

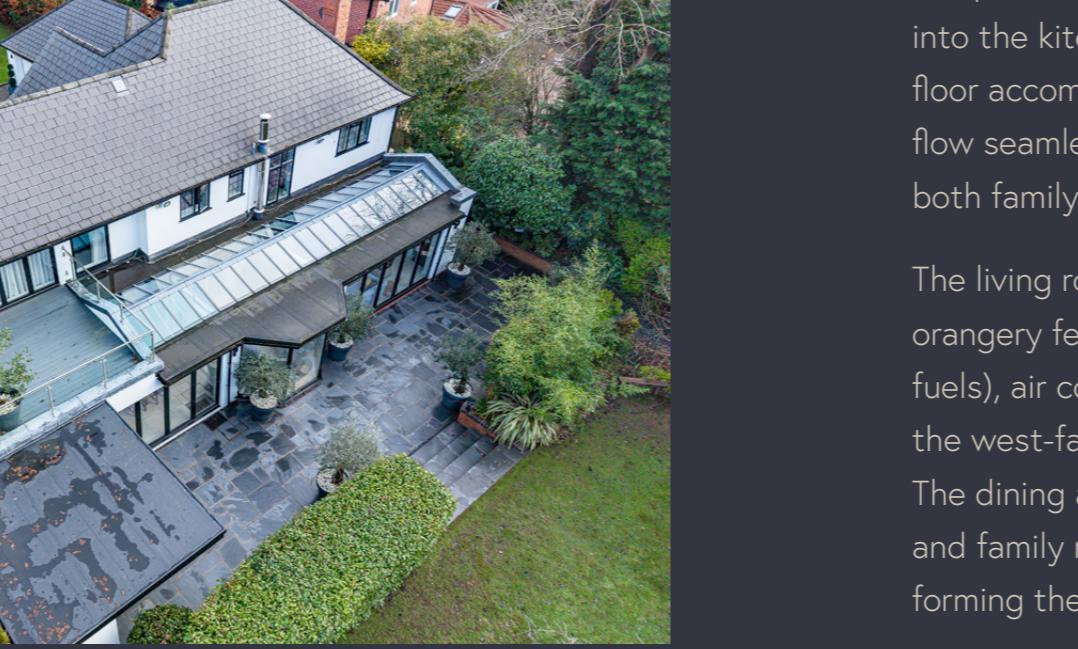


An exceptional detached residence approaching 4,000 square feet of accommodation, occupying a beautifully landscaped plot of just under half an acre.



- Prestigious detached residence on a private road in Hampton in Arden
- Set within just under 0.5 acre with electric gated driveway
- West-facing, landscaped garden with slate patio and outdoor kitchen area (electric and plumbing ready)
- Detached, air-conditioned gym with soundproofing and wired speakers
- Exceptional open-plan kitchen with island, Dekton worktops and premium integrated appliances
- Living room with open fire and orangery with multi-fuel stove and bifold doors
- Air conditioning to the kitchen, dining area and orangery
- Five bedrooms including a stunning principal suite with balcony and luxury ensuite
- Triple detached garage (with heating and fitted storage) with prior planning permission for annexe above
- Village location within walking distance to Hampton in Arden train station





Set behind electric gates on Hampton in Arden's most exclusive private road, Sherington is an exceptional detached residence approaching 4,000 square feet of accommodation, occupying a beautifully landscaped plot of just under half an acre. This impressive home combines refined contemporary living with generous proportions, advanced technology and outstanding future potential, all within a discreet and highly sought-after setting.

Approached via a gated driveway, the property immediately conveys privacy and prestige. A welcoming main hallway provides a graceful introduction, complemented by a practical side entrance directly into the kitchen for everyday convenience. The ground floor accommodation has been carefully designed to flow seamlessly, creating a superb environment for both family life and entertaining.

The living room enjoys a traditional open fire, while the orangery features a multi-fuel stove (wood logs & solid fuels), air conditioning and bifolding doors that open onto the west-facing slate patio and mature rear garden. The dining area, also with bifolding doors to the garden, and family room, connect effortlessly to the kitchen, forming the heart of the home.

TYPE

Detached

BEDROOMS

4

BATHROOMS

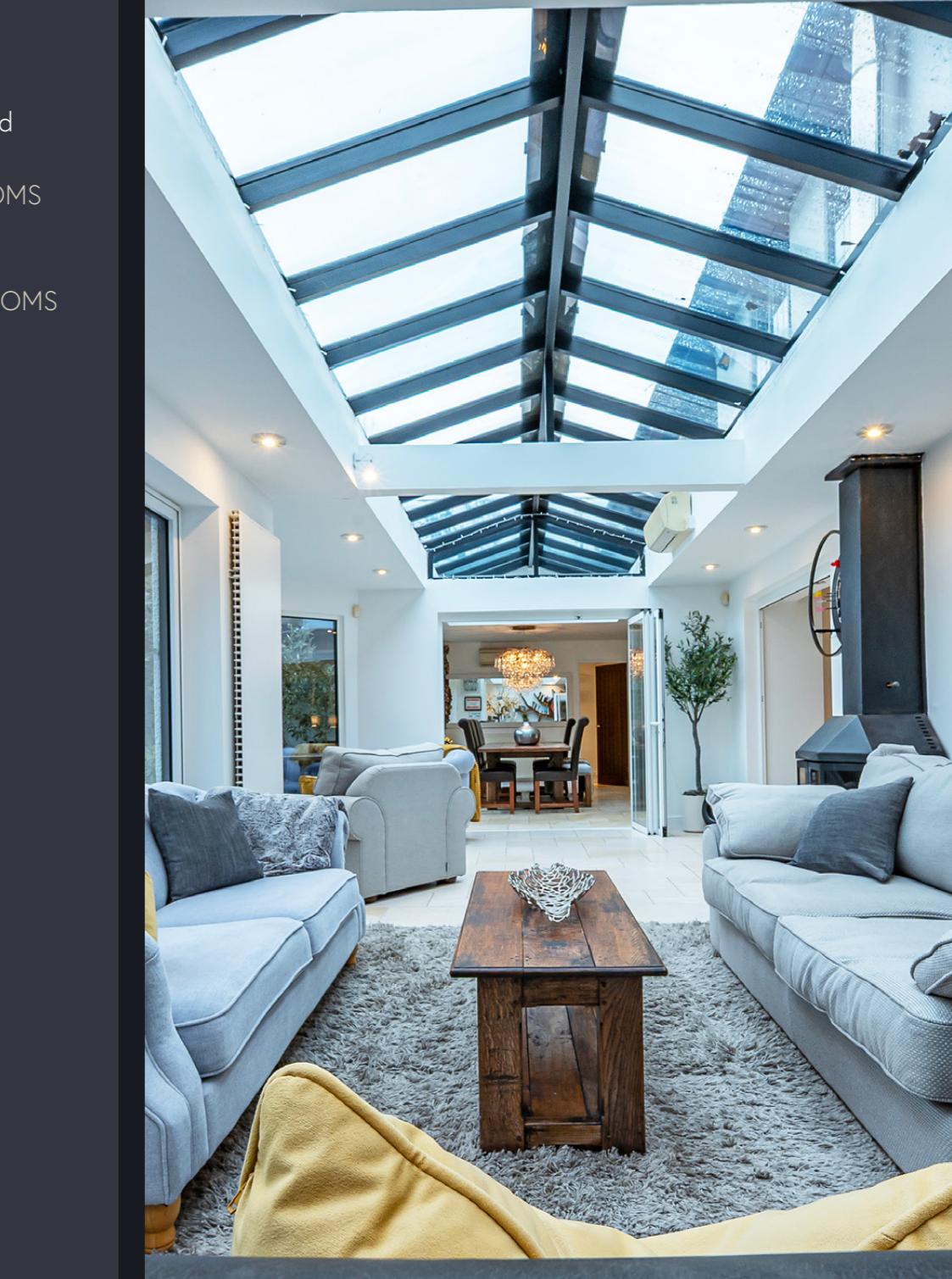
2

SIZE

355.8m²

TENURE

Freehold

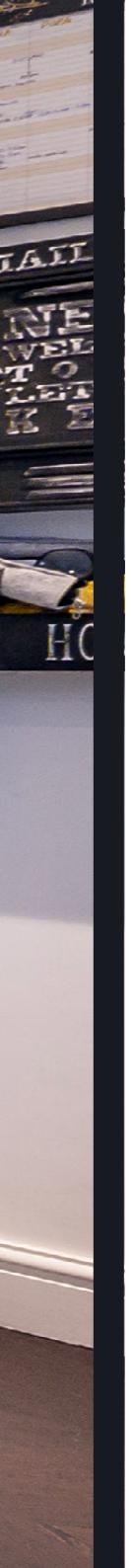






The bespoke kitchen is of exceptional quality, centred around a large island with bar seating, preparation sink and extensive integrated storage. Setting an exacting standard are Dekton worktops, two Quooker taps (including a Quooker Cube providing filtered still and sparkling water), double sink unit, two integrated dishwashers, two Neff Slide & Hide ovens, two integrated microwaves, two full-height fridges plus a separate full height freezer, large wine cooler, and a gas hob with downward extractor – all ensuring both style and functionality.

There is a separate utility room with a sink, storage, and space for a stacked washing machine and dryer.



A wide French-polished staircase with glass panelling leads to the first floor, where five bedrooms and a well-appointed family bathroom are arranged. The principal suite is particularly impressive, featuring a vaulted ceiling, four double built-in wardrobes and a luxurious ensuite with double vanity, walk-in shower and freestanding bath. A generous walk-out balcony overlooks the rear garden, perfectly positioned to enjoy the afternoon and evening sun. Both bathrooms benefit from underfloor (wet) heating.

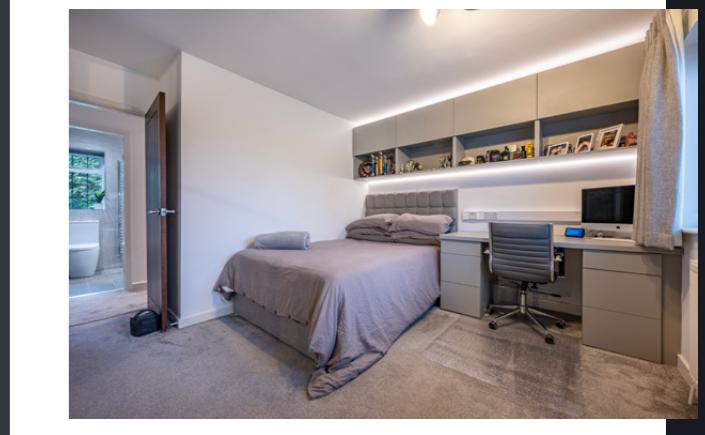
The west-facing rear garden is beautifully established and designed for outdoor living, with a large slate patio ideal for entertaining. A dedicated area has been created for an outdoor kitchen and is fully prepared with electricity and plumbing. To the rear of the garden sits a detached gym, complete with air conditioning, soundproofing, a wired speaker system and additional part-boarded loft space (gym equipment not included).



Further enhancing the property is a substantial detached triple garage, with fitted storage, heating and three automated Hormann doors, plus a side courtesy door directly to the driveway. In 2020, Solihull Council granted planning permission to create a 'granny annexe' above the garage, offering significant scope for ancillary accommodation or home working (Planning Reference: PL/2020/00874/MINFHO).

Security is covered via wiring for CCTV, while the house, gym and garage are all respectively on independent zoned alarm systems.

Sherington is a rare opportunity to acquire a meticulously finished home in a prime village location, combining luxury, privacy and future potential in equal measure.





Location

Hampton-in-Arden is a quiet and highly desirable village known for its community spirit, village green, historic buildings and picturesque surroundings. It offers an enviable blend of rural calm and day-to-day convenience. The property is within comfortable walking distance of Hampton-in-Arden Train Station, providing effortless rail connections to Birmingham, London Euston and surrounding regional centres, making it an excellent choice for commuters.

The village also enjoys close proximity to the award-winning Hampton Manor Hotel, renowned for its fine dining restaurants, elegant bars and landscaped grounds, adding an exceptional lifestyle element right on the doorstep. Well-regarded schooling, access to top private schools in Solihull and a choice of amenities including a village store, popular public houses, sports clubs and beautiful country walks all contribute to the village's enduring appeal.

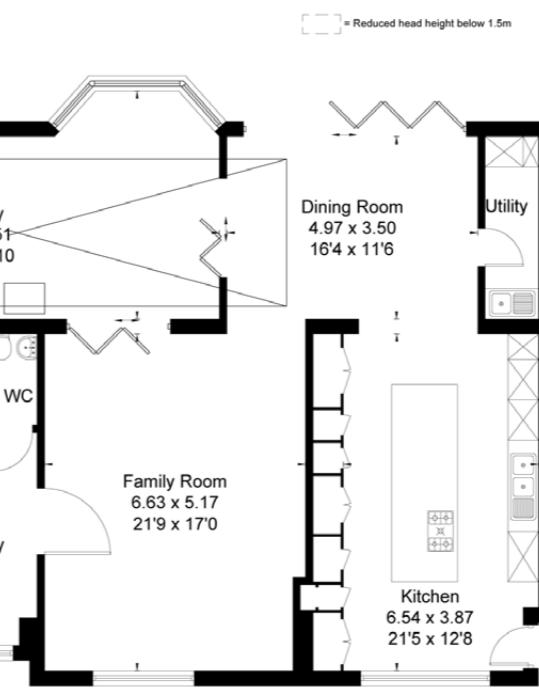


APPROXIMATE FLOOR AREA

2913 sq ft | 270.6 sq m

GARAGE / GYM

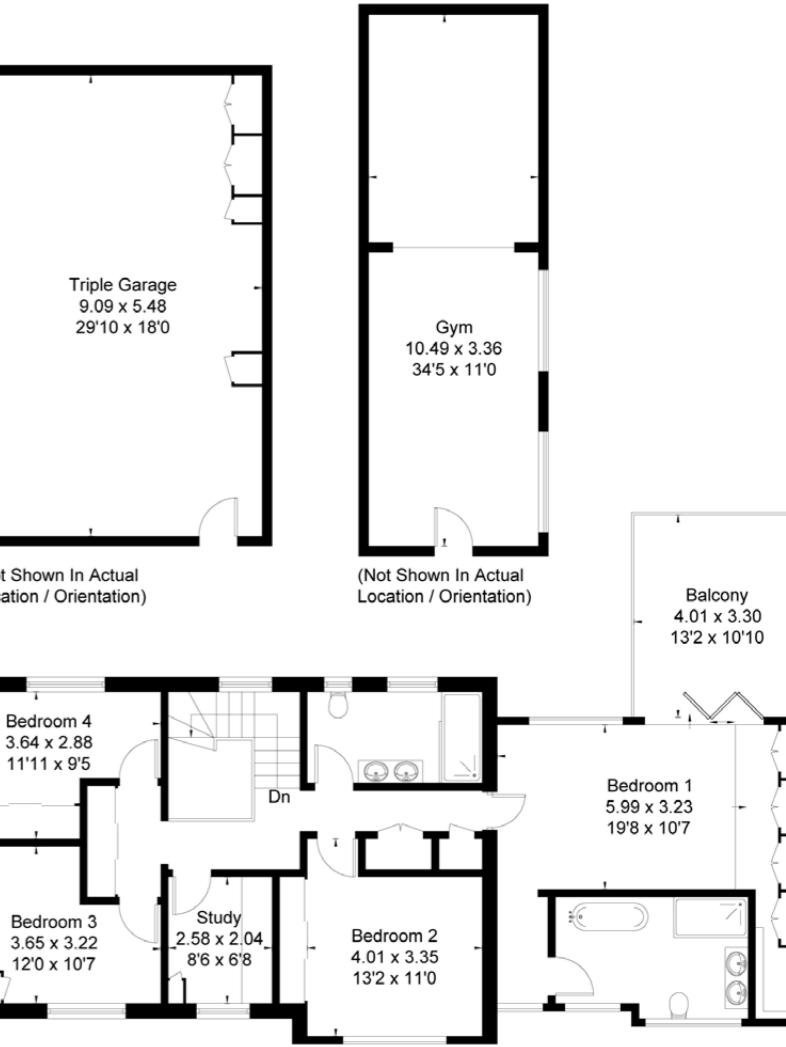
917 sq ft | 85.2 sq m



GROUND FLOOR

Approx. Gross Internal Floor Area

3,830 sq. ft | 355.8 sq. m



FIRST FLOOR

All measurements are approximate and should be used for illustrative purposes.

General Information

Tenure: Freehold

Services:

- Mains electricity | Mains Drainage | Gas central heating boiler (installed May 2021)
- Underfloor heating to the upper floor bathrooms
- 2 x Electric Vehicle charging points on exterior garage wall, the charger has 2 x 10m cables for ease of charging
- Both the main house and gym loft space is boarded
- Hard wiring for internet to a central cabinet (Fibre)
- New electrical consumer unit fitted to the main house in C.2021
- Garage converted in 2013 – new electrical consumer unit fitted & upgraded in April 2025 when car chargers were installed

NB: There is a Resident's Management Company (H-in-A) Management Limited for the private road (managed by the residents) for which there is a service charge of £250.00 per annum paid in advance.

EPC Rating: C

Local Authority: Solihull | Band G

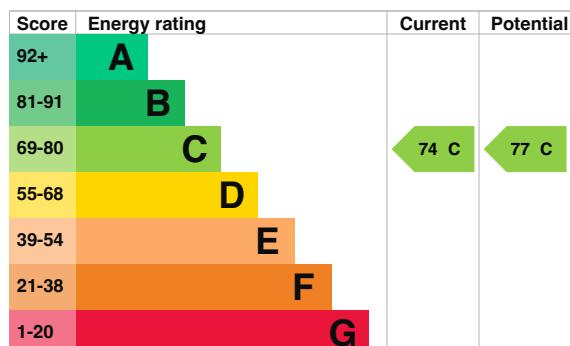
Postcode: B92 0BP

Agents' Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

Anti Money Laundering (AML)

We have a duty to know who our client is, including checking your identity and residence, original, or certified original, documents; and we carry out AML (Anti-money laundering) checks in a number of ways. We will ask you to provide documents to confirm your ID and proof of residence. We will also carry out electronic AML searches for every person who is our buyer and client. In some cases, we are also obliged to carry out further checks. We will let you know if we need to carry out further checks or require further information. We expect to receive your documents to satisfy the AML checks within 7 working days from the request. EB&P will charge £24 Incl. VAT per person for us to carry out the above checks.



EB&P | ESTHER
BROOMHALL
& PARTNERS

EB&P Limited
124 Station Road, Knowle, Solihull, B93 0EP

www.ebandp.com | 01564 791010