

LIVING SPRINGS

FILLONGLEY



Living Springs, Mill Lane, Fillongley, CV7 8EE
£3,500,000

sb
simon burt
PRIVILEGE

www.simonburthomes.co.uk



OVERVIEW

Living Springs is a truly magnificent, extraordinarily symmetrical, 5 double bedroom, contemporary country mansion residence, conceived and constructed to the highest possible standards by the current owners over a period of 8 years and offering nearly 7,500 square feet of the most highly specified and opulent family accommodation currently available on the market today!

This most impressive of luxury statement homes is enviably situated on a meticulously maintained, elevated plot of 8 acres which even includes a lake, and enjoys panoramic Warwickshire countryside views as far as the eye can see.

To detail the unbelievable specification in full would be something of an impossible task, however here are a few of our particularly favourite features which we believe set this home apart:

KEY FEATURES

- Through reception hall with twin staircases
- Guest cloakroom
- Inner hallway
- Lounge
- Playroom with bifold doors
- Study
- Family room with bifold doors
- Fully integrated dining kitchen with bifold doors
- Plant room
- Gallery landing
- 5 double bedrooms
- Dressing room
- Boudoir
- 3 en-suite bathrooms
- Jack & Jill bathroom
- First floor laundry room
- LPG fired central & underfloor heating
- Double glazing
- Private drainage
- Remainder of Premier Guarantee for self build Insurance Policy
- Substantial established landscaped gardens of approximately 8 acres
- Deep full width patio incorporating a childrens' play area
- Man made lake
- Garage & gym block incorporating an indoor golf simulator
- Gated sweeping tarmac driveway with parking for multiple vehicles
- Intruder alarm system
- CCTV system
- 7,480 square feet including garage & gym block
- Freehold

Lightwave:

The property benefits from Lightwave, rated number one for smart home automation in the UK. This includes lighting and power, which has the provision to allow you to control electrical devices even when you're not home. This is smart home control at your fingertips. With the Lightwave App, you can activate and adjust your home automation system using your smart phone or tablet.

Sonos:

The full property comprises of Sonos; the ultimate wireless home sound system. A whole-house and garden with outdoor speakers WiFi network that fills your home with brilliant sound, room by room. Operated by the Sonos App on your smart phone or tablet, allowing you to create your own playlists, customise your system and play what you want, where you want.

“
OVER 7,400
SQ FT



“

MODERN STYLISH FAMILY HOME

TENURE

We have been advised that the property is FREEHOLD However, you should check this with your legal advisor before exchanging contracts.

LOCAL AUTHORITY

North Warwickshire Borough Council

OVERVIEW

Miele Appliances:

The property boasts global premium brand for household appliances with the very highest quality standards.

To include:

- Miele Steam Oven clean steel finish
- Miele Combination Oven / Microwave
- Miele Single Oven clean steel finish x 2
- Miele warming drawers x 2
- Miele a cool refrigeration larder fridge
- Miele freezer with ice and water
- Miele Built in wine cooler
- Miele Wine cooler
- Miele Gas Hob with 5 burners
- Miele ceiling mounted cooker hood
- Miele Fully Integrated Dishwasher
- Miele 14 Place fully int/dishwasher

Franke:

The Kitchen and Laundry benefit from Franke Boiling Water Taps. The new Minerva 4-in-1 Instant Boiling Water Tap from Franke is the one tap that delivers not only hot and cold mains water but also cold and boiling filtered water. Not nearly boiling water like many kettle taps, really boiling at a full 100 degree to save time, energy and water in a single stylish space-saving unit.

Sanitary Ware:

Villeroy & Boch 1978 sanitary ware across all en-suites and WC. The Master En-Suite also includes a jacuzzi / jet bath. Underfloor heating throughout all bathrooms as well as the kitchen and hallway.

OVERVIEW

Gym:

This area was designed and created for the sports professional / athlete as well as those keen on fitness. It contains high quality / state of the art equipment, with interactive Sky and Sonos home sound system. It is fully air conditioned with a WC. A super alternative to working out at a commercial gym.

To include:

- Watt Bike
- Turbo Trainer Assault Bike
- Woodway Treadmill
- Curved Treadmill
- Life Fitness Unit
- Floor Mats and other small gym apparatus



Indoor Golf Simulator:

For those keen golfers, this is luxury at its best with virtual golf in your residence; a gateway to the world's best courses. The world's top players trust one company when it comes to data accuracy. TrackMan. More than 800 tour players, Major Winners, all major equipment manufacturers, national broadcasters, coaches and alike rely on TrackMan. This transformative, tour-proven technology is available in a golf simulator environment, finally enabling indoor simulator golf to be efficient, entertaining and hyper-realistic. TrackMan proprietary simulator Golf Software offers some of the most prestigious courses, including Albany, PGA National and the four legendary St Andrews Links courses, whilst constantly adding stunning new courses to this immersive library. Area fully air conditioned.

CCTV / Intruder Alarm System:

The Intruder Alarm system installed at the above property comprises of the following:-

Internally secured by both wired and wireless conventional Infra-Red detectors along with Magnetic contacts to certain external doors this includes the Out building/Gymnasium

The above is connected to a Texecom Hybrid control panel with remote Keypads.

Externally there are Quad Static beams around the perimeter of the property and linked the system. There is also a connection via Landline and GPRS (mobile network) to a remote monitoring centre with Police response.

With additional remote access via Smart phone App.

The alarm servicing company (Sentinel Fire and Security) are also connected remotely to offer 24/7/365 support.



OVERVIEW

Closed Circuit Television System

Externally there are 12 x Internet Protocol cameras around the perimeter offering general views of the surrounding area and entrance.

Garden:

Hosts a timed watering system for the rear courtyard, front box hedges and left elevation tier section.

Gates:

Fully automated driveway gates with remote control / intercom and call system accompanied by a side pedestrian gate.

Fillongley is a delightful rural village situated in the heart of England countryside. Being steeped in history, it has 2 ancient castle monument sites dating back to medieval times; 'Castle Yard' to the South West of the village centre and 'Castle Hills' to the North West.

The 'Outstanding' Ofsted rated Bournebrook Church of England Primary School, the characterful St Mary & All Saints Church, the peaceful Fillongley Park and not forgetting the numerous excellent local country pubs, further enhance the attraction of this charming, highly convenient village setting.

Officially the largest village in North Warwickshire, Fillongley falls within the Ancient Arden landscape, with characteristics such as holly hedges interspersed with oak trees, which are indicative of the local area. The parish is made up of several smaller hamlets, plus the core of the village which is centred on the crossroads of the B4102 Meriden Road (connecting Solihull and Nuneaton) and the B4098 Tamworth Road (connecting Coventry and Tamworth) and therefore enjoys excellent travel links, being within a short driving distance of the national motorway network, Birmingham International Railway Station and Birmingham Airport, in addition to Solihull (11 miles) and the centres of Coventry City (6 miles) and Birmingham City (19 miles).

Living Springs has been a magnificent family residence for us as a family six. This was a bespoke design and build project, which we embarked on in 2012. We acquired the plot in 2009 where an old bungalow once stood, whilst residing in the property adjacent since 2007.

VENDOR COMMENTS

We had a vision to create a beautiful family home where we could embark on making amazing memories and the journey we have been on in that process, has been incredible. This was a bespoke design and build project, which commenced in 2012.

The bungalow had been built almost 25 years earlier, on the most idyllic plot of 8 acres with a man made lake, surrounded by stunning views. We wanted to create a modern home, with the versatility of lending itself to a rural setting. As a family, our home is used to it's full potential and truly is lived in; this isn't just a house, this is a home in every sense. Our aim was to create quality living space to suit the needs of a growing family; areas for both adults as well as the children, whilst inviting the outside in.

Over the course of the last two years, the property has evolved and has been a labour of love, I believe in attention to detail, having the highest standard of finish and giving your best to somewhere where your family spends most of their time, which I believe we have successfully achieved.

It has been an experience of a lifetime to be in a position to be able to say we have designed and built our own home and something we have truly relished; we will be sad to leave, however, this has set us in good stead for our next building adventure.

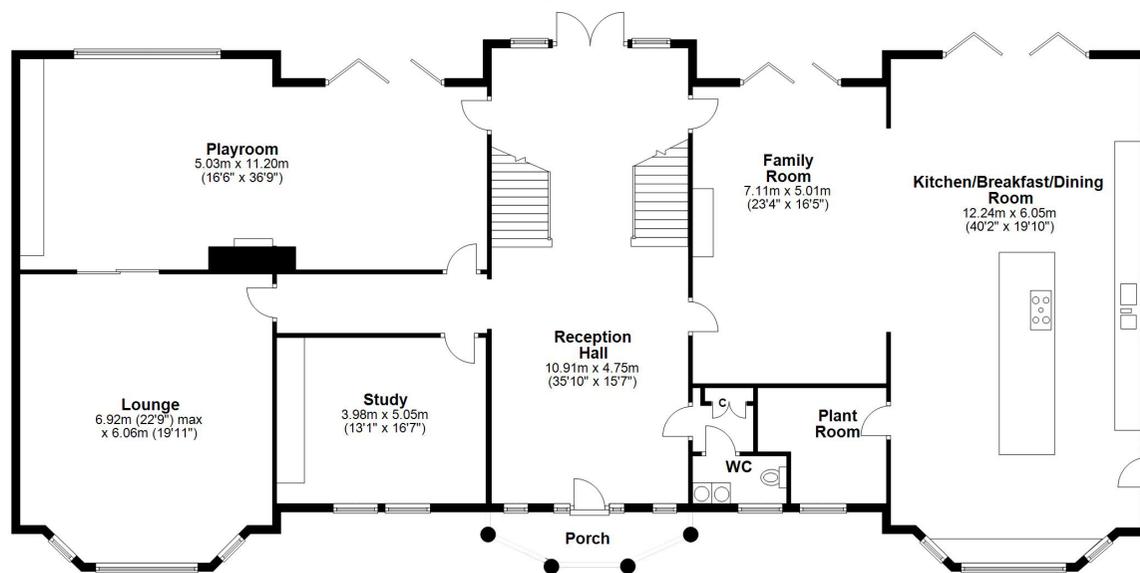


“SURROUNDED
BY STUNNING
VIEWS

FLOOR PLAN

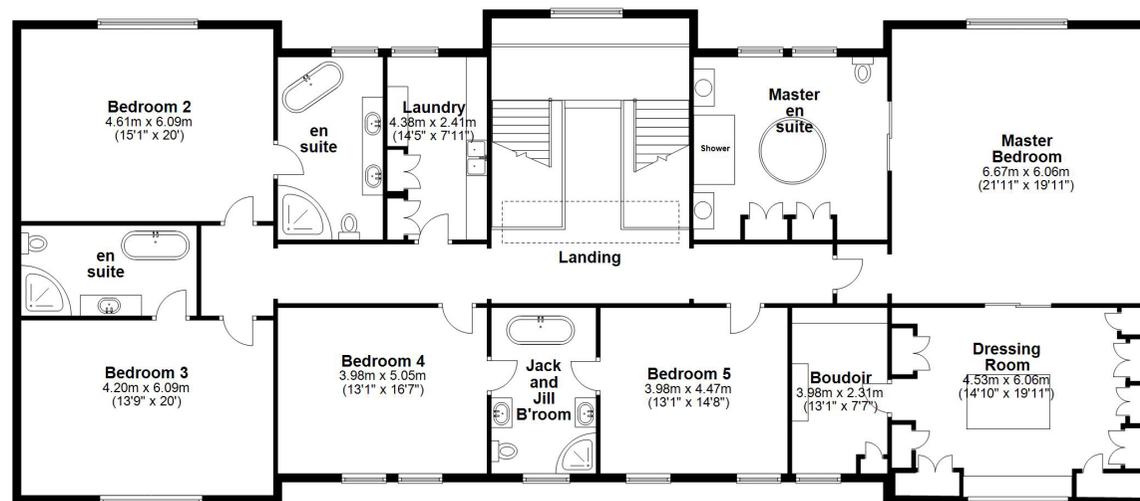
Ground Floor

Approx. 296.7 sq. metres (3193.2 sq. feet)



First Floor

Approx. 290.5 sq. metres (3127.4 sq. feet)



Total area: approx. 587.2 sq. metres (6320.6 sq. feet)

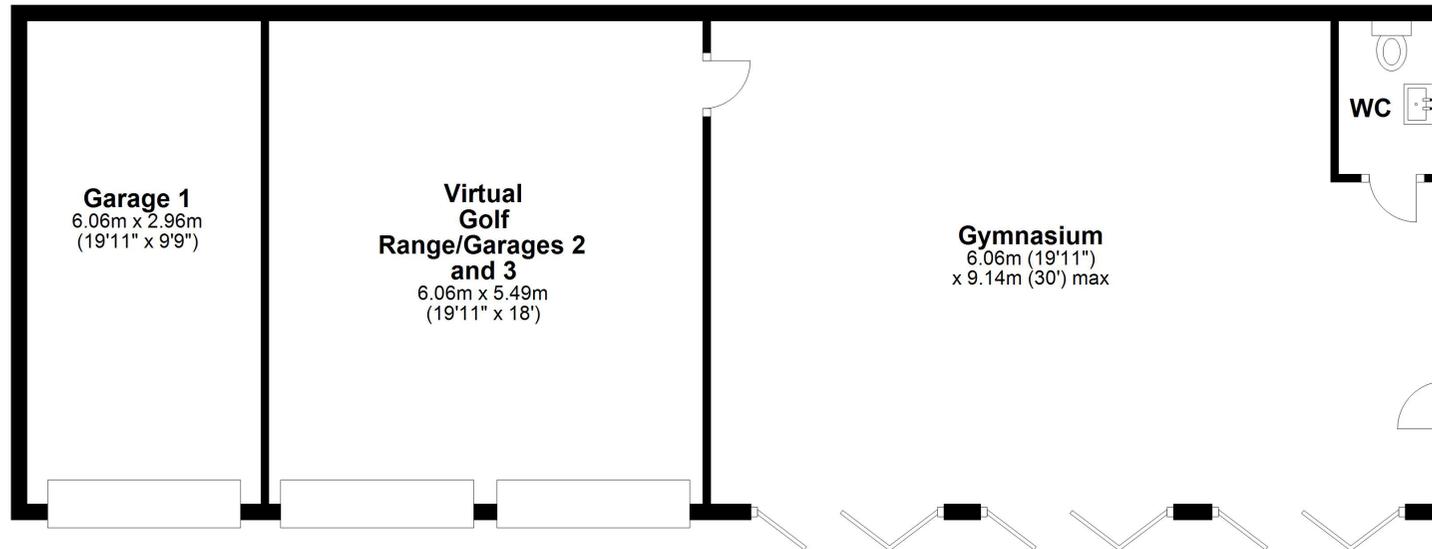
Measurements are approximate and should be used for illustrative purposes only.
Plan produced using PlanItUp.

Living Springs

FLOOR PLAN

Garages and Gym

Approx. 107.8 sq. metres (1160.4 sq. feet)



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

Measurements are approximate and should be used for illustrative purposes only.
Plan produced using PlanUp.

Living Springs, Garage and Gym

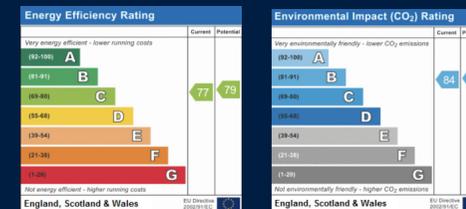
“ HIGHLY SPECIFIED
OPULENT
FAMILY HOME





VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.