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Park Lane
Fillongley CV7 8DG

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A charming period cottage full of character, set within approximately 0.70 acres in the highly desirable village of Fillongley, near Coventry, this delightful home combines countryside living with excellent accessibility.

The property is approached via an attractive pebbled driveway with a secure electric gate, providing plenty of parking, leading into a welcoming hallway with a convenient ground floor WC. From here, the layout flows naturally into the heart of the home a well-proportioned kitchen, which connects directly to a separate dining room, creating an ideal space for both everyday living and entertaining.

To the rear of the property, the living accommodation is particularly impressive. A spacious lounge/dining room stretches across the back of the house, offering excellent proportions and a superb setting for relaxing or hosting guests. This space opens into a bright sunroom/conservatory, which enjoys outstanding countryside views over the garden and provides an abundance of natural light, effectively creating a second reception area that can be enjoyed throughout the year.

On the first floor you will find three double bedrooms with all of these exceptional bedrooms featuring en-suite facilities.

Externally, the property continues to impress. The grounds extend to approximately 0.70 acres, with a superb rear garden offering a high degree of privacy and ample space for outdoor entertaining, gardening, or simply enjoying the surroundings. In addition to the main house, the property benefits from a green house with its own power and water supply, a brick built storage outbuilding, two large metal sheds and a large detached double garage/workshop providing excellent storage, parking, or potential for a variety of uses.

The location of Fillongley is particularly appealing, offering a peaceful village setting with a strong sense of community. Local amenities include a village shop, traditional pubs, and a well-regarded primary school, while more extensive shopping, dining, and leisure facilities can be found in nearby Coventry. The area is also well placed for commuters, with convenient access to the M6 motorway, M42 motorway, and A45 road.

Offering a wonderful combination of character, space, and versatility—both inside and out—this unique home must be viewed to be fully appreciated.

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Dimensions

GROUND FLOOR

Bedroom
3.89m x 1.85m

Hallway
3.33m x 2.06m

Bathroom
3.20m x 1.17m

W/C
1.80m x 1.12m

Landing
3.35m x 1.07m

Kitchen
5.72m x 3.28m

OUTSIDE

Dining Room
3.51m x 2.64m

Garage
7.57m x 6.71m

Living Room
3.61m x 8.46m

Garage
4.06m x 3.20m

Sun Room
4.83m x 3.99m

FIRST FLOOR

Bedroom
3.76m x 3.61m

Bathroom
2.69m x 3.61m

Bedroom
3.07m x 2.64m

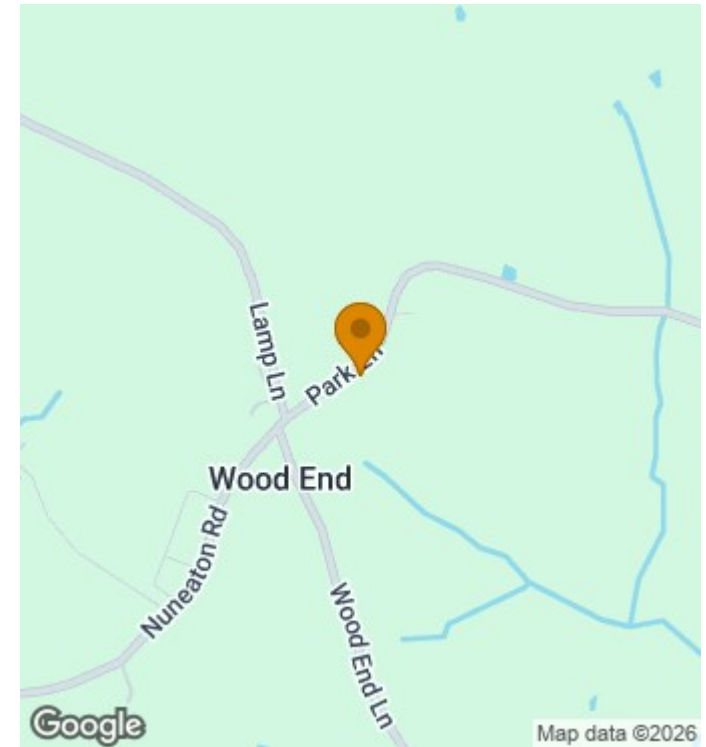
Bathroom
1.65m x 1.96m



Floor Plan



Location Map



Total area: 2260 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

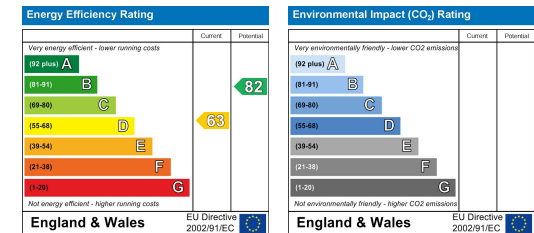
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 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.

EPC



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