



MACKENZIE MILLER  
HOMES



# THE CEDARS

THE WARWICKSHIRE

CV35 7QT



*Discover*



# THE CEDARS

THE WARWICKSHIRE

*An exclusive development of five 4-bedroom detached homes.*





MACKENZIE MILLER  
HOMES

*Your doorway to style,  
craftsmanship and  
luxury living.*







## RELAX, INDULGE AND ENJOY

Immerse yourself in history by taking a leisurely walk through the grounds of Kenilworth Castle, indulge in the exceptional restaurants, theatre and shopping in Stratford-upon-Avon, or enjoy the hustle and bustle of the city by taking the short journey to London.





## EXCLUSIVE LIFESTYLE

Perfectly positioned  
within Warwickshire,  
The Cedars is just  
footsteps away from the  
premier Warwickshire  
Golf Club. This ideal  
location offers stunning  
surroundings and  
welcomes you into an  
exclusive lifestyle.



*Inspiring interiors*

*Exceptional service*



## SIGNATURE SPECIFICATION

Each striking home at The Cedars exemplifies the Mackenzie Miller Homes signature specification.

Modern sophistication is ensured with premium quality built-in appliances, underfloor heating and a customisable home entertainment package.



## *Striking finishes*



- Panelled front doors complement the feature cladding on the facade of each home.
- Striking full-height glass panelling makes for a stunning entrance hall.
- Contemporary Porcelanosa tiles have been selected for the kitchen, utility and WC.
- The bespoke oak staircase with oversized newels is a beautiful showcase of local craftsmanship.
- Engineered wooden flooring of the highest quality brings warmth to the living areas.
- Bi-folds connect the living area to the landscaped gardens, creating a sense of space.

## *Luxurious bathrooms*



- The classic white sanitaryware by Laufen is complemented by an eye-catching, full-height ceramic tiled feature wall by Porcelanosa.
- Contemporary polished chrome fittings from Vado are installed throughout.
- The main bathrooms feature a beautiful Laufen vanity unit and LED illuminated motion mirror.

## *A chef's kitchen*

- The bespoke kitchens have been individually designed and feature expansive worktops with toughened glass splashbacks.
- The worktops, including the island, are a stunning, low maintenance Quartz.
- High-quality Siemens appliances have been selected, including a mutli-zone induction hob with hood and two ovens, one of which has microwave capabilities.
- The integrated dishwasher and built-in fridge complete the kitchen.



- Contemporary satin sockets and switches are fitted throughout the ground floor.
- Mackenzie Miller Homes signature LED strobe lighting installed underneath kitchen cabinetry and bannister rails creates a modern feel.
- LED downlights feature in the kitchen work areas, utility, en-suites, landing and hallway.
- Power and lighting has been made available in the garages and car barns, along with an electric car charging supply to meet all needs.
- Customise your entertainment package with a state of the art Sonos sound system and Sky connectivity
- Underfloor heating throughout the ground floor adds a sense of luxury, complemented by contemporary radiators and thermostats on the first floor.

## *The latest technology*



NB: exact specification is liable to change due to shortages and delays caused by COVID 19

\*Images from completed MMH developments

## *Energy efficient*



- A-rated appliances and dual-flush cisterns to all WCs.
- Energy efficient A-rated thermostatically controlled gas central heating boiler.
- Double glazed energy efficient windows providing a high level of thermal insulation and reduced heat loss.
- High levels of insulation in walls and roof space.
- Dusk to dawn sensors on external lighting.

## *Your new home awaits...*



## *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.



NB: exact specification is liable to change due to shortages and delays caused by COVID 19

\*Images from completed MMH developments

# NO. 1



\*The log-burner is an optional extra

## Ground floor

Kitchen / Dining	4.79m x 5.61m	15'7" x 18'4"
Living	4.23m x 4.68m	13'9" x 15'3"
Study	4.09m x 2.76m	13'4" x 9'0"
Garage	4.00m x 6.53m	13'1" x 21'4"

## First Floor

Master Bedroom	4.23m x 2.98m	13'9" x 9'8"
Bedroom 2	4.14m x 2.99m	13'6" x 9'8"
Bedroom 3	2.80m x 3.82m	9'2" x 12'5"
Bedroom 4	3.49m x 3.72m	11'4" x 12'2"

# NO. 2



\*The log-burner is an optional extra

## Ground floor

Kitchen / Dining	5.81m x 6.39m	19'1" x 20'10"
Living	4.15m x 5.02m	13'6" x 16'5"
Study	3.44m x 2.95m	11'3" x 9'7"
Garage	4.00m x 6.08m	13'1" x 19'9"

## First Floor

Master Bedroom	4.15m x 3.25m	13'6" x 10'7"
Bedroom 2	3.44m x 3.13m	11'3" x 10'3"
Bedroom 3	2.85m x 4.12m	9'3" x 13'5"
Bedroom 4	2.85m x 4.12m	9'3" x 13'5"

# NO. 3



\*The log-burner is an optional extra

## Ground floor

Kitchen / Dining	5.81m x 6.39m	19'1" x 20'10"
Living	4.15m x 5.02m	13'6" x 16'5"
Study	3.44m x 2.95m	11'3" x 9'7"
Garage	3.94m x 6.08m	12'9" x 19'9"

## First Floor

Master Bedroom	4.15m x 3.25m	13'6" x 10'7"
Bedroom 2	3.44m x 3.13m	11'3" x 10'3"
Bedroom 3	2.85m x 4.12m	9'3" x 13'5"
Bedroom 4	2.85m x 4.12m	9'3" x 13'5"

# NO. 4



\*The log-burner is an optional extra

## Ground floor

Kitchen / Dining	6.26m x 5.26m	20'5" x 17'2"
Living	4.15m x 4.79m	13'6" x 15'7"
Study	3.00m x 2.20m	9'8" x 7'2"
Carport	2.93m x 5.18m	9'6" x 16'10"

## First Floor

Master Bedroom	4.15m x 3.10m	13'6" x 10'2"
Bedroom 2	3.36m x 3.02m	11'0" x 9'9"
Bedroom 3	2.80m x 3.83m	9'2" x 12'6"
Bedroom 4	4.06m x 3.02m	13'3" x 9'9"

# NO. 5

# PRIME LOCATION



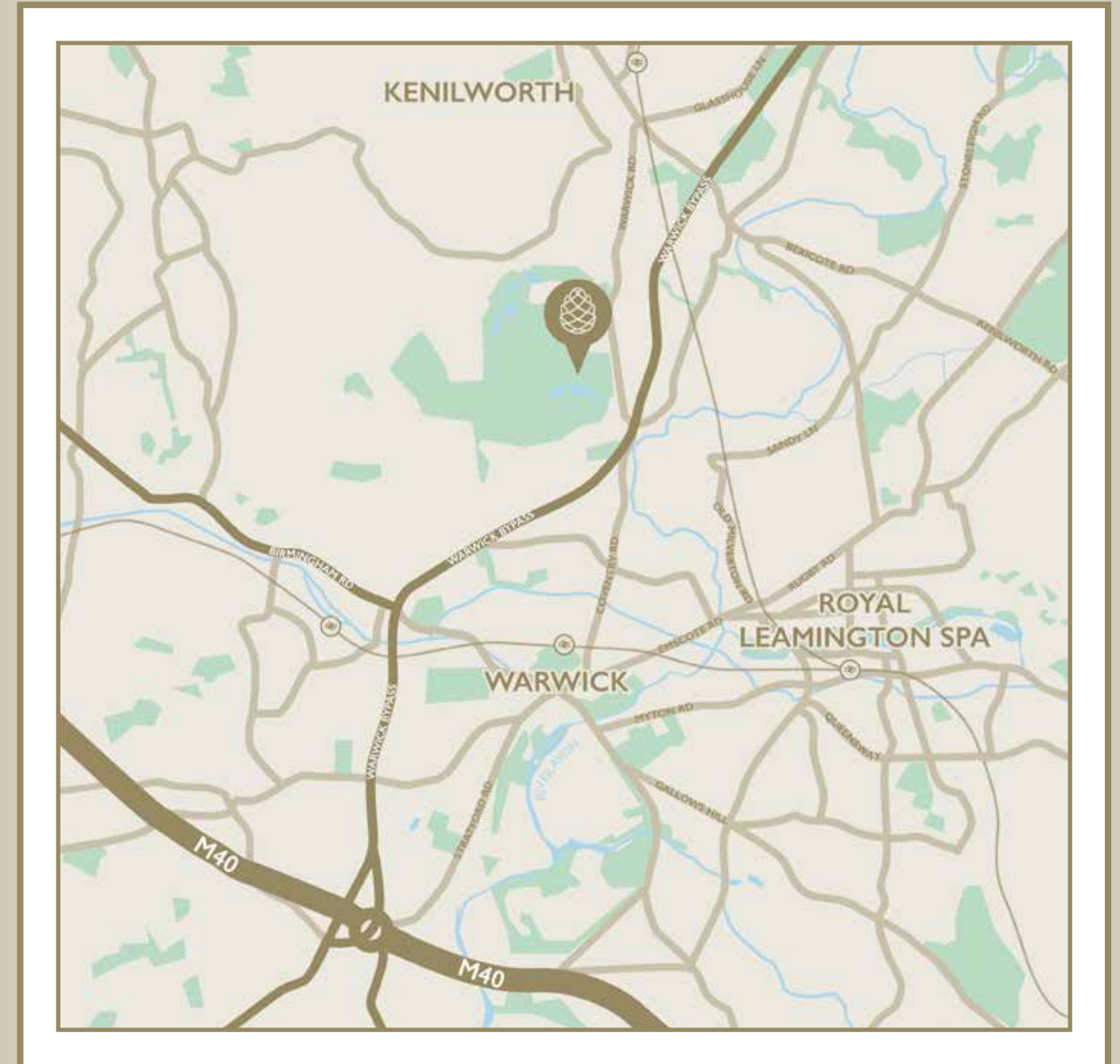
\*The log-burner is an optional extra

## Ground floor

Kitchen / Dining	5.81m x 6.39m	19'1" x 20'10"
Living	4.15m x 5.02m	13'6" x 16'5"
Study	3.44m x 2.95m	11'3" x 9'7"
Garage	3.94m x 6.08m	12'9" x 19'9"

## First Floor

Master Bedroom	4.15m x 3.25m	13'6" x 10'7"
Bedroom 2	3.44m x 3.13m	11'3" x 10'3"
Bedroom 3	2.85m x 4.12m	9'3" x 13'5"
Bedroom 4	2.85m x 4.12m	9'3" x 13'5"







## BESPOKE BY DESIGN

The Cedars is the perfect combination of architectural excellence, interior design flair and high specification. Each individually-designed home offers a rare opportunity to enjoy open-plan living of the highest standard within a boutique development. The grand entry-way with double height glass panelling makes an instant impression and creates a sense of space that continues throughout each home.

*Every detail has been considered...*



*... to ensure your enjoyment*



MACKENZIE MILLER  
HOMES

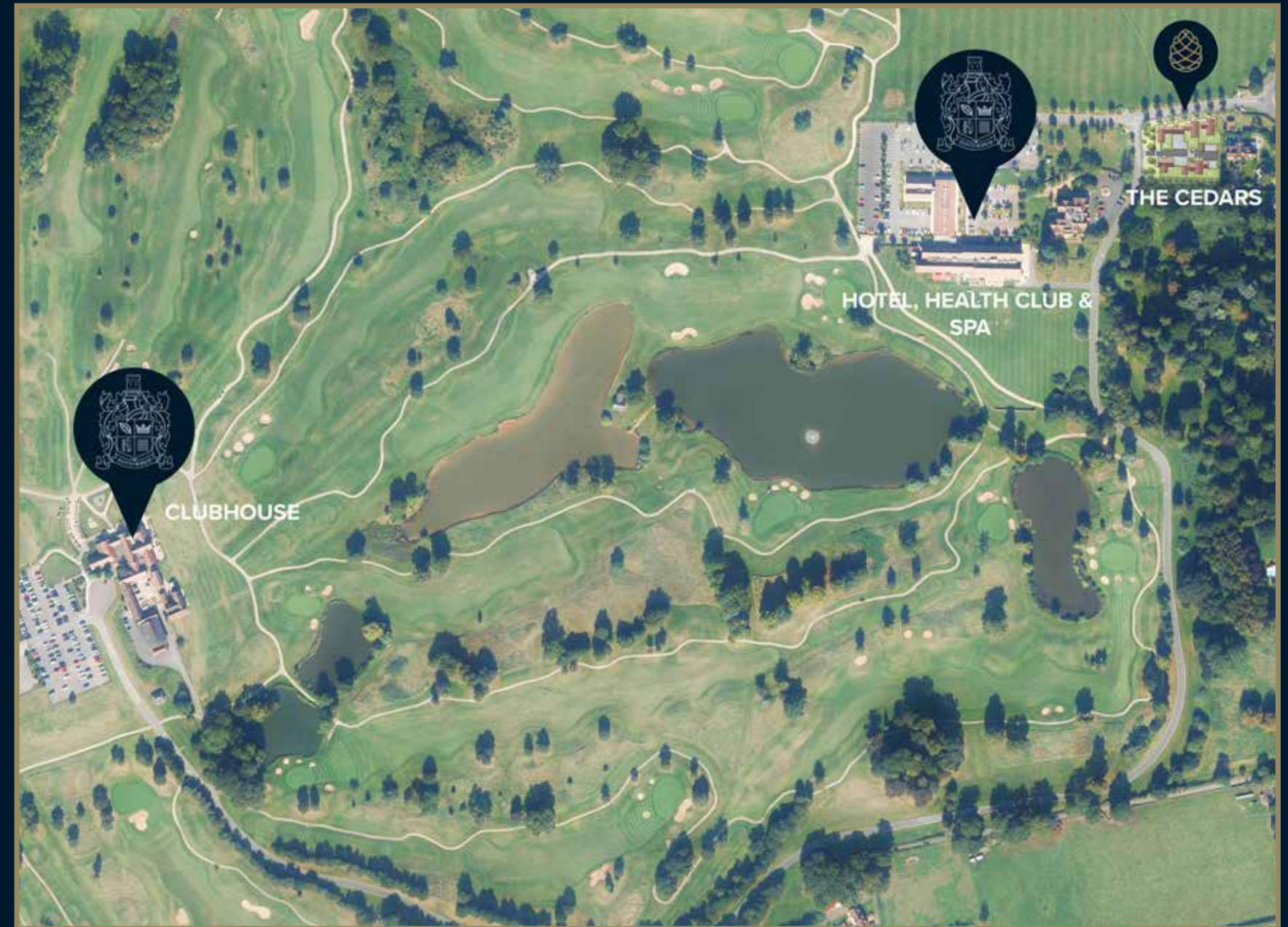
For more information contact our selling agents:

Peter Clarke  
New Homes

01926 870 145  
newhomes@peterclarke.co.uk

ehB  
RESIDENTIAL

01926 881 114  
info@ehbresidential.com





MACKENZIE MILLER  
HOMES

[WWW.MACKENZIE MILLER HOMES.CO.UK](http://WWW.MACKENZIE MILLER HOMES.CO.UK)