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Stoneleigh Road
CV4 7AB

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Cedar House is an exquisite five-bedroom detached residence located on the prestigious Stoneleigh Road in Gibbet Hill, Coventry. This luxurious home spans an impressive 2,810 square feet and is set on a generous plot, making it a perfect choice for families seeking both space and comfort.

Upon entering, you are greeted by a grand entrance hallway featuring a stunning spiral staircase that leads to the first floor. The ground floor boasts two spacious reception rooms, including a living room that seamlessly flows into a dining area, currently enhanced with a stylish bar. The well-appointed kitchen opens into a delightful conservatory dining area, providing a bright and airy space for family meals. Additionally, the ground floor includes a practical utility room, a further sitting room, an office, a convenient downstairs w/c, and access to the garage.

The first floor is dedicated to rest and relaxation, featuring five well-proportioned bedrooms. Two of these bedrooms benefit from en-suite bathrooms, while a family bathroom serves the remaining rooms, ensuring ample facilities for all.

Outside, Cedar House is surrounded by beautifully maintained gardens. The front garden features a driveway that accommodates multiple vehicles and leads to the garage. The rear garden is a true oasis, complete with a patio area ideal for outdoor entertaining, and steps that lead down to a lush lawn adorned with mature shrubs and trees, providing a serene backdrop for family gatherings.

Situated in the highly sought-after Gibbet Hill area, this property offers excellent access to Kenilworth, Leamington, Warwick University, and the nearby Tile Hill train station, as well as convenient links to the A46 and motorway network, making it an ideal location for daily commuters. Please note that this property is equipped with a septic tank. Cedar House is a remarkable opportunity for those seeking a luxurious family home in a prime location.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Living Room
6.58m x 4.24m

Dining Room
6.32m x 3.20m

Kitchen
5.13m x 3.96m

Utility
2.77m x 2.87m

Office
3.84m x 2.87m

Sitting Room
4.72m x 2.87m

W/C

Garage
5.97m x 2.87m

FIRST FLOOR

Bedroom 1
5.13m x 4.14m

En-Suite
2.41m x 2.84m

Bathroom

Bedroom 2
5.77m x 3.56m

Bedroom 3
3.43m x 4.34m

Bedroom 4
2.87m x 3.20m

En-suite

Bedroom 5
2.87m x 2.31m

Floor Plan



Total area: 2809.60 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

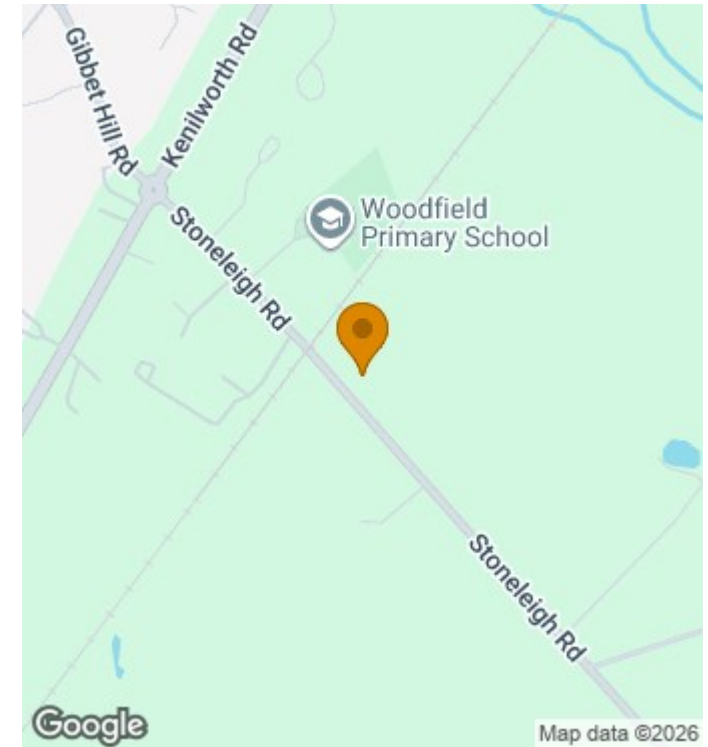
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

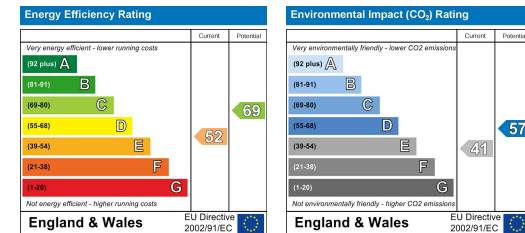
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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