



# HIDDEN HOUSE

STRATFORD-UPON-AVON



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Hidden House is a unique, sustainable new home specifically designed to hug the contours of a secluded hillside in Stratford-upon-Avon.

The exterior of this striking building combines stone, glass and timber to create an impressive yet subtle counterpoint to the surrounding landscape while the flexible light-filled interior offers expansive living areas, up to six bedrooms, home office with separate entrance, garaging, storage and ample parking. The surrounding gardens will be landscaped to support and enhance biodiversity. Not only will Hidden House appeal to aesthetic senses, it is at the very forefront of trailblazing construction methods and will be almost carbon neutral when inhabited.

The purchaser will have a rare opportunity to be involved throughout this luxury bespoke project, tailoring the interiors to suit an individual life style in a future-proofed home.











# HISTORY

Hidden House is a one-off home designed to the highest standards. Planning permission was granted under Paragraph 80 of the National Planning Policy Framework which requires new homes in the countryside to have exceptional quality design, reflect the highest standards in architecture, enhance the immediate setting and be sensitive to the defining characteristics of the local area. Working with Design:Midlands, an independent review body of respected experts and BPN Architects, the concept of a single storey, split level, multi-faceted building reflecting the nearby Iron Age settlement combined with innovative technology was developed.

Hidden House is not just a striking building, with its combination of stone, timber and glass, it is also a trail blazing sustainable home. Carbon will actually be removed from the atmosphere during construction and when inhabited it will have air source heating and is designed to have minimal energy requirements. In addition, a sensitive landscaping scheme will enhance the existing vegetation, flora, hedging and trees as much as possible to increase biodiversity.

Hidden House is indeed, truly outstanding and will be a home in the "Grand Designs" tradition.





## HIDDEN HOUSE

Follow a long drive just 1.5 miles from the centre of Stratford-upon-Avon to a secret hillside garden and take a moment to appreciate the first sight of the stone, glass and timber house. Park in one of the garages or on the open parking area and enter Hidden House through full height glass doors to the impressive entrance hall with views of the garden beyond.

Turn to the left hand wing and discover the cinema/snug and a self-contained home office with a private entrance and adjacent shower room. Alternatively turn right to the main wing and walk down the feature steps to the vast kitchen and casual living room which opens to the first of the garden terraces overlooking the grounds. Just off this room is a separate utility.

Further on is a more formal living room with a spectacular ceiling soaring to a rooflight, feature steps and doors opening to a secluded courtyard. Privately situated at the far end of the bedroom wing is the luxurious principal bedroom suite with dressing room and spacious bathroom. There are three additional double bedrooms with en-suites although a purchaser may choose to create extra bedrooms to suit their individual lifestyle.

Internal specification, kitchen, bathrooms, flooring, lighting and décor may be selected by the purchaser to suit their own sense of style. The gardens will be landscaped with terraces and paths to enhance enjoyment of the beautiful surroundings.





# SUSTAINABILITY

Hidden House is sustainable during construction, during habitation and even beyond. Carbon will actually be removed from the atmosphere during construction with limited use of concrete, and the only anticipated use of steel will be steel pins to allow the house to rest lightly on the hillside, barely disturbing the land. The timber frame and specialist prefabricated straw bales accord with approved passivhaus standards while wool insulation, clay plaster and recycled materials combined with air source heating all contribute to a high standard of living whilst minimising environmental impact.

Full details of construction methods, sustainable and recycled materials and energy efficiency are available on request.







## BESPOKE

Hidden House offers a very rare opportunity to create a revolutionary sustainable home. The purchaser of this wonderful building will be able to choose their own interiors to reflect their own distinctive style and taste. These decisions will not be restricted to a builders' range or run-of-the-mill suppliers but instead the purchaser will be able to create the home of their dreams with the kitchen, bathrooms, flooring and lighting being sourced to suit. It is possible to create extra bedrooms or even an independent suite of rooms if an alternative internal living space is desired.







# STRATFORD-UPON-AVON

Hidden House is part of Stratford upon Avon, yet separate from it. It is possible to walk to the town centre to take advantage of the Royal Shakespeare Theatres, a cinema, a myriad of shopping choices, restaurants and bars and even Stratford Racecourse before returning to the seclusion of Hidden House. The Shakespeare connection to Stratford is inescapable including Shakespeare's birthplace, family homes and final resting place at Holy Trinity Church, but there are many other leisure possibilities such as the weekly market, regular craft and farmers' markets along the Waterside of the Avon and numerous food, music and theatre festivals both indoors and out.

Within easy reach by car are several golf courses, tennis and health clubs, the historic towns of Warwick and Royal Leamington Spa and a little further away, the Cotswolds and the Welsh Marches. There are a range of educational opportunities in the area including Stratford Girls' Grammar School, King Edward VI Schools and Warwick University. Connectivity to London and Birmingham by road is via the A46, M40 and M42, while train travel is available from the two Stratford stations, Warwick and Banbury and Birmingham International Airport is easily accessible.





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