



THE LAURELS  
PRINCETHORPE

## Let's Set the Scene...

Hidden down a leafy country lane surrounded by open fields, you'll discover a beautiful, eco-friendly detached bungalow wrapped in almost an acre of land, complete with paddock.

Inside, bright, spacious, calming rooms inspired by Scandinavian-minimalist design offer numerous vantage points over the fields, allowing you to witness the changing of the seasons as you enjoy the property's four bedrooms and three bathrooms, bright open plan dining kitchen, and cosy living spaces.

Built with structurally insulated panels, this A-rated, sustainable home is filled with environmentally friendly features such as solar panels, an air-source heat pump, smart thermostat controls in each room, and highly efficient Rational windows with wooden interiors and aluminium exteriors.

Not only do the solar panels bring in money, but the Renewable Heat Incentive (RHI) grant active on the property, worth around £200 per quarter, will also pass to the subsequent owners. To top it off, there's a Zappi smart-charger for your EV.









## Come On In...

From the road, a long, shared driveway brings you to a double five-bar gate that opens onto a massive gravelled parking area lined with laurel. With tons of space for cars, bikes, caravans and boats, everyone has enough room to have what they want.



As you approach the front entrance, you're greeted by a contemporary exterior of silvery larch wood illuminated by brushed steel up-and-down lighters and a stylish grey door beside a frosted-glass window.













Step through into a spacious hallway, where the slate-grey floor tiles pair with oak doors and a high ceiling for an inviting yet relaxed atmosphere. Underfloor heating throughout the property also ensures a warm welcome, whatever the weather.

Follow the grey floor tiles through the double oak doors into a wide kitchen, where a chunky exposed wooden beam separates a bright rear dining area from high-gloss handleless cabinetry and a large central island topped with deep reconstituted granite worktops.

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This sociable family space also feels lovely and bright thanks to a trio of front windows overlooking the fields. Meanwhile, rear double doors with wooden Hillarys shutters invite you and your guests onto the decking for drinks and al fresco meals.



High clerestory windows above the beam, feature pendants over the island bar, and spotlights and uplighters add even more illumination. Integrated appliances include a Neff double oven with a warming drawer, a Neff five-ring gas hob with a downdraft extractor, and a dishwasher.

There's also space for an American-style fridge-freezer in the kitchen and a washing machine, tumble dryer, and wine fridge in the adjacent utility, where you'll find lots of extra storage and worktops, including some lovely bespoke joinery and floor-to-ceiling cupboards, and a second sink.











From the kitchen, a corridor leads past a useful study into a fantastically well-proportioned sitting room lit by a west-facing window and double doors, both fitted with Hillarys blinds for those weekend movie nights. Another chunky structural beam brightened by high windows matches the engineered oak floor, continuing the Scandi-inspired décor, while a wood-burning stove with a glass base and exposed flue creates a cosy and calming backdrop for those cold winter evenings.







## Drift and Dream...

Returning to the hallway, turn right to discover a great-sized master bedroom. This time, the wood beam supports a high ceiling, allowing your attention to wander to the glazed French doors and wooden shutters that frame the beautiful garden and paddock beyond.

Behind the sliding oak pocket doors, there's a luxurious en suite (featuring Saneux sanitaryware, a large rainfall shower enclosure, and a chrome heated towel rail) and a big walk-in wardrobe that displays all your clothes, shoes and accessories for easy access.

The high windows come with remote-control blackout blinds for a peaceful night's sleep, as in bedroom three, where a beam and glazed French doors with sturdy wooden shutters open onto the decking. This room also benefits from access to a modern three-piece guest bathroom just across the hall.



The second double lies just of the kitchen and once again is well-lit by clerestory windows with remote control blinds, a side window with fitted blinds, and up-lights. A wooden exposed beam emphasises the headroom, while bespoke floor-to-ceiling wardrobes offer lots of storage.

Next door, the main bathroom features attractive slate-grey tiling to the floor and around a half-sunken stainless-steel bath with a glass-screened overhead shower; a wall-mounted wooden vanity unit with a light-up mirror above; and a Sanuex basin and toilet.







## Al Fresco

The Laurels sits in just an acre of grounds, with a part-wild paddock forming two-thirds of the plot. An extensive deck linking the rear rooms enjoys both southern and westerly aspects, guaranteeing long, sultry evenings once the morning sun has warmed the kitchen.

The current owners particularly love watching the sunset over the trees at the bottom of the garden, where an orchard provides apples, plums, and pears. The garden currently produces raspberries, gooseberries, strawberries, potatoes, kale, carrots, tomatoes, and courgettes in the raised beds, while specially planted trees grant free firewood.

In addition, you'll discover a shed and wood store, plus room for a greenhouse if so desired. While exploring the garden, keep your ears tuned for the resident green woodpecker and your eyes peeled for the horses grazing in the paddock beyond.







## Location, Location, Location

The lovely rural village of Princethorpe lies in the Rugby district of Warwickshire. Burnhurst Lane intersects the A423, which takes you directly into the heart of Coventry in just 20mins. You'll also find Rugby 6.5 miles to the northeast and Leamington Spa 6 miles to the southwest.

The village contains a historic pub that has traded since 1816 and a local Catholic primary school, Ofsted-rated Good. Nestled in a former priory, Princethorpe College also offers co-educational independent education, plus you'll find Lawrence Sheriff Grammar in Rugby. Besides this, the University of Warwick is just a short drive away.







The current owners have informed us that the neighbours often meet for festive drinks, with some artists on the lane participating in the Warwickshire Open Studios. In nearby Stretton, you'll often spot familiar faces attending community events such as fetes and bonfire nights, but if you need some solitude, there's a 2.5-mile woodland walk to Ryton Pools Country Park on your doorstep.

Other local highlights include The Red Lion at Hunningham (a traditional country pub with river views and good food), Hilltop Farm shop and café, and Garden Organic in Ryton for brunch. The Sports Connexion gym is also down the road.



## The Finer Details

- Four-bedroom detached bungalow
- Three bathrooms (one en suite)
- Built in 2019
- A-rated EPC
- Solar panels & air source heat pump
- Wide, accessible doors throughout
- Contemporary modern design
- Almost an acre of land with paddock
- BT fibreoptic broadband & CCTV
- Scenic rural location



Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**

Approx. 153.5 sq. metres (1652.0 sq. feet)

Total area: approx. 153.5 sq. metres (1652.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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