



MACKENZIE MILLER
HOMES



THE ARROWS



LITTLE RISSINGTON
GL54 2ND



MACKENZIE MILLER
HOMES



YOUR DOORWAY TO
STYLE, CRAFTSMANSHIP
& LUXURY LIVING



THE ARROWS



MASTER-CRAFTED LUXURY
IN THE COTSWOLDS



INTRODUCING



THE ARROWS



A DISTINGUISHED
COLLECTION OF
FOUR EXCEPTIONAL
COTSWOLD HOMES



One 3-bedroom
semi-detached



One 4-bedroom
semi-detached



Two 4-bedroom
detached

Tucked away in the heart of the Cotswolds,
The Arrows is perfectly positioned in the
tranquil village of Little Rissington.



TRADITIONAL
COTSWOLD
DESIGN, BUILT FOR
CONTEMPORARY
LIVING



A Lasting Legacy

At Mackenzie Miller Homes, we're passionate about honouring the architectural legacy of the areas in which we build. We're committed to the creation of desirable, design-focused homes that are fit for purpose and future-proof.

The Arrows 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.

AN ABUNDANCE OF SPACE



At The Arrows, living spaces flow seamlessly. A generously proportioned open plan kitchen, dining and living area, plus an additional formal living room occupy the ground floor of each of these meticulously planned homes.

The expertly crafted kitchens feature shaker-style cabinetry, finished with satin chrome fittings and expansive Quartz worktops.





BREATHTAKING VIEWS



Thoughtful design ensures the incredible views are maximised at The Arrows.

Natural light streams through a Juliet balcony in the master suite of each home, inviting peaceful connection with the surrounding countryside.



HIGH PERFORMING, MODERN ELEGANCE



Masterfully curated, multi-functional living areas lend themselves to effortless entertaining, while also delivering elegance and ease to everyday life.

Bifold doors connect the ground floor areas to a paved patio and landscaped garden, enabling the pleasures of indoor-outdoor living.



LIFE IN LITTLE RISSINGTON

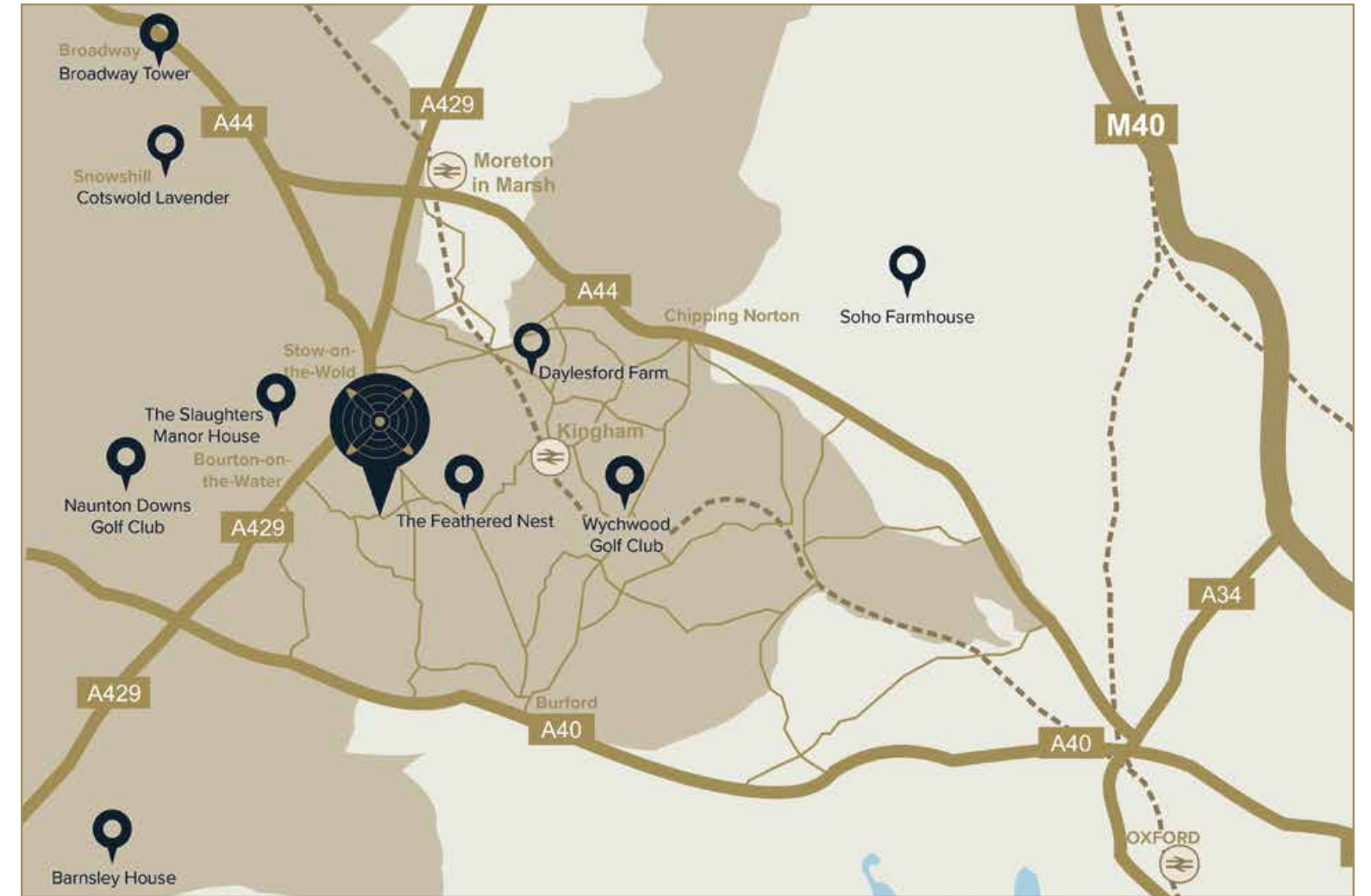
Little Rissington is a beautiful village in the Cotswolds Area of Outstanding Natural Beauty. Rich in history, the village church St Peters, dates back to the 12th century.

A relatively small population called Little Rissington home until the 20th century. In 1932 the RAF opened the Central Flying School and Airfield, making Little Rissington home to the Red Arrows and the Red Pelicans.





The village's connection to the RAF has been honoured in the form of a beautiful stained-glass feature in the village church and memorial in the church garden.

Whilst benefiting from a peaceful village lifestyle, Little Rissington is conveniently located just 2 miles from Bourton-on-the-Water, and 5 miles from the market town Stow-on-the-Wold, providing access to a variety of dining and shopping options.

Connections are made easy with Kingham Station offering regular rail services to Oxford and London Paddington.






Amenities

-  Bourton-on-the-Water 2 miles
-  Stow-on-the-Wold 5 miles
-  Kingham Station 6 miles
-  Burford 8 miles





By Car

-  Daylesford Farm Shop 15 min
-  The Slaughters Manor House 10 min
-  Barnsley House 30 min
-  Soho Farmhouse 35 min



By Train

-  Kingham to Oxford 30min
-  Kingham Station to London Paddington 1hr 30min



Live well...

The Cotswolds is a heavenly place to call home. Fill weekends with scenic walks to take in some of the AONB's natural delights, punctuate your exploration with traditional and timeless pubs, exquisite dining opportunities, impressive, age-old architecture, an expertly lead masterclass, or some restorative spa pampering.

Eat exceptionally



Learn from some of the best, at Daylesford Farm Cookery School.



Relish in long Sunday lunches spent at The Feathered Nest, in neighbouring Nether Westcote.



Ignite your senses with a visit to Cotswold Lavender Fields, followed by a scenic walk up to Broadway Tower.

Take some time



Treat yourself to a weekend at The Slaughters Manor House. With 5 acres of gardens, the Head Chef forages daily for produce to create incredible dishes.

Wychwood Golf Course is on your doorstep, boasting beautiful views of Wychwood Forest; or travel a little further to must-see Broadway Golf Club.



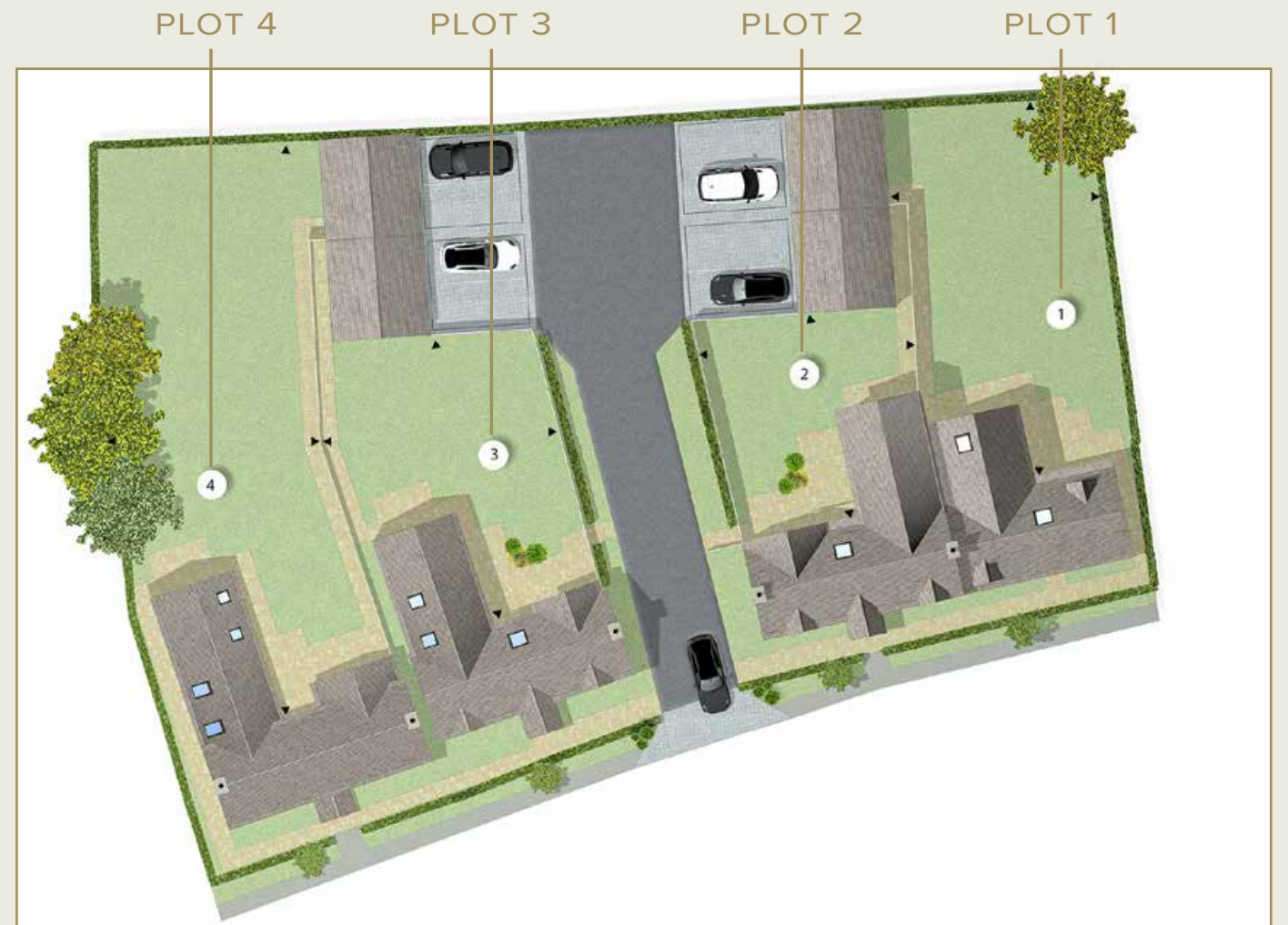
Set amongst gardens designed by the renowned Rosemary Verey, Barnsley House is a magical place for a sumptuous spa weekend.



Breathe deep



YOUR NEW HOME AWAITS

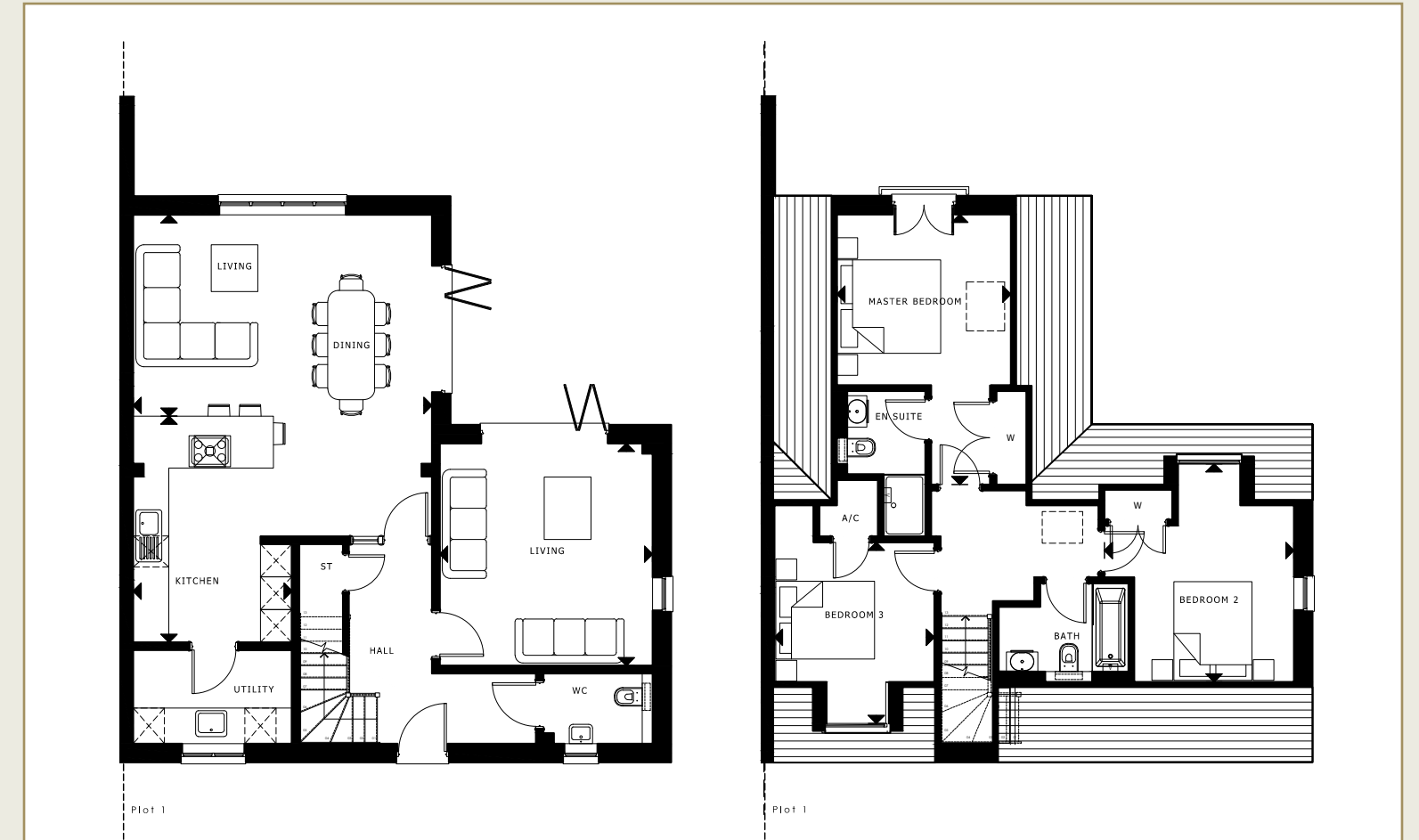


GARDEN SIZES

Plot 1	12.72m x 21.9m
Plot 2	13.05m x 11.86m
Plot 3	14.11m x 17.21m
Plot 4	12.44m x 33.07m

DAFFODIL HOUSE

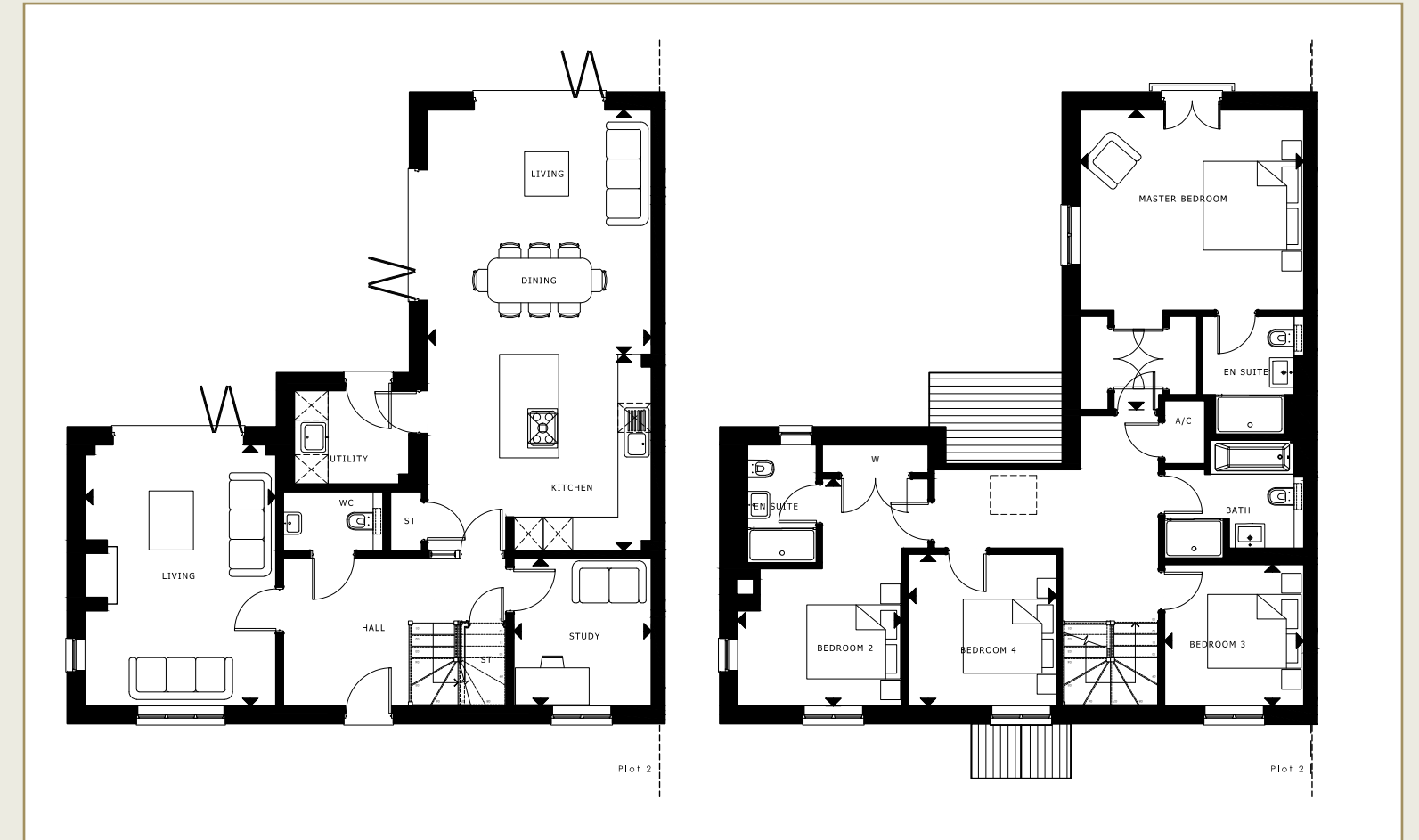
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PLOT 1 FLOOR PLANS



Living / Dining	5750 x 3875	18'10" x 12'8"
Kitchen	3056 x 4355	10'0" x 14'3"
Living	4100 x 4280	13'5" x 14'0"
Master bedroom	3350 x 5200	11'0" x 17'0"
Bedroom 2	3650 x 4200	11'11" x 13'9"
Bedroom 3	3074 x 3686	10'1" x 11'5"

TULIP HOUSE

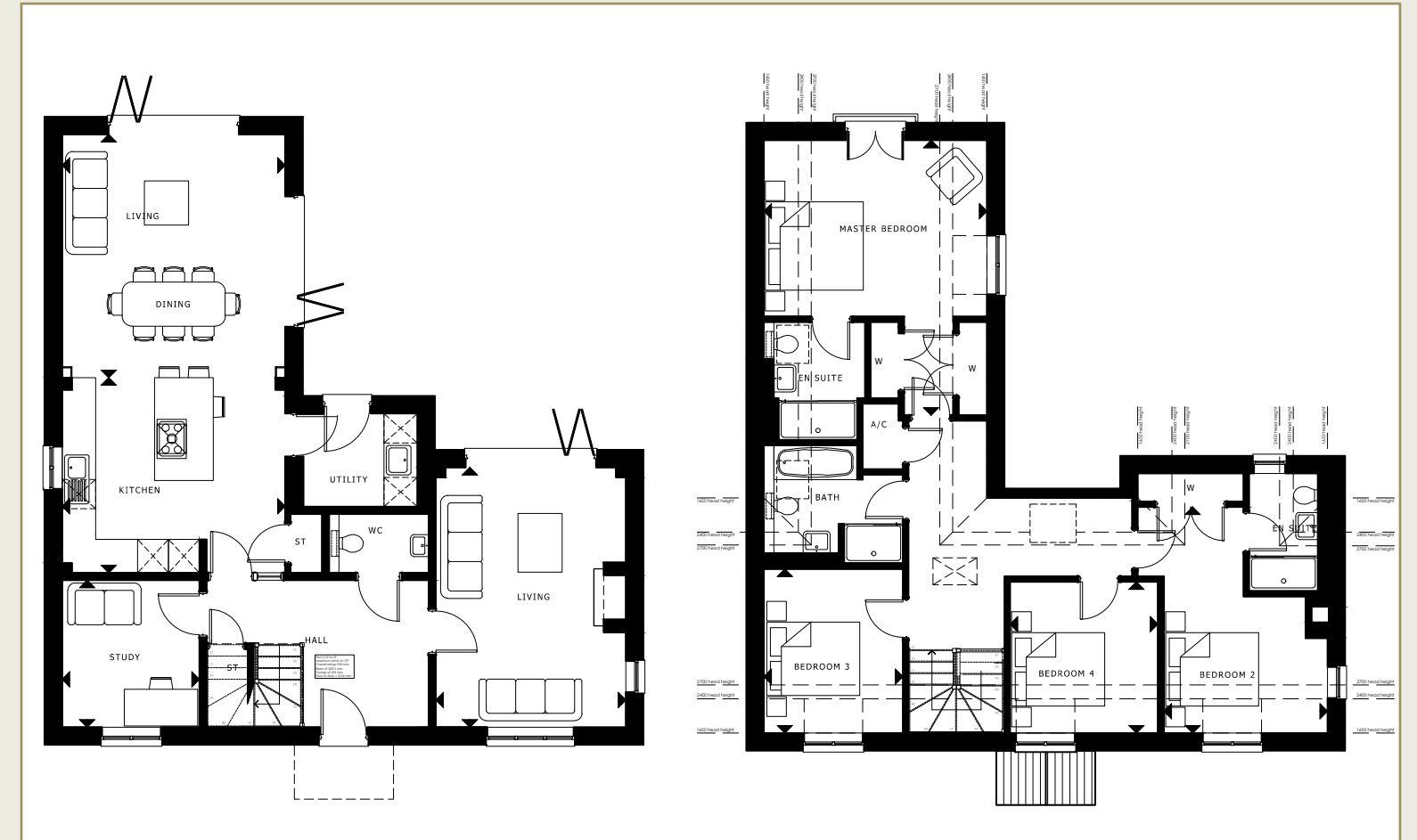
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PLOT 2 FLOOR PLANS



Study	2800 x 3000	9'2" x 9'10"
Living / Dining	4550 x 4965	14'11" x 16'3"
Kitchen	4550 x 3985	14'11" x 13'1"
Living	3875 x 5300	12'8" x 17'4"
Master bedroom	4550 x 6086	14'11" x 19'11"
Bedroom 2	3338 x 4611	10'11" x 15'1"
Bedroom 3	2836 x 2874	9'3" x 9'5"
Bedroom 4	3015 x 3086	9'10" x 10'1"

LILY HOUSE

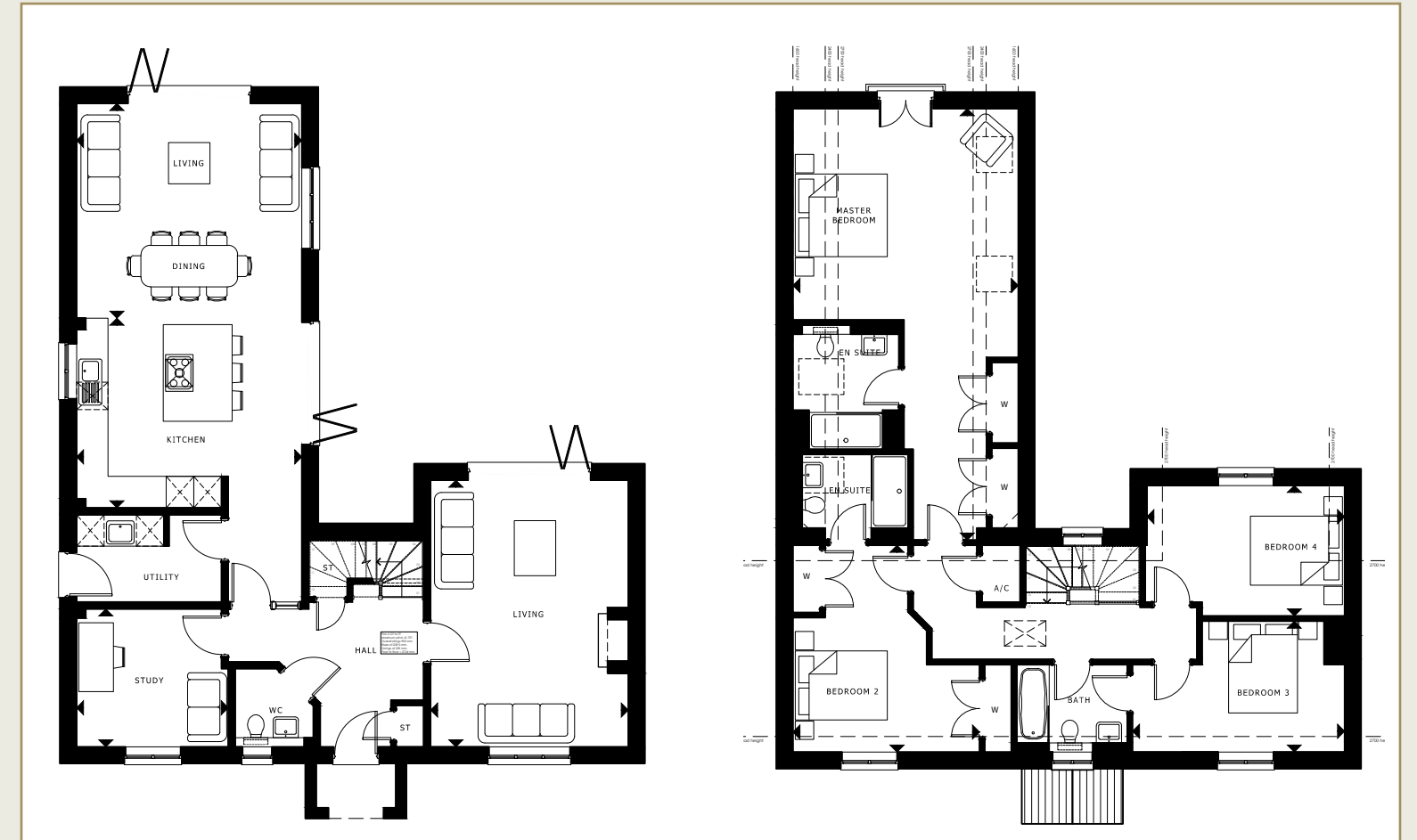
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PLOT 3 FLOOR PLANS



Study	2800 x 3000	9'2" x 9'10"
Living / Dining	4550 x 4965	14'11" x 16'3"
Kitchen	4550 x 3985	14'11" x 13'1"
Living	3875 x 5300	12'8" x 17'4"
Master bedroom	4550 x 5614	14'11" x 18'5"
Bedroom 2	3338 x 4611	10'11" x 15'1"
Bedroom 3	2836 x 3346	9'3" x 10'11"
Bedroom 4	3015 x 3086	9'10" x 10'1"

POPPY HOUSE

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PLOT 4 FLOOR PLANS



Study	3300 x 3000	10'10" x 9'10"
Living / Dining	4900 x 4673	16'1" x 15'4"
Kitchen	4900 x 4127	16'1" x 13'6"
Living	4300 x 5800	14'1" x 19'0"
Master bedroom	4900 x 9386	16'1" x 30'9"
Bedroom 2	4057 x 4501	13'3" x 14'9"
Bedroom 3	4614 x 2850	15'1" x 9'4"
Bedroom 4	4300 x 2836	14'1" x 9'3"



SIGNATURE SPECIFICATION



Each individually designed home at The Arrows 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.



STRIKING FEATURES

- The Arrows honours the enduring legacy of Cotswold design, with the facade of each home blending seamlessly in the idyllic village of Little Rissington.
- Offering generous living space, the ground floor of each home is open plan, with the kitchen / dining / living area connecting to the landscaped patios and gardens through bifold doors.
- An additional separate formal living room, utility and WC feature in the ground floor of all plots, with a study completing the ground floor in plots 2, 3 and 4.
- Cotswold charm is ensured with a traditional log burner set within an elegant mantle in the formal living area in plot 4. Provisions have been made for an optional log burner in the formal living area in the remaining three plots.
- Bathed in natural light, the master suite of each home is a true retreat with a juliet balcony providing uncompromising views of the Cotswold countryside.
- The private landscaped gardens offer the perfect setting for enjoying a tranquil afternoon in the sunshine.



A CHEF'S KITCHEN

- The spacious open plan kitchens feature shaker-style cabinetry, complemented by satin chrome 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:
 - Siemens combi microwave / oven to all plots.
 - Siemens single oven in plots 2, 3 and 4.
 - Siemens 5 zone induction hob to all plots.
 - Siemens ceiling mounted extractor hood to all plots.
 - Zanussi fridge-freezer and dishwasher.

LUXURIOUS BATHROOMS

- The light-filled bathrooms feature classic white sanitaryware by Laufen, coupled with polished chrome fixtures.
- Impeccable Porcelanosa tiling and elegant feature walls in the main bathroom and all ensuites create a calming retreat.
- Luxury is ensured with the Vado dual outlet thermostatic shower.
- Enjoy a spa-like experience in the comfort of your own home, with a stunning bath featured in the family bathroom of each home.
- The stylish vanity unit in the family bathroom and master ensuite of each home offers plenty of storage.



ENERGY EFFICIENT

- Each home at The Arrows is powered by individual air source heat pumps.
- Plots 1, 3 and 4 are powered by the Daikin Altherma 3 Monobloc.
- Plot 2 is powered by a Daikin LT Spilt unit (outdoor unit) and a Daikin V6 Hydrobox (internal unit) which is located in the utility.
- Air source heat pumps have high energy efficiency and lower CO2 emissions. Compatible with underfloor heating and radiators, they are the perfect solution to keep your energy costs down and provide a green energy source for your home.
- Electric car charging supply to all plots.
- A-rated appliances and dual-flush cisterns to all WCs.
- Double glazed windows help reduce heat loss in your home.
- Superior levels of insulation in walls and roof space, above industry standard.
- Dusk to dawn sensors on external lighting.

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, bathrooms, landing and hallway.
- Power and lighting have been made available in the car barns 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 ambience, complementing the landscaped gardens.



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 according to LABC New Home standards.
- Alarm system hard wiring installed to ensure compatibility with a variety of models for your customisation.
- 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



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



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www.mackenziemillerhomes.co.uk