



8 Bourne Brook Close

Fillongley, CV7 8NS

Andrew Grant

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4 Bedrooms 3 Bathrooms 3 Reception Rooms

A substantial village home with versatile living spaces, four bedrooms, mature gardens and excellent parking in a quiet cul de sac.

- A semi-detached home offering generous accommodation across two floors, with four bedrooms, three bathrooms and three reception rooms supporting varied family, leisure and working requirements.
- The kitchen combines ample cabinetry and work surfaces with space for dining and direct access to the rear garden. A versatile study on the ground floor offers potential for a fifth bedroom.
- Four first floor bedrooms include a substantial primary bedroom with an en suite, complemented by a family bathroom and useful additional storage.
- A mature rear garden brings together a lawn, paved seating area, established shrubs and a garden shed within a manageable outdoor setting.
- A broad block paved driveway provides extensive parking in front of the garage, which is complemented by an electric vehicle charging point.
- The home occupies a quiet cul de sac within the sought after village of Fillongley, offering a peaceful setting with access to surrounding towns and amenities.

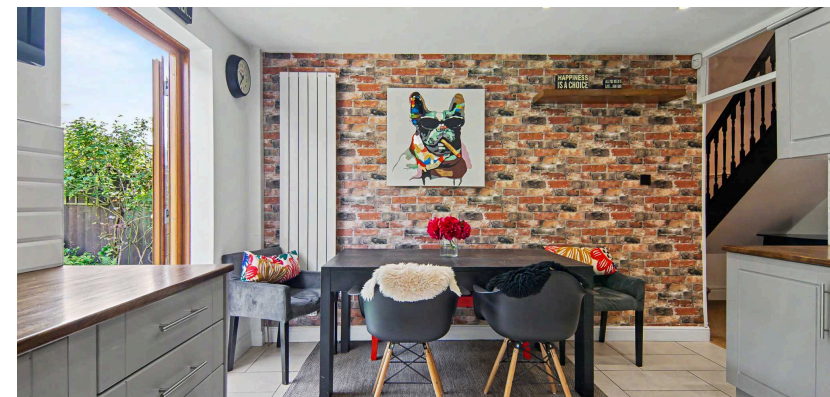
2118 sq ft (196 sq m) including the garage





The kitchen

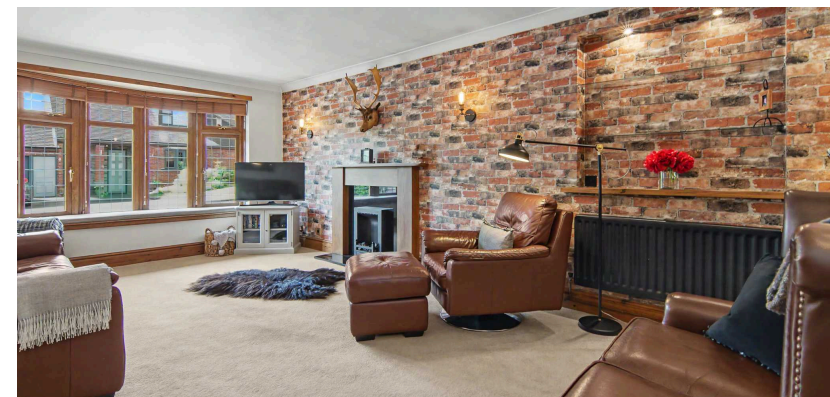
Designed as the central everyday space, the kitchen offers ample room for preparing meals and dining. Extensive cabinetry and work surfaces are arranged around a large range cooker with extractor over. A glazed door opens directly onto the rear garden, with the hallway and utility conveniently adjoining.





The living room

Generously proportioned for relaxing and entertaining, the living room provides space for several seating arrangements. A fireplace forms the focal point against a feature wall, complemented by a broad curved bay window. Its connection with the hallway places this principal reception room at the heart of the ground floor.





The snug

Offering a quieter alternative to the main living room, the snug is well suited to reading, conversation or informal family time. Its comfortable proportions allow the space to remain distinct from the larger reception areas. A front facing window completes this adaptable room.



The study / fifth bedroom

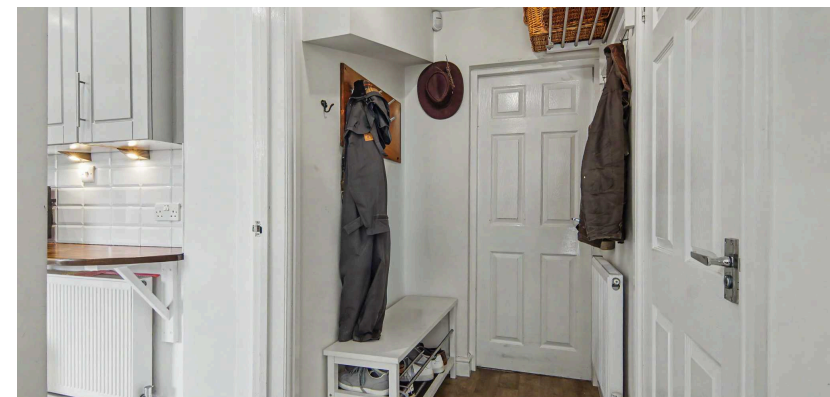
Providing valuable flexibility, the study can serve as a dedicated workspace, additional reception room or occasional fifth bedroom. The straightforward layout is easy to adapt according to changing needs.





The utility

Practical support for the kitchen is provided by a separate utility with additional cabinetry and work surfaces. The arrangement creates space for everyday household tasks away from the main cooking and dining area. Connections to the kitchen, downstairs shower room, garden and garage further enhance its usefulness.





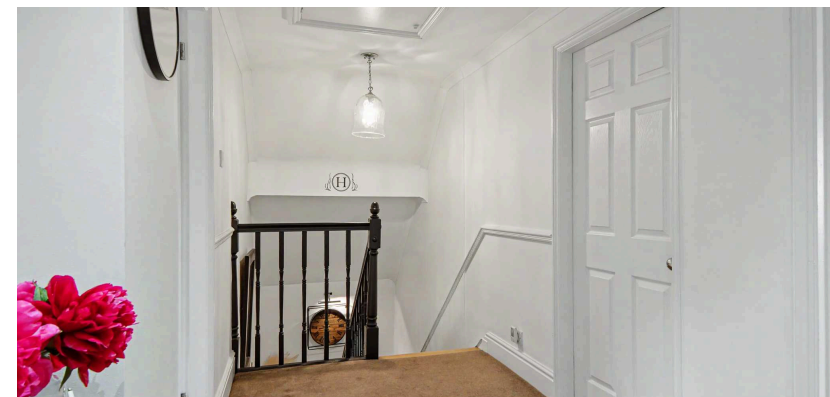
The downstairs shower room

A useful addition to the ground floor, the shower room serves everyday living. It includes a walk in shower, wash basin and WC, all arranged within a fully tiled setting. Its position beside the utility makes it readily accessible without interrupting the principal reception spaces.



The hallway and landing

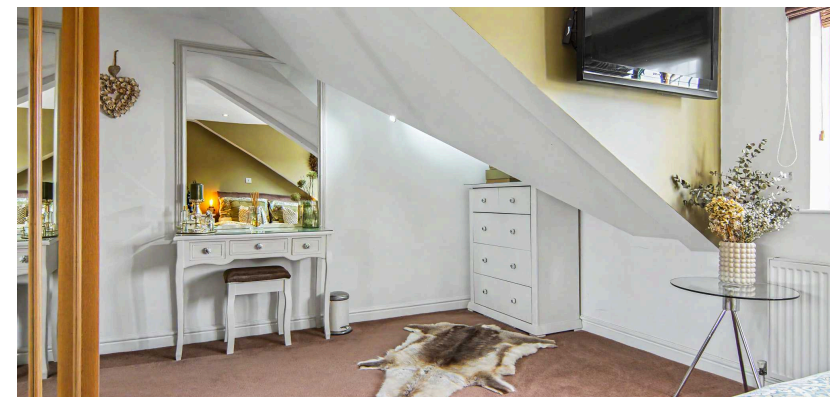
Forming the central route through the home, the hallway links the principal reception rooms, kitchen, study and staircase. Above, the landing distributes access to all four bedrooms and the bathroom.





The primary bedroom

Extending across a generous area of the first floor, the primary bedroom provides a comfortable retreat with ample space for a full bedroom arrangement. Sloping ceiling lines reflect the character of the upper storey without compromising its practical proportions. A bank of built-in wardrobes and the adjoining en suite completes the principal bedroom accommodation.





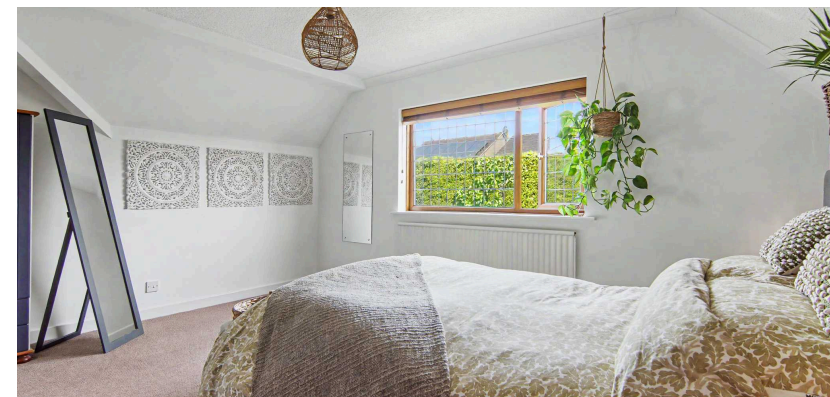
The primary en suite

Reserved for the primary bedroom, the en suite provides a convenient private facility. A shower enclosure, wash basin and WC are arranged efficiently within the space, with tiled finishes surrounding the principal fittings.



The second bedroom

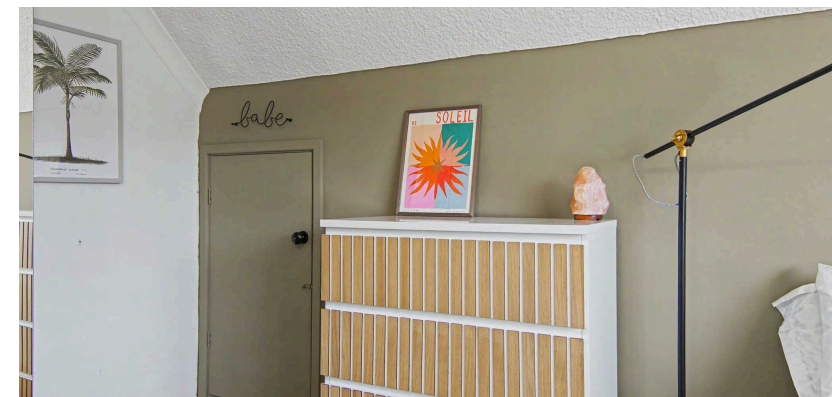
Well proportioned and versatile, the second bedroom comfortably accommodates a double bedroom arrangement. The regular floor space provides flexibility for additional furniture while maintaining ease of movement. A separate space, ideal as a dressing room or further storage, offers useful ancillary space alongside the main bedroom.





The third bedroom

The third bedroom offers another comfortable sleeping space with room for a double bed and accompanying furniture. Angled ceiling lines lend definition to the room, while a small access door provides entry to adjacent storage.





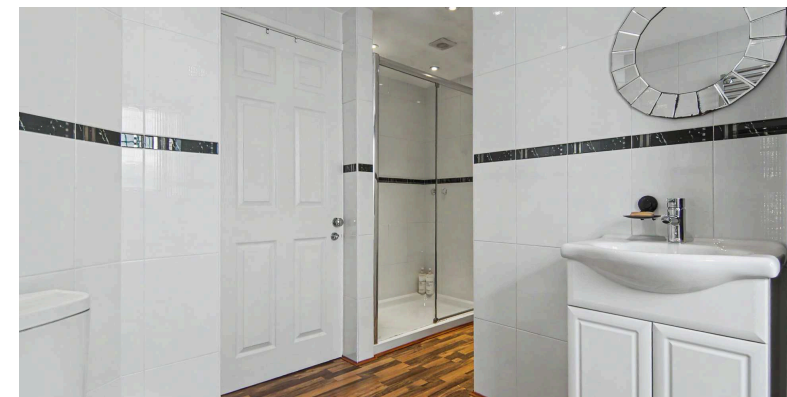
The fourth bedroom

Completing the first floor accommodation, the fourth bedroom is suited to use as a bedroom, nursery or additional home office. An angled wall gives the room an individual footprint while retaining practical usable space.



The bathroom

Serving the first floor bedrooms, the family bathroom provides a comprehensive arrangement for daily routines. A bath, separate shower enclosure, wash basin and WC are brought together within the room. The layout offers both bathing and showering options, complementing the additional facilities elsewhere in the home.





The garden

Created for manageable outdoor enjoyment, the mature rear garden combines a central lawn with a paved patio for seating and dining. Established shrubs and substantial hedging provide a verdant backdrop, while a garden shed offers practical storage. Direct access from the kitchen and utility connects the garden naturally with the principal everyday living space.



IF THESE WALLS COULD TALK...





The driveway and parking

A broad block paved driveway provides extensive off road parking across the front of the home. The integral garage adds secure parking or storage, while an electric vehicle charging point supports modern motoring requirements. Established shrubs soften the frontage and frame the approach to the entrance.

Location

Fillongley offers a sought after village setting with a quieter pace of life and access to the amenities required for everyday living. The property occupies a peaceful cul de sac, creating a settled residential environment away from busier through routes. General shopping, schooling and leisure facilities can be found within the surrounding area, while road connections place neighbouring towns and wider regional centres within reach. The combination of village surroundings and accessible transport links makes the location well suited to households seeking a balance between rural character, community amenities and practical travel.

Services

The property benefits from mains gas, electricity, water and drainage.

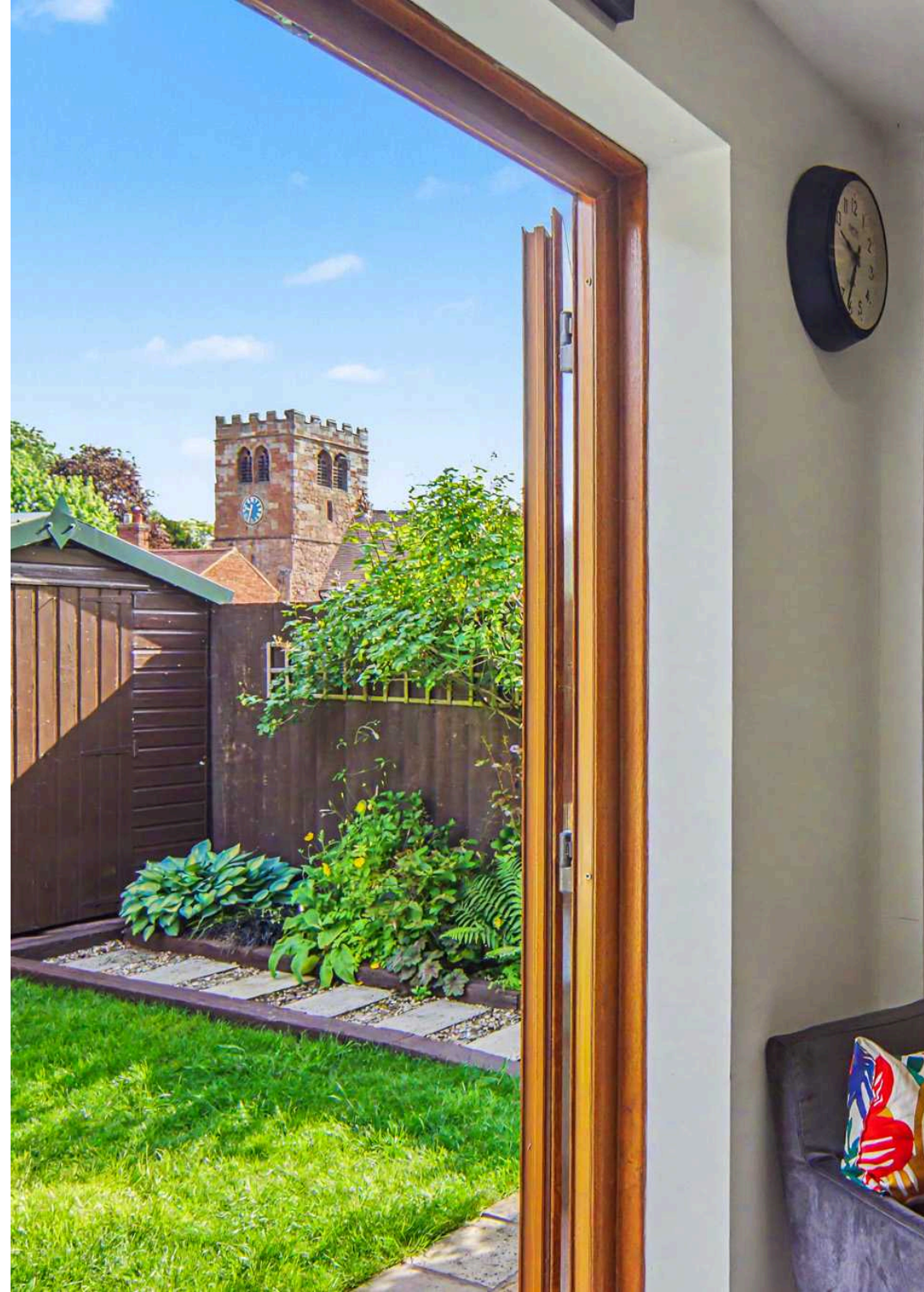
Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low for river and surface water flooding.

Council Tax

The Council Tax for this property is Band E



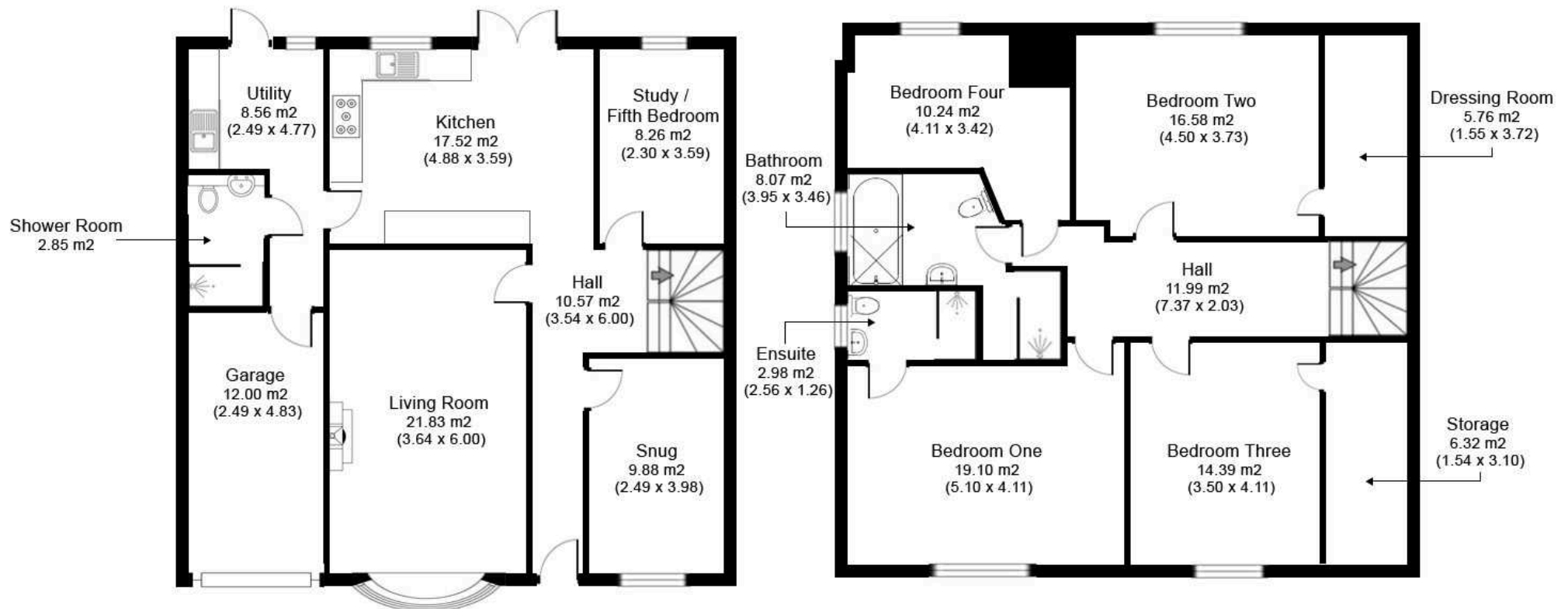
Bourne Brook Close

Ground Floor - 96.17 sq m (1035 sq ft)

Second Floor - 100.58 sq m (1083 sq ft)

Total - 196.75 sq m (2118 sq ft)

For identification only - not to scale





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