



MACKENZIE MILLER
HOMES



THE GABLES

NETHER WESTCOTE
OX7 6SD



THE GABLES





MACKENZIE MILLER
HOMES

YOUR DOORWAY TO
STYLE, CRAFTSMANSHIP
& LUXURY LIVING

AN EXCLUSIVE COLLECTION OF
FOUR OUTSTANDING HOMES



One 4-bedroom terraced
Two 4-bedroom semi-detached
One 4-bedroom detached





Enviably living



The Gables holds prime position in Nether Westcote, offering a rare opportunity to live in one of the most desirable Cotswold villages.

A lasting legacy

At Mackenzie Miller Homes, we are committed to building homes that are design-focused and future-proof.

We understand that each village or town we build in is unique, with its own historical significance. We apply this line of thinking in our approach to design, to ensure that each home we build forms part of the village's enduring legacy.

A masterclass in design



Contemporary architecture blends harmoniously with quintessential Cotswold design at The Gables.

Offering a spectacular street scene, the four homes are arranged around a central courtyard, with landscaping designed by Bali Award winning, Isola Gardens.

Future proof

The Gables will feature energy efficient air source heat pumps, luxurious underfloor heating and electric car charging points, providing sustainable energy sources that are built to last.





Attention to detail



At Mackenzie Miller Homes we are passionate about the details that form the homes we build.

The locally sourced Cotswold stone coupled with quoin detailing at The Gables creates an elegant and timeless exterior.

Internally, our team of experts have designed spaces that are flooded with natural light. The grand living areas have been thoughtfully curated, with luxurious flooring, premium Miele appliances, and fixtures and fittings that elevate each space.





Life in Nether Westcote

The perfect balance of countryside living and connectivity.



Nether Westcote is a treasured Cotswold village, perched on a hillside offering incredible views across the Evenlode Valley.

At the heart of the village is the 12th century church of St. Mary the Virgin, a popular attraction for history and architecture enthusiasts. The church features beautifully preserved stained-glass windows and a carved doorway from the Norman period.

Home to the renowned Feathered Nest Country Inn, Nether Westcote offers residents a touch of luxury right on their doorstep. Set within a building that dates back to the 17th century, the Feathered Nest is the perfect combination of relaxed fine dining, a cosy atmosphere and scenic views.

Nestled in the peaceful village of Nether Westcote, The Gables' location offers a harmonious balance between serene Cotswolds living while being close to amenities.

Amenities

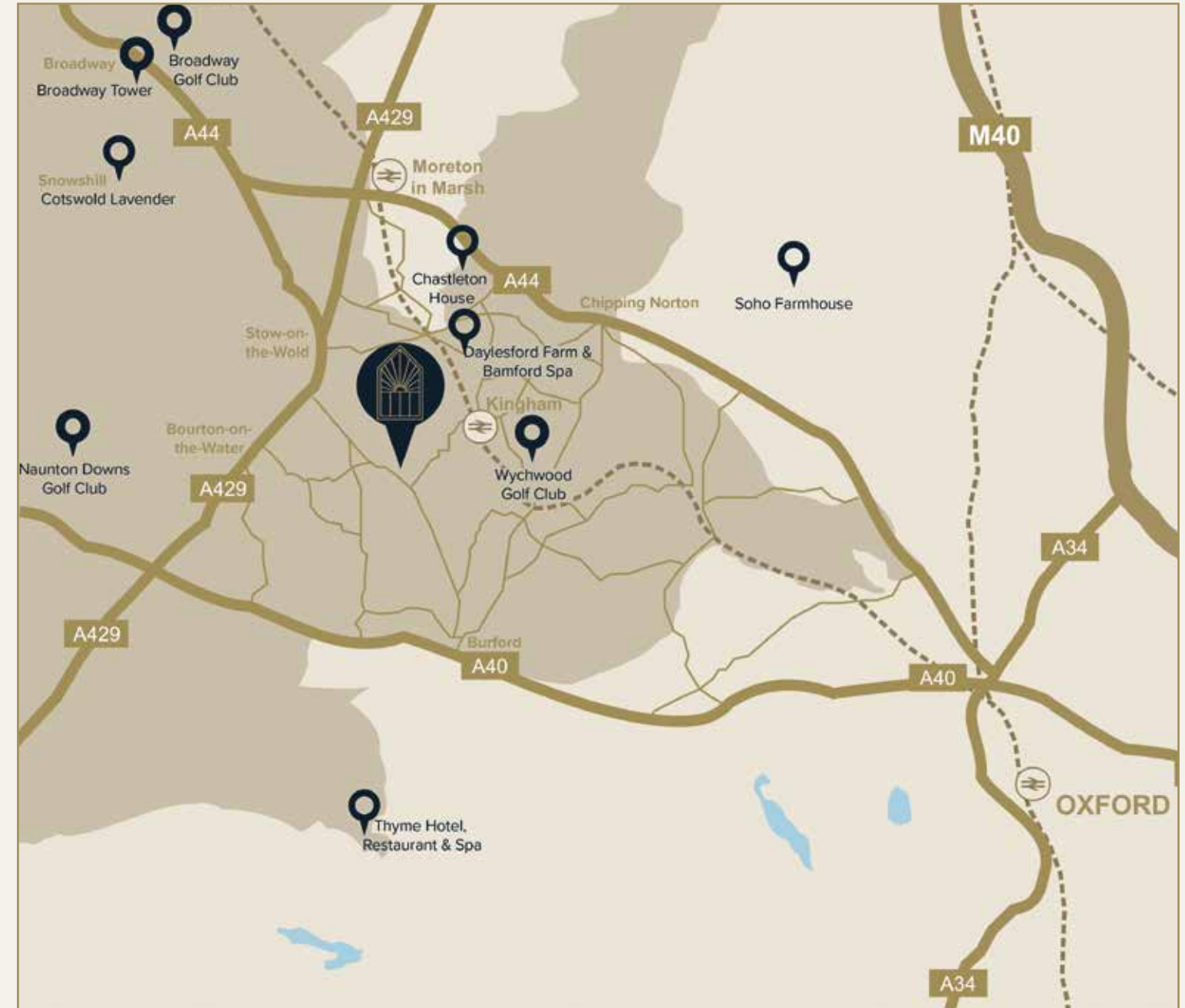
Bourton-on-the-Water 4.8 miles	Stow-on-the-Wold 5 miles	Burford 5.7 miles	Kingham Station 3.2 miles
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By Car

Daylesford Farmshop & Bamford Spa 15 min	Thyme Hotel & Spa 25min	Soho Farmhouse 30min	Cheltenham 35 min
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By Train

Kingham to Oxford train 30min	Kingham to London Paddington 1hr 30min
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Indulge in the Cotswolds' finest...



On your doorstep



Visit a timeless piece of history in Nether Westcote at St Mary the Virgin Church.

Enjoy a slow Sunday at your award-winning local, The Feathered Nest. Start with a spectacular lunch and end with a drink as the sun sets over Evenlode Valley.



At your leisure



Golf enthusiasts have plenty of choice in the Cotswolds. We recommend the picturesque course at Broadway, or for a club closer to home, head to Wychwood.

Pictured: Broadway Golf Club



Spend a day exploring one of the historic National Trust Houses located in the area.

Pictured: Chastleton

Connecting with nature



Visit Cotswold Lavender in the springtime to catch the glorious wildflower meadows at their best. The infamous lavender comes into its own around mid-June.

Take a revitalising countryside walk, following the Rollright Stone trail to visit the historic King's Men stone circle.



For indulgent weekends, members can treat themselves to a stay at Soho Farmhouse. Alternatively, visit the hidden gem, Thyme Hotel & Spa, which offers exquisite facilities, and cooking, floristry and painting workshops.

Pictured: Thyme Hotel & Spa



Relax & unwind





SIGNATURE SPECIFICATION

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

Modern sophistication is paired with timeless design. All homes feature: air source heat pumps, electric car charging points, premium built-in appliances, underfloor heating and landscaped gardens perfect for entertaining.





Your new home awaits...





PLOT 1



Plot 1 The Gables is set over two luxurious, light-filled floors.

Double-height glazed gables welcome you into the expansive entrance hall of Plot 1. The bespoke oak staircase with elegant glass balustrades and limestone flooring elevates the design, creating a true sense of grandeur on entry.

The open plan kitchen / dining / living space feature bifold doors leading to a private patio, for effortless indoor / outdoor living.

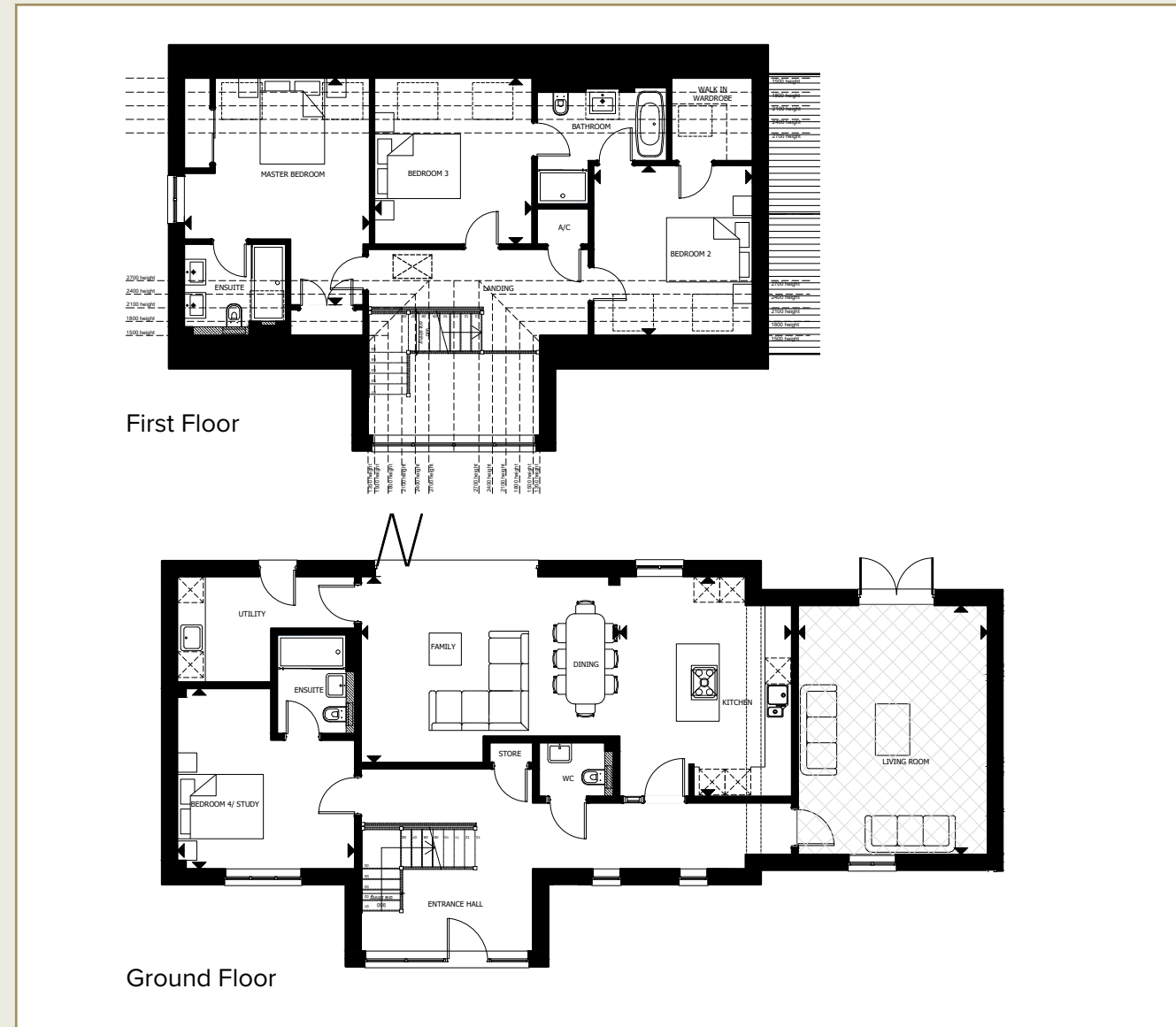
The generously proportioned kitchen is an entertainer's dream, with its fully integrated Miele appliances, while the sleek quartz island cleverly connects the kitchen and dining areas.

Journey down the hall and you'll find a separate formal living room with a vaulted

ceiling; provisions have been made for the addition of a log burner, should you wish. A stunning ensuite bedroom, utility and WC complete the ground floor of this spectacular home.

Upstairs, natural light streams through the skylights; the spacious master bedroom offers built-in wardrobes and an ensuite bathroom with double sink. On the first floor you'll also find two additional bedrooms, with the share of a superior jack & jill bathroom. Bedroom 2 is complete with walk-in wardrobe.

Plot 1 has three parking spaces allocated, with two spaces to the rear of the property and one in the carport.



Dining / Family	6020 x 4333	19'9" x 14'2"
Kitchen	4000 x 5120	13'1" x 16'9"
Living	4410 x 5795	14'5" x 19'0"
Master bedroom	4311 x 5277	14'1" x 17'3"
Bedroom 2	3700 x 3957	12'1" x 12'11"
Bedroom 3	3667 x 3868	12'0" x 12'8"
Bedroom 4	4125 x 4200	13'6" x 13'9"



PLOT 2



Plot 2 The Gables offers open plan living at its finest.

Single height glass panels flood the hall and open plan kitchen / dining / living space with natural light as you enter Plot 2, The Gables.

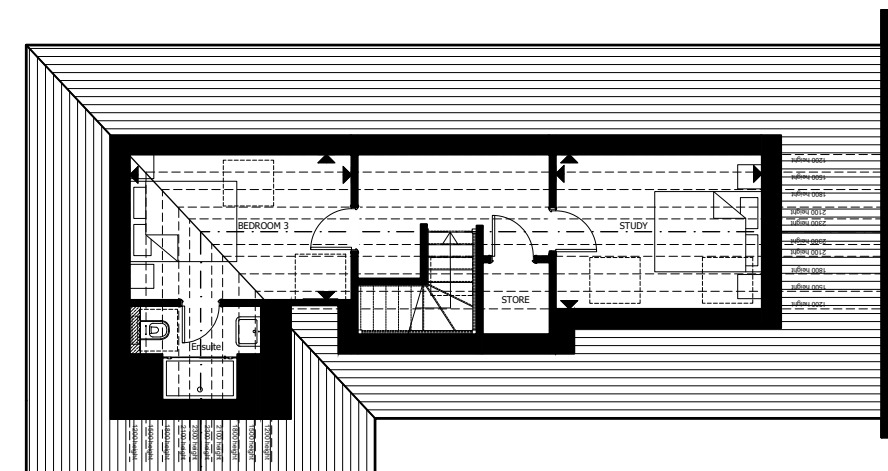
Luxurious limestone flooring runs through the hall, living spaces and into the carefully crafted kitchen, that's fully equipped with premium integrated Miele appliances and finished with a grand quartz worktop. The open plan layout of this home encourages entertaining.

The master, which is located on the ground floor, has a beautiful ensuite and built-in wardrobe with a door leading directly to the landscaped patio.

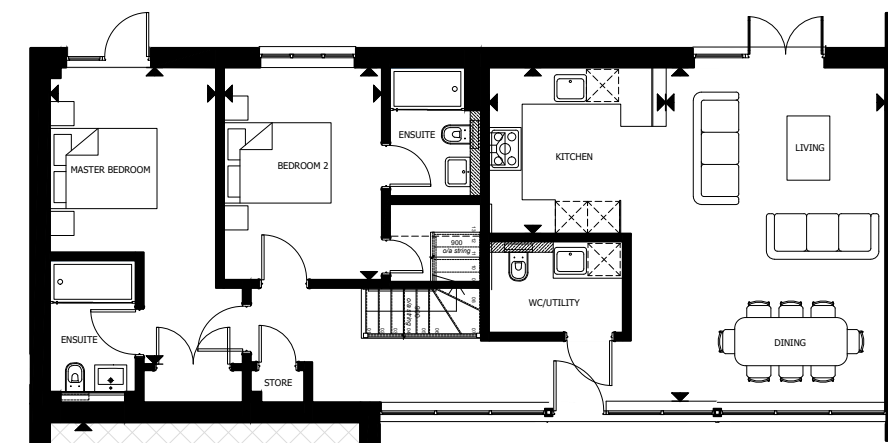
A second ensuite bedroom with walk-in wardrobe and utility complete the ground floor of this beautiful home.

Upstairs you will find a cosy guest bedroom with ensuite and study (or additional bedroom) that feature vaulted ceilings and multiple skylights allowing plenty of natural light to stream through.

Plot 2 has two allocated parking spaces, one in the central courtyard and one in the car port.



First Floor



Ground Floor

Living / Dining	6230 x 4100	20'5" x 13'5"
Kitchen	3100 x 3300	10'2" x 10'10"
Master Bedroom	5539 x 3100	18'2" x 10'2"
Bedroom 2	3965 x 2950	13'0" x 9'8"
Bedroom 3	2716 x 4142	8'11" x 13'7"
Study	2883 x 3850	9'5" x 12'7"



PLOT 3



A breathtaking first impression, **Plot 3 The Gables** invites the outdoors in.

The bespoke oak staircase takes centre stage in the impressive entry hall, complemented by characterful limestone flooring that's illuminated with natural light that streams through double height glazed gables. Internal glass panels create effortless fluidity as you move through to the show-stopping open plan kitchen / dining area.

The grand kitchen features an expansive island, Miele appliances and a view straight out into the garden through bifolds.

A separate formal living area, where provisions have been made for an optional log burner, is the perfect space for cosy nights in. Bedroom 4, complete with three-piece bathroom suite,

plus a separate utility complete the ground floor of Plot 3.

The property's splendour continues upstairs, as you appreciate the full aspect of the double-height glazed gables from the landing. The master suite is exquisite, complete with a statement vaulted ceiling and floor to ceiling glazed gables, ensuite and built-in wardrobes. Two further ensuite bedrooms complete the first floor of this outstanding home.

Plot 3 has four allocated parking spaces. Conveniently access the two-car garage directly through the utility room, with the two remaining spaces located directly in front of the garage.



Kitchen / Dining	5550 x 3770	18'2" x 12'4"
Family	3000 x 4613	9'10" x 15'1"
Living	4850 x 4800	15'11" x 15'9"
Master bedroom	5140 x 3770	16'10" x 12'4"
Bedroom 2	3591 x 4498	11'9" x 14'9"
Bedroom 3	4039 x 4836	13'3" x 15'10"
Bedroom 4	4108 x 2713	13'5" x 8'11"
Garage	6280 x 6372	20'7" x 20'10"



PLOT 4



Standing handsomely, **Plot 4 The Gables** is an expertly designed, detached home with unmatched views.

Natural light streams through the double height glass panels in the entrance hall of Plot 4. The custom oak staircase with glass balustrades floats above the stunning limestone flooring, creating a wonderful sense of space.

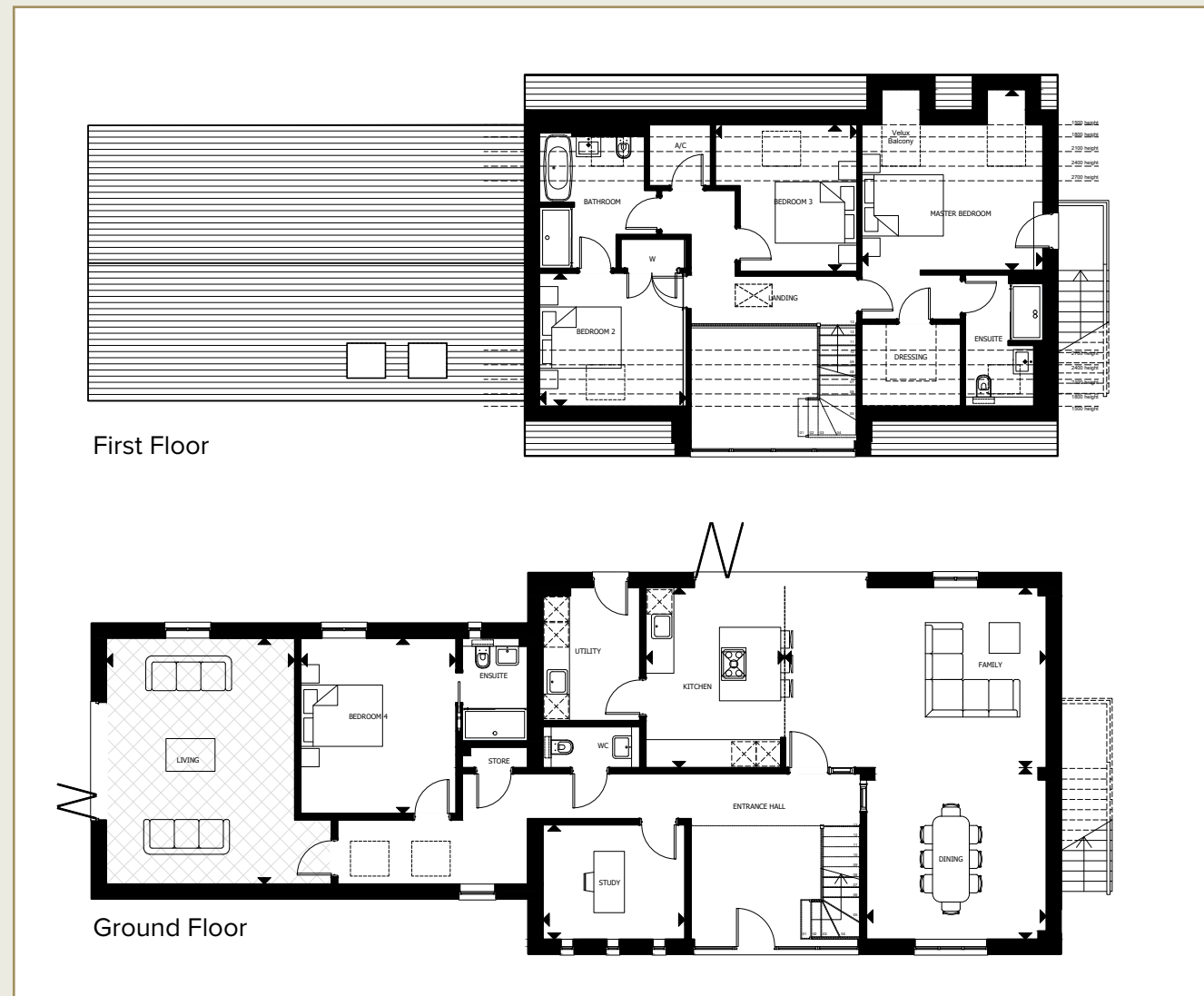
Vast living areas, masterfully curated by our team of interior design specialists, offer traditional Cotswold living re-imagined through a contemporary lens.

The open plan kitchen / living / dining area is stately in stature and enjoys direct access to the patio and manicured garden through bifolds. Journey down the hall, illuminated by natural light, and you'll find the quintessential Cotswold dream realised in the formal living

area with a vaulted ceiling. A classic log burner sits beneath a traditional mantle and bifolds connect the living space to the secondary patio area and garden. An ensuite bedroom, study, utility and separate WC complete the ground floor of this outstanding home.

The sensational master suite features two Velux balconies, walk-in wardrobe, ensuite and direct access to the garden. An ensuite bedroom and additional guest bedroom completes the first floor of Plot 4.

Plot 4 has five parking spaces allocated, comprising of one garage space, two carport spaces and two spaces in the central courtyard.



Dining	4400 x 4200	14'5" x 13'9"
Family	6396 x 4407	20'11" x 14'5"
Kitchen	3394 x 4408	11'1" x 14'5"
Living	4613 x 6020	15'1" x 19'9"
Study	3475 x 2800	11'5" x 9'2"
Master bedroom	4436 x 4421	14'6" x 14'6"
Bedroom 2	3592 x 3262	11'9" x 10'8"
Bedroom 3	3469 x 3589	11'4" x 11'9"
Bedroom 4	3800 x 4300	12'5" x 14'1"



Striking features



- ◆ Each home is centred around an impressive courtyard with landscaping that demands attention designed by Bali Award winning, Isola Gardens.
- ◆ Locally sourced Cotswold stone and characterful quoin detailing to plots 1 and 4.
- ◆ Double height glass panelling to plots 1, 3 and 4 entrance hall, and master suite of plot 3.
- ◆ Single height glass panelling features along the courtyard-facing ground floor of plot 2.
- ◆ Upon entering plots 1, 3 and 4, the double height entrance hall showcases the custom designed oak staircase.
- ◆ Limestone flooring adds texture and complements the warmth of the stunning oak staircase, and continues through the hall in each home.
- ◆ The quintessential Cotswold dream is realised with a traditional log burner in the formal living area of plot 4.
- ◆ Provisions have been made for an optional log burner in the formal living area of plots 1 and 3, and in the open plan living area of plot 2.

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



A chef's kitchen



- ◆ The spacious open-plan, in-frame kitchens, feature shaker-style cabinetry complemented by antique brass fixtures and fittings.
- ◆ Expansive contemporary Quartz worktops and LED lighting under wall units, bring a modern touch to the timeless design of each kitchen.
- ◆ Fully integrated appliances complete the exceptional kitchens:
- ◆ Miele combi microwave / oven
- ◆ Miele single oven
- ◆ Miele 5 zone induction hob
- ◆ Miele extractor hood (ceiling mounted where islands are applicable)
- ◆ Miele fridge-freezer
- ◆ Miele dishwasher

Luxurious bathrooms

- ◆ The light-filled bathrooms feature classic white sanitaryware by Crosswater, coupled with brushed gold fixtures and fittings.
- ◆ Impeccable Porcelanosa tiling and elegant feature walls in the main bathroom and all ensuites create a calming retreat.
- ◆ Luxury is ensured with Vado rainfall and hand-held adjustable shower head featured in all bathrooms.
- ◆ Enjoy a spa-like experience in the comfort of your own home, with a freestanding bath featuring in the family bathroom of plots 1, 3 and 4.
- ◆ A stylish vanity unit features in the family bathroom and master ensuite of each home offering plenty of storage.



Energy efficient

- ◆ Each home is powered by individual air source heat pumps by Daikin.
- ◆ Each Daikin air source heat pump is powered through a single fan which sits within a compact design external to the house, with no internal unit required. With higher energy efficiency and lower CO2 emissions, the Daikin air source heat pump will help keep your energy costs down and provide a green energy source for your home.
- ◆ The Altherma 3 Monobloc by Daikin operates through a smart system, offering homeowners the ability to control their heating through voice commands, their smart phone and remotely. Additional benefits include the ability to set heating to 'holiday' mode or 'daily use' to easily monitor energy usage.
- ◆ Electric car charging supply to all plots.
- ◆ A-rated appliances and dual-flush cisterns to all WCs.
- ◆ Double glazed windows to help reduce heat loss.
- ◆ Dusk to dawn sensors on external lighting.
- ◆ High levels of insulation in walls and roof space.

The latest technology

- ◆ Contemporary antique brass sockets and switches are fitted throughout.
- ◆ LED downlights feature in the kitchen work areas, utility, bathrooms, landing and hallway.
- ◆ Power and lighting have been made available in the car ports and near the paved patio.
- ◆ 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.
- ◆ Subtle tree up-lighting creates a beautiful ambiance, complementing the stunning landscaped gardens.

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.
- ◆ 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

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



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



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