



A wonderful place to call home

Set on gently sloping land with views across open countryside, just along the road from Chorley, Stewart Milne's collection of family homes in Adlington will enjoy a host of outstanding amenities and excellent transport links to Manchester, Preston, Bolton and Wigan.

Stewart Milne Homes' award-winning architects have designed a stunning collection of spacious, light and airy homes to sit within this beautiful setting. Each home has been positioned to take full advantage of its surroundings, and the materials used have been selected to complement and blend comfortably with other homes in the locality.

Douglas Meadow with its landscaped open park and play area, will be a special place to call home for families and couples alike.



Nothing beats coming home to Douglas Meadow

Located in the small town of Adlington, Stewart Milne Homes latest collection of homes enjoys excellent transport links to Manchester, Preston, Bolton and Wigan, and is only 4 miles from the market town of Chorley and all the amenities it offers.

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

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

This is your new home.



Your new neighbourhood

Located in a most desirable part of Adlington and set on gently sloping land with views across open countryside – this is a wonderful place to call home.

Ideally just four miles south of Chorley and 9 miles northwest of Bolton, Stewart Milne's latest collection of family homes enjoys a host of excellent amenities.

The small town of Adlington was established around the textile industry and can be dated back to 650AD. In and around Adlington there is a wide range of excellent primary schools and secondary schools, including academies, maintained schools and special schools.

Chorley, often referred to as 'Lancashire's market town', is known for many things, from the famous Chorley cake to the magnificent Astley Hall. This Grade 1 listed Elizabethan house, now a museum and art gallery, is listed among England's 1000 best houses, and acclaimed as 'the most exhilarating house in Lancashire.'

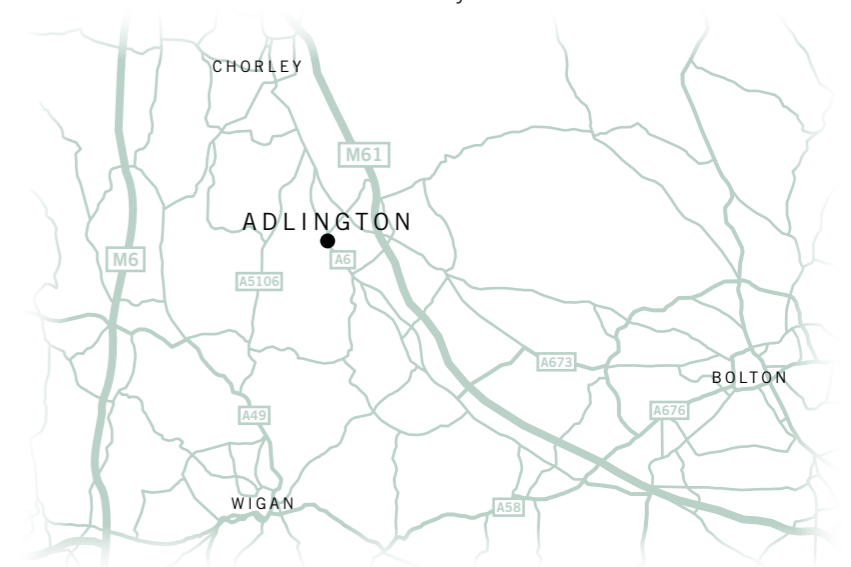
A visit to Chorley Market is always entertaining. It has been selling fresh produce since at least 1498. The perfect place to enjoy a Chorley cake and sample some of the local cheeses.

There are excellent transport links to enjoys excellent transport links to Manchester, Preston, Bolton and Wigan. The town's main road is the A6, and the M61 is just to the east of the town. Adlington also has a railway station on the Northern Rail line between Preston and Manchester.

Neighbouring towns include:

Chorley	4 miles
Wigan	7 miles
Bolton	9 miles
Preston	15 miles
Manchester	22 miles

Welcome to Douglas Meadow.
Make yourself at home.





Your choice of home

Within Douglas Meadow we're creating a distinctive collection of individually designed homes.

OUR COMMITMENT

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

They have skilfully designed a stunning collection of spacious, light and airy homes to sit within this beautiful setting. Each home has been carefully positioned to take advantage of its surroundings and the materials for each home have been selected to complement and blend comfortably with other homes in the locality.

Douglas Meadow will create a family friendly new community set within a semi-rural environment. There will be a children's play area, a cycle path through the development and a public footpath. The careful planting of trees and hedgerows, with a varied selection of plants and the creation of two small ponds, will help create a community to be proud of.

Buying a home at Douglas Meadow gives you the reassurance of long lasting value and therefore, peace of mind. We design all our homes to be stylish and to meet the ever changing needs of family living. You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from growing families to professionals wanting extra space.

The homes at Douglas Meadow are part of our exclusive Woodlands collection and comprise a choice of two, three and four bedroom detached spacious family homes.

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

Every aspect of your new home is finished to the highest standard, with great attention to detail throughout.

Reserve your new home early and you'll have a choice of kitchen finishes including work surfaces, cupboard doors and handles*

Working together with you to choose these features is an integral and enjoyable part of buying a Stewart Milne home.

OUR QUALITY

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

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

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

Your surroundings

Helping you feel right at home.

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

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

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

Legend

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

- HO HOLLANDSWOOD
- HA HAMPSFIELD
- GL GLENMORE
- DU DUKESWOOD
- DE DENEWOOD
- CA CARLTON
- CO CORRYWOOD
- CP CAPLEWOOD
- CV CASTLEVALE
- AR ARGYLL
- AS ASTON
- AFFORDABLE HOUSING



This development plan is for illustration purposes only. The layout is not to scale and is an indication only of the relative positions of properties and landscaping. 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. Please note that the development plan was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our sales consultant when you are making your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you.

Step inside

As soon as you step inside a Stewart Milne home, you'll see and feel the difference.

This is no ordinary property – this is something special. A home where clever design achieves the perfect balance between elegance and practicality. Where every fitting and appliance is of the highest quality. Where the renowned Stewart Milne Homes' attention to detail ensures a superb level of finish.



Start at the heart

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. We've also taken care to locate the kitchen in the optimum position, given the likely flow of traffic through the household. Practical connections to a dining or family room, a utility space or the garden or patio doors make the kitchen more effective and welcoming than ever. Naturally details vary depending on the house style, but the common factor is that we've thought about how you'll use the kitchen most, and designed it to work perfectly.

While you're admiring the kitchen in terms of space and practicality, take a moment to appreciate the fittings and appliances. Depending on the location and house style, specification will vary, but typically you'll find beautifully-designed stainless steel hobs, cooker hoods and multi-function ovens. Integrated fridge freezers, microwaves, dishwashers and optional breakfast bars feature in many homes. Most buyers will benefit from a great choice of worktops, units, flooring, handles and tiling.

We understand your home needs to be functional as well as comfortable so we are constantly developing new design ideas. In smaller homes for instance,

where space needs to be maximised, we have created a practical and discreet "Laundry Zone", behind two bi-fold doors you'll have space and plumbing for a washing machine with shelves above for your linen and a convenient space at the side for hanging clothes and storing your ironing board. Larger properties have separate laundry or utility rooms with space and plumbing for washing machines and tumble dryers and plenty of cupboard storage.

Getting comfortable

Next stop on your tour is likely to be the main living room. For welcoming friends, keeping the family entertained or relaxing at the end of a long day, this is a space to really enjoy. We've designed ours to make the very most of what sunlight we get in Britain, with large feature windows and, in many homes, French doors opening onto a patio for a lovely inside-outside living space. In most of our properties, early buyers can choose whether or not to have a fireplace fitted – there's a range of styles to choose from if you'd like to create a traditional focal point in the room.

Different people, different lifestyles - that's why we build homes with and without dining rooms. If you entertain regularly, a formal dining room may be essential. Or if your family tends to eat on the go, it's still a really useful additional family room.





Moving on upstairs

Now you'll probably climb the stairs to sanctuary. That's how many people think of the bedroom – and as you spend about a third of your life in it, it has to be just right. Our current range of homes have two, three or four bedrooms, ranging from palatial master suites to cosy single rooms. Every master and guest bedroom has either a luxury walk-in wardrobe or fitted wardrobes with sliding doors and shelving. Television and telephone points are conveniently positioned in all master bedrooms.

Today the bathroom is as much a place to enjoy as a functional necessity, so we build bathrooms and en-suites with indulgence and pampering in mind. We provide a superb choice of co-ordinated

Porcelanosa tiling and, in many houses, fitted vanity furniture for the family bathroom and master en-suite. Most of our homes with four bedrooms have an additional en-suite shower room to the guest bedroom – again available with a choice of tiling. Naturally bathroom suites, shower cabinets and bathroom hardware are all high-specification examples from respected manufacturers.



Take a closer look

As you make your way through a Stewart Milne home, you'll appreciate the high quality of fittings and finishing. Internal walls and ceilings are painted with at least two coats of paint, and internal woodwork with three. Smart white panelled doors are fitted with attractive chrome lever handles, while glazed internal doors have chrome hinges and latches. Our homes are wired for the modern world, with an abundance of socket outlets, telephone and TV points, while smoke detectors are naturally wired-in to key points.

Whatever the season, your visit to a Stewart Milne home will be a warm and comfortable one. At the heart of the central heating system there's a modern, highly-efficient and environmentally responsible gas boiler, while thermostatic radiators give you independent control for each room.

Out and about

Depending on the home you're visiting, there'll be more to explore outside – such as a high specification garage with steel doors and built in power-sockets, turfed front gardens or smart tarmac

driveways. 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 develop and look its best.

As you complete your inspection – and listen to the reassuringly solid sound of the door closing behind you – you'll leave with an idea of just how good it could feel to call a Stewart Milne home your own. If there is anything you'd like to know about a specific development, house-style or plot, please don't hesitate to contact us.

“It really suits our lifestyle with patio doors leading into the garden. This means we can keep an eye on the children, yet we like having the separate living room as well. In fact, every room has an aspect we like. Upstairs we love our bedroom and the guest en-suite is great when people come to stay.” – Dympna Woods, Farrington Park

The Hollandswood

This distinctive four-bedroom detached home comes complete with detached double garage. The Hollandswood has a welcoming entrance hall which leads to a light and airy living room, an open-plan kitchen/breakfast/family room, which combines abundant space for casual dining with areas for chilling out with the family. The kitchen is fitted with premium appliances and the living room has French doors leading to the secure rear garden. Downstairs, there is also a dining room with bay window for more formal occasions, a separate utility room, and WC/cloakroom.

Up the feature winding staircase, a central landing leads to four bedrooms, a well-appointed family bathroom and an IT/study area. The master bedroom has a bay window, built-in wardrobe and en-suite shower room with spacious 1200mm shower cubicle. The guest bedroom also benefits from a fitted wardrobe and en-suite shower room, while bedrooms 3 and 4 share the well-appointed family bathroom which has attractive built-in vanity cupboards. *Please note: the position of the detached double garage varies per plot; please see architectural site layout plan for details.*

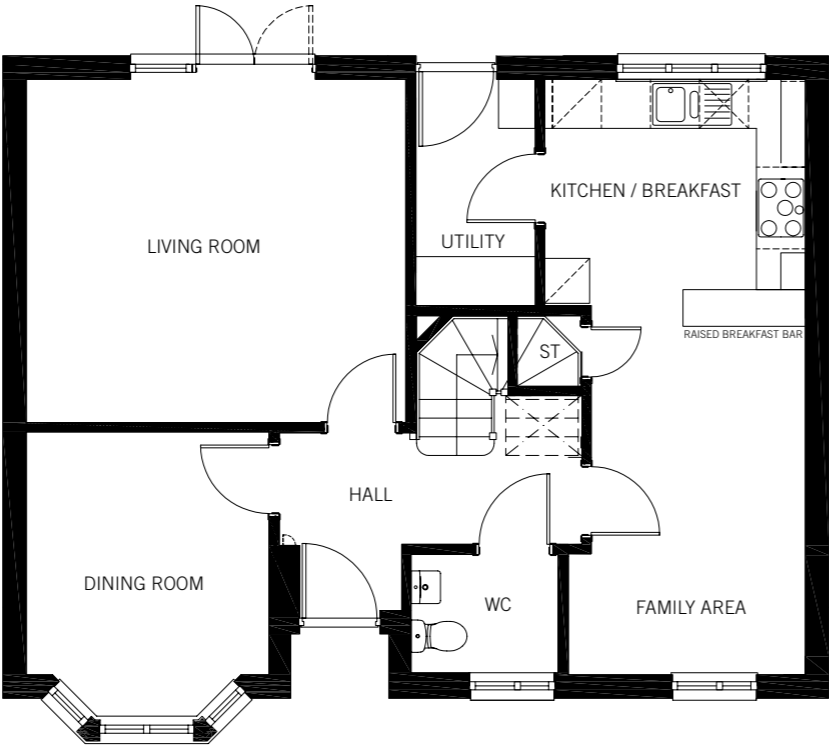
KEY FEATURES

- 4 bedroom home • Living room • Separate dining room • Open-plan kitchen/breakfast/family area with French doors to garden • Master bedroom with en-suite and built-in wardrobe • Guest bedroom with en-suite and built-in wardrobe • IT/Study area • Family bathroom
- Ample storage • Detached double garage



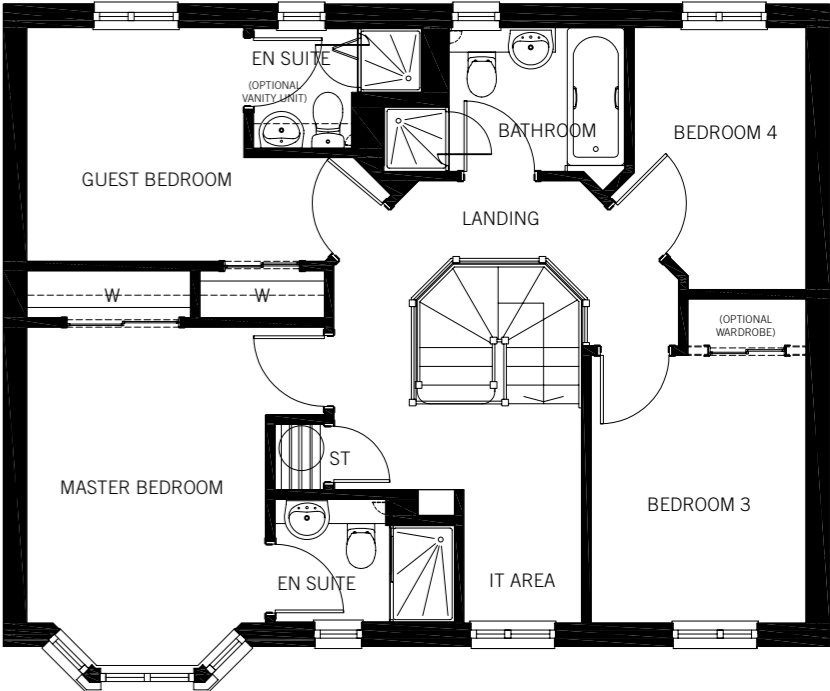
GROUND FLOOR

Living room	4202mm x 4645mm 13' 9" x 15' 3"
Dining room (incl. bay)	3525mm x 2972mm 11' 7" x 9' 9"
Kitchen / Breakfast	3025mm (max) x 3192mm (max) 9' 11" x 10' 6"
Family	4264mm (max) x 2622mm (max) 14' 0" x 8' 7"
WC	1450mm x 1800mm 4' 9" x 5' 11"
Utility	2771mm x 1462mm 9' 1" x 4' 9"
Detached Garage	5072mm x 5072mm 16' 8" x 16' 8"



FIRST FLOOR

Master bedroom	4175mm (max) x 2925mm (min) 13' 9" x 9' 7"
En suite (incl. shower)	1505mm x 2195mm 4' 11" x 7' 2"
Guest bedroom	2862mm x 2660mm (min) 9' 5" x 8' 9"
En suite (incl. shower)	1464mm x 2055mm 4' 10" x 6' 9"
Bedroom 3 (incl. optional wardrobe)	3967mm x 2632mm 13' 0" x 8' 8"
Bedroom 4	3207mm (max) x 2105mm 10' 6" x 6' 11"
Bathroom (incl. shower)	1761mm (max) x 2940mm 5' 9" x 9' 8"
IT Area	1632mm (min) x 1442mm 5' 4" x 4' 9"



“I would definitely recommend Stewart Milne Homes. I haven’t really got any complaints, it was a good experience and it went fairly smoothly. All the staff were really nice, polite and helpful towards us, and the houses are good value in comparison to the competition.”

– Mr Kevin Owers, Worden View

The Hampfield

This well-appointed four-bedroom detached home comes complete with integral garage. It has a spacious living room with a wide, deep walk-in bay window which adds lots of light to this airy room. There is the option for a separate dining room for formal occasions, while the kitchen/ breakfast/family room can host more casual family eating experiences. This spacious room has French doors, providing direct access to the secure rear garden, and a useful, separate utility store which is plumbed and wired for your laundry equipment. A WC/cloakroom completes the excellent ground floor layout.

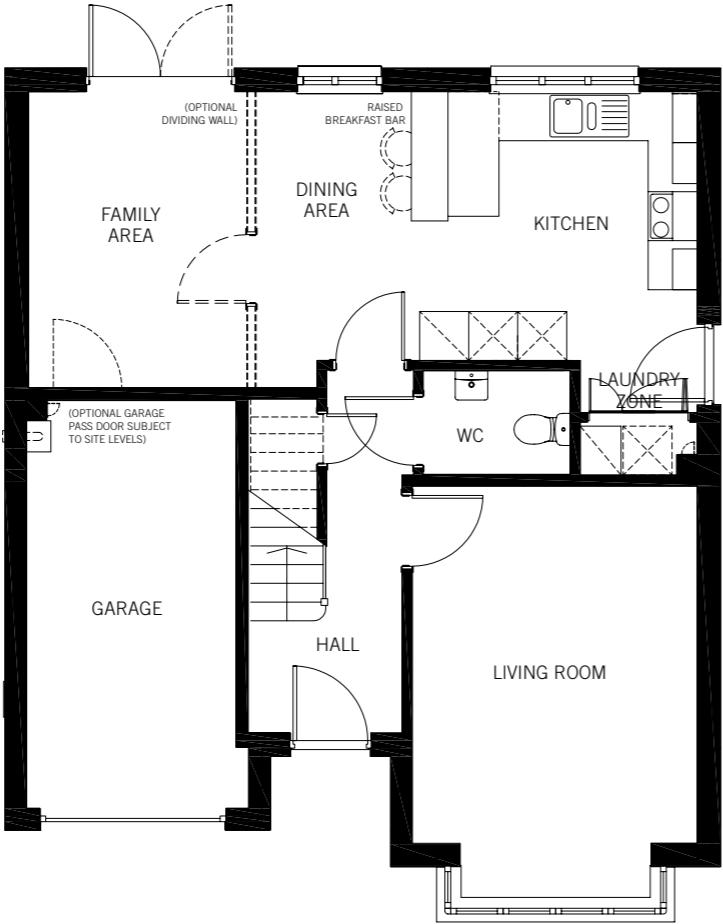
Upstairs, there are four bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room which comprises a 1200mm shower cubicle and fitted vanity furniture. Even the guest bedroom has a fitted wardrobe and its own en-suite shower room. The family bathroom, which would be shared between the third and fourth bedrooms has fitted vanity furniture, offered from an attractive range of finishes, and an optional separate shower cubicle.

KEY FEATURES

- Four bedrooms • Spacious living room with modern walk-in bay • Optional separate dining room for formal occasions • Open plan kitchen/ breakfast/family room with French doors to rear garden • Walk-in wardrobe and en-suite shower room to master bedroom • Fitted wardrobe and en-suite shower room to guest bedroom • Well-appointed family bathroom with fitted vanity furniture • Superb storage • WC/cloaks on ground floor

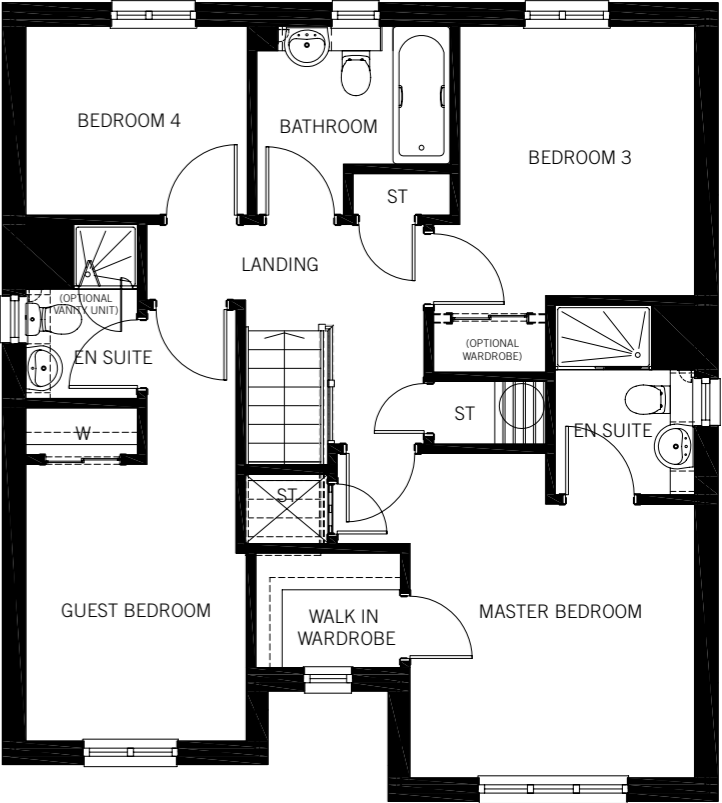
GROUND FLOOR

Living room (incl. bay)	5047.5mm x 3487mm 16' 7" x 11' 5"
Kitchen / Breakfast / Family	8190mm x 3291mm (min) 26' 10" x 10' 9" (min)
WC	1800mm x 1270mm (max) 5' 11" x 4' 2" (max)
Utility	1431mm x 1404mm 4' 8" x 4' 7"
Garage	4977.5mm x 2550mm (min) 16' 4" x 8' 4" (min)



FIRST FLOOR

Master bedroom (excl. wardrobe)	3487mm (min) x 3352mm (min) 11' 5" (min) x 11' 0" (min)
En suite (incl. shower)	2320mm x 1707mm 7' 7" x 5' 7"
Guest bedroom (excl. wardrobe)	3390mm (min) x 2700mm (max) 11' 1" (min) x 8' 10" (max)
En suite (incl. shower)	2129mm x 1367.5 7' 0" x 4' 6"
Bedroom 3	3300mm (min) x 2877mm (min) 10' 10" (min) x 9' 5" (min)
Bedroom 4	2712mm x 2313mm 8' 11" x 7' 7"
Bathroom (incl. bath)	2370mm x 1690mm (min) 7' 9" x 5' 6" (min)



“I’d definitely recommend Stewart Milne Homes because they have lived up to their reputation of being a Five Star Builder. Their homes are great value for money and I know that I’ve got a solid investment.” – Mr Daniels, Cookes Meadow

The Glenmore

For those who prefer their family living room to look out into their own secure rear garden, this is the house for you. The Glenmore is an impressive four-bedroom detached home which offers an interesting ‘sense of arrival’ as you walk into its spacious entrance hall with offset feature staircase. On the ground floor, French doors set within a bay protrusion in the bright and airy living room provides direct access to the garden. The well-appointed kitchen is large enough to accommodate a breakfast table for informal dining occasions and includes a separate utility store, which is plumbed and wired for your laundry equipment, usefully located next to an external door which leads to the rear garden. A separate dining room and WC/cloakroom completes the accommodation on the entry level.

Upstairs, there are four well-proportioned bedrooms and a family bathroom which includes fitted vanity furniture. The master bedroom has a walk-in wardrobe and en-suite shower facilities. The guest bedroom also benefits from an en-suite shower room and a fitted wardrobe. There is an integral garage with power and light and an abundance of storage throughout the house.

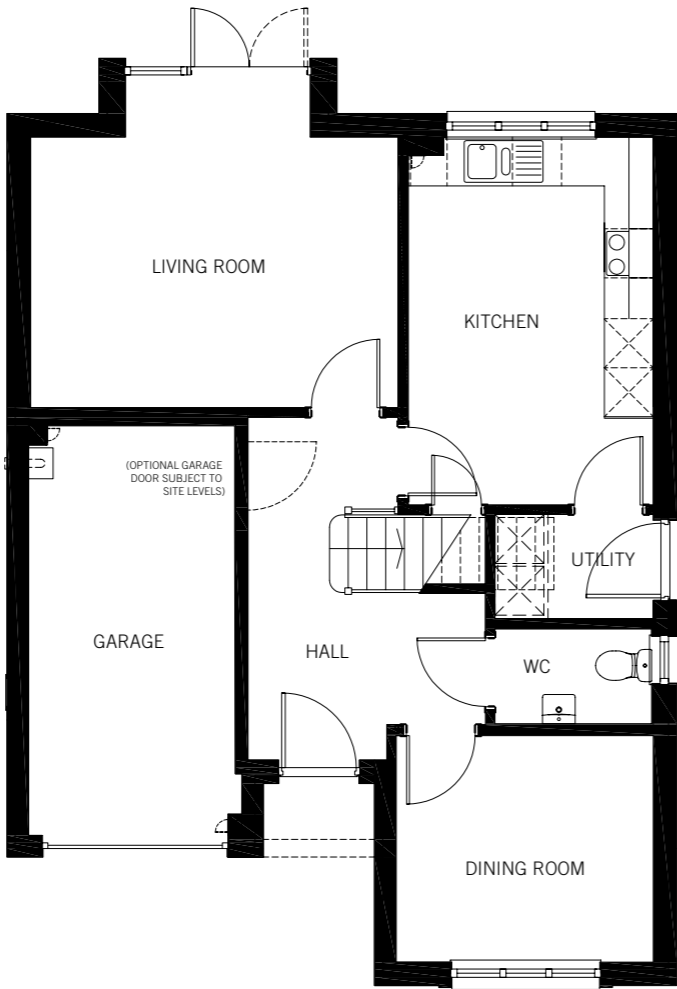
KEY FEATURES

- 4 bedroom home
- Light and airy living room with French doors to garden
- Breakfasting kitchen with access through utility room to garden
- Utility store, plumbed and wired for laundry equipment
- Separate dining room
- Walk-in wardrobe and en-suite shower room to master bedroom
- Fitted wardrobe and en-suite shower room to guest bedroom



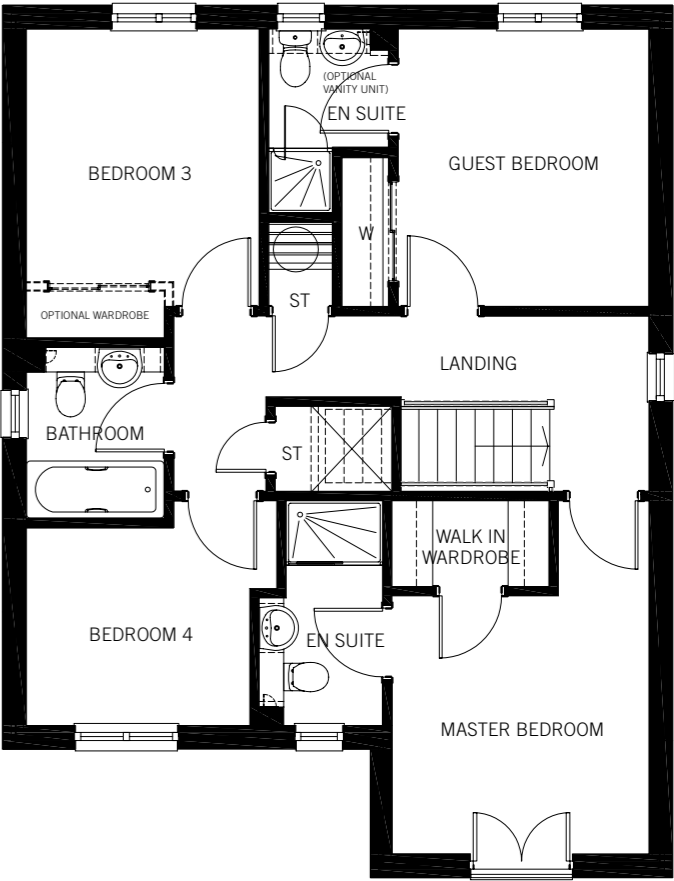
GROUND FLOOR

Living room (incl. bay)	4500mm x 3990mm 14' 9" x 13' 1"
Dining room	2772mm x 3150mm 9' 1" x 10' 4"
Kitchen	4506mm x 3002mm 14' 9" x 9' 10"
WC	1918mm x 1163mm 6' 3" x 3' 10"
Utility	1940mm x 1276mm 6' 4" x 4' 2"
Garage	5077mm x 2537mm 16' 8" x 8' 4"



FIRST FLOOR

Master bedroom (excl. wardrobe)	3161mm (min) x 3150mm 10' 4" x 10' 4"
En suite (incl. shower)	2751mm x 1480mm 9' 0" x 4' 10"
Guest bedroom	3397mm x 3075mm 11' 2" x 10' 1"
En suite (incl. shower)	2252mm x 1470mm 7' 5" x 4' 10"
Bedroom 3	3785mm x 2852mm 12' 5" x 9' 4"
Bedroom 4	2767mm (min) x 2420mm (min) 9' 1" x 7' 11"
Bathroom (incl. bath)	2092mm x 1690mm 6' 10" x 5' 6"



“This was our first new brand-new home and Stewart Milne’s part exchange made it so straight forward. It really was stress free. Nothing was too much trouble for them. Right from day one everyone was more than helpful. ” – Susan Walsh, Farrington Park

The Dukeswood

This striking four-bedroom detached home punches above its weight. The ground floor has a spacious living room and a large, well-appointed breakfasting kitchen which is open-plan to a family room. From here, French doors – which lend lots of light to this spacious room - lead to the secure rear garden. There is also a separate utility store within the kitchen for your laundry equipment, and a useful WC/cloakroom and integral garage at entry level.

On the first floor, there are four bedrooms and, as well as a spacious family bathroom which includes your own choice of fitted vanity furniture, there are en-suite shower rooms and fitted wardrobes to both the master and guest bedrooms; the shower cabinet within the master en-suite is 1200mm wide.

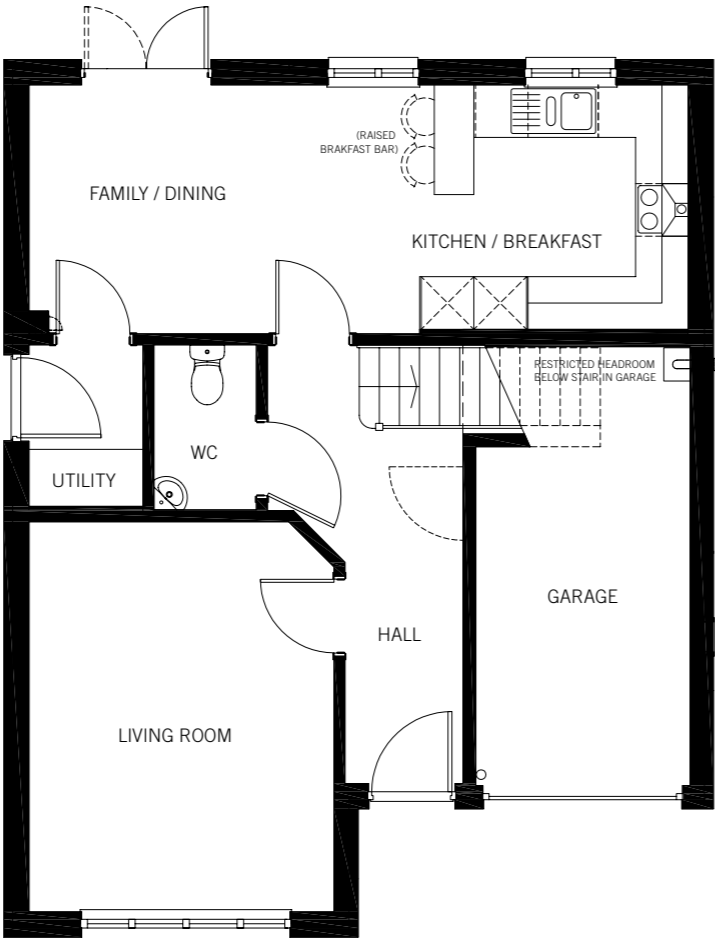
KEY FEATURES

- 4 bedroom home
- Spacious living room
- Wide, open-plan kitchen/dining/family room with French doors to garden
- Premium appliances fitted in kitchen
- Utility store plumbed and wired for laundry equipment
- Master and guest bedrooms each have fitted wardrobe and en-suite shower room
- An abundance of storage
- Well-appointed family bathroom



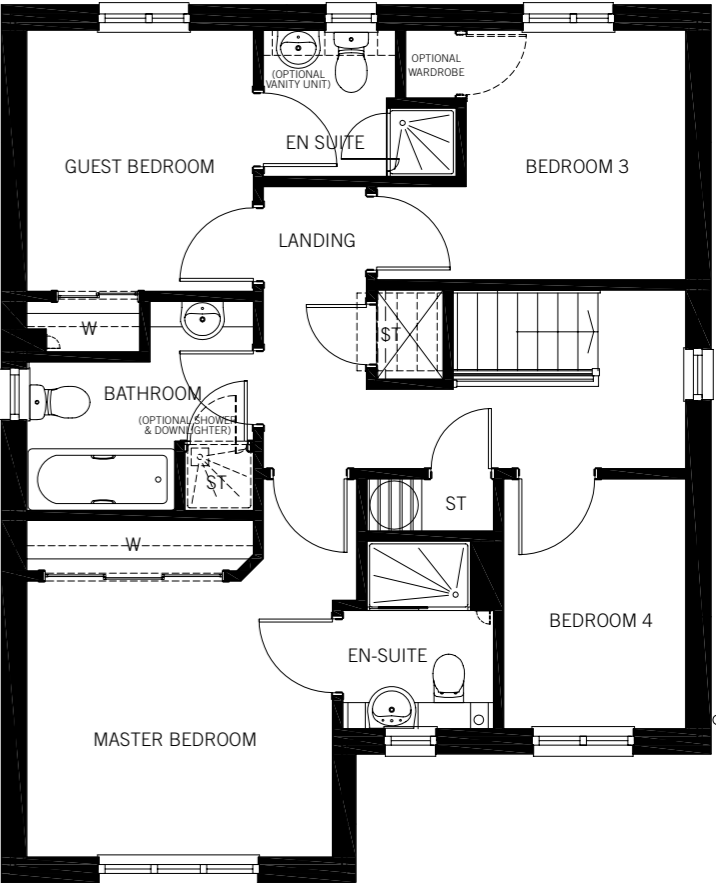
GROUND FLOOR

Living room	4448mm (max) x 3477.5mm (max) 14' 7" (max) x 11' 5" (max)
Kitchen / Breakfast Dining / Family	2837.5mm (max) x 7515mm (max) 9' 4" (max) x 24' 8" (max)
WC	1882mm x 1168mm 6' 2" x 3' 10"
Utility	1842mm x 1300mm 6' 0" x 4' 3"
Garage	5002mm (max) x 2427.5mm 16' 5" (max) x 7' 11"



FIRST FLOOR

Master bedroom	3487mm (min) x 3147mm (min) 11' 5" (min) x 10' 4" (min)
En suite (incl. shower)	2139mm x 1719mm (max) 7' 0" x 5' 8" (max)
Guest bedroom (excl. wardrobe)	2977mm x 2585mm 9' 9" x 8' 6"
En suite (incl. shower)	2195mm x 1668mm (max) 7' 2" x 5' 6" (max)
Bedroom 3 (excl. optional wardrobe)	2847mm x 2505mm 9' 4" x 8' 3"
Bedroom 4	2850mm x 2078mm 9' 4" x 6' 10"
Bathroom	2585mm (max) x 2382mm (max) 8' 6" (max) x 7' 10" (max)



“Everything went smoothly and everyone has been so helpful, the representatives we dealt with on site have been extremely helpful throughout the whole process. If ever we had any questions they were always available to help and even now since we have moved in we are able to contact them about anything we need to. Even the financial advisors made available to us were excellent. We have felt supported throughout the whole purchase.” – Daniel Conaway, Jersey Fields

The Denewood

Despite its affordable price, this splendid four bedroom detached home includes all the value-added features that are usually associated only with the luxury end of the property market. Features include: an integral garage with light and power; expansive open-plan kitchen/dining/ family room with premium appliances and French doors opening into the secure rear garden; a utility room that is plumbed and wired for your laundry equipment and a WC/cloakroom on the ground floor.

Upstairs, there are four good-sized bedrooms, two of which have a spacious fitted wardrobe and en-suite shower room, and a well-appointed family bathroom. There is an abundance of storage in this home, not least by means of stylish fitted vanity furniture from an attractive range of finishes in both the family bathroom and en-suite shower room off the master bedroom. Adding to the appeal is the fact that the master en-suite's shower cabinet is 1200mm wide.

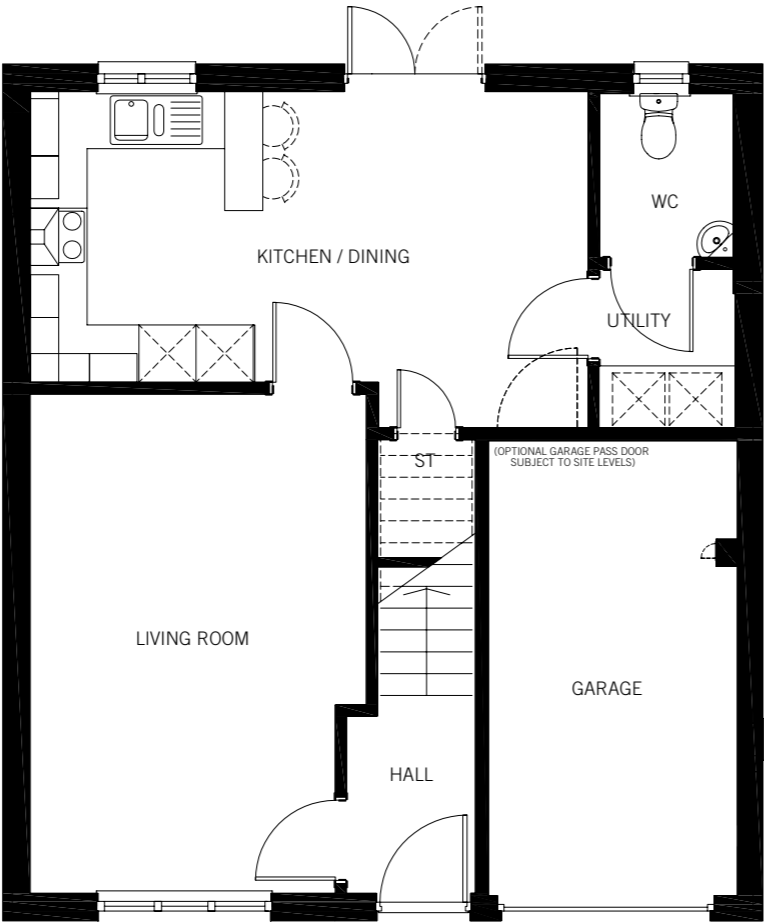
KEY FEATURES

- 4 bedroom home • Open-plan kitchen/breakfast/family room with French doors to garden • Utility room • WC/cloaks on ground floor
- Master has fitted wardrobe and en-suite shower room with 1200mm shower cabinet • Guest bedroom has fitted wardrobe and en-suite shower room • Family bathroom offers choice of Porcelanosa tiles and finishes for fitted vanity furniture



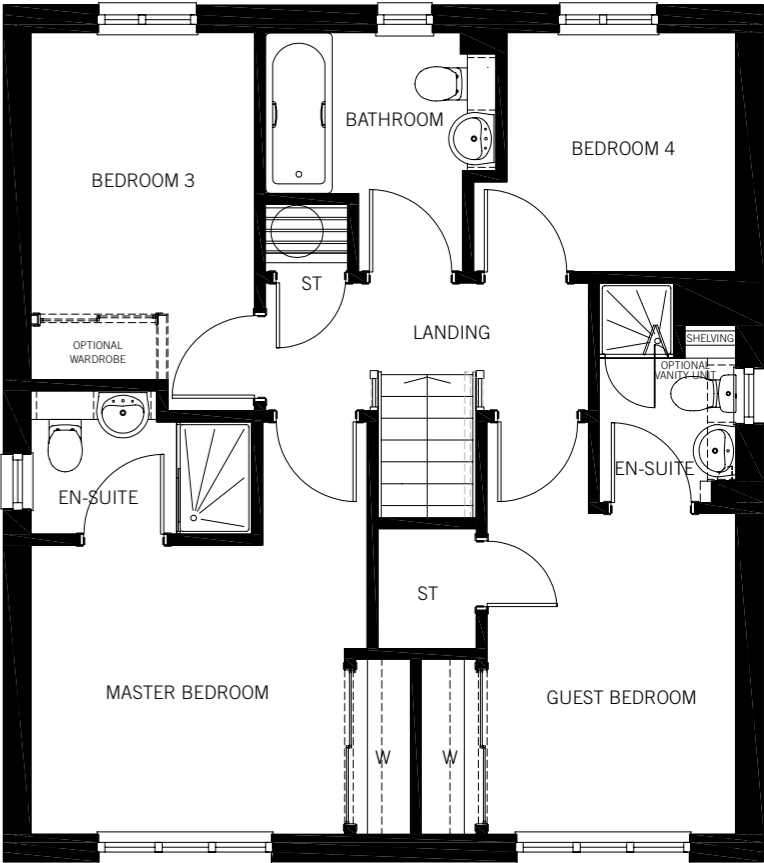
GROUND FLOOR

Living room	5240mm x 3530mm (max) 17' 2" x 11' 7" (max)
Kitchen / Dining	3050mm x 5806mm (min) 10' 0" x 19' 0" (min)
WC	1974mm (max) x 1450mm (max) 6' 5" (max) x 4' 9" (max)
Utility	1481mm x 1408mm 4' 10" x 4' 7"
Garage	4773mm x 2615mm 15' 8" x 8' 7"



FIRST FLOOR

Master bedroom	3035mm (min) x 3530mm (min) 9' 11" (min) x 11' 7" (min)
En suite (incl. shower)	1505mm (max) x 2320mm (max) 4' 11" (max) x 7' 7" (max)
Guest bedroom	3367mm (min) x 2612mm 11' 0" (min) x 8' 7"
En suite (incl. shower)	2305mm (max) x 1434mm (max) 7' 7" (max) x 4' 8" (max)
Bedroom 3 (incl. optional wardrobe)	3645mm (min) x 2350mm 11' 11" (min) x 7' 8"
Bedroom 4	2512mm x 2404mm (min) 8' 3" x 7' 11" (min)
Bathroom (incl. bath)	1690mm (max) x 2418mm (max) 5' 6" (max) x 7' 11" (max)



“Stewart Milne builds good quality homes. I am enjoying the space, the layout and the fact the houses aren’t cramped in, which is what I love most about my new home. The site certainly has an ‘open’ feel to it.” – Paul Power, Worden View

The Carlton

This handsome four bedroom detached family home incorporates a spacious living room, large kitchen/dining room with French doors leading to the garden and WC/cloaks on the ground floor.

Upstairs, the master bedroom boasts a stylish en-suite shower room and fitted wardrobes. There are three further spacious bedrooms, one of which has a fitted wardrobe and the others designated areas if you wish to pay a little extra for optional fitted wardrobes (depending on the stage of construction). A family bathroom which includes your choice of fitted vanity furniture from a superb selection of finishes, completes the first floor accommodation.

With an integral garage with light and power, this stylish home offers all the accommodation a growing family could need

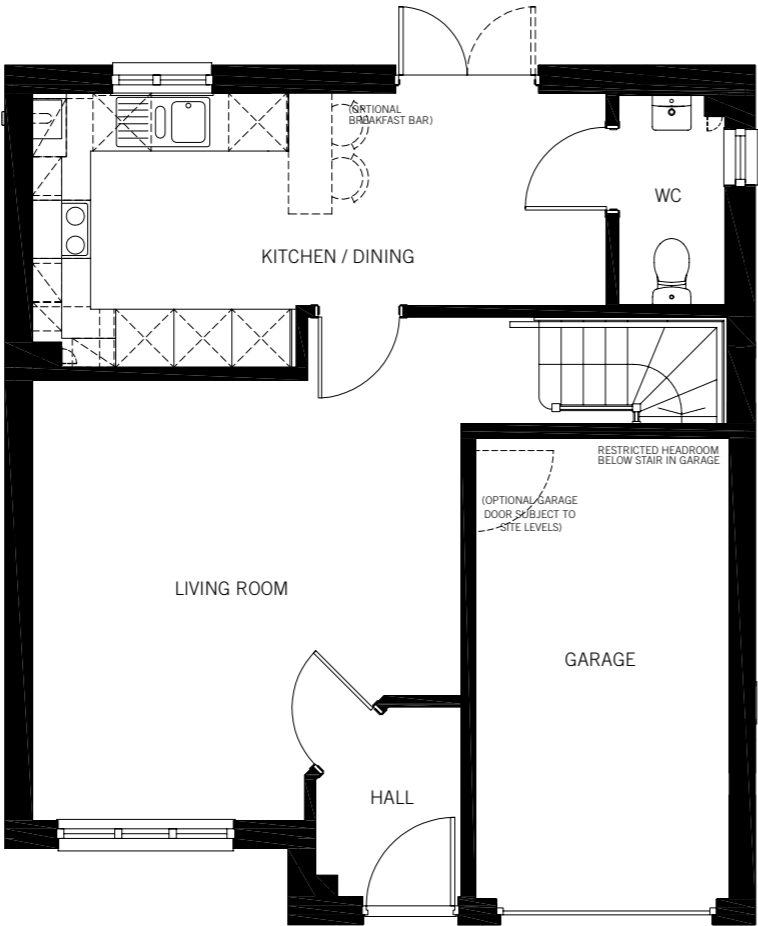
KEY FEATURES

- 4 bedroom home • Light and airy living room • Spacious open plan kitchen/dining room with French doors to rear garden • Premium appliances fitted in kitchen • Master bedroom with fitted wardrobe • Family bathroom



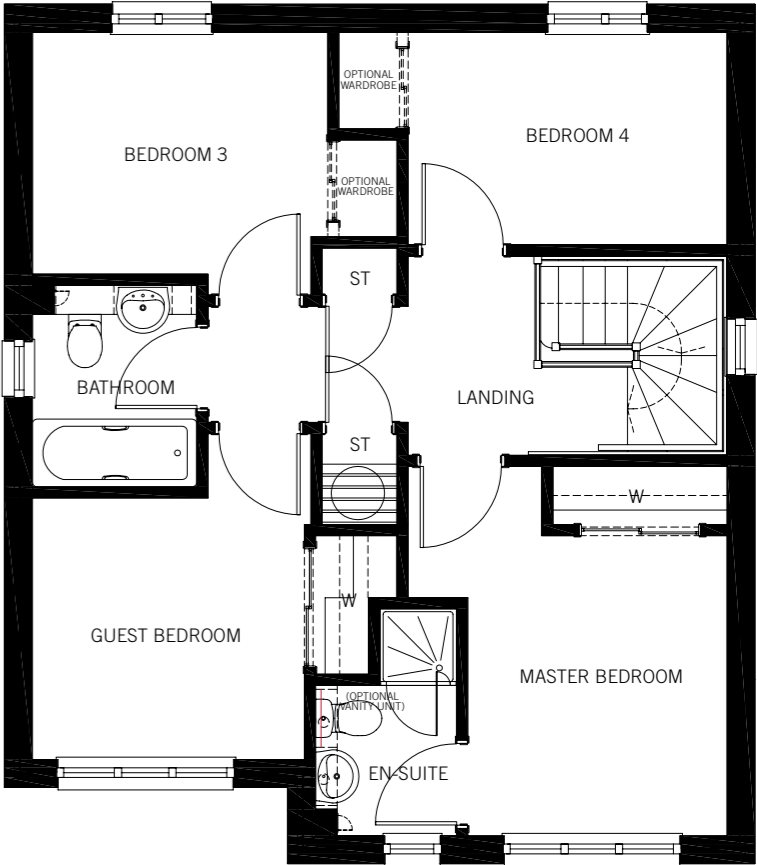
GROUND FLOOR

Living room	4547mm (max) x 4428mm (max) 14' 11" (max) x 14' 6" (max)
Kitchen / Dining	5927mm (max) x 2832mm 19' 5" (max) x 9' 3"
WC	2162mm (max) x 1100mm (max) 7' 1" (max) x 3' 7" (max)
Garage	4745mm x 2610mm 15' 7" x 8' 7"



FIRST FLOOR

Master bedroom (incl. wardrobe)	3815mm (max) x 2680mm (min) 12' 6" (max) x 8' 9" (min)
En suite (incl. shower)	2344mm x 1457mm (max) 7' 8" x 4' 9" (max)
Guest Bedroom	2810mm x 2703mm 9' 2" x 8' 10"
Bedroom 3	3052mm x 2502mm 10' 0" x 8' 2"
Bedroom 4 (excl. optional wardrobe)	3295mm x 2197mm 10' 10" x 7' 2"
Bathroom (incl. bath)	2080mm x 1690mm 6' 10" x 5' 6"



“I bought a new home from a different company 3 years ago, and this process has been so smooth and easy in comparison. The finish here is so much better and I can't praise Stewart Milne enough. We've been kept informed throughout and even now the staff will say “hello” and see how we are getting on, which is great.” – Mrs Claire Lloyd, Jersey Fields

The Corrywood

The Corrywood is a much-admired three-bedroom home with impressive dual-frontage, lending it bags of kerb appeal. Inside, there is a light and airy living room and a large breakfasting kitchen which incorporates premium appliances and French doors to the garden. There is a downstairs cloakroom and a utility room which is plumbed and wired ready to accommodate your washing machine and tumble drier. Storage a plenty, always essential in a family home.

Upstairs, the master bedroom has the benefit of two built-in wardrobes and en-suite facilities with 1200mm shower cubicle. The second of the three bedrooms also has a walk in wardrobe and the family bathroom comes complete with fitted vanity furniture which is offered from an excellent range of contemporary finishes to complement whichever wall tiles you choose.

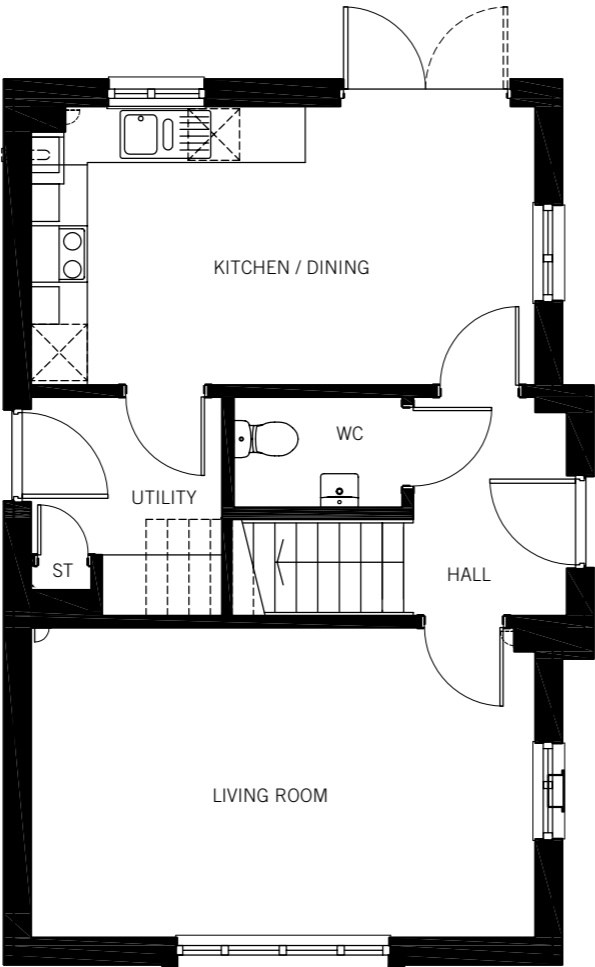
KEY FEATURES

- 3 bedroom home
- Superb kerb appeal
- Dual-aspect living room
- Family-friendly open plan kitchen/dining room with French doors to rear garden
- Premium appliances fitted in kitchen
- Utility room
- WC/cloakroom on ground floor
- Master bedroom has two built-in wardrobes as well as luxury en-suite shower room
- Bedroom 2 has fitted wardrobe
- Family bathroom
- Detached single garage



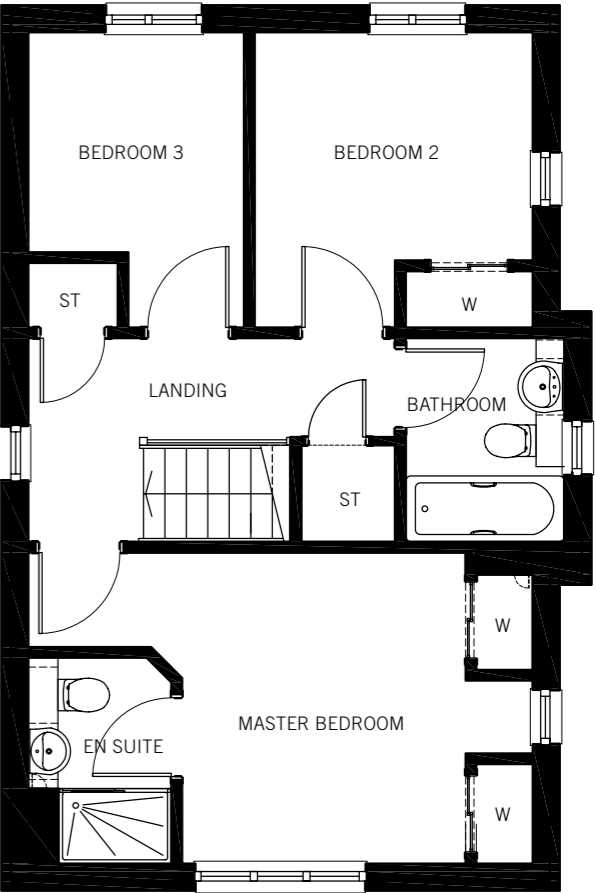
GROUND FLOOR

Living room	3307mm x 5377mm (max) 10' 10" x 17' 8" (max)
Kitchen / Dining	2973mm x 5377mm 9' 9" x 17' 8"
Utility	2335mm (max) x 2037mm (max) 7' 8" (max) x 6' 8" (max)
WC	1180mm x 1797mm 3' 10" x 5' 11"



FIRST FLOOR

Master bedroom (excl. wardrobe)	3317mm x 3022mm (max) 10' 10" x 9' 11" (max)
En suite (incl. shower)	2195mm x 1525mm 7' 2" x 5' 0"
Bedroom 2 (excl. wardrobe)	2432.5mm x 2963mm 8' 0" x 9' 9"
Bedroom 3	2299mm (min) x 2344mm 7' 6" (min) x 7' 8"
Bathroom	2170mm x 1690mm (max) 7' 1" x 5' 6" (max)



“I’d definitely recommend Stewart Milne Homes because the process has been dealt with well, we have been kept informed and our experience has been good. The people we have dealt with have all been personable and have treated us properly.” – Michael Bowe, Cookes Meadow

The Castlevale / Caplewood

The Castlevale / Caplewood is an elegant detached or semi-detached family home with three bedrooms. The entrance hall leads directly to a light and airy living room which continues in to a generous kitchen/dining room with high quality integrated appliances and French doors offering access to the back garden. There is also a convenient downstairs cloakroom and useful laundry zone, plumbed and wired for your laundry equipment.

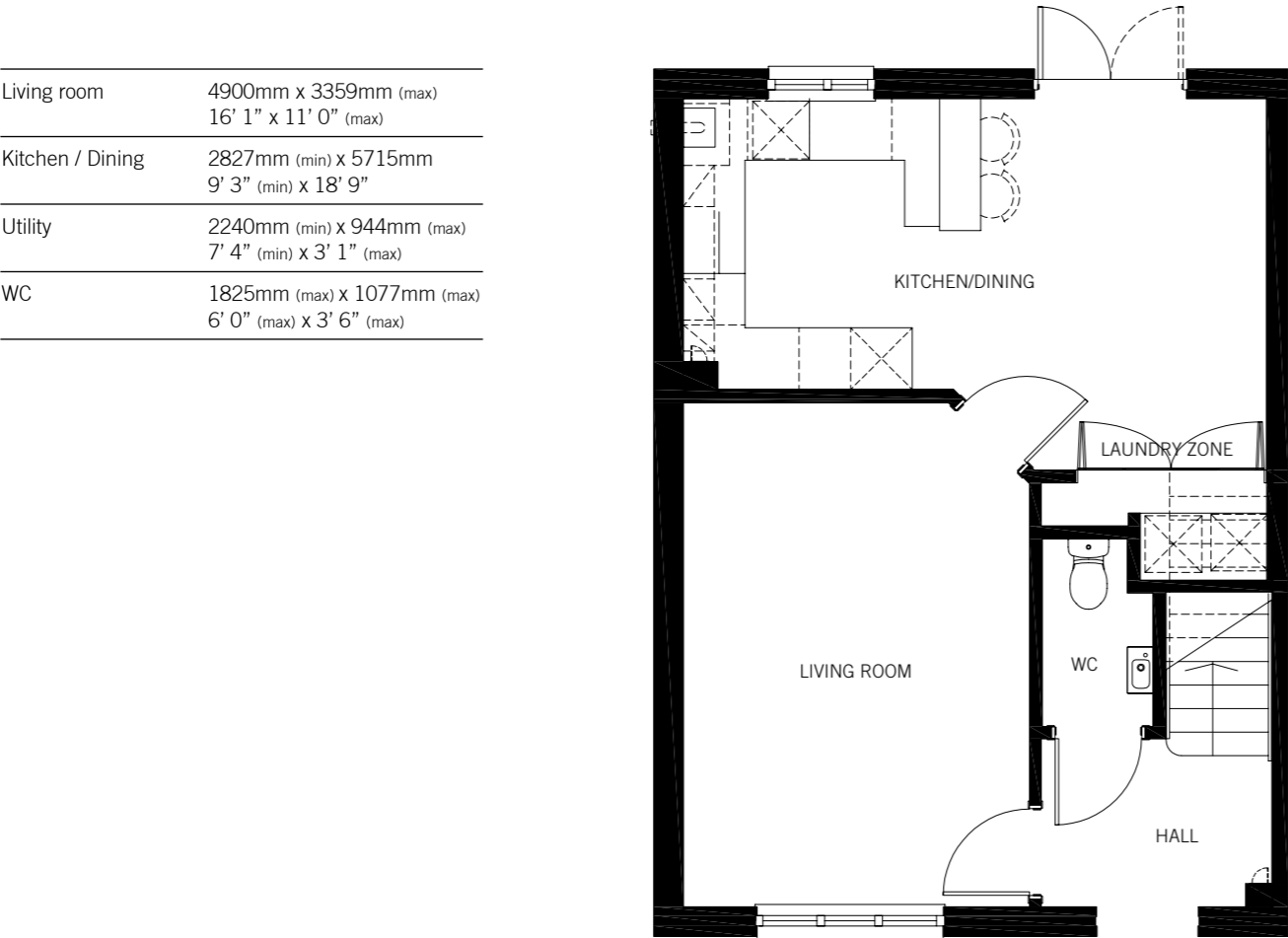
The first floor features a spacious master bedroom with a luxurious en suite and walk in wardrobe. Across the landing is a second bedroom with fitted wardrobes, a third bedroom and a good-sized family bathroom with fitted vanity furniture. A detached garage completes the benefits that this smart home has to offer.

KEY FEATURES

- 3 bedroom home
- Light and airy living room
- Generous fitted kitchen/dining room with French doors to garden
- Downstairs cloakroom
- Spacious master bedroom with walk-in wardrobe and en-suite facilities
- Two further bedrooms
- Family bathroom

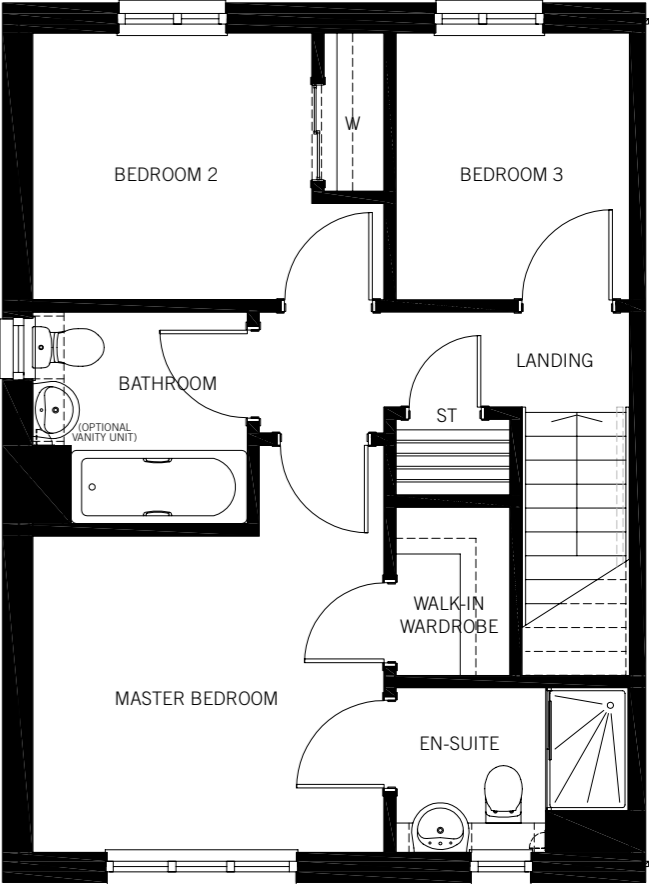


GROUND FLOOR



FIRST FLOOR

Master bedroom	3034mm x 3363mm 9' 11" x 11' 0"
En suite (including shower)	1580mm x 2220mm 5' 2" x 7' 3"
Bedroom 2 (excluding wardrobe)	2558mm x 2677mm (min) 8' 5" x 8' 9" (min)
Bedroom 3	2558mm (min) x 2232mm 8' 5" (min) x 7' 4"
Bathroom	2030mm x 2057mm (max) 6' 8" x 6' 9" (max)



“Coming home to Farrington Park is a little like being in a holiday home; and I mean that in a good way! You know how when you go on holiday you get that ‘holiday feeling’? I get that same feeling here. You’re coming home to something different all the time. It just feels very quiet, very comfortable. We’re really settled.” – Ray and Louise Jennings, Farrington Park

The Argyll

The Argyll is a thoughtfully designed mews family home with three bedrooms. Downstairs, an entrance hall leads to a spacious front-facing living room which opens into a large stylish fitted kitchen/dining room, complete with premium appliances. The dining area features French doors leading to a secure rear garden. There is also a useful downstairs cloakroom.

Upstairs boasts a spacious master bedroom. Across the landing are two further generously proportioned bedrooms and a well-appointed family bathroom including fitted vanity furniture.

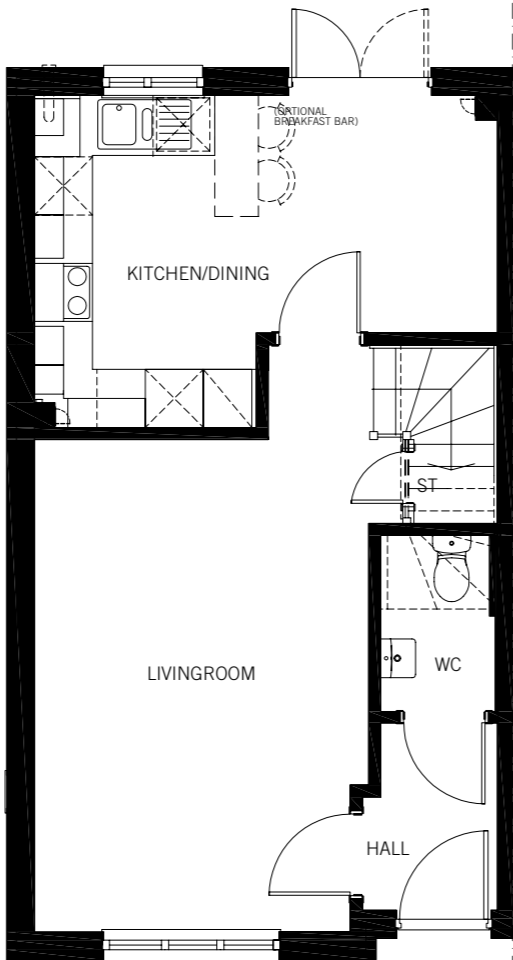
KEY FEATURES

- 3 bedroom home
- Spacious living room
- Open plan kitchen/dining room with French doors to rear garden
- Premium appliances fitted in kitchen
- Master bedroom with mirrored slider wardrobe and en-suite shower room
- Bedroom 2 has fitted wardrobe
- Family bathroom has bath and fitted vanity furniture



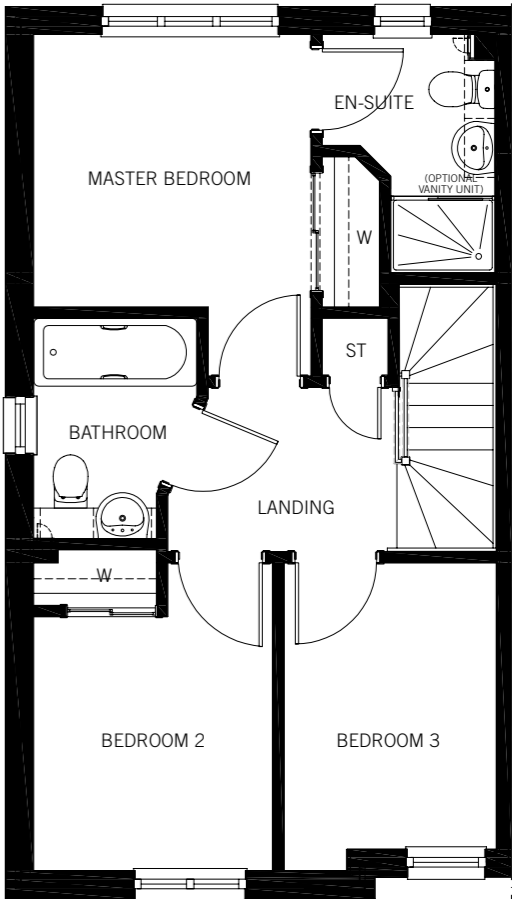
GROUND FLOOR

Living room	5085mm (min) x 3451mm (min) 16' 8" x 11' 4" (max)
Kitchen / Dining	3430mm (max) x 4782.5mm 11' 3" x 15' 8"
WC	1819mm x 1183mm 5' 12" x 3' 10"



FIRST FLOOR

Master bedroom	2815mm (min) x 2869mm 9' 3" x 9' 5"
Bedroom 2 (incl. wardrobe)	3317mm (max) x 2477mm 10' 10" (max) x 8' 1"
Bedroom 3	2957mm (min) x 2190mm 9' 8" (min) x 7' 2"
Bathroom	2277mm x 1690mm (max) 7' 6" x 5' 6" (max)



“I would definitely recommend Stewart Milne Homes because of the way they dealt with us, everything ran smoothly and any problems were dealt with straight away. The whole team has been excellent. Their representatives will go that extra mile to welcome and attend to new home buyers requests.” – Mrs Susan Booth, Worden Vew

The Aston

This cleverly designed mews home features two good sized bedrooms. The light and airy entrance hall opens into a stylish fitted kitchen, complete with high quality appliances. The hallway continues to a bright, spacious living room with access to the rear garden through French doors. There is a cloakroom and convenient storage space on the ground floor.

Upstairs includes a generously proportioned master bedroom featuring built-in wardrobes. Across the landing is a second bedroom with built in wardrobes, a family sized bathroom and useful study room.

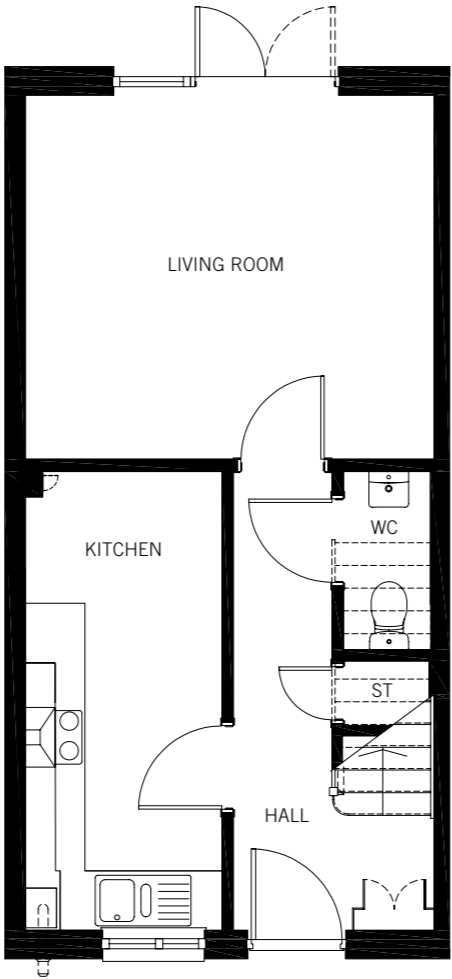
KEY FEATURES

- Two bedroom home
- Spacious living room with French doors leading to rear garden
- Stylish kitchen with premium appliances
- Built-in wardrobes to both bedrooms
- Abundant storage
- Study/box room



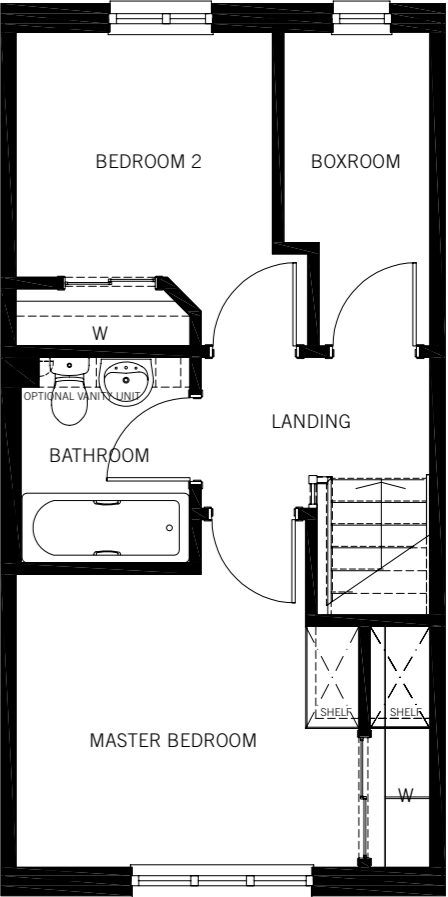
GROUND FLOOR

Living room	3667mm x 4116.5mm (max) 12' 0" x 13' 6" (max)
Kitchen / Dining	4623mm x 1979mm (max) 15' 2" x 6' 6" (max)
WC	1795mm x 912.5mm 5' 11" x 3' 0"



FIRST FLOOR

Master bedroom (excl. wardrobe)	2952mm (max) x 3452mm (min) 9' 8" (max) x 11' 4" (min)
Bedroom 2 (excl. wardrobe)	2471mm x 2581mm 8' 1" x 8' 6"
Boxroom	3161mm x 1471mm (max) 10' 4" x 4' 10" (max)
Bathroom	2071mm x 1700mm 6' 10" x 5' 7"



Our promise to you...

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

Westfield at Broadshade, Westhill

We aim to make buying a new home, an enjoyable experience

We always try to ensure you have one point of contact throughout to offer you advice and support, with as much information as possible about each stage of the process. We aim to provide information that is accurate, clear and up to date.

We provide high quality homes with superior finishes and superior designed kitchens.

We aim to provide accurate information so that you can make an informed choice. This includes our brochures with details of our homes with floor plans, specification, a written reservation agreement, our Home Warranty cover and any management fees which may apply.

We recommend that you appoint a professional legal advisor to carry out all legal aspects of your home purchase and represent your interests throughout.

We promote professional standards

Our staff members are trained to provide a high level of customer service and to offer support and assistance; they will be helpful, professional and knowledgeable.

Should there be any delays due to inclement weather or materials' delivery, we will keep you informed.

We will communicate with your solicitors to provide all information required to complete your purchase and provide them with a written contract giving full terms and conditions of sale including termination clauses.

When you visit our developments your health and safety is important to us so we will inform you of any precautions you need to take to remain safe, both when you visit and when you reserve your new home.

We do our utmost to ensure that our advertising materials are accurate and reflect our product in a clear and honest manner, complying and adhering to legislation.

When you reserve a home, we will provide you with a reservation agreement which details the terms of your reservation, including the reservation fee, property details, selling price and term that the price is valid for. We will include details of likely monthly management costs and terms and conditions that would apply in the event of cancellation of your reservation.

Our service promise

We will ensure that your new home is clean and ready for you when you move in. We will also provide you with a two year guarantee and NHBC Buildmark 10 year structural warranty.

Should you have any queries, we aim to 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 identification. We will respect your privacy and carry out all works in accordance with approved risk assessments and method statements, for your safety, security and peace of mind. They will respect your home and clean up all work areas before leaving.

Our mission

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

Don't just take our word...

We are proud to have been awarded 5 star status by the Home Builders Federation (HBF) for quality and customer satisfaction. The number of stars awarded is based on homeowner feedback in an independent survey validated by Reading University.

We have also been awarded the "Outstanding" award for customer satisfaction from In-House Research Ltd. The outstanding award is provided to the top 5 UK housebuilders only.



You're invited...

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

That's where we can help.

Taking things forward

Stewart Milne homes is here to make the whole experience of buying your new home as easy as possible. Not only can we provide you with a perfect new home to make just yours, we can also ensure that the process of buying is simple and straightforward – even stress free. We can help with solicitors, mortgages and provide advice on how to sell your existing home. Even when you move in, we have customer service co-ordinators on hand to help you settle into your new home.

We've laid out the key steps below to buying your new home and how we can help you get the home of your dreams – right now.

So what are we waiting for – let's get started.

VISIT DOUGLAS MEADOW

Our marketing suite and showhomes are open weekly from Thursday through to Monday inclusive, from 10.00am to 5.00pm.

Just pop in – there's no need to make an appointment. If you wish to visit out of these hours, please call 0845 074 3460.

RESERVE YOUR HOME

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

MAKING IT YOURS

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

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

LET US HELP YOU MOVE

We can help with:

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

We'll make the whole process easy and affordable – our 40 years of experience have proved how vital that is. We can even help you find a suitable removal company – any little aspect that will help make your move to Douglas Meadow as smooth and pleasurable as possible.

Please just ask your sales consultant.

YOUR PEACE OF MIND

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

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

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

HOW WE'LL CARRY ON HELPING AFTERWARDS

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

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

When you reserve your home, you will receive a comprehensive Guide to your New Home and a detailed Home Owner's pack. You'll also be given the name of your Stewart Milne customer service co-ordinator who will be at the end of a telephone if you need any help while settling in.



The benefits of a Stewart Milne home

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

Mill Green, Strines

SPOILT FOR CHOICE

Subject to the stage of construction, you can choose many of the fixtures and fittings that will be included in your new home, or even a higher specification from our range at an additional cost.

ENJOY PEACE OF MIND

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

LESS CHAIN MEANS LESS ISSUES

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

DESIGNED TO SUIT MODERN LIFESTYLES

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

STAY SAFE AND SOUND

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

BRAND NEW MEANS A BLANK CANVAS

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

BE PART OF A NEW COMMUNITY

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

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

Five great reasons to make Douglas Meadow your home

SPACE

Set on gently sloping land with views across open countryside, there will be a children's play area, a cycle path through the development and a public footpath. Landscaping will consist of careful planting of trees and hedgerows, with a varied selection of plants and the creation of two small ponds.

QUALITY

A wide choice of kitchen designs from a range of contemporary and traditional styles, tiling from an exclusive range from Porcelanosa. We specify high-quality fixtures and fittings, and ensure every last detail is superb.

LOCATION

Located just 4 miles from the thriving market town of Chorley, Stewart Milne Homes latest collection of homes will enjoy a host of outstanding amenities and excellent transport links to Manchester, Preston, Bolton and Wigan.

DESIGN

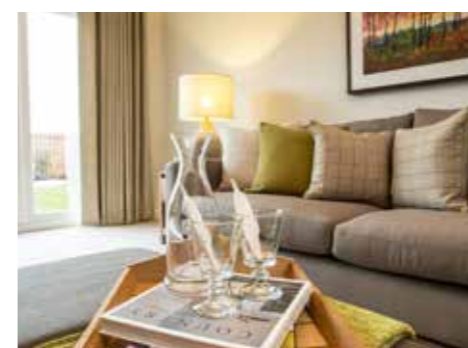
Carefully planned, cleverly designed: Stewart Milne homes reflect today's – and tomorrow's – lifestyles. Key to this is flexible, open and stylish living areas, ideal for entertaining and family life.

VALUE

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

A little bit about us

As an award winning company with a reputation for quality, our service and commitment to our customers is second to none.



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

Meeting the needs of our customers is our highest priority, both in terms of the homes we design and build, and the service we provide. We participate in independent surveys so that we can continually improve our service and ensure that our award winning homes meet the needs and aspirations of our customers. We know how important customer service is, whether you're a first time buyer or a seasoned buyer. Our team are always on hand to guide, advise and support you when buying your new home. Over 96% of our customers are happy to recommend us.

Travel Directions

SAT NAV REFERENCE: PR6 9HT

TRAVELLING FROM M61:

Take the M61 toward Preston, Wigan & Bolton. At junction 6, exit onto De Havilland Way / A6027 towards Chorley. At the roundabout, take the second exit onto Chorley Road / A6. Continue to follow the A6. Turn right onto Grimeford Lane and then turn left on to Bolton Road / A673.



