



68 Rectory Road
Arley | Coventry | West Midlands | CV7 8FL

FINE & COUNTRY

68 RECTORY ROAD

Nestled in the picturesque village of Old Arley, 68 Rectory Road enchants from the moment you arrive. Electronic gates open to reveal a secluded haven with ample parking, guided by twilight lighting. Beyond double gates, an outbuilding and a 4-car barn with installed mezzanine (or space for 6 cars if removed) combine utility with charm.



As you approach 68 Rectory Road in Old Arley, you're greeted by electronic sliding gates, welcoming you to this secluded haven. A nearby pedestrian gate provides access to the grounds. In the evening, twilight lighting guides you to ample parking, setting a serene and inviting tone for your arrival.

Passing through another set of double gates, you'll discover a spacious garage and work-shop, ideal for vehicles and creative projects. There are glorious views of the British countryside, featuring a picturesque canvas of trees and foliage.

Inside, the entrance porch with parquet flooring offers a warm and welcoming embrace. The snug room exudes charm with its exposed brickwork, wooden beams, and open fire-place, perfect for cosy evenings and intimate conversations.

The music room, with its wood panelling and rustic character, features French doors leading through to the dining room, which boasts luxurious underfloor heating, providing comfort beneath your feet.

The generous lounge seamlessly blends tradition with modernity, featuring a multi-fuel burner nestled within an inglenook and oak timber frames that allow natural light to flood the space. Double French doors lead to a games room with vaulted ceilings and parquet flooring, promising hours of leisure and entertainment.

The heart of the home is the kitchen, where gleaming granite surfaces and exposed brick-work create a blend of rustic and contemporary aesthetics. A pantry offers practical storage, while a breakfast bar invites casual gatherings. The adjacent utility room adds further convenience.

Ascending the stairs, the first-floor landing is bathed in natural light, guiding you to the tranquil bedrooms. The principal bedroom offers dual aspect views and rustic oak flooring, with an en-suite featuring a double shower and sleek, modern finishes.

Bedrooms two, three, and four each boast unique charm, with features like verdant views and rustic wooden flooring. The contemporary family bathroom provides indulgence with a Jacuzzi bath and luxurious amenities.









Seller Insight

“ We purchased the property primarily for its fantastic location: 20 mins to the Airport (but not on the flight path!), It will be 15 mins to HS2 station (but with none of the noise!) and with 15 minute links to M42, M1, M6 and a 20 minute link to the M40.

Our home has copious amounts of space both inside and out. For those wanting car/bike/caravan storage it has all you would ever need, with a six-car barn at the back of the plot, two workshops and our outside office/occasional bedroom five. Secure parking behind our electric gates for ten cars adds to the sense of privacy we enjoy.

In the 4 years of our ownership, we have lavished vast amounts of love and attention on the house and outbuildings, to bring them up to the level they deserve. Each room and living space have had upgrades and improvements. The snug, music room, huge lounge and of course the games room provide multiple options for family members to have their own space, and together, they provide enough space for those family parties.

Nearby, we benefit from a lovely public parkland, directly opposite with beautiful woodland walks just a stone's throw away. The next-door villages, have both post office and Co-op local stores, takeaway food options and a highly regarded Primary school. We secured places for our Ukrainian refugee children at this school, and we cannot thank them enough for the welcome and care given to them.

We have added space to create a lovely flow to home life, mixing both old and new. All building works and upgrades have sought to sympathetically emphasize the history of the house but, at the same time, give all the modern creature comforts one needs. The combined Air Conditioning and heating systems have proved to be a great investment, especially with those summer temperatures creeping ever higher. The Aga, wood burner and open fire give all the heat we need in those autumn and winter months. Or just use the central heating system for ease of use.

We have loved our time here and suspect the next custodians of this lovely home will enjoy it as much as we have.*

* 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.



















GRAHAM HOWELL
PARTNER AGENT

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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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

Outside

Outside, the landscaped gardens are a tapestry of greenery and serenity. A patio invites al fresco dining, while a brick storage shed is ready for gardening pursuits. Additional out-buildings offer a spacious office and workshops but could be adapted to leisure spaces to suit your needs.

Offered to the market with no chain, 68 Rectory Road is more than just a property—it's a promise of a well-lived life, where every detail tells a story, and every moment is filled with potential.





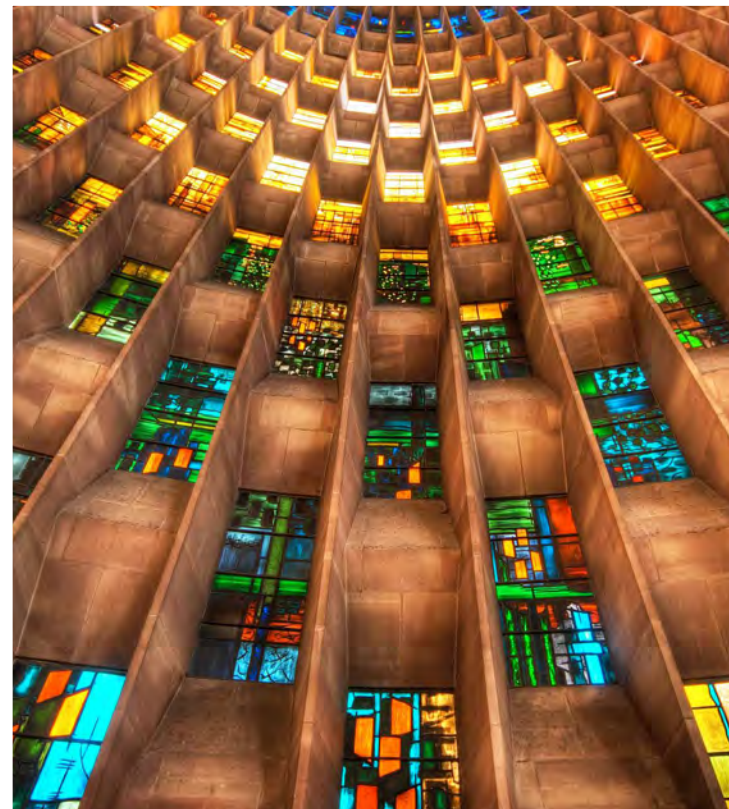
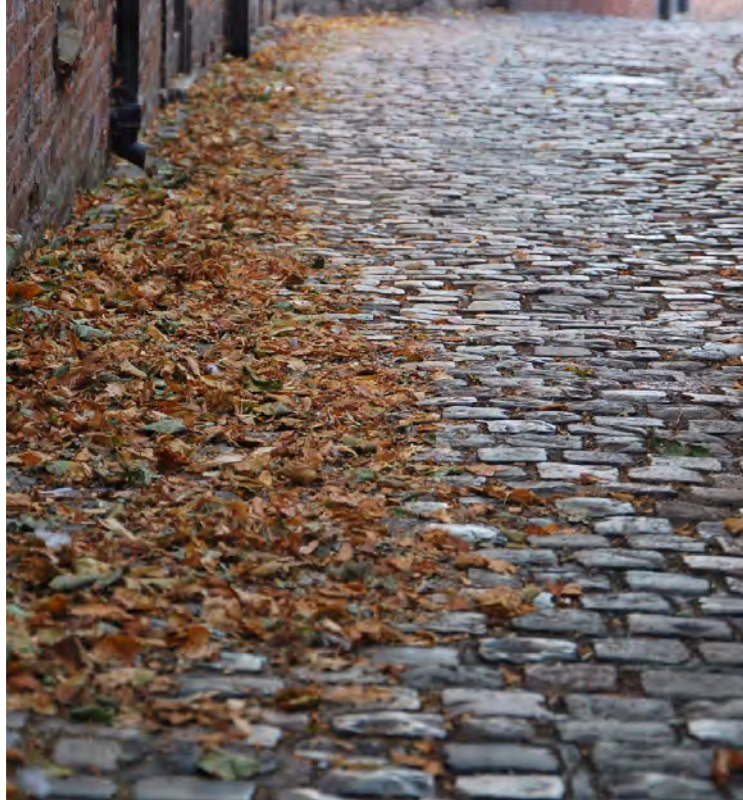


LOCATION

Nestled in Warwickshire's embrace, Old Arley is a timeless haven. Just 5.5 miles west of Nuneaton and 10 miles northwest of Coventry, it bridges rural tranquillity with urban convenience. With motorway links nearby, it's effortlessly connected to Coleshill, Birmingham airport/NEC arena. Railway access adds to its allure.

Despite its serene setting, Old Arley is far from isolated. A cosy pub, post office, and one-stop shop cater to daily needs, fostering a strong sense of community. The village is steeped in history, boasting a cherished school and venerable church that stand as testaments to its enduring heritage.

As sunlight filters through ancient trees and gentle breezes sweep across rolling hills, Old Arley exudes an irresistible charm—a timeless blend of tradition and modernity that captivates all who visit.





Services, Utilities & Property Information

Utilities – Mains Water Supply, Sewerage, Electricity and Gas Heating - Gas central heating

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 80Mbps and highest available upload speed 20Mbps.

Title - There are easements and restrictive covenants on this title. Please speak with the agents for further information.

Tenure - Freehold

Directions - Postcode: CV7 8FL / what3words: ///templates.libraries.vesting

Local Authority: Warwickshire County Council & North Warwickshire Borough Council

Council Tax Band: E

Viewing Arrangements

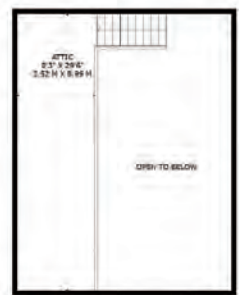
Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972-616405

Website

For more information visit www.fineancountry.com

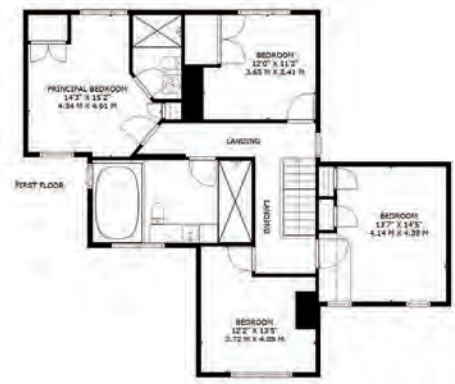
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm
 Saturday - 9.00 am - 4.30 pm
 Sunday - By appointment only



GROSS INTERNAL AREA: 3005 sq ft, 280 m2
 LOW CEILINGS/OPEN TO BELOW/ATTIC: 673 sq ft, 62 m2
 GARAGE & OUTBUILDING: 736 sq ft, 69 m2

OVERALL TOTALS: 4414 sq ft, 411 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 31.05.2024





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