

21 THE CRESCENT

HAMPTON-IN-ARDEN



Lansdowne, 21 The Crescent, Hampton
In Arden, Solihull, B92 0BN
£2,500,000



www.simonburthomes.co.uk



KEY FEATURES

- In excess of 6,300 (approx.) square feet, including the double garage
- Substantially redeveloped and extended in 2016
- Prestigious private cul-de-sac setting
- Imposing reception hall with vaulted ceiling
- Guest cloakroom
- Dual aspect living room having an inglenook with a contemporary log burner
- Dining room
- Study
- Sitting room with bifold doors
- Fully integrated open plan family dining kitchen with bifold doors
- Fitted utility
- First floor gallery landing
- 5 double bedrooms
- En-suite bathroom set on a mezzanine with a vaulted ceiling to the master bedroom
- 3 En-suite shower rooms and 1 En-suite bathroom
- Sun terrace accessed from bedrooms 1, 2 & 3
- Media room / bedroom 6
- Gas central heating – underfloor to ground floor, with individual thermostatic controls
- Double glazing
- Comprehensive CCTV intruder alarm system with external lighting
- Detached double garage with loft room
- Deep lawned fore garden bisected by a remote controlled gated, sweeping, driveway with substantial hardstanding parking for multiple vehicles
- Established rear gardens having an extensive patio area
- Planning permission granted April 2023, reference: PL/2023/00448/MINFHO - Ground floor front hall extension and 2 No. bay window extension, two storey rear extension, new dormer window, fenestration changes and internal alterations.
- No upward chain

“ UNIQUE AND ELEGANT ”

OVERVIEW

Lansdowne, 21 The Crescent, is a most striking, generously proportioned and luxuriously appointed, 5 double bedroom, 5 en-suite, individual, detached family residence, comprehensively redeveloped and substantially extended in 2016 and extending to in excess of 6,300 (approx.) square feet over 3 storeys. Being set back within a deep, discreet, plot of circa half an acre, this most imposing, beautifully presented home, enjoys an idyllic situation in this private cul-de-sac, considered by many to be one of the most prestigious settings within the borough, and further benefits from being conveniently situated within a short strolling distance from the heart of Hampton-in-Arden village centre, which enjoys a comprehensive array of excellent local shops, amenities and services, in addition to comprehensive national road and rail travel links.

Hampton-in-Arden is a delightful, much sought after 'commuter village', conveniently situated on high ground at an historical junction of routes to Solihull, Coventry and Kenilworth and within the Metropolitan Borough of Solihull. The village lies in an area of agricultural land known as the 'Meriden Gap', which separates the conurbations of Birmingham and Coventry, and retains much of its original character, despite some development. Interestingly, it appears in the Domesday Survey of 1086 as 'Hantone' but it was also known as 'Ardene'. From the middle of the 12th century, it was owned by the de Arden family, passing by marriage to the de Montford family of Coleshill and then subsequently reverting to the Crown. It was granted to Robert Dudley, Earl of Leicester, by Queen Elizabeth I in 1570 but reverted to the Crown after his death. In 1625, it was assigned to Queen Henrietta Maria, wife of King Charles I. In the early 19th century it was sold to Isaac William Lillingston who later sold the Manor of Hampton to Sir Robert Peel (former Prime Minister and founder of the modern police force).

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. It is the most affluent town of the West Midlands, and one of the most affluent areas in the UK outside London. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site) and the Grade 1 listed, red sandstone, parish church of St. Alphege, dates from a similar period and is a large and handsome example of English Gothic church architecture, with a traditional spire 168 feet high, making it visible from a great distance. Lying at the heart of the West Midlands motorway network, Solihull is one of the best-connected towns in the country. Bordered by the M6 and the M40 and split by the M42, which divides the urban centre of the borough from the rural south and east and being linked to European and global markets by Birmingham International Airport. It therefore has significant geographic and infrastructural advantages, being situated 7.5 miles southeast of Birmingham, 18 miles northwest of Warwick and 110 miles northwest of



TENURE

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

LOCAL AUTHORITY

Solihull Borough Council.
Council Tax Band H

London. The town centre boasts a bustling high street and the enviable shopping and entertainment complex, Touchwood, containing multiple well known retail outlets, a huge variety restaurants and bars and a multi-screen cinema showing the very latest releases. It also enjoys over 1,500 acres of green space including Elmdon, Malvern and Brueton parks, which offer plenty of family recreational facilities and ornamental gardens to walk in, to the wilder Babs Mill Local Nature Reserve with its lake, river, and fishing areas. Additionally, the borough benefits from several outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI 'excellent' rated, aforementioned Solihull School, being one of the most highly respected within the country.

VENDOR COMMENTS

Our family moved into Hampton in Arden 3 years ago, wanting to downsize and prepare our children for secondary school after living in a very rural location to give them the opportunity to be able to travel to school independently and have local amenities within walking distance, whilst still having the countryside in close proximity. After viewing several houses in the village, we purchased Lansdowne, as we felt this property met the needs of our family. We moved the children into the local village primary school where they have thrived, made lots of new friends within the village and have taken advantage of the facilities such as Hampton Sports Club. It is a wonderful road and village to live in, notwithstanding the fact that The Crescent is arguably one of the best roads in Solihull, with easy access to shops, restaurants, neighbouring villages of Knowle and Dorridge within a short drive and easy motorway access plus local towns such as Solihull and Birmingham. We love this location and have truly enjoyed living here, however, two of our children are avid equestrians, so we are therefore looking for a property or a development opportunity to fulfil that requirement.

SERVICES

Mains gas (currently 'So Energy'), electricity (currently 'So Energy'), water, drainage and sewerage ('Severn Trent'). According to OFCOM the maximum download/upload speeds are 80 Mbps and 20 Mbps respectively for this property.

FLOOR PLAN



PLOT



“ OVER 6,300
SQUARE FEET







VIEWING ARRANGEMENTS

Simon Burt Privilege
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.