

Miller Homes @ Forster Park Stevenage

miller homes

the place to be[®]

04 Living in Stevenage
08 Welcome Home
10 Plot Information
14 Floorplans
38 The Miller Difference
42 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.





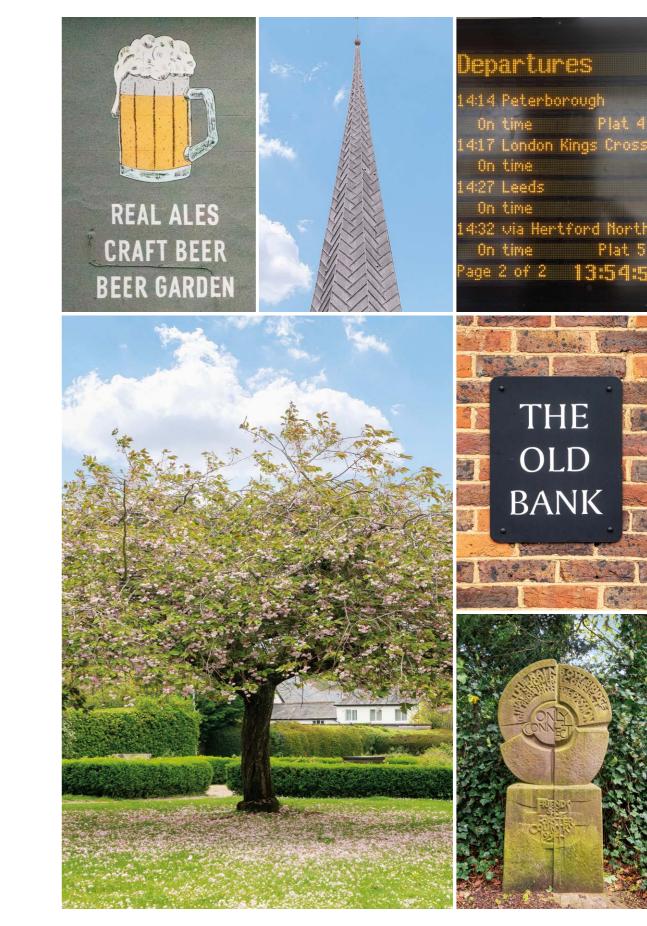
90 years of miller homes



Approximately a mile from the A1(M), the development is just an hour's drive from central London. Trains from Stevenage Station, less than two miles away, reach London St Pancras in less than half an hour and serve Gatwick Airport. There are also express services to London Kings Cross, taking around 25 minutes, and direct links with Cambridge, Bradford, Peterborough and Harrogate. Frequent buses into the town centre pass the development, and National Cycle Route 12 runs just half a mile away.

Nearby shops include a Morrisons Daily and a pharmacy in Canterbury Way, east of the development and, to the west, a garden centre and, inside the Lister Hospital, a branch of WH Smith. Stevenage Rugby Club's ground is just yards from the development, and within five minutes' walk there are two traditional, family friendly village pubs in Graveley. The vibrant High Street of Stevenage Old Town, a mile away, presents Tesco Express, convenience and specialist stores, pharmacies, pubs and cafés. A little further on, the pedestrianised town centre contains a comprehensive mix of national chains and local traders. Westgate Shopping Centre comprises more than 30 stores, and there are Tesco and Asda supermarkets and a retail park with branches of Currys, M&S, Argos and Furniture Village. The indoor market offers more than 130 stalls, from fresh fish and local produce to collectables and a food court.





Welcome home Peacefully located close to miles of countryside and picturesque villages, yet within walking distance of the amenities of Stevenage town centre, this attractive selection of energy efficient two, three, four and five bedroom homes is less than five minutes drive from the A1(M), offering fast access to the capital. Served by excellent public transport and cycling routes, it offers a rare combination of open, airy surroundings and exceptional convenience.

Welcome to Forster Park...

The artist's impressions (computergenerated 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.





Masterplan

Peacefully located close to miles of countryside and picturesque villages, yet within walking distance of the amenities of Stevenage town centre. Served by excellent public transport and cycling routes, Forster Park offers a rare combination of open, airy surroundings and exceptional convenience. sales area 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. (N)

Rivermont

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.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
3.58m x 4.57m	4.53m x 3.20m
11'9" x 15'0"	14'10" x 10'6"
Kitchen/Dining	En-Suite
3.35m x 4.07m	2.22m x 1.13m
11'0" x 13'4"	7'3" x 3'9"
Laundry	Bedroom 2
1.08m x 2.31m	4.53m x 2.55m
3'7" x 7'7"	14'10" x 8'4"
WC	Bathroom
1.08m x 1.65m	2.01m x 1.97m
3'7" x 5'5"	6'7" x 6'6"

Floor Space 852 sq ft

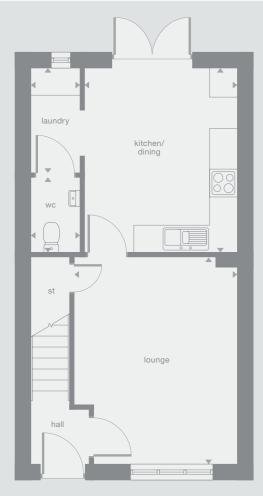
> [†] Window not applicable to all plots. Please see Development Sales Manager for details

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

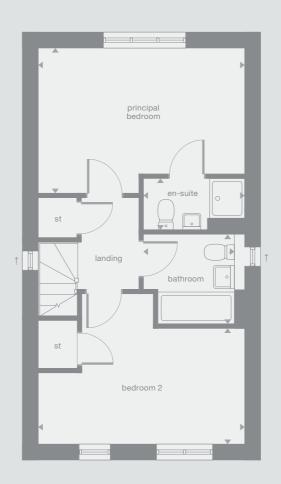


Ground Floor

14



First Floor



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Denton

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.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
3.58m x 4.45m	4.53m x 2.71m
11'9" x 14'8"	14'10'' x 8'11''
Kitchen/Dining	Bedroom 2
3.35m x 4.74m	2.15m x 4.38m
11'0" x 15'7"	7′1" x 14'5"
Laundry	Bedroom 3
1.08m x 2.99m	2.28m x 3.34m
3'7" x 9'10"	7'6" x 11'0"
WC	Bathroom
1.08m x 1.65m	1.92m x 2.00m
377" x 5'5"	6'4" x 6'7"

Floor Space 907 sq ft

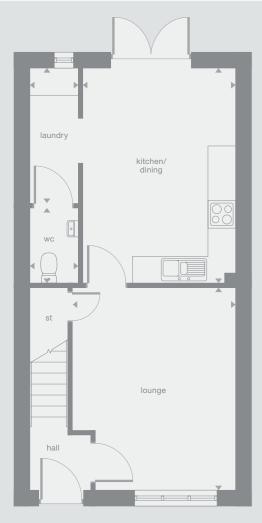
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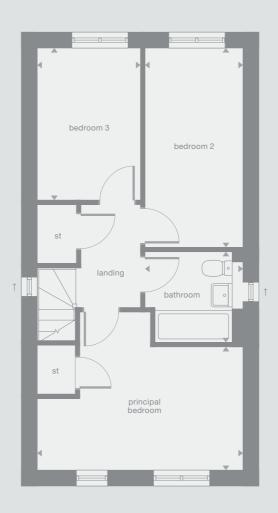


Ground Floor

16



First Floor



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Forster Park

Whitton

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

walk-in cupboard.

Overview

Ground Floor Lounge 2.96m x 4.73m 9'9" x 15'6"	First Floor Principal Bedr 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 1ì'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

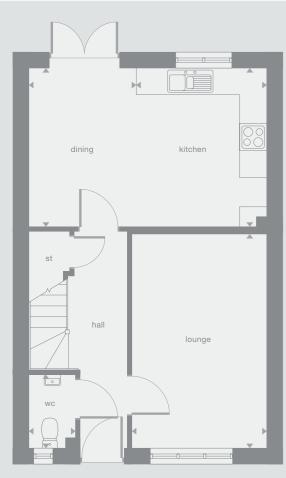
Principal Bedroom

Floor Space 947 sq ft

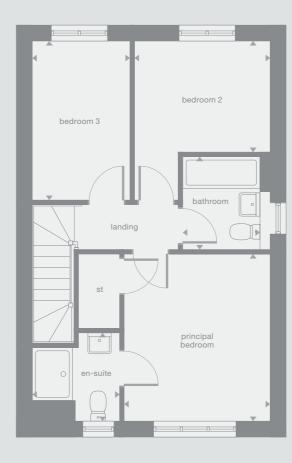
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Ground Floor



Forster Park



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Forster Park

First Floor

19

Braxton

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.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
2.99m x 5.58m	3.01m x 2.77m
9'10" x 18'4"	୨୩1" x ୨୩"
Kitchen/Dining	En-Suite
2.90m x 2.65m	2.11m x 1.24m
9'6" x 8'9"	6'11" x 4'1"
Laundry	Bedroom 2
2.09m x 1.88m	2.95m x 3.28m
6'10" x 6'2"	9'8" x 10'9"
Family	Bedroom 3
2.90m x 2.92m	3.19m x 2.72m
9'6" x 9'7"	10'6'' x 8'11''
WC	Bathroom
1.09m x 1.55m	1.70m x 2.20m
3'7" x 5'1"	5'7" x 7'3"

Floor Space 996 sq ft

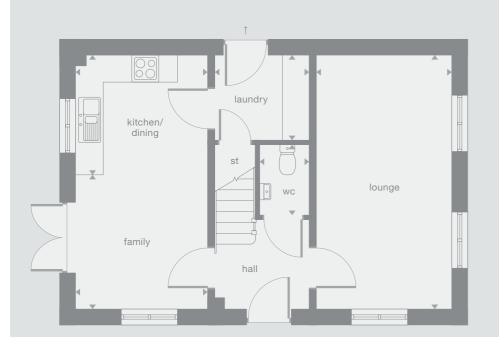
[†] Door not applicable to all plots. Please see Development Sales Manager for details

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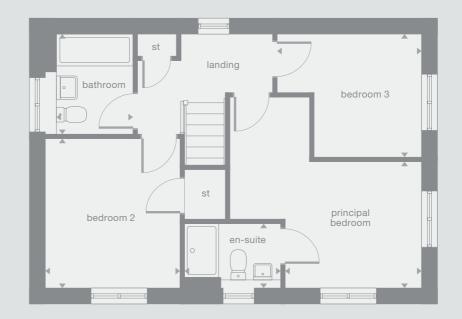


Ground Floor

20



First Floor



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Forster Park

Hampton

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.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
3.42m x 3.57m	3.30m x 3.14m
11'3" x 11'9"	10'10" x 10'4"
Kitchen	En-Suite
3.43m x 3.06m	2.18m x 1.87m
11'3" x 10'0"	7'2" x 6'2"
Family/Dining	Dressing
5.47m x 2.38m	2.07m x 1.68m
17'11" x 7'10"	6'10" x 5'6"
WC	Bedroom 2
1.95m x 1.47m	2.81m x 3.85m
6'5" x 4'10"	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"

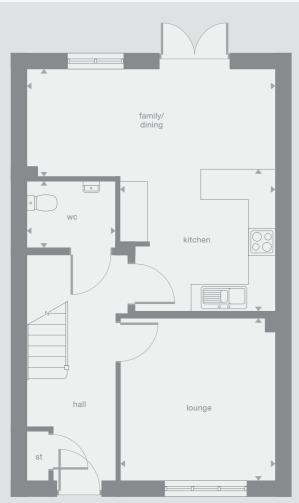
Floor Space 1,069 sq ft

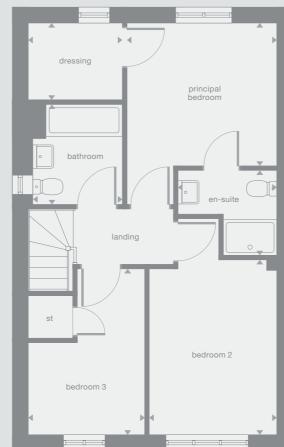
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor

22





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First Floor

Glenwood

A bay window brings light flooding into the lounge, the practical family kitchen has a separate laundry, and french doors make the dining area especially inviting. The bathroom and four bedrooms, one of them en-suite, are reached via a landing with a generously sized cupboard.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
3.56m x 5.30m	3.11m x 3.72m
11'8" x 17'5"	10'3" x 12'3"
Kitchen	En-Suite
2.72m x 2.86m	2.01m x 1.19m
8'11" x 9'5"	6'7" x 3'11"
Laundry	Bedroom 2
2.05m x 1.56m	2.93m x 3.92m
6'9" x 5'2"	9'7" x 12'11"
Family/Dining	Bedroom 3
3.31m x 4.52m	2.83m x 2.65m
10'10" x 14'10"	9'3" x 8'8"
WC	Bedroom 4
1.00m x 1.74m	3.01m x 2.47m
3'3" x 5'9"	9'11" x 8'2"
	Bathroom 1.70m x 1.99m 5'7" x 6'7"

Floor Space 1,222 sq ft

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First Floor



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Ground Floor

Beauwood

windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/ family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes a separate shower.

Overview From the bay-

Ground Floor	First Floor
Lounge	Principal Bedroom
4.10m x 4.09m	3.53m x 3.41m
13'5" x 13'5"	117" x 11'2"
Kitchen	En-Suite
3.48m x 3.96m	2.04m x 1.79m
11'5" x 13'0"	6'8" x 5'11"
Laundry	Bedroom 2
2.12m x 1.76m	3.48m x 3.30m
7'0" x 5'9"	11'5" x 10'10"
Dining	Bedroom 3
3.48m x 2.83m	2.42m x 3.39m
11'5" x 9'4"	8'0" x 11'2"
Study/Family	Bedroom 4
3.42m x 2.61m	3.56m x 3.28m
11'3" x 8'7"	11'8" x 10'9"
WC	Bathroom
1.07m x 1.55m	3.14m x 1.70m
3'6" x 5'1"	10'4" x 5'7"

Floor Space 1,379 sq ft

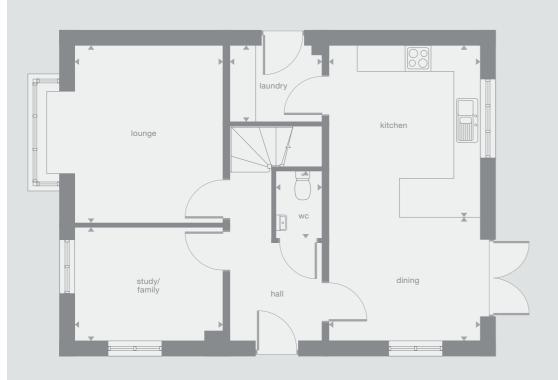
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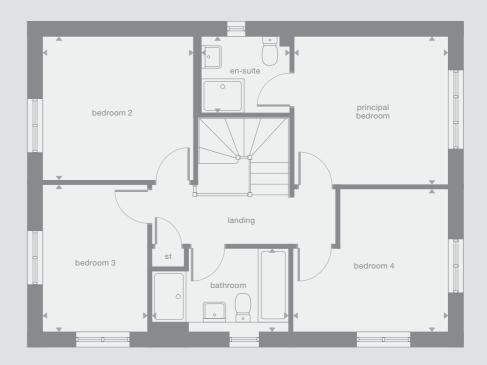


First Floor



26





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Briarwood

With its stylish lounge and airy, open plan kitchen and dining 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 and four bedrooms, one of them en-suite.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
3.56m x 4.47m	3.56m x 3.13m
11'8" x 14'8"	11'8" x 10'3"
Kitchen	En-Suite
3.36m x 2.99m	2.16m x 1.30m
11'0" x 9'10"	7'1" x 4'3"
Laundry	Bedroom 2
2.08m x 1.80m	3.62m x 3.51m
6'10" x 5'11"	11'11" x 11'6"
Family/Dining	Bedroom 3
3.91m x 3.84m	4.19m x 2.75m
12'10" x 12'7"	13'9" x 9'0"
Study	Bedroom 4
2.08m x 1.97m	2.80m x 2.73m
6'10" x 6'6"	9'10" x 9'0"
WC	Bathroom
2.08m x 1.52m	2.38m x 2.16m
6'10" x 5'0"	7'10" x 7'1"

Floor Space 1,419 sq ft

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First Floor



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28

Crosswood

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

Overview

Ground Floor First Principal Bedroom Lounge 2.91m x 3.79m 3.12m x 5.15m 10'3" x 16'11" 9'7" x 12'5" Kitchen En-Suite 3.02m x 3.47m 1.55m x 2.02m 9'11" x 11'5" 5'1" x 6'8" Laundry Dressing 1.76m x 1.88m 2.61m x 1.70m 5'9" x 6'2" 8'7" x 5'7" Family/Breakfast Bedroom 2 5.03m x 3.47m 3.16m x 3.47m 16'6" x 11'5" 10'5" x 11'5" Dining En-Suite 2 2.77m x 3.18m 2.13m x 1.60m 9'1" x 10'5" 7'0" x 5'3" 0.92m x 1.88m 3'0" x 6'2"

WC

Bedroom 3

7'10" x 10'9"

Bedroom 4

8'7" x 10'2"

Bathroom

9'5" x 5'7"

2.86m x 1.70m

2.61m x 3.09m

2.38m x 3.28m

Floor Space 1,500 sq ft

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



First Floor





31

Faverwood

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.

Overview

Ground Floor First Principal Bedroom Lounge 3.20m x 5.19m 2.91m x 3.51m 9'7" x 11'6" 10'6" x 17'1" Kitchen En-Suite 1 3.92m x 3.04m 1.68m x 2.07m 12'11" x 10'0" 5'6" x 6'10" Laundry Dressing 2.59m x 1.82m 2.50m x 1.54m 8'6" x 6'0" 8'3" x 5'1" Family/Breakfast Bedroom 2 4.13m x 4.62m 3.26m x 3.34m 13'7" x 15'2" 10'9" x 11'0" Dining En-Suite 2 2.66m x 3.31m 2.14m x 1.54m 8'9" x 10'11" 7'1" x 5'1" 1.90m x 1.45m 6'3" x 4'9"

WC

Bedroom 3

10'7" x 11'6"

Bedroom 4

8'0" x 15'2"

Bathroom

7'2" x 9'1"

2.19m x 2.77m

2.44m x 4.62m

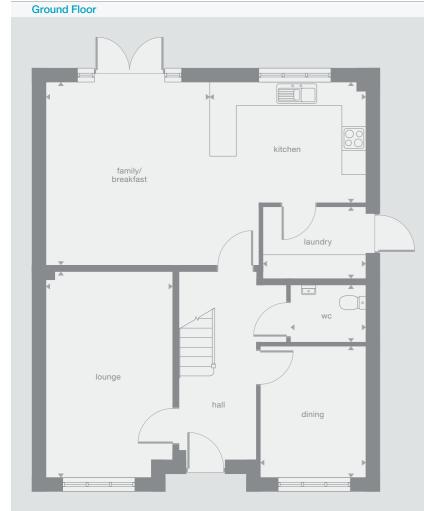
3.22m x 3.49m

Floor Space 1,704 sq ft

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







bathroom bedroom 3 bedroom 4 st landing linen dressing en-suite 2 principal bedroom bedroom 2 。en-suite 1

ts typical Miller Homes' interiors and exte

Forster Park

33

Grayford

The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms have an en-suite, and one has a walk-through dressing area.

Overview

Ground	Floor	
Ground	FIOOI	

Lounge

11'7" x 15'8"

3.96m x 3.68m

2.29m x 1.68m

Kitchen

13'0" x 12'1"

Laundry

7'6" x 5'6"

Family 3.52m x 4.76m 3.67m x 2.96m 12'1" x 9'9"

> Study 3.48m x 2.27m 11'5" x 7'6"

WC 1.09m x 1.68m 3'7" x 5'6"

Dining 2.68m x 3.68m 8'10" x 12'1"

First Principal Bedroom 3.49m x 3.97m 11'5" x 13'0"	Bedroom 3 3.59m x 3.26m 11'9" x 10'8"
En-Suite 1	Bedroom 4
2.40m x 1.36m	3.05m x 3.15m
7'11" x 4'6"	10'0" x 10'4"
Dressing	Bedroom 5
2.40m x 2.14m	2.84m x 2.64m
7'11" x 7'0"	9'4" x 8'8"
Bedroom 2	Bathroom
3.37m x 2.64m	2.53m x 1.79m
11'1" x 8'8"	8'4" x 5'11"
En-Suite 2 1.18m x 2.64m 3'10" x 8'8"	

Floor Space

1,780 sq ft

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



Ground Floor

34



First Floor



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Kingford

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.

Overview

Ground Floor Lounge 3.83m x 5.84m 12'7" x 19'2"	First Principal Bedroom 3.27m x 4.52m 10'9" x 14'10"	Bedroom 3 3.84m x 3.07m 12'7" x 10'1"
Kitchen	En-Suite 1	Bedroom 4
6.38m x 6.04m	2.46m x 1.54m	3.81m x 2.48m
20'11" x 19'10"	81" x 51"	12'6" x 8'2"
Laundry	Dressing	Bedroom 5
2.25m x 1.72m	2.46m x 2.55m	3.07m x 2.29m
7'5" x 5'8"	81" x 8'4"	10'1" x 7'7"
Dining	Bedroom 2	Bathroom
3.73m x 3.49m	3.86m x 2.58m	2.53m x 2.01m
12'3" x 11'6"	12'8" x 8'6"	8'4" x 6'7"
Study/Family 3.34m x 3.46m 11'0" x 11'5"	En-Suite 2 2.53m x 1.43m 8'4" x 4'9"	
WC 0.99m x 1.72m 3'3" x 5'8"		

Floor Space 2,088 sq ft

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First Floor





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36

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 ready to be shaped starting point. Our job around your lifestyle. 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 Home Builders skilled workmanship, Federation.

in us.

Built on trust Helping where we can Figures and statistics You might already matter. We have, for have a clear picture of example, a five star life in your new home. Or it might be a blank rating for Customer Satisfaction, the best canvas. Either way, possible, from the getting there is an exciting journey of

here to help. Even more important, though, is the feedback From the first time you we get from our contact us, whether by phone, video call customers. After we've been with them on the or a tour of a show journey from their first home, we'll be listening enquiry to settling into carefully. Only you their new home, well know what you want, over 90% say they but we'll be working would recommend us. with you to achieve it. That's the real measure

discovery. And we're

of the trust they place 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 same high standards. work and exceptional finishes, our expertise is through your choices, 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 As we quide you decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

Fully involved

With you every

step of the way

After meeting your

Development Sales

Site Manager, who

will be responsible

for every aspect of

the building work.

questions you have.

to answer any

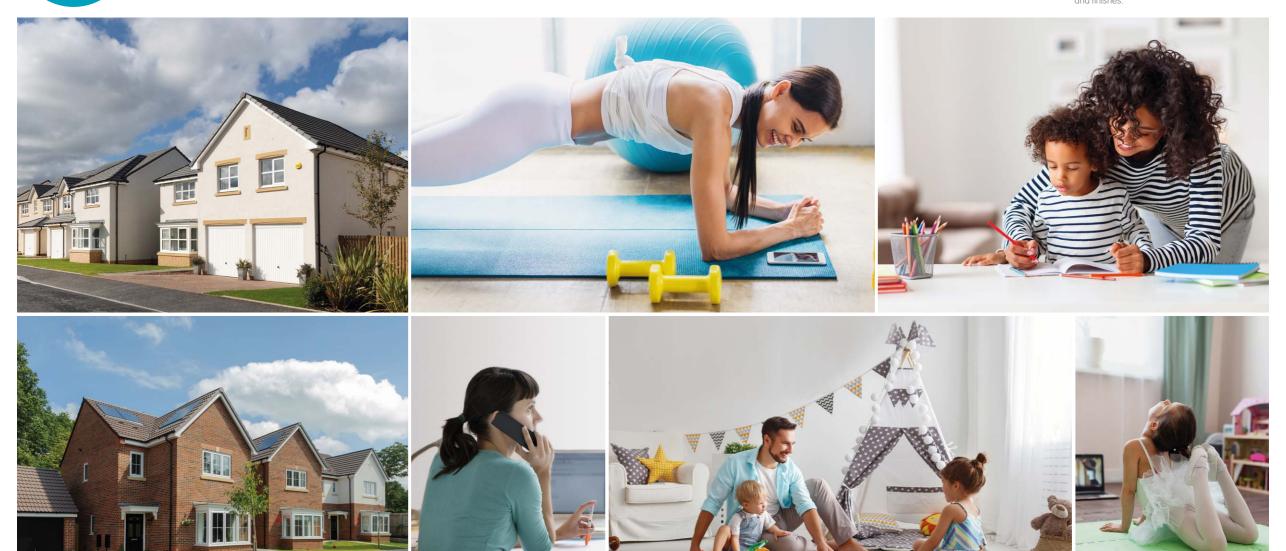
Your new home will quickly be moulded to your personal choices. Manager, who will help So will our service. you choose and buy Once you tell us how your new home, you'll you want to keep in be introduced to your touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep They'll both be happy 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 A place to grow Even before you move For us, the mark of in, there's the excitement success is seeing

of planning your interior. every home become Choosing tiles and unique, an individual worktops, making reflection of the decisions about people who live appliances. We'll help there, and watching wherever we can. Our it become part of a Visualiser, for example, thriving community. can help vou make selections online then By creating sustainable see them for real in the homes, in sustainable Sales Centre. Already, communities, we're it's becoming your own, helping to build a personal, space. sustainable future for

everyone. Including At a safe time during ourselves. 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.

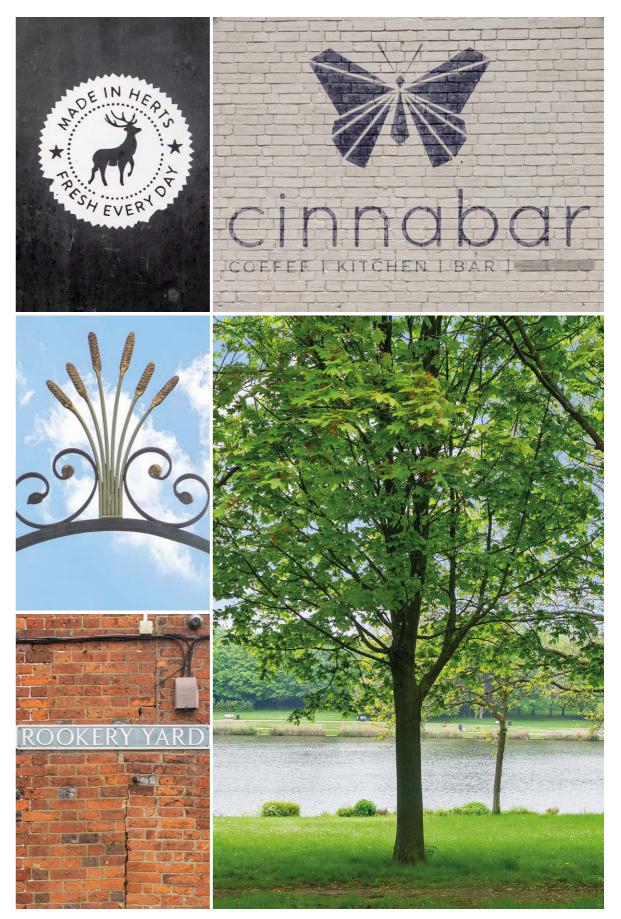


your home ýour way...

The Gordon Craig Theatre in the town centre presents a wide spectrum of live entertainment, from touring music to opera and wrestling. Leisure and fitness provision includes a swim centre with two pools, a Technogym and sports facilities at Stevenage Lifestyles, and a sub-aqua club. Stevenage Leisure Park features a multiscreen Cineworld, Hollywood Bowl, restaurants and family adventure activity centres. There are also two golf clubs nearby. Parks and open spaces range from Forster Park and Bury Mead, close to the development, to Box Wood and the Great Ashby District Park to the east, and the sailing lake, aqua park, play area and outdoor activities at Fairlands Valley Park in the town centre.

The nearest primary school, Gravely Primary, sits in pleasant village surroundings half a mile away, and Thomas Alleyne Academy is less than a mile from the development. Both are rated 'Good' by Ofsted. Convenient GP services include St Nicholas Health Centre and the Canterbury Way Surgery to the west, and Lister Hospital has a 24-hour emergency department.





For development opening times please see millerhomes.co.uk or call 01438 500 895





NEW HOMES QUALITY CODE

Registered Developer

Important Notice:

42

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.



Sat Nav: SG1 4BB

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