Church Lane, Warwickshire, Near Coventry, CV7 8BA

*A STUNNING SIX BEDROOM THREE STOREY SHOW HOME LOCATED IN BEAUTIFUL RURAL CORLEY* 
Offering open plan contemporary kitchen/living space, two cloakrooms, two family bathrooms, three en suites, large driveway approach with garage, & landscaped rear garden. Stunning home in sought after Corley Gardens.

• Luxurious Rural living
• Incredible finish throughout
• Stunning open plan central living space
• High quality floor covering to ground floor

£825,000
Property Description

Foster Lewis & Co are proud to present The Orchard, in Church Lane Corley, which is one of "The Hampton" style Cassidy Built homes situated on the bespoke Corley Gardens rural development, which is an impressive 3161 sq. foot newly built ex show home on the Corley Gardens development.

Set over three spacious floors, the property offers six executive size and style bedrooms, three en suites with a dressing room in the main suite, two family bathrooms and two ground floor cloakroom WCs.

The heart of the home is the beautiful open plan living family kitchen, being superbly appointed and set off with high quality bi-fold doors onto a spacious patio and rear garden. These rooms also benefit from remote control Velux windows and have the added luxury of under floor heating throughout the downstairs.

Kitchen Specification:
The superb kitchen areas have been designed and fitted by the award winning Kesseler Kitchens, a UK based luxury manufacturer who prides themselves on creating and defining the British contemporary kitchen. The custom-made units are set off by natural stonework surfaces with built in under-counter lights and further complimented by a host of built in Neff appliances.

The high quality specification includes:
• Neff traditional oven and a steam and microwave oven
• Neff induction 5 zone hob
• Neff feature bulkhead extractor with built in lights
• Neff full height integrated fridge and freezer
• Franke sinks to kitchen and utility
• Franke taps including 3-in-1 instant boiling water tap
• Neff integrated dishwasher
• Neff washing machine and tumble dryer

Bathroom Specification:
The luxury continues into the bathrooms and en-suites with high quality wall hung vanity and sanitary ware by Villeroy & Boch, showers & taps by Hansgrohe and tiling by Porcelanosa. These are accessorised by features such as built in mirrors with lighting above, LED lighting to underside of vanity unit to master bedroom and chrome heated towel rails.
Outside:
The property benefits from an impressive landscaped front garden and approach to the property includes blocked paved driveways providing ample parking, leading to a garage with electric remote controlled doors. The rear gardens is laid to lawn and has a generous terrace with beautiful sunny aspect over fields.

Corley Gardens is an exclusive bespoke development of 10 luxury detached homes, specifically designed for modern living. This elegantly appointed house has been designed with thought and consideration towards functionality and contemporary living. The high specification throughout provides everything you and your family will look for in your next home.

Location - Surrounded by open countryside Corley Gardens is situated on the edge of the quiet village of Corley with its delightful medieval 12th Century church at its heart and is nestled within the beautiful Warwickshire countryside.

Whilst Corley village enjoys a rural setting it is very well placed with the hamlet of Corley Moor and the villages of Meriden and Fillongley close by with various amenities, with Solihull, Birmingham, Coventry and Nuneaton all being within 15 miles.

For access further afield Corley has good connections to the local transport network with the M6, M42 and M69 close by. Birmingham International Airport and train station are 10 miles away and Coventry station is less than 5 miles away, both with direct trains to London taking approx. 1hr 10mins.

Viewings - only through Foster Lewis and Co head office on 02476 592929

Money laundering Act - intended 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.

Council Tax - please refer to www.voa.gov.uk to verify this information.

Tenure - the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.
Description - measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the interrelationship of one room to another.

Consent - we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Agents Opinion - these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.