



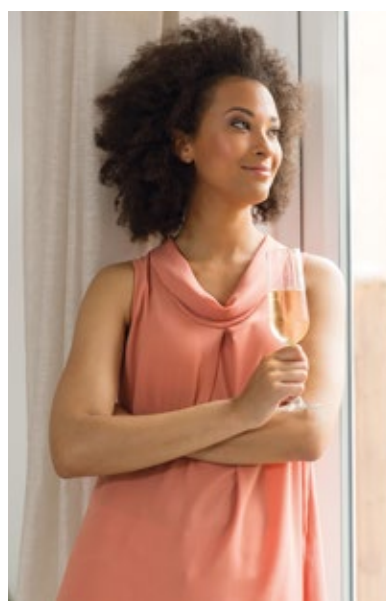
**Miller Homes @ Forster Park
Stevenage**

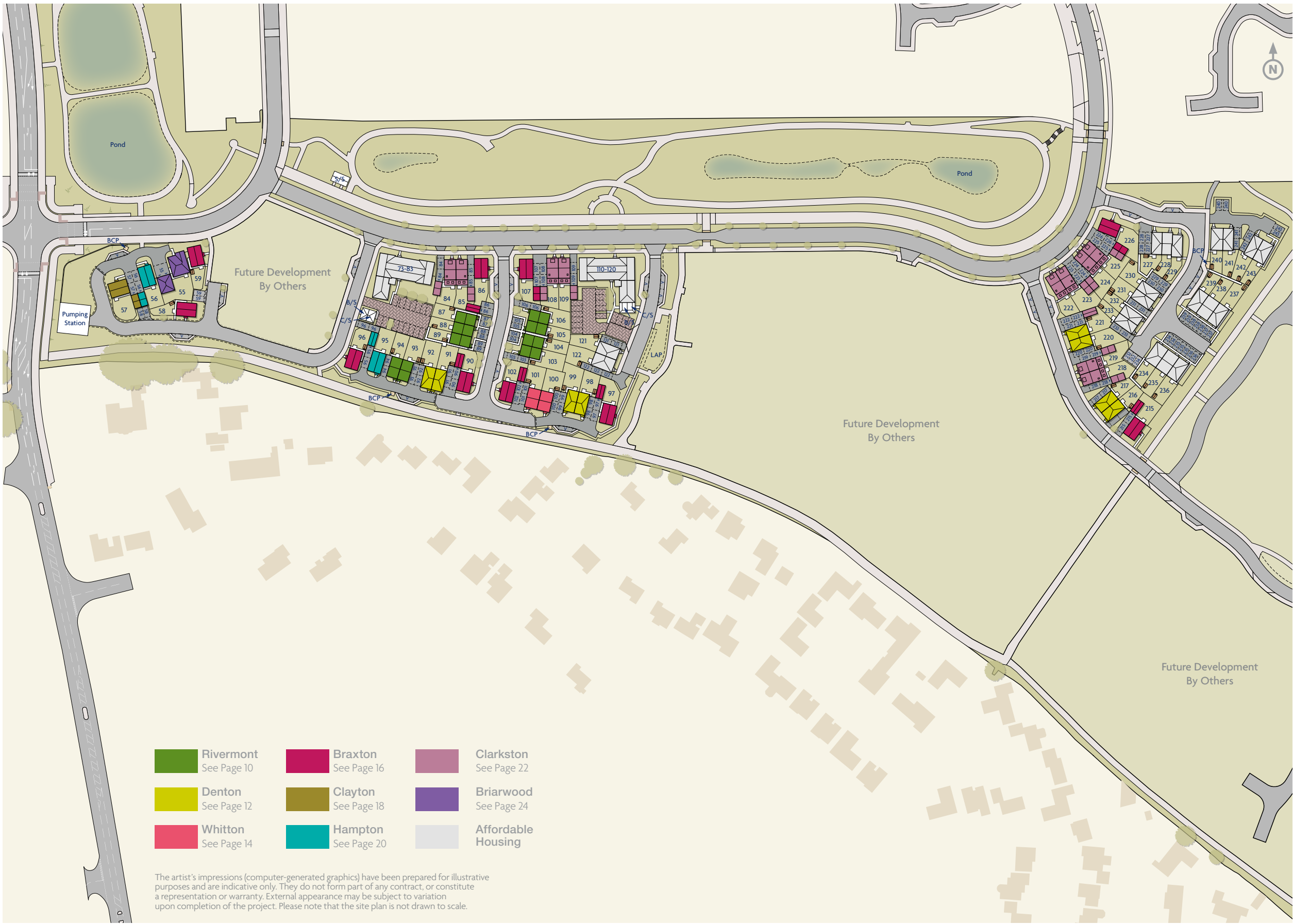
millerhomes










the place to be®

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





- | | | |
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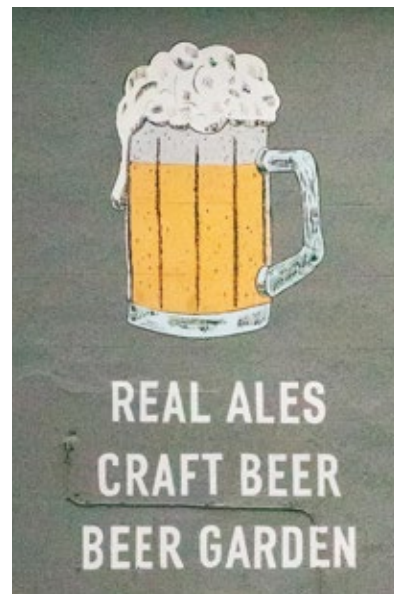
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Forster Park.

Approximately a mile from the A1(M), the development is just an hour's drive from central London. Trains from Stevenage Station, less than two miles away, reach London St Pancras in less than half an hour and serve Gatwick Airport. There are also express services to London Kings Cross, taking around 25 minutes, and direct links with Cambridge, Bradford, Peterborough and Harrogate. Frequent buses into the town centre pass the development, and National Cycle Route 12 runs just half a mile away.

Nearby shops include a Morrisons Daily and a pharmacy in Canterbury Way, east of the development and, to the west, a garden centre and, inside the Lister Hospital, a branch of WH Smith. Stevenage Rugby Club's ground is just yards from the development, and within five minutes' walk there are two traditional, family friendly village pubs in Graveley. The vibrant High Street of Stevenage Old Town, a mile away, presents Tesco Express, convenience and specialist stores, pharmacies, pubs and cafés. A little further on, the pedestrianised town centre contains a comprehensive mix of national chains and local traders. Westgate Shopping Centre comprises more than 30 stores, and there are Tesco and Asda supermarkets and a retail park with branches of Currys, M&S, Argos and Furniture Village. The indoor market offers more than 130 stalls, from fresh fish and local produce to collectables and a food court.



Welcome home

Peacefully located close to miles of countryside and picturesque villages, yet within walking distance of the amenities of Stevenage town centre, this attractive selection of energy efficient two, three, four and five bedroom homes is less than five minutes drive from the A1(M), offering fast access to the capital. Served by excellent public transport and cycling routes, it offers a rare combination of open, airy surroundings and exceptional convenience.

Welcome to Forster Park...

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Rivermont

Overview

The lounge opens on to a bright kitchen and dining room with french doors and a laundry adjoining a WC. Upstairs, in addition to the bathroom, one of the bedrooms is en-suite and there are cupboards in the lounge, the second bedroom and the landing.

Ground Floor

Lounge
3.58m x 4.57m
11'9" x 15'0"

Kitchen/Dining
3.35m x 4.07m
11'0" x 13'4"

Laundry
1.08m x 2.31m
3'7" x 7'7"

WC
1.08m x 1.65m
3'7" x 5'5"

First Floor

Principal Bedroom
4.53m x 3.20m
14'10" x 10'6"

En-Suite
2.22m x 1.13m
7'3" x 3'9"

Bedroom 2
4.53m x 2.55m
14'10" x 8'4"

Bathroom
2.01m x 1.97m
6'7" x 6'6"

Floor Space

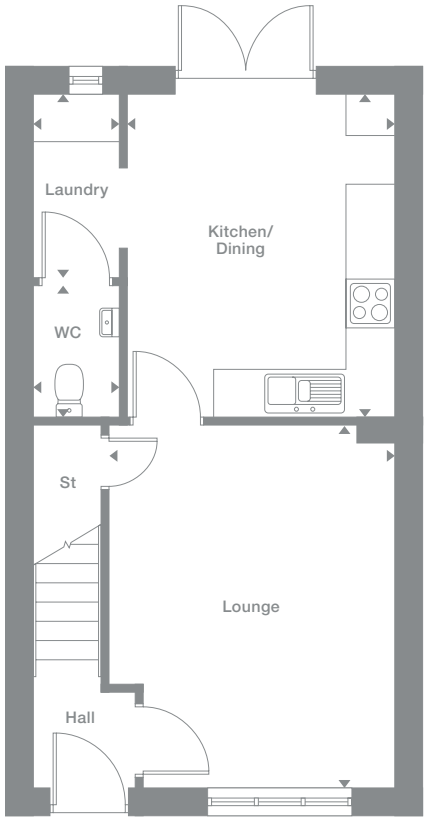
852 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details

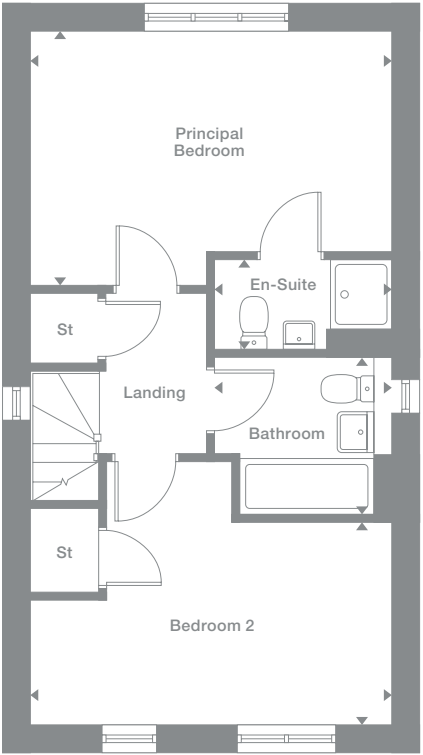
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denton

Overview

French doors add a fresh, open appeal to a welcoming, light-filled kitchen and dining room that features a separate laundry area adjoining a WC. With three bedrooms, a family bathroom and generous storage space upstairs, there is the option of creating an impressive home office.

Ground Floor

- Lounge**
3.58m x 4.45m
11'9" x 14'8"
- Kitchen/Dining**
3.35m x 4.74m
11'0" x 15'7"
- Laundry**
1.08m x 2.99m
3'7" x 9'10"
- WC**
1.08m x 1.65m
3'7" x 5'5"

First Floor

- Principal Bedroom**
4.53m x 2.71m
14'10" x 8'11"
- Bedroom 2**
2.15m x 4.38m
7'1" x 14'5"
- Bedroom 3**
2.28m x 3.34m
7'6" x 11'0"
- Bathroom**
1.92m x 2.00m
6'4" x 6'7"

Floor Space

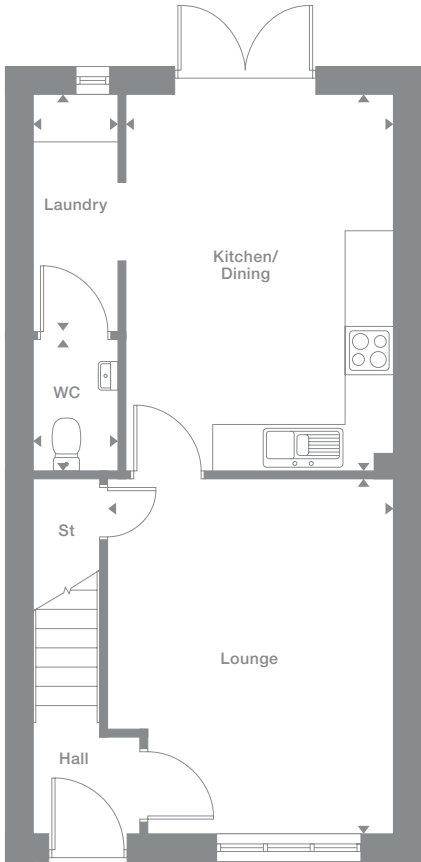
907 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details

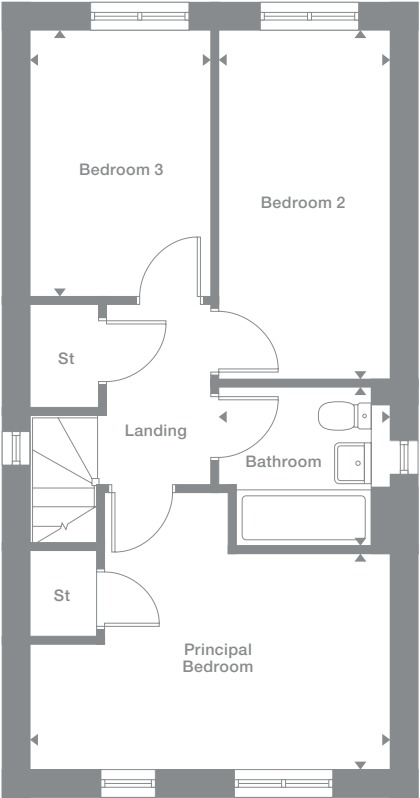
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Ground Floor



First Floor



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Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Ground Floor

Lounge
2.96m x 4.73m
9'9" x 15'6"

Kitchen
2.86m x 3.51m
9'5" x 11'6"

Dining
2.37m x 3.51m
7'9" x 11'6"

WC
1.03m x 1.63m
3'5" x 5'4"

First Floor

Principal Bedroom
3.21m x 3.69m
10'7" x 12'1"

En-Suite
1.92m x 1.95m
6'4" x 6'5"

Bedroom 2
2.98m x 2.46m
9'10" x 8'1"

Bedroom 3
2.15m x 3.51m
7'1" x 11'6"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

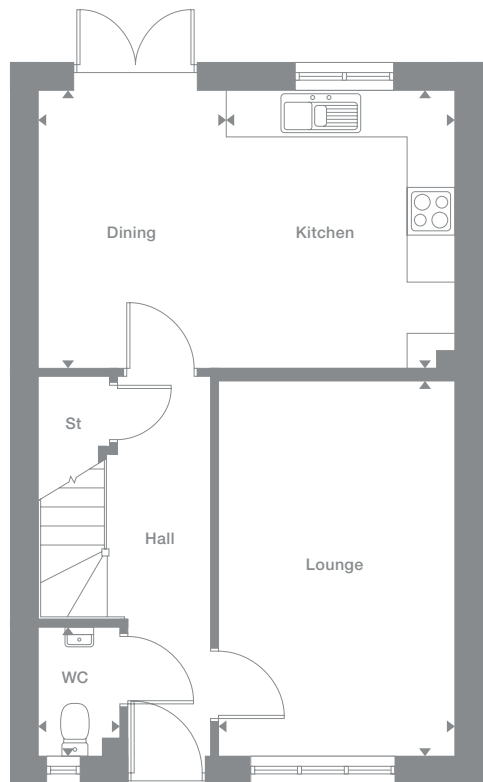
Floor Space

947 sq ft

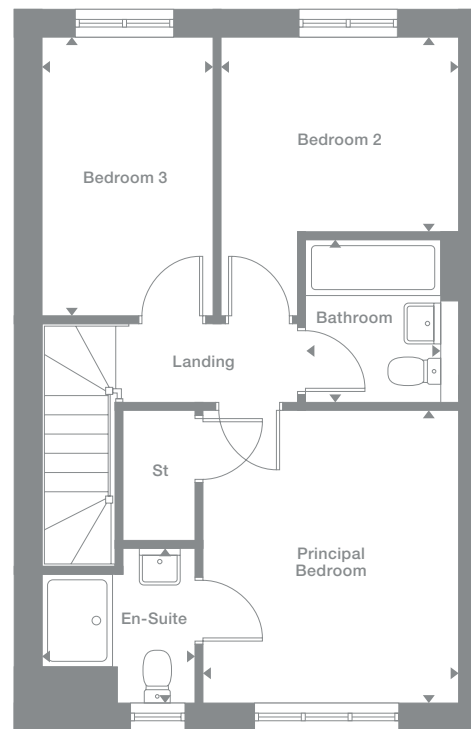
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Braxton

Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor

- Lounge**
2.99m x 5.58m
9'10" x 18'4"
- Kitchen/Dining**
2.90m x 2.65m
9'6" x 8'9"
- Laundry**
2.09m x 1.88m
6'10" x 6'2"
- Family**
2.90m x 2.92m
9'6" x 9'7"
- WC**
1.09m x 1.55m
3'7" x 5'1"

First Floor

- Principal Bedroom**
3.01m x 2.77m
9'11" x 9'1"
- En-Suite**
2.11m x 1.24m
6'11" x 4'1"
- Bedroom 2**
2.95m x 3.28m
9'8" x 10'9"
- Bedroom 3**
1.70m x 2.72m
10'6" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

Floor Space

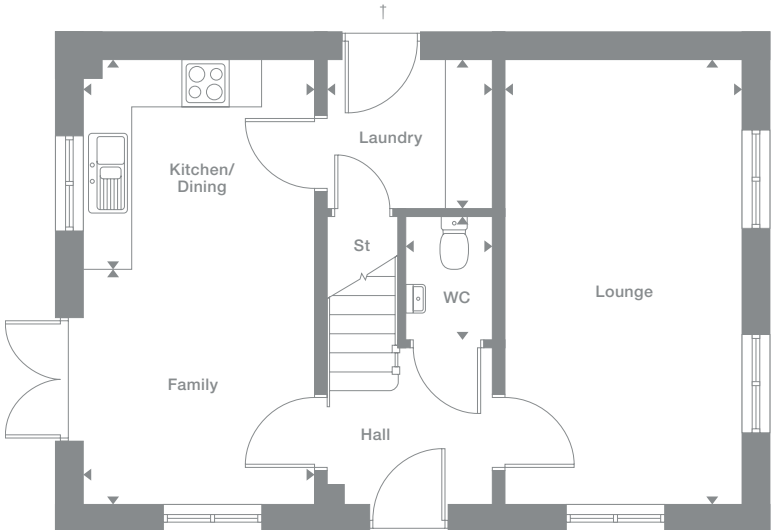
996 sq ft

† Door not applicable to all plots. Please see Development Sales Manager for details

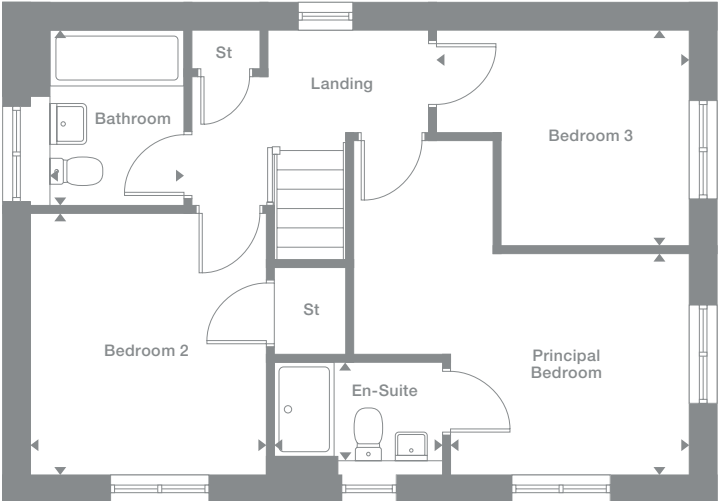
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Clayton

Overview
 The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry and a downstairs WC, with the family bathroom and three bedrooms, one en-suite, on the first floor.

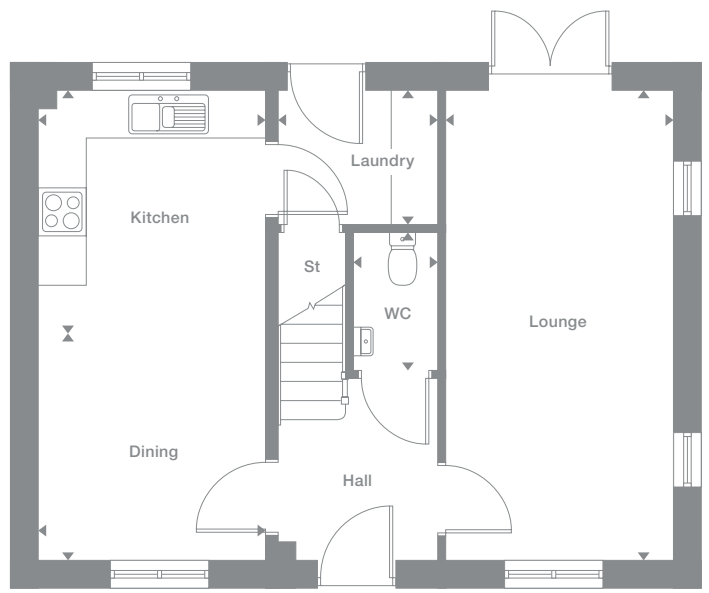
Ground Floor	First Floor
Lounge 2.87m x 5.91m 9'5" x 19'5"	Principal Bedroom 2.95m x 3.18m 9'8" x 10'5"
Kitchen 2.85m x 3.06m 9'4" x 10'1"	En-Suite 1.93m x 1.71m 6'4" x 5'7"
Laundry 2.02m x 1.69m 6'8" x 5'7"	Bedroom 2 2.91m x 3.82m 9'7" x 12'7"
Dining 2.85m x 2.85m 9'4" x 9'4"	Bedroom 3 2.96m x 2.64m 9'9" x 8'8"
WC 1.07m x 1.74m 3'6" x 5'9"	Bathroom 1.70m x 1.99m 5'7" x 6'7"

Floor Space
 1,018 sq ft

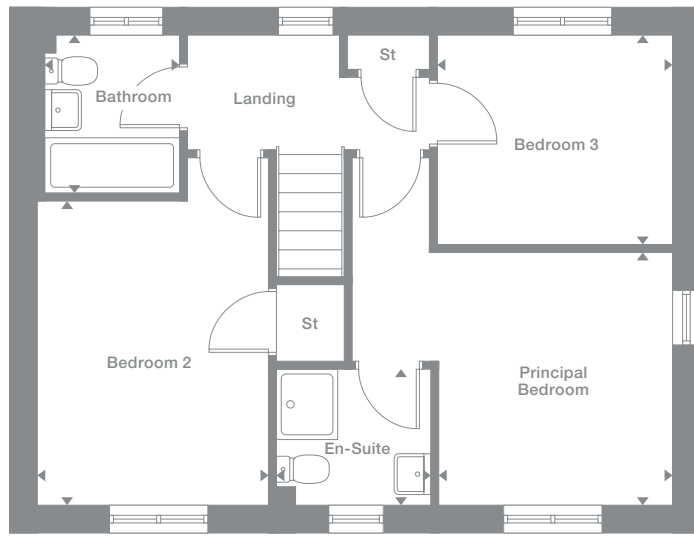
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and separate laundry, and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing area.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.06m
11'3" x 10'0"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.15m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.69m
6'10" x 5'7"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

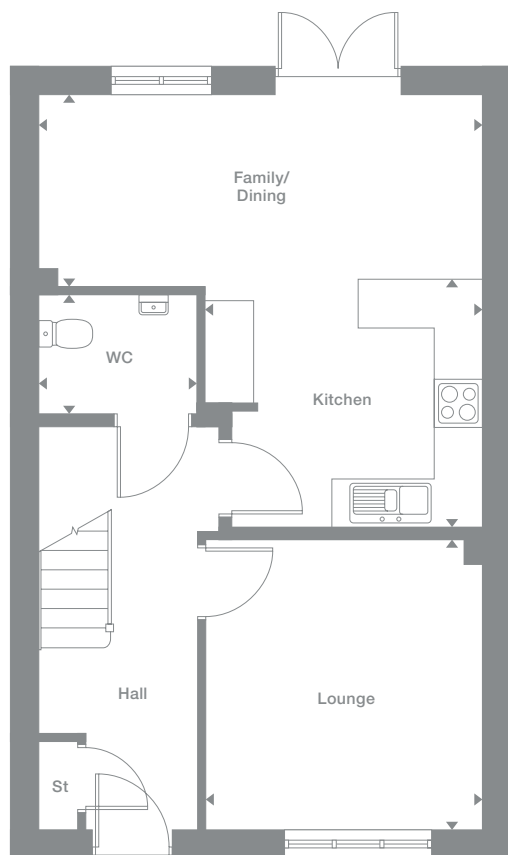
Floor Space

1,069 sq ft

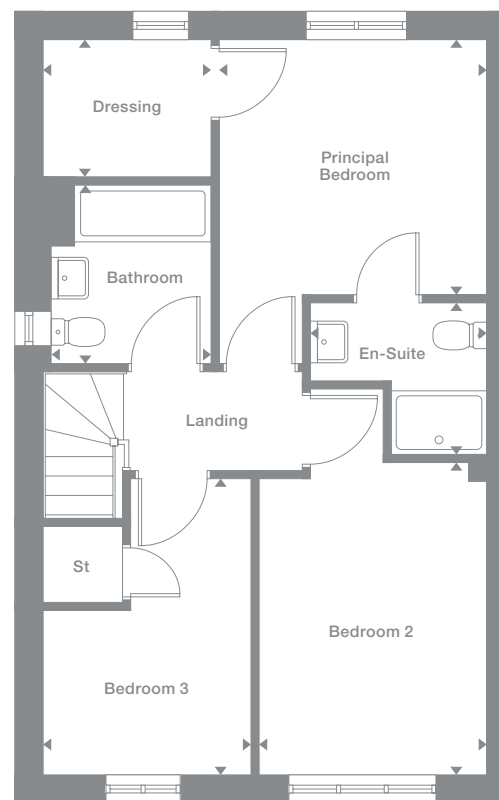
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Clarkston

Overview
Presenting a lively complement to the lounge, the kitchen and dining room features french doors, creating a light, natural hub for family life. Two of the three bedrooms share the first floor with the bathroom, and the charming en-suite, dormer-windowed bedroom includes a built-in wardrobe.

Ground Floor	First Floor	Second Floor
Lounge 2.63m x 4.70m 8'8" x 15'5"	Bedroom 2 4.82m x 3.05m 15'10" x 10'0"	Principal Bedroom 4.82m x 4.75m 15'10" x 15'7"
Kitchen 2.73m x 3.66m 9'0" x 12'0"	Bedroom 3 4.82m x 3.16m 15'10" x 10'4"	En-Suite 1.41m x 2.44m 4'8" x 8'0"
Dining 2.08m x 3.00m 6'10" x 9'11"	Bathroom 2.48m x 2.10m 8'2" x 6'11"	
Family 4.82m x 1.80m 15'10" x 5'11"		
WC 0.90m x 2.29m 2'11" x 7'6"		

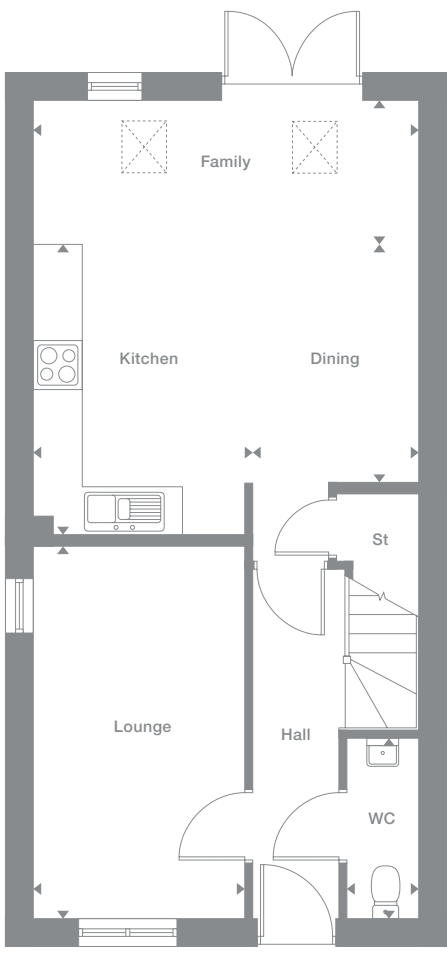
Floor Space
1,271 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details

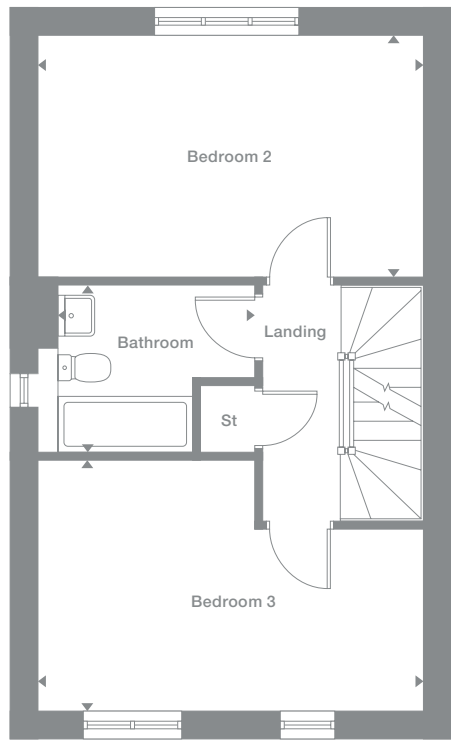
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



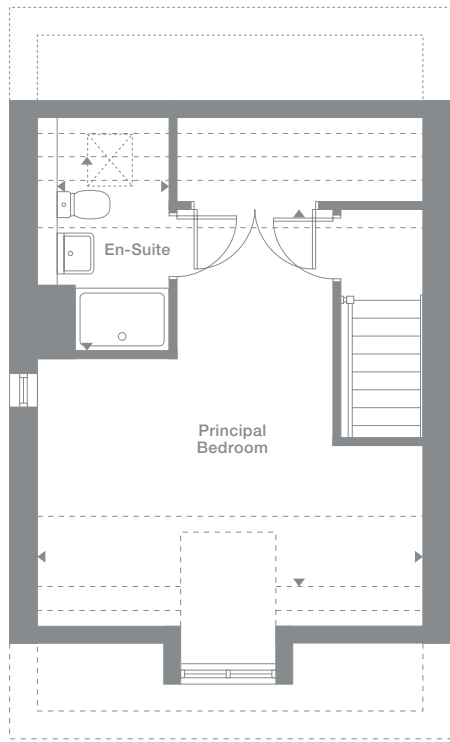
Ground Floor



First Floor



Second Floor



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Briarwood

Overview

With its stylish lounge and airy, open-plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry and a dedicated study, and the bathroom and four bedrooms, one of them en-suite, are reached by a bright gallery landing.

Ground Floor

- Lounge**
3.56m x 4.47m
11'8" x 14'8"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.91m x 3.84m
12'10" x 12'7"
- Study**
2.08m x 1.97m
6'10" x 6'6"
- WC**
2.08m x 1.52m
6'10" x 5'0"

First Floor

- Principal Bedroom**
3.56m x 3.13m
11'8" x 10'3"
- En-Suite**
2.16m x 1.30m
7'1" x 4'3"
- Bedroom 2**
3.62m x 3.51m
11'11" x 11'6"
- Bedroom 3**
4.19m x 2.75m
13'9" x 9'0"
- Bedroom 4**
2.99m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

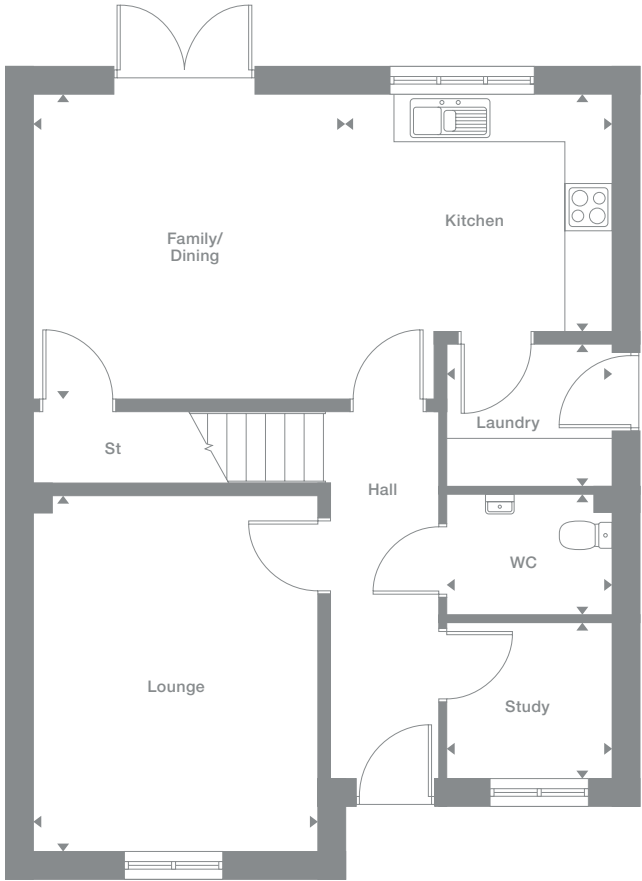
Floor Space

1,419 sq ft

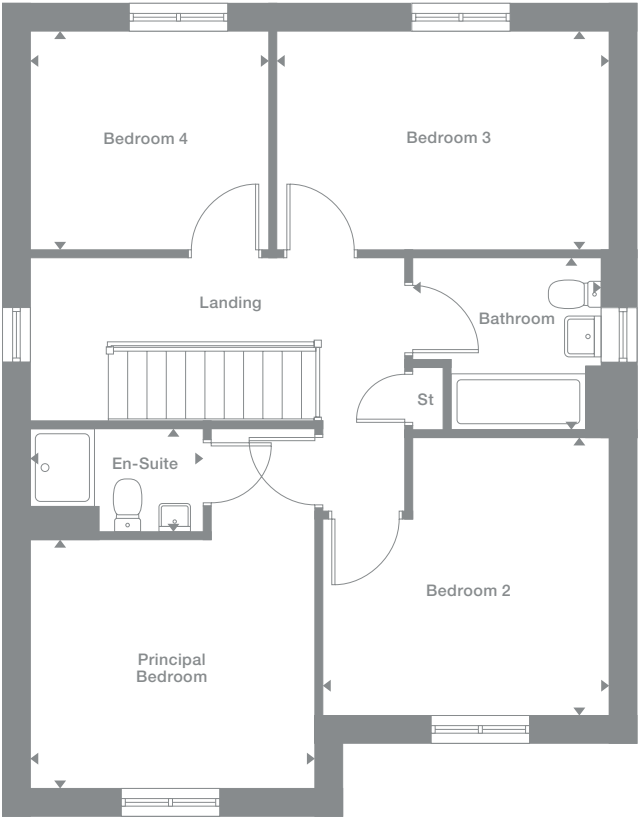
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Ground Floor



First Floor



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Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
PVC edged worktop with matching upstand
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen
Stainless steel chimney hood and splashback to hob
Stainless steel 4-burner gas hob
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware
Soft close toilet seat to bathroom only
Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Porcelanosa ceramic wall tiles (please refer to drawings for specific areas)

Electrical

TV socket (housetypes vary - please see electrical drawing for location)
BT socket (housetypes vary - please see electrical drawing for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket (housetypes vary - please see electrical drawing for location)
Power and lighting to integral garages
Battery operated carbon monoxide detectors
Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior

Double glazed PVCu windows
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)
PVCu fascias, soffits and rainwater goods
Multi-point door locking system to front and rear/side doors
Up-and-over steel garage door (where applicable)
House numbers ready fitted

Decorative

Square stop chamfered spindles and newels to staircase
Square pattern skirting boards and round edge architraves
White internal doors with chrome handles
Smooth finish ceilings, painted in white
Walls painted in white
Woodwork painted in white

Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden

Renewables

PV/Solar Panels*
Flue Gas Heat Recovery*
Waste Water Heat Recovery*

*Not applicable to every housetype. Please speak to the Development Sales Manager for more information.

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 the particular development brochure for more information.

The Miller Difference

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.

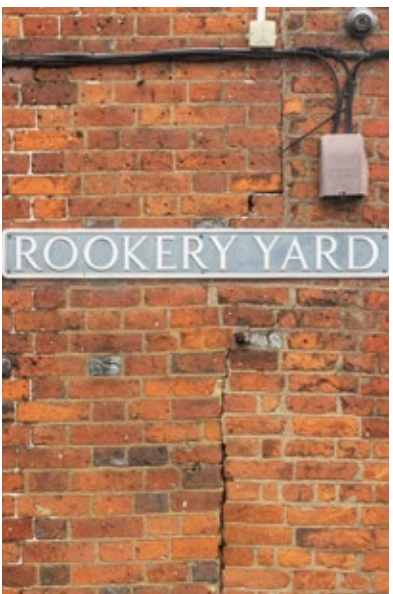
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



The Gordon Craig Theatre in the town centre presents a wide spectrum of live entertainment, from touring music to opera and wrestling. Leisure and fitness provision includes a swim centre with two pools, a Technogym and sports facilities at Stevenage Lifestyles, and a sub-aqua club. Stevenage Leisure Park features a multiscreen Cineworld, Hollywood Bowl, restaurants and family adventure activity centres. There are also two golf clubs nearby. Parks and open spaces range from Forster Park and Bury Mead, close to the development, to Box Wood and the Great Ashby District Park to the east, and the sailing lake, aqua park, play area and outdoor activities at Fairlands Valley Park in the town centre.

The nearest primary school, Gravely Primary, sits in pleasant village surroundings half a mile away, and Thomas Alleyne Academy is less than a mile from the development. Both are rated 'Good' by Ofsted. Convenient GP services include St Nicholas Health Centre and the Canterbury Way Surgery to the west, and Lister Hospital has a 24-hour emergency department.



Contact us

For development opening times please see millerhomes.co.uk or call 01438 500 895

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®



Important Notice:
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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

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Please see millerhomes.co.uk for development opening times or call 01438 500 895

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