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Meadow Rise, Church Lane  
Corley CV7 8BA


# Meadow Rise, Church Lane

## CV7 8BA

\*\*\* OPEN DAY SATURDAY 7TH MARCH 2026 11AM UNTIL 4PM \*\*\*

Nestled in the tranquil setting of Church Lane, Corley, Coventry, this exquisite five-bedroom detached residence is a remarkable renovated & part new build, completed in 2026 by the award-winning developers O Flanagan Homes. Spanning an impressive 2,606 square feet, this home offers a perfect blend of modern elegance and comfort.

Upon entering, you are greeted by a spacious layout featuring five well-appointed reception rooms, including a lounge, study, snug, boot room, and a dining room. The heart of the home is undoubtedly the open-plan kitchen and dining area, which boasts a stunning Burbidge kitchen fitted with solid ash doors and high-end Neff integrated appliances. The ambience flooring adds a touch of sophistication, making it an ideal space for both entertaining and family gatherings.

The property comprises five generous double bedrooms, two of which benefit from luxurious ensembles, alongside a beautifully designed family bathroom. Each bathroom is adorned with exquisite Porcelanosa tiles, showcasing the attention to detail that has gone into this home. The remaining areas are elegantly carpeted, providing a warm and inviting atmosphere throughout.

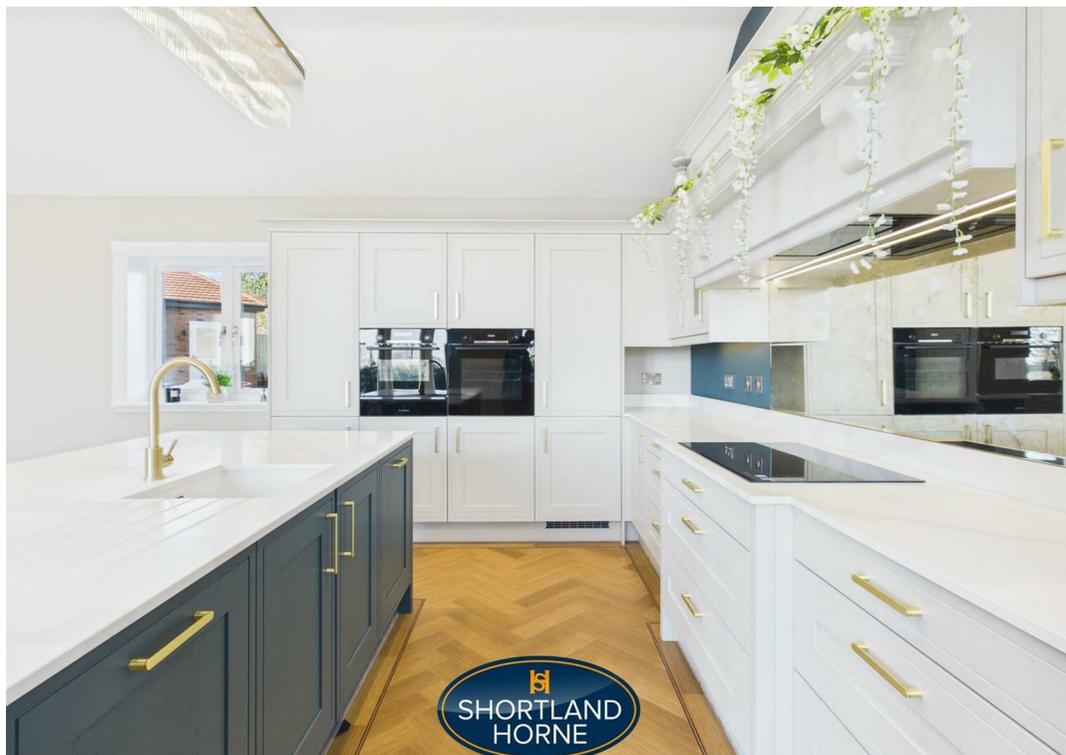
Additional features include underfloor heating in the kitchen, hallway, and utility room, ensuring comfort during the colder months. The property also benefits from a double garage and ample parking for several vehicles, making it practical for family living.

The fabulous garden offers a serene outdoor space, perfect for relaxation or entertaining guests. This unique home is a true gem in the heart of Corley, combining modern design with functional living spaces, making it an ideal choice for families seeking a luxurious lifestyle.

\*Please note that some images have been digitally altered using AI for illustrative purposes, specifically in relation to the carpets\*

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hall

Hallway

Study

3.77 x 2.57

Boot Room

Lounge

5.6 x 3.58

Snug

3.64 x 3.57

Dining Room

3.64 x 2.90

WC

Kitchen/Dining/Family  
Room

7.6 x 4.90

### FIRST FLOOR

Landing

Master Bedroom

3.64 x 3.57

Ensuite

Dressing room

Bedroom Two

3.58 x 3.11

Bedroom Three

3.64 x 2.99

Ensuite

Bedroom Four

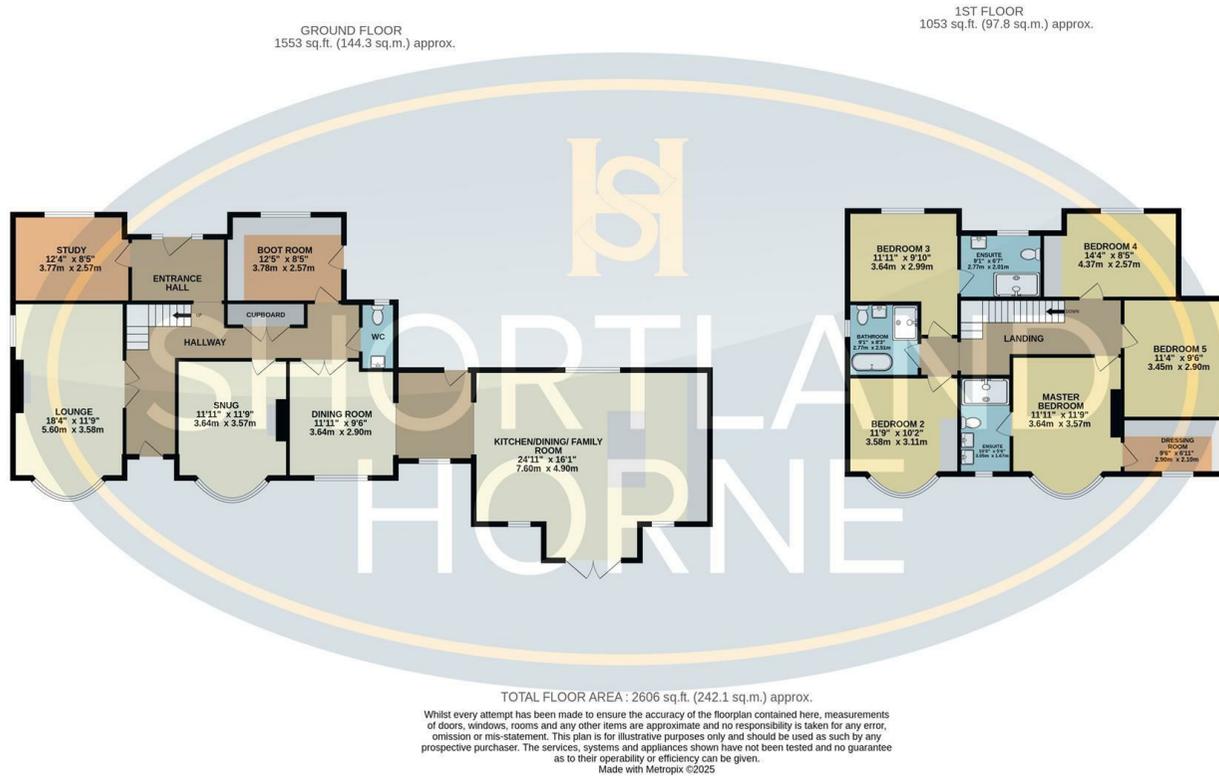
4.37 x 2.57

Bedroom Five

3.45 x 2.9

Family Bathroom

# Floor Plan



Total area: 2606.00 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

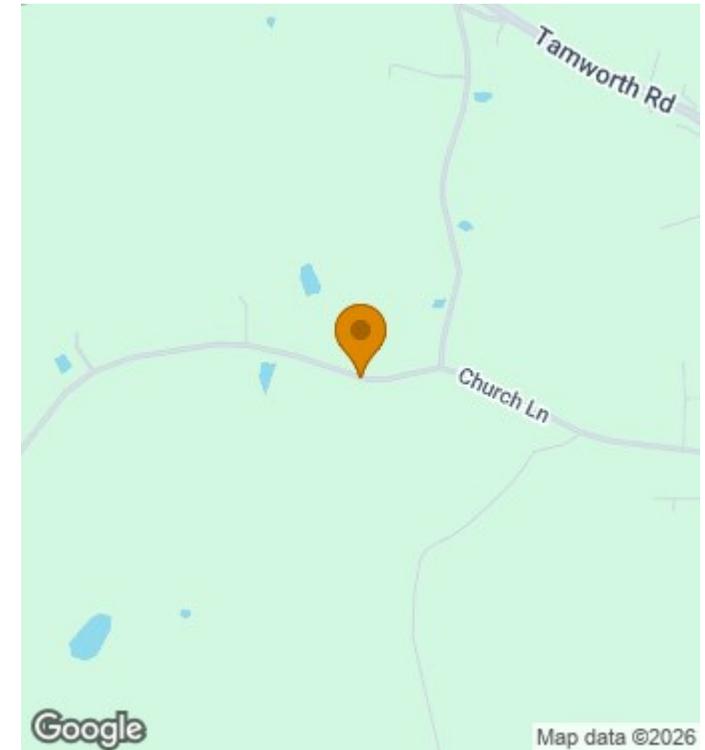
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



## EPC

Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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