



2 Heron Bank, Nailcote Lane
Berkswell,
CV7 7DE

Guide Price
£725,000



2 Heron Bank, Berkswell

A stunning detached three-bedroom barn conversion in an exclusive gated development, set well back from the road behind mature trees and landscaping, creating privacy and an exclusive feel, offering over 1,500 sq ft of beautifully designed accommodation with exceptional countryside views.

Available immediately with no upward chain, Plot 2 at Heron Bank is a brand-new detached bungalow finished to an outstanding specification throughout offering over 1,500 sq ft of beautifully designed accommodation with exceptional countryside views. Combining the character of a barn conversion with contemporary luxury, this impressive home sits within an exclusive development of just seven properties in the highly desirable village of Berkswell and is set well back from the road behind mature trees and landscaping, creating privacy and an exclusive feel, offering over 1,500 sq ft of beautifully designed accommodation with exceptional countryside views.

Situated in the highly sought-after village of Berkswell, Heron Bank enjoys an enviable rural setting while remaining exceptionally well connected. The village is renowned for its strong community atmosphere, excellent school catchment areas, picturesque countryside walks and historic 12th-century church. Residents can also enjoy popular local venues including The Barn at Berryfields and The Bear Inn. Nearby Balsall Common offers a range of supermarkets, independent shops, cafés and everyday amenities, while Nailcote Hall is just moments away. Excellent road, rail and motorway links make commuting to Coventry, Birmingham and beyond straightforward, allowing residents to enjoy peaceful countryside living without compromising on connectivity.

Designed for modern living, the property features spacious open-plan accommodation, premium fixtures and fittings, energy-efficient technology, and uninterrupted Green Belt views.

A welcoming entrance hall immediately showcases the quality of the home, featuring engineered smoked oak herringbone flooring and a large rooflight flooding the space with natural light. A practical storage cupboard provides storage space while housing the underfloor heating manifold and hot water cylinder. A separate reception room offering flexibility as a sitting room, snug, home office or potential fourth bedroom. A dedicated utility room with plumbing for both washing machine and tumble dryer, additional cabinetry, sink and rooflight.

The centrepiece of the home is an impressive open-plan living space designed for both entertaining and everyday family life. The bespoke German kitchen is fitted with premium Silestone worktops and a comprehensive range of integrated appliances, including a fridge freezer, dishwasher, double oven, induction hob and downdraft extractor. Large bi-fold doors open seamlessly onto the west-facing patio and garden, creating an exceptional indoor-outdoor living space with uninterrupted countryside views.

A generous principal suite overlooking the front of the property with space for fitted wardrobes and a king-size bed. Beautifully appointed ensuite with full-height Porcelanosa tiling, a walk-in shower, vanity unit, WC, LED illuminated mirror and rooflight. Bedroom two is a spacious double bedroom with a large front-facing window and excellent space for fitted furniture. There is also a single bedroom which could be used as either a guest room, nursery, dressing room or home office.

The family bathroom is finished to the same exceptional standard as the en suite, the bathroom includes a bath with feature tiled wall, separate walk-in shower, vanity basin, WC, LED mirror and rooflight.

Outside

The landscaped gardens have been designed to be both attractive and easy to maintain. Indian sandstone pathways wrap around the property, while the rear garden enjoys post-and-rail fencing and open views across protected Green Belt countryside.

There is allocated private parking, an electric vehicle charging point, dedicated external bin storage, and an air source heat pump with battery storage, discreetly positioned within the garden.

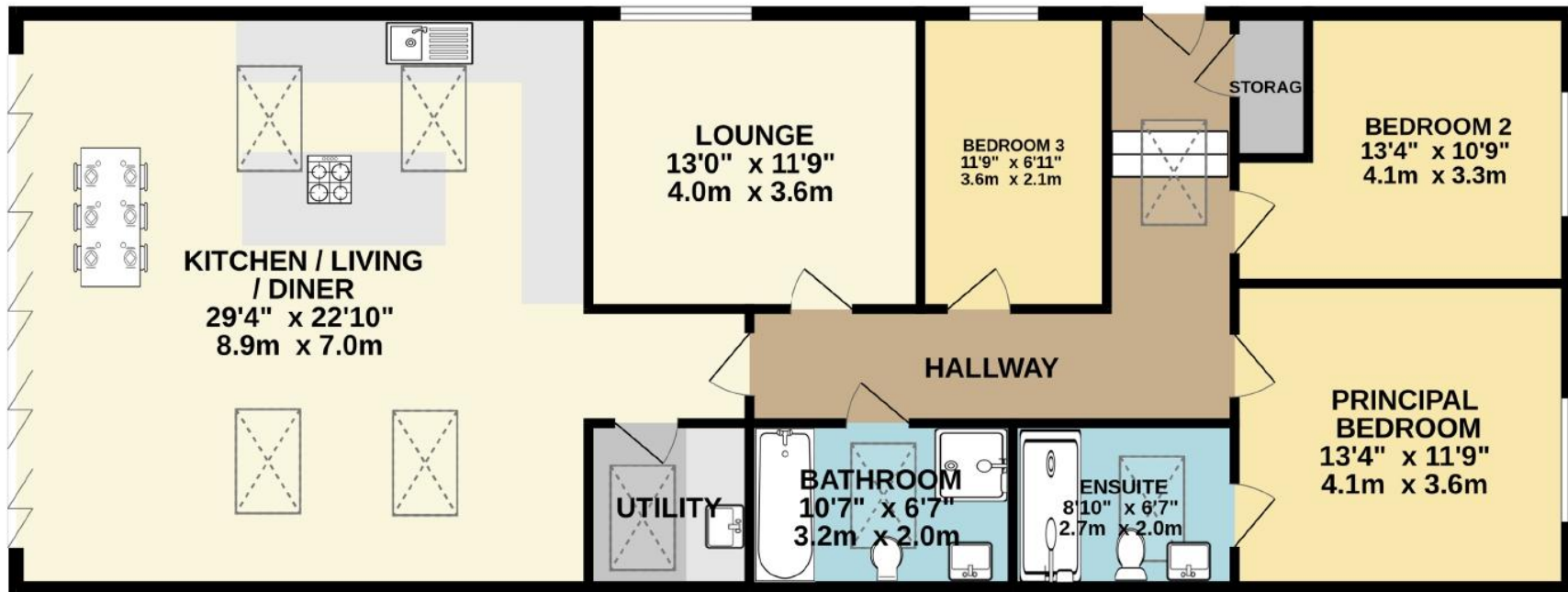
The Development

Heron Bank is an exclusive collection of just seven individually designed homes. The development comprises five luxury barn conversions alongside two newly built semi-detached bungalows, all completed by a respected local family developer renowned for high-quality craftsmanship and attention to detail.

Accessibility

The development has been designed with accessibility in mind, with wheelchair-friendly external access. There is currently a step at the entrance and within the hallway, although we understand these can be adapted with ramps to provide fully accessible access where required.

GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA : 1507sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of domestic residential premises and their contents are approximate and not intended to be taken for any purpose.