



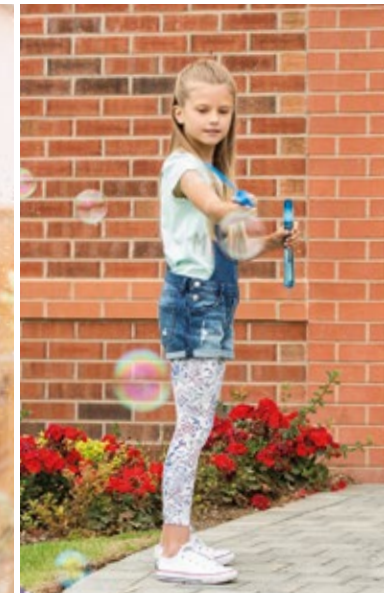
**Miller Homes @ Myton Green  
Warwick**

**millershomes**

*the place to be®*



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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- Affordable 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.

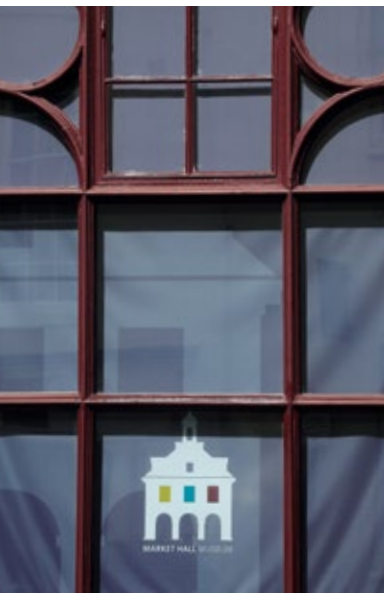
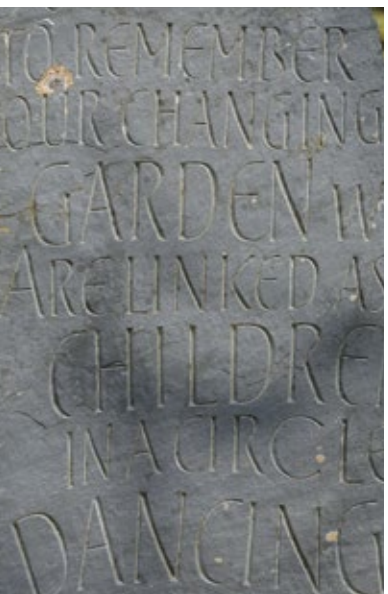
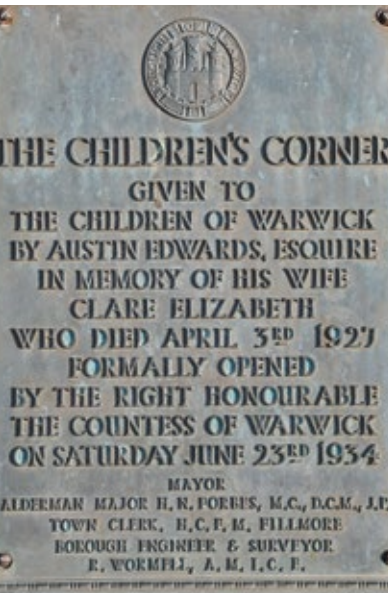




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Myton Green is less than five minutes from the M40, bringing Birmingham within around 45 minutes drive, and the M25 London Orbital Motorway is just an hour and a quarter away. Leamington Spa Station, 20 minutes walk from the development, offers two services an hour to London Marylebone, a journey of under ninety minutes, as well as services to Birmingham, Manchester, Bournemouth and Edinburgh. Buses between Leamington Spa and Stratford via Warwick pass along Myton Road, 500 yards from the development.

Shires Retail Park, a few yards away, covers high street fashion, household goods, computer and mobile phone specialists and restaurants, as well as a Boots Pharmacy. The large Aldi supermarket on the edge of the Park complements nearby Morrisons and Lidl supermarkets, and local shops near the train station include a post office and convenience stores, while the elegant streets of Leamington Spa and the market town ambience of Warwick present a wide variety of local retailers, chain stores, restaurants, pubs and cafés.



Within two miles of both Warwick and Leamington Spa town centres, and just two and a half miles from the M40, this superb development occupies one of the most desired locations in the Midlands. Set alongside the beautifully landscaped Myton Brook, this attractive new neighbourhood of modern, energy-efficient two, three and four bedroom homes and one bedroom apartments is within easy reach of excellent shopping, leisure, educational and cultural amenities. Welcome to Miller Homes @ Myton Green...

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Keeping you informed  
From the word go, you'll  
know exactly what's  
happening with your home  
as we'll send you regular  
updates via email or text.



## Hopwas

### Overview

The open-plan arrangement of this inviting apartment, with its expertly organised kitchen area lit by dual aspect windows that fill the space with natural light, is the perfect blend of contemporary style and maximum utility.

### Ground Floor

Kitchen/Living  
5.757m x 3.029m  
18'11" x 9'11"

Master Bedroom  
4.142m x 3.698m max  
13'7" x 12'2"

Bathroom  
2.167m max x 1.887m max  
7'1" x 6'2"

### Plots

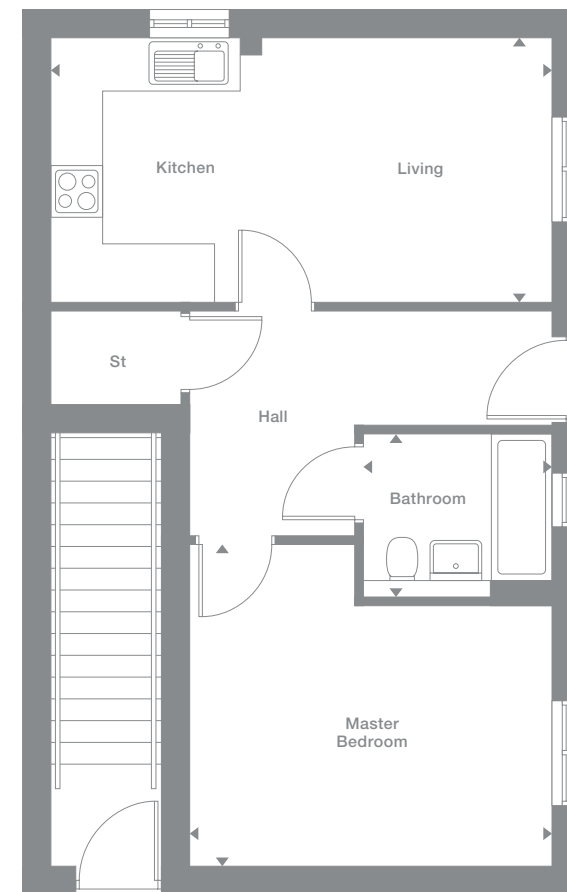
44\*, 46\*

### Floor Space

498 sq ft



### Ground Floor



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\* Plots are a mirror image of plans shown above



**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.

## Colton

### Overview

The living room and kitchen incorporate dual aspect windows, transforming the interior of this comfortable apartment into a bright, convivial space. The crisp, subtly L-shaped open plan living area offers both visual appeal and great convenience, perfect for the modern lifestyle.

### First Floor

**Kitchen/Living**  
5.757m x 4.169m max  
18'11" x 13'8"

**Master Bedroom**  
4.142m x 3.752m max  
13'7" x 12'4"

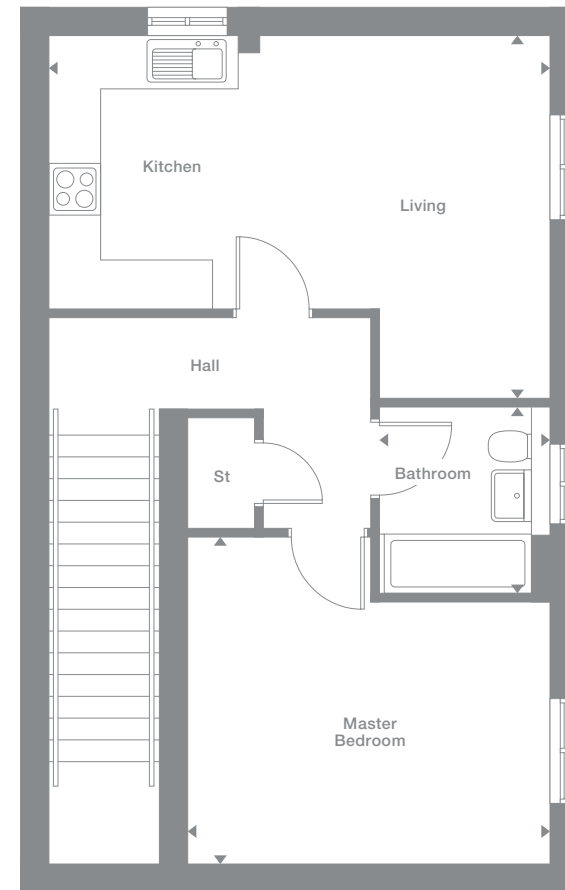
**Bathroom**  
1.960m max x 2.167m max  
6'5" x 7'1"

**Plots**  
45\*, 47\*

**Floor Space**  
571 sq ft



### First Floor



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# Beckford

**Overview**

French doors add an attractive focal point to the living and dining room, bringing a light, open ambience while adding the flexibility to enjoy after dinner coffee on the patio. The kitchen is designed to maximise convenience, and the second bedroom includes a useful cupboard.

**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 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"

**Plots**

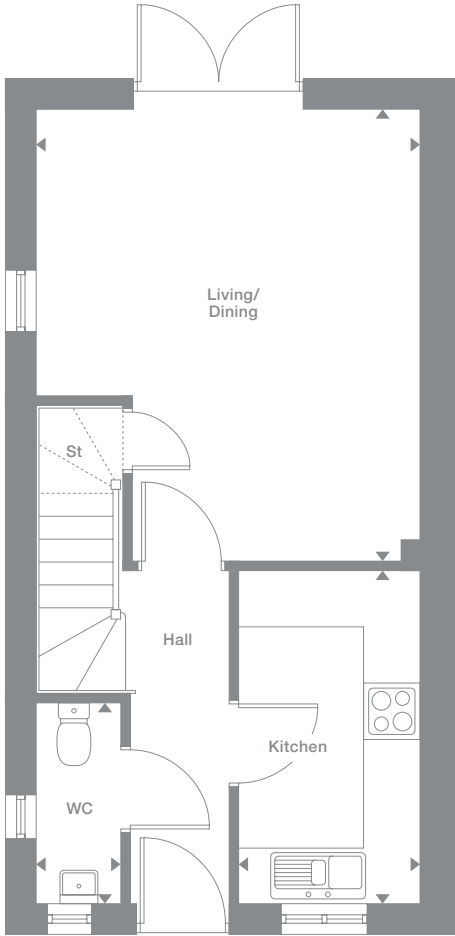
14, 15\*,  
16, 17\*,  
30, 31,  
32\*, 60,  
61\*, 62,  
63\*, 83,  
84\*, 85,  
86\*, 87,  
88\*, 89,  
90\*, 103,  
104\*, 105,  
106\*, 107,  
108\*

**Floor Space**

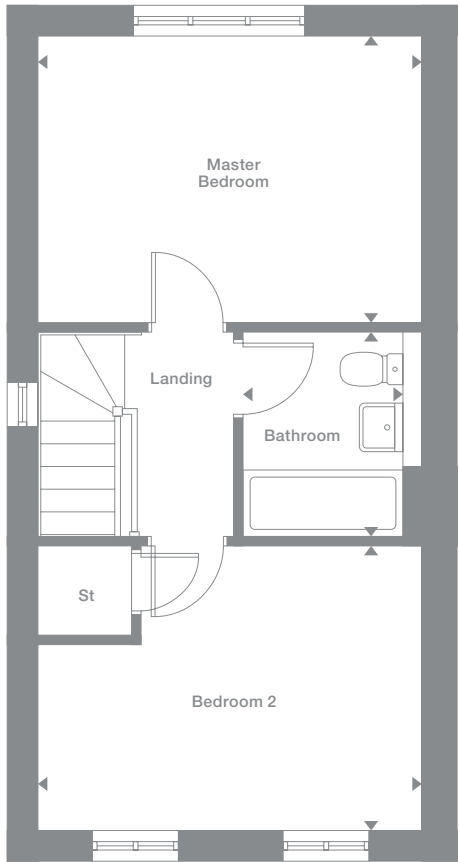
737 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above † Window to Plot 84 only

# Malvern

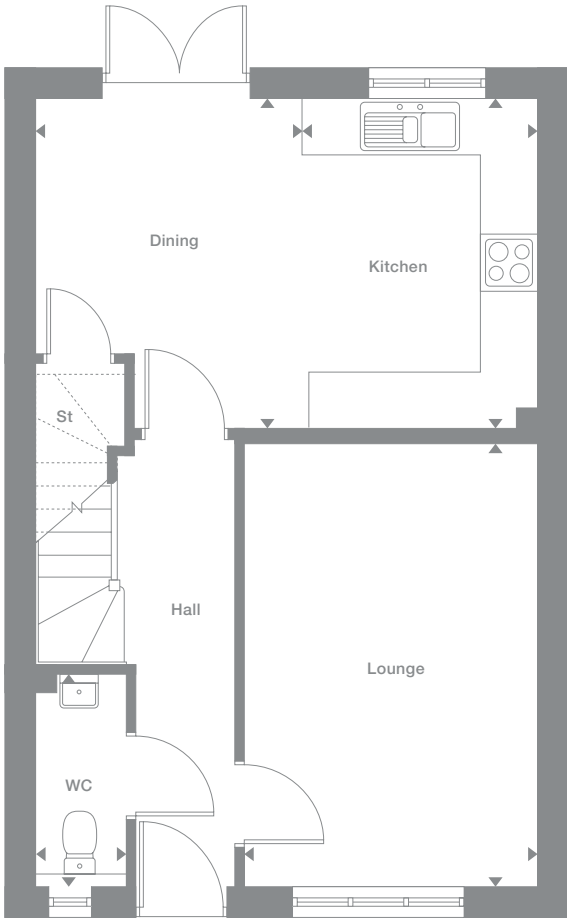
**Overview**  
 Incorporating french doors that make barbecues on the patio a tempting summer option, the kitchen and dining room presents an adaptable social space. The en-suite master bedroom shares the upstairs accommodation with two other bedrooms.

- |  |   |
|--|---|
| <b>Ground Floor</b>                                      | <b>First Floor</b>  |
| <b>Lounge</b><br>3.104m x 4.712m<br>10'2" x 15'6"        | <b>Master Bedroom</b><br>3.649m x 3.385m<br>12'0" x 11'1" |
| <b>Kitchen</b><br>2.496m x 3.503m<br>8'2" x 11'6"        | <b>En-Suite</b><br>1.565m max x 2.281m max<br>5'2" x 7'6" |
| <b>Dining</b><br>2.811m max x 3.503m max<br>9'3" x 11'6" | <b>Bedroom 2</b><br>3.216m x 2.740m<br>10'7" x 9'0"       |
| <b>WC</b><br>0.955m x 2.281m<br>3'2" x 7'6"              | <b>Bedroom 3</b><br>1.998m x 2.838m<br>6'7" x 9'4"        |
|  | <b>Bathroom</b><br>1.913m max x 2.054m<br>6'3" x 6'9"     |

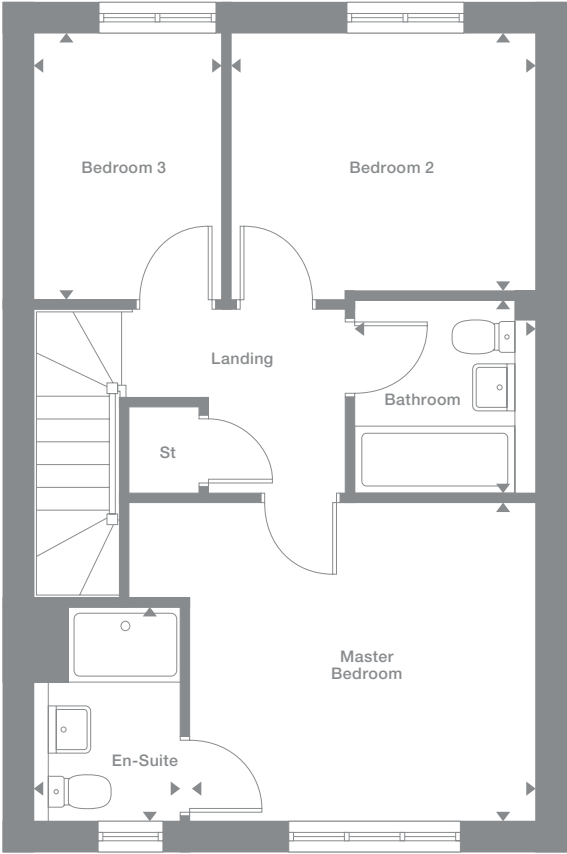
- Plots**  
 2\*, 5,  
 9\*, 11\*,  
 19, 20\*,  
 33\*, 34\*,  
 37, 38\*,  
 78, 81,  
 92, 110,  
 123\*, 131
- Floor Space**  
 956 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Broadway

**Overview**

Both the triple-windowed lounge and the bright kitchen are dual aspect, with french doors adding special appeal to the dining area. The separate laundry room leaves the kitchen free for creative cooking, and the spacious landing leads to three bedrooms, one of them en-suite.

**Ground Floor**

- Lounge**  
2.950m x 3.959m  
9'8" x 19'7"
- Kitchen**  
2.870m x 3.630m  
9'5" x 11'11"
- Dining**  
2.870m x 2.329m  
9'5" x 7'8"
- 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  
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 max x 2.265m  
6'4" x 7'5"

**Plots**

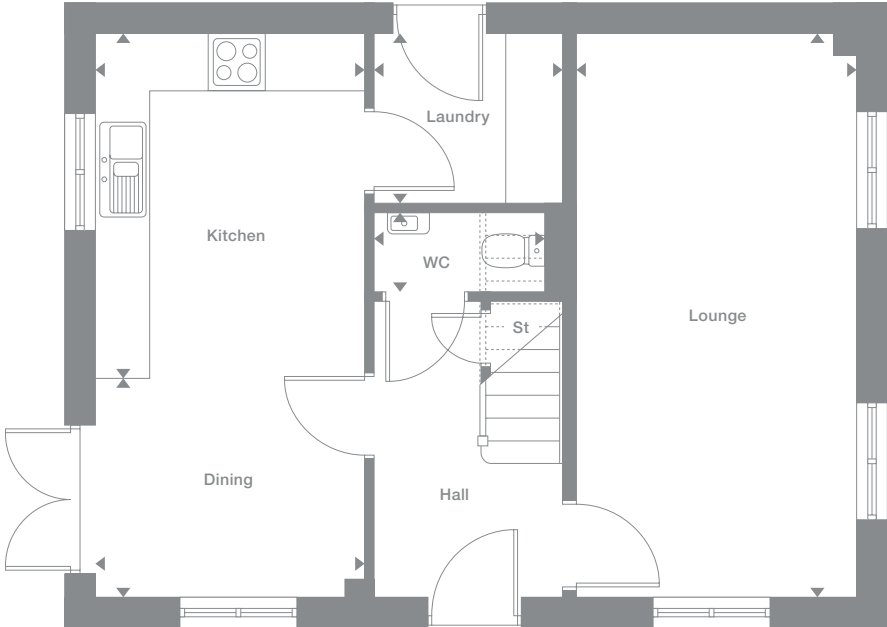
- 35, 40\*,
- 48, 75,
- 91, 93,
- 102\*, 111\*,
- 130

**Floor Space**

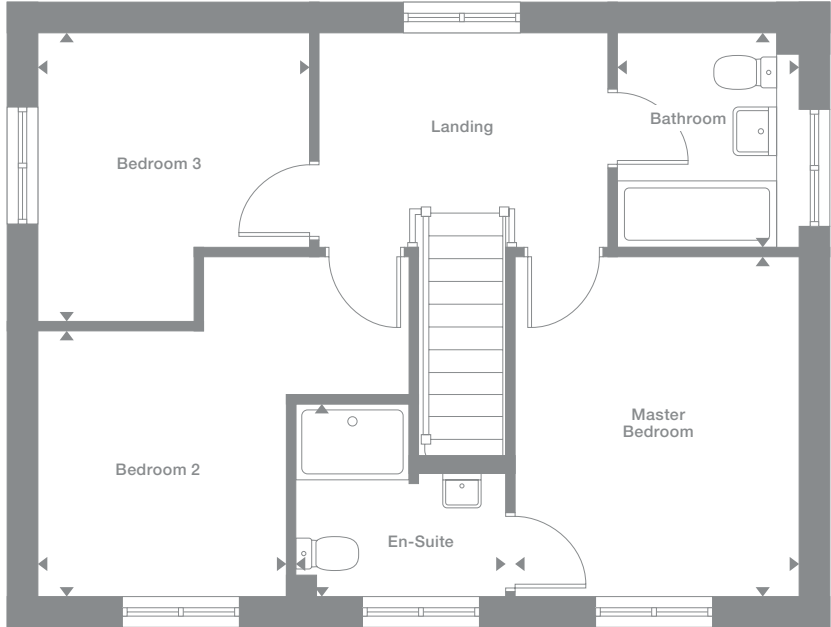
1,034 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above

# Elmley

**Overview**

With views on three sides and french doors out to the garden, the breathtaking, light-filled lounge is a quite exceptional, inspiring room. The dual aspect kitchen and dining room is complemented by a separate laundry room and an en-suite master bedroom adds a touch of luxury.

**Ground Floor**

- Lounge**  
2.950m x 5.959m  
9'8" x 19'7"
- Kitchen**  
2.870m x 3.826m  
9'5" x 12'7"
- Dining**  
2.870m x 2.040m  
9'5" x 6'8"
- 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  
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 max x 2.265m  
6'4" x 7'5"

**Plots**

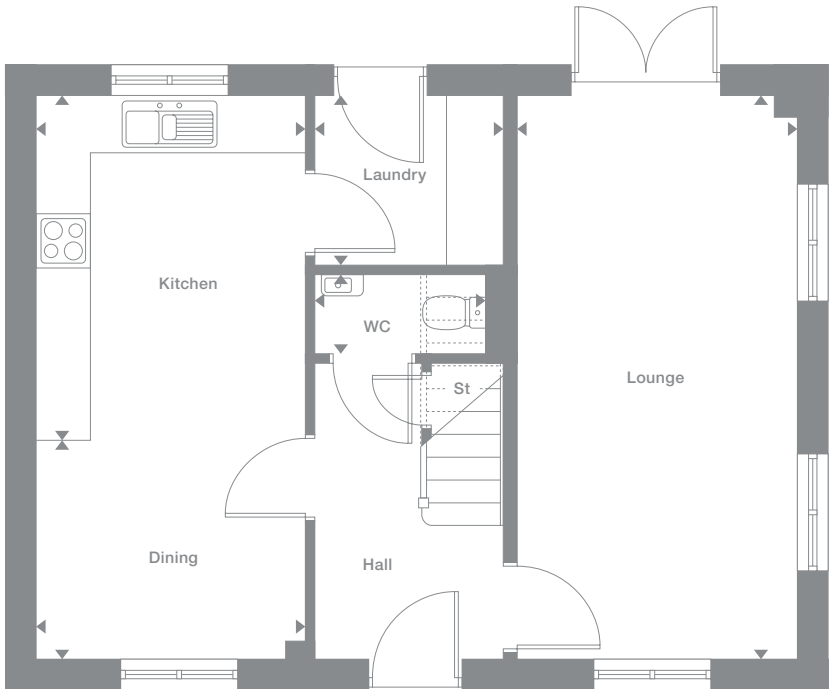
13\*, 39\*, 82

**Floor Space**

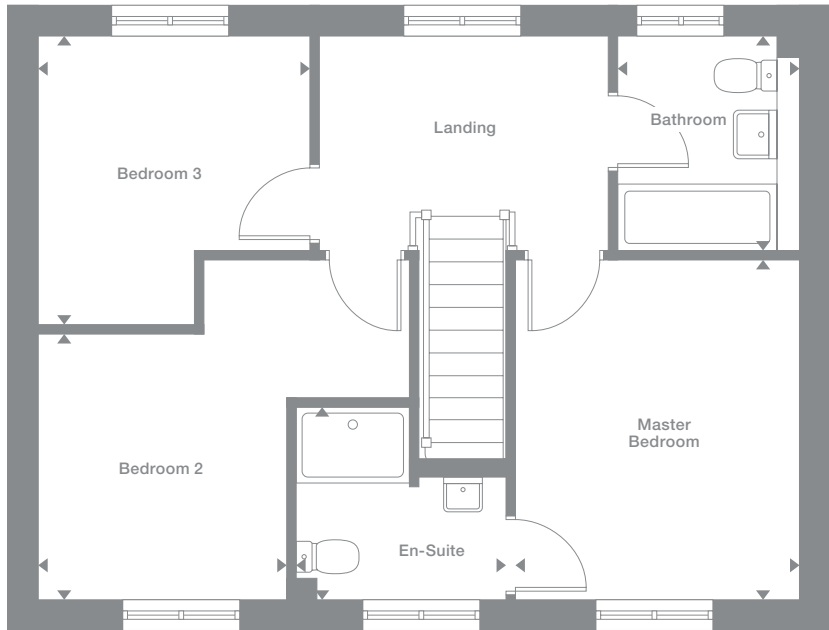
1,034 sq ft



**Ground Floor**



**First Floor**



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\* Plots are a mirror image of plans shown above † Window not applicable to Plot 39

# Rushwick

**Overview**

The exciting open plan ground floor, extending from an attractive, practical kitchen to french doors and garden access, forms a superb backdrop for convivial social gatherings. On the second floor, the dormer-windowed en-suite master bedroom presents a relaxing, peaceful retreat filled with character.

**Ground Floor**

**Living**  
4.742m x 3.211m  
15'7" x 10'6"

**Kitchen/Dining**  
2.460m x 5.194m  
8'1" x 17'0"

**WC**  
0.951m x 2.130m  
3'1" x 7'0"

**First Floor**

**Bedroom 2**  
4.742m x 3.211m  
15'7" x 10'6"

**Bedroom 3**  
4.742m max x 2.948m max  
15'7" x 9'8"

**Bathroom**  
2.618m max x 2.060m  
8'7" x 6'9"

**Second Floor**

**Master Bedroom**  
3.644m max x 3.864m max  
11'11" x 12'8"

**Dressing**  
2.609m x 1.974m  
8'7" x 6'6"

**En-Suite**  
1.915m x 1.777m  
6'3" x 5'10"

**Plots**

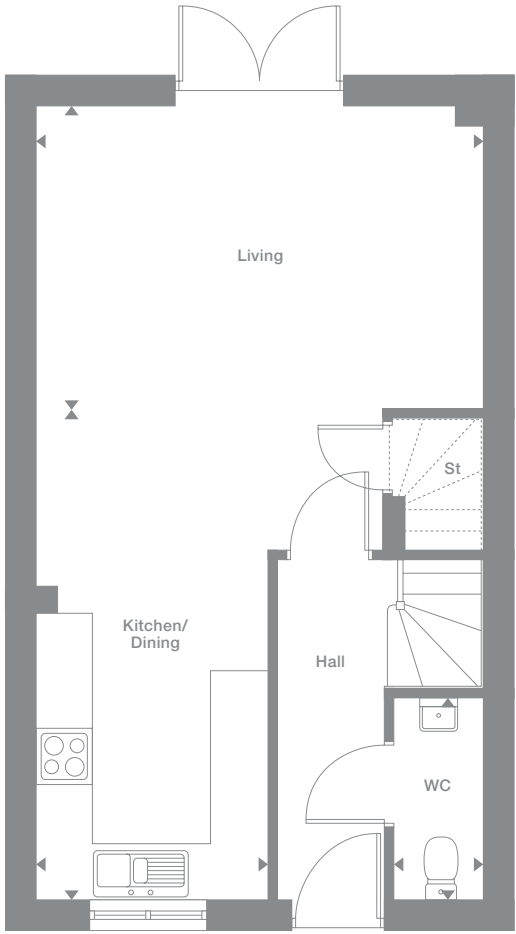
3, 4\*,  
119, 120\*,  
121, 122\*,  
125, 126\*

**Floor Space**

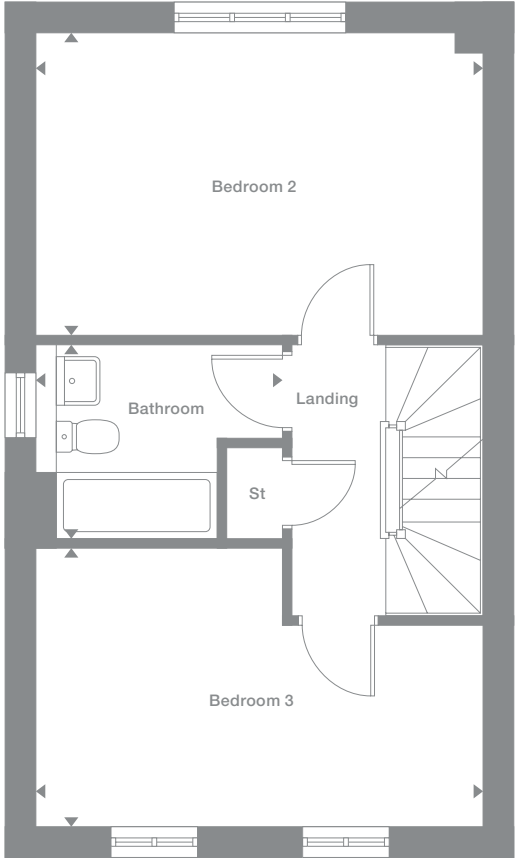
1,160 sq ft



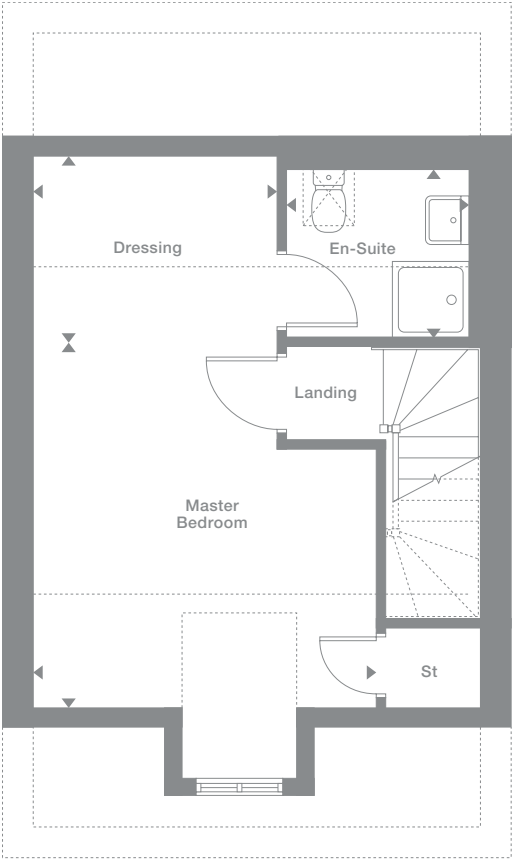
Ground Floor



First Floor



Second Floor



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\* Plots are a mirror image of plans shown above

..... Denotes reduced headroom

# Hampton

## Overview

A distinguished bay window enhances the lounge, while the kitchen and dining room, with garden access and separate laundry room, forms a natural hub for everyday life. The study provides a peaceful working space, and a gallery landing leads to four bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
3.651m max x 5.446m max  
12'0" x 17'10"

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

**Breakfast/Dining**  
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**  
2.729m max x 2.040m max  
8'11" x 6'8"

## Plots

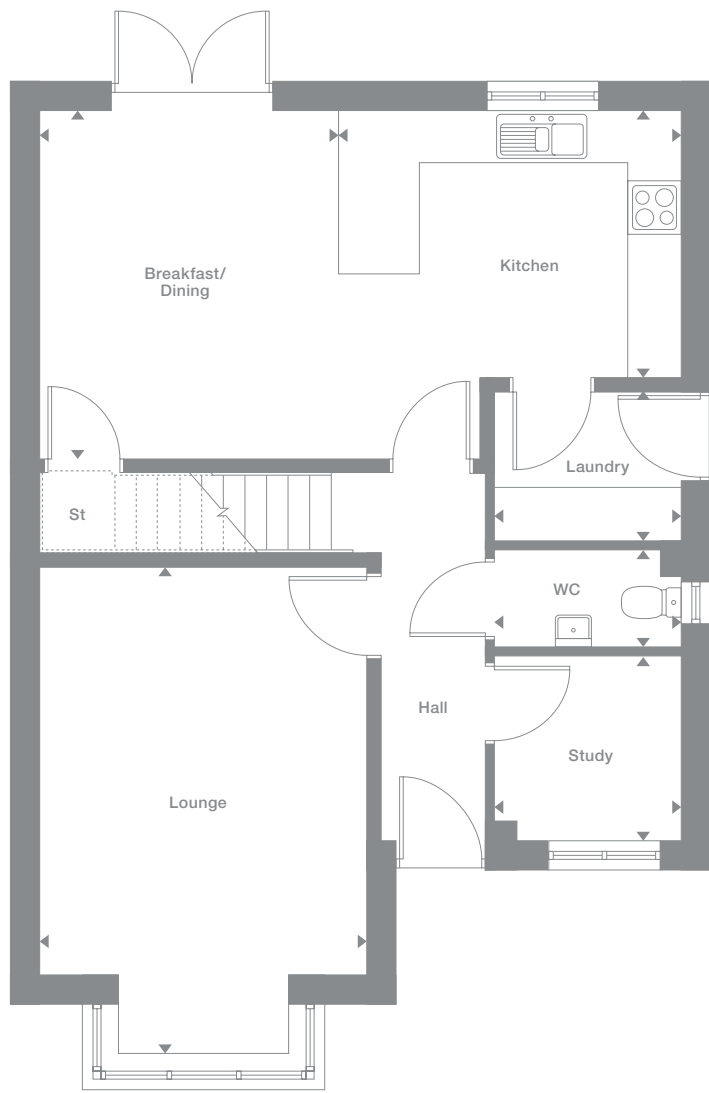
7, 76,  
77\*, 95\*,  
96\*, 97,  
99\*, 132

## Floor Space

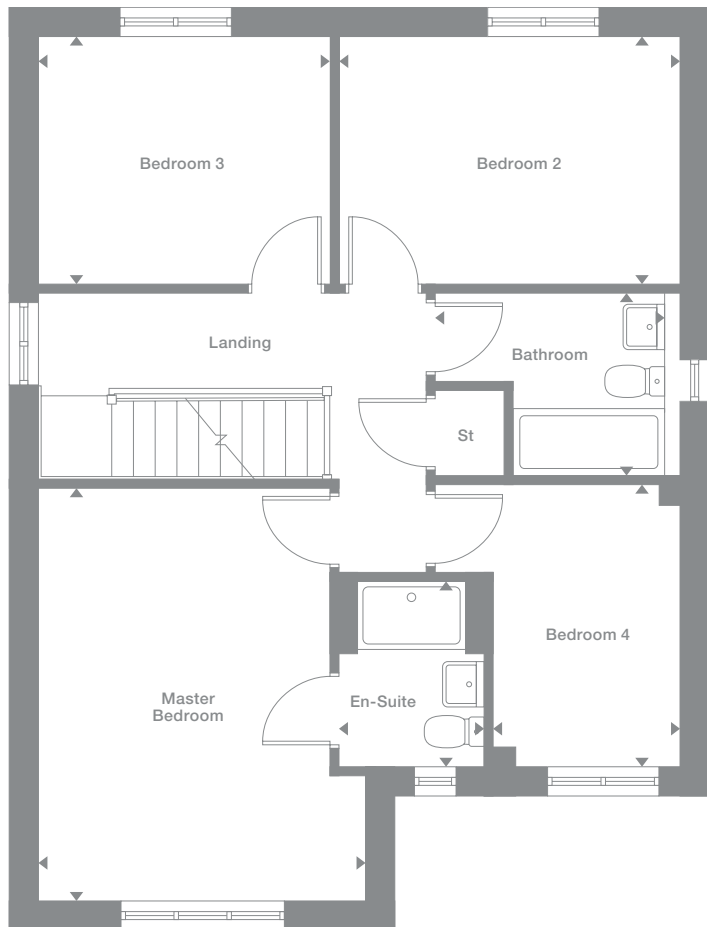
1,381 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Shenstone

## Overview

A dramatic hall opens on to a dual aspect, french-doored dining area that extends into a superb kitchen. With an elegant, bay-windowed lounge and dual aspect study, this is a light-filled, imposing home. Upstairs, two bedrooms are dual aspect, and one is en-suite.

## Ground Floor

- Lounge**  
4.362m max x 4.160m  
14'4" x 13'8"
- Kitchen**  
3.517m x 3.829m  
11'6" x 12'7"
- Dining**  
3.517m x 3.036m  
11'6" x 10'0"
- Laundry**  
2.126m x 1.760m  
7'0" x 5'9"
- Study**  
2.344m x 2.611m  
7'8" x 8'7"
- WC**  
1.025m x 1.450m  
3'4" x 4'9"

## First Floor

- Master Bedroom**  
3.574m x 3.689m  
11'9" x 12'1"
- En-Suite**  
2.126m x 1.760m  
7'0" x 5'9"
- Bedroom 2**  
3.519m x 3.238m  
11'7" x 10'7"
- Bedroom 3**  
2.471m x 3.534m  
8'1" x 11'7"
- Bedroom 4**  
3.514m max x 3.082m max  
11'6" x 10'1"
- Bathroom**  
3.234m max x 1.700m max  
10'7" x 5'7"

## Plots

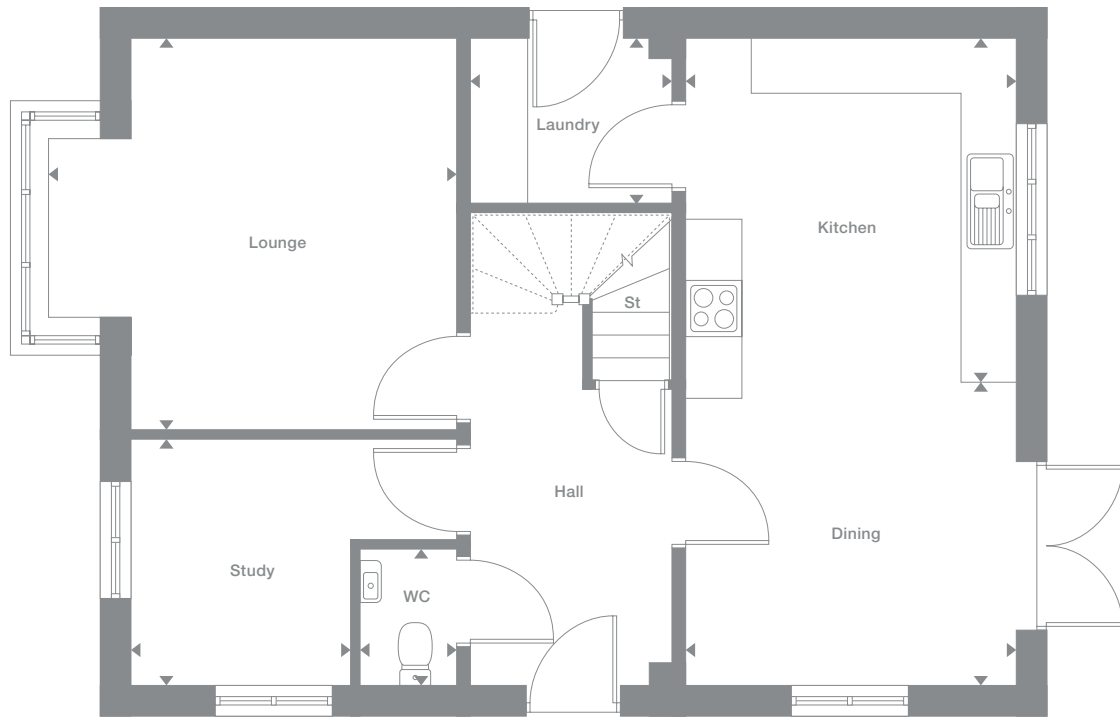
1\*, 6,  
18, 109,  
124, 133\*

## Floor Space

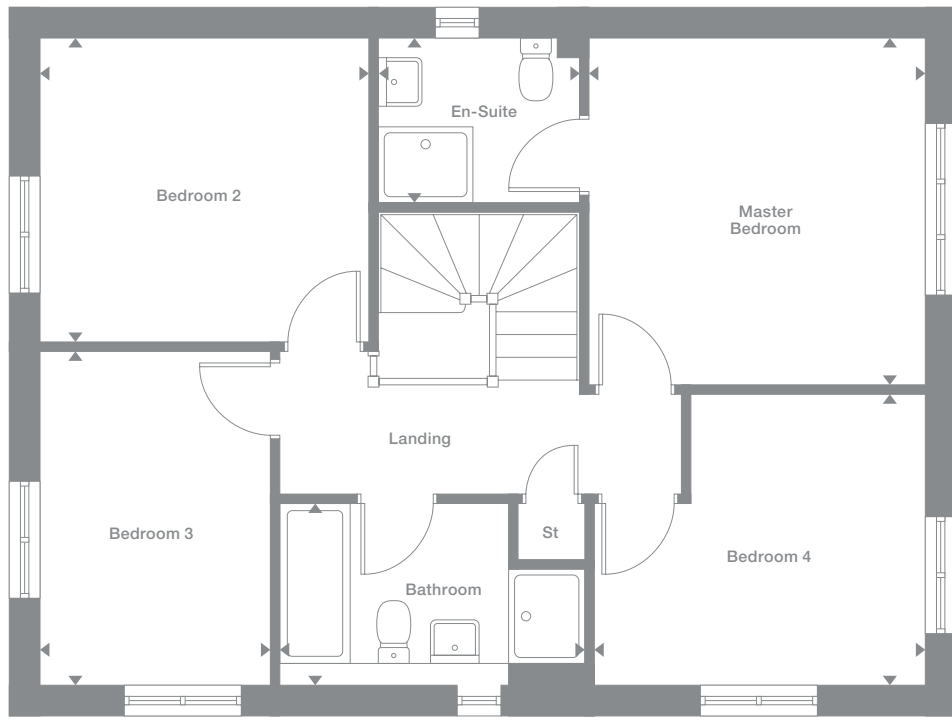
1,401 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

# Whittington

## Overview

The breathtaking kitchen, with garden access, forms a natural focal point for family life while the formal lounge and dining room will add special appeal to entertaining. Details like the laundry room, en-suite master bedroom and well-appointed bathroom reflect a combination of convenience and style.

## Ground Floor

**Lounge**  
3.380m max x 4.728m max  
11'1" x 15'6"

**Kitchen**  
3.160m x 3.078m  
10'4" x 10'1"

**Family/Breakfast**  
5.355m x 3.078m  
17'7" x 10'1"

**Laundry**  
1.887m x 1.852m  
6'2" x 6'1"

**Dining**  
2.880m x 2.783m  
9'5" x 9'2"

**WC**  
0.900m x 1.852m  
2'11" x 6'1"

## First Floor

**Master Bedroom**  
3.952m max x 4.300m max  
13'0" x 14'1"

**En-Suite**  
2.569m max x 1.385m max  
8'5" x 4'7"

**Bedroom 2**  
3.437m max x 4.041m  
11'3" x 13'3"

**Bedroom 3**  
2.739m x 3.562m  
9'0" x 11'8"

**Bedroom 4**  
2.680m max x 3.821m max  
8'10" x 12'6"

**Bathroom**  
2.910m max x 1.913m max  
9'7" x 6'3"

## Plots

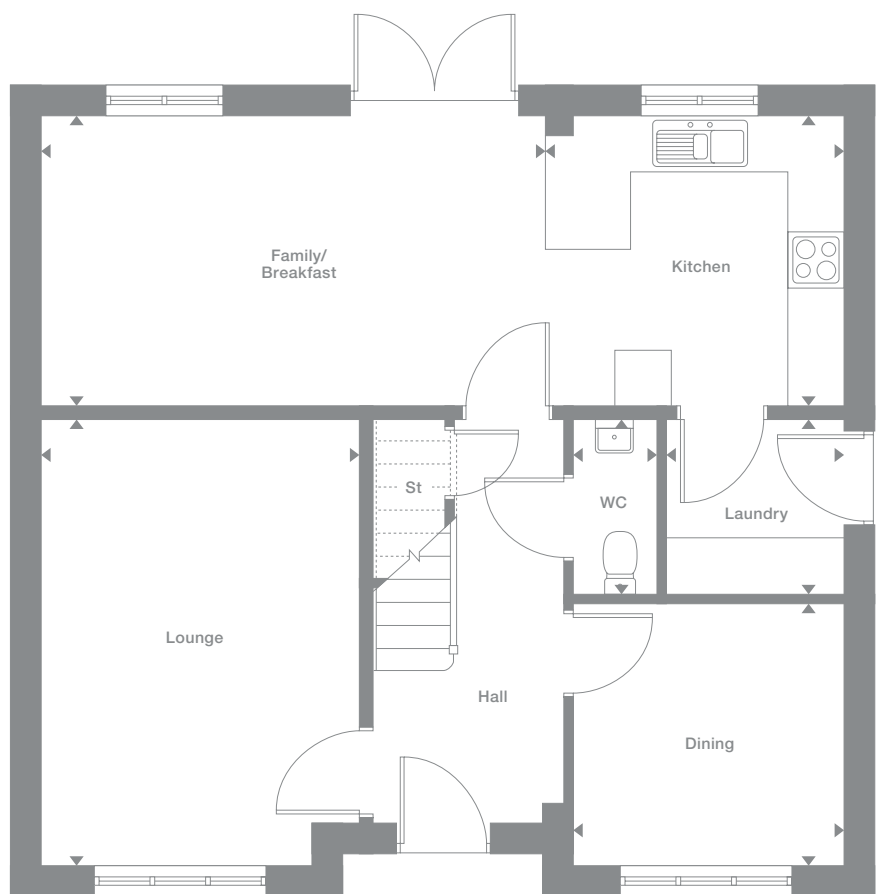
8\*, 10, 12\*,  
36, 79\*,  
80\*, 94,  
98, 100,  
101\*, 134\*

## Floor Space

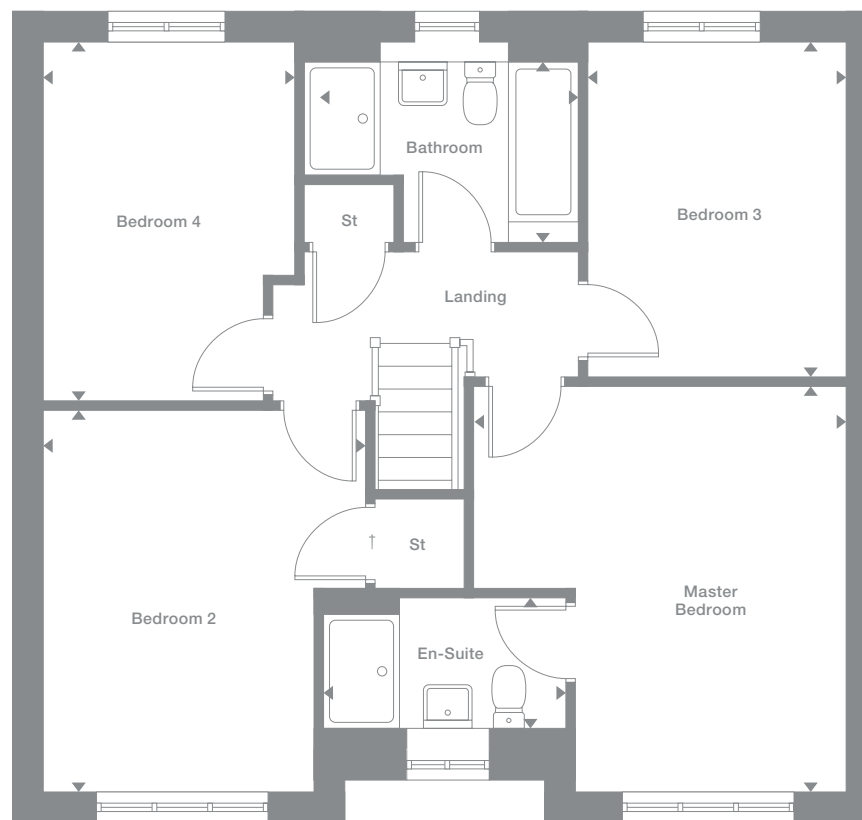
1,432 sq ft



## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

† Please note: Bulkhead within store cupboard to Bedroom 2



# The Miller Difference

## The Miller Difference

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

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

## Trust

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

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

## Helping where we can

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

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

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

## Pushing up standards

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

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

## Keeping you involved

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

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

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

## A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://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."

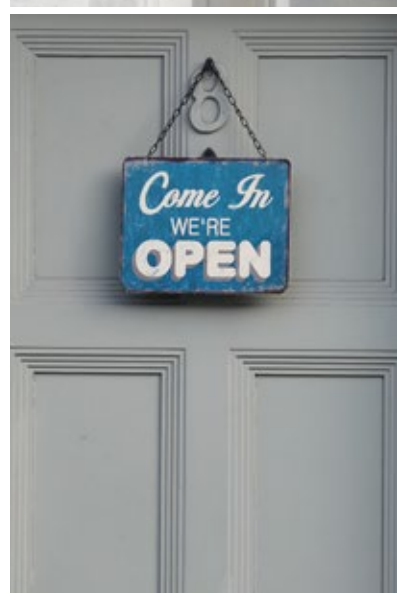
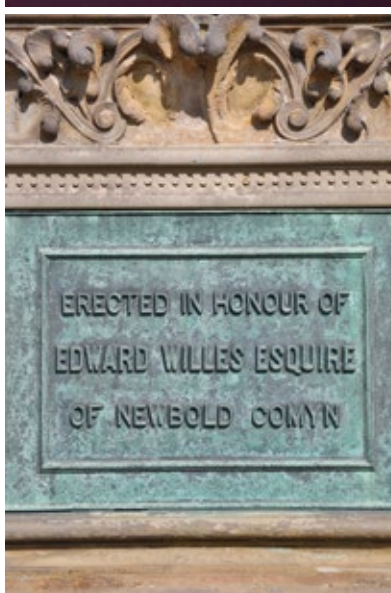
Chris Mackenzie  
Miller Home Owner

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

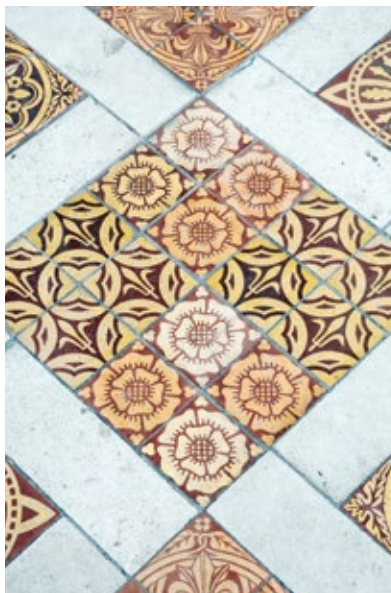
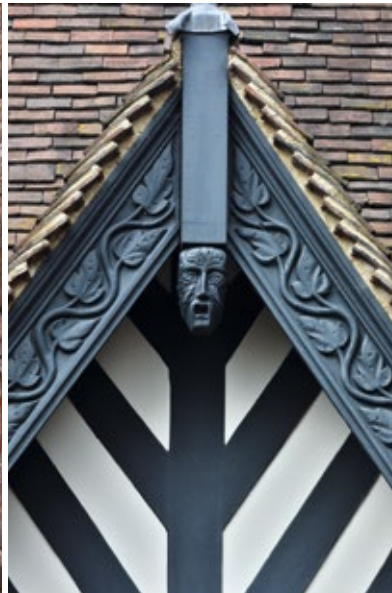
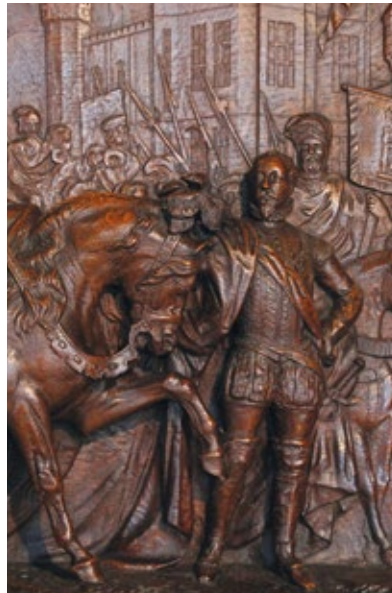
Helen Moscrop  
Miller Home Owner



The spectrum of live entertainment venues extends from classical and pop at The Assembly and the Royal Spa Centre, or drama at the Loft Theatre, to an eclectic choice of music in pubs, and there is a Vue multiscreen cinema within walking distance of the development. The outstanding assortment of museums, galleries and heritage buildings, including two castles, complements a rich variety of green spaces including delightful riverside walks through the charming Jephson Gardens, Victoria Park's delightful playground, and St Nicholas Park with its mini-golf and play facilities.

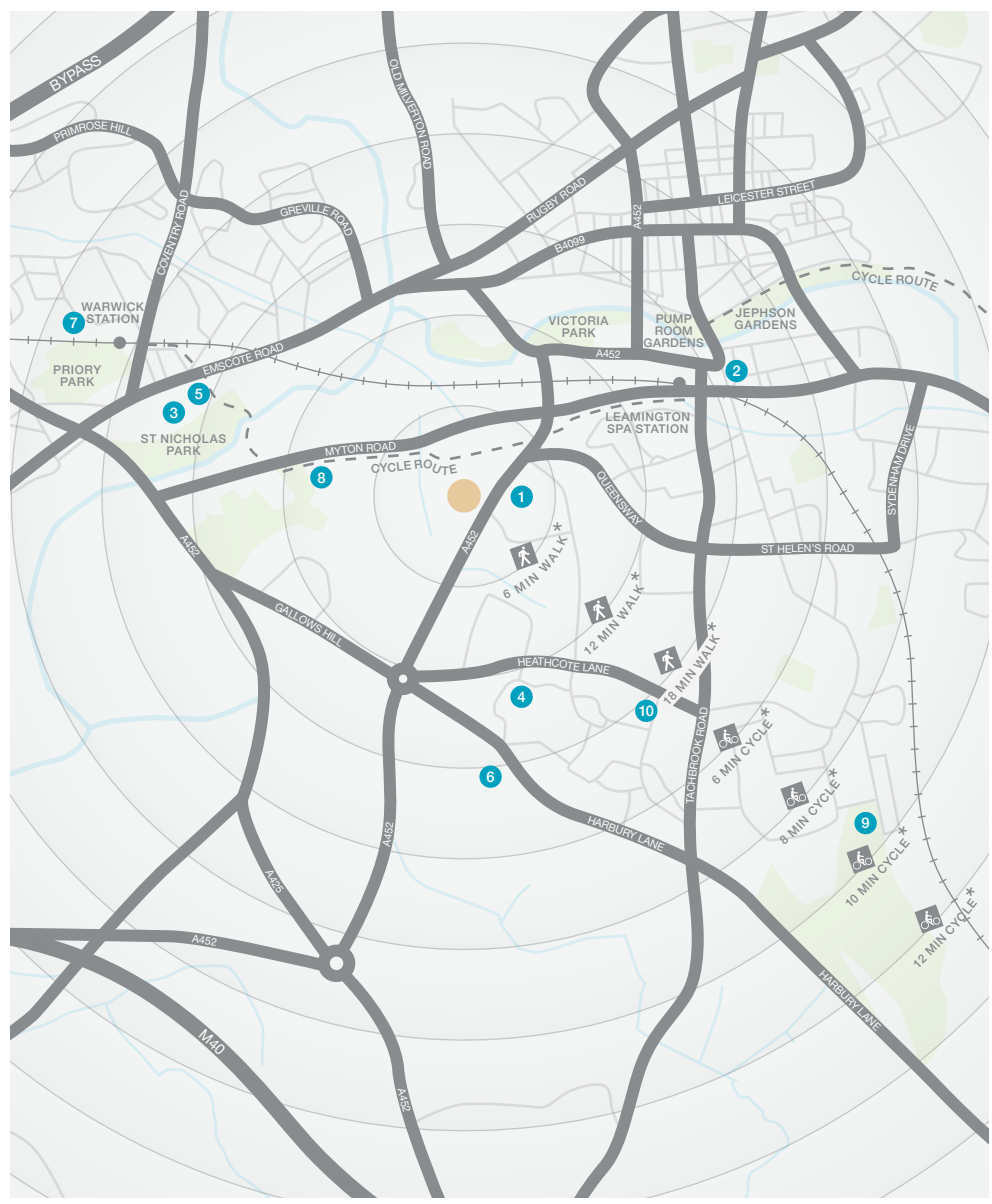


Sports and leisure provision is equally varied, ranging from Warwick Racecourse in the east to Leamington Golf and Country Club in the west. Local amenities include the nearby John Atkinson Sports Centre, with indoor and outdoor pitches, sports hall and exercise studio, and the recently refurbished St Nicholas Park Leisure Centre and the Nuffield Health Gym, both of which have fitness and swimming facilities.



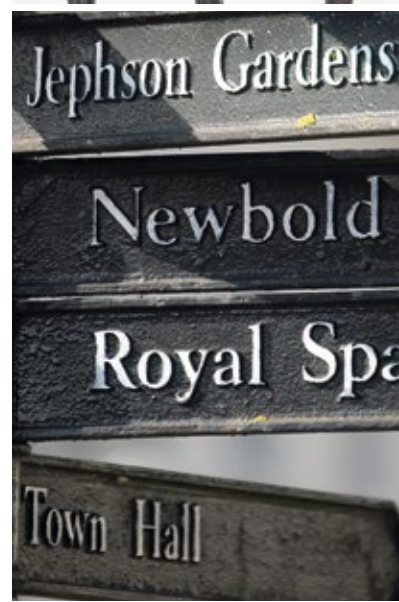
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

The development is in a shared priority area for Coten End Primary School, rated 'Outstanding' by Ofsted, and the new Heathcote Primary, built to serve the growing residential neighbourhood, as well as for St Mary Immaculate RC Primary School, rated 'Good'. Secondary schools include Myton School, where the sixth form was assessed as 'Outstanding', and Trinity Catholic School, also recognised as 'Good'. Health provision includes the Warwick Gates Family Health Centre, around 20 minutes walk away, and there are several dentists in the area.



- 1 Boots Pharmacy  
Shire Retail Park  
01926 431 018
- 2 Spar Grocery and Post Office,  
32 Bath Street  
01926 316 638
- 3 St Nicholas Park  
Leisure Centre,  
Banbury Road  
01926 495 353
- 4 Nuffield Health  
Fitness and Wellbeing Gym,  
Macbeth Approach,  
Gallagher Business Park,  
01926 314 142
- 5 Coten End  
Primary School,  
Coten End  
01926 491 329
- 6 Heathcote  
Primary School,  
Vickers Way  
01926 290 330
- 7 St Mary Immaculate  
RC Primary School,  
Wathen Road  
01926 493 959
- 8 Myton School  
Myton Road  
01926 493 805
- 9 Leamington Golf  
and Country Club,  
Golf Lane  
01926 425 961
- 10 Warwick Gates  
Family Health Centre,  
Cressida Close  
01926 461 800

\* 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



# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03301 623 153

**From M40 Eastbound**  
Pass through M40 junction 15, then leave the motorway at junction 14 to join the A452. Stay on the A452 for around two and a half miles, taking the second exit at two roundabouts. Approximately half a mile after passing the second roundabout, the entrance to Myton Green is on the left.

**From M40 Westbound**  
Leave the motorway at junction 13, signposted for the A452. Turn right at the T-junction, signposted for Leamington, and pass over the motorway. One mile on, at the roundabout take the third exit, for Leamington Spa via the A452. At the next roundabout take the second exit, and after approximately half a mile the entrance to Myton Green is on the left.

Sat Nav: CV34 6BF



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

a better place®



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

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

*the place to be®*

## Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

### Development

#### Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 623 153.

Sat Nav: CV34 6BF

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

**millerhomes**

*the place to be*<sup>®</sup>