



**Charters Gate
Castle Donington**

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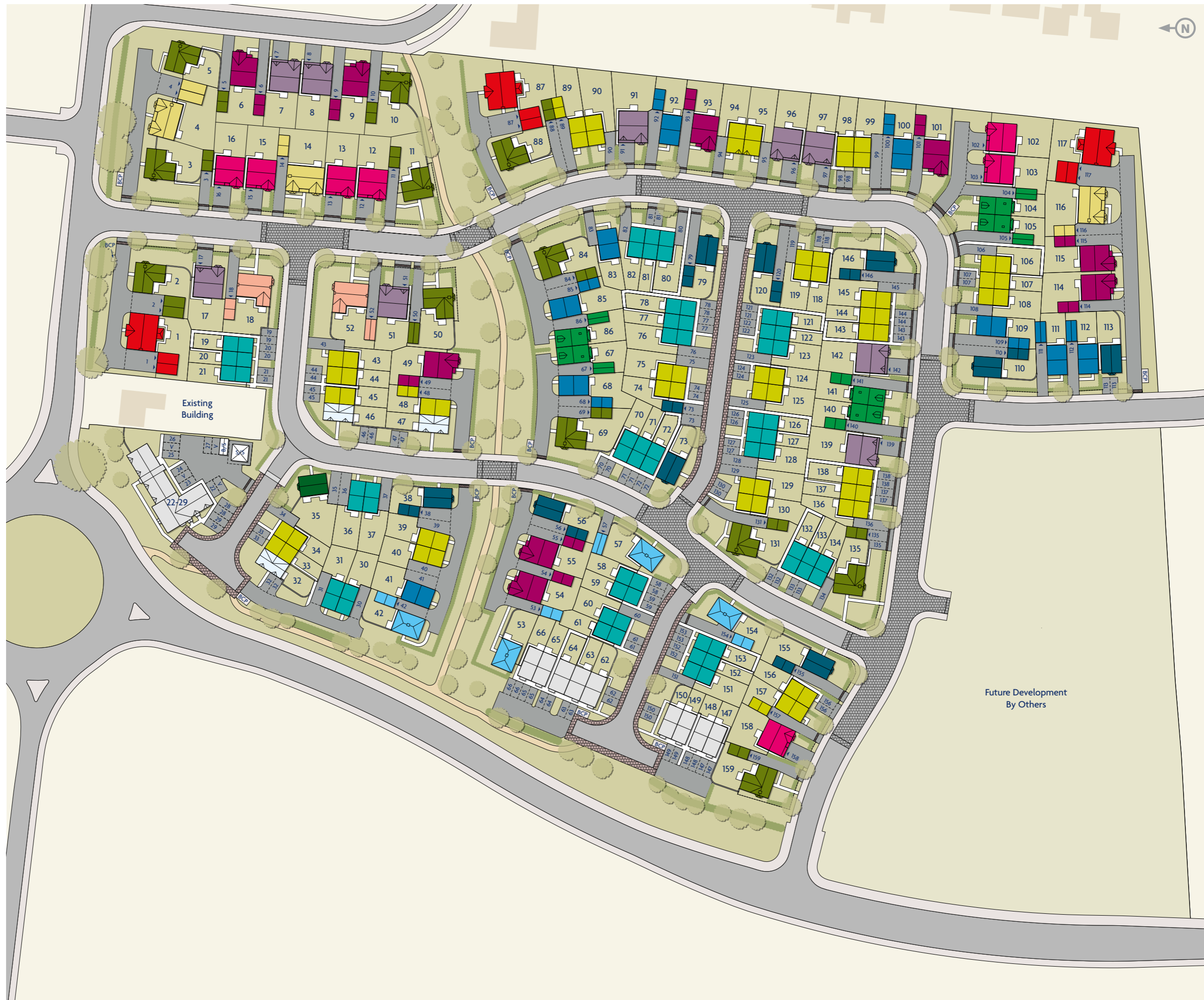
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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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Housing



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. Please note that the site plan is not drawn to scale.

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 Charters Gate.



Less than ten miles from Derby and Loughborough, with Nottingham, Ashby-de-la-Zouch and Burton upon Trent within easy reach, Castle Donington combines its friendly, traditional atmosphere with a superbly strategic location. The development is only three miles from the M1 and a few minutes drive from East Midlands Airport, with direct flights to more than 80 destinations throughout the UK, Europe and the USA.

East Midlands Parkway railway station, around six miles away, offers services to London St Pancras International, Lincoln, Leicester and Sheffield with a journey time into the capital of around one and a half hours. Skylink buses between Derby, Leicester and Loughborough pass through the centre of Castle Donington, and a local service 155 between Castle Donington and Coalville stops around half a mile from the development.



Just a short walk from the delightful traditional market town centre, this superb new development brings a selection of stylish contemporary, energy efficient two, three, four and five bedroom homes into one of the most convenient locations in the Midlands. In easy reach of Derby, Loughborough and Nottingham, and only three miles from East Midlands Airport, this is the perfect blend of traditional country town living with twenty-first century convenience.

Welcome to Charters Gate...

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Ashford

Overview

With its stylish french doors bringing an airy, open quality, and garden access adding an extra level of flexibility, the living room is a welcoming setting for convivial entertaining as well as a comfortable place to relax with a favourite film.

Floor Space

737 sq ft

Plots

19*, 20*, 21, 30*, 31, 36*, 37, 58*, 59, 60*, 61, 70, 71*, 72*, 76, 77*, 78*, 80, 81*, 82*, 121, 122*, 123*, 126, 127*, 128*, 132, 133*, 134*, 151*, 152*, 153

Ground Floor

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

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

WC
0.897m x 2.137m
2'11" x 7'0"

First Floor

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

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

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



Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.826m x 3.212m
9'3" x 10'6"

En-Suite
1.595m x 2.060m
5'3" x 6'9"

Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"

Beeley

Overview

With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

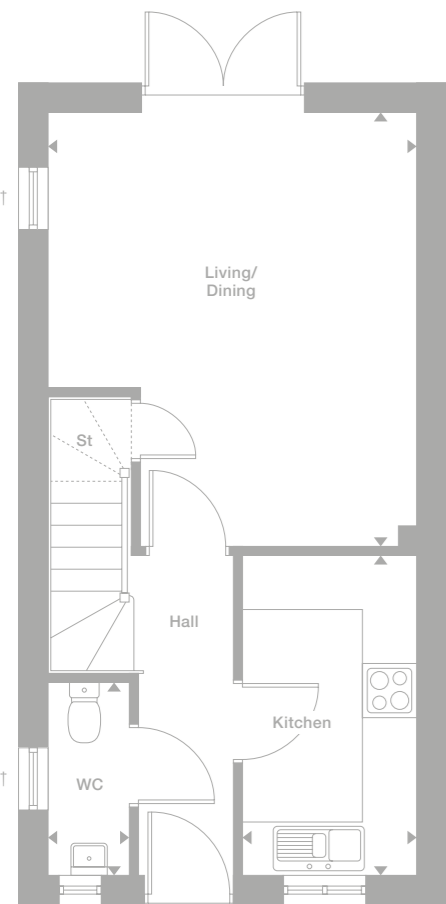
Floor Space

819 sq ft

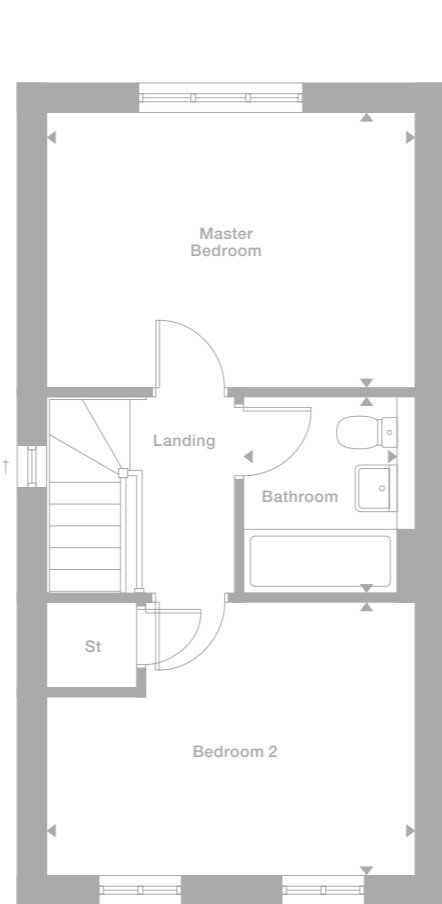
Plots

33, 34, 39*, 40, 43, 44*, 45, 48*, 74, 75*, 89, 90*, 94, 95*, 98, 99*, 106, 107, 108, 118, 119*, 124, 125*, 129, 130*, 136, 137, 138, 143, 144, 145, 156*, 157

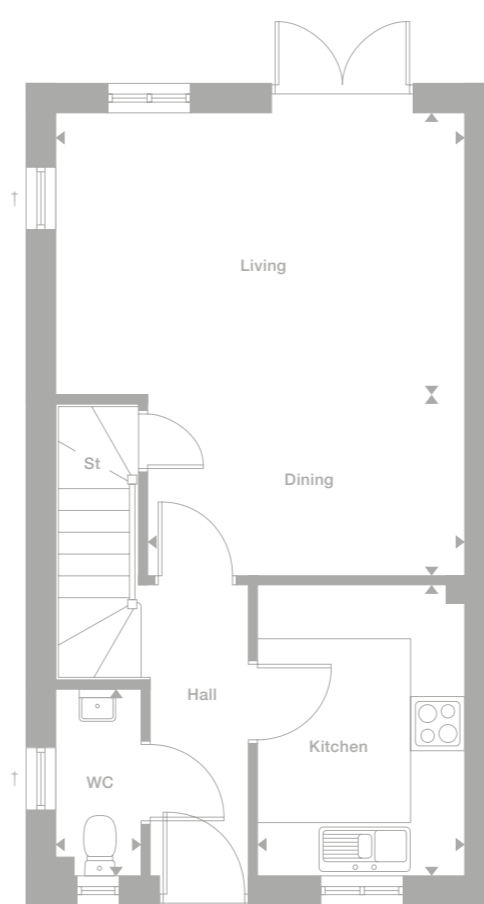
Ground Floor



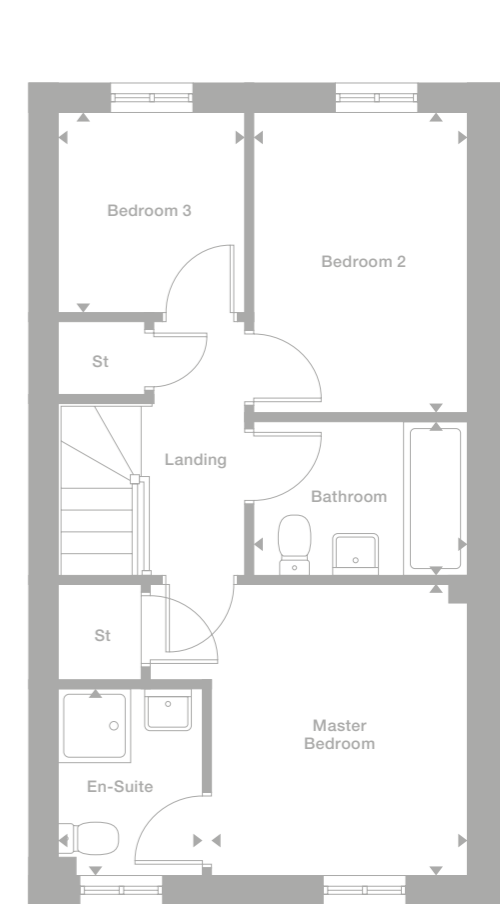
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Windows applicable to Plots 30, 31, 36, 37, 60, 76, 80, 82, 123, 128, 134 and 151 only

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Morley

Overview

The elegantly ornamented façade introduces a bright, comfortable interior. Both of the downstairs rooms and one of the bedrooms are dual aspect, with french doors keeping the dining area light and airy. A shower room adds en-suite convenience to the master bedroom.

Floor Space

850 sq ft

Plots

32*, 46*, 47

Ground Floor

Lounge
4.687m x 3.208m
15'5" x 10'6"

Kitchen/Dining
4.687m max x 3.060m max
15'5" x 10'0"

WC
1.675m x 0.935m
5'6" x 3'1"

First Floor

Master Bedroom
3.384m max x 3.060m
11'1" x 10'0"

En-Suite
1.210m x 3.060m
4'0" x 10'0"

Bedroom 2
2.812m max x 3.225m max
9'3" x 10'7"

Bedroom 3
1.782m x 3.208m
5'10" x 10'6"

Bathroom
1.869m max x 1.953m
6'2" x 6'5"



Ground Floor

Lounge
3.673m max x 5.450m
12'1" x 17'11"

Dining
2.382m x 3.298m
7'10" x 10'10"

Kitchen
4.620m x 2.152m
15'2" x 7'11"

WC
1.075m x 1.500m
3'6" x 4'11"

First Floor

Master Bedroom
2.711m x 3.497m max
8'11" x 11'6"

En-Suite
2.403m max x 1.680m
7'11" x 5'6"

Bedroom 2
3.137m max x 3.440m
10'4" x 11'3"

Bedroom 3
2.594m x 1.860m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

Stanton

Overview

Both the inviting bay windowed lounge and the L-shaped kitchen and dining room feature dual aspect windows, while french doors bring a light, open appeal to the dining area. The second bedroom also includes dual aspect outlooks, and the en-suite master bedroom adds a touch of luxury.

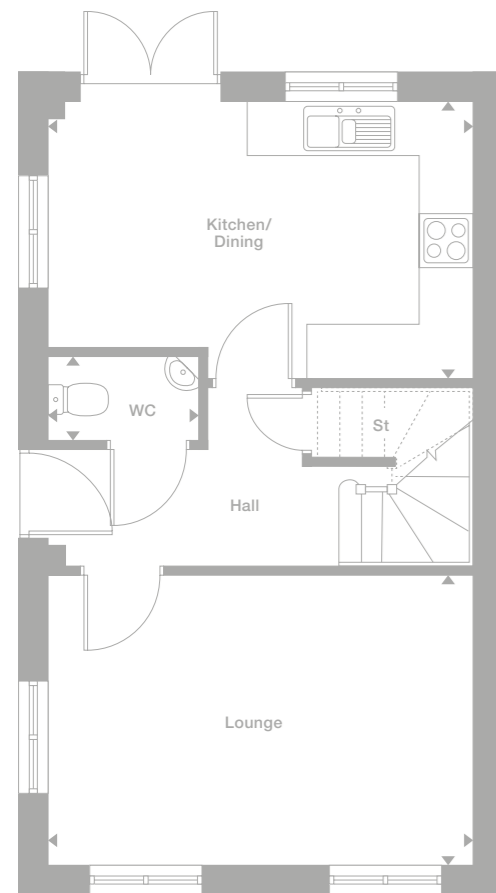
Floor Space

933 sq ft

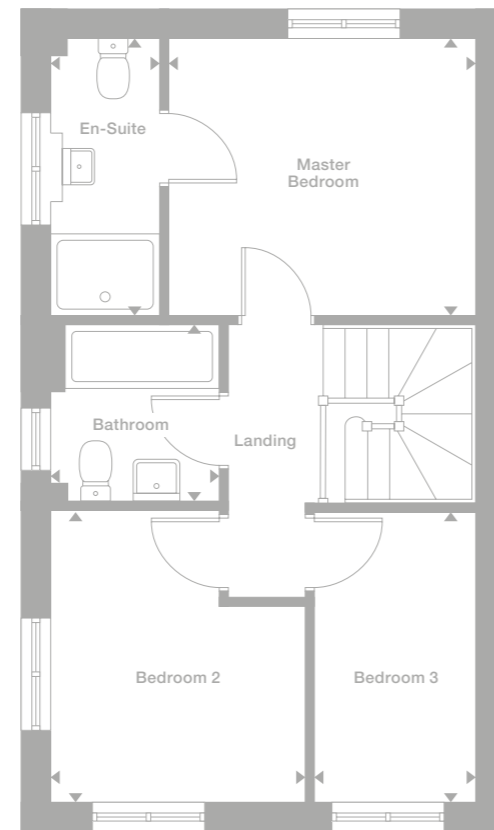
Plots

38*, 56,
73*, 79,
110*, 113*,
120*, 146*,
155*

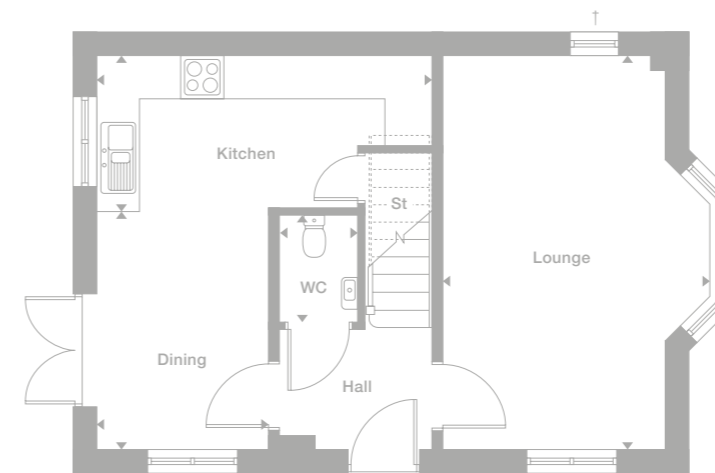
Ground Floor



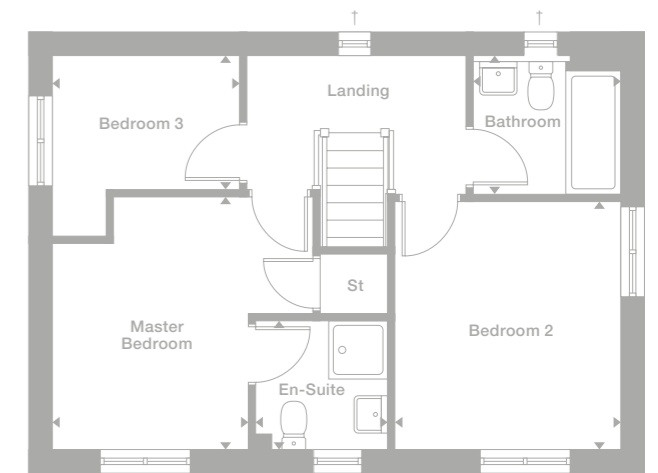
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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Milton

Overview

The magnificent triple-aspect lounge, with its dramatic central bay window and french doors, presents an unforgettable social space. A second pair of french doors adds a focal point to the dual aspect dining area, perfect for alfresco dining when the weather beckons.

Floor Space

933 sq ft

Plots

35

Ground Floor

Lounge
3.673m max x 5.450m
12'11" x 17'11"

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

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

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

Bedroom 2
2.594m x 2.863m
8'6" x 9'5"

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

Bathroom
2.048m x 1.917m
6'9" x 6'3"



Ground Floor

Lounge
3.104m x 4.712m
10'2" x 15'6"

Dining
2.811m max x 3.503m max
9'3" x 11'6"

Kitchen
2.496m x 3.503m
8'2" x 11'6"

WC
0.955m x 2.281m
3'2" x 7'6"

First Floor

Master Bedroom
3.649m x 3.385m max
12'0" x 11'1"

En-Suite
1.565m max x 2.281m max
5'2" x 7'6"

Bedroom 2
3.216m x 2.740m
10'7" x 9'0"

Bedroom 3
1.998m x 2.838m
6'7" x 9'4"

Bathroom
1.913m max x 2.054m
6'3" x 6'9"

Melbourne

Overview

The inviting lounge shares the ground floor with a beautifully planned kitchen and dining area in which french doors make after dinner coffee on the patio an option on summer evenings. The L-shaped landing opens on to three bedrooms, one of them en-suite.

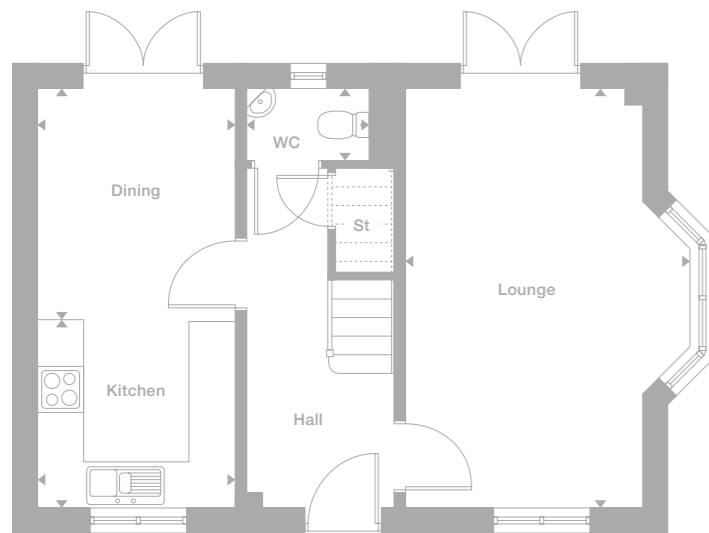
Floor Space

956 sq ft

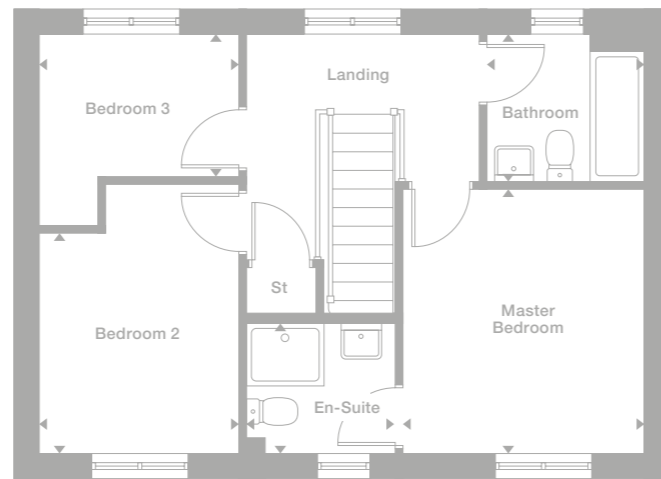
Plots

41, 68, 83,
85*, 92*, 100*,
109, 111*, 112*

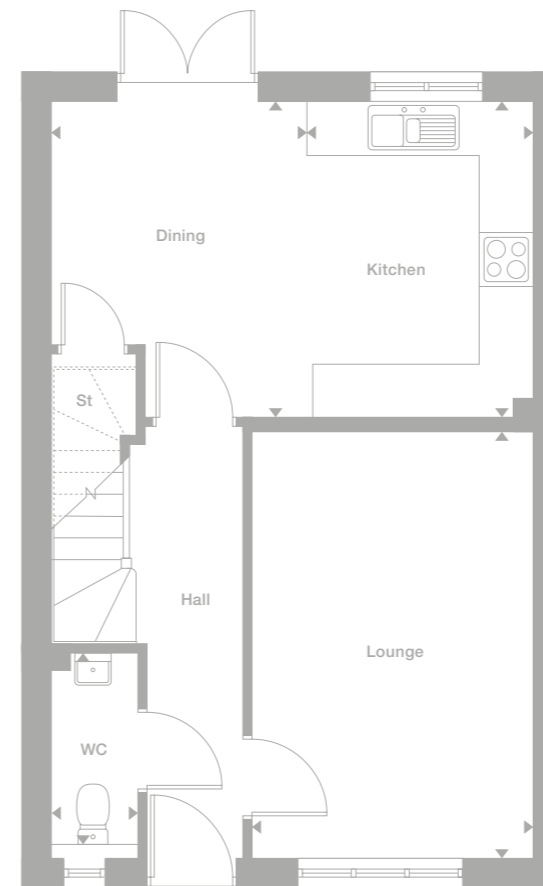
Ground Floor



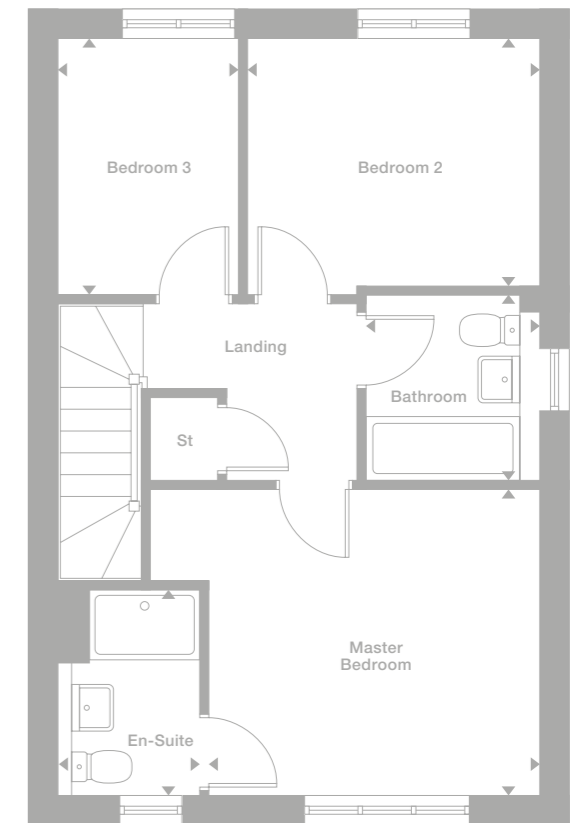
First Floor



Ground Floor



First Floor



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Bretby

Overview

With triple aspect windows in the lounge and french doors adding a focal point to the dual aspect kitchen, this is a home filled with natural light. The laundry room adds convenience, and the en-suite master bedroom brings a dash of luxury.

Floor Space

1,034 sq ft

Plots

42, 53, 57*, 154

Ground Floor

Lounge
2.950m x 5.959m
9'8" x 19'7"

Dining
2.870m x 2.329m
9'5" x 7'8"

Kitchen
2.870m x 3.630m
9'5" x 11'11"

Laundry
2.001m x 1.794m
6'7" x 5'11"

WC
1.815m x 0.850m
5'11" x 2'9"

First Floor

Master Bedroom
2.997m x 3.601m max
9'10" x 11'10"

En-Suite
2.233m max x 2.039m max
7'4" x 6'8"

Bedroom 2
2.648m x 2.811m
8'8" x 9'3"

Bedroom 3
2.903m max x 3.056m max
9'6" x 10'0"

Bathroom
1.920m x 2.265m
6'4" x 7'5"



Ground Floor

Lounge
3.392m x 5.564m max
11'2" x 18'3"

Dining
3.410m x 3.072m
11'2" x 10'1"

Kitchen
2.833m x 3.072m
9'4" x 10'1"

Laundry
1.663m x 1.810m
5'5" x 5'11"

WC
1.663m x 1.169m
5'5" x 3'10"

First Floor

Master Bedroom
3.392m x 2.966m
11'2" x 9'9"

En-Suite
1.840m x 1.604m
6'0" x 5'3"

Dressing
2.306m x 1.365m
7'7" x 4'6"

Bedroom 2
2.525m x 4.148m max
8'3" x 13'7"

Bedroom 3
2.790m max x 3.676m max
9'2" x 12'1"

Bedroom 4
2.915m max x 3.137m max
9'7" x 10'4"

Bathroom
2.108m x 1.928m
6'11" x 6'4"

Whitwell

Overview

With a laundry room to help with household management, and french doors offering garden access, the kitchen and dining room provides a lively hub for everyday life. Upstairs, en-suite facilities and a dressing area transform the master bedroom into an opulent private retreat.

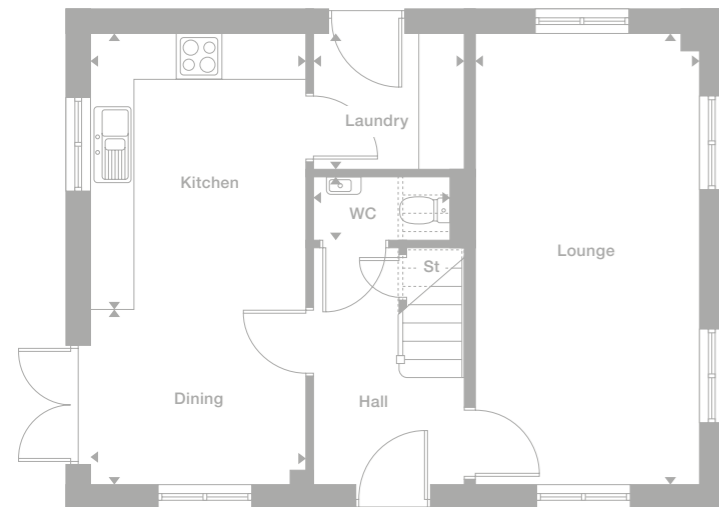
Floor Space

1,226 sq ft

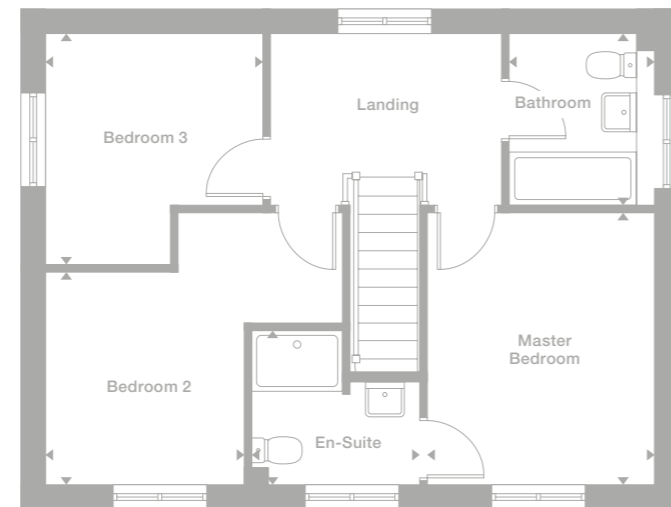
Plots

12, 13, 15, 16, 102*, 103*, 158

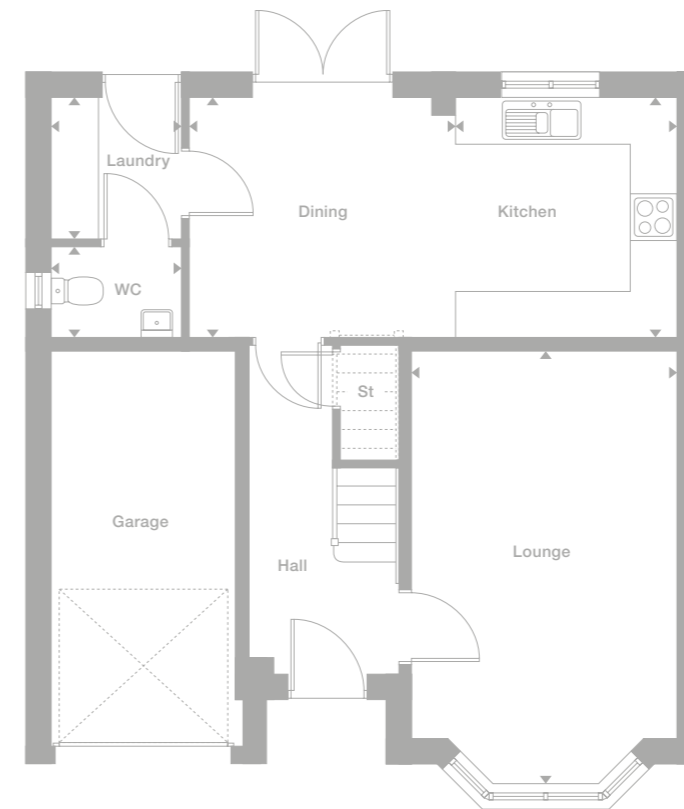
Ground Floor



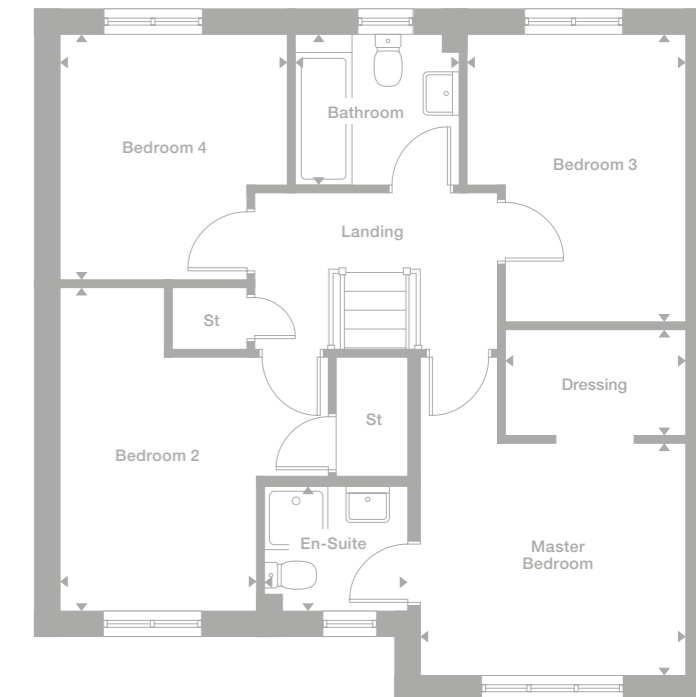
First Floor



Ground Floor



First Floor



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Auden

Overview

Features such as the innovative bay window incorporating french doors, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

Floor Space

1,278 sq ft

Plots

67*, 86, 104, 105*, 140, 141*

Ground Floor

Lounge
4.740m x 4.549m max
15'7" x 14'11"

Dining
2.587m x 2.313m
8'6" x 7'7"

Kitchen
2.587m x 2.898m
8'6" x 9'6"

WC
0.917m x 2.147m
3'0" x 7'1"

First Floor

Bedroom 2
4.740m max x 3.774m max
15'7" x 12'5"

Bedroom 3
2.506m x 3.178m
8'3" x 10'5"

Bedroom 4
2.141m x 2.147m
7'0" x 7'1"

Bathroom
2.506m max x 3.109m max
8'3" x 10'2"

Second Floor

Master Bedroom
3.554m max x 3.940m
to 1.170 H.L.
11'8" x 12'11"

En-Suite
2.127m max x 2.324m
to 1.170 H.L.
7'0" x 7'7"

Dressing
2.320m x 2.118m
to 1.170 H.L.
7'7" x 6'11"



Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Dining
3.281m max x 4.134m
10'9" x 13'7"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

WC
0.937m x 2.293m
3'1" x 7'6"

First Floor

Master Bedroom
4.642m max x 2.714m max
15'3" x 8'11"

En-Suite
2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2
5.562m max x 2.647m
18'3" x 8'8"

Bedroom 3
3.325m max x 2.885m
10'11" x 9'6"

Bedroom 4
2.339m x 2.297m
7'8" x 7'6"

Bathroom
2.696m x 1.700m
8'10" x 5'7"

Darley

Overview

The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

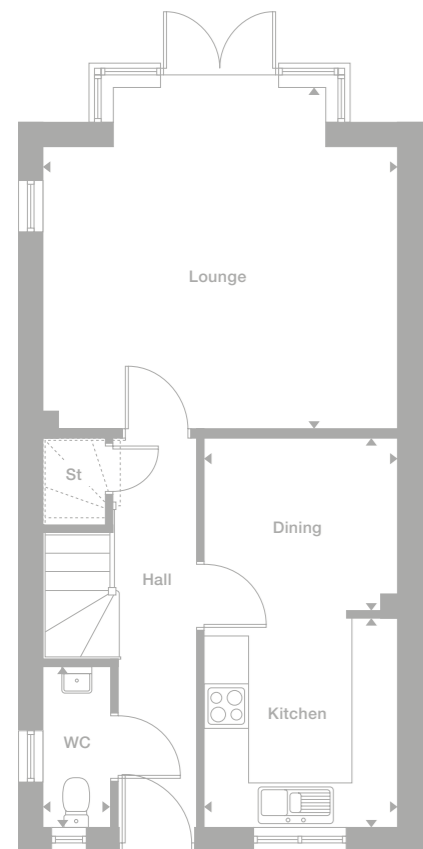
Floor Space

1,290 sq ft

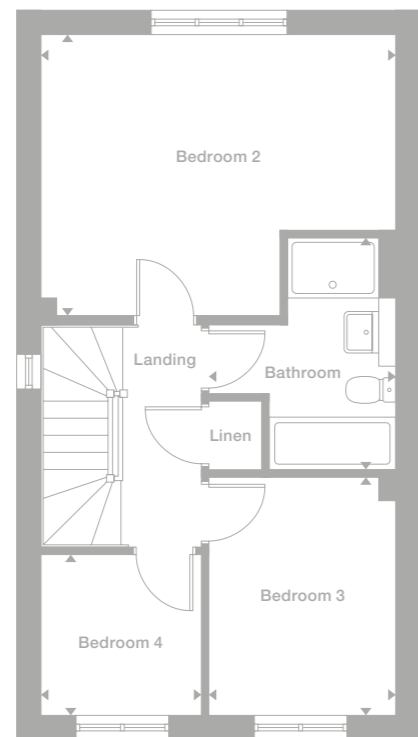
Plots

2, 3*, 5, 10, 11*, 50, 69*, 84, 88*, 131*, 135*, 159

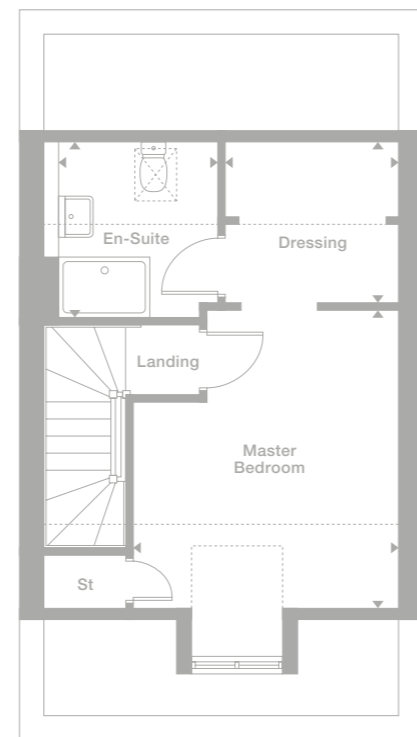
Ground Floor



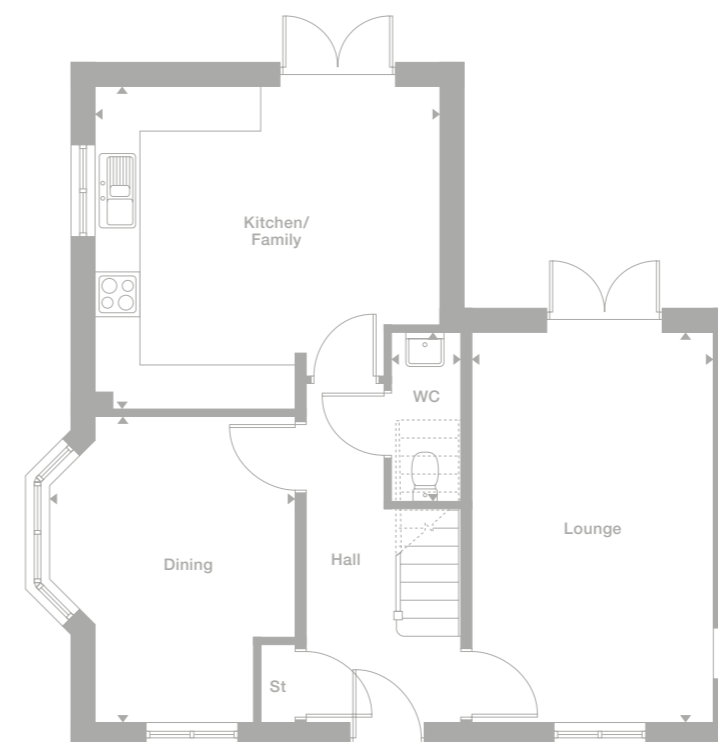
First Floor



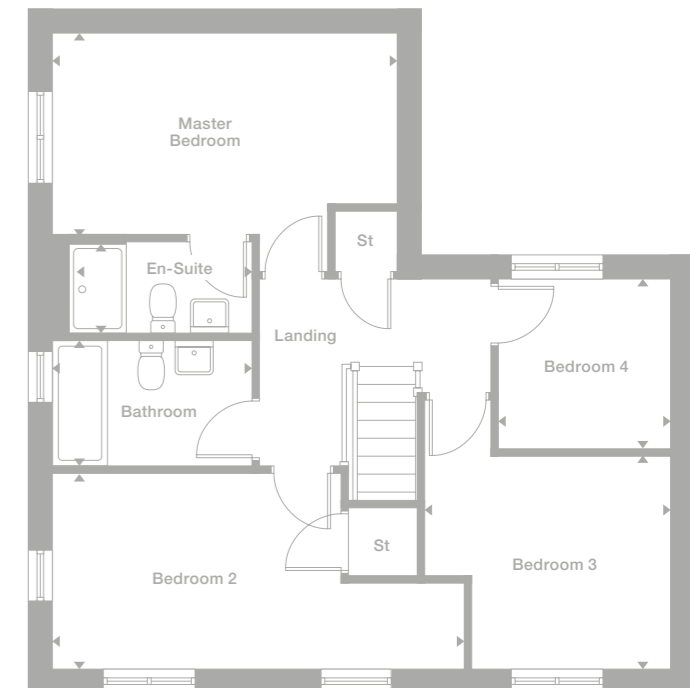
Second Floor



Ground Floor



First Floor



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Hollingswood

Overview

Imposing at first sight, this outstanding home presents a succession of pleasures. The bay windowed lounge complements a delightful family kitchen with a dining area opening out to the garden. A dual access shower room means three of the four bedrooms have en-suite facilities.

Floor Space

1,341 sq ft

Plots

7*, 8*, 17*,
51, 91, 96*,
97*, 139*, 142

Ground Floor

Lounge
3.264m x 6.222m max
10'9" x 20'5"

Breakfast/Family
4.700m x 3.050m
15'5" x 10'0"

Kitchen
3.464m x 2.880m
11'4" x 9'5"

WC
0.946m x 1.650m
3'1" x 5'5"

First Floor

Master Bedroom
3.264m x 4.436m
10'9" x 14'7"

En-Suite 1
2.275m max x 1.400m max
7'6" x 4'7"

Bedroom 2
4.115m max x 3.193m
13'6" x 10'6"

En-Suite 2
2.458m max x 1.825m max
8'1" x 6'0"

Bedroom 3
3.340m x 2.807m
10'11" x 9'3"

Bedroom 4
2.658m x 2.961m
8'9" x 9'9"

Bathroom
1.980m x 1.700m
6'6" x 5'7"



Ground Floor

Lounge
3.651m x 5.139m max
12'0" x 16'10"

Kitchen
3.810m x 2.993m
12'6" x 9'10"

Breakfast
3.336m x 3.885m
10'11" x 12'9"

Laundry
2.087m x 1.660m
6'10" x 5'5"

Study
2.087m x 2.060m
6'10" x 6'9"

WC
2.087m x 1.082m
6'10" x 3'7"

First Floor

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1"

En-Suite
1.618m max x 2.073m max
5'4" x 6'10"

Bedroom 2
3.793m x 2.758m
12'5" x 9'1"

Bedroom 3
3.260m x 2.758m
10'8" x 9'1"

Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.558m max x 2.040m max
8'5" x 6'8"

Calver

Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the laundry room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

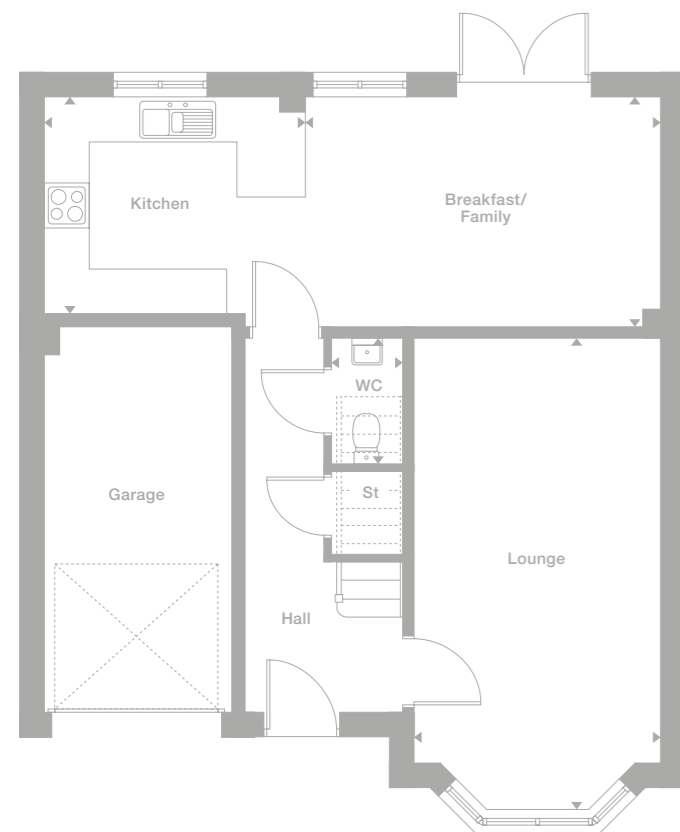
Floor Space

1,381 sq ft

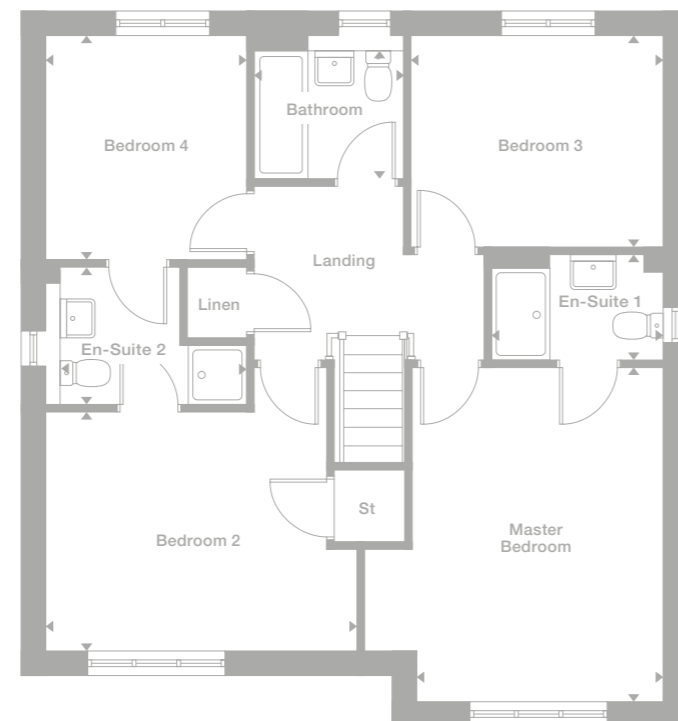
Plots

6*, 9, 49*,
54*, 55*,
93*, 101*,
114*, 115

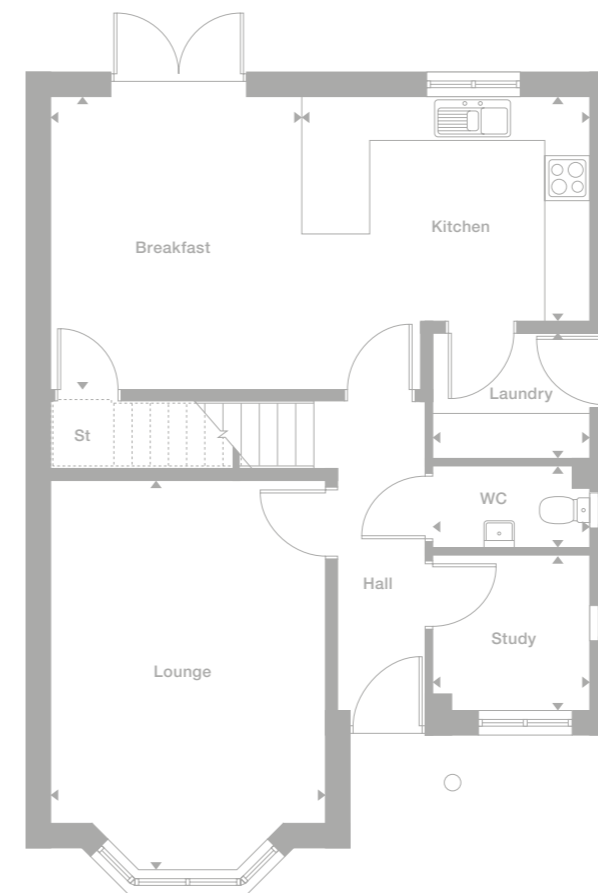
Ground Floor



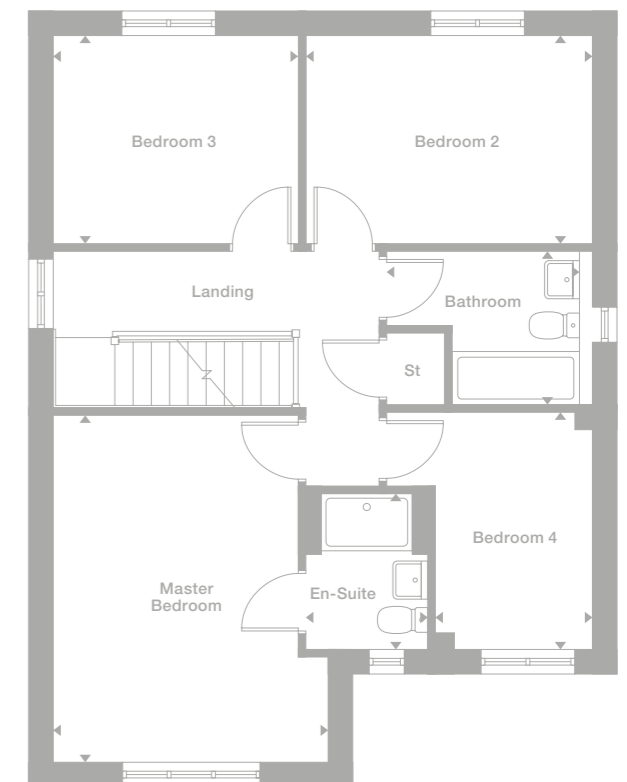
First Floor



Ground Floor



First Floor



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Stainsby

Overview

With its striking hall and staircase, Triple aspect lounge and light-filled triple aspect kitchen and breakfast room, this is a home that makes an unforgettable impression. It includes twin french doors, dining room, a separate laundry room and a dual aspect, en-suite master bedroom.

Floor Space

1,493 sq ft

Plots

18*, 52

Ground Floor

Lounge
3.315m x 6.296m
10'11" x 20'8"

Dining
3.644m x 2.700m
11'11" x 8'10"

Kitchen/Breakfast
3.456m x 5.842m
11'4" x 19'2"

Laundry
1.750m x 1.760m
5'9" x 5'9"

WC
1.750m x 1.203m
5'9" x 3'11"

First Floor

Master Bedroom
3.456m x 3.892m max
11'4" x 12'9"

En-Suite
2.085m max x 2.318m max
6'10" x 7'7"

Bedroom 2
3.372m x 3.168m
11'1" x 10'5"

Bedroom 3
3.372m x 3.035m
11'1" x 9'11"

Bedroom 4
3.036m x 2.296m
10'0" x 7'6"

Bathroom
2.690m x 1.927m
8'10" x 6'4"



Ground Floor

Lounge
3.450m x 5.061m max
11'4" x 16'7"

Kitchen/Breakfast
3.450m x 4.706m
11'4" x 15'5"

Dining
3.450m x 3.025m max
11'4" x 9'11"

Study/Family
3.450m x 2.670m
11'4" x 8'9"

Laundry
2.014m x 1.972m
6'7" x 6'6"

WC
1.260m x 1.523m
4'2" x 5'0"

First Floor

Master Bedroom
3.450m max x 4.050m max
11'4" x 13'3"

En-Suite 1
2.465m x 1.891m
8'1" x 6'2"

Bedroom 2
3.507m x 4.027m max
11'6" x 13'3"

En-Suite 2
1.641m x 1.972m
5'5" x 6'6"

Bedroom 3
3.450m max x 3.110m max
11'4" x 10'2"

Bedroom 4
2.970m x 3.087m
9'9" x 10'2"

Bathroom
2.143m x 1.857m
7'0" x 6'1"

Aston

Overview

From the striking premium features such as the grand hallway, twin bay windows and dual french doors flanked by full-height windows, to the gallery landing, two en-suite bedrooms and details like the walk-in linen cupboard, this is a truly distinguished home.

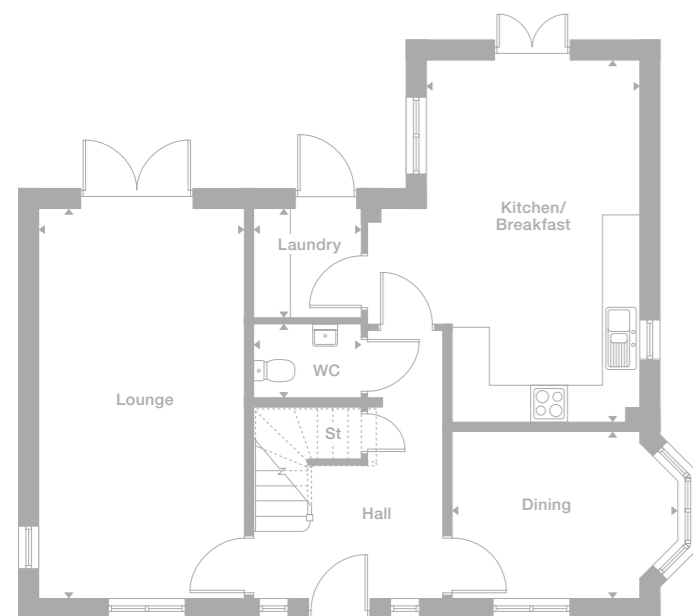
Floor Space

1,601 sq ft

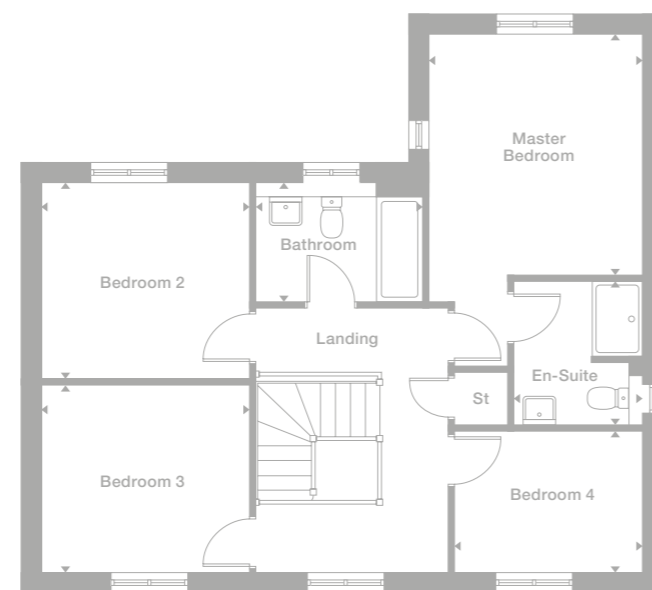
Plots

4, 14, 116

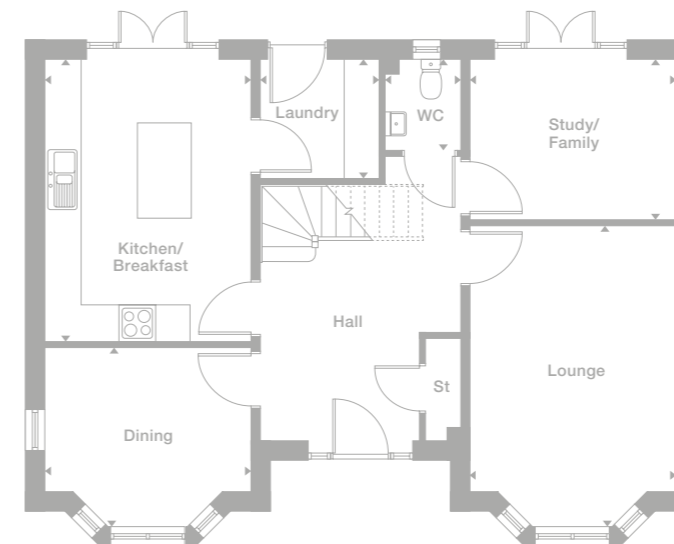
Ground Floor



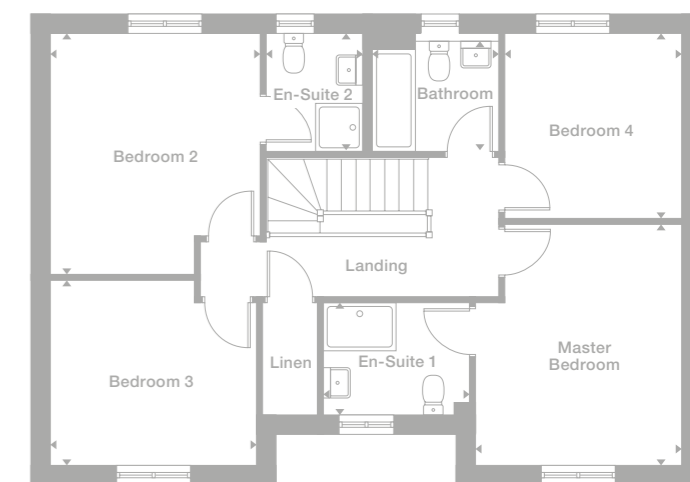
First Floor



Ground Floor



First Floor



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Charlesworth

Overview

The bright kitchen and triple-aspect breakfast alcove, incorporating one of the two sets of french doors, provides a convivial counterpoint to a magnificent lounge and connecting dining room. With a study, two en-suites and a sumptuous master bedroom, this is an uncompromisingly distinguished home.

Floor Space

1,885 sq ft

Plots

1*, 87*, 117

Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

Laundry
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom
3.642m x 4.041m
11'11" x 13'3"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Dressing
2.442m max x 2.253m
8'0" x 7'5"

Bedroom 2
3.525m x 2.680m
11'7" x 8'10"

En-Suite 2
1.435m max x 2.680m max
4'8" x 8'10"

Bedroom 3
3.592m x 2.857m
11'9" x 9'4"

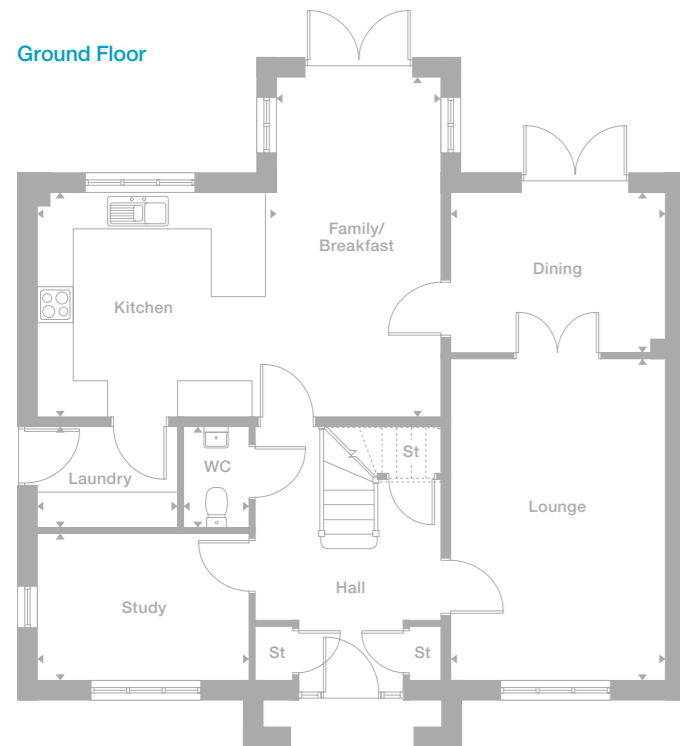
Bedroom 4
2.970m x 3.191m
9'9" x 10'6"

Bedroom 5
2.690m x 2.680m
8'10" x 8'10"

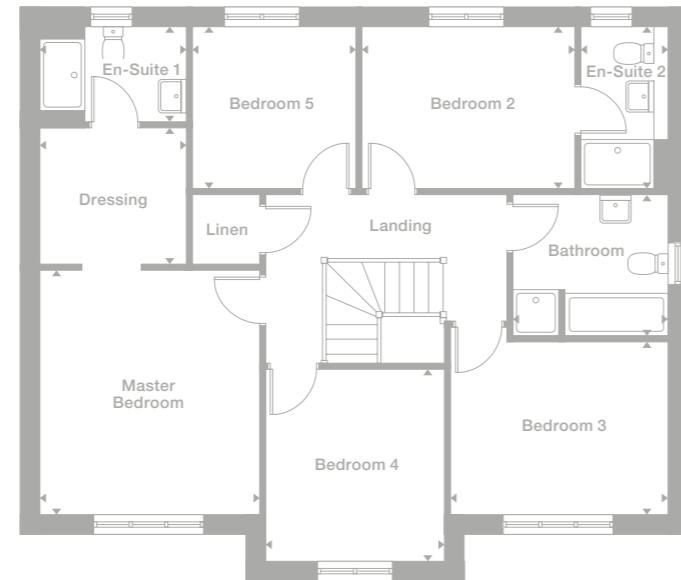
Bathroom
2.563m max x 2.342m max
8'5" x 7'8"



Ground Floor



First Floor



Building Quality
The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.



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Specification

	Ashford	Beeley	Morley	Stanton	Milton	Melbourne	Bretby	Whitwell	Auden	Darley	Hollingwood	Calver	Stainsby	Aston	Charlesworth
Kitchens															
Contemporary styled fitted kitchen with choice of frontals; Colorado, Kansas, Minnesota, Plaza, Oregon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Stainless steel double fan oven	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms															
Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	-	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓
Bar style chrome shower mixer valve with sliding rail kit	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to bath walls, splash back to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓
En-Suites (where applicable)															
Ideal Standard's contemporary styled sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area, splash back to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

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	Ashford	Beeley	Morley	Stanton	Milton	Melbourne	Bretby	Whitwell	Auden	Darley	Hollingwood	Calver	Stainsby	Aston	Charlesworth	
Electrical																
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating																
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior																
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative																
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
Clear finished oak effect staircase handrail	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping																
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

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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 sales adviser 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.

"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."

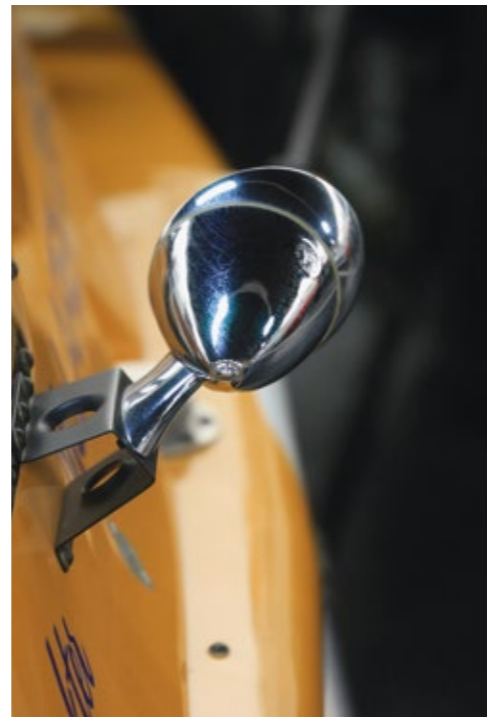
Chris Mackenzie
Miller Home Owner

"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

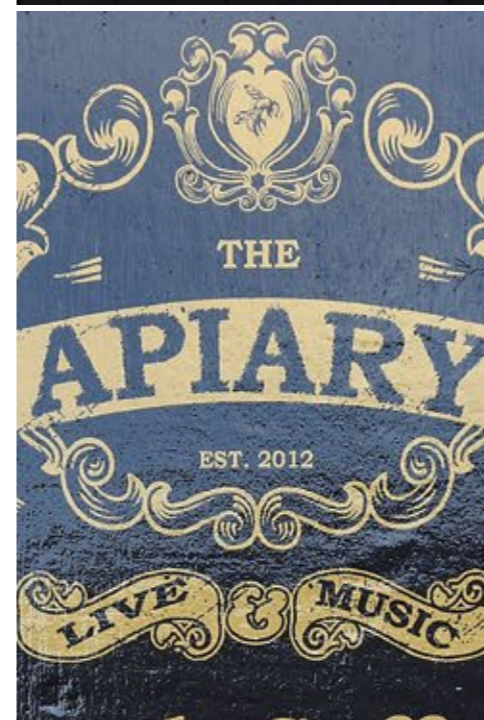
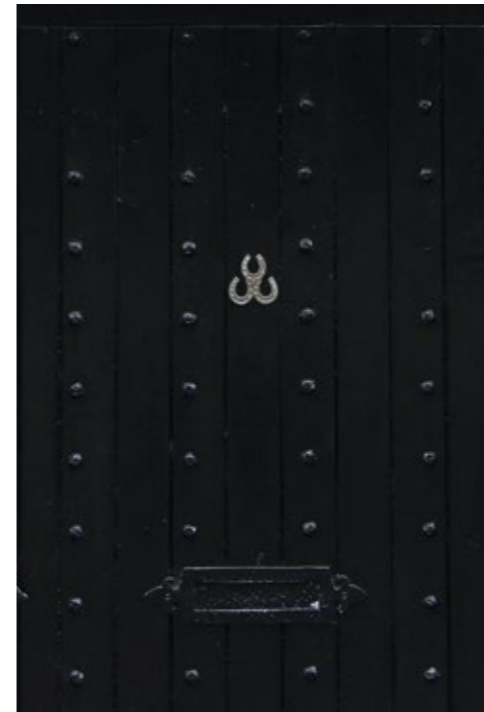
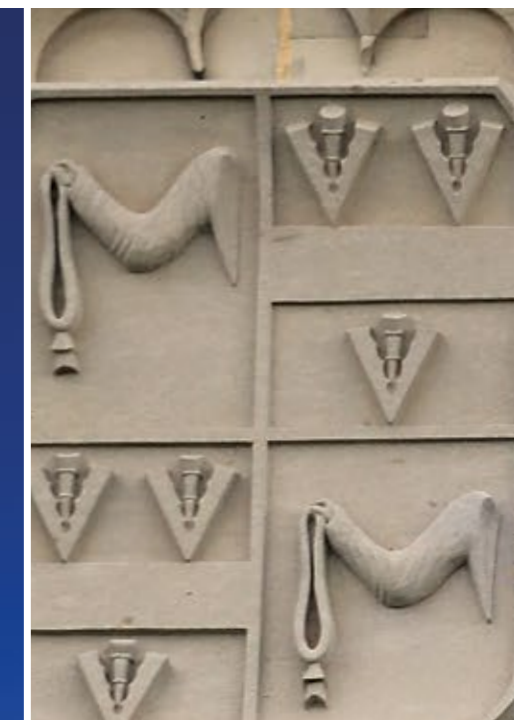


The town is probably best known as the home of Donington Park, a celebrated motorsport circuit with an exhibition hall presenting Grand Prix cars and exciting race simulators and, since 2003, the site of the annual Download rock festival. Less well known is the fact that it was Leicestershire's first Conservation Area. The town's history and heritage are reflected in its award-winning museum and an informative Heritage Trail that takes in many of the most significant buildings. An annual medieval Market is held around Mayday, and the three-day October Wakes Fair transforms the main street into a carnival of stalls and entertainment.

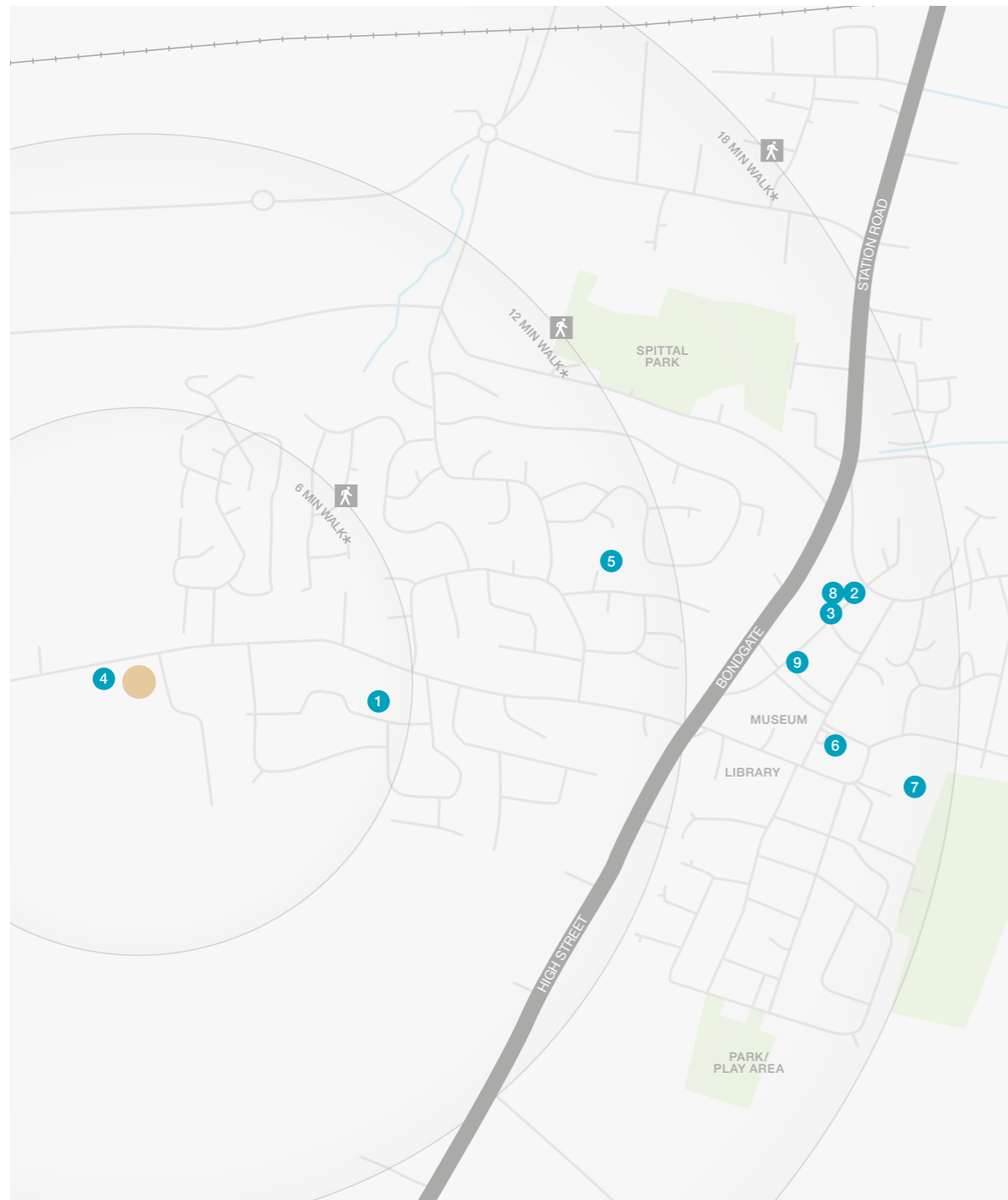


There is a convenient local grocery, newsagent and off-licence, Green Lane Stores, a few minutes walk from the development. Borough Street, just 20 minutes away, has a lively mixture of local shops, galleries, pubs, restaurants, food takeaways, hairdressers and other services, including a pharmacy, a post office and a large Co-op food store. The car park of the Co-op has recycling bins for most household waste, and a twice monthly Farmers' Market is held at the Bowls Club.

The Juvenile Health and Leisure Club near East Midlands Airport offers gym and swimming facilities, and local sports organisations range from football, rugby and cricket to kickboxing and bowls. The town has two primary schools, the Orchard Community Primary and St Edward's C of E Primary, and a secondary school, Castle Donington College, all within easy walking distance of the development. There is also a day nursery just a few yards away. Castle Donington Surgery, a medical practice with eight GPs, is located in Borough Street, where there is also a dental surgery.

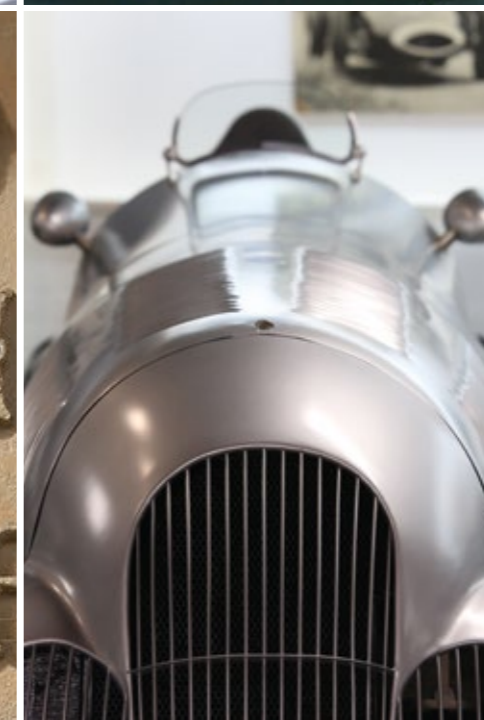


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Green Lane Stores
6 Park Avenue
01332 810 496
- 2 Evans Pharmacy
57 Borough Street
01332 810 213
- 3 Castle Donington
Sub Post Office,
47 Borough Street
01332 810 515
- 4 Nightingale Nursery
123 Park Lane
01332 850 585
- 5 The Orchard Community
Primary School,
10 Grange Drive
01332 810 078
- 6 St Edward's C of E
Primary School,
Dovecote
01332 810 231
- 7 Castle Donington
College,
Mount Pleasant
01332 810 528
- 8 Castle Donington
Surgery,
53 Borough Street
01332 856 050
- 9 Castle Donington
Dental Care,
8 Borough Street
01332 810 233

* 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



Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 290 134

**From the M1
Southbound**

Leave the motorway at junction 24a to join the A50 Derby Bypass. Go straight on at the Warren Lane Roundabout, then leave the Bypass at junction 1, taking the second exit, and follow signs for Donington Park. In Castle Donington, one and a half miles after leaving the Bypass and with Donington Manor Hotel on the left, turn right into Park Lane. Around half a mile on, the development is on the left.

**From the M1
Northbound**

Leave the motorway at junction 23a, for East Midlands Airport. One and a half miles after passing the Airport entrance, follow the signs for Castle Donington, leaving the dual carriageway and passing Donington Park on the left. Take the first exit at the Aeropark roundabout, and half a mile on turn left, for King's Mills. Around half a mile on, the development is on the left.

Sat Nav: DE74 2JG



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.

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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.

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