



STONELEIGH ROAD

GIBBET HILL, COVENTRY. CV4 7AB



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COVENTRY

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A rare opportunity to acquire a four bedroom detached residence set in a secluded off road position in sought after south Coventry location

Looking for a property with potential to extend? This beautiful home offers space, light and flexible accommodation. Having planning permission to transform this from a four bedroom, two bathroom family home with a double garage to a seven bedroom! Call us to now to view the plans. An already exclusive home with remarkable prospective.

The present accommodation benefits from a large secluded driveway area with detached double garage (also having planning permission granted for the addition of a first floor games room). There are also large mainly lawned secluded rear gardens. Internally there is a splendid ground floor master bedroom with luxurious en-suite bathroom and three further first floor bedrooms and family bathroom. There is also a ground floor cloakroom, large family lounge/dining room, separate family room with first floor office/study leading off and a splendid kitchen/diner with a large laundry/utility room leading off.

Being situated upon the Stoneleigh Road the property enjoys a premier Coventry location which is well placed for access to the Kenilworth Road/Kenilworth town centre, the Warwick University complex and the A46.



Double glazed front door and side screen leading to:

## STORM PORCH

Tiled flooring, electric light, double glazed side screen and inner quality double glazed and leaded style front door leading to:

## MAIN HALLWAY

Herringbone style wood block flooring, two central heating radiators, walk-in storage/cloaks cupboard with electric lighting, shelving and hanging rails, display alcove. Airing/storage cupboard housing Vaillant Vantage water tank.

## GROUND FLOOR CLOAKROOM

White low flush WC, wash hand basin with splash back, floor tiling, central heating radiator, double glazed window.

Twin bevelled glazed doors with side screens provide access to:





**LOUNGE/DINING ROOM 23'10" x 12'4"**

Double glazed bay window to front, further side double glazed bay window and additional double glazed door with side windows leading to gardens. Further herringbone feature wood block flooring, two central heating radiators, splendid recessed Inglenook style fireplace feature with marble hearth and cast iron wood burning stove.

**FAMILY SITTING ROOM 11'4" x 14'5" max.**

Double glazed window to front, further double glazed dual aspect side windows, feature herringbone style wood block flooring, wall light points with dimmer switch control, picture rails, feature recessed designer real flame effect gas fire, central heating radiator.

Alternate tread staircase rises to:

**OFFICE/STUDY AREA**

Sloping ceilings with inset spot lighting and double glazed Velux style window, power points, central heating radiator.

**MAGNIFICENT DINING KITCHEN****Dining Area 15'0" x 9'11"**

Laminate style flooring, central heating radiator, inset spot lighting to ceiling, display style window to entrance hall, tiled fireplace feature with hearth and timber surround incorporating cast iron fire basket, double glazed door and side screens leading to rear garden.

**Kitchen Area 14'7" x 16'11"**

Dual aspect double glazed windows, ornate double glazed door leading to main frontage. Range of farmhouse style base units and wall cupboards with contrasting granite work surfaces and splash back tiling, inset ceramic style sink with farmhouse style mixer tap, integrated Bosch dishwasher, free-standing dual fuel Masterchef Aga with recirculator canopy and lighting fitted above, twin glazed display cabinets with storage drawers below, integrated plate rack, central island style unit incorporating further storage cupboards with drawers above and granite work surface. Inset spot lighting to ceiling. A stable style door leads directly to:

**LARGE UTILITY/LAUNDRY ROOM 10'8" x 10'1"**

Double glazed window to rear, panel door leading to outside, inset ceramic style single drainer sink with feature mixer tap and double cupboard below, further matching farmhouse style base units and wall cupboards, additional glazed display cabinets and drawers, tiled flooring, space and plumbing for washing machine and further space for tumble dryer, integrated plate rack, inset spot lighting to ceiling and central heating radiator.

**BEDROOM ONE (ground floor) 16'0" x 12'1"**

Dual aspect double glazed windows and double glazed door leading to rear garden, two central heating radiators, fitted full width quality sliding door wardrobe unit incorporating mirrors, hanging rails, drawers and shelving. A panel door set into arch provides access from the main bedroom area to:

**LUXURY EN-SUITE BATHROOM 9'10" x 10'0"**

Stylish suite with low flush WC, inset wash hand basin with feature mixer tap, cupboards below and vanity unit with lighting fitted above, twin ended feature panelled bath with central mixer tap, corner shower cubicle with twin opening splash doors and inset shower unit, contrasting wall tiling, inset spot lighting to ceiling, centrally heated towel rail, additional Dimplex fan heater, feature double glazed bay window and additional double glazed side window.

**STAIRCASE**

Rises from the entrance hall to:

**FIRST FLOOR LANDING**

Double glazed window to front with vertical blind, central heating radiator and large walk-in storage cupboard. Panelled doors lead off to the following:

**BEDROOM TWO (rear) 10'6" x 15'11"**

Double glazed window (enjoying secluded views towards rear gardens and beyond), part wall panelling, central heating radiator.

**BEDROOM THREE (rear) 8'6" x 22'5"**

Double glazed window (again enjoying views over rear gardens), part sloping ceilings, part wall panelling, fitted spot lighting, central heating radiator and cupboard housing gas fired central heating boiler.



**BEDROOM FOUR (front) 14'8" x 8'3" max.**

Double glazed window, part wall panelling, central heating radiator and sloping ceilings.

**FAMILY BATHROOM 8'10" x 6'7"**

Modern white suite comprising low flush WC, adjacent inset wash hand basin with mixer tap and double cupboard below, P-shaped panelled bath with splash screen, mixer tap and shower attachment, contrasting part wall tiling, additional floor tiling, glazed display shelf, central heating radiator, vanity mirror, spot lighting to ceiling, double glazed window.

**OUTSIDE**

An area of shared drive provides access to a particularly large private driveway with off road parking for approx. six to seven vehicles with a further mature wooded area providing seclusion. The main garden area incorporates a shaped lawn and:

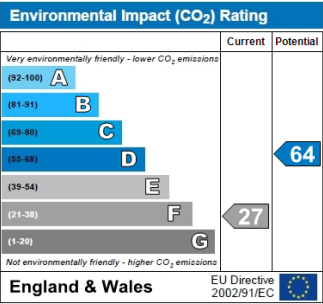
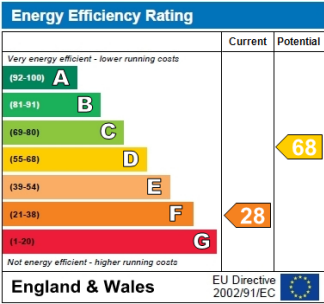
**DETACHED DOUBLE GARAGE**

Twin up and over doors, electric lighting, power supply, side window and pedestrian door.

There is also an external water supply point and lighting and wrought iron style gate provides access via the side of the property to:

**REAR GARDEN**

Having a large shaped paved patio area, shaped lawn with flower borders, pond feature and timber summer house, further pleasant paved seating area to the main side area of the property.



**Ground Floor**  
Approx. 144.8 sq. metres (1558.4 sq. feet)



**First Floor**  
Approx. 74.9 sq. metres (805.9 sq. feet)



Total area: approx. 219.6 sq. metres (2364.3 sq. feet)

**IMPORTANT NOTICE**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, please ask us and we will confirm it for you. Otherwise, professional verification should be sought. These Sales Particulars do not constitute a contract or any part of a contract. **Measurements:** All dimensions are approximate. **Fixtures, Fittings and Appliances:** The mention of any fixtures, fittings and/or appliances does not imply they are in full working order. **Photographs:** Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. **Floor Plans:** For general guidance only and not to scale. **Regulated by RICS**