



MACKENZIE MILLER  
HOMES



ORCHARD  
GROVE

KEMBLE  
GL7 6AG





MACKENZIE MILLER  
HOMES

YOUR DOORWAY TO STYLE,  
CRAFTSMANSHIP  
& LUXURY LIVING

INTRODUCING



ORCHARD  
GROVE



*A calming  
retreat.*

Nestled on a quiet lane amongst lush mature trees, Orchard Grove is a characterful curation of 8 traditional Costwold Homes in the village of Kemble.

*Three 4-bedroom detached  
Three 3-bedroom semi-detached  
One 2-bedroom semi-detached  
One 2-bedroom detached*





*Elevated  
interiors.*

Flawless design  
masterminded by  
Mackenzie Miller Homes' interior specialists creates light-filled, inviting living spaces that flow seamlessly.

The idyllic homes at Orchard Grove each feature intricate detailing that demands attention throughout.





## *Modern comforts*

Electric car charging ports, efficient 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 each home at Orchard Grove is well equipped for the needs of modern life.



# COUNTRYSIDE LIVING

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

Weekends can be spent enjoying long countryside walks, Sunday lunches in a cosy pub or pottering around all the beautiful villages the Cotswolds has to offer. Just a short drive from Kemble and you'll find yourself in Cirencester, renowned for its Roman links and stunning town center. Cheltenham is 40 minutes away by car, offering a day at the races or for history enthusiasts, an afternoon spent exploring the spa heritage of this regency town.



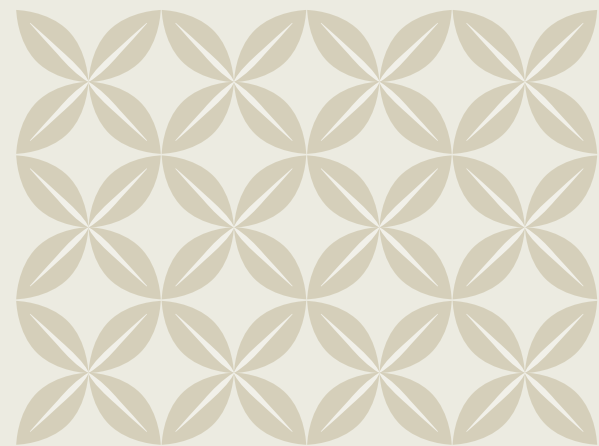
*Cheltenham*

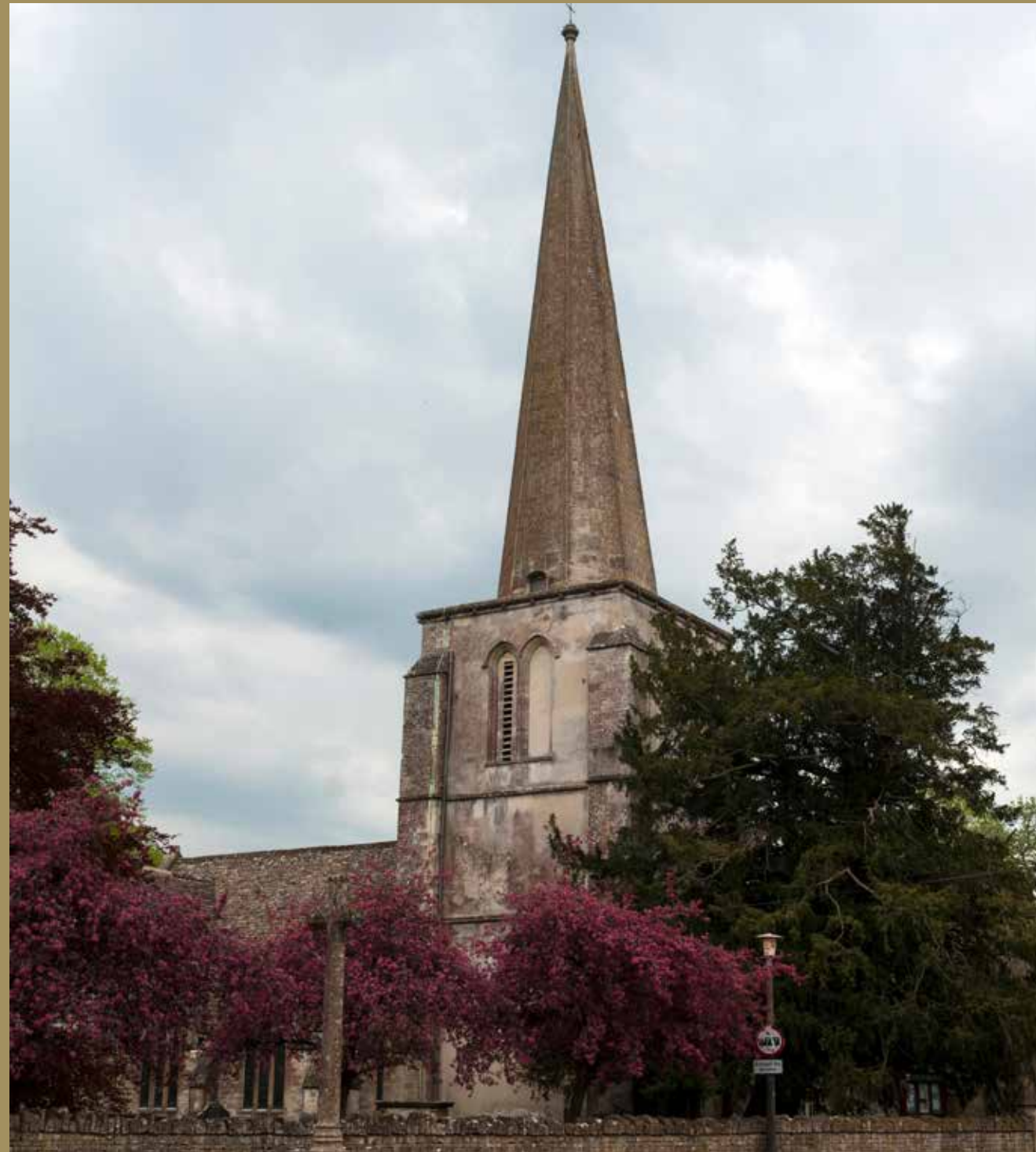


*Bourton-on-the-water*



*Cirencester*





*Kemble*



*Bathurst Estate*

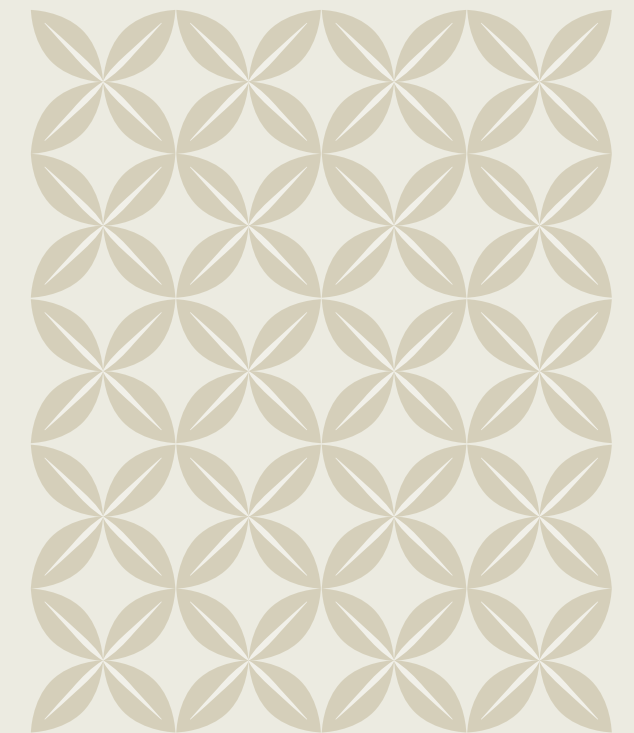


*Kemble Station, 1905*

## THE HISTORY OF KEMBLE

Kemble has a fascinating history. The airport, now known as Cotswold Airport, first opened in 1936 as the Royal Air Force Kemble. The airport has been open to civilian flying since 1996 with spectators now able to enjoy two air shows annually.

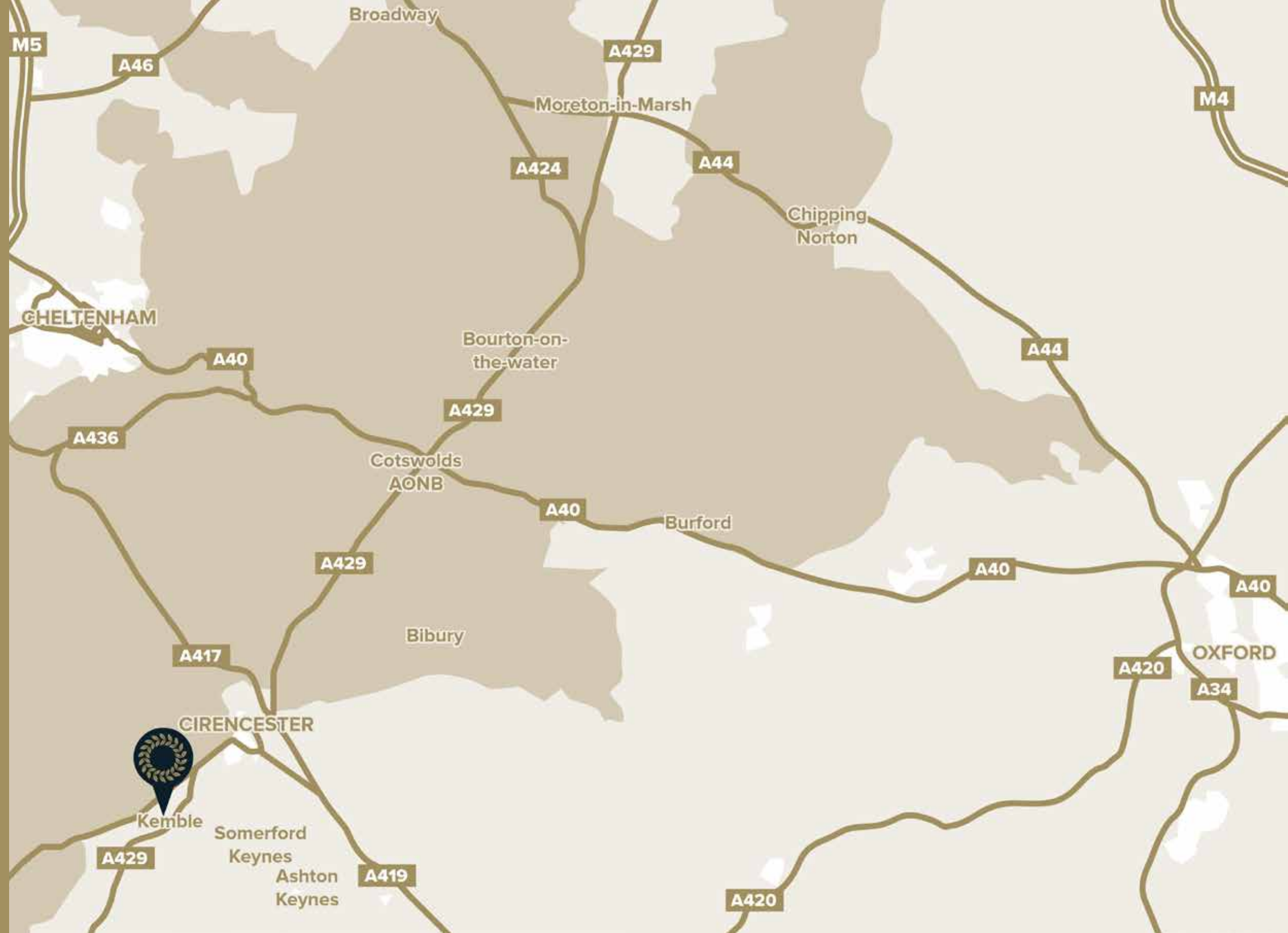
The Grade II listed train station of Kemble first opened in 1845 and became a public station in 1882. The station now provides direct, high speed trains to London Paddington as well as convenient services to Cheltenham Spa.





# WELL CONNECTED

- ORCHARD GROVE
- CIRENCESTER  
🚗 4.4 miles
- CHELTENHAM  
🚗 21 miles  
🕒 34 min
- BRISTOL  
🚗 37 miles
- OXFORD  
🚗 41 miles
- LONDON PADDINGTON  
🚗 93 miles  
🕒 1hr 22 min



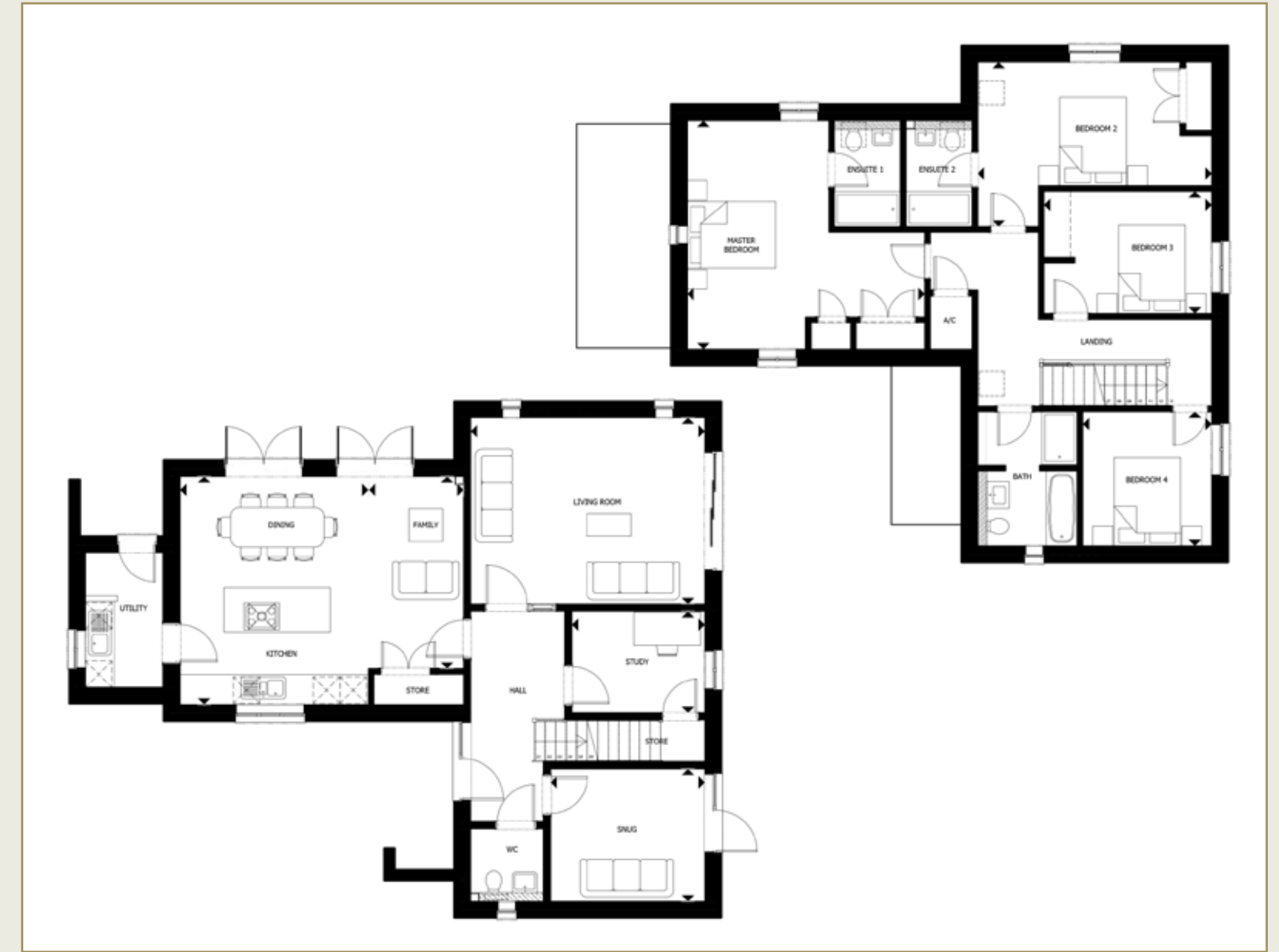




*Your new home  
awaits...*

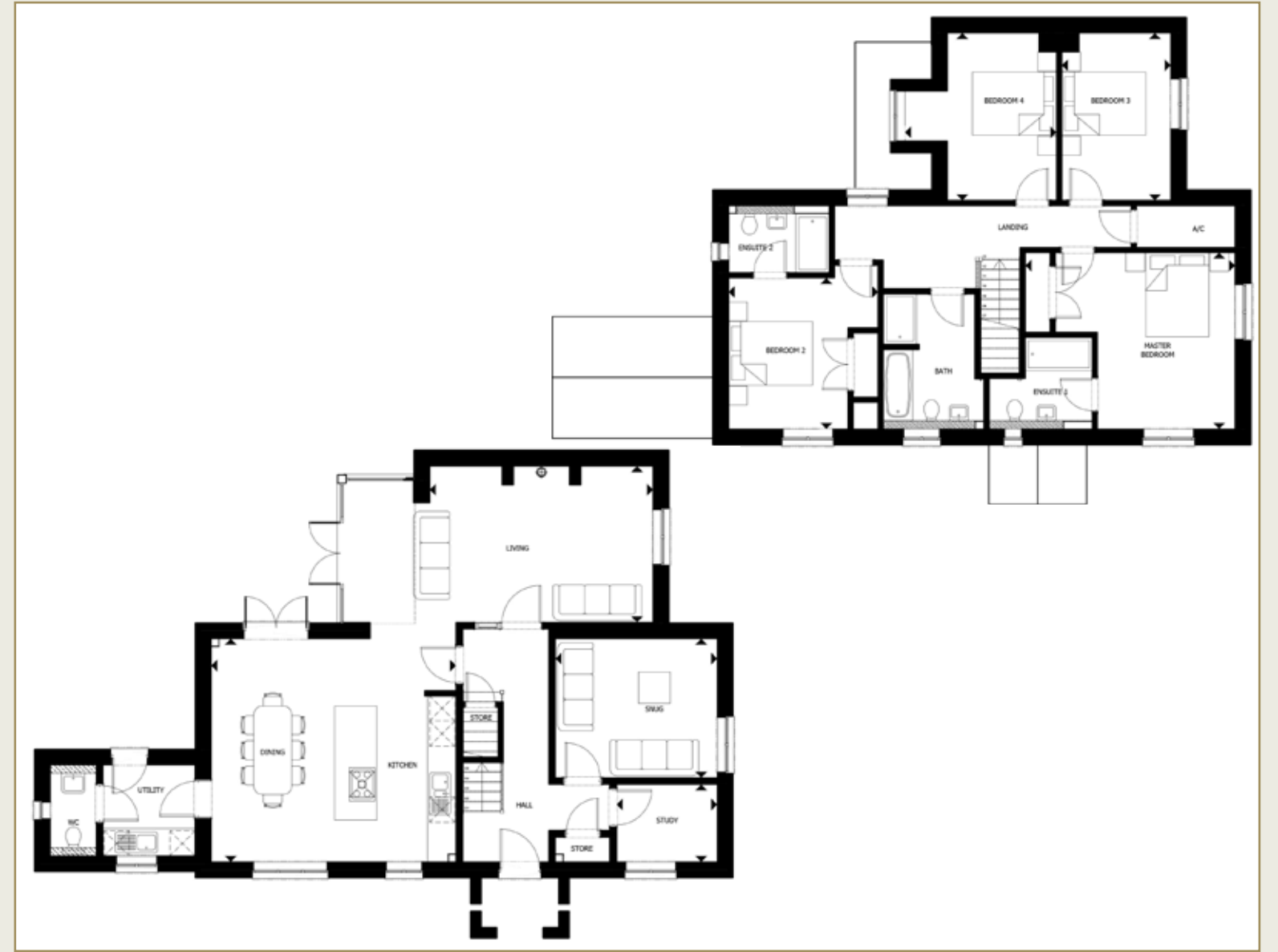
\*\* Plot 8 is not available and is shown for site layout only.





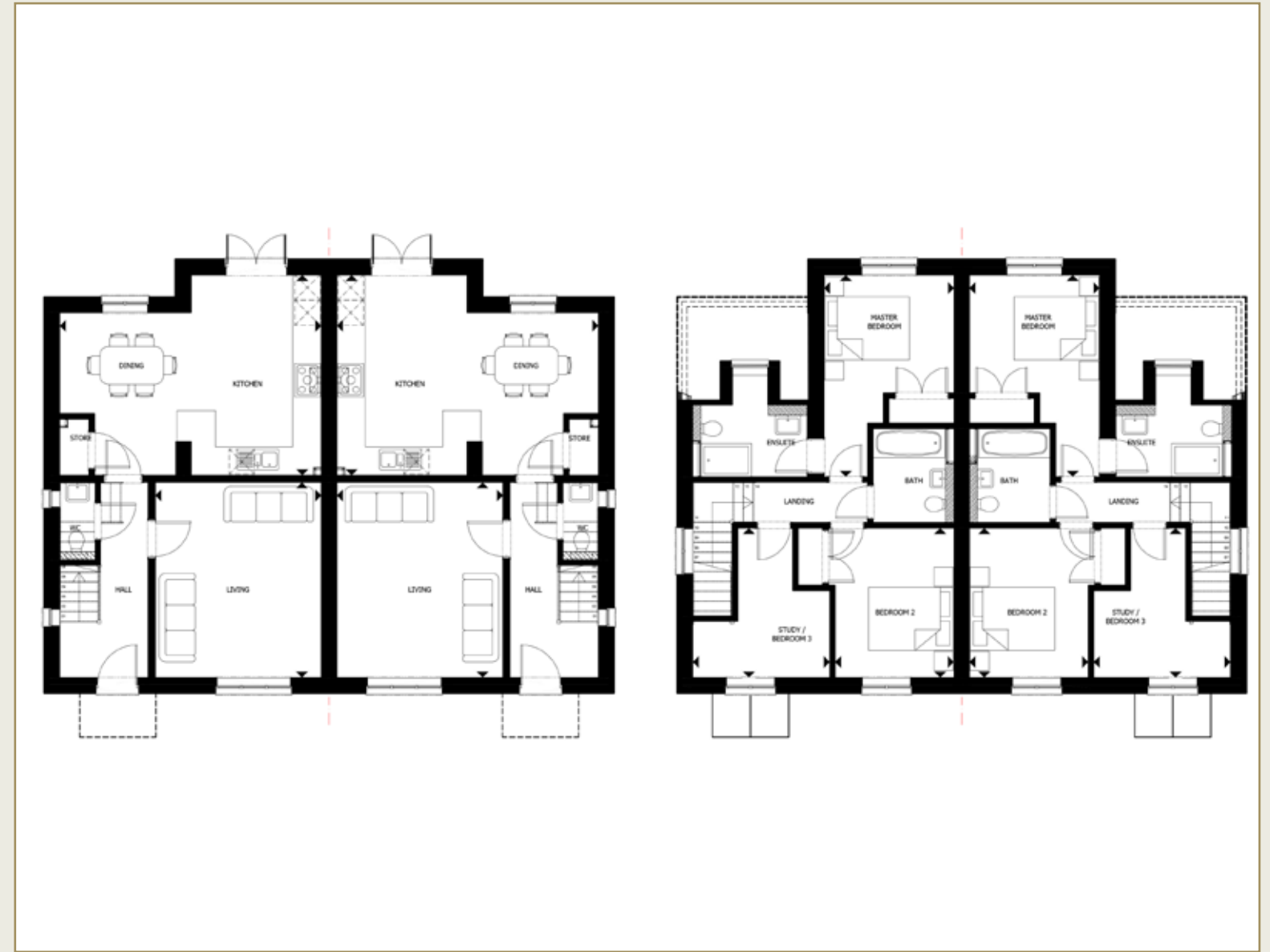
# PLOT 1

Study	9'-10" x 7'-6"	3000 x 2300	Master Bedroom	17'-7" x 16'-11"	5357 x 5160
Snug	11'-5" x 9'-10"	3480 x 3000	Bedroom 2	17'-4" x 12'-2"	5280 x 3721
Living Room	17'-4" x 13'-10"	5280 x 4211	Bedroom 3	12'-5" x 9'-1"	3786 x 2762
Family Room	7'-0" x 14'-3"	2140 x 4346	Bedroom 4	9'-7" x 9'-11"	2916 x 3036
Kitchen / Dining	13'-11" x 16'-11"	4250 x 5160			



# PLOT 2

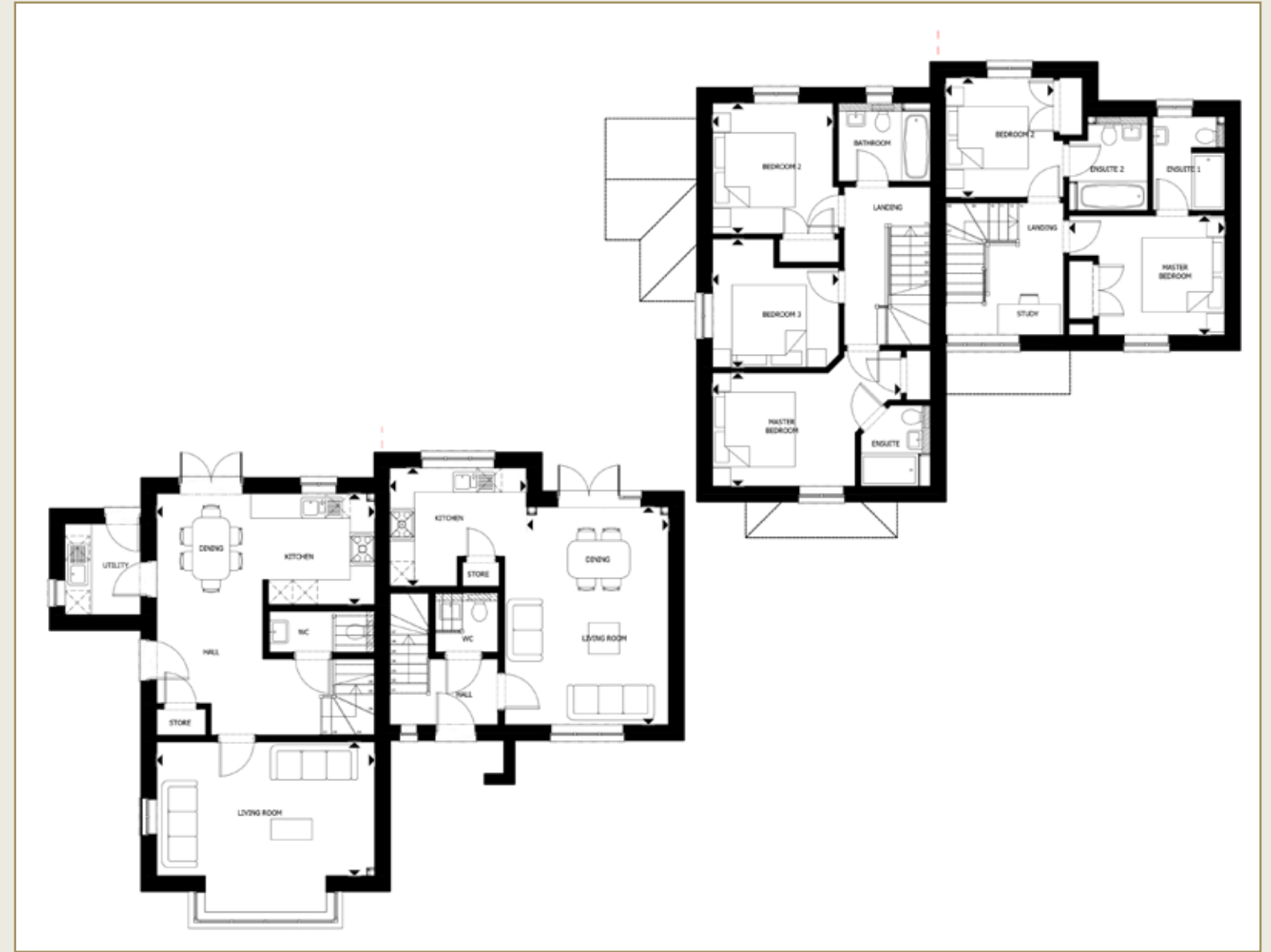
Study	7'-10" x 6'-1"	2400 x 1850	Master Bedroom	16'-4" x 13'-9"	4986 x 4196
Snug	12'-7" x 10'-10"	3850 x 3310	Bedroom 2	11'-8" x 11'-9"	3558 x 3596
Living Room	17'-5" x 12'-2"	5310 x 3720	Bedroom 3	8'-6" x 13'-0"	2598 x 3981
Kitchen / Dining	19'-1" x 17'-5"	5824 x 5310	Bedroom 4	11'-10" x 13'-0"	3605 x 3981



# PLOT 3 & 4

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

Master Bedroom	16'-4" x 13'-9"	3087 x 4806
Bedroom 2	11'-8" x 11'-9"	2823 x 3561
Bedroom 3 / Study	8'-6" x 13'-0"	3250 x 3561



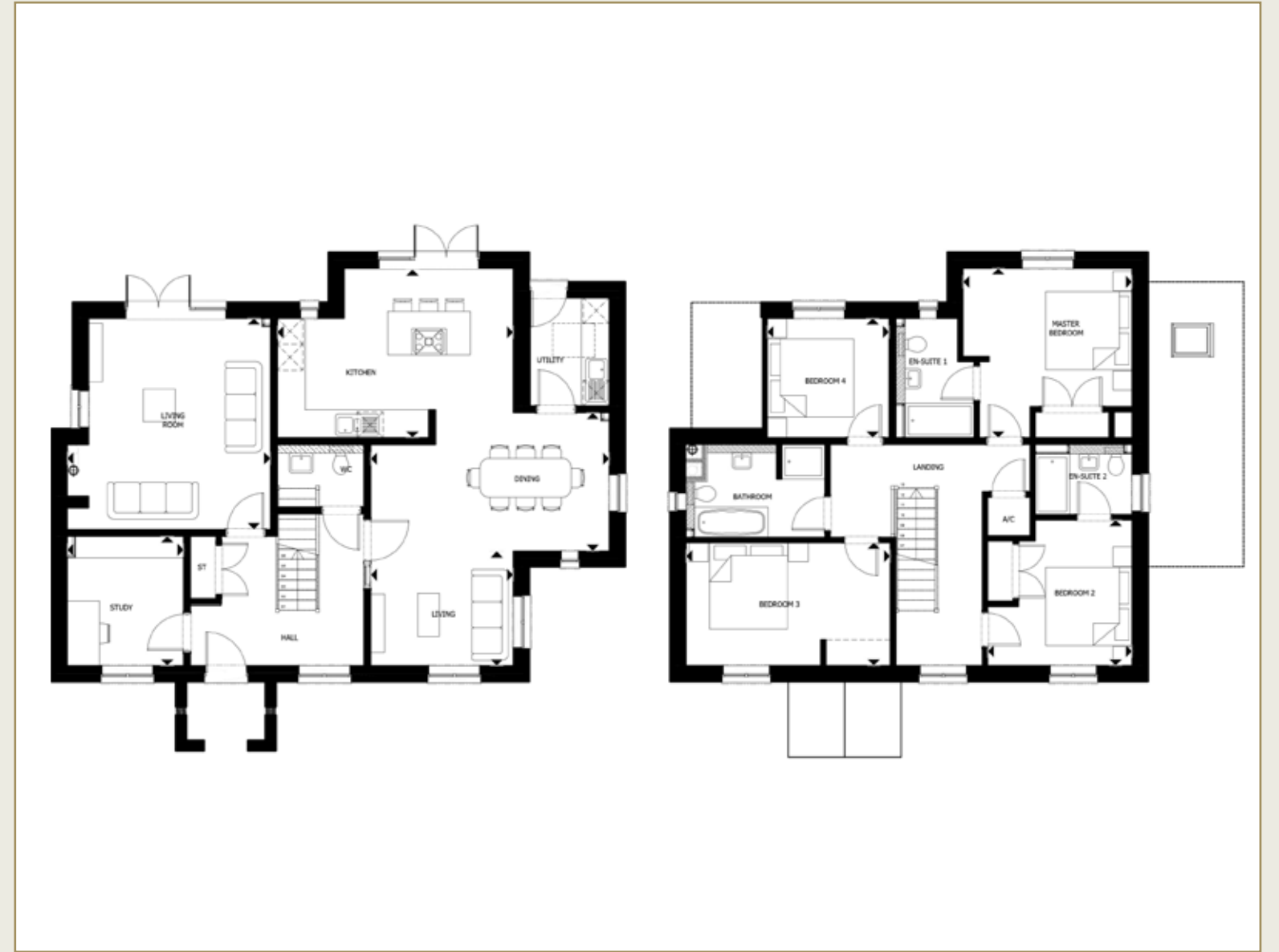
# PLOT 5 & 6

## Plot 5

Living Room	17'-4" x 10'-8"	5280 x 3248
Kitchen/Dining	17'-4" x 8'-10"	5280 x 2700
Master Bedroom	14'-11" x 9'-0"	4566 x 2750
Bedroom 2	9'-7" x 10'-4"	2925 x 3161
Bedroom 3	10'-1" x 10'-2"	3067 x 3112

## Plot 6

Kitchen	10'-10" x 9'-5"	3315 x 2869
Dining/Living	11'-3" x 17'-4"	3435 x 5280
Master Bedroom	12'-4" x 9'-6"	3772 x 2891
Bedroom 2	8'-7" x 9'-6"	2626 x 2905



# PLOT 7

Study	8'-10" x 9'-10"	2700 x 3000
Living	10'-10" x 8'-8"	3300 x 2650
Dining	18'-1" x 10'-6"	5515 x 3200
Kitchen	17'-11" x 12'-9"	5460 x 3896
Living Room	15'-5" x 16'-0"	4700 x 4880

Master Bedroom	12'-10" x 12'-10"	3910 x 3920
Bedroom 2	10'-11" x 11'-1"	3346 x 3376
Bedroom 3	15'-6" x 9'-4"	4724 x 2850
Bedroom 4	9'-3" x 9'-1"	2824 x 2765





*Signature  
specification.*

Each individually designed home at Orchard Grove is a reflection of the Mackenzie Miller Homes signature specification.

Modern sophistication is paired with timeless design and classic Cotswold charm.

## STRIKING FEATURES

Each home at Orchard Grove has been expertly designed to fit seamlessly within the historic village of Kemble. Built in traditional, locally sourced Cotswold stone, this characterful curation of homes enriches the local vernacular.

Carefully designed spaces with unique tiling and decorating, ensures each home in Orchard Grove has a different look and feel with modern touches enhancing the traditional aesthetic. From engineered oak herringbone flooring to stunning porcelain tiling, each home features flawless, individual design.

Natural light bathes the interiors through French doors that connect the living space to the private limestone patio and landscaped garden.

## A CHEF'S KITCHEN

The generously proportioned kitchens feature bespoke shaker-style cabinetry in Mackenzie Miller Homes custom paint choices, complemented by either brushed satin or antique brass fixtures.

Expansive contemporary Quartz worktops elevate the timeless design of each kitchen.

Fully integrated appliances complete the exceptional kitchens:

- *Siemens Combi microwave / oven installed in all plots*
- *Siemens double 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*





## LUXURIOUS BATHROOMS

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

Impeccable Porcelanosa tiling and elegant feature walls in the main bathroom and en suites 1 and 2 (where applicable) create a calming retreat.

Luxury is ensured with the Vado dual outlet thermostatic shower, with fixed Vado rainfall and adjustable shower heads. Enjoy a spa-like experience in the comfort of your own home.

A recessed mirror cabinet features in the family bathroom of plot 1, 2 and 7. Ample storage is provided with a Laufen vanity unit in all family bathrooms and in en suite 1 of plot 1, 2, 6 and 7.

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

## THE LATEST TECHNOLOGY

Contemporary brushed steel sockets and switches are fitted throughout.

LED down-lights feature in the kitchen work areas, utility, en-suites, landing and hallway.

Power and lighting has been made available in the garages, car barns and on 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 compliments the stunning landscaped gardens.

## ENERGY EFFICIENT

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

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

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

High levels of insulation in walls and roof space.

Dusk to dawn sensors on external lighting.

## SECURITY & PEACE OF MIND

10 year LABC warranty.

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.





CONTACT OUR AGENTS  
FOR MORE INFORMATION



01789 269 853

[cotswoldnewhomes@knightfrank.com](mailto:cotswoldnewhomes@knightfrank.com)



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[www.mackenziemillerhomes.co.uk](http://www.mackenziemillerhomes.co.uk)