



MACKENZIE MILLER
HOMES



BROOMHALL

LEIGHTERTON
GL8 8UN

Introducing



BROOMHALL

Four exceptional Cotswold homes:

One 3-bedroom detached barn conversion,

One 4-bedroom detached,

Two 5-bedroom detached.



MACKENZIE MILLER
HOMES

*Your doorway
to style,
craftsmanship
& luxury living*



No.1 *Broomhall House*

5-Bedroom detached property with double garage

NOTE: this is a computer generated image

No.2 Parkes House

5-Bedroom detached property with double garage



NOTE: this is a computer generated image

No.3 Cubbins House

4-Bedroom detached property with double garage



NOTE: This is a computer generated image

No.4 Shepherd Barn

3-Bedroom detached property with double garage



NOTE: This is a computer generated image

*Broomhall, where every detail
is a quiet indulgence.*



NOTE: this is a computer generated image, featuring the internal layout of No.1 Broomhall House. This image contains optional upgrades.



Homes of distinction; the four residences at Broomhall have been crafted with meticulous attention to detail.

At the heart of the development, a sensitively restored barn honours the heritage of the site. The three accompanying homes each carry their own character while remaining true to classic Cotswold architecture.

Built in locally sourced stone and set within generous landscaped gardens designed by Isola Gardens, each home is truly unique.

Inside, timeless materials meet the freedom of bespoke design, offering a rare opportunity to shape every element to your vision, creating a sanctuary that is authentically your own.

NOTE: this is a computer generated image, featuring the internal layout of No.1 Broomhall House. This image contains optional upgrades.



NOTE: This is a computer generated image, featuring the master suite of No.3 Cubbins House. This image contains optional upgrades.

At Mackenzie Miller Homes, master craftsmanship and luxury living sit at the heart of every design.

We recognise that each village and town has its own story, and we honour this by working with leading architects, master planners, landscape designers, and skilled craftsmen to create homes with enduring character.

Every Mackenzie Miller Homes property is built to last, designed not just for today, but for generations to come. At Broomhall, each home is future-proofed with air source heat pumps and electric car charging points, delivering sustainable living without compromise.

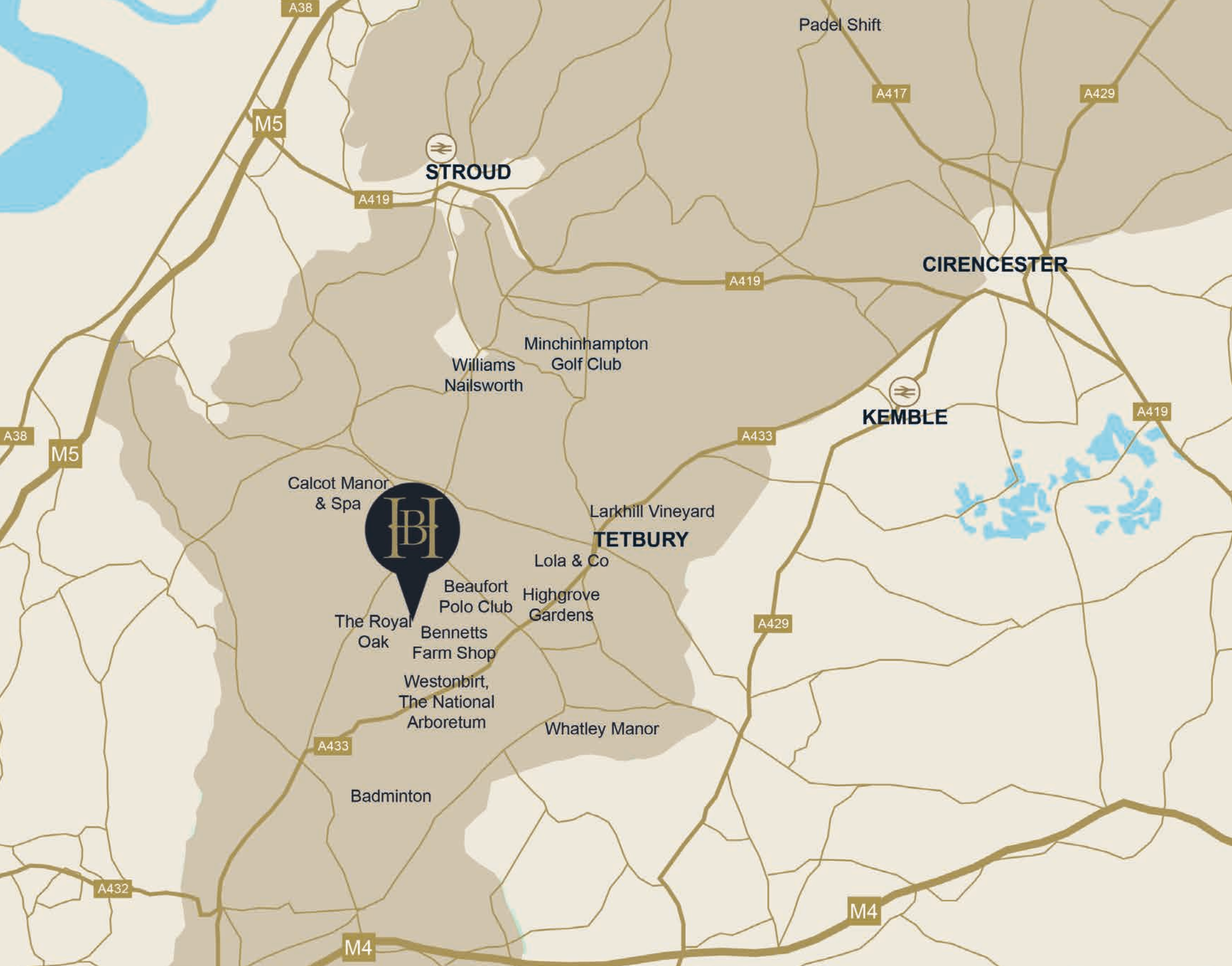
We don't build 'house types' and never will. Each project is one of a kind.



NOTE: This is a computer generated image, featuring the internal layout of No.4 Shepherd Barn. This image contains optional upgrades.



NOTE: This is a computer generated image, featuring No.1 Broomhall House. This image contains optional upgrades.




Perfectly positioned.

The beauty of Leighterton lies in its peaceful setting. With the M4 only 15 minutes away, London is just over two hours by car, while Cheltenham, Bath, and Bristol are all within easy reach for commuters.


TETBURY

 11 minutes


CIRENCESTER

 30 minutes


BATH

 35 minutes


BRISTOL

 35 minutes



CHELTENHAM

 40 minutes


STROUD STATION

 20 minutes
 1 hour 25 minutes
Direct trains to London Paddington


KEMBLE STATION

 25 minutes
 1 hour 10 minutes
Direct trains to London Paddington

M4

 15 minutes

BRISTOL AIRPORT

 55 minutes

Life in Leighterton...



Leighterton is a true Cotswold treasure, a village where life moves at a gentler pace and unspoilt countryside stretches in every direction.

History is woven into the village's fabric. The 13th century St Andrew's Church, restored in the 19th century still holds its original stonework. The churchyard is the resting place for twenty-three Australian Flying Corps servicemen who trained at Bowldown Farm Airfield during WWI.

At the heart of the village is The Royal Oak, an exceptional local. Bennetts Farm Shop is a family-run self-service setup offering the best in sustainable and locally sourced produce - and open seven days a week. For additional amenities, Tetbury is less than 10 minutes by car.



The Royal Oak offers the perfect place to unwind; enjoy local ales, delicious dishes made from locally grown produce and friendly conversation with your neighbours.

Westonbirt Arboretum offers year-round appeal, with experiences that go beyond its beautiful walking trails. Whether it's cinema beneath summer skies, the sparkle of winter lights, or the changing colours of the seasons, every visit promises a touch of magic.



For those in search of inspiration, a visit to the enchanting Highgrove Gardens is unmissable. The private residence of Their Majesties King Charles III and Queen Camilla, these extraordinary gardens have been imaginatively designed and tended to, for over four decades. Every step reveals a new delight; from magnolias and delphiniums to sculpted golden yews and wildflowers, no two visits are ever the same.

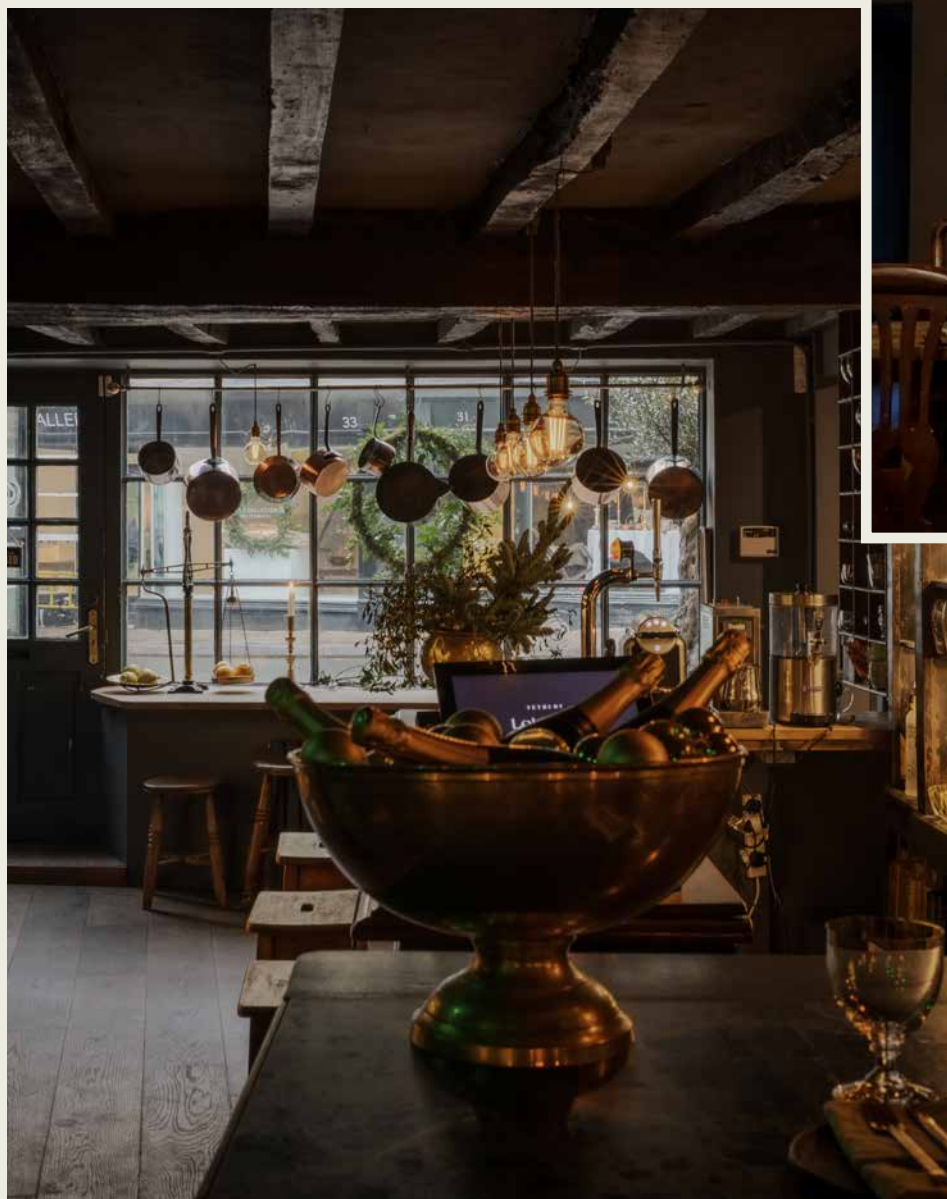


The nearby Calcot Manor & Spa offers more than tranquillity; alongside its exquisite spa are state-of-the-art fitness facilities and coworking spaces, with tailored membership options to suit your lifestyle.



Just down the road you'll find the Beaufort Polo Club, where visitors are warmly welcomed during match season - pack a picnic and enjoy the spectacle. You're also perfectly placed to head to Badminton Horse Trials, and annual event well-worth adding to your calendar.





Dine amidst twinkling candlelight at Tetbury's much-talked-about Lola & Co., where seasonal Spanish tapas menus celebrate the best of local Cotswold produce.



Savour the finest sustainably sourced Cornish seafood at William's Kitchen, Nailsworth, and when summer arrives, dine al fresco beneath the willow's dappled shade.



Indulge in Michelin-starred artistry at The Dining Room, Whatley Manor, where Executive Chef Ricki Weston creates an unforgettable experience. For those extra special celebrations, unwind in the heavenly Aquarias Spa, for a weekend that stirs every sense.



Wine enthusiasts need not travel far, with Larkhill Vineyard just outside Tetbury. Enjoy a tour, explore their unique blends in a tasting, or collect your favourite bottle from the cellar door to savour at home.

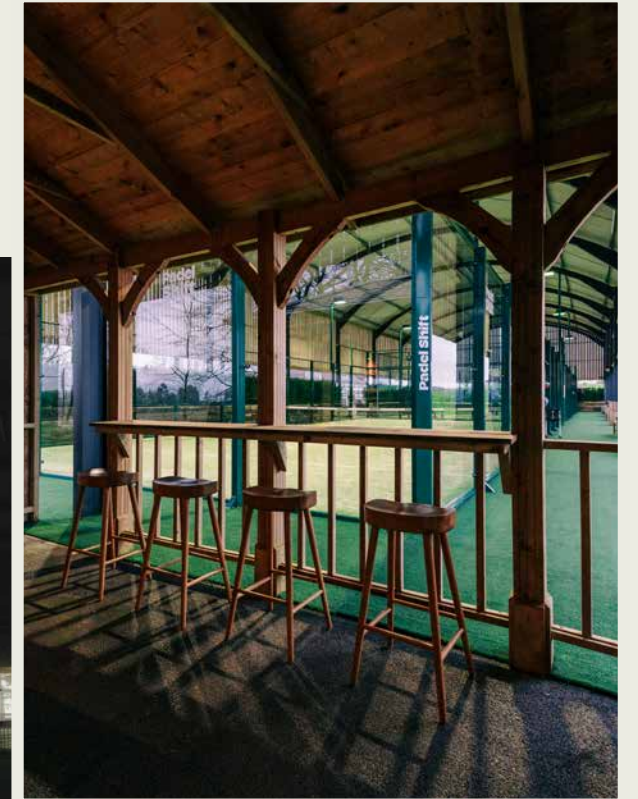




Established in 1889, Minchinhampton Golf Club is home to three outstanding 18-hole courses, designed to delight every golfer. The club extends a warm welcome to both members and visitors.



For those seeking healthy competition, within thirty-five minutes you'll find yourself at Padel Shift, Elkstone. Two covered outdoor courts ensure play continues year-round.



Your dream home awaits...

SIGNATURE SPECIFICATION

Each individually designed home at Broomhall is a reflection of Mackenzie Miller Homes' signature specification. Modern comfort is paired with timeless design and meticulous attention to detail.



No.1 *Broomhall House*



NOTE: this is a computer generated image

No.1 Broomhall House

Ground Floor

Living Room	6500 x 5730	21'-3" x 18'-9"
Kitchen / Dining / Family	12280 x 6230	40'-3" x 20'-5"
Bedroom / Study	3330 x 3011	10'-11" x 9'-10"

First Floor

Master Bedroom	6500 x 4000	21'-3" x 13'-1"
Bedroom 2	3824 x 4416	12'-6" x 14'-6"
Bedroom 3	3730 x 3902	12'-3" x 12'-9"
Bedroom 4	3281 x 3214	10'-9" x 10'-6"

Second Floor & Garage

Storage 1	5623 x 4521	18'-5" x 14'-10"
Storage 2	4550 x 4521	14'-11" x 14'-10"
Garage	6180 x 5580	20'-3" x 18'-3"

This floor plan is for illustrative purposes only and is not to scale. All dimensions are approximate and subject to change. Garden dimensions available upon request.



No.1 *Broomhall House*

Striking Features

- Locally sourced Cotswold stone exterior
- Traditional dovecote detailing to the front of the house
- Limestone flooring to entrance hall, kitchen / dining / family, utility and WC
- Dual fronted fire between kitchen / dining / family and living room
- Custom window seat in the living room
- Bifold doors leading to the patio from kitchen / dining / family and living rooms
- Bespoke staircase with oak handrail and ball end
- chamfer newels
- Master bedroom features walk-in wardrobe and custom window seat
- Five spacious double bedrooms, three with ensuite
- Two generous customisable spaces to the second floor *
- Antique brass ironmongery throughout
- Private entrance drive with feature stone pillars
- South-east facing garden
- Double garage, plus allocated external spaces

** Our Sales and Interior Design teams can assist in full customisation, subject to build stage.*

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
- 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 garage

NOTE: This specification is correct at date of issue and subject to change. Please check with our sales team for information regarding customisation availability, according to build stage.

A chef’s kitchen

- Custom shaker-style kitchen and utility
- Generous island with storage and seating
- Quartz worktops complemented by antique brass fixtures and fittings
- Traditional white ceramic sink
- Integrated Miele appliances: two single ovens, microwave, induction hob and dishwasher
- Separate tall fridge and tall freezer
- Provision has been made for optional upgrades; wine cooler and boiling water tap

Technology, Security & Peace of Mind

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / dining / family, utility, WC, first floor landing and second floor storage spaces
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to 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

- Contemporary white sanitaryware by Armera with brushed gold fixtures and fittings
- Master ensuite features recessed mirrored cabinet, double sink with wall-mounted vanity and shower niche
- House bathroom features LED mirror, single basin with wall-mounted vanity, separate shower and fitted bath with hand-held hose
- Bedroom 2 ensuite features fitted bath with hand-held hose in addition to shower
- LED Mirror fitted to bedroom / study ensuite
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa

No.2 *Parkes House*



NOTE: this is a computer generated image

No.2 Parkes House

Ground Floor

Living Room	4930 x 5730	16'-2" x 18'-9"
Kitchen / Dining	5730 x 8700	18'-9" x 28'-6"
Family Room	5600 x 5730	18'-4" x 18'-9"
Bedroom / Study	5200 x 3530	17'-0" x 11'-7"

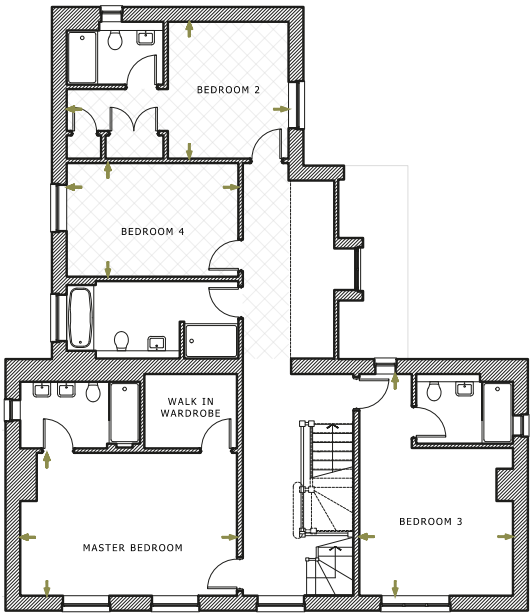
First Floor

Master Bedroom	5600 x 3691	18'-4" x 12'-1"
Bedroom 2	5730 x 3536	18'-9" x 11'-7"
Bedroom 3	3970 x 5730	13'-0" x 18'-9"
Bedroom 4	4436 x 2936	14'-6" x 9'-7"

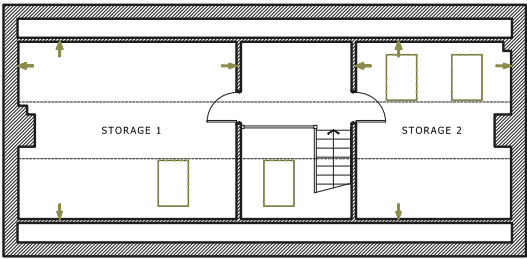
Second Floor & Garage

Storage 1	5636 x 4581	18'-5" x 15'-0"
Storage 2	4007 x 4581	13'-1" x 15'-0"
Garage	7980 x 5580	26'-2" x 18'-3"

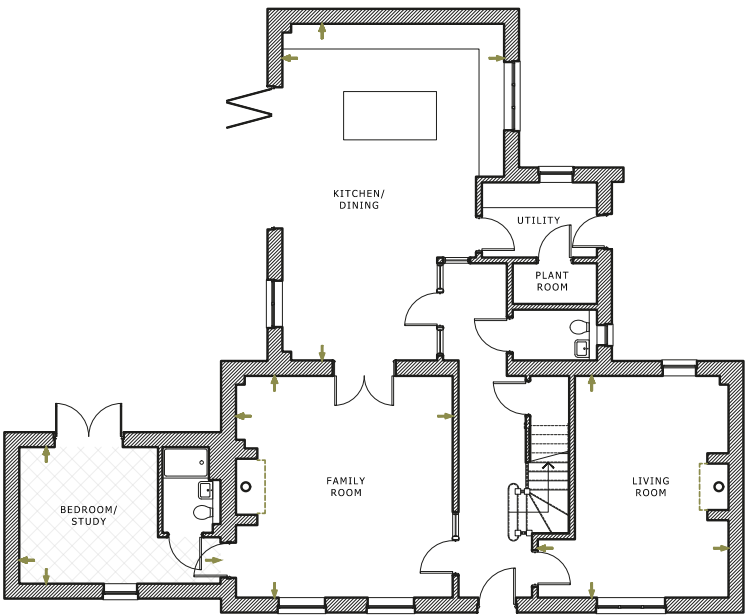
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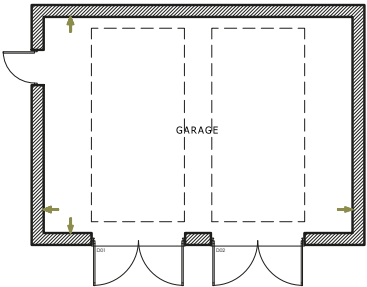
First Floor



Second Floor



Ground Floor



Garage

NOTE: garage is not shown in actual orientation.

No.2 Parkes House

Striking Features

- Locally sourced Cotswold stone exterior
- Traditional quoin detailing to the front of the property
- Bifold doors leading to the paved patio and garden from kitchen / dining room
- French doors leading from the ground floor bedroom to the paved patio and garden
- Limestone flooring to entrance hall, kitchen / dining, utility and WC
- Bespoke staircase with oak handrail and ball end chamfer newels
- Class 1 flue installed in living and family rooms to provide option of adding a log burner to both
- Master suite features beautiful views across the communal garden and countryside beyond
- Five spacious double bedrooms, four with ensuite
- Two generous customisable spaces to the second floor *
- Antique brass ironmongery throughout
- Double garage with allocated spaces

* Our Sales and Interior Design teams can assist in full customisation, subject to build stage.

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
- 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 garage

NOTE: This specification is correct at date of issue and subject to change. Please check with our sales team for information regarding customisation availability, according to build stage.

A chef’s kitchen

- Custom shaker-style kitchen and utility
- Generous island with storage and seating
- Quartz worktops complemented by antique brass fixtures and fittings
- Traditional white ceramic sink
- Integrated Miele appliances: two single ovens, microwave, induction hob and dishwasher
- Separate tall fridge and tall freezer
- Provision has been made for optional upgrades; wine cooler and boiling water tap

Technology, Security & Peace of Mind

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / dining, family, utility, WC, first floor landing and second floor storage spaces
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to 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

- Contemporary white sanitaryware by Armera with brushed gold fixtures and fittings
- Master ensuite features recessed mirrored cabinet, double sink with wall-mounted vanity and shower niche
- House bathroom features LED mirror, single basin with wall-mounted vanity, separate shower and fitted bath with hand-held hose
- LED Mirror installed in ensuites 2, 3 and bedroom / study
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa

No.3 *Cubbins House*



NOTE: This is a computer generated image

No.3 Cubbins House

Ground Floor

Living Room	5230 x 4864	17'-2" x 15'-11"
Kitchen/Dining	7650 x 4730	25'-1" x 15'-6"
Family Room	6430 x 5008	21'-1" x 16'-5"
Bedroom/Study	4116 x 2986	13'-6" x 9'-9"

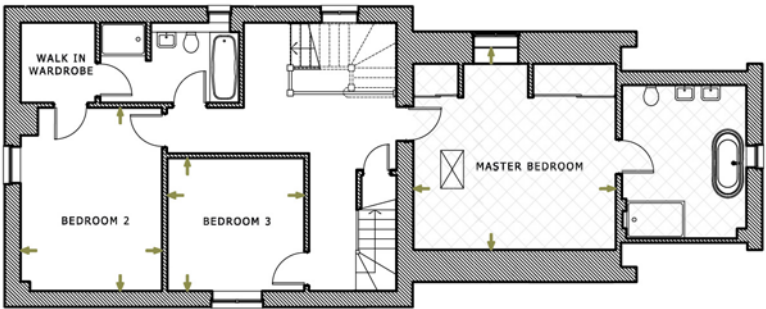
First Floor

Master Bedroom	4844 x 4864	15'-10" x 15'-11"
Bedroom 2	4391 x 3400	14'-5" x 11'-2"
Bedroom 3	3177 x 3288	10'-5" x 10'-9"

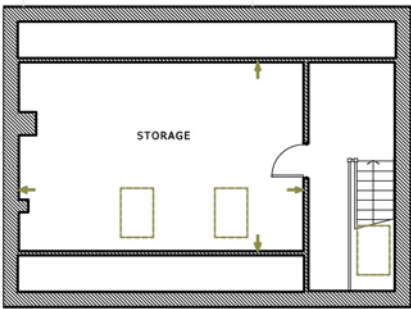
Second Floor & Garage

Storage 1	4521 x 6837	14'-10" x 22'-5"
Garage	6180 x 5580	20'-3" x 18'-3"

This floor plan is for illustrative purposes only and is not to scale. All dimensions are approximate and subject to change. Garden dimensions available upon request.



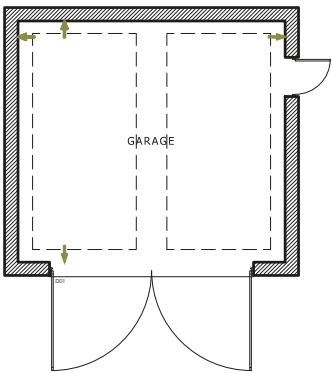
First Floor



Second Floor



Ground Floor



Garage

NOTE: garage is not shown in actual orientation.



No.3 *Cubbins House*

Striking Features

- Locally sourced Cotswold stone exterior
- Limestone flooring to entrance hall, kitchen / dining, family, utility and WC
- Vaulted ceiling in the kitchen / dining area with sliding doors connecting to the paved patio and garden
- Bifold doors leading from the living room to the paved patio and garden
- French doors leading from the ground floor bedroom / study to the paved patio and garden
- Bespoke staircase with oak handrail and ball end
- chamfer newels
- Steel flue installed in formal living room to provide option of adding a log burner
- Master suite features a vaulted ceiling and free standing bath in ensuite
- Four spacious double bedrooms, three with ensuite
- Customisable space to the second floor *
- Antique brass ironmongery throughout
- South-east facing garden
- Double garage plus allocated spaces

** Our Sales and Interior Design teams can assist in full customisation, subject to build stage.*

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
- 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 garage

NOTE: This specification is correct at date of issue and subject to change. Please check with our sales team for information regarding customisation availability, according to build stage.

A chef’s kitchen

- Custom shaker-style kitchen and utility
- Generous island with storage and seating
- Quartz worktops complemented by antique brass fixtures and fittings
- Traditional white ceramic sink
- Integrated Miele appliances: two single ovens, microwave, induction hob and dishwasher
- Separate tall fridge and tall freezer
- Provision has been made for optional upgrades; wine cooler and boiling water tap

Technology, Security & Peace of Mind

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / dining, family room, utility, WC, first floor landing and second floor customisable space
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to 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

- Contemporary white sanitaryware by Armera with brushed gold fixtures and fittings
- Master ensuite features a recessed mirrored cabinet, double sink with wall-mounted vanity, shower niche and free-standing bath tub with hand-held hose
- House bathroom features LED mirror, single basin with wall-mounted vanity, separate shower and fitted bath with hand-held hose
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa

No.4 *Shepherd Barn*



NOTE: This is a computer generated image

No.4 Shepherd Barn

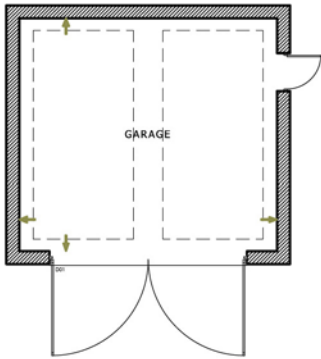
Ground Floor

Living Room	5604 x 5650	18'-4" x 18'-6"
Kitchen / Dining / Family	10316 x 5758	33'-9" x 18'-10"
Master Bedroom	3815 x 3340	12'-6" x 10'-11"
Bedroom 2	3450 x 4294	11'-4" x 14'-1"

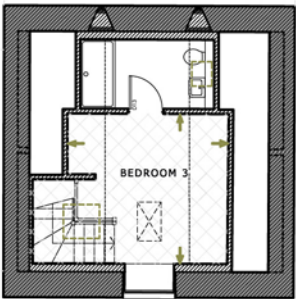
First Floor & Garage

Bedroom 3	3718 x 3449	12'-2" x 11'-4"
Garage	6180 x 5580	20'-3" x 18'-3"

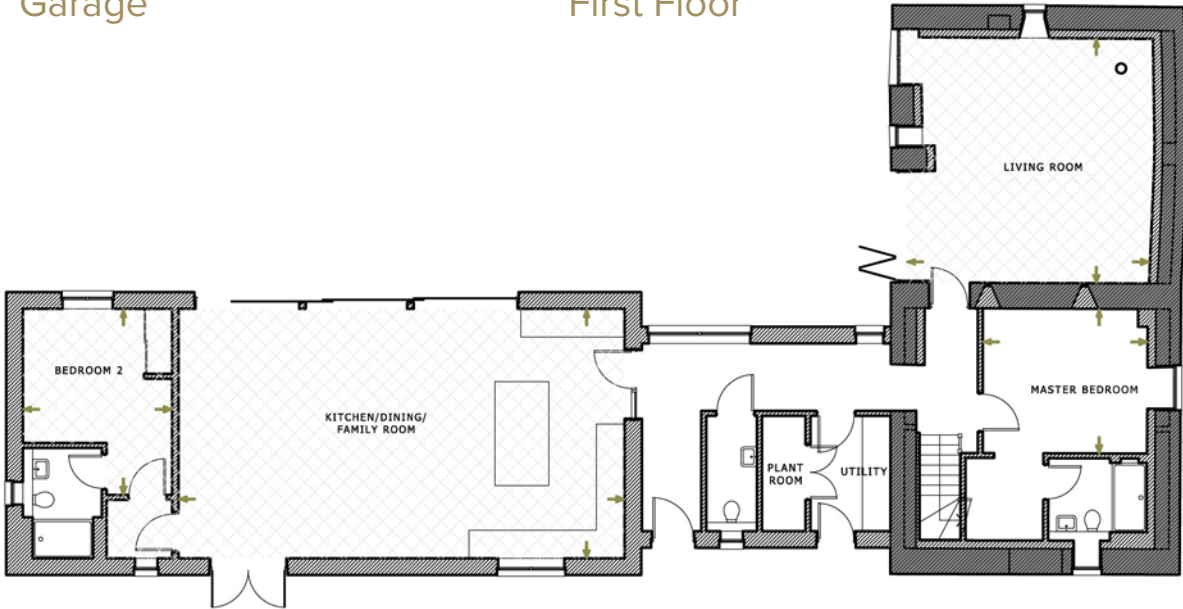
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Garage



First Floor



Ground Floor

NOTE: garage is not shown in actual orientation.

No.4 Shepherd Barn

Striking Features

- Locally sourced Cotswold stone exterior
- Stunning restoration of existing building with original stonework, and single story extension
- Vaulted ceiling to the extension, creating an incredible open plan kitchen / dining / family area
- Sliding doors leading to the paved patio and garden from kitchen / dining / family area
- Bifold doors connecting the living room to the patio and garden
- Beautiful views from the patio of the neighbouring fields and countryside
- Limestone flooring to entrance hall, kitchen / dining / family, utility and WC
- Bespoke staircase with oak handrail and ball end chamfer newels
- Steel flue installed in living room to provide option of adding a log burner
- Three spacious double bedrooms, all ensuite
- Antique brass ironmongery throughout
- Dual-aspect garden, with the patio facing south-west
- Double garage plus allocated spaces

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
- 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 garage

A chef’s kitchen

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- Generous island with storage and seating
- Quartz worktops complemented by antique brass fixtures and fittings
- Traditional white ceramic sink
- Integrated Miele appliances: two single ovens, microwave, induction hob and dishwasher
- Separate tall fridge and tall freezer
- Provision has been made for optional upgrades; wine cooler and boiling water tap

Technology, Security & Peace of Mind

- Openreach superfast fibre broadband connectivity
- Antique brass sockets and switches throughout
- LED downlights to entrance hall, kitchen / dining / family, utility and WC
- Dusk to dawn / PIR sensors on external lighting
- Power and lighting supply to rear patio
- Power and lighting supply to 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

- Contemporary white sanitaryware by Armera with brushed gold fixtures and fittings
- Master ensuite features an LED mirror, single basin with wall-mounted vanity and shower niche
- Ensuite 2 features a single basin, wall-mounted vanity & LED Mirror
- LED mirror installed in ensuite 3
- Rainfall shower head with hand-held hose fitted in all showers
- Feature tiling by Porcelanosa

NOTE: This specification is correct at date of issue and subject to change. Please check with our sales team for information regarding customisation availability, according to build stage.

We believe creating a home is deeply personal, which is why we take a thoughtful, tailored approach to help bring your vision to life.

When you reserve a property with us, you will be invited to meet our Head of Sales and Head of Interior Design.

During this meeting, we'll take the time to discuss all the details specific to your

home, as well as the options we can assist with.

Whether you would like to select from our range of complimentary variations, optional upgrades or opt for a full interior design service, we're committed to making the process seamless and enjoyable.

NOTE: This is a computer generated image, featuring the internal layout of No.4 Shepherd Barn. This image contains optional upgrades.



01



Design Consultation

Complimentary Variations and Optional Upgrades

Your initial consultation will begin with our Head of Sales taking you through the detailed drawings of your home. Our Interior Designer will then explain the design elements that have been pre-selected in your home. You'll be able to see samples of everything from paint colours and bathroom tiles, to kitchen colours and flooring. Here, you can select from our range of complimentary variations.

We can also cater to a variety of optional upgrades; if you have something in particular you'd like to add to your home, our Head of Sales will happily discuss this with you. To manage the build programme, any decision that is time sensitive will be clearly communicated to you.

*The complimentary variations and optional upgrades available to you are subject to build stage; the earlier you reserve, the more we can cater to.

Interior Design

Once you have explored the range of complimentary variations and optional upgrades, you will have the opportunity to discuss our Interior Design service.

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 as much or as little as you wish, from a complete home design to commissioning bespoke cabinetry or smaller items such as curtain fixtures and fittings.

This service is optional and can be utilised both during the build and after you've moved in.



Design Process

03



Quotes & Design Confirmation

Optional Upgrades

If you have decided to proceed with optional upgrades, our Head of Sales will get to work immediately, sourcing quotes for you. Depending on the complexity of your request and the number of trades required, the time taken to collate your quotes will vary. Please rest assured that we will work as quickly as possible to source the best options for you.

Once you have received your quotes with each upgrade itemised, we will await your confirmation on how to proceed.

Interior Design

If you have decided to utilise our interior design services, these quotes will be provided separately. Our Interior Designer will work closely with you to ensure desired budgets and timelines are adhered to.

Optional Upgrades

Once we have received confirmation from you regarding the optional upgrades you'd like, we will send you an invoice. Invoices for optional upgrades require payment within 7-days of receipt, so that we can get to work immediately and ensure there is no delay in building works. Once we have received payment, we will handle everything, keeping in regular contact with you right up to and after your exciting move-in day.

Interior Design

The payment terms for interior design depend on the nature of your requests. For any confirmed requests, we will invoice you and await payment before placing orders. It is important to keep in mind that some items require extended lead times, however our Interior Designer will be completely transparent about timings and costs to ensure your project progresses in a streamlined manner.



Payment & Works Complete



NOTE: This is a computer generated image, featuring the internal layout of No.4 Shepherd Barn. This image contains optional upgrades.

*Mackenzie Miller Homes' most
recent development;
The Cider Mill, Longborough*







MACKENZIE MILLER
HOMES

*Please contact us for
more information.*

01926 291 820
enquiries@mm-homes.co.uk

NOTE: Whilst every effort has been made to ensure accuracy, the information provided in this brochure is for indicative purposes only. All details, including imagery, designs and features, may be subject to change at the developer's discretion without prior notice. The developer [Land at Leighterton SPV Ltd., company number: 16027708] assumes no liability for any inaccuracies or discrepancies.



MACKENZIE MILLER
HOMES

THE
COUNTRY
HOUSE
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