The Rowans, 31 Wood Lane, Shilton, Warwickshire, CV7 9JZ

Guide Price: £475,000

A four bedroom detached 1930’s property which sits on a generous plot with open views to the rear. The property has been extended by the current owners and is finished to a high standard, benefitting from the addition of a spacious kitchen extension, along with a master bedroom on the top floor. Located in the popular village of Shilton, the property further benefits from a large drive and double garage.

Features
- Two reception rooms
- Kitchen/dining room extension with roof lantern
- Loft conversion
- Spacious utility room
- Three bedrooms to the first floor
- Family bathroom
- Master bedroom with en-suite
- Oak doors and skirting boards throughout
- Victorian style radiators
- Large fore garden
- Parking for several vehicles
- Double garage
- Enclosed rear garden with open views
Location
Shilton is an attractive Warwickshire village located 2 miles north-east of Coventry and 10 miles from Rugby. Both locations offer a frequent high-speed train service to London Euston. There is easy access to both the M6 and M69 motorway network. Amenities include a village hall, St Andrew’s Church and The Shilton Arms public house. St Andrews nursery school is located within the village itself, while a range of popular state and independent primary and secondary schooling can be found in nearby Coventry and Rugby.

Outside
Wooden gates lead to a large sweeping drive which provides parking for several vehicles and access to the a-framed double garage. Timber fencing and mature hedging bounds the property and a large lawn is edged with cobble stones, with a mature tree and three varieties of apple trees to the front. To the side is an original air raid shelter built in the 1930’s, which the owners have turned into a focal point. Two side gates lead to the rear which overlooks open countryside and has wonderful views. The rear garden is mainly laid to lawn, with a patio area edged with sleepers. There are borders planted with a variety of plants and trees, including raspberry and loganberry bushes and a mature plum and walnut tree. There is also a vegetable plot, garden shed, greenhouse, chicken coop and log store.

Ground Floor
From under a covered brick-built porch, the property opens into the hall with stairs rising to the first floor. The hall has attractive limestone floor tiles with complimenting mosaic tiles and wooden inserts, under stairs cupboard and oak doors which lead to the ground floor accommodation. The hall opens out to the spacious utility room, fitted with a range of storage solutions with attractive distressed cream kitchen cabinets, with granite work tops over and continuation of the lime stone flooring. There is an integrated fridge and Belfast sink. The kitchen extension has been finished to a high standard with a fantastic roof lantern. Limestone flooring has been fitted to the kitchen area with engineered oak in the dining area. There is a range of cream shaker kitchen cabinets and drawers with black granite work surfaces over. Fitted appliances include a six burner Rangemaster with extractor fan, dishwasher, and space for a full height fridge/freezer. Double doors lead to the rear garden. The sitting room overlooks the rear garden with the focal point being a feature fire place with mantle, limestone hearth and log burner inset. Adjacent to the sitting room there is a family room, with a further open fireplace and solid wood flooring. Both the sitting room and family room overlook the garden and benefit from the views beyond. The cloakroom is fitted a Victorian style wash hand basin and Victorian style wc with wall hung cistern.

First Floor
Oak doors lead to three double bedrooms and the family bathroom which has a glass corner shower unit, panelled bath, a Victorian style wash hand basin, wc and heated towel rail. The bathroom is partially tiled with an attractive mosaic tile border which compliments the high gloss quartz floor tiles. Stairs rise from the first floor to the second floor.

Second Floor
The master bedroom has built in under eaves cupboards and bespoke fitted drawers. There are exposed beams to the wall and vaulted ceiling. Velux window and a window overlooking the rear, which takes full advantage of the countryside views. The en-suite also has exposed beams along with a walk-in shower, contemporary white high gloss vanity unit with wash hand basin over and wc.
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