

Nolands Courtyard, Oxhill

CV35 0RJ

Jeremy McGinn &Co

Available at
Asking Price £1,100,000

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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 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.



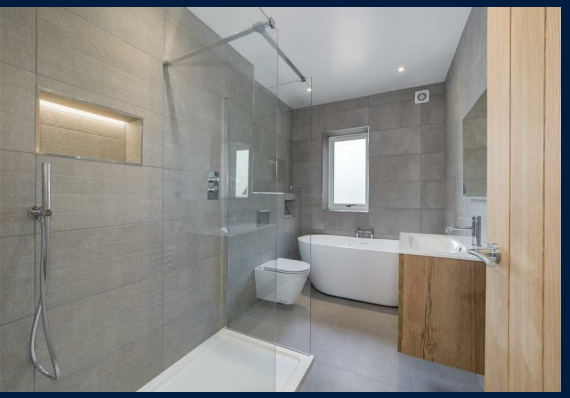
















Contact the sole agent to arrange an inspection.

Specification

EPC A
Voneus Full Fibre 500Mbps broadband
10 year Buildzone structural warranty
Mains Water via sub meter - Mains Electricity - Private Drainage
9kW Daikin Air Source Heat Pump - Underfloor Heating throughout
7kw Solar Panel system with Solis S5 Hybrid inverter with solar diverter & EV charger

Kitchen & Living Room

Shaker style Crown indigo blue cabinet kitchen with soft close hinges
20mm Carrara quartz worktops with upstands and splashback
Siemens and Bosch appliances
Franke sink and tap
Bora Pura induction hob with downdraft extractor
Double oven/microwave and integrated dishwasher and fridge freezer with wine cooler
HWAM 3120c 4.5kW wood burner
Triple wireless opening rooflights with rain detectors

Utility room

Crown indigo blue cabinets with soft close hinges
20mm Carrara quartz worktops with upstands
Elevated appliance housing

Bathroom - Master Ensuite

Onyx freestanding bath with Core chrome freestanding mixer
Crosswater basin and sanitaryware
Globe infra red mirror and chrome shower rail
Mosaico Rodano Acero Porcelanosa tiles

Bathroom - Family

Onyx freestanding bath with Core chrome freestanding mixer
Crosswater basin, unit and sanitaryware
Globe infra red mirror and chrome towel rail
Spiga Bottega Acero Porcelanosa tiles

Ensuite

Crosswater basin, unit and sanitaryware
Globe infra red mirror and chrome towel rail
Bottega Caliza Porcelanosa tiles

Cloakroom

Crosswater basin, unit and sanitaryware
Globe infra red mirror and chrome towel rail
Kirkland Beige matt porcelain tiles

Internal Finishes

Underfloor heating throughout with multi zone control
Cormar Primo Ultra Doeskin carpets to bedrooms
Herringbone engineered oak floor to living area and hallways
Cat 5 cabling to all rooms

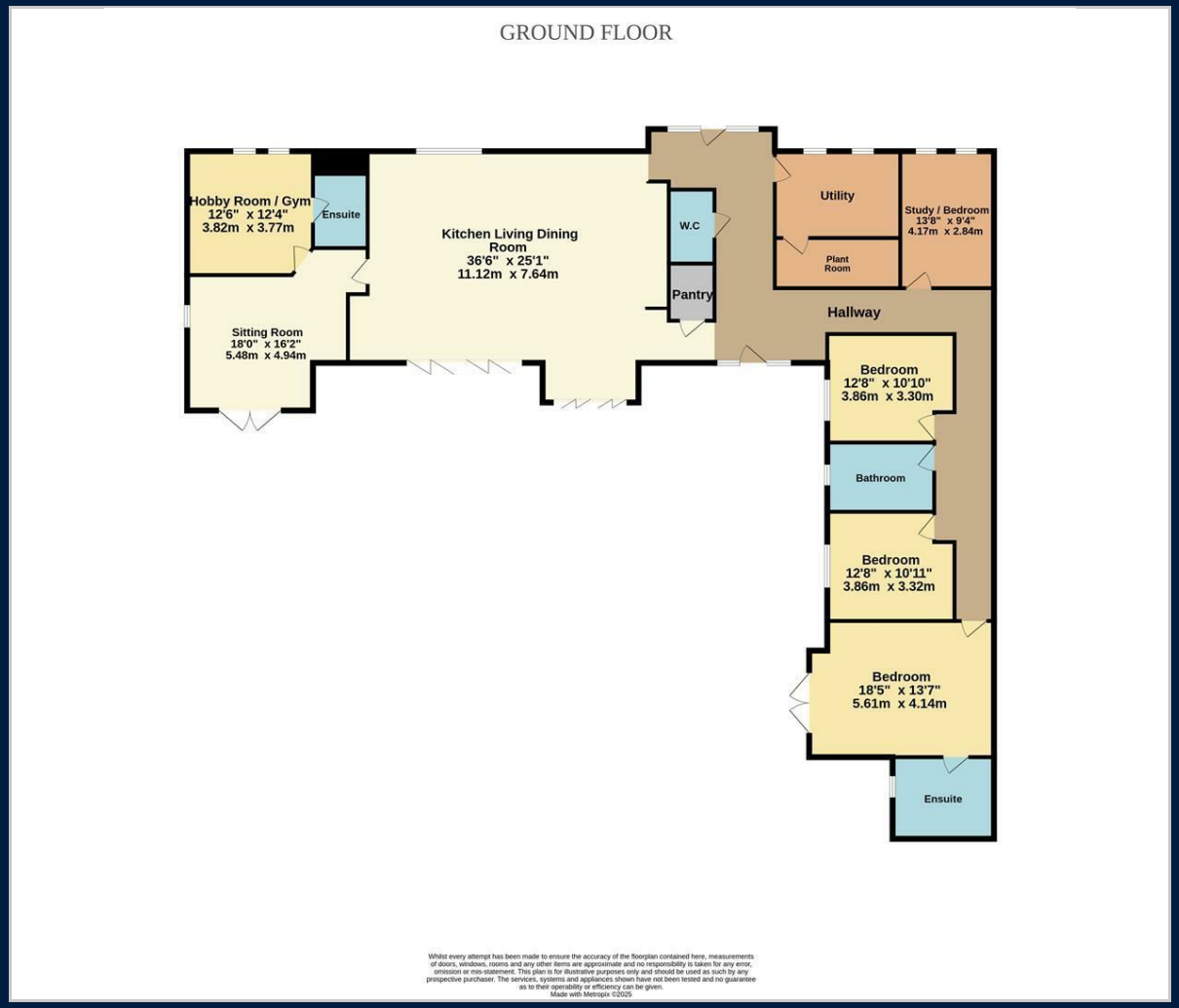
Internal Joinery

Burford contemporary architrave and skirting

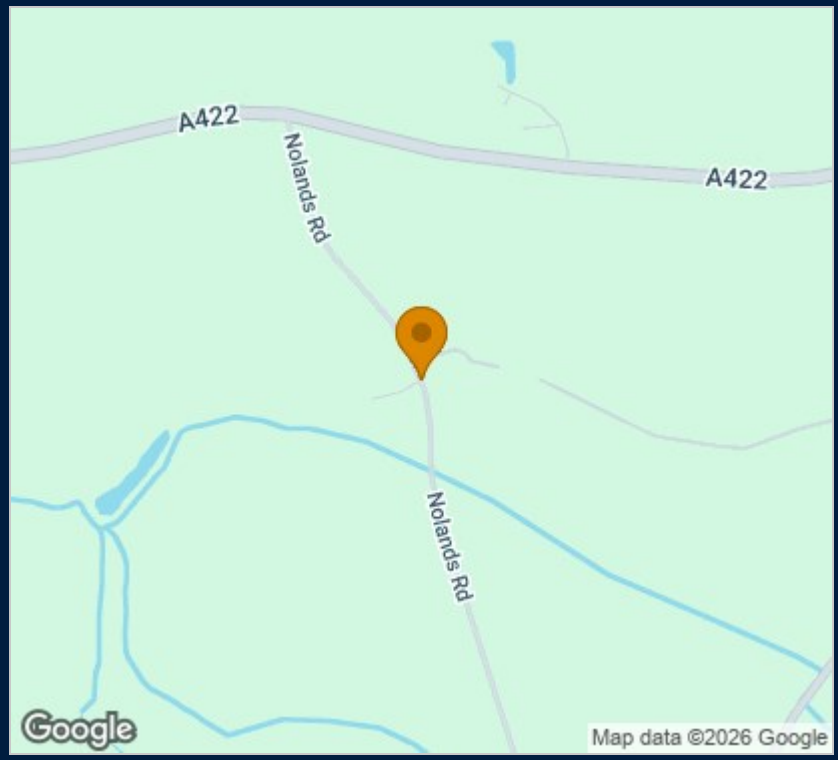
External Detail

EVA porcelain 20mm Slate Noir porcelain terrace
LED strip lighting to steps
Garden tap

Floor Plan



Map



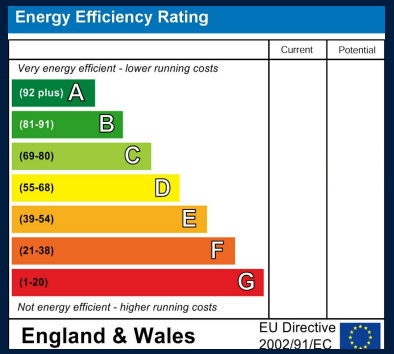
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Please note that this fee is non-refundable under any circumstances.

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Energy Performance



Jeremy McGinn & Co

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