



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Guide Price

£565,000

Located in

Coventry





Newland Lane

Coventry | Warwickshire | CV7 9BA



HR Estate Agents are delighted to present this exceptional four-bedroom detached family home, occupying a generous plot in the highly sought-after area of Ash Green.

Positioned along a quiet rural lane with open fields opposite, this beautifully presented home combines peaceful surroundings with modern family living. The current owners have thoughtfully extended and modernised the property throughout, creating spacious and versatile accommodation finished to a high standard.

The ground floor comprises a welcoming entrance porch, generous lounge, office/fourth bedroom with en-suite, an impressive open-plan kitchen/dining room overlooking the garden, utility room, downstairs WC and a bright sun room, ideal for relaxing or entertaining.

Upstairs offers three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A stylish family bathroom completes the first floor.

A real highlight of this home is the impressive south-facing rear garden. Set on a substantial plot, it provides the perfect space for both families and those who enjoy entertaining. Features include a games room with pool table, treehouse, decked seating area, BBQ area, chicken run, outdoor shower and plenty of lawn for children to play or for relaxing in the sunshine.

Newland Lane

£565,000 Freehold



- Four-bedroom detached family home on a substantial plot
- Beautifully extended and modernised throughout to a high standard
- Versatile ground floor office/bedroom with en-suite shower room
- Sought-after Ash Green location with excellent motorway links, schools and local amenities
- Quiet rural lane position with open fields directly opposite
- Stunning open-plan kitchen/dining room plus sun room and utility room
- Large driveway providing off-road parking for multiple vehicles with gated side access

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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