



Broadmoor Wood, Green End Road, Fillongley, Warwickshire, CV7 8EN

HOWKINS &  
HARRISON







Broadmoor Wood,  
Green End Road, Fillongley,  
Warwickshire, CV7 8EN

Guide Price: £2,700,000

An impressive detached residence occupying an elevated position enjoying panoramic views over open countryside. Set within a desirable location, the property offers modern open plan living space extending to 4760sqft plus a detached annexe/gym and garage. Planning permission has been granted for a four bedroom detached bungalow with underground swimming pool. PAP/2023/0352. The property boasts versatile accommodation arranged over three floors, a feature of the property is its open plan kitchen/ breakfast room/ orangery, presently used as a family room enjoying views over the rear gardens and beyond. Externally the property is approached via a security gated entrance leading to a circular driveway providing parking for several vehicles. There are delightful landscaped gardens and adjoining fields with two large lakes, sun terrace, an enclosure for chickens and ducks, 12 stables and a tack Room. In addition is a separate detached outbuilding partly used as a gym and adjoining self-contained one bedroom annexe.

The whole site totalling 10.03 acres with breath taking 360-degree countryside views, amongst the best in Warwickshire.



## 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.

## Travel Distances

Atherstone - 12.0 miles

Tamworth - 14.3 miles

Birmingham Airport - 8.7 miles

Coventry - 10.2 miles



## Accommodation Details – Ground Floor

Main entrance hall with stairway to first floor and doors leading off to:- cloakroom/WC, double aspect sitting room with bay window to the front elevation, feature log living flame fire with media recess above and French doors leading into the sun room/orangery/family room. This is a wonderful light and airy room with two apex roof lanterns, two sets of French doors to the outside, a feature media wall, electric living flame fire and inset ceiling lighting. Forming an 'L' shape open plan into the kitchen breakfast room, the kitchen boasts a comprehensive range of units with granite preparation surfaces, complementary tiling, built in oven with warming drawer, matching chef Island with breakfast bar, further quality integrated appliances and double glazed bay window to the front elevation. Also off the sun room is a second cloakroom WC and open plan onto a separate dining room with door to the boot room and connecting door to the main entrance hall. To the left is a generous sitting room with feature fireplace, bay window to the front elevation and double opening doors leading into the sun room. Accessed from the kitchen an inner lobby area leads through to a study having fitted desk unit with worksurface and drawers below, further lounge with windows to the front and side elevations, inner hallway with doors leading off to guest area (self contained annex) having, double, bedroom with a range of fitted wardrobes sitting room, kitchen having a range of units with granite preparation surfaces and built in appliances, shower room/WC, and utility room with door to outside. Finally on the ground floor is a dual aspect cinema room with inset ceiling.







## Features

- Substantial detached three storey residence
- Over 4760sqft of internal accommodation
- Cinema room and five reception rooms
- Eight excellent size bedrooms, four having en-suite facilities
- Three store rooms, chicken and duck enclosure
- Two large lakes and equestrian facilities
- Much sought after village location
- Separate 324sqft gym & 391sqft self contained annexe
- 360-degree panoramic views, arguably the best in Warwickshire
- Planning permission granted for 4 bed bungalow with underground swimming pool



## First Floor

The staircase rises from the main entrance hall to the first floor landing with galleried balustrade. Doors lead off to:- four excellent size bedrooms all of which have a range of fitted wardrobes, the main bedroom has a double aspect with windows to front and rear elevations enjoying views over the rear gardens and countryside beyond and an ensuite shower room/WC. Bedroom two also has its own ensuite shower room, whereas bedrooms three and four are serviced via a separate shower room. A further staircase rises to the second floor landing where doors lead off to three more bedrooms (one having eaves storage) and a shower room.













# Broadmoor Wood, Green End Road, Fillongley, Coventry, CV7

Approximate Area = 4760 sq ft / 442.2 sq m

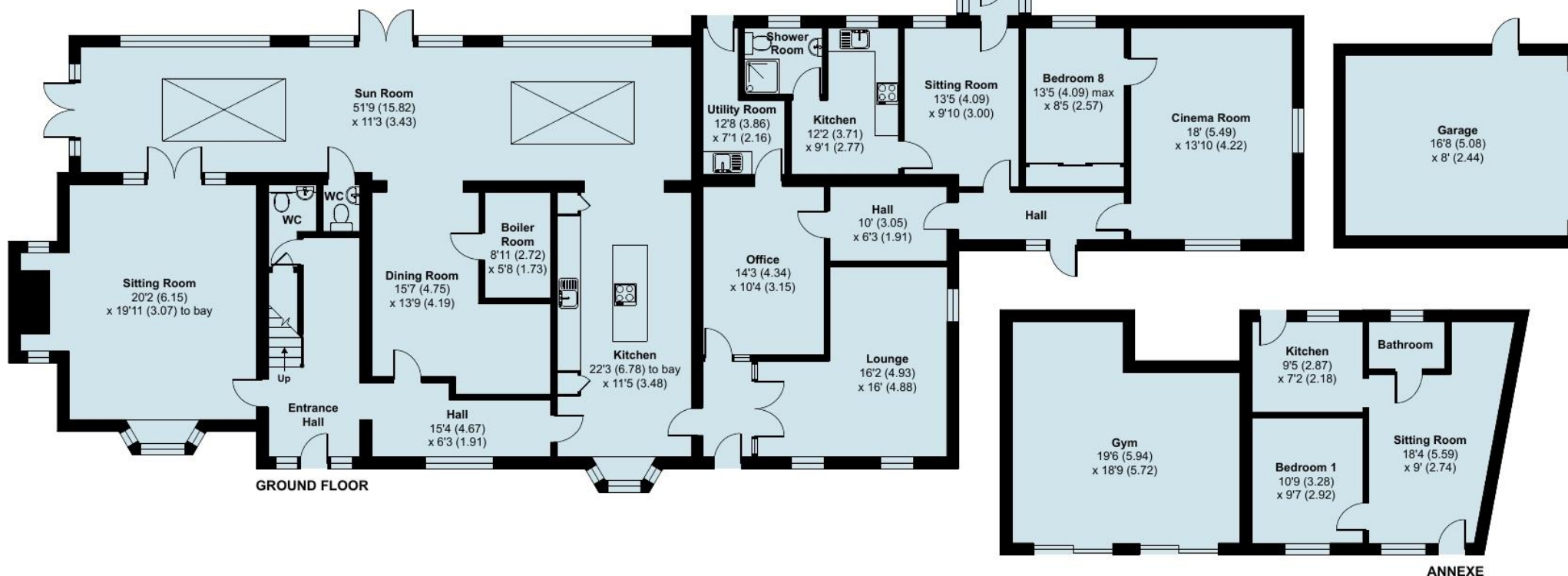
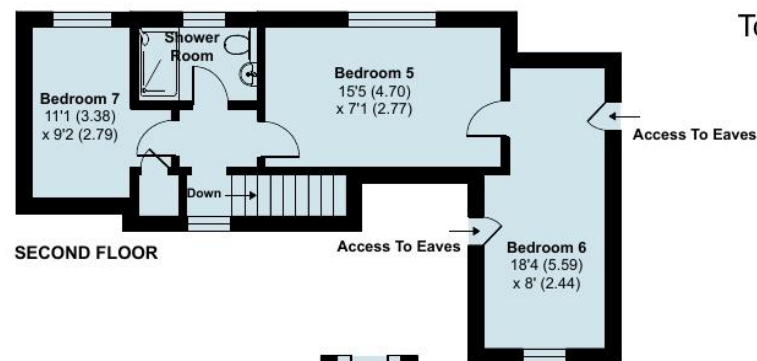
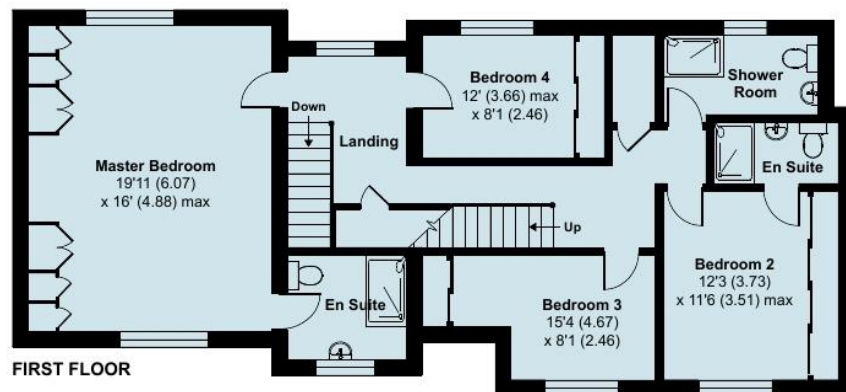
Annexe = 391 sq ft / 36.3 sq m

Garage = 291 sq ft / 27 sq m

Gym = 324 sq ft / 30.1 sq m

Total = 5766 sq ft / 535.6 sq m

For identification only - Not to scale









## Outside, Gardens and Grounds

Externally, the property is serviced by three separate gated entrances, the main entrance leading to circular driveway providing extensive parking for several vehicles.. There are landscape front and rear gardens with the rear garden being mainly laid to lawn with opening onto fields. Enjoying an elevated position with far reaching countryside views. large block patio, pagoda, sunken seating area raised flower beds, variety of trees, shrubs and bordering hedgerow. Access from the driveway leads to a double detached garage and brick built outbuilding presently used as a gym with adjoining one bedroom annex ( in need of modernisation). To the left-hand side of the property is a further double gated entrance with driveway leading to adjoining fields stables and other various outbuilding and a manege. Elsewhere are two large lakes, a sun terrace and seating area. The total plot extends to approximately 10.03 acres.

## Planning Permission

Planning permission has been granted for a four bedroom detached bungalow with underground swimming pool. PAP/2023/0352

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Tenure & Possession

The property is freehold with vacant possession being given on completion





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel: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. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and ? is the current broadband provider.

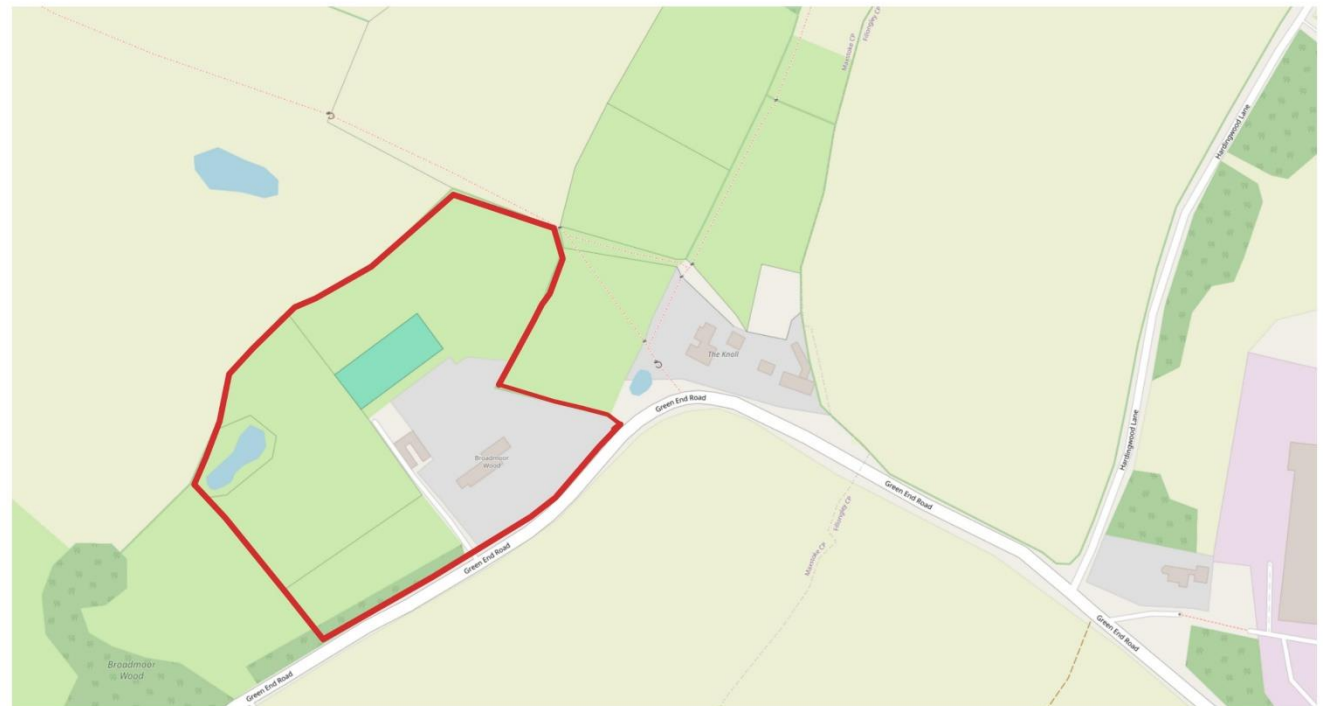
## Local Authority

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

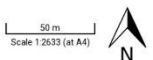
## Council Tax

Band- G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 60 D      |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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## Howkins & Harrison

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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.



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