

Horton & Storey



Mill Lane, Fillongley ,

£1,399,950

Property Features

- Detached Country Residence
- Rural Location
- Four Double Bedrooms
- Two En-suites
- Secure Electric Gated Driveway
- Detached Double Garage
- Approx 1.8 Acres
- Master Bedroom With En-suite And Dressing Room

Full Description

APPROACH

via two sets of electric, solid timber gates leading you to the private driveway.

GROUND FLOOR

ENTRANCE HALL

Oak effect parquet flooring, a central heating radiator and a feature staircase to the first floor landing having a built-in shelved cloaks/cupboard below.

LIVING ROOM 17' 0" x 25' 11" (5.19m x 7.91m max to bay)

This multi aspect lounge is accessed via twin panelled doors with bevelled glazed inserts, having a deep walk-in 3-sided double glazed bay window incorporating twin French doors to the front elevation, an inset wood burning stove, central heating radiators and double glazed windows to the rear and side elevation.

BREAKFAST KITCHEN 14' 4" x 19' 11" (4.39m x 6.08m)

The heart of the home, this magnificent kitchen boasts a range of bespoke oak fronted units with brushed steel furnishings, complementary polished granite work surfaces and splash backs, an inset sink unit having a matching drainer with mixer tap and a central island incorporating further double base units. There is a range of integrated appliances comprising of an inset 4-burner electric ceramic halogen hob with a complementary stainless steel extractor hood over, a matching stainless steel built-in split-level double oven, an integrated dishwasher, space for a fridge freezer and a matching fixed breakfast bar to the central island. There is a radiator, a ceramic tiled floor, double glazed windows to the front and rear elevations and a panelled door giving access to the rear garden.

DINING ROOM 12' 7" x 14' 11" (3.86m x 4.55m)

A large dining room with a three sided double glazed bay window with countryside views and a central heating radiator.



UTILITY ROOM 9' 8" x 15' 10" (2.96m x 4.83m)

having a range of matching oak fronted units with brushed steel furnishings, complementary polished granite work surface and ceramic tiled splashbacks, an inset stainless steel sink unit with a mixer tap. There is plumbing for a washing machine, a central heating radiator, a ceramic tiled floor, and a double glazed window to the side elevation.

GUEST WC

having a white 2-piece suite comprising of a low level w.c. and a pedestal wash hand basin. There is complementary ceramic tiling to half height on all elevations forming a splashback to the suite, a central heating radiator, a ceramic tiled floor extending from the Utility Room, a wall mounted extractor fan and a frosted double glazed window to the side elevation.

GAMES ROOM

This room was previously an integral garage but has now been converted into the perfect games room or it can be used for other purposes such as a home office or further reception room. There is a double glazed door leading to the garden, a double glazed window to the rear elevation and a cupboard housing the central heating boiler.

FIRST FLOOR

LANDING

having two double glazed windows to the front elevation, a further double glazed window to the rear elevation, a central heating radiator, and hinged access via a pull down ladder to the substantial loft area.

MAGNIFICENT MASTER BEDROOM 27' 1" x 15' 10" (8.26m max m x 4.83m)

an impressive dual aspect room having a large walk in wardrobe with a range of fitted units, a luxurious en-suite shower room, a central heating radiator and two double glazed windows to the side elevation, a further double glazed window to the alternative side elevation enjoying delightful views over rural countryside.

LUXURY ENSUITE

This stunning suite comprises of a double width shower enclosure, a wall mounted sink and low level wc. There is tiling to the floor, tiling to a feature wall and a wall mounted chrome vertical heated towel rail.

BEDROOM TWO 13' 0" x 14' 11" (3.98m x 4.56m)

another pleasant dual aspect room having double glazed windows to both the front and rear elevation, both enjoying countryside views, central heating radiator and a range of fitted wardrobes with sliding doors.

ENSUITE

having a white 3-piece suite comprising of a double width shower enclosure, a pedestal wash hand basin and a low level w.c. There



is matching ceramic tiling to full height on all elevations forming a splash back to the suite, a matching tiled floor and a chrome vertical heated towel rail.

BEDROOM THREE 13' 1" x 14' 10" (4m x 4.54m)

a further large double bedroom with fitted wardrobes, countryside views and an en-suite. There is a double glazed window and a central heating radiator.

BEDROOM FOUR 10' 7" x 13' 7" (3.24m x 4.16m)

Having a fitted wardrobe, a double glazed window with countryside views and a central heating radiator.

FAMILY BATHROOM

having a white suite with a panelled bath, a separate shower enclosure, a pedestal wash hand basin with a wall mounted electric shaver point over and a low level w.c. There is matching ceramic tiling to full height on all elevations forming a splash back to the suite, a matching tiled floor and a central heating radiator.

OUTSIDE

DETACHED DOUBLE GARAGE

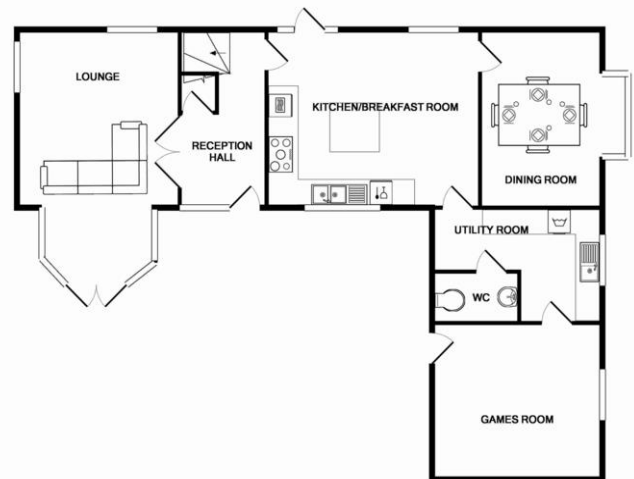
Currently being used as a gym, this large garage offers many uses having electric points, three velux windows to the rear elevation, storage and a door leading to the gardens.

GARDEN

The property is set within formal grounds of 1.8 ACRES which are mainly laid to lawn, with a large parking area for several vehicles, the current owner has got a football area and a putting green. To the side of the property is a substantial patio area perfect for entertaining. Please see photos to appreciate the size of the grounds.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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