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Station Road
Arley CV7 8FG

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AN EXCEPTIONAL EQUESTRIAN LIFESTYLE PROPERTY SET WITHIN APPROXIMATELY FIVE ACRES, FEATURING A SPACIOUS FOUR-BEDROOM DETACHED DORMER BUNGALOW, PRIVATE MÉNAGE, SUBSTANTIAL STABLE BLOCK AND TACK ROOM, ALL ENJOYING FAR-REACHING COUNTRYSIDE VIEWS.

Field View represents a rare opportunity to acquire a beautifully presented detached home together with an impressive equestrian setup, occupying approximately five acres of predominantly level land in a wonderful semi-rural setting on Station Road, Arley.

The property combines generous and versatile family accommodation with extensive grounds and established equestrian facilities, creating a home that should hold particular appeal for horse owners, those seeking a smallholding-style lifestyle or simply buyers looking for considerably more space, privacy and countryside than is ordinarily available.

Set well back with a generous frontage and ample off-road parking, the main residence is an attractive four-bedroom detached dormer bungalow which has clearly

Alongside is a particularly generous kitchen/dining room, providing plenty of room for a substantial dining table and making this a natural hub of the home. French doors again provide a connection with the gardens and grounds beyond, while a separate utility room offers valuable additional storage and practicality away from the main kitchen.

Two bedrooms are positioned on the ground floor, making the property especially versatile for families requiring bedroom accommodation across both levels. Both are well proportioned, with built-in storage, and are served by the ground-floor family bathroom.

The first floor provides two further generous double bedrooms, together with a separate shower room. The arrangement creates excellent flexibility for larger families, visiting guests or those wanting the option of separating bedroom accommodation between generations.

It is, however, the land and equestrian facilities that elevate Field View into something particularly special.

The property stands within approximately five acres, with extensive paddock land stretching away behind the residence and enjoying an attractive open outlook across the surrounding countryside. The scale of the grounds is immediately apparent from the aerial views and offers an increasingly rare combination of a comfortable family home and substantial usable acreage.

selling quality
property since 1995





Custom text box





Dimensions

Ground Floor

Hallway

Lounge

6 x 3.92

Kitchen/Dining Room

7.70 x 3.17

Utility Room

3.65 x 2.60

Bedroom 1

5.15 x 3.66

Bedroom 2

3.49 x 2.90

Bathroom

First Floor

Bedroom

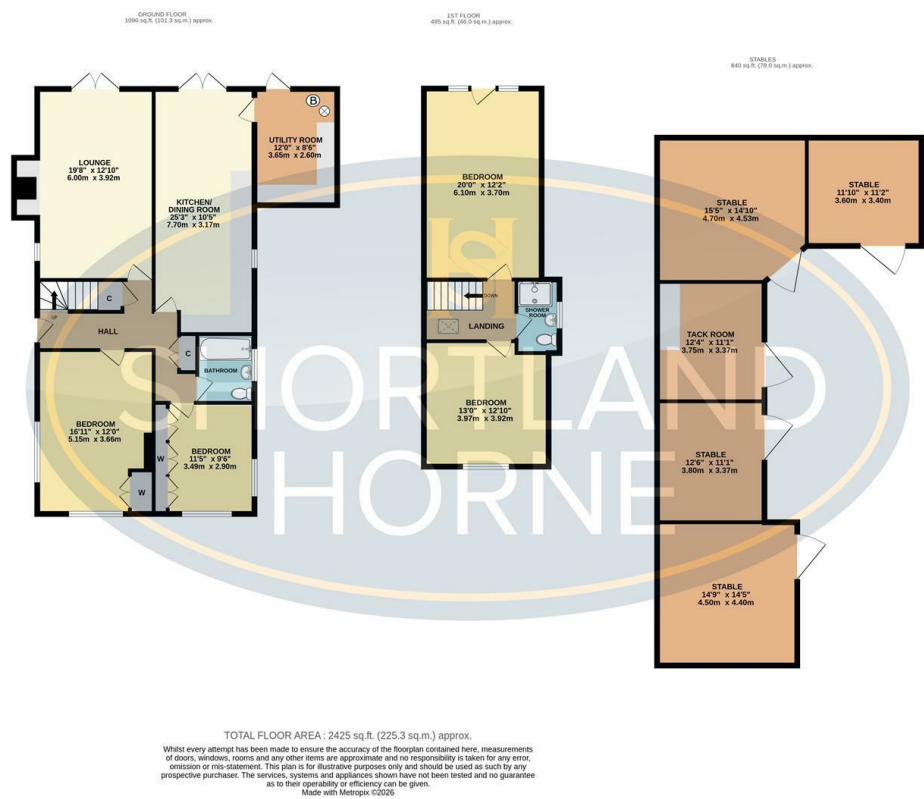
6.10 x 3.70

Bedroom

3.97 x 3.92

Shower Room

Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

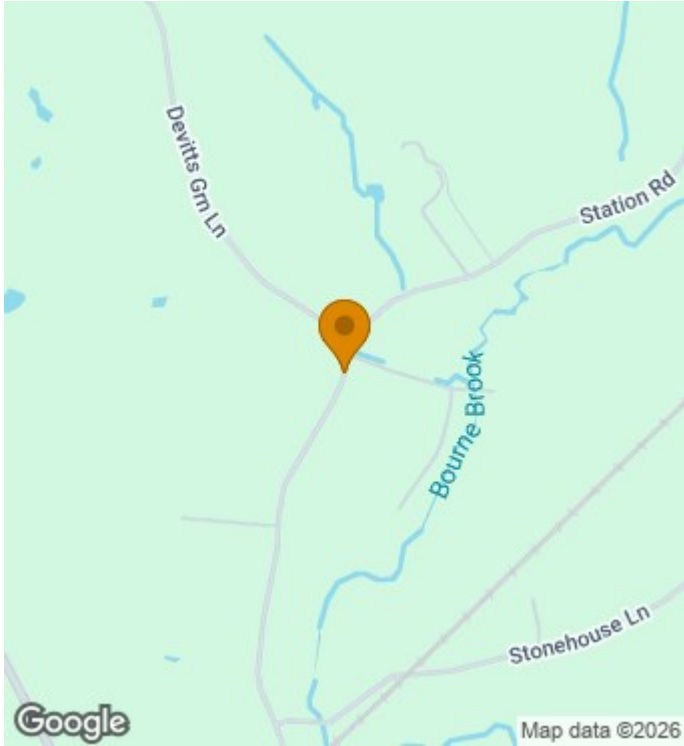
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

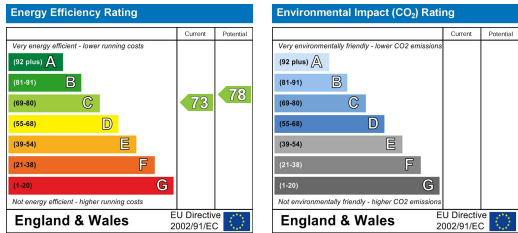
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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