



John Shepherd
SELECT



Basnett House, Common Lane , Corley Moor, CV7 8AQ

Asking Price Of £689,950

Freehold

- 6-Bedroom Detached Property
- Double Garage & Workshop
- Sauna & Changing Room
- Equestrian Facilities



APPROACH Accessed through the electrically operated wrought iron style gates leading to the private gravelled driveway and up to a block paved footpath. This leads to an open fronted canopy porch and timber and glazed door which opens into:

ENCLOSED PORCH 5' 9" x 5' 1" (1.77m x 1.56m)

This beautiful traditional timber built porch has windows to three sides with stunning stained glass and leaded windows over, having quarry tiled flooring, a vaulted ceiling, centrally mounted ceiling light and timber and double glazed leaded front door opening into:

ENTRANCE HALL 5' 3" x 10' 7" (1.62m x 3.25m)

This bright entrance hallway has stairs rising to first floor landing and gives way to all ground floor rooms, with high quality wood laminate flooring, central heating radiator and inset downlighters, benefiting from two useful understairs storage cupboards and having the telephone intercom control panel operating the electric front gates, with timber and glazed double doors opening into:

LIVING ROOM 16' 1" x 15' 0" (4.92m x 4.58m) This spacious and bright first reception room has solid oak flooring and double glazed window to side elevation, with two further double glazed sliding patio doors giving views and direct access onto the lawned rear garden and beyond, having centrally mounted ceiling light, TV and telephone connection points and central heating radiator.

OPEN-PLAN LIVING, DINING AND KITCHEN AREA
This fantastic open-plan area comprises modern fitted kitchen and breakfast area, full sized dining room and separate sitting room.

KITCHEN/BREAKFAST ROOM 23' 1" x 20' 3" (7.04m x 6.19 max) This beautifully presented modern kitchen comprises a range of oak fronted Shaker style wall and base mounted units with solid granite work surfaces over and granite returns, having an inset

brushed stainless steel one and one half bowl Franke sink with granite drainer and chrome monobloc tap, with an integrated full size dishwasher, space and plumbing provided for a large American style upright fridge/freezer. In addition, there is a free standing Prestige 6-ring gas Range cooker with double oven and brushed stainless steel splashback (available under separate negotiation) and sitting above this is a Belling brushed stainless steel overhead extractor fan. The kitchen also benefits from granite floor tiling, large upvc double glazed picture window giving views over the stunning rear garden, inset downlighters and a centrally mounted solid oak fronted central island and breakfast bar, with an inset stainless steel sink and chrome monobloc tap and providing informal dining for 3-4 adults. This also has space provided for an undercounter wine cooler. The picture is completed in the kitchen by central heating radiator, upvc double glazed window and French doors leading into the conservatory and large open aperture into the dining area.

DINING AREA 10' 11" x 13' 3" (3.33m x 4.05m)

benefiting from a large upvc bay window to front elevation giving views over the lawned foregarden, having solid oak flooring and providing ample dining space for 8-10 adults, with further large aperture opening into:

SITTING ROOM 12' 0" x 12' 5" (3.66m x 3.79m) The third portion of this fantastic open-plan living space has solid oak flooring, a large upvc double glazed window to front elevation, centrally mounted ceiling light, central heating radiator and TV connection point.

HOME OFFICE 10' 8" x 12' 4" (3.26m x 3.76m)
Accessed from a small inner lobby, the incredibly useful third reception area is currently being utilised as a home office and has upvc double glazed bay window to front elevation, centrally mounted ceiling light with plaster moulded ceiling coricing, central heating radiator and centrally mounted feature fireplace.

CONSERVATORY 8' 5" x 9' 11" (2.57m x 3.04m)

Accessed from the kitchen/breakfast room, this upvc conservatory gives direct access to the garden via a large double glazed side access door, with a pitched Perspex roof, high level vent windows and granite tiled flooring.

TO THE FIRST FLOOR

LANDING having stairs rising from entrance hallway, the first floor landing gives way to all of the first floor bedrooms and the recently refitted family bathroom, with further staircase rising to the second floor and benefiting from ceiling mounted lighting, with timber panelled door opening into:

MASTER BEDROOM 15' 2" x 10' 11" (4.63m x 3.35m) The large double bedroom has dual aspect double glazed windows giving views out over the lawned rear garden and beyond, with central heating radiator, telephone connection point, centrally mounted ceiling light and his-and-hers sliding door built-in wardrobes. Situated between the built-in wardrobes is a further timber panelled door leading into:

MASTER EN SUITE 6' 3" x 10' 11" (1.93m x 3.34m) This beautifully appointed and recently installed master en suite comprises low level w.c. with dual flush, bidet, vanity unit mounted wash hand basin with chrome monobloc tap and undercounter storage and large double headed shower cubicle with glass screen, benefiting from underfloor heating and having ceramic tiling to floor and all walls, with inset vanity mirror, high level shaver point, inset downlighters, centrally heated towel rail and obscured double glazed window to front elevation.

BEDROOM 2 13' 0" x 9' 10" (3.98m x 3.01m expanding to 3.97m) Another well proportioned double bedroom, again having upvc double glazed windows to rear elevation giving views out over the lawned rear garden, with centrally mounted ceiling light, central heating radiator, TV aerial point and an archway leading into ideal space for free standing wardrobe, with side facing upvc double glazed

window.

REFITTED FAMILY BATHROOM 7' 8" x 7' 3" (2.36m x 2.22m) This beautifully presented 4-piece suite comprises low level w.c. with dual flush, pedestal mounted wash hand basin with chrome monobloc tap and large corner bath with chrome fittings. In addition, there is a free standing separate shower cubicle with waterfall style shower head and sliding glass screen, granite style floor tiling and large ceramic tiles to the walls, with inset downlighters, obscured double glazed window to rear elevation and centrally heated towel rail. This bathroom also benefits from underfloor heating.

BEDROOM 3 10' 10" x 10' 9" (3.32m x 3.29m) The third double bedroom benefits from a range of white fronted built-in storage furniture comprising overhead cupboards and full length wardrobes, one of which is mirror fronted, having ceiling mounted light, upvc double glazed window to front elevation and central heating radiator.

BEDROOM 4 10' 11" x 10' 11" (3.34m x 3.34m) Another well proportioned double bedroom, again benefiting from a range of built-in bedroom furniture, with large double fronted storage wardrobe with two further storage cupboards and overhead shelving, having matching dressing table and currently housing a single bed and having an aperture able to accommodate a small double.

TO THE SECOND FLOOR

LANDING having stairs rising from first floor landing and gives way to two further double bedrooms and further en suite, with high level Velux roof light, built-in storage cupboard leading to eaves storage space and timber door opening into:

BEDROOM 5 12' 1" x 8' 11" (3.69m x 2.74m expanding to 3.65m with reduced head height) This 5th double bedroom has TV connection point, high level Velux window, central heating radiator, centrally mounted ceiling light and timber panelled door opening into:



GUEST EN SUITE 11' 0" x 13' 2" (3.36m x 4.02m)

This vast en suite currently houses low level w.c. with dual flush, pedestal wash hand basin and an enclosed shower cubicle with mains fed shower and could easily accommodate a separate bath or a full dressing room if so required, having a full size ceiling mounted Velux window, centrally heated towel rail, ceramic tiling to all splashbacks, wood laminate flooring and two low level eaves storage cupboards.

BEDROOM 6 11' 1" x 9' 5" (3.40m x 2.88m) The 6th and final double bedroom has a side facing upvc double glazed window and high level Velux window and is currently being utilised as a playroom, with centrally mounted ceiling light and central heating radiator.

OUTSIDE

TO THE FRONT OF THE PROPERTY sat behind a mature hedgerow and electrically operated wrought iron style gate, is a large gravel driveway providing ample off-road parking. Alongside this is a well maintained lawned foregarden with well stocked plant and shrub borders, with paved footpath leading up to the front porch. The driveway continues along the side of the house and leads up to the well maintained south facing lawned garden which benefits from mature hedgerows to both side elevations, centrally mounted rockery, flower bed and ornamental pond, whilst to the other side of the lawn is a raised decking area creating the ideal barbecue space, with an open fronted timber canopy housing the Coleman Jacuzzi spa (which is available under separate negotiation). Alongside this is the outdoor sauna, shower and changing room, all of which benefit from power and lighting supply. To the rear of the lawned garden is the double garage and workshop.

DOUBLE GARAGE 22' 8" x 21' 1" (6.93m x 6.45m)

This oversized pitched roof double garage has concrete floor and electrically operated up-and-over garage door, benefiting from both power and lighting as well as a vaulted ceiling and interior lockable door leading into the workshop.

WORKSHOP 19' 2" x 14' 6" (5.86m x 4.44m) having a vaulted ceiling and useful mezzanine storage area as well as front facing windows giving views out onto the lawned garden. In addition to this there is a built-in workbench and wall mounted shelving, power and lighting supplied and an external lockable access door leading onto the paved garden and side footpath.

TO THE REAR OF THE FORMAL GARDENS is a 5-bar galvanised gate which leads up to the equestrian facilities and yard.

YARD comprising a block paved parking area and yard with two full size timber built stables and tack room, benefiting from power and lighting, as well as drainage and water supply. Beyond this is post-and-rail fencing and a galvanised metal gate opening into

the fence enclosed rear paddock.

GENERAL INFORMATION Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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 Serious Organised Crime Agency.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: North Warwickshire Council.

Postal Address: The correct postal address of the property is understood to be Basnett House, Common Lane, Corley Moor, Coventry, CV7 8AG.

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: From the office of JOHN SHEPHERD SELECT on Station Road in Balsall Common turn left and proceed to the island in the centre of the village. Turn right onto the A452 Kenilworth Road and continue along to the fourth island, turning right into Hampton Lane as signposted for Meriden. At the island in the centre of Meriden proceed straight across into the Fillongley Road and continue along ??



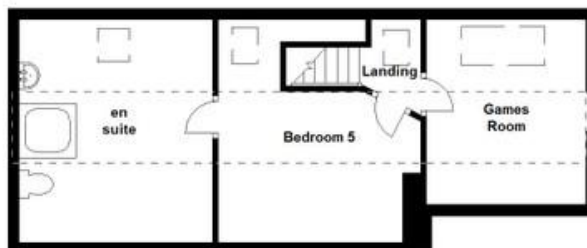
Ground Floor
Approx. 114.4 sq. metres (1231.5 sq. feet)



First Floor
Approx. 78.5 sq. metres (845.4 sq. feet)



Second Floor
Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 233.2 sq. metres (2510.2 sq. feet)

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Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

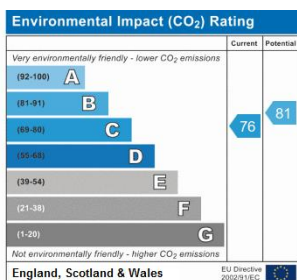
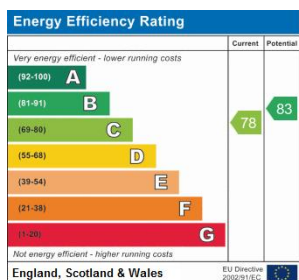
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John Shepherd Financial Services: Independent Mortgage Advisors. Telephone: 01564 786611 or visit www.johnshepherd.com

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