



JULIE PHILPOT
RESIDENTIAL



5 Coventry Road | Stoneleigh | CV8 3BZ

£495,000

A unique opportunity to purchase this spacious and superb Grade II Listed cottage with a garage and driveway along with the most amazing mature rear garden, circa 200 ft with magnificent river views. A stunning home oozing style and character with exposed beams, timbers and two log burners, plus a lovely recently re-fitted modern kitchen and a brilliant 'Garden Cabin' and garden gazebo which is just perfect for outdoor living/dining and entertaining with the stillness of being next to the River Sowe. A truly special property that will only ever be appreciated by viewing.

- Stunning Village Home
- River Sowe Aspect & Large Rear Garden
- Garage and Driveway Parking
- Two Double Bedrooms & Two Reception Rooms



SELLERS COMMENTS

In the years we have lived in Stoneleigh Village we've always appreciated its uniqueness; it's truly a hidden gem. We love the cottages history, and the atmosphere inside is so homely. We have so many memories sitting on the decking on the bank of the river with friends and family watching the ducks with their chicks, swans with their signets and we often hear the chirping of the kingfisher as he flies past us. It's a joy to be in the cabin in winter with the log burner going, watching the wildlife from the warmth. Stoneleigh is a beautiful place to live and there is a lot going on. The Stoneleigh Village Club is at the heart of the community and there are plenty of groups to join if you so wish. We've made lots of wonderful friends and it's been a privilege to live here.

DOOR TO

SITTING ROOM

17' 3" x 12' 10" (5.26m x 3.91m)

Having exposed beams, parquet wood flooring, recently installed log burner, electric panel heater, built in storage cupboard and downstairs storage. Two wall light points. Staircase to first floor. Door to:

LOUNGE/DINER

17' 1" x 11' 3" (5.21m x 3.43m)

A second reception room that is perfect as a lounge/diner with recently installed log burner, tiled floor, original exposed beams and timbers, a couple of steps leading down to:

RE-FITTED KITCHEN

13' 1" x 9' 2" (3.99m x 2.79m)

Having been recently refitted with an extensive range of stylish cupboard and drawer units with matching wall cupboards including glazed display units. Stable door to the rear patio seating area. Belfast sink unit, integrated appliances to include fridge and freezer, slimline dishwasher, washer/dryer, Zanussi four ring induction hob and Neff 'hide and slide' electric oven. Underfloor heating.

FIRST FLOOR LANDING

With original exposed beams, timbers and stained glass windows. Built in storage cupboard.

BEDROOM ONE

13' 4" x 9' 4" (4.06m x 2.84m)

Having many further original features, vaulted ceiling and wall to wall range of built in wardrobes.

BEDROOM TWO

11' 8" x 9' 9" (3.56m x 2.97m)

Having exposed beams, feature fireplace, night storage heater and nice views.

BATHROOM

With period freestanding 'Ball and Claw' bath, w.c., wash basin and separate shower enclosure with folding shoer screen. Heated towel rail, Velux window, original floorboards, beams and leaded light window.

OUTSIDE

SINGLE GARAGE

Having double timber doors. In addition to the garage is driveway parking to the side with ample storage space for several vehicles/boat/caravan.

REAR GARDEN

This is just the most delightful feature to this home and is exceptional, being one of only eight properties within the village that have direct river views and access. The present sellers have created a beautiful garden with many secluded seating areas and well stocked mature shrubbery borders with a private brick built patio area directly in front of the kitchen. A gravel pathway winds through the garden towards the lower garden area with a five bar gate leading you through to the river viewing bbq area with timber decking seating area and gazebo overlooking the river.

CABIN

In the garden is a timber cabin which is ideal for outdoor entertaining with outdoor dining space and internally there is a log burner, light and power are also connected. The sellers have insulated and boarded had a new roof and new flooring to enable this cabin to be used throughout the year, providing peace and tranquility for all.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

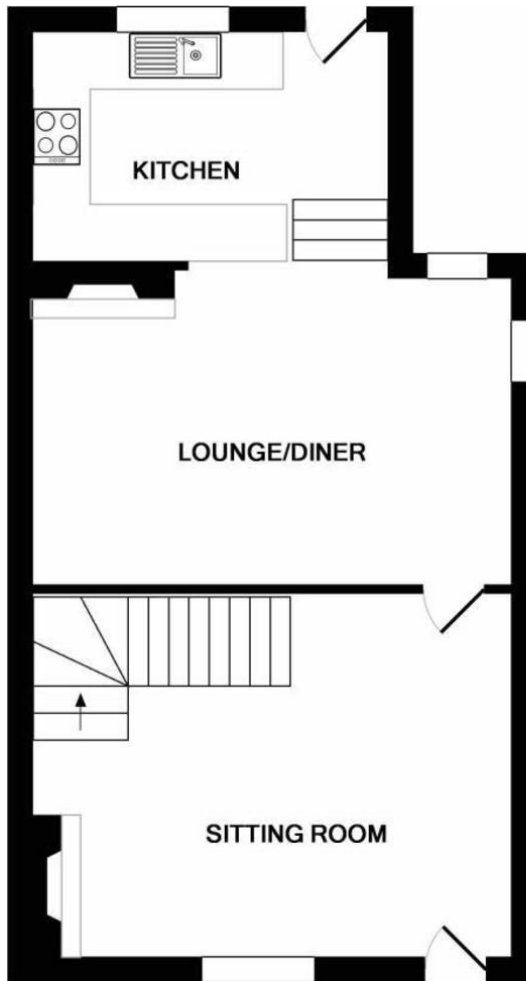
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T: 01926 257540

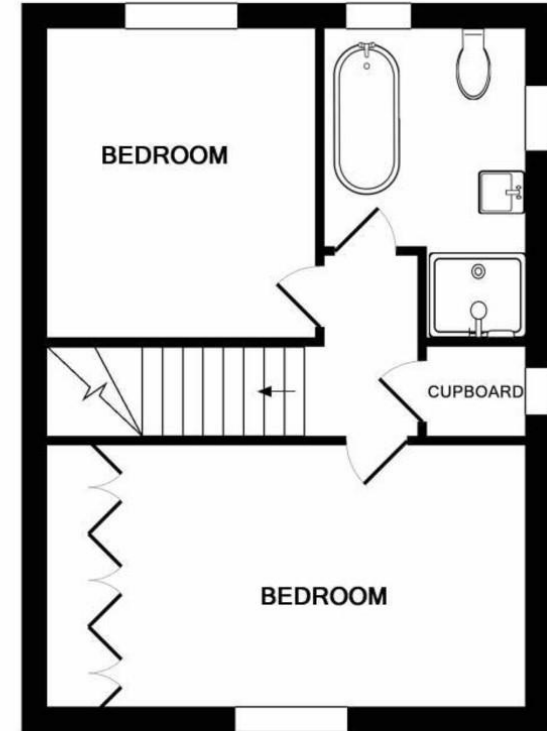
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EPC EXEMPT



GROUND FLOOR



1ST FLOOR



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements