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Stoney Road
Styvechale CV3 6HH

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Occupying a substantial and enviable plot within one of Cheylesmore's most desirable residential locations, this exceptional detached family home presents a rare opportunity to acquire a property of genuine character, space and versatility. Offering approximately 1,600 sq. ft. of accommodation together with a detached garage and extensive rear garden, properties of this nature seldom become available on the open market.

Set back from the road behind an attractive frontage, the property immediately impresses with its commanding presence and generous proportions. Internally, the accommodation has been thoughtfully arranged to provide a wonderful balance of formal reception space and modern family living.

The welcoming entrance hall provides access to all principal ground floor rooms and a convenient guest cloakroom/WC. To the front of the property, the elegant sitting room enjoys a beautiful curved bay window which floods the room with natural light and creates an attractive focal point, providing a warm and inviting space for everyday living.

The first floor continues to impress, offering four well-proportioned bedrooms. The principal bedroom benefits from the luxury of an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. The accommodation is ideally suited to growing families, providing excellent flexibility for home working, guest accommodation or children's bedrooms.

Externally, the property truly comes into its own. One of the home's most outstanding features is its magnificent rear garden. Rarely found in modern housing stock, the garden offers an exceptional amount of outdoor space, providing endless potential for families, keen gardeners and those who enjoy outdoor entertaining. The plot affords a wonderful sense of privacy and seclusion whilst still remaining conveniently positioned for local amenities and transport links. The size of the garden also presents exciting future possibilities, subject to the necessary planning permissions, for extension or further enhancement of the property.

The detached garage provides useful storage and secure parking behind large secure wooden gates. (both the shed and the garage have lighting and power) There is also additional parking at the front of the property.

Homes occupying plots of this scale and offering such versatile accommodation are becoming increasingly difficult to find. Combining spacious detached living, multiple reception rooms, four bedrooms, a detached garage and a truly outstanding garden, this is a property that represents a rare opportunity for discerning purchasers seeking a long-term family home in a highly sought-after location.

selling quality
property since 1995

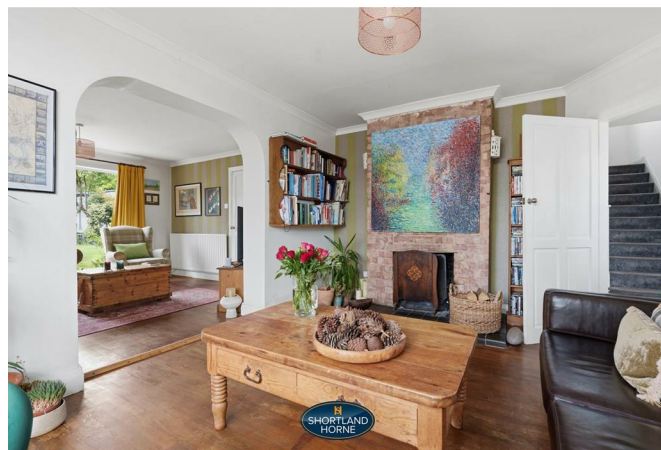
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Dimensions

GROUND FLOOR

Entrance Hallway

Sitting Room

4.06m x 3.48m

Snug

3.81m x 3.51m

Kitchen/Dining Room

6.05m x 4.04m

Dining Room

3.63m x 3.63m

W/C

FIRST FLOOR

Bedroom

3.63m x 3.63m

Bedroom

3.45m x 2.74m

Bedroom

3.81m x 3.71m

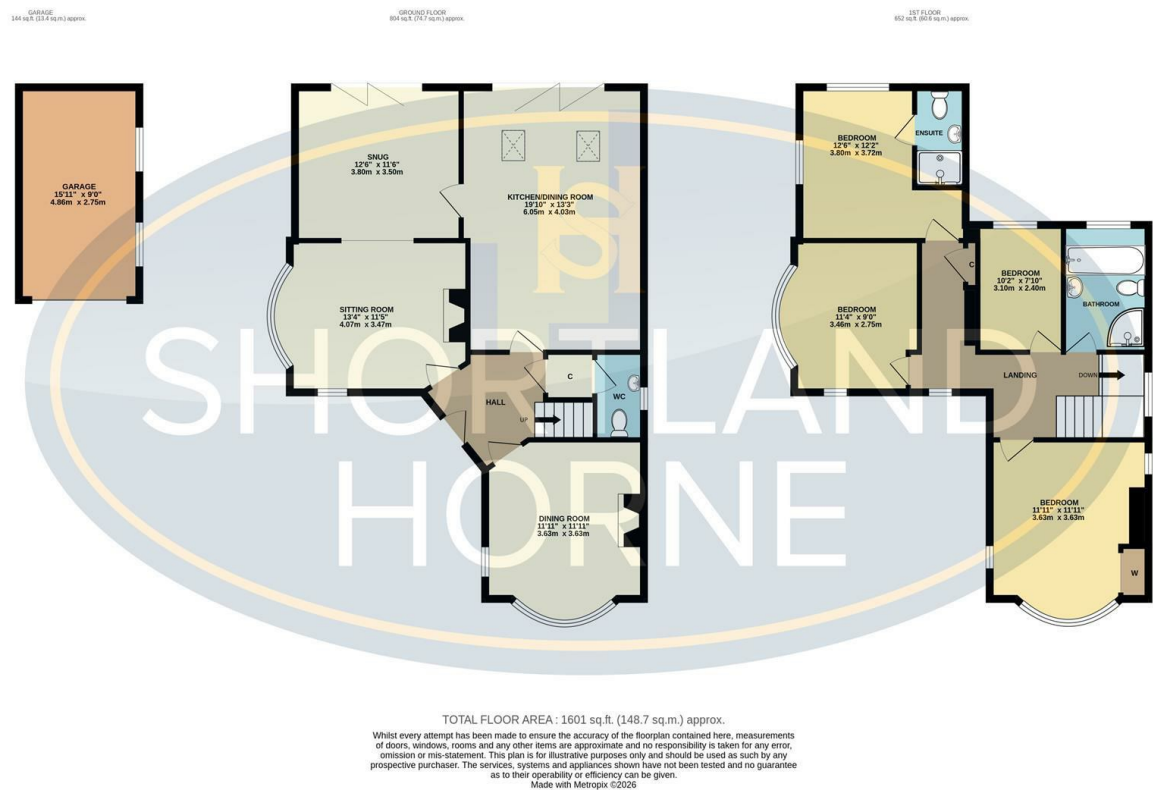
En-Suite

Bedroom

3.10m x 2.39m

Bathroom

Floor Plan



Total area: 1601.00 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

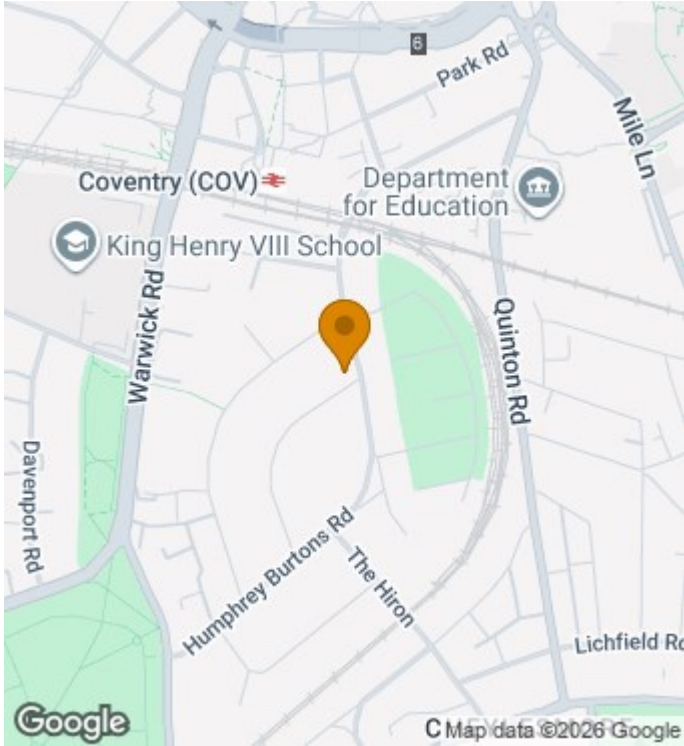
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

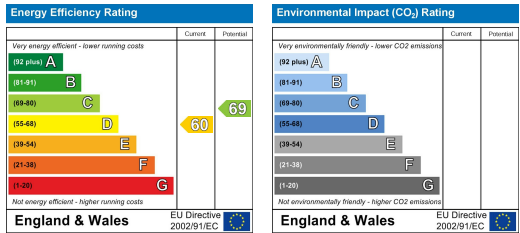
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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