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The Arboretum
CV4 7HX

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Shortland Horne are delighted to present this exceptional six-bedroom detached residence, situated in a peaceful cul-de-sac within the prestigious Arboretum development, just off the scenic Gibbet Hill.

Occupying a generous and private plot, this impressive family home offers nearly 2,800 sq ft of beautifully appointed living space, with excellent potential for further extension (subject to planning consent). The property enjoys a prime location with easy access to Warwick University, Coventry City Centre, Coventry Train Station, and excellent transport links to Kenilworth, Leamington Spa, and Warwick, making it ideal for both family living and commuting.

The ground floor is introduced by a grand and welcoming entrance hallway, leading into a stunning 20ft living room centered around a feature gas fireplace. French doors open into a bright and airy lift conservatory that enjoys tranquil views over the rear garden. Adjacent to the living room is a spacious formal dining room, perfect for entertaining. The heart of the home is the expansive 22ft open-plan breakfast kitchen, fitted with a range of integrated appliances including a dishwasher, double ovens, a steamer/microwave, hot plate, gas hob, and ample space for an American-style fridge/freezer. A versatile study or family room adds further flexibility to the layout, while a well-equipped utility room and convenient downstairs W/C complete the ground floor accommodation.

Upstairs, the first floor features six generously proportioned bedrooms. Four of these benefit from built-in wardrobes, while the two largest bedrooms boast modern en-suite shower rooms. The family bathroom is a luxurious space, complete with a freestanding bath and a large walk-in shower, finished to a high standard.

Outside, the property is surrounded by beautifully maintained gardens to the front, side, and rear, providing a wonderful sense of privacy and seclusion. The large rear garden is mainly laid to lawn with mature trees and shrubs, and a paved patio area offers the ideal setting for outdoor entertaining. The front of the house provides ample off-road parking and an attached double garage with an up-and-over timber door.

This magnificent home presents a rare opportunity to secure a spacious and versatile property in one of Coventry's most sought-after residential locations. Early viewing is highly recommended to truly appreciate the quality and lifestyle on offer.

This property is ideally located in the prestigious Gibbet Hill area, offering convenient access to both the historic Coventry city centre and the charming town of Kenilworth. It is within walking distance to the University of Warwick, making it an excellent choice for academics, professionals, and families alike.

A wide selection of highly regarded schools, both state and private, are nearby, including King Henry VIII School and Coventry University.

The property benefits from excellent transport links, with the Midlands motorway network—including the M69, M1, M6, M40, and M42—all easily accessible. Birmingham International Airport and the NEC are also within easy reach. For commuters, Coventry railway station offers InterCity services to London Euston in under an hour, providing an ideal base for travel throughout the UK.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

6.38m x 3.81m

Dining Room

4.22m x 3.10m

Conservatory

3.51m x 3.02m

Kitchen/Dining Room

6.96m x 4.62m

Utility Room

6.71m x 1.70m

Study

3.30m x 3.00m

W/C

FIRST FLOOR

Bedroom One

4.90m x 3.20m

Shower Room

Bedroom Two

3.38m x 2.97m

Shower Room

Bedroom Three

3.81m x 3.00m

Bedroom Four

4.04m x 2.64m

Bedroom Five

3.81m x 2.21m

Bedroom Six

3.05m x 2.51m

Bathroom

OUTSIDE

Double Garage

5.87m x 5.87m

Floor Plan



TOTAL FLOOR AREA : 2723 sq.ft. (253.0 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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Total area: 2723.00 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.

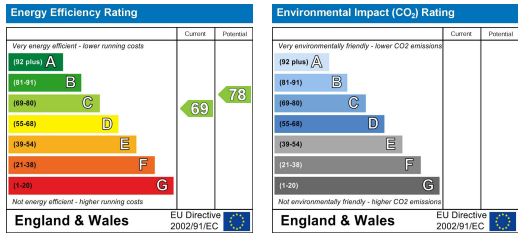
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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