



Ashby Brook, Main Street, Lower Tysoe

Offers in Region of **£595,000**



Ashby Brook, Main Street

Lower Tysoe, Warwick

Local connection clause applies for a 12-week period commencing 6th May 2026, For further information or to arrange a viewing, ****Call us today****

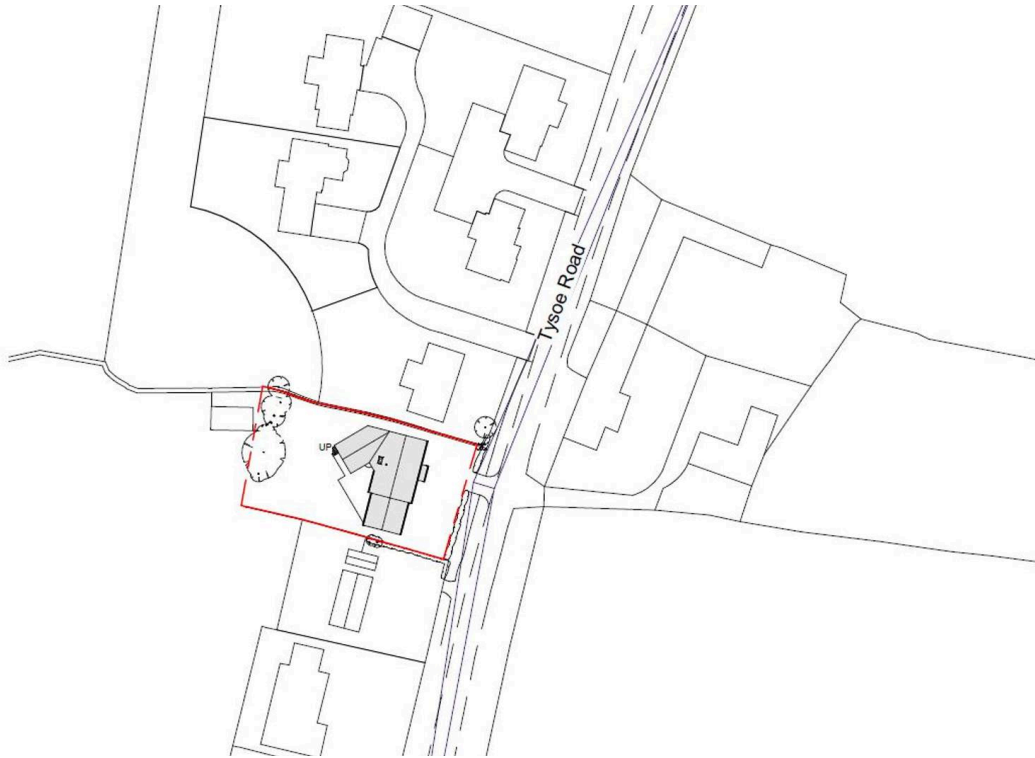
Council Tax band: TBD

Tenure: Freehold

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- Heat Recovery Ventilation System and inset solar panels
- Low-energy living
- Planning REF-19/03363/FUL
- Positioned on the outskirts of an Area of Outstanding Natural Beauty (but not included in)
- Sitting on the most northly part of the Cotswolds
- Customise your dream home
- A truly unique project
- Endless countryside views from every aspect of this home
- **CALL US TODAY TO ARRANGE YOUR VIEWING**
- Cash buyers only







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Are you searching for a project you can truly get stuck into, set amidst open countryside? Look no further than Ashby Brook.

This is a truly exciting opportunity to complete a one-of-a-kind, architecturally designed home, offering the freedom to tailor the layout, finishes, and interiors entirely to your own style and specification. Whether your vision is sleek and contemporary or warm and characterful, this part-built property offers the perfect blank canvas to bring your dream home to life.

Construction began in 2022 with a clear ambition: to create a carbon-neutral, energy-efficient home built to Passivhaus standards. Now at first fix stage, the property showcases the best in modern construction and sustainability. It is built using high-performance Glosford Structural Insulated Panels (SIPs) with a traditional Horton stone skin, and benefits from premium triple-glazed Velfac windows and Velux roof lights throughout.

The infrastructure is equally future-ready, with a state-of-the-art HPW 300 air-to-water heating system and 300-litre tank, complemented by a HPV1 Heat Recovery Ventilation System from Total Home Environment. The roof is fitted with high-quality Nelskamp tiles from Germany and features 111 integrated Planum PV solar panels — a striking and sustainable design feature.

Practical features have also been expertly considered: there is a fully installed new drainage system for rainwater, including a 3,000-litre underground tank; mains drainage for foul water; three-phase electrical connections ready for final connection; and a dedicated plant room conveniently located in the loft space.

T&C's

Photo were taken several months ago, where there has been small changed made. We use these for indicative purposes only and may be subject to change. *Floorplans are



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Location

Ashby Brook is perfectly situated in the picturesque village of Lower Tysoe — a charming, sought-after location within the rolling South Warwickshire countryside and on the edge of the Cotswolds Area of Outstanding Natural Beauty.

This peaceful village setting offers a quintessential English lifestyle, with its welcoming community, pretty stone cottages, and stunning rural surroundings. Lower Tysoe benefits from a village store, post office, and the popular Peacock Inn, while neighbouring Upper Tysoe provides a primary school, playing fields, and a church.

Despite its tranquil atmosphere, Tysoe is exceptionally well-connected. The historic market towns of Shipston-on-Stour and Banbury are just a short drive away, offering a wide range of shops, supermarkets, and restaurants. For commuters, Banbury's mainline train station provides direct services to London Marylebone in under an hour, and the M40 (Junction 11) is also easily accessible.

Warwick, Stratford-upon-Avon, and Leamington Spa are all within reach for further leisure, education, and cultural opportunities — from Shakespearean theatres to boutique shopping and highly regarded schools.

Whether you're seeking a peaceful rural retreat or a stylish base with excellent travel links, Ashby Brook's location offers the perfect balance of country charm and modern convenience.



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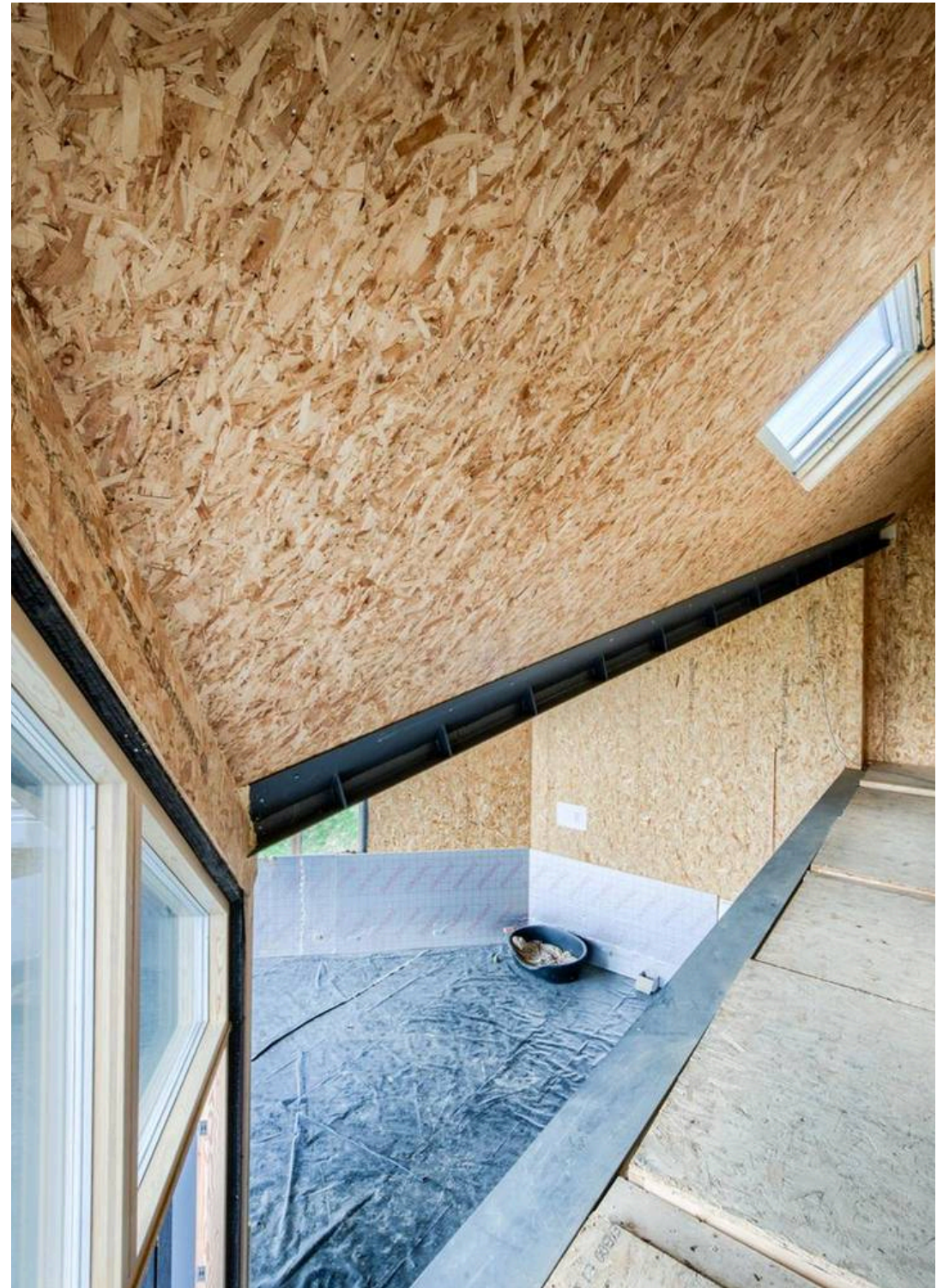
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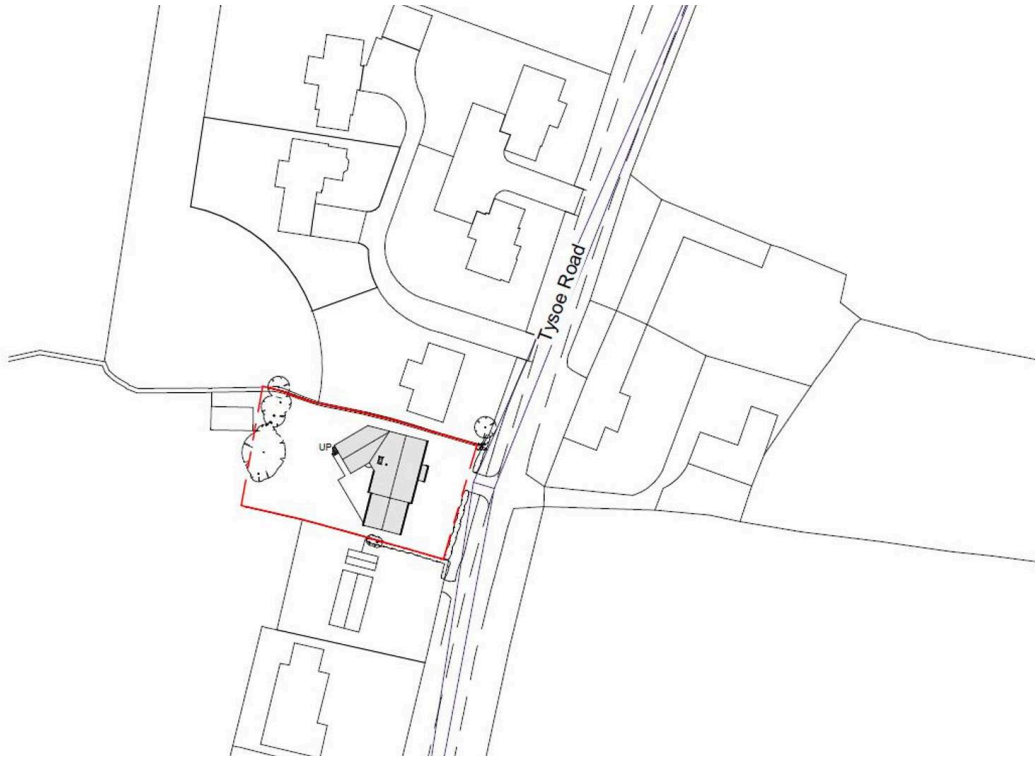
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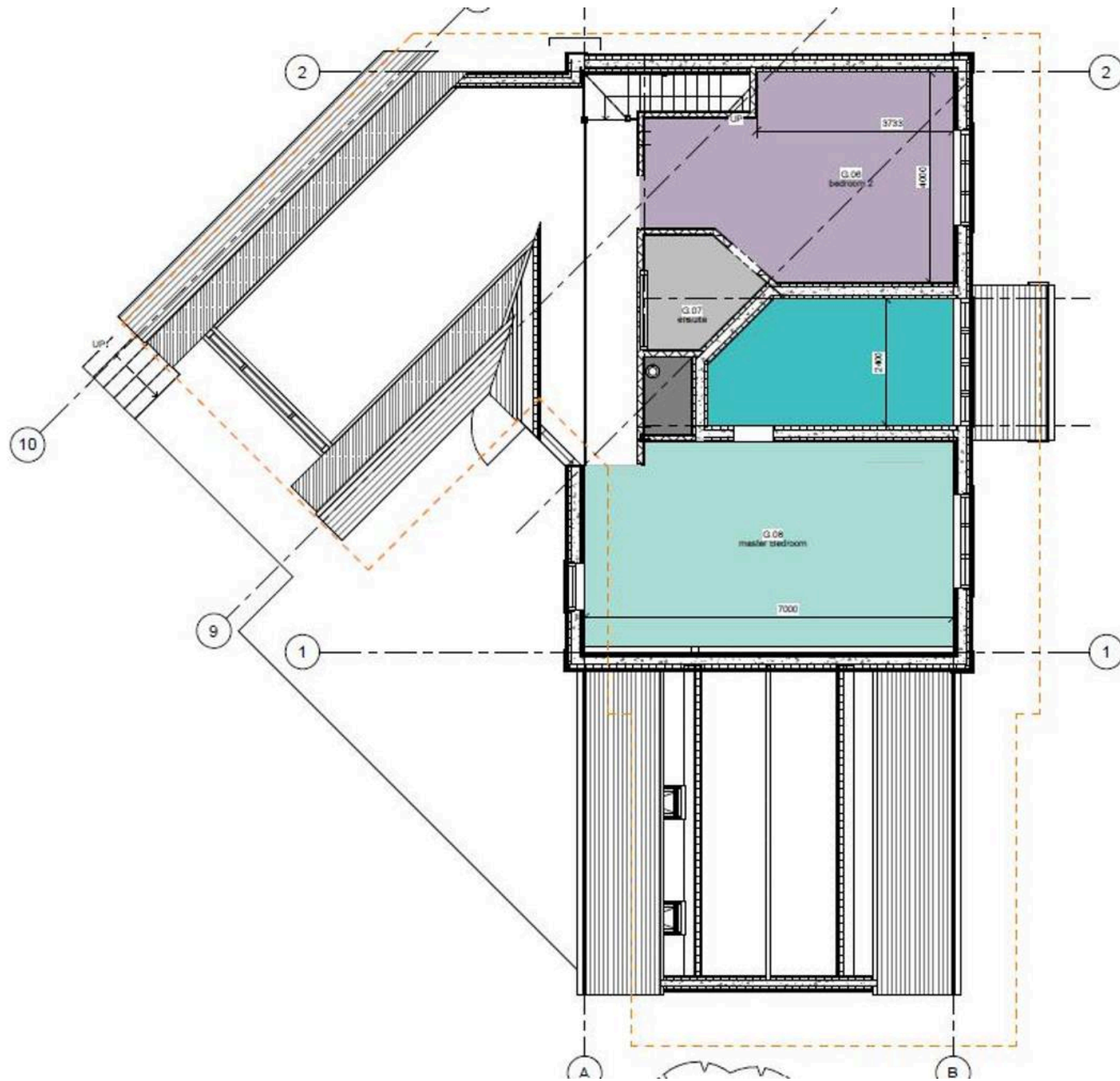
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Disclaimer:

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