



**Turnstone Grange  
Somerset**

**millershomes**

*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.



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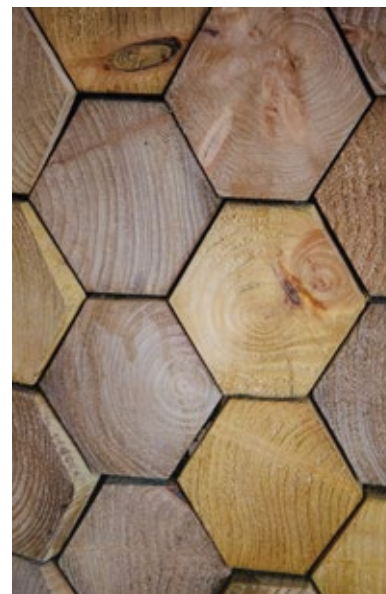
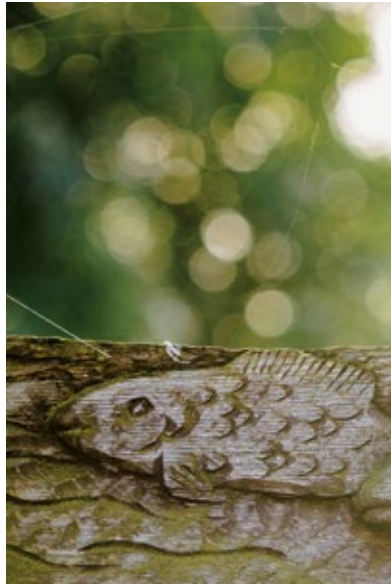
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that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



# Welcome home

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  
4.06m x 4.79m  
13'4" x 15'9"

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

WC  
0.90m x 2.13m  
2'1" x 7'0"

**First Floor**

Master 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"

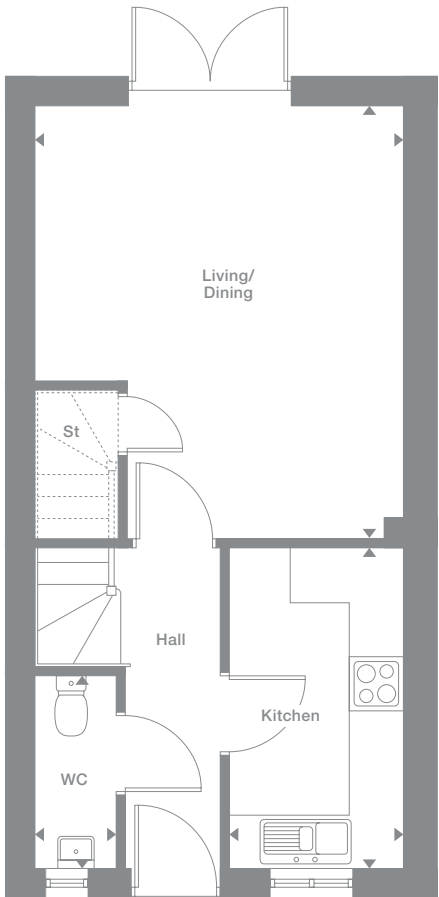
**Floor Space**

737 sq ft

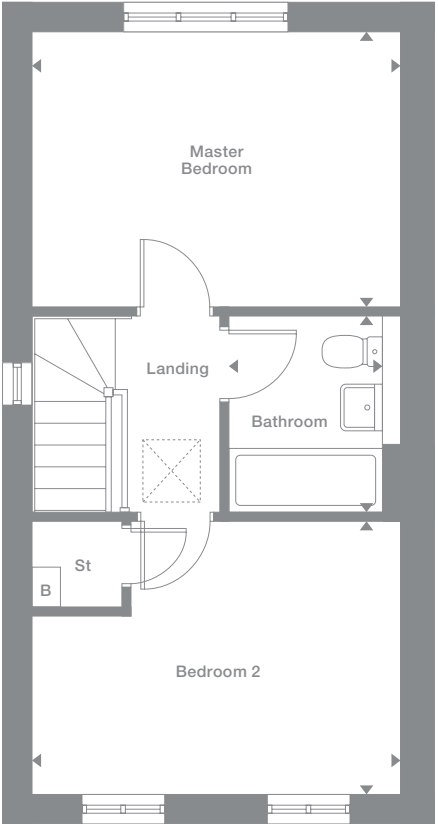
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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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**  
3.56m x 4.49m  
11'8" x 14'9"
- Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"
- Laundry**  
1.08m x 1.96m  
3'7" x 6'5"
- WC**  
1.08m x 1.78m  
3'7" x 5'10"

**First Floor**

- Master Bedroom**  
2.81m x 3.26m  
9'3" x 10'9"
- En-Suite**  
1.60m x 2.03m  
5'3" x 6'8"
- Bedroom 2**  
2.31m x 3.06m  
7'7" x 10'1"
- Bedroom 3**  
2.11m x 2.02m  
6'11" x 6'8"
- Bathroom**  
2.31m x 1.90m  
7'7" x 6'3"

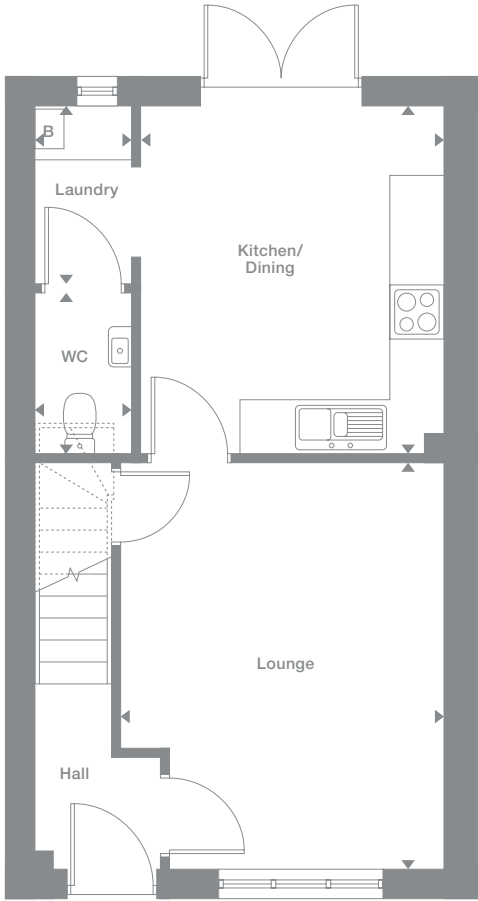
**Floor Space**

819 sq ft

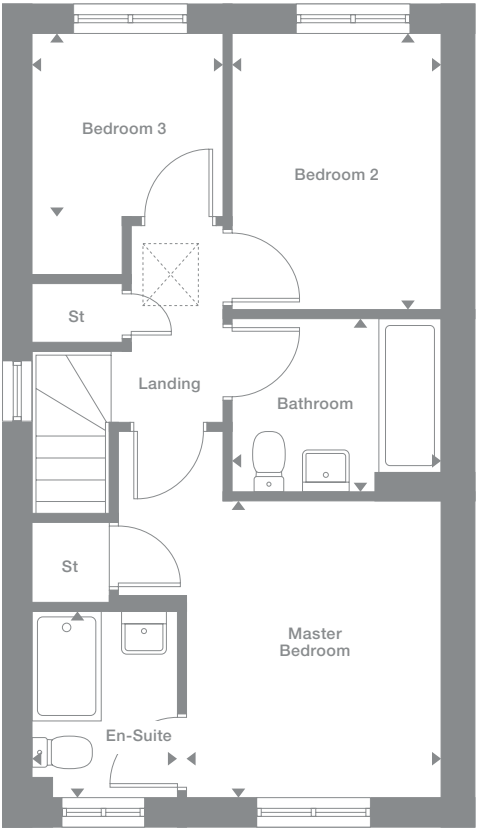
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**Ground Floor**



**First Floor**



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B = Boiler



# 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**  
3.08m x 5.45m  
10'1" x 17'11"
- Dining**  
2.55m x 3.02m  
8'5" x 9'11"
- Kitchen**  
2.55m x 2.43m  
8'5" x 8'0"
- WC**  
1.91m x 0.95m  
6'3" x 3'1"

**First Floor**

- Master Bedroom**  
3.13m x 3.44m  
10'4" x 11'3"
- En-Suite**  
1.93m x 1.69m  
6'4" x 5'7"
- Bedroom 2**  
2.59m x 3.49m  
8'6" x 11'6"
- Bedroom 3**  
2.59m x 1.85m  
8'6" x 6'1"
- Bathroom**  
2.04m x 1.70m  
6'9" x 5'7"

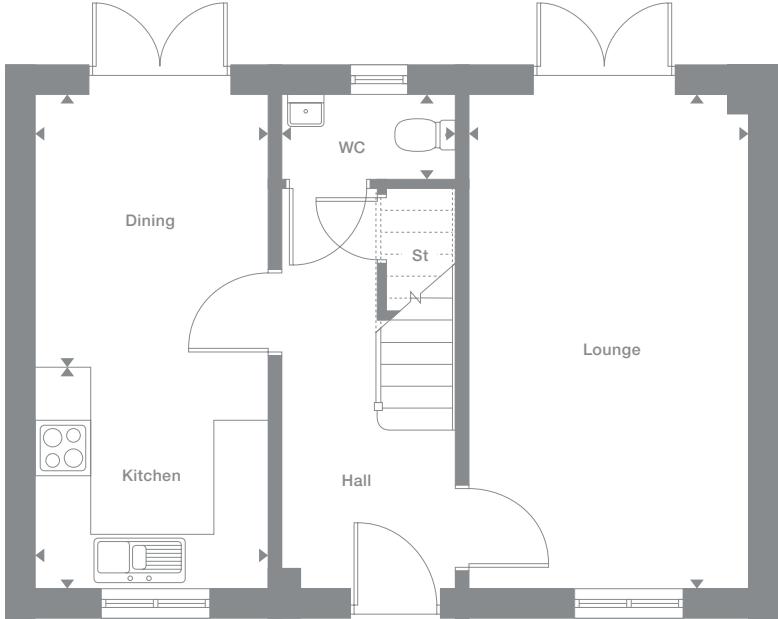
**Floor Space**

921 sq ft

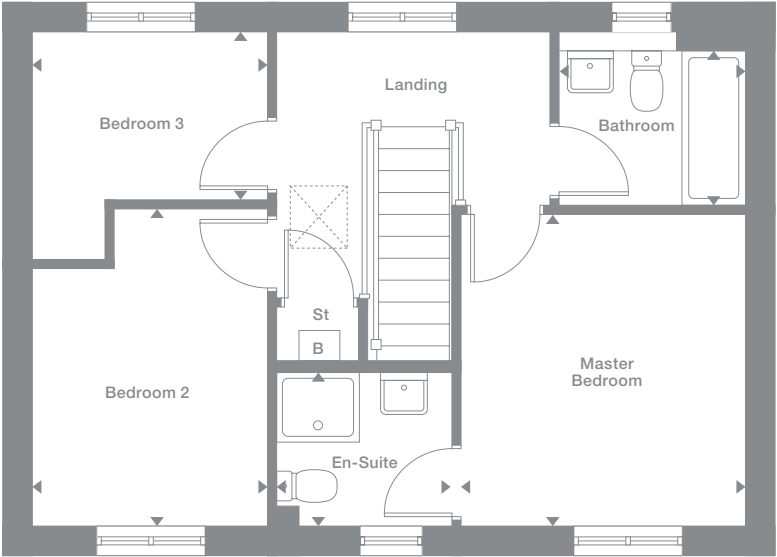
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**Ground Floor**



**First Floor**



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# 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**  
3.98m x 5.45m  
13'1" x 17'11"
- Dining**  
2.55m x 2.37m  
8'5" x 7'9"
- Kitchen**  
2.55m x 3.07m  
8'5" x 10'1"
- WC**  
1.91m x 0.95m  
6'3" x 3'1"

**First Floor**

- Master Bedroom**  
3.13m x 3.31m  
10'4" x 10'10"
- En-Suite**  
1.93m x 1.69m  
6'4" x 5'7"
- Bedroom 2**  
2.59m x 3.49m  
8'6" x 11'6"
- Bedroom 3**  
2.59m x 1.85m  
8'6" x 6'1"
- Bathroom**  
1.69m x 2.04m  
5'7" x 6'9"

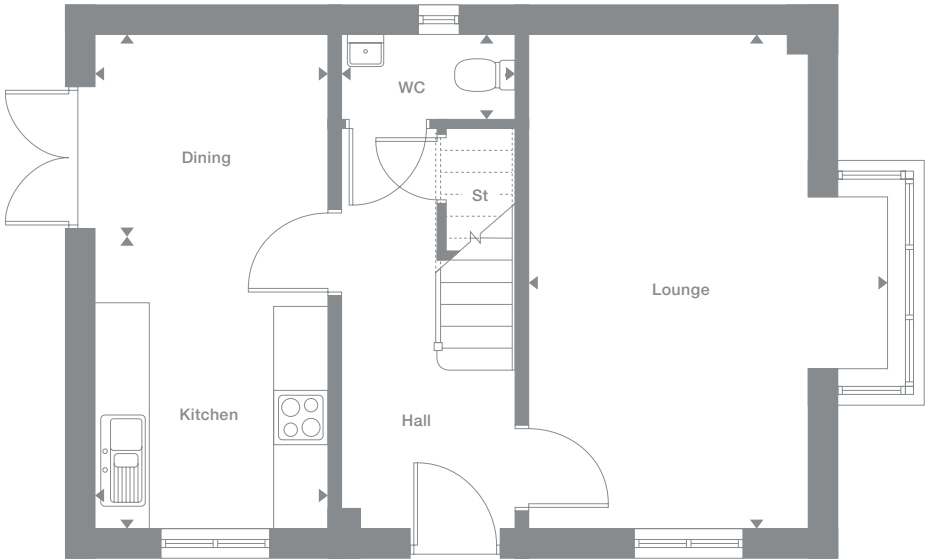
**Floor Space**

940 sq ft

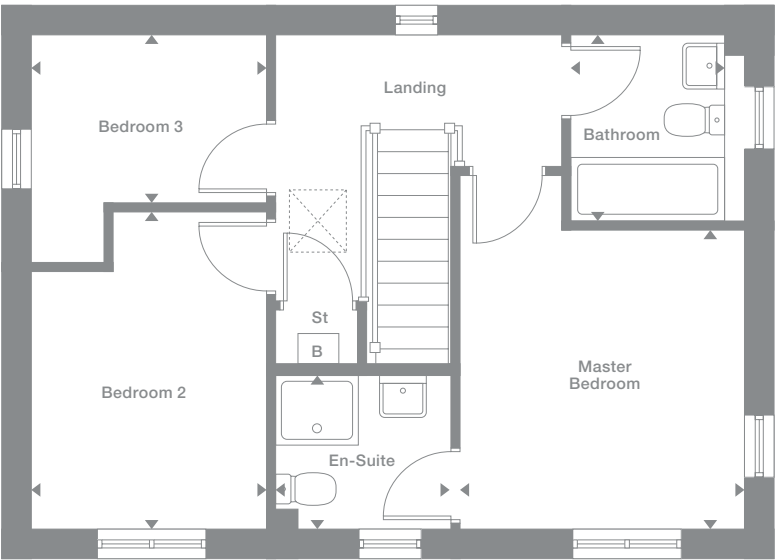
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**Ground Floor**



**First Floor**



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**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**  
3.96m x 5.23m  
13'0" x 17'2"

**Kitchen/Dining**  
5.42m x 3.61m  
17'0" x 11'0"

**WC**  
1.61m x 1.51m  
5'4" x 4'11"

**First Floor**

**Master Bedroom**  
3.96m x 2.67m  
13'0" x 8'9"

**En-Suite**  
1.79m x 1.61m  
5'11" x 5'4"

**Bedroom 2**  
3.55m x 2.59m  
11'8" x 8'6"

**Bedroom 3**  
1.78m x 3.67m  
5'10" x 12'1"

**Bedroom 4**  
2.51m x 2.56m  
8'3" x 8'5"

**Bathroom**  
2.51m x 2.23m  
8'3" x 7'4"

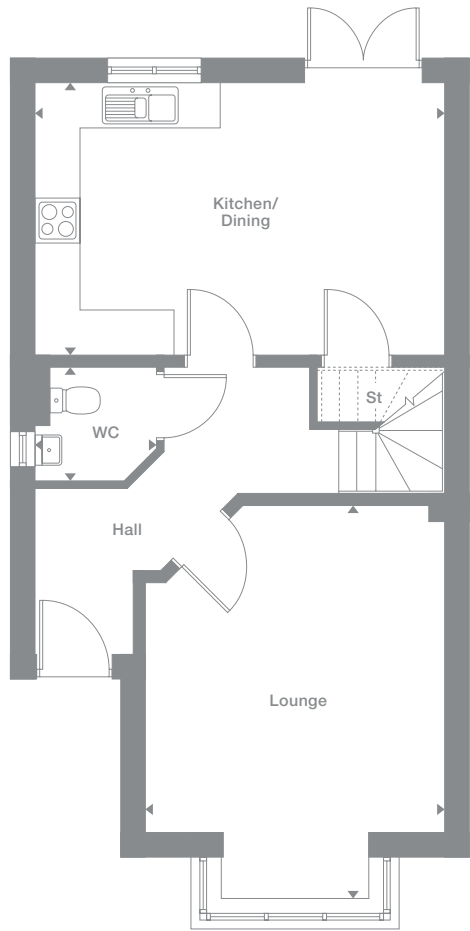
**Floor Space**

1,105 sq ft

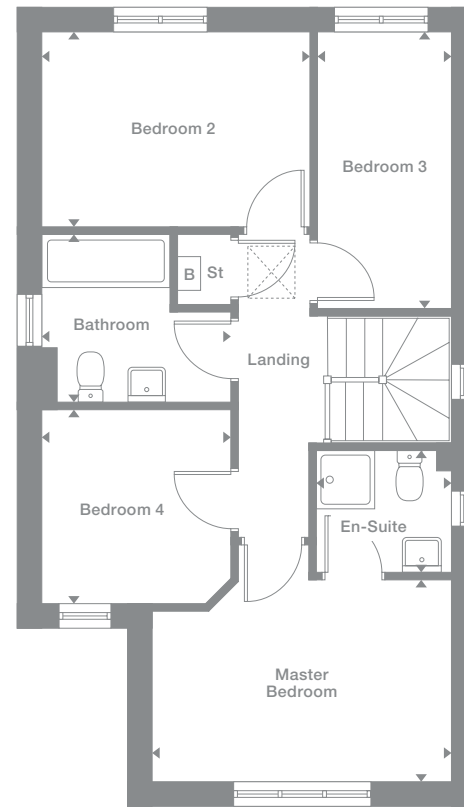
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**Ground Floor**



**First Floor**



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# 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**  
3.38m x 4.83m  
11'1" x 15'10"
- Dining**  
3.44m x 3.32m  
11'4" x 10'11"
- Kitchen**  
2.43m x 3.32m  
8'0" x 10'11"
- Laundry**  
1.60m x 1.83m  
5'3" x 6'0"
- WC**  
1.60m x 1.40m  
5'3" x 4'7"

**First Floor**

- Master Bedroom**  
4.38m x 2.90m  
14'5" x 9'6"
- En-Suite**  
1.87m x 2.45m  
6'2" x 8'1"
- Bedroom 2**  
3.73m x 2.81m  
12'3" x 9'3"
- Bedroom 3**  
3.73m x 2.81m  
12'3" x 9'3"
- Bedroom 4**  
3.09m x 2.65m  
10'2" x 8'8"
- Bathroom**  
1.70m x 2.14m  
5'7" x 7'0"

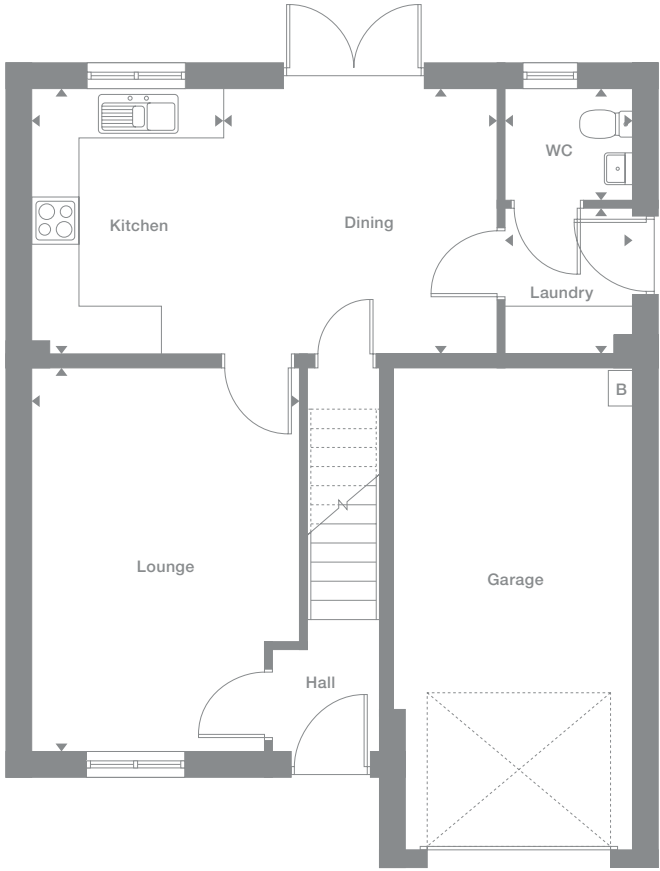
**Floor Space**

1,170 sq ft

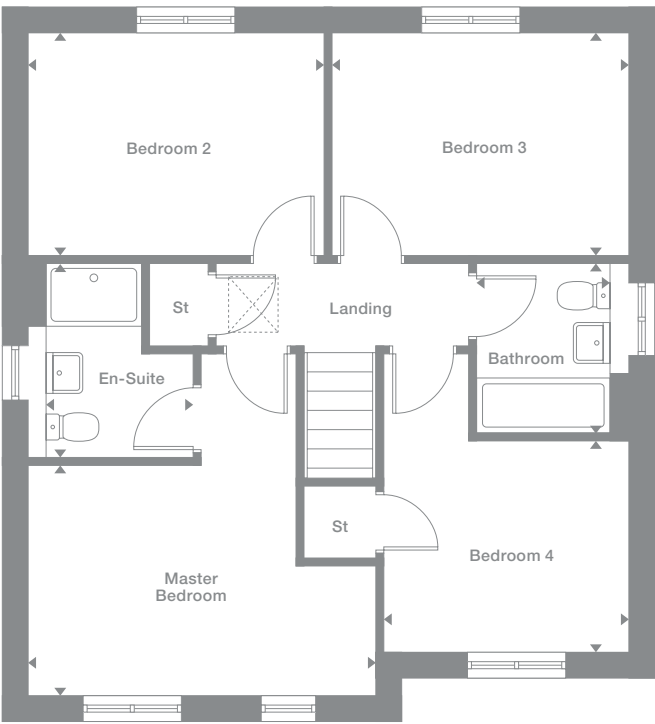
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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**  
3.27m x 5.89m  
10'9" x 19'4"
- Dining**  
3.59m x 3.07m  
11'9" x 10'1"
- Kitchen**  
3.16m x 3.07m  
10'4" x 10'1"
- Laundry**  
1.66m x 1.86m  
5'5" x 6'1"
- WC**  
1.66m x 1.12m  
5'5" x 3'8"

**First Floor**

- Master Bedroom**  
3.27m x 3.91m  
10'9" x 12'10"
- En-Suite**  
2.24m x 1.49m  
7'4" x 4'11"
- Bedroom 2**  
2.88m x 3.75m  
9'6" x 12'4"
- Bedroom 3**  
2.88m x 3.53m  
9'6" x 11'7"
- Bedroom 4**  
2.66m x 4.18m  
8'9" x 13'9"
- Bathroom**  
2.68m x 2.07m  
8'10" x 6'10"

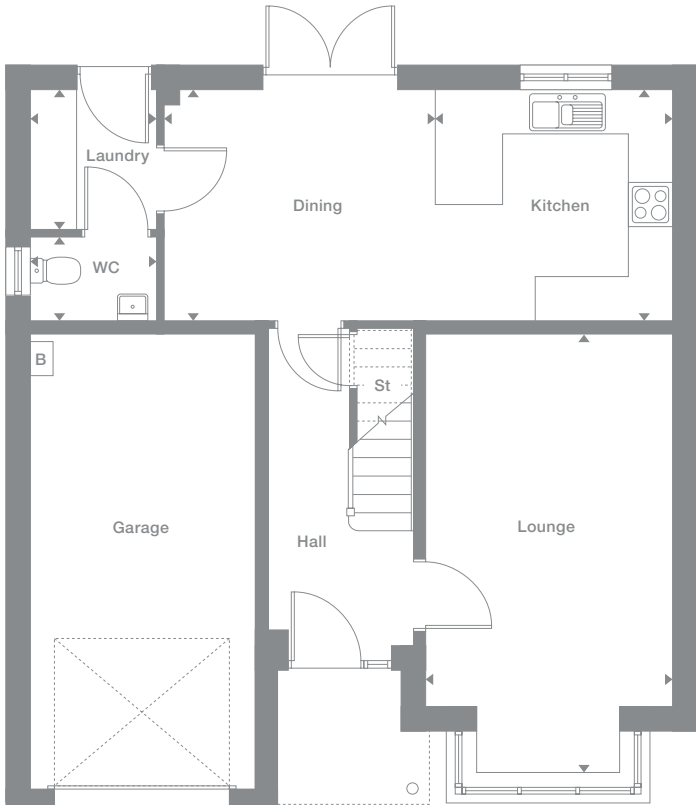
**Floor Space**

1,282 sq ft

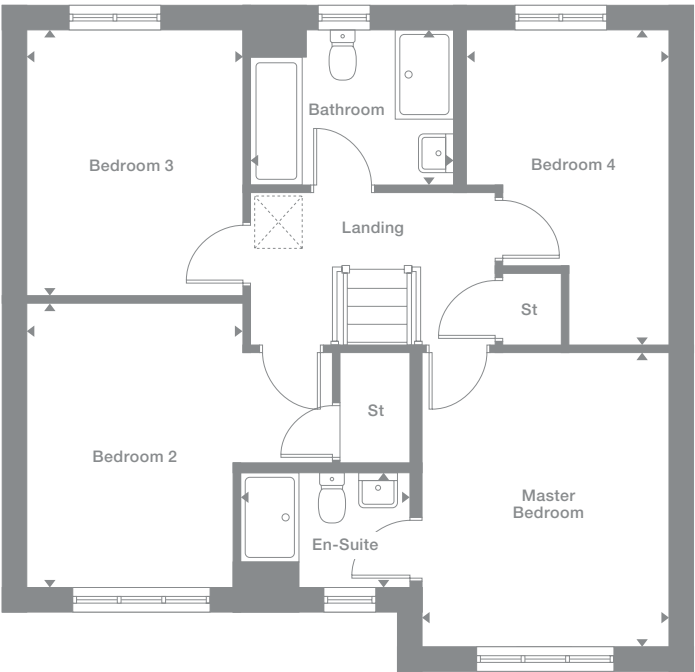
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**Ground Floor**



**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**  
4.57m x 3.43m  
15'0" x 11'5"
- Dining**  
3.37m x 2.41m  
11'1" x 7'11"
- Kitchen**  
3.37m x 3.12m  
11'1" x 10'3"
- Bedroom 2**  
3.37m x 3.77m  
11'1" x 12'5"
- Bedroom 3**  
3.19m x 3.08m  
10'6" x 10'1"
- Bathroom**  
2.82m x 2.12m  
9'3" x 6'11"

**First Floor**

- Master Bedroom**  
4.72m x 5.95m  
15'6" x 19'6"
- En-Suite**  
2.02m x 2.10m  
6'8" x 6'11"

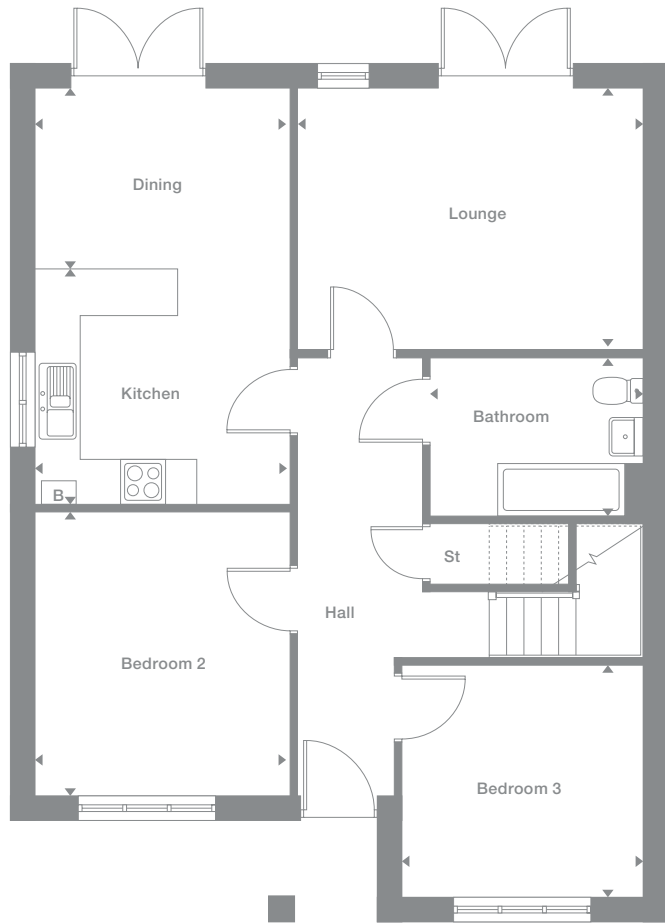
**Floor Space**

1,385 sq ft

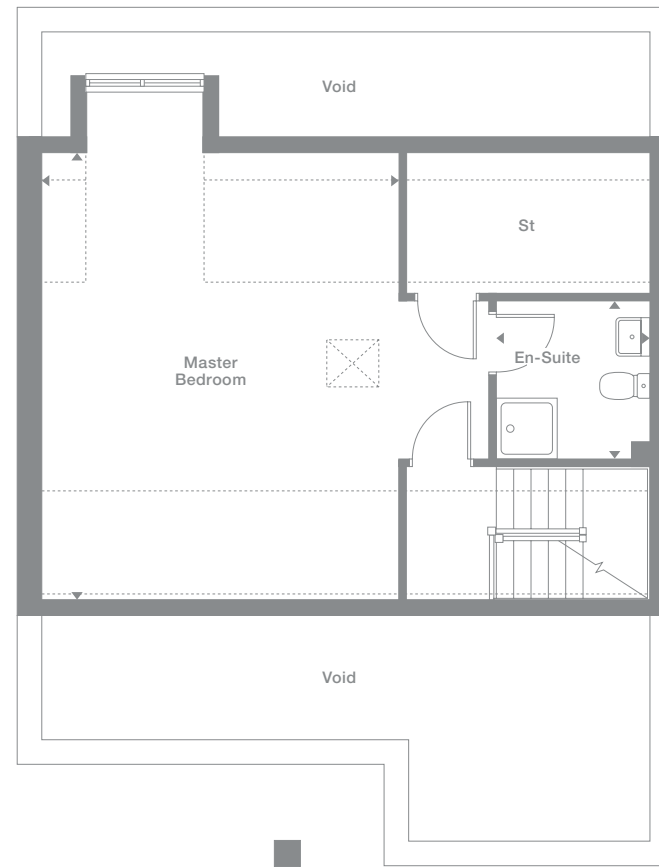
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**Ground Floor**



**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**  
3.65m x 5.44m  
12'0" x 17'10"
- Family/Dining**  
3.38m x 3.88m  
11'1" x 12'9"
- Kitchen**  
3.76m x 2.99m  
12'4" x 9'10"
- Laundry**  
2.08m x 1.66m  
6'10" x 5'5"
- WC**  
2.08m x 1.08m  
6'10" x 3'7"
- Study**  
2.08m x 2.06m  
6'10" x 6'9"

**First Floor**

- Master Bedroom**  
3.65m x 4.60m  
12'0" x 15'1"
- En-Suite**  
2.00m x 2.00m  
6'7" x 6'7"
- Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"
- Bedroom 3**  
3.26m x 2.73m  
10'8" x 9'0"
- Bedroom 4**  
3.40m x 3.18m  
11'2" x 10'5"
- Bathroom**  
2.55m x 2.00m  
8'5" x 6'7"

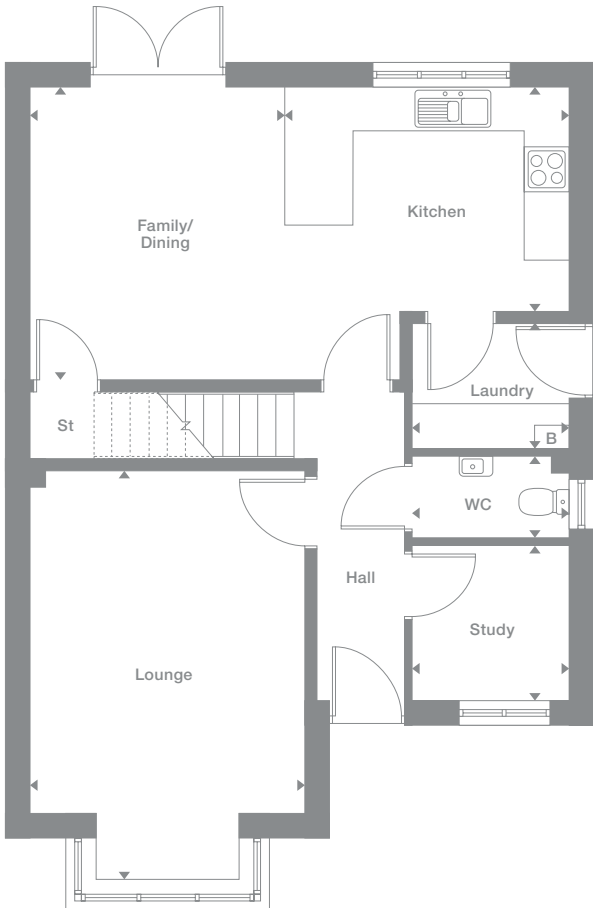
**Floor Space**

1,388 sq ft

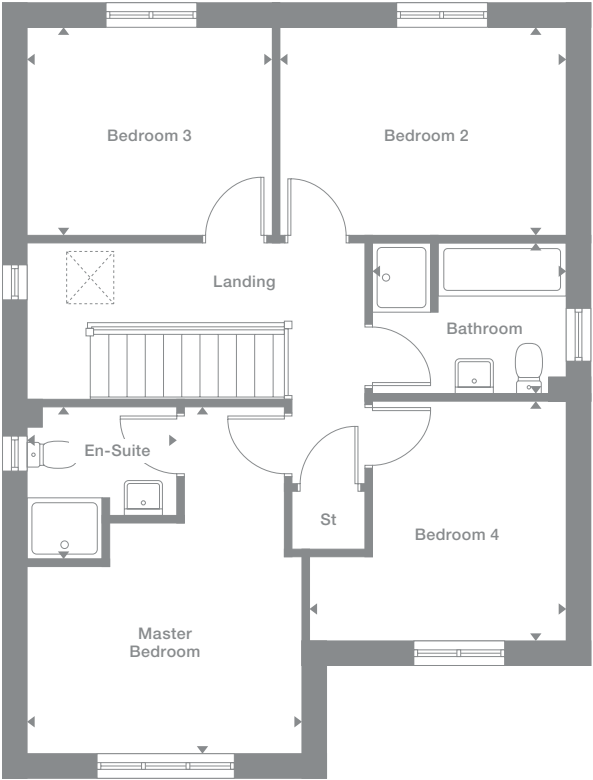
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**Ground Floor**



**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**

- Lounge**  
3.26m x 6.21m  
10'9" x 20'5"
- Dining/Family**  
3.69m x 3.36m  
12'1" x 11'0"
- Kitchen**  
3.04m x 3.36m  
10'0" x 11'0"
- Laundry**  
1.81m x 2.88m  
5'11" x 9'5"
- WC**  
0.94m x 1.61m  
3'1" x 5'4"

**First Floor**

- Master Bedroom**  
5.29m x 3.08m  
17'4" x 10'1"
- En-Suite 1**  
2.11m x 1.90m  
6'11" x 6'3"
- Bedroom 2**  
3.26m x 3.35m  
10'9" x 11'0"
- En-Suite 2**  
2.17m x 1.80m  
7'2" x 5'11"
- Bedroom 3**  
3.26m x 3.46m  
10'9" x 11'4"
- Bedroom 4**  
3.11m x 2.96m  
10'2" x 9'9"
- Bathroom**  
2.06m x 2.82m  
6'9" x 9'3"

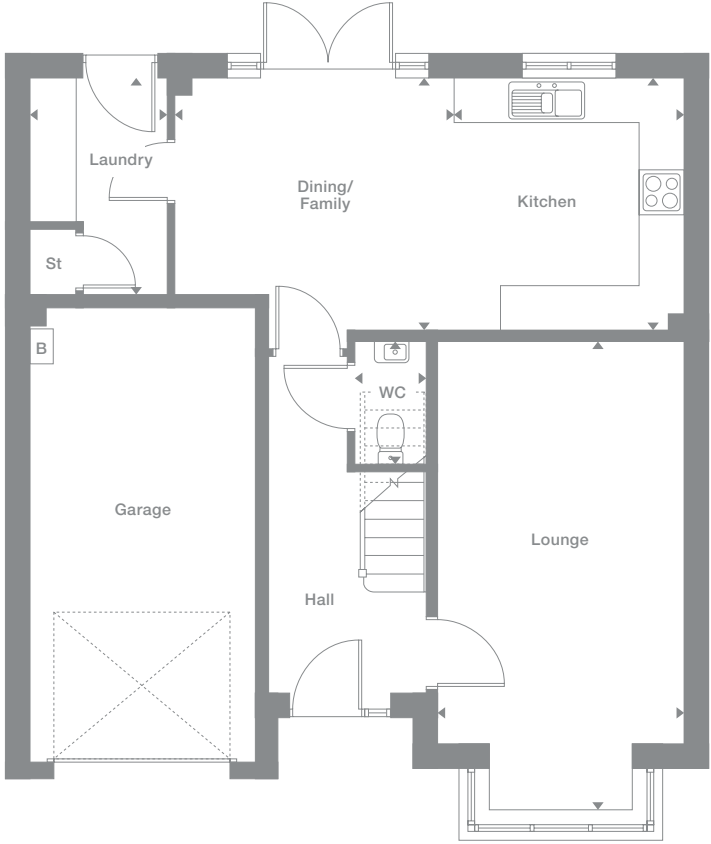
**Floor Space**

1,408 sq ft

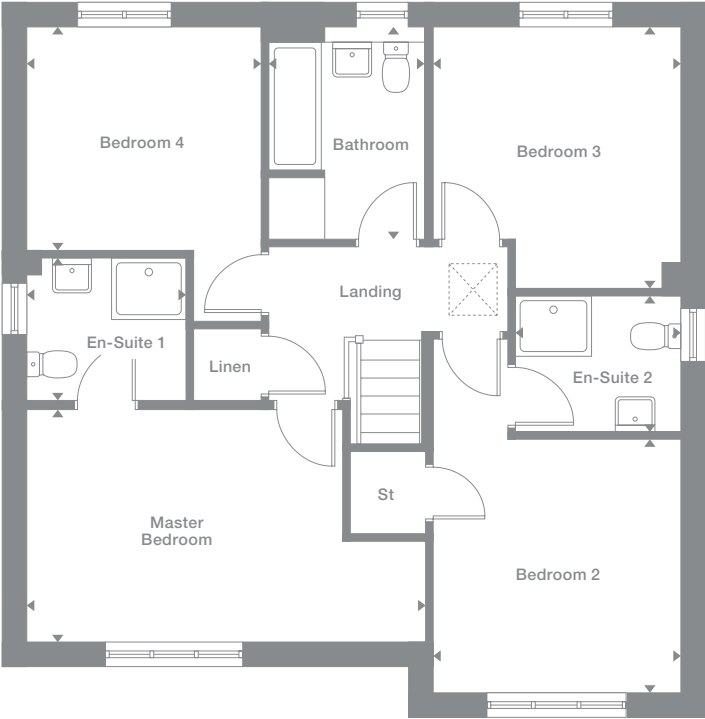
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**Ground Floor**



**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**  
4.53m x 4.42m  
14'10" x 14'6"
- Family/Dining**  
3.68m x 3.83m  
12'1" x 12'7"
- Kitchen**  
3.68m x 2.73m  
12'1" x 8'11"
- Laundry**  
1.79m x 1.76m  
5'10" x 5'9"
- WC**  
1.50m x 1.06m  
4'11" x 3'6"
- Study**  
3.63m x 2.34m  
11'11" x 7'8"

**First Floor**

- Master Bedroom**  
3.74m x 3.70m  
12'3" x 12'2"
- En-Suite**  
2.09m x 1.76m  
6'10" x 5'9"
- Bedroom 2**  
3.68m x 3.23m  
12'1" x 10'7"
- Bedroom 3**  
2.61m x 3.53m  
8'7" x 11'7"
- Bedroom 4**  
3.17m x 3.06m  
10'5" x 10'1"
- Bathroom**  
3.41m x 1.83m  
11'2" x 6'0"

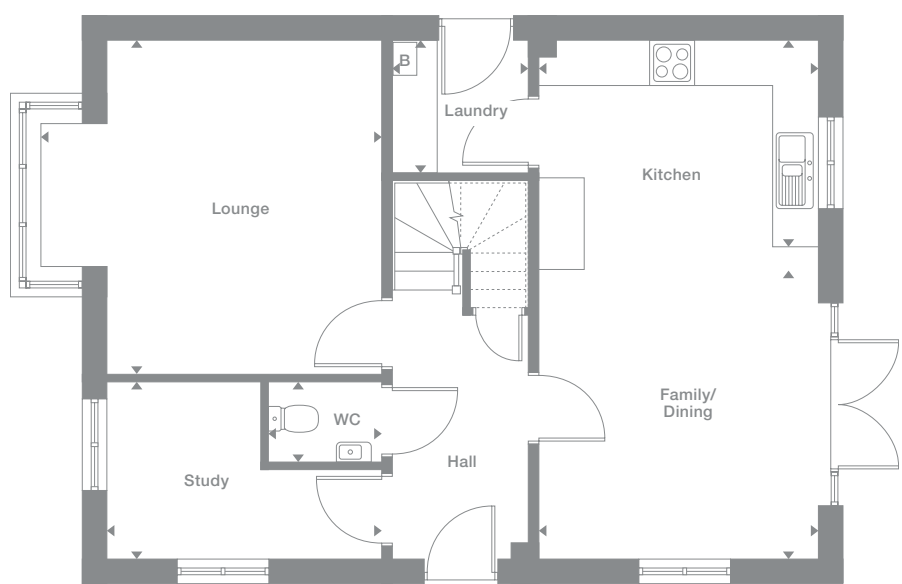
**Floor Space**

1,408 sq ft

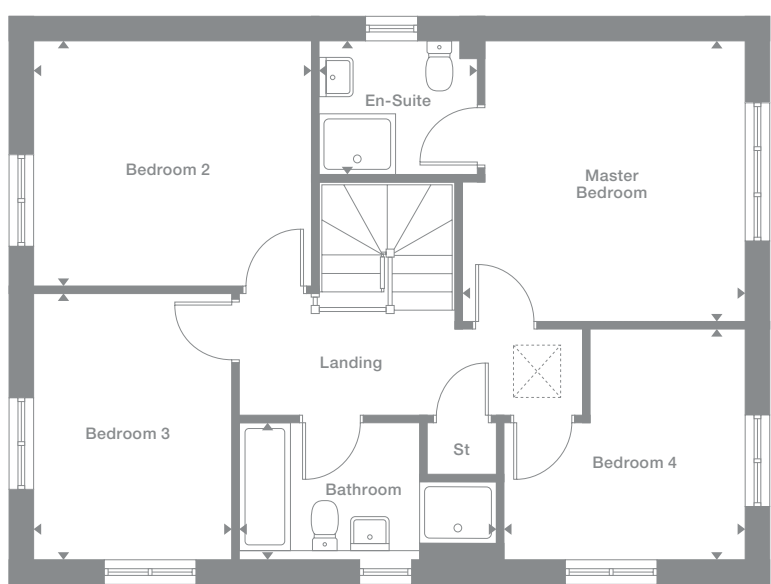
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**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.

# The Miller Difference

your home  
your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 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.

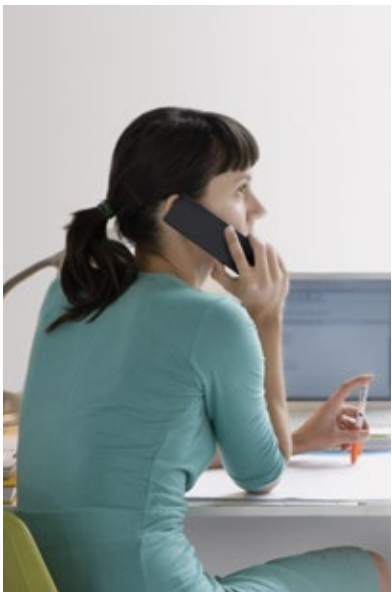
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able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



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 communal 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 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.

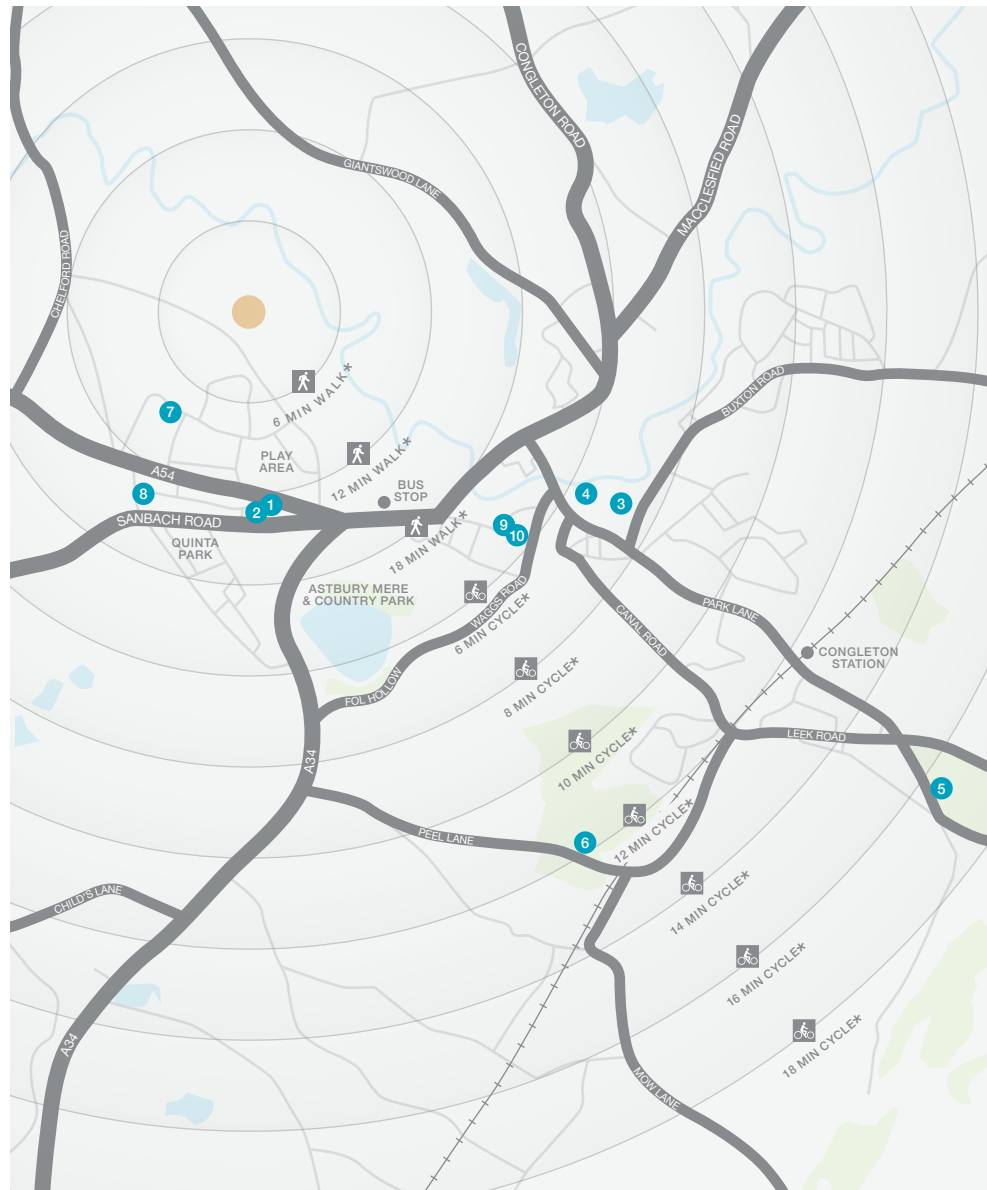
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# Useful Contacts

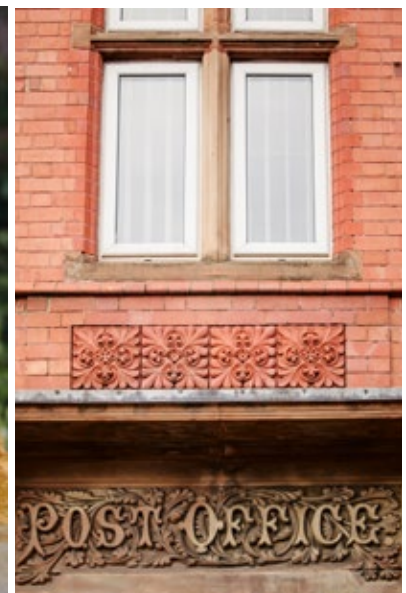
Nearby schools include Black Firs Primary, set in tree-lined grounds, and Congleton High School, an Academy with Specialist School of Engineering status. Both are recognised as 'Good' by Ofsted. The Readesmoor Group Practice, the nearest of Congleton's three medical centres, is located in the town centre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

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 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 = 6 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®



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CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**tsi**  
**APPROVED CODE  
TRADINGSTANDARDS.UK**

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

*the place to be*®

## 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](http://millerhomes.co.uk) for development opening times or call 03301 735 539.

Sat Nav: CW12 4RB

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[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

*the place to be*<sup>®</sup>