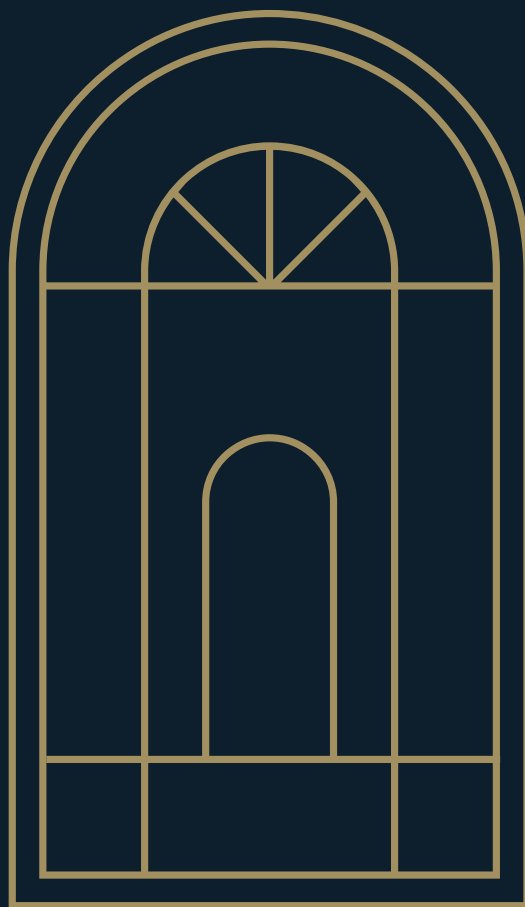




MACKENZIE MILLER
HOMES



CLAYFURLONG VIEW

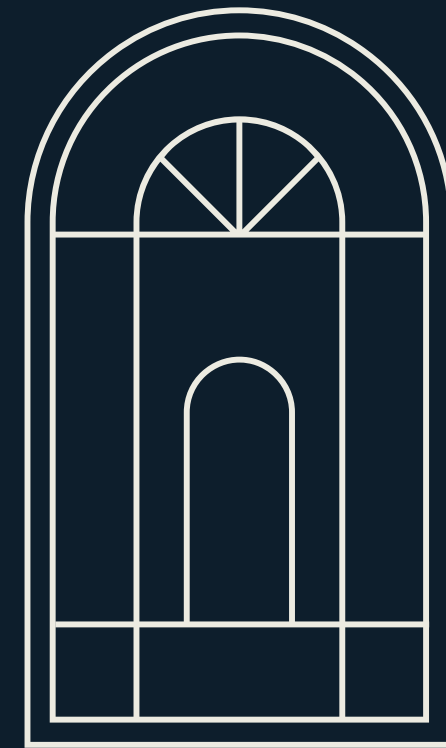
KEMBLE
GL7 6AP



MACKENZIE MILLER
HOMES

YOUR DOORWAY TO
STYLE, CRAFTSMANSHIP
& LUXURY LIVING

INTRODUCING



CLAYFURLONG VIEW



Clayfurlong View is an exquisite collection of 15 traditional Cotswold homes surrounded by mature trees, with uplifting interiors and thoughtful landscaping.

*One x 1-bedroom semi-detached
Three x 2-bedroom terraced
Five x 2-bedroom semi-detached
Two x 3-bedroom semi-detached
Two x 3-bedroom detached
Two x 4 bedroom detached*

Carefully considered design by Mackenzie Miller Homes' interior specialists, creates characterful living spaces bathed in natural light.

The homes at Clayfurlong View are perfect for entertaining, with private paved patios connected to the living spaces through beautiful french doors.





Each home at Clayfurlong View has been carefully considered with modern living at the forefront of design.

Electric car charging ports, underfloor heating on the ground floor and hand-made timber frame double-glazed windows, combined with high levels of insulation in the walls and roof ensures your new home is energy efficient.

Contemporary meets traditional in the charming homes at Clayfurlong View.

Calming bedrooms suites coupled with elegant bathroom design, creates a sanctuary-like retreat on the first floor of each home.



COUNTRY LIVING



Lower Slaughter



All Saints Church, Kemble



The Flying Scotsman, Kemble Station

LIFE IN KEMBLE

Only 4 miles from Cirencester, Kemble offers a calming place to call home, with everything you could desire on your doorstep.

Kemble has a rich history that can be appreciated as you take a stroll through the village. Walk up to the village square and you'll find the All Saints Church, which dates as far back as 632. Modern records show that a stone building was added to this beautiful church between 1100 and 1250.

The Grade II listed train station of Kemble is still in service today, now offering direct high speed trains to London Paddington. Kemble Airport, now known as Cotswold Airport, has been open to civilian flights since 1996, having originally served in 1936 as Royal Air Force Kemble.

If you're looking for an adventure slightly further away, take a trip to Bristol for a day of shopping or head to Cheltenham for a day at the races - both under an hour's drive. If you'd prefer to stay within the Cotswolds area there is no shortage of picturesque villages to frequent and renowned restaurant options to enjoy.



Broadway



Oxford



Bristol



Burford

CLAYFURLONG VIEW

CIRENCESTER

4.4 miles

CHELTENHAM

21 miles
34 min

BRISTOL

37 miles

OXFORD

41 miles

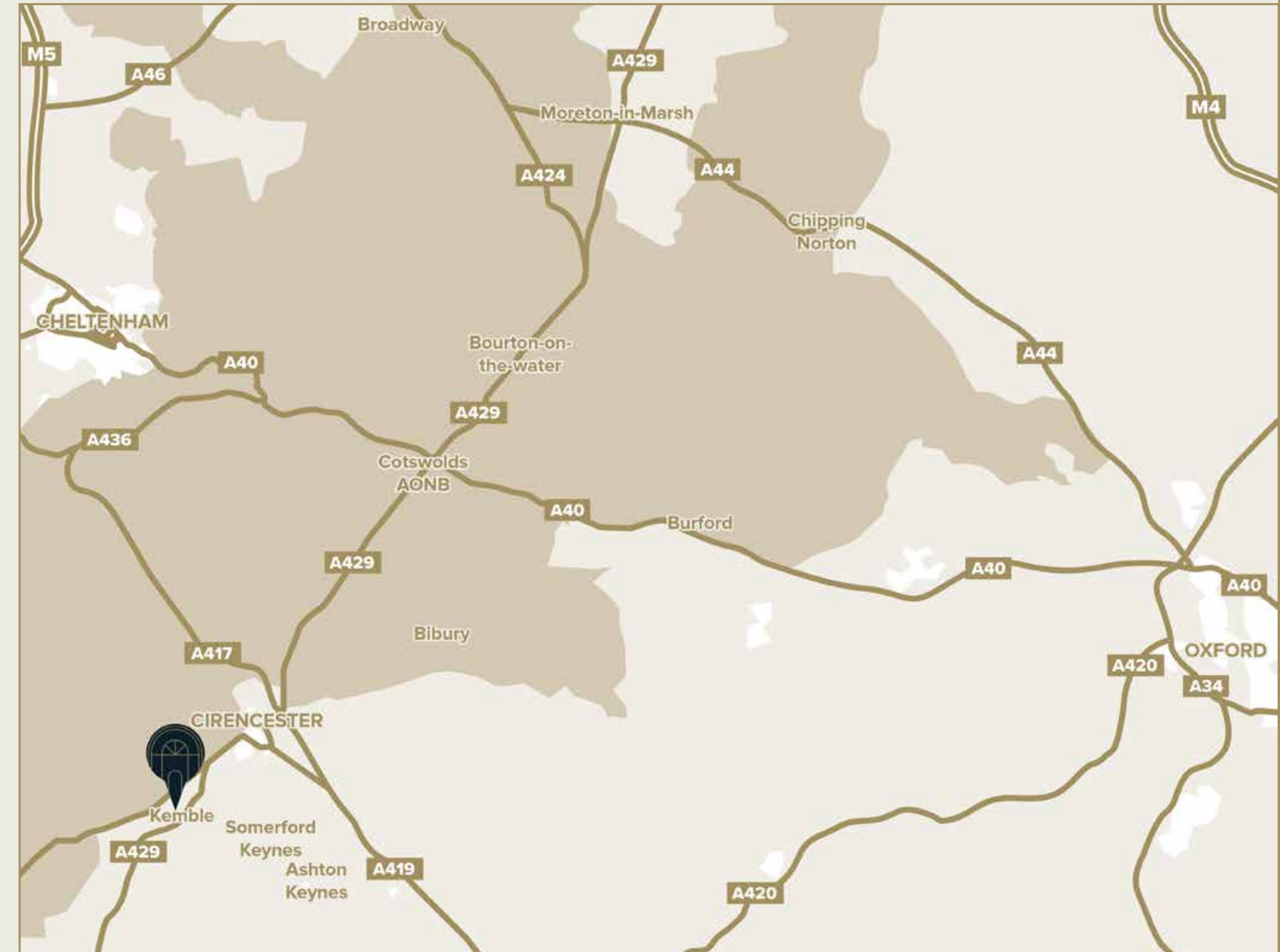
LONDON PADDINGTON

93 miles
1hr 22 min

THE PERFECT LOCATION

Perfectly situated on the border of the Cotswolds AONB, the village of Kemble offers peaceful countryside living with convenient connections direct to London.

Kemble truly is wonderfully positioned, offering endless ways to enjoy your time.





Your new home awaits...

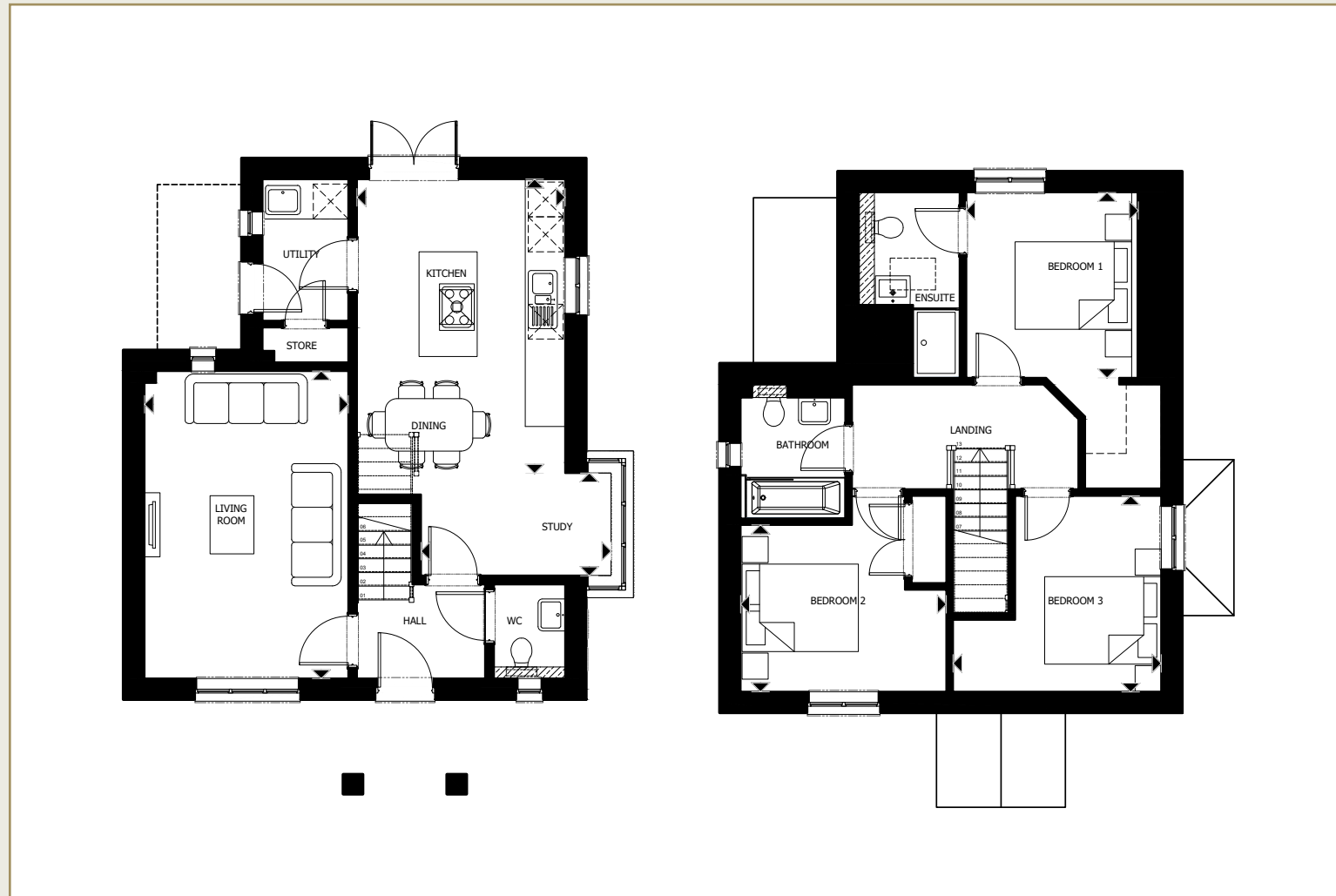
There are 7 charming Cotswold homes available at Clayfurlong View:

- *One x 2-bedroom end of terrace*
- *Two x 3-bedroom semi-detached*
- *Two x 3-bedroom detached*
- *Two x 4 bedroom detached*

** Plots 1-3, and 13-15 are reserved for H.A. and are shown for site layout only.

** Plot 7 & 8 are not available and are shown for site layout only.

PLOT 4



Study	10'-8" x 5'-9"	3263 x 1763
Kitchen/Dining	11'-9" x 16'-7"	3575 x 5055
Living Room	11'-6" x 17'-4"	3500 x 5283

Bedroom 1	9'-8" x 10'-5"	2958 x 3184
Bedroom 2	11'-7" x 9'-5"	3536 x 2866
Bedroom 3	11'-9" x 11'-0"	3575 x 3368

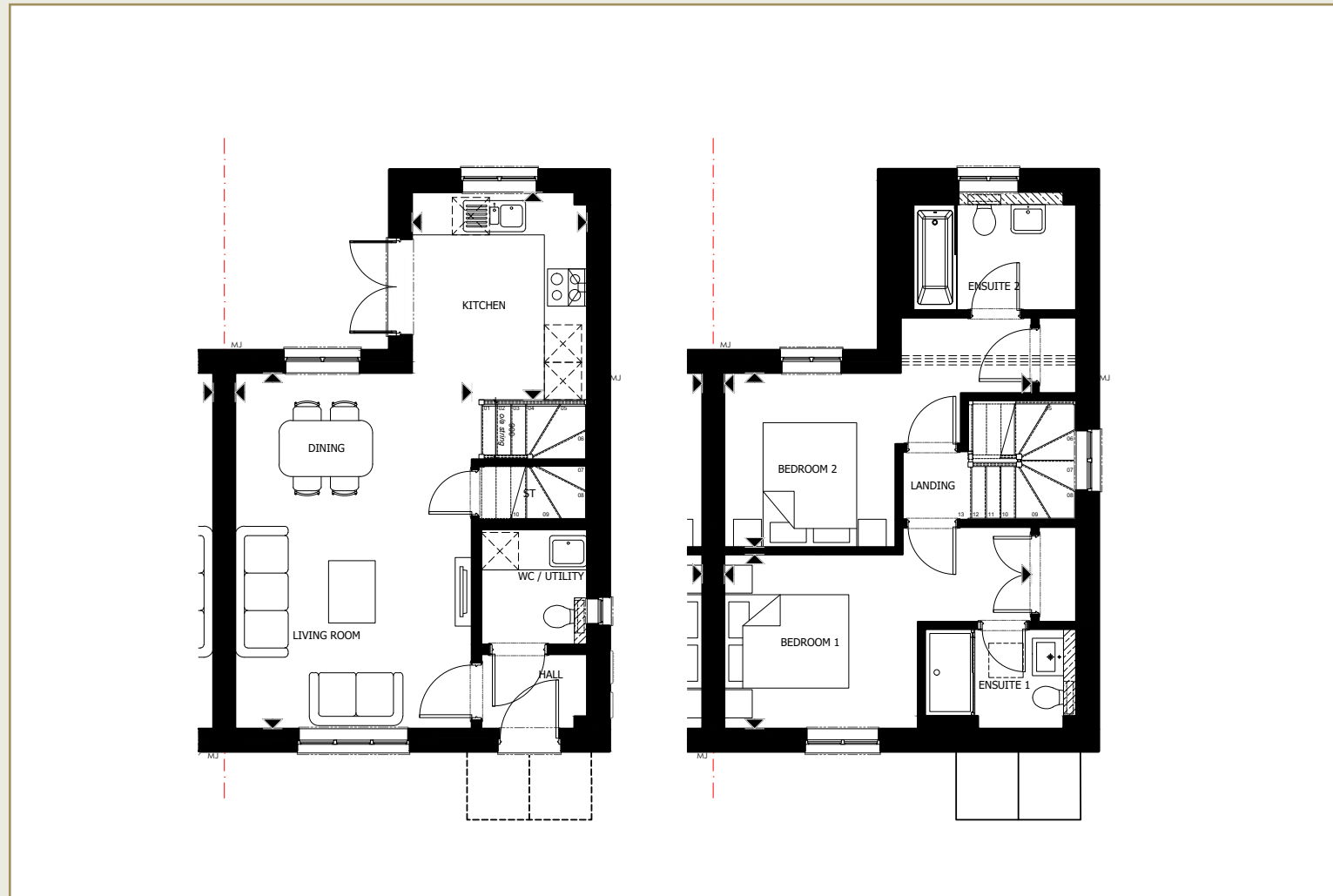


PLOT 5



Kitchen	16'-4" x 14'-3"	4980 x 4350	Master Bedroom	16-4" x 15'-6"	4980 x 4736
Family/Dining	13'-7" x 17'-4"	4155 x 5280	Bedroom 2	9'-4" x 13'-7"	2855 x 4138
Living Room	12'-11" x 18'-8"	3940 x 5695	Bedroom 3	16'-6" x 9'-9"	5040 x 2975
			Study/Bedroom 4	9'-1" x 8'-6"	2776 x 2606

PLOT 6

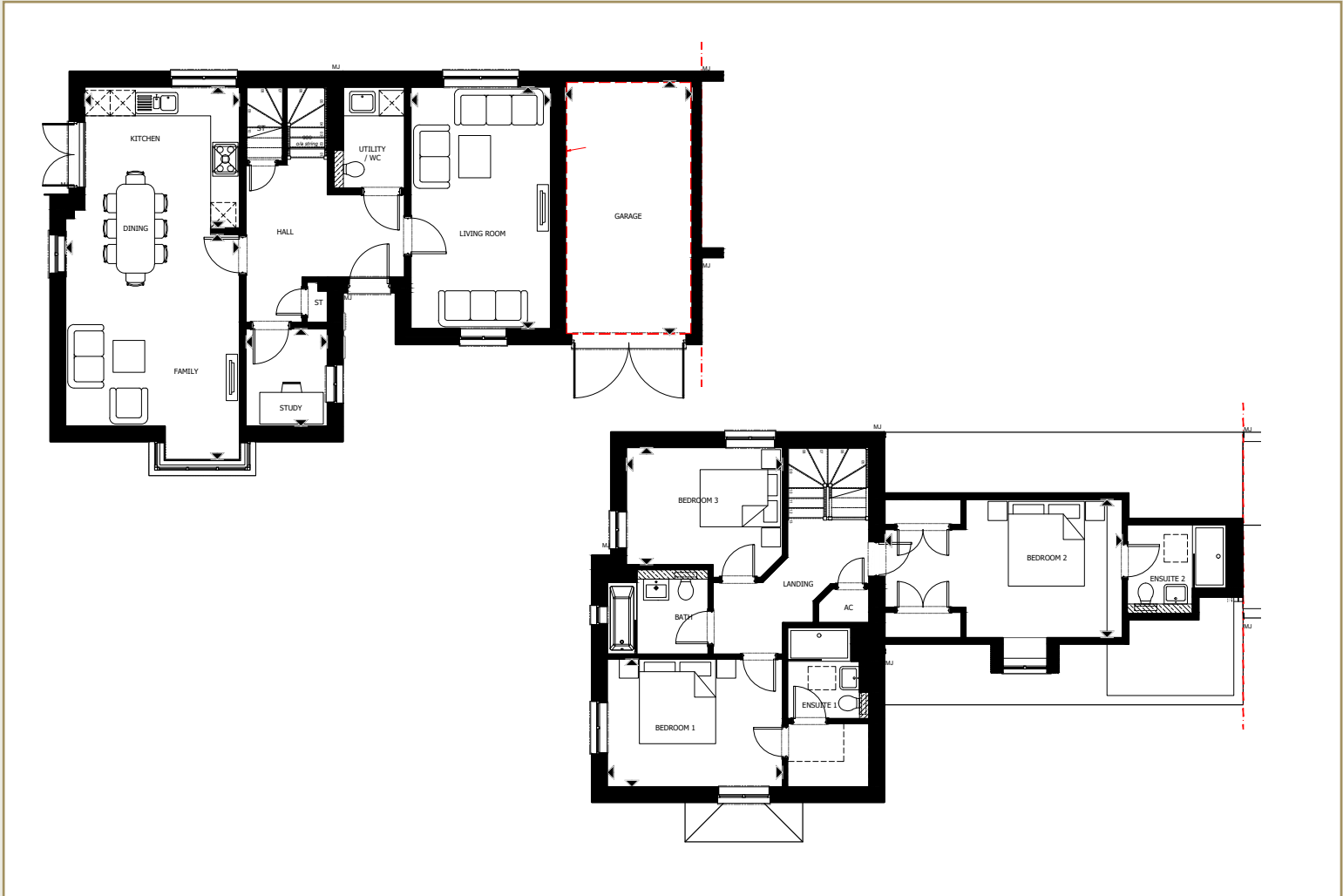


Kitchen 9'-2" x 10'-11" 2810 x 3331
 Living/Dining 12'-5" x 18'-18" 3797 x 5710

Bedroom 1 16'-2" x 9'-2" 4931 x 2796
 Bedroom 2 16'-2" x 9'-2" 4931 x 2800

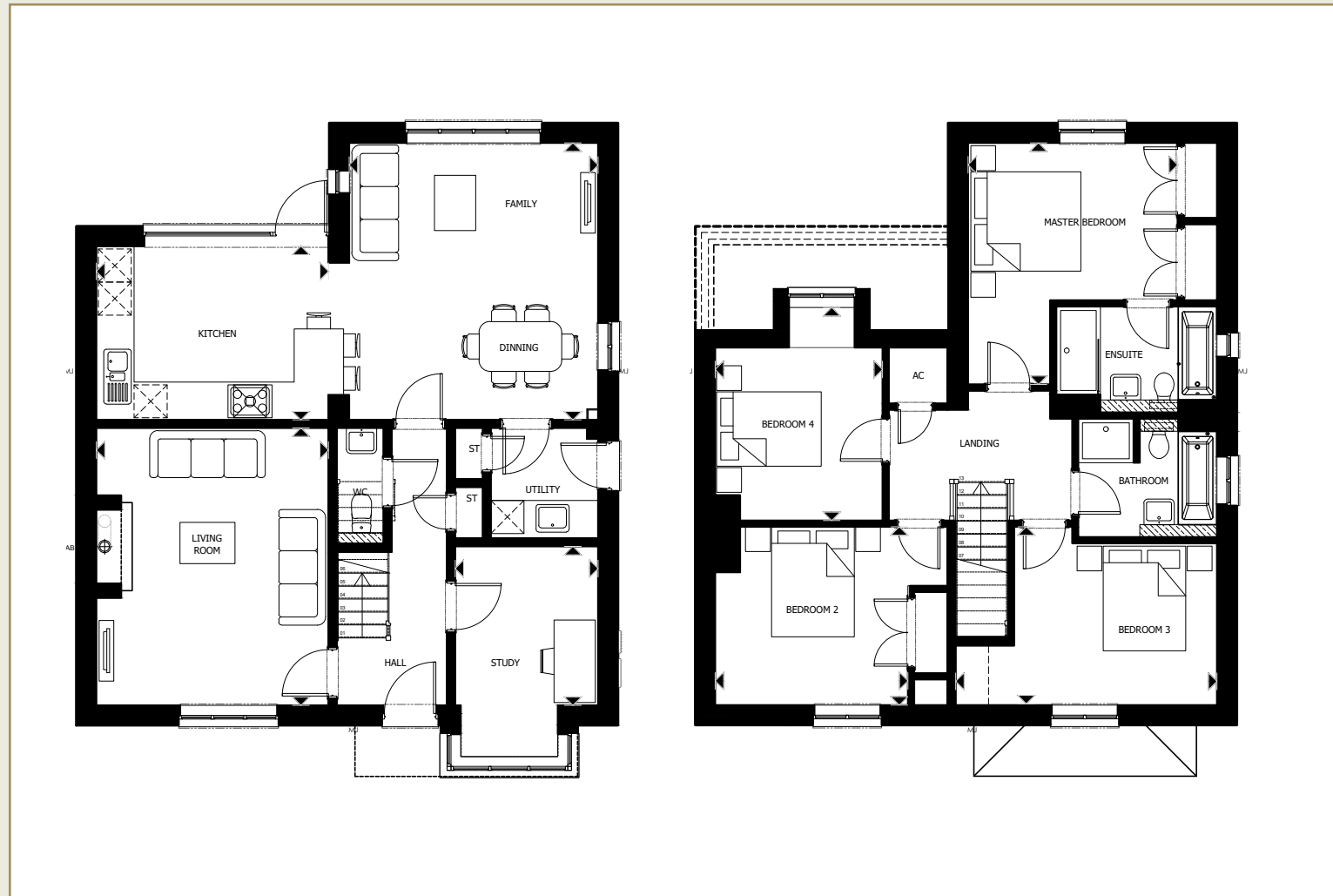


PLOT 9



Study	6'-4" x 7'-7"	1929 x 2306	Bedroom 1	13'-7" x 9'-11"	4146 x 3021
Family	13'-6" x 17'-5"	4110 x 5322	Bedroom 2	18'-5" x 10'-9"	5614 x 3270
Kitchen/Dining	12'-0" x 10'-11"	3660 x 3336	Bedroom 3	12'-1" x 9'-1"	3696 x 2771
Living Room	10'-10" x 18'-9"	3300 x 5720			
Garage	9'-10" x 19'-8"	3000 x 6000			

PLOT 10

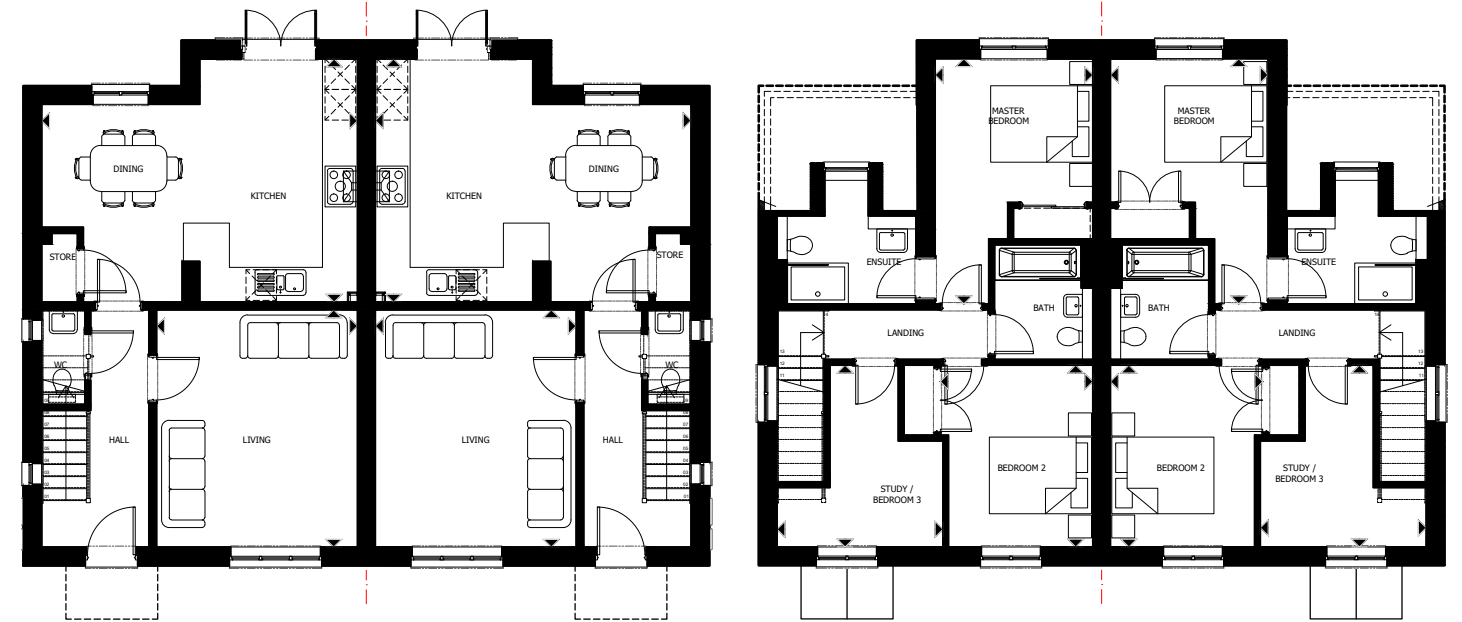


Study	8'-6" x 9'-5"	2595 x 2885
Living Room	13'-10" x 16'-6"	4215 x 5035
Family/Dining	14'-10" x 16'-5"	4520 x 5025
Kitchen	13'-10" x 10'-4"	4215 x 3150

Master Bedroom	12'-6" x 14'-4"	3806 x 4385
Bedroom 2	11'-6" x 10'-7"	3501 x 3238
Bedroom 3	15'-6" x 10'-6"	4745 x 3213
Bedroom 4	9'-11" x 12'-8"	3038 x 3868



PLOT 11 & 12



Living Room 12'-11" x 15'-3" 3938 x 4650
 Kitchen/Dining 20'-3" x 15'-7" 6187 x 4770

Master Bedroom 10'-1" x 15'-9" 3087 x 4806
 Bedroom 2 9'-9" x 11'-8" 2985 x 3561
 Study/Bedroom 3 10'-8" x 11'-8" 3250 x 3561



SIGNATURE SPECIFICATION

Each individually designed home at Clayfurlong View is a reflection of Mackenzie Miller Homes' signature specification.

Modern sophistication is paired with timeless design with premium quality built-in appliances, underfloor heating and landscaped gardens perfect for entertaining.

STRIKING FEATURES

Clayfurlong View benefits from being surrounded by mature trees, with a neighbouring field adding to the sense of tranquility the lush greenery evokes.

Each home has been thoughtfully designed with traditional, locally sourced stone, creating a stunning showcase of the Cotswold aesthetic.

Curated spaces masterminded by our interior design specialists, ensures each home in Clayfurlong View is truly unique.

Each home features stunning flooring in the entrance hall, kitchen and downstairs WC/utility.

French doors allow light to flood the living spaces and connect the interiors to the private paved patio and landscaped garden.



A CHEF'S KITCHEN

The generously proportioned kitchens feature shaker-style cabinetry complemented by satin chrome fixtures.

Elegant Quartz worktops add a modern touch to the traditional design of each kitchen.

Fully integrated appliances complete the exceptional kitchens:

- *Siemens combi microwave / oven installed in all plots*
- *Siemens single oven in all 3-bedroom and above homes*
- *Siemens 4 zone induction hob in the 2-bedroom homes and 5 zone induction hob to all 3-bedroom and above.*
- *Siemens extractor hood (ceiling mounted where islands are applicable)*
- *Zanussi fridge-freezer and dishwasher*



Note: this specification is correct at time of printing and is subject to change.



THE LATEST TECHNOLOGY

Contemporary satin chrome sockets and switches are fitted throughout.

LED downlights feature in the kitchen work areas, utility, ensuites, landing and hallway.

Power and lighting have been made available in the garages, car barns and near the paved patio, along with an electric car charging supply to all plots.

Provisions have been made to allow for customisation of your entertainment package.

Luxurious and energy efficient underfloor heating features on the ground floor, complemented by contemporary radiators and thermostats on the first floor.

Tree up-lighting complements the stunning landscaped gardens.

LUXURIOUS BATHROOMS

The light-filled bathrooms feature classic white sanitaryware by Laufen.

Tasteful Porcelanosa tiling with elegant feature walls in the main bathroom and ensuites 1 and 2 (where applicable) create a calming retreat.

Luxury is ensured with the Vado dual outlet thermostatic shower.

Style meets convenience with a Laufen vanity unit providing ample storage in all family bathrooms, as well as in ensuite 1 of plot 6.

A superior selection of polished chrome fittings from Vado are installed throughout.



Note: this specification is correct at time of printing and is subject to change.

ENERGY EFFICIENT

A-rated appliances and dual-flush cisterns to all WCs.

High levels of insulation in walls and roof space.

Energy efficient A-rated thermostatically controlled gas central heating boiler.

Dusk to dawn sensors on external lighting.

Artisan hand made timber frame windows with double glazing help reduce heat loss in your home.



Note: this specification is correct at time of printing and is subject to change.

SECURITY & PEACE OF MIND

10-year LABC New Build Home warranty.

2-year internal warranty with Mackenzie Miller Homes.

Alarm system hard-wiring installed to ensure compatibility with a variety of models. Select according to your preferences.

Lighting to external doors with PIR sensors.

OUR BESPOKE SERVICE

Mackenzie Miller Homes offers an exceptional bespoke service. Upon reserving, you'll be invited to our Head Office in Stoneleigh Abbey, to discuss your home and your wishes with our Interior Designer and Head of Sales.

There are a wide range of customisation options available to you, subject to build stage. From paint colours, tile choices and optional upgrades, our

Head of Sales will be able to guide you through everything.

Our Interior Designer is on hand to help you truly personalise your home. We work with a team of trusted specialists who can help you realise your vision for bespoke furniture, curtain fabrics, carpet choices and more.



HOW IT WORKS

01 | Design Consultation

During your initial consultation, our Interior Designer will talk you through the design elements that have been pre-selected for your home. You'll be able to see samples of everything from paint colours and bathroom tiles to kitchen colours and flooring.

Our Head of Sales will explain all of the customisation options available to you. The earlier you reserve during the build stage, the

more options we can cater to. Please use this as an opportunity to ask any questions you might have about your new home.

Most importantly, this consultation is an opportunity for us to get to know you and understand your lifestyle and taste, so that we can assist you in creating your dream home.



02 | Design Process

Once you have worked through any optional upgrades with our Head of Sales, you will have the opportunity to discuss further personalisation with our Interior Designer.

We know your home is an extension of your personality, and our expert Interior Designer is on hand to help you realise your vision.

We can assist you as much or as little as you wish, from carpet choices, curtain fittings, furniture sourcing, bespoke cabinetry to complete home design.



03 | Quotes & Design Confirmation

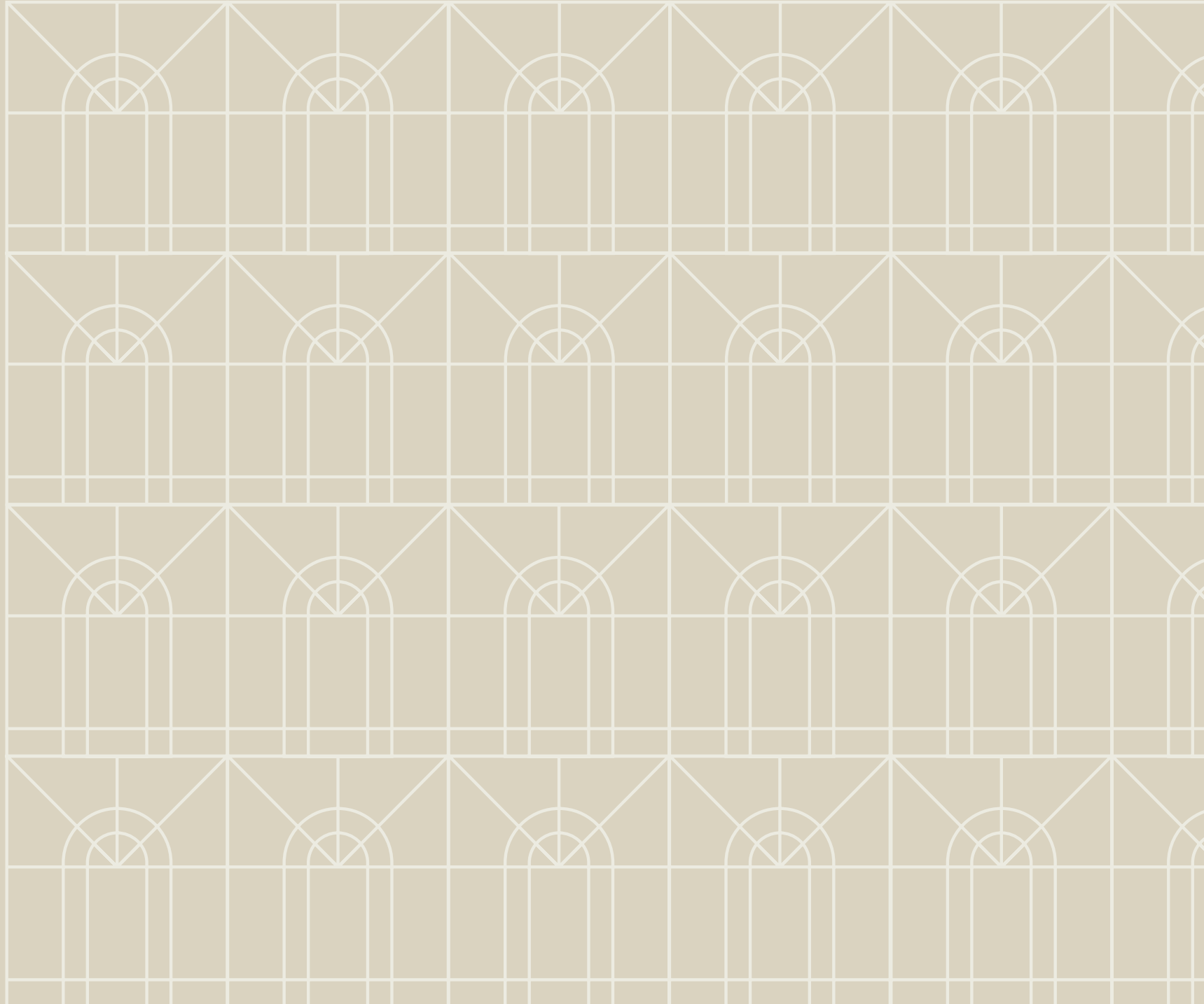
After your initial consultation our team will produce quotes for you to review. If you have requested both sales variations and interior design, you will receive two separate quotes with all requests itemised.

Upon receiving your quotes, we will await your confirmation on how to proceed.

04 | Payment & Works Complete

Once we have received your confirmation for optional upgrades you will be invoiced. We request payment for these invoices within 7-days of receipt, so that we can get to work immediately.

Once we've received payment, we will handle everything for you, keeping in regular contact with you right up to and after your exciting move-in day.



CONTACT OUR AGENTS
FOR MORE INFORMATION



01926 291 569

cotswoldnewhomes@knightfrank.com

**NOTE: the imagery within this brochure is for illustrative purposes only.



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www.mackenziemillerhomes.co.uk