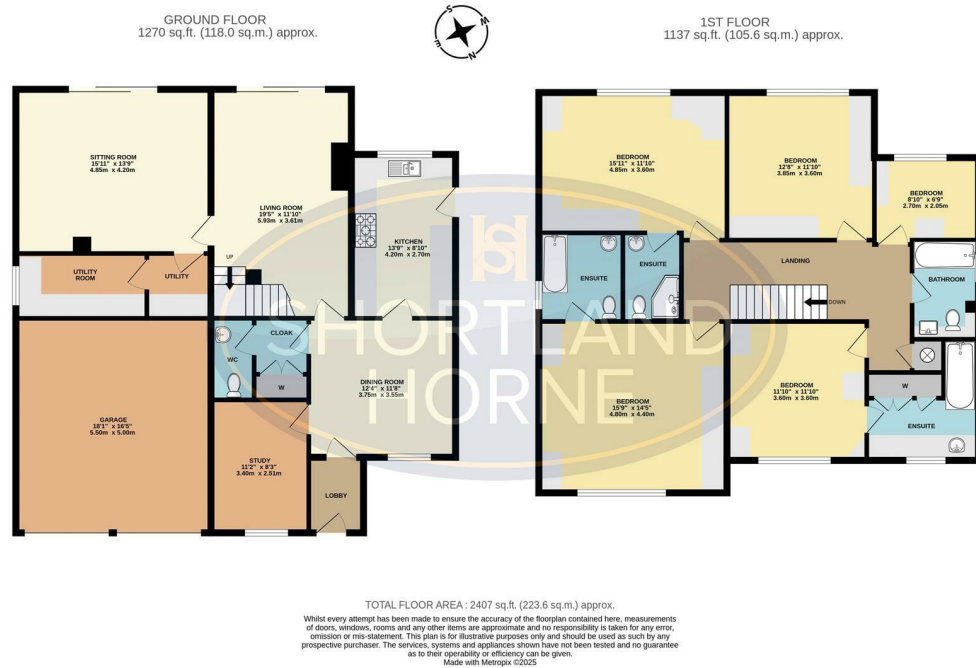


Floor Plan



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 89 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

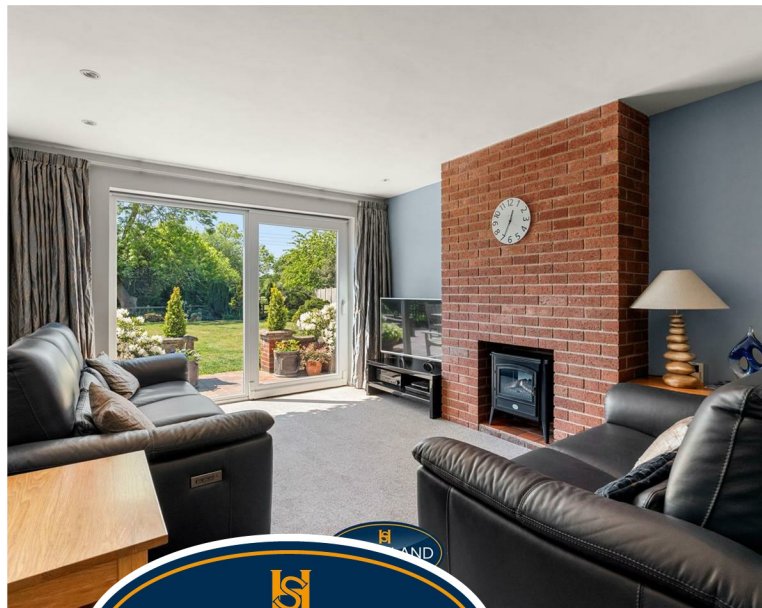
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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Grove Road
Ansty CV7 9JE



£625,000 Offers In The Bedrooms 5 Bathrooms 4

Set along the peaceful and sought-after Grove Road in the heart of Ansty village, this beautifully extended five-bedroom detached home is a rare opportunity. With over 2,400 sq ft of well-designed living space and cherished by the same family for over 40 years, it offers an inspiring blend of country charm, generous proportions, and serene views - all ready to welcome its next chapter.

From the moment you arrive, there's a quiet magic to the setting. The Oxford Canal gently meanders across the lane, and the distant spire of St. James Church rises gracefully above the trees, a scene that shifts with the seasons and invites a slower pace of life. The home itself sits proudly behind a large driveway for up to four cars and, once inside, reveals a spacious and light-filled interior finished in a tasteful neutral palette throughout.

At the heart of the ground floor are two beautifully proportioned reception rooms. The sitting room, the larger of the two, and the adjacent living room both feature sliding patio doors that draw your gaze directly out to the south-facing garden and rolling fields beyond. The effect is genuinely stunning. Natural light pours into every corner, while the living room's brick fireplace adds a comforting focal point. It's a home made for hosting - relaxed Sunday brunches, festive family gatherings, or simply summer evenings with friends drifting between garden and home.

A third reception room, currently used as a formal dining space, is ideal for celebratory meals, while a separate study offers peace and privacy for working from home. The kitchen strikes a welcoming balance between country character and modern practicality, featuring cherry shaker-style cabinetry, integrated appliances including a range oven, a breakfast bar, and tiled walls and flooring. You'll also find utility rooms, and a well-placed cloakroom and WC.

Adding further convenience and practicality is an expansive integral garage, providing ample space for parking and storage.

Upstairs, five well-appointed bedrooms await, all with fitted wardrobes or built-in furniture for effortless storage. Three of the bedrooms boast their own en-suites, ideal for family living or overnight guests. At the front, two bedrooms enjoy calming views over the canal and village; to the rear, the others take in the uninterrupted rural horizon - perfect for waking to golden sunrises or winding down to pastel skies.

Step outside, and the rear garden is quite simply a delight. It's a haven for birdsong, sunshine and peaceful afternoons. Beautifully maintained and wonderfully private, it offers a generous patio with built in barbecue area for alfresco dining, a pergola draped in wisteria, and a wide expanse of lawn framed by vibrant borders and colourful displays. As the garden gives way to open fields, there's nothing to interrupt your view - just the sun setting gently over the Warwickshire countryside.

Despite the village tranquility, Grove Road is well connected. Bedworth railway station is just under three miles away, making Coventry and beyond easily accessible. Both Rugby and Coventry train stations are under 20 minutes away. Local amenities are close at hand, and The Rose and Castle pub — known for its warm atmosphere, traditional pub food, plus Sunday roasts, is a beloved local spot just down the lane.

The significant investment in the installation of 20 solar panels, split across two roofs, - provides generation throughout the whole day. Plus with the addition of battery storage, enhances the home's energy efficiency and long-term appeal, helping to reduce electricity costs while limiting reliance on rising energy prices. The system generates renewable energy during the day, stores any excess for later use, then exports surplus to grid once the batteries are full, thus maximising efficiency and potential savings, particularly during peak tariff periods.



GROUND FLOOR

| | |
|--------------------|--------------|
| Lobby | |
| Dining Room | 12'4 x 11'8 |
| Living Room | 19'5 x 11'10 |
| Sitting Room | 15'11 x 13'9 |
| Kitchen | 13'9 x 8'10 |
| Study | 11'2 x 8'3 |
| Utility | |
| Cloakroom/WC | |
| FIRST FLOOR | |
| Bedroom 1 | 15'9 x 14'5 |

En-Suite

| | |
|-----------------|---------------|
| Bedroom 2 | 15'11 x 11'10 |
| En-Suite | |
| Bedroom 3 | 11'10 x 11'10 |
| En-Suite | |
| Bedroom 4 | 12'8 x 11'10 |
| Bedroom 5 | 8'10 x 6'9 |
| Family Bathroom | |
| OUTSIDE | |
| Integral Garage | 18'1 x 16'5 |
| Rear Garden | |
| Driveway | |