

Broughton Park

B R O U G H T O N

A range of 3 bedroom mews homes, 3, 4 and 5 bedroom detached family homes in a semi-rural location.

A wonderful place to call home

In this charming semi-rural village location, just north of Preston, Stewart Milne's latest collection of mews and detached family homes in Broughton will enjoy a host of outstanding amenities and excellent transport links across the North West.

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

Broughton Park will be a special place to call home.





Nothing beats coming home to Broughton Park

Home to the latest collection of luxury Stewart Milne Homes, the village of Broughton is steeped in history and offers a warm, friendly community feel. This semi-rural location is perfectly placed with Preston City Centre four miles south offering all the amenities you would expect; to the west is the vibrant coastal area of The Fylde; and to the north is the Lake District, now a Unesco World Heritage site.

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 Broughton Park. After all, this isn't a sales brochure. This is your new home.



Your new neighbourhood

Surrounded by wide-open spaces, yet close to a vibrant city – this is a wonderful place to call home.

This charming development is situated along a quiet street, just off the tree-lined Whittingham Lane. Here you'll find an appealing mix of twenty different house styles, giving you plenty of choice and the development plenty of character. Much of the existing mature trees and hedgerow have been used to border the development, making Broughton Park sit comfortably within the existing vernacular.

As you would expect from a location surrounded by so much countryside, Lancashire has plenty to offer. Explore outstanding scenery from the rugged Bowland Fells and Pennine Hills to the flat coastal plain The Fylde. Nearby, you can take advantage of the Preston Guild Wheel, which provides 21 miles of scenic cycling and walking for all the family around Preston. There are also several country parks and nature reserves to visit within Lancashire. For the sporty types, there are two nearby golf clubs, a tennis club, cricket club and sports centre.

The village of Broughton has some handy local amenities including a convenience store, hairdresser and two petrol stations. Eating out locally; there is an Italian restaurant only a two minute drive which offers modern classic Italian dining, while a bit further on the Broughton Inn offers a cosy atmosphere and casual dining. For family entertainment, the Flower Bowl is only a 10-minute drive up the road and has a cinema, restaurants, crazy golf, curling and ten pin-bowling.

There are three schools in Broughton: Broughton Pre-School is an award-winning nursery that caters for children from 2 to 5 years old. Broughton Church of England Primary School can trace its origins back to the reign of Henry VIII making it the oldest primary school still in existence in the UK. For children aged 11–16, Broughton High School currently has just over 900 students and was judged by Ofsted as Outstanding. The school has a strong academic tradition and enjoys an excellent reputation.

For the 'weekly shop,' there's an ASDA superstore close-by, and you will no doubt be a regular visitor at Deepdale Shopping Park, home to many high street fashion outlets, department stores and restaurants. Preston city centre has plenty of retail options to take your fancy, including the Victorian splendour of the Miller Arcade. It's not just all high-street names, Preston also offers indoor and outdoor markets, fresh Lancashire produce, and a variety of boutique and independent shops.

Broughton Park is ideally located, situated with the M6 and M55 just a few minutes away, giving you excellent access to the North West. Directly south, Preston city centre is under 15 minutes by car. You'll find Blackpool and The Fylde to the west, east is Blackburn and heading north takes you to Lancaster and the Lake District. Further afield, Manchester and Liverpool are about an hours drive. There are several regular bus services, providing easy access to

Preston City Centre. From Preston Train Station you can access mainline train routes to many major UK cities.

Neighbouring towns/facilities include

Preston	4 miles
Blackburn	14 miles
Blackpool	16 miles
Lancaster	20 miles
Manchester	39 miles
Liverpool	42 miles

Welcome to Broughton Park.
Make yourself at home.



Your choice of home

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

OUR COMMITMENT

Broughton Park has been designed by our award winning architects, 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 Broughton Park are part of our exclusive Woodlands collection and comprise a choice of 3 bedroom mews, 3, 4 & 5 bedroom detached family homes.

To help create extremely attractive and interesting streetscapes, we have planned a variety of house styles – twenty in all – carefully positioned to optimise views and light and with many bespoke details applied to the exteriors to complement the rural character of Broughton Park's pleasant setting and establish 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 modern life, 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 3, 4 and 5 bedroom home, built-in wardrobes or walk-in closets to the master bedroom, 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, also a dishwasher.

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 contemporary Vitra washhand basins, Porcelanosa tiling and tall chrome radiators.

Buying a home at Broughton 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, grey chairs, and a kitchen in the background. The table is set with blue bowls, white plates, and glasses. A large white vase with flowers sits in the center. 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 are an optional extra 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 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 II, Kingsmoor II and Laurieston II, 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.



*Choice of kitchen is subject to build program. †Choice of fittings is subject to build program. Information is correct at time of going to print, but is subject to change. For more information speak to one of our team of Sales Consultants. The specification included in this brochure or included in the leaflet which accompanies this brochure gives a general specification applicable to this development. Please check the specification relating to the individual plot you have chosen, with our sales consultant at the time of reservation.



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 Broughton Park range of homes has 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 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. 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, all house styles include, energy-efficient PV solar panels fitted to the roof.

Out and about...

Depending on the home you're visiting, there'll be more to explore outside – such as turfed and landscaped front gardens. Whatever the location and the specifications, you'll find the exterior space as attractive and as welcoming as the inside of the home – although naturally a new garden needs a little time to develop and look its best.

As you complete your 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.

Broughton Park: Pick your ideal spot...

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 development plan illustration will help you to see how your home fits into its surroundings and how your new community will grow around you.

In the complementary brochure, 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.

- SA

Sandholme II
- MI

Millwood II
- ML

Melton II
- MA

Malborough II
- KI

Kingsmoor II
- LA

Laurieston II
- HE

Heddon II
- HO

Hollandswood II
- HA

Hampsfield II
- GL

Glenmore II
- DA

Davenport II
- DU

Dukeswood II
- DE

Denewood II
- PW

Parkwood II
- WES

Westwood II
- CV

Castlevale II
- CO

Corrywood II
- CW

Castlewellan II
- CP

Caplewood II
- AR

Argyll II



“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 Sandholme II

This five-bedroom villa features a spacious living room with light-filled walk-in bay, separate dining room and a contemporary kitchen/breakfast/family room, with a breakfast bar and double French doors opening onto the garden. The kitchen is complete with premium appliances including a five burner gas hob, wide chimney hood, combination microwave, multi-function oven, integrated fridge/freezer and dishwasher. The utility room, with sink and plumbing/electrical connections for washing machine and tumble drier, also provides direct access to the garden. There is also a downstairs cloakroom.

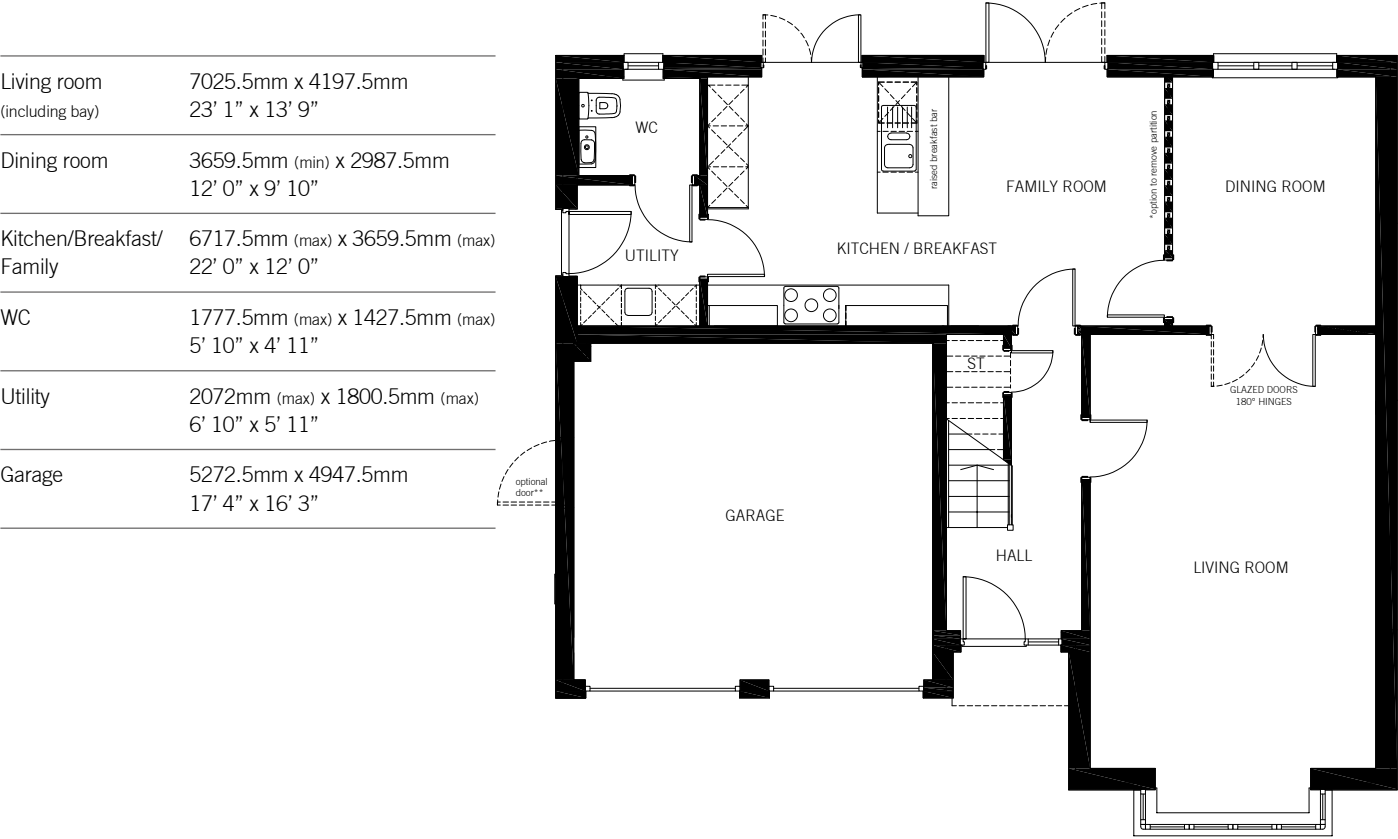
Upstairs, the generously-proportioned master bedroom has wide windows creating a light airy room with spacious walk-in wardrobe and ensuite bathroom with luxury rain shower, bath, contemporary storage and heated towel radiator. Both the guest and third bedrooms also enjoy the benefit of en-suite shower rooms, whilst bedrooms four and five share the spacious, contemporary family bathroom which has the benefit of fitted vanity furniture, wall mirror and chrome towel radiator. A library completes the accommodation in this inspiring home.

KEY FEATURES

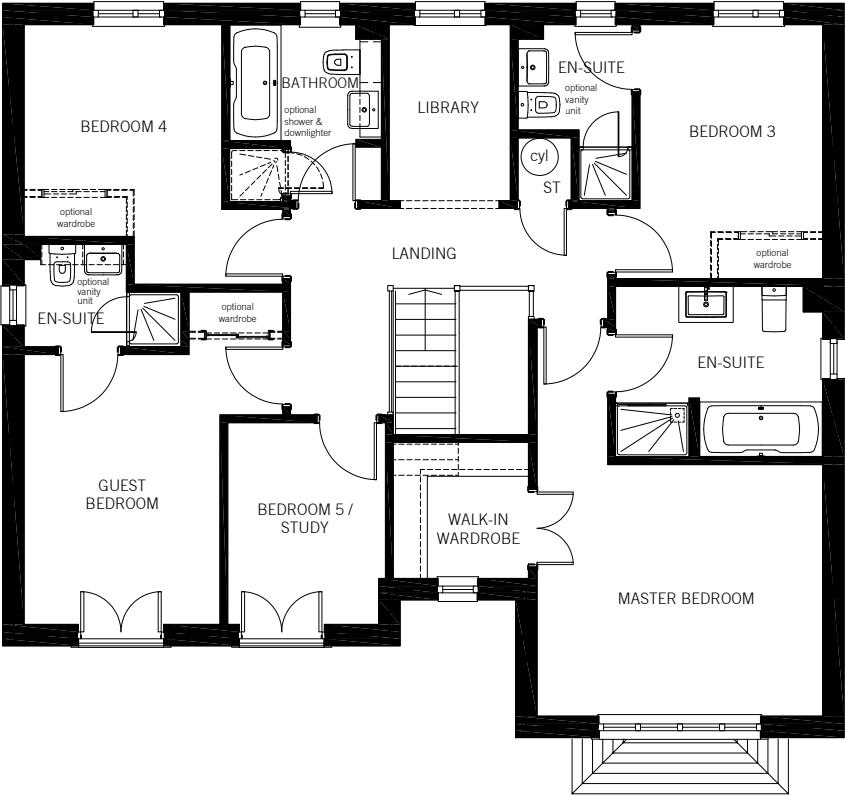
- Five bedrooms • Elegant living room with large walk-in bay • Spectacular kitchen/breakfast/family room with two sets of French doors to garden • Formal dining room • Utility room • Two bathrooms - plus two shower rooms • Walk-in wardrobe to master bedroom • Library • Lots of value-added components included as standard in kitchen and bathrooms • Double garage with light and power



GROUND FLOOR



FIRST FLOOR



“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 Millwood II

Beautifully designed five-bedroom family home with detached double garage spacious living accommodation. The entrance hall leads to a stunning fully equipped kitchen/breakfast/family room with the option of a partition to create a separate dining room; double doors lead to the rear garden. There is a separate utility room with outside door. From the hall there is a downstairs cloakroom. From the dining room, double doors lead to the bright and airy living room. There is also a separate family room. Upstairs there are 5 well-appointed rooms. The family bathroom includes both bath and separate shower cubicle. The master bedroom suite has its own en-suite facilities and walk-in wardrobe and the guest bedroom also has en-suite facilities.

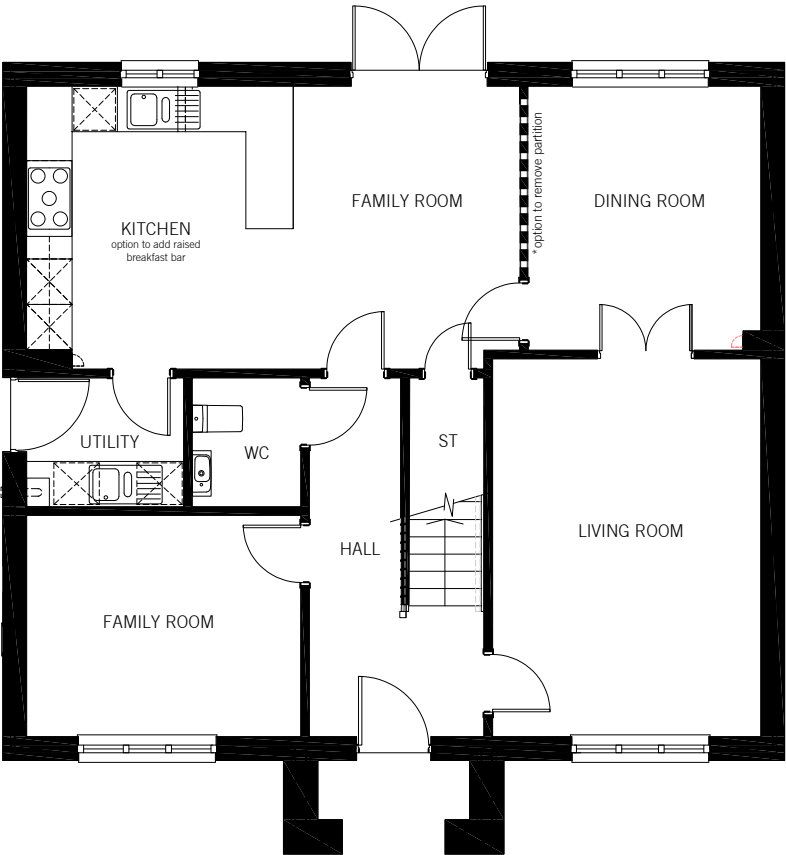
KEY FEATURES

- Five-bedroom home • large living room • Spectacular kitchen/breakfast/dining/family room with wide range of AEG appliances and French doors to garden • Utility room with direct access to garden • Luxurious ensuite bathroom and walk-in wardrobe to master bedroom • Family bathroom with bath and separate shower • Double garage with light and power



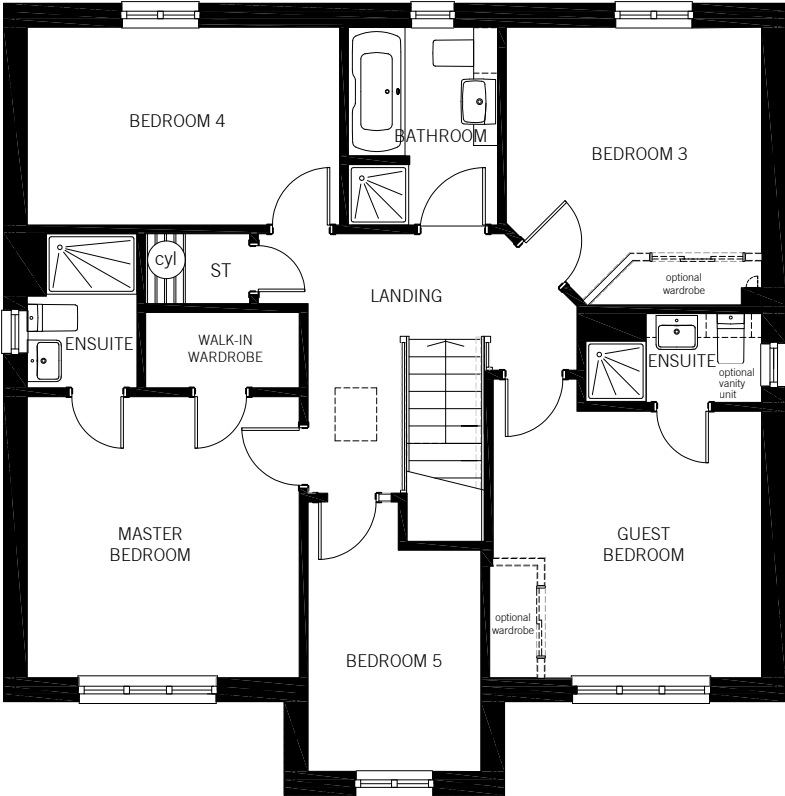
GROUND FLOOR

Living room	3547.5mm x 4995mm 11' 7" x 16' 4"
Kitchen	6520mm x 3740mm 21' 4" x 12' 3"
Dining room	3490mm x 3075mm 11' 5" x 10' 1"
Family room	2925mm x 3625mm 9' 7" x 11' 10"
WC	1435mm x 1705mm 4' 8" x 5' 7"
Utility	1705mm x 2075mm 5' 7" x 6' 9"



FIRST FLOOR

Master bedroom (including wardrobe)	3597.5mm x 3730mm 11' 9" x 12' 3"
En-suite (including shower)	1450mm x 2037.5mm 4' 9" x 6' 8"
Guest bedroom (including opt. wardrobe)	3547.5mm x 3525mm 11' 8" x 11' 7"
En-suite (including shower)	2325mm x 1175mm 7' 8" x 3' 10"
Bedroom 3 (including opt. wardrobe)	3663.4mm x 3375mm 12' 0" x 11' 1"
Bedroom 4	4130mm x 2615mm 13' 7" x 8' 7"
Bedroom 5	2299.9mm x 2925.7mm 7' 7" x 9' 7"
Bathroom	1975mm x 2615mm 6' 6" x 8' 7"



“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 Melton II

This cleverly designed five-bedroom detached villa oozes kerb appeal, with its wide frontage and large bay window. The entrance hall leads you into a light and airy living room with walk-in box bay window to the front, and to a separate dining room and stunning open-plan kitchen/family room to the rear. The kitchen includes a wide range of premium appliances and has French doors leading to the secure rear garden. Also accessing both the kitchen and double garage, is a useful laundry room with sink and space for both your washing machine and tumble drier.

Upstairs, there are five bedrooms leading from the landing. The master bedroom has its own 4-piece luxury en-suite bathroom incorporating both bath and walk-in shower, fitted his-and-her wardrobes which run the whole depth of the room and twin full-length windows. The guest bedroom also has an en-suite shower room, while bedrooms 3, 4 and 5 share a capacious family bathroom which comprises a bath as well as a separate shower cubicle.

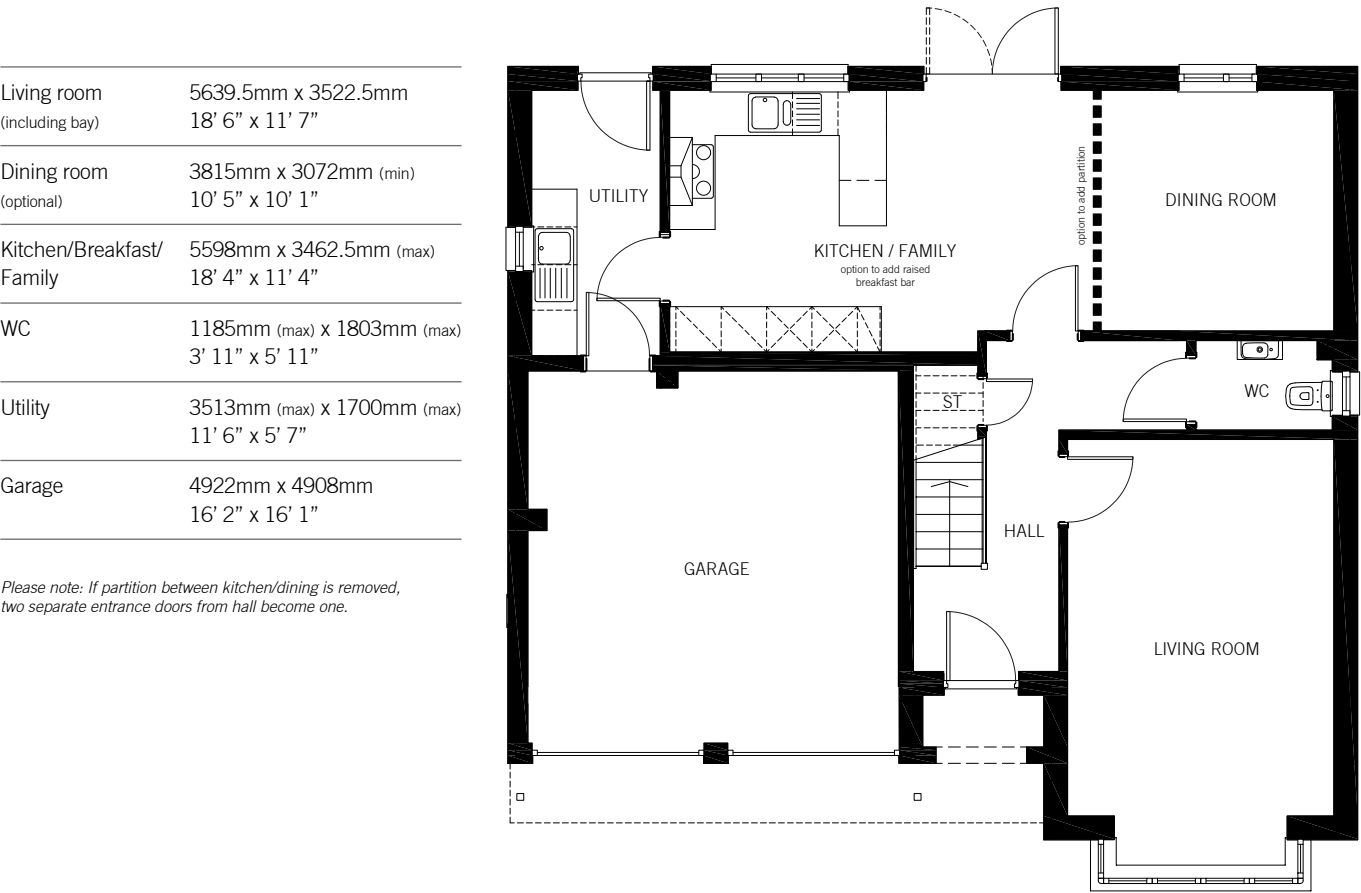
A useful library – or IT area – is accommodated on the top landing.

KEY FEATURES

- Five bedroom home • Living room with walk-in box bay window • Spacious dining room • Open plan kitchen/family room • Laundry room with direct access to garage • Opulent master bedroom with twin wardrobes and luxurious en-suite bathroom • Guest bedroom with en-suite shower room



GROUND FLOOR



FIRST FLOOR

Master bedroom (excluding wardrobes)	4219.5mm x 3000mm 13' 10" x 9' 10"
En-suite	3143mm x 2110mm (max) 10' 4" x 6' 11"
Guest bedroom (excluding opt. wardrobe)	3245mm x 2910mm 10' 8" x 9' 7"
En-suite (including shower)	2110mm x 1676mm (max) 6' 11" x 5' 6"
Bedroom 3 (including opt. wardrobe)	3447.5mm x 3421mm 11' 4" x 11' 3"
Bedroom 4 (excluding opt. wardrobe)	3421mm x 3245mm 11' 3" x 10' 8"
Bedroom 5	3334mm x 2066mm 10' 11" x 6' 9"
Bathroom	3421mm (max) x 2675mm (max) 11' 3" x 8' 9"



“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 Marlborough II

This double-fronted, five-bedroom detached home is very popular within the Stewart Milne range of detached homes. The kitchen is fitted with a wide range of AEG appliances and not only has a raised breakfast bar at which the family can grab a quick snack, but also space for a large table for informal family meals; the kitchen’s wide French doors invite you to take the dining experience outside on summer days. For more formal occasions, a separate dining room is included, conveniently adjoining the kitchen. Provided you reserve early enough in the construction process, you can choose to incorporate this room into the kitchen to create one vast open space. The spacious utility room, which provides access to the garden, also connects directly to the WC/cloakroom.

Upstairs, the master bedroom has a walk-in wardrobe and en-suite shower room with wide a fitted mirror and tall chrome towel radiator. A full-height window adds further character to this main bedroom. The double guest bedroom also has an en-suite shower room, while bedrooms 3, 4 and 5 share a well-appointed family bathroom including a shower cubicle with rain shower and vanity furniture. The double guest bedroom also has an en-suite shower room, while bedrooms 3, 4 and 5 share a well-appointed family bathroom including a shower cubicle with rain shower and vanity furniture.

KEY FEATURES

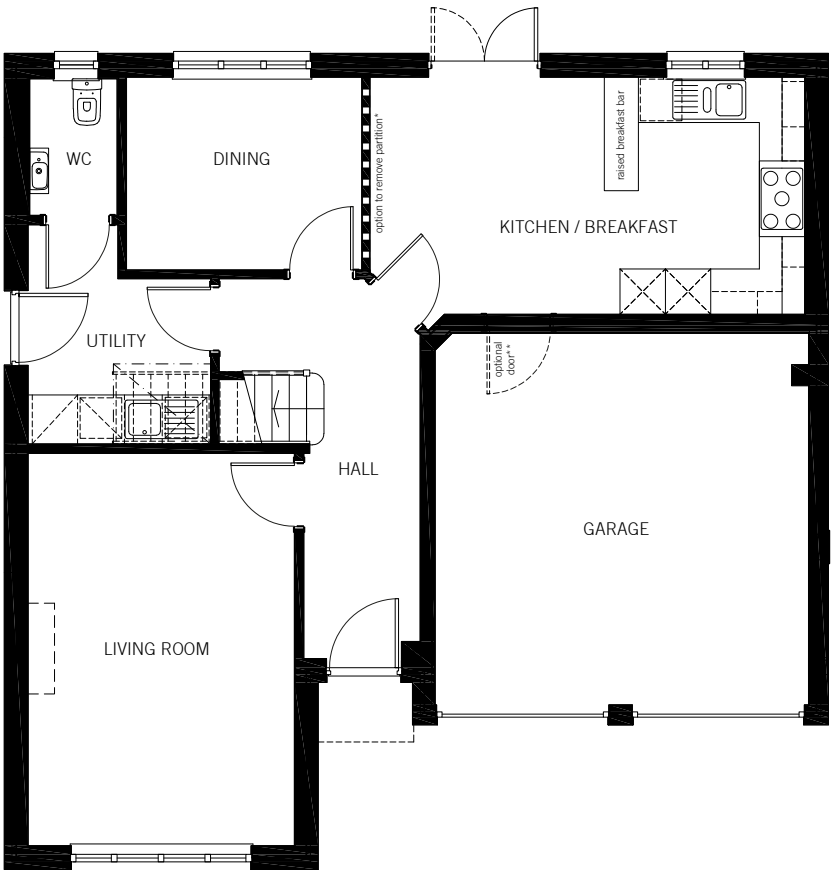
- Five bedrooms • Expansive living room • Separate dining room • Superb kitchen/breakfast room with breakfast bar and French doors to garden • Utility room with direct access to garden • Walk-in wardrobe and en-suite shower room to master bedroom
- En-suite shower room to guest bedroom • Family bathroom with bath, separate shower enclosure and vanity furniture • Double garage with light and power



GROUND FLOOR

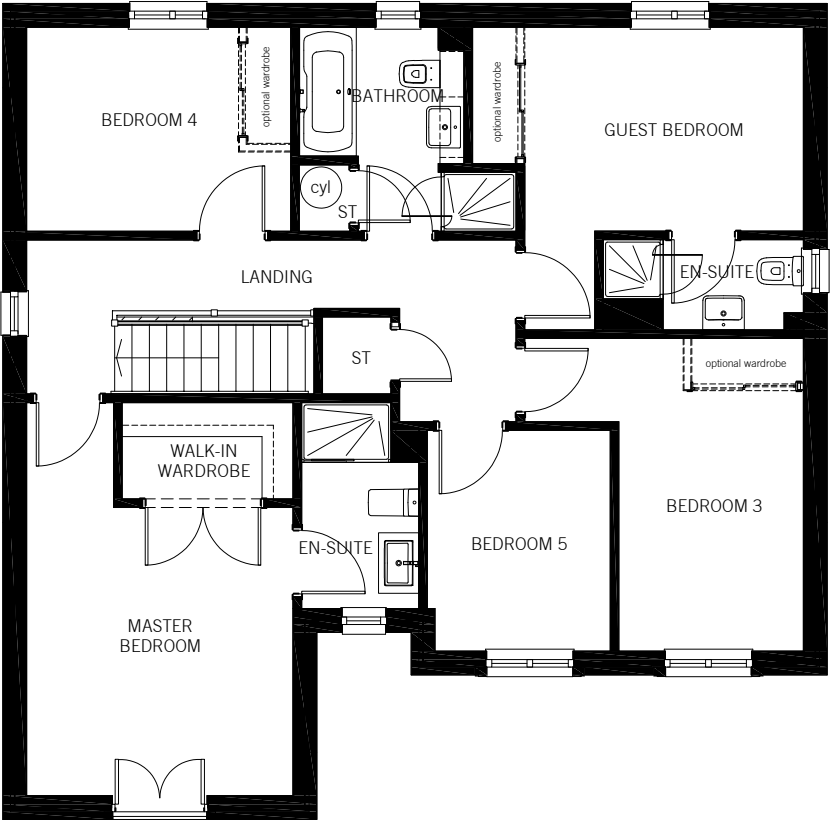
Living room	5187.5mm x 3522.5mm 17' 0" x 11' 7"
Dining room	3109mm x 2548.5mm 10' 2" x 8' 4"
Kitchen/Breakfast/ Family	5746mm x 3134.5mm 18' 10" x 10' 3"
WC	1804mm (max) x 1155.5mm (max) 5' 11" x 3' 9"
Utility	2413mm (max) x 2184mm (min) 7' 11" x 7' 2"
Garage	Refer to site specific drawing

Please note: if partition between kitchen/dining is removed, two separate entrance doors from hall become one.



FIRST FLOOR

Master bedroom (excluding wardrobe)	3810mm x 3522.5mm 12' 6" x 11' 7"
En-suite (including shower)	2722.5mm x 1547.5mm (max) 8' 11" x 5' 1"
Guest bedroom (excluding wardrobe)	2695mm (min) x 3685mm 8' 10" x 12' 1"
En-suite (including shower)	1190mm (max) x 2645mm (max) 3' 11" x 8' 8"
Bedroom 3 (including opt. wardrobe)	4132.5mm x 2440mm 13' 7" x 8' 0"
Bedroom 4 (including opt. wardrobe)	2697.5mm x 3492.5mm 8' 10" x 11' 5"
Bedroom 5	2917.5mm x 2417.5mm 9' 7" x 7' 11"
Bathroom	2697.5mm (max) x 2175mm (max) 8' 10" 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 II

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.

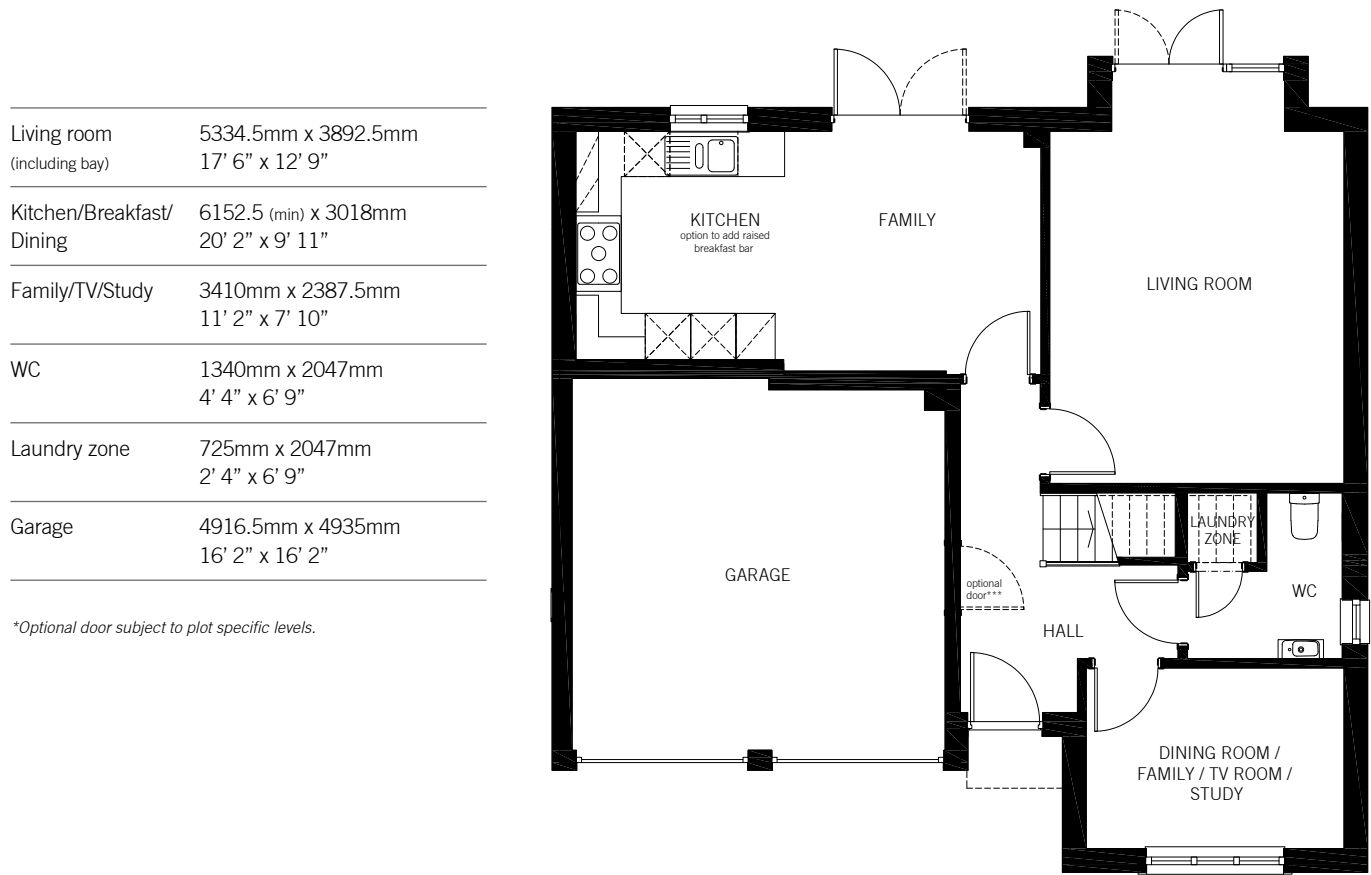
Upstairs, there are five bedrooms leading from the landing. The master bedroom comes with a floor-to-ceiling window with Juliet balcony as well as a walk-in wardrobe and en-suite with rain shower, chrome heated towel rail and fitted vanity furniture. The guest bedroom also has an en-suite shower room,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

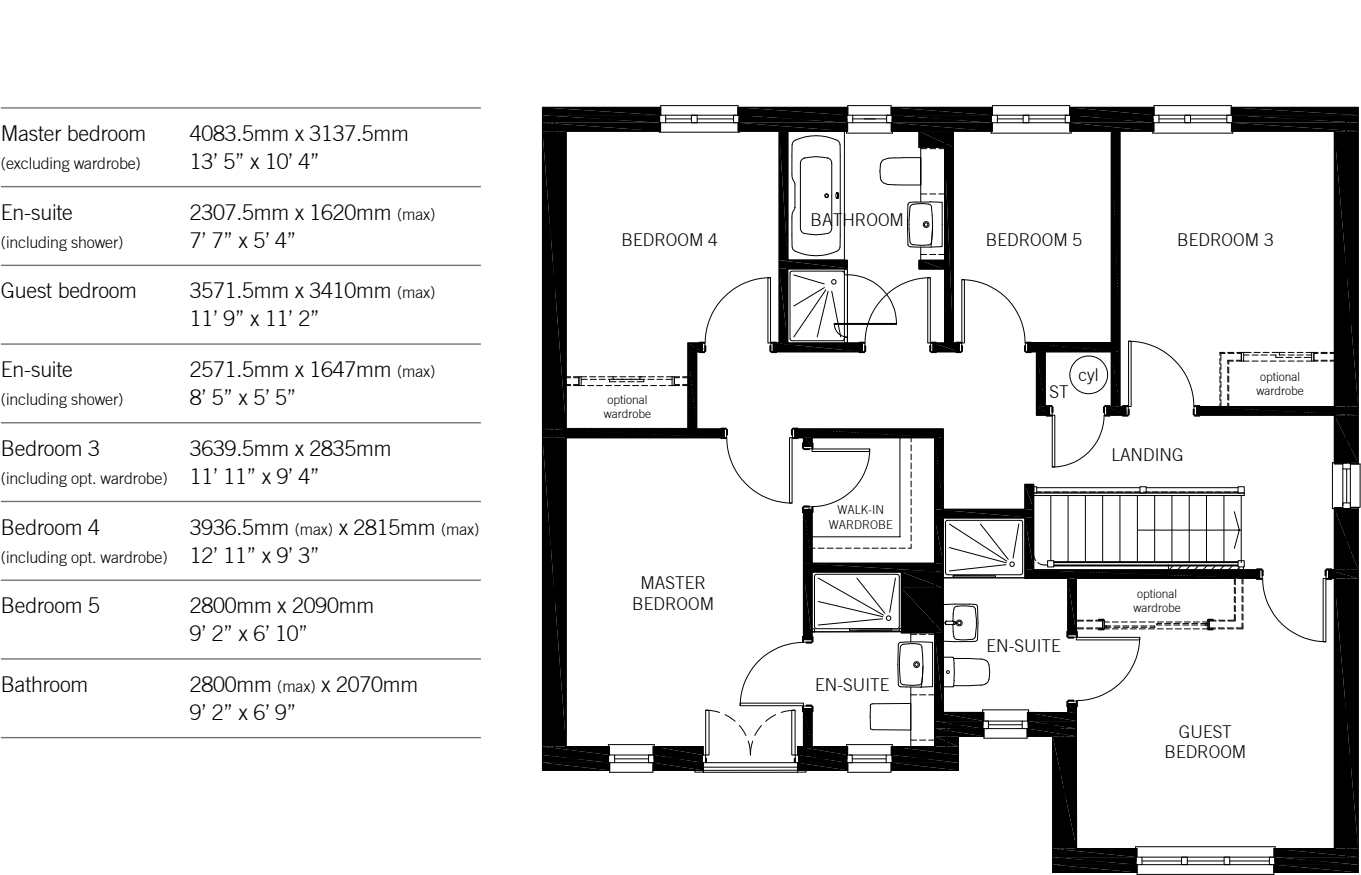


GROUND FLOOR



*Optional door subject to plot specific levels.

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 II

The Laurieston II 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 rain shower, chrome heated towel rail and vanity furniture. The guest bedroom has an 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.

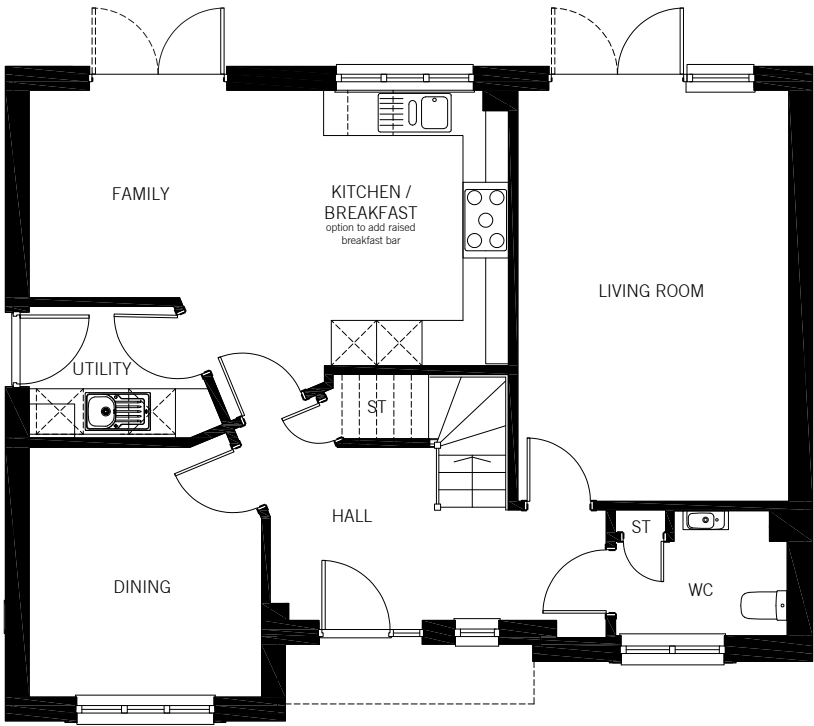
KEY FEATURES

- 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 to guest bedroom • Family bathroom with bath and separate shower • Double garage with light and power



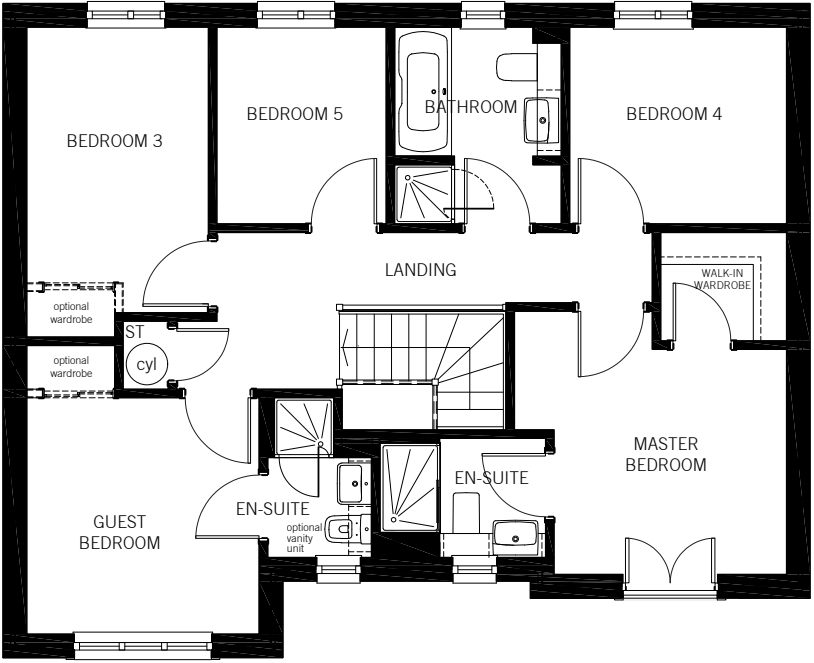
GROUND FLOOR

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	Refer to site specific drawing



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 II

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 with AEG appliances is big enough to accommodate a sizeable family dining table adjacent to the glazed French doors which lead to the garden. The innovative laundry zone is plumbed and wired to accommodate your washing machine and tumble dryer. From the hall, there is also a downstairs cloakroom.

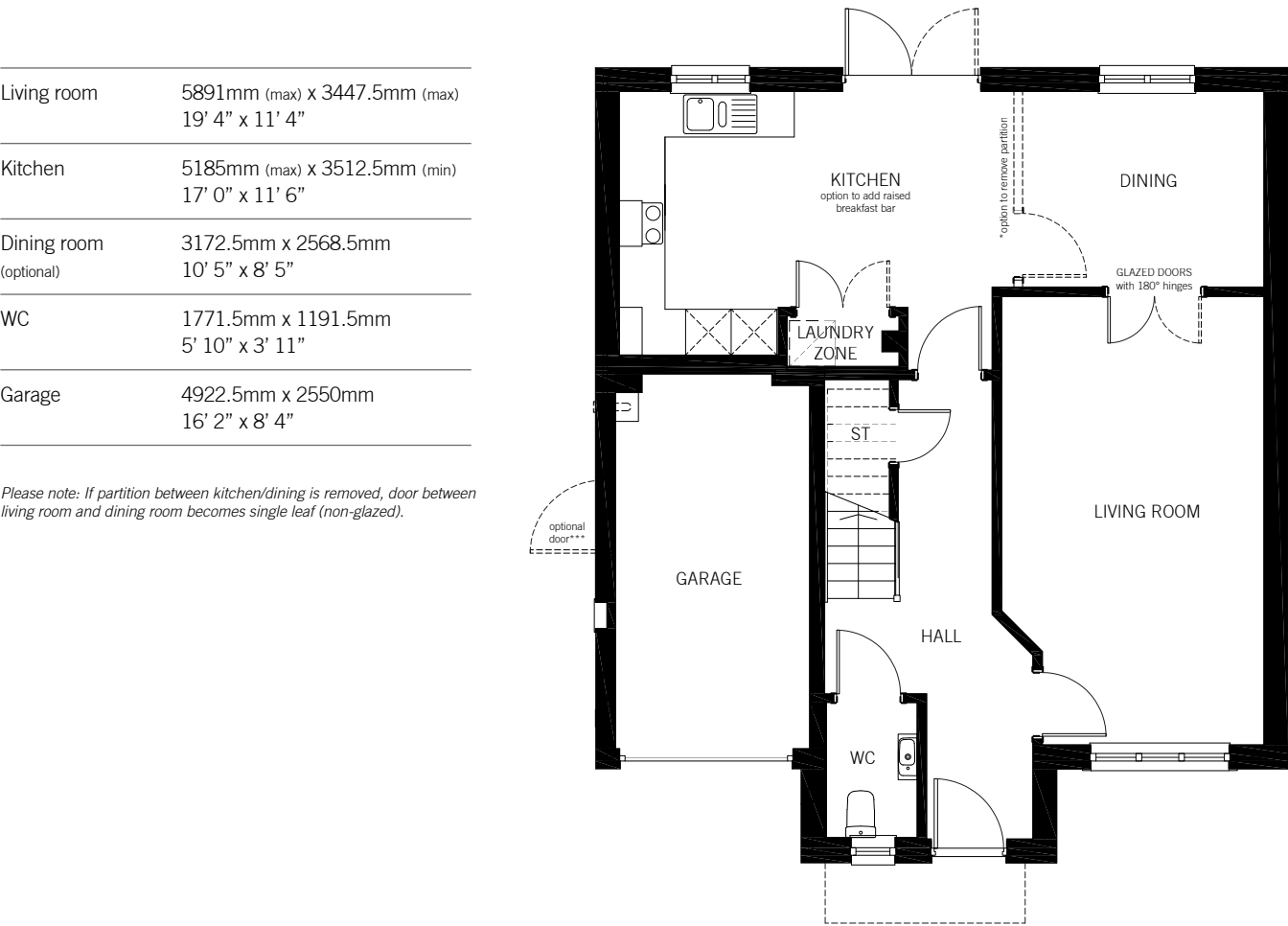
Upstairs there are five bedrooms leading from the landing. The master bedroom has a walk-in wardrobe and en-suite shower room and fitted vanity furniture. The guest bedroom has an en-suite shower room, while bedrooms 3, 4 and 5 share a spacious family bathroom which includes fitted vanity furniture,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

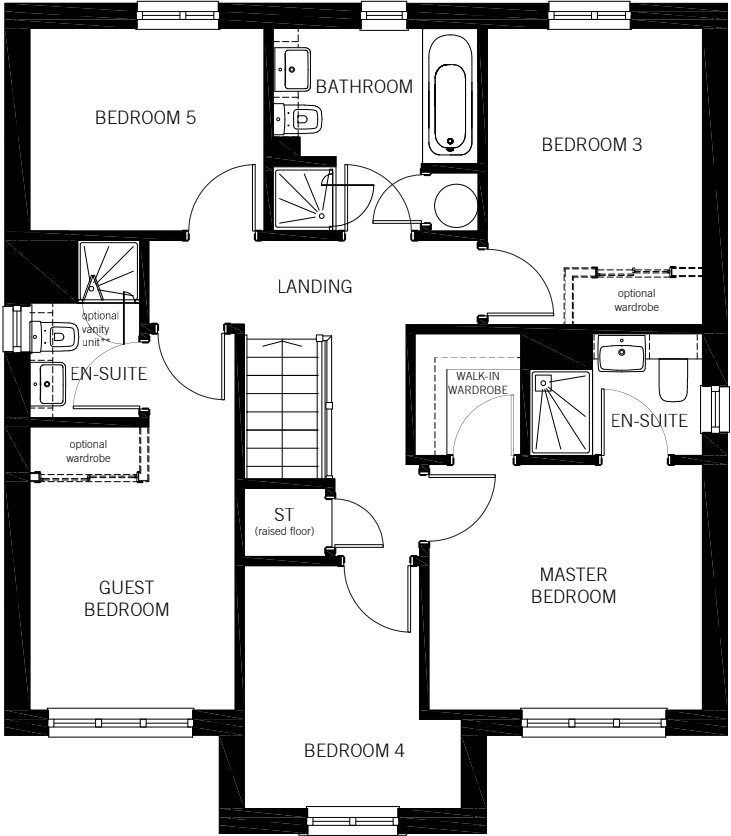


GROUND FLOOR



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 (including opt. wardrobe)	3567.5mm x 2585mm 11' 8" 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 II

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. With space for a breakfast table in the middle as well as a seating area to the front, the family 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. The master bedroom is particularly inviting as it has a large walk-in bay window and built-in wardrobes along with an en-suite accommodating a rain shower and stylish vanity furniture with wide mirror above. The family bathroom has the convenience of a walk-in shower as well as a bath and tall heated chrome towel rail.

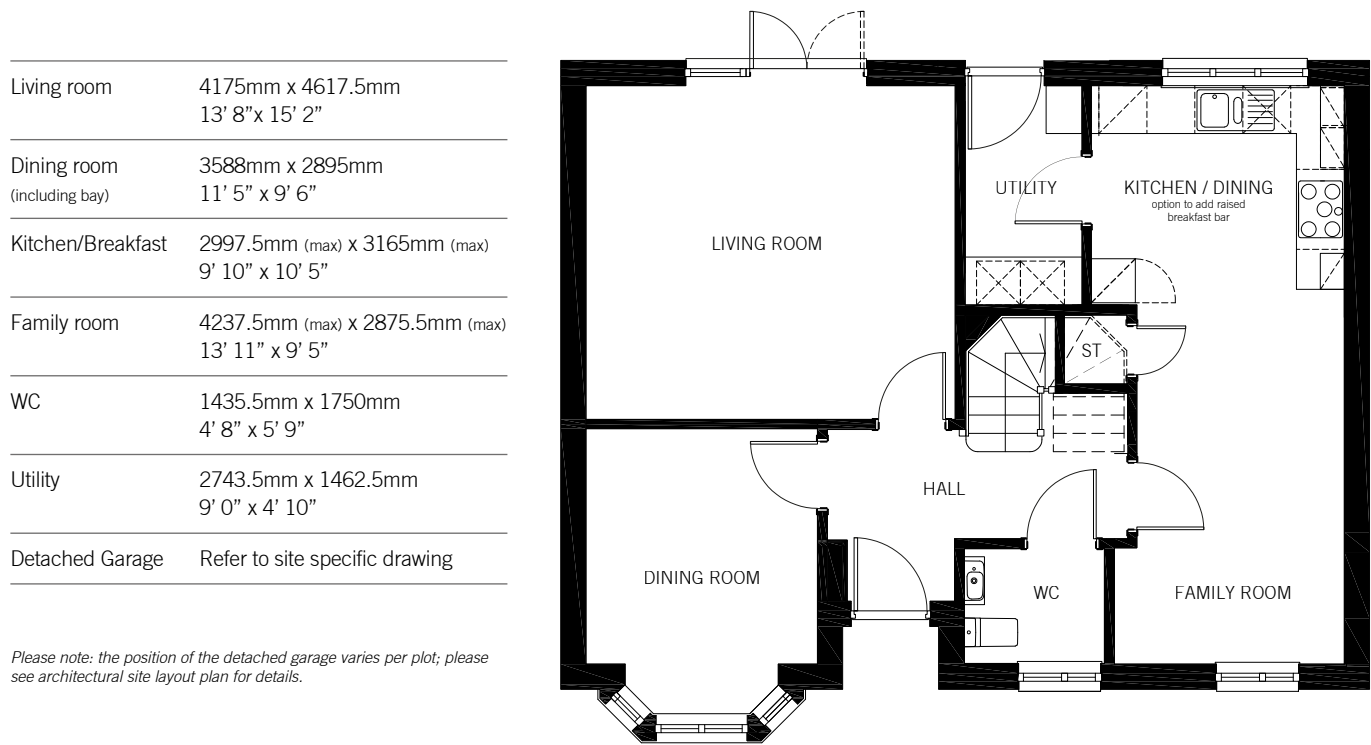
Please note: the position of the detached double garage varies per plot; please see architectural site layout plan for details.

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 master bedroom • Family bathroom with both bath and shower enclosure • IT area • Double garage with light and power

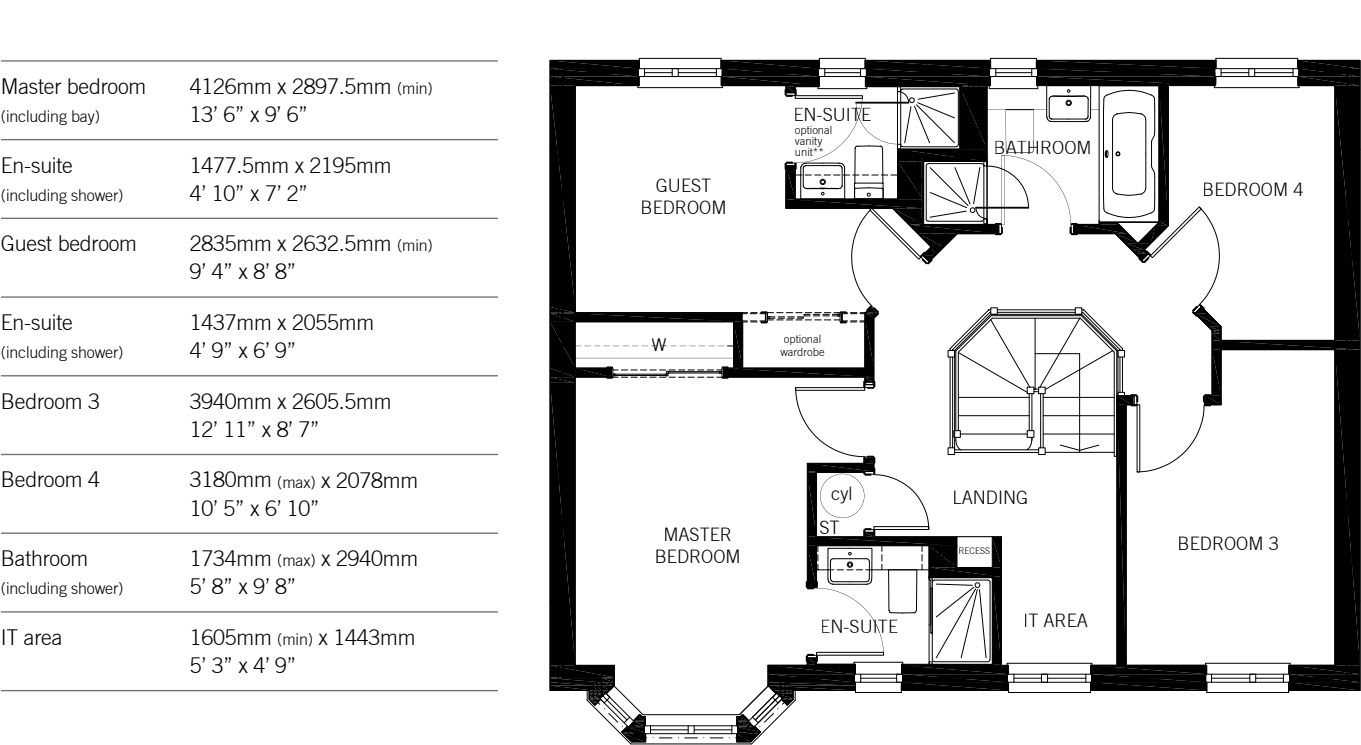


GROUND FLOOR



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

FIRST FLOOR



External finishes may vary from shown. Please consult with Sales Consultant for full specification.

“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 Hampsfield II

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 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.

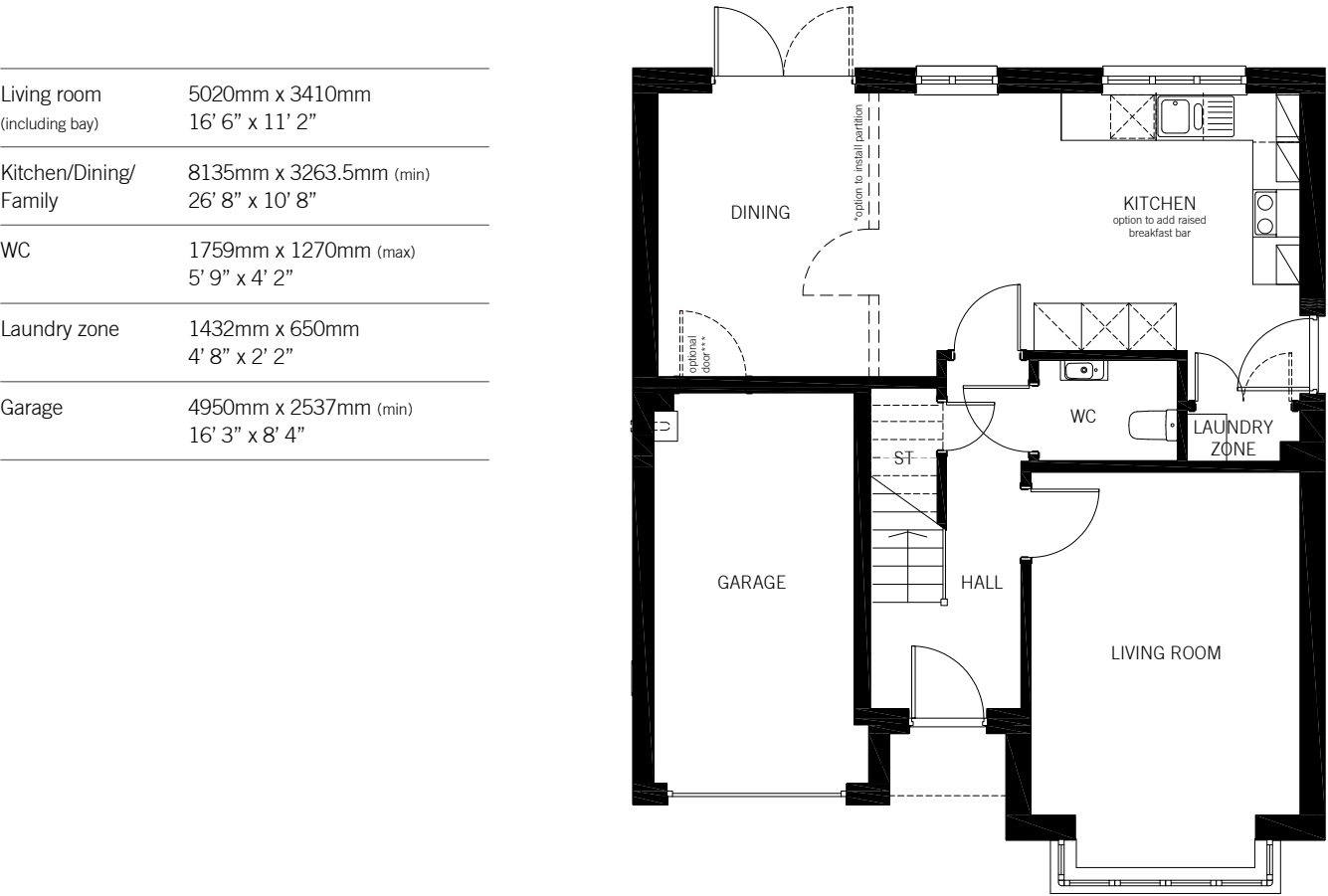
There are four bedrooms and three bath/shower rooms leading off the upper landing. The master bedroom is luxurious with a walk-in wardrobe and en-suite shower room comprising a shower, fitted vanity furniture and heated towel rail. The guest bedroom also has an en-suite. The family bathroom, which is 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

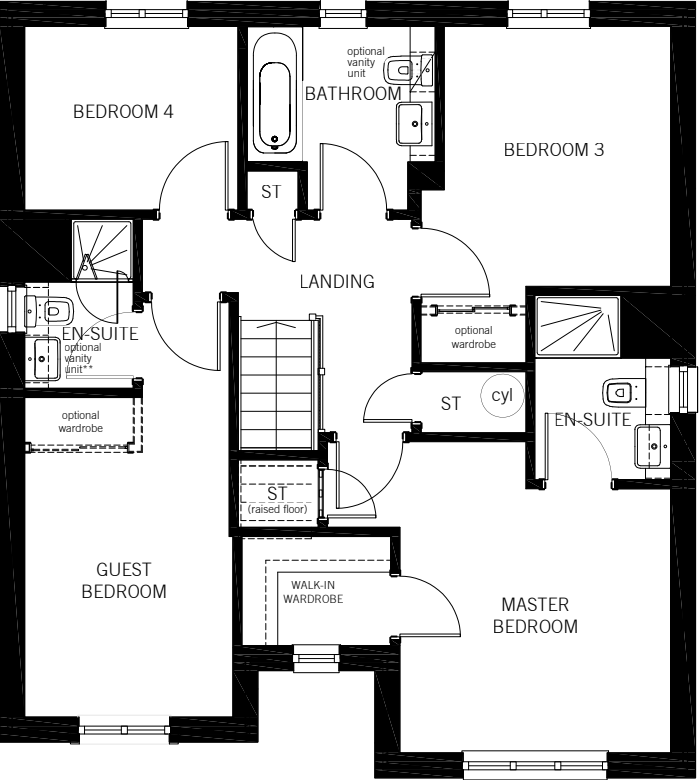
- Four bedrooms • Living room with wide feature walk-in bay • Spacious kitchen with premium appliances including dishwasher, fridge-freezer, SurroundCook oven and microwave/grill • Concealed laundry zone • En-suite shower rooms to both master and guest bedrooms • Walk-in wardrobe to master bedroom •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



GROUND FLOOR



FIRST FLOOR



“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 Glenmore II

The Glenmore II is an impressive four bedroom detached villa, packed full of charming features inside and out. With a wide projection to the front featuring full height windows on the upper floor the exterior of the Glenmore II is particularly appealing visually. Inside, the offset feature staircase adds interest to the spacious entrance hall. The light and airy living room has French doors leading to the private rear garden, and the kitchen includes an excellent range of appliances and plenty of space for a family dining table; there's also a separate dining room for those more formal occasions. A utility store – plumbed and wired for your laundry equipment – cloakroom and great storage complete the ground floor.

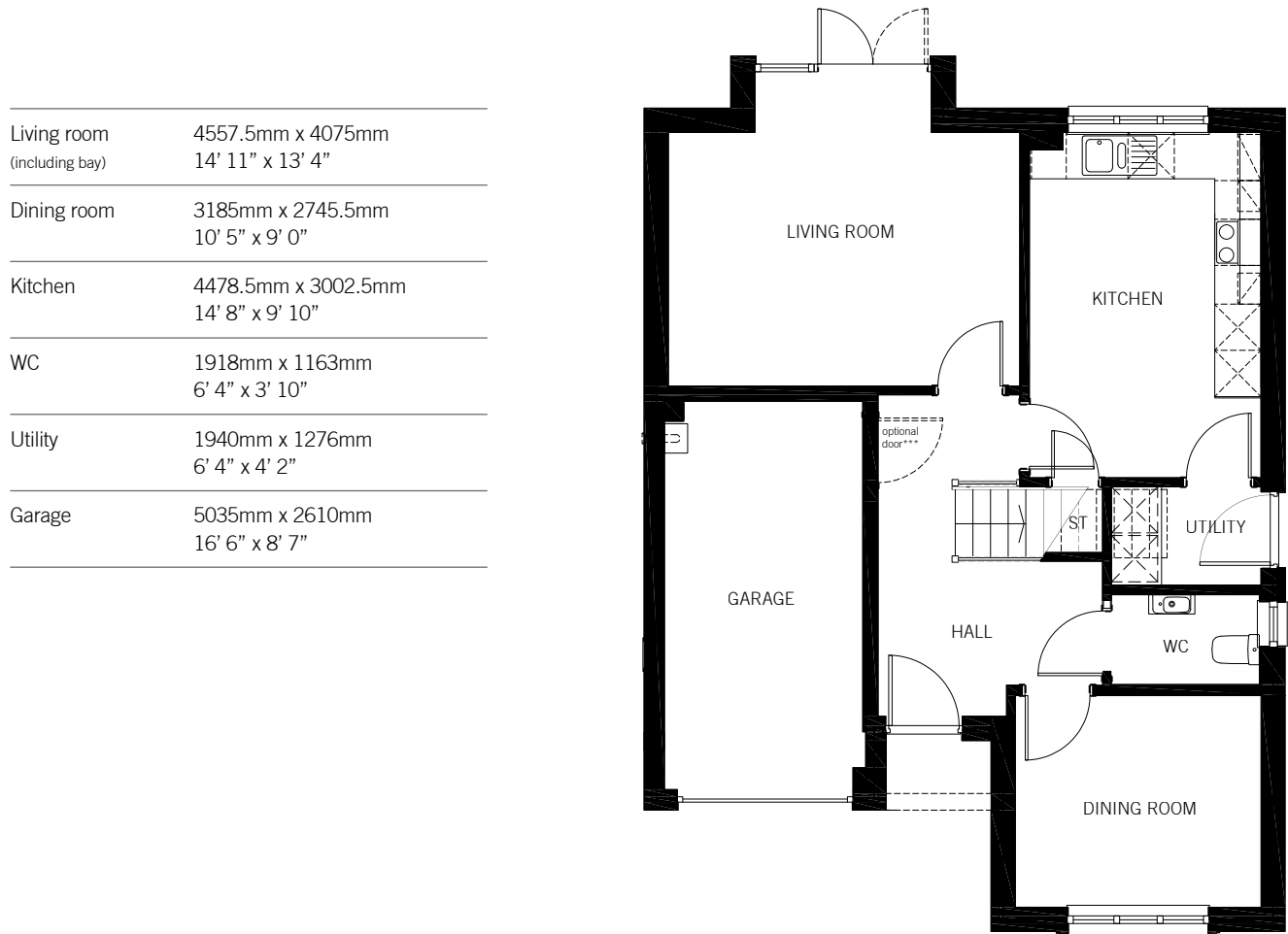
Upstairs, the master bedroom has full height windows, a walk-in wardrobe and en-suite shower room with a large shower, fitted vanity furniture and chrome heated towel rail. The guest bedroom also has an en-suite shower room, whilst bedrooms three and four share an attractive family bathroom with shower and mixer tap at the bath. With plenty of storage and an integral garage with light and power, this is an ideal family home.

KEY FEATURES

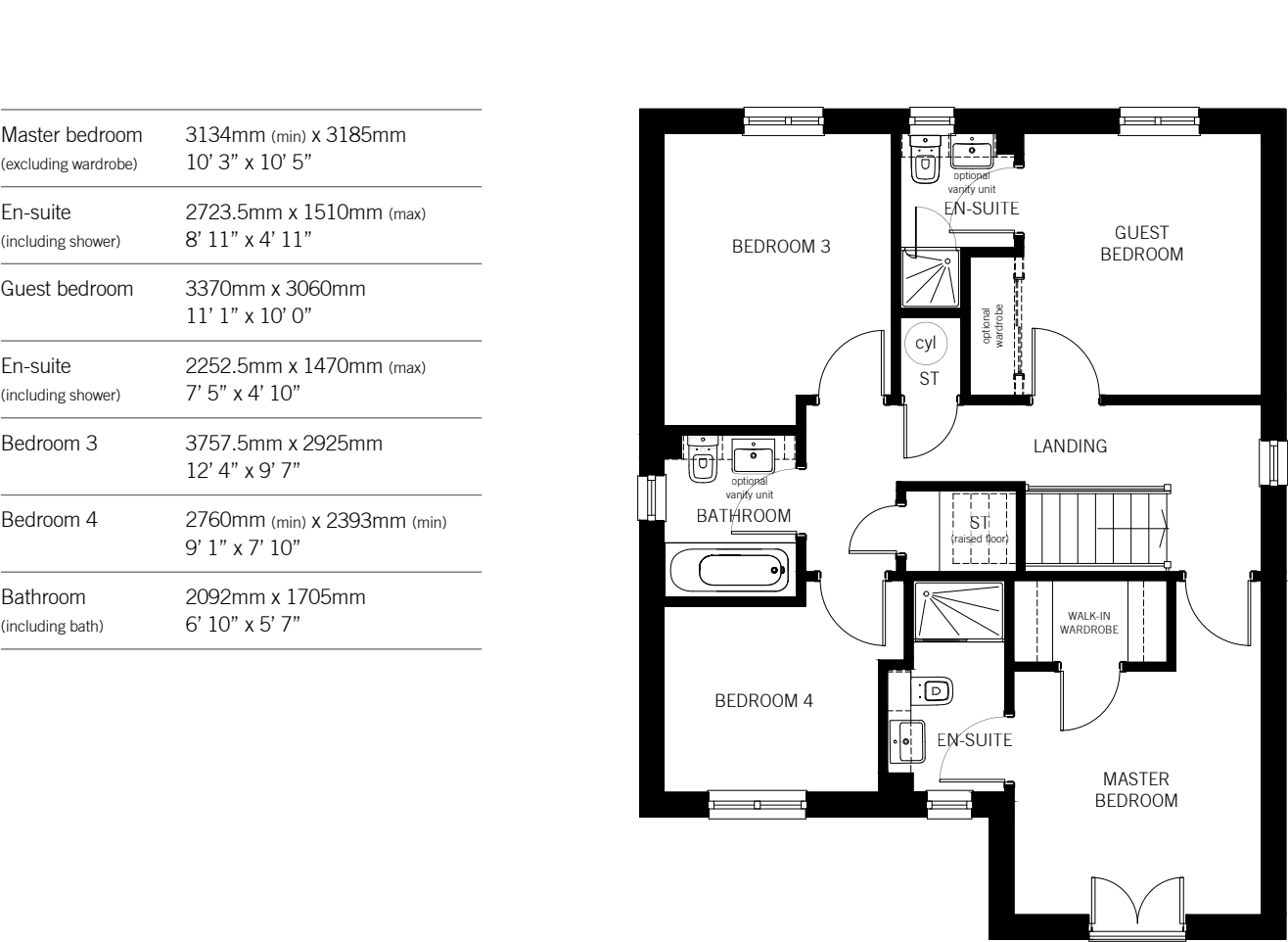
- Four bedrooms • Living room with French doors to garden • Well-appointed stylish kitchen with appliances • Utility store for laundry equipment • Separate dining room • En-suite shower room and walk-in wardrobe to master bedroom • En-suite shower room to guest bedroom • Fitted vanity furniture and large mirror to master en-suite • WC/cloakroom on ground floor • Integral garage with light and power



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 Davenport II

This stunning four-bedroom detached home with garage has a light and airy living room with patio doors leading to the rear, the well-appointed kitchen includes fully integrated AEG appliances including dishwasher, fridge/freezer, oven, microwave, stainless steel gas hob and cooker hood. There is also a separate utility room. A spacious family room leads from the kitchen and also benefits from French doors opening on to the garden. There is also a separate formal dining room for entertaining. From the hall, there is a further downstairs cloakroom.

Upstairs there are four bedrooms leading from the landing. The master bedroom has built in wardrobes and en-suite shower room. The guest bedroom has an en-suite shower room, whilst bedrooms 3 and 4 share a family bathroom.

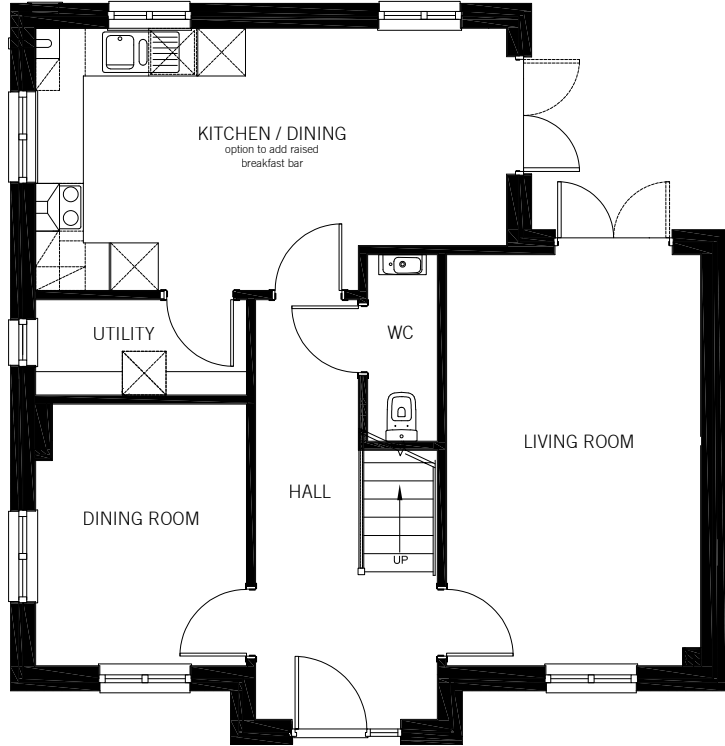
KEY FEATURES

- Four bedrooms • Living room with French doors to the rear • Well-appointed stylish kitchen with premium AEG appliances including dishwasher, fridge/freezer, oven and microwave/grill • Family room with French doors to the rear • Utility Room • Detached single garage with light and power • Separate dining room with access to the hall • Built in wardrobe to master bedroom • Two en-suite shower rooms



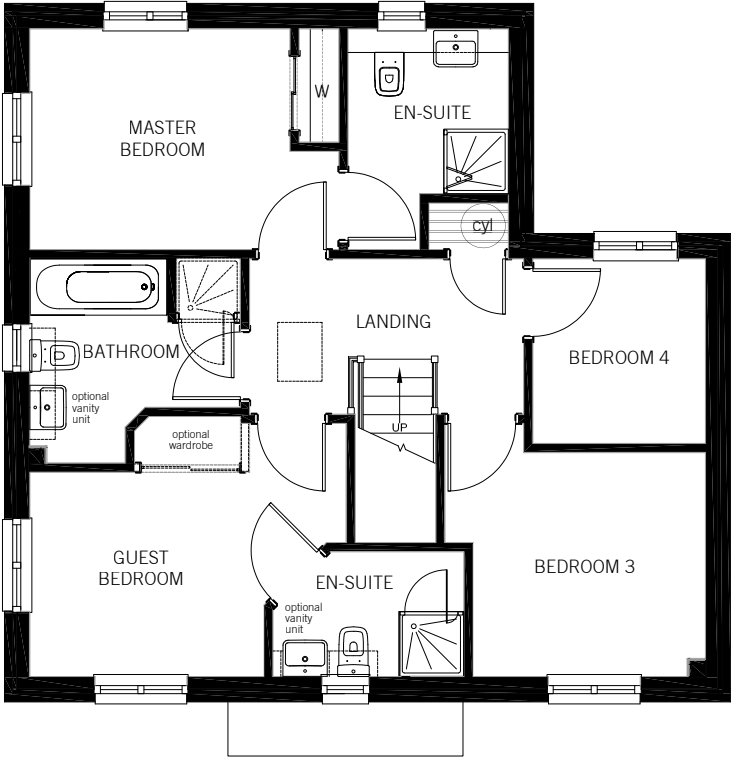
GROUND FLOOR

Living room	3199.5mm x 5175.5mm 10' 6" x 17' 0"
Kitchen/Family	5932mm (max) x 3300.5mm (max) 19' 6" x 10' 10"
Dining room	2655.5mm x 3295mm 8' 9" x 10' 10"
Utility	2655.5mm x 1200mm 8' 9" x 3' 11"
WC	880mm x 2347.5mm 2' 11" x 7' 8"



FIRST FLOOR

Master bedroom (including wardrobe)	3829.5mm x 2735mm 12' 7" x 9' 0"
En-suite (including shower)	1987.5mm x 2735mm 6' 6" x 9' 0"
Guest bedroom (excluding wardrobe)	3920.5mm (max) x 2531mm (min) 12' 10" x 8' 4"
En-suite (including shower)	2367.3mm (max) x 1545mm (max) 7' 9" x 5' 1"
Bedroom 3	3228mm (max) x 2773mm 10' 7" x 9' 1"
Bedroom 4	2138mm x 2287.5mm 7' x 7' 6" 0"
Bathroom (including bath)	2622.5mm x 2532mm (max) 8' 7" x 8' 4"



“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 II

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 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. The en-suite to the master bedroom has a wide mirror fitted above the built-in vanity furniture that is provided from a superb choice of finishes. It also includes a shower cubicle and tall chrome heated towel rail.

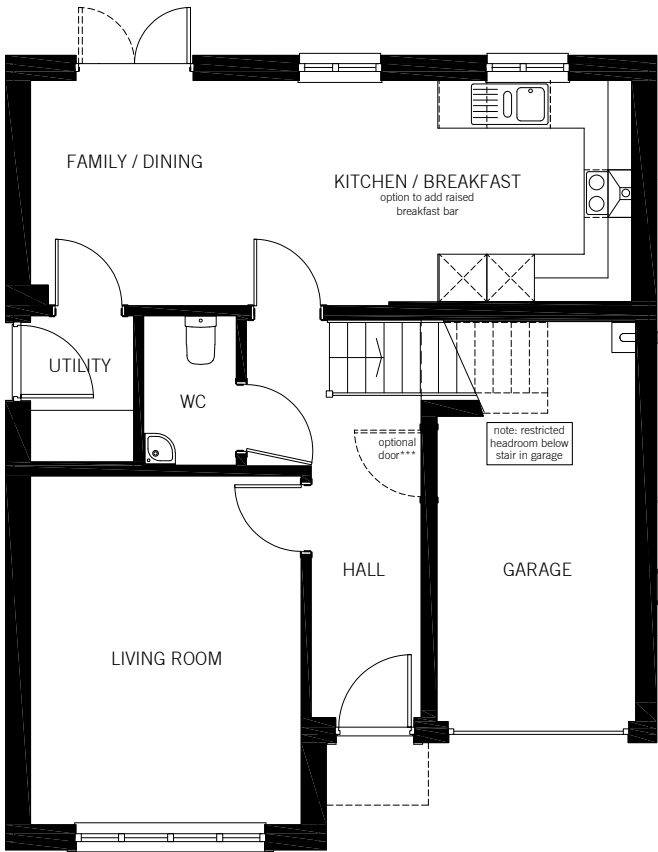
KEY FEATURES

- Four bedroom home
- 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 to both master and guest bedrooms
- Utility room and WC/cloakroom on ground floor
- Fitted vanity furniture and wall mirror to master bedroom en-suite
- Integral garage with light and power



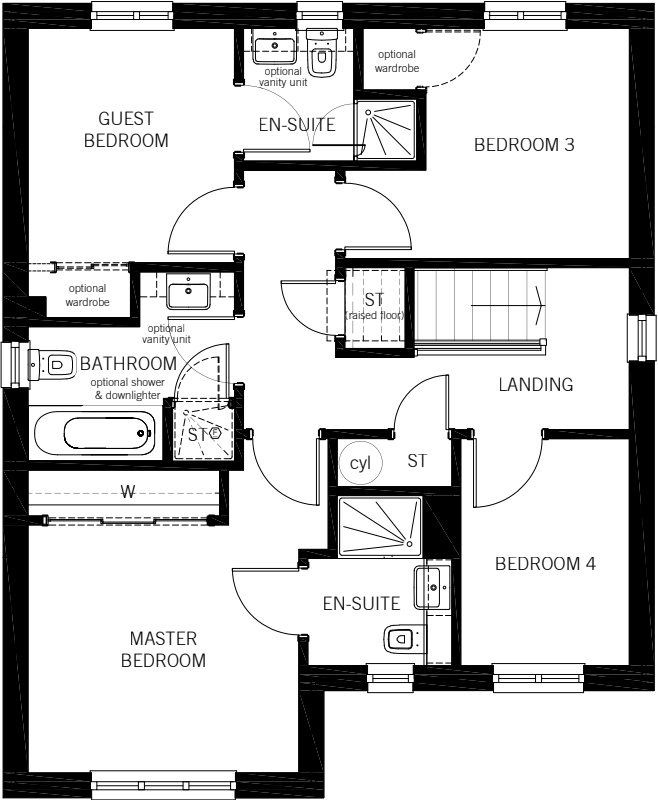
GROUND FLOOR

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 opt. 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	2897.5mm x 2562mm (min) 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 II

This beautiful four bedroom detached home includes an integral garage with light and power; expansive open-plan kitchen/dining room with 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. There is a well-appointed bathroom with 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.

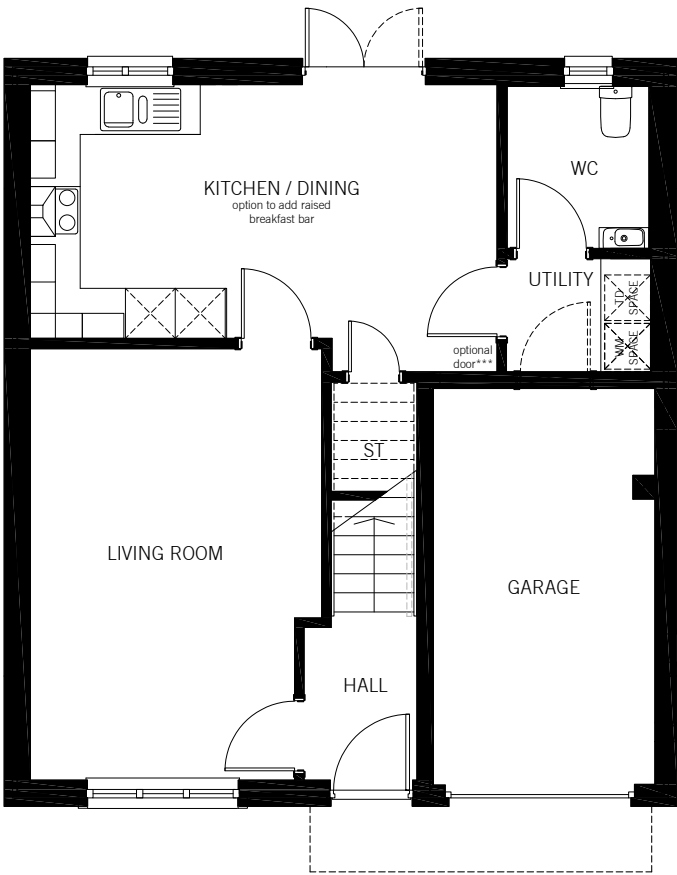
KEY FEATURES

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



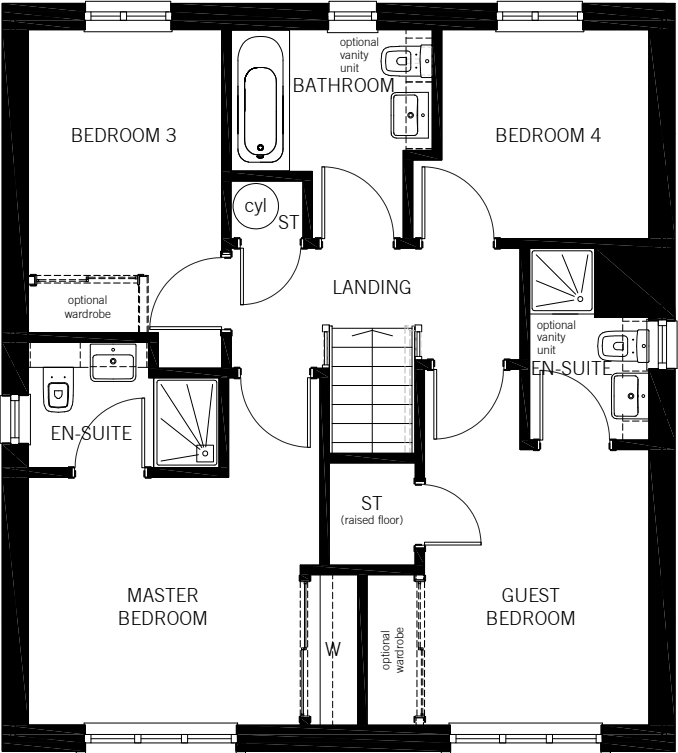
GROUND FLOOR

Living room	5185mm x 3502.5mm (max) 17' 0" x 11' 6"
Kitchen/Dining	3050mm (min) x 5610.5mm 10' 0" x 18' 4"
WC	1703mm x 1946.5mm 5' 7" x 6' 4"
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 II

This characterful four bedroom detached home comes with a detached single garage. The Parkwood II 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. 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 with the master bedroom including fitted wardrobes and also benefiting from an en-suite shower room and your choice of built-in vanity unit.

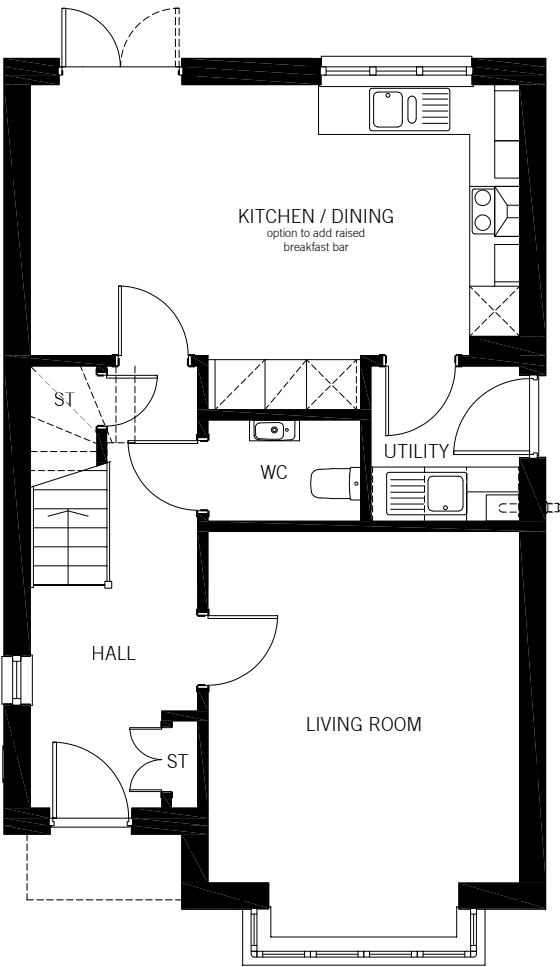
KEY FEATURES

- 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 bathroom with separate shower cubicle • Ample storage • Detached single garage with light and power



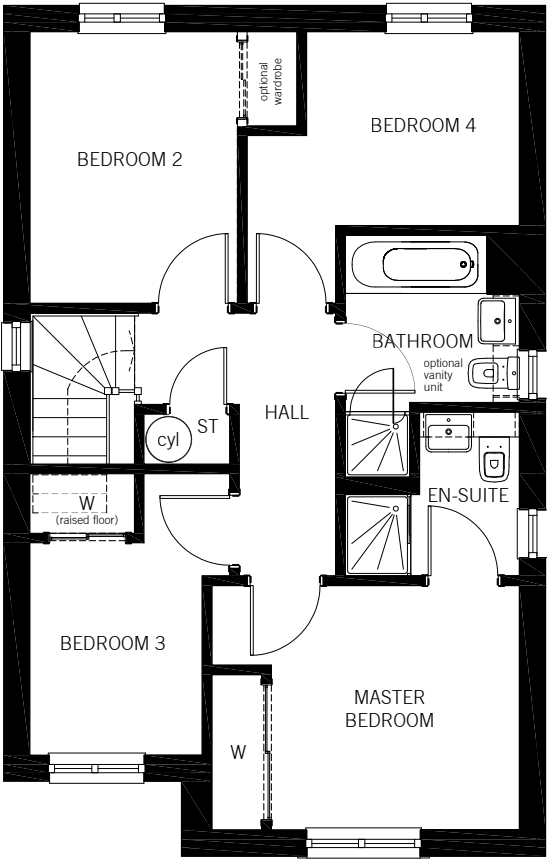
GROUND FLOOR

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	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 II

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 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. There is also a guest bedroom, two further bedrooms and a family bathroom.

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

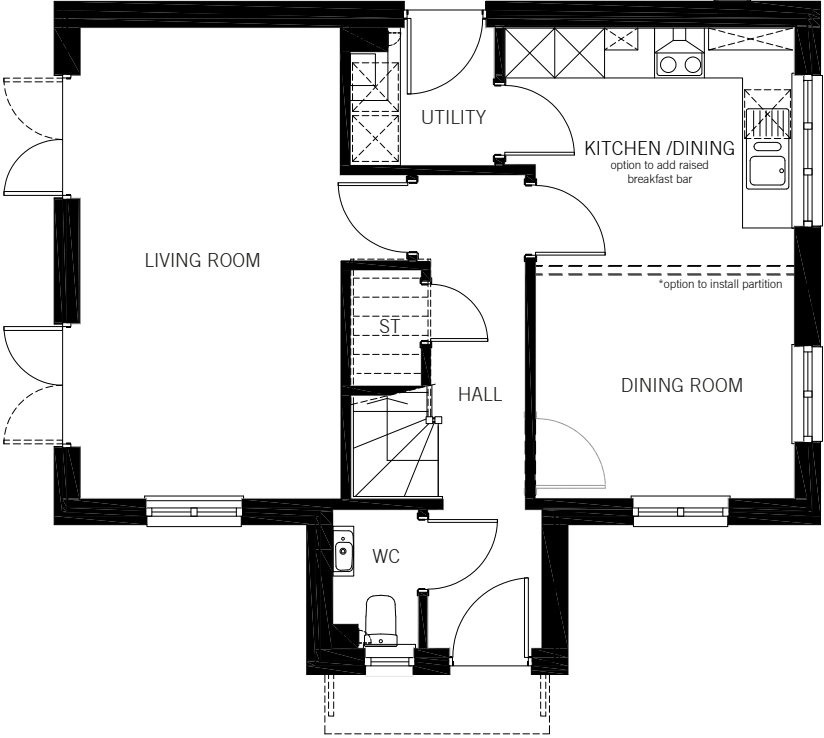
KEY FEATURES

- 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 • Ample storage • Detached garage with light and power



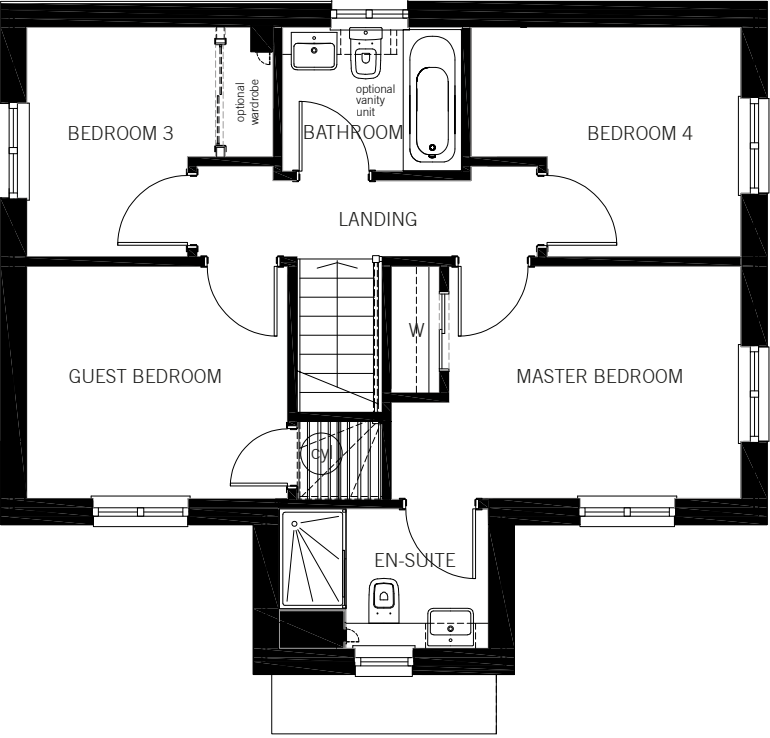
GROUND FLOOR

Living room	3135.5mm x 5660mm 10' 3" x 18' 7"
Kitchen/Dining	3482mm x 5660mm 11' 5" x 18' 7"
WC	1025mm x 1665mm 3' 4" x 5' 6"
Utility	1730mm x 1656mm 5' 8" x 5' 5"



FIRST FLOOR

Master bedroom (including wardrobe)	4201mm x 2790mm 13' 9" x 9' 2"
En-suite (including shower)	2525mm x 1675mm 8' 3" x 5' 6"
Guest bedroom	3133mm x 2790mm 10' 3" x 9' 2"
Bedroom 3 (including opt. wardrobe)	2960mm x 2755mm 9' 9" x 9' 0"
Bedroom 4 (including opt. wardrobe)	3245mm x 2755mm 10' 8" x 9' 0"
Bathroom	2150mm x 1725mm 7' 1" x 5' 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 II

The Castlevale II 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. 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’. 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 shower cubicle to the master bedroom. Whilst the master bedroom has the luxury of a walk-in wardrobe.

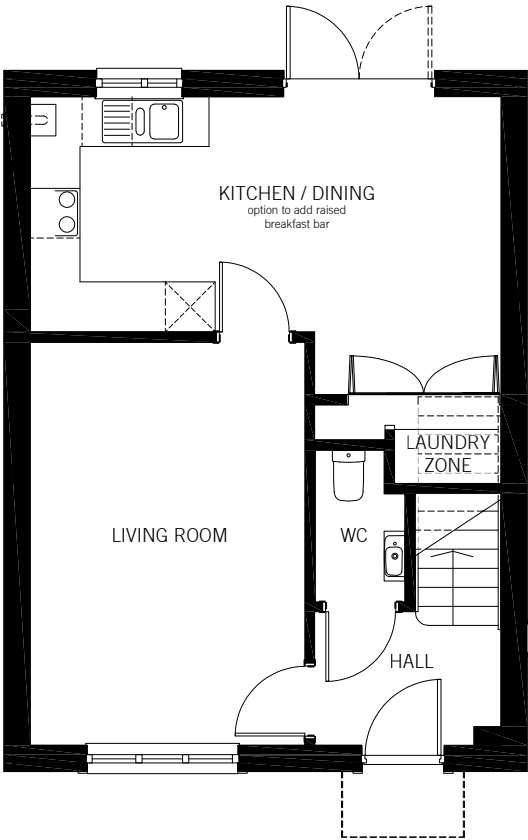
KEY FEATURES

- 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 • Walk-in wardrobe to master bedroom



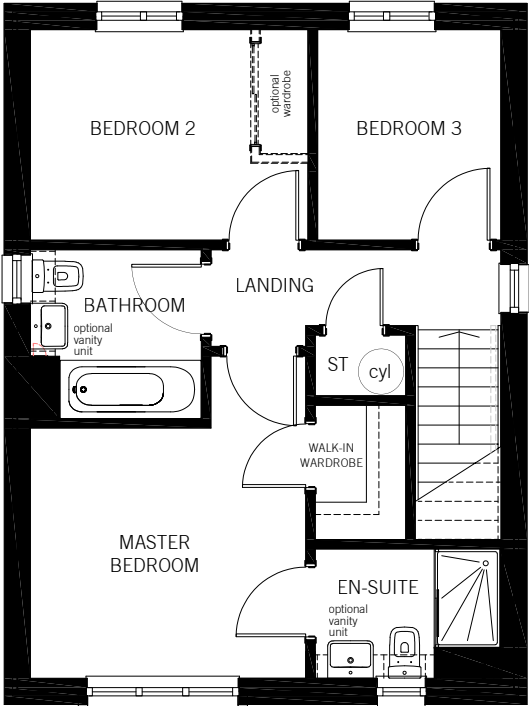
GROUND FLOOR

Living room	4870mm x 3266mm 15' 11" x 10' 7"
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	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"



“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 II

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 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 wardrobe, along with en-suite shower room with shower cubicle. The importance of storage wasn’t forgotten when our designers created the Corrywood II, 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.

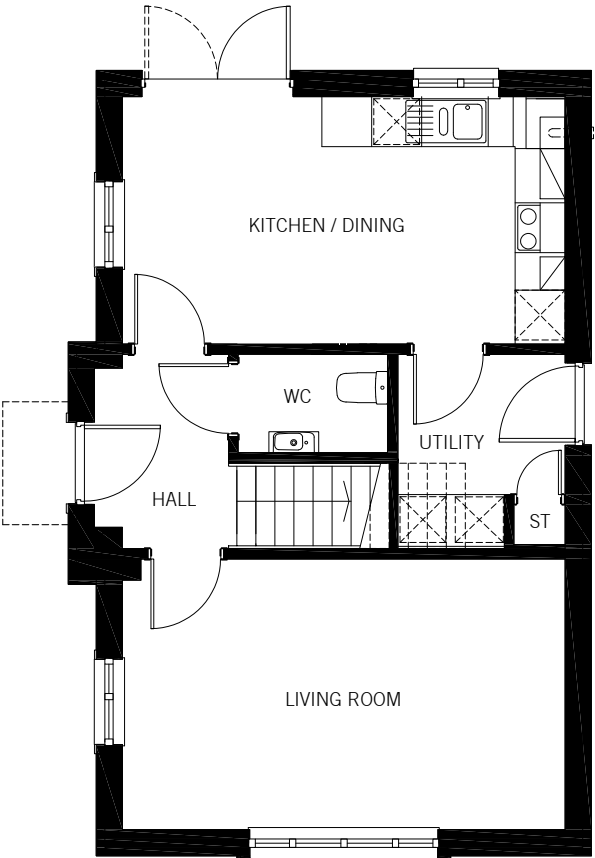
KEY FEATURES

- 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 built-in wardrobes to master bedroom • Detached garage with light and power (where applicable)



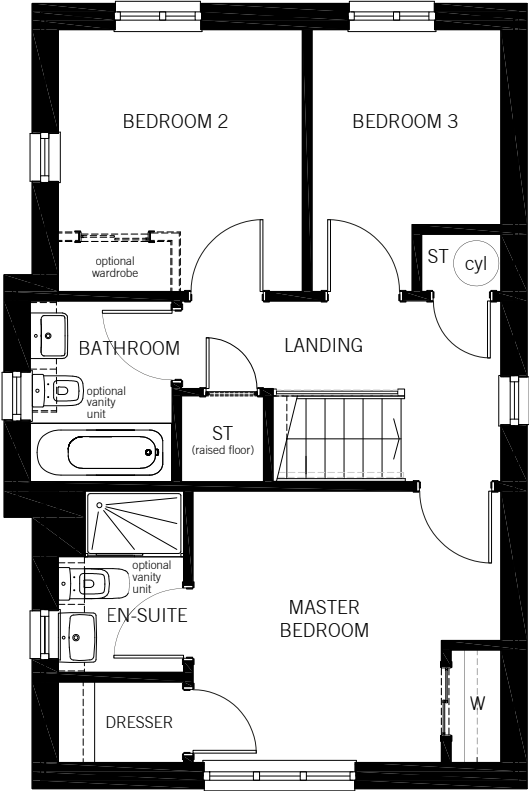
GROUND FLOOR

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	3147.5mm x 2935.5mm 10' 3" 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 II

The dual-aspect living room is light and airy. The open-plan 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.

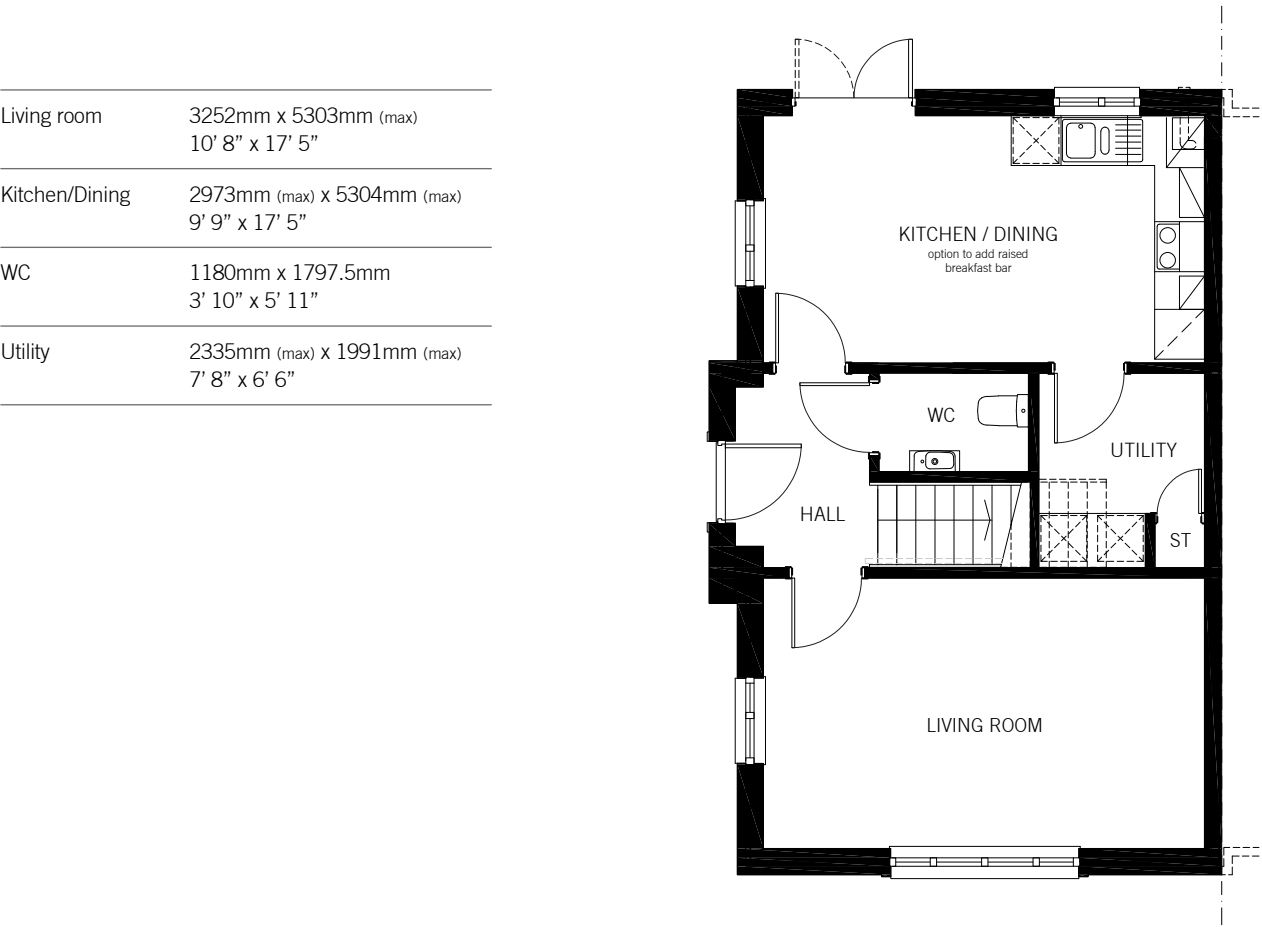
Upstairs, the master bedroom has a dresser and fitted wardrobe and an en-suite shower room with shower cubicle. The family bathroom incorporates stylish contemporary sanitary ware.

KEY FEATURES

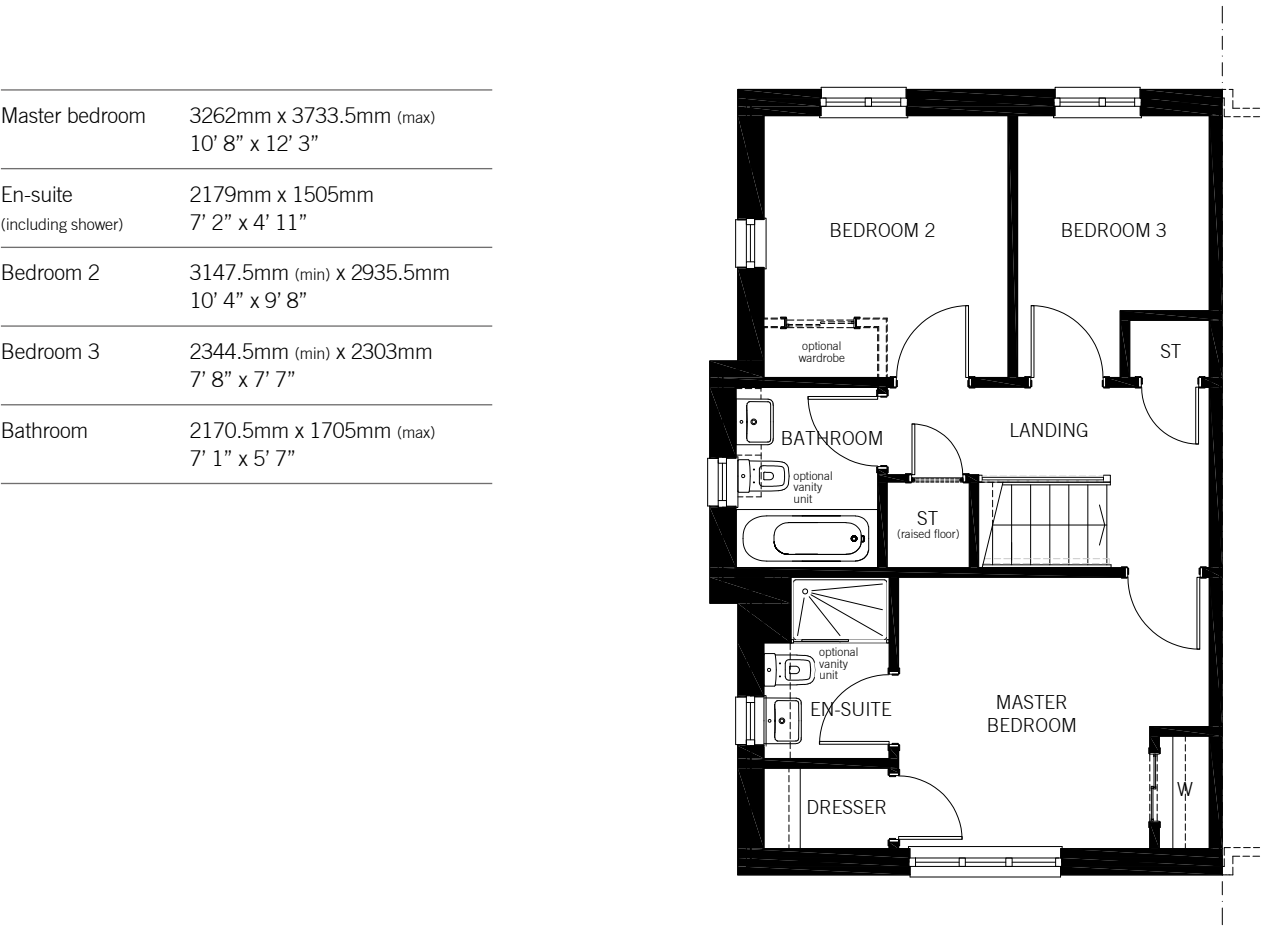
- Three bedrooms • Spacious living room • Contemporary open-plan kitchen/dining room with integrated premium appliances from AEG • French doors to garden • Utility room • WC/cloakroom on ground floor • En-suite shower room • Fitted wardrobe to master bedroom



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 II

The Caplewood II 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. 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’ which accommodates your washing machine and tumble drier, keeping your laundry handy but hidden.

Whilst upstairs there are three bedrooms all of a good size, with an en-suite to the master bedroom along with a luxurious walk-in wardrobe.

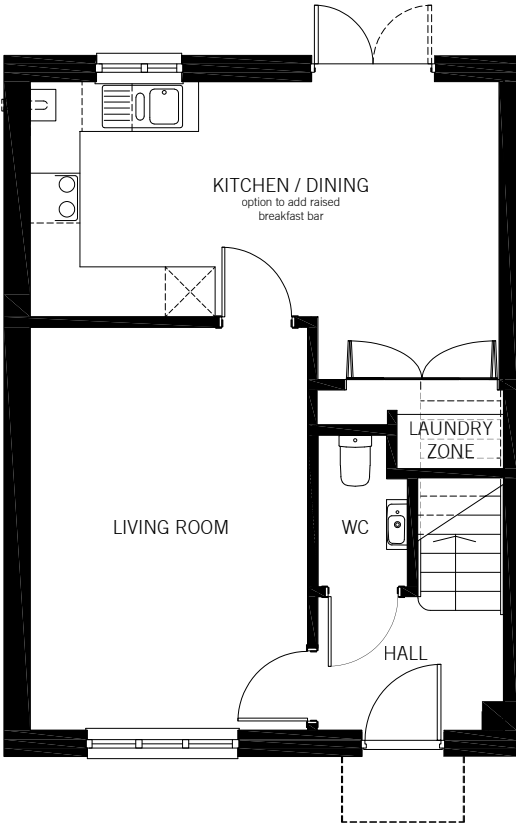
KEY FEATURES

- 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 • Walk-in wardrobe to master bedroom



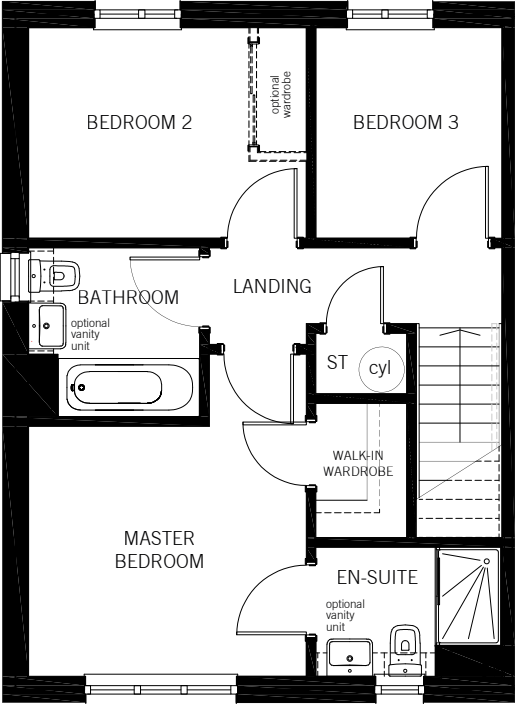
GROUND FLOOR

Living room	4845mm (max) x 3262mm (max) 15' 11" x 10' 8"
Kitchen/Dining	5638.5mm x 2827.5mm (min) 18' 6" x 9' 3"
WC	1825.5mm (max) x 1150mm (max) 6' 0" x 3' 9"
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	3340mm x 2531mm 10' 11" 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"



“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 II

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 shower enclosure. The second and third bedrooms are of a good size and share the family bathroom which completes the accomodation.

KEY FEATURES

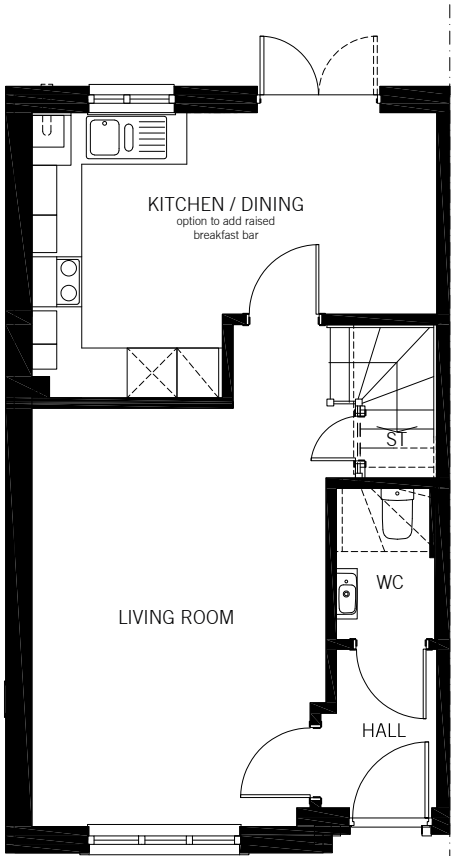
- Three bedrooms • Contemporary open-plan kitchen/dining room with integrated appliances from AEG • French doors to garden
- Downstairs WC/cloakroom • En-suite shower room and built-in wardrobe to master bedroom



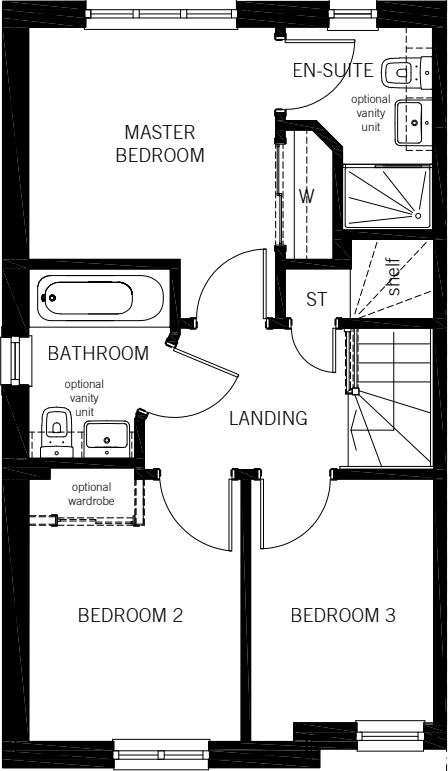
GROUND FLOOR

FIRST FLOOR

Living room	5030mm (min) x 3536mm (max) 16' 6" x 11' 7"
Kitchen/Dining	3430mm (max) x 4867mm 11' 3" x 16' 0"
WC	1819mm x 1184mm 6' 0" x 3' 11"



Master bedroom	2788mm (min) x 2969mm 9' 2" x 9' 9"
En-suite (including shower)	1771mm x 2435mm (max) 5' 10" x 8' 0"
Bedroom 2	3289.5mm x 2555mm 10' 10" x 8' 5"
Bedroom 3	2929.5mm (min) x 2197.5mm 9' 7" x 7' 3"
Bathroom	2277.5mm x 1705mm (max) 7' 6" x 5' 7"



Our promise to you...

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

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 really matter – our customers – which is why we conduct, through an independent market research company called In-house UK, telephone surveys with every one of them 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 we have achieved their 'Gold Award' status every year since we began these surveys. We're also winners of the Regional Award in 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 BROUGHTON PARK

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

RESERVE YOUR HOME

Broughton 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 Broughton 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 Broughton Park your home

SPACE

A superb range of spacious homes which have been created to make the most of this charming, semi-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 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

Broughton Park is ideally situated just to the north of Preston and close to two major motorways – the M6 and the M55 – giving you easy access to the North West of England and the rest of the UK.

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. Over 90% of our customers are happy to recommend us.



FOR YOUR NOTES

Travel Directions

Sat Nav reference: PR3 5DD

From the M6 at junction 32-Broughton Interchange, follow signs for the A6 towards Garstang.

At the roundabout take the 3rd exit onto James Towers Way/A6. At the next roundabout, take the 1st exit and stay on James Towers Way/A6.

At the roundabout, take the 3rd exit onto Whittingham Lane. Broughton Park is on the right.

Pop in for a coffee. We can't wait to show you around...



Showhome and marketing suite open Thursday to Monday from 10.00am to 5.00pm

Telephone: 0845 900 2897

e-mail: broughtonpark@stewartmilne.com

www.stewartmilnehomes.com

STEWART
Milne
HOMES

All homes designed and built as part of Broughton Park, Broughton 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.