



Astley Lodge  
Breach Oak Lane | Corley | Coventry | CV7 8AU

FINE & COUNTRY

# ASTLEY LODGE

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Astley Lodge is a charming, beautifully presented, period property, parts of which date back to the 17th Century, which oozes character thanks to the retention of many period features. With gardens to all sides and enjoying a 2/3 acre plot (S.T.M.) it offers privacy and tranquillity in abundance.

Situated on the outskirts of Corley you're greeted by a gated driveway leading down to substantial parking and double garage. This stunning home has formal manicured gardens that wrap around the established property leading to an entertainment patio at one end and a pond with water feature and seating area at the other end of the secluded gardens. Astley Lodge boasts four generous sized double bedrooms, three reception rooms all benefiting from their own character features, and a recently refitted bespoke Kitchen/Breakfast Room. The home also showcases bi-folding doors, exposed wooden beams, feature fireplaces, two bespoke En-Suites, and a versatile Office too.



As you arrive at the property you're welcomed by a set of gates leading you onto a substantial driveway, parking for numerous vehicles, a double garage, and an electric vehicle charge point. The front of the property boasts a pond with a seating area and selection of foliage, flowerbeds, and trees. The front has a foliage border made up of a selection of established and mature shrubs, flowers, and bushes, with a manicured lawn and pathways.

On entering Astley Lodge, you approach into the Entrance Porch which has windows to both sides, coving to ceiling, door to front, and tiles to floor.

Into the Entrance Hall which has a radiator, coving to ceiling, recessed lights, original quarry tiles to floor and also two further double glazed windows and door to the rear leading into the garden.

Beside the oak staircase rising to the first floor, is a door with stairs leading down to a two chamber Cellar, with lighting and double glazed window where the coal shoot used to be.

The Kitchen/Breakfast Room, which opens into the dining room, has a triple aspect with single and double glazed windows to the front, a window to side, and a double glazed door leading onto the Entertainment Patio. This room has a newly fitted bespoke kitchen with cupboards and drawers beneath quartz work surfaces with matching upstands, integrated Butler sink and drainer with mixer taps, integrated HISENSE dishwasher, integrated HOTPOINT washing machine, HISENSE induction hob with SIEMENS cooker hood above, integrated eye level SIEMENS combination oven/steam oven and eye level single oven. The breakfast island with cupboards, drawers, and quartz work surface provides an overhang for seating. The room boasts exposed wooden beams, recessed lights, traditional style wall-mounted radiators, space for further appliances, and two traditional style doors leading into the Pantry and Boot Room.

The Dining Room has exposed wooden beams, feature inglenook style fireplace, traditional style radiators, and quarry tiles to floor. Dual aspect views are provided by a double glazed window to the side and double glazed bi-folding doors which open onto the formal rear gardens and Entertainment Patio. The Boot Room which comes off from the Kitchen/Breakfast Room, provides access to the garage and access to both front and rear locations via a double set of doors, along with windows to front.

The Garage with up and over double door, lighting, power, and with a workshop area to the rear.

The Front Sitting Room with its dual aspect views, secondary glazed window to front and character bay window, two radiators, grand fireplace with hearth and surround with wood burning stove and fitted cupboards either side, wall lights, coving to ceiling and exposed wooden flooring.

The Sun Lounge, to the rear of the home, has dual aspect views with a window to side and double glazed bi-folding doors opening directly onto the formal gardens overlooking the Entertainment Patio, coving to ceiling, feature fireplace with wood burner and storage either side and wall lights.

















#### Sleeping Quarters

Back into the Entrance Hall with stairs rising up to the first floor landing, with a double glazed window overlooking the formal gardens and Entertainment Patio, exposed oak flooring, storage cupboard, and archway leading to the front rooms.

The Principal Bedroom with vaulted ceiling, exposed wooden beams, window to front overlooking the formal front garden and beautiful British countryside, focal feature fireplace, built-in mirrored wardrobe cupboard, and two traditional style radiators. Luxury En-Suite with double glazed window to front, suite comprising of shower cubicle, low level WC and wash hand basin, radiator, part tiling, extractor fan, wall lights, and tiles to floor.

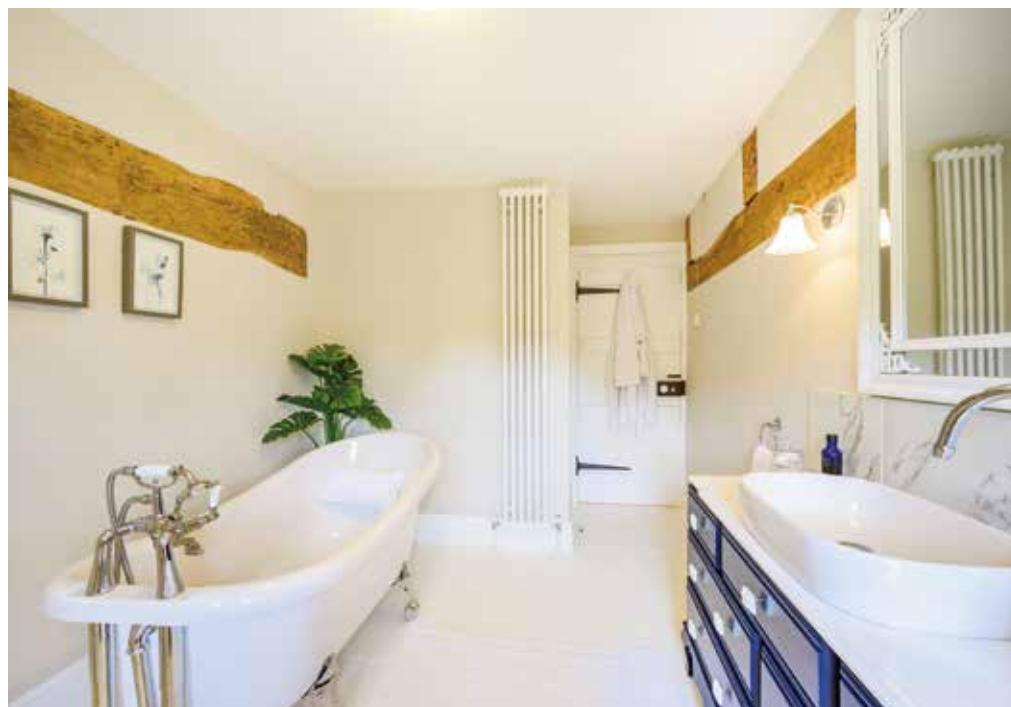
The Family Bathroom with a window to front overlooking the formal garden, suite comprising of roll top bath with mixer taps and shower attachment, low level WC and wash hand basin with vanity unit, splashback tiling, exposed wooden beams, rustic flooring, traditional style wall mounted radiator and wall lights.

Bedroom Three has dual aspect views with window to front overlooking the formal gardens and the British countryside, and a character bay window with both front, rear and side views overlooking the formal garden and British countryside, focal feature fireplace, exposed wooden beams, oak flooring, traditional style radiator, built-in wardrobe, and storage cupboard. Bedroom Four, has dual aspect views with window to side and double glazed window to rear overlooking the formal gardens and Entertainment Patio, two double built-in wardrobes, focal feature fireplace, and traditional style radiator.

Bedroom Two with double glazed windows to side and rear overlooking the formal gardens and Entertainment Patio, exposed wooden beams, and two traditional style radiators. Luxury En-Suite with window to side, vaulted ceiling with exposed wooden beams, suite comprising of double shower cubicle with waterfall shower and attachment. VILLEROY & BOCH low level WC and wash hand basin with vanity unit, storage cupboard, tiles to floor, part tiling, contemporary radiator, and wall lights.

Up into the Attic Room which has a double glazed skylight window, storage heater, exposed wooden beams, vaulted ceiling, and ample storage, currently being used as an Office. This versatile room could also be used as another bedroom for a teenager or young adult, Playroom, or a Lounge/Snug area.







## OUTSIDE

Elevated rear and side patios are accessed from the Sun Lounge. A further Entertainment Patio, with outdoor lighting, is perfect for sitting around a fire pit, alfresco eating, and relaxing with family and friends. There is an additional decked area ideal for sun-lounging. The garden itself has a manicured lawn with traditional stripes, wrapping around the rear and sides of the home with an established and mature hedge row, bordered with a selection of shrubs and flowerbeds, with a further pebbled seating area to the side of the property.







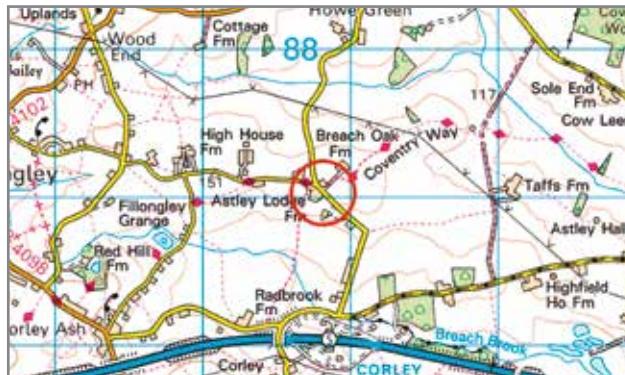
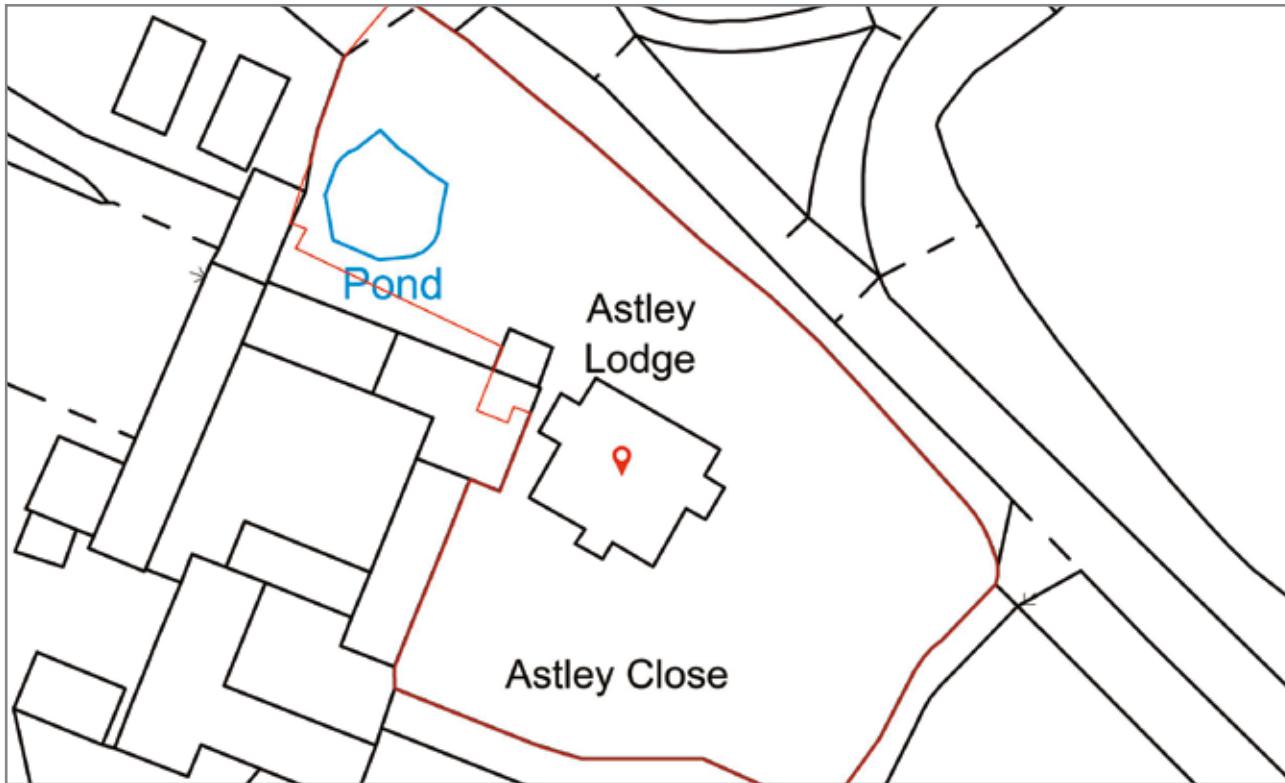


## LOCATION

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Corley is a village to the north of Coventry. It is geographically quite high – the 12th century church is at an elevation of 590 ft. The village is mentioned in the Domesday Book of 1086 as consisting of four villagers, two smallholders and three slaves. Corley is located four miles west of the town of Bedworth, four miles north-west of the city of Coventry, and situated next to Fillongley and Meriden. Corley offers easy access to motorways including M6, M42 & M69, Birmingham Airport and the NEC. Local amenities, shops, and traditional village pubs in Corley and Meriden.





#### Services

Oil fired central heating, mains electricity and water, telephone and ultrafast broadband, and drainage via CessPit. Electric Vehicle Charge Point.

#### Local Authority

North Warwickshire Borough Council.

#### Viewing Arrangements

Strictly via the vendors sole agents; Fine & Country Coventry on 02476-50015 & Graham Howell on 07972-616405

#### Website

For more information visit [www.fineandcountry.com/uk/coventry](http://www.fineandcountry.com/uk/coventry)

#### Opening Hours

Monday to Friday

9.00-17.30

Saturday

9.00-16.30

Sunday

By Appointment Only



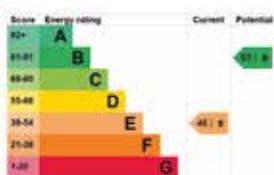
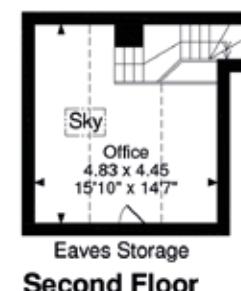
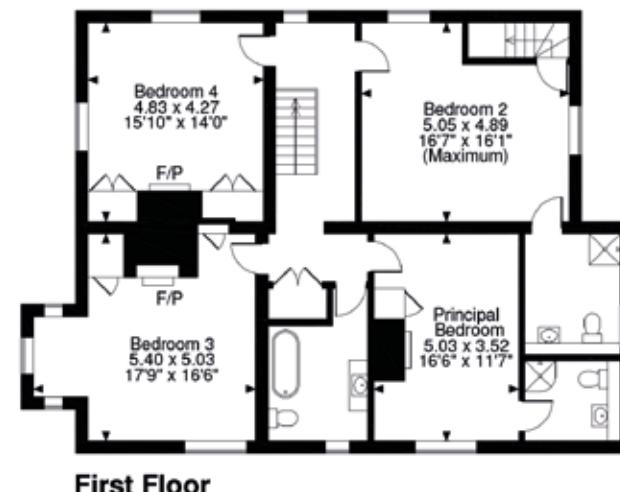
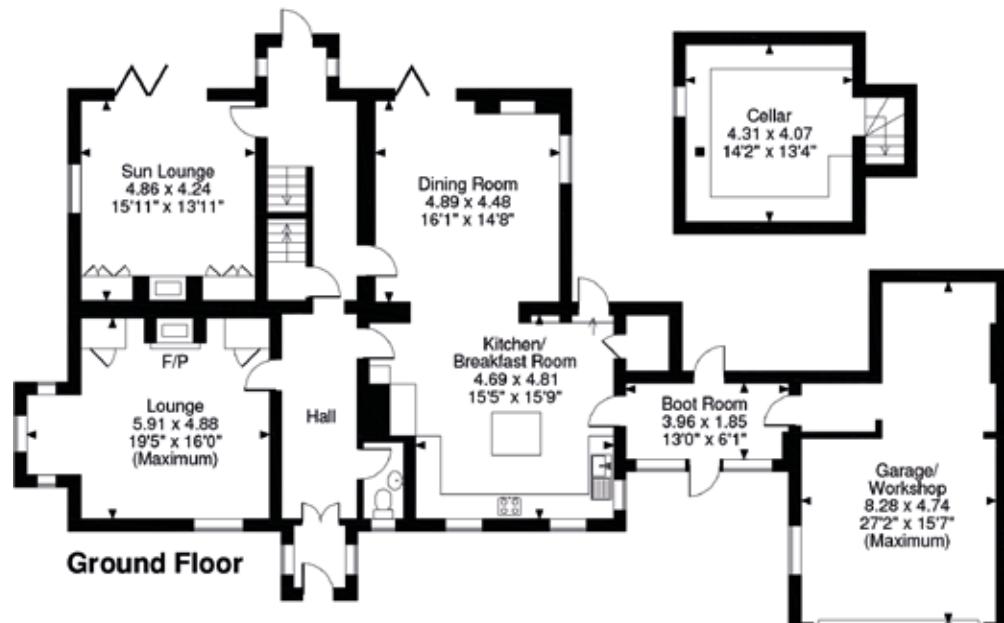
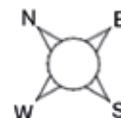
## Astley Lodge, Breach Oak Lane, Corley, Coventry, West Midlands

Approximate Gross Internal Area

Main House = 3179 Sq Ft/295 Sq M

Garage/Workshop = 371 Sq Ft/34 Sq M

Total = 3550 Sq Ft/329 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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