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Property Experts



Gibbet Hill Road  
CV4 7AJ

# Gibbet Hill Road

## CV4 7AJ

Located in a sought after location and one of the best premier residential roads 'Gibbet Hill Road'. Originally built in 1922. Set on a very private plot measuring approximately over an acre, with nearly 2700 sqft of living space. Located close to Warwick University and excellent links to Kenilworth, Leamington and Warwick.

The approach to the property is stunning with an in and out driveway leading you to the front aspect of this wonderful home with ample parking and attached double garage. Briefly the accommodation comprises of a spacious hallway leading through to the drawing room with a large bay window overlooking the garden. The dining room also has wonderful features with views over the garden and an exposed beam which is believed to have come from Nelsons Flag Ship 'HMS Victory'. There is also a conservatory overlooking the garden leading off from the dining room. Behind the Breakfast Room, the Kitchen is fitted with German made Poggenpohl units, with views over the garden. There is a door that leads to a large utility room and W/C with a door leading to the garden and double garage. The downstairs accommodation also has a study and another W/C. Upstairs there are four double bedrooms, the main bedroom having the benefit of a shower room, and a modern bathroom with bath and shower and a separate W/C.



selling quality  
property since 1995





Custom text box



 **VIRTUAL VIEWING** 



## Dimensions

Ground Floor

Bedroom 4

2.83 x 3.17

Hallway

Bathroom

2.29 x 3.17

Sitting Room

5.70 x 4.24

Dining Room

5.68 x 3.63

Garage

5.63 x 5.59

Conservatory

5.24 x 2.50

Kitchen

4.29 x 3.99

Breakfast Room

4.99 x 3.50

Study

3.61 x 2.69

Utility

3.81 x 3.11

First Floor

Bedroom 1

5.21 x 3.63

Bedroom 2

3.67 x 4.24

Bedroom 3

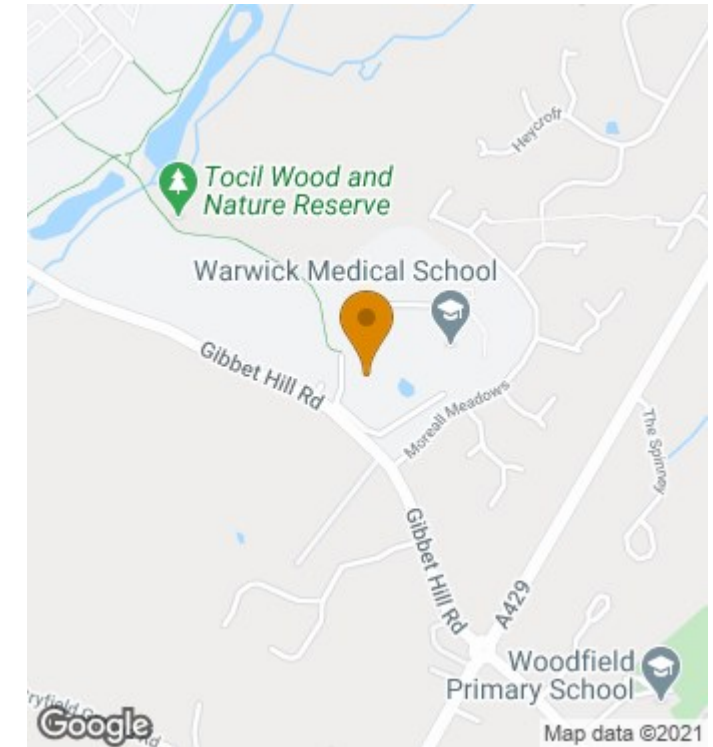
3.54 x 3.54

 [shortland-horne.co.uk](http://shortland-horne.co.uk)

# Floor Plan



# Location Map



# EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rating	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			(1-20) <b>G</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Total area: 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.



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