





Please note the furniture in this image has been virtually staged

A brand new 4 bedroom detached stone built property located in the heart of this picturesque village having fantastic Eco Credentials and an A-Rated EPC. Finished to a high level of specification.

### **CRAIG COTTAGE**

Introducing a stunning, brand new surprisingly spacious 4-bedroom cottage crafted from locally sourced natural stone, this home embodies sustainable living at its finest. Situated in the heart of the village with zero reliance on fossil fuels, it offers an off-grid power capability, leveraging solar power and battery storage for a truly self-sufficient energy solution. Say goodbye to high heating costs as this Grade A energy rated home incorporates an air source heat pump, underfloor heating, with stylish engineered wooden flooring to the ground floor and premium insulation providing efficient warmth throughout the seasons. This fantastic home offers flexible accommodation for a family or downsizing couple with the peace of mind of a 10 year warranty.

Step into the fully loaded kitchen featuring exquisite granite worktops, NEF appliances, Boiling water on tap and a utility room equipped with a washer and tumble dryer, with 2 further excellent reception rooms, and guest cloaks 4 double bedrooms and 2 bathrooms it offers really substantial accommodation and you can rest easy knowing your home is protected by a modern internet-based CCTV and alarm system, ensuring your peace of mind. The property boasts 3-phase electrics and an exceptional electric vehicle super 22kw charging system, catering to the needs of environmentally conscious residents. Stay connected with the internal home data network and enjoy the convenience of a TV distribution system. Marvel at the oak gallery staircase with glass side panels, offering a breathtaking 270-degree view from the landing area. What sets this property apart is the unique opportunity to own a natural stone built home with a grade A energy rating set back in a very private setting with a private driveway of School Lane. This home has the benefit of a large natural oak framed garage clad in Cedar with a slate roof.

### **LOCATION**

Priors Marston is a quintessential Warwickshire village and is located within easy reach of the M1, M40 and M6, all a mere 20 minutes away. Village facilities include The Hollybush Inn, The Priors School, for children up to the age of 11. There is a part time post office and a Sports and Social Club and the Priors Hall, where many village activities are organised. The Market town of Southam is approximately 6 miles away for shopping. There are trains to London from Leamington Spa, Rugby, Banbury and Coventry.

### **SPECIFICATION**

This home is finished to the highest level of specification with maximum care and attention to include :-

- \* Hard Wired Ring Doorbell with internal chime unit.
- \* WiFi Smart Heating using room by room independent temperature control both locally and remotely.





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\* 3 phase Super EV charger for 22kwh ultra-fast home EV charging, usually only available at service stations or business premises.

\* Nespresso coffee station.

\* 2 separate large Neff Ovens.

\* 1 Neff induction Hob.

\* Hotpoint Washing Machine

\* Hotpoint Tumble Dryer

\* Boiling Water / Filtered Water Kitchen Tap

\* Ethernet patch panel for Ethernet throughout the home for high speed internet as well as wifi.

\* App controlled external lighting around entire elevations of the home.

\* BT connection already made.

\* TV aerial with TV distribution system to every bedroom and both family rooms.

\* Coffee machine station point.

\* Ultra-energy efficient ASHP Panasonic system with super-sized 290ltr hot water unvented cylinder storage system.

\* Hard wood engineered flooring to the ground floor and carpets to the first to compliment the heating system.

\* Modern remote keypad Intruder Alarm System

\* High resolution, Day/night CCTV system with digital video recorder and remote app control for viewing on any smart device Worldwide. View live images & recorded playback locally or from anywhere Worldwide.

\* Entire home under wifi control so all light switches controlled via an app and local switch. Turn lights on/off from anywhere in the world!

\* Off Grid power capability with high powered battery storage system for free Green energy.





\* Wine cooler.

\* Dishwasher.

\* Large natural oak framed garage clad in Cedar with a slate roof.

**TENURE:** Freehold Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** This is yet to be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING:** A

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





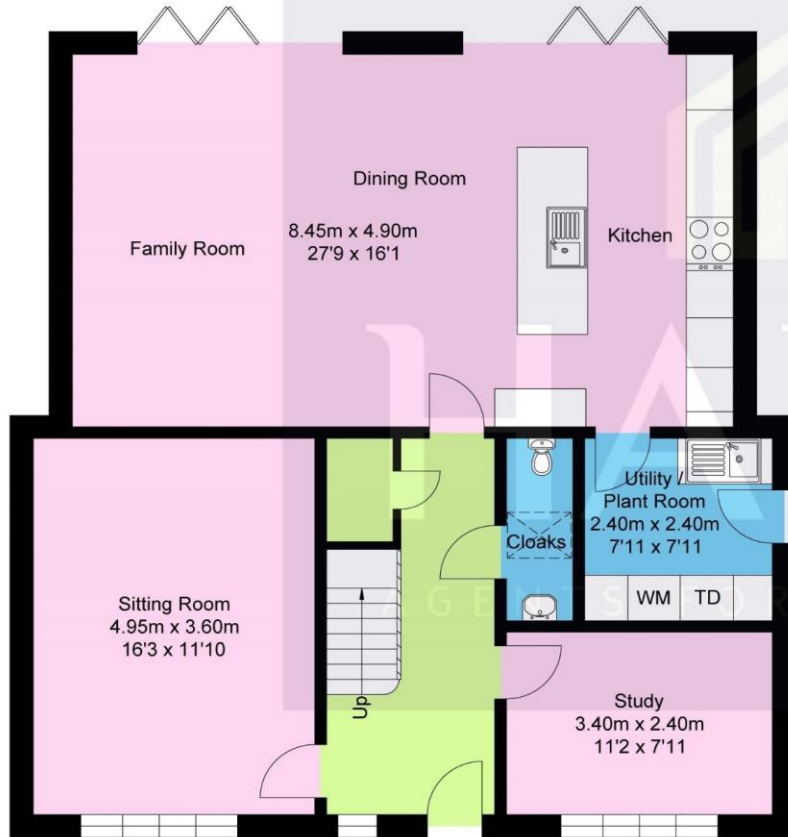


Score	Energy rating	Current	Potential
92+	A	92 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Main House Area 1925.66 square feet



### Ground Floor



### First Floor



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