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Arley Lane
Fillongley CV7 8DH

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Nestled in the picturesque area of The Uplands, Fillongley, Coventry, this stunning five-bedroom detached house offers an exceptional opportunity for those seeking a spacious and tranquil lifestyle. Set within an approx 20 acres of land, the property boasts a wealth of outdoor space, perfect for both relaxation and recreation.

Upon entering the home, you are greeted by four generously sized reception rooms, each providing a versatile space for entertaining guests or enjoying quiet family time. The layout is designed to maximise comfort and functionality, making it ideal for modern living. The five well-appointed bedrooms offer ample accommodation, ensuring that family and guests alike can enjoy their own private retreats.

The property features three bathrooms, providing convenience and privacy for all residents. The extensive grounds include a range of barns, outbuildings, and garages, presenting numerous possibilities for use, whether for storage, hobbies, or even potential development.

This remarkable home is not just a residence; it is a lifestyle choice, offering the perfect blend of rural charm and modern amenities. With its expansive land and versatile buildings, it is an ideal setting for those who appreciate the beauty of nature while still being within reach of Coventry's amenities. This property truly represents a unique opportunity to create your dream home in a serene and idyllic location.

selling quality
property since 1995



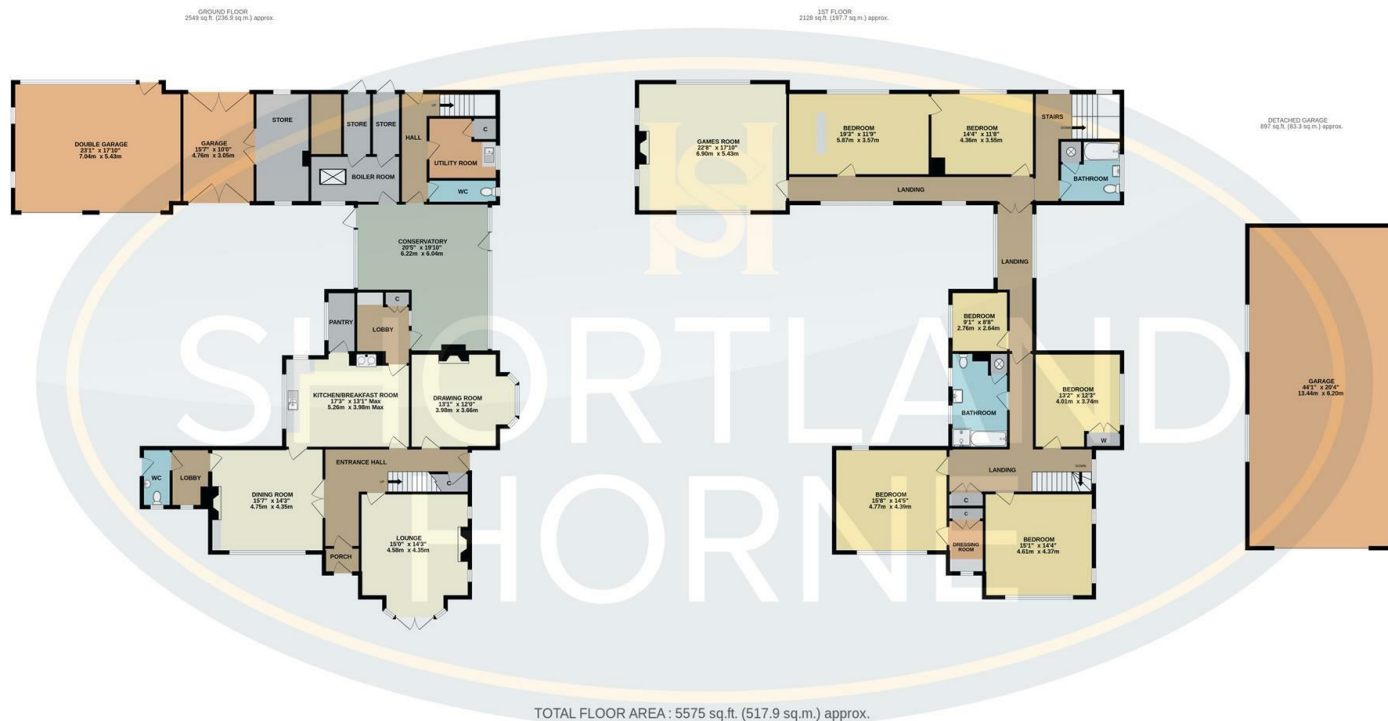




Dimensions



Floor Plan



TOTAL FLOOR AREA : 5575 sq.ft. (517.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Shorland 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

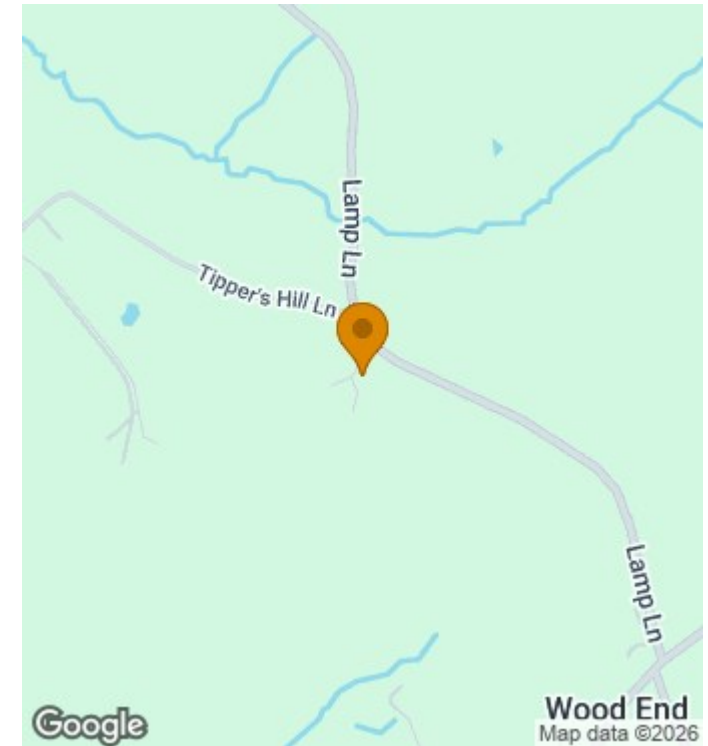
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Home 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 properly mark 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



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs				Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			



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