

Hunter's Meadow

A U C H T E R A R D E R

A distinctive collection of 2, 3, 4 and 5 bedroom family homes in a beautiful countryside setting within Perthshire

Stewart Milne Homes is one of the UK's leading independent home builders.

As an award winning company with a reputation for quality, our service and commitment to our customers is second to none. We pride ourselves on designing and building homes that our customers are proud to live in. We have invested significant resources in researching the market to fully understand the aspirations, needs and challenges that face our customers from first time buyers through to families and couples. We use this feedback to develop new homes and ensure that the homes we build are just what our customers are looking for.

Meeting the needs of our customers is our highest priority, both in terms of the homes we design and build, and the service we provide. We participate in independent surveys so that we can continually improve our service and ensure that our award winning homes meet the needs

and aspirations of our customers. We know how important customer service is, whether you're a first time buyer or a seasoned buyer. Our team are always on hand to guide, advise and support you when buying your new home. Over 97% of our customers are happy to recommend us.

Not only can we provide you with a perfect new home to make just yours, we can also ensure that the process of buying is simple and straightforward - even stress free. So let's start right here. We've outlined the benefits of buying a new home within this brochure. We can help you to buy the new home of your dreams - right now. So what are we waiting for - let's get started.



Nothing beats coming home to Hunter's Meadow

Located in historical town of Auchterarder, Hunter's Meadow occupies an inviting rural setting, in the heart of the beautiful Perthshire countryside. Stewart Milne Homes' latest collection of family homes enjoys the excellent amenities and convenient links that this picturesque Perthshire town has to offer. Just a short drive from the A9 and within easy access of Perth and Stirling, commuting is quick and easy.

At Stewart Milne Homes, we never forget that a home isn't just where you live, it's how you live. And that moving to a new home is a fresh, exciting start – and often one of life's most exciting moments.

That's why this brochure includes not only the details you'd expect – sizes, specifications and styles – but also shows something of the life you'll live at Hunter's Meadow. After all, this isn't a sales brochure.

This is your new home.



Your new community

Steeped in the history of Auchterarder, surrounded by countryside and within easy reach of Perth and Stirling – this is a wonderful place to call home.

Auchterarder is known locally as the long town, or 'The Lang Toon', as it is alleged to have the longest main street in Scotland, extending for over a mile and eventually linking with the neighbouring village of Aberuthven. It is also home of possibly Scotland's most famous luxury hotel and resort, Gleneagles which is hosting the Ryder Cup on the centenary course in 2014.

Hunter's Meadow, our new community, stands on the north side of the main street in Auchterarder, stretching back on to open agricultural land at the foot of the Ochill hills with great views of the Perthshire rolling countryside.

It is also just a short drive from the A9, which provides excellent transport links to two of Scotland's most scenic and historical cities; Perth and Stirling along with further connectivity to Edinburgh and Glasgow.

The local train station at Gleneagles, is only two and half miles away, providing rail links to Perth, Sterling and Edinburgh.

Auchterarder has all the day-to-day amenities that a family needs and plenty of characterful independent shops located within this friendly local community. Its main shopping area is spread along the main street and provides a wide array of local outlets including a butcher, greengrocers, arts and crafts gift shop, coffee shop, delicatessen, beauty salon, a sweet shop and a gallery.

Other facilities include a local library, post office, dry cleaners, pharmacy and a health centre which incorporates medical and dental services.

Perth or Stirling is a car hop away, providing an interesting alternative to local shopping with a many well-known

larger high street brands. Perth boasts the St John's Shopping Centre, and Stirling has The Thistles Shopping Centre, Stirling, claiming the title of Scotland's largest fashion shopping centre outside Edinburgh.

Close by, there is an abundance of historical interest from Benedictine Abbeys and Celtic Chapels, to Pictish Forts and Roman Roads. The area is also famed for outdoor pursuits and activities from world class fishing; canyoning; micro flights; dare-devil cliff jumping to the more leisurely walking routes and mountain trails.

Education in Auchterarder is also well served with the Community School of Auchterarder catering for both Primary and Secondary education. There are additional connected primary schools including Aberuthven Primary, Blackford Primary, and Dunning Primary.

Neighbouring cities include:

Perth	15 miles
Stirling	21 miles
Edinburgh	46 miles
Glasgow	46 miles

Welcome to Hunter's Meadow.
Make yourself at home.





Your new home

Within Hunter's Meadow we're creating an exclusive collection of individually-designed homes.

Our commitment

Hunter's Meadow has been designed by our award winning design team, whose work has gained recognition and awards for its design approach.

The layout of the development has been designed to create an immediate sense of community and place, to provide a mix of well-designed homes for families and young professionals a like.

Through the use of traditional village principles of lanes, streets and tree lined avenues, we offer the benefits of living in a quality contemporary home underpinned by the traditional values that has created many of our historic towns and conservation areas.

Buying a home at Hunter's Meadow gives you the reassurance of long lasting value and peace of mind. We design all our homes to be stylish and to meet the needs of family living. You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from young couples starting out, to growing families and professionals.

The homes at Hunter's Meadow are part of our exclusive Woodlands Collection and comprise a choice of different layouts from 2 bedroom terraced homes to elegant 5 bedroom detached family homes.

Our architects have designed each home to meet the priorities and aspirations of homeowners.

Our quality

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes. Each home is quality checked at various stages of its build and inspected by the National House Building Council.

We use a high level of specification in materials, and apply superior craftsmanship. In particular, we build to exacting standards, and create homes that are long-lasting.

All our homes come with a 10 year warranty, giving you peace of mind.

Your surroundings

Helping you feel right at home.

When you're choosing your new home, you'll want to see where it's positioned in relation to the rest of its surroundings.

The maps and images on the following pages will help you to see how your home fits into its surroundings and how your new community will grow around you.

On the next few pages, you'll see the full choice of homes available within the development, with maps and floor plans to help you visualise the range of spaces available – ensuring that your ideal home is exactly what you want.

Legend

The colours below represent our choice of house styles and will help you to find their location on the development plan.

- | | |
|---|---|
| ■ Aberwood | ■ Laurieston |
| ■ Argyll | ■ Malborough |
| ■ Belvoir | ■ Melton |
| ■ Denewood | ■ Noblewood |
| ■ Hampsfield | ■ Sandholme |
| ■ Heddon | ■ Southbrook |
| ■ Hollandswood | ■ Thornewood |
| ■ Kingsmoor | |





Step Inside

Embark on a journey to discover the home you've always wanted.

At Hunter's Meadow we've created an array of different styles of home for you to choose from. They've been designed to provide flexible accommodation that suits the ever-changing needs of modern living, with well-planned living areas for entertaining and family life, combined with high specification kitchens that have integrated appliances and an excellent choice of styles.

In addition, our homes are designed to be energy efficient with excellent insulation, ensuring comfortable temperatures throughout and reducing your energy bills, compared to second hand properties.

The following will provide you with a summary of the specification you can expect in your new home.

When you reserve your home early, you can personalise your home with a range of choices including selecting your kitchen and bathroom styles. If you would like more details on any of our homes, please get in touch, we'd be happy to help.

Kitchen*

We offer a range of contemporary kitchens, where you can choose from a wide selection of doors styles, handle types and worktops. All kitchens include stainless steel oven, hob and hood. A number of the house types also offer integrated fridge-freezers and some also include a dishwasher and built-in microwave.

Bedrooms

The bedrooms are light and airy. All master and second bedrooms offer either luxury walk-in wardrobes, or fitted wardrobes with sliding mirrored doors and shelving.

En-suite facilities*

Almost all master bedrooms offer en-suite facilities with your choice of co-ordinating tiling and built-in vanity furniture. All of the 5 bedroom homes, and most of the 4 bed homes, even include en-suite facilities to the second bedroom too.

Internal finishes

Doors are panel styled and have polished chrome lever handles.

Central heating and energy efficiency

Highly efficient gas central heating system, with thermostatic radiators to enable you to control the temperature of your home.

Fire Safety

Electrical mains-wired smoke detectors, with battery back-up, are provided throughout your home.

Electrical

Feature light to front and rear external doors. Under unit lighting to kitchen, BT and TV point to lounge and master bedroom. BT point to study where applicable.

External doors

Both front and rear are pre-finished GRP panelled doors with a three point locking system and chrome ironmongery.

Garden

Front gardens are turfed with planted areas as shown on landscape layout.

External finishes and decoration

White PVCu frames and sealed double glazed units.

Factoring

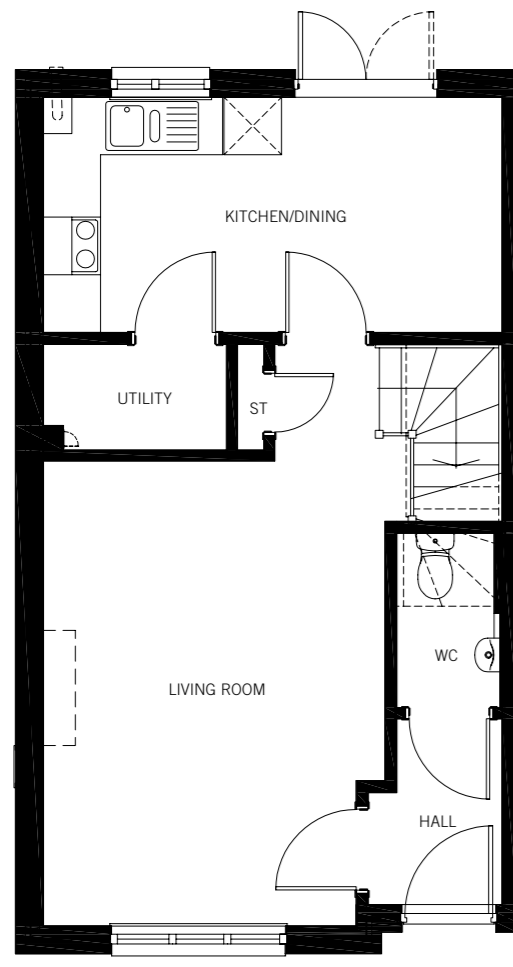
There are allocated factors to Hunter's Meadow as a whole with a monthly maintenance fee applicable.

*Choice of kitchen and en-suite fittings is subject to build program. Information is correct at time of going to print, but is subject to change. For more information speak to one of our team of sales consultants. The specification included in this brochure or included in the leaflet which accompanies this brochure gives a general specification applicable to this development. Please check the specification relating to the individual plot you have chosen, with our sales consultants at the time of reservation.

The Argyll

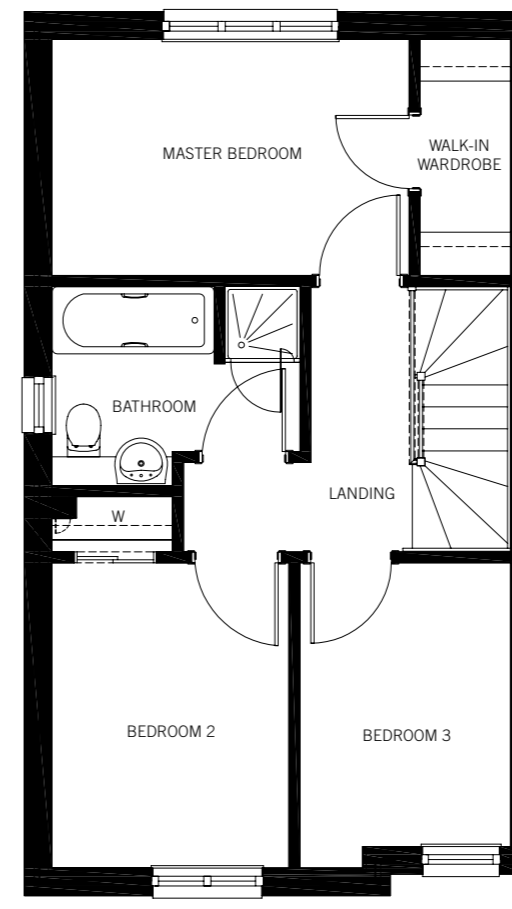
The Argyll is a thoughtfully designed family home with three bedrooms. The entrance hall opens into a spacious living room which continues to a contemporary open-plan kitchen/dining room offering direct access to the rear garden through French doors. The fully fitted kitchen comes complete with high quality appliances and the ground floor also benefits from a separate utility room and downstairs cloakroom.

Upstairs comprises a generous-sized master bedroom with a spacious walk-in wardrobe, two further bedrooms and a well-appointed family bathroom with walk-in shower. The property also offers ample storage space.



GROUND FLOOR

Living room	4847mm x 3561mm (max) 15' 10" x 11' 8"
Kitchen/dining	4782mm x 2452mm 15' 8" x 8' 0"
Utility	1910mm x 1100mm 6' 3" x 3' 7"
WC	1819mm x 1073mm 5' 11" x 3' 6"



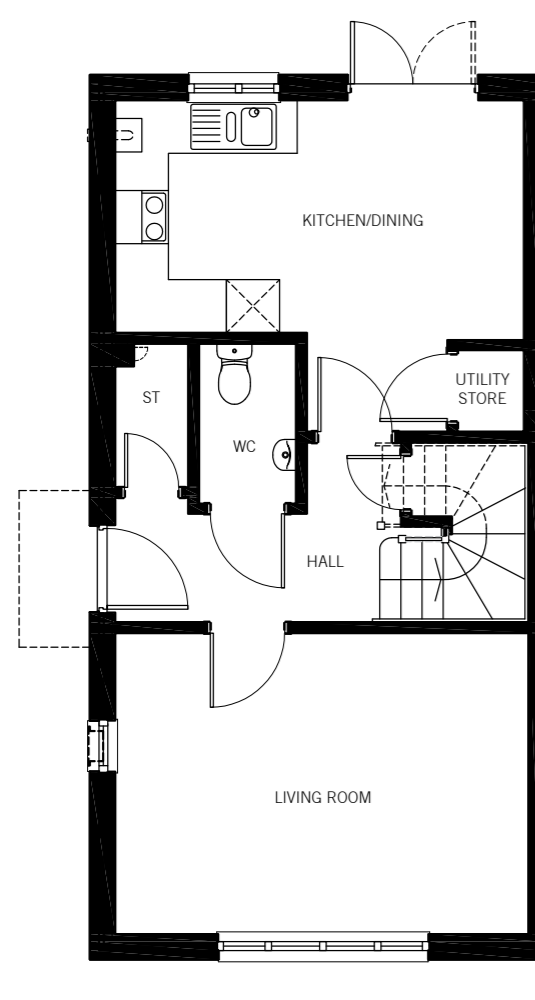
FIRST FLOOR

Master bedroom	3721mm x 2462mm 12' 2" x 8' 1"
Bedroom 2 (excluding wardrobe)	3182mm x 2470mm 10' 5" x 8' 1"
Bedroom 3	2957mm (min) x 2197mm 9' 8" x 7' 2"
Bathroom	2585mm x 2075mm (max) 8' 5" x 6' 9"

The Belvoir

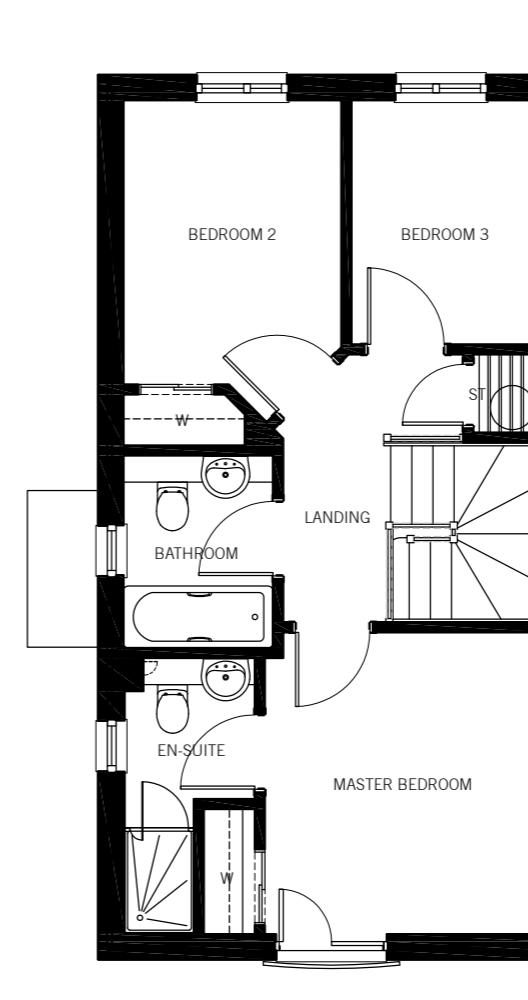
The Belvoir is a cleverly designed three bedroom end terraced family home. Downstairs comprises a light and airy front-facing living room and spacious kitchen/dining room with high quality integrated appliances. There are French doors from the dining area leading to a rear garden, perfect for alfresco dining. The Belvoir also benefits from a downstairs cloakroom, utility store and excellent storage space.

Upstairs consists of three generous bedrooms and a well-appointed family bathroom. The elegant master bedroom features a luxurious en-suite and fitted wardrobes.



GROUND FLOOR

Living room	4669mm x 3402mm 15' 4" x 11' 2"
Kitchen / Dining	4619mm x 2627mm (min) 15' 2" x 8' 7"
WC	1807mm x 1115mm 5' 11" x 3' 8"

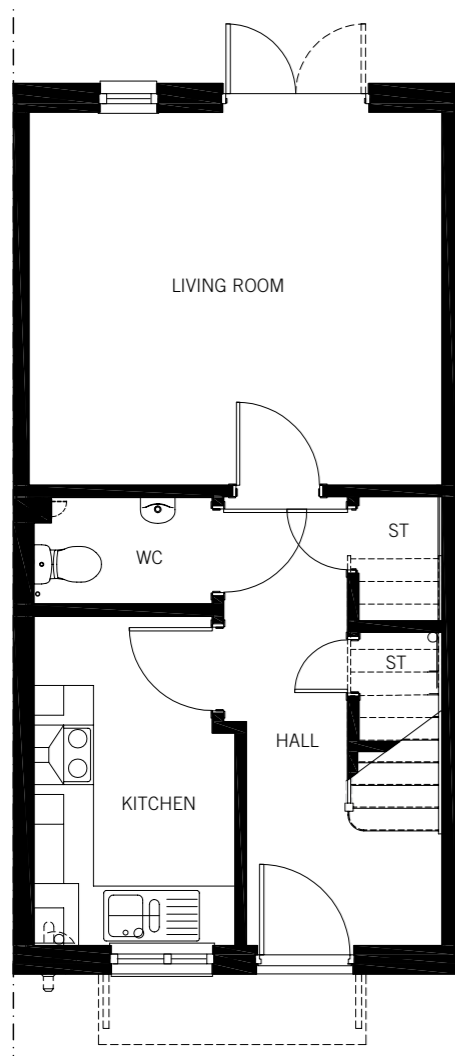


FIRST FLOOR

Master bedroom	3412mm (max) x 3072mm (max) 11' 2" x 10' 1"
En-suite (including shower)	3109mm x 1470mm (max) 10' 2" x 4' 10"
Bedroom 2	3211mm x 2461mm 10' 6" x 8' 1"
Bedroom 3	2759mm x 2093mm 9' 1" x 6' 10"
Bathroom	2175mm x 1689mm 7' 2" x 5' 7"

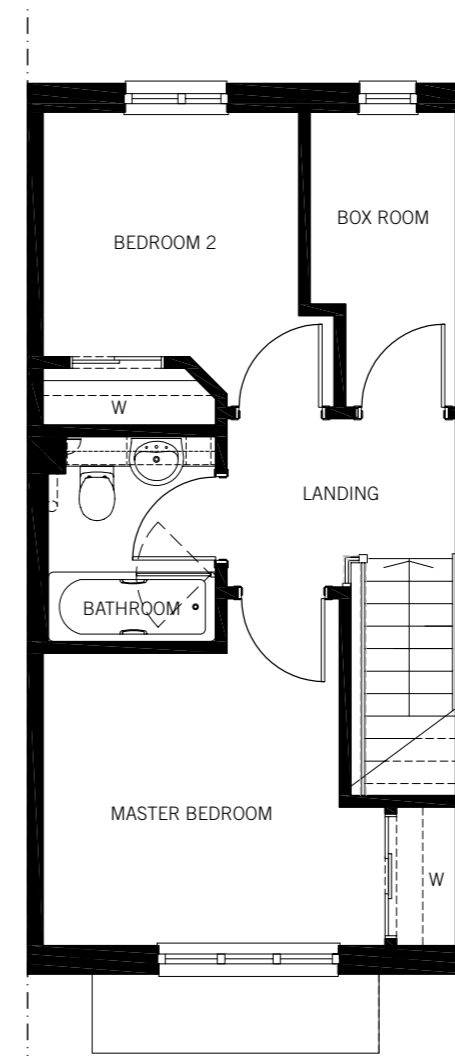
The Aberwood

This cleverly designed mid and end terraced home features two good sized bedrooms. The light and airy entrance hall opens into a stylish fitted kitchen, complete with high quality appliances. The hallway continues to a bright, spacious living room with access to the rear garden through French doors. There is a cloakroom and convenient storage space on the ground floor. Upstairs includes a generously proportioned master bedroom featuring built-in wardrobes. Across the landing is a second bedroom with built in wardrobes, a family sized bathroom and useful study room.



GROUND FLOOR

Living room / Dining	4167mm x 3767mm (max) 13' 8" x 12' 4"
Kitchen	3324mm x 2027mm (max) 10' 10" x 6' 7"
WC	1799mm x 1075mm 5' 10" x 3' 6"



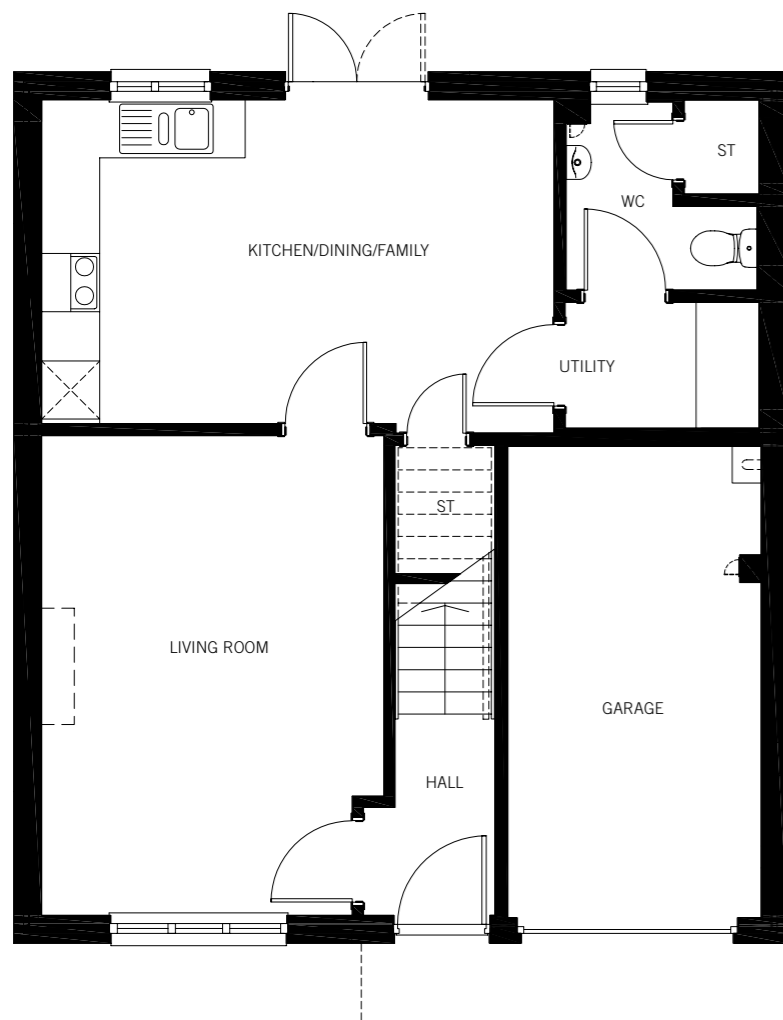
FIRST FLOOR

Master bedroom (excluding wardrobe)	2990mm (min) x 2952mm 9' 9" x 9' 8"
Bedroom 2 (excluding wardrobe)	2581mm x 2471mm 8' 5" x 8' 1"
Boxroom	2980mm x 1471mm (max) 9' 9" x 4' 10"
Bathroom	2071mm x 1690mm 6' 9" x 5' 6"

The Denewood

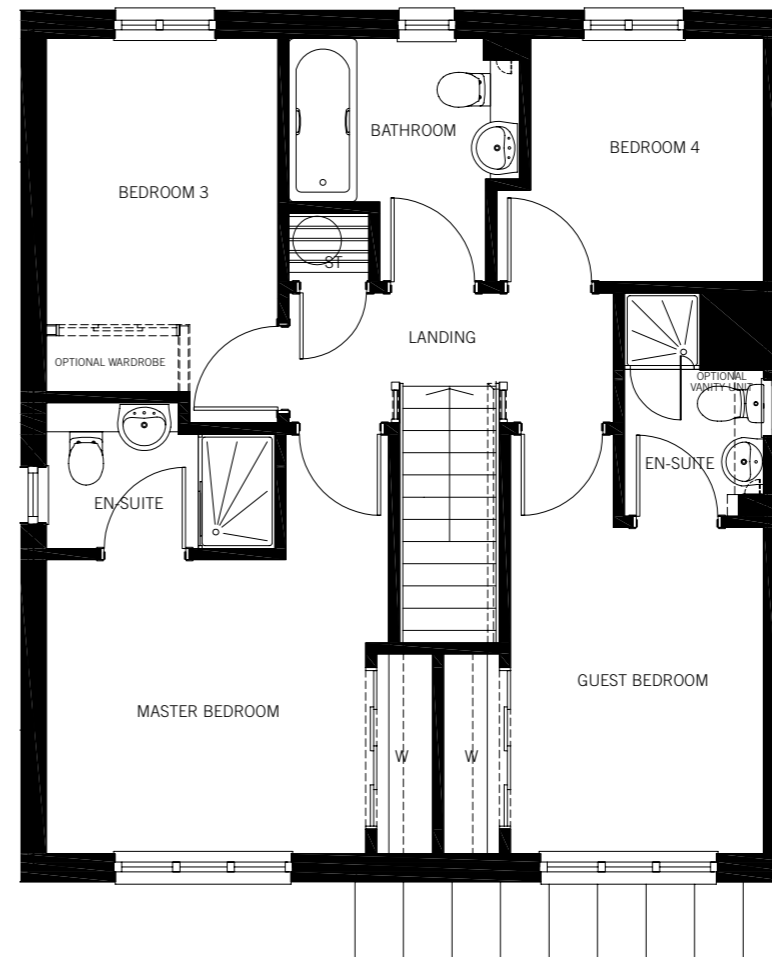
The Denewood is a superb four bedroom detached family home. The entrance hall leads directly to a large, bright living room which continues in to a contemporary kitchen/dining/ family room, which offers direct access to the rear garden through French doors. The stylish fitted kitchen comes complete with premium integrated appliances. There is also a convenient utility room and cloakroom just off the kitchen.

The first floor landing leads to a generously sized master bedroom featuring a fitted wardrobe and an en-suite shower room. The adjacent guest bedroom also has a fitted wardrobe and en suite facilities. There are two further bedrooms, a well-appointed family bathroom and private integral garage.



GROUND FLOOR

Living room	4950mm x 3530mm (max) 16' 3" x 11' 7"
Kitchen/dining	5285mm x 3340mm (min) 17' 4" x 10' 11"
WC	1971mm (max) x 1943mm (max) 6' 5" x 6' 4"
Utility	2002mm x 1299mm 6' 6" x 4' 3"
Garage	4863mm x 2615mm 15' 11" x 8' 7"

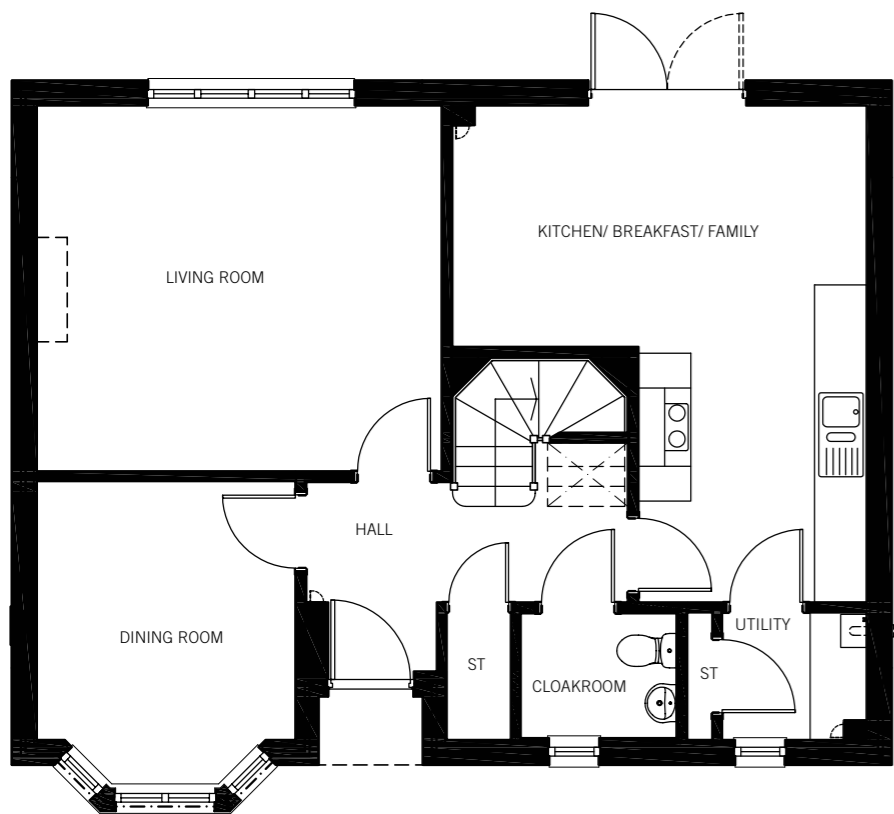


FIRST FLOOR

Master bedroom	3295mm (min) x 3035mm (min) 10' 9" x 9' 11"
En-suite (including shower)	2360mm (max) x 1505mm (max) 7' 9" x 4' 11"
Guest bedroom	3367mm (min) x 2612mm 11' 0" x 8' 7"
En-suite (including shower)	2305mm (max) x 1437mm (max) 7' 6" x 4' 8"
Bedroom 3 (excluding optional wardrobe)	3645mm (min) x 2389mm 11' 11" x 7' 10"
Bedroom 4	2512mm x 2404mm (min) 8' 3" x 7' 10"
Bathroom (including bath)	2512mm (max) x 2378mm (max) 8' 3" x 7' 9"

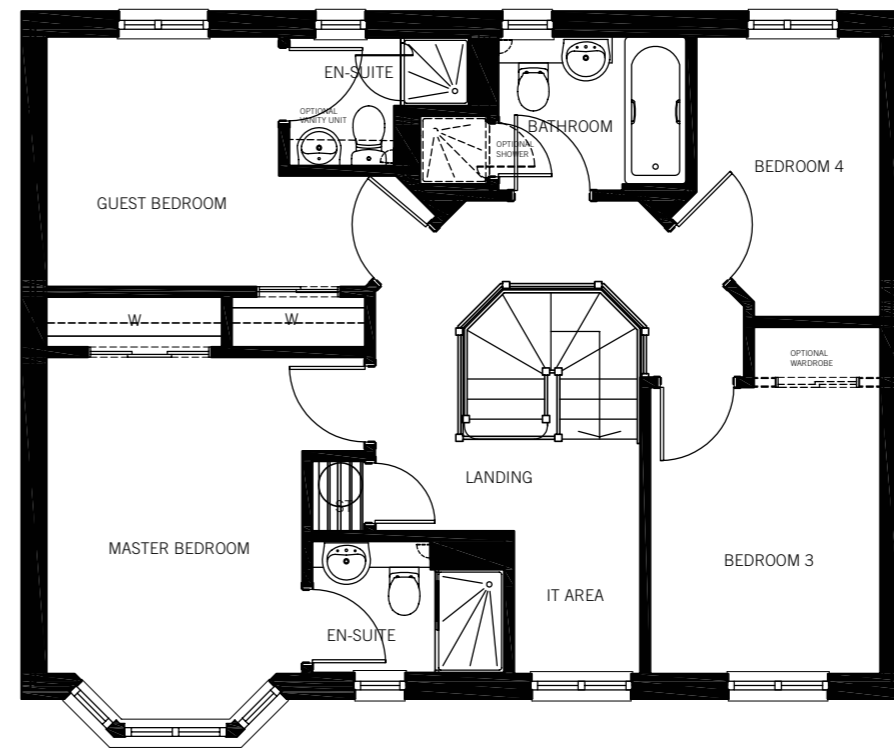
The Hollandswood

The Hollandswood is a distinctive four bedroom detached home. The welcoming hallway opens into a formal dining room with bay window, a spacious living room and an open plan kitchen/family/breakfast room featuring premium integrated appliances. French doors lead from the kitchen to the rear garden. The property benefits from a downstairs cloakroom and separate utility room. Up the feature winding staircase, a central landing leads to four bedrooms, a well-appointed family bathroom and an IT/study area. The generous master suite and adjacent guest bedroom both include en-suite facilities and fitted wardrobes. The Hollandswood boasts a detached double garage and paved driveway leading to the home.



GROUND FLOOR

Living room	4202mm x 4652mm 13' 9" x 15' 3"
Dining room (including bay window)	3525mm x 2972mm (max) 11' 7" x 9' 9"
Kitchen/Breakfast/ Family	5710mm (max) x 4762mm (max) 18' 9" x 15' 7"
Cloakroom	1433mm (max) x 1791mm (max) 4' 8" x 5' 11"
Utility	1465mm x 1662mm 4' 10" x 5' 5"
Detached Garage	5072mm x 5072mm (max) 16' 8" x 16' 8"



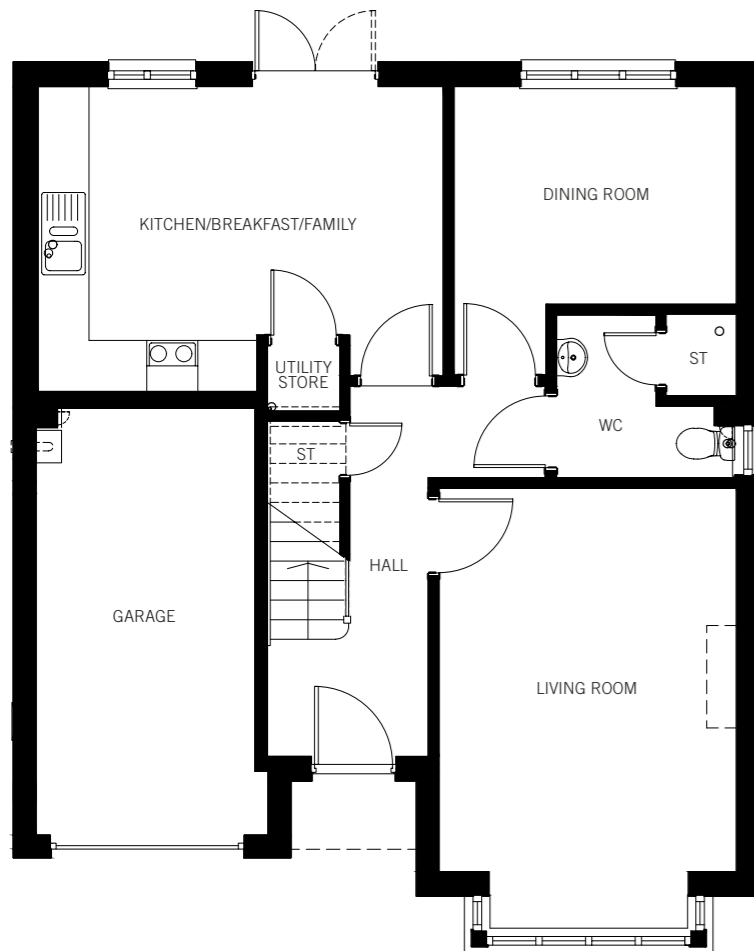
FIRST FLOOR

Master bedroom	4190mm (max) x 2925mm (min) 13' 9" x 9' 7"
En-suite (including shower)	1505mm x 2195mm (max) 4' 11" x 7' 2"
Guest bedroom	2862mm x 2660mm (min) 9' 5" x 8' 9"
En-suite (including shower)	1464mm x 2055mm (max) 4' 10" x 6' 9"
Bedroom 3 (including optional wardrobe)	3967mm x 2632mm 13' 0" x 8' 8"
Bedroom 4 (including optional wardrobe)	3207mm (max) x 2105mm 10' 6" x 6' 11"
Bathroom (including shower)	1761mm x 3045mm 5' 9" x 10' 0"
IT area	1632mm (min) x 1442mm 5' 4" x 4' 9"

The Hampsfield

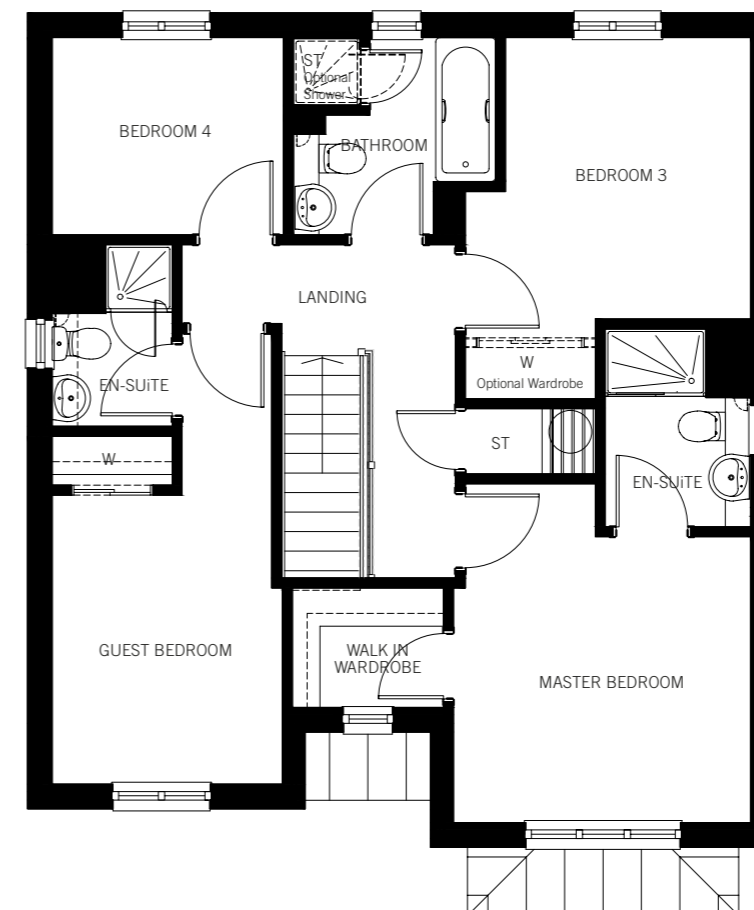
The Hampsfield is a popular four bedroom detached family home. The entrance hall opens into a light and airy living room with walk-in box bay window, a spacious kitchen/breakfast/family room with French doors leading to the rear garden and a separate formal dining room. The kitchen comes fully fitted and complete with premium appliances and a convenient utility store for your laundry equipment. There is also a downstairs cloakroom and excellent storage space throughout the property.

Upstairs comprises four well-proportioned bedrooms and a good-sized family bathroom with the option of a separate shower. The elegant master bedroom features a large walk-in wardrobe and luxurious en-suite facilities. The guest bedroom also includes an en-suite shower room and fitted wardrobes. The Hampsfield offers an integral garage and paved driveway.



GROUND FLOOR

Living room (including bay)	5167mm x 3487mm 16' 11" x 11' 5"
Dining room	3312mm x 2552mm 10' 10" x 8' 4"
Kitchen/Breakfast/ Family	4752mm (max) x 3575mm (max) 15' 7" x 11' 8"
WC/Cloaks	2085mm (max) x 1908mm (max) 6' 10" x 6' 3"



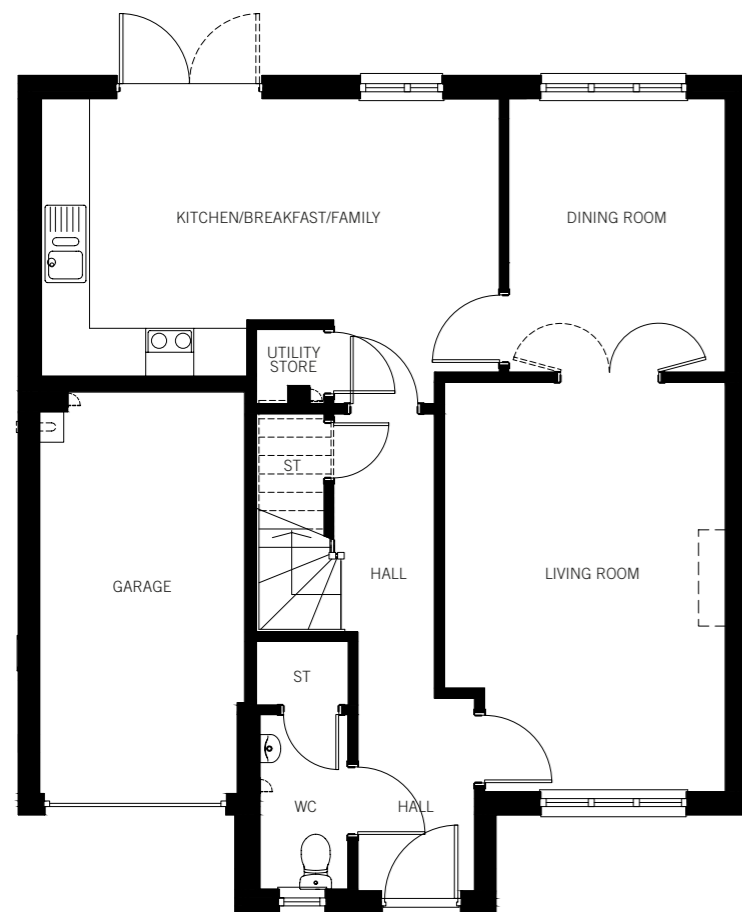
FIRST FLOOR

Master bedroom	3487mm (max) x 3352mm (min) 11' 5" x 11' 0"
En-suite (including shower)	2320mm x 1707mm 7' 7" x 5' 7"
Guest bedroom	3390mm (min) x 2700mm (max) 11' 1" x 8' 10"
En-suite (including shower)	2129mm x 1407mm 6' 11" x 4' 7"
Bedroom 3	3300mm (min) x 2877mm (min) 10' 9" x 9' 5"
Bedroom 4	2712mm x 2313mm 8' 10" x 7' 7"
Bathroom (including bath)	2370mm x 2314mm (max) 7' 9" x 7' 7"

The Heddon

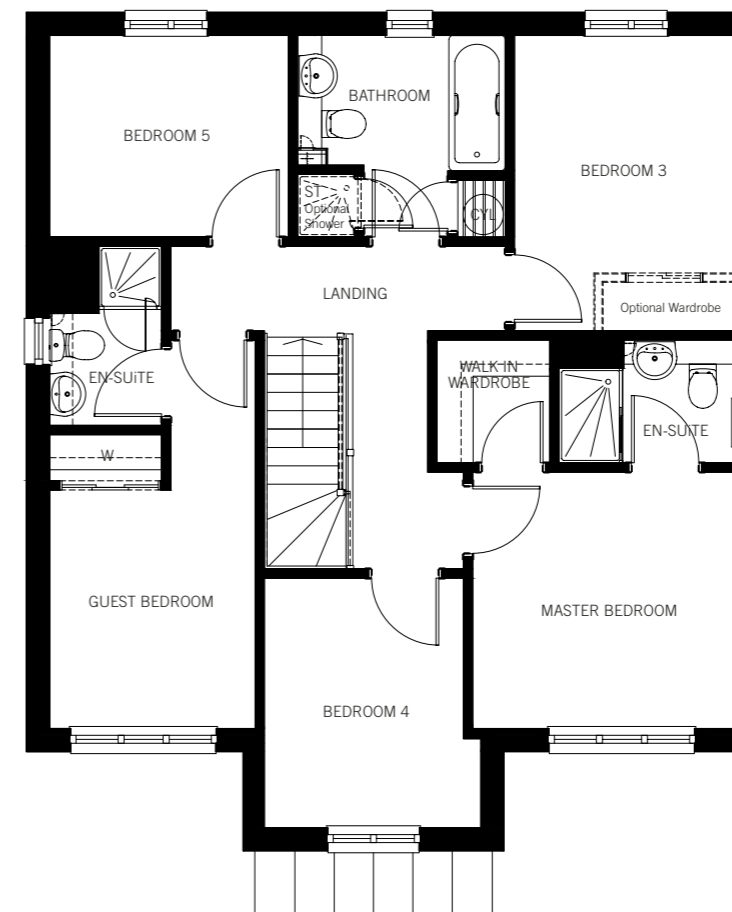
The Heddon is a stunning detached family home with five spacious bedrooms. The entrance hall opens into a generously proportioned living room with direct access to a formal dining room through French doors. The adjacent open plan kitchen/breakfast/family room features French doors leading to the rear garden. Depending on the stage of construction, you may have the option to remove the party wall between the kitchen and dining room to provide a stunning open-plan space which stretches the entire width of the house. There is also a convenient cloakroom and utility store.

Upstairs comprises five bedrooms and a well-appointed family bathroom with optional shower. The elegant master bedroom features a large walk-in wardrobe and en-suite with luxury shower. The guest bedroom also has en-suite facilities and fitted wardrobes. The Heddon boasts its own private garage and paved driveway.



GROUND FLOOR

Living room	5102mm x 3502mm (max) 16' 9" x 11' 6" (max)
Dining room	3412mm x 2702mm 11' 2" x 8' 10"
Kitchen/Breakfast/ (max) Family	5710mm (max) x 3462mm 18' 9" (max) x 11' 4" (max)
WC/Cloaks	2178mm x 1096mm 7' 2" x 3' 7"



FIRST FLOOR

Master bedroom	3196mm x 3252mm 10' 6" x 10' 8"
En-suite (including shower)	2175mm x 1530mm (max) 7' 2" x 5' 0" (max)
Guest bedroom (excluding wardrobe)	2972mm x 2562mm 9' 9" x 8' 5"
En-suite (including shower)	2235mm x 1397mm (max) 7' 4" x 4' 7" (max)
Bedroom 3 (including optional wardrobe)	3683mm x 2732mm 12' 1" x 9' 0"
Bedroom 4	3112mm x 2677mm (max) 10' 3" x 8' 9" (max)
Bedroom 5	2977mm x 2512mm 9' 9" x 8' 3"
Bathroom (including shower)	2587mm (max) x 2512mm (max) 8' 6" (max) x 8' 3" (max)

The Kingsmoor

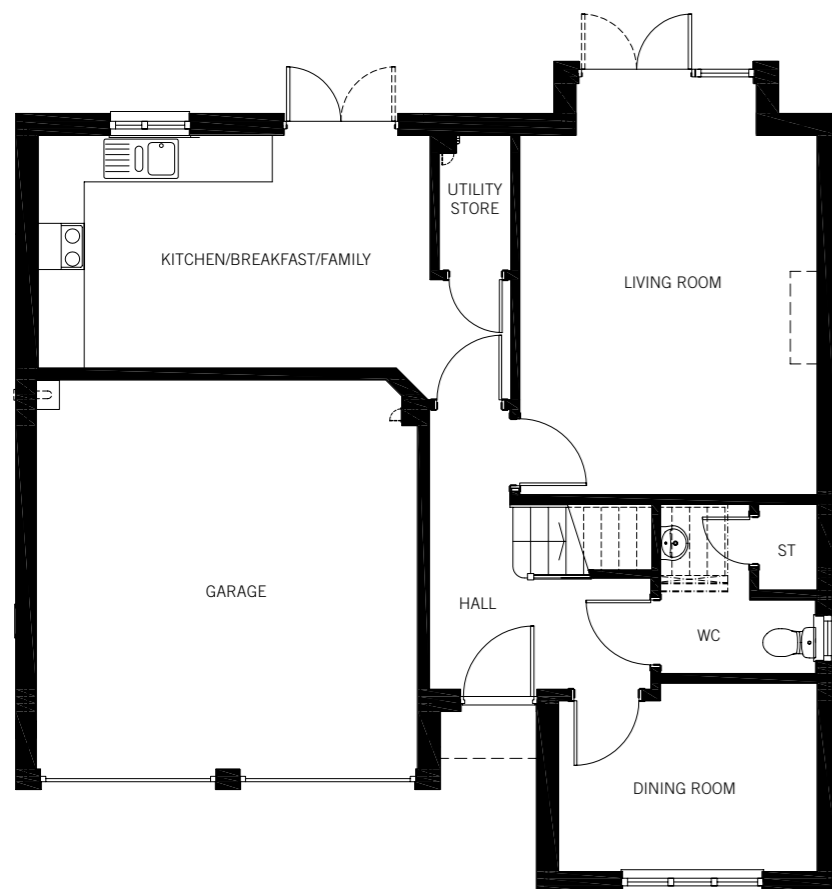
This impressive five bedroom detached villa, has a double garage and a bright and airy living room with French doors leading to the garden. There is a separate dining room with downstairs cloakroom and the kitchen is large and eat-in, complete with premium appliances and French doors leading to the rear garden. There is also a utility store to accommodate your laundry equipment.

Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with its own en-suite facility, walk-in wardrobe and Juliet balcony. The guest bedroom has an en-suite shower room and built-in wardrobes. There are three further bedrooms and a family bathroom.



GROUND FLOOR

Living room (including bay)	5332mm x 3857mm 17' 5" x 12' 7"
Dining room	3352mm x 2442mm (max) 11' 0" x 8' 0"
Kitchen/Breakfast/Family	5084mm x 3012mm (min) 16' 8" x 9' 10"
WC/Cloaks	2011mm (max) x 2190mm(max) 6' 7" x 7' 2"
Utility store	1752mm x 930mm 5' 9" x 3' 0"



FIRST FLOOR

Master bedroom (excluding wardrobe)	4138mm x 3215mm 13' 6" x 10' 6"
En-suite (including shower)	2207mm x 1620mm (max) 7' 2" x 5' 3"
Guest bedroom	3626mm x 3375mm (max) 11' 10" x 11' 0"
En-suite (including shower)	2394mm x 1547mm (max) 7' 10" x 5' 0"
Bedroom 3 (including optional wardrobe)	3624mm x 2777mm 11' 10" x 9' 1"
Bedroom 4 (including optional wardrobe)	3936mm x 2815mm 12' 11" x 9' 2"
Bedroom 5	2784mm x 2090mm 9' 1" x 6' 10"
Bathroom	2784mm (max) x 2075mm 9' 1" x 6' 9"

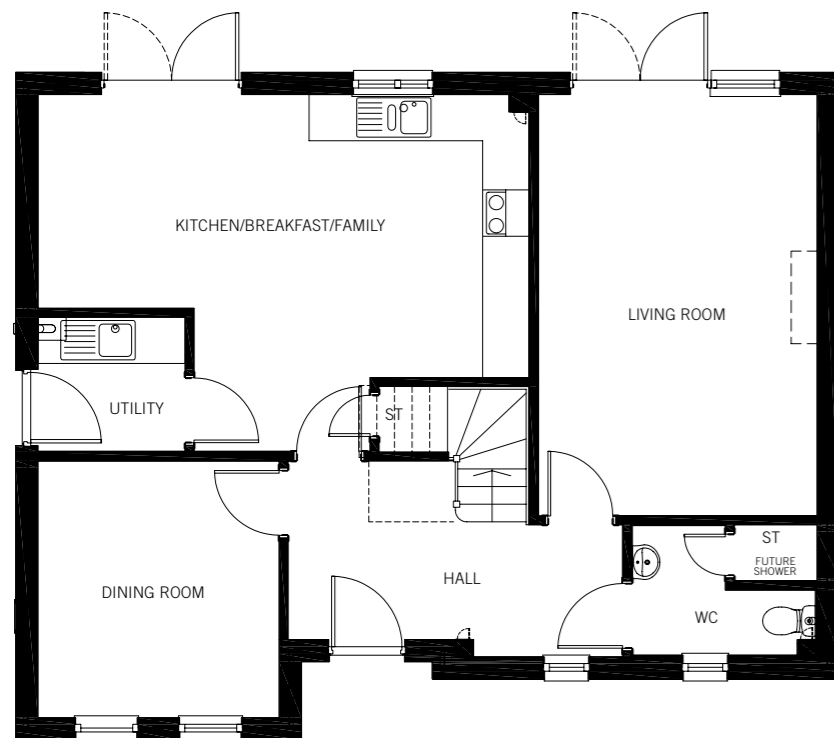


The Laurieston

This perfectly proportioned five bedroom detached villa comes complete with detached double garage. It has a spacious entrance hall leading to a stunning large family eat-in kitchen and family room. The kitchen comes complete with premium appliances and the family area has French doors leading to the garden. There is a separate utility room with side door to the garden, a downstairs cloakroom and beautifully appointed living room, also with French doors leading to the garden.

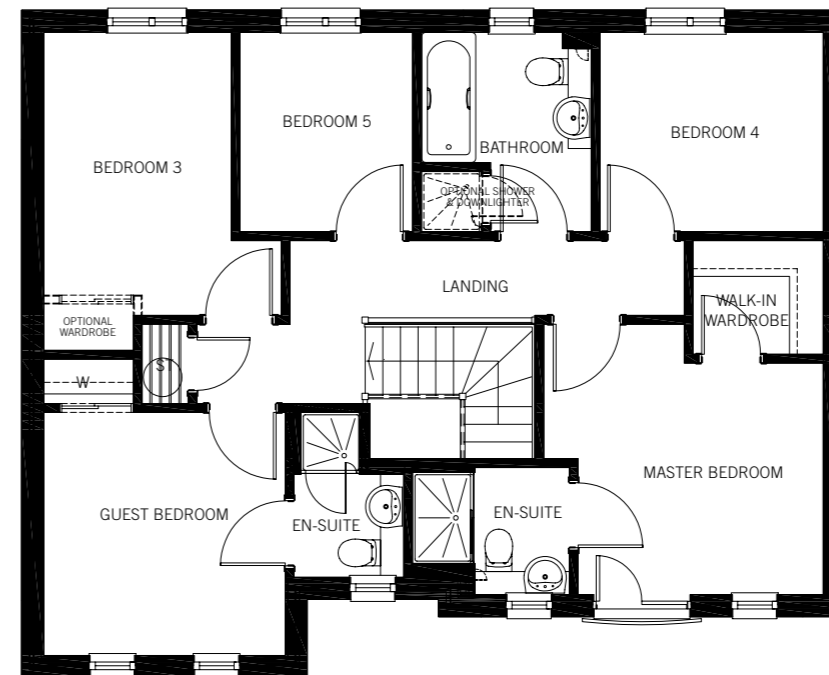
Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with its own en-suite facility, walk-in wardrobe and Juliet Balcony. The guest bedroom has an en-suite shower room and built-in wardrobes.

Please note that the position of the detached double garage varies per plot; please see architectural site layout plan for details.



GROUND FLOOR

Living room	5462mm x 3612mm 17' 11" x 11' 10"
Dining room (including bay)	3327mm x 3127mm 10' 11" x 10' 3"
Kitchen/Breakfast/ Family	4625mm (max) x 6365mm (max) 15' 2" x 20' 11"
WC/Cloaks	2376mm (max) x 1681mm (max) 7' 10" x 5' 6"
Utility	1740mm x 1908mm 5' 8" x 6' 3"



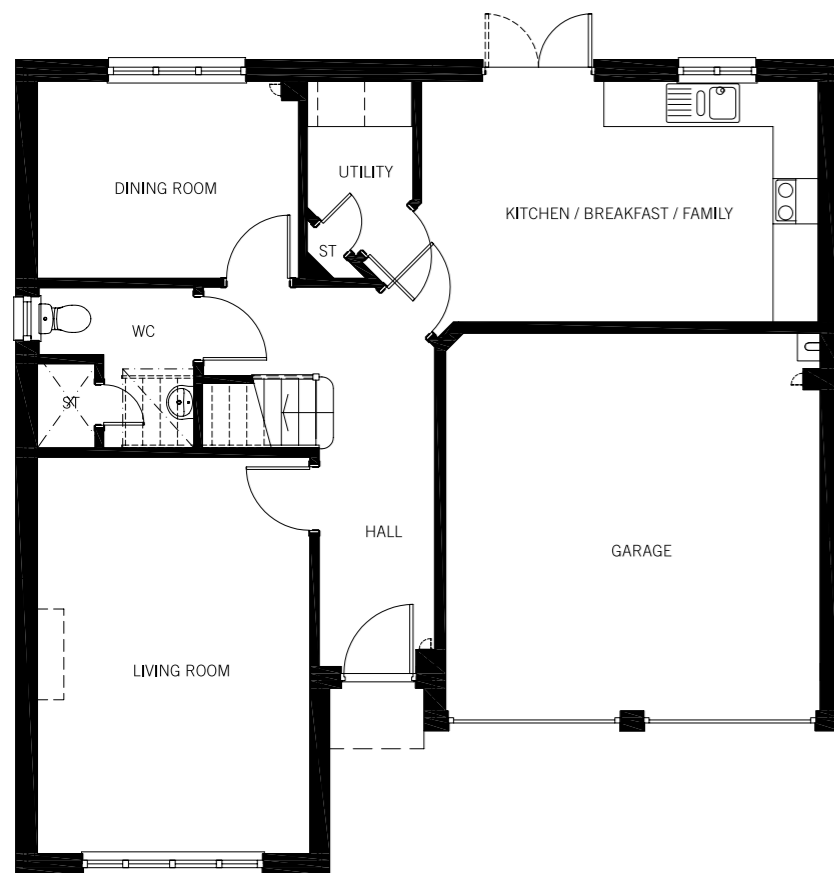
FIRST FLOOR

Master bedroom	3002mm (min) x 3622mm (max) 9' 10" x 11' 11"
En-suite (including shower)	1648mm (max) x 2030mm 5' 5" x 6' 8"
Guest bedroom (excluding wardrobe)	3212mm x 3127mm (min) 10' 6" x 10' 3"
En-suite (including shower)	2200mm x 1422mm 7' 3" x 4' 8"
Bedroom 3 (including optional wardrobe)	4060mm x 2427mm 13' 4" x 8' 0"
Bedroom 4	2585mm x 2892mm 8' 6" x 9' 6"
Bedroom 5	2585mm x 2237mm 8' 6" x 7' 4"
Bathroom (including shower)	2585mm (max) x 2200mm (max) 8' 6" x 7' 3"

The Malborough

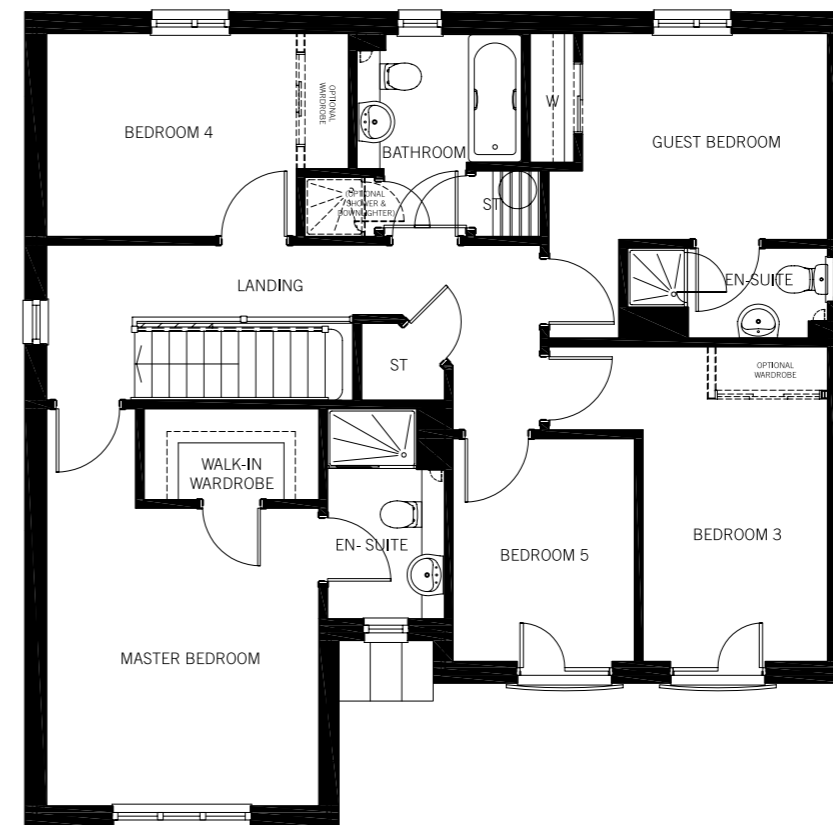
This five-bedroom home comes complete with double garage. Inside there is a separate living room with a window to the front, while the dining room offers space for all the family on more formal occasions. The large eat-in kitchen has French doors to the garden for alfresco dining. The house also has a separate utility room and downstairs cloakroom.

Upstairs the master bedroom has the luxury of a walk-in wardrobe and an en-suite with large shower. The guest bedroom also benefits from an en-suite shower room and fitted wardrobes, while bedrooms three and four offer wardrobes as an optional extra. The full height windows and Parisian balconies add character to bedrooms three and five.



GROUND FLOOR

Living room	5255mm x 3603mm 17' 3" x 11' 10"
Kitchen/Breakfast/Family	5260mm x 3198mm 17' 3" x 10' 6"
Utility	2325mm (max) x 1300mm (max) 7' 7" x 4' 3"
Dining room	3563mm x 2620mm 11' 9" x 8' 7"
WC	2115mm (max) x 2059mm (max) 6' 11" x 6' 9"



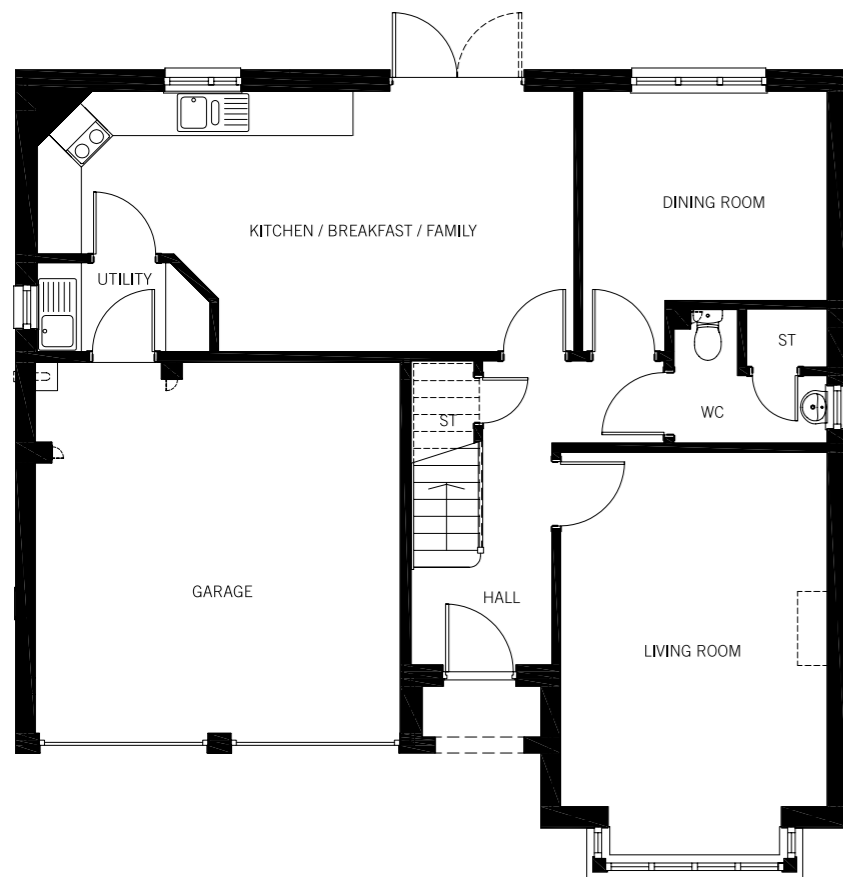
FIRST FLOOR

Master bedroom (excluding wardrobe)	3951mm x 3603mm 13' 0" x 11' 10"
En-suite (including shower)	2790mm x 1566mm (max) 9' 2" x 5' 2"
Guest bedroom (excluding wardrobe)	3253mm x 2735mm 10' 8" x 9' 0"
En-suite (including shower)	2658mm x 1190mm (max) 8' 8" x 3' 11"
Bedroom 3 (incl. optional wardrobe)	4173mm x 2453mm 13' 8" x 8' 0"
Bedroom 4 (incl. optional wardrobe)	4005mm x 2735mm 13' 2" x 9' 0"
Bedroom 5	2958mm x 2385mm 9' 8" x 7' 10"
Bathroom	2723mm (max) x 2175mm (max) 8' 11" x 7' 2"

The Melton

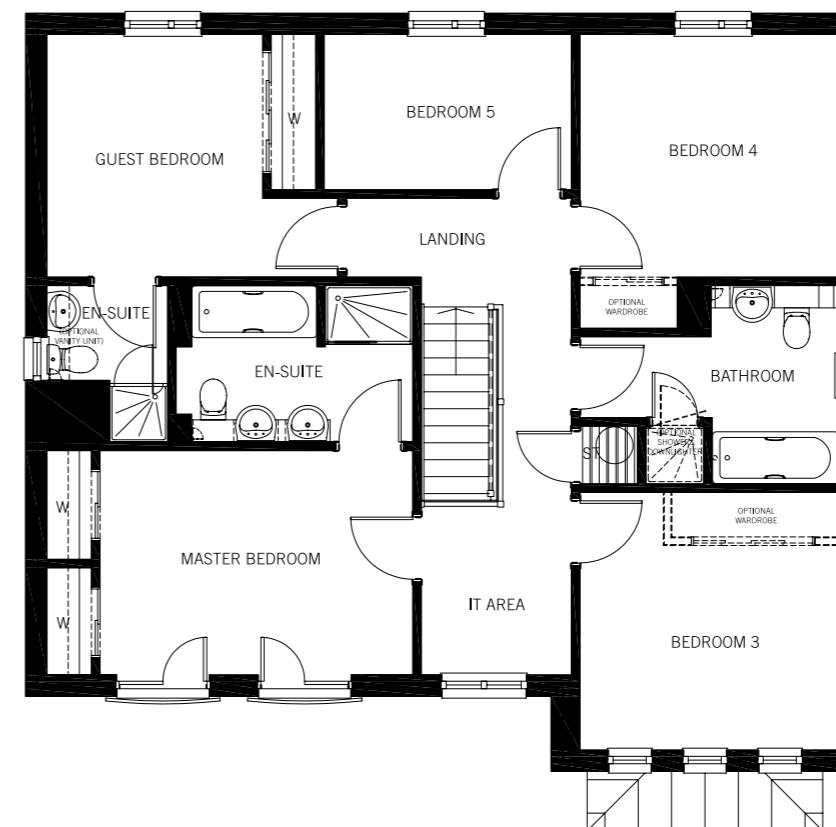
This cleverly designed five bedroom detached villa comes with a double garage. The entrance hall leads you to a light and airy living room with feature bay window, a separate dining room and a stunning large eat-in kitchen. The kitchen comes complete with premium appliances and a family area, ideal for relaxed family living. There is also a downstairs cloakroom.

Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with its own en-suite bathroom with bath and luxury shower, built-in wardrobe and full length windows with Juliet Balcony. The guest bedroom has an en-suite shower room and built-in wardrobes. A useful library – or IT area – is accommodated on the top landing.



GROUND FLOOR

Living room (including bay)	5455mm x 3600mm 17' 10" x 11' 9"
Kitchen/Breakfast/ Family	7247mm x 3512mm (max) 23' 9" x 11' 6"
Utility	2337mm (max) x 1200mm (max) 7' 8" x 3' 11"
Dining room	3303mm x 2822mm (min) 10' 10" x 9' 3"
WC	2068mm (max) x 1800mm (max) 6' 9" x 5' 10"



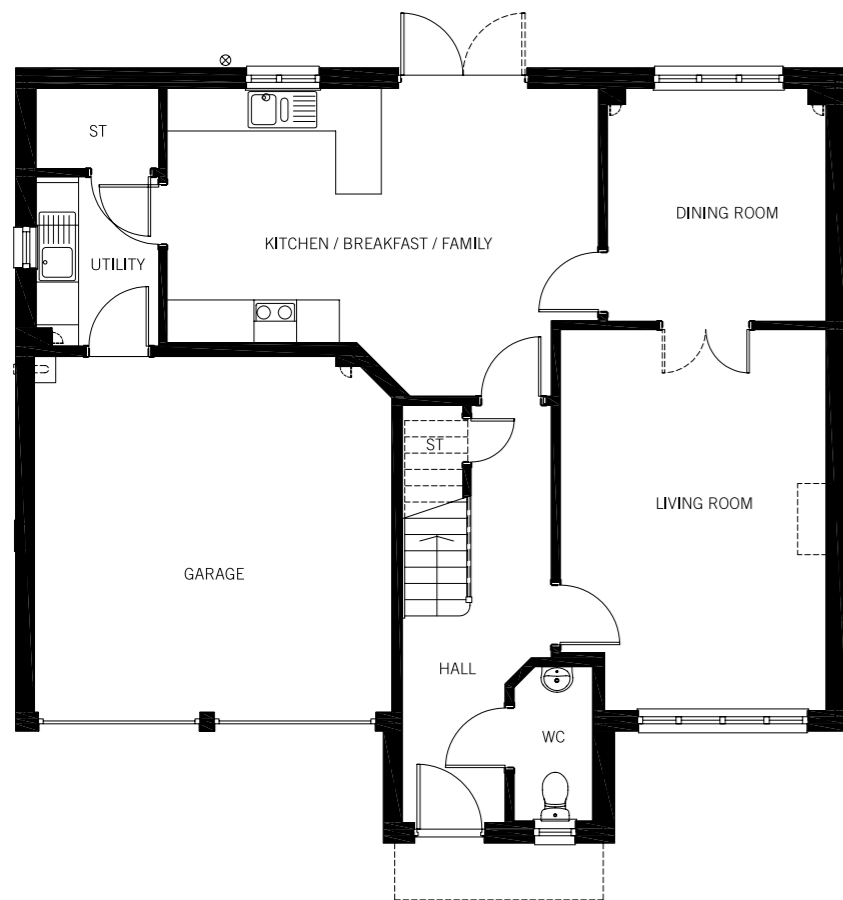
FIRST FLOOR

Master bedroom (excluding wardrobes)	4219mm x 3027mm 13' 10" x 9' 11"
En-suite	3192mm (max) x 2110mm 10' 5" x 6' 11"
Guest bedroom (excluding wardrobe)	3272mm x 2910mm 10' 8" x 9' 6"
En-suite (including shower)	2110mm x 1627mm (max) 6' 11" x 5' 4"
Bedroom 3 (including optional wardrobe)	3476mm x 3475mm 11' 4" x 11' 4"
Bedroom 4 (excluding optional wardrobe)	3476mm x 3272mm 11' 4" x 10' 8"
Bedroom 5	3334mm x 2093mm 10' 11" x 6' 10"
Bathroom	3476mm (max) x 2675mm (max) 11' 4" x 8' 9"

The Noblewood

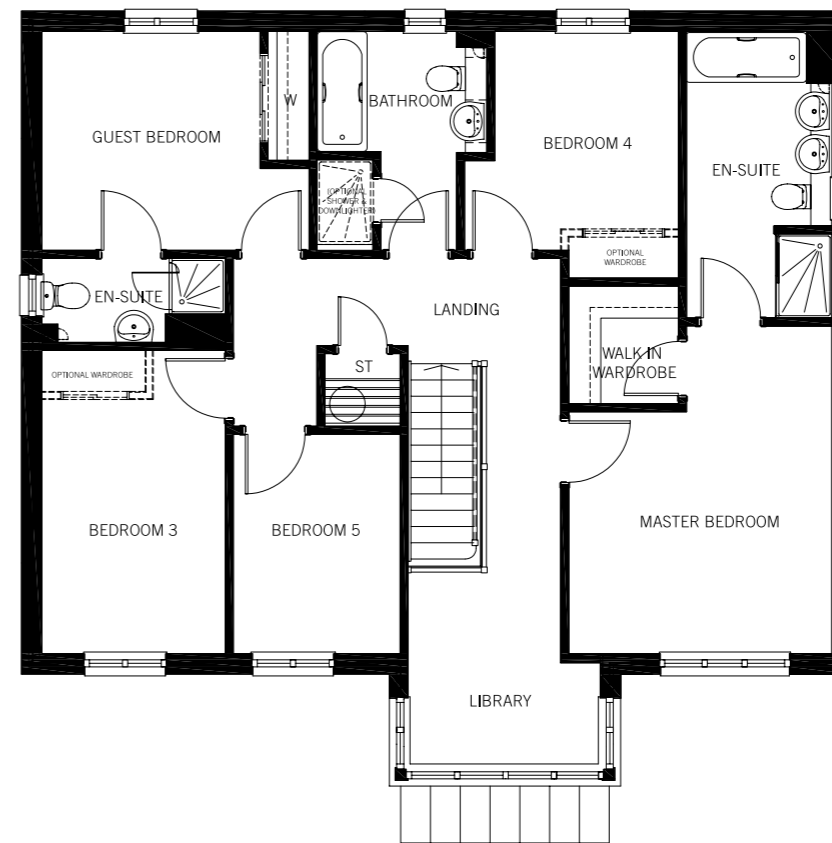
This stunning, five-bedroom home has an integrated double garage. It offers a spacious living room, with double doors into a separate dining room. A large kitchen/breakfast/family room, which also features French doors that lead out to the back garden, perfect for entertaining and bringing the outside in on warm, summer evenings. A separate WC and a utility room with access to the garage complete the downstairs accommodation.

The Noblewood has the added benefit of having a spacious master bedroom complete with walk-in wardrobe and a stunning en-suite with bath, separate shower and his and hers vanity area. The guest bedroom also comes with stylish en-suite and wardrobe, whilst bedrooms three and four come with the option of built-in wardrobes. A fifth bedroom, a family bathroom and library overlooking the front garden complete this delightful property.



GROUND FLOOR

Living room	5360mm (max) x 3740mm (max) 17' 7" x 12' 3"
Kitchen/Breakfast/Family	3575mm (min) x 6070mm (max) 11' 8" x 19' 11"
Utility	2382mm (max) x 1727mm (max) 7' 9" x 5' 8"
Dining room	3277mm x 3077mm 10' 9" x 10' 1"
WC	2171mm (max) x 1106mm (max) 7' 1" x 3' 7"



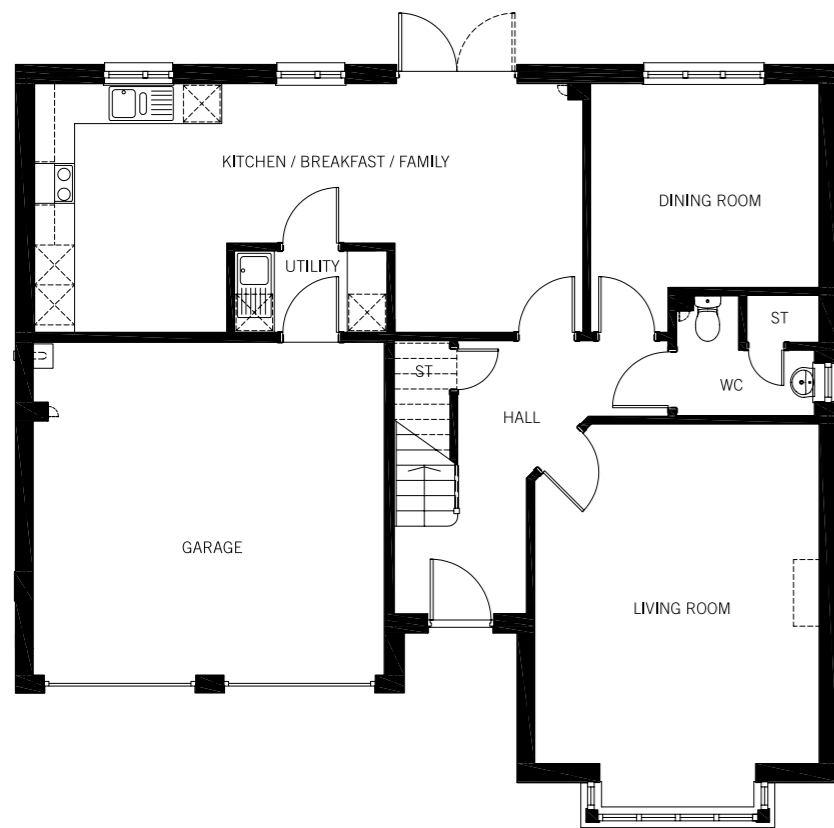
FIRST FLOOR

Master bedroom (excluding wardrobes)	4610mm (max) x 3703mm 15' 1" x 12' 1"
En-suite (including bath)	4027mm x 2047mm 13' 2" x 6' 8"
Guest bedroom (excluding wardrobe)	3077mm x 3067mm 10' 1" x 10' 0"
En-suite (including shower)	1180mm x 2578mm (max) 3' 10" x 8' 5"
Bedroom 3 (incl. optional wardrobe)	4265mm x 2578mm 13' 11" x 8' 5"
Bedroom 4 (incl. optional wardrobe)	3467mm x 2580mm 11' 4" x 8' 5"
Bedroom 5	3086mm x 2344mm 10' 1" x 7' 8"
Bathroom	3077mm (max) x 2384mm 10' 1" x 7' 9"
Library	2700mm (max) x 2700mm (max) 8' 10" x 8' 10"

The Sandholme

An impressive, thoughtfully designed five-bedroom home with integrated double garage features a spacious living room with grand bay window looking over the front garden. A separate dining room, and a contemporary kitchen/breakfast and family room with French doors to the garden, provides great family living and entertainment space. A separate utility room with access to the garage completes the downstairs living accommodation.

Upstairs is a generous master bedroom with a large en-suite bathroom with separate shower and his and her basins and walk-in wardrobe. The guest bedroom and third bedroom also benefit from an en-suite each. Bedrooms four and five have full height windows with Juliet balconies looking over the front of the property. An additional library/study area and family bathroom complete this home.



GROUND FLOOR

Living room (including bay)	5777mm x 4275mm 18' 11" x 14' 0"
Kitchen/Breakfast/Family	3737mm (max) x 8237mm (max) 12' 3" x 27' 0"
Utility	1225mm (max) x 2295mm (max) 4' 0" x 7' 6"
Dining room	3062mm (min) x 3437mm 10' 0" x 11' 3"
WC	1800mm (max) x 2071mm (max) 5' 11" x 6' 9"



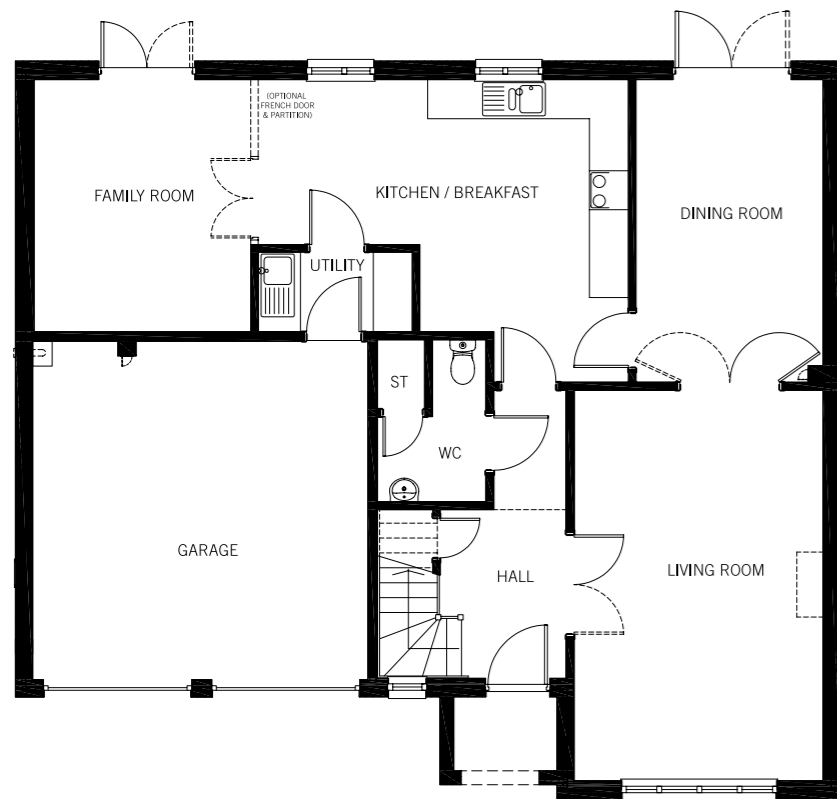
FIRST FLOOR

Master bedroom	3752mm (min) x 4275mm 12' 3" x 14' 0"
En-suite (including bath)	2502mm x 2985mm 8' 2" x 9' 9"
Guest bedroom	3395mm (min) x 3002mm (min) 11' 1" x 9' 10"
En-suite (including shower)	1505mm x 2307mm 4' 11" x 7' 6"
Bedroom 3 (incl. optional wardrobe)	3730mm (min) x 2712mm 12' 2" x 8' 10"
En-suite (including shower)	2585mm x 1675mm 8' 5" x 5' 6"
Bedroom 4 (incl. optional wardrobe)	3735mm (min) x 2877mm 12' 3" x 9' 5"
Bedroom 5	3017mm x 2272mm 9' 10" x 7' 5"
Bathroom	2585mm (max) x 2160mm 8' 5" x 7' 1"
Library	2585mm x 1780mm 8' 5" x 5' 10"

The Southbrook

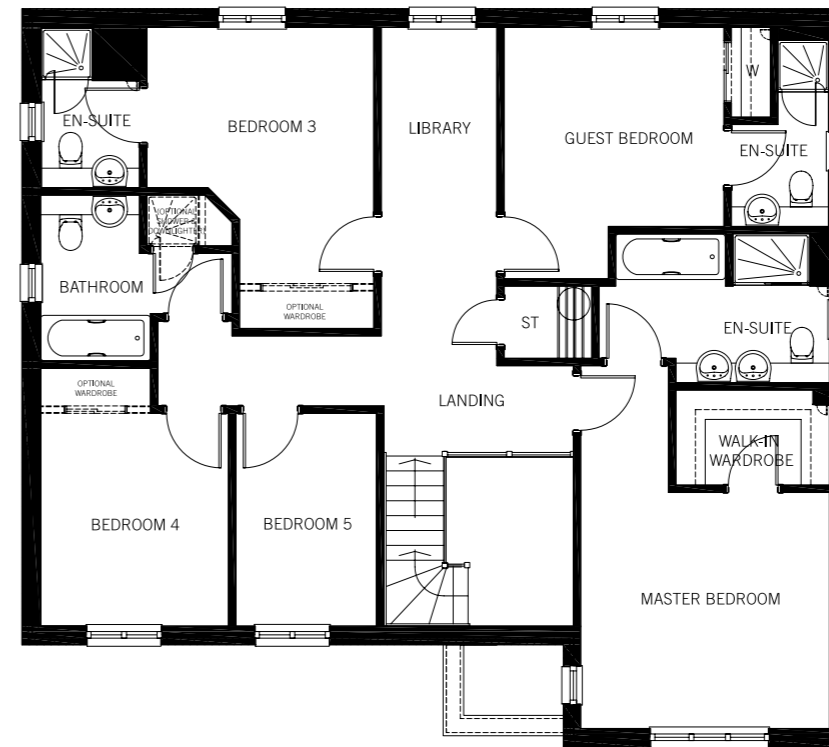
This five bedroom home comes with an integrated double garage. From the hall double doors enter the lounge which in turn leads through to the dining room, which has French doors to the garden. There is a large kitchen/dining area that leads through to a family room. There is also a separate utility room with access to the garage.

Upstairs there are five bedrooms, the master bedroom having a large en-suite with bath and shower and both the guest bedroom and bedroom three also offer en-suite shower rooms. There is also a separate library area in this house.



GROUND FLOOR

Living room	6002mm x 3825mm 19' 8" x 12' 6"
Kitchen/Breakfast	5692mm (max) x 3875mm (mid) 18' 6" x 12' 8"
Utility	2370mm (max) x 1225mm (max) 7' 9" x 4' 0"
Family room	3330mm x 3875mm 10' 11" x 12' 8"
Dining room	4650mm x 2875mm 15' 3" x 9' 5"
WC	2485mm (max) x 1665mm (max) 8' 2" x 5' 5"



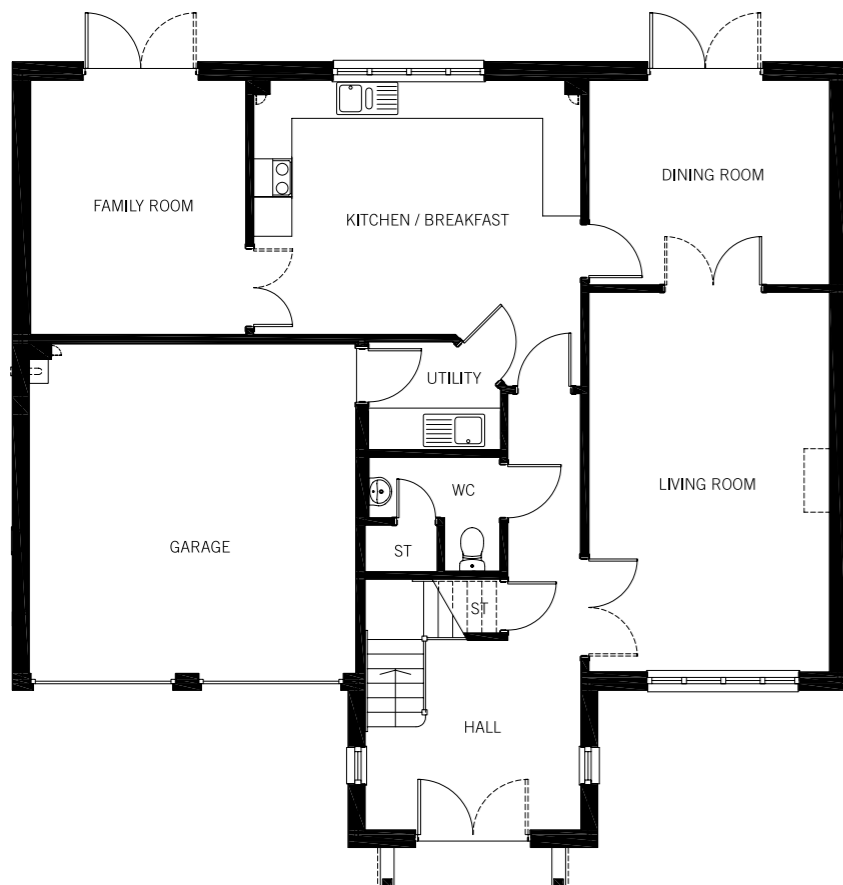
FIRST FLOOR

Master bedroom (excluding wardrobe)	3627mm x 3825mm 11' 11" x 12' 6"
En-suite	3539mm (max) x 2287mm (max) 11' 7" x 7' 6"
Guest bedroom (excluding wardrobe)	3377mm x 3057mm 11' 1" x 10' 0"
En-suite (including shower)	2857mm x 1495mm (max) 9' 4" x 4' 10"
Bedroom 3 (incl. optional wardrobe)	4627mm x 3487mm 15' 2" x 11' 5"
En-suite (including shower)	2450mm x 1520mm (max) 8' 0" x 5' 0"
Bedroom 4 (incl. optional wardrobe)	3960mm x 2887mm 13' 0" x 9' 5"
Bedroom 5	3270mm x 2160mm 10' 8" x 7' 1"
Bathroom	2550mm (max) x 2943mm (max) 8' 4" x 9' 8"
Library	2833mm x 1775mm (max) 9' 3" x 5' 10"

The Thornewood

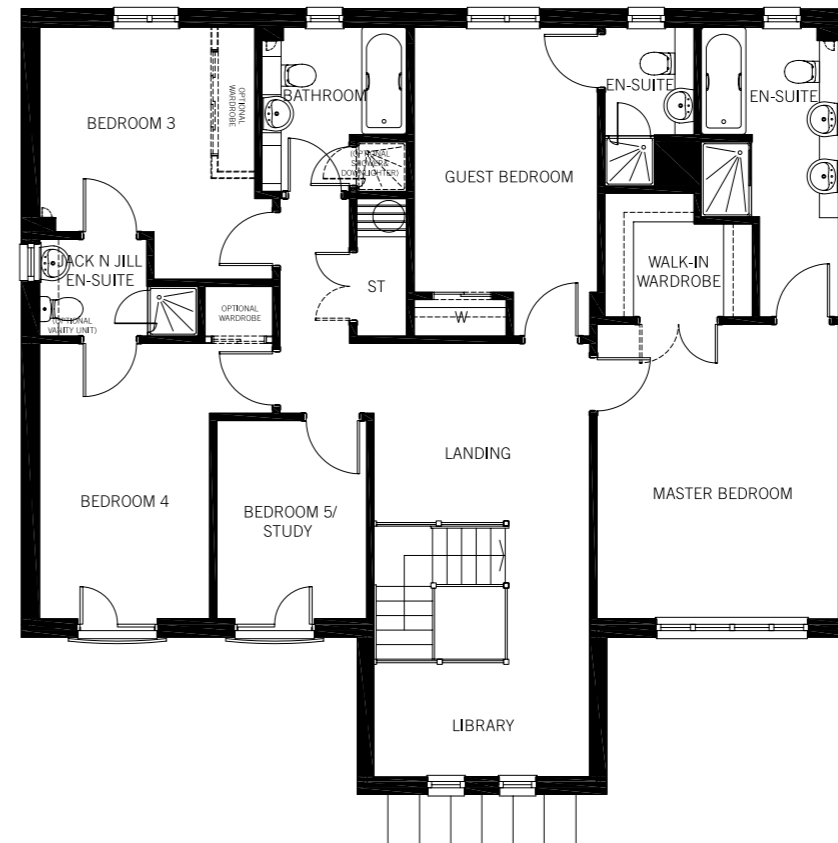
This truly magnificent five-bedroom home features double doors that open into a welcoming hallway leading through to the grand living room, with glazed doors that open into the dining room that in turn has French doors leading to the garden. The stunning kitchen has a large range of units with ample space for dining, and there is the added bonus of a separate family room that leads from the kitchen area, which also has French doors to the rear garden.

The feature staircase leads upstairs, boasting a truly opulent master bedroom with walk-in dressing area, wardrobe and master en-suite with bath and separate shower and his and her basins. Next door is a guest bedroom with stylish en-suite and there is a further Jack 'n' Jill style en-suite that the third and fourth double bedrooms share. A fifth bedroom could easily be utilised as a study or play room with a family bathroom that completes this stunning house.



GROUND FLOOR

Living room	5977mm x 3790mm 19' 7" x 12' 5"
Kitchen/Breakfast	5150mm x 4002mm 16' 11" x 13' 1"
Utility	2082mm (max) x 1695mm (max) 6' 10" x 5' 6"
Family room	4002mm x 3387mm 13' 1" x 11' 1"
Dining room	3790mm x 3222mm 12' 5" x 10' 7"
WC	2063mm (max) x 1791mm (max) 6' 9" x 5' 10"



FIRST FLOOR

Master bedroom (excluding wardrobe)	4637mm x 3800mm 15' 2" x 12' 5"
En-suite	4562mm (max) x 2160mm (max) 14' 11" x 7' 1"
Guest bedroom (excluding wardrobe)	4172mm x 2885mm 13' 8" x 9' 5"
En-suite (including shower)	2500mm x 1402mm (max) 8' 2" x 4' 7"
Bedroom 3 (incl. optional wardrobe)	3387mm x 3223mm (min) 11' 1" x 10' 7"
Bedroom 4 (excl. optional wardrobe)	4337mm x 2677mm (min) 14' 3" x 8' 9"
Jack & Jill en-suite (including shower)	2492mm x 1525mm (max) 8' 2" x 5' 0"
Bedroom 5/Study	3122mm x 2357mm 10' 3" x 7' 9"
Bathroom	2585mm (max) x 2272mm (max) 8' 5" x 7' 5"

Our promise to you...

We value you as a customer and our commitment is to provide you with a high quality home that you are proud of. We will make the process as easy as possible and will always be polite, professional, punctual, pro-active and presentable.



WE AIM TO MAKE BUYING A NEW HOME, AN ENJOYABLE EXPERIENCE

- We will be on hand throughout to provide you with advice and support, with one point of contact throughout to make it easy. We will provide you with as much information as possible about what to expect at each stage of the process. We aim to provide information that is accurate, clear and up to date.
- We provide high quality homes with superior finishes and superior designed kitchens.
- Our aim is to provide you with all the information you require to make an informed choice. This includes our brochure showing details of our homes with floor plans, specification, a written reservation agreement, details of our Home Warranty cover and details of any management or factoring fees which may apply to individual developments.
- We recommend that you appoint a professional legal advisor to carry out all legal aspects of your home purchase and represent your interests throughout.

WE PROMOTE PROFESSIONAL STANDARDS

- Our staff will provide a high level of customer service and offer every support and assistance. We strive to continually improve our service to you and we welcome feedback. We ensure that our sales consultants and customer service staff receive full training to ensure they are friendly, helpful, professional and knowledgeable and understand our commitment to providing high quality customer care.
- Should there be any delays due to inclement weather or delays in materials, we will keep you informed.
- We will communicate with your solicitors and other bodies to provide all information required to complete your purchase. We will provide your solicitors with a written contract giving full terms and conditions of sale including termination clauses.

- When you visit our developments your health and safety are of prime importance. Therefore we will inform you of any precautions to be taken before visiting any area where work is in progress. Additional health and safety information will be provided when you reserve your new home on how to live safely in an active development. Please note that children may not be permitted onto active sites to ensure their safety.
- We do our utmost to ensure that our marketing and advertising materials are accurate and reflect our product in a clear and honest manner, complying and adhering to legislation.
- When you reserve a home with us, we will provide you with a reservation agreement that details the terms of your reservation, including details of the reservation fee, property details, selling price and term that the price is valid. Details of any management or factoring fees as well as terms and conditions for cancellation of your reservation, will also be provided.

OUR SERVICE PROMISE

- We will ensure that your new home is clean and ready for you to move in and enjoy. Our commitment to you continues once you move in with our two year guarantee and NHBC Buildmark 10 year structural warranty.
- We aim to respond to you as quickly as possible should you have any queries and provide you with information or responses as requested in a professional efficient manner. Contact details for our customer care team will be provided in the Stewart Milne Guide to Living in Your New Home, provided when you move into your new home.
- If there are any remedial works to be completed, we aim to arrange the work at times to suit you during normal working hours, as fast as is possible. We will provide you with a personal contact who will assist you with any queries and agree a time for completing works which may depend on availability of materials required.

- Our maintenance staff will arrive on time and provide identification. We will respect your privacy and carry out all works in accordance with approved risk assessments and method statements, for your safety, security and peace of mind.
- We will respond to emergency calls as fast as possible and aim to contain emergency situations on the same day.
- We will respond to any requests for remedial items within two working days and aim to resolve those items within 28 days, depending on the availability of materials. As far as possible, we will ensure that any remedial work is carried out in one visit, as quickly as possible, while adhering to our high standards of service and quality.
- Should you need our services, our appointed skilled trades will not smoke in or around your home, will wear shoe covers at all times and dust sheets throughout your home where required. They will cover any furniture, where required and clean up work areas before leaving your home.

OUR MISSION

- Our aim is to get it right, first time, every time. We seek to continually improve our standards and all aspects of our service to you.
- We adopt the principles and good practice of the Consumer Code for Home Builders Scheme.

Taking things forward

It's a big step. It's a great feeling. It's a chance to start afresh in this clean new space that you can make your own. But the experience of buying a new home can also be a busy one. There's a lot to think about, a lot to do. You need to make sure that you have everything in the right place at the right time.

That's where we can help.

Not only can we provide you with a perfect new home to make just yours, we can also ensure that the process of buying is simple and straightforward – even stress free. And we start right here. In this brochure, we outline the benefits of buying a new home, and provide you with a lot of tips on the key things to think about when you're doing it. And towards the back of this book, you'll find detailed information about the ways in which Stewart Milne Homes can help you to buy the new home of your dreams – right now. So what are we waiting for – let's get started.



VISIT HUNTER'S MEADOW

Our marketing suite and show home is open weekly from Thursday through to Monday, from 11.00am to 5.00pm.

Please call 0845 672 9519 to arrange an appointment.

RESERVE YOUR HOME

Hunter's Meadow is extremely desirable, so we're giving you the chance to reserve now.

When you get in touch, you'll be assigned your own sales consultant. They'll help you choose your property – and, if suitable, offer you a choice* of fittings and finishes even at this stage

We'll keep paperwork to a minimum, and a simple non-refundable deposit will secure your home. We'll provide you with a handy to use Guide to Buying Your New Home, to help you to plan your move.

LET US HELP YOU MOVE

We can help with:

- Solicitors
- Mortgages
- Interior designers
- Advice on marketing and selling your existing house, or even taking it as part exchange*.

We'll make the whole process easy and affordable – our 35 years of experience have proved how vital that is. We can even help you find a suitable removal company – any little aspect that will help make your move to Hunter's Meadow as smooth and pleasurable as possible

Please just ask our sales consultant.

YOUR PEACE OF MIND

The National House Building Council 10 Year Buildmark Warranty covers all new Stewart Milne homes.

For the first two years we take care of any agreed defects. Our customer service team prides itself on dealing with questions and queries as quickly as possible. For the remaining eight years, in the unlikely event of a structural defect, this is dealt with directly by the highly-respected NHBC - the benchmark for quality in British building standards.

All kitchen appliances are covered by a two-year manufacturer's warranty. The manufacturer will assist you with any queries should they arise.

HOW WE'LL CARRY ON HELPING AFTERWARDS

The best thing about buying a new Stewart Milne home? You have nothing to worry about once you've moved in.

Our comprehensive warranties take care of all the things that might be an issue with an older home. The list of what's covered runs to three A4 pages, and includes central heating (other than boiler servicing), wastes and drains, kitchen appliances, flashing, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more...

On the day you move in, you receive a comprehensive Welcome Pack and a detailed Home Owner's Guide. You'll also be given the name of your Stewart Milne customer service co-coordinator, who is always on hand to help you settle in.

*Subject to availability. Terms and conditions apply.

The benefits of a Stewart Milne home

Our homes come in all shapes and sizes, and there are countless designs and styles to choose from - something for everyone.

SPOILT FOR CHOICE

Subject to the stage of construction, you can choose fixtures and fittings, or a higher specification from our range at an additional cost. In some cases this will include flooring, soft furnishings, interior design or even a garden landscaping service.

MORE ENERGY EFFICIENT

On average, our homes are six times more energy-efficient and generate significantly less CO2 emissions than older style homes. Our homes are also fitted with the latest heating systems, excellent wall and loft insulation, double glazed windows and doors. But it's not just about the planet, improved energy efficiency saves money too and living in a new home can reduce energy bills by more than £500 per year.

ENJOY PIECE OF MIND

Buying a new home eliminates the need to do any renovations, repairs or DIY, meaning you can spend more time with family and friends, doing all the things you really enjoy. All our homes come with a 10 year NHBC warranty providing you with peace of mind which those buying a second hand property simply do not have.

LESS CHAIN MEANS LESS ISSUES

You can move into your new home as soon as it is complete; there is no need to wait for existing residents to vacate. This reduces the chain, stress and uncertainty associated with buying a second hand property.

DESIGNED TO SUIT MODERN LIFESTYLES

Our homes are built to make use of every inch of space. Research shows 17% of living space in older style properties often goes unused. Our homes provide flexible living space whatever your needs.

STAY SAFE AND SOUND

Our homes are designed to adhere to high building standards. These standards relate to every aspect of a building's construction including its structure, ventilation, sound insulation, electrical and fire safety, so you can enjoy living in a safe and secure environment.

BRAND NEW MEANS A BLANK CANVAS

Everything in a new home is clean and untouched by previous owners - it's like buying a brand new car and driving it out of the showroom. Our homes are decorated in 'neutral' colours giving you a blank canvas to stamp your own style and personality on from day one.

BE PART OF A NEW COMMUNITY

Moving to a brand new home is an opportunity to make new friends and be part of an emerging community.

Our neighbourhoods are designed and built with people in mind and with everybody starting from scratch, getting to know your neighbours is easy.



What our customers say

97% OF OUR CUSTOMERS WOULD RECOMMEND US AND BELOW IS JUST A SMALL SAMPLE OF WHAT OUR CUSTOMERS THINK.

This is the second home we have purchased from them in the last 11 months, and not only was the service fantastic from everyone that we dealt with, but they were flexible and worked with us to make sure we got the best package we could have done! As contractors, we were quite restricted with our mortgage options, but we were able to move thanks to Stewart Milne Homes. We got married just two weeks after we moved in to our new home - so what could have been a rather stressful time was certainly made easier by how smoothly our move went, and we now feel recognised as loyal customers.

Jennifer Canham, Grove Park

My home is everything I dreamed it would be... I bought off plan and I dreamed of what the finished home would look like. My dreams were realised, I love my new home, everything about it. The quality of finish is fantastic, the fixtures and fittings are modern. The whole home looks so sharp and blends in to the home style I wanted.

Stuart Carnie, Charleston

After seeing my friend's house, I visited the show home and really liked it, so much so I've gone for the same design. It's nice and light and has a big living space. I was living in a two-bed flat before, so to go from that to a three-bedroom house with a garden is great. My daughter plays outside all the time now.

Richard Mahan, Broadshade

Everyone who's come round to see the house has commented on how nice it is. If any of them were looking to move, and were in the situation we were in, I'd definitely recommend Stewart Milne Homes. We used to go round my wife's parents, but now they come round to ours. It's because it's so large and such a nice place to be.

James Henderson, Vision

We would definitely recommend Stewart Milne, for their offers and level of customer service. We've told a good few people already and some close friends of ours have just bought a house up the road. You can't ask for a better recommendation than that.

Barry and Nicky Gartland, Leathan Wood

Five great reasons to make Hunter's Meadow your home

SPACE

A varied collection of homes arranged in complementing style and layout, set against areas of feature landscaping and framed by the beautiful open countryside beyond.

QUALITY

Great family sized kitchens forming the heart of your new home, tiling from Porcelanosa, fully integrated appliances. We specify high-quality fixtures and fittings, and ensure every last detail is superb.

LOCATION

Hunter's Meadow enjoys an enviable position within the attractive town of Auchterarder, positioned just off the High Street with easy access to the town then excellent commuting links further afield.

DESIGN

Carefully planned, cleverly designed: Stewart Milne homes reflect today's – and tomorrow's – lifestyles. Key to this is flexible, open and stylish living areas, ideal for entertaining and family life.

VALUE

10 year warranty. High ratings for money-saving energy efficiency. Plus great offers and assistance to make your move easy and affordable. With Stewart Milne Homes, there's never been a better time to buy.

Travel Directions

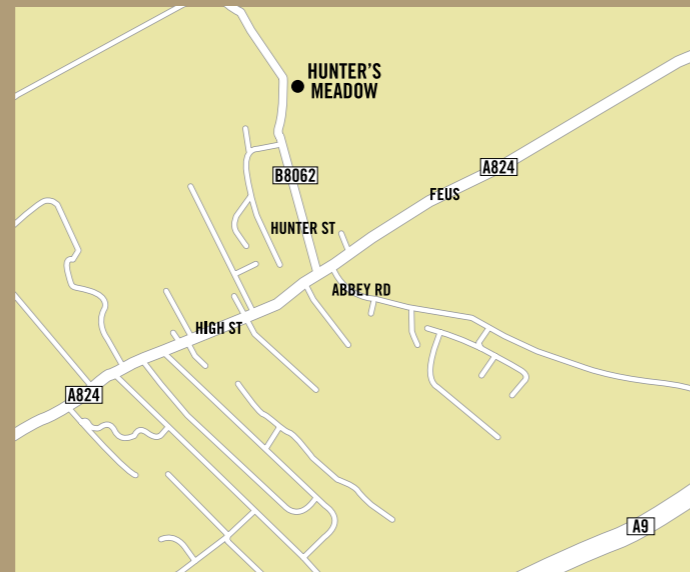
SAT NAV REFERENCE: PH3 1PA

TRAVEL DIRECTIONS FROM PERTH

Travelling South on the A9 turn right off the motorway at the junction for Aberuthven / Auchterarder (A824). Follow this road through Aberuthven until you reach the town of Auchterarder. Once you enter Auchterarder take the first right off the High Street into Hunter Street. Proceed a short distance up this road and you will see Hunter's Meadow.

TRAVEL DIRECTIONS FROM STIRLING

Proceeding North on the A9 from Stirling, once you approach Auchterarder take the left hand junction off the motorway signed Aberuthven / Auchterarder (A824). Follow this road into Auchterarder and travel along the High Street into the centre of the town. Once you reach the Police Station on the left hand side continue past this and take the left hand turn off the High Street where The Craiggrossie Hotel stands on the corner, signed to Crieff. This leads you into Hunter Street, proceed a short distance up this road and you will see Hunter's Meadow.



Showhome and Marketing Suite open Thursday to Monday from 11.00am to 5.00pm

Telephone: 0845 672 9519 e-mail: huntersmeadow@stewartmilne.com

www.stewartmilnehomes.com



PHOTOGRAPHY

Images shown reflect the varying styles and sizes of typical Stewart Milne homes. Images do not necessarily represent the actual finish/elevations or treatments, furnishings or fittings at any individual development. For details of specific finishes for individual developments and homes, please contact us. The area surrounding each home will also differ from that shown in the photograph. Some images in the brochure may be computer generated images. We use these to illustrate a new home when we do not have actual photography to use before the brochure goes to print.

SHOW HOMES

All show homes are decorated and furnished to reflect a possible lifestyle. Certain items of equipment, furniture, fixtures and fittings, both inside and out, are not included in the standard specification. Should you require any clarification regarding the standard specification of your chosen home please ask our Sales Consultant.

Issue date: December 2013