



**Ashby Brook, Main Street, Warwick, CV35 0BN**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



A photograph of a modern house under construction. The house features a large glass extension with a gabled roof, a brick wall, and a dark roof with skylights. Scaffolding is visible in front of the glass extension. The house is situated on a green lawn under a blue sky with clouds.

# Property Description

An exclusive opportunity has come to market in the highly sought-after hamlet of Lower Tysoe, offering the chance to complete and personalise a beautifully designed new home and turn a dream into reality.

This is a truly exciting opportunity to complete a one-of-a-kind, architecturally designed home offering the freedom to tailor the layout, finishes, and interiors entirely to your own style and specification. Whether your vision is sleek and contemporary or warm and characterful, this part-built property offers the perfect blank canvas to bring your dream home to life.

Construction began in 2022 with a clear ambition: to create a carbon-neutral, energy-efficient home built to Passivhaus standards. Now at first fix stage, the property showcases the best in modern construction and sustainability. It is built using high-performance Glosford Structural Insulated Panels (SIPs) with a traditional brick skin, and benefits from premium triple-glazed Velfac windows and Velux roof lights throughout.

The infrastructure is equally future-ready, with a state-of-the-art HPW 300 air-to-water heating system and 300-litre tank, complemented by a HPv1 Heat Recovery Ventilation System from Total Home Environment. The roof is fitted with high-quality Nelskamp tiles from Germany and features 111 integrated Planum PV solar panels a striking and sustainable design feature.

Practical features have also been expertly considered: there is a fully installed new drainage system for rainwater, including a 3,000-litre underground tank; mains drainage for foul water; three-phase electrical connections ready for final connection; and a dedicated plant room conveniently located in the loft space.

Adding even more appeal, many of the high-spec materials required to complete the build are included in the sale, offering exceptional value. There is still flexibility to personalise key elements such as underfloor heating, an additional mezzanine over the bedroom wing, and en-suite bathroom layouts allowing you to tailor the home perfectly to your lifestyle and vision.

This is not just a property; it's a rare opportunity to be part of something truly special.





## Key Features

- A truly unique project
- Heat Recovery Ventilation System and inset solar panels
- Low-energy living
- Planning REF-19/03363/FUL
- Positioned on the outskirts of an Area of Outstanding Natural Beauty (but not included in)
- Sitting on the most northly part of the Cotswolds
- Customise your dream home
- \*\*12-week local connections restriction\*\*
- Endless countryside views from every aspect of this home
- CALL US TODAY TO ARRANGE YOUR VIEWING - Cash buyers only

**Guide Price**  
**£595,000**







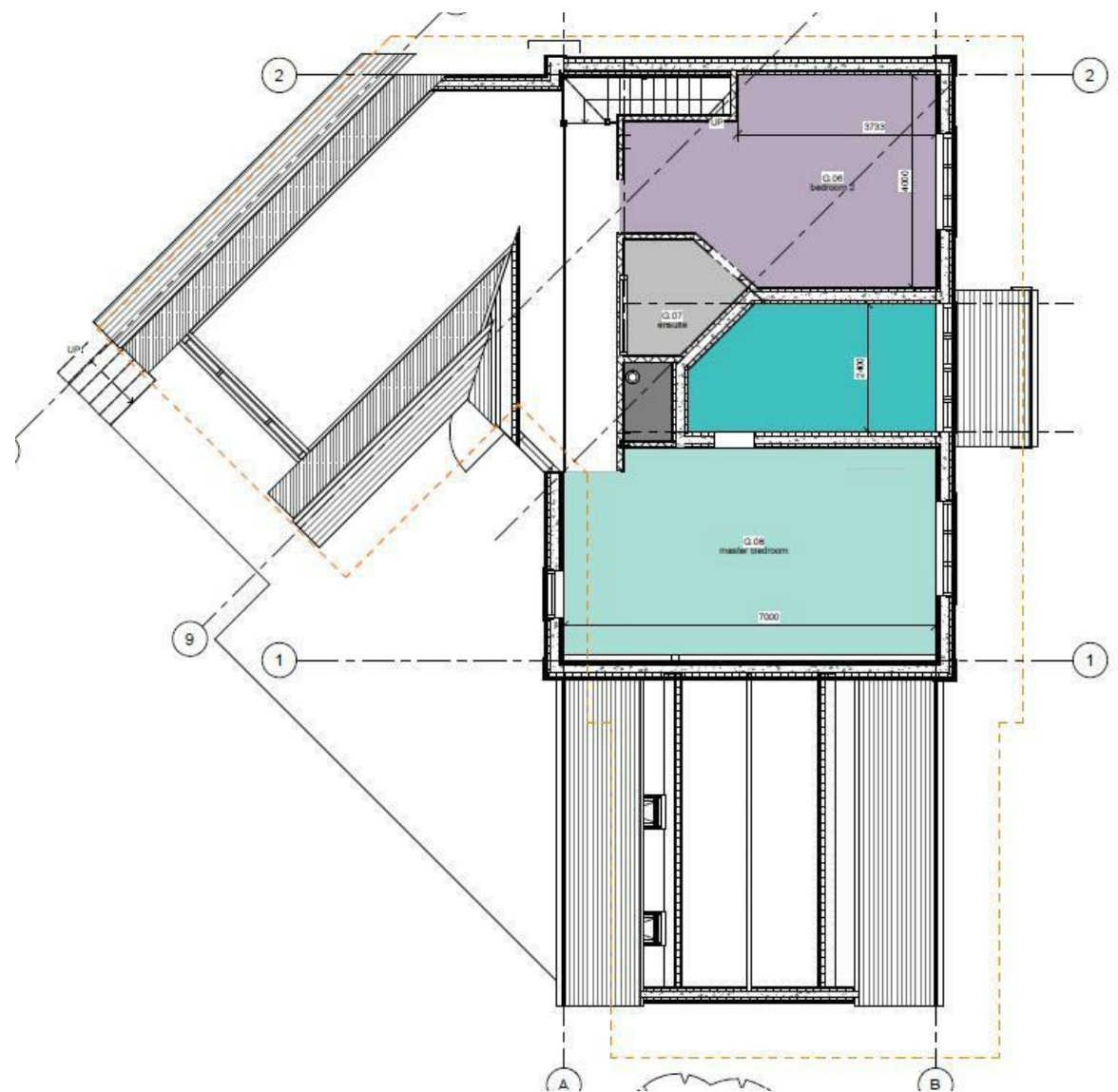
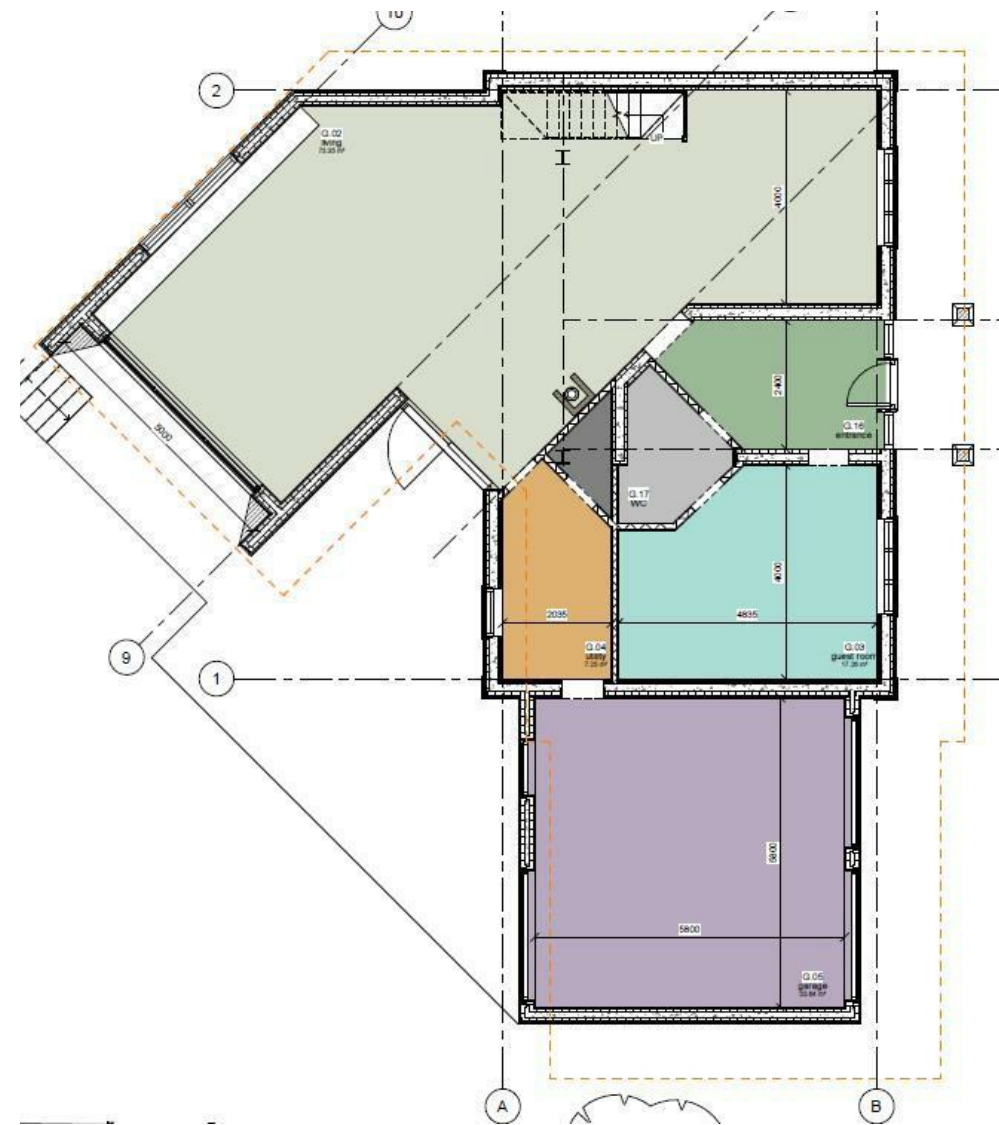


Tenure - Freehold

Council Tax Band - New Build

Local Authority  
Stratford-on-Avon District Council

# FLOOR PLAN



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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