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# Wrea Brook Park

WARTON

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A new neighbourhood of 2, 3, 4 and 5 bedroom homes  
set in a most desirable location.

WREA BROOK PARK, WARTON

The perfect place for you to call home.

In this most pleasant part of the Fylde peninsula, Stewart Milne Homes have created a charming new community of new homes.

Complementing the local environment and designed by the company’s award-winning architects, Wrea Brook Park is a stunning collection of spacious, light and airy homes, each positioned to take advantage of the surroundings.

A landscaped green with existing mature trees is a welcoming feature to the entrance of the development and at the heart of this new, vibrant community is the central green, a delightful area of shrubs and trees and a children’s play area. Wrea Brook Park offers a range of different house styles, each positioned to take full advantage of its surroundings, and the high-quality materials used have been selected to complement and blend comfortably with other homes in the locality.

Wrea Brook Park has been created with you at its heart.





## Our design philosophy.

Moving into a new home should be one of life's most defining moments. A day that you will always remember, the day when you started a new life in a new community that was created with you in mind.

At Stewart Milne Homes, we go the extra mile to create special places where people want to live, both now and in the future. Our designers seek to establish communities rather than developments, homes rather than houses.

We consider the character of the local area, from landscapes and natural materials to the natural environment – to create unique and sympathetically designed communities that will nurture and enhance both spirit and soul for many years to come.

Our carefully considered new home designs have been created to meet the changing needs and changing lifestyles of families today.

Our homes are rooted in our design principles by being luxurious and spacious with a focus on elegant simplicity. Our homes provide versatile and flexible space, both indoors and in how you will connect with the outdoors while being supremely functional.

Homes designed not only to meet your needs, but also to allow you to express your character and enrich your life.

And that, in short, is what moving into a new home should be all about. So now let us show you something of the new life you can expect to live here at [Wrea Brook Park in the welcoming community of Warton.](#)







# Wrea Brook Park: Your new neighbourhood.

Set between the village of Warton and the award-winning village of Wrea Green on the Fylde in Lancashire, Wrea Brook Park is an ideal location for anyone wishing to lay down roots.

The Fylde peninsula is a unique area of England and is surrounded by water on three sides. The large estuary of Morecambe Bay lies to the north, an important wildlife site, with abundant birdlife and rich cockle beds, which have been fished by locals for generations. The vibrant, bustling West Coast is home to a host of quaint seaside towns including the fun-packed, holiday resort of Blackpool. The Ribble Estuary is located to the south of the Fylde, one of the most important sites in the UK for wintering wildfowl such the Whooper Swan, the area has been designated a ‘Site of Special Scientific Interest’ since 1966.

It is here on the banks of the River Ribble that you’ll find the village of Warton. Probably best-known for its association with aviation manufacturing and the Warton Aerodrome which has been active since the early 1940’s. The village also has good local amenities; for socialising and eating out, The Birley Arms gastropub is only a five-minute walk from Wrea Brook Park. You’ll find more pubs and eateries within Warton itself as well as other local amenities such as a Tesco Express and a health club.

Just up the road from Wrea Brook Park is the quintessentially English village of Wrea Green, winner of ‘Lancashire’s Best Kept Village’ award a jaw-dropping 15 times! The village has a large village green and duck pond at its heart, a perfect place to spend a long Summer’s afternoon.

There is much to do in and around the area. Two minutes away is Wrea Green Equitation Centre, which offers horse and pony riding lessons to anyone above the age of 3. If golf is your game, then there are a few courses within easy reach including the world-famous Royal Lytham & St Annes Golf Club, a regular host of the Open Championship. The flat, rural landscape of the Fylde is ready-made for cycling.

There are several primary and secondary schools in the general area both statefunded and private. There is a local nursery in Warton and two pre-schools in Wrea Green. Further education colleges can be found at Preston and Myerscough.

There are plenty of ways to get around. The nearby bus station offers regular travel to Blackpool and Preston – every 15 minutes during peak times. If you are commuting then access to the M55 is only a 15-minute drive away and from there to the M6 with both Liverpool and Manchester about an hours drive away. Wrea Brook Park also gives you easy access to Manchester and Liverpool airports, so you have plenty of options for your next holidays.

Nearby towns and cities:	
Blackpool	9 miles
Preston	9 miles
Blackburn	22 miles
Liverpool	40 miles
Manchester	48 miles



## Wrea Brook Park: A new home for a new era.

Within Wrea Brook Park we've created a new and exclusive selection of homes that have all been carefully designed by our award-winning architects to ensure each home meets your aspirations.

Buying a home at Wrea Brook Park gives you the reassurance of long-lasting value and peace of mind. We design all our homes to meet the needs of contemporary 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 Wrea Brook Park are part of our exclusive Woodlands collection and comprise a choice of 3 bedroom semis, and 3, 4, and 5 bedroom detached family homes. To help create attractive and interesting streetscapes, we've incorporated a wide variety of house styles, carefully positioned to optimise the views and the light and with many bespoke

exterior details to complement the rural character of Wrea Brook Parks pleasant setting and to establish individuality.

Every aspect of your home will be finished to the very highest standards with great attention to detail. All of the homes are light and airy with well-planned living areas for entertaining and relaxing. They are designed to be flexible to suit the ever-changing needs of family life. In some cases, this includes the option to add or remove partition walls to create more intimate rooms or wide open-plan spaces.





## Inside your new home: A closer look...

As soon as you step inside a Stewart Milne home, you'll feel the difference. This is special. A home where clever design achieves the perfect balance between elegance and practicality; where our renowned attention to detail ensures a spectacular level of finish throughout.





# Let’s start in the kitchen...

The kitchen is the heart of any home and it’s likely this is where you’ll head first as you explore. For most families it’s the busiest, hardest-working room in the house, so we’ve designed each of our kitchens to be particularly spacious and located it in the optimum position. Details will vary depending on house style, but the common factor is that we’ve thought about how you’ll use the space, and designed it to work perfectly for you. Practical connections to a dining room or family room, and access to the garden through French doors, combine to make the kitchen more welcoming than ever. To cater for different needs – our homes feature either a separate formal dining room or we combine the dining area into a large open kitchen/ dining space that’s great for family and friends alike.

Depending on the home you choose\*, the final specification† will vary, but your expertly crafted kitchen will typically come with a beautifully designed stainless steel gas hob, multi-function oven, cooker hood, integrated fridge/freezer – and even microwaves and dishwashers in most of the detached homes.

Of course, your home needs to be functional as well as comfortable so all homes have a separate utility room, most with direct access to the garden, complete with plumbing and wiring for a washing machine and dryer

*\*Choice of kitchen is subject to build program. †Choice of 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 that you have chosen, with our sales consultant at the time of reservation.*



# Next stop, the family living room...

For welcoming friends and entertaining or for relaxing at the end of a long day, this is a space to really enjoy. We’ve designed the living areas to make the very most of the sunlight, with large feature windows in selected homes and French doors that open out onto a patio to provide a lovely inside-outside living space to all homes.







## Moving on to the upstairs now...

The Wrea Brook Park range of homes has three, four, five or six bedrooms, ranging from palatial master suites to cosy single rooms. In every home, value-added features abound; with at least one – and often two – en-suite bath or shower rooms complete with chic contemporary sanitary ware, plus built-in wardrobes or walk-in closets in the master bedroom.

All bathrooms and en-suites are designed with indulgence and pampering in mind. This will include, wherever possible, large showers and in our larger homes, rain fall showers and tall chrome heated towel rails. We provide a superb choice of co-ordinated Porcelanosa tiling and, in many homes, fitted vanity furniture for the family bathroom and master en-suite. Most of the homes also have an additional en-suite bath or shower room added to the guest bedroom – again all available with a choice of tiling. Naturally, our bathroom suites and shower cabinets are all high-specification fittings from respected manufacturers such as VitrA.



## Finally, lets look around outside...

Depending on the home you're visiting, there'll be more to explore outside – such as turfed and landscaped front gardens. Whatever the location and the specifications, you'll find the exterior space as attractive and as welcoming as the inside of the home – although naturally a new garden needs a little time to mature and look its best.





## A new home: It means so much more...

With our new homes, there are countless designs and styles to choose from – something for everyone to love. But there are several major features and benefits that are common to all our homes – so we’ve summarised these here for you. Really, what more could you want?

Eight great reasons to make your new home a Stewart Milne home.

### 1. The quality of the build

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes. Each home is built to exacting standards with quality and attention to detail at the core. We use a high level of specification in all materials, apply superior craftsmanship at all times, and adhere to high building standards so you can enjoy living in a safe and secure environment.

### 2. The 10-year NHBC Buildmark warranty

Each home is quality checked at various stages of its build and inspected by the National House Building Council (NHBC). As a result, all our homes come with a 10-year NHBC warranty so that you can enjoy the kind of peace of mind that someone choosing to buy a second-hand property simply does not get.

### 3. The unique, distinctive community

Moving to a brand new home is an opportunity to be part of an exciting, new community. We have an unrivalled reputation for creating individual, communities that reflect local characteristics and surroundings. Stunning streetscapes and people-shaped places combine to create communities built with your needs in mind. Today, arguably more than ever, it’s vitally important to us to offer you great places to live now and in the future.

### 4. The elegant, functional design

Our new homes are designed to meet the changing needs of families. Our designers have carefully thought through how people use their homes today. The result is new homes that are more elegant, spacious and functional. Homes that provide more flexible space, indoors and out, including direct access to the rear garden from kitchens and utility rooms, and the option of a home office on the ground floor. Homes fully fitted and truly designed to cater for a contemporary, luxury lifestyle.

### 5. The energy efficiency savings

Compared to a second-hand home, a new home is on average six times more energy efficient. Due to the excellent insulation in our new homes, the savings you can make will amaze you. At the heart of the central heating system is a modern, highly efficient, environmentally responsible gas boiler, while thermostatic radiators provide independent control in every room. Many of our homes now feature energy-efficient PV solar panels fitted to the roof.

### 6. The fittings and features

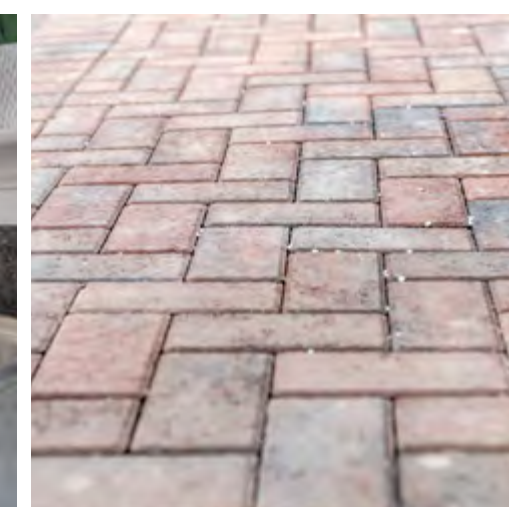
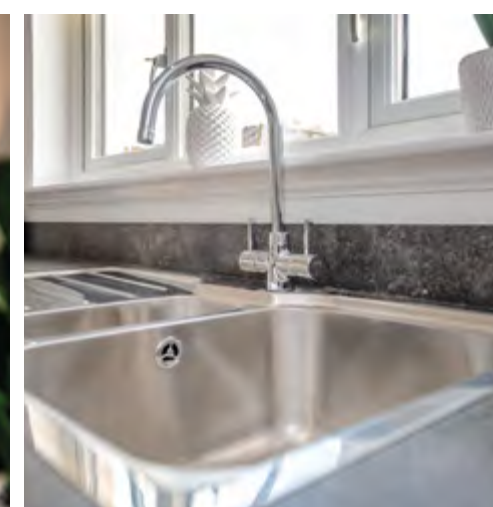
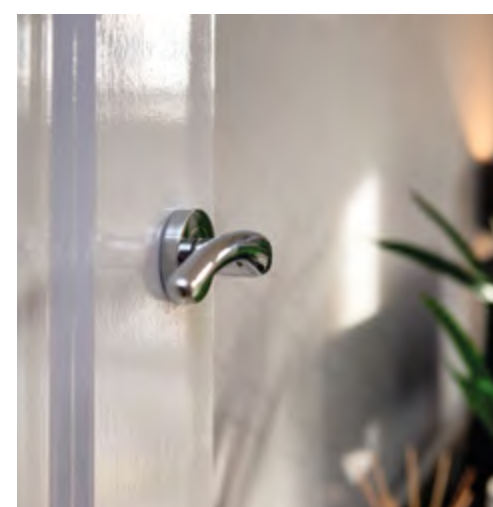
Your new home comes complete with high quality fittings and finishing throughout. Internal walls and ceilings are painted white, and elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges and latches. While kitchens feature premium appliances and stylish units with soft closing drawers – little things that help make a house a great home. What’s more, all our homes are wired with an abundance of well-placed socket outlets, and telephone, TV and USB points, while smoke and heat detectors are directly wired to the mains.

### 7. The option to personalise

When you reserve your new home early, you will have an opportunity to choose many of the fixtures and fittings that are to be included from kitchen doors and handles to vanity cabinets, worktops and tiling. We can help you to make your new home look and feel exactly how you want it to, with minimal fuss.

### 8. The benefits of buying new

Buying a new home also eliminates the need for renovations, repairs or DIY, meaning you can spend more time doing the things you love. Everything in a new home is clean and untouched by previous owners. Our new homes are decorated in ‘neutral’ colours giving you a blank canvas to stamp your own personality on from day one. And, of course, you can move into your new home as soon as it is complete, there is no need to wait around for the existing residents to vacate!







# Wrea Brook Park: The choice is yours...

You will find a host of great features in your new home, most are included as standard with some additional options you may like to select. The specification matrix below shows all the features available in each home. Just ask us if you have any questions.

HOUSE TYPES	KITCHEN																	UTILITIES		BATHROOM								BEDROOMS													HEATING/ PV*		
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Breakfast Bar	Stainless Steel 4 Burner Hob 60cm	Stainless Steel 5 Burner Hob 75cm	Stainless Steel 5 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Stainless Steel Multi-function Oven (incl. steam bake function)	Built-in Stainless Steel Microwave/Grill	Built-in Combination Microwave	Integrated Fridge/Freezer	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	Wine Cooler	Utility Room	Laundry	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa Tiles	Slider Rail and Shower Head Kit Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Rain Shower Head and Hand Held Shower	Chrome Towel Rail	Master Bedroom						Guest Bedroom (Bedroom 2)				Bedroom 3				Bedroom 4 Built-in Wardrobe	Gas Boiler (& PV Solar Panels*)
																												En-Suite	Vanity Furniture to En-suite	Chrome Towel Rail	Rain Shower and Hand Rinse	Hand-held Shower Spray at bath	Built-in Wardrobe	Walk-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail		
Kingsmoor II	●	●	●	●	○	-	-	●	●	-	●	-	●	●	●	●	○	-	● <sup>2</sup>	●	●	●	-	○	●	●	●	●	●	●	●	●	●	●	○	○	-	-	-	○	○	●	
Laurieston II	●	●	●	●	○	-	-	●	●	-	●	-	●	●	●	●	○	●	-	●	●	●	-	○	●	●	●	●	●	●	●	○	-	○	-	-	-	○	-	●			
Heddon II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	-	●	○	○	●	-	○	●	-	●	●	●	○	○	○	-	○	○	○	-	-	-	○	-	●	
Hollandswood II	●	●	●	●	○	-	-	●	●	●	-	●	-	●	●	●	○	●	-	-	-	●	-	○	●	●	●	●	●	○	○	○	-	○	○	○	-	-	-	○	-	●	
Hawthorne II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	●	-	○	○	●	-	○	○	-	○	●	○	○	○	-	○	○	-	-	-	○	-	●			
Hampsfield II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	-	●	○	○	●	○	○	-	-	○	●	○	○	○	-	○	○	○	-	-	-	○	-	●		
Dukeswood II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	●	-	○	○	●	-	○	○	-	-	○	○	○	○	-	○	○	○	-	-	-	○	-	●		
Denewood II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	●	-	○	○	●	○	○	-	-	○	○	○	○	-	○	○	○	-	-	-	○	-	●			
Parkwood II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	●	-	○	○	●	-	○	●	-	○	●	-	○	-	-	○	-	-	●	-	●					
Westwood II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	●	-	○	○	●	○	○	-	○	●	●	-	-	○	-	-	-	-	-	○	○	●				
Carlton II	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	-	-	○	○	●	●	○	-	-	-	●	○	○	-	-	-	○	-	-	-	○	○	●			
Corrywood II	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	-	●	-	○	○	●	○	○	-	-	○	○	○	○	-	-	○	-	-	-	○	-	-	-	-	●	
Castlewellan II	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	○	●	-	○	○	●	○	○	-	○	○	○	○	○	-	●	-	-	-	○	-	-	-	-	-	●	
Caplewood II	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	○	-	●	○	○	●	○	○	-	○	○	○	○	○	-	-	●	-	-	-	○	-	-	-	-	●	
Castlevale II	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	○	-	●	○	○	●	○	○	-	○	○	○	○	○	-	-	●	-	-	-	○	-	-	-	-	●	
Argyll II	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	-	-	-	○	○	●	○	○	-	○	○	○	○	○	-	-	○	-	-	-	○	-	-	-	-	●	

● Denotes fitted as standard   ○ Denotes optional   - Denotes not available   ●<sup>2</sup> Located in WC (Kingsmoor II)  
\*PV Solar Panels are plot specific





THE KINGSMOOR II A MAGNIFICENT FIVE BEDROOM HOME

This highly desirable detached family home complete with double garage incorporates all the design features of contemporary living.

The Kingsmoor II is an impressive five-bedroom detached home which has a bright and airy living room with French doors set into a walk-in bay and opening onto the rear garden. The large kitchen/dining area has plenty of space for a table and also has its own French doors to the garden. The kitchen is fitted with premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven with hood, and a built-in combination microwave. From the front hall, there is a handy cloakroom that also houses a hidden laundry zone that is fully wired and plumbed. The accommodation on this floor also includes an extra room that can be used as either a formal dining room or family snug room.

Upstairs, there are five bedrooms leading from the landing four of which are large double-size rooms. The master bedroom comes with its own Juliette Balcony as well as a walk-in wardrobe, en-suite shower room with large 1200mm rain shower, chrome heated towel rail and fitted vanity furniture. The guest bedroom also has an en-suite shower room, whilst bedrooms 3, 4 and 5 share a spacious family bathroom which also comes fitted with a large bath, separate shower, chrome heated towel rail and fitted vanity furniture.

KEY FEATURES

- Five bedroom detached home
- Light and airy living room with French doors to garden
- Open-plan kitchen/family/dining room with French doors
- Separate dining room/snug room
- Cloakroom and laundry on ground floor
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Guest bedroom with en-suite shower room
- Family bathroom with bath and separate shower
- Integral double garage with light and power
- Superb storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



FIRST FLOOR

Master Bedroom	3.137m x 4.083m 10' 4" x 13' 5"
En-suite	1.620m x 2.307m 5' 4" x 7' 7"
Walk-in Wardrobe	1.620m x 1.661m 5' 4" x 5' 5"
Guest Bedroom	3.410m x 3.571m 11' 2" x 11' 9"
En-suite	1.647m x 2.571m 5' 5" x 8' 5"
Bedroom 3	2.835m x 3.639m 9' 4" x 11' 11"
Bedroom 4	2.815m x 3.936m 9' 3" x 12' 11"
Bedroom 5	2.090m x 2.800m 6' 10" x 9' 2"
Bathroom	2.070m x 2.800m 6' 9" x 9' 2"



GROUND FLOOR

Living Room	5.334m x 3.892m 17' 6" x 12' 9"
Kitchen	3.361m x 3.018m 11' 0" x 9' 11"
Family/Dining Area	2.791m x 3.168m 9' 2" x 10' 5"
Snug/Dining Room	3.410m x 2.387m 11' 2" x 7' 10"
WC	2.047m x 2.190m 6' 9" x 7' 2"
Garage	4.935m x 4.916m 16' 2" x 16' 2"





THE LAURIESTON II A DISTINCTIVE FIVE BEDROOM HOME

This very spacious detached home provides an array of exceptional features including formal dining room and detached double garage.

The Laurieston II is a perfectly proportioned five-bedroom detached home with detached double garage. Its spacious entrance hall leads to an imposing living room with French doors opening to the garden. There is open-plan kitchen/family room with plenty space for family dining, and a separate formal dining room perfect for entertaining. The stylish kitchen also has French doors opening to the garden for al-fresco dining and is fitted out with premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven with hood, and a built-in combination microwave. A separate utility room provides direct access to the garden. It also contains a sink and is plumbed and wired for washing machine and tumble drier. Off the entrance hall, there is a downstairs cloakroom.

Upstairs, there are five bedrooms leading from the galleried landing, four of which are large double-size rooms. The master bedroom has a walk-in wardrobe, an en-suite shower room with spacious 1200mm rain shower, chrome heated towel rail and fitted vanity-furniture. The guest bedroom has its own en-suite shower room, while bedrooms three, four and five share the well-appointed family bathroom which is fitted with a double-ended bath, shower and chrome heated towel rail.

KEY FEATURES

- Five bedroom detached home
- Imposing living room with French doors to garden
- Large kitchen/family room also with French doors
- Separate formal dining room
- Utility room with direct access to garden
- Cloakroom on ground floor
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and separate shower
- Detached double garage with light and power
- Superb storage

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

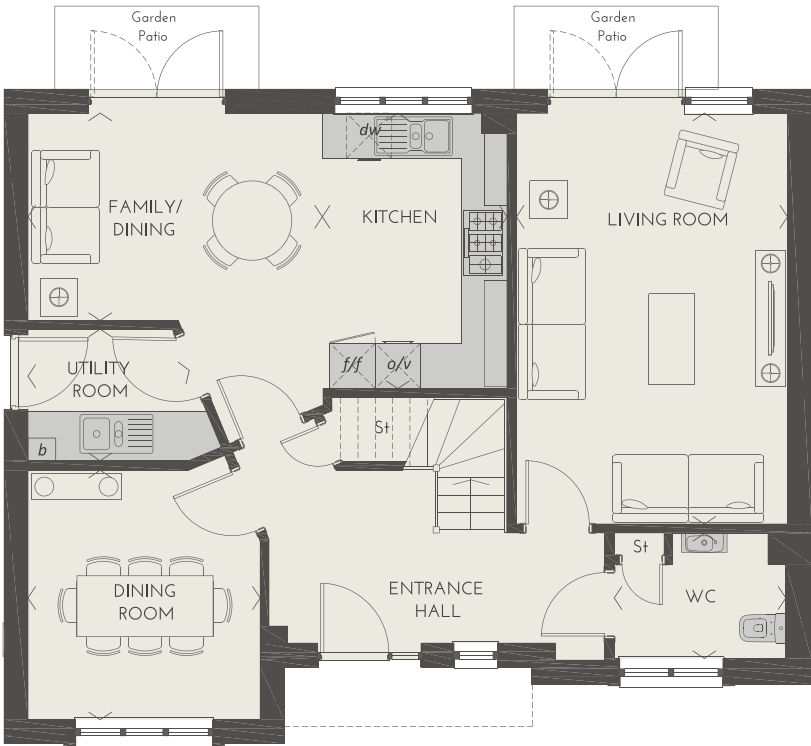
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
b - boiler  
cyl - hot water storage cylinder  
St - store

FIRST FLOOR

Master Bedroom	3.072m x 2.987m 10' 1" x 9' 10"
En-suite	2.187m x 1.573m 7' 2" x 5' 2"
Guest Bedroom	3.072m x 3.122m 10' 1" x 10' 3"
En-suite	1.370m x 2.109m 4' 6" x 6' 11"
Bedroom 3	2.400m x 4.095m 7' 10" x 13' 5"
Bedroom 4	2.865m x 2.600m 9' 5" x 8' 6"
Bedroom 5	2.237m x 2.600m 7' 4" x 8' 6"
Bathroom	2.195m x 2.600m 7' 2" x 8' 6"



Legend:  
b - boiler  
f/f - tall integrated fridge freezer  
o/v - tall integrated oven and microwave  
dw - integrated dishwasher  
St - store

GROUND FLOOR

Living Room	3.585m x 5.435m 11' 9" x 17' 10"
Dining Room	3.072m x 3.300m 10' 1" x 10' 10"
Kitchen	2.443m x 3.642m 8' 0" x 11' 11"
Family/Dining Area	3.894m x 2.742m 12' 9" x 9' 0"
WC	2.270m x 1.653m 7' 5" x 5' 5"
Utility	2.133m x 1.740m 7' 0" x 5' 9"
Detached Garage	5.072m x 5.072m 16' 8" x 16' 8"





THE HEDDON II AN OUTSTANDING FIVE BEDROOM HOME

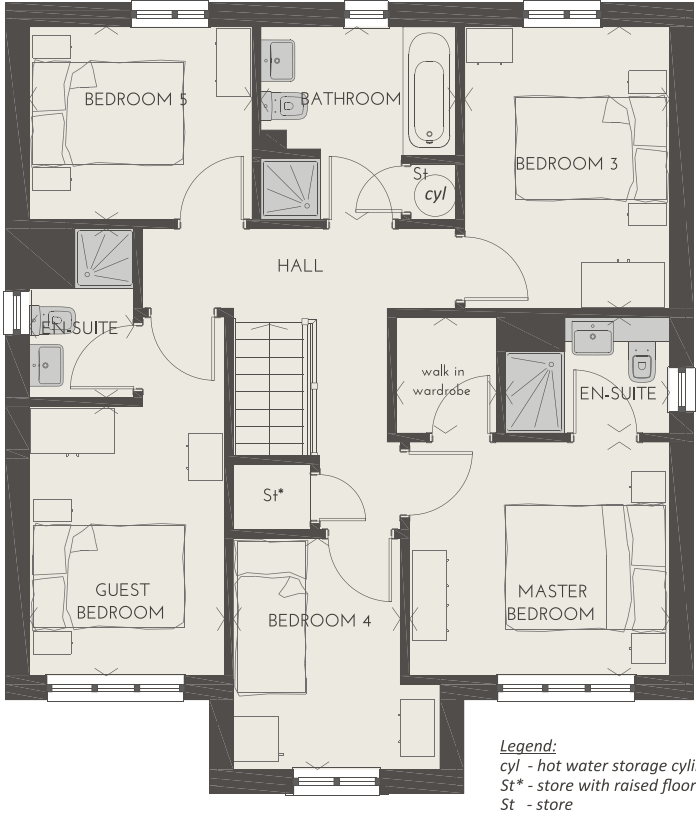
A wonderfully spacious detached home that boasts many fine accommodation features and also includes an integral garage.

The Heddon II is an impressive five-bedroom detached home which has a large, front facing living room at its heart from which glazed double doors lead through to a large open plan family/dining room and kitchen space. This spectacular space stretches the entire width of the home and it has French doors that lead out into the private garden. The striking kitchen is big enough to accommodate a sizeable family dining table and is fitted with a generous range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. The enclosed laundry zone is plumbed, wired and ready to go. Off the long entrance hall, there is also a convenient downstairs cloakroom.

Upstairs there are five bedrooms in total and a very spacious family bathroom that includes bath, separate shower enclosure and heated chrome towel rail. The master bedroom has a walk-in wardrobe and en-suite shower room with large shower and fitted vanity furniture, while the main guest bedroom also has its own en-suite shower room.

KEY FEATURES

- Five bedroom detached home
- Living room with glass doors to family/dining area
- Striking open plan kitchen/dining room
- French doors to garden
- Enclosed laundry zone
- Cloakroom on ground floor
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and separate shower
- Integral garage with light and power
- Superb storage



FIRST FLOOR

Master Bedroom	3.447m x 3.093m 11' 4" x 10' 2"
En-suite	2.175m x 1.530m 7' 2" x 5' 0"
Walk-in Wardrobe	1.329m x 1.530m 4' 4" x 5' 0"
Guest Bedroom	2.585m x 3.567m 8' 6" x 11' 8"
En-suite	1.383m x 2.235m 4' 6" x 7' 4"
Bedroom 3	2.711m x 3.731m 8' 11" x 12' 3"
Bedroom 4	2.210m x 3.057m 7' 3" x 10' 0"
Bedroom 5	2.950m x 2.552m 9' 8" x 8' 4"
Bathroom	2.581m x 2.552m 8' 6" x 8' 4"



GROUND FLOOR

Living Room	3.447m x 5.891m 11' 4" x 19' 4"
Dining/Family Room	4.738m x 2.568m 15' 7" x 8' 5"
Kitchen	3.734m x 3.462m 12' 3" x 11' 4"
Laundry	1.245m x 0.655m 4' 1" x 2' 2"
WC	1.191m x 1.771m 3' 11" x 5' 10"
Garage	2.550m x 4.922m 8' 4" x 16' 2"

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THE HOLLANDSWOOD II AN IMPRESSIVE FOUR BEDROOM HOME

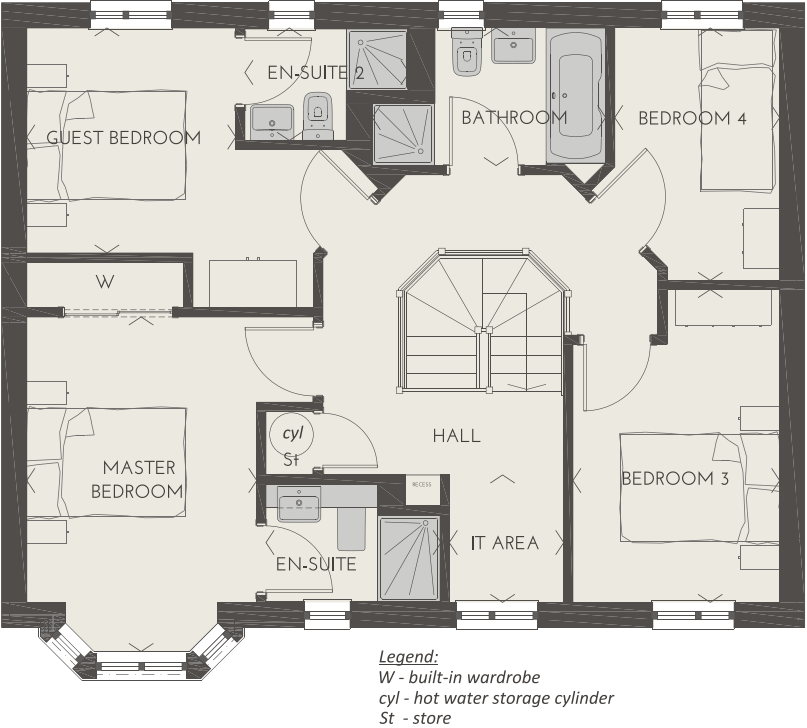
This distinctive four-bedroom detached home with detached double garage has many features that make it inspiring and unique. The welcoming hallway opens into a formal dining room with wide walk-in bay that gathers light into the room from various angles. The living room is also spacious and light thanks to its wide glazed screen and French doors which lead into the secure rear garden. The kitchen enjoys the full range of integrated AEG appliances that you’ve come to expect from a premium Stewart Milne home. With space for a breakfast table in the middle as well as a seating area to the front, this room will quickly become the heart of your home. Directly from the kitchen, you can access the utility room - plumbed and wired for your washing machine and tumble drier and which provides direct access to the garden - and, from the opposite end, the stylish WC/cloakroom.

Climb the feature winding staircase and you’ll find four bedrooms and a separate IT area wrapped around an attractive central galleried landing. Both the master and guest bedrooms have en-suite shower rooms. The master bedroom is particularly inviting as it too has a large walk-in bay window and its en-suite shower room is very chic, incorporating a large shower enclosure with both rain shower and separate shower mixer and stylish vanity furniture with wide mirror above. The family bathroom has the convenience of a walk-in shower as well as a bath with shower mixer and tall heated chrome towel rail.

KEY FEATURES

- Four bedroom detached home
- Spacious living room with French doors to garden
- Dining room with wide walk-in bay
- Kitchen/breakfast room with adjoining family ‘snug’
- Utility room
- Built-in wardrobe and en-suite shower room to master bedroom
- Family bathroom with both bath and shower enclosure
- IT area
- Double garage with light and power

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



FIRST FLOOR

Master Bedroom	4.126m x 2.897m 13' 6" x 9' 6"
En-suite	1.477m x 2.195m 4' 10" x 7' 2"
Guest Bedroom	2.835m x 2.632m 9' 4" x 8' 8"
En-suite	1.437m x 2.055m 4' 9" x 6' 9"
Bedroom 3	3.940m x 2.605m 12' 11" x 8' 7"
Bedroom 4	3.180m x 2.078m 10' 5" x 6' 10"
Bathroom	1.734m x 2.940m 5' 8" x 9' 8"
IT Area	1.605m x 1.443m 5' 3" x 4' 9"



GROUND FLOOR

Living Room	4.175m x 4.617m 13' 8" x 15' 2"
Dining Room	3.588m x 2.895m 11' 5" x 9' 6"
Kitchen/Breakfast	2.997m x 3.165m 9' 10" x 10' 5"
Family Room	4.237m x 2.875m 13' 11" x 9' 5"
WC	1.435m x 1.750m 4' 8" x 5' 9"
Utility	2.743m x 1.462m 9' 0" x 4' 10"
Detached Garage	Refer to site specific drawing

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.





THE HAWTHORNE II A DISTINCTIVE FOUR BEDROOM HOME

This is a confident and comfortable four bedroom home that comes complete with many distinguishing features and a detached garage.

The Hawthorne II comes with a spacious living room complete with a substantial feature window to the front and internal double doors that lead to a large open plan kitchen/dining/family room extending right across the full width of the house to the rear. The striking kitchen is big enough to accommodate a sizeable dining table and is fitted with a fine range of premium appliances including dishwasher, stainless steel gas hob, multi-function oven, cooker hood, microwave/grill and integrated fridge/freezer. There is also a separate utility room as well as a handy cloakroom and two storage cupboards on the ground floor.

Upstairs, there are four bedrooms, a family bathroom and excellent storage. The master bedroom has a generous sized wardrobe and an en-suite shower room with fitted vanity furniture and a large shower. The guest bedroom has its own en-suite shower room, while the two other bedrooms share the spacious family bathroom.

KEY FEATURES

- Four bedroom detached home
- Living room with double doors to dining room
- Open-plan kitchen/dining/family room
- Premium integrated appliances
- French doors to the garden
- Utility room with access to the garden
- En-suite shower room to master bedroom
- Wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Detached garage with light and power
- Excellent storage

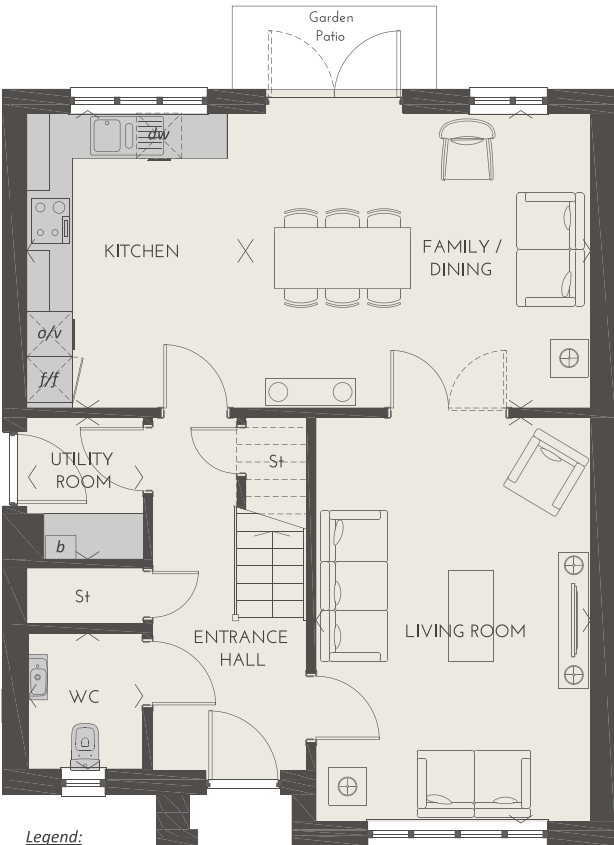
Please note: the position of the garage varies per plot; please see architectural site layout plan for details.



Legend:  
b - boiler  
cyl - hot water storage cylinder  
St - store  
W\* - wardrobe (with raised floor)

FIRST FLOOR

Master Bedroom	3.635m x 3.180m 11' 11" x 10' 5"
En-suite	2.418m x 1.450m 7' 11" x 4' 9"
Guest Bedroom	2.566m x 3.566m 8' 5" x 11' 8"
En-suite	1.362m x 2.301m 4' 6" x 7' 7"
Bedroom 3	2.421m x 4.509m 7' 11" x 14' 10"
Bedroom 4	2.544m x 2.600m 8' 4" x 8' 6"
Bathroom	2.265m x 2.600m 7' 5" x 8' 6"



Legend:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and microwave  
dw - integrated dishwasher  
St - store

GROUND FLOOR

Living Room	3.635m x 5.347m 11' 11" x 17' 7"
Kitchen/Breakfast Dining/Family	7.460m x 3.900m 24' 6" x 12' 10"
WC	1.512m x 1.760m 5' 0" x 5' 9"
Utility	1.545m x 1.875m 5' 1" x 6' 2"





THE HAMPSFIELD II A STUNNING FOUR BEDROOM HOME

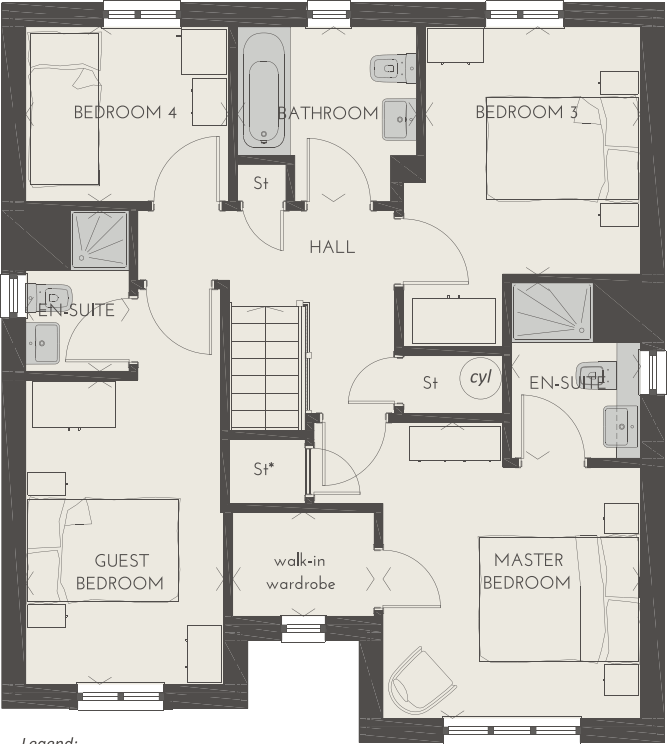
A cleverly designed four bedroom family home that combines style and comfort in equal measure to accommodate all your needs.

The Hampsfield II is a four-bedroom detached family home that comes complete with integral garage and downstairs cloakroom. The living room has a walk-in bay window that adds lots of light to this already airy room. The open-plan kitchen/family/dining area extends the entire width of the house at the rear. A range of premium appliances are fitted as standard including a fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. French doors off the family/dining area add light and open up the garden for alfresco dining. The laundry zone, which sits adjacent to the side door leading out to the garden, is all plumbed and wired to ensure your appliances are tucked discretely away.

On the second floor, there are four bedrooms and a family bathroom plus ample storage. The master bedroom is sumptuous with walk-in wardrobe and en-suite shower room with a generous 1100mm shower, fitted vanity furniture, heated chrome towel rail and wall mirror. The guest bedroom also has en-suite shower room, while the third and fourth bedrooms share the contemporary and stylish family bathroom.

KEY FEATURES

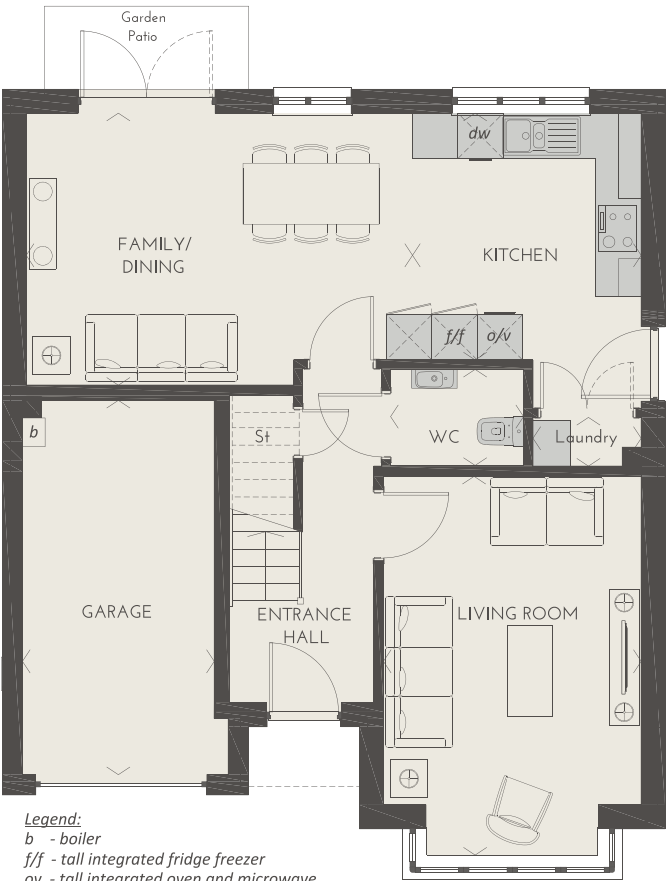
- Four bedroom detached home
- Living room with feature walk-in bay
- Stylish kitchen with premium appliances
- Spacious family/dining area
- Concealed laundry zone
- Cloakroom on ground floor
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Integral garage with light and power
- Excellent storage



Legend:  
cyl - hot water storage cylinder  
St - store  
St\* - store ( with raised floor)

FIRST FLOOR

Master Bedroom	3.410m x 3.917m 11' 2" x 12' 10"
En-suite	2.320m x 1.707m 7' 7" x 5' 7"
Guest Bedroom	2.622m x 4.025m 8' 7" x 13' 2"
En-suite	1.367.5m x 2.129m 4' 6" x 7' 0"
Bedroom 3	2.850m x 3.272m 9' 4" x 10' 9"
Bedroom 4	2.685m x 2.313m 8' 10" x 7' 7"
Bathroom	2.370m x 2.313m 7' 9" x 7' 7"



Legend:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and microwave  
dw - integrated dishwasher  
St - store

GROUND FLOOR

Living Room	3.410m x 5.020m 11' 2" x 16' 6"
Kitchen	3.025m x 3.263m 9' 11" x 10' 8"
Family/Dining Area	5.110m x 3.597m 16' 9" x 11' 10"
WC	1.759m x 1.270m 5' 9" x 4' 2"
Laundry	1.432m x 0.650m 4' 8" x 2' 2"
Garage	2.537m x 4.950m 8' 4" x 16' 3"

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THE DUKESWOOD II A STRIKING FOUR BEDROOM HOME

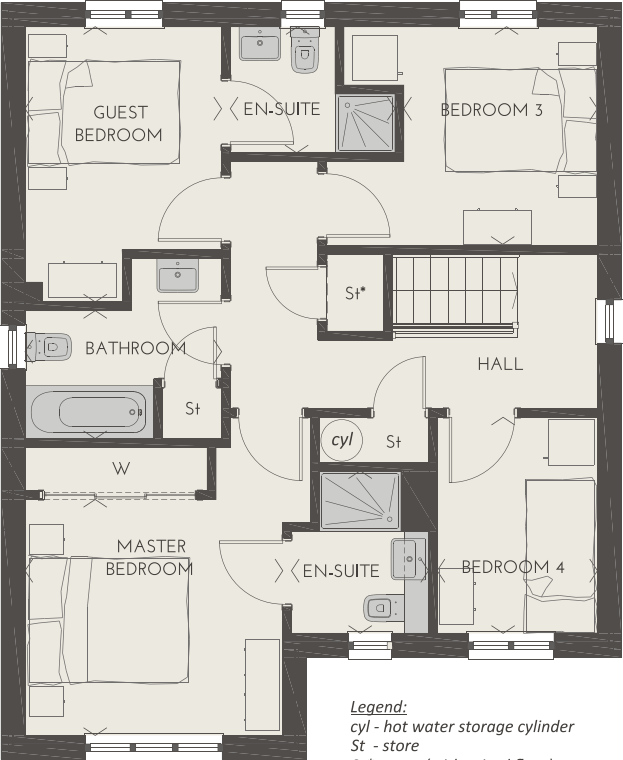
A warm and welcoming four bedroom detached family home that is fully designed for ease of living and includes an integral garage.

The Dukeswood II is a striking four-bedroom detached home which opens with a long entrance hall that opens into a bright and spacious living room at the front of the house. To the rear of this fine home, a well-appointed kitchen sits in an open-plan arrangement with a large family/dining room area that is complete with French doors leading to the private rear garden. The kitchen is fitted with a range of premium appliances including dishwasher, fridge/freezer, multi-function oven, microwave, stainless steel gas hob and cooker hood. There is a separate utility room, which conveniently provides direct access to the garden, as well as a handy cloakroom and integral garage with light and power.

On the first floor, there are four good-sized bedrooms and a shared family bathroom plus an abundance of storage. The master bedroom comes complete with a built-in wardrobe and en-suite shower room. The latter has stylish vanity furniture fitted throughout, a chrome heated towel rail for extra comfort and a mounted wall mirror. There are three further bedrooms on this floor including a spacious guest bedroom complete with its own comfortable en-suite shower room.

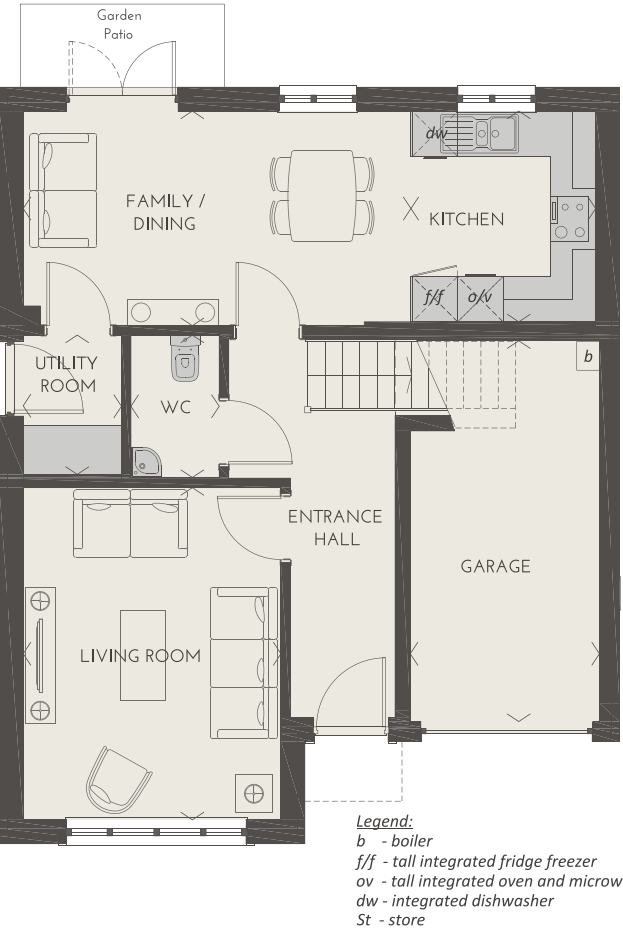
KEY FEATURES

- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to rear garden
- Utility room and cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Integral garage with light and power
- Excellent storage



FIRST FLOOR

Master Bedroom	3.410m x 3.120m 11' 2" x 10' 3"
En-suite	1.812m x 2.139m 5' 11" x 7' 0"
Guest Bedroom	2.600m x 3.640m 8' 6" x 11' 11"
En-suite	2.180m x 1.668m 7' 2" x 5' 6"
Bedroom 3	2.562m x 2.897m 8' 5" x 9' 6"
Bedroom 4	2.120m x 2.858m 6' 11" x 9' 4"
Bathroom	2.382m x 2.600m 7' 10" x 8' 6"



GROUND FLOOR

Living Room	3.410m x 4.393m 11' 2" x 14' 5"
Kitchen	2.443m x 2.787m 8' 0" x 9' 2"
Family/Dining Area	5.129m x 2.837m 16' 10" x 9' 4"
WC	1.168m x 1.882m 3' 10"x 6' 2"
Utility	1.300m x 1.842m 4' 3" x 6' 1"
Garage	2.502m x 5.035m 8' 3" x 16' 6"

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THE DENEWOOD II A BEAUTIFUL FOUR BEDROOM HOME

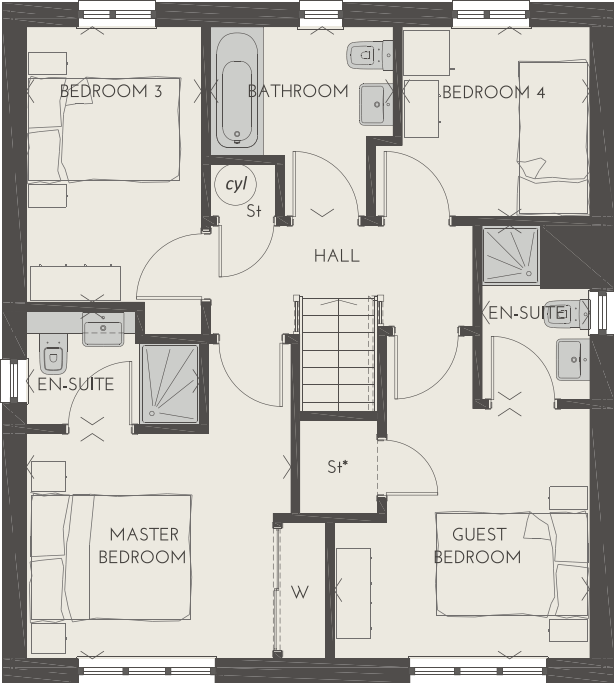
A well appointed four bedroom detached home that has many attractive and convenient features including an integral garage.

The Denewood II is a fine four-bedroom detached home that boasts a light and airy living room and an expansive open-plan kitchen/dining room with French doors leading out to the private garden. The stylish kitchen has a range of premium appliances fitted as standard. These included fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. A handy utility room is plumbed and wired – all ready for a washing machine and tumble drier, while the accommodation on the ground floor also includes a cloakroom and an integral garage with light and power.

Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom plus an abundance of storage. The master bedroom comes complete with a built-in wardrobe and en-suite shower room. The latter has stylish vanity furniture fitted throughout, a chrome heated towel rail for extra comfort and a mounted wall mirror. There are three further bedrooms on this floor including a spacious guest bedroom complete with its own comfortable en-suite shower room.

KEY FEATURES

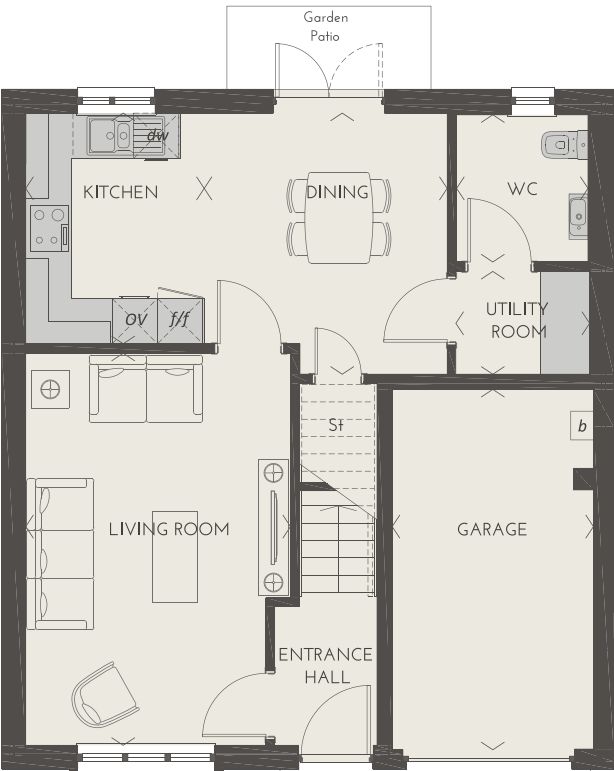
- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to private garden
- Utility room and cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Integral garage with light and power
- Excellent storage



Legend:  
cyl - hot water storage cylinder  
St\* - store (with raised floor)  
W - built-in wardrobe

FIRST FLOOR

Master Bedroom	3.502m x 2.980m 11' 6" x 9' 9"
En-suite	2.292m x 1.505m 7' 6" x 4' 11"
Guest Bedroom	3.387m x 3.312m 11' 1" x 10' 10"
En-suite	1.433m x 2.305m 4' 8" x 7' 7"
Bedroom 3	2.322m x 3.645m 7' 7" x 11' 11"
Bedroom 4	2.489m x 2.512m 8' 2" x 8' 3"
Bathroom	2.418m x 2.512m 7' 11" x 8' 3"



Legend:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and microwave  
dw - integrated dishwasher  
St - store

GROUND FLOOR

Living Room	3.502m x 5.185m 11' 6"x 17' 0"
Kitchen	2.511m x 2.361m 8' 3" x 7' 9"
Dining Area	3.064m x 3.453m 10' 1" x 11' 4"
WC	1.738m x 1.946m 5' 8" x 6' 5"
Utility	1.770m x 1.360m 5' 10" x 4' 6"
Garage	2.662m x 4.757m 8' 9" x 15' 7"

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THE PARKWOOD II A FOUR BEDROOM SEMI-DETACHED HOME

This characterful four bedroom detached home comes with a detached single garage.

The Parkwood II has a wide entrance hall which leads to a light and airy living room with feature deep walls in the bay window. The well-appointed kitchen is fitted with premium appliances from AEG including fully integrated dishwasher, fridge/freezer, stainless steel gas hob, oven, microwave and cooker hood. The kitchen is large enough to accommodate a table for informal dining and French doors leading to the secure garden. There is also a separate utility store for your laundry equipment, and a useful WC/cloakroom on the ground floor.

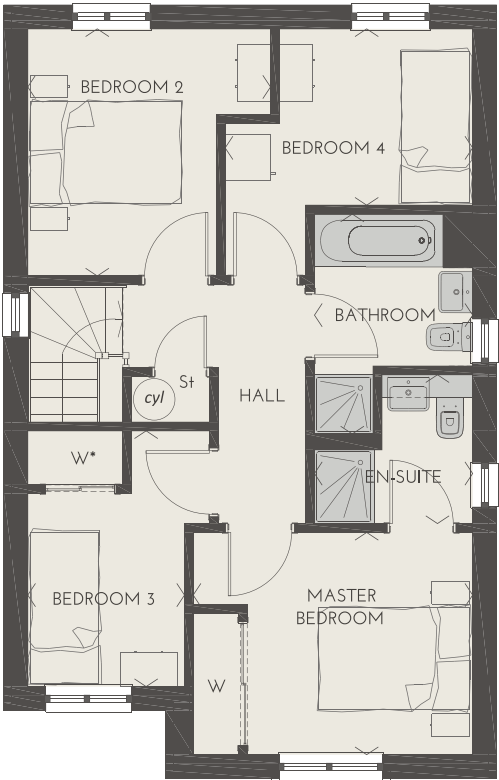
The light and airy staircase leads to a long landing with four good sized bedrooms. There is ample storage as two of the bedrooms have built-in wardrobes and the master bedroom benefits from an en-suite shower room with your choice of built-in vanity unit.

The well-appointed family bathroom has a bath and separate shower cubicle.

KEY FEATURES

- Four bedroom semi-detached home
- Living room with bay window
- Spacious open-plan kitchen/dining room with French doors to rear garden
- Premium appliances from AEG fitted in kitchen
- Utility room
- WC/cloakroom on the ground floor
- Master bedroom with built in wardrobe and en-suite shower room
- Family bathroom
- Ample storage
- Detached single garage with light and power

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
cyl - hot water storage cylinder  
St - store  
W - built-in wardrobe  
W\* - built-in wardrobe with raised floor

FIRST FLOOR

Master Bedroom	2.938m x 3.697m 9' 8" x 12' 2"
En-suite	1.967m x 2.092m 6' 5" x 6' 10"
Bedroom 2	3.267m x 2.496m 10' 9" x 8' 2"
Bedroom 3	3.382m x 2.073m 11' 1" x 6' 10"
Bedroom 4	2.356m x 3.261m 7' 9" x 10' 8"
Bathroom	2.910m x 2.092m 9' 7" x 6' 10"



Legend:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and microwave  
dw - integrated dishwasher  
St - store

GROUND FLOOR

Living Room	4.875m x 3.772m 16' 0" x 12' 5"
Kitchen/Dining	3.257m x 5.885m 10' 8" x 19' 4"
WC	1.215m x 1.835m 4' 0" x 6' 0"
Utility	1.865m x 1.787m 6' 1" x 5' 10"





THE WESTWOOD II A FOUR BEDROOM DETACHED HOME

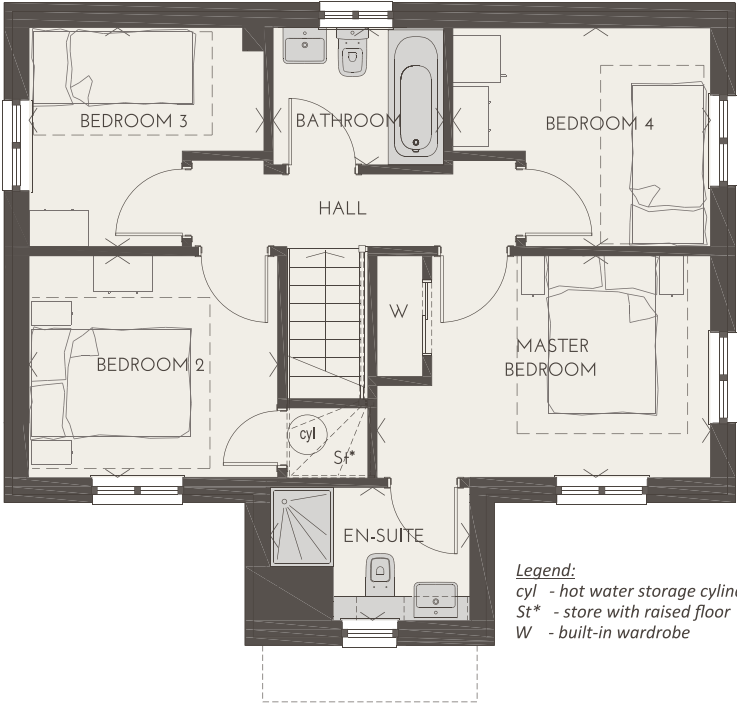
This stunning four bedroom detached home is filled with light from an abundance of windows and French doors. The stand out large living room has two sets of French doors leading onto the garden. Across the hall the open plan kitchen/dining area. Depending on the stage of construction, for a little extra cost you can opt to have a separate dining room instead of open-plan living. The kitchen includes premium appliances from AEG including dishwasher, fridge/ freezer, multifunction oven, microwave, stainless steel gas hob and cooker hood. The kitchen comes complete with separate utility room.

Upstairs, there are four bedrooms leading from the landing, the master bedroom with dual aspect windows and fitted wardrobes comes with its own en-suite shower and vanity unit. There is also a guest bedroom, two further bedrooms and a family bathroom.

KEY FEATURES

- Four bedroom detached home
- Spacious living room with two sets of French doors to garden
- Open-plan kitchen/breakfast/family room
- Utility room
- WC/ cloakroom on ground floor
- Master bedroom has a built-in wardrobe as well as luxury en-suite shower room
- Three further bedrooms
- Family bathroom
- Ample storage
- Detached garage with light and power

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



FIRST FLOOR

Master Bedroom	4.201m x 2.790m 13' 8" x 9' 1"
En-suite	2.510m x 1.675m 8' 2" x 5' 5"
Guest Bedroom	3.133m x 2.790m 10' 3" x 9' 1"
Bedroom 3	2.960m x 2.755m 9' 7" x 9' 0"
Bedroom 4	3.245m x 2.755m 10' 6" x 9' 0"
Bathroom	2.150m x 1.725m 7' 0" x 5' 7"



GROUND FLOOR

Living Room	3.123m x 5.660m 10' 2" x 18' 6"
Kitchen/Dining	3.111m x 5.660m 10' 8" x 19' 4"
WC	1.025m x 1.665m 3' 4" x 5' 5"
Utility	1.730m x 1.656m 5' 8" x 5' 5"





THE CARLTON II A HANDSOME FOUR BEDROOM HOME

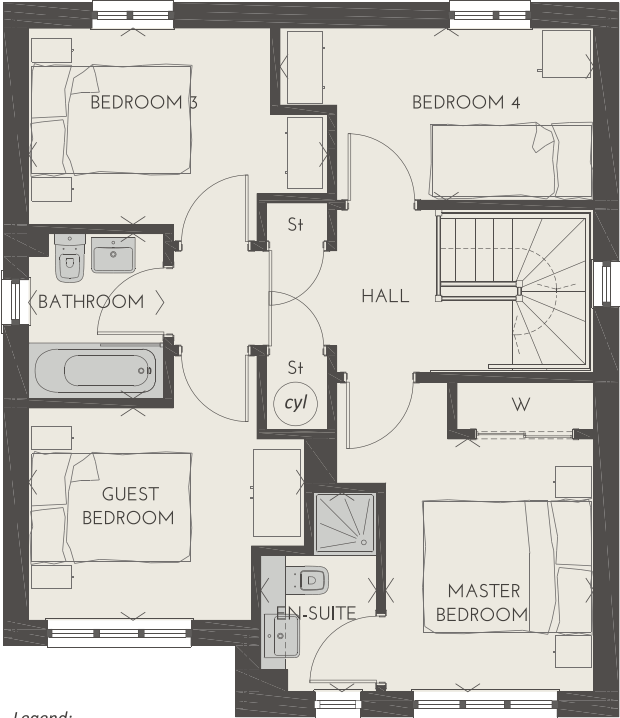
This generous four bedroom detached home has everything one needs for comfortable modern living including an integral garage.

The Carlton II is a four bedroom detached family home with spacious living room to the front, fantastic open-plan kitchen/dining room to the rear and a convenient cloakroom on the ground floor. The kitchen is fitted with a fine range of premium appliances. These include integrated dishwasher and fridge/freezer, as well as stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. There are also French doors leading to the secure rear garden for ease of alfresco dining.

Upstairs, the master bedroom boasts a fitted wardrobe and en-suite shower room. The latter comes with fitted vanity furniture providing useful storage within and worktop above. There is also a wall-width mirror to add more light and a tall chrome heated towel radiator for comfort. There are three further bedrooms on the first floor including a spacious guest bedroom. The shared bathroom has contemporary sanitary ware and includes an over-bath shower with shower screen.

KEY FEATURES

- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to garden
- Cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- Integral garage with light and power
- Excellent storage



Legend:  
cyl- hot water storage cylinder  
St - store  
W - built-in wardrobe

FIRST FLOOR

Master Bedroom	2.625m x 3.185m 8' 7" x 10' 5"
En-suite	1.457m x 2.511m 4' 9" x 8' 3"
Guest Bedroom	3.475m x 2.675m 11' 5" x 8' 9"
Bedroom 3	3.767m x 2.475m 12' 4" x 8' 1"
Bedroom 4	3.955m x 2.170m 13' 0" x 7' 1"
Bathroom	1.705m x 2.080m 5' 7" x 6' 10"



Legend:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and microwave  
dw - integrated dishwasher

GROUND FLOOR

Living Room	4.400m x 4.492m 14' 5" x 14' 9"
Kitchen	2.725m x 2.832m 8' 11" x 9' 4"
Dining Area	3.162m x 2.170m 10' 5" x 7' 1"
WC	1.100m x 2.150m 3' 7" x 7' 1"
Garage	2.572m x 4.820m 8' 5" x 15' 10"





THE CORRYWOOD II AN IMPRESSIVE THREE BEDROOM HOME

This well appointed three bedroom detached home has impressive dual frontage, good family accommodation and a detached garage.

The Corrywood II has a most welcoming entrance hall that opens to the right into a spacious, light and airy living room with dual-aspect windows. Left off the hall, the eat-in kitchen comes fully fitted with premium, integrated appliances including an fridge/freezer, stainless steel gas hob, multi-function oven and cooker hood. From the large kitchen/dining area, French doors open onto the garden for alfresco dining and a handy utility room provides space for washing machine, tumble dryer and storage. There is also a downstairs cloakroom.

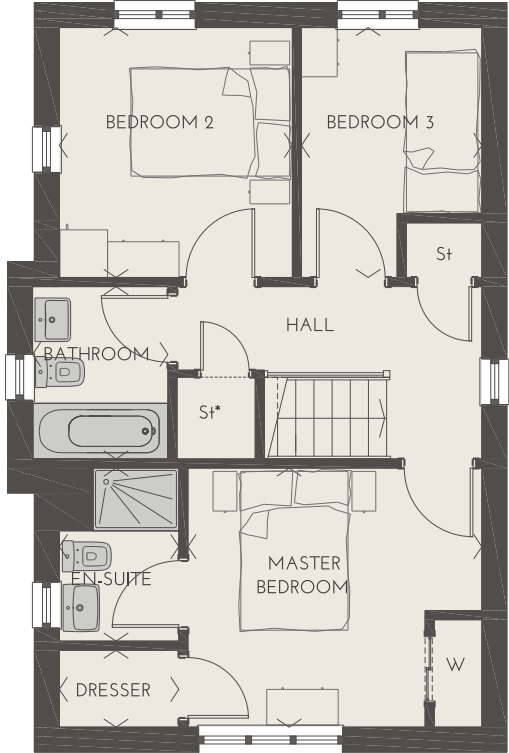
Upstairs, the spacious master bedroom has a built-in wardrobe and an en-suite shower room with 1100mm shower. Another good-sized double bedroom and a single bedroom are also on this floor, and the family bathroom has stylish and contemporary free-standing sanitary ware. There is additional storage upstairs too.

KEY FEATURES

- Three bedroom detached home
- Spacious living room with dual aspect windows
- Contemporary open-plan kitchen/dining room
- Integrated premium appliances
- French doors to garden
- Utility room and cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- Garage with light and power
- Excellent storage

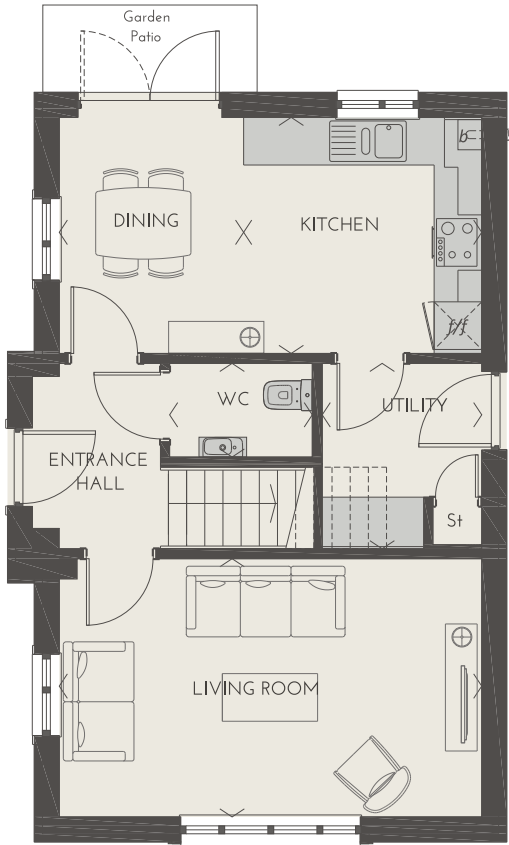
Please note: the position of the detached garage varies per plot; please see architectural site layout plan for details.

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FIRST FLOOR

Master Bedroom	3.262m x 3.702m 10' 8" x 12' 2"
Dresser	0.968m x 1.505m 3' 2" x 4' 11"
En-suite	2.179m x 1.505m 7' 2" x 4' 11"
Bedroom 2	3.147m x 2.935m 10' 4" x 9' 8"
Bedroom 3	3.147m x 2.272m 10' 4" x 7' 5"
Bathroom	2.170m x 1.705m 7' 1" x 5' 7"



GROUND FLOOR

Living Room	325.2m x 5.322m 10' 8" x 17' 6"
Kitchen	2.973m x 3.000m 9' 9" x 9' 10"
Dining	2.973m x 2.322m 9' 9" x 7' 7"
Utility	2.335m x 2.010m 7' 8" x 6' 7"
WC	1.180m x 1.797m 3' 10" x 5' 11"





THE CASTLEWELLAN II AN IMPOSING THREE BEDROOM HOME

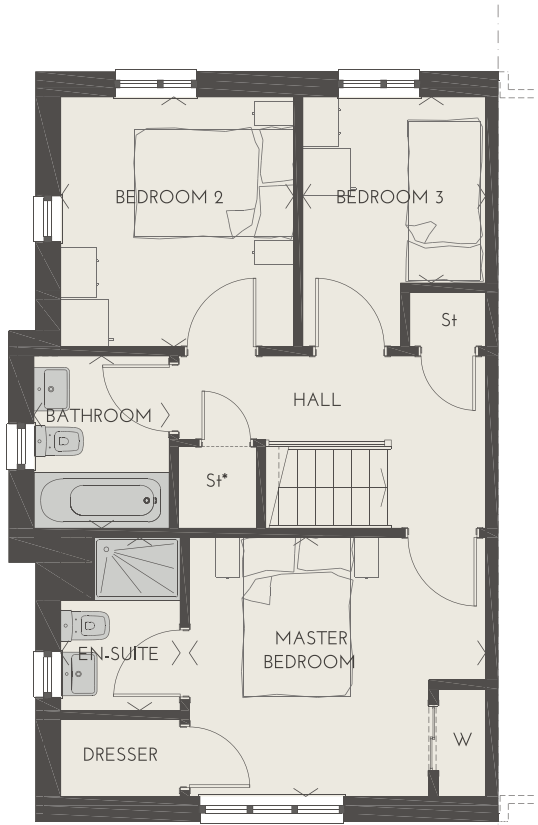
The dual-aspect living room is light and airy. The open-plan breakfasting kitchen is fitted with premium appliances and French doors to the garden and has plenty of room for a large dining table. Tastefully integrated within is a range of AEG appliances – stainless steel gas hob, cooker hood, oven and fridge/freezer. A utility room – wired and plumbed for your washing machine and tumble drier – is located off the kitchen. As always in every Stewart Milne home, there is a cloakroom at entry level.

Upstairs, the master bedroom has a dresser and fitted wardrobe and an en-suite shower room with spacious 1100mm shower cubicle. The family bathroom incorporates stylish contemporary sanitary ware.

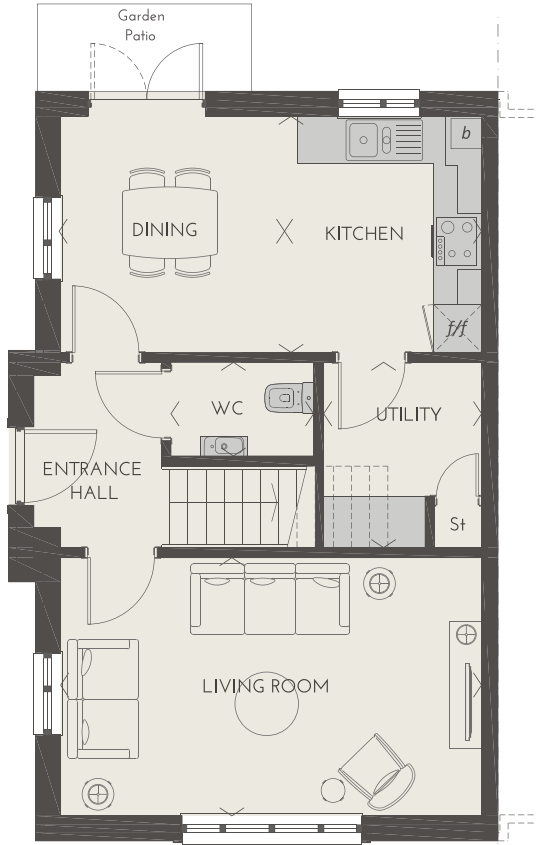
KEY FEATURES

- Three bedroom semi-detached home
- Spacious living room with dual aspects
- Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG
- French doors to private rear garden
- Utility room and cloakroom on ground floor
- En-suite shower room and built-in wardrobes to master bedroom

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
St - store  
St\* - store with raised floor  
W - built in wardrobe



Legend:  
f/f - tall integrated fridge freezer  
b - boiler  
St - store

FIRST FLOOR

Master Bedroom	3.262m x 3.733m 10' 8" x 12' 3"
En-suite	2.179m x 1.505m 7' 2" x 4' 11"
Bedroom 2	2.432m x 2.935m 8' 0" x 9' 8"
Bedroom 3	2.344m x 2.303m 7' 8" x 7' 7"
Bathroom	2.170m x 1.705m 7' 1" x 5' 7"

GROUND FLOOR

Living Room	3.252m x 5.303m 10' 8" x 17' 5"
Kitchen/Dining	2.973m x 5.304m 9' 9" x 17' 5"
Utility	2.335m x 1.991m 7' 8" x 6' 6"
WC	1.180m x 1.797m 3' 10" x 5' 11"





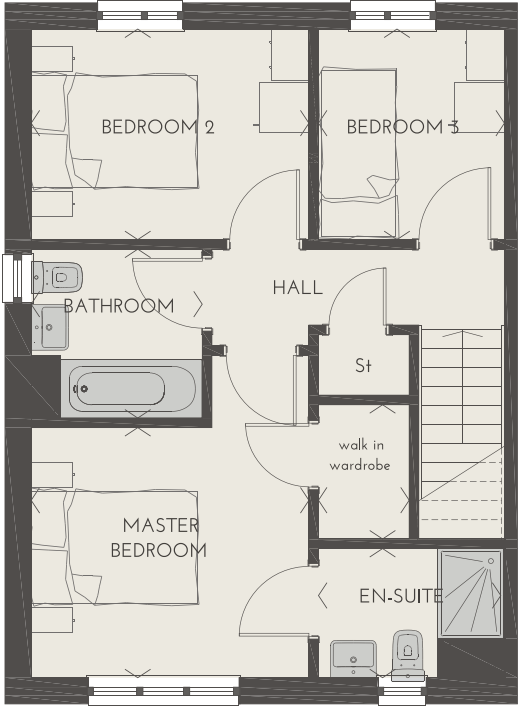
THE CAPLEWOOD II AN ELEGANT THREE BEDROOM HOME

The Caplewood II is an elegant and highly-functional home – the entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. At one end, the kitchen has many value-added items comprising 1½ bowl stainless steel sink, multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away there is an ingenious ‘laundry zone’. Within this zone, your washing machine and tumble drier can be fitted, keeping your laundry handy but hidden.

Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide, luxurious 1100mm shower cubicle to the master bedroom. Whilst the master bedroom has the luxury of a walk-in wardrobe.

KEY FEATURES

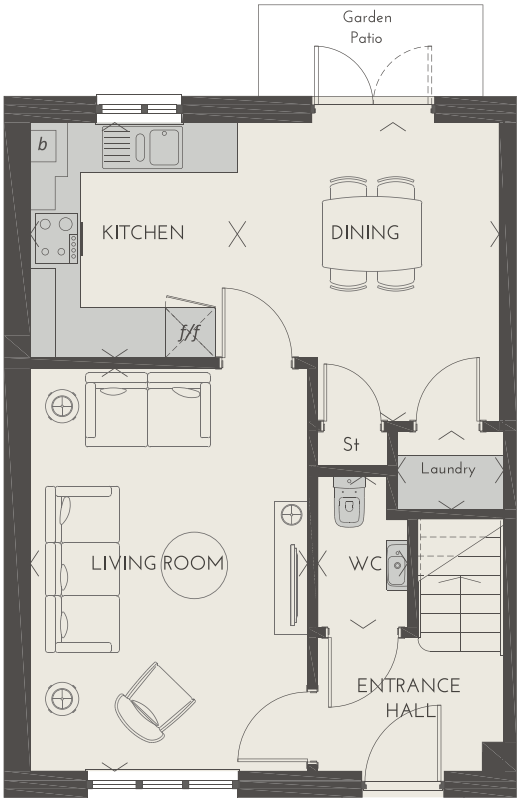
- Three bedroom semi-detached family home
- Spacious living room
- Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG
- French doors to garden
- Concealed laundry zone
- WC/cloakroom on ground floor
- Walk-in wardrobe to master bedroom



Legend:  
St - store

FIRST FLOOR

Master Bedroom	3.340m x 3.006m 10' 11" x 9' 10"
En-suite	2.223m x 1.552m 7' 3" x 5' 1"
Bedroom 2	2.650m x 2.531m 8' 8" x 8' 4"
Bedroom 3	2.531mm x 2.236m 8' 4" x 7' 4"
Bathroom	2.057m x 2.030m 6' 9" x 6' 8"



Legend:  
f/f - tall integrated fridge freezer  
b - boiler  
St - store

GROUND FLOOR

Living Room	4.845m x 3.335m 15' 11" x 10' 11"
Kitchen/Dining	5.638m x 2.827m 18' 6" x 9' 3"
WC	1.825m x 1.077m 6' 0" x 3' 6"
Utility	1.280m x 1.087m 4' 2" x 3' 7"





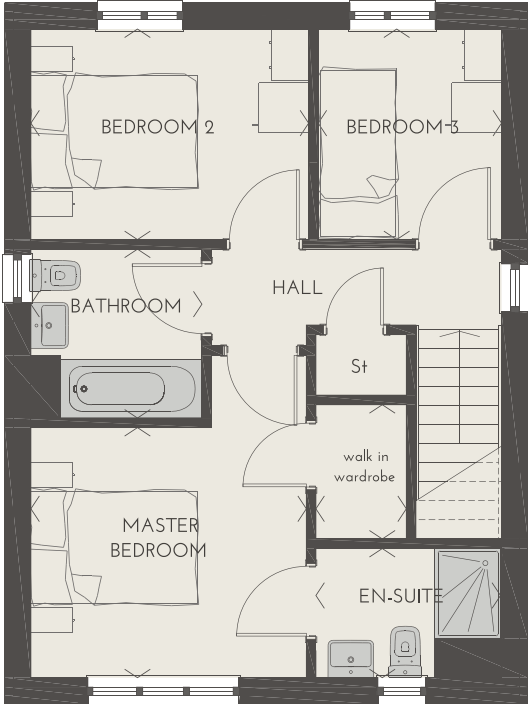
THE CASTLEVALE II A DESIRABLE THREE BEDROOM HOME

The Castlevale II is an elegant and highly-functional home – the entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. At one end, the kitchen has many value-added items comprising 1½ bowl stainless steel sink, multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away is an ingenious ‘laundry zone’. Within this zone, your washing machine and tumble drier can be fitted, keeping your laundry handy but hidden.

Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide, luxurious 1100mm shower cubicle to the master bedroom. Whilst the master bedroom has the luxury of a walk-in wardrobe.

KEY FEATURES

- Three bedroom detached home
- Spacious living room
- Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG
- French doors to garden
- Concealed laundry zone
- WC/cloakroom on ground floor
- En-suite shower room to master bedroom with walk-in wardrobe



Legend:  
St - store

FIRST FLOOR

Master Bedroom	3.312m x 3.006m 10' 10" x 9' 10"
En-suite	2.220m x 1.552m 7' 3" x 5' 1"
Bedroom 2	2.650m x 2.531m 8' 8" x 8' 4"
Bedroom 3	2.531m x 2.205m 8' 4" x 7' 3"
Bathroom	2.057m x 2.030m 6' 9" x 6' 8"



Legend:  
f/f - tall integrated fridge freezer  
b - boiler  
St - store

GROUND FLOOR

Living Room	4.845m x 3.304m 15' 11" x 10' 10"
Kitchen/Dining	5.660m x 3.563m 18' 7" x 11' 8"
WC	1.825m x 1.077m 6' 0" x 3' 6"
Laundry Zone	1.280m x 1.069m 4' 2" x 3' 6"

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.





THE ARGYLL II A WELCOMING THREE BEDROOM HOME

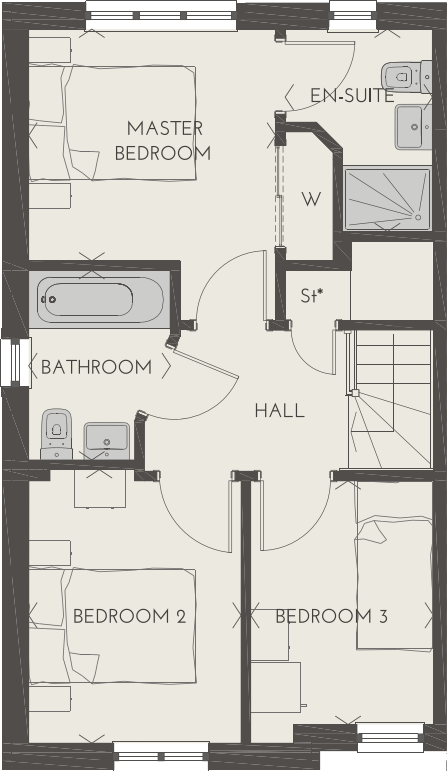
On the ground floor of this highly functional three-bedroom home, there is a spacious living room to the front with large store located off the attractive – tucked-away – winding staircase. The spacious and chic kitchen/dining room to the rear includes French doors leading to the garden and integrated premium appliances which includes stainless steel oven, gas hob, cooker hood and fully integrated fridge/freezer. Off the hall a WC/cloakroom is a useful addition for guests and family alike.

Upstairs, the master bedroom has a built-in wardrobe and en-suite shower room with luxury 1100mm shower enclosure and two further bedrooms and the family bathroom.

KEY FEATURES

- Spacious three bedroom home
- Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG
- French doors to garden
- Downstairs WC/cloakroom
- En-suite shower room and built-in wardrobe to master bedroom

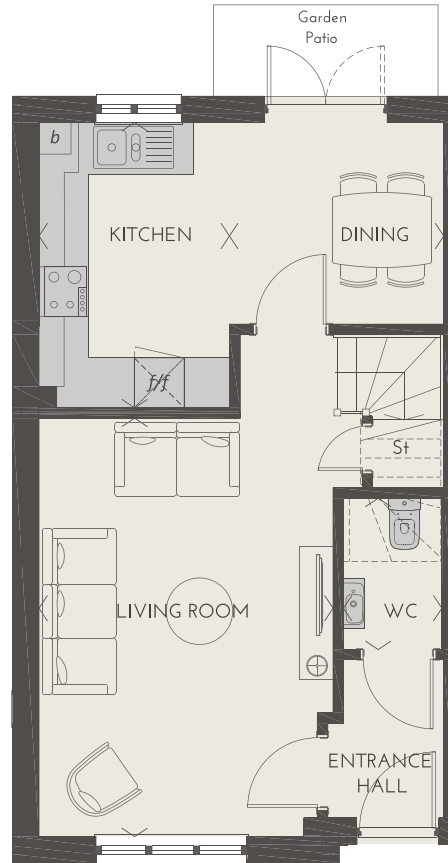
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
W - built-in wardrobe  
St\* - store with raised floor

FIRST FLOOR

Master Bedroom	2.788m x 2.969m 9' 2" x 9' 9"
En-suite	1.771m x 2.435m 5' 10" x 8' 0"
Bedroom 2	3.289m x 2.473m 10' 10" x 8' 1"
Bedroom 3	2.929m x 2.197m 9' 7" x 7' 2"
Bathroom	2.277m x 1.705m 7' 6" x 5' 7"



Legend:  
fff - tall integrated fridge freezer  
b - boiler  
St - store

GROUND FLOOR

Living Room	5.30m x 3.536m 16' 6" x 11' 7"
Kitchen/Dining	3.430m x 4.867m 11' 3" x 16' 0"
WC	1.819m x 1.184m 6' 0" x 3' 11"



## Stewart Milne Homes: A little bit about us...

As an award-winning homebuilder with a sector-leading reputation for quality, we highly value our customers, and always aim to provide the level of service and commitment that they expect from us.

We know how important customer service is, and whether you are a first time buyer or a seasoned buyer, you'll find our team is always on hand to advise and support you. Indeed, meeting the needs of our

customers is our highest priority. We have invested significantly in researching the market to ensure that we fully understand all the needs and aspirations of our customers, whether they are first-time buyers, families moving up the market or couples and singles downsizing. We then use this information to design and build new homes that are exactly what our customers are looking for.





# Stewart Milne Homes: Our promise to you...

Our commitment to you is set out in our Customer Charter. We promise to provide you with a high quality home to be proud of. We'll make the process as easy as possible and will always be polite, professional, punctual, pro-active and presentable.

## Our mission

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

## We will keep you informed at all times

We will ensure you have one point of contact throughout to offer you advice and provide as much information as possible about each stage of the buying process. We will ensure information is accurate and up to date to help you make informed choices. We will always do our utmost to ensure that all our advertising materials reflect our product in a clear and honest manner. We will aim to provide you with the most up-to-date information on floor plans, specifications, a written reservation agreement, our Home Warranty cover, and any fees that may apply.

## We will adhere to professional standards

Our staff members are trained to provide a high level of customer service and to offer every support and assistance; they will be helpful, professional and knowledgeable. However, 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 will communicate directly with your solicitors to provide all the information required to complete your purchase and we will provide them with a written contract giving the full terms and conditions of sale including termination clauses. Should there be any delays due to inclement weather or the late delivery of materials, we will keep you and your solicitors informed.

Your health and safety is important to us, so when you visit the development we will inform you of any precautions you need to take to remain safe. When you reserve a home, we will provide you with a reservation agreement detailing the terms of your reservation, including the reservation fee, property details, selling price, and the term that the price is valid for. We will detail any monthly management costs, and the terms and conditions that apply in the event of any reservation being cancelled.

## We will respect you and your new home

We will ensure that your new home is clean and ready for you when you move in. If you should have any queries, we will respond quickly and professionally. We aim to plan any work at times to suit you and agree times for completing works. Our teams will arrive on time and provide you with identification. We will respect your privacy and carry out works in accordance with approved risk assessments and method statements for your safety, security and peace of mind. We will respect your home and clean up all work areas before leaving.

## We will continue to improve our service

Stewart Milne Homes listens to and learns from the people who matter – our customers – which is why we use an independent market research company called In-house UK to conduct telephone surveys with all new homeowners between three and seven weeks after entry.

The prestigious ‘Gold Award’ awarded by In-house UK recognises companies who achieve over 90% satisfaction ratings from customers. We are proud to report that Stewart Milne Homes has achieved the ‘Gold Award’ in every year since we began these surveys.





# Stewart Milne Homes: Let us help you...

It's a big step. It's a great feeling. It's a chance to start afresh in a brand new home that you can make your own. But the experience of buying a new home can also be time-consuming. 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.

We aim to ensure that the whole experience of buying your new home is as easy and simple as possible. We've laid out the key steps below, but please ask for any help or guidance you need. So let's get started...

## 1. Visit Wrea Brook Park

Our marketing suite and showhomes are open weekly from Thursday through to Monday inclusive, from 10.00am to 5.00pm. Please call ahead to confirm a suitable appointment time so that your assigned Sales Consultant can give you their undivided attention. If you wish to visit outwith these hours, please call 07887 897538 and we'll be happy to arrange an appointment to suit you.

## 2. Reserve your home first

Wrea Brook Park is very desirable, so you do have the chance to reserve your new home now. When you get in touch, you will be assigned a sales consultant who will help you choose your property – and, if suitable, offer you a choice of fittings and finishes when you reserve early. We'll also provide you with our Guide to Buying Your New Home to help you plan your move.

## 3. Helping you with your move

Our aim is to make the whole process of moving home as easy as possible for you – our 40 years of experience have proved how vital that is to all our customers. To ensure your move to Wrea Brook Park is as smooth as possible, we can help you with:

- Solicitors
- Mortgages
- Interior designers
- Removal companies
- Advice on marketing and selling your existing house

## 4. Keeping you right on day one

The best thing about buying a new Stewart Milne home is that you'll have nothing to worry about on the day you move in – as your very own customer service co-ordinator will be at the end of a telephone should you need any help while settling in. You will also receive a comprehensive Guide to Your New Home and a detailed Home Owner's Pack.

## 5. Taking care of any little issues

Our comprehensive warranties cover any potential issues. The list of what's covered runs to three A4 pages, and includes central heating (other than boiler servicing), wastes and drains, kitchen appliances, flashings, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more. In addition, all kitchen appliances are covered by a two-year manufacturer's warranty.

## 6. Your long term peace of mind

The National House Building Council 10-year warranty covers all new Stewart Milne homes. For the first two years, we will take care of any agreed defects as quickly as possible. For the remaining eight years, in the unlikely event of a structural defect, this would be dealt with directly by the highly respected NHBC – the benchmark for quality in British building standards.





# Wrea Brook Park: Here’s how to find us...

**Sat Nav reference: PR4 1BD**

From the M6 at junction 32-Broughton Interchange, follow signs for M55/Blackpool A6/Preston/Garstang.

Continue on M55. At M55 junction 3, take the A585 exit to Kirkham/Fleetwood. At the roundabout, take the 1st exit onto Fleetwood Rd/A585.

At the roundabout, take the 2nd exit onto A585 go through 2 roundabouts. At the roundabout, take the 2nd exit onto Ribby Rd/B5259, go through 1 roundabout.

At the roundabout, take the 1st exit onto Bryning Ln/The Green. Continue to follow Bryning Ln. Continue onto Church Rd. Turn right, destination will be on the right.



Wrea Brook Park, Church Road, Warton, PR4 1BD



# Wrea Brook Park: Visit or call us today...

Our showhome and marketing suite will be open from  
Thursday to Monday inclusive, from 10.00am to 5.00pm.

Telephone: 07887 897538

Email: [wreabrookpark@stewartmilne.com](mailto:wreabrookpark@stewartmilne.com)

[www.stewartmilnehomes.com](http://www.stewartmilnehomes.com)



## Specifications

All homes designed and built as part of Wrea Brokk Park, Warton form part of our Villages and Woodlands collection, which are subject to design and specification amendments at any point. As such, please ask your sales consultant for the full specification details of your chosen home.

## Floor Plans

The floor plans in this brochure show approximate dimensions for each room of a typical house of its type which may vary slightly, within NHBC guidelines, as each house is built individually. Some properties are built handed (mirror image) to those shown. Door, window, garage door and elevational treatments may vary to provide interest within the development. Please ask us for details of the specification of your chosen home and the technical specification, which may have changed since printing. Details are for guidance only and do not constitute a part of any contract, nor do they constitute an offer. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group.

## 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. Note: The house type images are computer generated. 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 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 your sales consultant.

Issue date: November 2021