



Home.

Homes  
Interiors  
Family

  
Millbrook  
*Inspired* in Exeter



## Just imagine calling Millbrook home...

We get a great deal of joy from doing things differently. Making homes of such superior quality, we know they'll be loved by generations.

And whether it's one of our beautifully appointed two or three-bedroom cottages, or a luxury one or two-bedroom apartment, each property at Millbrook has been thoughtfully designed and exquisitely crafted.

It's the diversity of architecture on offer that gives Millbrook its authentic village feel. Even the colours we've used on the exterior of our properties helps create that unique ambience; one with more than a hint of coastal flavour.

We're proud of what we've created. And we think you'll be proud to call Millbrook home.

“  
These are homes that get better with age. They're filled with endless tiny details that only reveal their importance as we grow older... and what might have seemed obsessive or indulgent suddenly feels utterly indispensable.  
”

Keith Cockell, Chairman





## Just imagine a home that's been designed with you in mind...

All of our homes are designed and finished to the highest specification. And we've not only thought about what would be useful to you now, we've looked ahead and incorporated many features that means your home can adapt should your needs change.

All properties on two levels feature a bathroom/wet room on the ground floor; also, the ground floor study can easily be converted into a bedroom. In the years to come, should stairs pose a problem, we've made it easy for you to live independently on the ground floor level.

Our eye for detail also extends to the decoration. In all properties you'll find profiled skirting boards, architraves finished in satinwood paint, smooth white ceilings and fitted carpets, where appropriate.

In our apartments, all internal doors are hardwood finished and in our two and three-bedroom cottages, you'll find painted panelled doors with elegant brushed metal door furniture.

It goes without saying that all new homes have been designed to high thermal energy efficiency standards. And all have mains smoke detectors with a battery back-up and an independent call alarm that is manned 24/7, 365 days a year. For your peace of mind, all homes come with an NHBC 10-year warranty.

## Just imagine having the space to create...

We understand that your kitchen is the heart of your home. That's why we've gone to great lengths to make sure that it's not only practical, but extremely stylish - somewhere you'll love spending time.

Making the best use of space and natural light, all our stylish, designer, kitchens are built to the highest specification. Whatever your property type, we give you the choice of fixtures and fittings. You want composite stone work tops? No problem. An electric double oven? Consider it done.

**Details:**

Composite stone worktops with upstand\*

A range of high-quality integrated appliances including an electric double oven, electric ceramic hob, extractor hood, fridge/freezer, washer/dryer and dishwasher

Stainless steel sink

Ceramic floor tiles

\*Customer options. Please consult your sales adviser.



## Just imagine getting everybody round...

Whether you're entertaining friends or family; or enjoying some well-earned down time - having a generous, well thought out, lounge and dining area is a real asset. Large windows let the light flood in and French doors provide a seamless connection between your indoor and outdoor space.

While some apartments feature spacious balconies, all of our two and three-bedroom cottages feature a glazed garden room. But wherever you choose to sit and relax, anyone calling Millbrook home will soon discover that there's something special about that Devon light - some swear it feels just that little bit brighter.



“  
Why didn't we do  
this years ago?!  
”

Inspired Resident





## YOUR BEDROOM

### Just imagine waking up every morning and smiling...

What better way to start the day than waking up in an environment that delights and energises the minute you open your eyes?

All of our homes feature en-suite bedrooms and most have fully fitted or walk-in wardrobes providing ample storage space. But it's the little things that make a big impact - for example, we've thought that little bit harder about the accessible yet discreet positioning of every single socket and switch. Whether you choose a cottage or apartment home, each bedroom is positioned to enjoy the best possible views of the surrounding area.

This is where restful nights become days filled with inspiration.





Just imagine the  
pamper sessions...

Whether you're preparing for the day ahead or unwinding under the soothing streams of a great shower, our en-suite and stand-alone bathrooms and easy-to-use wet rooms offer a unique combination of style, practicality and tranquillity.

But it's not just the elegant design and superb fittings you'll appreciate - once again, it's all those small details that can make life feel so much simpler. Enclosed showers with shallow trays are safe and accessible, and there is plenty of built-in storage to hide away all your cosmetics and clutter.

**Details:**

- Elegant white sanitaryware from Villeroy & Boch and Kaldewei with complementary fittings by Hansgrohe
- Ceramic wall tiling; full-height to shower rooms and half-height to bathrooms\*
- Ceramic floor tiles\*
- Fitted mirrored cabinet
- Electric shaver point

\*Customer options. Please consult your sales adviser.



YOUR GARDENS

## Just imagine the best of the great outdoors...

Each home at Millbrook is carefully positioned around gardens, courtyards and small squares. Offering charming views across the village, our attractive clubhouse is the centre piece for it all.

But despite the skill and tireless work of our talented gardeners, it's beyond the village grounds in the unspoilt coastline and rugged moorland where you'll find some of the most breathtaking natural beauty that Britain can offer.



YOUR INTERIOR

## Just imagine bringing your own style...

Each home at Millbrook has been designed to enrich your lifestyle, whilst reflecting your own unique personality and preferences. And although many people enjoy gradually growing into their new home, others prefer a little bit of artistic guidance to help them make their mark as quickly as possible.

If you decide to enlist the help of our interior specialists, you'll work with a passionate team that takes the time to understand your tastes, before creating a personalised design that is comfortable, stylish and completely unique to you.



## Just imagine life made simpler...

### Moving

Moving house can be daunting at any age. That's why we offer comprehensive support and advice to help you when selling your home, and when planning and making the move into your new Inspired property.

### Maintenance

A weekly service charge contributes to your complete peace of mind, covering all maintenance of communal areas, planting and upkeep of the gardens along with all building insurance and repairs. There are also a range of support services covered.

### Accessibility

Whether you choose a cottage, garden-level apartment or a first or second floor home with lift access, Millbrook offers a comprehensive selection of homes that are designed for your changing needs.

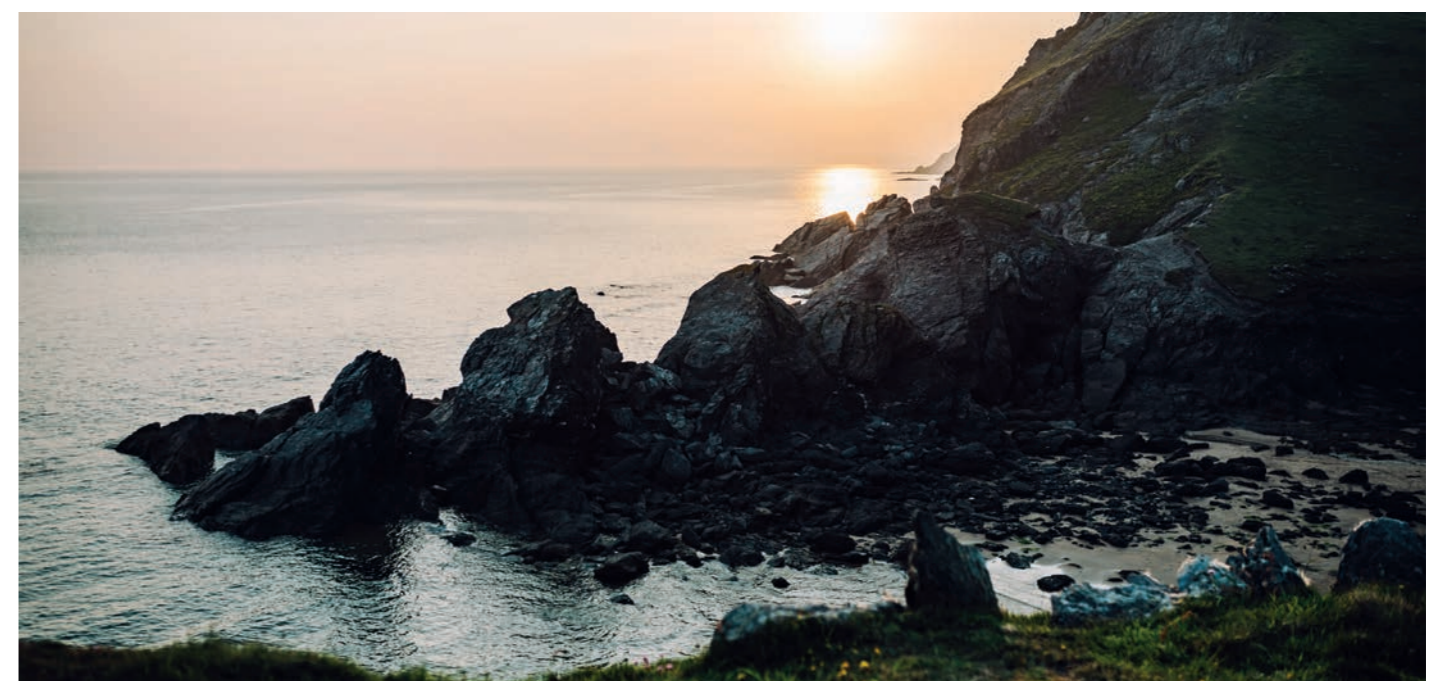
### Technology

Each home can be customised to incorporate the latest systems that provide real-time, 24-hour monitoring and visual communication.



ON YOUR DOORSTEP

## Day out at Soar Mill Cove



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