



Westbourne  
Station Road | Arley | Coventry | Warwickshire | CV7 8FG

FINE & COUNTRY



# WESTBOURNE

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*Nestled within a wonderful, gated carriage style driveway, is this remarkable six-bedroom home. Westbourne offers tremendous living & bedroom space, plus a generous plot overlooking a stream with an open aspect to the rear.*



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Hidden behind an imposing gated frontage, is this impressive six bedroom detached dormer which is situated in the heart of the peaceful village of Arley. This superb home provides convenient links to Coventry, Birmingham, and Solihull.

Built originally as a detached Bungalow the house has been extended and dramatically improved to create a majestic family home.

The property provides an extremely versatile accommodation comprising of a, reception hall, sitting room, kitchen/breakfast room, conservatory, utility room, ground floor bathroom, movie room, study, four ground floor bedrooms (one with en-suite) and two first floor bedrooms. The rear garden has been beautifully landscaped giving an array of decking, patio and lawned areas screened behind a wealth of mature trees and shrubs giving the perfect setting to enjoy the hot tub area and purpose-built gym/office. The impressive frontage offers an, in and out horseshoe driveway providing off road parking for several cars.



The property is entered via a wooden entrance door with three double glazed windows to front elevation, Amtico and Parquet flooring, two central heating radiators, alarm control panel, under-stairs storage/coat cupboard and a solid oak staircase leading to the first floor.

Sitting room has two windows and French doors overlooking the rear garden, solid oak flooring, cornicing to ceiling with ceiling rose. Feature fireplace with wooden surround and gas fire, four wall light points, and ceiling light points.















Kitchen/breakfast room has a bay window to front elevation with built-in seating, and double doors leading into entrance hallway. A range of bespoke black gloss fronted units with a granite work surface with lighting underneath the wall and base units, and one and a half bowl sink with mixer tap, with granite kickback to wall. The breakfast island also has granite surface and cupboards under and pop-up power point, central heating radiator, tiled flooring spotlights to ceiling and three ceiling light points. Star lights in roof recess and multi-coloured changing spotlights between the kitchen and the conservatory. All the spotlights are on dimmer switches. The Kitchen boasts a Rangemaster cooker, hob, and extractor fan with red ceramic glass to wall, built-in steamer, combi microwave, dishwasher, coffee machine and warming drawer, with space for an American style fridge freezer.

The Utility room has double glazed windows to rear elevation, wall and base gloss fronted units, Belfast sink with mixer tap, set into the work surface, and black granite kickback to wall, tiled flooring, heated towel rail, spotlights to ceiling and Baxi Platinum boiler. With space and plumbing for a washing machine and tumble dryer.









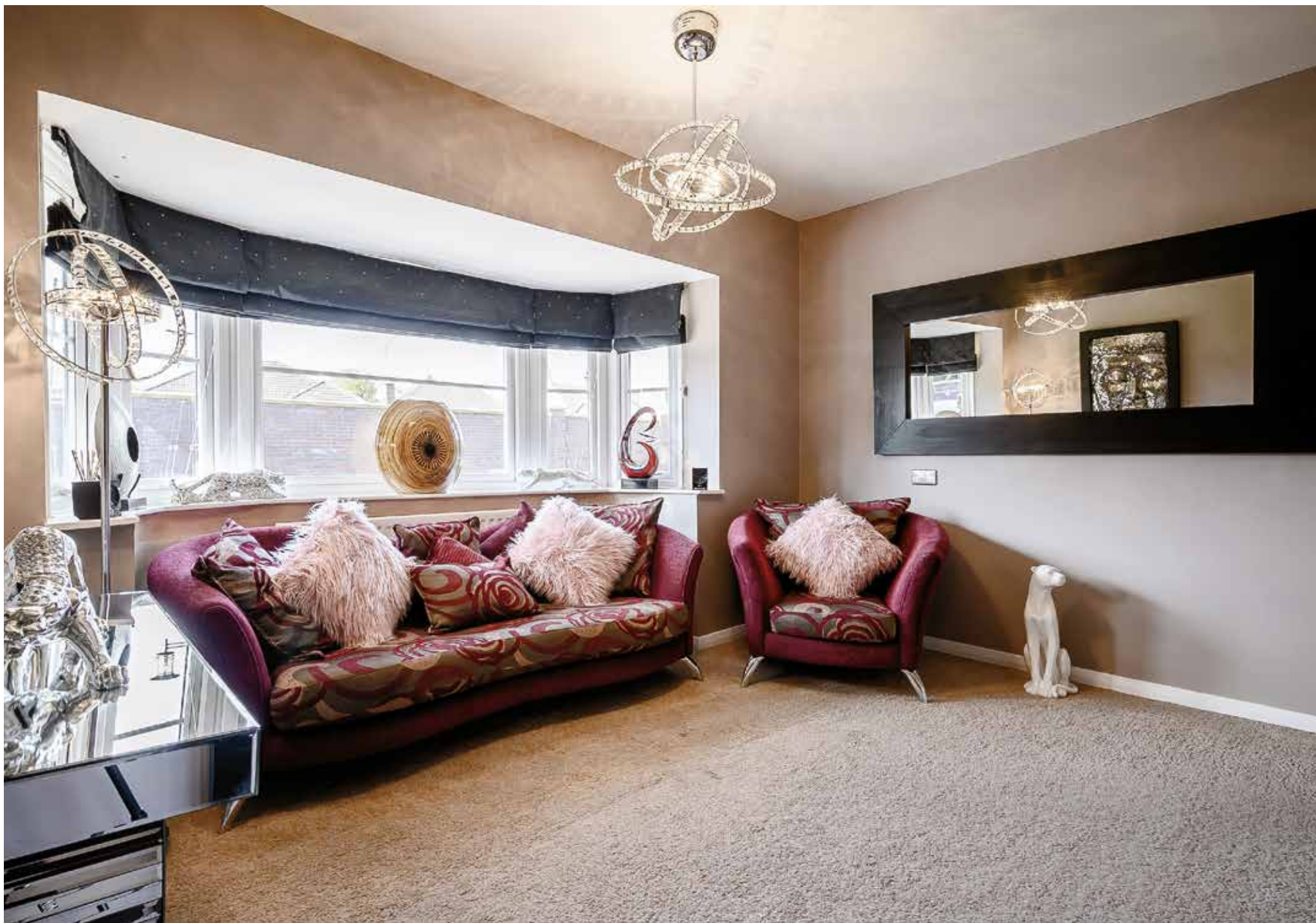


The conservatory has UPVC double glazed windows and French doors and a further set of 'tilt and turn' French doors leading onto the decking area overlooking the garden and self-cleaning glazed roof windows. Veneer flooring, solar protection electric blinds and two ceiling fan/lights.

The Office has a double-glazed window to front elevation, ceiling light point and electric consumer unit.

TV room having double glazed bay window to front elevation, central heating radiator, wall, and ceiling light points.









The ground floor is home to three bedrooms, an office and two bathrooms.

Bedroom three, having UPVC double glazed sliding patio doors leading out onto the rear garden, central heating radiator, wall, and ceiling light point. Bedroom three is accompanied with an en-suite bathroom, having bath with shower over and glass shower screen, wall mounted sink, button flush WC, extractor fan, tiled flooring, spotlights to ceiling and heated towel rail.

Bedroom four having UPVC double glazed sliding patio doors leading out onto the rear garden, central heating radiator, wall and ceiling light point.

Gym/Bedroom five having UPVC double glazed sliding patio doors to front elevation, central heating radiator, solid bamboo flooring and ceiling light point.

Family bathroom having a free-standing bath, wall mounted sink with mixer taps and button flush WC Separate shower cubicle with rain shower and separate detachable power shower head, glass shower screen, tiled flooring, spotlights to ceiling and heated towel radiator.





**First floor sleeping quarters:**

Arriving on the first floor you are greeted with a double-glazed window to rear elevation and doors off to two bedrooms.

The Main Bedroom has a double-glazed window to front and two double glazed windows to rear with views over the garden. Three built-in wardrobes, central heating radiator, ceiling light point, light controls by the side of the bed with glass splashback in recess behind the bed with built-in lighting and under bed lighting, alarm control panel and step with lighting leading to the en-suite.

Dressing area having double glazed window to front elevation, wood veneer flooring and spotlights to ceiling which can be control by dimmer switches.

En-suite having free-standing bath with mixer tap, twin solid marble sinks with mixer taps with mirrors and lighting over, tiling to half height, button flush WC, tiled flooring, spotlights to ceiling, heated towel rail and storage cupboard.











Bedroom two having double glazed window to rear elevation overlooking the garden. Built-in wardrobe, two central heating radiators, spotlights to ceiling and ceiling light point.

Dressing room having double glazed window to rear elevation, fitted cupboards, laminate flooring and spotlights to ceiling.

En-suite WC having frosted double glazed window to rear elevation, black gloss vanity unit with laminate work surface and inset sink with mixer tap, button flush WC, and black gloss tiled floor.







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#### Outside:

The impressive frontage is accessed via intercom and Grey aluminium electric gates, (one of which is sliding) leading to an in and out horseshoe driveway providing off road parking for several cars. Security lighting surrounds the whole property with perimeter lighting, which is controlled by a key fob. The rest of the fore garden is lawned with hedgerows and mature shrub borders with brick retaining wall and a stone water feature.

The south-easterly rear garden has been beautifully landscaped with decking and lights. The patio and two tiered lawned areas are screened behind a wealth of mature trees, shrubs and fencing giving the perfect setting to enjoy the Dimension One Amore Bay hot tub which is built into the patio. There is a gravelled area with steppingstones leading you directly to the purpose-built gym/office with power, lighting, and an internet point. Shed and outdoor plug.













## LOCATION

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The 10th largest city in England, Coventry was the capital of England more than once in the 15th century and its heritage includes the Roman Fort at Baginton, Lady Godiva, St Mary's Guildhall (where kings and queens were entertained) and three Cathedrals. Coventry is situated 95 miles from central London, 19 miles from Birmingham, and 24 miles from Leicester. Coventry was the world's first twin city, when it formed a twinning relationship with the Russian city of Stalingrad and is now twinned with 26 cities around the world. Coventry Cathedral is one of the city's key attractions having been built after the destruction of the 14th century Cathedral church of Saint Michael during the infamous Coventry Blitz during WWII. Coventry motor companies have contributed significantly to the British motor industry. The city has two Universities, the city centre-based Coventry University and The University of Warwick on the southern outskirts.









#### Services

Mains gas, electricity, water, drainage, telephone, and security alarm.

#### Local Authority

Coventry City Council.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country:  
Graham Howell on 07972616405

#### Website

For more information visit [www.fineandcountry.com/uk/coventry](http://www.fineandcountry.com/uk/coventry)

#### Opening Hours:

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



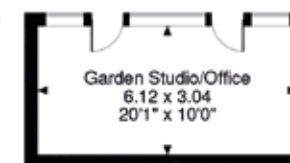
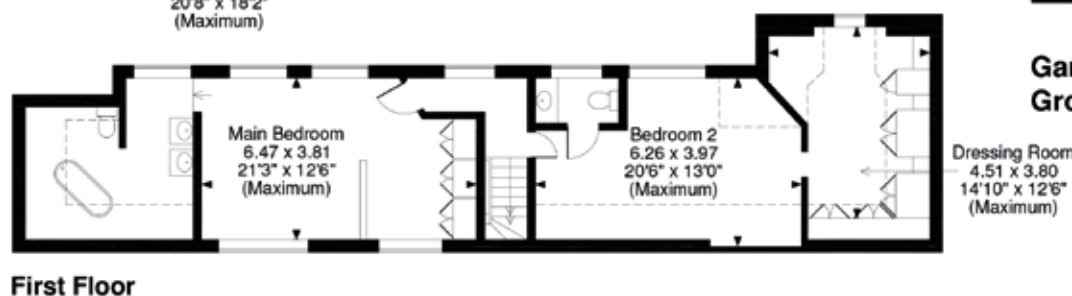
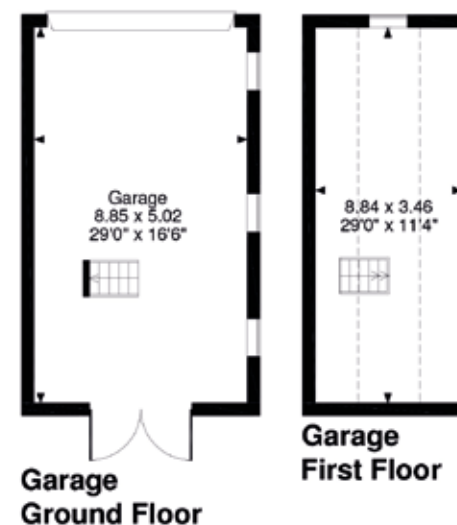
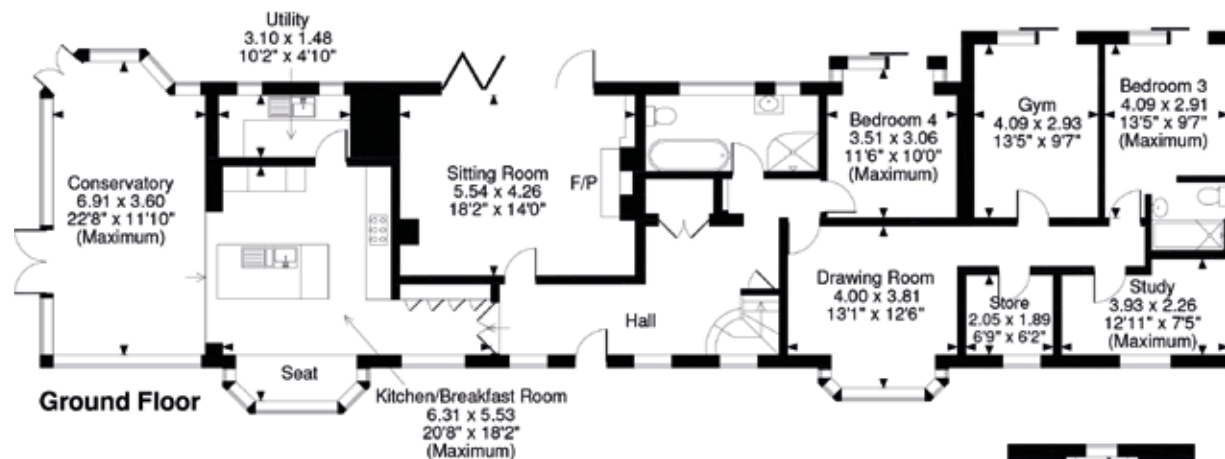
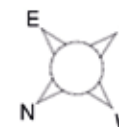
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**Westbourne Station Road, Arley, Coventry**  
**Approximate Gross Internal Area**  
**Main House = 2633 Sq Ft/245 Sq M**  
**Garage Building = 617 Sq Ft/57 Sq M**  
**Garden Studio/Office = 200 Sq Ft/19 Sq M**

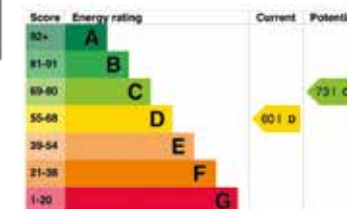


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## GRAHAM HOWELL

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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.

## YOU CAN FOLLOW GRAHAM ON



## 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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.



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