



Stanleywood House, Green End Road, Maxstoke CV7 8EN

£750,000

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## Key Features

Canopy Porch  
Impressive Reception Hall  
Sitting Room / Dining Room  
Family Room  
Garden Room/Fifth Bedroom  
Conservatory  
Guest Shower Room  
Breakfast Kitchen / Utility  
Four Bedrooms  
Three En-Suite Shower Rooms  
Jack and Jill Family Bathroom  
Oil Fired Central Heating  
Double Glazing  
Detached Double Garage  
Sweeping Gravelled Driveway  
Landscaped Rear Garden with Stunning Views over the Countryside

Stanleywood House is a beautifully appointed four bedroom detached family home which sits on the edge of stunning woodland and benefits from beautiful countryside views to three sides.

This lovely home is also offered with the option to purchase up to 12 acres of the adjoining woodland which would be under separate negotiation.

## Vendor's Comments

The house was built fifteen years ago on land owned by the family for over 70 years. Its location was chosen for the amazing views and for the natural light this position afforded. It was built by a superb builder who closely followed our remit of a traditional looking home but with all the benefits of modern building regulations.

It is uniquely situated as Birmingham, Coventry and major motorway networks are quickly and easily accessed but with all the joys of a rural lifestyle. The local community is friendly and very supportive and many enjoyable events are shared in the village hall.

## Tenure

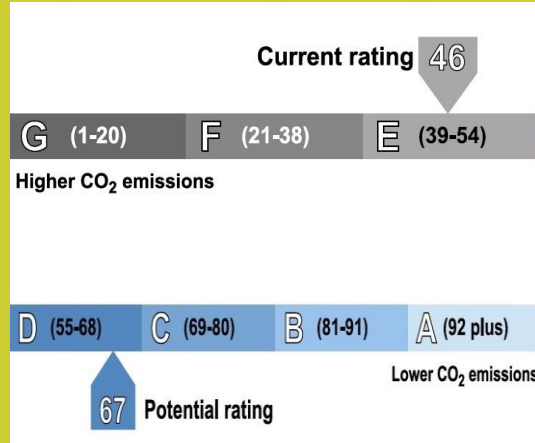
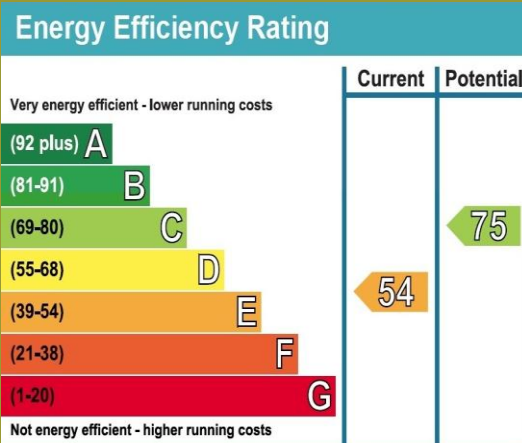
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

North Warwickshire Borough Council

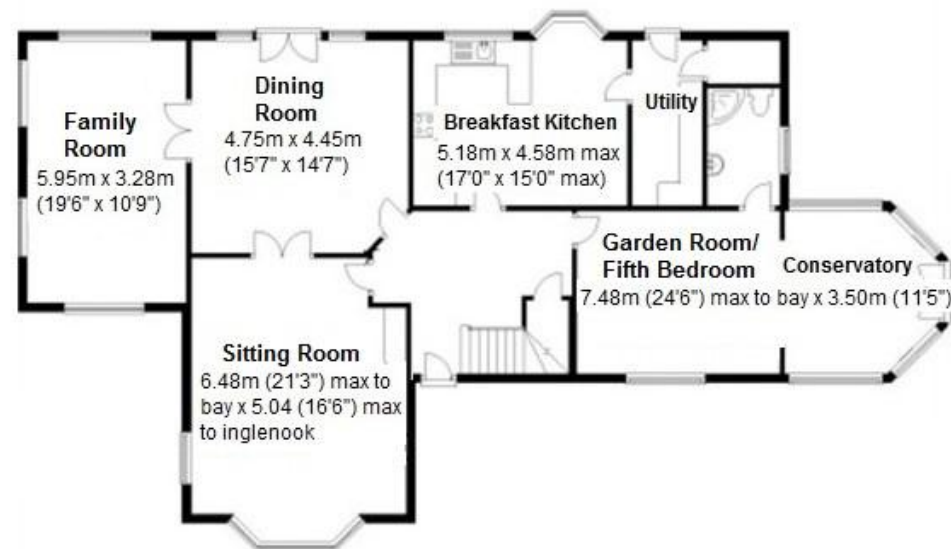
## Viewing Arrangements

Telephone: 01676 534040 Email: [sales@simonburthomes.co.uk](mailto:sales@simonburthomes.co.uk) Visit: [www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)



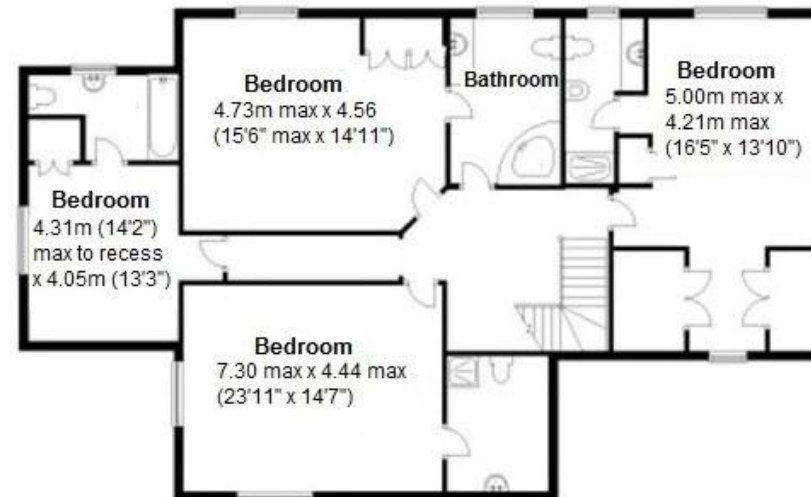
## Ground Floor

Approx. 145.3 sq metres (1564.2 sq feet)



## First Floor

Approx. 148.9 sq metres (1602.9 sq feet)



Total Area Approx. 294.2 sq metres (3167.1 sq feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







