“Situated in a quiet cul-de-sac, the house is enclosed on all sides and accessed through electric gates. We’re surrounded by lots of greenery, including laurel bushes and the big, old oak tree in our neighbour’s garden. The garden is landscaped with grey decking and replicates the style of the house being light and modern. The rear garden is well established and I think it looks perfect, it’s a very relaxing space.”
ACCOMMODATION

Situated in a quiet cul-de-sac located in an extremely sought after location behind the prestigious Kenilworth Road just 10 minutes from Coventry City Centre is this beautiful detached family home with contemporary open plan living space and is finished to the highest standards. Boasting five bedrooms, two of which having ensuite, this certainly is the perfect family home.

The accommodation ranges 4,000 sq. ft and is complemented by its exceptional high quality finish. The ground floor boasts under floor heating, cinema room, reception room, dining room, kitchen/diner, utility room, cloakroom, office and double integral garage. The first floor comprises of five double bedrooms, two with ensuite falsities and the master having a dressing room there is also a large family bathroom. There is a room currently used as a gym/office rising from the stair case in the garage.

Ground Floor

On entering the property through the storm porch into the hallway you are immediately greeted with a light and airy spacious hallway. The hallway boasts solid oak wooden flooring and a contemporary specially commissioned oak stairs case. Off the hallway to the left hand side is the cinema room. This also has solid oak flooring, black out blinds and state of the art surround sound system.
The south facing first floor sitting room is elegant & spacious with a high ceiling, glass chandelier and tall windows. During the renovations we managed to retain the impressive original decorative cornicing in this, one of the principle rooms, with an original marble fireplace and it’s particularly lovely at Christmas with a large decorative tree.
Off the hallway to the right is the main reception room, this is a beautiful room with the main feature being a built-in wall contemporary gas burner and built-in wall mounted television. This room also gives access through double doors to the dining room that allows you to open-up the down stairs living space all the way through to the kitchen. The back of the house has a glass aluminium framed room which allows the light to flood in and really connects the house to the garden with bi-folding doors. This room also connects to kitchen diner, dining room and main reception room giving an open plan flow to the down stair living space. The Smallbone kitchen has handcrafted solid oak cabinets and all modern integrated appliances (Miele) with an Agra cook. Lead off the kitchen is a Utility room, there's also a wash room off the hallway. Giving access from the cinema room to the garage via a glassed walkway, the double garage has a cooker, fridge and a wash/shower room fitted just for any catering needs. Also rising above the garage is a room currently used as a gym/office. This simply is a fabulous well-appointed family home finished to the highest of standards and has to be viewed to be appreciated.
Initially we were attracted to the location and the potential to turn an empty shell into our family home,” says Karmjit.

“Situated in a quiet cul-de-sac, the house is enclosed on all sides and accessed through electric gates. We’re surrounded by lots of greenery, including laurel bushes and a large old oak tree in our neighbour’s garden. The garden is landscaped with grey decking and replicates the style of the house being light and modern. The rear garden is well established and I think it looks perfect, it’s a very relaxing space.”

“We’re well placed for access to the main roads including the A45, A46, M45 and M1 and we like to spend time in Leamington which is only a 15-minute drive. The David Lloyd fitness centre is nearby and use the gym and play badminton there. My wife is a keen runner and we’re near to Warwick University which is a lovely place to walk or cycle around, as is the Kenilworth Greenway. We tend to do most of our shopping in Waitrose which is 5 miles away and it’s easy to pop to Tesco which is only 1.5 miles away and our children attended the nearby King Henry VIII school.”

“We particularly like the convenience of the house and how it is laid out, the rooms flow easily into each other. It works very well both aesthetically and functionally and our Smallbone kitchen still looks like new with the high quality, solid oak units. The dressing room and en suite from the master bedroom is brilliant for those times when my wife has to leave in the early morning and the double garage has a gym upstairs which is great as we are an active family.”

“There are lots of windows in the house, so it is always light and airy. The oak flooring downstairs leads out onto the decked area, keeping the same theme throughout. We designed it this way and we love it, it’s like a show home and everything looks brand new!”

“We spend a lot of time in the cinema family room. The blackout blinds work very well, as does the 7.1 sound system and it’s a very light and airy room (when it’s not used for movies) with views looking out to the front and rear of the property.”

“The property is situated off a private driveway and is secure and private, yet at the same time, it’s easy for me to travel to Birmingham airport for work trips to New York. The motorway network is great for access to London.”

“My wife and I are both from large families and everyone comes to us at Christmas as we have plenty of space. We have a fridge and freezer in the garage which is particularly useful when we are catering for the whole family and with parking for 6 cars in the driveway, the house is great for entertaining.”

“We’ve lived here for 17 years and we will miss the memories of our children growing up and of family celebrations. We’ve become very good friends with our neighbours and we will miss them too. It’s a shame to be leaving as this is a lovely home but we want to realise our dream of building a new house just half a mile or so away.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.
My wife and I are both from large families and everyone comes to us at Christmas as we have plenty of space. We have a fridge and cooker in the garage which is particularly useful when we are catering for the whole family and with parking for 6 cars in the driveway, the house is great for entertaining.”
First Floor
There are five double bedrooms, two of which have an ensuite and the master bedroom also boasting a walk-in spacious dressing room. There is also a large family bathroom.
Externally the home is located on a private road. The property is set behind smart walls and electric gates which open onto a block paved driveway with ample parking for numerous vehicles giving access to a double integral garage. The frontage also giving access to the rear garden area. The rear garden is beautifully landscaped with an oriental theme, which includes mature plants and shrubbery, there is also a large decked area spanning the whole width of the property giving access through aluminium bi-folding doors that opens up the down stairs living space, great for entertaining.
Sitting just behind the prestigious Kenilworth Road, the home is only 10 minutes away from Coventry train station where a train to London Euston is only 58 minutes. Situated to the South West of Coventry City Centre and close to the Warwick University. Also providing excellent access to the A45 and the A46. The A45 connects to Birmingham, passing Birmingham International Airport and the A46 connects to the Warwick/Leamington area.
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LOCAL AUTHORITY
Coventry City Council

VIEWING ARRANGEMENTS
Strictly via the vendor’s sole agents Fine & Country

WEBSITE
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OPENING HOURS
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