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Harvest Hill Lane
Allesley CV5 9DD

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Set in the picturesque countryside location of Harvest Hill Lane, Allesley, this truly stunning six-bedroom detached house offers an impressive 6,774 square feet of luxurious living space. Set within approximately three acres of beautifully landscaped grounds. The property boasts far-reaching views that enhance its serene and tranquil setting, making it an ideal retreat for those seeking both space and elegance.

Upon entering, you are greeted by a grand entrance hall that leads to a variety of reception rooms, including a spacious lounge featuring a charming log burner, a formal dining room, and a delightful orangery that invites natural light. The expansive kitchen/diner is perfect for family gatherings, while the snug, study, family room, and utility room provide ample space for everyday living.

The accommodation comprises six well-appointed bedrooms, four of which benefit from en-suite facilities. The master suite is particularly impressive, featuring a dressing room and a stunning en-suite bathroom that exudes luxury. A modern family bathroom serves the remaining bedrooms ensuring comfort for all.

For those with a passion for leisure and entertainment, the property includes a detached six-car garage, a gym, and games room. On the first floor, there is a lounge, kitchen, bedroom, and bathroom. A balcony offers breathtaking views, perfect for enjoying the surrounding countryside.

The exterior of the property is equally impressive, featuring landscaped rear gardens and a paved patio area that is ideal for outdoor entertaining. Additionally, there is a separate paddock, providing further opportunities for outdoor activities.

This exceptional home is offered with no onward chain, making it an attractive prospect for buyers seeking a seamless transition into their new abode. With its blend of luxury, space, and stunning surroundings, this property is a rare find in the market.





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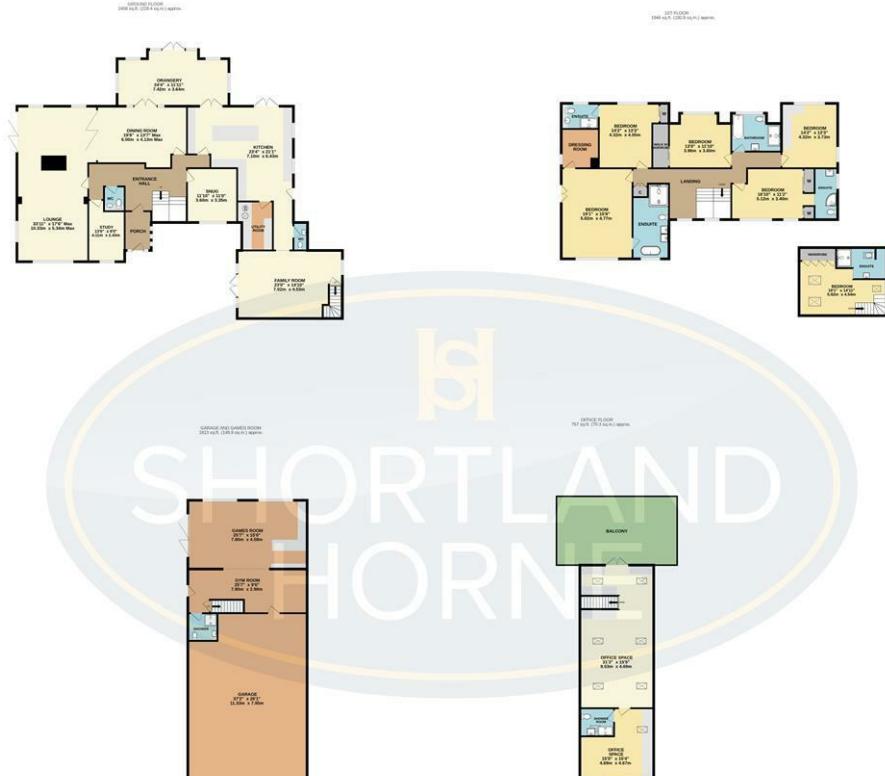




Dimensions

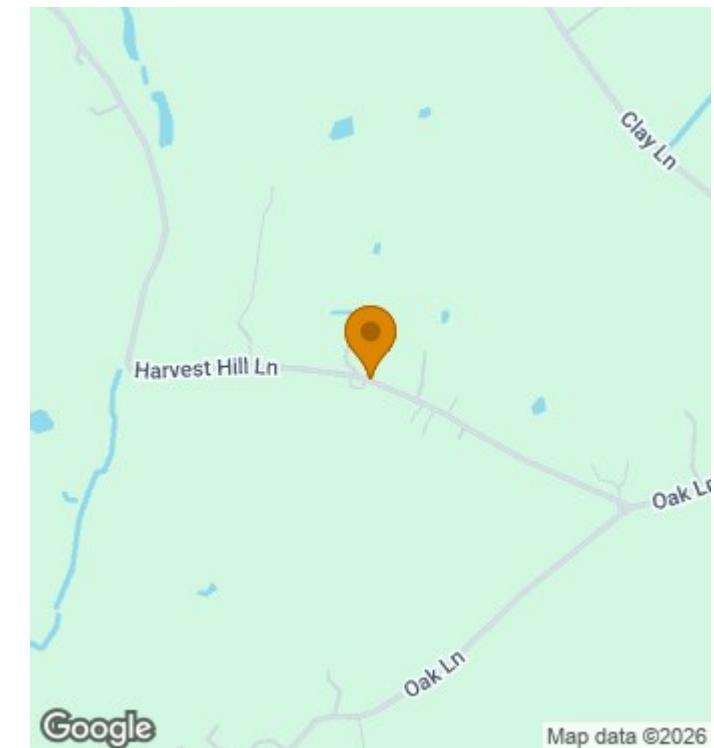
GROUND FLOOR	Ensuite
Entrance Hall	Bedroom Two 4.32 x 4.05
Lounge	10.33 x 5.34 Ensuite
Dining Room	Dressing Room
6 x 4.13	Bedroom Three 3.96 x 3.60
Orangery	Walk In Wardrobe
7.42 x 3.64	Bedroom Four 5.12 x 3.40
Snug	Kitchen 3.60 x 3.35
3.60 x 3.35	7.10 x 6.43 Ensuite
Utility	Bedroom Five 4.32 x 3.73
Family Room	Family Bathroom
7.02 x 4.53	OFFICE
WC	Office Space 9.53 x 4.01
Study	Office Space 4.11 x 2.43
4.11 x 2.43	FIRST FLOOR
Landing	Master Bedroom 5.82 x 4.77

Floor Plan



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Location Map



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

TOTAL FLOOR AREA : 6774 sq.ft. (629.3 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. The floorplan is for guidance purposes only and should not 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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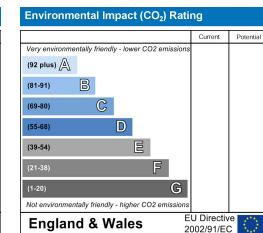
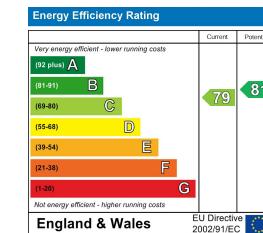
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

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