



Broadmoor Wood Green End Road Fillongley CV7 8EN

for sale offers over
£1,900,000



Property Description

A fabulous seven-bedroom country home with approximately 10 acres having breath taking 360-degree countryside views amongst the best in Warwickshire. Offering flexible accommodation to include seven bedrooms plus annexe incorporated into the main house, large Orangery with fantastic views and cinema room, fabulous formal gardens. In out driveway to the front, electric double gates, stunning grounds with extensive manicured lawn, large sun terrace and lake, twelve stable block with planning permission granted for four bed detached bungalow with underground swimming pool. PAP/2023/0352. NO UPWARD CHAIN

Approach

Electric security gates lead to in and out driveway, front door leads to reception hallway.

Reception Hallway

Staircase rising to first floor landing.

Guest Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, understairs cupboard.

Lounge

20' x 16' (6.10m x 4.88m)

Inglenook feature fireplace with marble hearth, double doors to the rear leading to orangery.

Dining Room

17' x 13' 9" Maximum (5.18m x 4.19m Maximum)

Open plan to orangery, large walk-in cupboard leading to boiler room.

Luxury Kitchen

22' 2" x 11' 5" (6.76m x 3.48m)

Open plan to orangery, fitted with an extensive range of white gloss fronted base and wall mounted units, complementary granite work surfaces, a range of appliances to include electric oven and grill, Neff coffee machine, Quooker boiling water tap, larder fridge and freezer, large central breakfast bar housing Neff induction hob with extractor hood above, wine cooler, deep pan drawers within.

Orangery

51' 10" x 10' 7" (15.80m x 3.23m)

Doors to the rear and side with fabulous countryside views, underfloor heating.

Second Guest Cloakroom

Sitting Room

16' 2" Maximum x 16' (4.93m Maximum x 4.88m)

Windows to the front and side.

Study

14' 6" x 10' 4" (4.42m x 3.15m)

Built-in desk units with marble top.

Laundry

Having space and plumbing for automatic washing machine and tumble dryer, sink and drainer unit with mixer tap, door to the rear leading to garden.

Inner Hallway

Cloak hooks and wall mounted storage units, leading through to cinema room.

Cinema Room

18' x 18' (5.49m x 5.49m)

Windows to the front and side, wall light points.

First Floor Landing

Large picture window to the rear with fabulous views, stairs to second floor landing.

Master Bedroom

20' x 16' (6.10m x 4.88m)

Light and airy room with dual aspect windows and stunning panoramic views, extensive built-in wardrobes, door through to en-suite.

En-Suite

Fitted with walk-in shower cubicle with twin head mains shower fitted, low level WC, wash hand basin with mixer tap, heated towel rail, window to the front.

Bedroom Two

17' 9" Maximum x 11' 6" Into wardrobes (5.41m Maximum x 3.51m Into wardrobes)

Window to the front, wardrobes to one wall.

En-Suite

Fitted with low level WC, wash hand basin with mixer tap, shower cubicle with mains shower fitted.

Bedroom Three

17' 9" Maximum x 11' 6" Into Wardrobes (5.41m Maximum x 3.51m Into Wardrobes)

Window to the front, wardrobes providing hanging and shelving space.

Bedroom Four

12' Into Wardrobes x 8' 2" (3.66m Into Wardrobes x 2.49m)

Full height wardrobes, window to the rear.

Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, corner shower cubicle with twin head shower fitted, heated towel rail, obscure glazed window to the rear.

Second Floor Landing

Window to the front.

Bedroom Five

15' 4" x 9' 2" (4.67m x 2.79m)

Window to the rear.

Bedroom Six / Dressing Room

11' 4" x 6' 8" (3.45m x 2.03m)

Open wardrobes and shelves, window to the rear, door through to wardrobe.

Study / Bedroom Seven

Window to the front, storage into eaves.

Shower Room

Fitted with walk-in shower, low level WC, wash hand basin fitted into vanity unit, window to the rear.

Annexe

Lounge

13' 4" x 9' 10" (4.06m x 3.00m)

Window to the rear, door leading to outer porch, door through to bedroom.

Bedroom

13' 6" Into Wardrobes x 8' 5" (4.11m Into Wardrobes x 2.57m)

Full width wardrobes providing hanging and shelving space, window to the rear.

Kitchen

12' 3" x 9' Maximum (3.73m x 2.74m Maximum)

Having electric cooker point, base and wall mounted units, stainless steel sink and drainer unit with mixer tap, window to the rear, tiled floor, door through to shower room.

Shower Room

Fitted with low level WC, wash hand basin, shower cubicle with mains shower fitted, window to the rear.

Outside

With equestrian facilities to include 12 stables and tact room, three sets of gates, In out driveway to the front, electric double gates, stunning grounds with extensive lawn, formal gardens including extensive manicured lawns, patio area and sun terrace, adjoining fields with spectacular views and large lake.

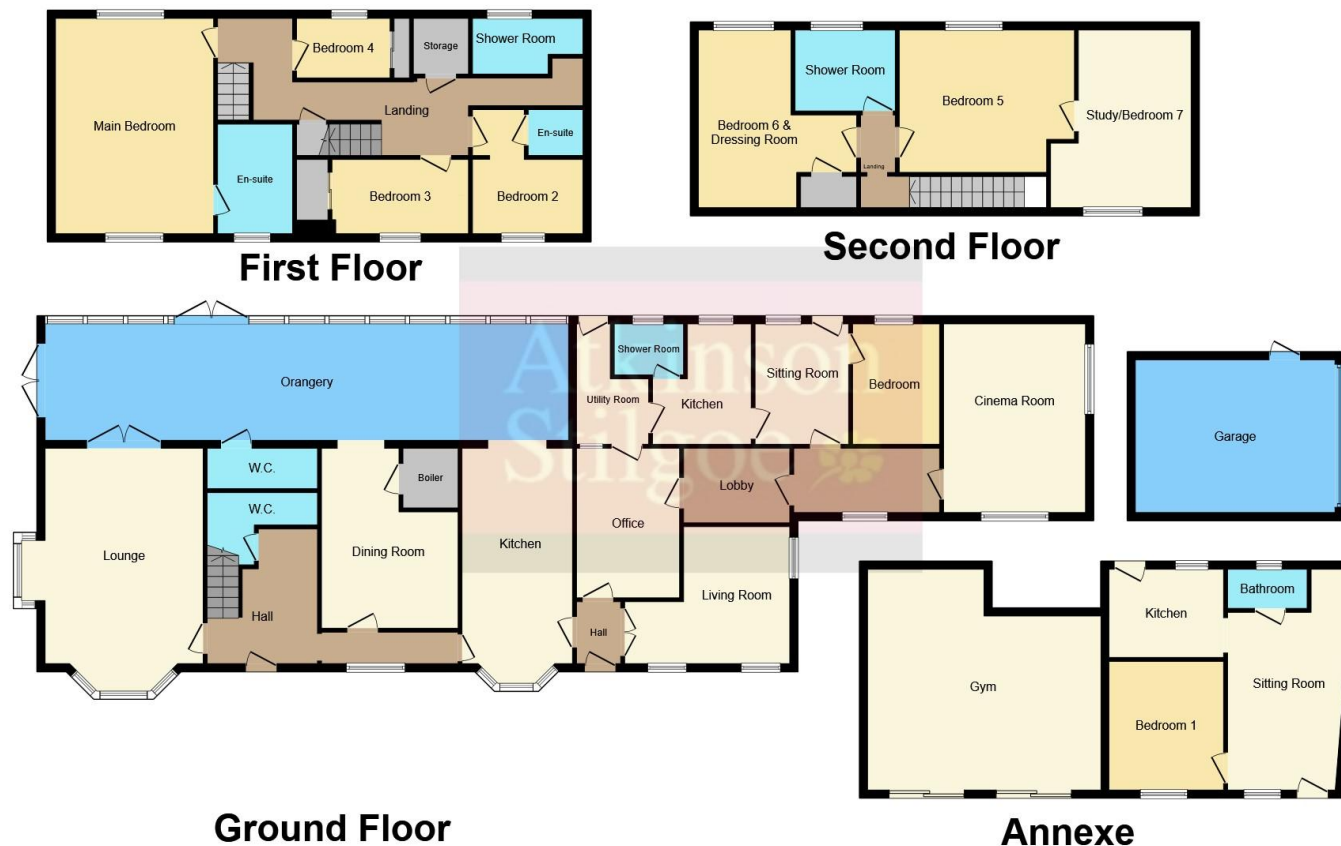
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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150 Station Road Balsall Common
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EPC Rating: E Council Tax
 Band: G

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Tenure: Freehold



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