



Grafton Lane, Binton
, CV37 9TX

Jeremy
McGinn & Co 

Available at
Offers Over £600,000



RARE OPPORTUNITY TO ACQUIRE A STUNNING RURAL BUILDING PLOT TO CREATE A SUBSTANTIAL & HIGHLY INDIVIDUAL HOME OF SOME DISTINCTION.

Designed by the acclaimed local architectural practice Studio Spicer, this exceptional contemporary residence is a striking example of modern rural architecture, seamlessly integrated into its idyllic countryside setting. Occupying a superb position surrounded by open fields and enjoying far-reaching panoramic views, the property combines bold architectural design with exceptional sustainability and luxurious living.

Thoughtfully arranged across two levels, the home has been carefully designed to complement the natural landscape. Green roofs, natural stone walls and elegant timber cladding create a harmonious connection with the surrounding environment, while expansive glazing floods the interiors with natural light and frames the spectacular views from every angle.

The upper level provides an impressive open-plan living space, beautifully finished with minimalist detailing and warm timber accents. The bespoke kitchen flows effortlessly into the dining and sitting areas, with full-height sliding doors opening onto a generous terrace—creating an exceptional space for entertaining, al fresco dining or simply enjoying the peaceful rural outlook.

The lower level is discreetly embedded into the landscape beneath a living roof, enhancing both the home's environmental credentials and its architectural appeal. Here, a collection of beautifully appointed bedroom suites each benefit from luxurious en-suite bathrooms and floor-to-ceiling glazing, opening directly onto the landscaped gardens and sheltered courtyard to create a seamless connection between inside and out.

Outside, the property is approached via a secure gated



Notes:

NOT FOR CONSTRUCTION - design is intended for mortgage issued below. Further specification of design is required by specialist contractors and/or approved lead designers prior to commencing work on site.

Do not measure from the drawings. All dimensions to be confirmed prior to ordering and installation.

For any discrepancies in the drawings the contractor is to inform the Architect. All drawings to be read in conjunction with the Specification, Structural Engineer's and other consultants' drawings.

Contractor to visit site to become aware of any site conditions.

Health and Safety Information
(S = see page 10; C = construction phase only)

Revision: CR/20/11 Date: 2023/01/06 Comments:

A	F	RS	2023/01/06	Revised scheme to incorporate structural piling.
B	RS	FB	2023/01/06	External Cladding and Windows added.

Scale Bar 1:100

STUDIO SPICER ARCHITECTS
 7 Platted Road, Leighton Buzzard, Bedfordshire, LU22 9JL
 Tel: 01753 261122
 www.studiospicer.com

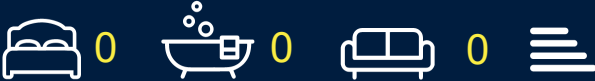
Client: Mr. Dylan Izak

Project: Land off Grafton Lodge, Grafton Lane, Birtton

Drawings: GP & FF

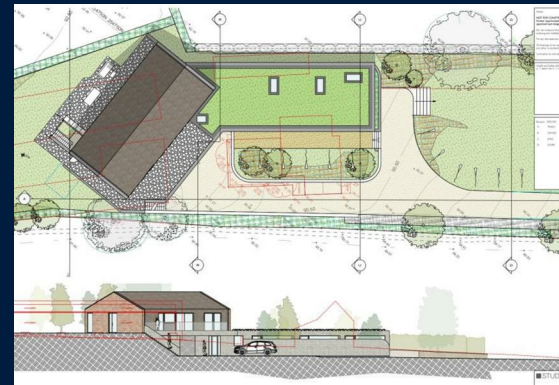
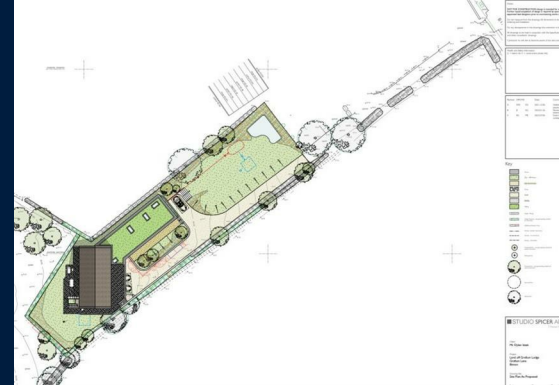


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driveway providing ample parking, while the generous rear gardens offer privacy, space and uninterrupted views across the surrounding countryside.





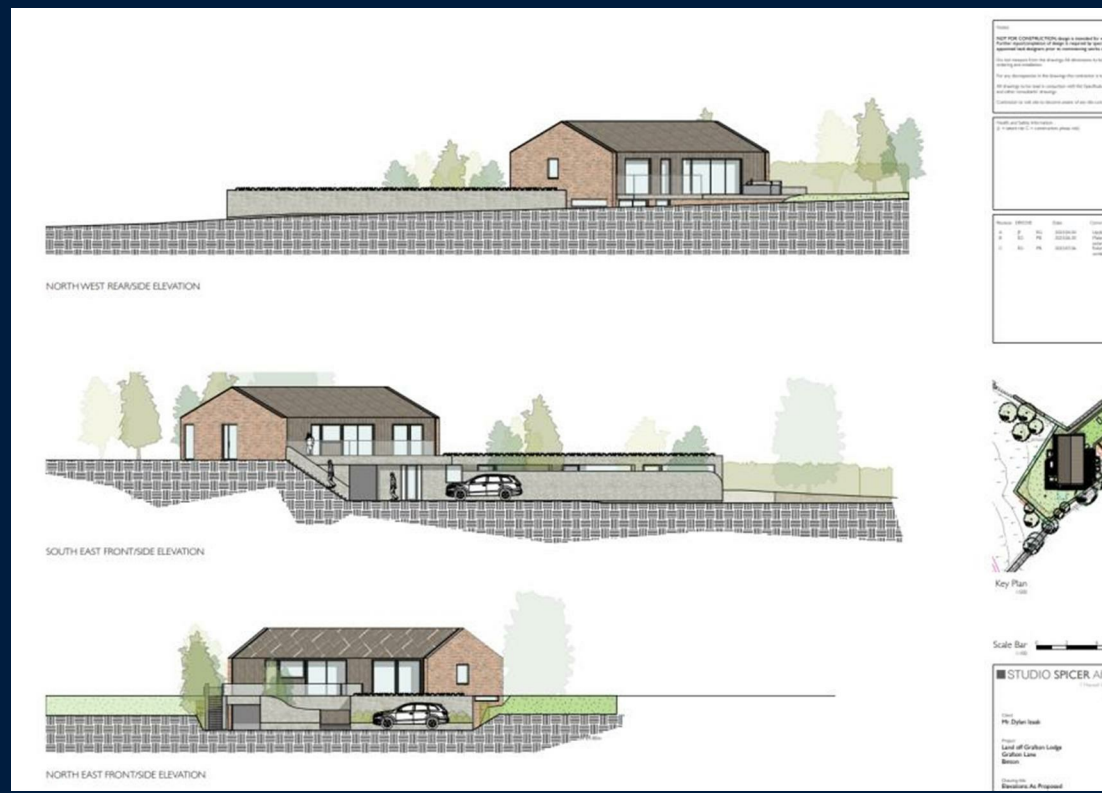
Tax Band: New Build

Council:

Tenure: Freehold

Key Features

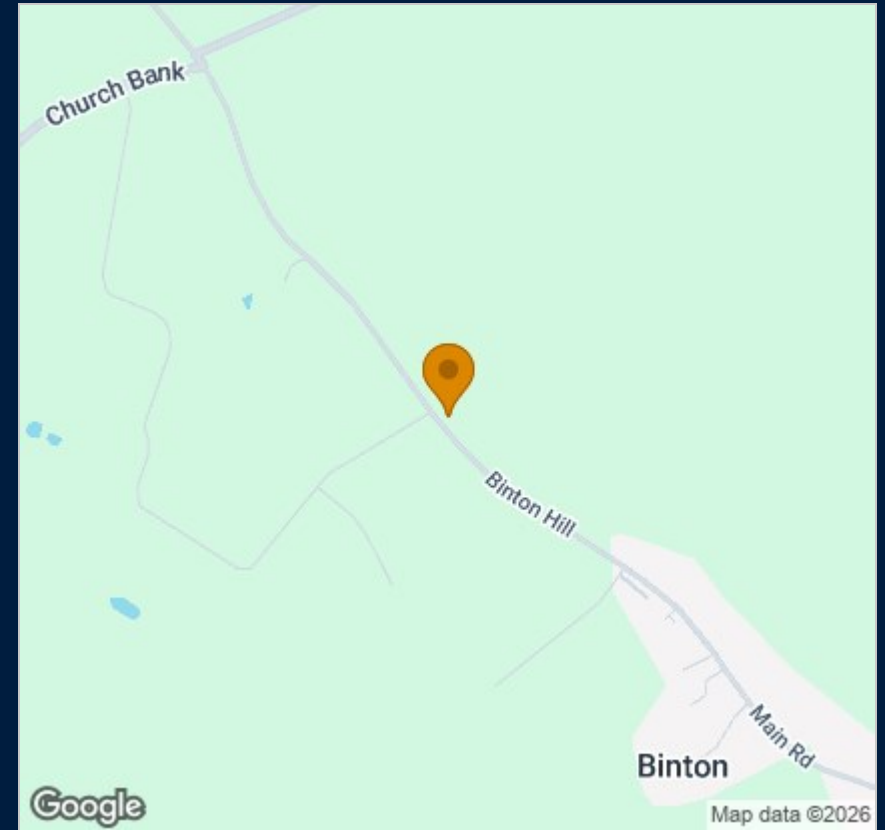
- Architect-designed by the renowned Studio Spicer
- Exceptional contemporary home in a stunning rural setting
- Extensive eco-conscious green roofing and sustainable design
- Natural stone and timber-clad exterior blending beautifully into the landscape
- Striking dual-level layout offering privacy and versatility
- Spectacular open-plan living with floor-to-ceiling glazing
- Expansive entertaining terrace with far-reaching countryside views
- Beautifully landscaped gardens and courtyard
- Secure gated driveway with ample off-road parking
- Surrounded by open countryside with outstanding panoramic views




Floor Plan



Map



Energy Performance

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
Tel: 01789 868168 Email: stratford@jeremymcginn.com
www.jeremymcginn.com