



7 Riverford Croft
Coventry | West Midlands | CV4 7HB

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A much-loved family home with space to grow, play and make memories. Set on a private drive, this deceptively large property offers flexible living, a generous garden, and room for every generation—both now and in the years to come.

Positioned in a tranquil development tucked away on a private drive and framed by immaculate gardens, Riverford Croft welcomes you with a wide block-paved driveway and a sense of privacy that sets it apart.

Ground Floor

Step inside and you're met with a bright, open hallway. Directly ahead, through glazed double doors, is a striking formal dining room, bathed in light from the large bay window that frames the rear garden. It's a beautiful space to host friends, enjoy Sunday lunches, or simply appreciate the peaceful outlook.

To the left, the living room stretches from front to back. A large bay window at the front and French doors at the rear let the light pour in. The room is centred around a rare battery-operated gas fireplace, offering both charm and convenience at the flick of a switch—perfect for those cosy evenings in.

Head back to the hallway and take a right turn, and you'll find the spacious kitchen, which looks out across the garden. With ample room for a breakfast table and easy access to the utility room, it's practical and well-placed for family life. Just off the hallway is the main bathroom, ideal for guests or for when the household's busy routine is in full swing.

This wing of the house continues with a dedicated home office, quiet and well-lit—great for remote working. Three ground floor bedrooms sit beyond this, with one currently being used as a study. One of them benefits from its own external wheel-chair friendly garden entrance, offering privacy and independence—an ideal setup for elderly relatives, live-in support, or visiting guests.

Tucked discreetly at the back of the hallway, you'll find the staircase to the first floor.







First Floor

Upstairs opens onto a surprisingly spacious galleried landing, large enough to create a reading nook or hobby space. There are two substantial double bedrooms on this level, both with lovely elevated views and plenty of storage. A beautifully presented shower room and separate toilet serves the floor, while large and deep eaves storage rooms running along both sides ensures everything has its place, out of sight.



Seller Insight

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We've lived at Riverford Croft for 38 years," say the current owners. "We were relocating at the time, and as soon as we stepped through the door, we knew this was the one. The location, the generous size, and the fact that it was only nine months old at the time made it feel like the perfect fit."

Set back on a quiet development and tucked away on a private drive, the property offers both a peaceful setting and a strong sense of privacy. "It feels like an oasis," they explain. "The garden isn't overlooked at all, which really adds to the tranquillity."

Over the years, the house has grown with the family. "We've extended it several times, transforming it from a bungalow into a large detached home that suited our growing family," they share. "We also created dedicated office spaces for our business – they're ideal for anyone who needs to work from home."

The owners have created spaces designed for both everyday comfort and special occasions. "The dining room is our hub when guests come over. We added a bay window to let in more natural light and showcase the garden – it's a lovely, sociable room. We also love the landing – it's so big and open, it has real character."

One of their favourite features is the gazebo. "In the summer, it's the perfect place to sit out in the evenings. The garden is full of charm, and with the sunlight flooding in from morning to evening, there's always a bright, welcoming atmosphere."

Riverford Croft isn't just a home – it's part of a close-knit, friendly neighbourhood. "Everyone on the street has been here a while, and there's a great sense of community," they note. "We've had street get-togethers over the years, and you'd feel comfortable knocking on any door if you needed help. It's a really supportive environment."

The location is another standout. "We're lucky to have the Gibbet Hill Wood and Tocil Wood and Nature Reserve nearby – it's fantastic for dog walking and leads through to Warwick University and the Arts Centre. There are beautiful routes through the Shrubberies and wooded walks along Kenilworth Road. It's perfect for anyone who enjoys being outdoors."

Riverford Croft is also incredibly well connected. "Transport links are excellent, with frequent buses, easy access to Coventry station, and Birmingham Airport not far away. There are great schools nearby, and Kenilworth offers plenty of restaurants and pubs, all steeped in history."

When asked what advice they'd give to the next owners, their message is clear: "Make the most of the schools, the walks, the local arts and culture, and the wonderful location. You're so well connected here, and there's always something to enjoy."

As they prepare to say goodbye, the owners reflect warmly on their time here. "We'll miss the house itself, the garden, the location – but most of all, we'll miss the neighbours. They've helped make this such a special place to call home."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Outside

Outside, the rear garden is a real highlight—private, mature, and well-loved. There's space here for summer gatherings, garden games, and quiet moments under the trees. A gazebo with electricity makes a perfect evening retreat, while two sheds—one also powered—offer practical storage or future potential. External sockets are installed at both the front and rear of the property, offering modern convenience for outdoor projects and entertaining.

To the front, the wide driveway leads to a spacious double garage, and there's generous parking for multiple vehicles. The whole home sits on a generous plot, and with its flexible layout and excellent footprint, there's scope for further development (STPP) should you wish.

This is a home that's been carefully adapted over time, offering comfort, space and privacy—but still full of potential. Quietly set yet brilliantly located, it's the kind of place that gives you options, whether you're planning for now or for what's next.



Location

Situated in the desirable and peaceful Kenilworth Road area of Coventry, Riverford Croft offers the best of both worlds—quiet residential surroundings with easy access to the region's most popular destinations.

Just a short drive away lies Kenilworth, a charming and historic town known for its iconic castle, bustling high street, and independent cafés, pubs and boutiques. Nearby Warwick Arts Centre (within walking distance) offers year-round performances, film screenings, exhibitions and festivals, making this an ideal location for lovers of culture and the arts.

You're also surrounded by excellent green spaces and walking trails. Gibbet Hill Wood, Canley Ford, the Kenilworth Greenway, and the Heart of England Way are all close by, offering peaceful spots for dog walks, running, or cycling.

Transport connections are exceptional. Coventry railway station provides direct links to London Euston in around an hour, and Birmingham in under 30 minutes. The property is close to major roads including the A45, A46, M6, M40 and M42, while Birmingham Airport is reachable in under half an hour.

Educational options are excellent, with proximity to local schools Bishop Ullathorne and Finham Park, easy access to King Henry VIII and Bablake Schools, and the University of Warwick, making the area well suited to both families and academics.





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Services, Utilities & Property Information

Utilities – The property is believed to be connected to mains water, electricity, gas, and drainage.

Mobile Phone Coverage – 4G and 5G mobile signals available in the area - We advise you to check with your provider.

Broadband Availability – FTTP Broadband available. We advise you to check with your provider.

Special Note – Coalfield or Mining Area

Tenure – Freehold

Local Authority: Coventry City Council
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Coventry, Nuneaton and Balsall Common
+44 (0)247 650 0015 | coventry@fineandcountry.com

Website

For more information visit <https://www.fineandcountry.co.uk/coventry-nuneaton-and-balsall-common-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only



7 RIVERFORD CROFT, COVENTRY, CV4 7HB



OUTBUILDING

GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 2570 sq ft, 239m²
GARAGE : 323 sq ft, 30m²
TOTAL AREA: 2895 sq ft, 269m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 23.06.2025





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