



Meadow House Benton Green Lane Berkswell CV7 7AX

for sale
£1,100,000



Property Description

An immaculately presented refurbished 17th century cottage situated in approximately an acre of landscaped gardens surrounded by open countryside approached by a long sweeping driveway situated in a fabulous semi-rural location with good access to local train station, Birmingham Airport, Outstanding schools and local amenities. Briefly comprising of reception hallway, guest cloakroom, fabulous bespoke kitchen with vaulted ceiling open plan to dining room, lounge and separate sitting room, study/bedroom four, large utility, three first floor bedrooms, en-suite to bedroom three and family bathroom. In addition, there is a detached double carport with rooms to the side, Garden to all four sides with mature pond, pergola and large patio area. The property offers a wealth of character to include exposed ceiling beams, Inglenook fireplace with gas log burner and underfloor heating to kitchen and bathroom, Grade II listed, bespoke hardwood double glazed powder coated windows.

Approach

Front door lead through to:

Entrance Hallway

Cupboard providing storage, window to the front and two further windows to the rear and tiled flooring.

Guest Cloakroom

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit heated towel rail, tiled flooring and obscure glaze window to the front.

Lounge

16' 6" x 18' 2" Max (5.03m x 5.54m Max)

Feature Inglenook fireplace with gas log burner style fire fitted, windows to the front and rear, exposed beams, two radiators and Oak flooring.

Kitchen

17' 3" x 14' 8" (5.26m x 4.47m)

Fitted with a range of bespoke shaker style base units with complementary Granite work surfaces, central island, ceramic sink and drainer unit with mixer tap, appliances to include electric Range oven with five ring induction hob, larder fridge and separate freezer, integrated dishwasher and wine fridge. windows to the front with lovely views, rear and side, exposed beams, vaulted ceiling and patio doors to the rear leading to garden and patio.

Dining Area

16' 3" Into cupboard x 12' 2" (4.95m Into cupboard x 3.71m)

Stone feature gas log burner fireplace, window to the front, integrated larder fridge and freezer, Oak flooring.

Study / Bedroom Four

17' 7" x 8' 9" (5.36m x 2.67m)

Windows to the front and side with two further Velux windows, vaulted ceilings, exposed beams and oak flooring.



Sitting Room

16' x 12' 5" (4.88m x 3.78m)

Two windows to the side and rear, exposed beams and brick work, Oak flooring and patio doors to the side stairs to first floor.

Utility

10' 2" x 8' 7" (3.10m x 2.62m)

Fitted with base units with complementary work surfaces, storage cupboards, stainless steel sink and drainer unit, window to the side and door to the rear leading to patio.

First Floor Landing

Staircase rising from the sitting room, two storage cupboards, loft hatch giving access to roof space, secondary glazed window to the side.

Bedroom One

12' 11" Max x 11' 11" (3.94m Max x 3.63m)

Fitted wardrobes providing hanging and shelving space, with further fitted dressing table, vaulted ceiling, exposed beams and windows to the front and rear with fabulous views.

Bedroom Two

12' 9" Max x 16' 2" Max (3.89m Max x 4.93m Max)

Having exposed beams, vaulted ceiling and windows to the rear and side.

Bedroom Three

10' 1" x 10' 8" (3.07m x 3.25m)

Having vaulted ceiling, exposed beams and window to the side and further window to the rear overlooking garden.

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over, extractor fan, heated towel rail and obscure glazed window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, twin wash hand basins fitted into vanity unit, separate shower, shaver point, extractor fan, heated towel rail, fitted cupboards, exposed beams and window to the front with shutters.

Outside

Front Of Property

The property is approached by a long sweeping driveway providing access to double carport and providing parking for several cars, mature trees, beautiful manicured lawn, and shrubs. Garden to all four sides with mature pond, pergola, large patio area and views over open countryside.

Carport

Fitted with light, storage room/office and workshop either side of carport with door and windows to the side.





Ground Floor

First Floor



Outbuilding

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T 01676 535234
E info@atkinsonstilgoe.co.uk

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Solihull CV7 7FF

EPC Rating: Exempt
Council Tax Band: G

Tenure: Freehold

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