



MACKENZIE MILLER
HOMES



ORCHARD COURT

LOXLEY RD, STRATFORD-UPON-AVON
CV37 7DU



INTRODUCING



ORCHARD
COURT



MACKENZIE MILLER
HOMES

YOUR DOORWAY TO
*STYLE, CRAFTSMANSHIP
& LUXURY LIVING*



AN EXCLUSIVE
COLLECTION OF

Two semi-detached
2-bedroom homes

Three detached
3-bedroom homes

Two detached
4-bedroom homes





*An area rich in history
and natural beauty*

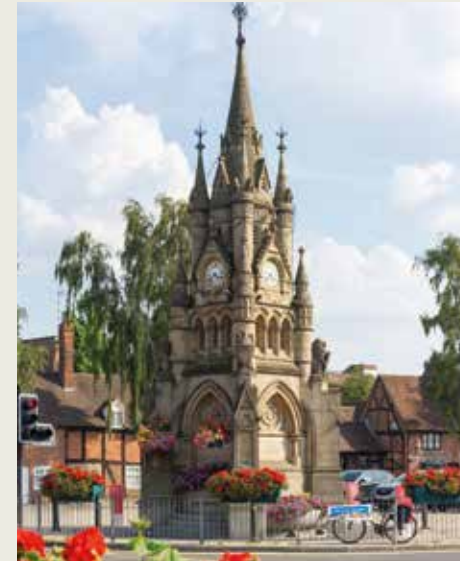


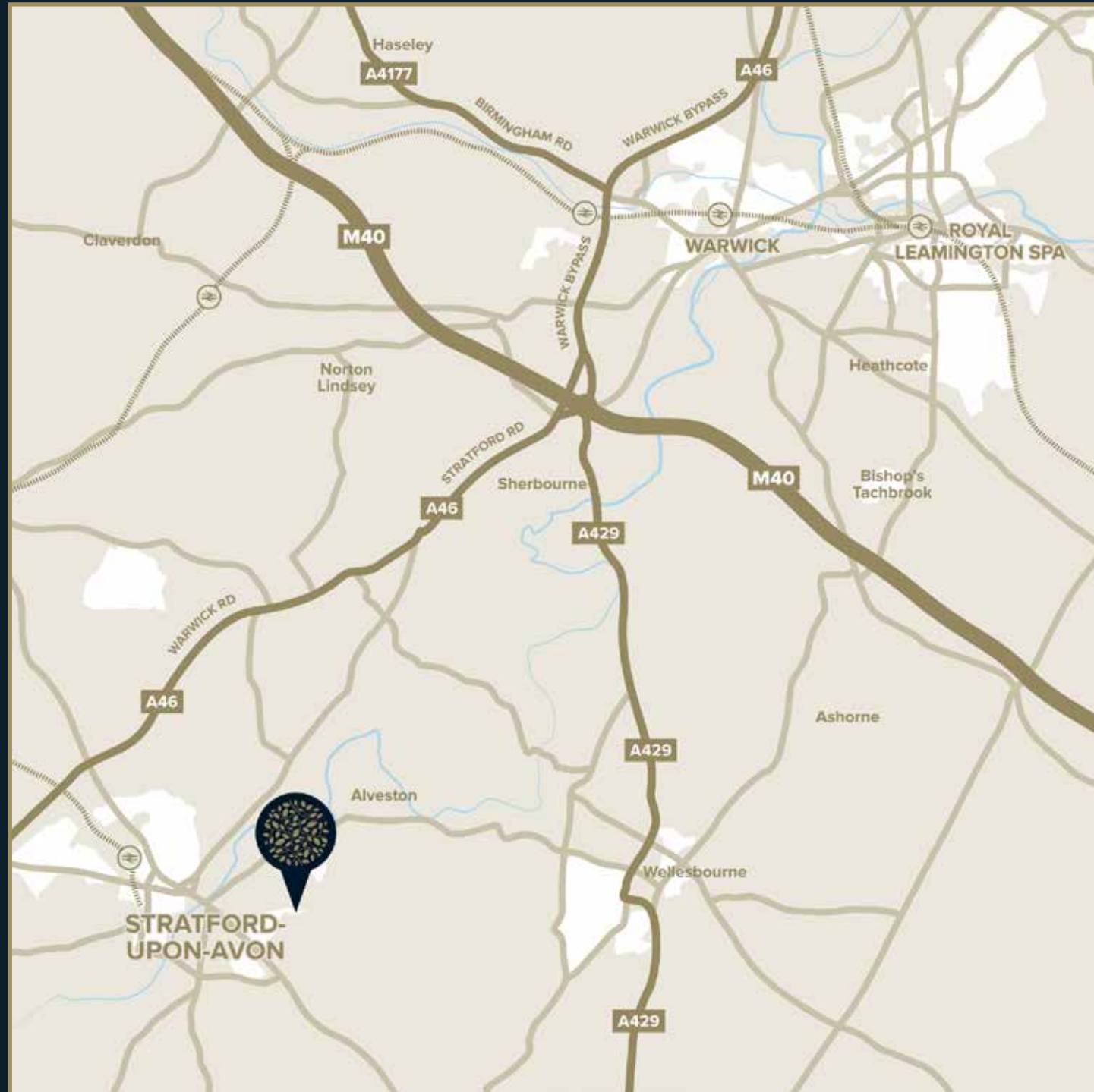
A CHARMED LIFE



Orchard Court is located on Loxley Rd, just a short stroll from the heart of Stratford-upon-Avon. A historic market town and Shakespeare's birthplace, Stratford-upon-Avon has so much to offer. From the scenic riverbank, renowned restaurants, bustling market, historic Tudor buildings and the

Royal Shakespeare theatre, everything is within walking distance for your enjoyment. The rolling hills and quaint villages of the Cotswolds are close by, golf enthusiasts can enjoy several local clubs and you're perfectly positioned to for shopping in either Leamington Spa or Birmingham.





Well connected

Stratford-upon-Avon has a well connected railway direct to Leamington Spa and Birmingham New Street. Warwick Parkway, just a short drive away, offers direct trains to London Marleybone making both daily

commute and weekend trips to the country's capital seamless. Travel by car from Orchard Court is equally convenient, with journey time to the Cotswolds just 30 minutes and Leamington Spa in 25 minutes.

Warwick Parkway

🚗 10 miles

Birmingham New St

🚗 39 miles
⌚ 55 min

Leamington Spa

🚗 13 miles
⌚ 30 min

London Marleybone

🚗 99 miles
⌚ 1hr 30 min (from Warwick Parkway)

Broadway

🚗 16 miles









SIGNATURE SPECIFICATION

Each individually designed home at Orchard Court is a reflection of the Mackenzie Miller Homes signature specification.

Modern sophistication is ensured with premium quality built-in appliances, underfloor heating and landscaped gardens perfect for entertaining.

Striking finishes

- An instant impression, with herringbone flooring in the entrance hall to plots 6 & 7. All other plots feature elegant tiling from Porcelanosa.
- Contemporary Porcelanosa tiles have been selected for the kitchen, utility and WC.
- The beautiful staircases are complemented by Oak newel caps.
- Bi-folds connect the living areas to the paved patio and landscaped gardens, creating a sense of space.

A chef's kitchen

- The bespoke kitchens have been individually designed and feature expansive worktops. The worktops are a stunning, low maintenance Quartz.
- The kitchens are handmade, bespoke for Mackenzie Miller Homes, with custom painted shaker-style cabinetry.
- Mackenzie Miller Homes signature LED lighting installed underneath kitchen cabinetry creates a modern feel.
- High-quality Siemens appliances have been selected, including a mutli-zone induction hob with ceiling mounted extractor above islands and stylish hood where islands do not apply.
- All homes feature a combi oven/microwave. Double ovens will be installed in all 3-bed & 4-bed homes.
- The integrated dishwasher and built-in fridge freezer 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 in the main bathroom and ensuite 1. Every bathroom in Orchard Court has been individually designed, with unique feature tiles.
- Luxury is ensured with the concealed Aqualisa Quartz smart dual shower. Fixed rainfall and adjustable shower heads make for a spa-like experience in the comfort of your own home.
- A recessed mirror cabinet features in the family bathroom of plot 2, and in ensuite 1 of plot 6 and 7. The family bathroom in all other plots feature a beautiful Laufen under-sink vanity unit with storage and LED illuminated motion mirrors.
- Contemporary polished chrome fittings from Vado are installed throughout.



The latest technology

- Modern brushed steel sockets and switches are fitted throughout.
- 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 on the paved patio, along with an electric car charging supply to meet all needs.
- Provisions have been made to allow for customisation of your entertainment package.
- Underfloor heating throughout the ground floor adds a sense of luxury, complemented by contemporary radiators and thermostats on the first floor.
- Tree up-lighting compliments the stunning landscaped gardens.

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.

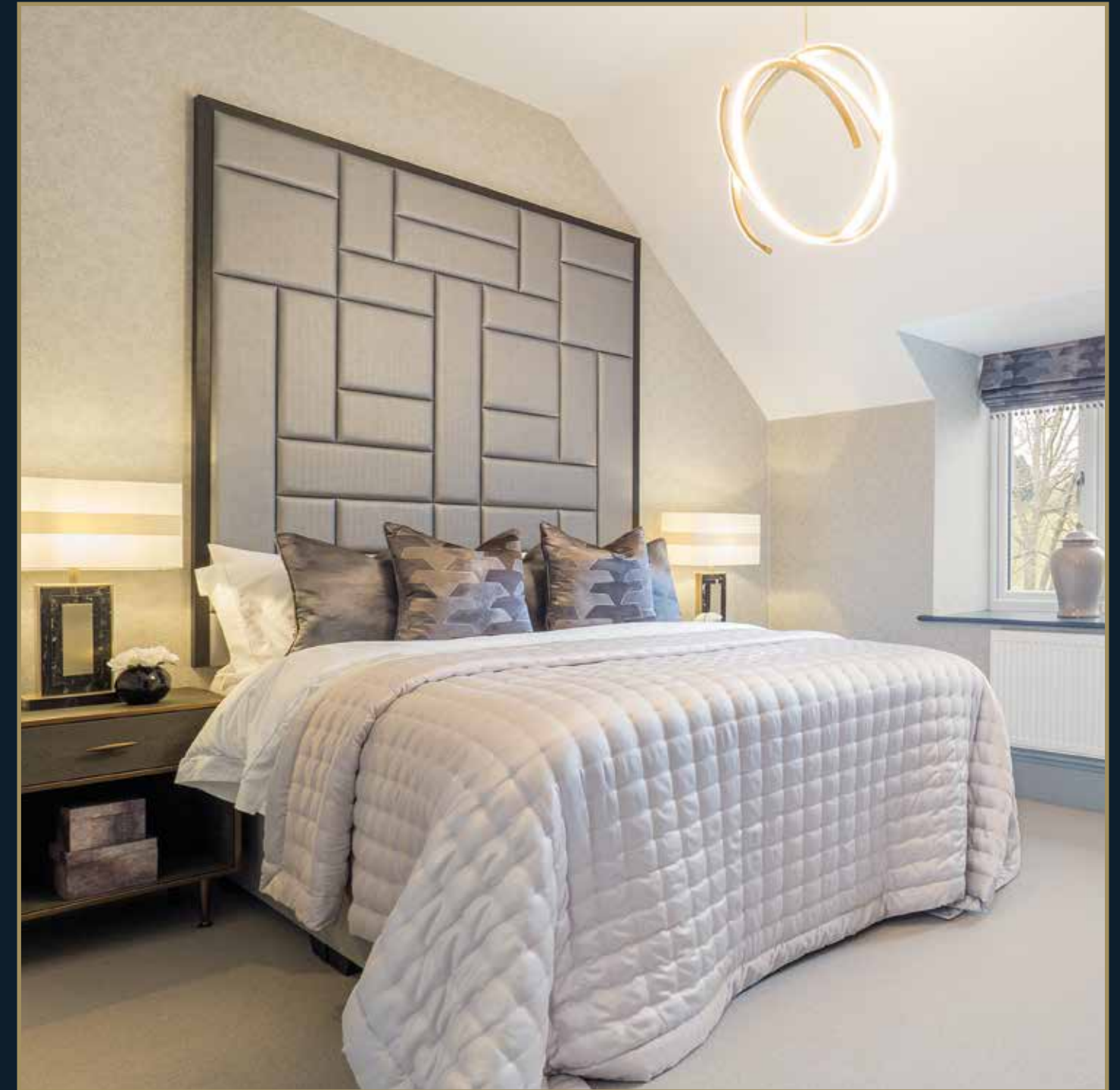


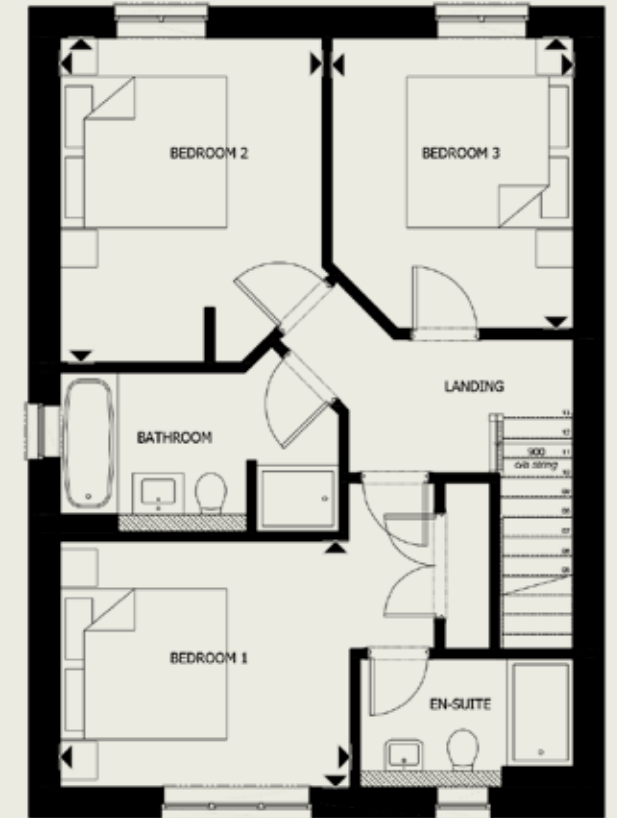
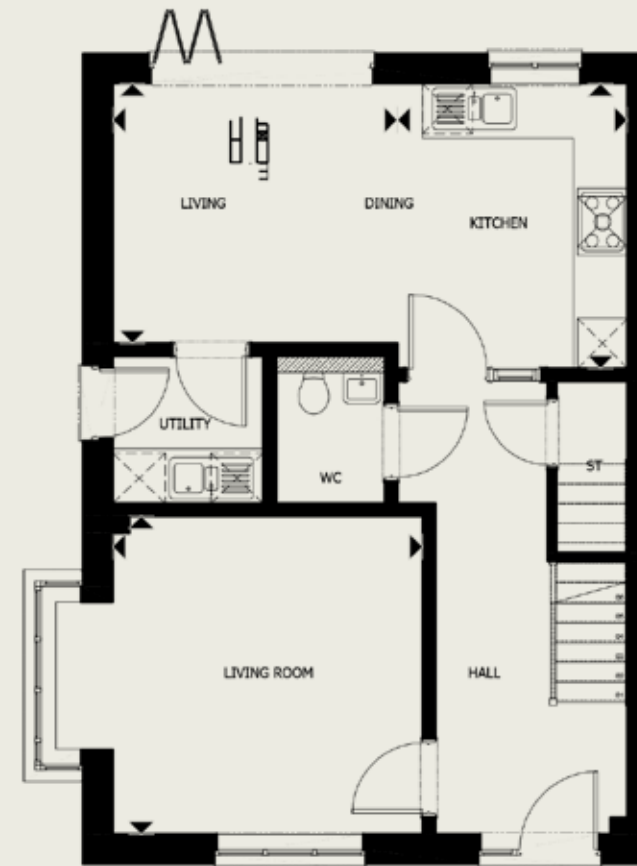
Image from previous Mackenzie Miller Homes developments

Your new home awaits...



Plot 1

Living Room	12'1" x 12'5"	Bedroom 1	11'5" x 9'8"
Kitchen	9'0" x 11'2"	Bedroom 2	12'9" x 11'2"
Living / Dining	11'2" x 10'2"	Bedroom 3	9'6" x 11'5"



Plot 2 & 5

Living Room	12'1" x 12'5"	Bedroom 1	11'5" x 9'8"
Kitchen	9'0" x 11'2"	Bedroom 2	10'4" x 12'9"
Living / Dining	11'2" x 10'2"	Bedroom 3	9'6" x 11'5"



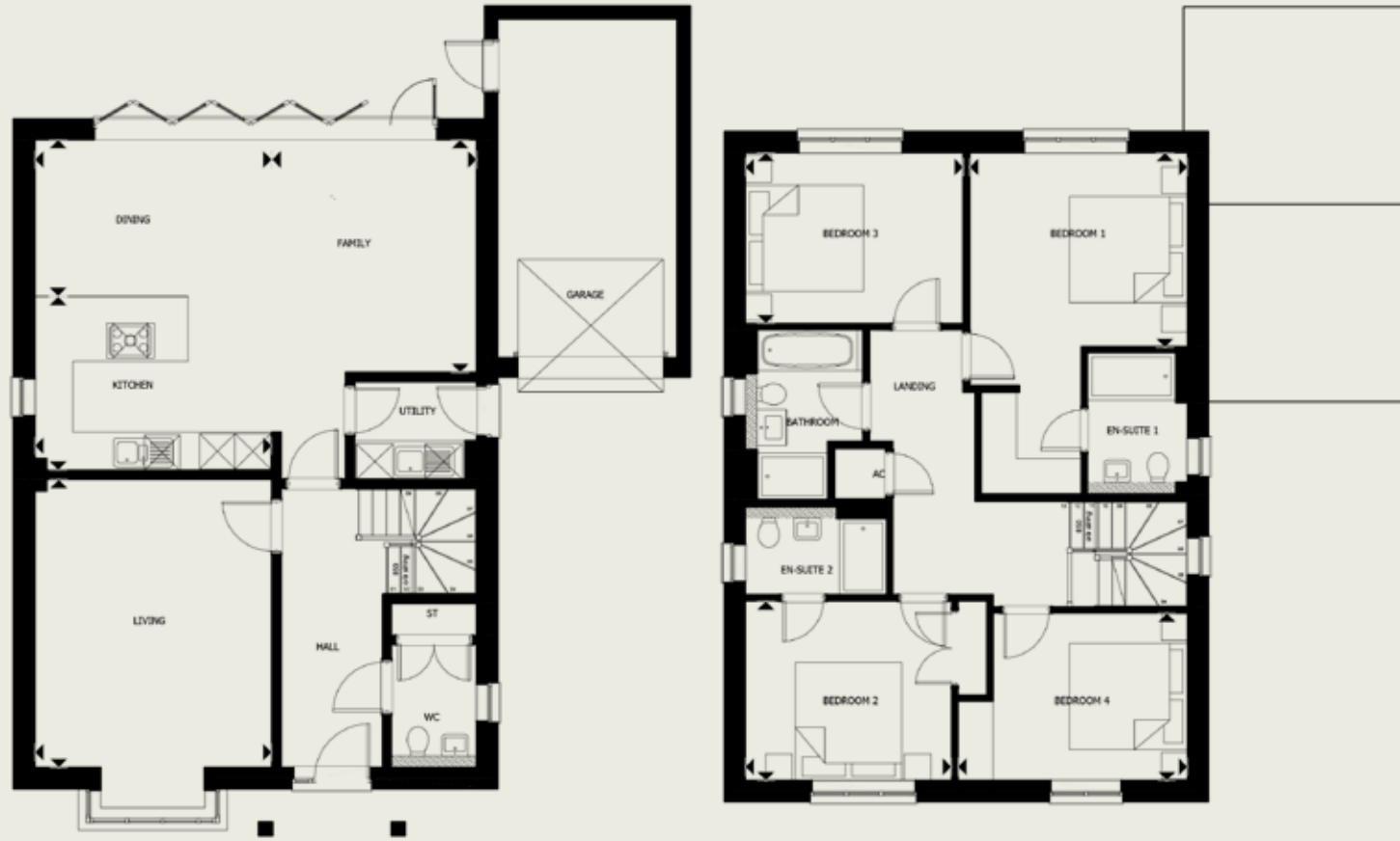
Plot 3 & 4

Living Room	11'2" x 15'1"	Bedroom 1	11'7" x 9'9"
Kitchen	9'3" x 10'6"	Bedroom 2	17'2" x 9'8"
Dining / Study	8'0" x 10'1"		



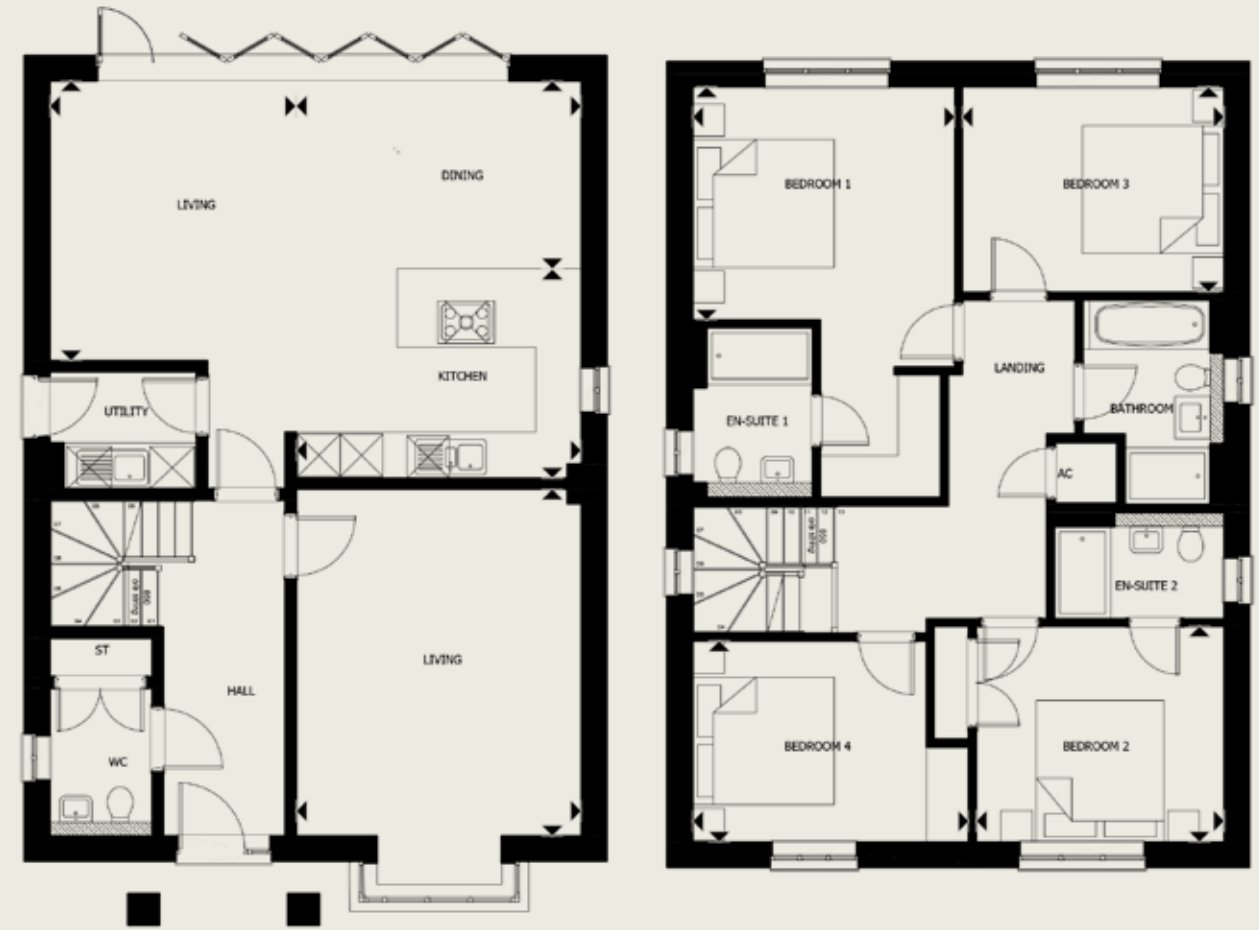
Plot 6

Living Room	13'2" x 16'0"	Bedroom 1	12'1" x 10'10"
Kitchen	13'2" x 9'8"	Bedroom 2	11'6" x 10'0"
Dining	13'2" x 8'8"	Bedroom 3	12'1" x 9'6"
Family	11'4" x 12'11"	Bedroom 4	12'9" x 9'4"



Plot 7

Living Room	13'2" x 16'0"	Bedroom 1	12'1" x 10'9"
Kitchen	13'2" x 9'8"	Bedroom 2	11'6" x 10'0"
Dining	13'2" x 8'8"	Bedroom 3	12'1" x 9'6"
Living	11'5" x 12'11"	Bedroom 4	12'9" x 9'4"



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