





Grevayne Properties Ltd established in 1972 focus on bespoke homes reflecting the local character of the places they build. Their philosophy is to strive for the highest standard of design and craftsmanship. This exclusive development on Moreton Morrell Lane, on the edge of the village, offers three properties using different materials, stone, render and brick to reflect the character of Lighthorne village.

“The Thatched House” is a new bespoke character home nestling in a quiet lane in the picturesque village of Lighthorne. This 4 bed detached cottage offers the benefits of modern living with the character of a thatched country cottage, with 4 bedrooms (2 with ensuite), large fully fitted kitchen dining family room, sitting room, study and utility room. Landscaped garden and parking barn. Ready January 2023.

Below offers a flavour of the construction and fit out of these bespoke homes.

INDICATIVE SPECIFICATION

KITCHENS / UTILITY ROOMS

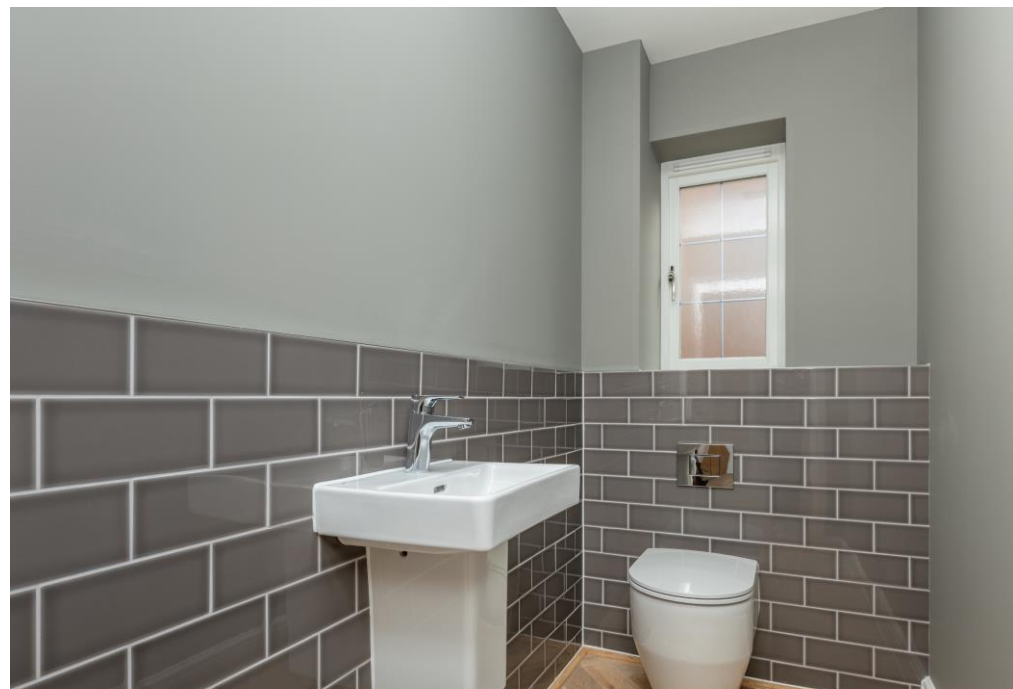
- Kitchens supplied by Bell Kitchens
- Quartz worktops
- Bosch appliances to include electric oven, dishwasher, fridge/freezer, wine cooler, washing machine and tumble drier.
- Quooker kettle tap
- Bora induction hob with integrated cooktop extractor

BATHROOMS AND EN SUITES

- All sanitaryware will be provided by Roca
- All showers will be fitted with Merlyn shower screens and cubicles.
- Electric underfloor heating to all bathrooms and ensuites.
- Floor wall tiles are from the extensive range at Stratford Tile Warehouse and fitted full height and half height as necessary with complementary paintwork to non tiled areas.
- Mirror frontage storage cabinets with demisters and integrated lighting and shaver point will be fitted above wash hand basins in some ensuites.
- Ladder style towel rails will be fitted with summer heating elements.
- Showers will be fitted within enclosures with low profile shower trays.
- All wc's will be fitted back to wall with concealed cisterns and soft close seats.

SITTING ROOM

- Oak beam fireplace
- Woodburning stove





INTERNAL FINISHES

- Oak staircase with oak handrail, newels, balusters.
- Solid Oak doors with brushed chrome ironmongery.
- Floor tiles to kitchen/family room, bathroom and ensuites with heating mats beneath.
- Wardrobes to most bedrooms with fitted shelving and hanging rails.
- Engineered oak flooring to hall, cloakroom and study. Carpets to the staircase, landing, bedrooms and cupboard.

HEATING INSTALLATION

- Mitsubishi Ecodan air source heat pumps located externally
- Underfloor coil heating to all ground floors.

- Thermostatically controlled radiators to first floors
- Electric underfloor heating mats to ensuites and bathrooms.
- Log burner to lounge

ELECTRICAL INSTALLATION

- High quantity of electric points throughout.
- LED downlighters throughout with dimmers to main rooms.
- Sockets with integrated USB charging points in bedrooms, kitchen and lounge.
- Wall lighting to lounge.
- NACOSS approved intruder alarm system
- External lighting to front doors.



EXTERNAL FINISHES

- Rear patios and raised patios fully landscaped
- Landscaped front garden areas.
- Paved patio areas and paths.
- External electrical point.
- External water tap.
- Block pavements to drive areas.
- Lighting, power and car charging points to all car ports

WARRANTY

- 10 Year Premier Guarantee warranty.



SUSTAINABILITY & EFFICIENCY OF THE PROPERTY

The government have set a date of 2025 for housebuilding to look towards a zero carbon footprint. This is something which Grevayne Properties have taken seriously and as such have now for several years implemented sustainable construction methods. For instance we always install air source heat pump technology to both heat our houses and provide all hot water. This negates the use of fossil fuels and expensive deliveries of oil and coal. We use high levels of floor, wall and roof insulation to increase thermal efficiency. Each house has high performance double glazing throughout as well as an electric charging point installed as standard too to promote electric car usage.

Due to supply issues, the specification may vary from the above but will be substituted with equivalent products.

www.grevayneproperties.com

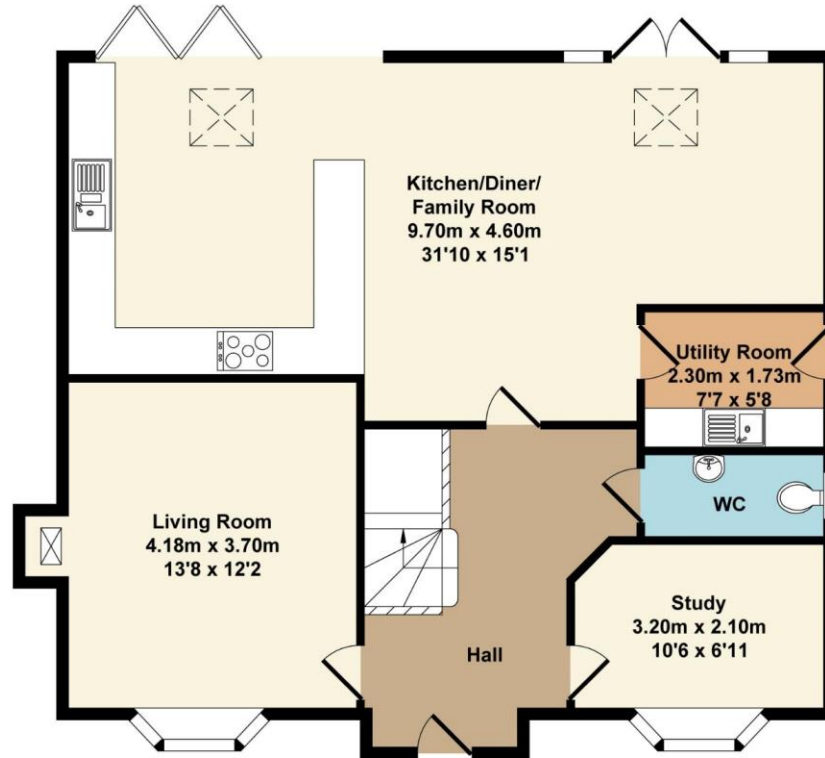




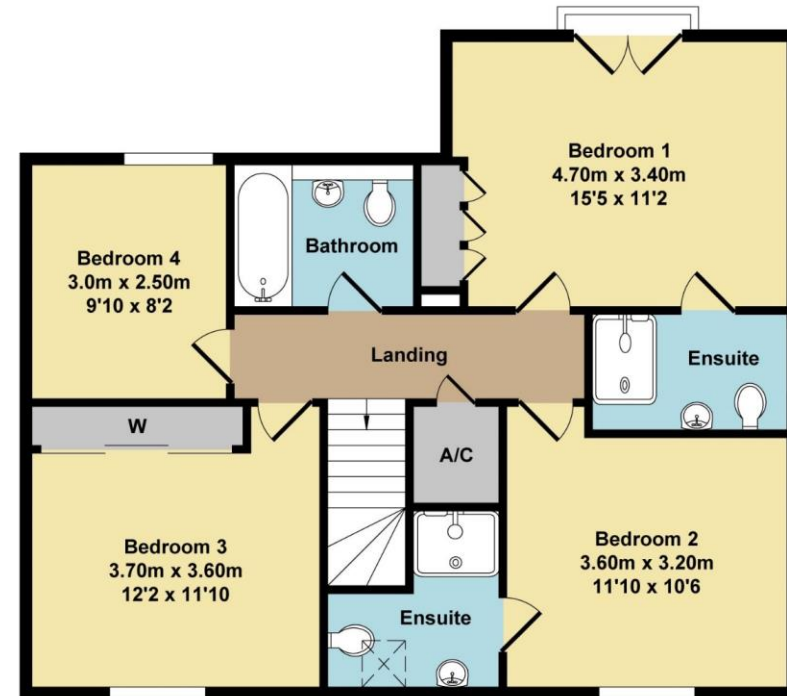
Moreton Morrell Lane, Lighthorne, Warwickshire, CV35 0AR

Total Approx. Floor Area 154.40 Sq.M. (1662 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 82.70 Sq.M.
(890 Sq.Ft.)



First Floor
Approx. Floor
Area 71.70 Sq.M.
(772 Sq.Ft.)

