



**Connells**

Ellesmere Stoneleigh Road  
Bubbenhall Coventry



# Ellesmere Stoneleigh Road Bubbenhall Coventry CV8 3BS

for sale offers over  
**£500,000**



## Property Description

This stunning four-bedroom family home has been extended and finished to an exceptional standard throughout, offering modern and versatile living in the desirable village of Bubbenhall.

The property features a private driveway for two cars and a welcoming entrance hallway with storage. The impressive open-plan living area includes a cosy lounge with a brick feature wall and log burner, flowing through to a high-spec kitchen and dining space with a stylish island and bi-fold doors opening onto the rear garden. There's also a downstairs shower room and guest WC, and additional storage cupboard.

Upstairs to the first floor there are three bedrooms with bedroom one having ensuite and a beautifully finished family bathroom, while the top floor hosts the luxurious guest suite with a dressing area and en-suite.

The rear garden is beautifully maintained and enjoys open field views. A garage with an electric door leads to a converted gym with bi-fold doors, and there's also a separate outbuilding currently used as a home office - ideal for remote working.

## Approach

Having a driveway to the front for two cars, side access leading to the back of the property and the front door which leads into the entrance hallway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With herringbone flooring and a door leading into.

## Open Plan Lounge/Kitchen/Diner

32' 7" max x 18' 2" max ( 9.93m max x 5.54m max )

## Lounge Area

Spacious, light and airy lounge consisting of a log burner, brick feature wall, a television point, herringbone flooring with under floor heating and a double glazed bay window to front elevation open plan to the kitchen area.

## Breakfast Kitchen Area

Immaculate and modern kitchen fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; a double electric oven, a dishwasher, washing machine and fridge/freezer. There is a breakfast bar with integrated electric hob. Benefitting from herringbone flooring with underfloor heating and Bi-fold doors leading to the garden.

## First Floor

## Landing

The stairs lead from the hallway. Having a built-in airing cupboard and doors leading to bedroom 2,3 & 4 and bathroom and stairs rising to the second floor.

## Bedroom One

10' 8" max x 10' 8" min ( 3.25m max x 3.25m min )

Double bedroom having fitted wardrobes, a radiator and doors leading to the Juliette Balcony and en-suite shower room.

## En-Suite

Modern three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having a heated towel rail and an extractor fan.

## Bedroom Two

8' 5" max x 11' 4" min ( 2.57m max x 3.45m min )

Double bedroom with a double glazed window to front elevation.

## Bedroom Three

11' 5" max x 7' 1" min ( 3.48m max x 2.16m min )

Double bedroom having a radiator and a double glazed window to rear elevation.

## Bathroom

Modern three piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over and a low level W/C. With fully tiled walls, a radiator and a double glazed window to front elevation.

## Second Floor

## Bedroom Four

Benefitting from built-in wardrobes, ceiling spotlights, a radiator and two double glazed windows to rear elevation. With doors to the walk-in wardrobes and en-suite shower room.

## En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a W/C. Having tiled flooring and window to the rear elevation.

## Outside

## Rear Garden

Having beautiful field views to the back, being mainly laid to lawn, fence panels to the borders, side access to the front of the property and access to the gym, office space and garage.

## Outbuilding

8' 2" x 14' 1" ( 2.49m x 4.29m )

Currently used as a gym. Having a fitted sink and drainer unit, a window to side elevation and Bi-fold doors.

## Garage

8' 2" x 15' 5" ( 2.49m x 4.70m )

Having power, a fitted sink and an electric door.

## Outbuilding

Currently being used as an office space, Connells advise an internal inspection of this outbuilding has not yet been carried out.

## Parking

Driveway to front providing off road parking for two cars.

## Agent's Note

We understand from our vendors that the property has gas central heating and the gas supply comes from LPG gas, not mains gas. We advise potential buyers should make further enquiries and satisfy themselves.



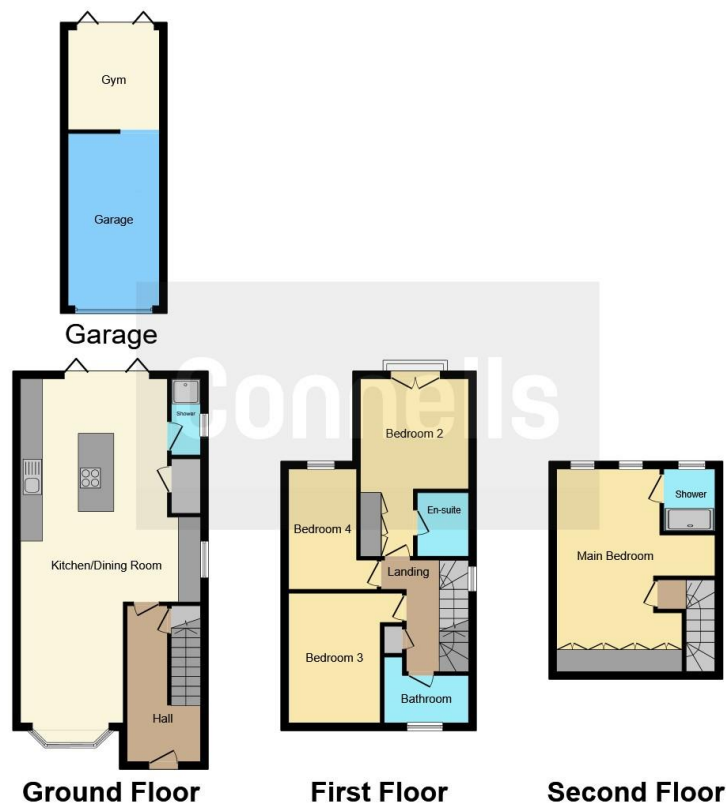












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA314673](http://connells.co.uk/Property/SPA314673)**



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SPA314673 - 0008