



HARDINGWOOD LODGE

Hardingwood Lane, Fillongley, Coventry, CV7 8EL



LUXURY PROPERTY PARTNERS

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HARDINGWOOD LODGE

Hardingwood Lodge is a remarkable home that boasts 19-acres of land which has been meticulously maintained to the highest standards. With over 6,000 sq ft of living space, 4 bedrooms and 4 bathrooms. Located on Hardingwood Lane in the picturesque village of Fillongley, this incredible home blends modern and traditional aesthetics both inside and out, with no expense spared for a home truly full of character, space and comfort.

ACCOMMODATION SUMMARY

Hardingwood Lodge offers luxurious and comfortable living across all floors and a 'wow' factor as soon as you enter. The bespoke spiral staircase, crafted by designers Max Stairs, leads up to 4 large bedrooms, including the principal bedroom, complete with a his/hers dressing room and a stunning en-suite, as well as further bedrooms, two of which have individual en-suites and all with luxury fitted wardrobes from Neville Johnson.

The ground floor boasts an incredible kitchen designed by Culina Balneo and features the latest Miele appliances, perfect for culinary enthusiasts, while the addition of a spacious orangery by award-winning designer David Salisbury seamlessly connects the indoor and outdoor living areas. There's new underfloor heating throughout the house, as well as energy efficient LED lighting and enhanced security is provided by a new CCTV and alarm system.



GROUND FLOOR

As you enter the hallway, the warmth of underfloor heating greets you. The striking spiral staircase dominates, complete with a stunning modern chandelier. There's immediate access to all ground floor rooms; additional dining room, kitchen, orangery, lounge and office.



GROUND FLOOR

The large lounge blends modern touches and clever thinking to complete a room that offers comfort, space and a 'wow' factor, provided by the sleek bi-fold doors that open onto the immaculate patio and garden areas.



GROUND FLOOR

The bespoke kitchen is a budding chef's dream, featuring the latest technology by Miele. It includes a custom bar, a hidden utility area with a separate WC, bespoke granite worktops and an orangery perfect for hosting family and friends get togethers to celebrate.

There's attention to detail dotted around the entire ground floor, from clever LED lighting, all new Porcelanosa WC's, underfloor heating upstairs and downstairs and all new windows and doors to bring the stunning scenery of your garden into the home wherever possible.













FIRST FLOOR

On the first floor you'll find four bedrooms. Each bathroom is equipped with underfloor heating and modern, luxury sanitaryware and lighting, ensuring comfort and convenience at all times. All bedrooms boast custom fitted wardrobes from design house Neville Johnson, fresh and neutral carpets and underfloor heating for a 5-star feeling.









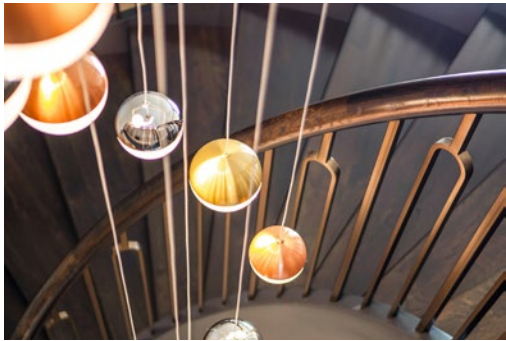


OUTSIDE

Approaching the front entrance and gates, you'll be greeted by a newly laid tarmac drive adorned with cobbles, flanked by elegant new street lamps illuminating the way. Every inch of the sprawling 19-acre fields has been thoughtfully land drained to optimise ground drainage, while new fencing ensures security and privacy throughout. For equestrian enthusiasts, a brand new 40x60 metre horse arena stands as a testament to craftsmanship, complete with high-standard drainage systems. Adjacent, newly constructed stables offer luxurious accommodations for up to 6 horses, accompanied by an arena, tack room, kitchen and office for convenience. A workshop, powered by 3 phase electricity, provides ample space for projects and storage. A newly laid concrete drive seamlessly connects to the property, featuring an electric car charging point for modern convenience. Surrounding the house, porcelain slabbing is adorned with discreet LED down lighting, offering both elegance and functionality.







LOCATION

Welcome to Fillongley, North Warwickshire's largest village, boasting a rich history and vibrant community. Comprising several smaller hamlets, Fillongley is steeped in mediaeval heritage, with two ancient castle monument sites dating back to centuries past. Just a stone's throw away lies the renowned Hartshill Hayes Country Park, a favourite destination ranked second on TripAdvisor for local attractions. Ideal for families, children, and furry companions alike, the park offers endless adventures amidst nature's splendour. Experience the charm of rural life at the Fillongley Agricultural Show, a cherished tradition spanning over 90 years. Featuring dog shows, horse exhibitions, children's entertainment, and live music, there's something for everyone to enjoy. Fillongley invites you to embrace its heritage, explore its natural wonders, and become a part of its vibrant community.

LOCAL SCHOOLS:

- Bournebrook Church of England Primary School - 2.3 miles
- Shustoke Church of England Primary School - 3.2 miles
- Meriden Church of England Primary School - 3.3 miles
- Raeburn Primary School - 3.5 miles
- The Coleshill School - 5.6 miles
- Bablake School - 6.1 miles
- Bablake Junior School - 6.1 miles
- Cardinal Newman Catholic School A Specialist Arts and Community College - 6.3 miles
- King Henry VIII School - 7.3 mile
- Solihull School - 7.5 miles
- Ruckleigh School Solihull - 7.7 miles

TRAIN STATIONS:

- Coleshill Parkway- 6 miles
- Birmingham International Station - 8 miles
- Birmingham Airport - 7.9 miles
- East Midlands Airport - 32 miles



Photo by Stuart Frisby Photo on Unsplash



Photo by Oscar Mucyo on Unsplash

GENERAL INFORMATION

SERVICES

Mains Gas, Mains Water and 3 Phase Electricity

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

North Warwickshire and Council Tax band: H

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners with Ravi Kanda, ravikanda@luxurypropertypartners.co.uk, 07454 200 720

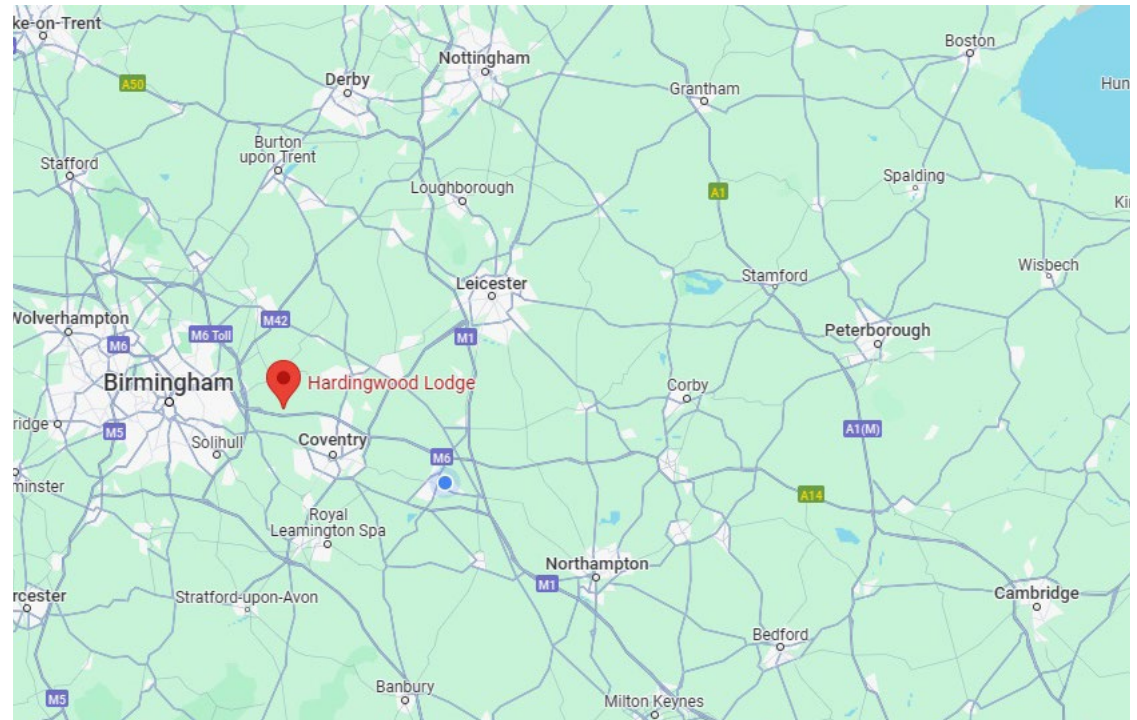
AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

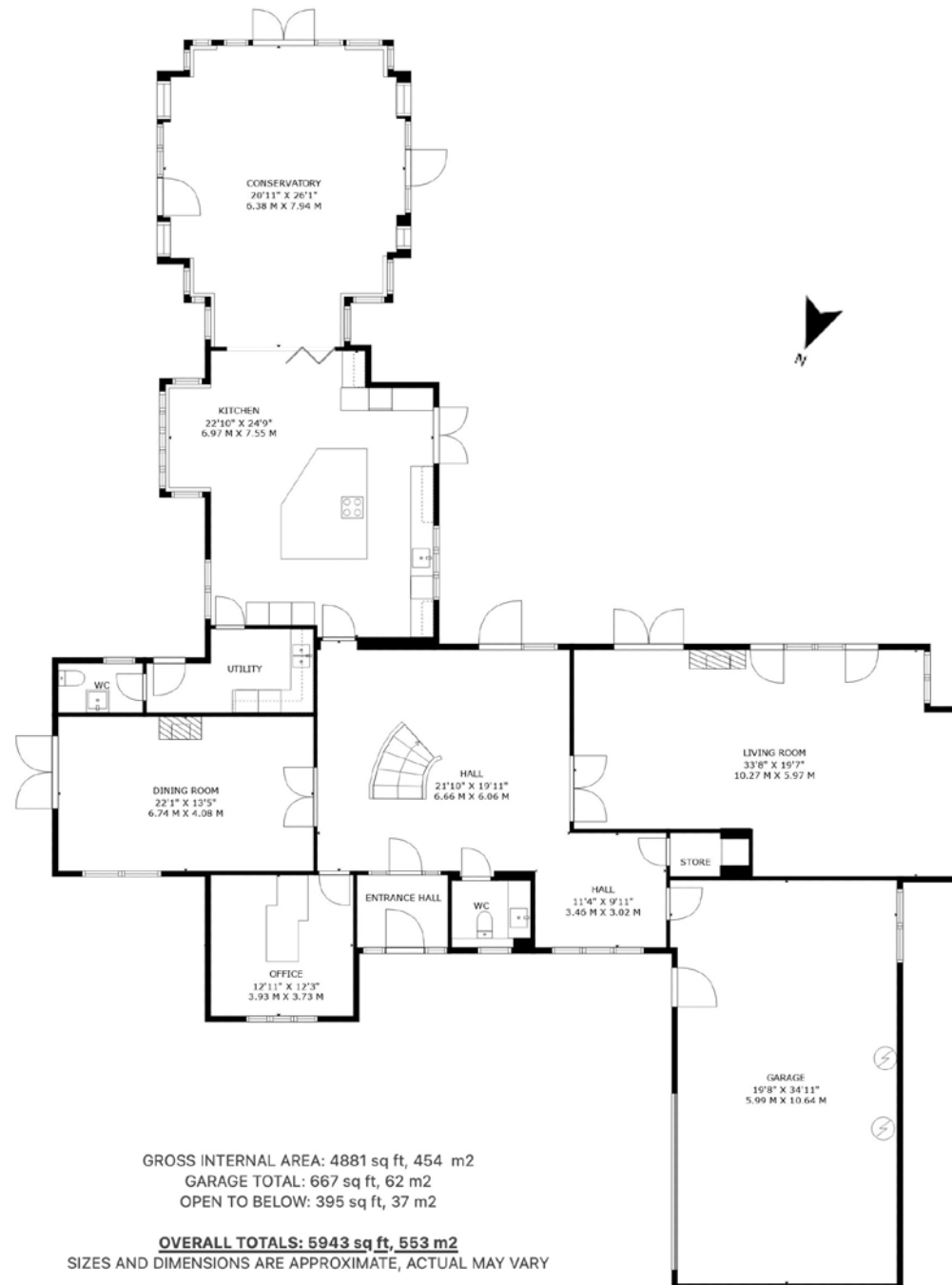
BULLET POINTS:

- High Specification Home
- Bespoke Finishes
- Over 6,000 sq ft of Living Accommodation
- Driveway Parking up to 10+ Vehicles
- Four Bedrooms/Four Bathrooms
- Principal Bedroom with En-suite and Separate Dressing Area
- Enthusiast Chef's Kitchen with Miele Appliances
- Sits on 19-acres of Land, Complete with New 40x60 mt Horse Arena with Drainage
- New Stables to house 6 Horses, Tack Room, Kitchen, Office and Arena
- Freehold | Tax Band: H | EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



GROSS INTERNAL AREA: 4881 sq ft, 454 m²

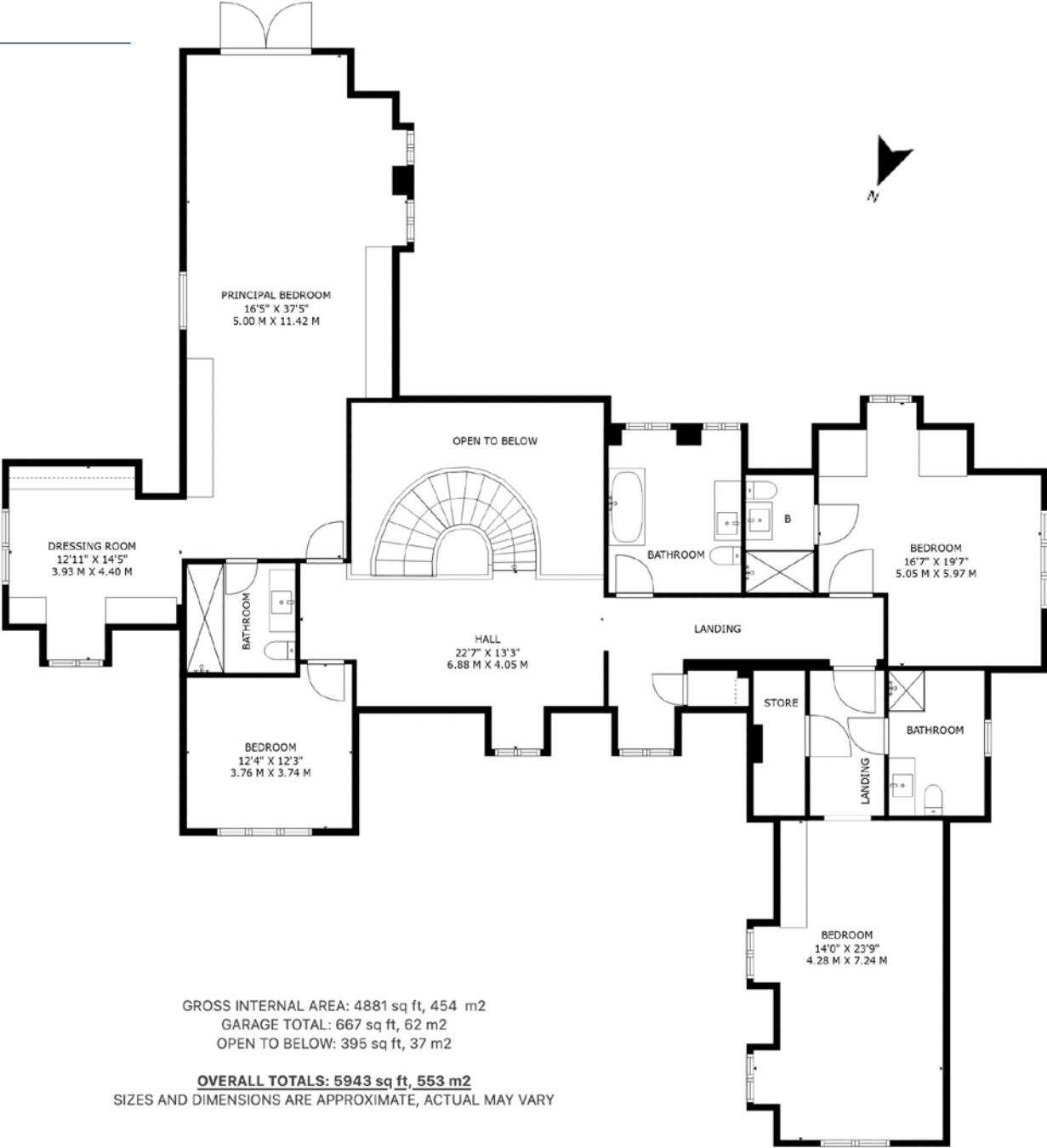
GARAGE TOTAL: 667 sq ft, 62 m²

OPEN TO BELOW: 395 sq ft, 37 m²

OVERALL TOTALS: 5943 sq ft, 553 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



GROSS INTERNAL AREA: 4881 sq ft, 454 m2
GARAGE TOTAL: 667 sq ft, 62 m2
OPEN TO BELOW: 395 sq ft, 37 m2

OVERALL TOTALS: 5943 sq ft, 553 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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