



Windmill House, Hockley Heath, Solihull







An attractive, period family home with **scope for updating**. With wonderful views and land totalling in all about 5.6 acres.

Summary of accommodation

Reception hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Pantry | Boot room | Shower room | Cellar

Principal bedroom | Four further bedrooms | Family bathroom | WC

Outbuildings including stores and oil tank | Open-fronted three-bay carport | Greenhouse

Gardens and grounds

In all about 5.64 acres

Distances

M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles, Warwick 11 miles

Birmingham city centre 12 miles, Stratford-upon-Avon 12 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

William Ward-Jones
01789 297735
william.ward-jones@knightfrank.com



Situation

Windmill House is well located, within easy reach of Lapworth, Knowle and Dorridge. Knowle, Dorridge and Lapworth have a wide selection of local shops, restaurants, highly regarded junior and infant schools, and an excellent bus service to Solihull. Henley-in-Arden, Warwick and Stratford-upon-Avon are also readily accessible.

There is good access to the M40 and M42 intersections to the Midlands motorway network, the NEC, Birmingham International Airport, and the M40 to Oxford and London beyond.

There is an excellent range of state, grammar and private schools nearby, including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham. There are also public schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa.







The property

Built in the 1840s, Windmill House has abundant character, stunning views and plenty of scope for one to make this fine home their own.

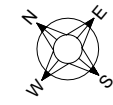
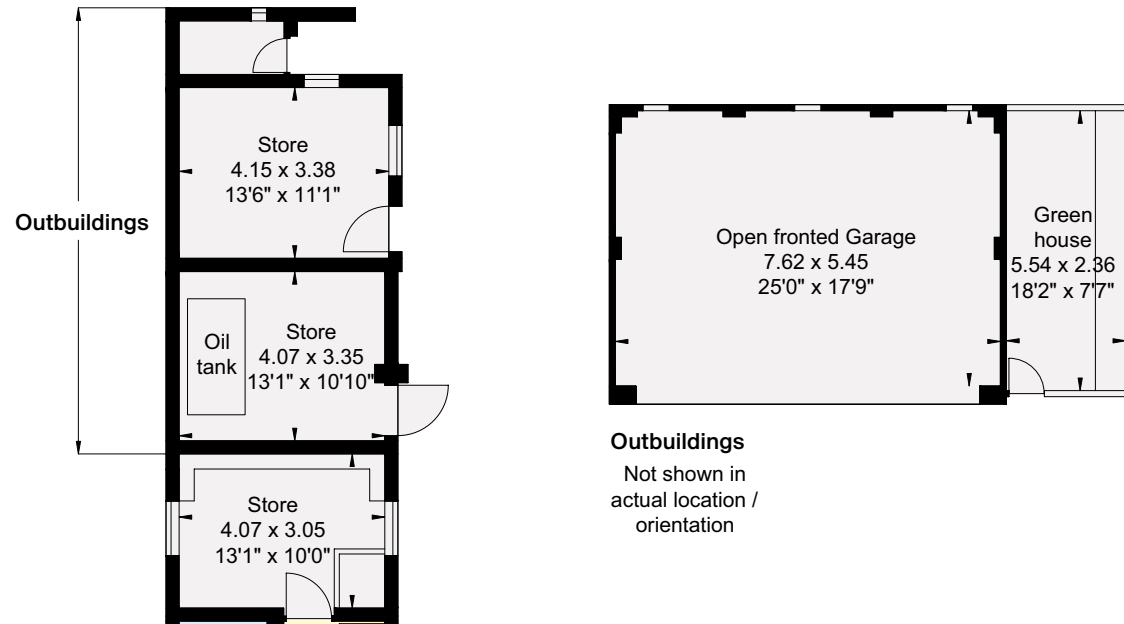
One enters the property via a bright and spacious entrance hall, with doors radiating to the principal reception rooms. These include a dual-aspect drawing room with an open fire and full-height double doors to the garden, a dining room with a bay window and a sitting room with a delightful open fire and a bay window. A kitchen/breakfast room has space for a table and pantry. From the kitchen is a sizeable boot room, cloakroom, a large store and rear entrance. There is also a ground-floor shower room accessed from the reception hall.

The first floor comprises a principal bedroom with a period fireplace and a fitted cupboard. There is a shower unit and sink to double bedroom two, and double bedroom three also has a fireplace and a fitted cupboard. There are two further bedrooms, both with fitted sinks and beautiful views, a family bathroom and separate WC.

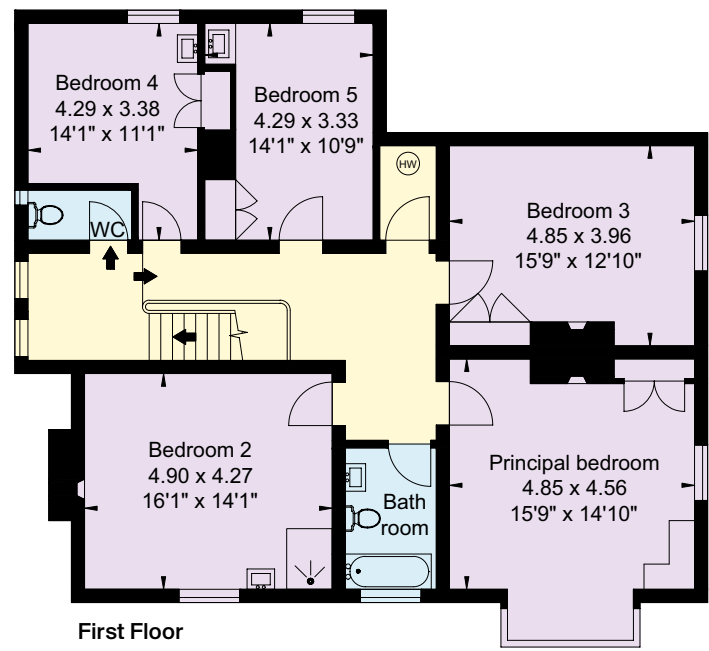
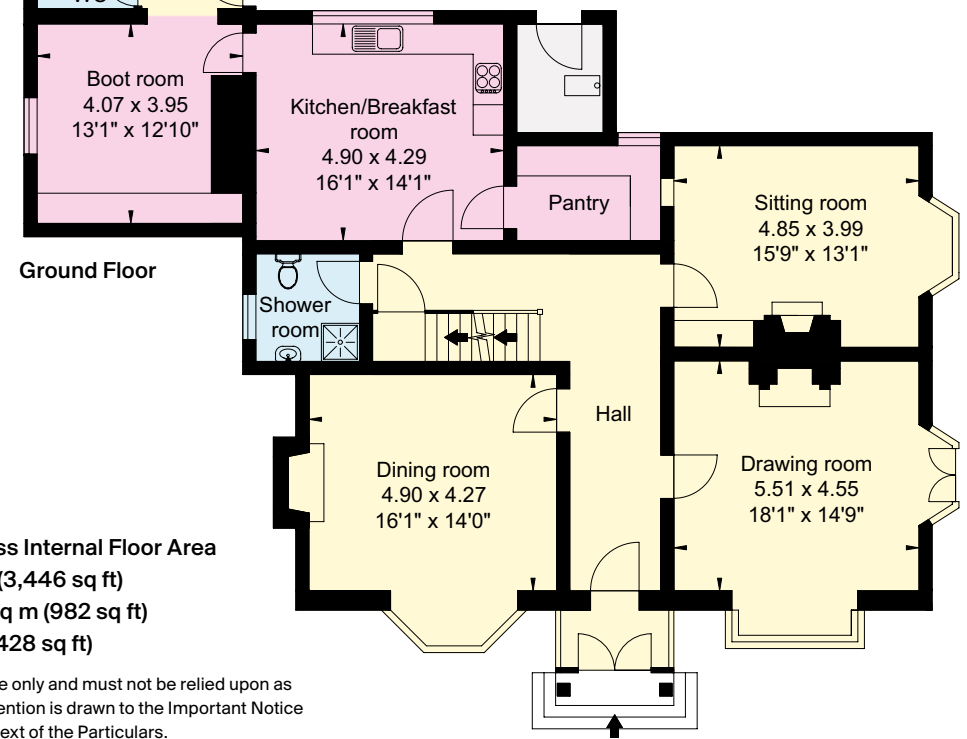
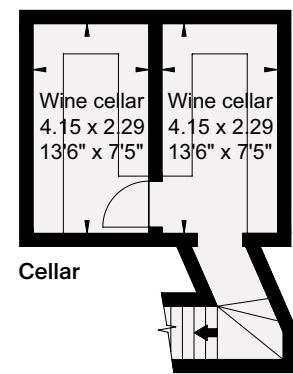
It is clear that Windmill House is an exceptional family home. Although it needs modernisation, this fine family home truly is an excellent opportunity.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area
 House: 320 sq m (3,446 sq ft)
 Outbuildings: 91 sq m (982 sq ft)
 Total: 411 sq m (4,428 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and grounds

Outside, Windmill House has several outbuildings, including a tank room, stable/store and a detached triple-bay carport.

The gardens and grounds wrap the property in its entirety, with the formal gardens being well stocked with herbaceous borders and specimen trees, including what remains of a grass tennis court, orchard, vegetable patch and pond. Beyond the formal gardens are several paddocks which lend themselves perfectly to the equestrian buyer.







Services

Mains water and electricity are connected to the property. Oil-fired central heating. Private drainage.

Directions (B94 6PT)

From the M40 (J15) or M42 (J4), take the A46 north towards Warwick. Take the first exit signposted Warwick, and at the island, turn left along the A4177. Proceed through the traffic lights and over the next mini roundabout. Upon reaching Fiveways Island, take the second exit on to the A4141 and proceed through the village of Chadwick End. Upon reaching a sharp right-hand bend, turn left on to Norton Green Lane and proceed along the road, continuing to Darley Green Road as it evolves into Packwood Road. As you approach Packwood, take the right-hand turn to Vicarage Road, and the property will be the first driveway on the left.

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Warwick District Council. Telephone 01926 410410

Council Tax: Band G

EPC Rating: D

Guide Price: £2,150,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 05 October 2023
Our reference: STR012332318

Windmill House, Windmill Lane, Hockley Heath, Solihull, B94 6PT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,995,000.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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