



TAILOR MADE

SALES & LETTINGS



Ousterne Lane

Fillongley, Coventry, CV7 8EU

Asking Price £575,000



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A rare and exciting opportunity to acquire this truly unique three story, four double bedroom detached, contemporary family home, nestled in the highly desirable Warwickshire village of Fillongley.

This intriguing architectural designed detached family home offers three stories of flexible open plan modern living, comprising four excellent size double bedrooms large open plan home office two fabulous balconies enjoying stunning uninterrupted countryside views, lovely open plan reception rooms with two sets of bifold doors onto a stunning, private mature garden, large utility area two wash facilities and two WC's.

There is so much more than meet the eye, when you are first greeted with this attractive rendered contemporary family home. That is off-road parking provided with a front driveway and integral double garage with electric door. The rear aspect offers a completely different appearance with two striking glass fronted modern balconies dissecting this lovely three story family home overlooking Warwickshire countryside.

In brief the ground floor accommodation comprises a modern open plan kitchen dining area with integrated appliances. This area is open plan into a lovely bright well decorated lounge area, bi-folding doors onto the patio, glass and oak staircase to the first floor, walkway through into an open dining area with by folding doors onto the garden and a step down into a cosy snug area with lovely cast-iron log burning fire. Just off the entrance hallway is a door through to a utility room with direct access into the double garage doorway into a downstairs WC and shower room and leads around to a boot and rear access onto the garden. This flexible area also lends itself well to a potential annex or teenager suite, if converted.

Stylish and contemporary glass and oak staircase leads to the first floor landing where there is a lovely open plan Home office with sliding doors onto a stunning glass fronted balcony enjoying uninterrupted views over the rear mature garden and Warwickshire countryside. There is built-in storage in the home office and door leading into the master bedroom. A lovely sized bedroom with floor to ceiling picture window to the side elevation and sliding patio doors onto a stunning glass fronted balcony enjoying great views over the mature garden and Warwickshire countryside. A further bedroom is located at the end of the landing with double glazed window to the front elevation and floor to ceiling picture window to the side elevation. A spacious family bathroom comprising, a bath with shower over built-in wash hand basin and vanity unit completes the first floor accommodation.

A modern and contemporary glass and oak staircase provides access to the second floor landing which has doors off to two, double bedrooms both with Velux skylights enjoying fabulous views over Warwickshire

countryside.

The garden is fabulous, south facing, private and with views to die for! Fence and wall enclosed, the peaceful oasis can be enjoyed from ones, of two balconies, from the property looking out through the bi-folding doors, the patio terrace, the large lawn or perhaps from the substantial summer house. There are well stocked mature flower beds, mature shrubs, fence and hedge rear boundary, adjacent to the farmers field, spacious lawn, paved patio area and composite shed, alongside the summerhouse.

Full Property Summary

Boot Room / Utility

Doors to the double garage, shower room and WC, double glazed UPVC door to the garden. The utility area has a fitted work top, double wall cupboard and sky light.

Shower Room

Part tiled walls, shower enclosure, wash hand basin, WC, radiator and tiled floor.

Open Plan Kitchen

A range of modern wall and base gloss units, laminate countertops, tiled splash-back areas, stainless steel sink drainer, four electric hob, eye-level double oven, space for American style fridge freezer. There is a former window opening into the lounge area and double glaze window to the front elevation.

Family Bathroom

A modern fully tiled family bathroom comprising a white suite including a large corner bath, wash hand basin with vanity unit and WC, wall hung storage cabinet, Central heating radiator and double glazed window to the front elevation.

Open Plan Lounge

Glass and oak staircase to the first floor, stylish column radiators, bi-folding doors onto the patio terrace and open plan to the dining area.

Open Plan Dining Area

Floor to ceiling picture window, stylish column radiator, sliding patio doors onto the garden terrace and open plan to the sunken snug area.

Snug

A slight step down to a cosy snug area with double glazed floor to ceiling window window to the side elevation and gorgeous cast iron log burning fire.

First Floor Landing

A gorgeous open plan office area with built-in storage and lovely sliding patio doors onto a contemporary glass fronted balcony, south facing

overlooking uninterrupted views of Warwickshire countryside. Doors to the master bedroom, bedroom two, family bathroom and glass and oak staircase to the second floor landing.

Master Bedroom

Floor to ceiling picture window to the side elevation, central heating radiator, sliding patio doors onto a stunning balcony, south facing with uninterrupted views over Warwickshire countryside.

Bedroom Two

Double glaze window to the front elevation, central heating radiator and double glazed floor to ceiling picture window to side elevation.

Second Floor Landing

Doors to two further double bedrooms.

Bedroom Three

Eaves storage, Velux window to the rear with stunning countryside views and central heating radiator.

Bedroom Four

Eaves storage, Velux window to the rear with stunning countryside views and central heating radiator.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)

- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



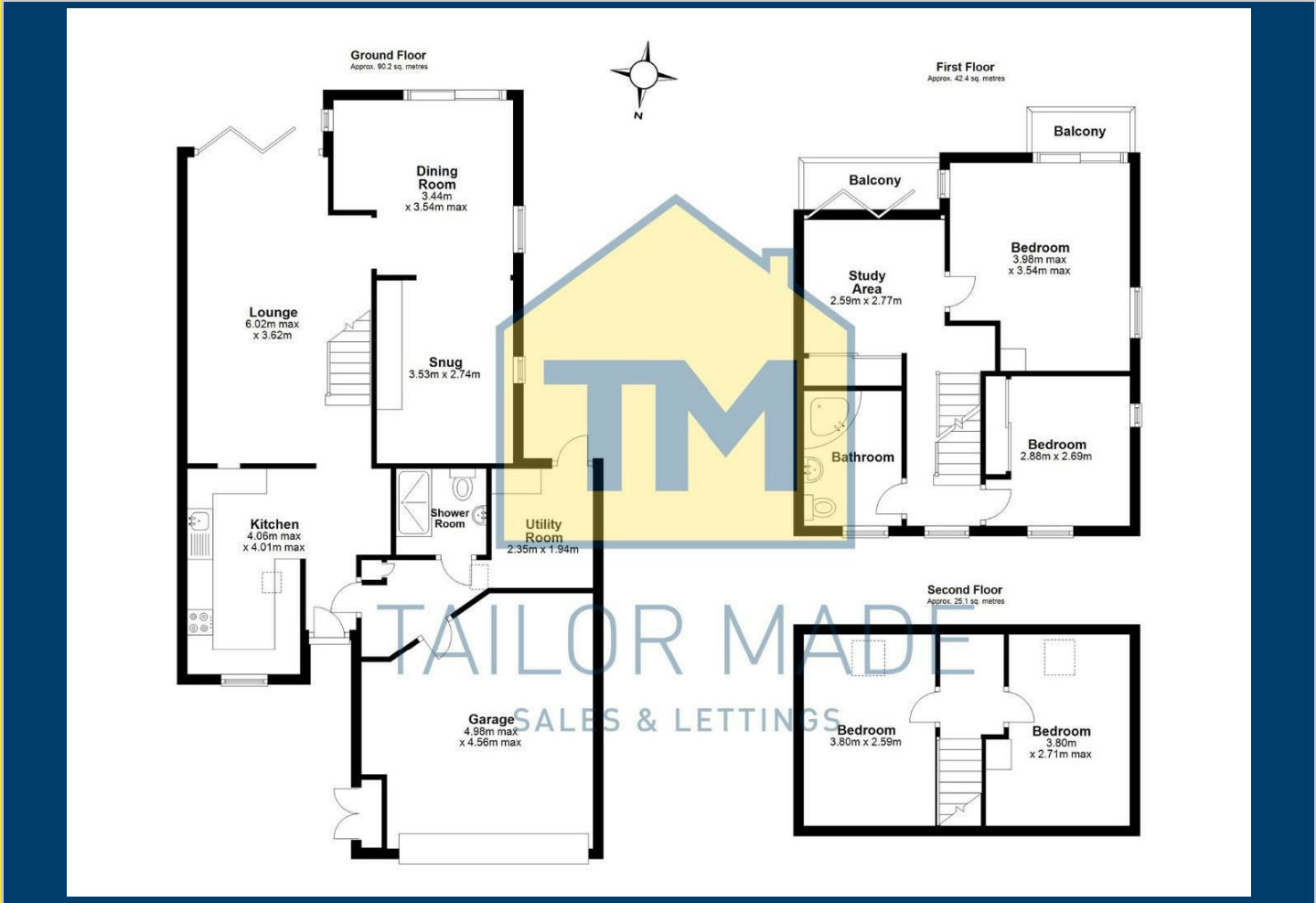
Hybrid Map



Terrain Map



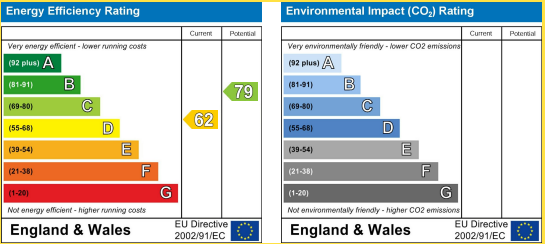
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.