



MACKENZIE MILLER
HOMES

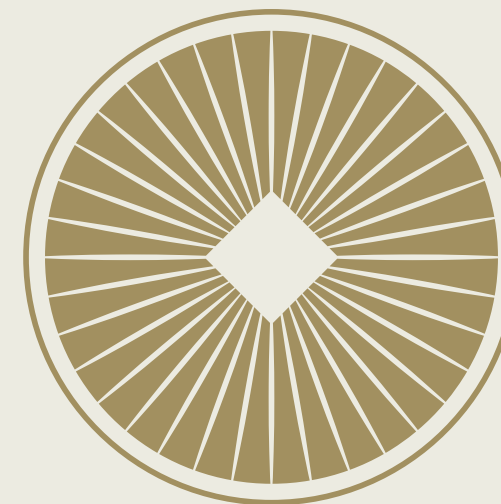


THE CIDER
MILL

LANGBOROUGH
GL56 0QQ



INTRODUCING



THE CIDER
MILL



MACKENZIE MILLER
HOMES

YOUR DOORWAY
TO STYLE,
CRAFTSMANSHIP
& LUXURY LIVING

ENDURING COTSWOLD DESIGN

A collection of six design-led Cotswold homes:
Two 2-bedroom semi-detached
Four 4-bedroom detached



Featured from left to right: No 6. 4-bedroom detached, No 5. 4-bedroom detached, No 4. 4-bedroom detached,
No 3. 2-bedroom semi-detached, No 2. 2-bedroom semi-detached, No 1. 4-bedroom detached.

NOTE: this is a computer generated image

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.

Featured from left to right: No 3. 2-bedroom semi-detached, No 2. 2-bedroom semi-detached, No 1. 4-bedroom detached.

NOTE: this is a computer generated image

LIVE BETTER

Immerse yourself in a truly special way of life in Longborough. With its vibrant sense of community and picturesque location, Longborough is a calming and restorative place to call home.

Enjoy the peace and serenity of the Cotswold countryside, without compromising on access to amenities. The Longborough Village Shop and Cafe is run and owned by locals, catering to all your essentials with wonderful, locally grown produce, and The Coach and Horses offers the perfect spot to unwind and mingle with a drink by the fire.



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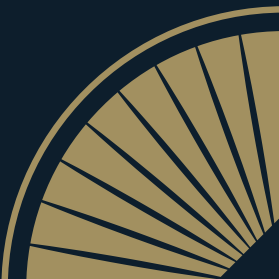


CONSIDERED DETAILS

At Mackenzie Miller Homes we fixate over every detail that forms the homes we build. Each home at The Cider Mill is constructed in locally sourced Cotswold stone, ensuring they blend harmoniously within the village.

Internally, our team of expert designers has created spaces that are warm, invigorating and infused with modern comforts. Timeless features and rich textures include elegant limestone flooring, shaker-style cabinetry and antique brass fixtures and fittings.

NOTE: this is a computer generated image





The Cider Mill occupies a wonderful position in Longborough, accessed via secure gates and a private tree-lined drive.

As you approach the homes, Plot 6 is separated by a hand-laid dry stone wall with stone pillars. Beyond the private drive to Plot 6, residents are greeted with a lush green

expanse designed by Bali Award-winning Isola Gardens, centered amongst Plots 1 to 5.

Architectural features synonymous with the traditional Cotswold aesthetic create a spectacular street scene at The Cider Mill, which is even more beautiful by nightfall as the specialist lighting design illuminates each home.

Featured from left to right: NO. 5 4-bedroom detached, NO. 4 4-bedroom detached.

NOTE: this is a computer generated image

FUTURE PROOF

At Mackenzie Miller Homes, we take pride in crafting homes that are built to last for the enjoyment of future generations.

Each home at The Cider Mill will be heated by energy-efficient air source heat pumps and feature electric car charging points, providing sustainable, future-proof energy sources.



NOTE: this is a computer generated image

EMBRACE THE TRANQUILITY...



*The Fish, Broadway
... Immerse yourself in the
beauty of over 500 acres
of unspoilt countryside,
connecting back with
nature.*



*Cowley Manor C-side Spa - Cowley
... Crafted treatments
centered around holistic
remedies, book yourself
in for a day of total
relaxation.*

FOR THE WHOLE FAMILY TO ENJOY...

*Cotswold Farm Park
...From guided dog walks,
feeding lambs, glamping
and everything in between,
the Cotswold Farm Park is a
wonderful place to explore.*



*Batsford Arboretum
... Take a leisurely walk
through the snowdrops
and Japanese cherry
trees.*



*The Big Festival
... A festival focused
on food, family fun,
and amazing live
music.*



DINING AT ITS FINEST...



*The Fox, Oddington
... Enjoy artisanal
dishes, best followed
by a glass of wine
next to the open fire.*



*The Bull, Charlbury
... Where menus change
daily, serving up delicious,
locally grown and sourced
produce.*



ON YOUR DOORSTEP...



*The Coach and Horses
...The perfect spot to
unwind, this cosy pub
offers great food and local
ales just a few steps from
your home.*



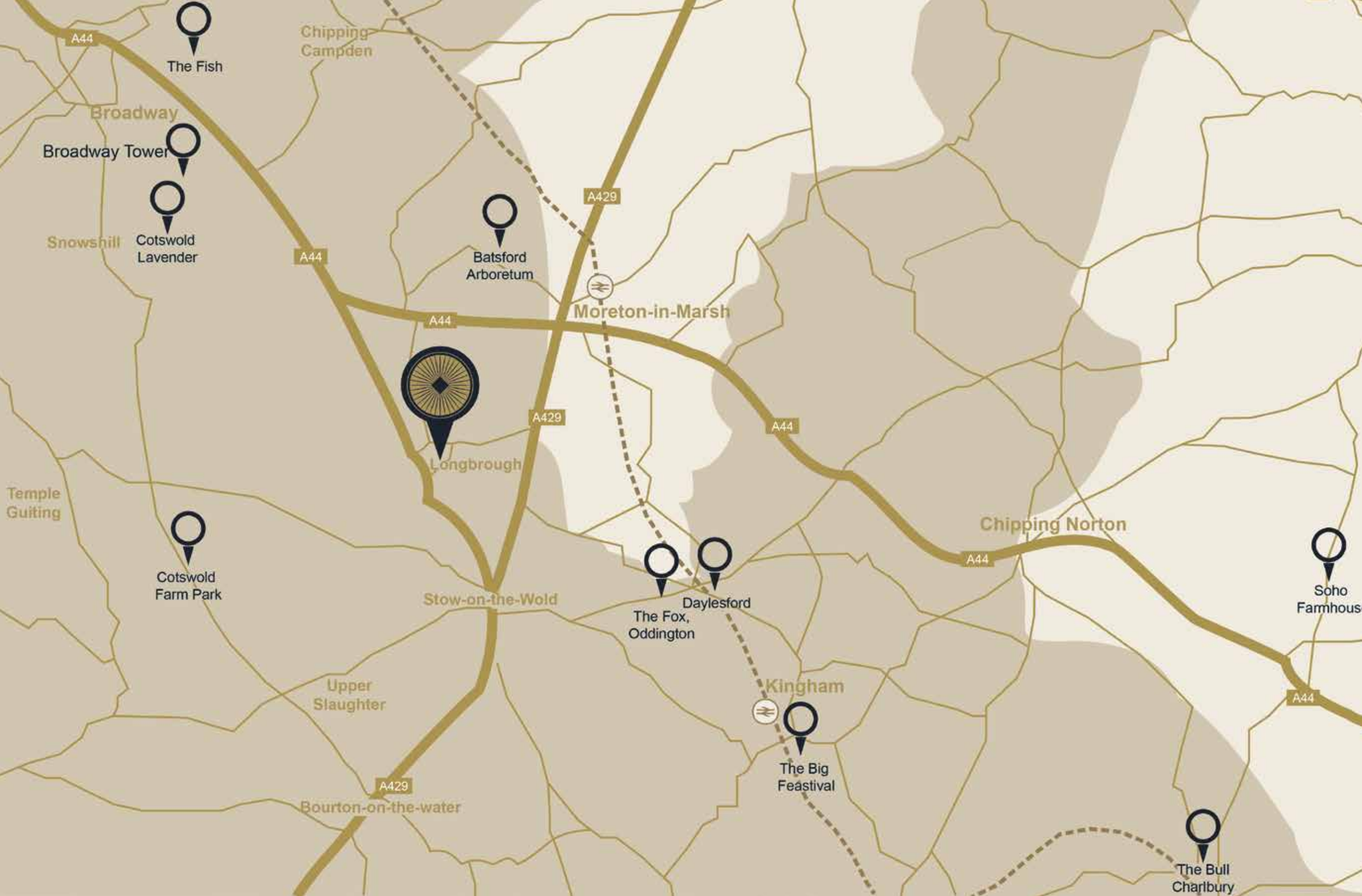
*Longborough Village Shop and Cafe
...Ease into your Sunday morning with
a short stroll to pick up the paper and a
coffee.*



*Longborough Opera Festival
...Family run since 1991, sip
champagne at this amazing venue
with new productions every summer.*



*St James' Church
...Explore local history starting
with a visit to St James' Church
and grounds, which date back
to the 12th century.*



STOW-ON-THE-WOLD	
7 min	3 miles
MORETON-IN-MARSH	
13 min	5.5 miles
BOURTON-ON-THE-WATER	
15 min	7 miles
BROADWAY	
15 min	9.5 miles
CHELTENHAM	
40 min	20 miles
OXFORD	
1 hr 10 min	33 miles
LONDON	
2 hr 30 min	87 miles





NOTE: this is a computer generated image



NOTE: this is a computer generated image

YOUR DREAM HOME AWAITS

SIGNATURE SPECIFICATION

Each individually designed home at The Cider Mill is a reflection of Mackenzie Miller Homes' signature specification. Modern comfort is paired with timeless design and an emphasis on quality.



1



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GROUND FLOOR

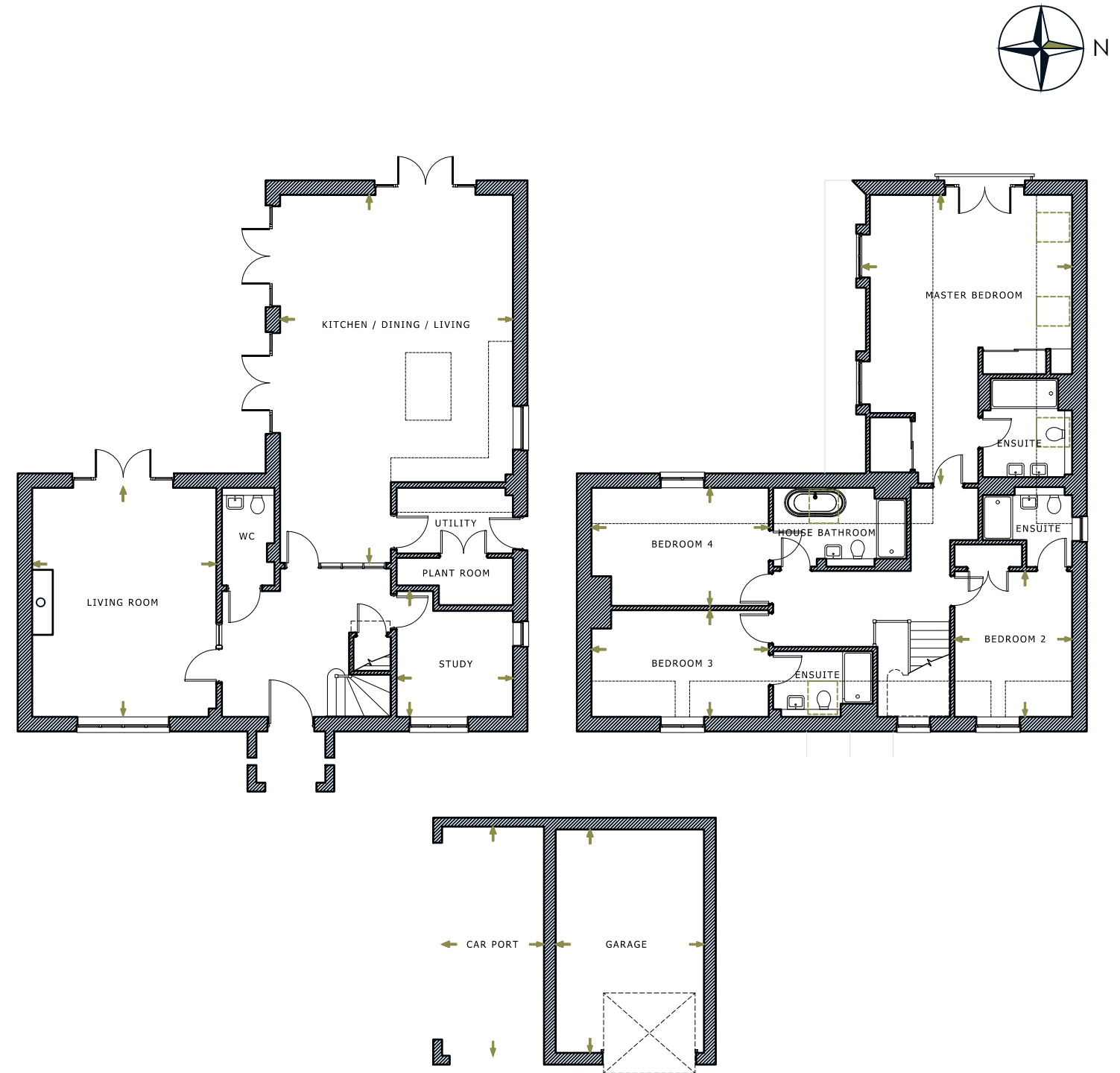
Study	3100 x 3350	11'-0" x 10'-2"
Living Room	4900 x 6100	16'-1" x 20'-0"
Kitchen / Dining / Living	6200 x 9796	20'-4" x 32'-1"

FIRST FLOOR

Master Bedroom	5603 x 7682	18'-4" x 25'-2"
Bedroom 2	3136 x 3878	10'-3" x 12'-7"
Bedroom 3	4724 x 2843	15'-5" x 9'-3"
Bedroom 4	4724 x 3143	15'-5" x 10'-3"

GARAGE, CAR PORT & GARDEN

Garage	3950 x 5840	12'-10" x 19'-2"
Car Port	2715 x 5930	8'-9" x 19'-5"
Garden	21,811 x 20,238	71'-5" x 66'-3"



NOTE: garage and car port are not shown in actual orientation.



STRIKING FEATURES

- Locally sourced Cotswold stone exterior
- Traditional lead faced dormer windows
- French doors leading to a paved patio from the kitchen / dining / living and formal living rooms
- Bespoke staircase, with metal balustrades and oak newel caps
- Limestone flooring to entrance hall, kitchen / family / dining, utility and WC
- Juliet balcony off the master bedroom with built-in wardrobes
- Antique brass ironmongery throughout
- Single garage, single car port space, three allocated external spaces located in front of the garage and car port

ENERGY EFFICIENCY AND HEATING

- Heating powered by Daikin air source heat pump
- Underfloor heating throughout the ground floor
- Radiators to first floor with mains powered and wifi enabled thermostat
- Class 1 flue installed in living room - log burner optional upgrade
- A-rated appliances
- Dual flush cisterns to all WCs
- Double glazed windows to help reduce heat loss
- High levels of insulation in walls and roof space
- Electric car charging supply

A CHEF'S KITCHEN

- Custom shaker-style kitchen and utility by Burbidge
- Quartz worktops complemented by LED strip lighting and antique brass fixtures and fittings
- Integrated Miele appliances
- Single oven
- Single combi microwave oven
- Induction hob with hood
- Dishwasher
- Separate fridge and freezer

TECHNOLOGY, SECURITY & PEACE OF MIND

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / living / dining, utility, WC and first floor landing
- Dusk to dawn / PIR sensors on external lighting
- Power supply to rear patio
- Power and lighting supply to car port and garage
- Smoke, heat and carbon monoxide alarms fitted
- Alarm system hard wiring installed - alarm optional upgrade
- Video intercom that is linked to gate at main entrance
- 10 year ICW New Build Home Warranty
- 2 year internal warranty with Mackenzie Miller Homes

LUXURIOUS BATHROOMS

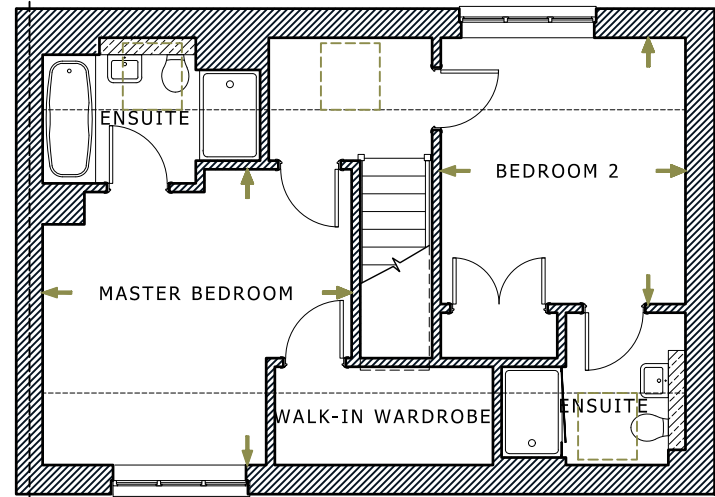
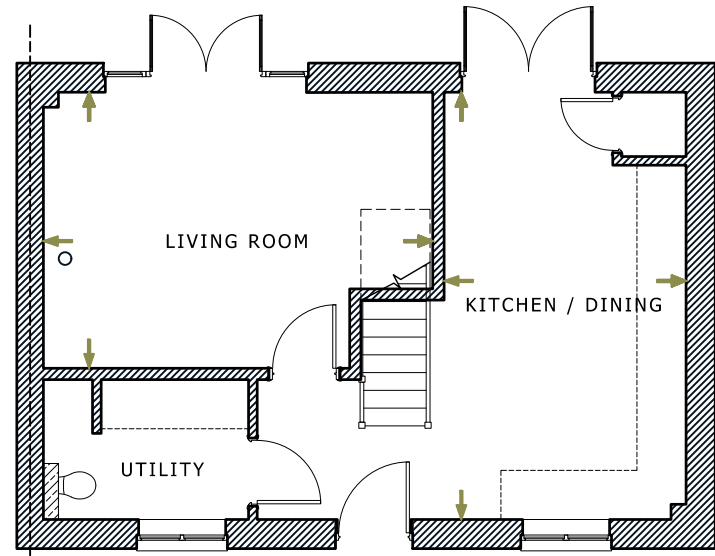
- Burlington sanitaryware with brushed brass fixtures and fittings
- Burlington double sink and vanity in master ensuite, with mirrored wall-mounted vanity cabinet
- Shower niche in master ensuite
- Burlington single sink with vanity unit in ensuite 2
- Rainfall shower head with hand-held hose fitted in all showers
- Burlington freestanding soaking tub with hand-held hose in house bathroom
- Feature tiling by Porcelanosa

2 & 3



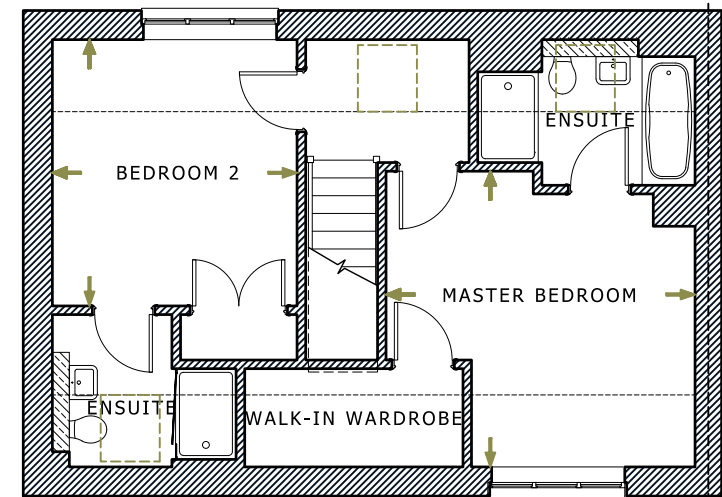
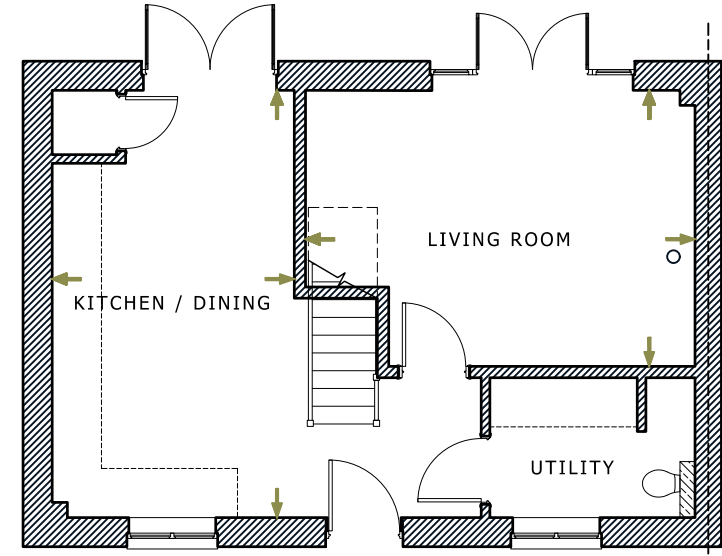
Featured from left to right: No 3. 2-bedroom semi-detached, No 2. 2-bedroom semi-detached.

NOTE: this is a computer generated image



2

Living Room	5150 x 3650	16'-9" x 11'-10"
Kitchen / Dining	3200 x 5650	10'-5" x 18'-5"
Master Bedroom	4086 x 3911	13'-4" x 12'-8"
Bedroom 2	3236 x 3522	10'-6" x 11'-6"
Garden	19,052 x 10,060	62'-6" x 33'-0"



3

Living Room	5150 x 3650	16'-9" x 11'-10"
Kitchen / Dining	3200 x 5650	10'-5" x 18'-5"
Master Bedroom	4086 x 3911	13'-4" x 12'-8"
Bedroom 2	3236 x 3522	10'-6" x 11'-6"
Garden	20,189 x 10,642	66'-3" x 34'-11"



STRIKING FEATURES

- Locally sourced Cotswold stone exterior
- French doors leading to a paved patio from the kitchen / dining and living rooms
- Limestone flooring to kitchen / dining and utility
- Antique brass ironmongery throughout
- Walk-in-wardrobe to master bedroom
- Generous garden with space for an outbuilding
- Two allocated parking spaces to front of property

ENERGY EFFICIENCY AND HEATING

- Heating powered by Daikin air source heat pump
- Underfloor heating throughout the ground floor
- Radiators to first floor with mains powered and wifi enabled thermostat
- Steel flue installed in living room - log burner optional upgrade
- A-rated appliances
- Dual flush cisterns to all WCs
- Double glazed windows to help reduce heat loss
- High levels of insulation in walls and roof space
- Electric car charging supply

A CHEF'S KITCHEN

- Custom shaker-style kitchen and utility by Burbidge
- Quartz worktops complemented by LED strip lighting and antique brass fixtures and fittings
- Integrated Siemens appliances; single combi microwave oven, induction hob and hood
- Integrated Zanussi appliances; fridge/freezer and dishwasher

TECHNOLOGY, SECURITY & PEACE OF MIND

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to kitchen / dining, utility and first floor landing
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Smoke, heat and carbon monoxide alarms fitted
- Alarm system hard wiring installed - alarm optional upgrade
- Video intercom that is linked to gate at main entrance
- 10 year ICW New Build Home Warranty
- 2 year internal warranty with Mackenzie Miller Homes

LUXURIOUS BATHROOMS

- Burlington sanitaryware with brushed brass fixtures and fittings
- Burlington single sink and vanity in master ensuite
- Shower niche in master ensuite
- Rainfall shower head with hand-held hose fitted in both showers
- Fitted bathtub with shaker-style panelling and hand-held hose in master ensuite
- Feature tiling by Porcelanosa

4



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GROUND FLOOR

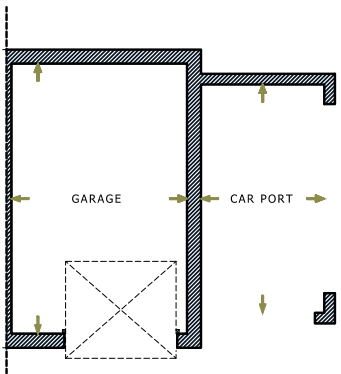
Study	2850 x 2800	9'-4" x 9'-2"
Living Room	4850 x 6100	15'-9" x 20'-0"
Kitchen / Dining / Living	6600 x 8600	21'-7" x 28'-2"

FIRST FLOOR

Master Bedroom	6152 x 8025	20'-2" x 26'-3"
Bedroom 2	3416 x 3761	11'-2" x 12'-3"
Bedroom 3	4886 x 3146	16'-0" x 10'-3"
Bedroom 4	4455 x 2839	14'-6" x 9'-3"

GARAGE, CAR PORT & GARDEN

Garage	3867 x 5840	12'-7" x 19'-2"
Car Port	2715 x 5030	8'-9" x 16'-5"
Garden	39,271 x 25,980	128'-10" x 85'-3"



4

STRIKING FEATURES

- Locally sourced Cotswold stone exterior
- Traditional lead faced dormer windows
- French doors leading to a paved patio from kitchen / dining and formal living rooms
- Limestone flooring to entrance hall, kitchen / dining / living, utility and WC
- Bespoke staircase, with metal balustrades and oak newel caps
- Juliet balcony to master bedroom with built-in wardrobe
- Antique brass ironmongery throughout
- Dual aspect garden
- Single garage, single car port plus two allocated external spaces to front of garage and car port

ENERGY EFFICIENCY AND HEATING

- Heating powered by Daikin air source heat pump
- Underfloor heating throughout the ground floor
- Radiators to first floor with mains powered and wifi enabled thermostat
- Class 1 flue installed in living room - log burner optional upgrade
- A-rated appliances
- Dual flush cisterns to all WCs
- Double glazed windows to help reduce heat loss
- High levels of insulation in walls and roof space
- Electric car charging supply to car port

A CHEF'S KITCHEN

- Custom shaker-style kitchen and utility by Burbidge
- Quartz worktops complemented by LED strip lighting and antique brass fixtures and fittings
- Integrated Miele appliances
- Single oven
- Single combi microwave oven
- Induction hob with hood
- Dishwasher
- Separate fridge and freezer

TECHNOLOGY, SECURITY & PEACE OF MIND

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / living / dining, utility, WC and first floor landing
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to car port and garage
- Smoke, heat and carbon monoxide alarms fitted
- Alarm system hard wiring installed - alarm optional upgrade
- Video intercom that is linked to gate at main entrance
- 10 year ICW New Build Home Warranty
- 2 year internal warranty with Mackenzie Miller Homes

LUXURIOUS BATHROOMS

- Burlington sanitaryware with brushed brass fixtures and fittings
- Master ensuite features Burlington double sink and vanity with wall-mounted mirrored cabinet and shower niche
- House bathroom features Burlington single sink with vanity unit and fitted bathtub with shaker-style panelling and hand-held hose
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa

5



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GROUND FLOOR

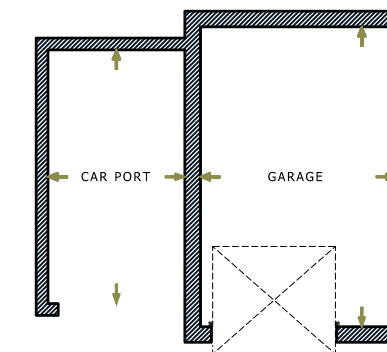
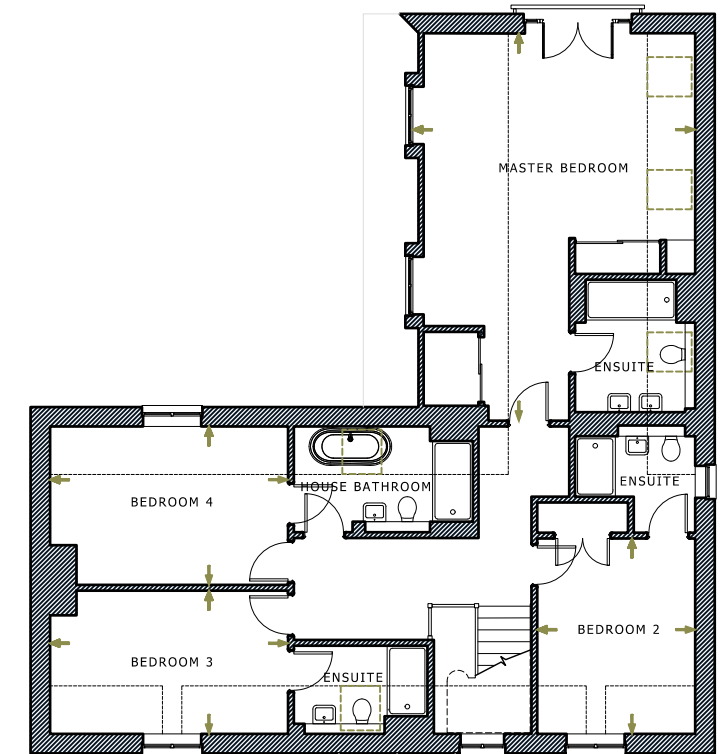
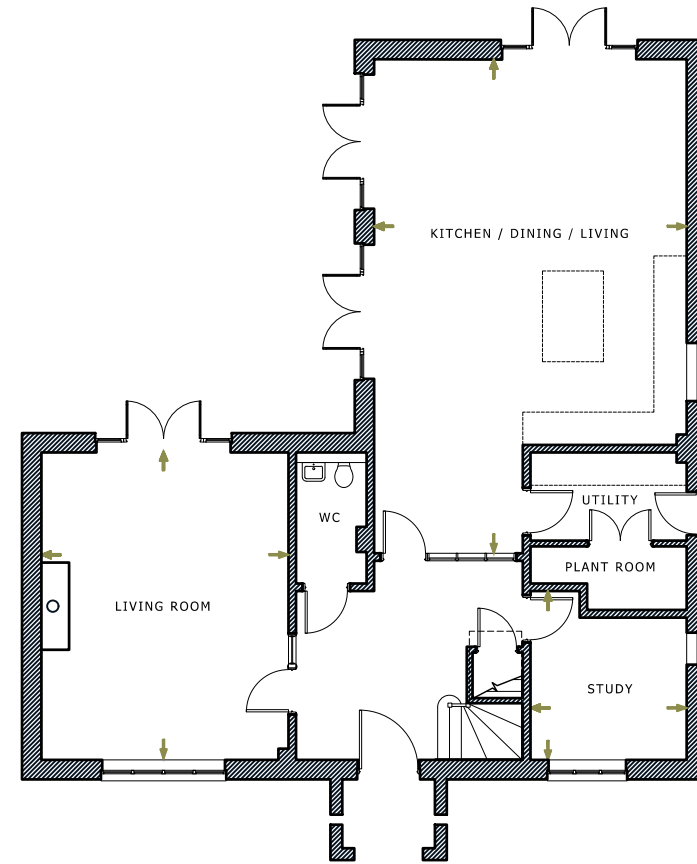
Study	3100 x 3350	11'-0" x 10'-2"
Living Room	4900 x 6100	16'-1" x 20'-0"
Kitchen / Dining / Living	6200 x 9796	20'-4" x 32'-1"

FIRST FLOOR

Master Bedroom	5603 x 7682	18'-4" x 25'-2"
Bedroom 2	3136 x 3878	10'-3" x 12'-7"
Bedroom 3	4724 x 2843	15'-5" x 9'-3"
Bedroom 4	4724 x 3143	15'-5" x 10'-3"

GARAGE, CAR PORT & GARDEN

Garage	3867 x 5840	12'-8" x 19'-2"
Car Port	2715 x 5030	8'-9" x 16'-6"
Garden	23,045 x 16,260	75'-7" x 53'-4"





STRIKING FEATURES

- Locally sourced Cotswold stone exterior
- Traditional lead faced dormer windows
- French doors leading to a paved patio from kitchen / dining and formal living room
- Limestone flooring to entrance hall, kitchen / dining / living, utility and WC
- Bespoke staircase, with metal balustrades and oak newel caps
- Antique brass ironmongery throughout
- Juliet balcony to master bedroom with built-in wardrobes
- South-facing garden
- Single garage, single car port plus two allocated spaces to front of garage / car port

ENERGY EFFICIENCY AND HEATING

- Heating powered by Daikin air source heat pump
- Underfloor heating throughout ground floor
- Radiators to first floor with mains powered and wifi enabled thermostat
- Class 1 flue installed in living room - log burner optional upgrade
- A-rated appliances
- Dual flush cisterns to all WCs
- Double glazed windows to help reduce heat loss
- High levels of insulation in walls and roof space
- Electric car charging supply to carbarn

A CHEF'S KITCHEN

- Custom shaker-style kitchen and utility by Burbidge
- Quartz worktops complimented by LED strip lighting and antique brass fixtures and fittings
- Integrated Miele appliances
- Single oven
- Single combi microwave oven
- Induction hob with hood
- Dishwasher
- Separate fridge and freezer

TECHNOLOGY, SECURITY & PEACE OF MIND

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / living / dining, utility, WC and first floor landing
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to car port and garage
- Smoke, heat and carbon monoxide alarms fitted
- Alarm system hard wiring installed - alarm optional upgrade
- 10 year ICW New Build Home Warranty
- 2 year internal warranty with Mackenzie Miller Homes

LUXURIOUS BATHROOMS

- Burlington sanitaryware with brushed brass fixtures and fittings
- Master ensuite features Burlington double sink and vanity with wall mounted mirrored cabinet and shower niche
- House bathroom features Burlington single sink with vanity unit, Burlington freestanding soaking tub with hand-held hose and brushed brass illuminated mirror
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa

6



NOTE: this is a computer generated image

GROUND FLOOR

Study	4250 x 3200	13'-10" x 10'-5"
Living Room	4805 x 6100	15'-8" x 20'-0"
Kitchen / Living	6160 x 9415	20'-2" x 30'-9"
Dining	3800 x 5193	12'-5" x 17'-0"

FIRST FLOOR

Master Bedroom	5510 x 6486	18'-1" x 21'-3"
Bedroom 2	4805 x 6490	15'-8" x 21'-3"
Bedroom 3	4805 x 3474	15'-8" x 11'-4"
Bedroom 4	3800 x 4656	12'-5" x 15'-3"

SECOND FLOOR

Storage 1	6304 x 15,750	20'-8" x 51'-7"
Storage 2	5920 x 5296	19'-5" x 17'-4"

GARAGE, WORKSHOP & GARDEN

Garage	9123 x 5860	29'-10" x 19'-2"
Workshop	9073 x 4980	29'-8" x 16'-4"
Garden	30,125 x 24,221	98'-10" x 79'-5"



NOTE: garage and workshop are not shown in actual orientation.

6

STRIKING FEATURES

- Locally sourced Cotswold stone exterior with quoin detailing
- Traditional lead faced dormer windows
- Dovecoat detailing to garage
- Private resin-bound driveway
- French doors leading to a paved patio from kitchen / living, dining and formal living rooms
- Bespoke staircase, with metal balustrades and oak newel caps
- Limestone flooring to entrance hall, kitchen / living, dining, utility and WC
- Double-height kitchen / dining / living area
- Dual fronted fire between kitchen and dining area
- Log burner with surround and mantle in formal living room
- Coving detail throughout ground floor
- Juliet balcony to master bedroom with walk-in wardrobe
- Antique brass ironmongery throughout
- South-facing garden
- Triple garage with workshop space above, plus three allocated external spaces to front of garage

ENERGY EFFICIENCY AND HEATING

- Heating powered by Daikin air source heat pump
- Underfloor heating throughout the ground floor
- Radiators to first and second floor with mains powered and wifi enabled thermostat
- A-rated appliances
- Dual flush cisterns to all WCs
- Double glazed windows to help reduce heat loss
- High levels of insulation in walls and roof space
- Electric car charging supply

A CHEF'S KITCHEN

- Custom shaker-style kitchen with oversized island and utility by Burbidge
- Quartz worktops complemented by LED strip lighting and antique brass fixtures and fittings
- Integrated Miele appliances
- Single oven
- Single combi microwave oven
- Induction hob with hood
- Dishwasher
- Separate fridge and freezer

TECHNOLOGY, SECURITY & PEACE OF MIND

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / living, dining, utility, WC and first floor and second floor landings
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to garage and workshop
- Smoke, heat and carbon monoxide alarms fitted
- Alarm system hard wiring installed - alarm optional upgrade
- Video intercom that is linked to gate at main entrance
- 10 year ICW New Build Home Warranty
- 2 year internal warranty with Mackenzie Miller Homes

LUXURIOUS BATHROOMS

- Burlington sanitaryware with brushed brass fixtures and fittings
- Master ensuite features Burlington double sink and vanity unit with wall mounted mirrored cabinet, wet room with shower niche and Burlington freestanding soaking tub with hand-held hose
- House bathroom features Burlington single sink with vanity unit, Burlington bath with hand-held hose and brushed brass illuminated mirror
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa



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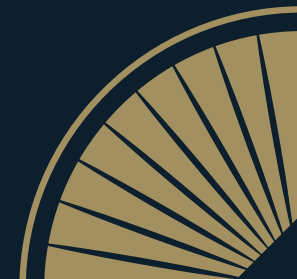
OUR BESPOKE SERVICE



Mackenzie Miller Homes offers an exceptional bespoke service. Upon reserving, you will 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 the build stage. From paint colours, tile choices and optional upgrades, our Head of Sales will be able to guide you through the selection process.

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

1

DESIGN CONSULTATION



During your initial consultation, our Interior Designer will walk you through the design elements that have been pre-selected for your home. You will 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.





2

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.

3

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.



4

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.





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MACKENZIE MILLER
HOMES

Contact us directly for further information.

01926 674 374

enquiries@mm-homes.co.uk

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MACKENZIE MILLER
HOMES

www.mackenziemillerhomes.co.uk