



Atkinson  
Stilgoe 

Broadmoor Wood Green End Road  
Fillongley

# Broadmoor Wood Green End Road Fillongley CV7 8EN

for sale  
£3,000,000



## Property Description

A rare opportunity to acquire a fabulous seven-bedroom country home with two acres and eight-acre plot with planning permission for a four-bedroom detached bungalow with underground swimming pool, planning permission number PAP/2023/0352. The whole site totalling approximately ten acres with breath taking 360-degree countryside views amongst the best in Warwickshire, equestrian facilities and ten acres. Offering flexible accommodation to include seven bedrooms plus annexe incorporated into the main house, further separate annexe, cinema room, gym, fabulous formal gardens, a manège, chicken coop, fully stocked fishing lake and two separate entrances with electric gates. (Current owners may consider splitting the site). Viewing highly recommended.

## Approach

Electric security gates lead to in and out driveway, front door leads to reception hallway.

## Reception Hallway

Staircase rising to first floor landing.

## Guest Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, understairs cupboard.

## Lounge

20' x 16' ( 6.10m x 4.88m )

Inglenook feature fireplace with marble hearth, double doors to the rear leading to orangery.

## Dining Room

17' x 13' 9" Maximum ( 5.18m x 4.19m Maximum )

Open plan to orangery, large walk-in cupboard leading to boiler room.

## Kitchen

22' 2" x 11' 5" ( 6.76m x 3.48m )

Open plan to orangery, fitted with an extensive range of white gloss fronted base and wall mounted units, complementary granite work surfaces, a range of appliances to include electric oven and grill, Neff coffee machine, Quooker boiling water tap, larder fridge and freezer, large central breakfast bar housing Neff induction hob with extractor hood above, wine cooler, deep pan drawers within.

## Orangery

51' 10" x 10' 7" ( 15.80m x 3.23m )

Doors to the rear and side with fabulous countryside views, underfloor heating.

## Second Guest Cloakroom

Low level WC, wash hand basin with mixer tap.

## Sitting Room

16' 2" Maximum x 16' ( 4.93m Maximum x 4.88m )

Windows to the front and side.

## Study

14' 6" x 10' 4" ( 4.42m x 3.15m )

Built-in desk units with marble top.

## Laundry

Having space and plumbing for automatic washing machine and tumble dryer, sink and drainer unit with mixer tap, door to the rear leading to garden.

## Inner Hallway

Cloak hooks and wall mounted storage units, leading through to cinema room.

## Cinema Room

18' x 18' ( 5.49m x 5.49m )

Windows to the front and side, wall light points.

## Annexe

## Lounge

13' 4" x 9' 10" ( 4.06m x 3.00m )

Window to the rear, door leading to outer porch, door through to bedroom.

## Bedroom

13' 6" Into Wardrobes x 8' 5" ( 4.11m Into Wardrobes x 2.57m )

Full width wardrobes providing hanging and shelving space, window to the rear.

## Kitchen

12' 3" x 9' Maximum ( 3.73m x 2.74m Maximum )

Having electric cooker point, base and wall mounted units, stainless steel sink and drainer unit with mixer tap, window to the rear, tiled floor, door through to shower room.

## Shower Room

Fitted with low level WC, wash hand basin, shower cubicle with mains shower fitted, window to the rear.

## First Floor Landing

Large picture window to the rear with fabulous views, stairs to second floor landing.

## Master Bedroom

20' x 16' ( 6.10m x 4.88m )

Light and airy room with dual aspect windows and stunning panoramic views, extensive built-in wardrobes, door through to en-suite.

## En-Suite

Fitted with walk-in shower cubicle with twin head mains shower fitted, low level WC, wash hand basin with mixer tap, heated towel rail, window to the front.

## Bedroom Two

17' 9" Maximum x 11' 6" Into Wardrobes ( 5.41m Maximum x 3.51m Into Wardrobes )

Window to the front, wardrobes to one wall.

## En-Suite

Fitted with low level WC, wash hand basin with mixer tap, shower cubicle with mains shower fitted.

## Bedroom Three

17' 9" Maximum x 11' 6" Into Wardrobes ( 5.41m Maximum x 3.51m Into Wardrobes )

Window to the front, wardrobes providing hanging and shelving space.

## Bedroom Four

12' Into Wardrobes x 8' 2" ( 3.66m Into Wardrobes x 2.49m )

Full height wardrobes, window to the rear.

## Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, corner shower cubicle with twin head shower fitted, heated towel rail, obscure glazed window to the rear.

## Second Floor Landing

Window to the front.

## Bedroom Five

15' 4" x 9' 2" ( 4.67m x 2.79m )

Window to the rear.

## Study / Playroom

18' 5" x 8' ( 5.61m x 2.44m )

Window to the front, storage into eaves.

## Bedroom Six / Dressing Room

11' 4" x 6' 8" ( 3.45m x 2.03m )

Open wardrobes and shelves, window to the rear, door through to wardrobe.

## Shower Room

Fitted with walk-in shower, low level WC, wash hand basin fitted into vanity unit, window to the rear.

## Outside

## Annexe

## Sitting Room

19' 1" Maximum x 9' 7" ( 5.79m Maximum x 2.92m )

Window and door to the front, wood effect flooring.

## Kitchen

9' 1" x 7' 4" ( 2.77m x 2.24m )

Base unit with sink and drainer, plumbing for washing machine, electric hob with oven and grill beneath, door and window to the rear leading to stables.

## Bedroom

10' 9" x 9' 8" ( 3.28m x 2.95m )

Window to the front.

## Shower Room

Double shower cubicle with mains shower fitted, low level WC, wash hand basin, window to the rear.

## Gym

19' 7" x 18' 8" ( 5.97m x 5.69m )

Attached to annexe, two sets of sliding patio doors to the front, downlighters.

## Double Garage

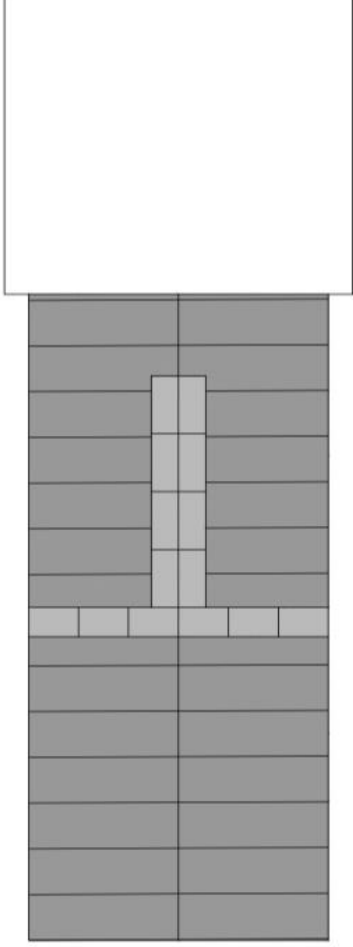
Having electric up and over doors, light and power, door to the side.

## Grounds

In out driveway to the front, two sets of double gates, stunning grounds including 12 stables, manège, large fishing lake with patio and seating area, dog kennels, chicken coop, formal gardens including extensive manicured lawns, patio area suitable for entertaining.

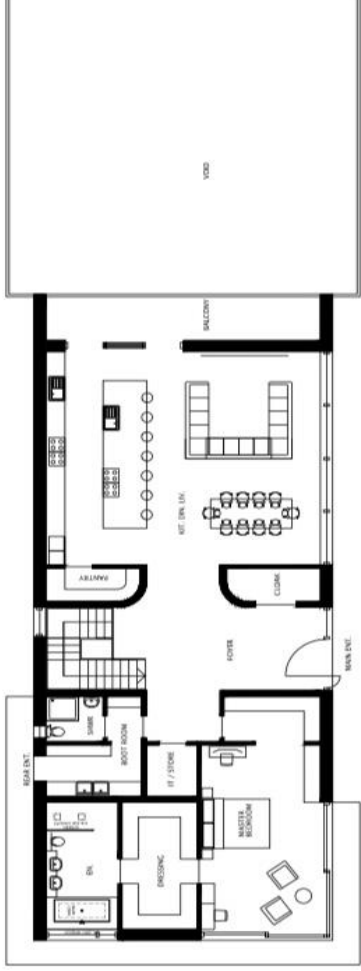




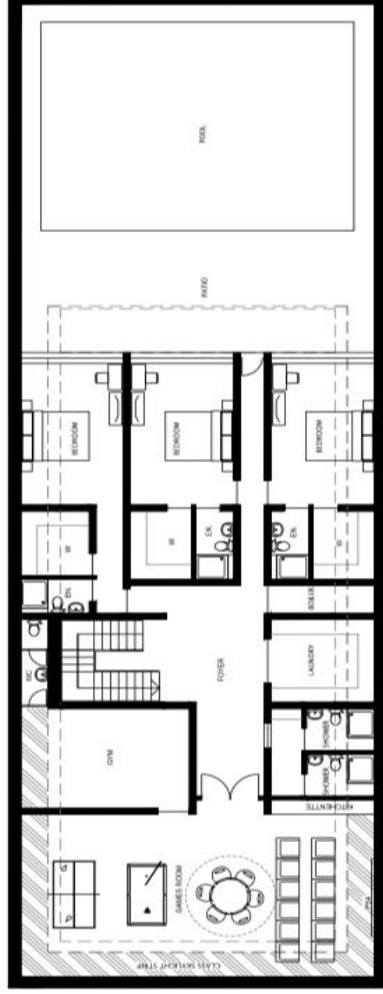


PROPOSED ROOF PLAN

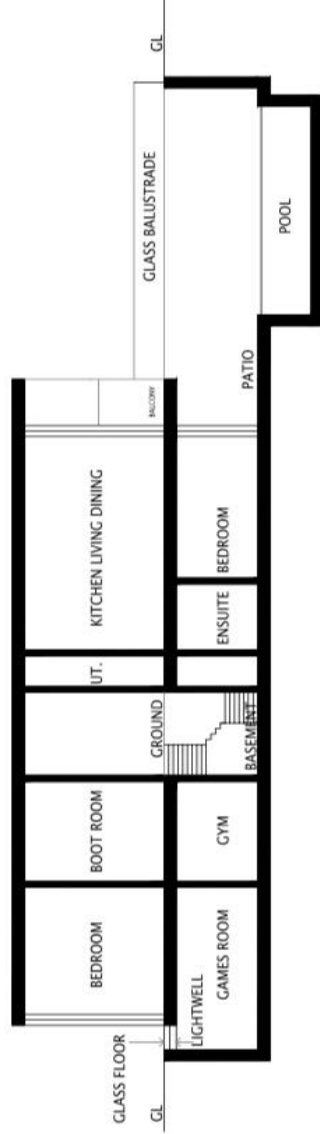
RECEIVED  
 14/09/2023  
 PLANNING & DEVELOPMENT  
 DIVISION



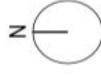
PROPOSED GROUND LEVEL PLAN 1:100 262m<sup>2</sup>



PROPOSED BASEMENT PLAN 1:100 327m<sup>2</sup>



PROPOSED SECTION 1:100

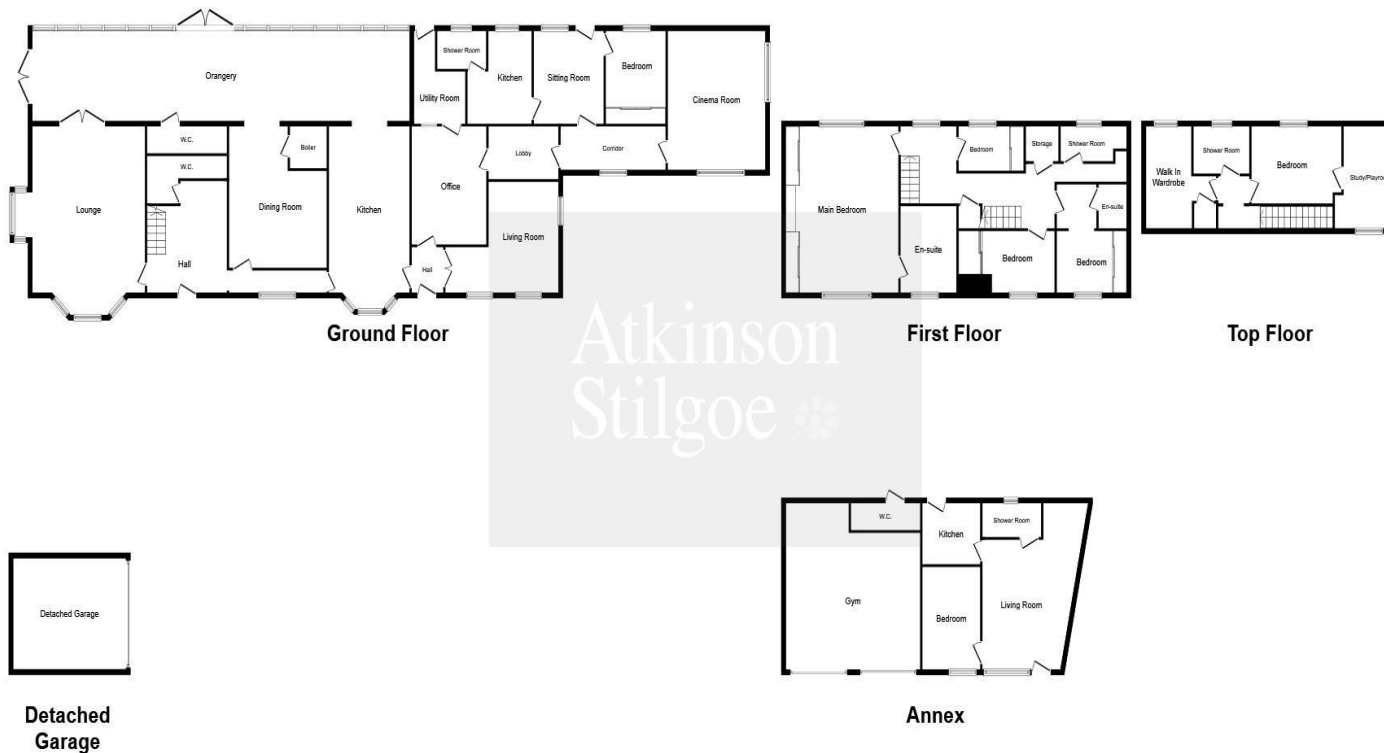


NEW BUNGALOW

DT7036  
 SCALE 1:100(BA1)  
 DATE Feb 2022  
 Prepared at:  
 Brisbane/Wood



TOTAL PROPOSED BUILDING FOOTPRINT 592m<sup>2</sup>  
 ABOVE GROUND PROPOSED BUILD VOLUME 1165m<sup>3</sup>  
 EXISTING VOLUME TO BE DEMOLISHED 145m<sup>3</sup>



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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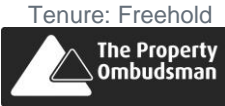
To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E info@atkinsonstilgoe.co.uk**

150 Station Road Balsall Common  
Solihull CV7 7FF

**EPC Rating: F**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106101](http://atkinsonstilgoe.co.uk/Property/BAL106101)**



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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