



The Parks  
Coventry Road | Fillongley | CV7 8BZ

FINE & COUNTRY

# THE PARKS

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Set in just over two acres of beautifully landscaped grounds, The Parks is a truly exceptional residence that blends grand period character with contemporary family living.





Set behind twin electric gates and approached via a sweeping horseshoe driveway, The Parks is a remarkable country residence set within just over two acres of landscaped gardens — complete with its own private tennis court, detached studio/annex potential, and breath-taking countryside views.

From the moment you step onto the stone porch, framed by stained glass and exposed brickwork, the tone is set. Inside, high ceilings, wood floors, coving, and period features flow throughout, adding warmth and character to this beautifully kept home.

At the heart of the house is the stunning open-plan kitchen, breakfast, and family space — featuring granite worktops, a central island, integrated appliances, and bi-folding doors opening directly onto the patio. Ideal for entertaining, with practical touches like a separate utility and boot room.

There are multiple reception rooms, including a statement lounge with views across the tennis court, a cosy billiards room with a log burner, and a home office. Upstairs, five double bedrooms include a luxurious principal suite with dressing room, balcony, and spa-style en-suite. A second-floor playroom or studio completes the living space.

The detached double garage features rooms above and a cloakroom below — ideal for a self-contained annex, gym, or creative studio.

With rolling views to the front and rear, elegant formal gardens, and a rare sense of space and seclusion — yet just minutes from Rugby, Coventry, and transport links — The Parks is an extraordinary lifestyle home, offered to market with no onward chain.

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Tucked privately behind electric double gates and a horseshoe driveway, this impressive home offers not only elegance and scale, but versatility for modern lifestyles — with detached garaging, annex potential, and breath-taking views across the Warwickshire countryside.

From the moment you step onto the stone porch — framed by stained-glass windows, high arched doors, and original brickwork — the home reveals its timeless charm. Inside, the entrance hall makes a striking first impression, with soaring ceilings, picture and dado rails, rich wood flooring, and a sense of space and light that flows throughout.

At its heart is the spectacular open-plan kitchen, breakfast, and family room — beautifully appointed with granite worktops, twin ovens, gas and induction hobs, integrated appliances including a coffee machine, and a central island for casual dining. Bi-fold doors open out to the terrace, making al fresco entertaining effortless. A separate utility and laundry area keeps the day-to-day running smooth and organised.

The reception rooms are generous and character-filled. A formal lounge, complete with stained-glass bay windows and glorious views over your very own private Wimbledon-worthy tennis court, offers a magnificent space to unwind or entertain. A second reception — with a log burner and billiard table — creates a more relaxed, yet equally grand, atmosphere. There's also a dedicated office with views across the grounds, making work-from-home days something to savour.



















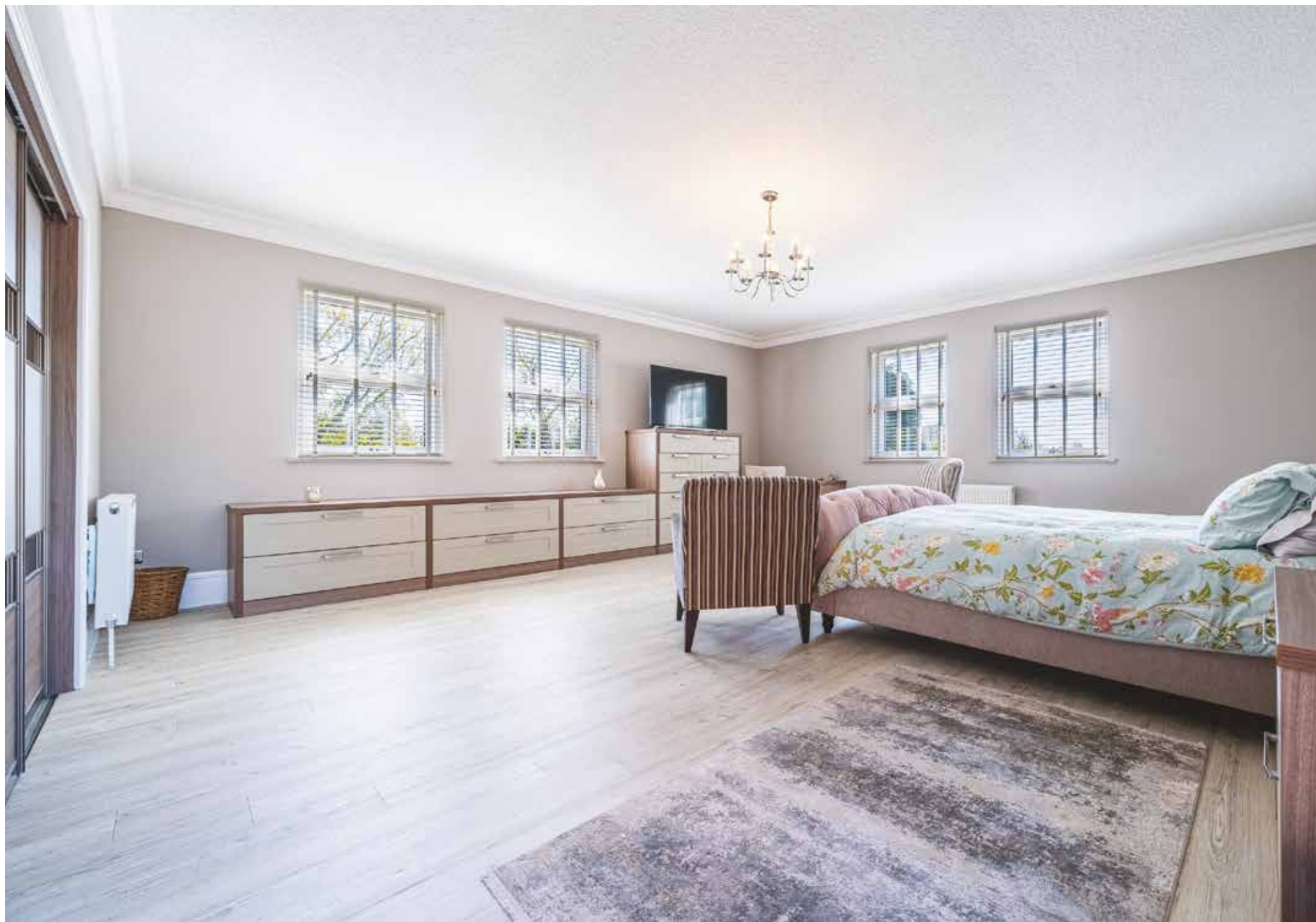






Upstairs, the principal suite is a private sanctuary. With its own hallway, dressing room, high ceilings, and a luxurious en-suite with twin sinks and a freestanding bath, it also opens onto a private balcony overlooking the gardens and tennis court — a view to wake up for. Four further double bedrooms (two with en-suites) and a large, beautifully fitted family bathroom ensure space and comfort for every member of the family. A top-floor playroom with skylights offers a perfect teen hangout or creative escape.

















Beyond the main house, the detached double garage includes a downstairs cloak-room and two first-floor rooms — ideal for conversion into a self-contained annex, art studio, gym, or yoga space.

The gardens are simply exquisite. Sweeping lawns, mature trees, vibrant flower beds, and a private tennis court all blend seamlessly with the rolling views beyond, creating a peaceful, private world. Whether you're hosting garden parties, enjoying family sports, or relaxing with a book under the shade of a tree, The Parks offers an exceptional outdoor lifestyle.

Set within easy reach of Rugby, Coventry, and the wider motorway network — and offered to market with no onward chain — this is a home of rare quality, space, and opportunity.











# LOCATION

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Perfectly positioned on the edge of the sought-after village of Fillongley, The Parks enjoys a peaceful, semi-rural setting with far-reaching countryside views, while remaining exceptionally well connected. The surrounding area offers a wonderful balance of tranquillity and convenience, with easy access to Rugby, Coventry, Birmingham, and the M6 and M42 motorway network—ideal for commuters and families alike. Fillongley itself has a strong sense of community, a well-regarded primary school, and charming village amenities, with a wider selection of shops, schools, and leisure facilities just a short drive away. Whether you're heading into the city or escaping into nature, this location places everything within effortless reach.









### Information

Utilities – all mains included

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed (FTTC) is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

### Tenure

Freehold

### Directions

Postcode: CV7 8BZ

### Local Authority

Coventry City Council

Council Tax Band: H

### Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 - 616405

### Website

For more information visit F&C Microsite Address

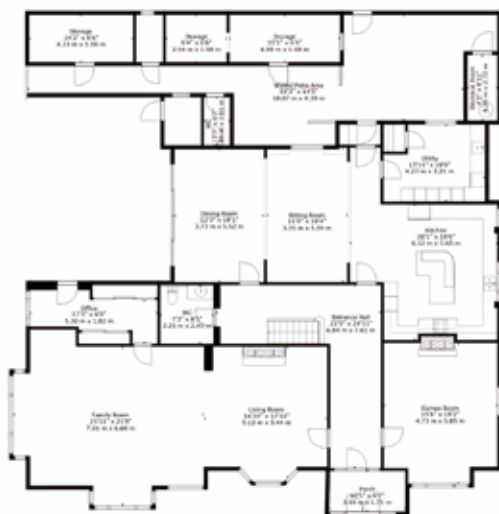
### Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Ground Floor



First Floor



Second Floor



Garaging and Floors above

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 E
39-54	E		
21-38	F		
1-10	G		

**TOTAL: 6055 sq. ft, 562 m2**  
 BELOW GROUND: 2675 sq. ft, 248 m2, FLOOR 2: 139 sq. ft, 13 m2, FLOOR 3: 469 sq. ft, 44 m2, FLOOR 4: 2304 sq. ft, 214 m2, FLOOR 5: 281 sq. ft, 26 m2, FLOOR 6: 187 sq. ft, 17 m2  
 EXCLUDED AREAS: PORCH: 58 sq. ft, 5 m2, ELECTRICAL ROOM: 37 sq. ft, 3 m2, STORAGE: 246 sq. ft, 23 m2,  
 WALLED PATIO AREA: 520 sq. ft, 48 m2, GARAGE: 317 sq. ft, 29 m2, BALCONY: 203 sq. ft, 19 m2,  
 BAY WINDOW: 13 sq. ft, 1 m2, LOW CEILING: 94 sq. ft, 9 m2, ATTIC: 225 sq. ft, 21 m2

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.









GRAHAM HOWELL  
PARTNER AGENT

Fine & Country Coventry  
Tel: 07972 616405 | 024 7650 0015  
Email: [graham.howell@fineandcountry.com](mailto:graham.howell@fineandcountry.com)

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.

## 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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

Fine & Country  
Tel: +44 (0)2476 500015  
coventry@fineandcountry.com  
Friars House, Manor House Drive , Coventry, West Midlands CV1 2TE

