

Phase 2



Miller Homes @ Cleve Wood  
Thornbury

millierhomes

*the place to be*



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





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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



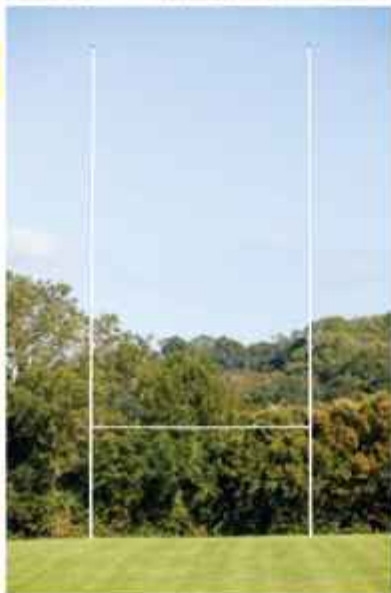
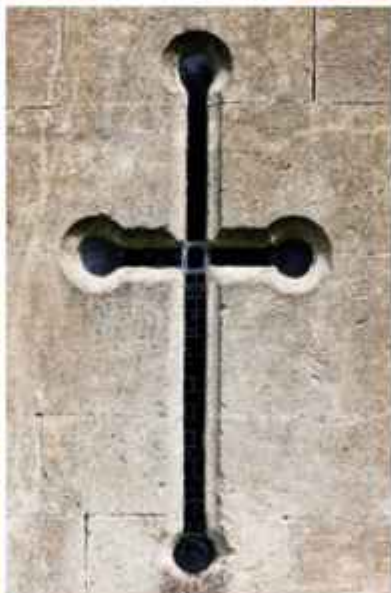


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Cleve Wood is within 35 minutes drive of Bristol, Gloucester and Cheltenham, and just under three hours from the M25 London Orbital Motorway via the M4. Buses to Thornbury town centre, Bristol and Chipping Sodbury all stop within a few yards of the development. Bristol Parkway Railway Station, nine miles from Cleve Wood, offers direct services to Edinburgh, Newcastle, Leeds, and Plymouth as well as London Paddington. National Cycle Route 410, part of a network of quiet and off-road routes including one to Bristol Parkway Station, passes the north-east corner of Cleve Wood.

Shops within fifteen minutes' walk of the development include a pharmacy and small precinct in Oakleaze Road with a licensed convenience store and newsagent, a butcher and greengrocer, a sandwich bar and a hairdresser. A second convenience store can be reached via a pleasant riverside path, and there is a large Dobbie's Garden Centre around a mile away. Thornbury town centre's attractive, traditional shopping environment is arranged around the pedestrianised St Mary Centre, an eclectic mix of high street names, local traders and cafés. There is a twice-monthly Farmers' market, a supermarket, and a diverse choice of picturesque pubs and cosmopolitan restaurants.





Welcome home

On the leafy eastern edge of the prosperous market town of Thornbury, this prestigious new neighbourhood of two, three, four and five bedroom homes presents a rare opportunity to settle in a beautiful location with excellent transport links and a lively, welcoming community. Four miles from the intersection of the M4 and M5, and less than 25 minutes drive from Bristol, it represents a superb blend of character and convenience. Welcome to Cleve Wood...

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# Fairmont

**Overview**  
 The open plan staircase brings a contemporary appeal to the lounge, complementing a delightfully light, airy kitchen. French doors to the garden transform the dining area, perfect for entertaining, and there are useful cupboards in the kitchen and, upstairs, between the two bright bedrooms.

- |   |  |
|---|--|
| <b>Ground Floor</b>                             | <b>First Floor</b>                                 |
| Lounge<br>3.74m x 4.16m<br>12'3" x 13'8"        | Principal Bedroom<br>3.74m x 2.66m<br>12'3" x 8'9" |
| Kitchen/Dining<br>3.74m x 2.46m<br>12'3" x 8'1" | Bedroom 2<br>3.74m x 2.40m<br>12'3" x 7'10"        |
| WC<br>1.42m x 1.09m<br>4'8" x 3'7"              | Bathroom<br>1.70m x 1.94m<br>5'7" x 6'5"           |

**Floor Space**  
 636 sq ft

W Please note: wardrobes are optional

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



## Ground Floor



## First Floor



Office space area

Photography represents typical letter 'Homes'. Windows and ceilings. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the 'important notice' section at the back of this brochure for more information.

# Felton

**Overview**

This comfortable and practical home is distinguished by a succession of attractive features. From the beautifully planned kitchen, where french doors enhance the dining area, to the principal bedroom with its en-suite shower room and thoughtfully provided built-in cupboard, it superbly blends style with convenience.

**Ground Floor**

Lounge  
3.15m x 4.08m  
10'3" x 13'5"

Kitchen/Dining  
4.06m x 3.04m  
13'4" x 10'0"

WC  
1.53m x 1.1m  
4'11" x 3'8"

**First Floor**

Principal Bedroom  
2.67m x 3.59m  
8'8" x 11'0"

En-Suite  
1.21m x 2.13m  
4'0" x 7'0"

Bedroom 2  
4.10m x 3.02m  
13'4" x 9'11"

Bathroom  
1.74m x 2.09m  
5'7" x 6'10"

**Floor Space**

737 sq ft

W Please note: wardrobes are optional

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



**Ground Floor**



**First Floor**



Office space area

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# Overton

### Overview

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

### Ground Floor

**Lounge**  
3.56m x 4.49m  
11'8" x 14'9"

**Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"

**Laundry**  
1.08m x 1.96m  
3'7" x 6'5"

**WC**  
1.08m x 1.78m  
3'7" x 5'10"

### First Floor

**Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"

**En-Suite**  
1.21m x 2.03m  
4'0" x 6'8"

**Bedroom 2**  
2.37m x 3.26m  
7'10" x 10'8"

**Bedroom 3**  
2.04m x 2.17m  
6'8" x 7'2"

**Bathroom**  
2.37m x 1.69m  
7'10" x 5'7"

### Floor Space

819 sq ft

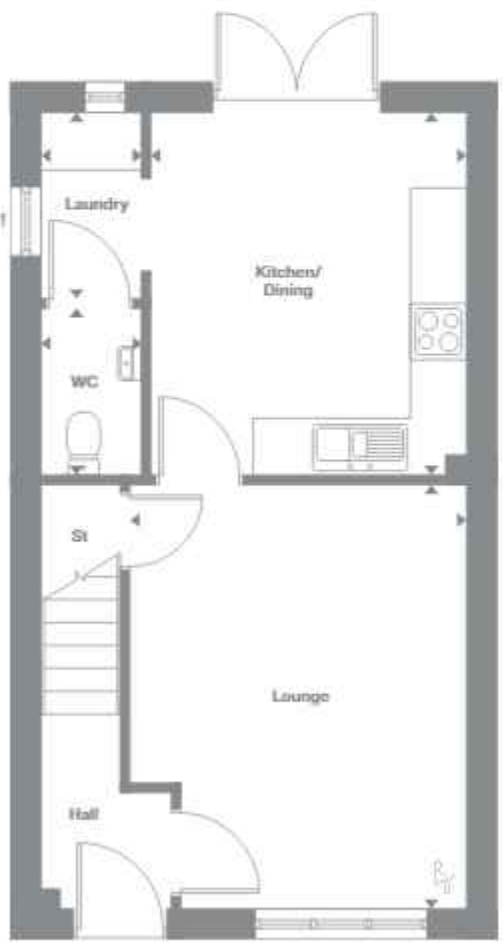
W Please note: wardrobes are optional

† Additional window to plots 230, 235 and 236 only

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



### Ground Floor



### First Floor



Office space area

Photography represents typical 'Home' finishes and colours. All plots in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to variation. Please refer to the 'important notice' section at the back of this brochure for more information.



# Tiverton

**Overview**

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

**Ground Floor**

Lounge  
3.0m x 4.7m  
10'2" x 15'6"

Kitchen  
2.86m x 3.50m  
9'5" x 11'6"

Dining  
2.44m x 2.70m  
8'0" x 8'10"

WC  
0.95m x 2.28m  
3'2" x 7'6"

**First Floor**

Principal Bedroom  
3.64m x 3.38m  
12'0" x 11'

En-Suite  
1.34m x 2.26m  
4'5" x 7'5"

Bedroom 2  
3.21m x 2.83m  
10'7" x 9'4"

Bedroom 3  
1.99m x 2.83m  
6'7" x 9'4"

Bathroom  
1.70m x 1.95m  
5'7" x 6'5"

**Floor Space**

956 sq ft

W Please note: wardrobes are optional

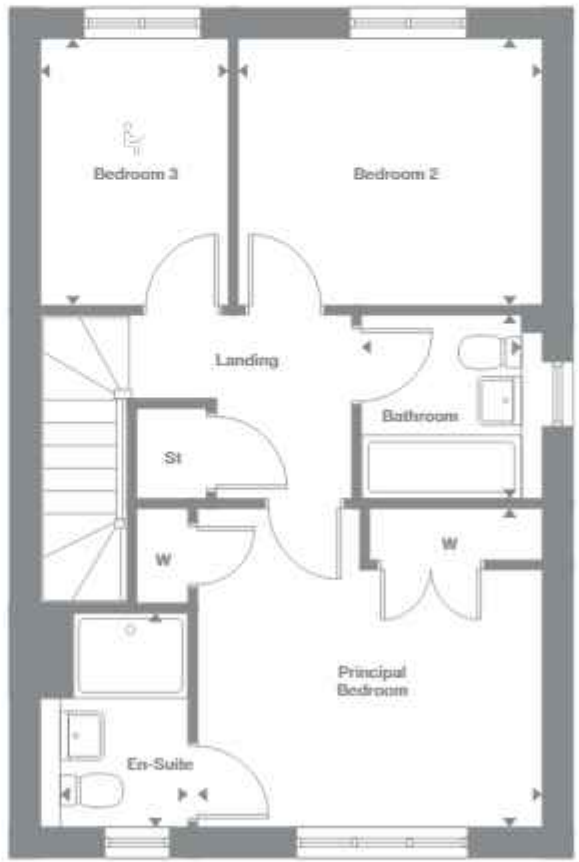
Mots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

Photography represents typical letter 'Homes'. Windows and exterior. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the 'important notice' section at the back of this brochure for more information.



**Overview**

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

**Ground Floor**

**Lounge**  
3.92m x 5.54m  
12'11" x 18'2"

**Kitchen/Dining**  
2.93m x 2.65m  
9'8" x 8'9"

**Laundry**  
2.09m x 1.92m  
6'10" x 6'4"

**Family**  
2.93m x 2.88m  
9'8" x 9'6"

**WC**  
1.08m x 1.44m  
3'7" x 4'9"

**First Floor**

**Principal Bedroom**  
3.40m x 3.12m  
11'2" x 10'3"

**En-Suite**  
1.77m x 2.06m  
5'10" x 6'9"

**Bedroom 2**  
2.99m x 3.31m  
9'10" x 10'11"

**Bedroom 3**  
2.60m x 2.33m  
8'6" x 7'8"

**Bathroom**  
1.70m x 2.13m  
5'7" x 7'0"

**Floor Space**

1,016 sq ft

W Please note: wardrobes are optional

\* Door not applicable to plot 303

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



**Ground Floor**



**First Floor**



Office space area

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# Lawton

## Overview

The lounge and the impressively long kitchen and dining room both include french doors, bringing light flooding in while helping to maximise the pleasures of the garden. The principal bedroom incorporates an en-suite shower room, and bedroom three features twin windows and a useful cupboard.

## Ground Floor

**Lounge**  
3.15m x 4.13m  
10'4" x 13'7"

**Family/Dining**  
3.26m x 3.59m  
10'8" x 11'10"

**Kitchen**  
3.26m x 3.62m  
10'8" x 11'11"

**WC**  
1.00m x 1.92m  
3'3" x 6'4"

## First Floor

**Principal Bedroom**  
3.45m x 3.75m  
11'4" x 12'4"

**En-Suite**  
3.01m x 1.49m  
9'11" x 4'11"

**Bedroom 2**  
2.85m x 3.38m  
9'4" x 11'

**Bedroom 3**  
3.61m x 3.05m  
11'10" x 10'0"

**Bathroom**  
1.69m x 2.32m  
5'7" x 7'7"

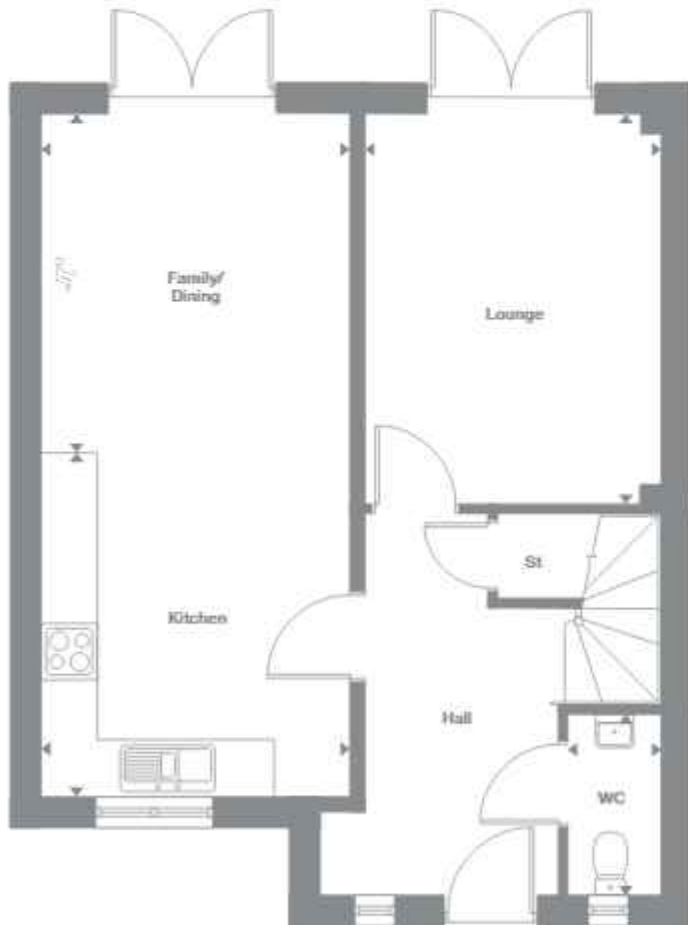
**Floor Space**  
1,102 sq ft

W Please note: wardrobes are optional.

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




## Ground Floor



## First Floor



 Office space area

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# Rushwick

## Overview

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

## Ground Floor

Living  
4.74m x 3.21m  
15'7" x 10'6"

Kitchen  
2.46m x 3.31m  
8'1" x 10'8"

Dining  
3.67m x 1.87m  
12'0" x 6'1"

WC  
0.95m x 2.13m  
3'1" x 7'0"

## First Floor

Bedroom 2  
4.74m x 3.21m  
15'7" x 10'6"

Bedroom 3  
4.74m x 2.94m  
15'7" x 9'8"

Bathroom  
2.61m x 2.06m  
8'7" x 6'9"

## Second Floor

Principal Bedroom  
3.64m x 5.19m  
11'11" x 17'6"

Dressing  
2.60m x 3.21m  
8'7" x 10'6"

En-Suite  
1.91m x 2.31m  
6'3" x 6'11"

## Floor Space

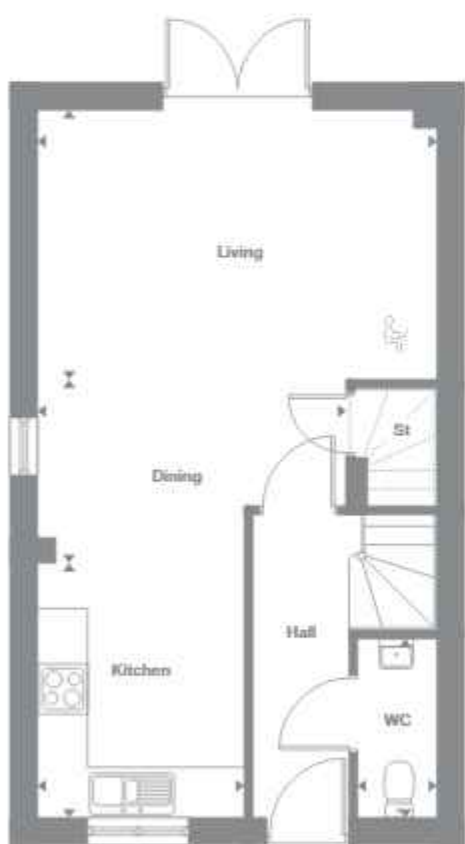
1,287 sq ft

Depotes reduced headroom

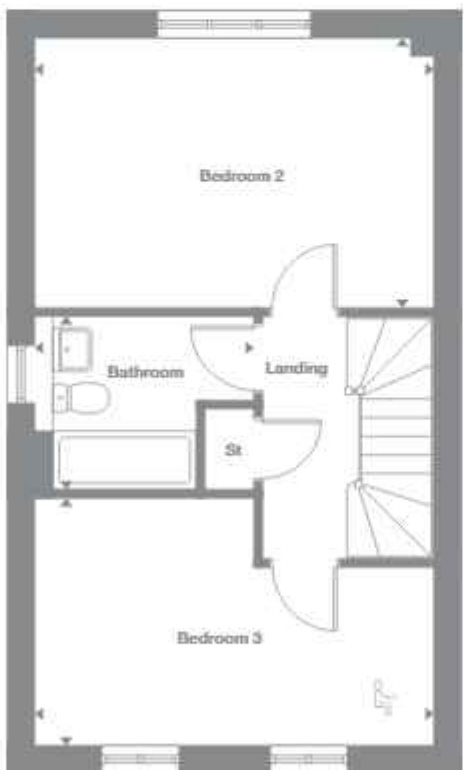
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



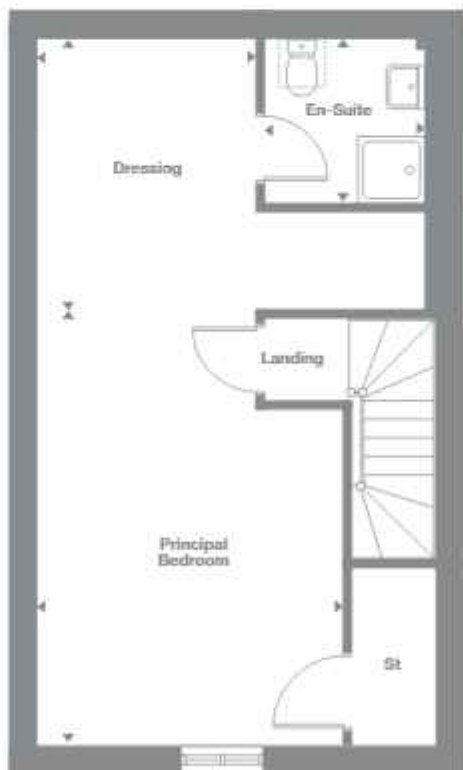
Ground Floor



First Floor



Second Floor



Office space area

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# Inglewood

**Overview**  
All the main downstairs rooms are dual aspect, with a bay window in the dining room and french doors in both the lounge and the family kitchen accentuating the exceptionally light, spacious ambience. Bedroom two is also dual aspect, and the principal bedroom is en-suite.

- Ground Floor**
  - Lounge 3.26m x 5.27m 10'9" x 17'4"
  - Kitchen/Family 4.64m x 3.06m 15'3" x 10'0"
  - Laundry 1.86m x 1.53m 6'1" x 5'0"
  - Dining 3.58m x 3.80m 11'9" x 12'6"
  - WC 0.93m x 1.89m 3'1" x 6'3"
- First Floor**
  - Principal Bedroom 4.64m x 2.71m 15'3" x 8'11"
  - En-Suite 2.33m x 1.24m 7'8" x 4'1"
  - Bedroom 2 4.75m x 2.53m 15'7" x 8'4"
  - Bedroom 3 3.32m x 2.88m 10'11" x 9'6"
  - Bedroom 4 2.33m x 2.29m 7'8" x 7'6"
  - Bathroom 2.55m x 1.81m 8'5" x 5'11"

**Floor Space**  
1,297 sq ft

W Please note: wardrobes are optional.

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



## Ground Floor



## First Floor



Office space area

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# Morton

**Overview**  
Impressive from first sight, this exceptional home features four breathtaking dual aspect rooms, further enhanced by the dining room's magnificent bay window and twin french doors linking the lounge, family kitchen and garden. There is a practical laundry and a luxurious en-suite principal bedroom.

- Ground Floor**
- Lounge  
3.26m x 5.27m  
10'9" x 17'4"
- Kitchen/Family  
4.64m x 3.06m  
15'3" x 10'0"
- Laundry  
1.86m x 1.53m  
6'1" x 5'0"
- Dining  
3.58m x 3.80m  
11'9" x 12'6"
- WC  
0.93m x 1.89m  
3'1" x 6'3"
- First Floor**
- Principal Bedroom  
4.64m x 2.71m  
15'3" x 8'11"
- En-Suite  
2.33m x 1.24m  
7'8" x 4'1"
- Bedroom 2  
4.75m x 2.53m  
15'7" x 8'4"
- Bedroom 3  
3.32m x 2.88m  
10'11" x 9'6"
- Bedroom 4  
2.33m x 2.29m  
7'8" x 7'6"
- Bathroom  
2.55m x 1.81m  
8'5" x 5'11"

**Floor Space**  
1,297 sq ft

W Please note: wardrobes are optional.

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



## Ground Floor



## First Floor



Office space area

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# Baywood

## Overview

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

## Ground Floor

- Lounge  
4.36m x 4.06m  
14'4" x 13'8"
- Kitchen  
3.5m x 3.96m  
11'6" x 13'0"
- Laundry  
2.12m x 1.76m  
7'0" x 5'9"
- Dining  
3.5m x 2.90m  
11'6" x 9'6"
- Study  
2.32m x 2.6m  
7'7" x 8'7"
- WC  
1.04m x 1.45m  
3'5" x 4'9"

## First Floor

- Principal Bedroom  
3.57m x 3.68m  
11'9" x 12'1"
- En-Suite  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2  
3.5m x 3.23m  
11'7" x 10'7"
- Bedroom 3  
2.47m x 3.53m  
8'1" x 11'7"
- Bedroom 4  
3.5m x 3.08m  
11'6" x 10'1"
- Bathroom  
3.2m x 1.70m  
10'7" x 5'7"

## Floor Space

1,408 sq ft

W Please note: wardrobes are optional.

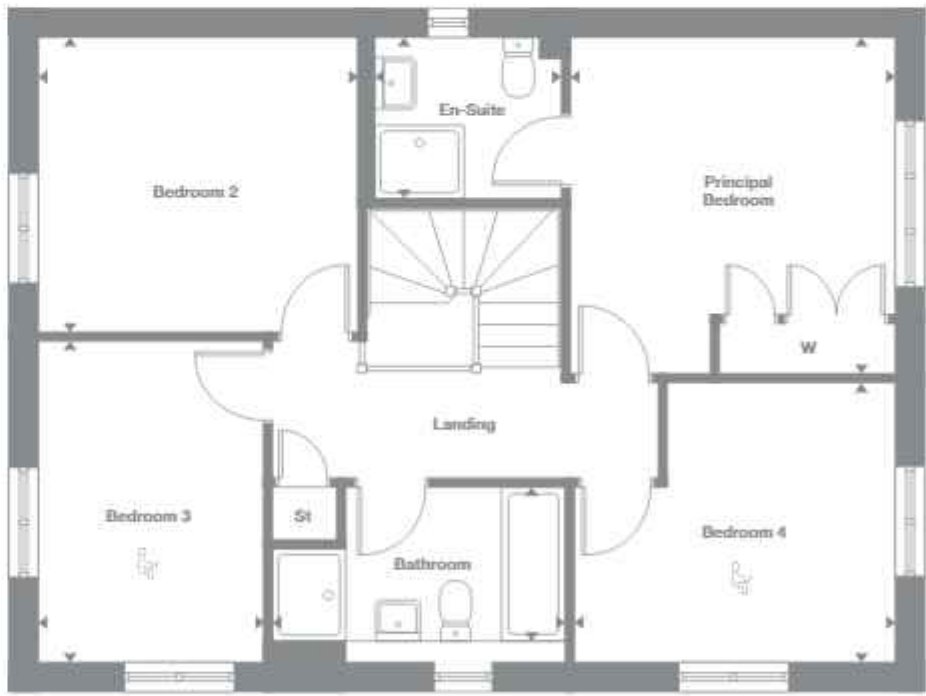
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



Office space area

Photography represents typical better "Home" fixtures and finishes. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the "important notice" section at the back of this brochure for more information.

# Cedarwood

## Overview

From the classic façade to the private study and the magnificent, broad family kitchen with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

## Ground Floor

- Lounge  
3.40m x 4.36m  
11'2" x 14'4"
- Kitchen  
3.36m x 3.26m  
11'0" x 10'8"
- Laundry  
2.30m x 1.74m  
7'7" x 5'9"
- Dining  
2.70m x 2.96m  
8'10" x 9'9"
- Family  
2.52m x 2.96m  
8'3" x 9'9"
- Study  
2.49m x 2.23m  
8'2" x 7'4"
- WC  
0.95m x 1.97m  
3'1" x 6'6"

## First Floor

- Principal Bedroom  
3.53m x 3.19m  
11'7" x 10'6"
- Dressing  
2.36m x 2.00m  
7'9" x 6'7"
- En-Suite 1  
2.36m x 1.63m  
7'9" x 5'4"
- Bedroom 2  
2.49m x 3.27m  
8'2" x 10'9"
- En-Suite 2  
1.74m x 1.62m  
5'9" x 5'4"
- Bedroom 3  
2.49m x 3.65m  
8'2" x 12'0"
- Bedroom 4  
2.88m x 2.40m  
9'6" x 7'10"
- Bathroom  
2.09m x 1.94m  
6'10" x 6'4"

## Floor Space

1,448 sq ft

\* Door not applicable to plot 291

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



## Ground Floor



## First Floor



Office space area

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# Kingwood

## Overview

The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

## Ground Floor

- Lounge  
3.24m x 5.22m  
10'8" x 17'2"
- Kitchen  
3.02m x 3.47m  
9'11" x 11'5"
- Laundry  
1.68m x 1.78m  
5'6" x 5'10"
- Dining  
2.73m x 3.35m  
8'11" x 11'0"
- Family/Breakfast  
5.30m x 3.47m  
16'9" x 11'5"
- WC  
0.95m x 1.78m  
3'1" x 5'10"

## First Floor

- Principal Bedroom  
2.95m x 3.82m  
9'8" x 12'7"
- Dressing  
2.61m x 1.70m  
8'7" x 5'7"
- En-Suite 1  
1.69m x 2.30m  
5'7" x 6'11"
- Bedroom 2  
3.29m x 3.21m  
10'10" x 10'7"
- En-Suite 2  
2.26m x 1.81m  
7'5" x 5'11"
- Bedroom 3  
2.42m x 3.63m  
7'11" x 11'11"
- Bedroom 4  
2.61m x 3.34m  
8'7" x 10'4"
- Bathroom  
2.91m x 1.69m  
9'7" x 5'7"

## Floor Space

1,524 sq ft

\* Door not applicable to plot 290

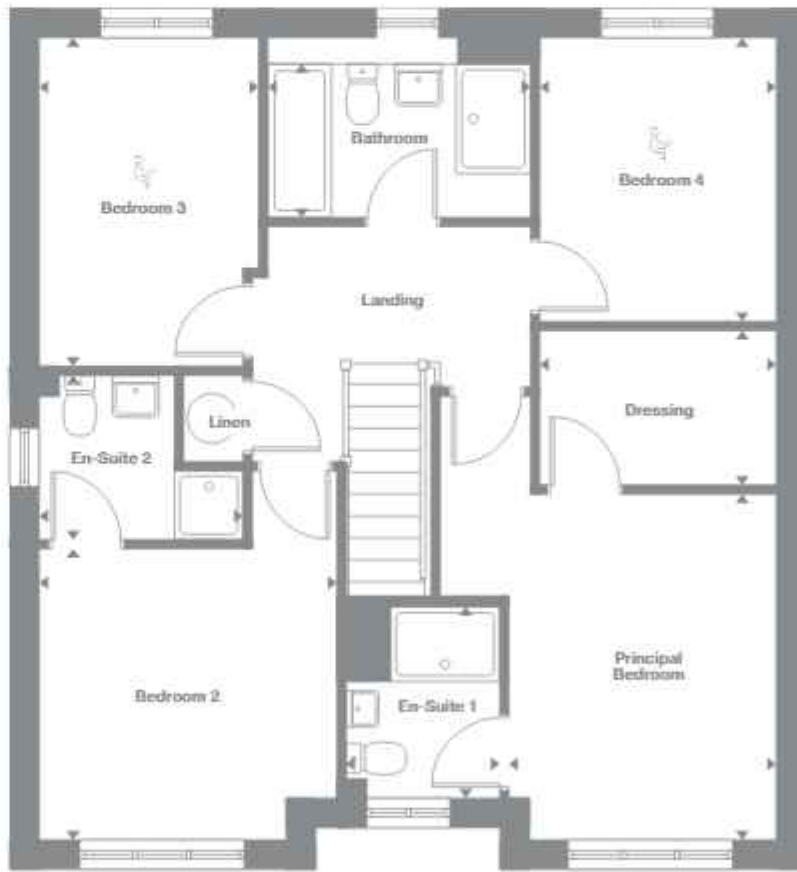
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

Photography represents typical better homes' fixtures and finishes. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the 'important notice' section at the back of this brochure for more information.

# Hollybush

## Overview

Double doors link the lounge and dining room, perfect for large gatherings. French doors enhance the impressive kitchen. With a study, two en-suites and a sumptuous principal bedroom, this is an unmistakably opulent home.

## Ground Floor

Lounge  
3.56m x 5.31m  
11'8" x 17'5"

Dining  
3.56m x 2.66m  
11'8" x 8'9"

Family/Breakfast  
2.89m x 3.71m  
9'6" x 12'2"

Kitchen  
3.78m x 3.71m  
12'5" x 12'2"

Laundry  
2.33m x 1.68m  
7'8" x 5'6"

Study  
3.52m x 2.42m  
11'7" x 7'11"

WC  
1.09m x 1.68m  
3'7" x 5'6"

## First Floor

Principal Bedroom  
3.62m x 4.04m  
11'11" x 13'3"

Dressing  
2.44m x 2.25m  
8'0" x 7'5"

En-Suite 1  
2.44m x 1.58m  
8'0" x 5'2"

Bedroom 2  
4.27m x 2.85m  
14'0" x 9'4"

En-Suite 2  
2.29m x 2.40m  
7'5" x 7'11"

Bedroom 3  
4.05m x 2.68m  
13'4" x 8'10"

Bedroom 4  
3.69m x 2.68m  
12'1" x 8'10"

Bathroom  
2.56m x 2.34m  
8'5" x 7'8"

## Floor Space

1,803 sq ft

1 additional window to plots 287 only

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



## Ground Floor



## First Floor



 Office space area

Photography represents typical letter 'Homes'. Windows and elevations. All plots in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the 'important notice' section at the back of this brochure for more information.



# Bridgeford

**Overview**  
 With the double doors open, the lounge and dining room form an impressive setting for social events. From the dual french doors and conservatory-style breakfast area to the study, gallery landing, two en-suite bedrooms and sumptuous dressing area, this is an exceptionally prestigious home.

- |   |   |
|---|---|
| <b>Ground Floor</b>                             | <b>First Floor</b>                                |
| Lounge<br>3.56m x 5.31m<br>118" x 175"          | Principal Bedroom<br>3.64m x 4.04m<br>119" x 133" |
| Kitchen<br>3.96m x 3.71m<br>130" x 122"         | Dressing<br>2.44m x 2.25m<br>80" x 75"            |
| Laundry<br>2.33m x 1.68m<br>78" x 56"           | En-Suite 1<br>2.44m x 1.38m<br>80" x 47"          |
| Dining<br>3.56m x 2.66m<br>118" x 89"           | Bedroom 2<br>3.52m x 2.68m<br>117" x 87"          |
| Family/Breakfast<br>2.71m x 5.62m<br>89" x 186" | En-Suite 2<br>1.21m x 2.68m<br>40" x 87"          |
| Study<br>3.52m x 2.42m<br>117" x 79"            | Bedroom 3<br>3.59m x 3.03m<br>119" x 102"         |
| WC<br>1.09m x 1.68m<br>37" x 56"                | Bedroom 4<br>2.97m x 3.19m<br>99" x 106"          |
|   | Bedroom 5<br>2.69m x 2.68m<br>89" x 89"           |
|   | Bathroom<br>2.56m x 2.09m<br>85" x 69"            |

**Floor Space**  
 1,885 sq ft

W Please note, wardrobes are optional

\* Door not applicable to plot 283

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



Ground Floor



First Floor



Office space area

Photography represents typical better homes. Windows and exterior. All plots in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the 'important notice' section at the back of this brochure for more information.

**Overview**

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

**Ground Floor**

Lounge  
3.83m x 6.10m  
127" x 200"

Kitchen  
6.45m x 6.08m  
212" x 200"

Laundry  
2.32m x 1.72m  
78" x 58"

Dining  
3.73m x 3.52m  
123" x 117"

Study/Family  
3.41m x 3.72m  
112" x 123"

WC  
0.99m x 1.72m  
33" x 58"

**First Floor**

Principal Bedroom  
3.41m x 4.43m  
112" x 147"

Dressing  
2.50m x 2.56m  
82" x 85"

En-Suite 1  
2.50m x 1.70m  
82" x 57"

Bedroom 2  
3.88m x 2.62m  
129" x 87"

En-Suite 2  
2.53m x 1.43m  
84" x 49"

Bedroom 3  
3.84m x 3.03m  
127" x 102"

Bedroom 4  
3.89m x 2.53m  
129" x 84"

Bedroom 5  
2.93m x 2.33m  
97" x 78"

Bathroom  
2.56m x 2.03m  
85" x 67"

**Floor Space**

2,130 sq ft

W Please note: wardrobes are optional

† Additional windows applies to plots 293 and 298

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



**Ground Floor**



**First Floor**



Office space area

Photography represents typical 'Home' finishes and colours. All plots in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Floor layouts are proportional and may be subject to alteration. Please refer to the 'important notice' section at the back of this brochure for more information.



# The Miller Difference

your home your way...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

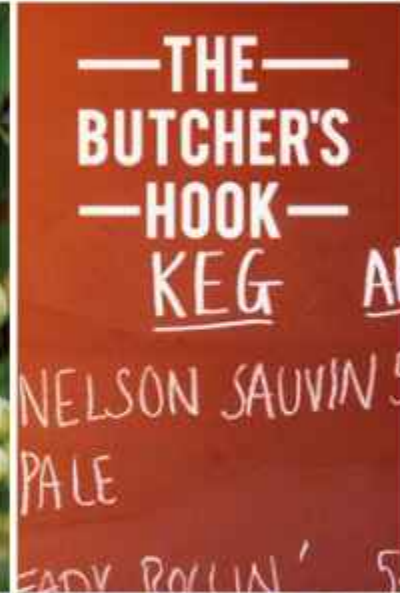
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.





In addition to the historic and scenic gems of the surrounding area such as the atmospheric Tudor Acton Court and the child-friendly attractions of Old Down Country Park, Thornbury itself has delightful town parks, playgrounds and riverside walks. Thornbury Active Leisure Centre, incorporating a gym, swimming pool, sports hall and snooker room, complements an enormous range of sports, leisure, youth and cultural organisations. Thornbury Sailing Club has facilities on the River Severn, and Thornbury Golf Centre offers a choice of two beautiful parkland courses.

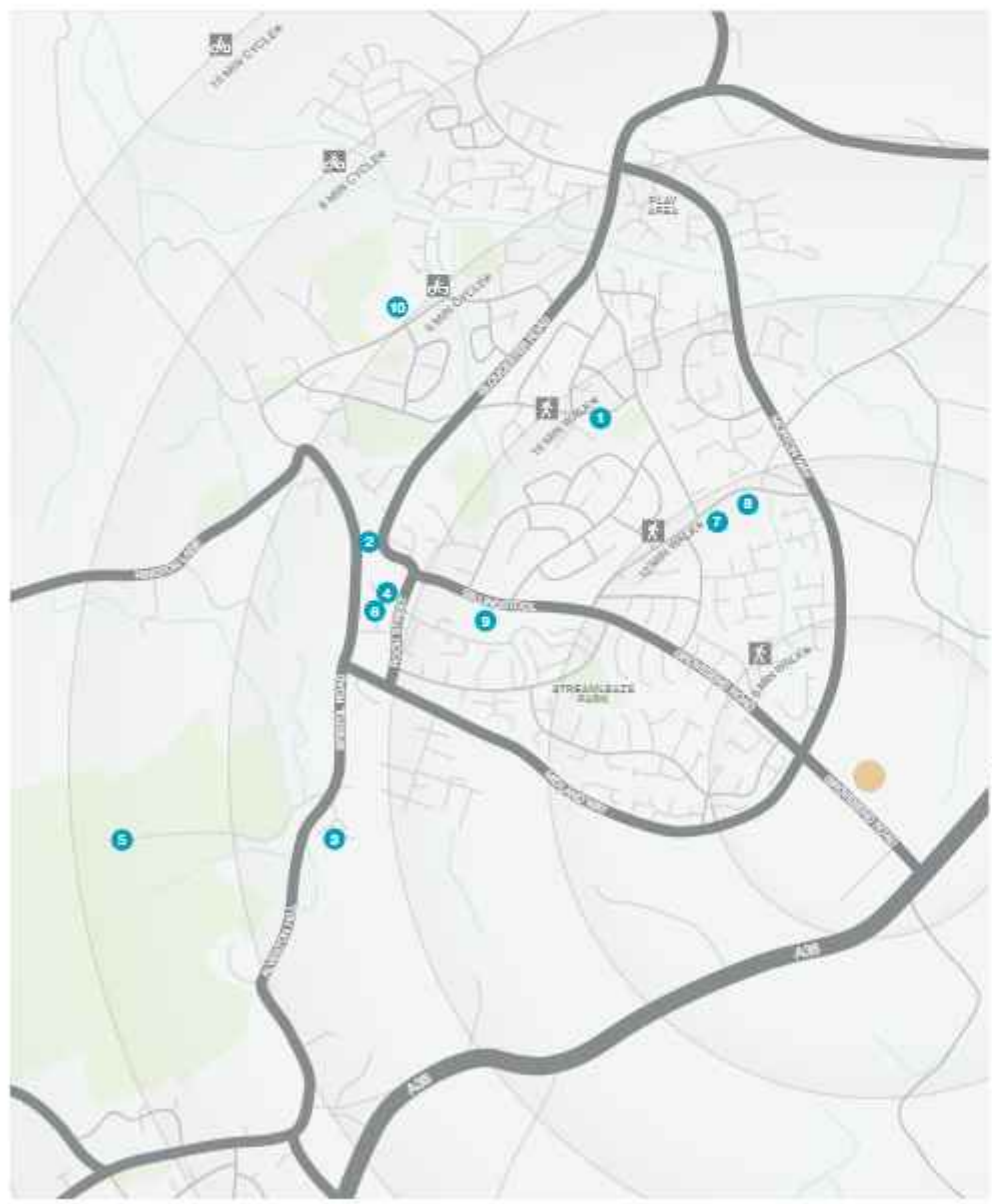
With an annual summer Carnival, an Arts Festival, a local library and an excellent local history museum, Thornbury has a lively, welcoming community life. Health care in the town includes St Mary Street Surgery in the town centre, two further GP practices and two dental surgeries. Crossways Infant and Junior Schools and Gillingstool Primary School, are the nearest of a wide choice of primary schools, the town's High School, the Castle School and separate Sixth Form Centre are also within easy reach of Cleve Wood.





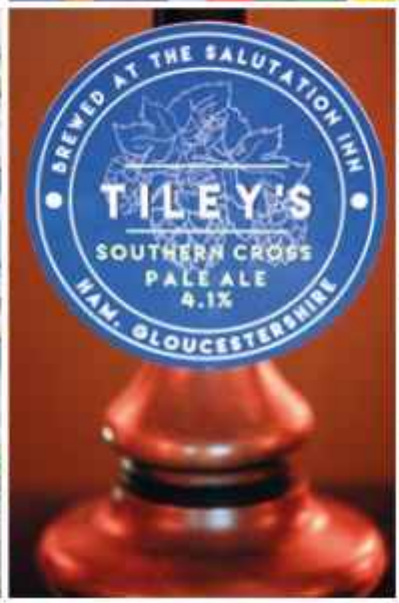
# Useful Contacts

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



- 1 Cohens Chemist  
11 Eastland Road  
01454 411 126
- 2 Thornbury Post Office  
9 High Street  
01454 419 614
- 3 Thornbury Active Lifestyle Centre  
Averston Hill  
0300 333 0300
- 4 Thornbury Library  
St Mary's Street  
01454 868 008
- 5 Thornbury Golf Centre  
Bristol Road  
01454 281 144
- 6 St Mary Street Surgery  
24 St Mary Street  
01454 413 881
- 7 Crossways Infant School  
Knapp Road  
01454 867 280
- 8 Crossways Junior School  
Knapp Road  
01454 868 568
- 9 Gillingstool Primary School  
Gillingstool  
01454 868 527
- 10 The Castle School  
Park Road  
01454 862 100

\* These times are estimates based on approximate distances and would be dependent on the mode taken.  
 Based on:  
 0.5hrs - 5 to 7 mins walk  
 1.0hrs - 10 to 14 mins walk  
 1.5hrs - 15 to 21 mins walk  
 2.0hrs - 5 to 8 mins cycle  
 2.5hrs - 8 to 10 mins cycle  
 3.0hrs - 7 to 12 mins cycle





# How to find us

Development  
Opening Times:  
Please see  
millerhomes.co.uk  
or call 03301 736 435

**From Bristol**  
Leave Bristol by the A38 Gloucester Road. At the Almondsbury roundabout, take the second exit to stay on the A38 for another four and three quarter miles then, just after entering the 40mph zone, take the left turn signposted for Thornbury. Six hundred yards on, at the roundabout, take the third exit, for Oldbury-on-Severn, and the entrance to Cleve Wood is on the right, around 100 yards on.

**From the M5 southbound**  
Leave the M5 at junction 14 and turn right at the T-junction, joining the B4509 and following signs for Thornbury via the A38. Six hundred yards on, turn left to join the A38. Stay on the A38 for three and a quarter miles, then turn right at the sign for Thornbury. At the roundabout take the third exit, for Oldbury-on-Severn, and the entrance to Cleve Wood is on the right, around 100 yards on.

Sat Nav: BS35 3TS



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

a better place®

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

APPROVED CODE  
TRADING STANDARDS UK

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

the place to be®



## Why Miller Homes?

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

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



5 stars for customer satisfaction

### Development

#### Opening Times

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Sat Nav: BS35 3TS

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

**millerhomes**

*the place to be*

Specification



Cleve Wood  
Thornbury

millershomes

*the place to be*



# Specification

## Kitchens

Contemporary styled fitted kitchen with choice of frontals: Hacienda, Medford, Virginia & Plaza

Square edged worktop with 95mm upstand to wall

Stainless steel one and a half bowl sink (where layout permits) with mixer tap

Stainless steel 60cm chimney hood and splashback to hob

Stainless steel 4-burner gas hob

Stainless steel single fan oven - built under

Stainless steel single fan oven - built in

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher

3 spot energy efficient LED track light to ceiling

USB charging outlet

✓ Standard

- Not Available

## Bathrooms

Ideal Standard's contemporary styled bathroom suite

Soft close toilet seat to main bathroom

Lever operated chrome monobloc mixer taps to basin

Chrome bath shower mixer tap to bath with wall mount and shower screen

Chrome deck mounted mixer taps to bath

Low profile shower tray with stainless steel framed clear glass enclosure

Energy efficient LED drum lights to ceiling

Ceramic tile splashback to sink

400mm high ceramic tiling to bath perimeter

Full height ceramic tiling to reflect shower screen extent above bath

Full height ceramic tiling to shower area

## En-Suites (where applicable)

Ideal Standard's contemporary styled sanitaryware

Lever operated chrome monobloc mixer taps to basin

Low profile shower tray with stainless steel framed clear glass enclosure

Bar style chrome shower mixer valve with sliding rail kit

Energy efficient LED drum lights to ceiling

Full height ceramic tiling to shower area, splash back to basin





# Specification

## Electrical

- Battery powered carbon monoxide detectors
- Mains wired (with battery back-up) smoke detectors
- TV socket to lounge
- BT socket
- Motion sensor porch light with energy efficient LED bulb
- Front doorbell and chime

## Heating

- ✓ Standard
- Not Available

- Gas central heating throughout
- Thermostatically controlled radiators to all rooms (except where thermostat is fitted)
- Programmable control of heating zones

## Exterior

- Double glazed PVCu windows (where planning permits)
- Double glazed PVCu french casement doors to patio (where layout permits)
- PVCu fascias, soffits and gutters (where planning permits)
- Multi-point door locking system to front and rear doors
- Up-and-over steel garage door (where applicable)

## Decorative

- Stop chamfer moulded spindles and newels to staircase
- White painted softwood handrail
- Square edge skirting with pencil round architraves
- Internal doors with chrome 'lever on rose' door handles
- Smooth finish ceilings, painted in white emulsion
- Walls painted in white emulsion
- Woodwork painted satin white

## Landscaping

- Turf to front garden
- 1,800 high, larch lap/close board boundary fencing

Please note: Planning requirements for PV (solar panels) and renewable technologies will be provided to plots as per the requirement of the planning consent

Fairmount	Felton	Overton	Tiverton	Eaton	Lawton	Ruahwick	Inglewood	Morton	Baywood	Cedarwood	Kingwood	Hollybush	Bridgeford	Oxford
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All customer choices and optional extras can only be included at an early stage of building construction please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.



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5 stars for customer satisfaction

### Development

#### Opening Times

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Sat Nav: B535 315

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