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4 Gibbet Hill Road
CV4 7AJ

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Shortland Horne is pleased to present this exquisite detached home located on Gibbet Hill Road, Coventry, a property that truly stands out in one of the most desirable residential areas. Originally built in 1922, this charming house is set on a generous plot, offering nearly 2800sqft of living space and significant potential for further extension.

As you enter through the enclosed porch, you are greeted by a bright and welcoming hallway adorned with panelled walls, and a stylish tiled floor. The hallway leads to a convenient downstairs cloakroom and provides access to the tranquil rear garden. Ascending the staircase, you will find a spacious sitting room featuring a bay window that bathes the room in natural light, along with a large window overlooking the garden. The room is enhanced by a delightful wood-burning stove set upon a marble base, creating a warm and inviting atmosphere.

The impressive fitted kitchen is a chef's dream, boasting a comprehensive range of modern cupboard units, complemented by a stunning granite work surface and tiled flooring. It is equipped with an integrated dishwasher, as well as a five-ring gas Rangemaster with a double oven and extractor hood and space for an American fridge/freezer. The kitchen seamlessly flows into the dining area, which features elegant oak flooring and French doors that open into a spacious Orangery, complete with another wood-burning stove and a small cellar area for wine storage.

Additionally, the property includes a good-sized study area, a separate utility room with a Belfast sink, and ample space for a washing machine.

This stunning home boasts a spacious layout, beginning with a set of stairs that lead to a small half landing where you'll find the family bathroom, featuring both a bath and a separate shower cubicle. From the main landing, doors open into the elegant master bedroom, which includes a partially tiled en-suite bathroom and a striking free-standing bath as a centerpiece. There are an additional four well-proportioned bedrooms, two of which benefit from en-suite facilities, including one with a full bathroom suite.

Externally, the property is set back from the road, offering privacy and security with a mature hedgerow and electric gates. The fore garden is beautifully landscaped with mature trees, a manicured lawn, and ample parking space for several vehicles. To the rear, a large sun terrace overlooks a secluded lawn, surrounded by well-stocked herbaceous beds and borders. A side gate provides easy access to the garden from the carport and tandem garage.

Ideally situated near Warwick University, Coventry City Centre, and excellent transport links to Kenilworth, Leamington, and Warwick, this property offers both convenience and comfort. With its spacious accommodation, luxurious features, and desirable location, this home is truly a rare find that must be seen to be fully appreciated.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Sitting Room

6.83m x 4.17m

Dining Room

4.80m x 3.63m

Kitchen

4.57m x 3.33m

Breakfast Room

4.29m x 3.30m

Games Room

3.45m x 3.40m

Utility

Study

3.30m x 2.67m

W/C

FIRST FLOOR

Bedroom One

4.55m x 4.17m

En-Suite

Bedroom Two

4.57m x 3.33m

En-Suite

En-Suite

Bedroom Three

4.42m x 3.30m

Bedroom Four

3.78m x 3.66m

Bedroom Five

3.33m x 2.67m

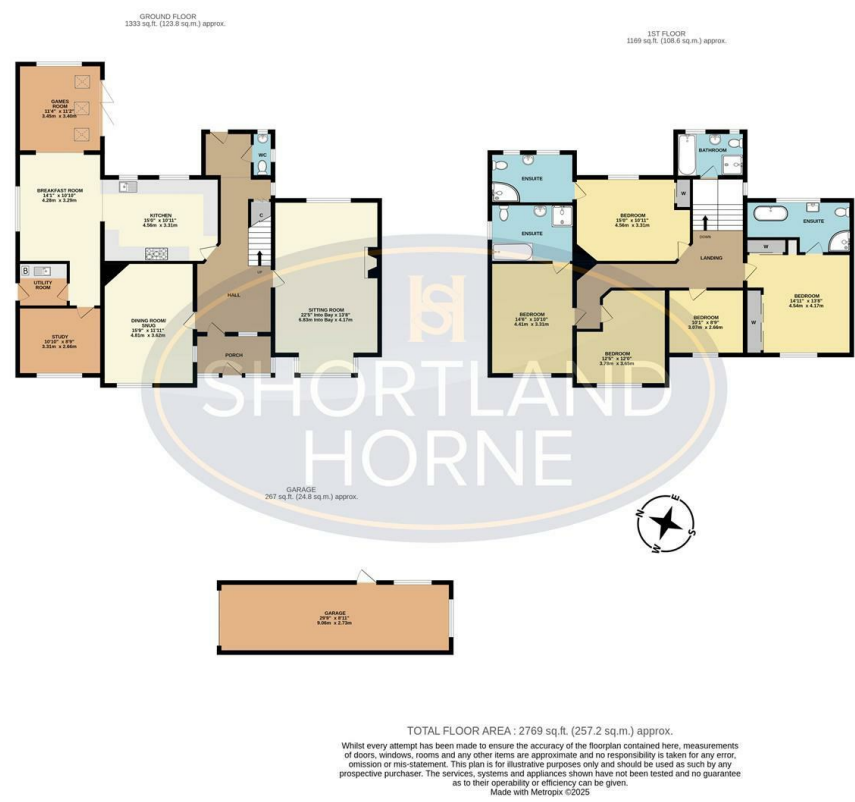
Bathroom

OUTSIDE

Garage

9.07m x 2.72m

Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

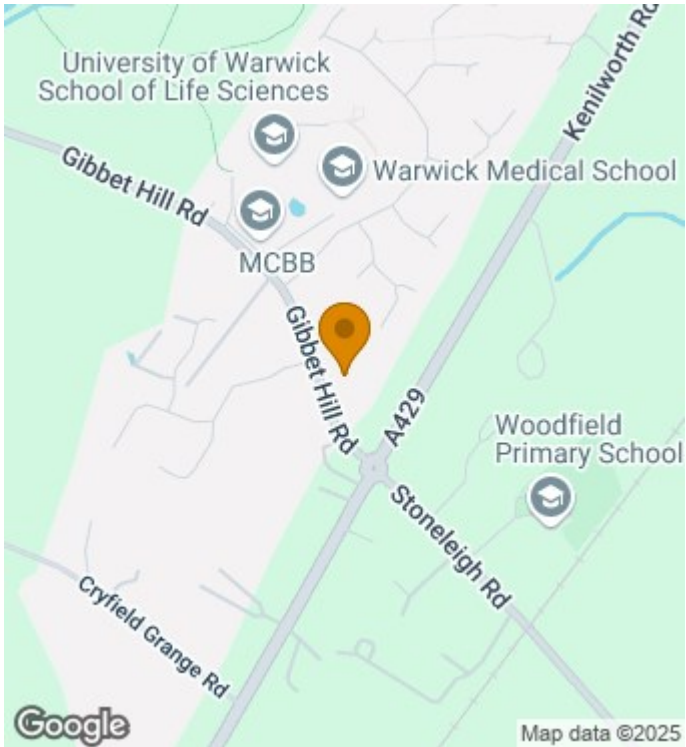
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

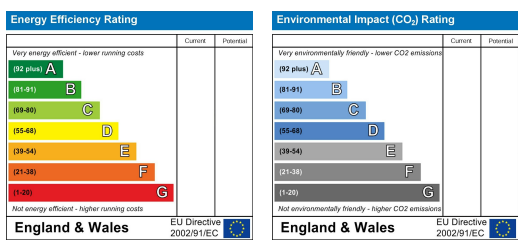
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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