



MACKENZIE MILLER
HOMES



THE
Grove

BALSALL COMMON CV7 7AR



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HOMES

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





BALSALL COMMON CV7 7AR

*A boutique development
of two 3-bedroom and
two 4-bedroom detached
homes.*



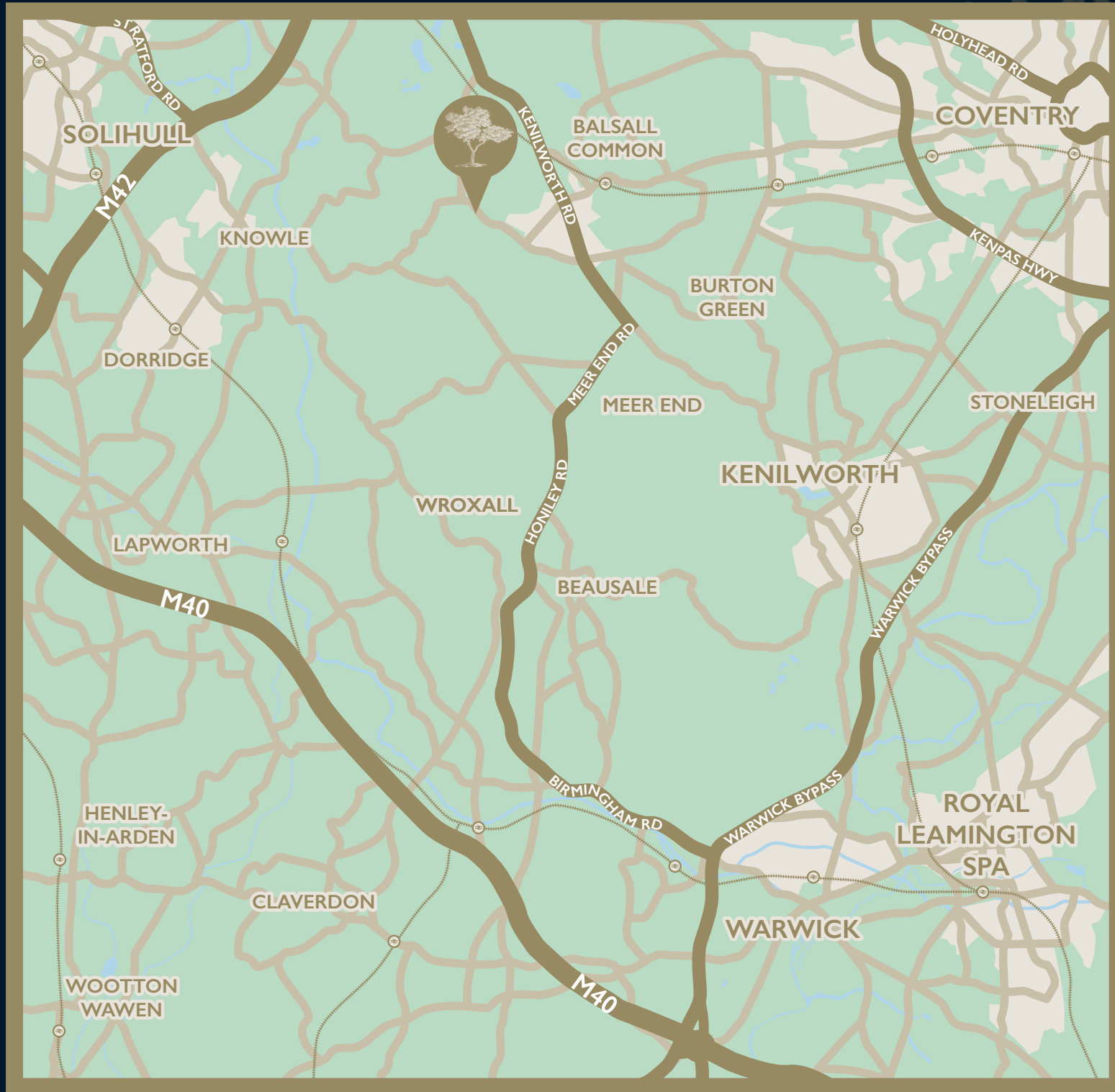
Picturesque
LOCATION

where luxury
MEETS COMFORT

Perfectly positioned within Balsall Common, each individually designed home at The Grove offers a rare opportunity to enjoy modern luxury living in the heart of Warwickshire countryside.

Set back from the road and accessed by a quiet lane, this boutique development is the perfect location for those wanting quick access to restaurants, shopping, historical landmarks and schools, whilst enjoying a serene countryside setting.





The Grove is ideally situated near up-market towns within Warwickshire and offers convenient connections for commuters travelling to the CBD's of London and Birmingham.









MODERN
DESIGN
BUILT FOR

Living

SIGNATURE SPECIFICATION

Each beautiful home at The Grove 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

- Contemporary Porcelanosa tiles have been selected for flooring throughout, making an instant impact
- The bespoke staircase is a beautiful showcase of local craftsmanship.
- Mackenzie Miller Homes signature LED lighting installed underneath kitchen cabinetry and bannister rails creates a modern feel.
- Vaulted ceilings in the family room give a sense of space with bi-folds connecting the living area to the landscaped gardens.



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.
- Smart Aqualisa dual showers are to be fitted.



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 and Zanussi 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.



THE LATEST TECHNOLOGY

- Contemporary satin sockets and switches are fitted throughout the ground floor.
- LED downlights feature in the kitchen work areas, utility, en-suites, landing and hallway.
- Underfloor heating throughout the ground floor adds a sense of luxury, complemented by contemporary radiators and thermostats on the first floor.
- Lighting has been made available in all the garages and car ports.
- Customise your entertainment package with the option of state of the art Sonos sound system and Sky connectivity



ENERGY EFFICIENT

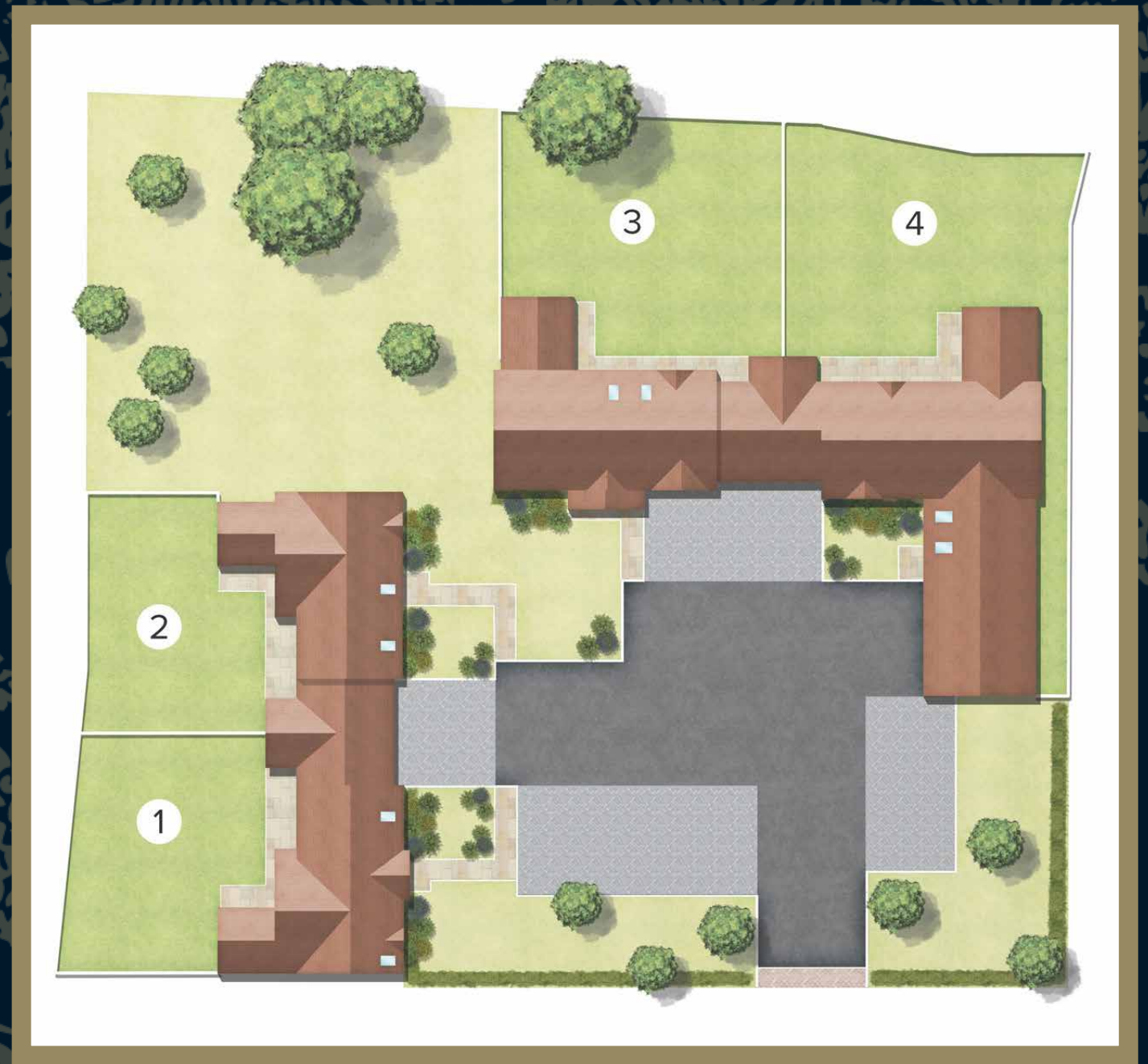
- A-rated appliances and dual-flush cisterns to all WCs.
- Energy efficient A-rated thermostatically controlled gas central heating boiler.
- Double glazed energy efficient windows providing a high level of thermal insulation and reduced heat loss.
- High levels of insulation in walls and roof space.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

SECURITY & PEACE OF MIND

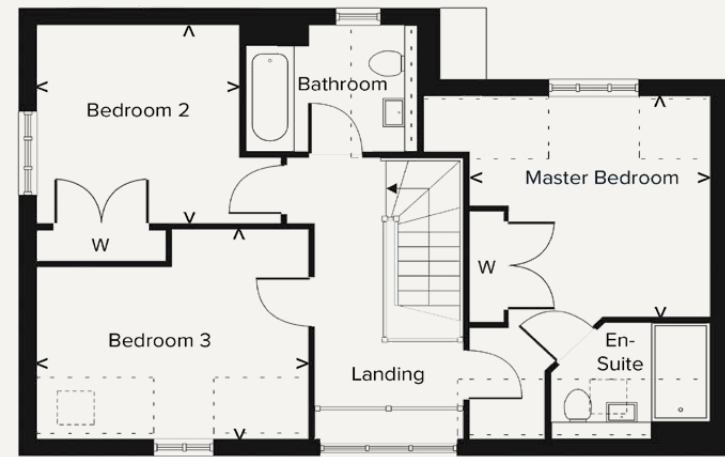
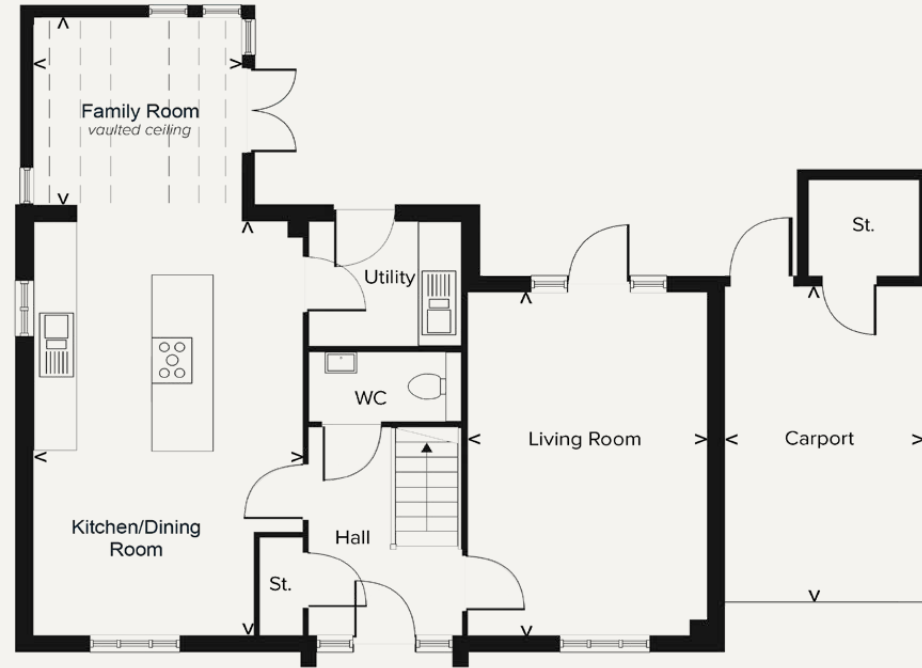
- 10 year LABC warranty.
- Alarm system hard wiring installed to ensure compatibility with a variety of models. Select according to your preferences.
- Lighting to external doors with PIR sensors.



Your new home
AWAITS...



NO. 1



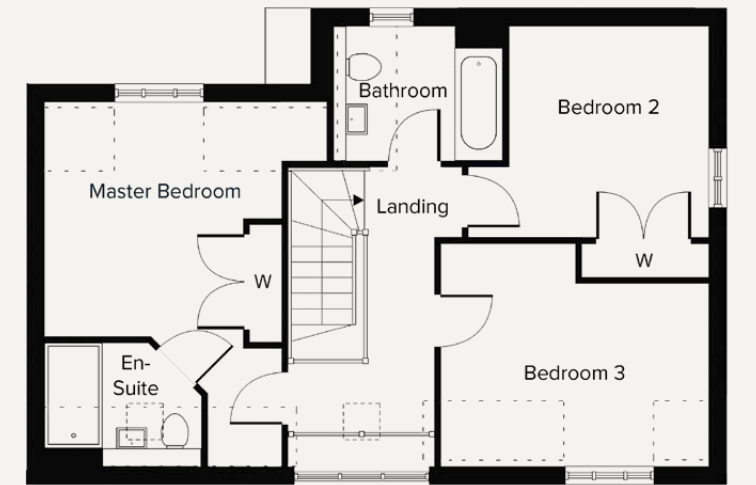
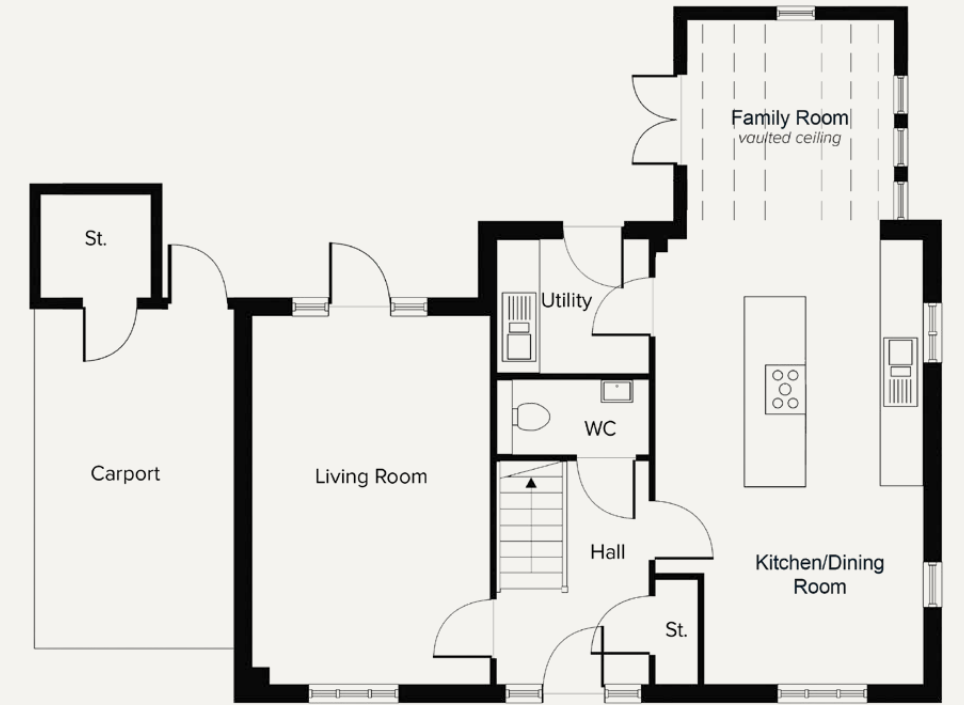
Ground floor

Kitchen/Dining	3.91m x 6.48m	12'8" x 21'2"
Living	3.45m x 5.36m	11'3" x 17'6"
Family	2.91m x 2.77m	9'5" x 9'1"
Carport	2.93m x 5.20m	9'6" x 17'0"

First Floor

Master Bedroom	3.50m x 3.45m	11'5" x 11'3"
Bedroom 2	2.95m x 3.14m	9'7" x 10'3"
Bedroom 3	3.96m x 3.28m	13'0" x 10'8"

NO. 2



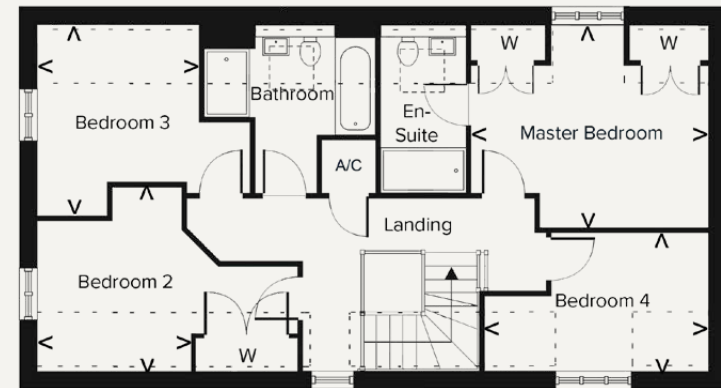
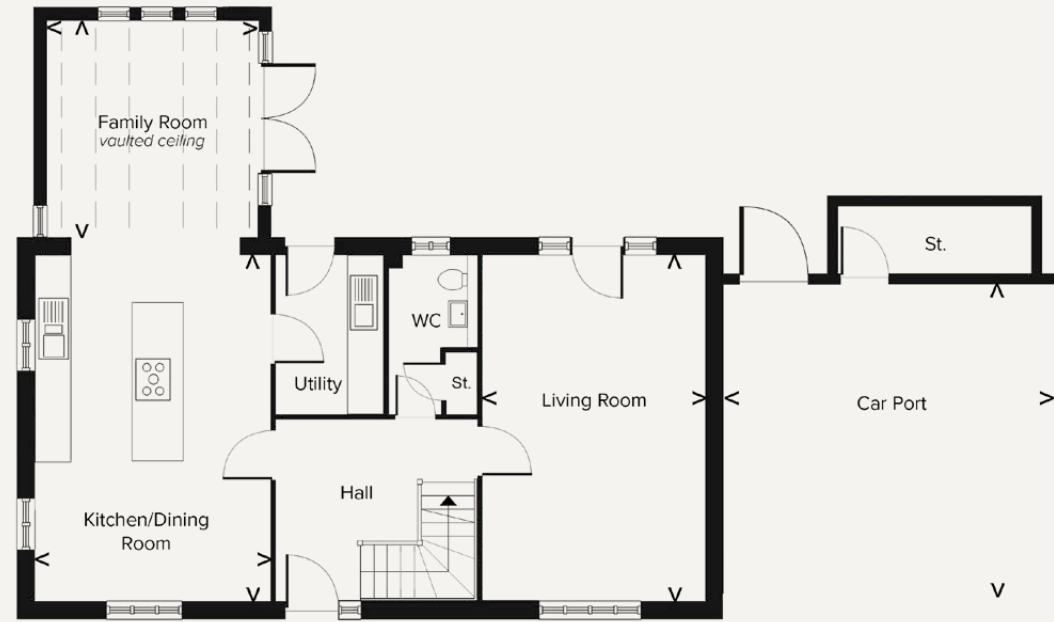
Ground floor

Kitchen/Dining	3.91m x 6.48m	12'8" x 21'2"
Living	3.45m x 5.36m	11'3" x 17'6"
Family	2.91m x 3.12m	9'5" x 10'2"
Carport	2.93m x 5.20m	9'6" x 17'0"

First Floor

Master Bedroom	3.50m x 3.45m	11'5" x 11'3"
Bedroom 2	2.95m x 3.14m	9'7" x 10'3"
Bedroom 3	3.96m x 3.28m	13'0" x 10'8"

NO. 3



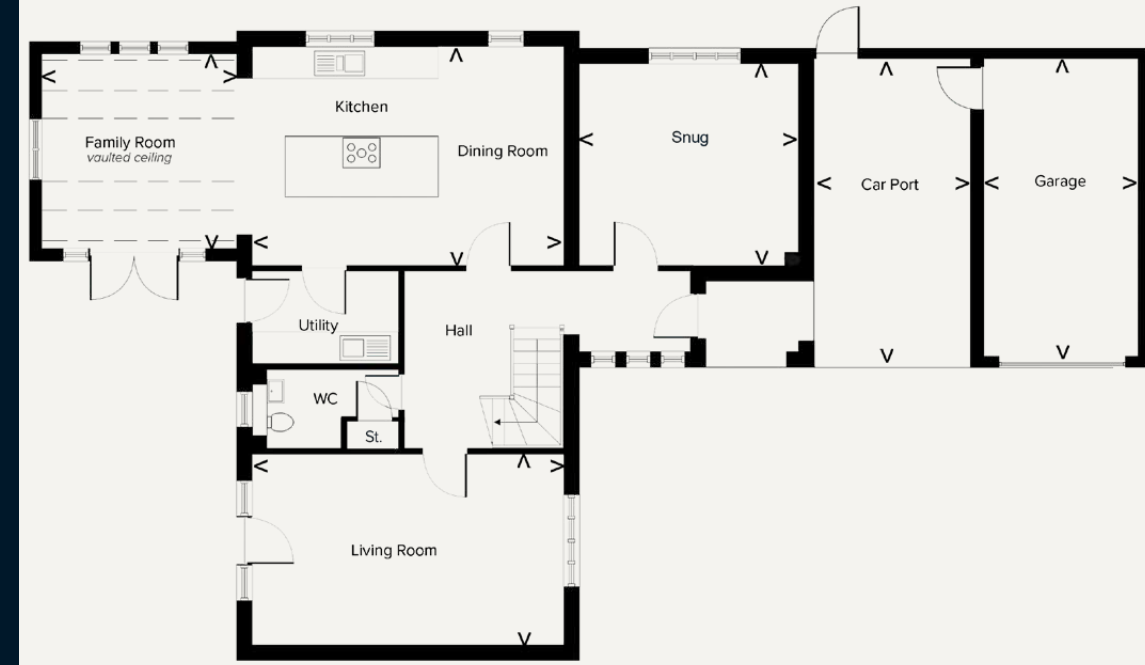
Ground floor

Kitchen/Dining	4.09m x 6.03m	13'4" x 19'8"
Living	3.87m x 6.03m	12'7" x 19'8"
Family	3.45m x 3.67m	11'3" x 12'0"
Carport	5.86m x 5.18m	19'2" x 16'9"

First Floor

Master Bedroom	4.15m x 3.53m	13'6" x 11'6"
Bedroom 2	2.78m x 3.20m	9'1" x 10'5"
Bedroom 3	2.80m x 3.33m	9'2" x 10'9"
Bedroom 4	3.92m x 2.40m	12'9" x 7'9"

NO. 4



Ground floor

Kitchen/Dining	6.03m x 4.23m	19'8" x 13'9"
Living	6.03m x 3.67m	19'8" x 12'0"
Family	3.67m x 3.56m	12'0" x 11'7"
Snug	4.23m x 3.91m	13'9" x 12'8"
Carport	3.04m x 6.07m	9'10" x 19'9"
Garage	3.04m x 5.86m	9'10" x 19'2"

First Floor

Master Bedroom	2.93m x 3.90m	9'6" x 12'8"
Bedroom 2	3.00m x 3.12m	9'8" x 10'2"
Bedroom 3	2.93m x 3.72m	9'6" x 12'2"
Bedroom 4	3.00m x 3.23m	9'8" x 10'5"



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For more information, contact:



01789 269 853
stratfordnewhomes@knightfrank.com

Peter Clarke
New Homes

01926 870 145
newhomes@peterclarke.co.uk



MACKENZIE MILLER
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WWW.MACKENZIE MILLER HOMES.CO.UK