



VAUGHANREYNOLDS
ESTATE AGENTS

Oak House, 37 Spring Lane
Combrook, Warwick, CV35 9HN



The Property

Designed by renowned local architect Richard Bailey and constructed in 2006 to an exceptional standard, Oak House is a truly individual home where innovative design, quality craftsmanship and its natural surroundings come together beautifully. Thoughtfully positioned within the hillside, the property was conceived with a clear vision: to embrace its unique setting, maximise natural light and create a seamless connection between the interior and the gardens beyond.

The result is an impressive contemporary home, with a wonderfully versatile split-level arrangement, generous proportions and an abundance of architectural interest throughout. From the extensive use of natural oak and glass to the carefully considered flow of the accommodation, every element has been designed to create a home that is as practical as it is visually striking.

Approached via a smart, oak-panelled façade, contemporary partially glazed double doors open into a magnificent entrance hallway and gallery, immediately setting the tone for the accommodation beyond. A glazed roof lantern floods the space with natural light, whilst solid oak flooring, beautifully crafted oak and glass balustrading and generous ceiling heights create a wonderful sense of space and quality.

The entrance level is home to five generous double bedrooms, each individually proportioned and enjoying impressive ceiling heights, fitted wardrobes and solid oak flooring. The principal bedroom is particularly special, offering extensive 'his and hers' wardrobe space, a luxurious en-suite shower room and a substantial cantilevered balcony overlooking the gardens – the perfect spot to enjoy a morning coffee or simply take in the peaceful surroundings. A beautifully appointed guest bedroom also benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom, complete with a Villeroy & Boch suite and natural stone finishes.

An elegant contemporary staircase, complemented by feature lighting, descends to the lower level, where the home's impressive living and entertaining spaces really come into their own.

At the heart of the accommodation is a magnificent principal reception room, where memorable high ceilings, a striking double-sided wood-burning stove and an expansive wall of glazed bi-folding doors create an exceptional environment for both everyday living and entertaining. With the gardens forming a natural extension of the room, this is a space that can be enjoyed throughout the seasons, effortlessly bringing the outside in.







A substantial sliding pocket door provides the option of opening the room into the adjoining family dining kitchen, creating a wonderfully sociable, free-flowing arrangement. Beautifully fitted with a bespoke Nolte German kitchen, an extensive range of cabinetry and integrated appliances, this impressive space provides the perfect setting for informal family gatherings and entertaining on a larger scale.

Two further generously proportioned reception rooms provide valuable flexibility, whether required as more formal entertaining spaces, a snug, home office or somewhere for younger members of the family to enjoy. The accommodation is further complemented by a well-equipped utility/laundry room, guest cloakroom and a substantial additional subterranean room offering exciting potential for a home cinema, gymnasium, games room or extensive hobby space.

Throughout the property, considerable attention has been paid to both comfort and functionality, with thermostatically controlled underfloor heating, low-voltage lighting and Cat 5 cabling contributing to the home's contemporary credentials.

Outside, the gardens provide a delightful contrast to the striking architecture, offering an established and wonderfully private setting in which to relax and entertain. A generous paved terrace extends from the principal living spaces, creating an inviting area for alfresco dining and summer gatherings, whilst shaped lawns and mature specimen trees soften the surroundings and provide a beautiful natural backdrop. The garden extends towards a charming brook along the boundary, adding to the peaceful, almost idyllic atmosphere.

To the front, a paved driveway provides off-road parking and access to an integral double garage, which benefits from a substantial loft room above, offering further useful storage or potential for alternative uses, subject to any necessary consents.

Oak House is a home of genuine distinction, where inspired architecture and thoughtful design have created something refreshingly different. Offering the space and flexibility to accommodate a variety of lifestyles, together with the tranquillity of its picturesque village setting, this is a rare opportunity to acquire an exceptional contemporary home in one of South Warwickshire's most charming rural communities.





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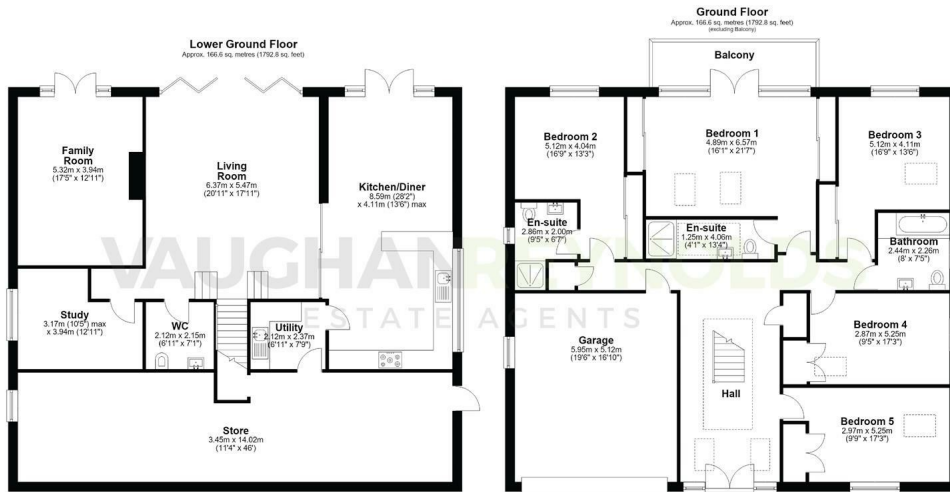


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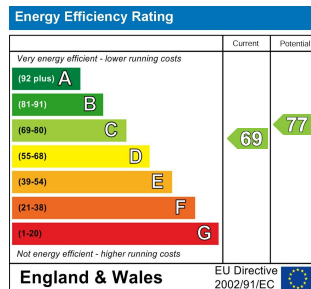
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Total area: approx. 333.1 sq. metres (3585.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. N.B. Some of the images used may have been enhanced using AI.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains drainage, water and electricity are understood to be connected to the property. Central heating is oil fired (underfloor). Bottled LPG supply to cooker.

Local Authority: Stratford, Council Tax Band H

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