



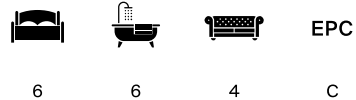
WINDBROW

Coventry, West Midlands



A SPACIOUS AND BEAUTIFULLY APPOINTED FAMILY HOME WITH SIX BEDROOM SUITES

Set in 2.4 acres of mature private grounds on the very edge of the city,
with a sweeping driveway and delightful open views



Distances: Kenilworth 2 miles, Coventry station 4 miles, Warwick 7.5 miles, Leamington Spa 8 miles
M40 (J15) 9 miles, Birmingham International Airport 12 miles, Birmingham 21 miles
(All distances are approximate)



SITUATION

Windbrow is superbly located on the highly regarded Cryfield Grange Road, one of Coventry's most sought-after residential addresses, positioned on the desirable, southern edge of the city. This prime location offers a unique blend of countryside surroundings and excellent connectivity.

Nearby amenities include a range of shops, restaurants, and leisure facilities in Coventry city centre, as well as in neighbouring Warwick, Leamington Spa and Kenilworth, all of which offer a vibrant mix of culture, dining and shopping options.

The property lies just moments from the University of Warwick, placing it within easy reach of one of the UK's leading academic institutions. The area also benefits from a strong selection of highly regarded schools in both the state and independent sectors, to include Rugby School, Bablake School, King Henry VIII and the Warwick School Foundation.





For commuters, Coventry railway station provides direct links to London Euston in under an hour, while the nearby road network, including the A45, A46, M6, M40 and M42, offers convenient access across the Midlands and to the north and the south. Birmingham International Airport and railway station are also within easy reach, adding to the appeal for both national and international travel.

THE PROPERTY

Windbrow is set within beautifully mature, landscaped gardens on the edge of the city and combines architectural elegance with exceptional space, offering a rare sense of privacy while remaining conveniently connected to key amenities.

Extending to approximately 5,437 square feet, the house has been thoughtfully designed to provide both impressive entertaining spaces and practical, comfortable family living, with air-conditioning throughout. The ground floor centres around an impressive reception hall with a beautiful staircase rising to the first floor. The accommodation flows seamlessly into a magnificent, triple-aspect drawing room, measuring over 32 feet in length with the benefit of an open fire, ideal for formal entertaining and opening through bi-fold doors on to a generous veranda that overlooks the gardens. The dining room, accessed from the reception hall through double doors and from the kitchen, is equally impressive in size and character.

A magnificent Tom Howley kitchen and breakfast room is located at the rear of the property and flows to a bright and welcoming family room, providing access to the garden through French doors. The kitchen is beautifully designed and complete with high-quality fitted cabinetry, a central island, a breakfast bar and a range of integrated appliances. A well-proportioned study offers an excellent private workspace, while a separate utility room, WC and boiler room, accessed from a corridor leading from the kitchen, add practicality. The ground floor also benefits from a spacious bedroom suite with its own bathroom, making it ideal for guests or multi-generational living, with the potential to create a self-contained annexe, if desired.







The staircase rises to a stunning galleried landing, whereby the central void enhances the sense of light and space. The double-aspect principal bedroom is complete with a dressing room, a large en suite bathroom, and delightful open views to the surrounding grounds and countryside. Four further bedrooms, all en suites, are generous in size and provide ample accommodation for family and guests. A gym completes the first-floor accommodation and could equally be used as storage or an additional office space subject to requirements.







GARDENS AND GROUNDS

A gated, tarmac driveway provides ample parking for a number of cars.

The property is positioned in an elevated position and sits in an idyllic plot, with boundary fencing, extending to 2.4 acres. The garden, landscaped by Chelsea gold medal winner, Sue Adcock, is mainly laid to lawn with a range of mature trees and shrub and herbaceous borders that provide colour and interest throughout the year, along with a stone-paved path that runs to the perimeter of the fenced garden. A stone-paved patio wraps around the property, which is complemented by steps that descend to the lawn and a charming veranda with Millboard decking system, and provides a wonderful space for dining and entertaining. Useful concealed wooden garden store.

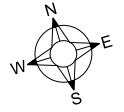






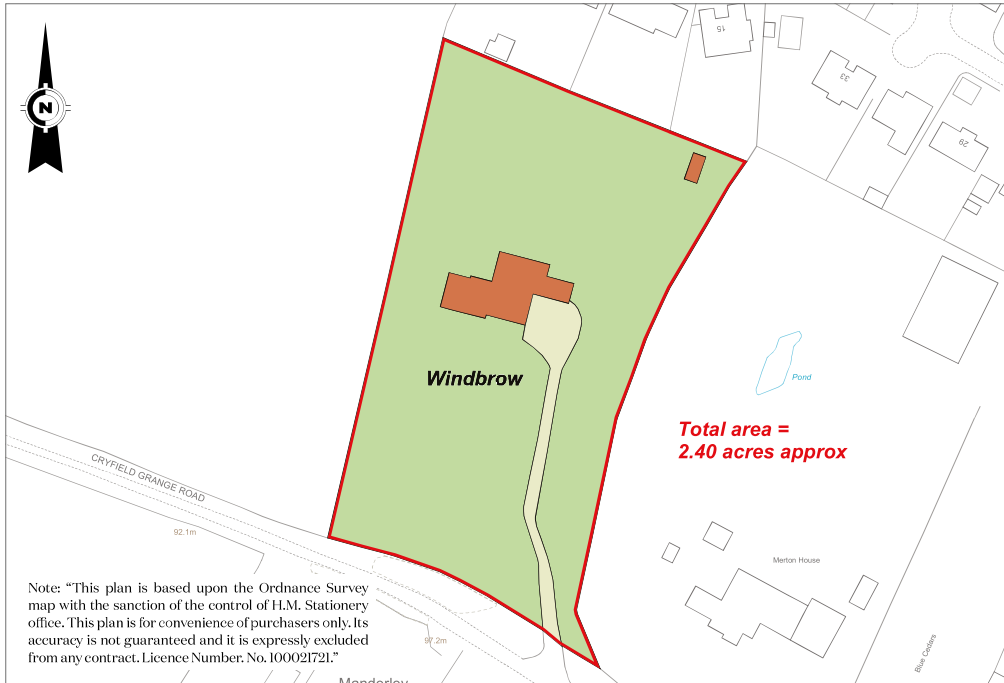


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
505 sq m (5,437 sq ft) exc. Void

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PROPERTY INFORMATION

Services: Mains electricity, water, and gas are connected to the property. Private drainage. Broadband is connected to the property. CCTV and alarm system throughout.

Directions (CV4 7AQ): From the Kenilworth Road, Windbrow is the last property on the right hand side before leaving the city.

What3words: ///united.stable.edges

Tenure: Freehold

Local Authority: Coventry District Council: 024 7683 1111

Council Tax Band: H

Viewing: By prior appointment only with the agents.

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Date: 04 June 2026
Our reference: STR012454373

Windbrow, Cryfield Grange Road, Coventry, CV4 7AQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,800,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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