



MACKENZIE MILLER
HOMES



THE CEDARS

THE WARWICKSHIRE

CV35 7QT

Discover



THE CEDARS

THE WARWICKSHIRE

An exclusive development of five 4-bedroom detached homes.



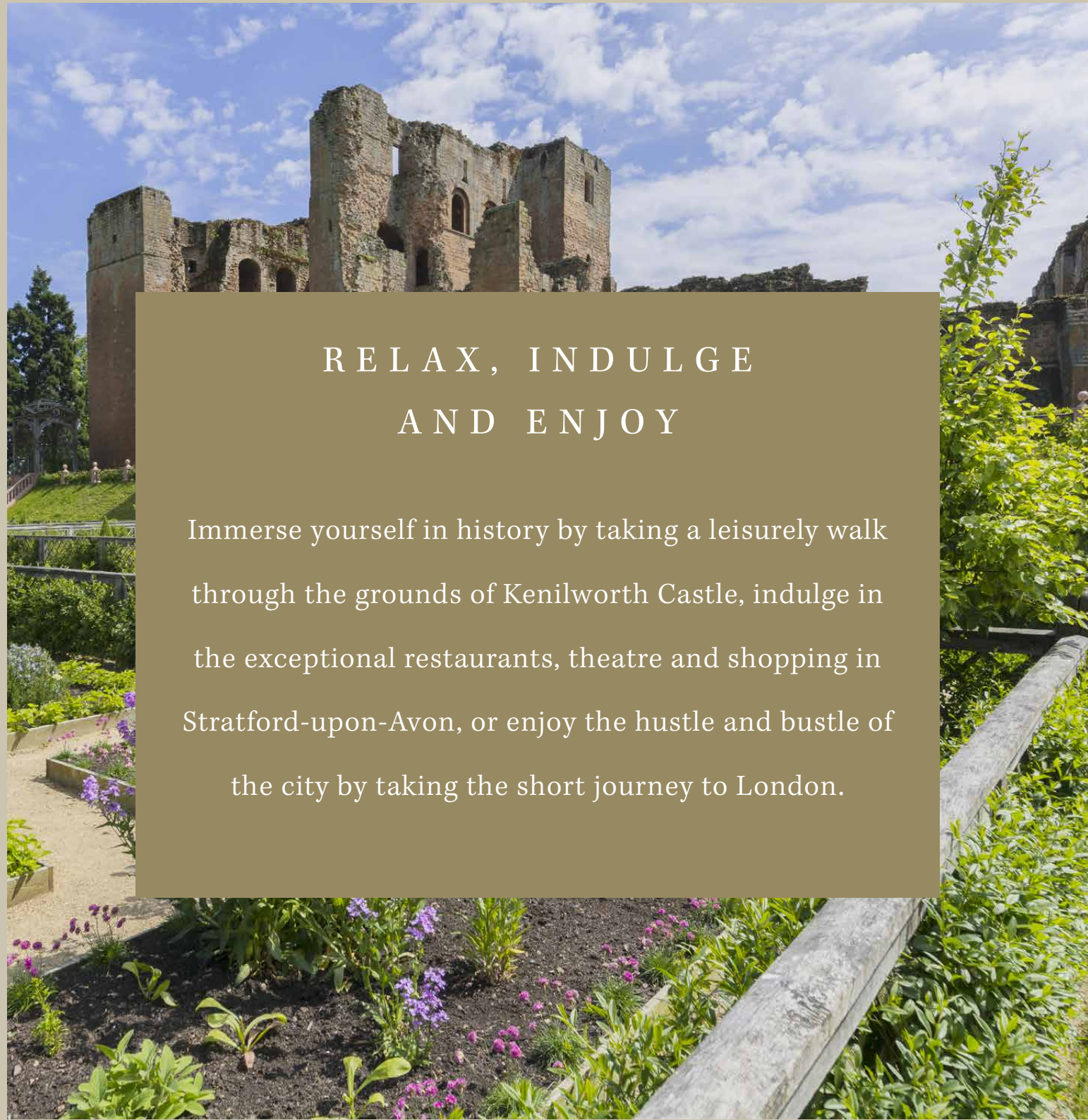
MACKENZIE MILLER
HOMES

*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.



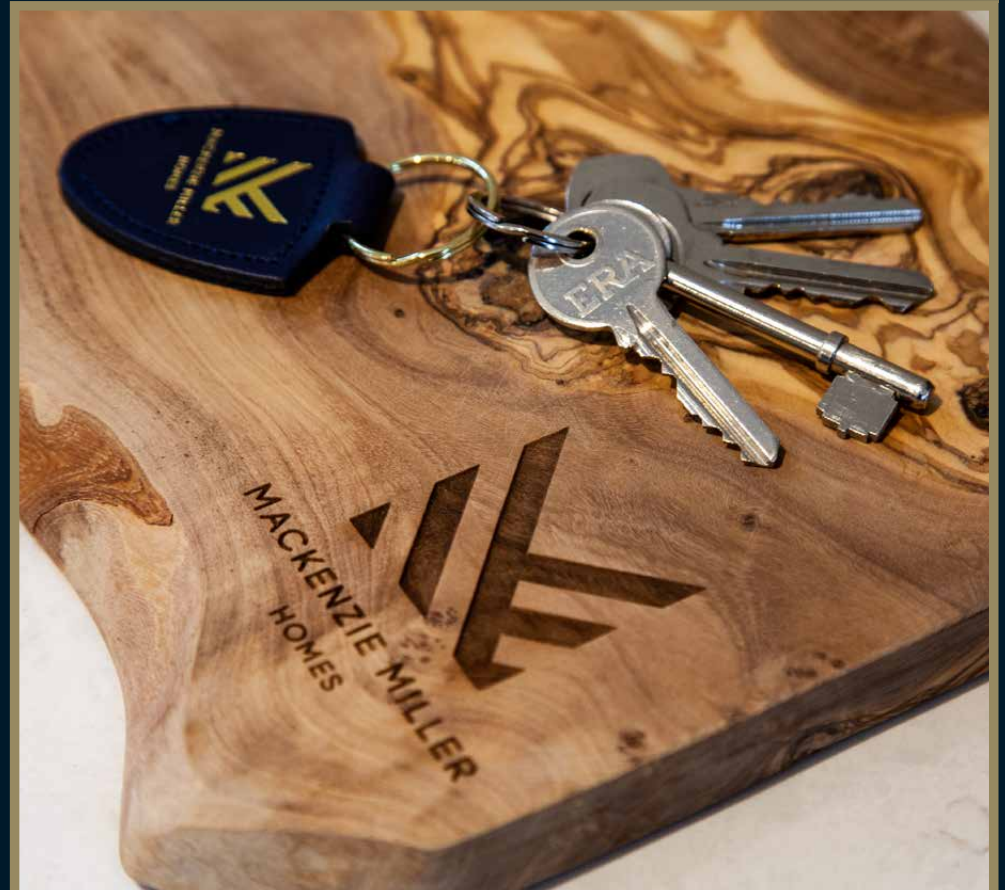
EXCLUSIVE LIFESTYLE

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



- Hardwood 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.

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.



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.

The latest technology

- 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.



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	4.79m x 5.61m
Living	4.23m x 4.68m
Study	4.09m x 2.76m
Garage	4.00m x 6.53m

First Floor

Master Bedroom	4.23m x 2.98m
Bedroom 2	4.14m x 2.99m
Bedroom 3	2.80m x 3.82m
Bedroom 4	3.49m x 3.72m

NO. 2



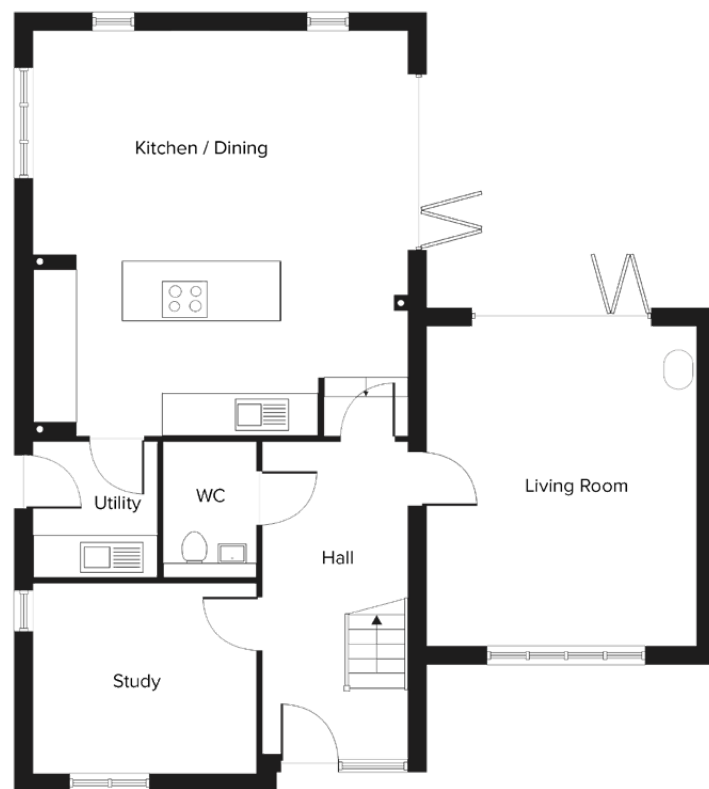
Ground floor

Kitchen / Dining	5.81m x 6.39m
Living	4.15m x 5.02m
Study	3.44m x 2.95m
Garage	4.00m x 6.08m

First Floor

Master Bedroom	4.15m x 3.25m
Bedroom 2	3.44m x 3.13m
Bedroom 3	2.85m x 4.12m
Bedroom 4	3.94m x 6.08m

NO. 3



Ground floor

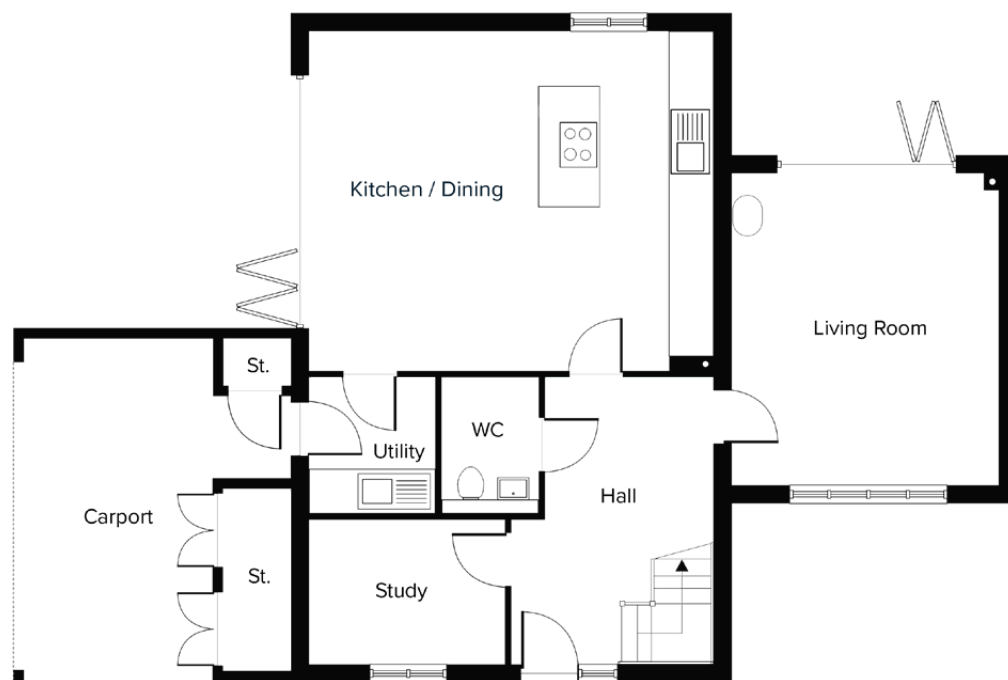
Kitchen / Dining	5.81m x 6.39m
Living	4.15m x 5.02m
Study	3.44m x 2.95m
Garage	4.00m x 6.08m



First Floor

Master Bedroom	4.15m x 3.25m
Bedroom 2	3.44m x 3.13m
Bedroom 3	2.85m x 4.12m
Bedroom 4	3.94m x 6.08m

NO. 4



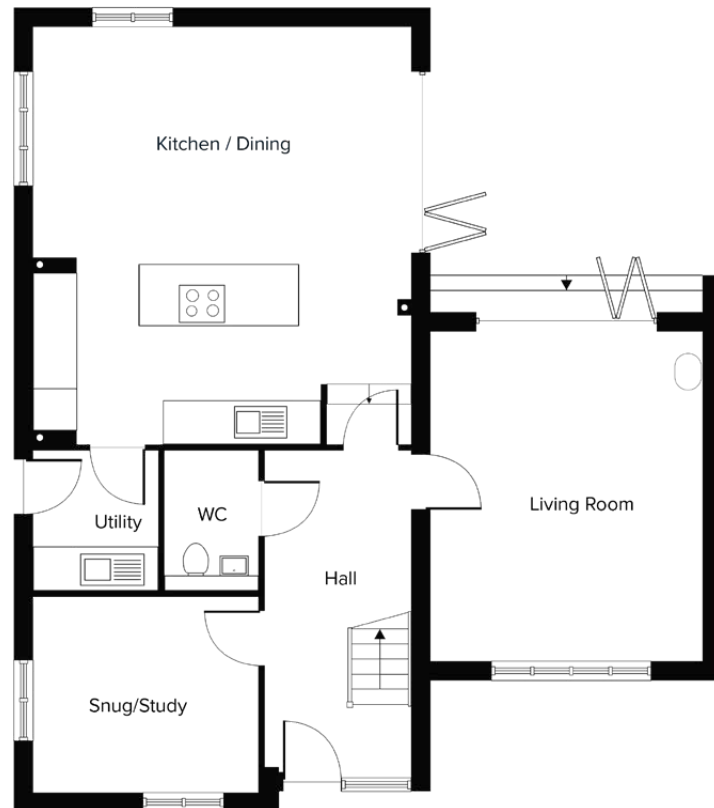
Ground floor

Kitchen / Dining	6.26m x 5.26m
Living	4.15m x 4.79m
Study	3.00m x 2.20m
Carport	2.93m x 5.18m

First Floor

Master Bedroom	4.15m x 4.79m
Bedroom 2	3.36m x 3.02m
Bedroom 3	2.80m x 3.83m
Bedroom 4	4.06m x 3.02m

N O . 5



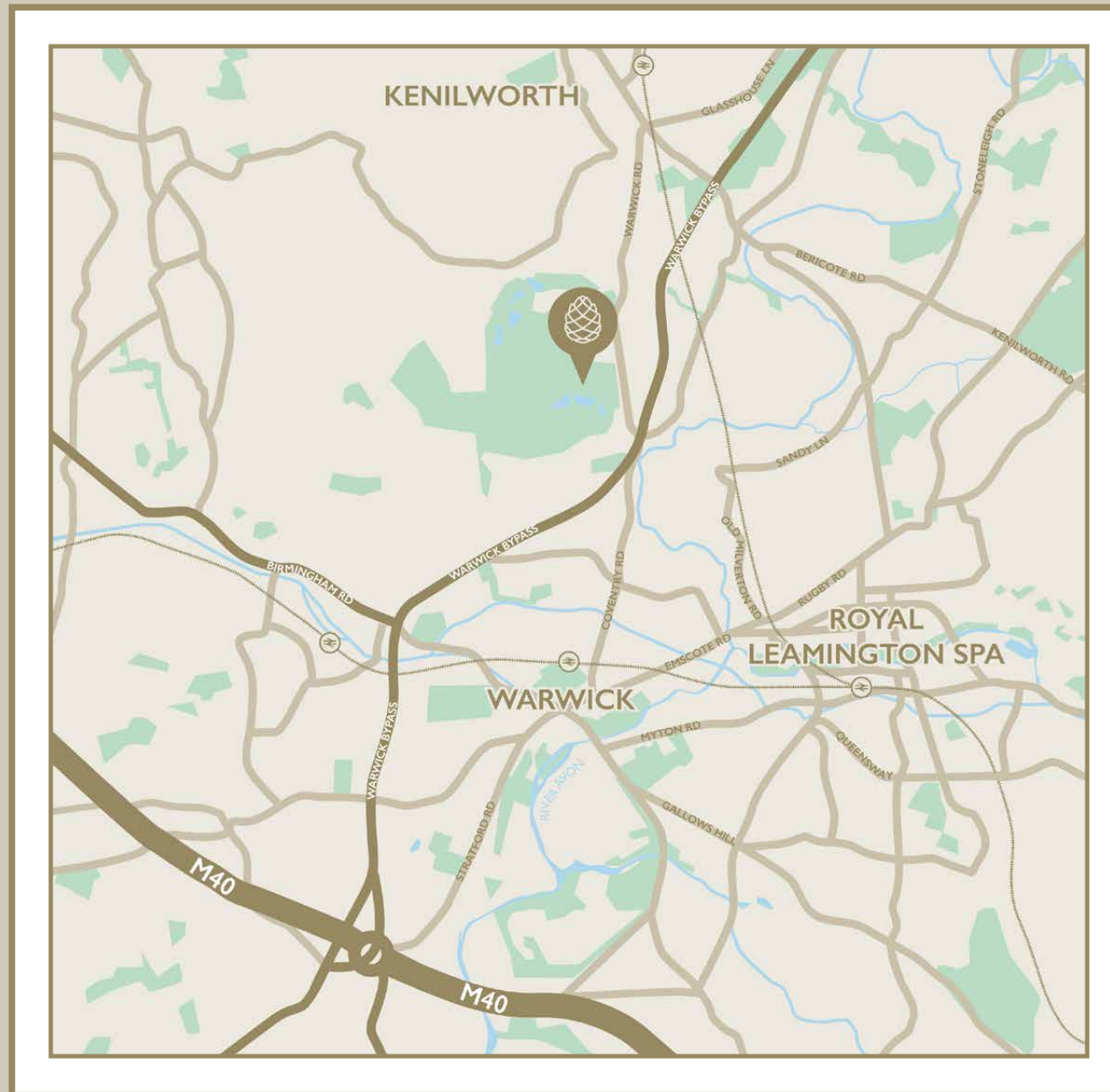
Ground floor

Kitchen / Dining	6.26m x 5.26m
Living	4.15m x 4.79m
Study	3.00m x 2.20m
Carport	2.93m x 5.18m

First Floor

Master Bedroom	4.15m x 4.79m
Bedroom 2	3.36m x 3.02m
Bedroom 3	2.80m x 3.83m
Bedroom 4	4.06m x 3.02m

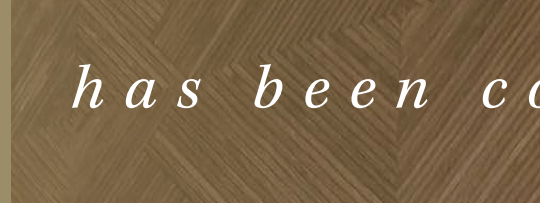
PRIME LOCATION





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
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