

THE PLOUGHMANS



Artist impression

**MILLBROOK**
QUEENSTOWN | NEW ZEALAND



Nestled in the picturesque and extraordinary natural beauty of Millbrook, where a passion for golf and sensational mountain views converge - these two bespoke homes offer a lifestyle like no other.

Crafted by renowned architects, Mason and Wales, these exquisite residences epitomize luxury living in this idyllic location.

Indulge in the masterful architectural design which creates four separate pavilions at each home, two of which are charming stone buildings. These structures are placed either side of a central glass and steel pavilion that reaches out towards the mountain views. Individual character to each home is achieved through the angling of these pavilions and the variation of the garage forms. Providing a harmonious blend of contemporary elegance and rustic charm – a look and feel that epitomises the sophisticated rural elegance that Millbrook is known for.

Elevated and north facing, these homes offer panoramic vistas of the majestic snow-capped mountains that surround Millbrook. Imagine waking up to the awe-inspiring sunrises and unwinding with magnificent sunsets, all from the comfort of your own home.

Immerse yourself in the resort's vibrant community, where like-minded individuals come together to celebrate life and create cherished memories.

THE PLOUGHMANS ... *LUXURY LIFESTYLE LIVING*



Artist impression



-  exposed aggregate vehicle courtyard with saw cuts
-  holland sett entry threshold
-  600 x 300mm bluestone paving
-  600 x 600mm concrete slabs
-  shotover gravels
-  kwila decking
-  soldier course stone wall

-  lawn
-  japanese elm
-  thuja
-  upright hornbeam
-  pittosporum
-  flowering cherry
-  japanese maple
-  paperbark maple
-  magnolia
-  red tussock
-  day lily
-  native mix
-  box hedge
-  elephants ears
-  liriope
-  foam flower
-  existing tree
-  fence

NEIGHBOURHOOD AND MASTER PLAN

The Ploughmans development is positioned on a unique elevated terrace – a corner site enjoying open space to three boundaries. Generously proportioned lots ranging from 1,060m² to 1,336m², with individual entry forecourts - creating a real sense of arrival to each of these stunning residences.

Thoughtful placement of each home provides welcome privacy, maximum year-round sunshine hours and spectacular alpine vistas - from the Crown Range in the east to Mount Dewar in the west.

Respected landscape architects Baxter Design, have crafted the landscape plan, skilfully merging all the very best elements of Millbrook's renowned estate. The site is attractively benched into a north facing slope via impressive schist retaining walls, complementing the stunning Cotswald style stone walls which border each entrance. The planting palette is a delightful composition of selected specimen trees providing autumnal colour, soft green hedging and carefully selected garden beds.

Owners' practical needs are catered for including off-street parking, covered entry porches, an automated irrigation system and fenced service yards.

3A PLOUGHMANS LANE (HOUSE 1)

With an expansive 436m² floor area, this home is predominantly single level, with the addition of a multi-purpose lofted bedroom and living area above the garage.

Entering from the covered porch through the stunning steel pivot entry door, the impressive light filled gallery space with natural Timaru Bluestone floors links the two bedroom wings with the living spaces.

The exceptionally spacious open plan living pavilion with rich timber vaulted ceilings has the Ingrid Geldof Designed kitchen and scullery taking pride of place at one end and an impressive custom designed steel fireplace at the other.

The multiple living and dining areas including a bespoke bar, plus attractive shelving units, connect seamlessly to the separate media room - spaces catering for all the family's social needs.

Via level thresholds, these spaces all flow smoothly to outdoor terraces and the expansive covered loggia that features a large section of louvre roofing, bluestone paving, outdoor kitchen and crackling log fire – an entertainers dream in every season.



Artist impression



Ploughmans Lane

Boundary

Driveway

Boundary

Boundary

Boundary

House 1

Forecourt

North Terrace

Bedroom 2

Loggia

En S

En S

Bedroom 3

Dress

Media

AV

Bar

Fire

Living

Dining

Sitting

East Terrace

Bedroom 1

Entry Lobby

Entry Porch

Kitchen

Scully

Coats

Dress

En S

WC

LdY

Loft Entry

AV

Ski Dry

Stair

Service Court

Ski Rack

Bikes

Garage

Garage

Garage

House 1 Floor Areas	m ²
Ground Floor Area	314
Loft Floor Area	58
Garage Area	64
Total Floor Area	436
Covered Outdoor Area	43

LOT 181



Loft Floor Plan
House 1 - Floor Plan

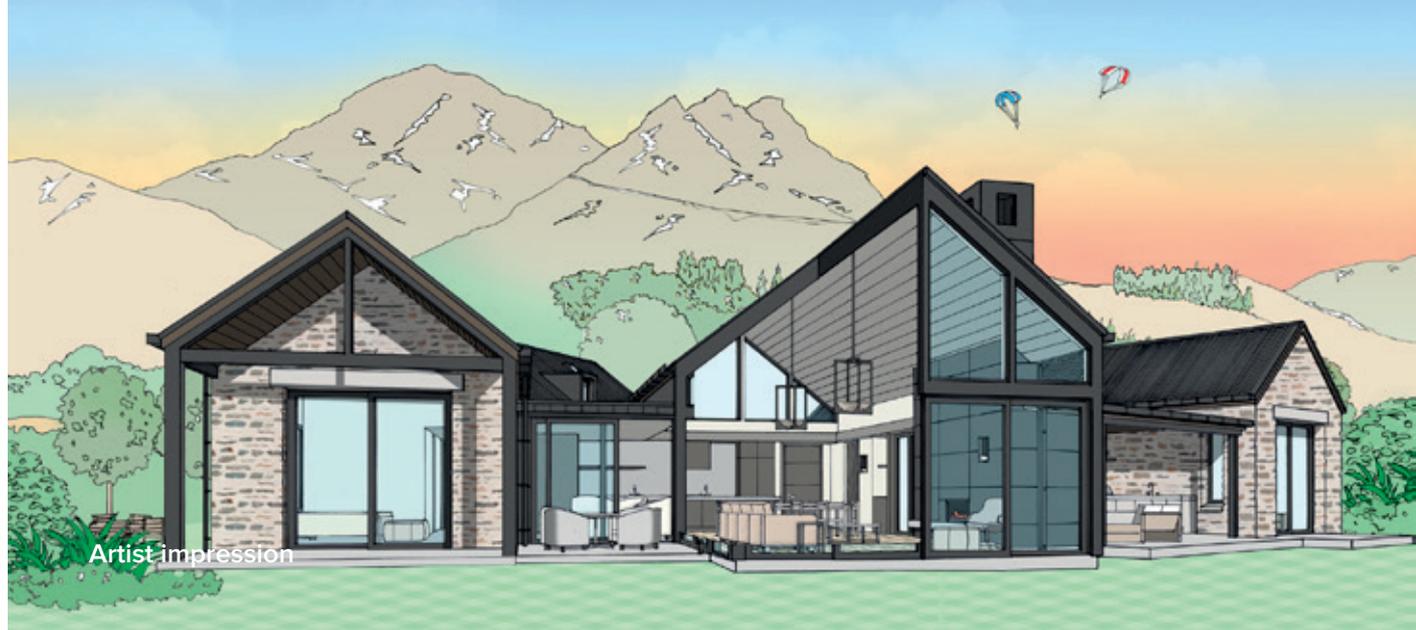
3A PLOUGHMANS LANE (HOUSE 1) (CONTINUED)

Cleverly separated from the other bedrooms, the delightful master features a generous ensuite with twin vanities, double shower heads, back to wall bath, expansive robe space and its own north facing covered verandah. Two further luxuriously ensuited bedrooms are located on the ground floor.

Additionally, a superb and practically designed sleeping loft above the garage, capable of easily accommodating six guests - complete with a well-appointed bathroom, kitchenette and built-in joinery, is perfect for large visiting family groups.

The expansive internally accessed garage features a ski drying cupboard and custom ski rack, allowing for two vehicles, a separately accessed golf cart garage, plus room for bikes and other sporting equipment.

Complementing this excellent design, is a discretely located guests powder room, well-appointed laundry and various storage spaces including a dedicated cupboard for AV equipment.





Artist impression

3B PLOUGHMANS LANE (HOUSE 2)

Offering many of the excellent design features to the adjacent dwelling this single level home of 354m² has some subtle site-specific variations.

A wider eastern frontage allows the master bedroom pavilion to be rotated further, providing for a larger sitting room with built in desk and affords the inclusion of a dedicated wine store at the east end of the entry gallery.

The stunning and light filled Ingrid Geldof kitchen complete with integrated appliances and an 'in view' scullery works as an extension of the kitchen and can simply be closed off with the thoughtfully positioned cavity slider.

In the master bedroom, an additional set of sliding doors to the eastern terrace, captures mountain vistas, morning sun and maximises the superb views over ponds and reserves. The master ensuite has a free-standing bath within a glazed bay window providing a stunning feature unique to this home.



Artist impression



Ploughmans Lane

House 2 Floor Areas	m ²
Ground Floor Area	294
Garage Area	60
Total Floor Area	354
Covered Outdoor Area	33

LOT 182



House 2 - Floor Plan

3B PLOUGHMANS LANE (HOUSE 2) (CONTINUED)

Spacious double garaging also allows for two cars, golf cart, bikes and skis, and additionally, has the added bonus of a ceiling storage space accessed via a pull-down stair.

A large open area to the east provides the perfect location for the outdoor spa pool with glorious mountain views.

Both homes feature comprehensive heating and cooling systems including hydronic underfloor heating, flush floor radiators as shown on the plans, along with wall radiators to the bedrooms and gallery. In addition, there are ducted heat pump systems to each ground floor bedroom and the main living pavilion, plus a high-wall heat pump in the loft of house 1. Each home is also pre-wired for AV purposes ready to allow the homeowner to customise their chosen AV system.





Artist impression

AN ADDRESS TO BE PROUD OF

Millbrook Resort is a destination renowned for its world-class golf courses, attracting enthusiasts from around the globe. As an owner you will have privileged access to the resort's immaculate fairways and greens, allowing you to perfect your swing or indulge in a round with family or friends. The golfing experience at Millbrook is truly unparalleled, combining challenging layouts with stunning landscapes that will captivate even the most seasoned players.

Beyond golf, Millbrook offers a plethora of amenities and activities to enjoy. From wellness retreats at the day spa to delectable dining experiences at award-winning restaurants, there's something for everyone.

Set amongst some of the world's most spectacular alpine scenery, with a multitude of world class outdoor activities available on your doorstep - The Ploughmans homes will offer their owners a most desirable lifestyle, sought after by many.

Merging a masterful blend of traditional and contemporary design offering outstanding quality, multiple luxury features and meticulous attention to detail, these two homes are set amongst some of Millbrook's finest homes.

With Millbrook as a proven developer, this is the ideal way to secure a new home at a fixed price without the hassles of dealing with designers, local authorities and builders.





YOUR NEXT STEP

Contact the team at Millbrook Realty Ltd
for further details, an information pack or to
arrange a personal presentation or viewing.

Two homes only...

KEY FEATURES

- Only limited to two prestigious homes by Mason & Wales Architects
- Beautifully sunny year-round with stunning mountains vistas from an elevated site
- Bespoke kitchens, bathrooms and laundries designed by Ingrid Geldof Design
- Comprehensively insulated including high performance aluminium window/door suites
- Dual heating systems - gas fired hydronic floor heating, radiator heating plus ducted air conditioning systems
- Alarm system, mains gas, Ultra Fast Broadband to the home, CAT 6 cabling within
- Exquisite homes with fixtures and fittings selected by Roz Hamilton Interiors
- Professionally designed landscaping with automated irrigation system



For more information

Contact the Property Team on 0800 800 604 or visit us on The Avenue
Teresa Chapman +64 (0)21 397 552 or Melanie Hunt +64 (0)21 903 333
Millbrook Realty Ltd. MREINZ. Licensed Agent REAA 2008

