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Washbrook Lane
Allesley CV5 9FH

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Nestled on Washbrook Lane in the picturesque village of Allesley, Coventry, The Old Stables is a remarkable detached house dating back to circa 1780. This substantial home offers an impressive four bedrooms, making it ideal for families or those seeking extra space. Upon entering, you are greeted by a modern and beautifully designed kitchen that seamlessly flows into a lovely lounge and an elegant dining room, all crafted to enhance your everyday living experience.

The property is set within magnificent gardens that extend over 100 feet, providing a serene outdoor retreat perfect for relaxation and enjoyment. The extensive reclaimed cobblestone courtyard adds a touch of character to the exterior, while a superb external garden and games room offers versatile space for leisure activities or entertaining guests.

With the added advantage of no chain, this residence presents a rare opportunity for discerning buyers who appreciate both charm and comfort. The expansive grounds surrounding The Old Stables are a haven for nature lovers and those who enjoy hosting gatherings, with meticulously manicured landscaping that creates an idyllic backdrop for sunny days and social events.

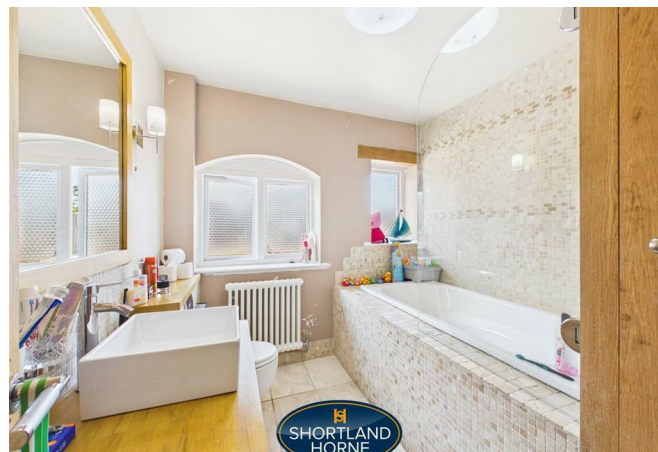
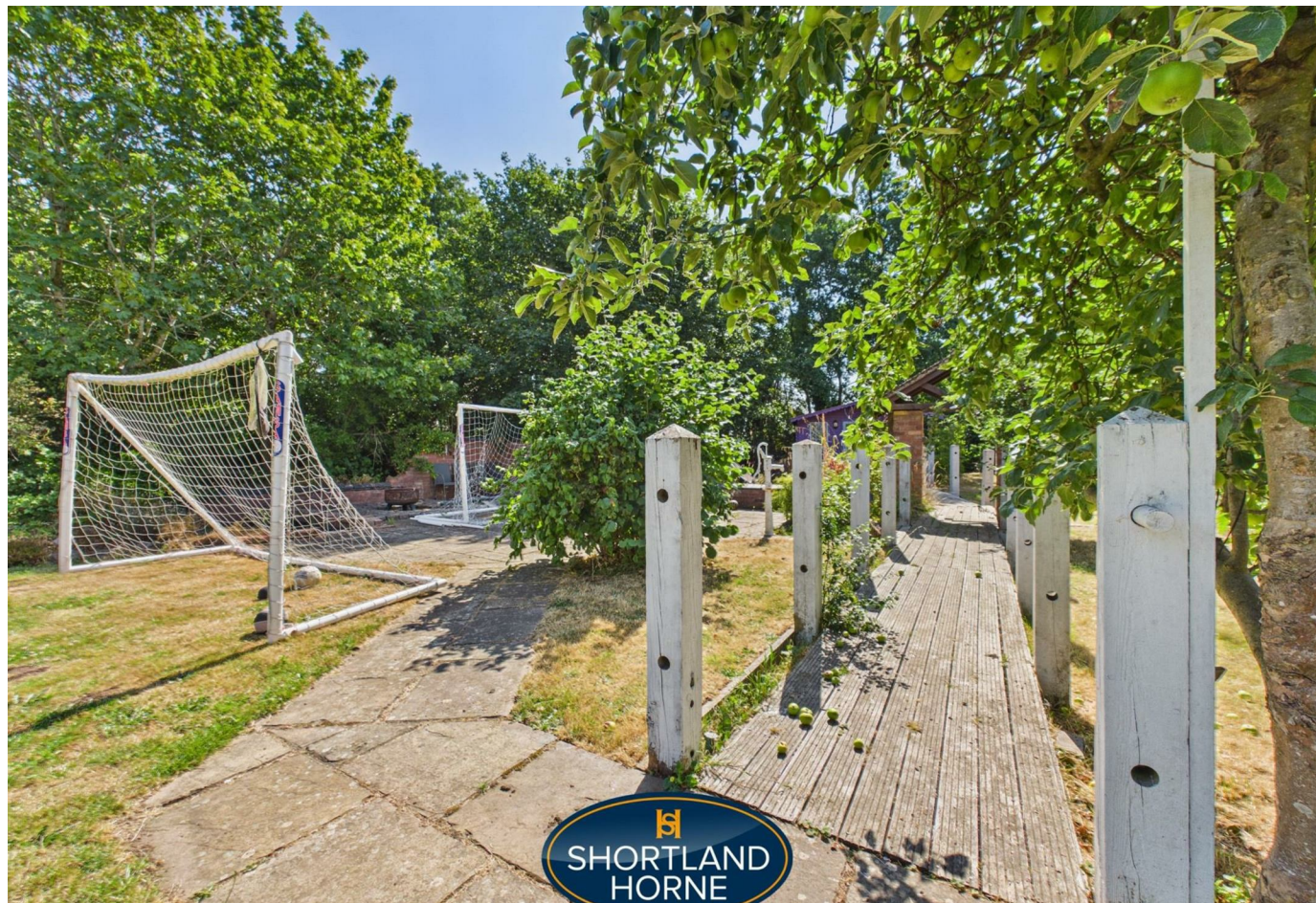
Discover a sanctuary in the heart of this historic property, where modern amenities blend harmoniously with classic charm, setting the stage for a distinctive living experience. The Old Stables is not just a house; it is a home that invites you to create lasting memories.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

1.35m x 3.84m

Living Room

3.68m x 5.33m

Dining Room

4.32m x 8.13m

Kitchen

5.31m x 2.39m

Bedroom

4.27m x 3.96m

Bathroom

2.16m x 3.84m

Hallway

0.94m x 9.68m

Bedroom

2.16m x 3.71m

Bedroom

2.44m x 4.47m

Bedroom

3.56m x 4.04m

Bathroom

2.46m x 2.34m

OUTSIDE

Outbuilding

2.57m x 5.56m

Floor Plan



Total area: 1769.00 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.

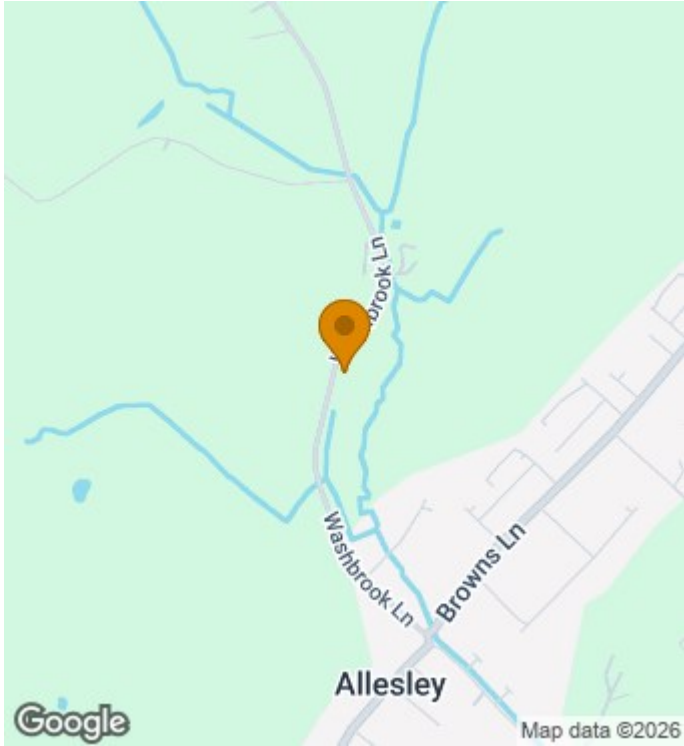
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

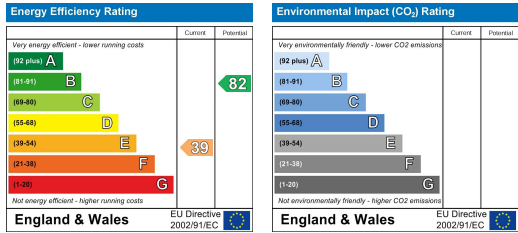
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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