



Broadlands Truggist Lane Berkswell CV7 7BX

for sale
£1,350,000



Property Description

NEW HOME

Broadlands - Nestled within beautifully landscaped grounds and surrounded by sweeping countryside views, this distinguished residence offers a rare blend of contemporary elegance, privacy, and rural charm.

From the moment you arrive, the grandeur of Broadlands is unmistakable. The expansive formal lawned gardens frame the home with serenity and style. Inside, every detail has been thoughtfully curated to deliver refined living, with spacious interiors bathed in natural light and finished with premium materials, including Villeroy and Boch bathroom suites, a fabulous designer kitchen with high specification appliances, boot room plus utility room.

For equestrian enthusiasts, Broadlands is a dream come true. The property boasts outstanding equestrian facilities including a well-maintained paddock and stables, all set within the tranquil embrace of greenbelt land. An additional field is available for lease, offering further potential for grazing.

Whether you're seeking a peaceful family haven or a countryside escape with equestrian capabilities, Broadlands delivers a lifestyle of sophistication and space in one of the region's most picturesque settings. An extra field available for lease.

Approach

Open canopy porch leads to composite front door, in turn leading through to:

Impressive Reception Hallway

With two sets of full height cloaks cupboards and Porcelanosa floor tiling.

Dining Hallway

15' 7" x 15' 7" (4.75m x 4.75m)

With continuation of tiled floor, an impressive open plan dining area with access to all rooms.

Guest Cloakroom

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

Luxury Living / Kitchen

15' 7" x 15' 7" (4.75m x 4.75m)

Glazed door leading through to open plan bespoke designer kitchen having large peninsula with Quartz worksurfaces with breakfast bar, Miele five ring gas burner hob with extractor hood above, twin Bosch ovens, matching combination microwave oven and luxury coffee machine, full height larder fridge, dishwasher, wine cooler, feature pendant lighting, bi-fold doors to the side, patio doors to the rear overlooking and leading to gardens, large walk-in sitting area with ample space for sofas and feature high ceilings, built in cupboard with radiator, door to boot room.

Boot Room

13' 5" x 9' 7" (4.09m x 2.92m)

Having space and plumbing for washing machine and tumble dryer, Belfast style sink, Quartz worktop, shower cubicle with waterfall shower head, bench with boot storage within, door to the rear leading to garden.

Separate Guest Cloakroom

Fitted with a Villeroy and Boch suite comprising low level WC and wash hand basin with mixer tap fitted into vanity unit.

Utility Room

11' 7" x 5' 10" (3.53m x 1.78m)

Space and plumbing for automatic washing machine and tumble dryer, full height larder freezer, stainless steel sink and drainer unit with mixer tap, base and wall mounted units, door through to:

Boiler Room

Housing the central heating boiler and hot water tank.

Lounge

21' 5" x 17' 1" (6.53m x 5.21m)

A fabulous light and airy room with patio doors to the side, two windows to the front with open views over paddock.

Master Bedroom Suite

17' x 16' 6" Plus dressing area (5.18m x 5.03m Plus dressing area)

Full height triple wardrobes to one wall providing hanging and shelving space, dressing area with full height triple wardrobes, door to the rear overlooking and leading to garden.

Full Ensuite

Fitted with a white four piece suite comprising of bath, double walk-in shower cubicle with twin shower heads, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, obscure glazed window to the rear.

Bedroom Two / Guest Suite

25' x 12' 7" Maximum includes dressing area (7.62m x 3.84m Maximum includes dressing area)

Window to the front with open views over paddock, loft hatch giving access to roof space. Dressing / sitting area with full height triple wardrobes providing hanging and shelving space.

Ensuite

Having double walk-in shower cubicle with waterfall and handheld shower heads, wash hand basin with mixer tap fitted into vanity unit, low level WC, heated towel rail.

Bedroom Three

11' 5" x 19' 10" maximum into dressing area (3.48m x 6.05m maximum into dressing area)

Patio door to the side leading to seating area and garden, dressing area with two sets of double full height wardrobes providing hanging and shelving space.

Ensuite

Double walk-in shower with waterfall and handheld shower heads, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail.

Bedroom Four

15' 5" x 12' (4.70m x 3.66m)

Window to the side, full height double wardrobes.

Outside

The property is accessed by a long sweeping driveway with large paddock to the side with post and rail fencing surrounded by beautiful trees, parking area, five bar gate leading to courtyard with stable block and gym to the side, large detached double garage, further large storage to side, sauna room, formal gardens with extensive lawn and patio area, five bar gate to stone driveway.

Double Garage

24' x 19' 10" (7.32m x 6.05m)

Up and over door, light and power.

Stable Block

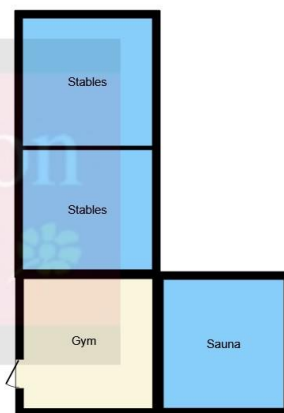
19' 10" x 7' 10" (6.05m x 2.39m)

Stable doors to the front, and power.

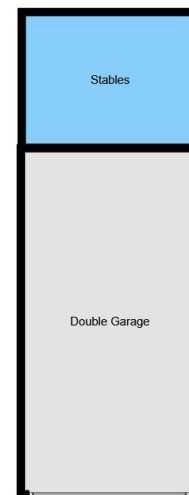




Floor Plan



Outbuilding



Double Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: G

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Tenure: Freehold



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