



Stanleywood House, Green End Road, Fillongley, Warwickshire, CV7 8EN

HOWKINS &
HARRISON



Stanleywood House,
Green End Road, Fillongley,
Warwickshire, CV7 8EN

Guide Price: £1,300,000

Situated within an idyllic location, backing onto open fields is this well proportioned four bedroom detached residence. Approached via its own private driveway, having established gardens and adjacent mature woodland (previously operated as a camp site), the total plot extends to 11.96 acres.

Features

- Impressive detached country home
- Idyllic location, countryside views
- Imposing entrance hall, three reception rooms
- Kitchen breakfast room & useful utility room
- Ground floor shower room & cloakroom WC
- 4 excellent size bedrooms, 3 with en-suites
- Established gardens
- Adjacent woodland total plot extending to 11.96 acres
- Ample parking, double detached garage
- Ideal location for commuters



Location

The village of Fillongley has a small range of local amenities. The larger towns of Nuneaton and Coventry are just a few miles away and provide a comprehensive range of facilities, with Atherstone and Coleshill just a short journey away, all with main line railway stations, a variety of shops and both private and state schooling. The Midland motorway network with the M6 runs just to the north of the property with access via junctions 3 and 4, this in turn provides access to Birmingham and Coventry which are approximately 10 miles distant. The A45 is also close by at Meriden which provides further access to Birmingham and the NEC. To the east on the M6 access can be gained to the A14 and to the M1 providing access to Leicester, Nottingham to the north and to London and the south.

Nuneaton - 6.1 miles
Coventry - 7.9 miles
Atherstone - 8.6 miles
Coleshill - 7.9 miles
Tamworth - 14.5 miles

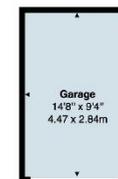
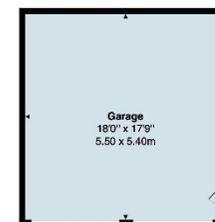


Accommodation Details – Ground Floor

An imposing entrance hall with staircase rising to the first floor with galleried landing with vaulted ceiling. door leading off to the left into a spacious triple aspect sitting room with double glazed bay window to front elevation and an attractive inglenook fireplace with log burner fitted and wall lights points. There is a separate dining room with French doors opening onto the garden and double opening doors lead through to the games room with windows to side and elevation, views overlooking the gardens and fields beyond, laminate flooring and inset ceiling lighting. From the hallway, off to the right hand side is a family room with laminate flooring, double glazed window to front elevation and French doors onto the side garden and paved patio. From the family room is entry to a ground floor shower room /WC. There is a large kitchen breakfast room with the kitchen area having range of wall and base units, ample preparation services with complementary tiling, ceramic hob with extractor above, built-in double oven, integrated fridge and dishwasher tiled flooring and double glazed window to rear elevation overlooking the gardens and fields beyond. In addition is a useful utility room with a range wall and base units and work surfaces, built-in cupboards, tiled flooring, barn style door to rear access and door to a store cupboard housing the central heating boiler.



Outbuilding



Total Area: 3075 ft² ... 285.7 m² (excluding garage, shower room, ladies toilets, mens toilets)
All measurements are approximate and for display purposes only





First Floor

The staircase rises to a first floor landing with galleried balustrade and doors lead off to all four excellent size bedrooms, the main bedroom has a dressing area with a range of fitted wardrobes, triple aspect windows to the front and side elevations enjoying countryside views and a door into an four piece ensuite shower room/WC with tiled walls and flooring. There are three further excellent size bedrooms two of those bedrooms also having en-suite facilities and finally a family bathroom with oval-shaped bath, shower cubicle. WC and vanity wash hand basin.

Outside, Gardens and Grounds

Externally the property is approached via a long private driveway leading to ample parking for several vehicles and a detached double garage with power and light supply. There are established lawned gardens to front side and rear, large paved patio/sun terrace and adjoining woodland with the total plot extending to 11.96 acres.

Access to the woodland was originally through the green gate to the left property, the site as electricity, water supply (no testing has been carried out). The woodland offers a variety of uses including its original use as a campsite (planning permission existed since 1939 with updates in 1982 and 2004). A permanent facilities building remains along with water taps and piping, all would need updating to current standards. Within the woodland there is a sandstone terrace and pathways, a tennis court and swimming pool, again all would need repairs and refurbishment.







Agents Note

Best and final offers to be received in writing by 1pm on 24th May, 2024

Please direct this to our Atherstone Office.

Tel: 01827 718021

atherstone.residential@howkinsandharrison.co.uk



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax Banding

Band - F

Energy Rating



HOWKINS & HARRISON

Stanleywood House



Produced on Apr 9, 2024.
© Crown copyright and database right 2024 (licence number 100059532)



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.