



**Kingshill Park  
Stoke Golding**

**millerhomes**

*the place to be®*

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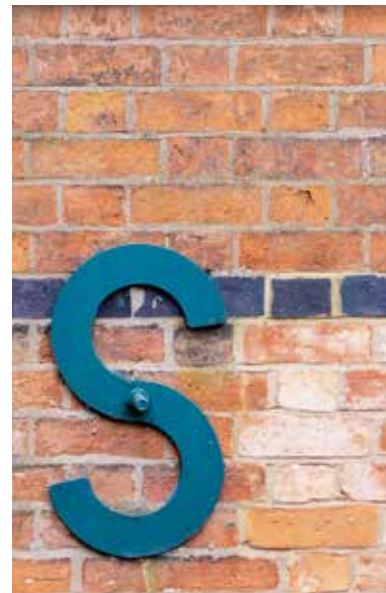
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with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



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 Kingshill Park.



Within half an hour's drive of both Coventry and Leicester, and around 40 minutes from the centre of Birmingham, Stoke Golding occupies a superb location in the heart of England. Junction 2 of the M69 is just six miles from the development, offering easy access to the motorway network, and trains between Leicester and Birmingham New Street call at Hinckley Station, three miles away. The rail journey into Birmingham takes less than 40 minutes, and to Leicester just 20 minutes. Nuneaton Station, a little further away, offers additional services to Crewe and London Euston. Both Hinckley and Nuneaton Stations are served by hourly bus services that stop a few yards from Kingshill Park.



In the village centre, in addition to a hairdresser, there is a licensed grocer, newsagent and general store set between two of the village's three pubs, one of which incorporates an Indian restaurant. Within around a mile of the development there are also two farm shops, Tomlinson's and Spinney Bank, supplying fresh local produce. The short trip into Hinckley opens up a wide choice of supermarkets, local traders, high street names, pubs and restaurants. Hinckley also has a Cineworld five-screen cinema and a ballet theatre, and the volunteer-run Concordia Theatre provides a venue for a variety of live entertainments.

# Welcome home

Situated midway between Birmingham and Leicester, and less than three miles from the lively market town of Hinckley, the small, welcoming community of Stoke Golding combines its peaceful setting and rural ambience with easy access to the motorway network. Now, this attractive new neighbourhood brings a selection of energy efficient two, three, four and five bedroom homes into a tree-lined setting just a few minutes walk from the village amenities.

Welcome to Kingshill Park...

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.



# Richmond

### Overview

The wonderfully bright open plan living area, extending from french doors to a stylish, practical kitchen, brings a flexible and inspiring social space to this exciting, contemporary bungalow. The principal bedroom, one of two, is en-suite and a spacious hall cupboard adds useful storage space.

### Ground Floor

Living/Dining  
4.53m x 3.57m  
14'11" x 11'9"

Kitchen  
2.66m x 3.58m  
8'9" x 11'9"

Principal Bedroom  
3.31m x 3.57m  
10'11" x 11'9"

En-Suite  
1.57m x 2.25m  
5'2" x 7'5"

Bedroom 2  
2.70m x 4.76m  
8'10" x 15'7"

Bathroom  
2.27m x 1.92m  
7'5" x 6'4"

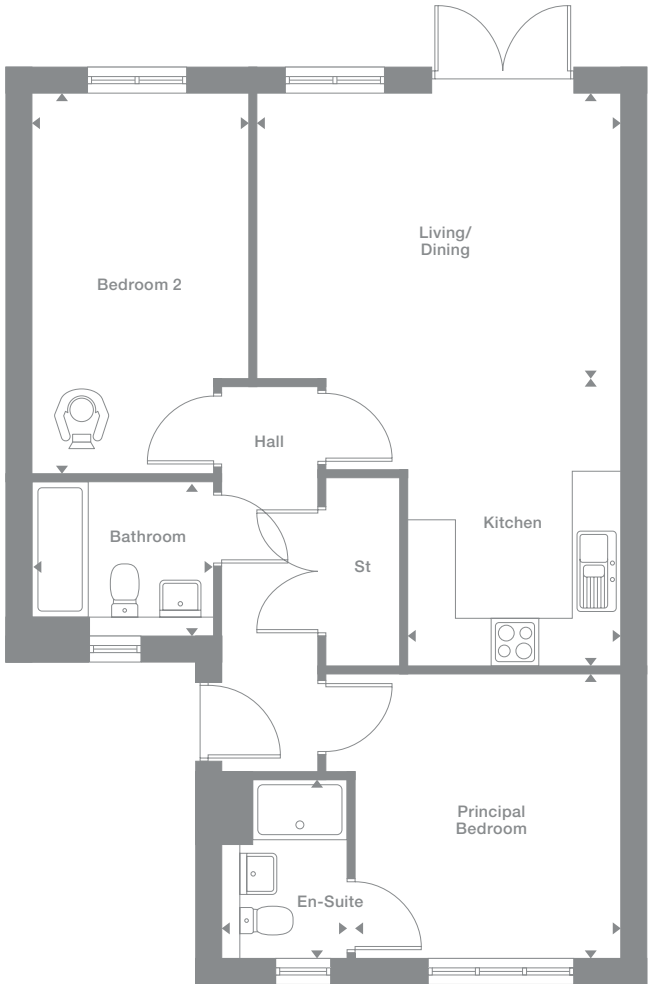
### Floor Space

753 sq ft

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



### Ground Floor



 Office space area

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your home  
your choice...

# Faramond

**Overview**  
 The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

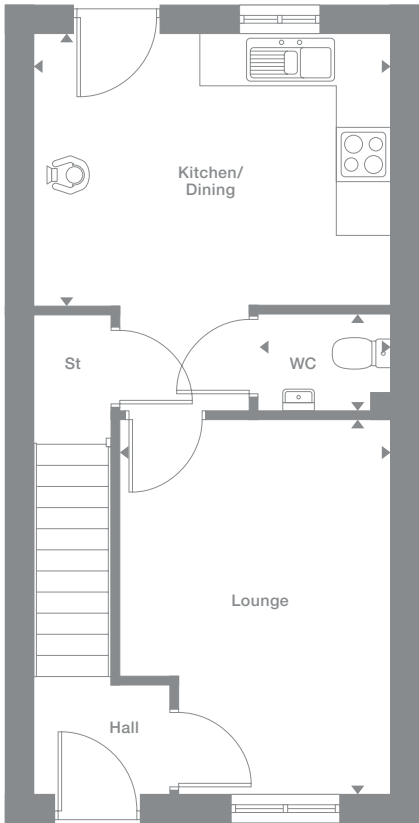
- Ground Floor**
- Lounge  
3.08m x 4.28m  
10'2" x 14'1"
- Kitchen/Dining  
4.06m x 3.11m  
13'4" x 10'2"
- WC  
1.50m x 1.11m  
4'11" x 3'8"
- First Floor**
- Principal Bedroom  
4.06m x 3.64m  
13'4" x 11'11"
- En-Suite  
1.11m x 2.22m  
3'8" x 7'4"
- Bedroom 2  
4.06m x 2.70m  
13'4" x 8'10"
- Bathroom  
1.90m x 2.15m  
6'3" x 7'1"

**Floor Space**  
 761 sq ft

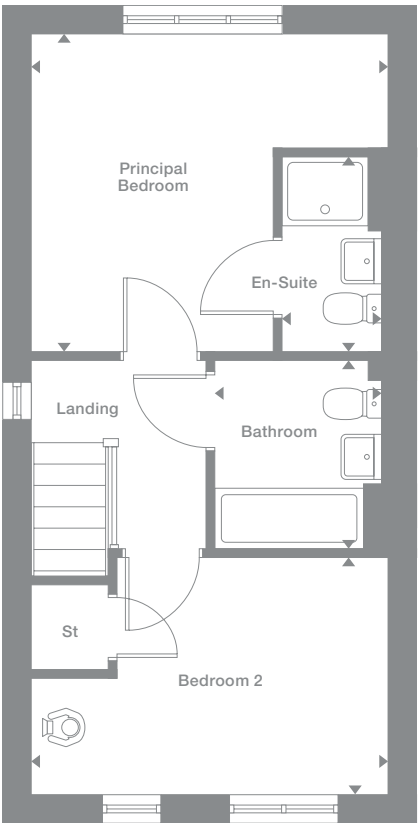
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## Ground Floor



## First Floor



 Office space area

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# Overton

**Overview**  
 With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

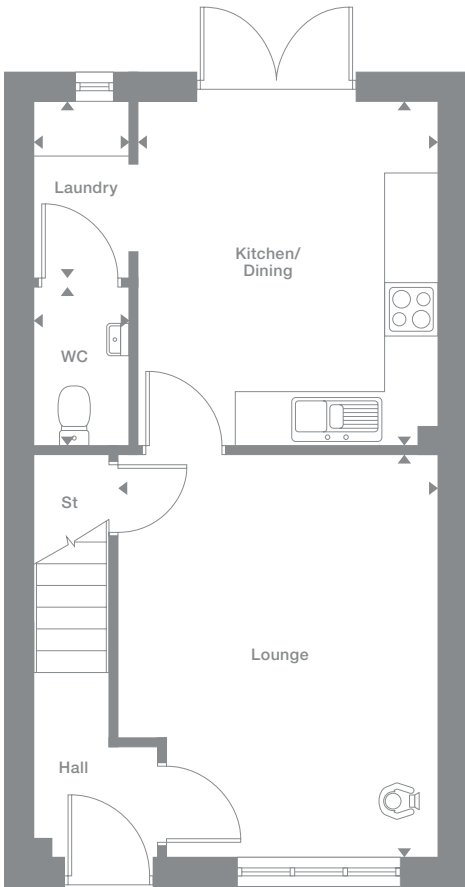
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.56m x 4.49m 11'8" x 14'9"	<b>Principal Bedroom</b> 3.09m x 3.28m 10'2" x 10'9"
<b>Kitchen/Dining</b> 3.31m x 3.83m 10'10" x 12'7"	<b>En-Suite</b> 1.18m x 2.03m 3'10" x 6'8"
<b>Laundry</b> 1.11m x 1.96m 3'8" x 6'5"	<b>Bedroom 2</b> 2.37m x 3.26m 7'10" x 10'8"
<b>WC</b> 1.11m x 1.78m 3'8" x 5'10"	<b>Bedroom 3</b> 2.04m x 2.17m 6'8" x 7'2"
	<b>Bathroom</b> 2.37m x 1.69m 7'10" x 5'7"

**Floor Space**  
 819 sq ft

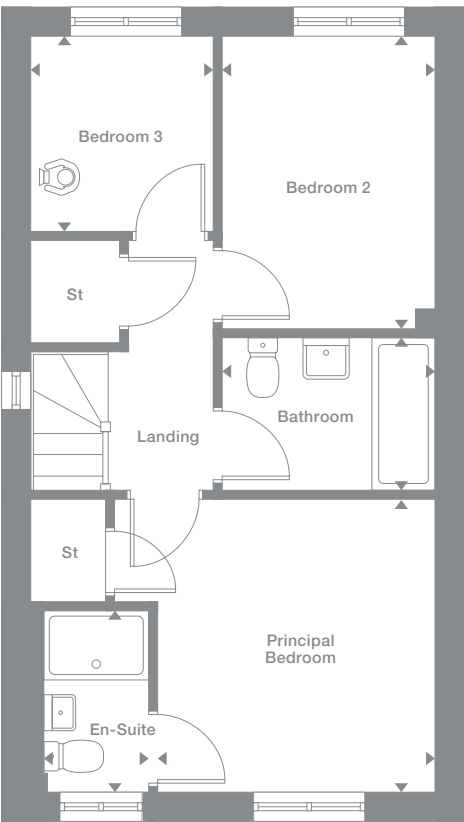
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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# Hudson

## Overview

The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area with twin wardrobes.

## Ground Floor

- Lounge**  
3.51m x 3.60m  
11'6" x 11'10"
- Kitchen**  
2.45m x 3.14m  
8'1" x 10'4"
- Laundry**  
1.81m x 1.82m  
5'11" x 6'0"
- Dining**  
3.08m x 3.14m  
10'1" x 10'4"
- WC**  
1.45m x 1.82m  
4'9" x 6'0"

## First Floor

- Principal Bedroom**  
2.80m x 3.15m  
9'2" x 10'4"
- En-Suite**  
2.42m x 1.18m  
7'11" x 3'11"
- Dressing**  
2.64m x 1.20m  
8'8" x 3'11"
- Bedroom 2**  
3.25m x 3.30m  
10'8" x 10'10"
- Bedroom 3**  
2.19m x 3.42m  
7'2" x 11'3"
- Bathroom**  
1.90m x 2.15m  
6'3" x 7'1"

## Floor Space

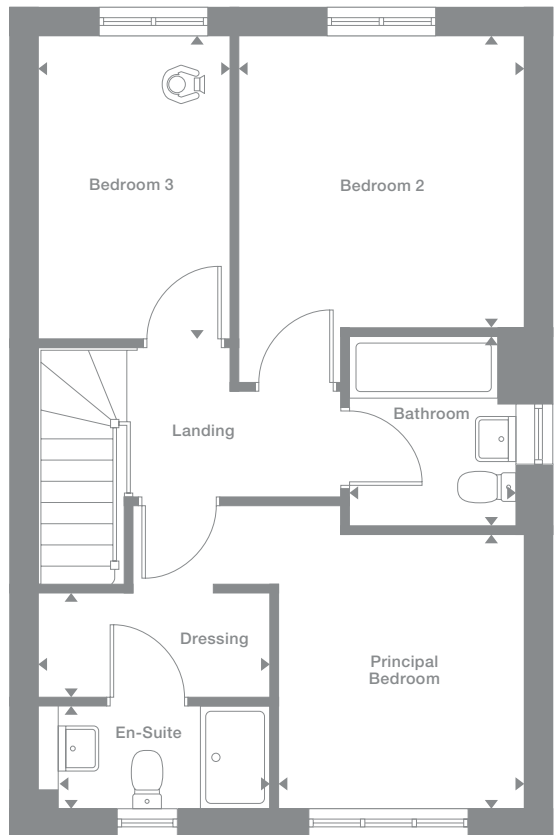
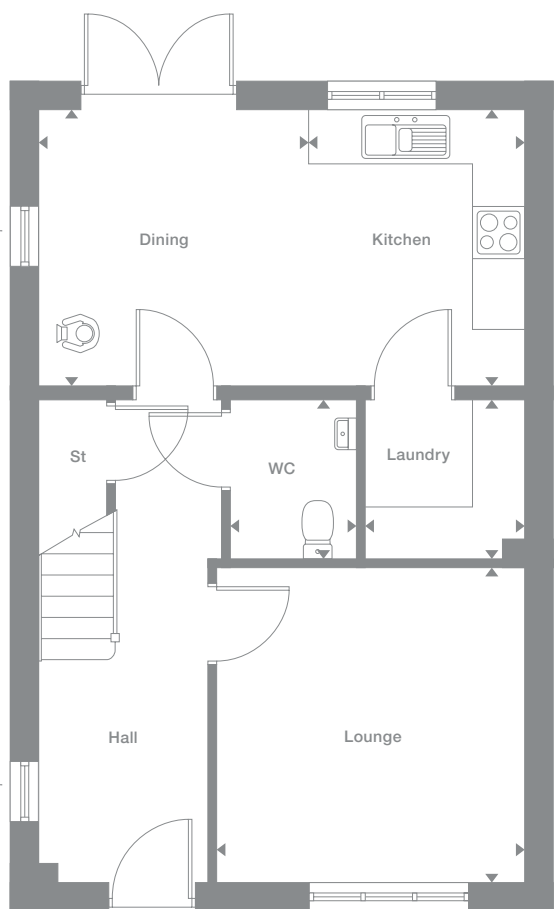
1,050 sq ft

† Windows only applicable to some 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



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# Anderson

**Overview**

The long, dramatic lounge extends from a front facing window to french doors, creating an inspiring social space and complementing the bright, dual aspect dining kitchen. There is a separate laundry and an en-suite principal bedroom.

**Ground Floor**

- Lounge**  
2.94m x 5.98m  
9'8" x 19'8"
- Kitchen**  
2.84m x 3.06m  
9'4" x 10'1"
- Dining**  
2.84m x 2.92m  
9'4" x 9'7"
- Laundry**  
2.03m x 1.69m  
6'8" x 5'7"
- WC**  
1.08m x 1.74m  
3'7" x 5'9"

**First Floor**

- Principal Bedroom**  
3.02m x 3.40m  
9'11" x 11'2"
- En-Suite**  
1.94m x 1.74m  
6'5" x 5'9"
- Bedroom 2**  
2.89m x 3.73m  
9'6" x 12'3"
- Bedroom 3**  
3.01m x 2.49m  
9'11" x 8'2"
- Bathroom**  
1.70m x 2.15m  
5'7" x 7'1"

**Floor Space**

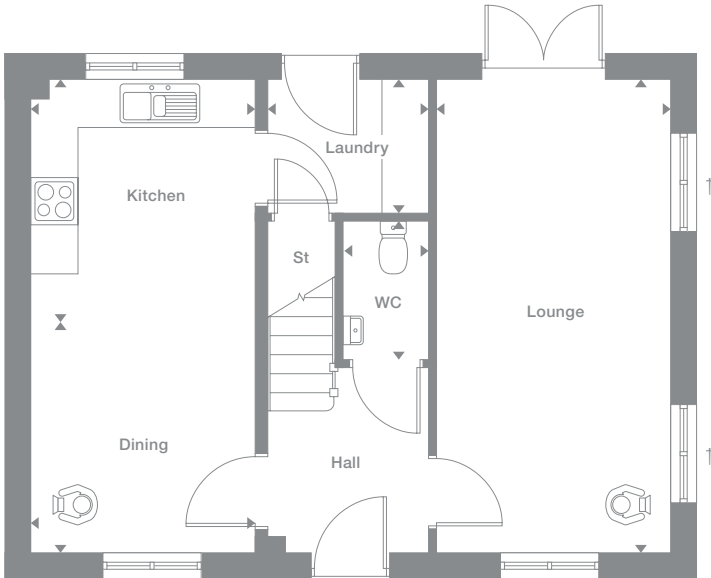
1,039 sq ft

† Windows only applicable to some plots. Please see Development Sales Manager for details

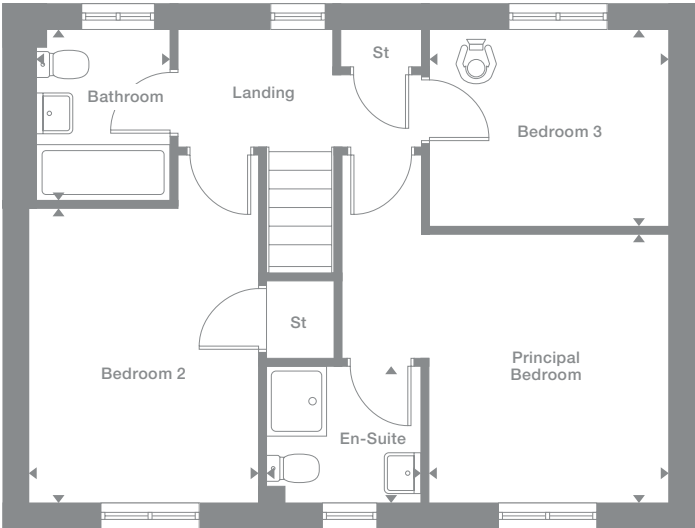
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



 Office space area

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# Oakham

**Overview**

The bright, bay windowed lounge shares the ground floor with an inviting family kitchen featuring stylish french doors in the dining area. A laundry helps separate leisure and household management, the principal bedroom is en-suite, and the upstairs study is perfect for working from home.

**Ground Floor**

- Lounge**  
3.60m x 5.56m  
11'10" x 18'3"
- Kitchen**  
2.75m x 2.86m  
9'1" x 9'5"
- Laundry**  
2.08m x 1.49m  
6'10" x 4'11"
- Family/Dining**  
3.34m x 4.44m  
11'0" x 14'7"
- WC**  
1.00m x 1.77m  
3'3" x 5'10"

**First Floor**

- Principal Bedroom**  
3.21m x 3.77m  
10'7" x 12'4"
- En-Suite**  
2.08m x 1.19m  
6'10" x 3'11"
- Bedroom 2**  
3.00m x 3.85m  
9'10" x 12'8"
- Bedroom 3**  
2.79m x 2.68m  
9'2" x 8'10"
- Study**  
3.01m x 2.40m  
9'11" x 7'10"
- Bathroom**  
1.92m x 1.99m  
6'4" x 6'7"

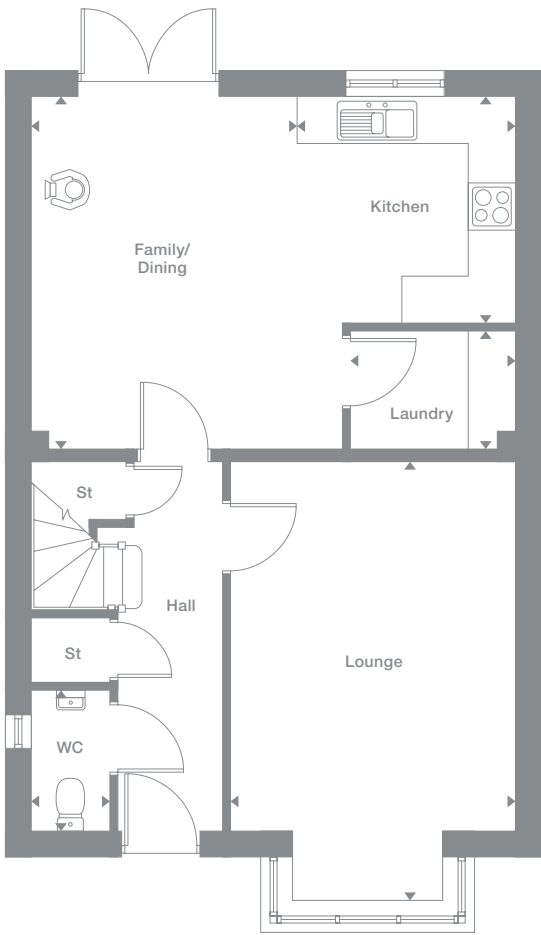
**Floor Space**

1,235 sq ft

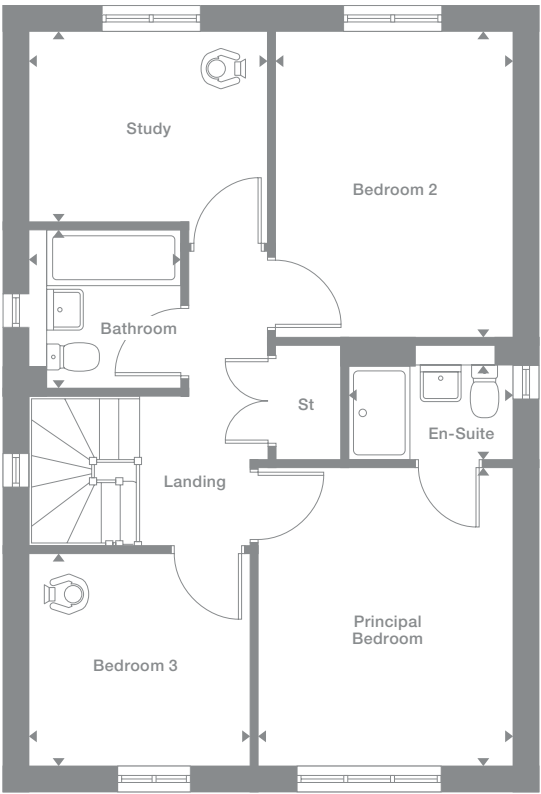
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



 Office space area

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## Overview

A light, natural space for everyday family life, the magnificent, expansive kitchen and breakfast room complements a welcoming lounge and a formal dining room that will make entertaining very special. Upstairs, two of the four bedrooms are en-suite, and one features a walk-in dressing room.

## Ground Floor

### Lounge

3.24m x 5.22m  
10'8" x 17'2"

### Family/Breakfast

5.10m x 3.47m  
16'9" x 11'5"

### Kitchen

3.02m x 3.47m  
9'11" x 11'5"

### Laundry

1.76m x 1.88m  
5'9" x 6'2"

### Dining

2.73m x 3.25m  
8'11" x 10'8"

### WC

0.87m x 1.88m  
2'11" x 6'2"

## First Floor

### Principal Bedroom

2.95m x 3.82m  
9'8" x 12'7"

### En-Suite 1

1.69m x 2.09m  
5'7" x 6'10"

### Dressing

1.72m x 1.70m  
5'8" x 5'7"

### Bedroom 2

3.28m x 3.35m  
10'9" x 11'0"

### En-Suite 2

2.26m x 1.82m  
7'5" x 6'0"

### Bedroom 3

2.42m x 3.47m  
7'11" x 11'5"

### Bedroom 4

2.61m x 3.13m  
8'7" x 10'3"

### Bathroom

2.89m x 1.69m  
9'6" x 5'7"

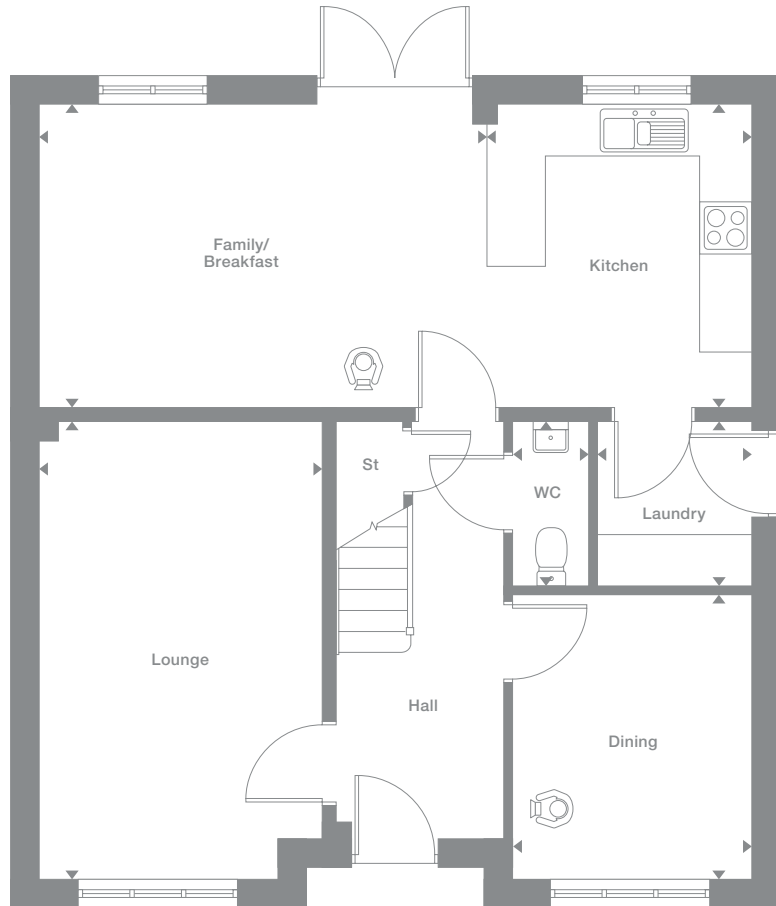
## Floor Space

1,524 sq ft

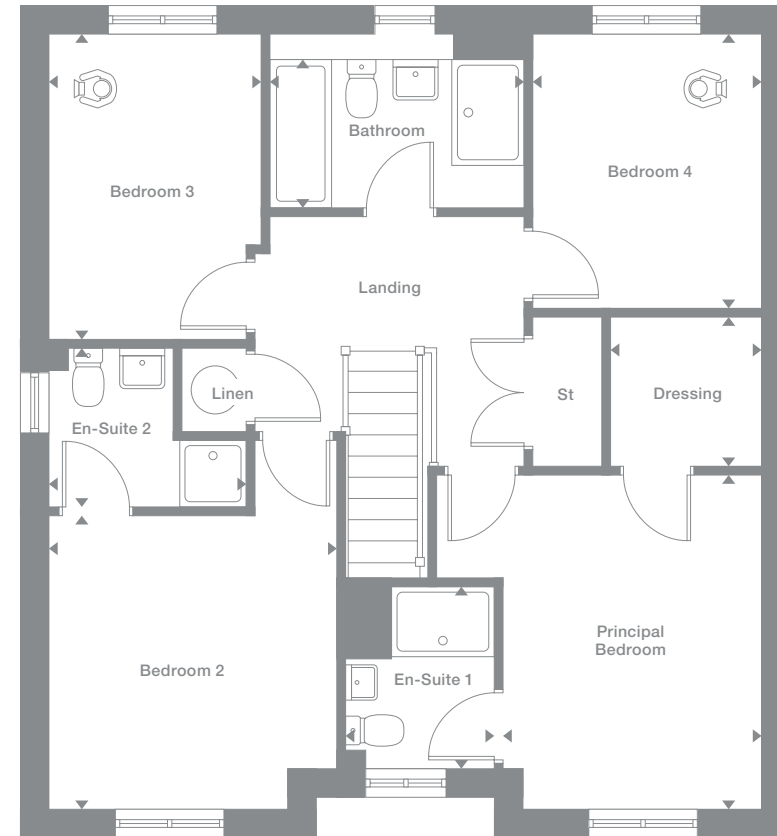
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Haytham

**Overview**

The elegant lounge and formal dining room, an impressive backdrop to entertaining, complement a beautifully designed family kitchen with a bright breakfast area opening to the garden and a separate laundry. Two of the four bedrooms are en-suite, and one features a luxurious dressing room.

**Ground Floor**

- Lounge**  
3.22m x 5.23m  
10'7" x 17'2"
- Kitchen**  
3.92m x 2.99m  
12'11" x 9'10"
- Family/Breakfast**  
4.20m x 4.66m  
13'10" x 15'3"
- Dining**  
2.73m x 3.35m  
8'11" x 11'0"
- Laundry**  
2.59m x 1.91m  
8'6" x 6'3"
- WC**  
1.90m x 1.45m  
6'3" x 4'9"

**First Floor**

- Principal Bedroom**  
2.95m x 3.50m  
9'8" x 11'6"
- En-Suite 1**  
1.69m x 2.10m  
5'7" x 6'11"
- Dressing**  
2.50m x 1.55m  
8'2" x 5'1"
- Bedroom 2**  
3.27m x 3.31m  
10'9" x 10'11"
- En-Suite 2**  
2.18m x 1.61m  
7'2" x 5'3"
- Bedroom 3**  
3.13m x 3.55m  
10'3" x 11'8"
- Bedroom 4**  
2.66m x 4.68m  
8'9" x 15'5"
- Bathroom**  
2.15m x 2.87m  
7'1" x 9'5"

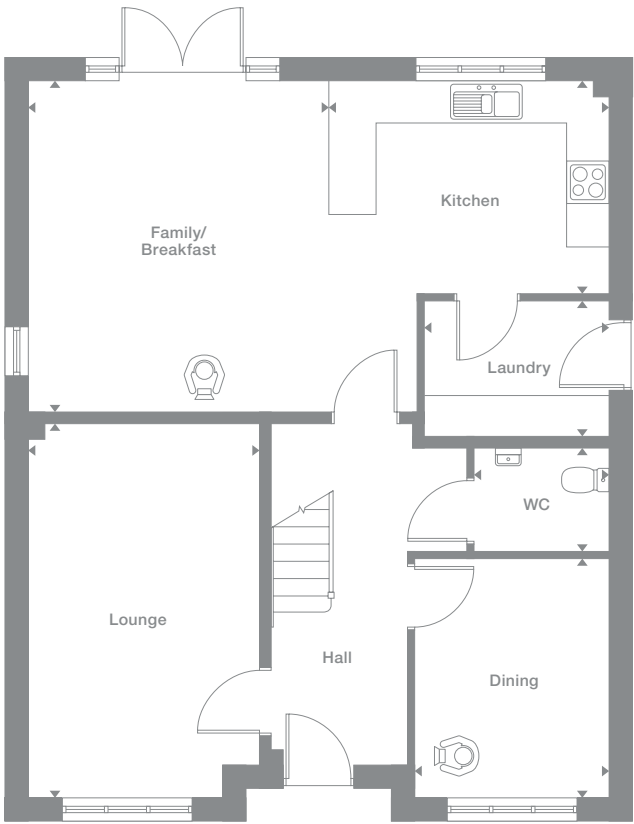
**Floor Space**

1732 sq ft

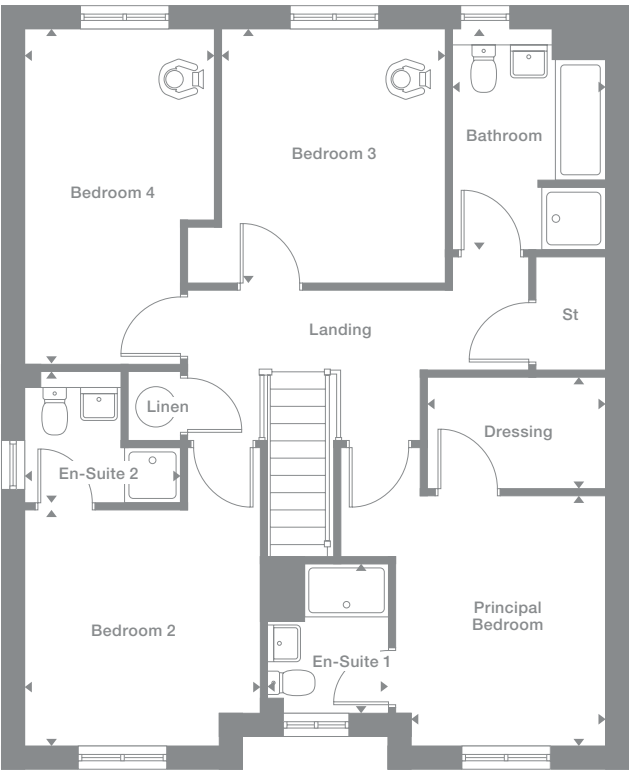
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



 Office space area

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**Overview**  
 This is an unmistakably distinguished family home. The island style kitchen, with bi-fold doors and rooflights, merges with the garden to introduce a wonderfully natural ambience. Featuring twin bay windows, french doors and french doors and two en-suites, it raises residential architecture to the highest standards of luxury.

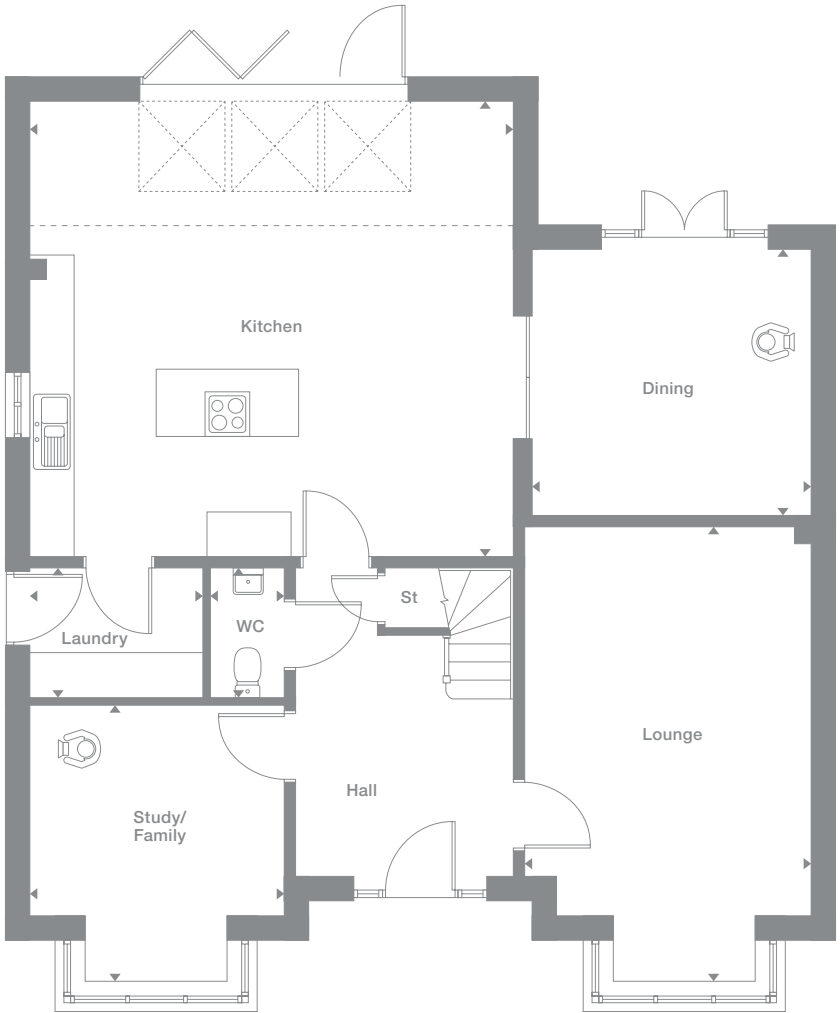
- Ground Floor**
- Lounge  
3.83m x 6.10m  
12'7" x 20'0"
- Kitchen  
6.45m x 6.08m  
21'2" x 20'0"
- Laundry  
2.32m x 1.72m  
7'8" x 5'8"
- Dining  
3.73m x 3.52m  
12'3" x 11'7"
- Study/Family  
3.41m x 3.72m  
11'2" x 12'3"
- WC  
0.99m x 1.72m  
3'3" x 5'8"
- First Floor**
- Principal Bedroom  
3.41m x 4.43m  
11'2" x 14'7"
- Dressing  
2.50m x 2.56m  
8'2" x 8'5"
- En-Suite  
2.50m x 1.70m  
8'2" x 5'7"
- Bedroom 2  
3.88m x 2.62m  
12'9" x 8'7"
- En-Suite 2  
2.50m x 1.43m  
8'3" x 4'9"
- Bedroom 3  
3.84m x 3.10m  
12'7" x 10'2"
- Bedroom 4  
3.89m x 2.53m  
12'9" x 8'4"
- Bedroom 5  
2.93m x 2.33m  
9'7" x 7'8"
- Bathroom  
2.53m x 2.01m  
8'4" x 6'7"

**Floor Space**  
 2,130 sq ft



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

**Ground Floor**



**First Floor**



 Office space area

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# Leader

**Overview**

This is a home of unmistakable prestige. From the bay windowed study to the breathtaking, light-filled island kitchen with its rooflights, bifold doors and adjoining dining room, every detail will bring lasting pleasure. Two of the five bedrooms are en-suite, and one is dual aspect.

**Ground Floor**

**Lounge**  
3.73m x 5.70m  
12'3" x 18'9"

**Kitchen/Family/Breakfast**  
4.42m x 8.05m  
14'6" x 26'5"

**Dining**  
3.30m x 3.85m  
10'10" x 12'8"

**Study**  
3.73m x 2.86m  
12'3" x 9'5"

**Laundry**  
3.27m x 2.15m  
10'9" x 7'1"

**WC**  
1.16m x 2.16m  
3'10" x 7'1"

**First Floor**

**Principal Bedroom**  
3.04m x 5.24m  
12'10" x 17'2"

**En-Suite 1**  
1.63m x 2.75m  
5'4" x 9'1"

**Bedroom 2**  
3.63m x 7.12m  
11'11" x 23'5"

**En-Suite 2**  
1.83m x 2.78m  
6'0" x 9'2"

**Bedroom 3**  
3.25m x 3.89m  
10'8" x 12'9"

**Bedroom 4**  
3.84m x 2.81m  
12'8" x 9'3"

**Bedroom 5**  
3.97m x 2.77m  
13'1" x 9'1"

**Bathroom**  
2.72m x 2.01m  
8'11" x 6'7"

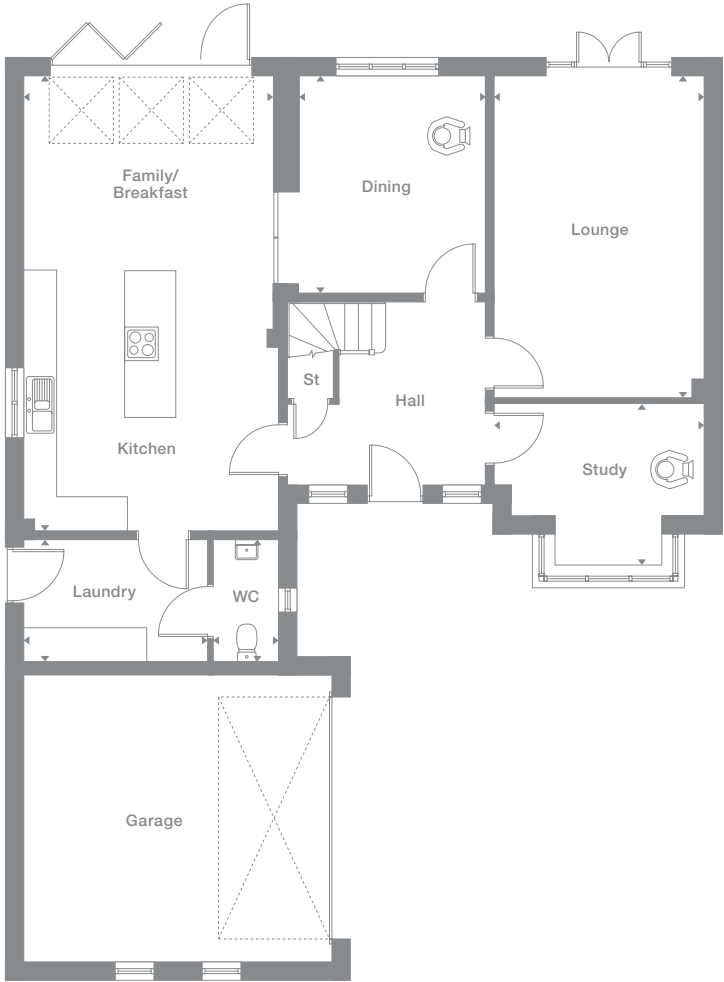
**Floor Space**

2,302 sq ft

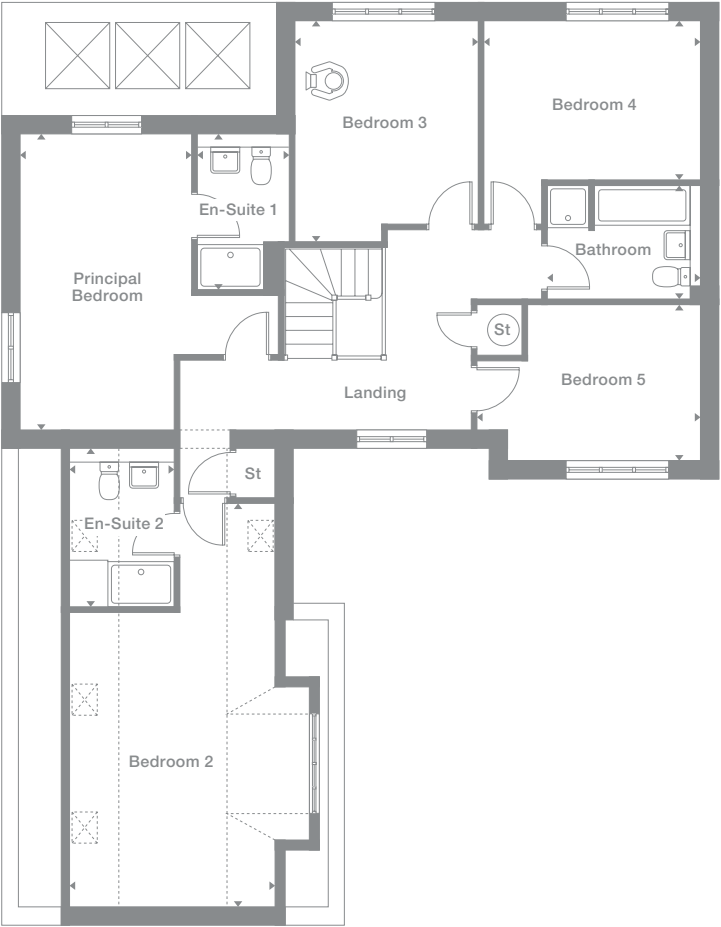
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**Second Floor**



 Office space area

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# The Miller Difference

your home your way...

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

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

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.





Amenities and attractions around Stoke Golding include the Ashby Canal Centre, 20 minutes' walk from Kingshill Park, where a marina filled with colourful pleasure craft also provides an access point to miles of pleasant walks along the Ashby de la Zouch Canal. A little further on, Lychgate Fisheries is a popular venue for anglers. The Village Hall, standing beside a children's playground in Stoke Golding Park just 400 yards from the development, presents community events as well as professional touring drama and music. The choice of community activities for all ages ranges from bell-ringing to scouts and sports clubs, and the area's colourful history is celebrated in a Blue Plaque Walk.



There are two schools in the village, St Margaret's Church of England Primary School and, for secondary education, St Martin's Catholic Academy. Both are within half a mile of Kingshill Park, and both are assessed as 'Good' by Ofsted. A wider choice of schools can be found in Hinckley. For health services, Castle Mead Medical Centre's Stoke Golding Surgery in Pine Close, can be found a few yards from Kingshill Park.



# Contact us

For development opening times please see [millerhomes.co.uk](http://millerhomes.co.uk) or call 03301 733 213

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®



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

**tsj**  
**APPROVED CODE TRADINGSTANDARDS.UK**

**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the 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 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

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