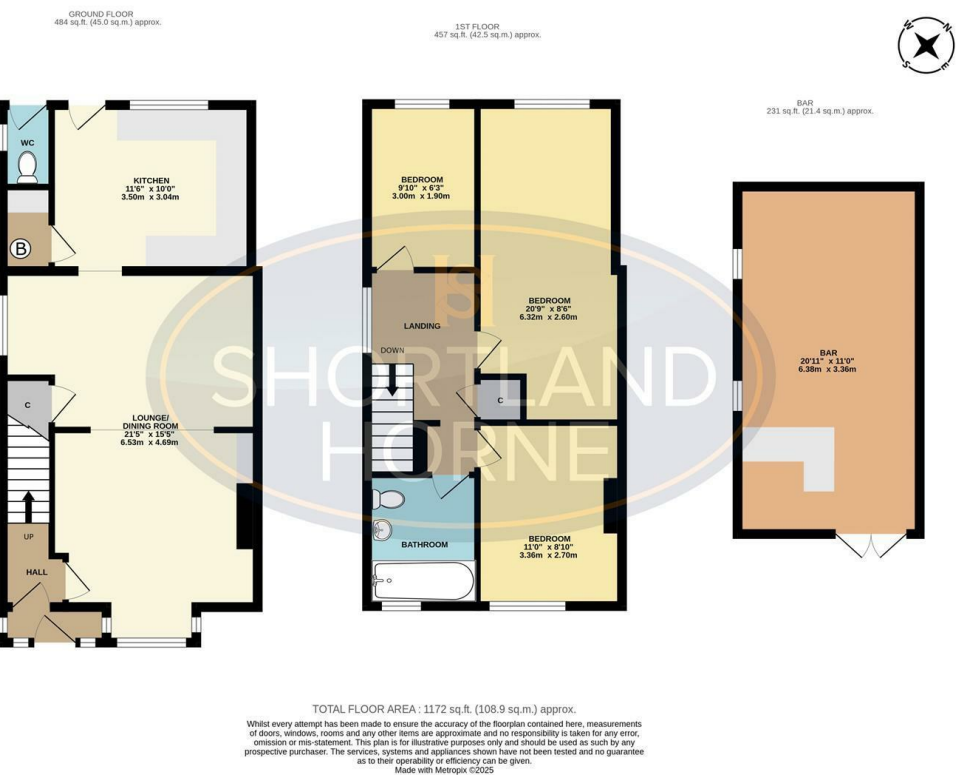
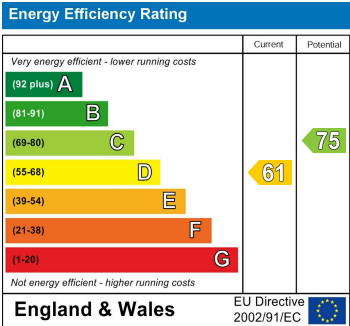


Floor Plan



EPC



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 we 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.



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Bennetts Road North
CV7 8BG



£310,000

Bedrooms 3
Bathrooms 1

Imagine waking up to the gentle rustle of trees and the sight of open fields stretching out beyond your window. You brew your morning coffee in a character-filled kitchen, then step outside to birdsong and a garden bathed in sunlight. As the day unfolds, there's space for work, play, and quiet moments, all wrapped in the calm of countryside living. Welcome to 'Coombe', a beautifully extended three-bedroom home on Bennetts Road North, where peace, privacy, and practicality come together in one seamless package.

Tucked away in the sought-after village of Corley, this semi-detached home is set back from the road and framed by greenery, with a generous driveway, storm porch, and unspoilt views both front and back. It's the kind of place that instantly feels like home, from the soft rural setting to the thoughtful layout that suits modern life without losing its warmth.

Step inside through the protective storm porch and into a compact yet welcoming square hallway. The staircase rises ahead, while a door to your right leads into a light-filled lounge and dining space, an open, airy room that makes the most of its dual aspect. Crisp white walls and wood-effect laminate flooring keep things feeling fresh and modern, while a recessed feature fireplace with a marble hearth and coal-effect gas fire adds a cosy, traditional touch. There's plenty of room here to stretch out, gather the family, or host friends around the dining table. A discreet understairs cupboard keeps everyday bits and bobs neatly tucked away.

At the rear of the home, the kitchen is full of charm and function. Renovated five years ago, it features timeless shaker-style units in off-white, metro tiled splashbacks, a Belfast sink with vintage-style taps, and a black cooker hood for contrast. There's an integrated oven and gas hob for the home chef, and a utility cupboard houses the washing machine and tumble dryer. From here, a door opens straight out to the garden, perfect for summer evenings when cooking flows effortlessly from indoors to out.

Upstairs, you'll find three well-sized bedrooms, all carpeted for comfort. The principal bedroom is a true retreat. Thanks to a thoughtful double-storey extension, it stretches over 20 feet in length and enjoys peaceful views over the garden. It's a calming, spacious room where you can easily fit a king or queen-size bed, wardrobes, and even a dressing or reading area. The second bedroom is a generous double with views over the front, while the third is a versatile single, ideal for a nursery, office or guest room. The family bathroom is clean, bright and tiled throughout, with a full white suite and shower over the bath.

Step outside and Coombe truly comes into its own. The rear garden stretches approximately 150 feet and offers a rare blend of open play space and secluded entertaining zones. A generous patio welcomes you out, just the spot for morning coffee or evening drinks, while a gentle step leads to an expanse of lawn, perfect for children to run or a summer kick-about. But it's the far end of the garden that steals the show. A fully decked private retreat awaits, complete with a covered outdoor kitchen, seating area, and a 20-foot-long, purpose-built summerhouse that feels more like your own personal pub.

Lovingly styled as a traditional Irish bar, the summerhouse is fully wired for electrics and internet, perfect for lively evenings or relaxed weekends. Inside, you'll find an actual bar, complete with seating, decor, and the atmosphere of your favourite local without leaving your garden. Whether you're pouring a pint, watching the match, or hosting friends, this space is as impressive as it is inviting. It could also double as a home office, creative studio or gym, depending on how you choose to live.

With a recently renewed flat roof on the extension, unoverlooked views, and a layout designed for both family life and entertaining, Coombe is the ideal blend of countryside charm and modern comfort. Corley offers a wonderful sense of community, great local schools, and countryside walks right on your doorstep, all while being within easy reach of the M6 and A444 for commuters.

A home that invites you to live well, entertain often and enjoy every inch, Coombe is ready to welcome you.



GROUND FLOOR		Bedroom 2	11' x 8'10"
Storm Porch		Bedroom 3	9'10 x 6'3
Hall		Bathroom	
Lounge/Dining Room	21'5 x 15'5	OUTSIDE	
Kitchen	11'6 x 10'	Driveway	
Utility Cupboard		Rear Garden	
FIRST FLOOR		Outside WC	
Landing		Summerhouse/Bar	20'11 x 11'
Bedroom 1	20'9 x 8'6		