



Trusted
Property Experts



Castle Close
Fillongley CV7 8PB

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OFFERED WITH NO UPWARD CHAIN!!

Castle View is a stunning development of three luxury detached homes which have been carefully designed to provide excellent living space with minimum maintenance. The development is situated in the medieval and picturesque village of Fillongley in North Warwickshire.

The development benefits from having breath taking countryside views to the rear. These homes have a truly unique country feel with attention to detail throughout. The properties are contemporary and designed with a truly traditional feel in keeping with the areas heritage.

This beautiful property to the ground floor offers a spacious entrance hallway with doors leading on to a lounge with a feature log burning stove, a 25ft open plan kitchen diner with a feature island, integrated appliances and French doors leading out to the garden. There is a separate utility room and a downstairs W/C.

On the first floor you will find four double bedrooms with two of the bigger double bedrooms featuring built in wardrobes and one having en-suite facilities.

Outside to the front of the property is a block paved driveway and a much larger than average fully enclosed garden with beautiful countryside views.

OFlanagan Homes is a family-run business specialising in building quality homes in the Coventry and Warwickshire area. The OFlanagan Homes philosophy has always been to build homes rather than houses.

selling quality
property since 1995







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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

4.57m x 3.20m

Kitchen/Diner

7.65m x 7.54m

Utility

2.97m x 2.41m

W/C

FIRST FLOOR

Bedroom One

3.76m x 3.20m

En-Suite

Bedroom Two

3.89m x 2.97m

Bedroom Three

2.64m x 2.97m

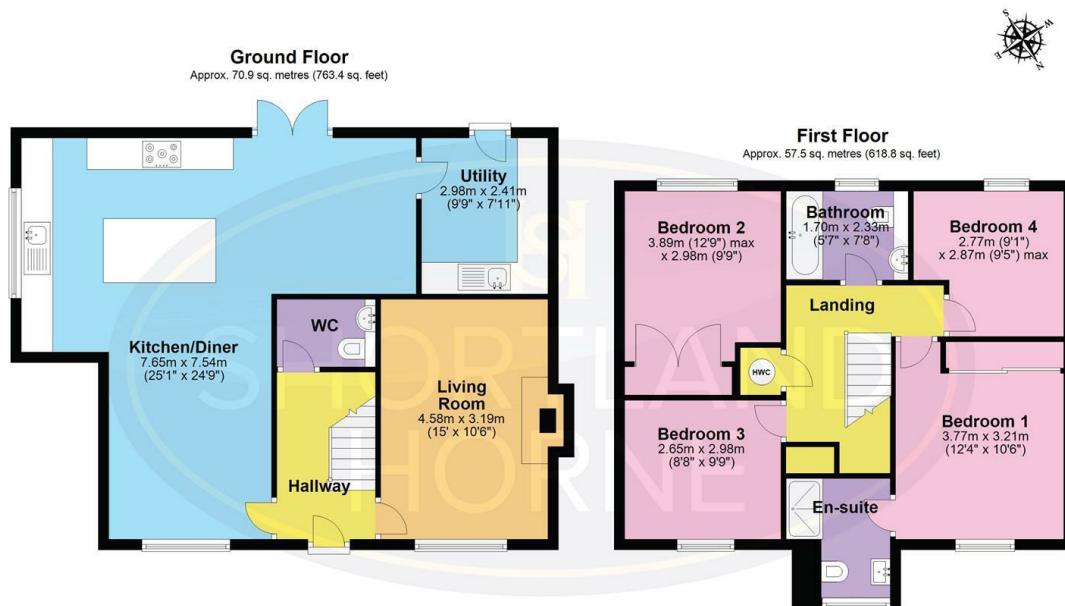
Bedroom Four

2.77m x 2.87m

Family Bathroom

1.70m x 2.34m

Floor Plan



Total area: approx. 128.4 sq. metres (1382.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1382.30 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

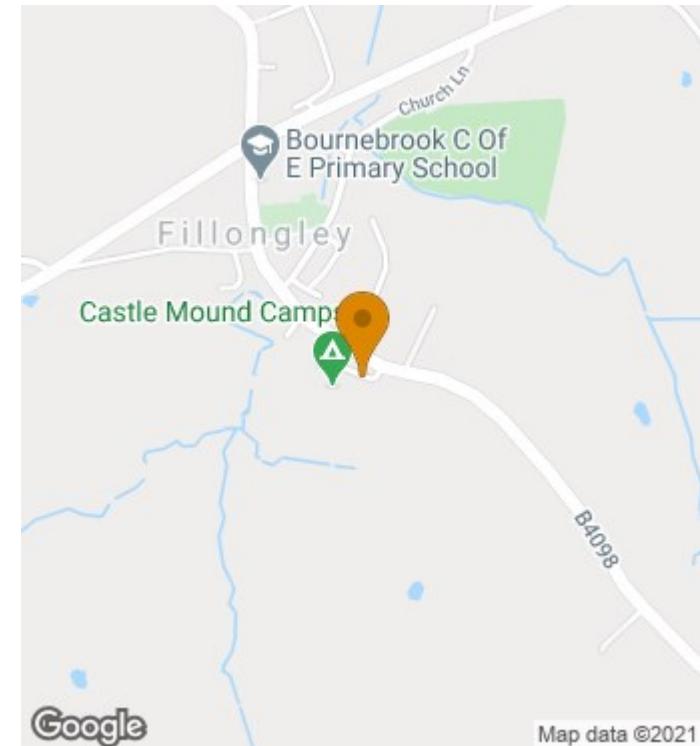
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO ₂ emissions			
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