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Station Hill  
Fillongley CV7 8ED

# Station Hill

## CV7 8ED

A Refined Countryside Residence in the outskirts of Fillongley

Set within a wonderfully private plot with views stretching out across unspoiled countryside, this distinguished and beautifully extended family home offers a rare blend of traditional character and contemporary refinement. Thoughtfully designed to accommodate the demands of modern family life while preserving its period charm, the property presents a generous and adaptable layout, equally suited to relaxed everyday living or more formal entertaining.

From the moment you step through the front door, the sense of space and comfort is immediately apparent. A wide and welcoming reception hall offers an inviting introduction, with warm tones and a sense of quiet elegance that continues throughout the home. Leading off this space, an inner hallway provides access to a practical storage cupboard and a staircase rising to the first floor.

At the heart of the home lies a beautifully appointed main lounge, where an impressive inglenook fireplace creates a focal point and adds character to the room. The lounge flows seamlessly into a bright study area, with French doors that open directly onto the rear garden, allowing natural light to pour in and offering a tranquil spot for working from home or reading.

The dining room provides further flexibility a sophisticated space ideal for family meals or quiet evenings with French doors again connecting the indoors to the garden. Adjacent to this is the breakfast kitchen, which has been recently refitted to a high standard. The

Upstairs, the first-floor landing leads to four well-proportioned bedrooms, two of which are generous double rooms complete with modern en-suite shower rooms. Each bedroom is tastefully finished and offers serene views over the gardens or surrounding countryside. The family bathroom exudes a sense of luxury, featuring a freestanding bathtub, walk-in shower, and elegant fittings, creating a calming retreat for relaxation.

Externally, the property continues to impress. The garage offers not only secure parking but also excellent storage and workspace, fully fitted with power and lighting. The landscaped gardens have been carefully designed and maintained, featuring a paved terrace, a variety of mature trees and planting, and a layout that ensures complete privacy ideal for both entertaining and peaceful outdoor enjoyment.

Set within the charming and highly sought-after village of Fillongley, the home benefits from the tranquillity of rural living while remaining within easy reach of excellent amenities. The nearby towns of Coventry, Coleshill, Nuneaton, and Atherstone are all readily accessible, and the M6 motorway provides direct links to the wider Midlands network. For those needing access to regional or international travel, the National Exhibition Centre and Birmingham International Airport are both within a 20-minute drive.

Combining timeless elegance with modern versatility, this is a home of real substance and style offering an exceptional lifestyle opportunity in one of Warwickshire's most desirable village settings.









## Dimensions

### GROUND FLOOR

#### Bedroom Four

3.51m x 2.72m

#### Entrance Hallway

#### Bathroom

#### Lounge

5.59m x 3.38m

#### OUTSIDE

#### Garage

5.64m x 4.09m

#### Dining Room

5.59m x 4.17m

#### Kitchen/Dining Room

5.74m x 5.56m

#### Utility Room

#### W/C

### FIRST FLOOR

#### Bedroom One

4.14m x 3.35m

#### En-Suite

#### Bedroom Two

4.85m x 2.92m

#### En-Suite

#### Bedroom Three

4.14m x 3.40m

## Floor Plan



**Total area: 2074.00 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

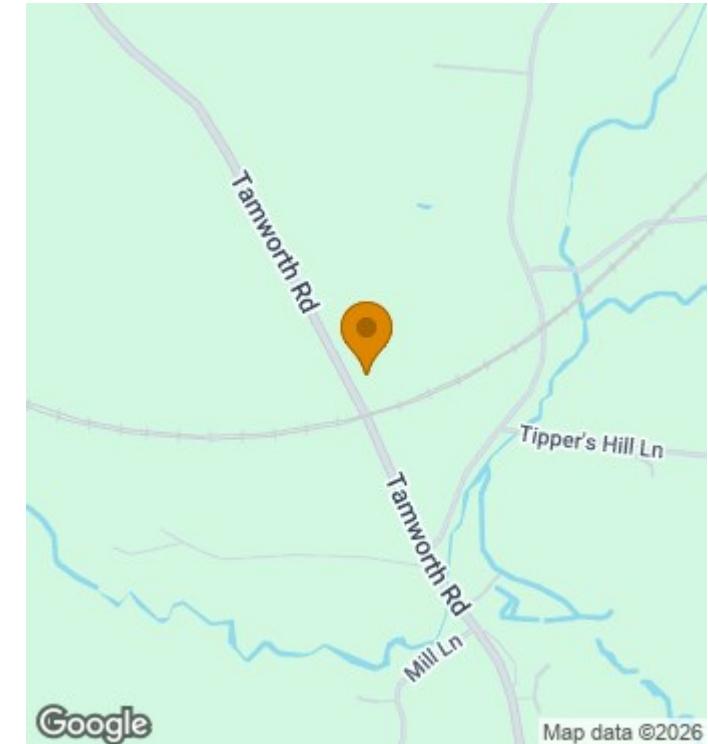
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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