

Wrea Brook Park

T H E F Y L D E

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

A wonderful place to call home

In this most pleasant part of the Fylde peninsula, Stewart Milne Homes have created a charming new community of 119 new homes.

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

A landscaped green with existing mature trees is a welcoming feature to the entrance of the development and at the heart of this new, vibrant community is the central green, a delightful area of shrubs and trees and a children's play area. Wrea Brook Park offers a range of 19 different house styles, each positioned to take full advantage of its surroundings, and the high-quality materials used have been selected to complement and blend comfortably with other homes in the locality.

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





Nothing beats coming home to Wrea Brook Park

Located by the banks of the River Ribble, on the Fylde in Lancashire is the village of Warton, home to Stewart Milne Homes latest collection of luxury homes. This exclusive development is positioned to take full advantage of its surroundings – set on the rural outskirts of the village, the city of Preston is about 9 miles to the east offering all the amenities you would expect and to the west is a vibrant coastal area where you will find many quaint seaside towns including the ever-popular holiday resort of Blackpool.

At Stewart Milne Homes, we never forget that a home isn't just where you live, it's how you live. 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 Wrea Brook Park. After all, this isn't a sales brochure. This is your new home.



Your new neighbourhood

Surrounded by wide open spaces and a vibrant coastline – this is a wonderful place to call home.

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

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

It is here on the banks of the River Ribble that you'll find the village of Warton.

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

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

There is much to do in and around the area. Two minutes away is Wrea Green Equitation Centre, which offers Horse and Pony riding lessons to anyone above the age of 3. If golf is your game, then

there are a few courses within easy reach including the world-famous Royal Lytham & St Annes Golf Club, a regular host of the Open Championship. The flat, rural interior of the Flyde is ready-made for cycling.

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

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

Neighbouring amenities and towns include:

Blackpool	9 miles
Preston	9 miles
Blackburn	22 miles
Liverpool	40 miles
Manchester	48 miles

Welcome to Wrea Brook Park.
Make yourself at home.



Your choice of home

Within Wrea Brook Park we're creating an exclusive collection of individually-designed homes.

OUR COMMITMENT

Wrea Brook Park has been designed by our award-winning design team, whose work has gained recognition and awards for its design approach. Our architects have designed each home to meet the priorities and aspirations of homeowners

The homes at Wrea Brook Park are part of our exclusive Woodlands collection and comprise a choice of, 3 bedroom semi-detached, 3, 4 and 5 bedroom detached family homes, and a one-off 2 bedroom bungalow.

To help create extremely attractive and interesting streetscapes, we have planned a variety of house styles – nineteen in all – carefully positioned to maximise views and light and with many bespoke details applied to the exteriors to complement the character of Wrea Brook Park's pleasant setting and help establish a sense of individuality.

All of the homes are spacious, light and airy with well-planned living areas for entertaining and family enjoyment. They have been designed to

provide flexible accommodation to suit the ever-changing needs of a modern lifestyle, even including, in some cases, the option to add or remove partition walls to create more intimate formal rooms or wide open-plan contemporary spaces.

Every aspect of your home is finished to the highest standards with great attention to detail – providing you with the very best premium home.

Value-added features abound; with one and often two en-suite bath or shower room with chic contemporary sanitary ware to every home 3, 4 and 5 bedroom home, built-in wardrobes or walk-in closets to both the master and guest bedrooms, and expertly-crafted kitchens with fully integrated appliances include fridge/freezer, multi-function oven, gas hob, and cooker hood and, in all of the detached homes, a dishwasher and microwave oven.

An excellent choice of finishes is offered for these high-specification kitchens and working together with us to choose these features is an integral and enjoyable part of buying a Stewart Milne home.

In the stylish bathrooms, you'll find that the contemporary Vitra wash hand basins are usually set into smart vanity units providing useful concealed storage. Porcelanosa tiling is included to all, whilst tall chrome towel radiators and useful shower mixer to the bath feature in many – even when the bathroom already has a separate shower enclosure.

Buying a home at Wrea Brook Park gives you the reassurance of long-lasting value and peace of mind. We design all our homes to be stylish and to meet the needs of family living. You'll find spacious interiors, stunning kitchens, and attractive exteriors to suit buyers from young couples starting out to growing families and professionals.

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.

A bright, modern dining room with a wooden table, white chairs, and a kitchen in the background. The table is set with white dishes, glasses, and a vase of flowers. The kitchen has white cabinets and a stainless steel range hood. Large windows and a glass door provide a view of a green lawn and a wooden fence.

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 through the household. Practical connections to a dining or family room, a utility space or the garden through French doors make the kitchen more stylish 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 exploring the kitchen, take a moment to check the fittings and premium appliances, the soft closing drawers, chrome door hinges, USB sockets – all the little things that make a house a great home.

Depending on the location and style of your home, the specification will vary, but typically you'll find beautifully-designed stainless steel hobs, cooker hoods, multi-function ovens, integrated fridge/freezers – even microwaves and dishwashers in almost every detached home. Breakfast bars also feature in many.

We understand your home needs to be functional as well as comfortable so in many homes, to maximise space, we have created a practical Laundry Zone.

Just open the bi-fold doors and you'll find the space, plumbing and wiring for a washing machine, dryer and sometimes even for all your laundry supplies from ironing board to washing powder.

Larger homes have a separate utility room with space and plumbing for your washing machine and tumble dryer as well as plenty of storage.

Once you have reserved your new Stewart Milne home you then have the opportunity to personalise it with a wide range of choices, including; kitchen unit finishes, worktops, handles, bathroom vanity unit finishes and Porecelanosa tiles.

Getting comfortable...

Next stop on your tour; the main living room. For welcoming friends and entertaining or for relaxing at the end of a long day, this is a space to really enjoy. We've designed ours to make the very most of what sunlight we get in Britain, with large feature windows and, in the Hollandswood, Kingsmoor and Laurieston, French doors opening onto a patio for a lovely inside-outside living and entertaining space.

Different people, different lifestyles – that's why we build homes either with a separate dining room – if you entertain regularly, a formal dining room may be essential – or we combine the dining area into a large open kitchen dining space that's great for family and friends alike.





Moving on upstairs...

Now you'll probably climb the stairs to the sanctuary. That's how many people think of the master bedroom – and as you spend about a third of your life in it, it has to be just right.

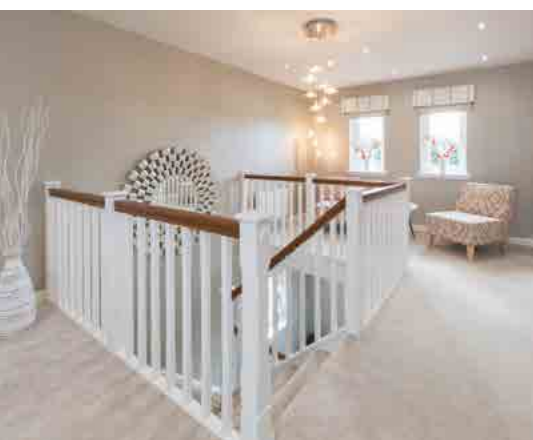
The Wrea Brook Park range of homes have two, three, four or five bedrooms, ranging from palatial master suites to

cosy single rooms. In every home, you'll find either a luxury walk-in clothes' closet or built-in wardrobe to the master and guest bedroom. Television points are conveniently positioned in all bedrooms, and a telephone point is included in the master bedroom.

Today the bathroom is as much a place to enjoy as a functional necessity, so we design bathrooms and en-suites with indulgence and pampering in mind including, wherever possible, larger showers and in our larger homes, rain fall showers and chrome heated towel rails. We provide a superb choice of co-ordinated Porcelanosa tiling and, in many homes, fitted vanity furniture for the family bathroom and master en-suite. Most of our homes also have an additional en-suite bath or 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 including Vitra Ltd and Vado.

As you make your way through a Stewart Milne home, we hope you'll note the high quality of fittings and finishing. Internal walls and ceilings are painted white, and elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges and latches. Our homes are wired with an abundance of socket outlets, telephone and TV points, while smoke and heat detectors are naturally wired to the mains.



Take a closer look...

Warm and snug...

Did you know that, compared to a second hand home, a new home is, on average, six times as energy efficient. Due to the immensely improved insulation specification in new homes, you will be amazed to see the savings you can make while ensuring your home is appropriately warm and cosy. 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. To minimise your energy bills further, the double-garaged homes include the Daikin Altherma Hybrid system – a unique condensing gas boiler with a high performance air source heat pump and smart logic control – the perfect heating and hot water solution for your new home.

Out and about...

Depending on the home you're visiting, there'll be more to explore outside – such as turfed and landscaped front gardens, smart mono bloc 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. To ensure that the common landscaped areas are kept in pristine condition, a factor will be appointed who will even arrange for the grassed private front lawns to be cut to ensure that the value of your investment is protected whether or not your neighbours are as careful as you are about the preservation of the streetscape; a small monthly maintenance fee is applicable.

As you complete your viewing – 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, then please get in touch – we're here to help.

The finishing touches...

When you buy a new home you're buying a fresh clean space. You can make it look and feel exactly how you want it to, with minimal fuss. Once you have reserved your new Stewart Milne home you then have the opportunity to personalise it with a wide range of choices, including; kitchen unit finishes, worktops, bathroom vanity unit finishes, cabinet handles and tiles. Just ask for details.

The bigger picture

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

HOUSE TYPES	KITCHEN																UTILITIES		BATHROOM							BEDROOMS																
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Breakfast Bar	Stainless Steel 4 Burner Hob	Stainless Steel 5 Burner Hob 75cm	Stainless Steel 5/6 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Stainless Steel Multi-function Oven (incl. steam function)	Built-in Stainless Steel Microwave	Built-in Combination Microwave	Integrated Fridge/Freezer	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	Utility Room	Laundry Zone	Vanity Furniture			Choice of Unit Finishes	Choice of Porcelanosa Tiles	Shower Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Rain Shower and Hand-held Shower	Chrome Towel Rail	Master Bedroom								Guest Bedroom (Bedroom 2)				Bedroom 3 Built-in Wardrobe	Bedroom 4 Built-in Wardrobe
																													En-Suite	Vanity Furniture to en-suite	Chrome Towel Rail	Rain Shower and Hand Rinse	Waterfall Tap to Basin	Hand-held Shower Spray at bath	LED Strip lighting to bath panel	Built-in Wardrobe	Walk-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail		
The Lemmington	●	●	●	●	○	-	-	●	●	-	●	-	●	●	●	●	●	-	●	●		●	●	-	●	●	●	●	●	●	●	●	●	●	●	○	-					
The Kingsmoor	●	●	●	●	○	-	-	●	●	-	●	-	●	●	●	●	-	●	●	●		●	●	-	●	●	●	●	●	●	●	●	-	○	●	○	○					
The Laurieston	●	●	●	●	○	-	-	●	●	-	●	-	●	●	●	●	●	-	●	●	●		●	●	-	●	●	●	●	●	●	●	-	●	●	○	-					
The Heddon	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	-	●	●	●		●	●	-	●	●	-	●	●	●	●	●	○	○	●	○	-					
The Hollandswood	●	●	●	●	●	-	-	●	●	-	●	-	●	●	●	●	●	-	-	-	●	●	-	●	●	●	●	●	●	●	●	●	○	-	●	○	-					
The Hawthorne	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	-	●	●	●	○	-	○	●	●	●	●	●	●	-	○	●	○	-	-					
The Hampsfield	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	-	●	●	●		●	●	○	●	-	-	○	●	●	●	-	○	○	●	○	-					
The Dukeswood	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	-	●	●	●	●	-	○	-	○	●	●	●	●	-	○	○	●	○						
The Denewood	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	-	●	●	●	○	●	-	○	●	●	●	●	●	-	○	○	●	○	-					
The Parkwood	●	●	●	●	●	●	○	-	●	●	-	●	-	●	●	●	●	-	-	●	●	●	-	●	●	-	●	●	●	●	●	-	-	●	●	-	-					
The Westwood	●	●	●	●	●	●	○	●	●	○	●	○	●	●	●	●	-	●	●	●		●	●	●	-	-	○	●	●	●	●	-	-	-	-	-	-					
The Carlton	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	-	-	-	●	●	●	○	●	-	-	-	●	●	●	●	●	-	-	●	○	-					
The Corrywood	●	●	●	●	○	●	○	-	●	●	-	●	-	●	●	●	●	-	-	●	●	○	●	-	○	●	●	●	●	●	●	-	●	●	-	-	-					
The Castlewellan	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	●	-	-	●	●	○	●	○	○	-	-	-	○	○	○	-	-	●	●	-	-					
The Caplewood	●	●	●	●	●	●	○	-	●	●	-	-	-	●	○	●	-	●	○	○		●	●	○	-	-	-	○	○	-	-	-	-	-	●	-	-					
The Castlevale	●	●	●	●	●	●	○	-	●	●	-	-	-	●	○	●	-	●	○	○		●	●	○	-	-	-	○	○	-	-	-	-	-	●	-	-					
The Belvoir	●	●	●	●	-	●	○	-	●	●	-	-	-	●	○	●	-	●	○	○		●	○	○	-	-	-	-	-	-	-	●	-	-	-	●	-					
The Argyll	●	●	●	●	○	●	○	-	●	●	-	-	-	●	○	●	-	-	-	●	○	○	○	-	-	-	-	-	-	-	-	●	-	-	-	●	-					
The Greendale	●	●	●	●	-	●	○	-	●	●	-	-	-	●	○	●	-	-	-	●	○	○	-	-	-	-	-	-	-	-	-	●	-	-	-	●	-					

● Denotes fitted as standard ○ Denotes optional - Denotes not available

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 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 the different house styles available and will help you to find their location on the development plan.

LE	Lemmington	CA	Carlton
KI	Kingsmoor	CO	Corrywood
LA	Laurieston	CW	Castlewellan
HE	Heddon	CP	Caplewood
HO	Hollandswood	CV	Castlevale
HW	Hawthorne	BE	Belvoir
HA	Hampsfield	AR	Argyll
DU	Dukeswood	GRE	Greendale
DE	Denewood	TO	Torver
PW	Parkwood	ES	Esthwaite
WES	Westwood	Showhome	Showhome

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. Plots 10-13, 22-27, 42-44, 52-55, 58-60, 63-66, 76-79, 94-96, 99-105, 122-128, 132-135, 138 and 139 are allocated for housing association.

“I didn’t have any concerns about moving here because of what I knew about the area, the houses and the development. I love that there is green space here because it’s not very often you get a new housing development with that much green space around you. I’d definitely recommend Stewart Milne Homes because I think they have a good product and the customer service has been excellent.”

– Mrs Michelle Forster, Depenbech Rise

The Lemmington

One of our most impressive house types, this very spacious five-bedroom detached home with an attached double garage makes for serious kerb appeal. The square light entrance hall leads to an open plan kitchen/breakfast/family room with a wide range of fitted AEG appliances, abundant space for dining and seating areas and French doors from the family area open onto the garden for al-fresco dining. The utility room, with sink and plumbing/electrical connections for a washing machine and tumble drier, also provides direct access to the garden.

The living room also has French doors onto the garden, while the dining room is perfect for entertaining. From the hall, there is also a downstairs cloakroom and large store room and access to the garage. There are five bedrooms leading from the galleried landing, four of which are large double-size. The master bedroom has a walk-in wardrobe, and an en-suite shower room with spacious 1200mm rain shower, chrome heated towel rail and vanity furniture. The guest bedroom also benefits from a built-in wardrobe and en-suite shower room, while bedrooms 3, 4 and 5 share the well-appointed family bathroom with double ended bath, shower and chrome heated towel rail.

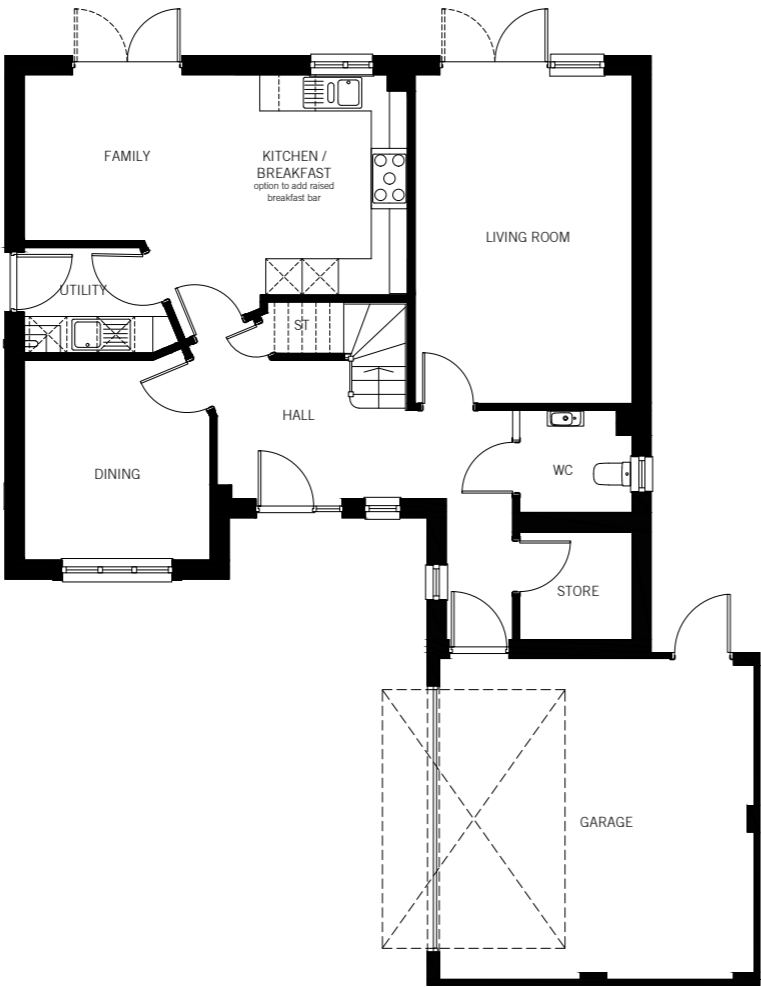
KEY FEATURES

- Five bedrooms • Imposing living room with French doors to garden • Large kitchen/breakfast/family room with French doors to garden • Formal dining room • Utility room with direct access to garden • Luxury en-suite shower room, walk-in wardrobe to master bedroom • En-suite shower room and built-in wardrobe to guest bedroom • Family bathroom with bath and separate shower • Double garage with light and power



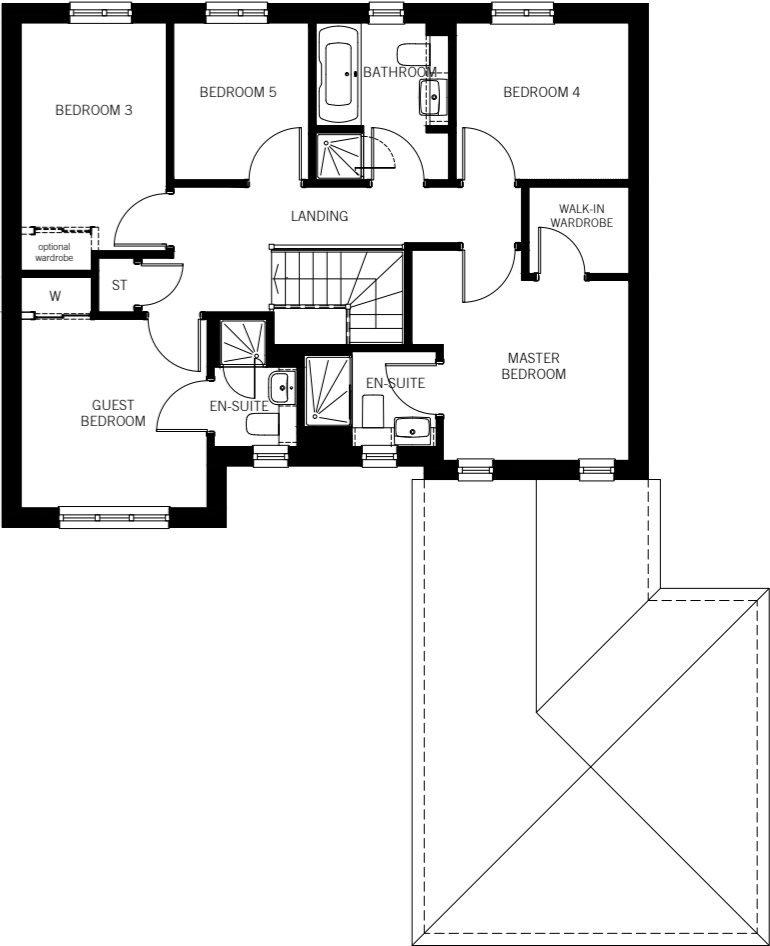
GROUND FLOOR

Living room	5435mm x 3585mm 17' 10" x 11' 9"
Dining room	3300mm (min) x 3072.5mm (max) 10' 10" x 10' 1"
Kitchen/Breakfast	3642.5mm (max) x 2443mm (max) 11' 11" x 8' 0"
Family Room	3894.5mm x 2743mm (min) 12' 9" x 9' 0"
WC	2270mm (max) x 1653mm (max) 7' 5" x 5' 5"
Utility	1740mm x 1911.5mm (min) 5' 9" x 6' 3"
Store	1857.5mm x 1775mm 6' 1" x 5' 10"
Garage	5072mm x 5072mm 16' 8" x 16' 8"



FIRST FLOOR

Master bedroom	2987mm (min) x 3072.5mm (min) 9' 10" x 10' 1"
En-suite (including shower)	1573mm (max) x 2187.5mm 5' 2" x 7' 2"
Guest bedroom (excluding wardrobe)	3122mm (min) x 3072.5mm (min) 10' 3" x 10' 1"
En-suite (including shower)	2109.5mm x 1370mm 6' 11" x 4' 6"
Bedroom 3 (including opt. wardrobe)	4095.5mm (min) x 2400mm 13' 5" x 7' 10"
Bedroom 4	2600mm x 2865mm 8' 6" x 9' 5"
Bedroom 5	2600mm x 2237.5mm 8' 6" x 7' 4"
Bathroom (including shower)	2600mm (max) x 2195mm (max) 8' 6" x 7' 2"



“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 Kingsmoor

This impressive five-bedroom detached home has a bright and airy living room with French doors stretching across the width of the walk-in bay, opening onto the rear garden. The well-appointed kitchen, with plenty of space for a kitchen table, includes a wide range of premium appliances from AEG and French doors to the garden. The living accommodation also includes an extra room that can be used as either a dining room or family room. From the hall, there is also a downstairs cloakroom which has a cleverly-concealed laundry zone that is wired and plumbed for both a washing machine and tumble drier.

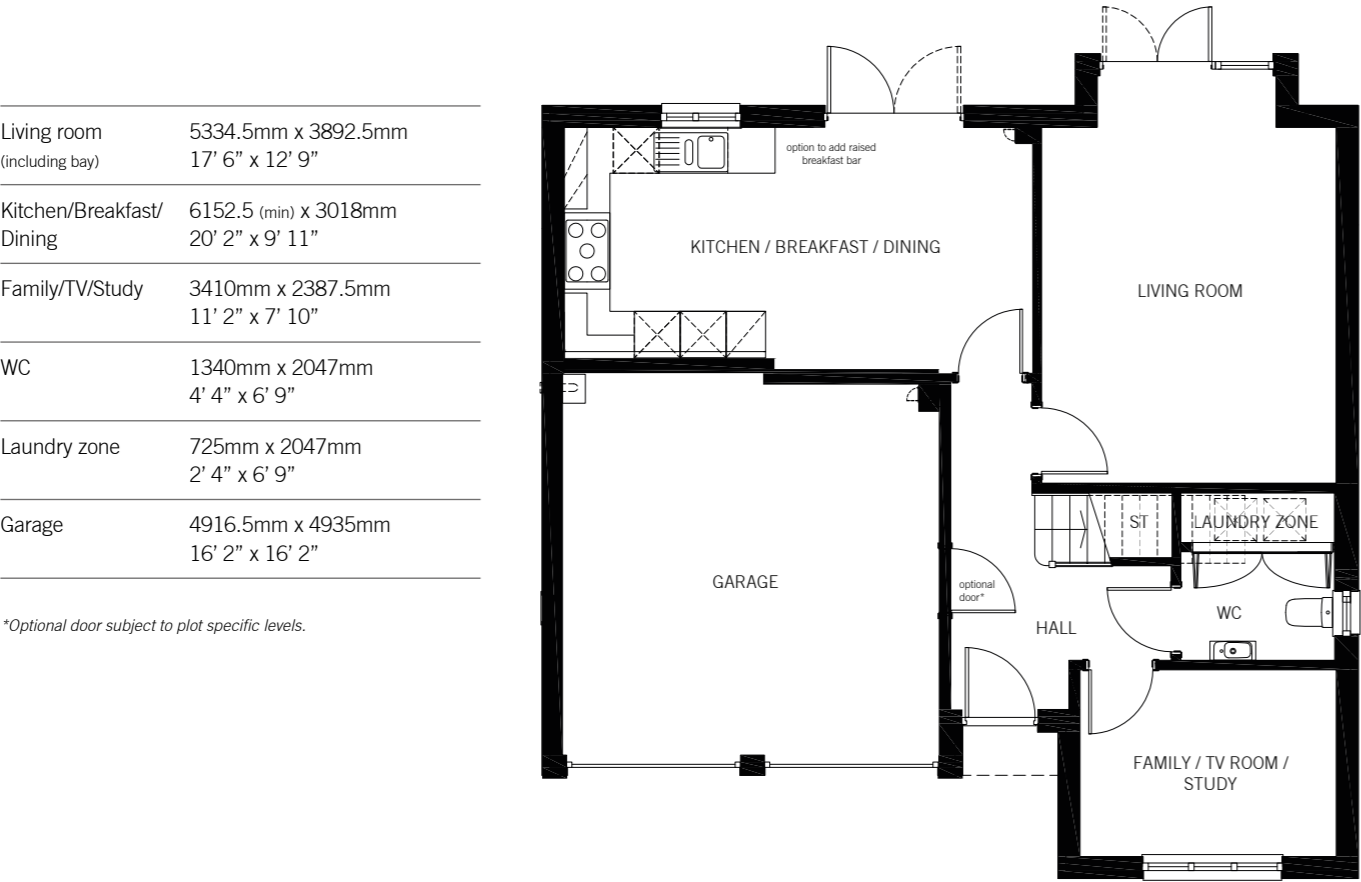
Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with a floor-to-ceiling window with Juliet balcony as well as a walk-in wardrobe and en-suite with large 1200mm rain shower, chrome heated towel rail and fitted vanity furniture. The guest bedroom also has a built-in wardrobe and en-suite shower room with large shower, whilst bedrooms 3, 4 and 5 are well served by the family bathroom with bath, separate shower, fitted vanity furniture and chrome heated towel rail.

KEY FEATURES

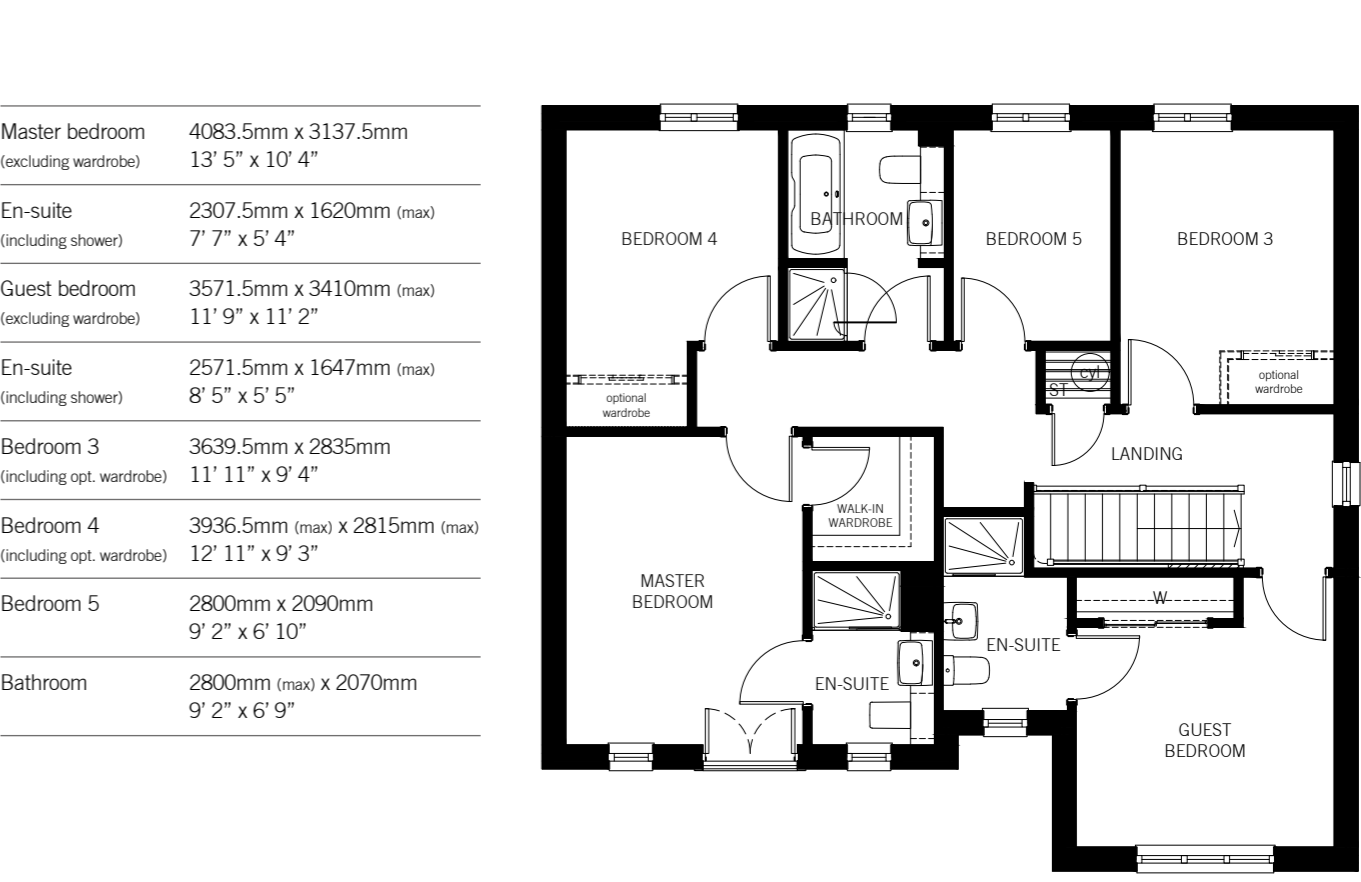
- Five bedrooms • Light and airy living room with French doors to garden • Separate dining room • Open-plan kitchen/family room with French doors to garden • Concealed laundry zone with sink • Walk-in wardrobe and en-suite shower room to master bedroom • Guest bedroom with built-in wardrobe and en-suite shower room • Family bathroom with bath and separate shower • Double garage with light and power



GROUND FLOOR



FIRST FLOOR



“I'd definitely recommend Stewart Milne Homes because I have bought new houses before and I have never been dealt with in such a professional manner. The customer care has been fantastic and they bent over backwards to make the process as stress free as possible. Stewart Milne really made us feel like valued customers, they were incredibly welcoming and made the experience a pleasurable one.”

– Julie Griffin - The Paddocks

The Laurieston

The Laurieston is a perfectly-proportioned five-bedroom detached home with detached double garage. Its spacious entrance hall leads to an open-plan kitchen/breakfast/family room with abundant space for dining and seating areas for chilling out with the family. The kitchen is fitted with a wide range of AEG appliances and French doors from the family area open onto the garden for al-fresco dining. The living room also has French doors onto the garden, while the dining room is perfect for entertaining. The utility room, with sink and plumbing/electrical connections for a washing machine and tumble drier, also provides direct access to the garden. From the hall, there is also a downstairs cloakroom.

Upstairs, there are five bedrooms leading from the galleried landing, four of which are large double-size. The master bedroom has a walk-in wardrobe, floor to ceiling window with a Juliet balcony, and an en-suite shower room with spacious 1200mm rain shower, chrome heated towel rail and vanity furniture. The guest bedroom also benefits from a built-in wardrobe and en-suite shower room, while bedrooms 3, 4 and 5 share the well-appointed family bathroom with double ended bath, shower and chrome heated towel rail.

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

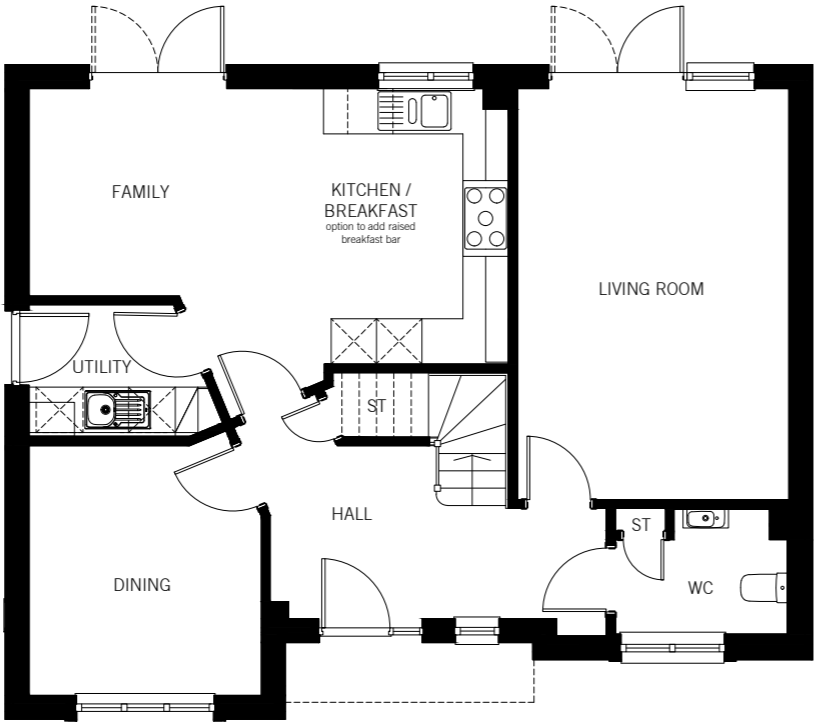
KEY FEATURES

- Five bedrooms • Imposing living room with French doors to garden • Large kitchen/breakfast/family room with French doors to garden • Formal dining room • Utility room with direct access to garden • Luxury en-suite shower room, walk-in wardrobe and Juliet balcony to master bedroom • En-suite shower room and built-in wardrobe to guest bedroom • Family bathroom with bath and separate shower • Double garage with light and power



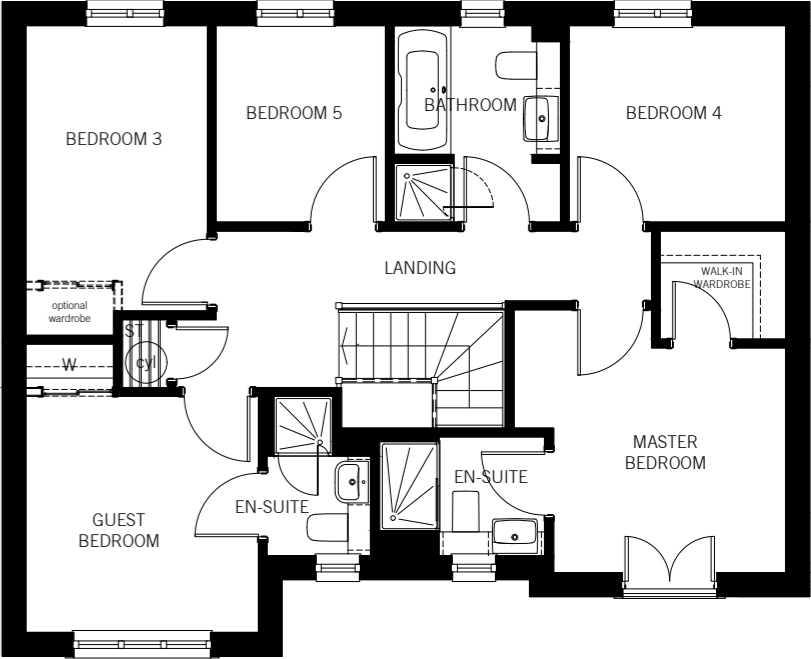
GROUND FLOOR

Living room	5435mm x 3585mm 17' 10" x 11' 9"
Dining room	3300mm (min) x 3072.5mm (max) 10' 10" x 10' 1"
Kitchen/Breakfast	3642.5mm (max) x 2443mm (max) 11' 11" x 8' 0"
Family Room	3894.5mm x 2743mm (min) 12' 9" x 9' 0"
WC	2270mm (max) x 1653mm (max) 7' 5" x 5' 5"
Utility	1740mm x 1911.5mm (min) 5' 9" x 6' 3"
Detached Garage	5072mm x 5072mm 16' 8" x 16' 8"



FIRST FLOOR

Master bedroom	2987mm (min) x 3072.5mm (min) 9' 10" x 10' 1"
En-suite (including shower)	1573mm (max) x 2187.5mm 5' 2" x 7' 2"
Guest bedroom (excluding wardrobe)	3122mm (min) x 3072.5mm (min) 10' 3" x 10' 1"
En-suite (including shower)	2109.5mm x 1370mm 6' 11" x 4' 6"
Bedroom 3 (including opt. wardrobe)	4095.5mm (min) x 2400mm 13' 5" x 7' 10"
Bedroom 4	2600mm x 2865mm 8' 6" x 9' 5"
Bedroom 5	2600mm x 2237.5mm 8' 6" x 7' 4"
Bathroom (including shower)	2600mm (max) x 2195mm (max) 8' 6" x 7' 2"



“They’ve used the area in the house to the best, it feels spacious, modern and clean and I’m so pleased with it. The quality is there as well and the attention to detail from Stewart Milne Homes is excellent.”

– Jo-Anne Hawley, Cookes Meadow

The Heddon

This five-bedroom detached home has a large living room which leads through glazed double doors to a separate dining room. If you prefer open-plan living, then depending on the stage of construction, we can offer an open-plan option to create a spectacular space which stretches the entire width of your home. The striking kitchen is big enough to accommodate a sizeable family dining table adjacent to the glazed French doors which lead to the garden. There is a breakfast bar and a generous range of AEG appliances. The innovative laundry zone is plumbed and wired to accommodate your washing machine and tumble dryer and cunningly concealed behind bifold doors. From the hall, there is also a downstairs cloakroom.

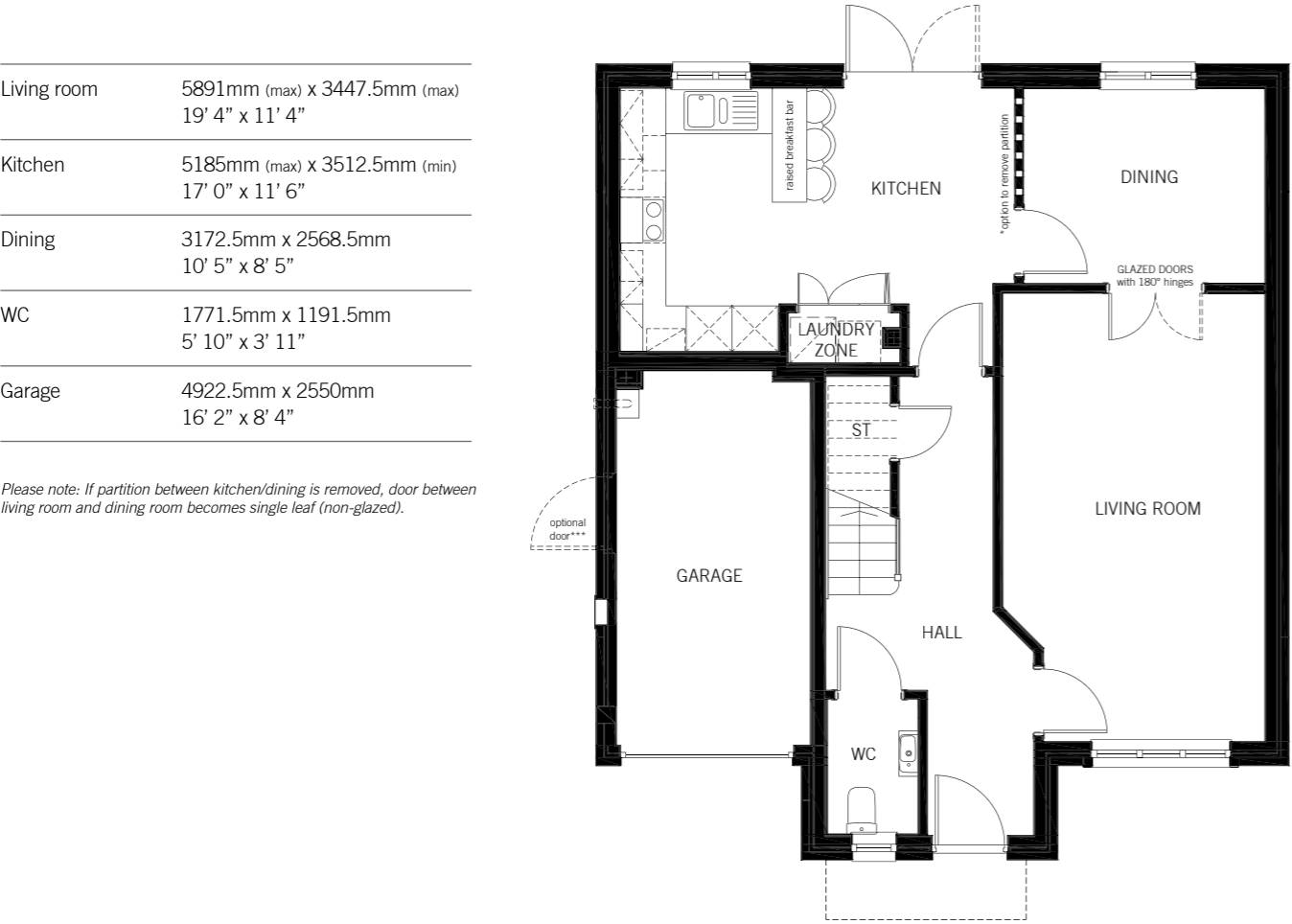
Upstairs there are five bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room with 1200mm shower and fitted vanity furniture. The guest bedroom has a built-in wardrobe and en-suite shower room, while bedrooms 3, 4 and 5 share a spacious family bathroom which includes fitted vanity furniture, a bath and a separate shower.

KEY FEATURES

- Five bedrooms • Three bath/shower rooms • Striking kitchen/breakfast room with French doors to garden • Laundry zone • Formal dining room
- Walk-in wardrobe to master bedroom • Built-in wardrobe to guest bedroom • Family bathroom with bath and separate shower • Integral garage with light and power

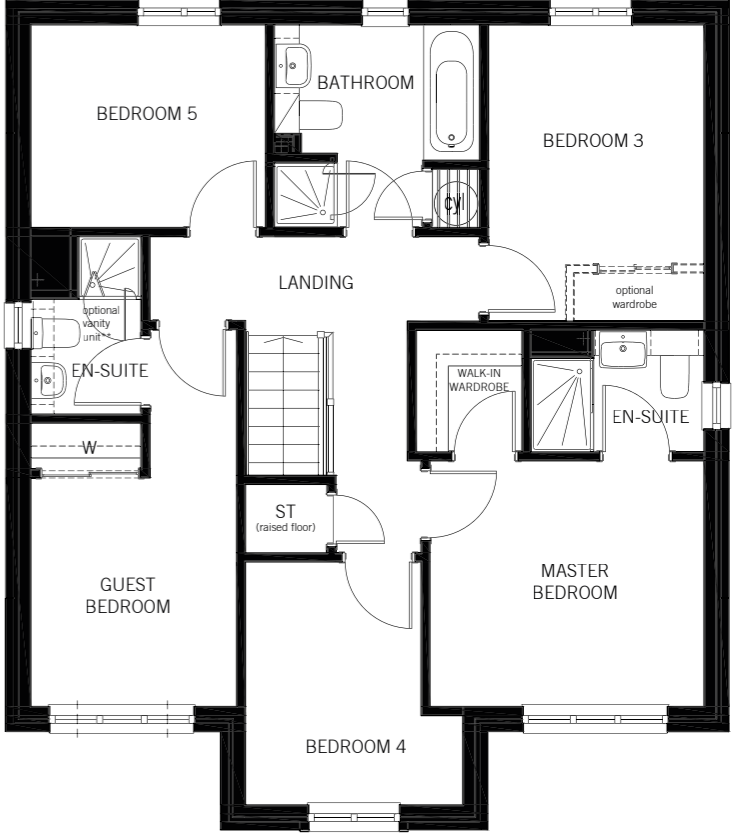


GROUND FLOOR



FIRST FLOOR

Master bedroom	3093.5mm x 3447.5mm 10' 2" x 11' 4"
En-suite (including shower)	2175.5mm x 1530mm (max) 7' 2" x 5' 0"
Guest bedroom (excluding wardrobe)	2877.5mm x 2585mm 9' 5" x 8' 6"
En-suite (including shower)	2235mm x 1383.5mm (max) 7' 4" x 4' 6"
Bedroom 3 (including opt. wardrobe)	3731.5mm x 2711.5mm 12' 3" x 8' 11"
Bedroom 4	3057.5mm x 2210mm (min) 10' 0" x 7' 3"
Bedroom 5	2950mm x 2552.5mm 9' 8" x 8' 4"
Bathroom (including stores)	2581mm (max) x 2552.5mm (max) 8' 6" x 8' 4"



“The value for money is excellent. I think what you get for your money is very good and I’m over the moon with the layout of my house, both inside and out. Stewart Milne Homes used the space very cleverly and by adding high ceilings downstairs it gives it a very spacious feeling.”

– A Very Satisfied Customer, Upton Pines

The Hoffandswood

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

Climb the feature winding staircase and you’ll find four bedrooms and a separate IT area wrapped around an attractive central galleried landing. Both the master and guest bedrooms have en-suite shower rooms and built-in wardrobes. The master bedroom is particularly inviting as it too has a large walk-in bay window and its en-suite shower room is very chic, incorporating 1200mm shower enclosure with both rain shower and separate shower mixer and stylish vanity furniture with wide mirror above. The family bathroom has the convenience of a walk-in shower as well as a bath with shower mixer, fitted vanity unit and tall heated chrome towel rail.

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

KEY FEATURES

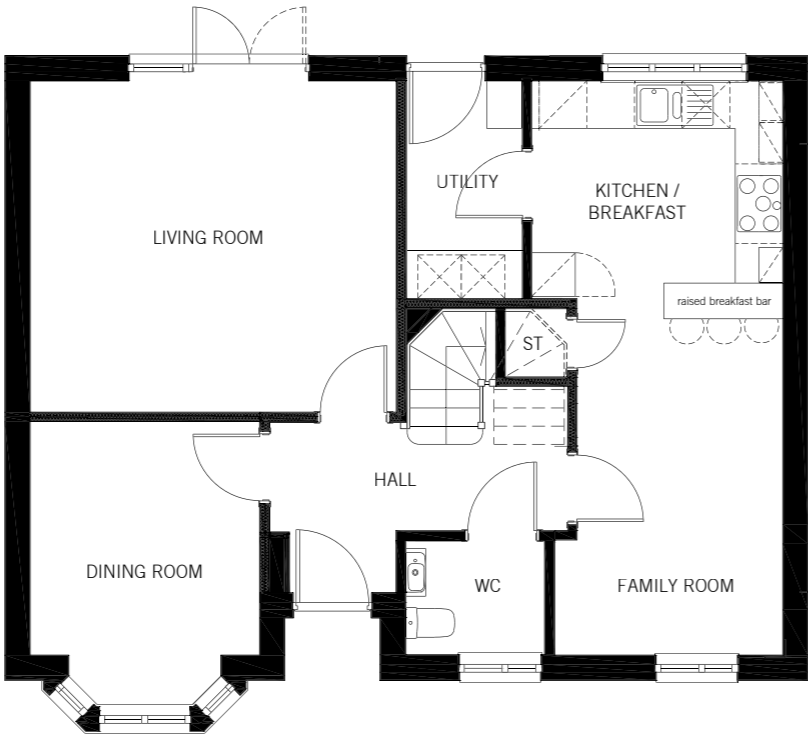
- Four bedrooms • Spacious living room with French doors to garden • Dining room with wide walk-in bay • Kitchen/breakfast room with adjoining family ‘snug’ • Utility room • Built-in wardrobe and en-suite shower room to both master and guest bedrooms • Family bathroom with both bath and shower enclosure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



GROUND FLOOR

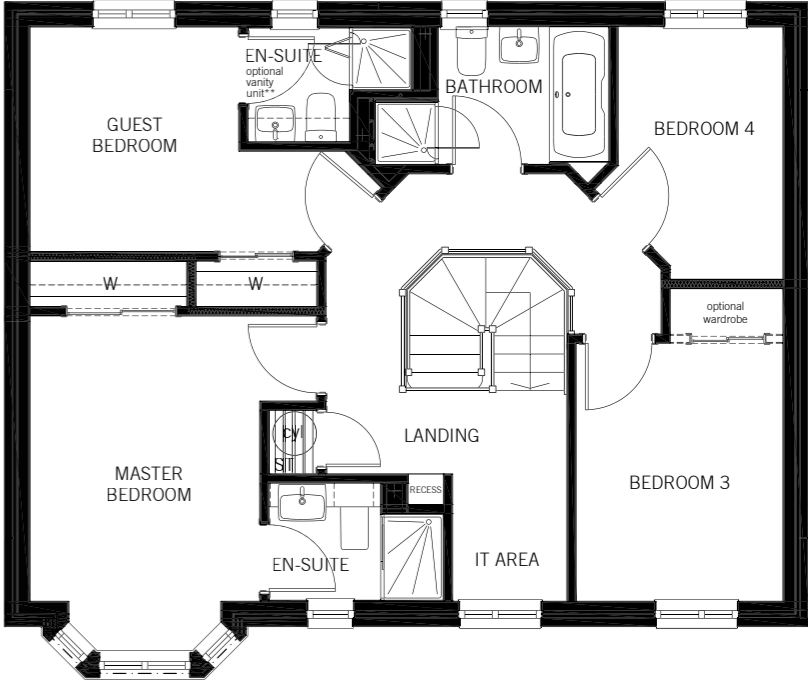
Living room	4175mm x 4617.5mm 13' 8" x 15' 2"
Dining room (including bay)	3588mm x 2895mm 11' 5" x 9' 6"
Kitchen/Breakfast	2997.5mm (max to opp side of breakfast bar) x 3165mm (max) 9' 10" x 10' 5"
Family room	4237.5mm (max) x 2875.5mm (max) 13' 11" x 9' 5"
WC	1435.5mm x 1750mm 4' 8" x 5' 9"
Utility	2743.5mm x 1462.5mm 9' 0" x 4' 10"
Detached Garage	Refer to site specific drawing

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



FIRST FLOOR

Master bedroom (including bay)	4126mm x 2897.5mm (min) 13' 6" x 9' 6"
En-suite (including shower)	1477.5mm x 2195mm 4' 10" x 7' 2"
Guest bedroom	2835mm x 2632.5mm (min) 9' 4" x 8' 8"
En-suite (including shower)	1437mm x 2055mm 4' 9" x 6' 9"
Bedroom 3 (including opt. wardrobe)	3940mm x 2605.5mm 12' 11" x 8' 7"
Bedroom 4	3180mm (max) x 2078mm 10' 5" x 6' 10"
Bathroom (including shower)	1734mm (max) x 2940mm 5' 8" x 9' 8"
IT area	1605mm (min) x 1443mm 5' 3" x 4' 9"



“A lot of families have moved onto Upton Pines and we’ve met a lot of people; it’s very friendly and we feel safe. We were impressed with the quality of the homes, for example, the fixtures and fittings. ”

– Mr and Mrs Garner, Upton Pines

The Hawthorne

This distinctive home comprises a spacious living room with a large feature window to the front and double doors leading to a huge 24’ open plan kitchen/breakfast/dining/family room. The kitchen has a generous range of premium AEG appliances and breakfast bar, from here double French doors lead to the garden. There is also a separate utility room which provides direct access to the garden as well as a cloakroom and storage cupboard on the ground floor.

Upstairs, there are 4 bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room with a 1200mm shower and fitted vanity furniture. The guest bedroom has a built-in wardrobe and en-suite with a 1200mm shower, while bedrooms 3 and 4 share a spacious family bathroom which includes fitted vanity furniture, a bath and the option of a separate shower.

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

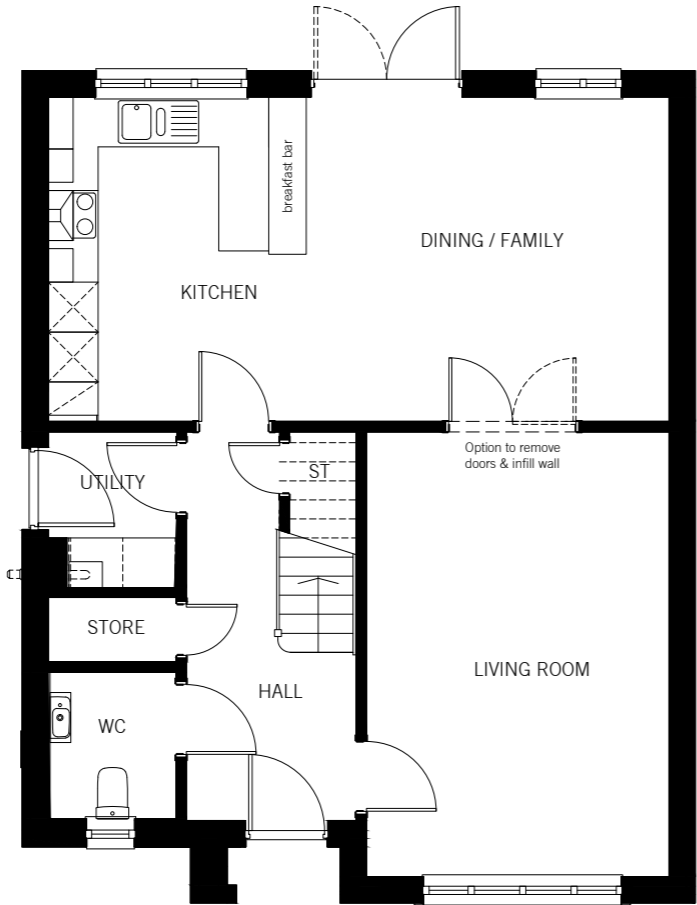
KEY FEATURES

- Four bedrooms • Living room with double doors to dining room • Open-plan kitchen/dining/family room with French doors to the garden • Utility room with access to the hall and garden • Walk-in wardrobe to master bedroom • Built-in wardrobe to guest bedroom • Family bathroom with option of separate shower cubicle • Two en-suite shower rooms • Ample storage • Single garage with light and power



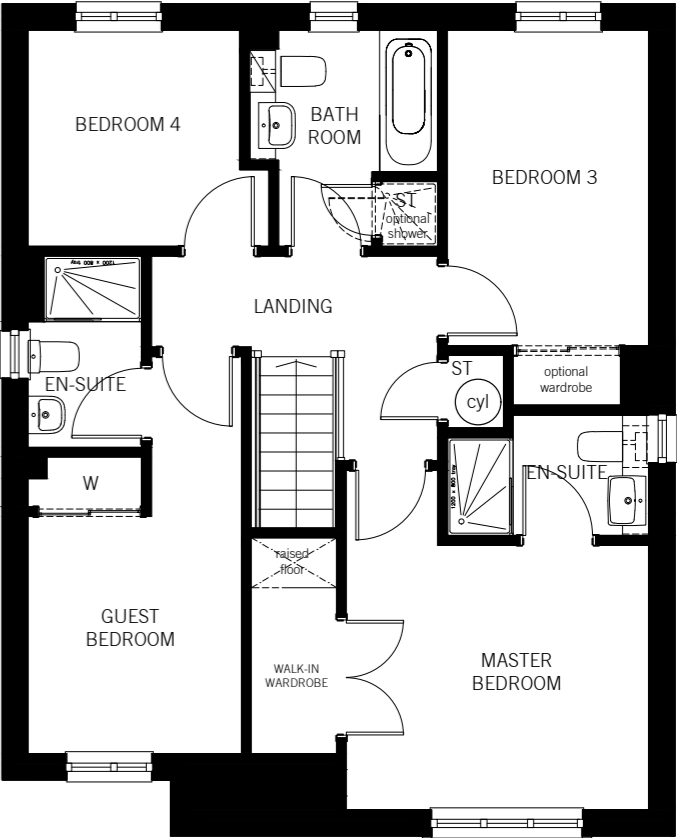
GROUND FLOOR

Living room	5347.5mm x 3635mm 17' 7" x 11' 11"
Kitchen/Breakfast/ Dining/Family	3900mm x 7460mm 12' 10" x 24' 6"
WC	1760mm x 1512.5mm 5' 9" x 5' 0"
Utility	1875mm (max) x 1545mm (max) 6' 2" x 5' 1"



FIRST FLOOR

Master bedroom (excluding wardrobe)	3180mm (min) x 3635mm (min) 10' 5" x 11' 11"
En-suite (including shower)	2418.5mm x 1450mm (max) 7' 11" x 4' 9"
Guest bedroom	2851mm (min) x 2566.5mm (max) 9' 4" x 8' 5"
En-suite (including shower)	2301.5mm x 1362.5mm (max) 7' 7" x 4' 6"
Bedroom 3 (excluding opt. wardrobe)	3794.5mm (max) x 2421mm (max) 12' 5" x 7' 11"
Bedroom 4	2600mm x 2544mm (min) 8' 6" x 8' 4"
Bathroom	2600mm (max) x 2265mm (max) 8' 6" x 7' 5"



“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 Hampsfeld

This four-bedroom detached home comes complete with an integral garage with light and power. The spacious living room with wide walk-in bay window adds lots of light and space to this already-airy room. The stunning open-plan kitchen/family/dining room stretches the entire width of the house but those who prefer a separate dining room, depending on the build stage, can choose that option. The kitchen has a breakfast bar and space to accommodate a kitchen table. Glazed French doors off the dining end of the kitchen add light and open onto the garden. The laundry zone is adjacent to the side door leading to the garden and ensures your washing machine and tumble dryer are tucked away behind stylish cabinet doors.

There are four bedrooms and three bath/shower rooms leading off the upper landing. The master bedroom is luxurious with a walk-in wardrobe and en-suite shower room comprising a 1200mm shower, fitted vanity furniture and heated towel rail. The guest bedroom also has an en-suite and built in wardrobe. The family bathroom, which is conveniently placed to be shared between the third and fourth bedrooms, is contemporary and stylish with plenty of storage. To complete the picture, storage abounds in this cleverly-designed family home.

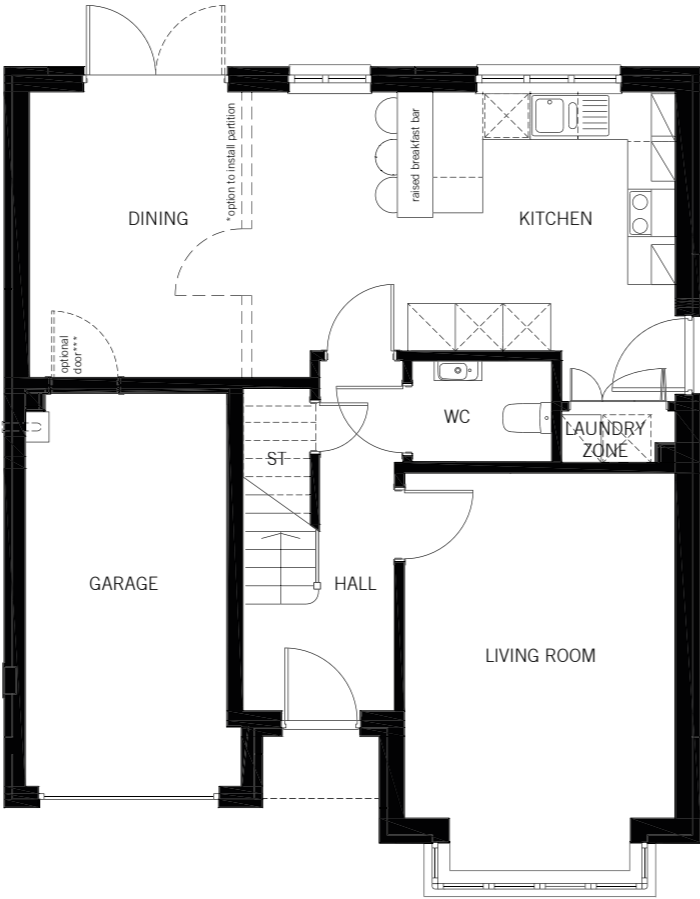
KEY FEATURES

- Four bedrooms • Living room with wide feature walk-in bay
- Spacious kitchen with breakfast bar and premium appliances including dishwasher, fridge-freezer, SurroundCook oven and microwave/grill
- Concealed laundry zone
- En-suite shower rooms to both master and guest bedrooms
- Walk-in wardrobe to master bedroom
- Built-in wardrobe to guest bedroom
- Cloakroom on ground floor
- Abundance of storage
- Integral garage with light and power



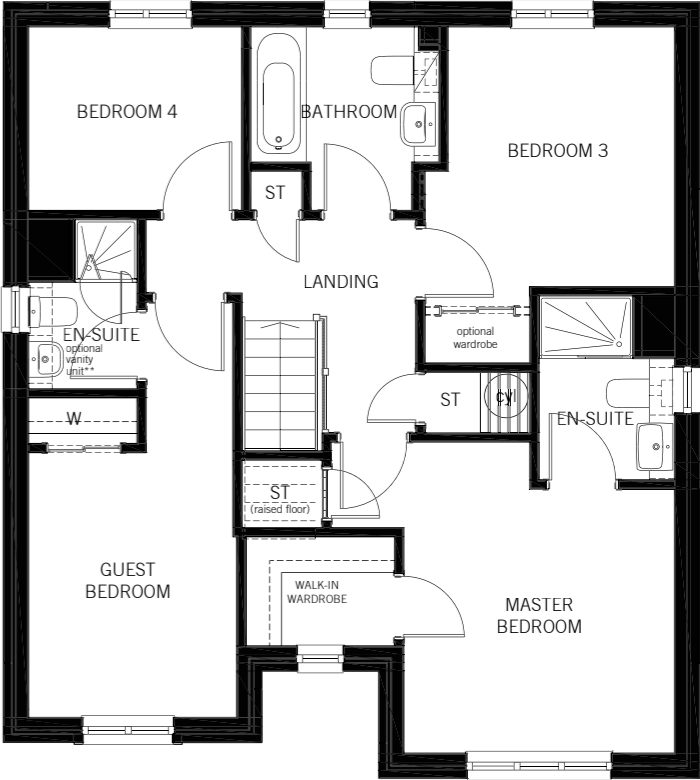
GROUND FLOOR

Living room (including bay)	5020mm x 3410mm 16' 6" x 11' 2"
Kitchen/Dining/ Family	8135mm x 3263.5mm (min) 26' 8" x 10' 8"
WC	1759mm x 1270mm (max) 5' 9" x 4' 2"
Laundry zone	1432mm x 650mm 4' 8" x 2' 2"
Garage	4950mm x 2537mm (min) 16' 3" x 8' 4"



FIRST FLOOR

Master bedroom (excluding wardrobe)	3410mm (min) x 3325mm (min) 11' 2" x 10' 11"
En-suite (including shower)	2320mm x 1707.5mm 7' 7" x 5' 7"
Guest bedroom (excluding wardrobe)	3335mm (min) x 2622.5mm (max) 10' 11" x 8' 7"
En-suite (including shower)	2129mm x 1367.5mm 7' 0" x 4' 6"
Bedroom 3	3272.5mm (min) x 2850mm (min) 10' 9" x 9' 4"
Bedroom 4	2685mm x 2313.5mm 8' 10" x 7' 7"
Bathroom (including bath)	2370mm x 1705mm (min) 7' 9" x 5' 7"



“It’s a good mix between a rural and an urban area. If you go one way you can be in the countryside and just 20 minutes in the other direction, there’s the main town, that’s recently been redeveloped and has all the facilities you could want from shops to a cinema.”

– Jenna Robinson, Hill Top Grange

The Dukeswood

This striking four-bedroom detached home has a spacious living room and well-appointed breakfasting kitchen which is open-plan to a spacious family/dining room. From here, French doors lead to the garden. Depending on the stage of construction, for a little extra cost you can opt to have a separate dining room instead of open-plan living. The kitchen includes a breakfast bar, premium appliances from AEG including dishwasher, fridge/freezer, multifunction oven, microwave, stainless steel gas hob and cooker hood. There is also a separate utility room which conveniently provides direct access to the garden, as well as a cloakroom and integral garage at entry level.

On the first floor, there are four bedrooms, a spacious family bathroom, two shower rooms – en-suite to each of the two main bedrooms – and plenty of storage. Both the bathroom and master en-suite shower room have a wide mirror fitted above built-in vanity furniture that is provided from a superb choice of finishes; whilst the bathroom has a handy shower mixer at the bath, the master en-suite has an 1200mm-wide shower cubicle and tall chrome heated towel rail. Both the master bedroom and guest bedroom have built in wardrobes.

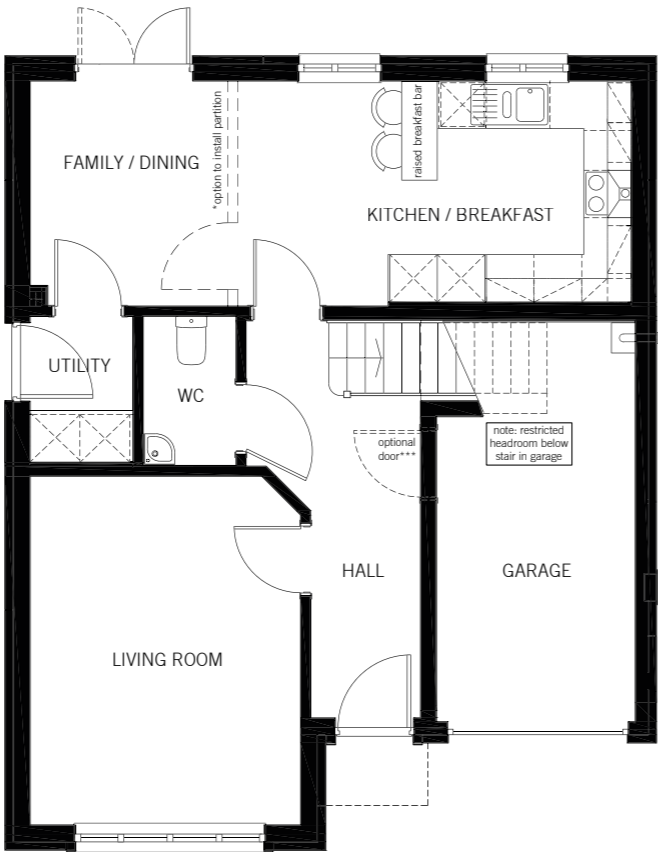
KEY FEATURES

- Four bedrooms • Living room with four-pane window, lending lots of light • French doors to secure rear garden off family/dining room • Well-appointed stylish kitchen with premium appliances from AEG including dishwasher, fridge-freezer, SurroundCook oven and microwave/grill • En-suite shower rooms and built-in wardrobes to both master and guest bedrooms • Utility room and WC/cloakroom on ground floor • Fitted vanity furniture and wall mirror in both bathroom and master en-suite • Integral garage with light and power



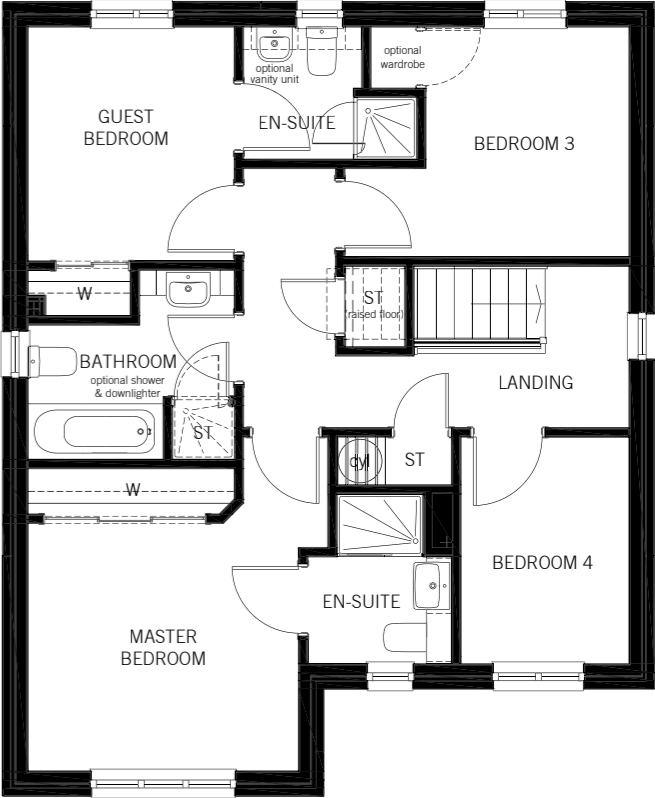
GROUND FLOOR

Living room	4393mm (max) x 3410mm (max) 14' 5" x 11' 2"
Kitchen/Breakfast/ Dining/Family	2837.5mm (max) x 7572.5mm (max) 9' 4" x 24' 10"
WC	1882.5mm x 1168.5mm 6' 2" x 3' 10"
Utility	1842mm x 1300mm 6' 1" x 4' 3"
Garage	5035mm (max) x 2502.5mm 16' 6" x 8' 3"



FIRST FLOOR

Master bedroom (excluding wardrobe)	3120mm (min) x 3410mm (min) 10' 3" x 11' 2"
En-suite (including shower)	2139.5mm x 1812mm (max) 7' 0" x 5' 11"
Guest bedroom (excluding wardrobe)	2950mm x 2600mm (min) 9' 8" x 8' 6"
En-suite (including shower)	1668.5mm (max) x 2180mm 5' 6" x 7' 2"
Bedroom 3 (excluding opt. wardrobe)	2897.5mm x 2562mm 9' 6" x 8' 5"
Bedroom 4	2858mm x 2120mm 9' 4" x 6' 11"
Bathroom	2382.5mm (max) x 2600mm (max) 7' 10" x 8' 6"



“Living at Douglas Meadow is great; the homes are well built and there's a lovely community feel to it. I'd definitely recommend Stewart Milne Homes because they know how to look after their customers and the homes they build are excellent quality.”

– Mr Dean Woods - Douglas Meadow

The Denewood

This beautiful four bedroom detached home includes an integral garage with light and power; expansive open-plan kitchen/dining room with fitted breakfast bar and French doors leading on to the garden. The living room is light and airy and, adding further to the appeal and value of this home, is the wide range of premium appliances from AEG that are fitted as standard in its stylish kitchen including fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. The utility room is plumbed and wired for your washing machine and tumble drier, while the ground floor is complete with a cloakroom.

Upstairs, there are four good-sized bedrooms, two of which have an en-suite shower room and built-in wardrobes. There is a well-appointed bathroom with shower mixer at bath and an abundance of storage. The master en-suite has a chrome heated towel rail, fitted vanity furniture and wall mirror. A garage with light and power completes this home.

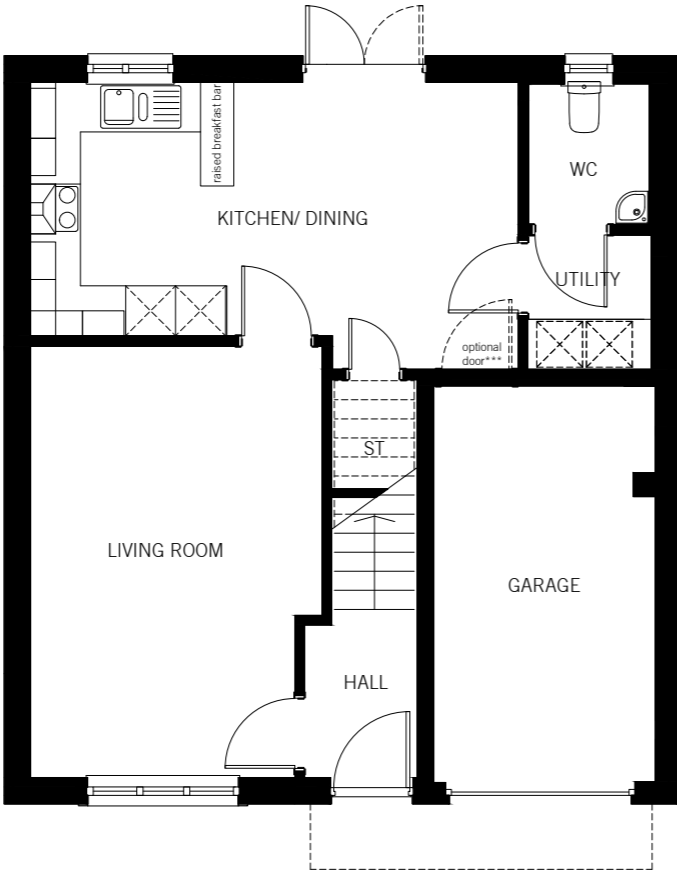
KEY FEATURES

- Four bedrooms • Three bath/shower rooms • Well-appointed stylish kitchen with breakfast bar and premium appliances from AEG including dishwasher, fridge-freezer, SurroundCook oven and microwave • En-suite shower rooms and built-in wardrobes to both master and guest bedrooms • Utility room and WC/cloakroom on ground floor • Fitted vanity furniture and mirror to both bathroom and shower room • Integral garage with light and power



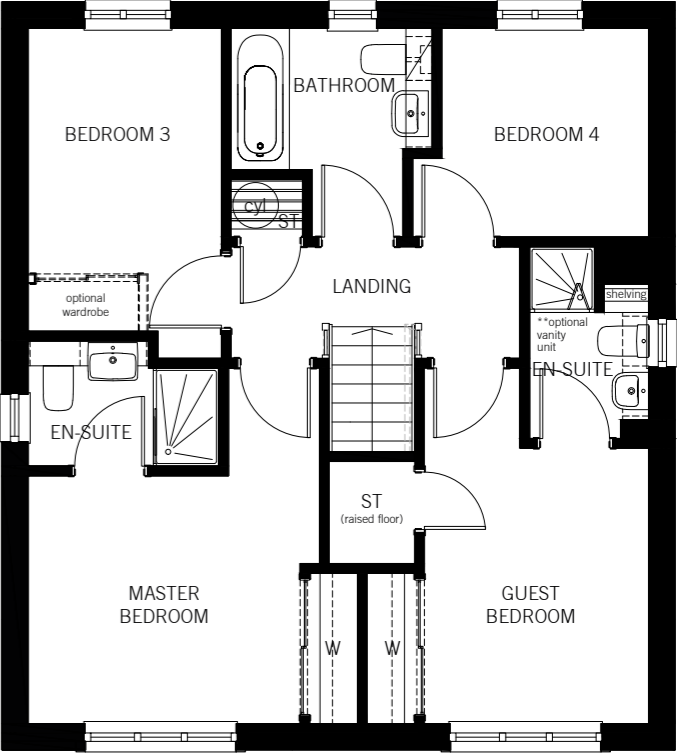
GROUND FLOOR

Living room	5185mm x 3502.5mm (max) 17' 0" x 11' 6"
Kitchen/Dining	3050mm (min) x 5863.5mm (min) 10' 0" x 19' 3"
WC	1691.5mm (max) x 1450mm (max) 5' 7" x 4' 9"
Utility	1481.5mm x 1615mm 4' 10" x 5' 4"
Garage	4757mm x 2662.5mm 15' 7" x 8' 9"



FIRST FLOOR

Master bedroom	2980mm (min) x 3267.5mm (min) 9' 9" x 10' 9"
En-suite (including shower)	1505mm (max) x 2292.5mm (max) 4' 11" x 7' 6"
Guest bedroom	3312.5mm (min) x 2697.5mm 10' 10" x 8' 10"
En-suite (including shower)	2305mm (max) x 1433.5mm (max) 7' 7" x 4' 8"
Bedroom 3 (including opt. wardrobe)	3645mm (min) x 2322mm 11' 11" x 7' 7"
Bedroom 4	2512.5mm x 2489.5mm (min) 8' 3" x 8' 2"
Bathroom (including bath)	1705mm (min) x 2418.5mm (max) 5' 7" x 7' 11"



“There’s a premium feel and quality here. We’re very happy with the high specification appliances, fixtures and fittings we have in our home, and the ample plot sizes give the development an open feel. The layout of our home is so well thought out that every bit of space around the house has been used.”

– Colin Patterson, Upton Pines

The Parkwood

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

The light and airy staircase with window leads to a long landing with four good sized bedrooms. There is ample storage as three of the bedrooms have built-in wardrobes and the master bedroom benefits from an en-suite shower room with 1200mm shower and your choice of built-in vanity unit.

The well-appointed family bathroom has a bath and separate shower cubicle along with fitted vanity unit offering even more storage.

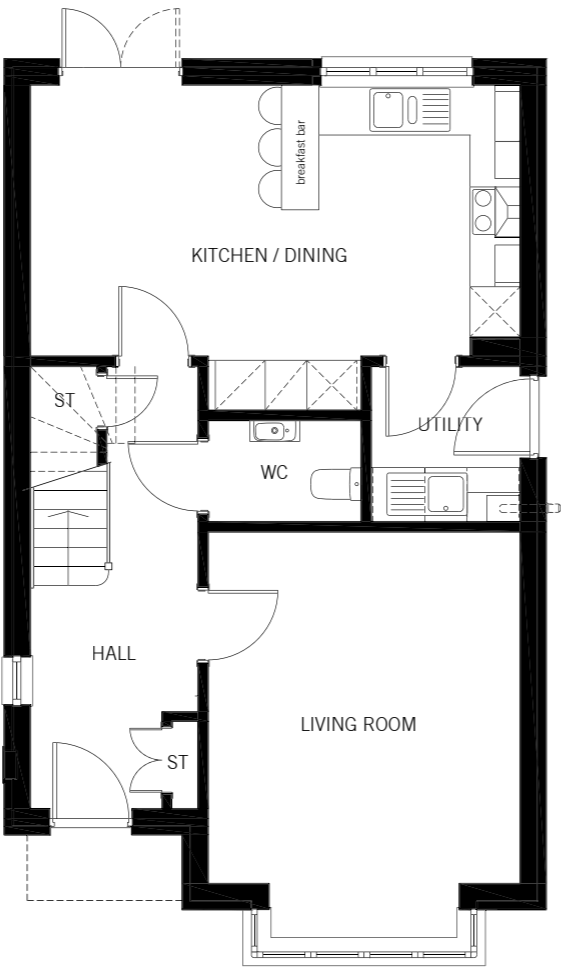
KEY FEATURES

- Four bedrooms • Living room • Spacious open-plan kitchen/dining room with French doors to rear garden • Premium appliances from AEG fitted in kitchen • Utility room • WC/cloakroom on the ground floor • Master bedroom with built in wardrobe and en-suite shower room • Family bath fitted with vanity units and separate shower cubicle • Ample storage • Detached single garage with light and power



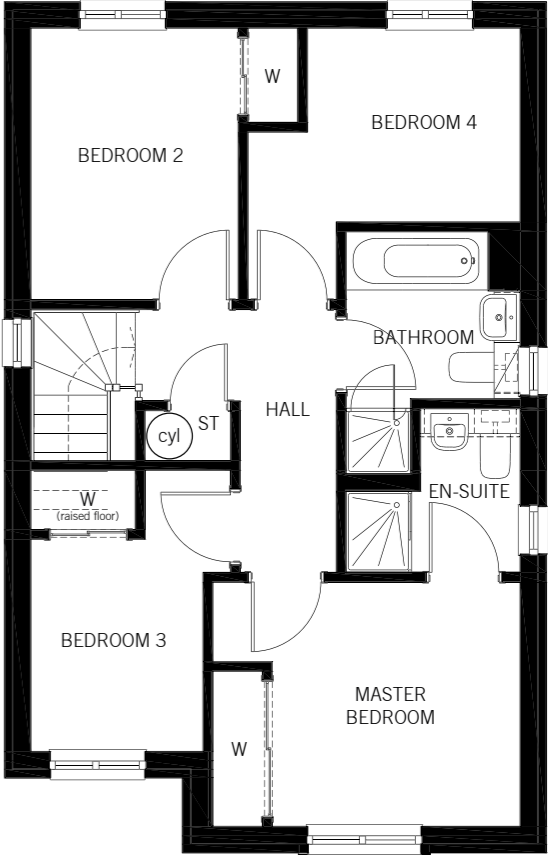
GROUND FLOOR

Living room (including bay)	4875mm (max) x 3772.5mm (max) 16' 0" x 12' 5"
Kitchen/Dining	3257.5mm (min) x 5885mm (max) 10' 8" x 19' 4"
WC	1215mm x 1835mm 4' 0" x 6' 0"
Utility	1865mm x 1787.5mm 6' 1" x 5' 10"



FIRST FLOOR

Master bedroom (including wardrobe)	2938.5mm (max) x 3697mm (max) 9' 8" x 12' 2"
En-suite (including shower)	1967.5mm (max) x 2092.5mm 6' 5" x 6' 10"
Bedroom 2	3267.5mm x 2496mm 10' 9" x 8' 2"
Bedroom 3 (including wardrobe)	3382mm (max) x 2073mm 11' 1" x 6' 10"
Bedroom 4	2356.5mm (max) x 3261.5mm 7' 9" x 10' 8"
Bathroom (including shower)	2910mm x 2092.5mm 9' 7" x 6' 10"



"I'd definitely recommend Stewart Milne Homes - the experience I've had has been positive. The biggest part is that the sales representative played a lot of roles and helped us out."

– Anthony Caldwell, Douglas Meadow

The Westwood

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

Upstairs, there are four bedrooms leading from the landing, the master bedroom with dual aspect windows and fitted wardrobes comes with its own en-suite 1200mm shower and vanity unit. There is also a guest bedroom, two further bedrooms and a family bathroom with vanity unit.

Please note that the position of the detached garages varies per plot: please see architectural site layout per plan details.

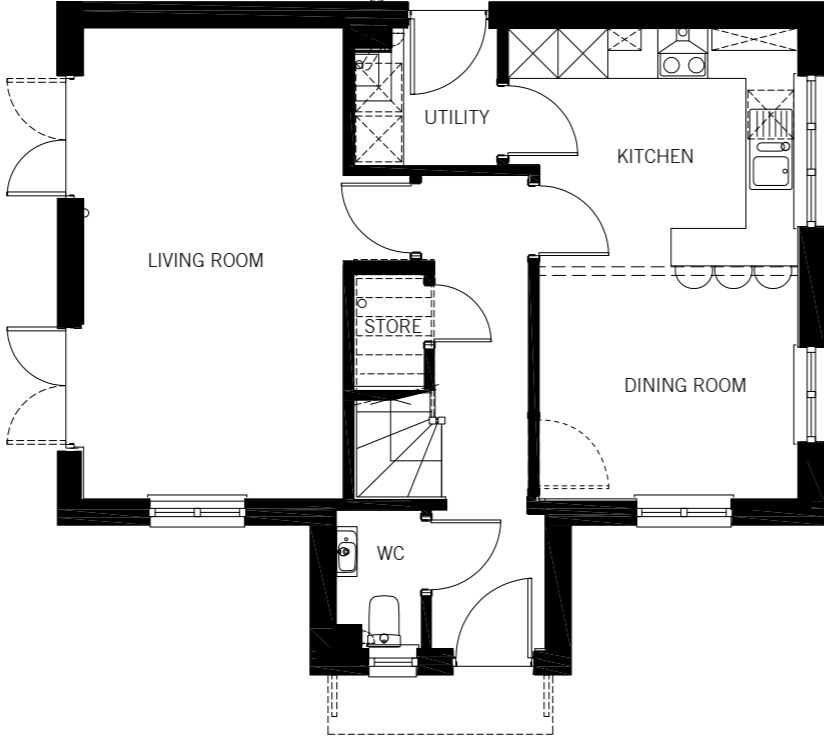
KEY FEATURES

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



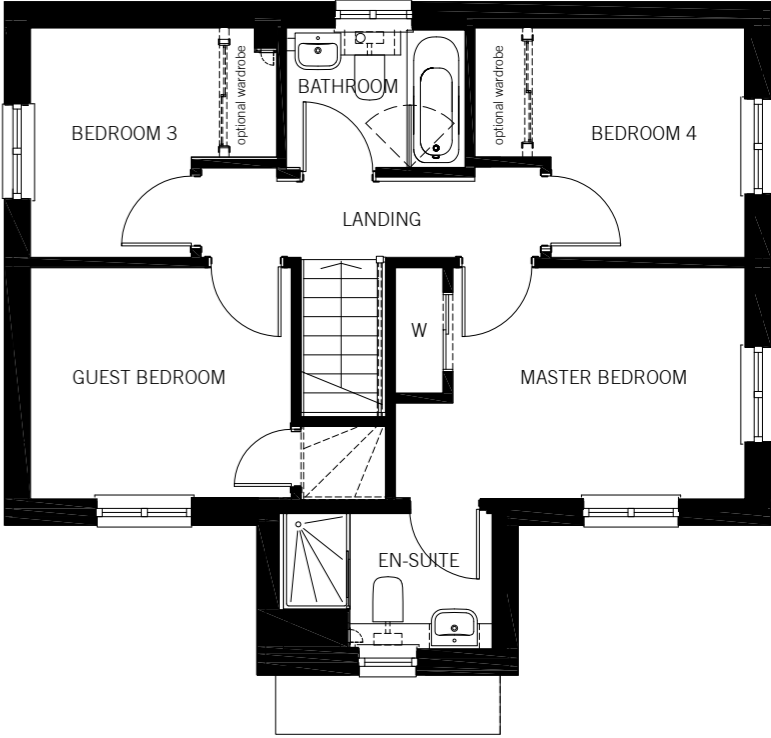
GROUND FLOOR

Living room	3123mm x 5660mm 10' 2" x 18' 6"
Kitchen/Dining	3111mm x 5660mm 10' 12" x 18' 3"
WC	1025mm x 1665mm 3' 4" x 5' 5"
Utility	1730mm x 1656mm 5' 8" x 5' 5"



FIRST FLOOR

Master bedroom (including wardrobe)	4201mm x 2790mm 13' 8" x 9' 1"
En-suite (including shower)	2510mm x 1675mm 8' 2" x 5' 5"
Guest bedroom	3133mm x 2790mm 10' 3" x 9' 1"
Bedroom 3 (including opt. wardrobe)	2960mm x 2755mm 9' 7" x 9' 0"
Bedroom 4 (including opt. wardrobe)	3245mm x 2755mm 10' 6" x 9' 0"
Bathroom	2150mm x 1725mm 7' 0" x 5' 7"



“I’m very positive about the layout of the estate. I feel other new builds are quite squashed in and on top of each other and this has a really open feel. It’s a small development with a lot of green. The communal areas give it a real community feel. Other developers try to squeeze in as many houses as possible.”

– Zoe Wilson, Hill Top Grange

The Carlton

This handsome four bedroom detached family home incorporates a spacious living room, fantastic open-plan kitchen/dining room with French doors leading to the secure rear garden and WC/cloakroom on the ground floor. The kitchen includes a stunning range of fashionable integrated appliances from the admired AEG collection; these include integrated dishwasher and fridge/freezer, as well as a stainless steel gas hob, multi-function oven, microwave, and cooker hood. There is also a host of attractive and functional features within, including pan drawers, tall housing unit with hooks for brooms and ironing board, and a 1½-bowl sink.

Upstairs, the master bedroom boasts a fitted wardrobe and en-suite shower room – and it’s not just any ordinary en-suite either; with fitted vanity furniture providing useful storage within and worktop above, topped by a wall-width mirror to add light and space to the room and a tall chrome heated towel radiator, it simply oozes style. The family bathroom has tasteful contemporary sanitary ware, including a shower over the bath and shower screen, and also benefits from fitted vanity furniture with large mirror above. There are three further spacious bedrooms, one of which has a built-in wardrobe and the others designated areas if you wish to pay a little extra to include optional built-in wardrobes (depending on stage of construction).

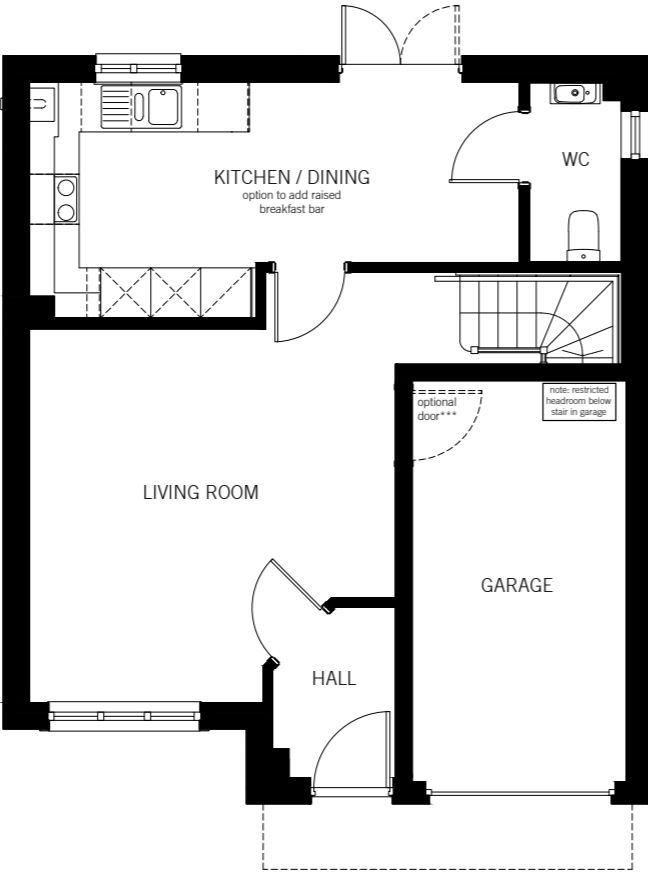
KEY FEATURES

- Four bedrooms • Contemporary open-plan kitchen/dining room with integrated appliances from AEG • French doors to garden
- WC/cloakroom on ground floor • En-suite shower room and built-in wardrobe to master bedroom • Built-in wardrobe to second bedroom • Garage with light and power



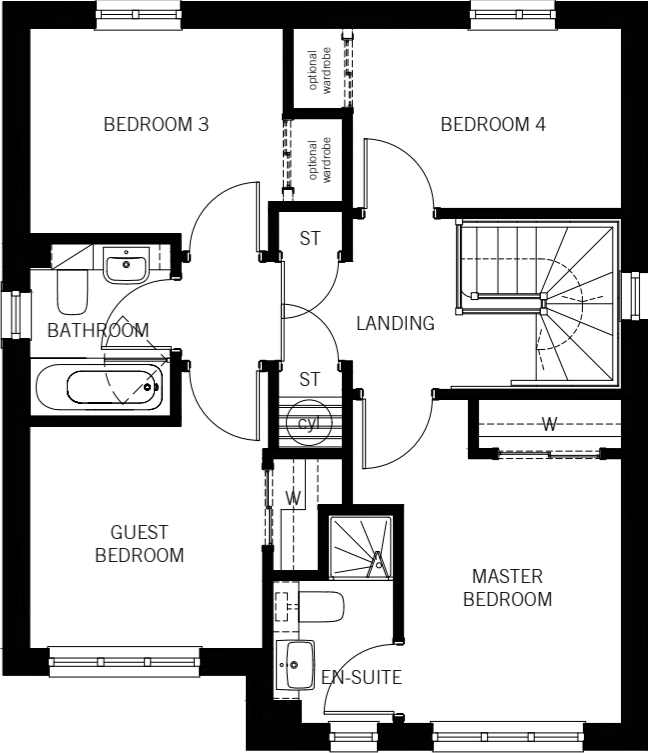
GROUND FLOOR

Living room	4492.5mm (max) x 4400.5mm (max) 14' 9" x 14' 5"
Kitchen/Dining	5887.5mm (max) x 2832.5mm 19' 4" x 9' 3"
WC	2150mm (max) x 1100mm (max) 7' 1" x 3' 7"
Garage	4820mm x 2572mm 15' 10" x 8' 5"



FIRST FLOOR

Master bedroom (including wardrobe)	3900mm (max) x 2625mm (min) 12' 10" x 8' 7"
En-suite (including shower)	2511mm x 1457.5mm (max) 8' 3" x 4' 9"
Guest bedroom	2810mm x 2675mm (min) 9' 3" x 8' 9"
Bedroom 3	3052mm x 2475mm 10' 0" x 8' 1"
Bedroom 4 (excluding opt. wardrobe)	3240mm x 2170mm 10' 8" x 7' 1"
Bathroom (including bath)	2080mm x 1705mm 6' 10" x 5' 7"



“We moved from our old house into a shiny, new one. Moving here, we’ve already noticed how much quieter it is. [Stewart Milne Homes North West England] are making an effort to add features like a bridge over the brook and footpaths actually linking us to the village and they’re also putting in a small park for the kids.”

– Mrs Rebecca Weaver, Winterley Gardens

The Corrywood

One of our most popular house styles, not least due to its immense kerb appeal, this well-appointed three bedroom detached home has very impressive dual frontage and a detached garage. Thanks to its dual aspect windows, the living room is light and airy. French doors in the large breakfasting kitchen open onto the garden for alfresco dining. There is a useful WC/cloakroom. A utility room – with space for both your washing machine and tumble drier – provides separate direct access to the garden.

Upstairs, the master bedroom has a dresser and fitted wardrobes, along with en-suite shower room with lavish 1200mm shower cubicle and vanity furniture which provides useful storage space. The family bathroom also offers a choice of vanity furniture, and includes a useful shower mixer at the bath to make bathing young children more convenient. The second bedroom also has a fitted wardrobe. The importance of storage wasn't forgotten when our designers created the Corrywood, and it is plentiful in this superb home.

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

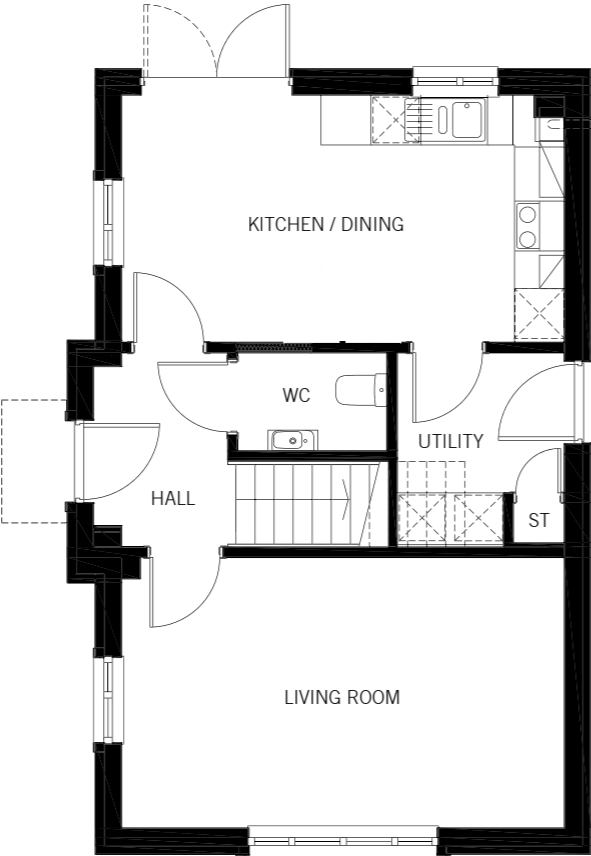
KEY FEATURES

- Three bedrooms • Spacious living room with dual aspects • Contemporary open-plan kitchen/dining room with integrated AEG appliances including dishwasher, fridge-freezer, and stainless steel SurroundCook oven, microwave, gas hob and cooker hood • French doors to garden • Utility room and WC/cloakroom on ground floor • En-suite shower room and twin built-in wardrobes to master bedroom • Vanity furniture and mirror to both bathroom and shower room • Built-in wardrobe to second bedroom • Detached garage with light and power (where applicable)



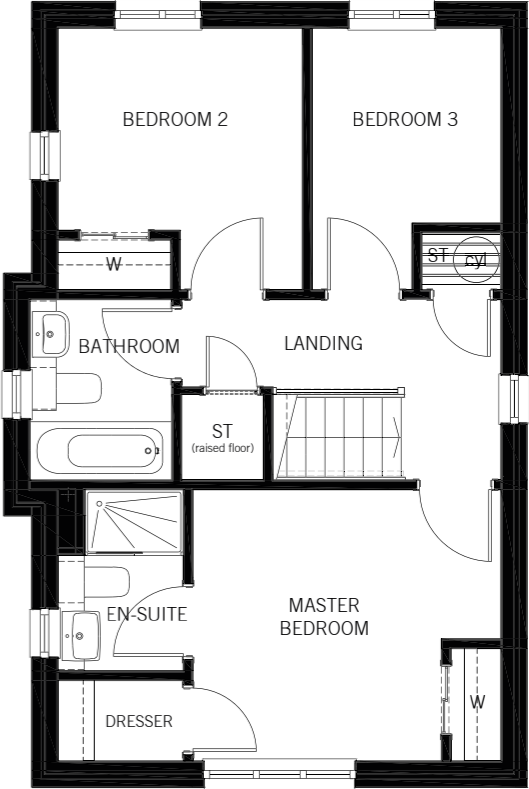
GROUND FLOOR

Living room	3252mm x 5322.5mm (max) 10' 8" x 17' 6"
Kitchen/Dining	2973mm x 5322.5mm 9' 9" x 17' 6"
WC	1180mm x 1797.5mm 3' 10" x 5' 11"
Utility	2335mm (max) x 2010mm (max) 7' 8" x 6' 7"



FIRST FLOOR

Master bedroom	3262mm x 3702.5mm (max) 10' 8" x 12' 2"
En-suite (including shower)	2179mm x 1505mm 7' 2" x 4' 11"
Bedroom 2	2432.5mm (min) x 2935.5mm 8' 0" x 9' 8"
Bedroom 3	2272mm x 2344.5mm (min) 7' 5" x 7' 8"
Bathroom	2170.5mm x 1705mm (max) 7' 1" x 5' 7"



“Douglas Meadow doesn't feel like a new development. We live on the outskirts of the village where we have the reservoir and woodland on our doorstep, which is great because we have 2 dogs and I like to go walking and running. Our home is exactly what we wanted; it is good quality and the garden is a really good size. The layout is nice and open, with wide hallways and doors and the downstairs toilet is huge.”

– Mr Jamie Luck, Douglas Meadow

The Castlewelfan

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

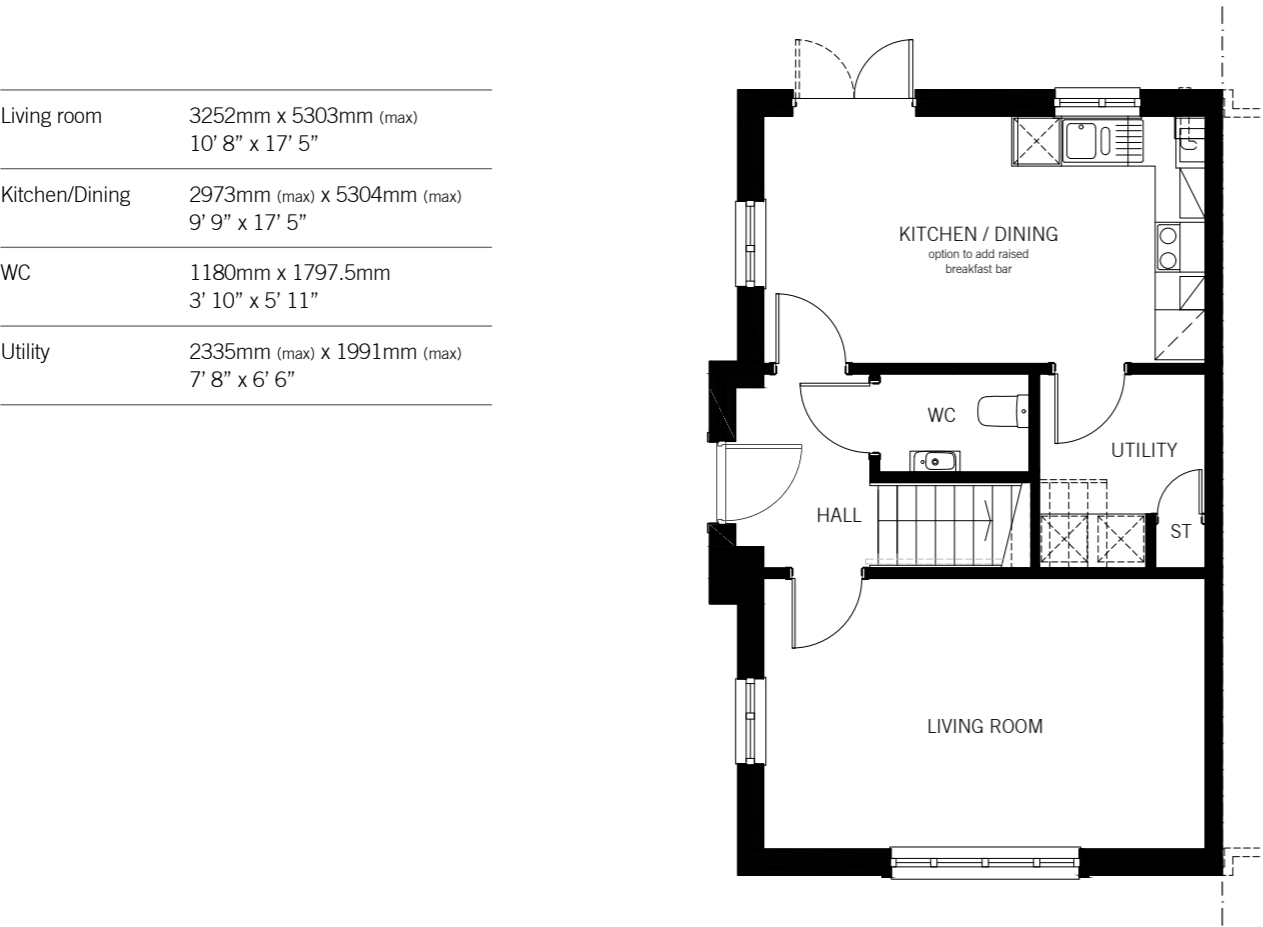
Upstairs, the master bedroom has a dresser and fitted wardrobe and an en-suite shower room with spacious 1200mm shower cubicle. The second bedroom also has a fitted wardrobe. The family bathroom incorporates stylish contemporary sanitary ware and fitted vanity furniture which offers a choice of handsome finishes to complement your selection of Porcelanosa tiles.

KEY FEATURES

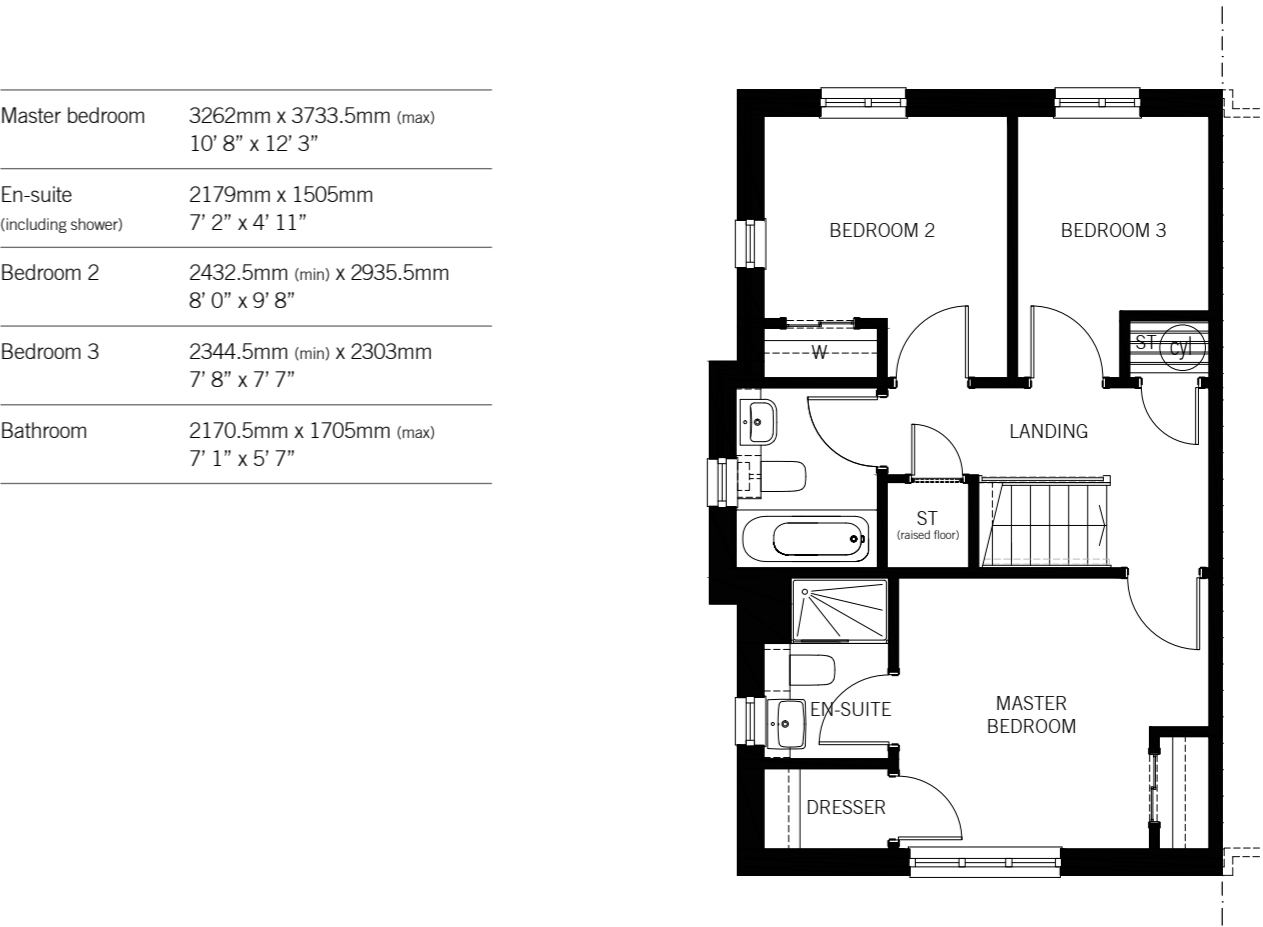
- Three bedrooms • Spacious living room with dual aspects • Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG • French doors to private rear garden • Utility room and cloakroom on ground floor • En-suite shower room and built-in wardrobes to master bedroom • Fitted vanity furniture to family bathroom providing useful storage and worktop space • Built-in wardrobe to second bedroom



GROUND FLOOR



FIRST FLOOR



“One of the things that has impressed me most were the staff. The sales staff in particular were very good. I dealt with three different ladies and each one was very friendly and helpful. I did a part exchange and everything went really well. In fact, I didn't have to do anything really. It was all done for me! That was an unexpected bonus of buying from Stewart Milne.”

– Brenda Lamb, Mill Green

The Caplewood

The Caplewood is an elegant and highly-functional home - the entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. At one end, the kitchen has many value-added items comprising 1½ bowl stainless steel sink, multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. There is a superb choice of kitchen cabinets and worktops, which are further enhanced by a fitted raised breakfast bar which separates the “production” end from the dining/“relaxation” area at the other side of this large room. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away behind the kitchen door, there is an ingenious ‘laundry zone’ concealed by bi-fold doors that you select from a range to complement your kitchen choice. Within this zone, your washing machine and tumble drier can be fitted, keeping your laundry handy but hidden.

Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide, luxurious 1200mm shower cubicle to the master bedroom; this en-suite also incorporates useful fitted vanity furniture providing useful concealed storage and worktop space for your toiletries and cosmetics. Whilst the second bedroom has a built-in wardrobe, the master bedroom has the luxury of a walk-in wardrobe.

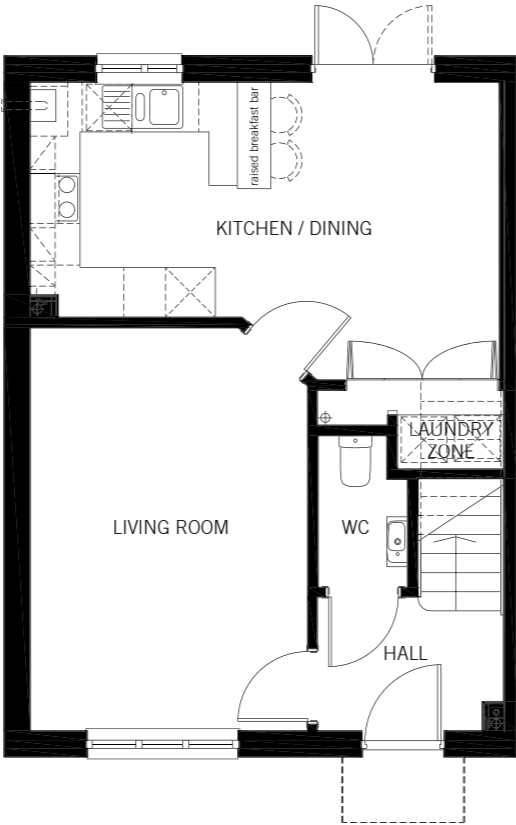
KEY FEATURES

- Three bedrooms • Spacious living room • Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG
- French doors to garden • Concealed laundry zone • WC/cloakroom on ground floor • En-suite shower room with fitted vanity furniture • Walk-in wardrobe to master bedroom • Built-in wardrobe to second bedroom



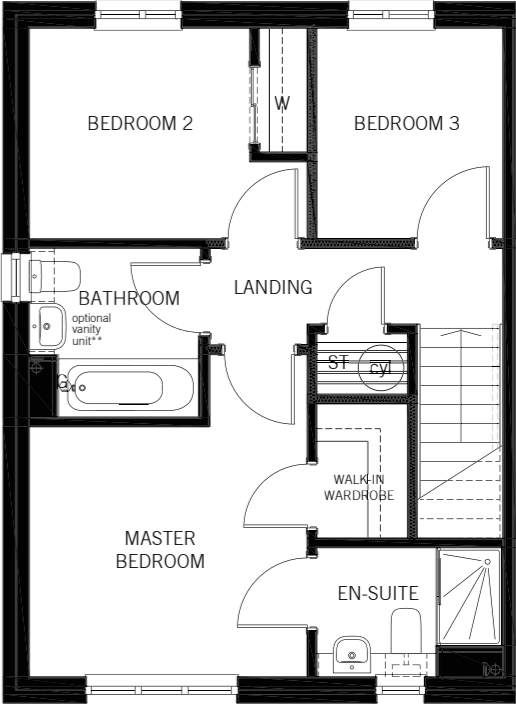
GROUND FLOOR

Living room	4845mm (max) x 3335mm (max) 15' 11" x 10' 11"
Kitchen/Dining	5638.5mm x 2827.5mm (min) 18' 6" x 9' 3"
WC	1825.5mm (max) x 1077mm (max) 6' 0" x 3' 6"
Utility	1280mm (min) x 1087.5mm (max) 4' 2" x 3' 7"



FIRST FLOOR

Master bedroom	3340mm x 3006.5mm (min) 10' 11" x 9' 10"
En-suite (including shower)	2223.5mm x 1552.5mm (max) 7' 3" x 5' 1"
Bedroom 2 (excluding wardrobe)	2650mm x 2531mm 8' 8" x 8' 4"
Bedroom 3	2531mm x 2236mm 8' 4" x 7' 4"
Bathroom	2057.5mm (max) x 2030mm (max) 6' 9" x 6' 8"



“The homes here feel much more substantial compared to the other ones we’ve seen. With bigger doors and higher ceilings, there’s a more spacious feel overall. They are much nicer than other new builds and all the houses here seem to be done to a really high standard.”

– Mr Richard Goodwin, The Paddocks

The Castlevale

The Castlevale is an elegant and highly-functional home - the entrance hall leads directly to a spacious living room which continues through to an impressive kitchen/dining room which stretches across the entire width of the house. At one end, the kitchen has many value-added items comprising 1½ bowl stainless steel sink, multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. There is a superb choice of kitchen cabinets and worktops, which are further enhanced by a fitted raised breakfast bar which separates the “production” end from the dining/ “relaxation” area at the other side of this large room. The dining area of the kitchen is filled with light thanks to the wide, glazed French doors which gives the impression of bringing the outside in. Tucked away behind the kitchen door, there is an ingenious ‘laundry zone’ concealed by bi-fold doors that you select from a range to complement your kitchen choice. Within this zone, your washing machine and tumble drier can be fitted, keeping your laundry handy but hidden.

Upstairs, there are three bedrooms, a family bathroom and en-suite shower room with wide, luxurious 1200mm shower cubicle to the master bedroom; this en-suite also incorporates useful fitted vanity furniture providing useful concealed storage and worktop space for your toiletries and cosmetics. Whilst the second bedroom has a built-in wardrobe, the master bedroom has the luxury of a walk-in wardrobe.

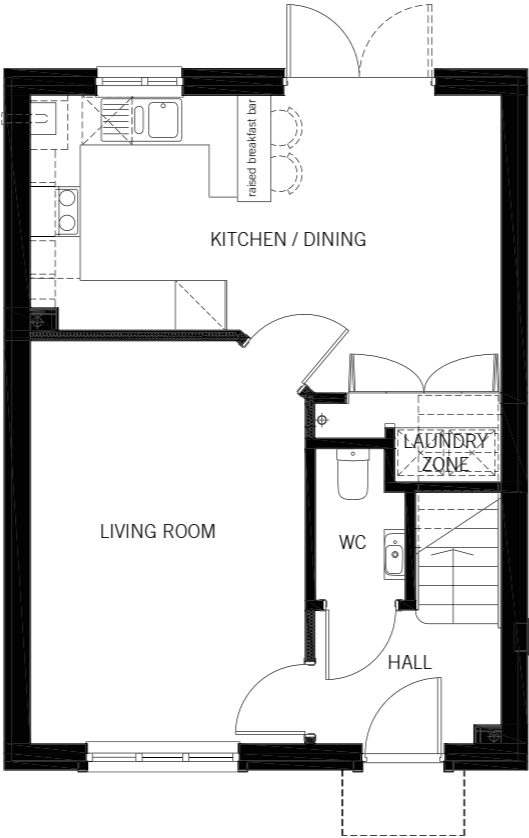
KEY FEATURES

- Three bedrooms • Spacious living room • Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG
- French doors to garden • Concealed laundry zone • WC/cloakroom on ground floor • En-suite shower room with fitted vanity furniture • Walk-in wardrobe to master bedroom • Built-in wardrobe to second bedroom



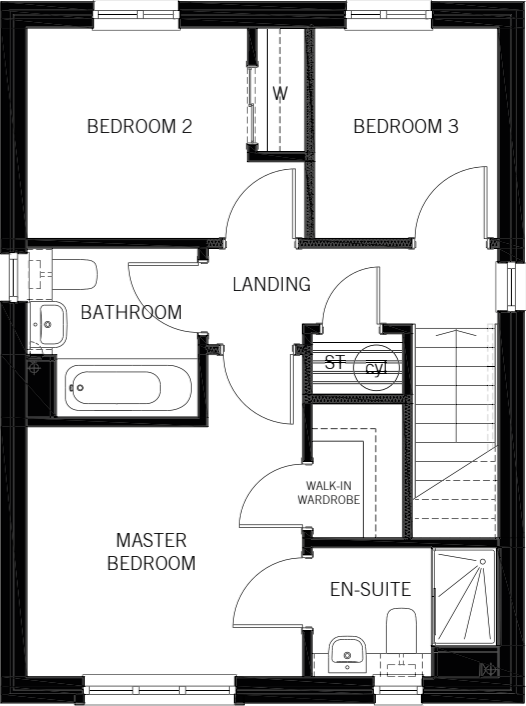
GROUND FLOOR

Living room	4845mm (max) x 3304mm (max) 15' 11" x 10' 10"
Kitchen/Dining	5660mm x 3563.5mm (max) 18' 7" x 11' 8"
WC	1825.5mm (max) x 1077mm (max) 6' 0" x 3' 6"
Laundry zone	1280mm (min) x 1069.5mm (max) 4' 2" x 3' 6"



FIRST FLOOR

Master bedroom	3312.5mm x 3006.5mm (min) 10' 10" x 9' 10"
En-suite (including shower)	2220mm x 1552.5mm 7' 3" x 5' 1"
Bedroom 2 (excluding wardrobe)	2650mm (min) x 2531mm 8' 8" x 8' 4"
Bedroom 3	2531mm x 2205mm 8' 4" x 7' 3"
Bathroom	2057mm (max) x 2030mm (max) 6' 9" x 6' 8"



“The location of our home on the development is really nice. We like our neighbours, the surroundings are nice and we’re situated in a quiet cul-de-sac. The quality is really good here, in terms of the build quality on the development as well. The builders have been helpful in taking our rubbish away and they’ve been really helpful addressing the early issues we had.”

– James Bowden, Jersey Fields

The Belvoir

The Belvoir is a very appealing 3 bedroom semi-detached home offering superb accommodation.

The four-pane window to the front and additional side window lend lots of light to the spacious living room, while the fully fitted kitchen with AEG appliances including multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer, incorporates a large family dining area, enclosed laundry zone and French doors leading to the garden. Off the hall, there is a spacious store and a w.c./cloakroom.

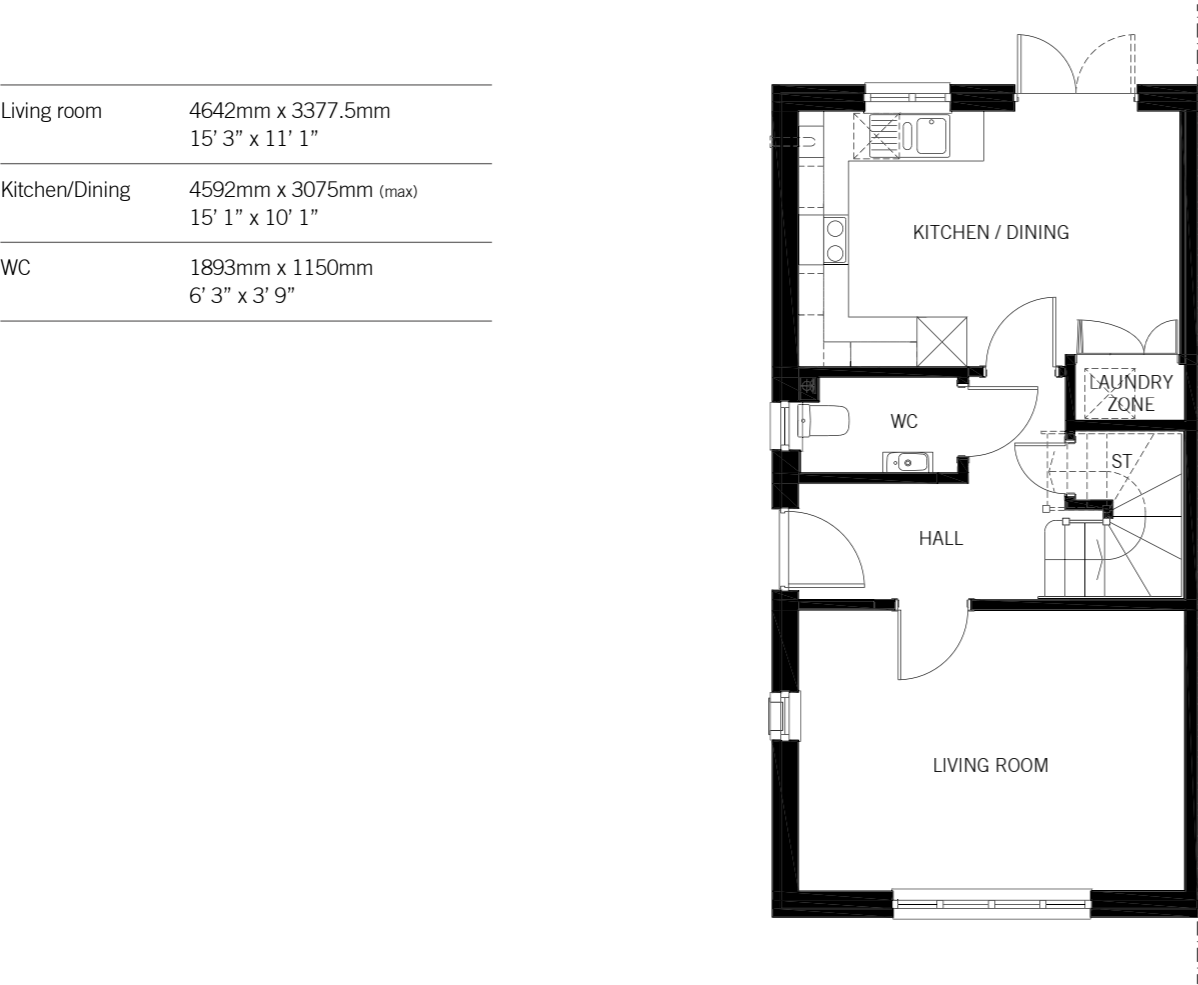
Upstairs, via an attractive winding staircase, there are two double and one single bedrooms. The master with Juliet balcony, and second bedroom each have fitted wardrobes, with the former having the additional benefit of an en-suite shower room complete with 1200mm shower cubicle. Recognising how important storage is to a growing family, the bathroom is provided with fitted vanity furniture for which you will be offered a choice of contemporary finishes.

KEY FEATURES

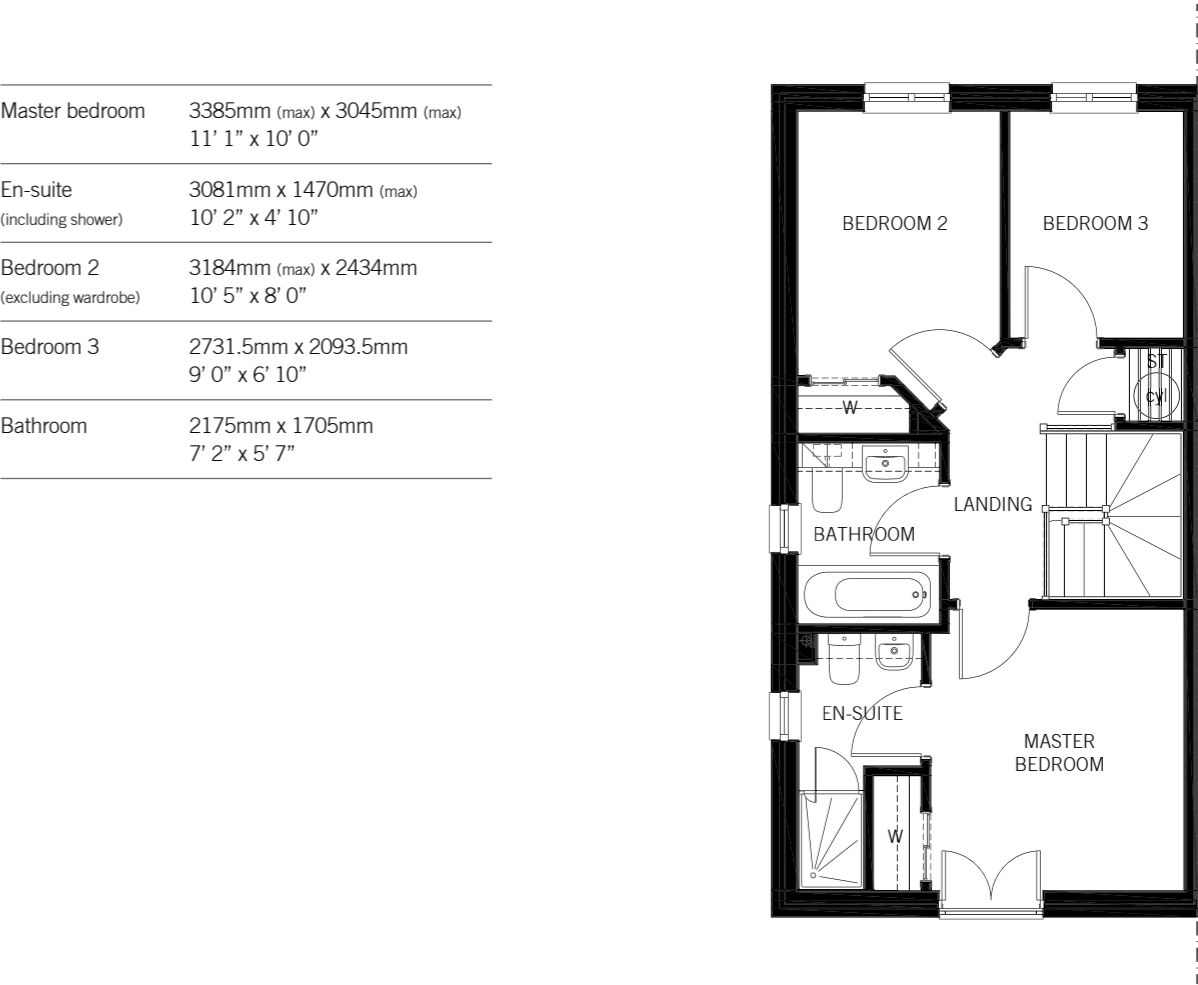
- Three bedroom home
- Light and airy living room
- Spacious open plan kitchen/dining room with French doors to rear garden
- Laundry zone
- Master bedroom with en-suite facilities
- Family bathroom



GROUND FLOOR



FIRST FLOOR



“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 Argyll

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

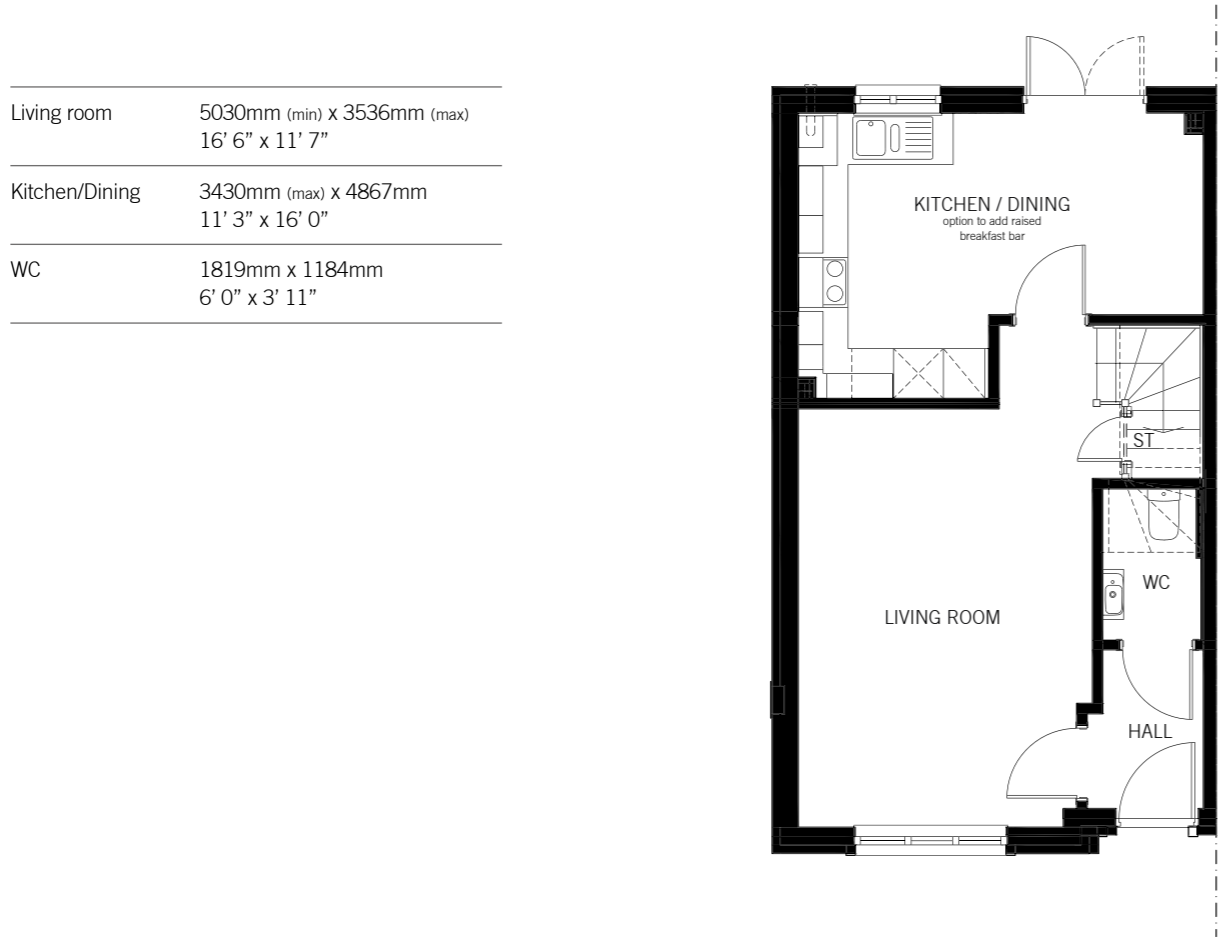
Upstairs, the master bedroom has a built-in wardrobe and en-suite shower room with luxury 1200mm shower enclosure. The second double bedroom also has a built-in wardrobe with mirrored sliding doors. A choice of finishes is offered for the vanity furniture that is fitted in the family bathroom, which provides useful worktop space and concealed storage for your toiletries. A wide mirror fitted above adds light to the room.

KEY FEATURES

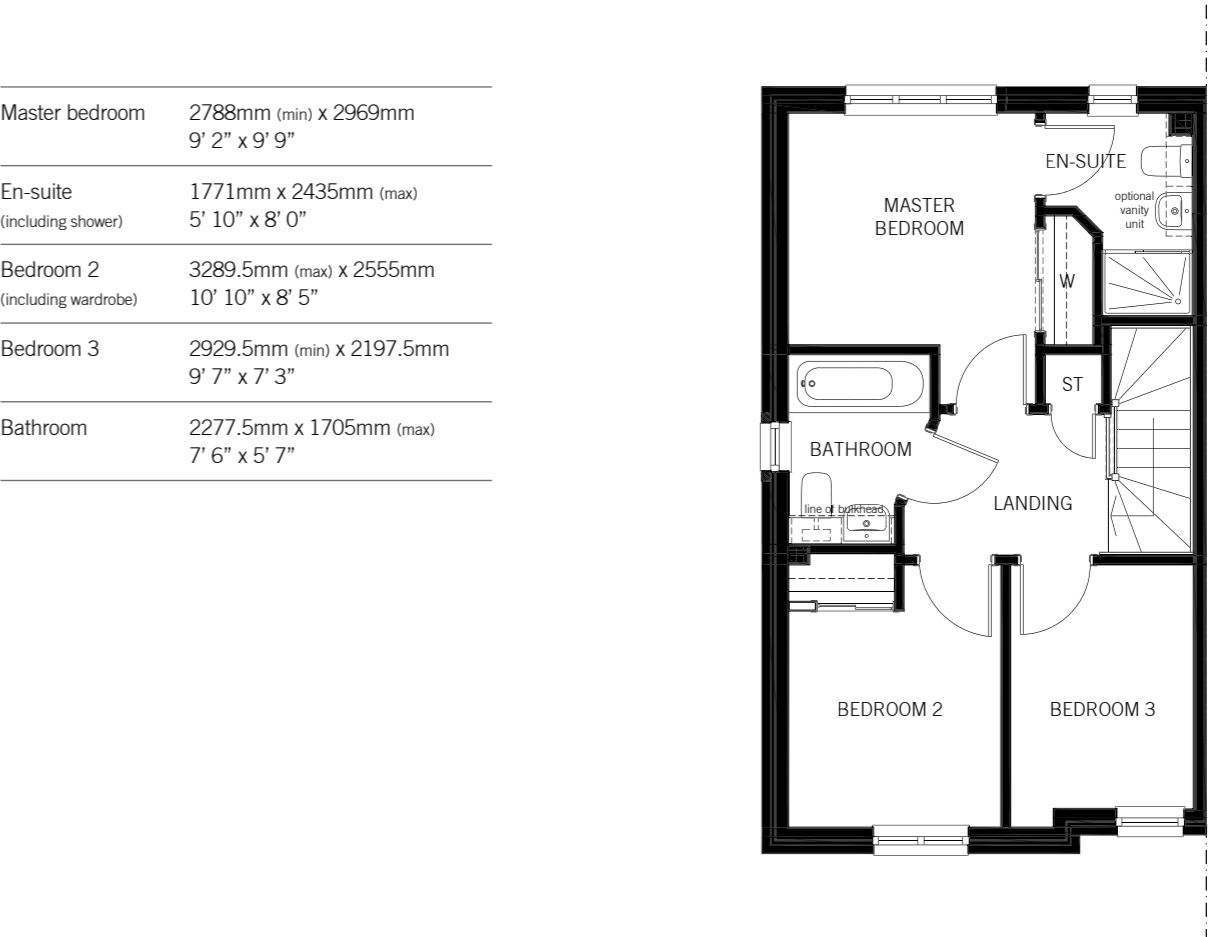
- Three bedrooms • Contemporary open-plan kitchen/dining room with integrated appliances from AEG • French doors to garden • Downstairs WC/ cloakroom • En-suite shower room and built-in wardrobe to master bedroom • Built-in wardrobe to second bedroom • Fitted vanity furniture and mirror in family bathroom offers a choice of stylish finishes



GROUND FLOOR



FIRST FLOOR



“It’s welcoming driving into the estate. You don’t drive straight into a mass of houses; there’s a play area and a nice, green park area, so it feels open and spacious. They’ve managed to retain a lot of existing trees around the edge of the development, so it doesn’t feel stark. The design, layout and quality of the houses here is excellent, and they are all in a nice, soft, green space.”

– Christopher Tonge, Douglas Meadow

The Greendale

This cleverly designed bungalow features two good sized bedrooms. The entrance hall opens into a stylish fitted kitchen, complete with integrated AEG appliances including stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. The hallway continues to a bright, spacious living room with dual aspect windows including a triple bay window. There are two double bedrooms - the master with built-in wardrobes. The bathroom, with shower over the bath, vanity units of your choice and Porcelanosa tiles complete this home.

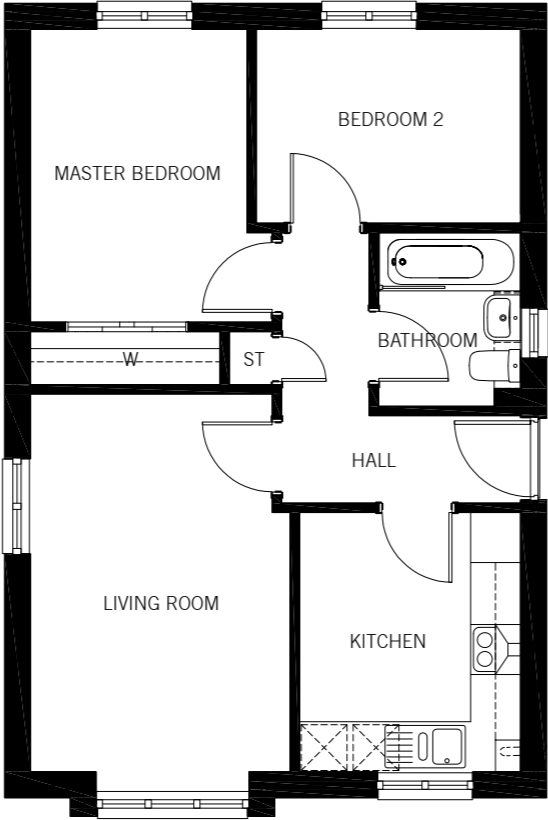
KEY FEATURES

- Two bedrooms • Spacious living room with dual aspect windows including a triple bay window • Stylish kitchen with integrated AEG appliances
- Built-in wardrobe to master bedroom • Fitted vanity furniture to bathroom providing useful storage and work top space • Extra storage in hallway



GROUND FLOOR

Living room	3120mm x 4777mm (max) 10' 2" x 15' 8"
Kitchen/Dining	2655mm x 3115mm 8' 8" x 10' 12"
Master bedroom (excluding wardrobe)	3519.5mm x 2600mm 11' 6" x 8' 6"
Bedroom 2	3175mm x 2330mm 10' 5" x 7' 7"
Bathroom	1705mm x 2085mm 5' 7" x 6' 10"



The Torver

On the ground floor of this highly functional three-bedroom home, there is a spacious living room to the front. The spacious and chic kitchen/dining room to the rear includes French doors leading to the garden and integrated premium appliances which includes stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. A WC/cloakroom is a useful addition for guests and family alike.

Upstairs, the master bedroom has a built-in wardrobe to the master bedroom. The second and third bedrooms are of a good size and share the family bathroom which completes the accommodation.

Discount Market Sale (OMV) is a low cost home ownership product where a new build property is purchased at a discounted price. Eligibility criteria to access this affordable housing option is set and managed by Fylde council. Requirements include having a local connection to the area (lived in Fylde for 3+ years; a family member has lived there for 5+ years or employed or been offered permanent employment within the borough) and a household income below £60,000.

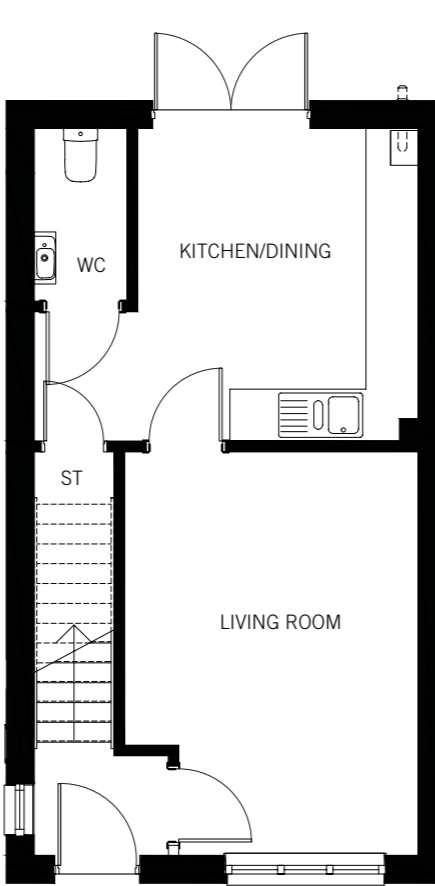
KEY FEATURES

- A three bedroom end-terraced home
- Open plan kitchen/dining area
- French doors to the rear garden
- Well appointed stylish kitchen with premium appliances
- Downstairs WC
- Built-in wardrobe to master bedroom



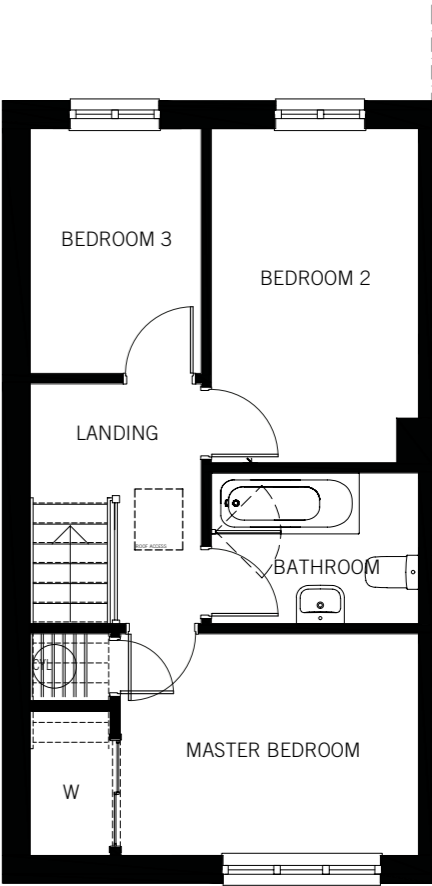
GROUND FLOOR

Living room	3376mm x 4641mm 11' 0" x 15' 2"
Kitchen/Dining	3226mm x 3595mm 10' 7" x 11' 9"
WC	1070mm x 1985mm 3' 6" x 6' 6"



FIRST FLOOR

Master bedroom	3429mm x 2547mm 11' 3" x 8' 4"
Bedroom 2	2383mm x 3839mm 7' 9" x 12' 7"
Bedroom 3	1964mm x 2814mm 6' 5" x 9' 2"
Bathroom	2383mm x 1731mm 7' 8" x 5' 8"



The Esthwaite

On the ground floor of this highly functional two-bedroom home, there is a spacious living room to the front. The spacious kitchen/dining room to the rear includes French doors leading to the garden and integrated premium appliances which includes stainless steel multi-function oven, gas hob, cooker hood and fully integrated fridge/freezer. A WC/cloakroom is a useful addition for guests and family alike.

Upstairs, the both bedrooms are of a good size and share the family bathroom which completes the accommodation.

Discount Market Sale (OMV) is a low cost home ownership product where a new build property is purchased at a discounted price. Eligibility criteria to access this affordable housing option is set and managed by Fylde council. Requirements include having a local connection to the area (lived in Fylde for 3+ years; a family member has lived there for 5+ years or employed or been offered permanent employment within the borough) and a household income below £60,000.

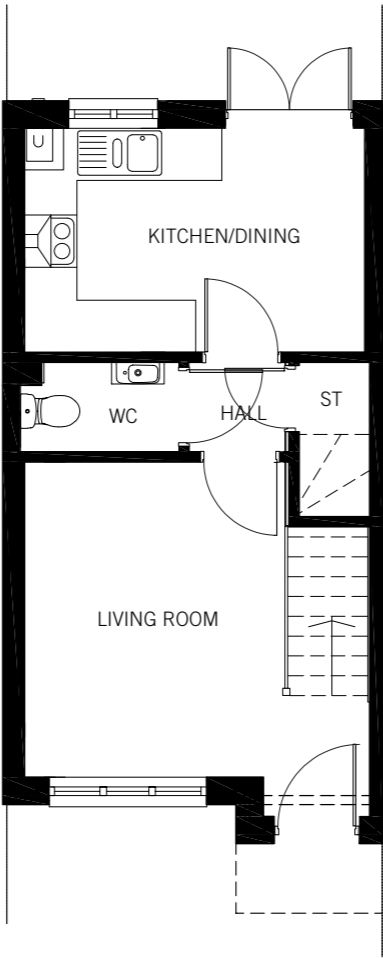
KEY FEATURES

- A two bedroom terraced home
- Open plan kitchen/dining area
- French doors to the rear garden
- Well appointed stylish kitchen with premium appliances
- Downstairs WC
- Family bathroom



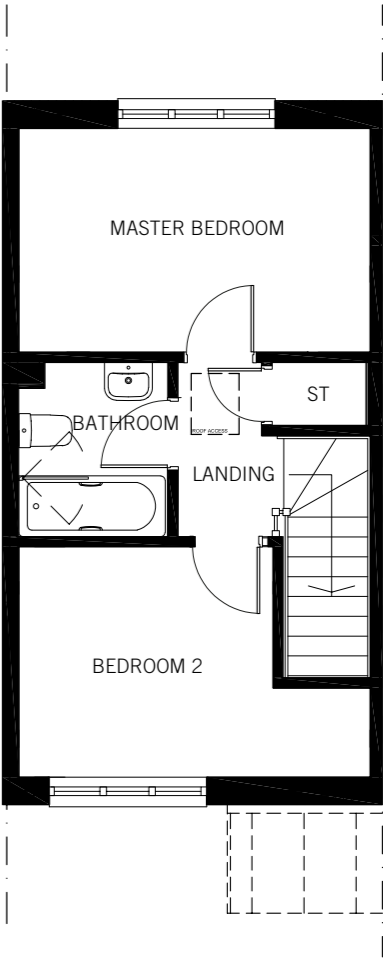
GROUND FLOOR

Living room	3968mm x 3623mm 13' x 11' 10"
Kitchen/Dining	3905mm x 2573mm 12' 9" x 8' 5"
WC	1824mm x 1025mm 5' 11" x 3' 4"



FIRST FLOOR

Master bedroom	4037mm x 2571mm 13' 2" x 8' 5"
Bedroom 2	4037m x 2.650m 13' 2" x 8' 8"
Bathroom	1716mm x 2004mm 5' 7" x 6' 6"



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.

Laird's Gate, Stewarton

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

We aim 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 buying process. We aim to provide information that is accurate, clear and up to date.

We design high quality homes with superior finishes and specification materials, and build.

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 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, 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.

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

Don't just take our word...

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

In-house UK's prestigious 'Gold Award' recognises companies who achieve over 90% satisfaction ratings from customers who purchased a home in the previous year. The criteria by which they measure are: service (before and after entry); keeping you updated; quality of the new home demonstration; condition of the property at entry; quality of the finishes and specifications; dealing with defects' making you feel 'special and valued'.

We are proud to say that Stewart Milne Homes have achieved their 'Gold Award' status every year since we began these surveys.

We're also winners of the Regional Award in the Medium Builder category for The Stables at the NHBC Quality Awards, the Community Award Winner 2018 at the NWPAs, and the Homebuilder of the Year 2018 at the Insider North West Residential Property Awards.



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 easy and enjoyable. We provide you with a perfect new home to make just yours and ensure that the process of buying is simple and straightforward. We can help with solicitors, mortgages and provide advice on how to sell your existing home. When you move in, our customer service team is on hand to help you settle into your new home.

We've laid out the key steps below to buying your new home but please ask for any help or guidance you need.

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

VISIT WREA BROOK PARK

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 366 4849.

RESERVE YOUR HOME

Wrea Brook Park 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 when you reserve early.

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 WITH YOUR MOVE

We can help with:

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

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

Please just ask your sales consultant.

YOUR PEACE OF MIND

The National House Building Council (NHBC) 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.

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.

On the day you move in, you will receive a comprehensive Guide to your New Home and a detailed Home Owner's pack. We'll also introduce your customer service co-ordinator who is free to help if you need any assistance 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

When you reserve your home early, you can choose many of the fixtures and fittings that will be included in your new home from kitchen doors and handles to worktops and tiling.

ENJOY PEACE OF MIND

Buying a new home eliminates the need to do 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 DELAY

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. Your new home is also energy efficient, saving you money on heating bills.

BRAND NEW MEANS A FRESH, NEUTRAL 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 canvas to stamp your own style and personality on from day one. There is no DIY to do, no re-decorating of another person's taste, just a perfect new home.

BE PART OF A NEW COMMUNITY

Moving to a brand new home is an opportunity to make new friends and be part of a new and exciting 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 Wrea Brook Park your home

SPACE

A superb range of spacious homes which have been created to make the most of this charming, rural setting, with each individual home designed to complement the established surrounding area.

QUALITY

All homes benefit from the inclusion of high specification fitted kitchens and bathrooms; integrated premium AEG appliances; glazed French doors; walk-in or built-in wardrobes; secure rear gardens. We specify quality fixtures and fittings and ensure every last detail is just right.

LOCATION

Set between the village Warton on the banks of the river Ribble

and south of the affluent and much sought-after village of Wrea Green – Wrea Brook Park is an ideal location for anyone wishing to lay down roots.

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

Each home is built to exacting standards, with quality and attention to detail at our core. Each home comes with the highest standard specification with so much more included as standard.



A little bit about us

As an award winning company with a reputation for quality, we highly value our service and commitment to our customers.

Greenwood Manor, Newton Mearns

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.



FOR YOUR NOTES

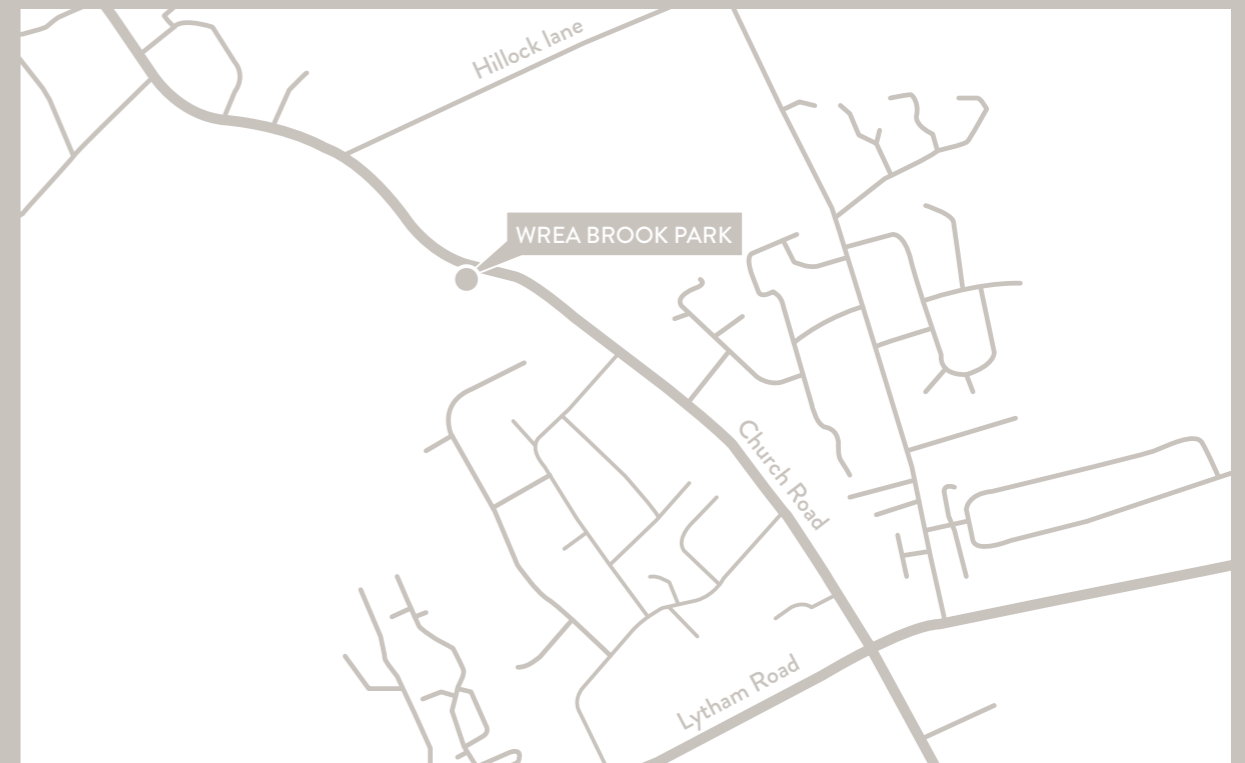
Travel Directions

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

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

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

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



Wrea Brook Park, Warton on the Fylde, PR4 1BD

Marketing suite open from Thursday to Monday inclusive from 10.00am to 5.00pm

Telephone: 0845 366 4849

e-mail: wreabrookpark@stewartmilne.com

www.stewartmilnehomes.com



All homes designed and built as part of Wrea Brook Park, The Fylde form part of our Woodlands collection which is subject to design and specification amendments at any point. As such, the specification for each home should be detailed by your sales consultant. Please ask for full details of the specification for your chosen home.

PHOTOGRAPHY

Images shown reflect the varying styles and sizes of typical Stewart Milne homes. Images do not necessarily represent the actual finish/elevations or treatments, furnishings or fittings at any individual development. For details of specific finishes for individual developments and homes, please contact us. The area surrounding each home will also differ from that shown in the photograph. The house type images in the brochure are computer generated. We use these to illustrate a new home when we do not have actual photography to use before the brochure goes to print.

SHOW HOMES

All show homes are decorated and furnished to reflect a possible lifestyle. Certain items of equipment, furniture, fixtures and fittings, both inside and out, are not included in the standard specification. Should you require any clarification regarding the standard specification of your chosen home please ask our Sales Consultant.