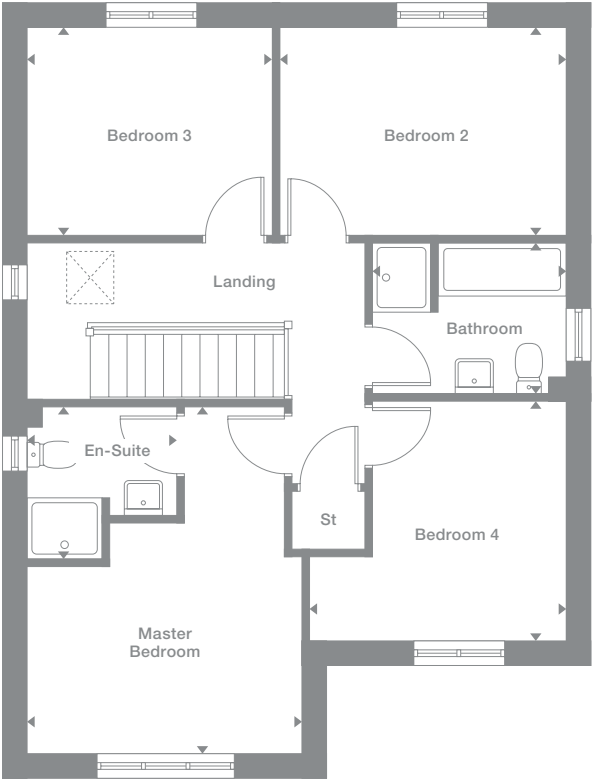
1,388 sq ft



Ground Floor



First Floor



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Chadwick

Overview
 This light-filled, welcoming home features an elegant, bay-windowed lounge. The superb family kitchen and dining room opens via french doors to the garden. The master bedroom is en-suite, and a second en-suite bedroom provides the option of offering excellent hospitality to guests.

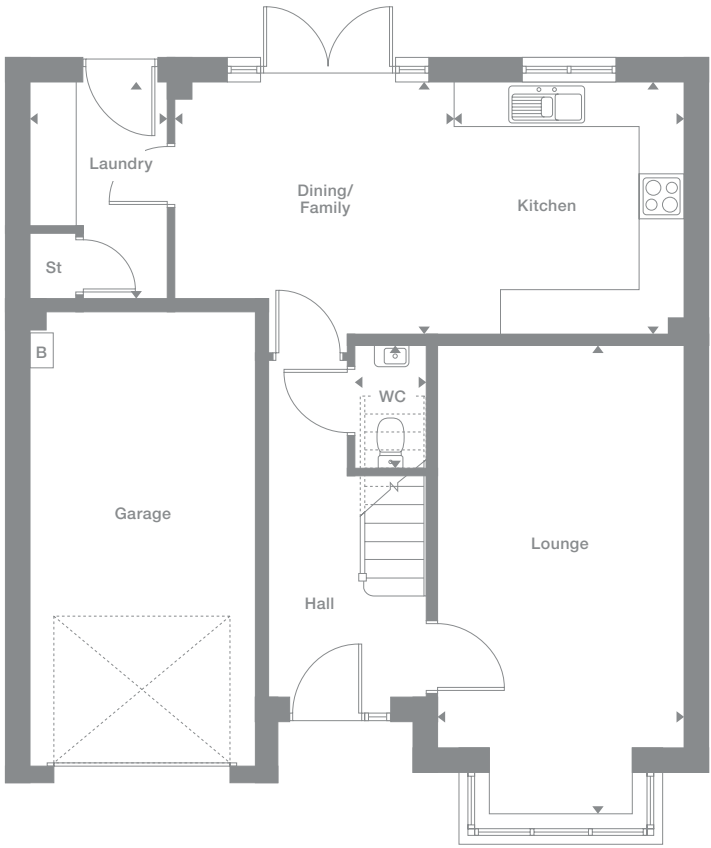
Ground Floor	First Floor
Lounge 3.264m x 6.219m 10'9" x 20'5"	Master Bedroom 5.291m x 3.085m 17'4" x 10'1"
Dining/Family 3.695m x 3.360m 12'1" x 11'0"	En-Suite 1 2.117m x 1.909m 6'11" x 6'3"
Kitchen 3.048m x 3.360m 10'0" x 11'0"	Bedroom 2 3.264m x 3.358m 10'9" x 11'0"
Laundry 1.812m x 2.880m 5'11" x 9'5"	En-Suite 2 2.178m x 1.801m 7'2" x 5'11"
WC 0.946m x 1.615m 3'1" x 5'4"	Bedroom 3 3.266m x 3.465m 10'9" x 11'4"
	Bedroom 4 3.110m x 2.965m 10'2" x 9'9"
	Bathroom 2.068m x 2.825m 6'9" x 9'3"

Plots
 10*, 64*,
 71, 76,
 81, 91,
 92, 110*

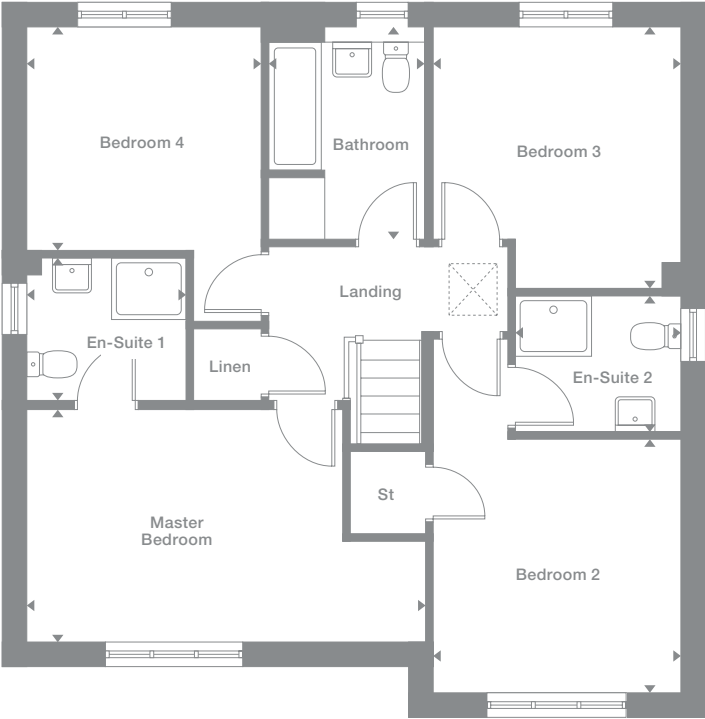
Floor Space
 1,408 sq ft



Ground Floor



First Floor



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Overview

Featuring french doors in the magnificent dual aspect family kitchen and dining room, and a bay window in the lounge, this is a bright, airy home of the highest quality. The study and two bedrooms are also dual aspect, and the master bedroom is en-suite.

Ground Floor

- Lounge**
4.530m x 4.428m
14'10" x 14'6"
- Family/Dining**
3.685m x 3.834m
12'1" x 12'7"
- Kitchen**
3.685m x 2.730m
12'1" x 8'11"
- Laundry**
1.790m x 1.760m
5'10" x 5'9"
- WC**
1.500m x 1.065m
4'11" x 3'6"
- Study**
3.630m x 2.343m
11'11" x 7'8"

First Floor

- Master Bedroom**
3.742m x 3.705m
12'3" x 12'2"
- En-Suite**
2.090m x 1.760m
6'10" x 5'9"
- Bedroom 2**
3.687m x 3.238m
12'1" x 10'7"
- Bedroom 3**
2.618m x 3.534m
8'7" x 11'7"
- Bedroom 4**
3.170m x 3.066m
10'5" x 10'1"
- Bathroom**
3.412m x 1.830m
11'2" x 6'0"

Plots

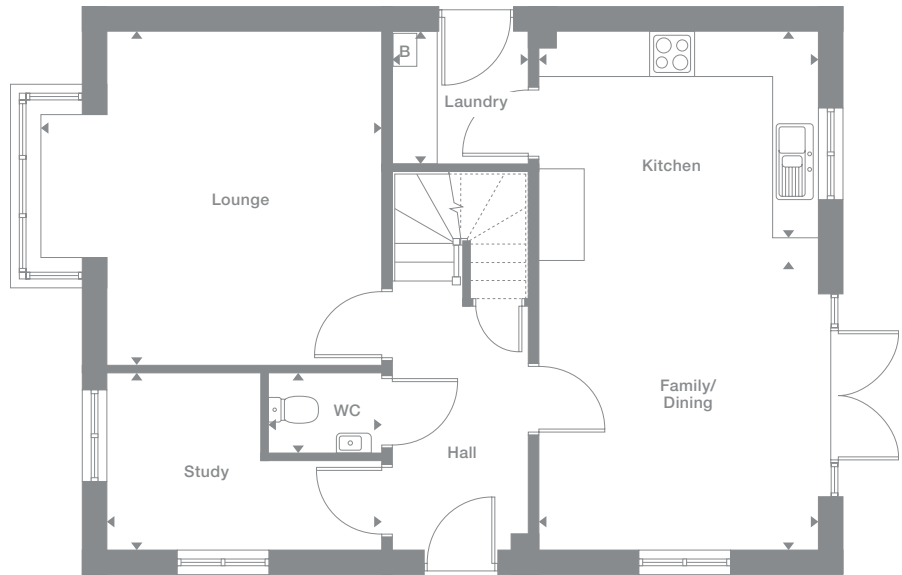
- 4*, 65,
- 74, 80*,
- 82, 89*,
- 95, 109,
- 111

Floor Space

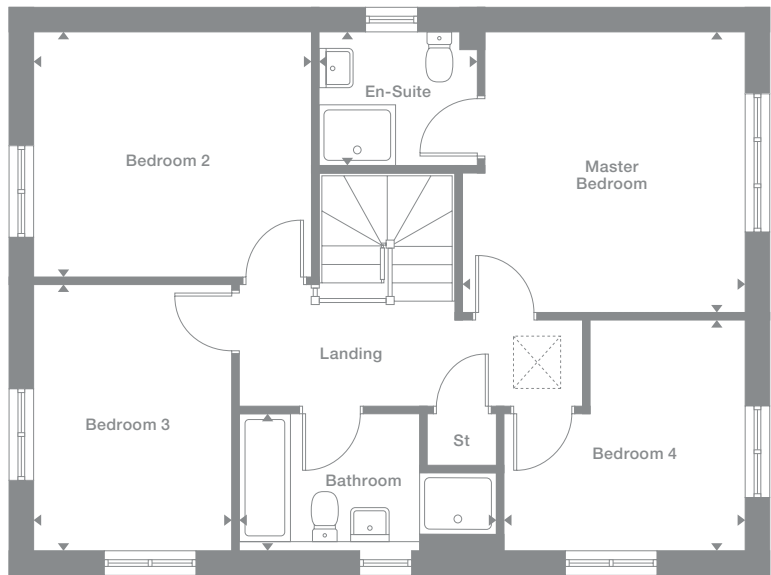
1,408 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

B = Boiler

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey - it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your Site Manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your Site Manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



With Cheshire's beautiful Peak District nearby and the River Dane running through the town, there are abundant opportunities for walking or cycling. The town has many local parks and playgrounds, and a popular paddling pool that opens in the summer months. A short walk from Turnstone Grange, a new RSPB nature reserve will provide a beautiful community space as well as a rich habitat for wildlife. The reserve's visitors may include the Turnstone, the protected bird species from which the development takes its name. The superb Astbury Mere Country Park is less than a mile away. Astbury and Congleton Golf Clubs both sit on the edge of the town and Congleton Leisure Centre offers comprehensive sports, swimming and gym facilities.



**THE
FLOWER
GALLERY
LITTLE STREET
FLORIST
OPEN**



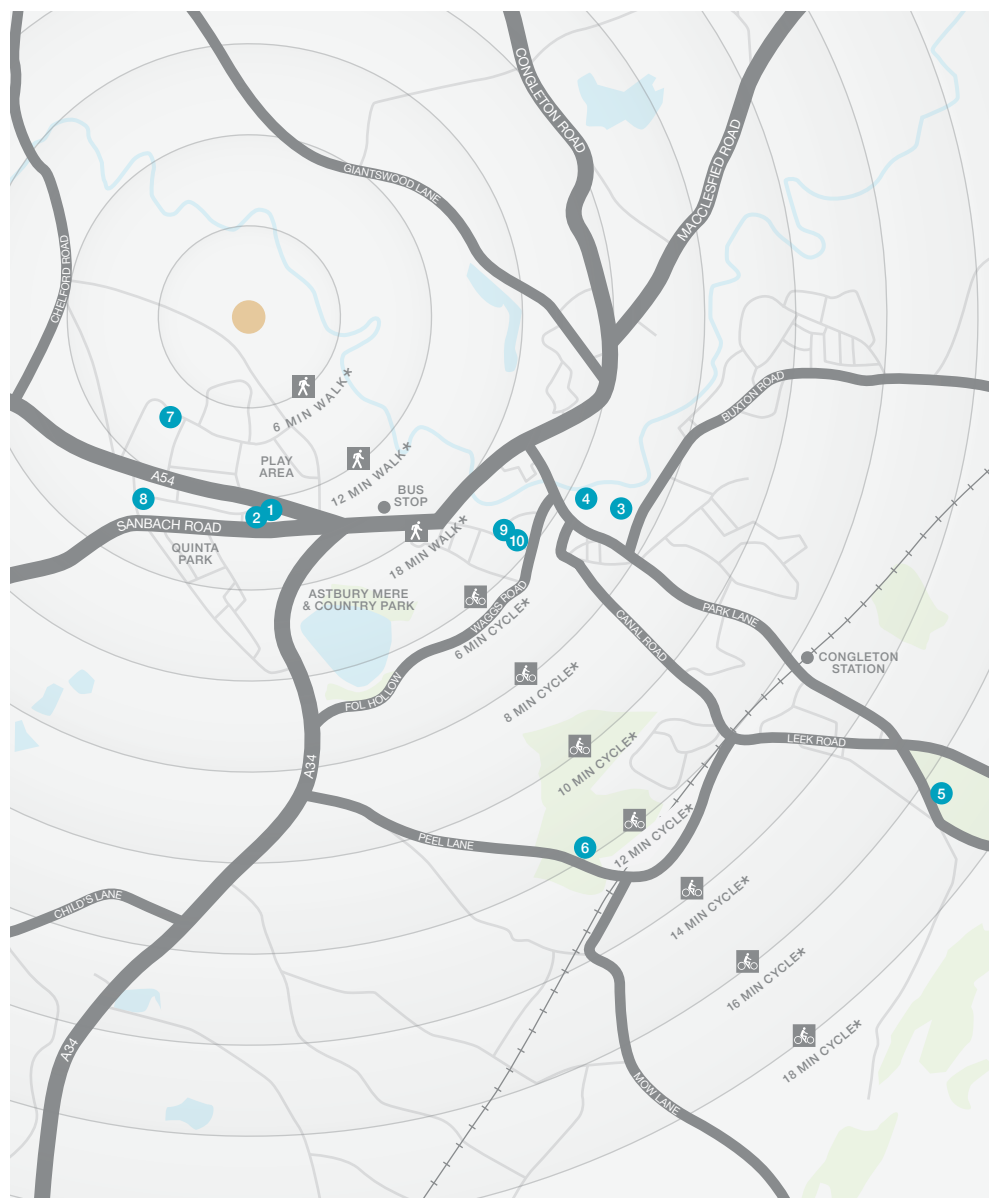
MARKET
ROAD OPPOSITE
WAS REMOVED
ERECTED ON THE
EDWARD VII
ALDERMAN



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.

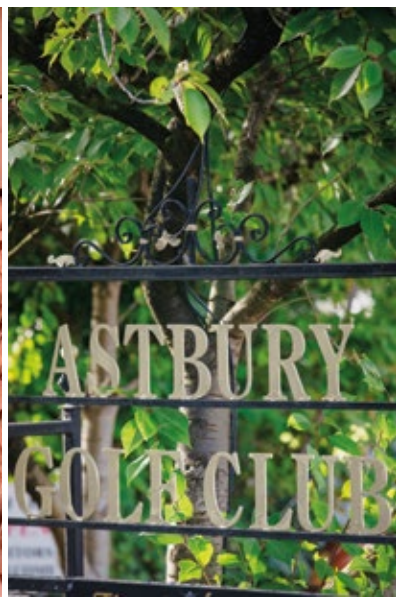
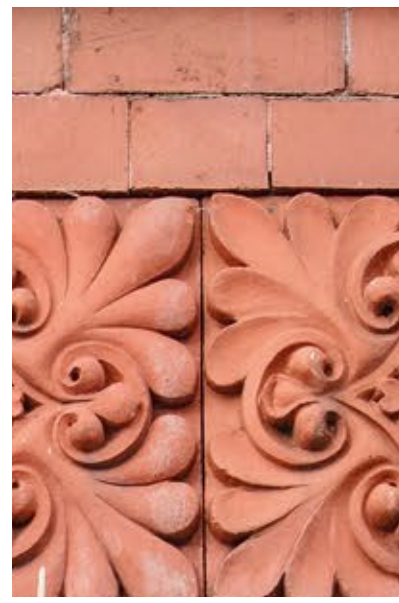
The town's active community life is reflected in several annual festivals, a vast range of active local interest groups and societies, a free museum and a library. The Daneside Theatre presents a lively mixture of film and theatre, and the Electric Picture House gallery hosts exhibitions, workshops and community projects.

Nearby schools include Black Firs Primary, set in tree-lined grounds, and Congleton High School, an Academy with Specialist School of Engineering status. Both are recognised as 'Good' by Ofsted. The Readesmoor Group Practice, the nearest of Congleton's three medical centres, is located in the town centre close to a large modern dental surgery.



- 1 West Heath Post Office, 9 Holmes Chapel Road 0345 722 3344
- 2 West Heath Pharmacy, West Heath Precinct 01260 289 248
- 3 Congleton Leisure Centre, Worrall Street 01260 387 717
- 4 Daneside Theatre, Park Road 01260 278 481
- 5 Congleton Golf Club, Biddulph Road 01260 273 540
- 6 Astbury Golf Club, Peel Lane 01260 272 772
- 7 Black Firs Primary School, Longdown Road 01260 272 935
- 8 Congleton High School, Box Lane 01260 730 123
- 9 Readesmoor Medical Group Practice, 21-31 West Street 01260 276 161
- 10 Congleton Dental Centre, 11 West Street 01260 291 059

* 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
 2.0km = 5 to 8 mins cycle
 2.5km = 7 to 10 mins cycle
 3.0km = 7 to 12 mins cycle
 3.5km = 8 to 14 mins cycle
 4.0km = 10 to 16 mins cycle
 4.5km = 12 to 18 mins cycle
 5.0km = 14 to 20 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 735 539

From the M6 Southbound
Leave the M6 at junction 18 and take the first roundabout exit to join the A54 Middlewich Road. After three-quarters of a mile, turn right to stay on the A54, following signs for Congleton. Just over seven miles after leaving the motorway, after passing an Aldi supermarket on the right, take the next left turn into Back Lane. Around three-quarters of a mile on, the entrance to Turnstone Grange is on the right.

From the M6 Northbound
Leave the M6 at junction 17 and at the roundabout take the third exit to join the A534 for Congleton. Just over five miles after leaving the motorway, at the roundabout take the first exit, for Holmes Chapel, then a few yards on turn right into Back Lane. Stay on Back lane for three-quarters of a mile, and the entrance to Turnstone Grange is on the right.

Sat Nav: CW12 4RB

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

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 03301 735 539.

Sat Nav: CW12 4RB

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