



, Oxhill  
, CV35 0RJ

Jeremy  
McGinn & Co



# Available at Asking Price £1,100,000



COMING SOON.....STUNNING RURAL VIEWS AND  
SHORT DRIVE TO MAINLINE RAIL LINKS TO LONDON IN  
UNDER AN HOUR!

Discover contemporary rural living at its finest in this brand-new, architect-designed single level detached property, perfectly positioned amid the stunning rolling countryside of South Warwickshire. Thoughtfully crafted to the highest specification, this exceptional home blends cutting-edge energy efficiency with modern luxury and timeless design.

Inside, expansive open-plan living spaces are flooded with natural light, enhanced by underfloor heating throughout for seamless comfort in every room. A state-of-the-art 9kW Daikin air source heat pump and a 7kW solar panel array work together to deliver outstanding energy performance, including under floor heating, ensuring low running costs without compromising on warmth or convenience.

Fully equipped for contemporary living, the property benefits from full-fibre broadband offering speeds of up to 500 Mbps—perfect for home working, streaming, and smart home technology. Every detail has been meticulously considered to offer a lifestyle of comfort, efficiency, and tranquillity.

The generously proportioned layout offers flexibility for use as a family home or even multi-generational living with the centrepiece of the property being the large open plan living/dining/kitchen with vaulted ceiling adding to the feeling of space and including high quality cabinets with quartz work surfaces & a full range of Bosch & Siemens appliances. In addition to the open plan living space there is a separate sitting room.

The principal bedroom boasts a spacious luxury ensuite in addition to 2 further bedrooms and main bathroom together with a large study/bedroom, hobby room/gym and further





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ensuite. Across the rear there is a wrap around terrace providing plenty of outside dining space from which to enjoy the fabulous open countryside views.







**Tax Band:** New Build

**Council:** Stratford on Avon District  
Council

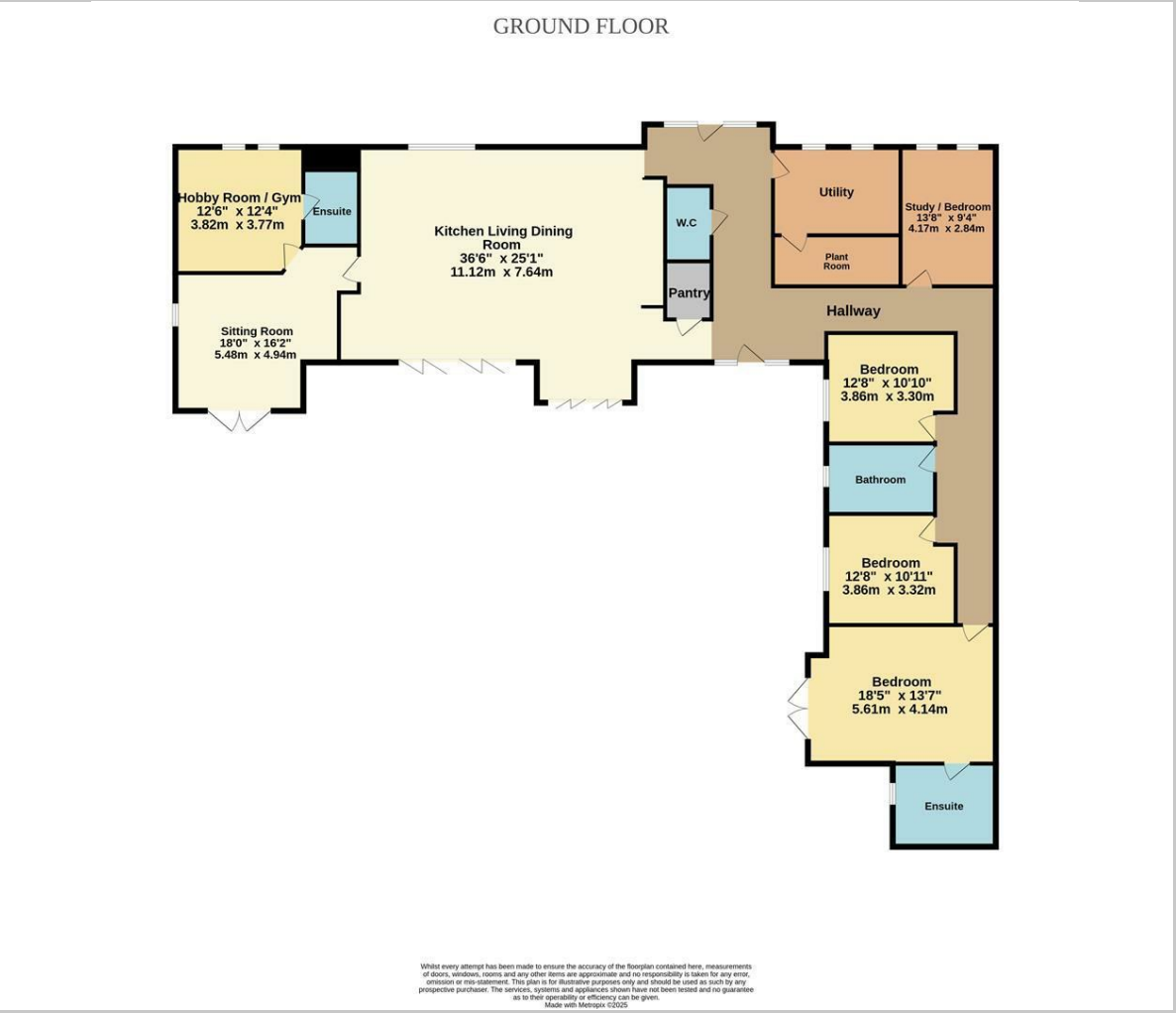
**Tenure:** Freehold

#### Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

# Floor Plan



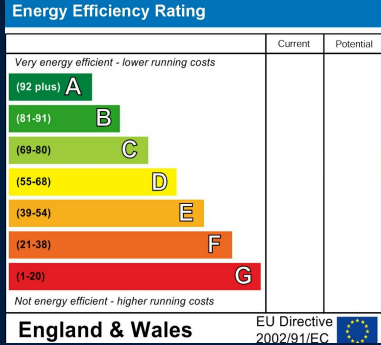
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance



Jeremy McGinn & Co