



Allesley Grove
Washbrook Lane | Allesley | West Midlands | CV5 9RR

FINE & COUNTRY

ALLESLEY GROVE

Nestled in the peaceful Warwickshire countryside, Allesley Grove offers five beautifully designed, detached family homes that combine modern comfort with classic style.



As you enter through the secure, gated entrance, you'll find a small collection of homes at the end of a sweeping driveway, where every detail has been carefully considered. These properties are designed to meet the needs of those who value quality craftsmanship and thoughtful design.

Each home features a welcoming hallway and benefits from underfloor heating and subtle LED lighting, creating a warm and inviting atmosphere. The open-plan kitchen is the heart of the home and is fitted with granite worktops, top-of-the-line appliances, and bespoke cabinetry, making it the perfect space for everyday cooking, family life, and entertaining.

The bedrooms are spread over two floors and provide a quiet retreat, with vaulted ceilings and large windows offering stunning views of the surrounding countryside. The en-suite bathrooms feature high-quality fixtures, including Porcelanosa tiles, Hansgrohe showers, and Villeroy & Boch sanitary ware, ensuring a comfortable and relaxing space.

The setting of Allesley Grove is one of its key features, with the exterior being as impressive as the interior. The gated access and privacy of the site are exceptional, with the homes backing onto open countryside and communal space. Each home has a landscaped garden and a block-paved driveway leading to a remote-controlled garage, providing both convenience and a touch of luxury. There are also generous grounds with each plot for sale, making these homes truly family-friendly properties.

For added convenience, the homes are equipped with advanced security systems and fibre-optic internet, offering peace of mind and modern connectivity.

Allesley Grove is where refined living meets practical design, offering a comfortable and luxurious place to call home in Warwickshire.





Accommodation Summary

This exclusive development comprises five bespoke homes, each crafted to the same exceptional standard and finished with the high specifications synonymous with Cassidy Homes. As you pass through the secure electric gates and follow the sweeping driveway, there's an immediate sense of community and a welcoming atmosphere. Subtle twilight lighting and carefully considered landscaping further enhance the appeal and create a lovely ambience throughout.

Plots 1,3,4 & 5

These four homes share the same generous layout, with plots 3 and 5 being the mirror image of plots 1 and 4. A spacious hallway sets the tone, featuring a traditional oak staircase with glass balustrades, LED lighting, useful storage and oak doors leading to each room. A ground-floor cloakroom and utility room offer day-to-day convenience, while a good-sized study and a dual-aspect lounge with French doors opening to the rear create flexible living spaces.

The breakfast kitchen is the standout feature, designed for both everyday living and entertaining. Twin sets of bi-fold doors open to the rear gardens, allowing natural light to pour in and seamlessly linking the indoors and outdoors. The kitchen is beautifully finished with an award-winning range of units, pull-out larder cupboards, an island and high-quality appliances, all chosen to complement the premium specification. The open-plan layout provides ample room for both dining and relaxing, and with the bi-fold doors open in the warmer months, this becomes an exceptional space for hosting.

The bedroom accommodation is arranged over two upper floors. A galleried landing leads to four double bedrooms on the first floor, each with an ensuite of excellent quality, and most benefiting from dressing rooms and built-in wardrobes. The oak and glass staircase continues to the second floor, where two further flexible rooms can serve as additional bedrooms or extra reception space, depending on individual needs. These are accompanied by another well-appointed bathroom.

Externally, each home is equally impressive. Block-paved driveways lead to double garages with electric up-and-over doors, offering generous parking for residents and visitors. Plots 4 and 5 enjoy the largest gardens, while plots 1 and 3 benefit from open views across the Warwickshire countryside. All homes feature expansive patio areas, close-boarded fencing between neighbours and post-and-rail boundaries to the rear.

Plot 2

Plot 2 offers a unique layout within the development while maintaining the same exceptional standard as the other homes. The ground floor includes a welcoming hallway, study, dual-aspect lounge and an impressive breakfast kitchen, along with a utility room and cloakroom. Upstairs, there are four double bedrooms, each with an ensuite and dressing area, including a standout principal suite that enjoys lovely countryside views. The second floor provides two versatile rooms and an additional bathroom.

Outside, this home includes a single garage, generous parking and a wonderful rear aspect backing onto open countryside. For a full list of fixtures and fittings, please see the specification page in the brochure. Please note that the images shown are of Plot 5, and finishes may vary slightly between individual homes.





















Specification

ELECTRICAL & MECHANICAL

- Electric Security Gates at Entrance
- Control panel wired back to Gates
- Underfloor Heating to Ground Floor
- Gas Heating to First & Second Floor
- CCTV
- Remote Controlled Garage Door
- Feature LED Spotlights to main rooms
- External LED Feature Wall Lights
- LED Lighting to Vanity Units

KITCHEN, FAMILY ROOM & UTILITY

- Porcelanosa floor tiles
- Award winning bespoke luxury kitchens
- Feature pull out larder units with Led lighting
- Granite worktops to kitchen, island and utility
- Feature matching bulkhead over island with built in Led spotlights
- Franke sink units & taps
- Neff Appliances
- Feature Media Unit (Optional)

BEDROOMS

- Wardrobes fitted to master bed
- Feature glazing to master bedroom
- Surrounding countryside views



BATHROOMS & EN SUITES

- Porcelanosa tiles to floors & full height to walls
- Hansgrohe showers and taps
- Feature wall hung sanitaryware & vanity units
- Chrome heated towel rails
- Feature obscure glazed doors
- Shaped fitted 6mm silvered mirrors
- Led strip lights to mirrors

GENERAL

- Traditional oak staircase (newels, handrails & base rails)
- Glass balustrade to staircase
- Fitted carpets to living room, study, stairs, landings & bedrooms
- Feature oak internal doors
- Bi-fold doors
- Three coat emulsion to walls & ceilings
- Satin finish to woodwork
- Danish oil to oak stairs
- Garage walls & floor painted

EXTERNAL

- Block paved driveways
- Landscaped front garden
- Large Patio to the rear
- Close boarded fencing between properties
- Post and Rail fence to rear boundary

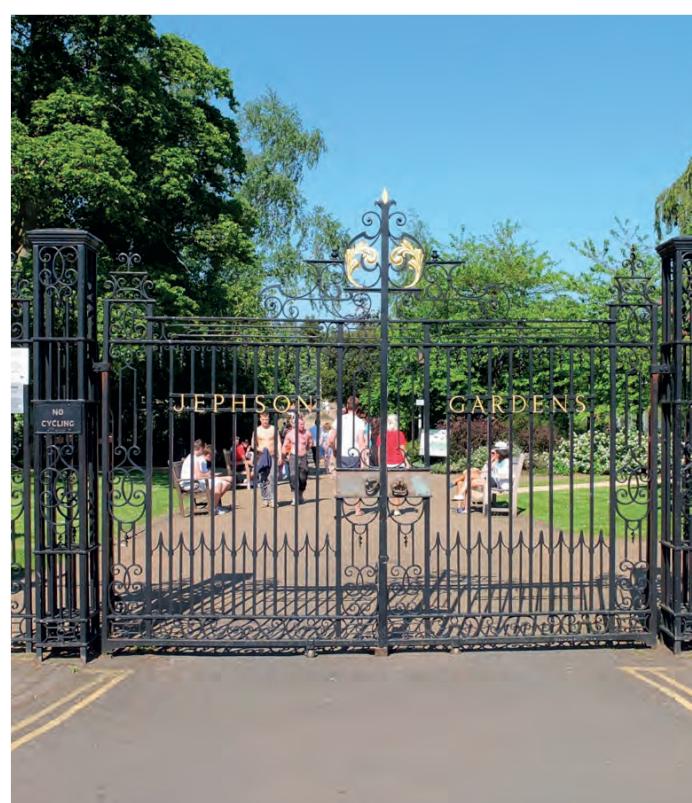






LOCATION

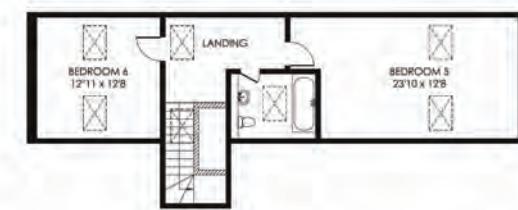
Allesley is a village and civil parish in the City of Coventry metropolitan borough, West Midlands, about 4 miles west north-west of Coventry city centre and 4 miles east south-east of Meriden. Allesley Village has changed little from the days when it was a popular lodging and watering place for stagecoach travellers en route to Shrewsbury, Chester and Ireland. There were ample stables where horses could be rested or changed for another team. In 1824, civil engineer Thomas Telford constructing the Holyhead Road, a direct route from the city centre that by-passed the old road to Allesley.



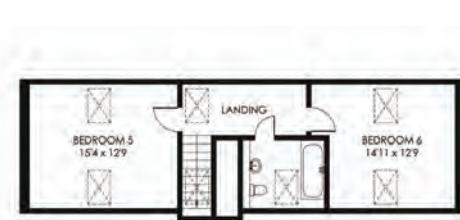
PLOT 1 & 4, ALLESLEY GROVE



PLOT 2, ALLESLEY GROVE



PLOT 3 & 5, ALLESLEY GROVE





Services, Utilities & Property Information

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Ultrafast Broadband Speed (FTTP) is available in the area

Directions - Postcode: CV5 9DJ / what3words://parent.damp.blog

Local Authority: Coventry City Council.

Council Tax Band: TBC

Please note that a maintenance charge will be payable. This amount is to be determined.

Viewing Arrangements

Viewings by appointment with Fine & Country Colin Passant +44 (0)7831 509138

Website

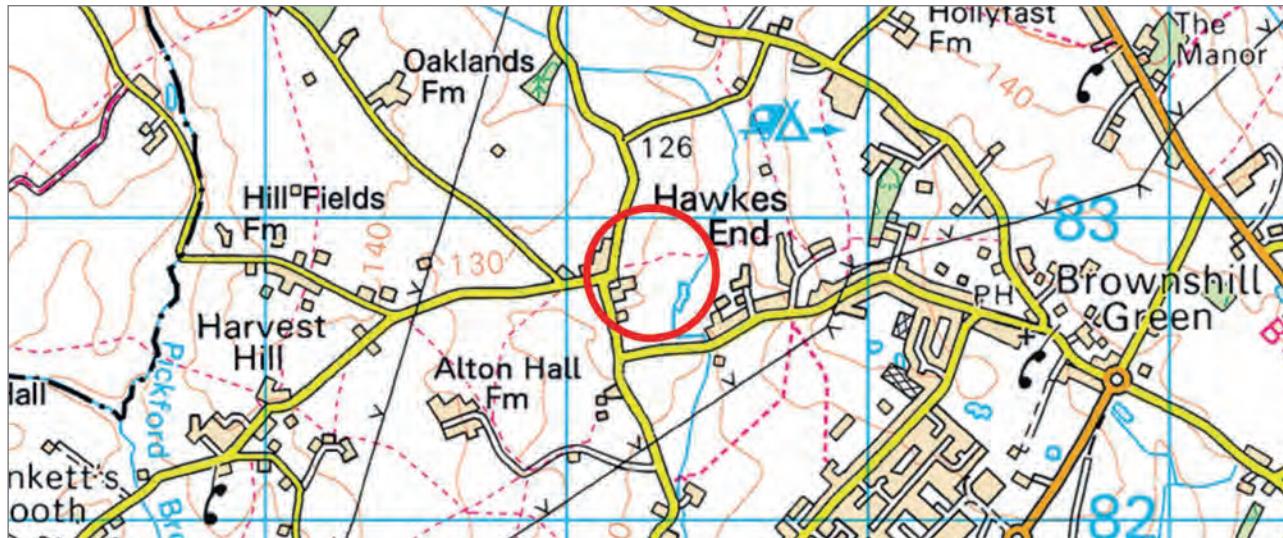
For more information visit www.fineandcountry.com

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By Appointment Only





COLIN PASSANT PARTNER AGENT

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With 25 years of experience, I offer a personalised, concierge-style service for the premium property market. Having bought and sold homes myself, I understand the challenges clients face and provide guidance with empathy, discretion, and clear communication. Partnering with Fine & Country allows me to act as a trusted adviser, delivering a tailored experience for clients who value professionalism, care, and thoughtful support throughout their property journey.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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