



## ARDEN HOUSE

Stratford Road, Hockley Heath, Warwickshire









# A WONDERFUL FAMILY HOME

With a swimming pool, excellent gardens  
and idyllic open countryside views.



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2



4

EPC

D



Double



**Distances:** Stratford-upon-Avon 12 miles, Solihull town centre 4 miles, Warwick 8 miles, M40 (J16) 1 mile  
M42 (J4) 2 miles, Birmingham city centre 15 miles, Birmingham International Airport 10 miles  
(All distances and times are approximate)

Local Authority: Stratford-on-Avon District Council

Council Tax band: G

Tenure: Freehold

# SITUATION

Arden House is situated within walking distance of Hockley Heath and all the amenities it has to offer. The property is also conveniently located for Dorridge, Solihull, Warwick and Stratford-upon-Avon, all of which have excellent shops, schools and commuter train services to London. The property lies just 3 miles north of Henley-in-Arden and a relatively short drive to the intersections, with the M40 and M42 providing excellent access to the Midlands motorway network and to the NEC, Birmingham International Airport and the M40 to Oxford and London beyond. There are regular train services from Dorridge Station to London Marylebone from 85 minutes.

There are a good range of state, grammar and private schools nearby including Solihull School, King Edward's School in Birmingham as well as Warwick Boys School and King's High School for Girls in Warwick. There are a number of excellent golf courses nearby, including Copt Heath Golf Club in Knowle, Shirley Golf Club, and The Belfry Hotel, just 15 miles away.







# THE PROPERTY

Arden House is a beautifully presented property in the Warwickshire village of Hockley Heath.

The front door opens to an impressive entrance hall with stairs rising to the first floor and original wooden doors providing access to the principal reception rooms; this includes a beautiful, triple-aspect drawing room with an open Baxi fire and double doors opening to the rear gardens, and a charming, dual-aspect sitting room with feature fireplace and delightful bay windows. The entrance hall flows into a well-appointed kitchen and breakfast room, complete with integrated Miele appliances and space for a large fridge/freezer. The ground floor further extends to a large home office with an external door leading to the delightful wooden veranda beyond, utility and cloakroom.

Stairs in the entrance hall rise to a bright and airy first-floor landing, which provides access to an elegant principal bedroom with a modern en suite bathroom and terrace, three further bedrooms, each offering a different aspect of the garden and surrounding countryside, and a family bathroom.

The property benefits from a gated private driveway, set back from the road, providing ample parking for a number of cars, and a double garage complete with a utility room and store rooms that offer development potential to convert to a spacious home office or additional bedroom.

The spacious garden is a particular feature of the property, offering complete privacy and seclusion. It is principally lawned, with a scattering of mature trees, well-stocked herbaceous flower beds and several patio areas, allowing one to follow the sun throughout the day. The garden enjoys delightful open countryside views to the rear and further benefits from a heated swimming pool with a stone-paved patio to the perimeter.



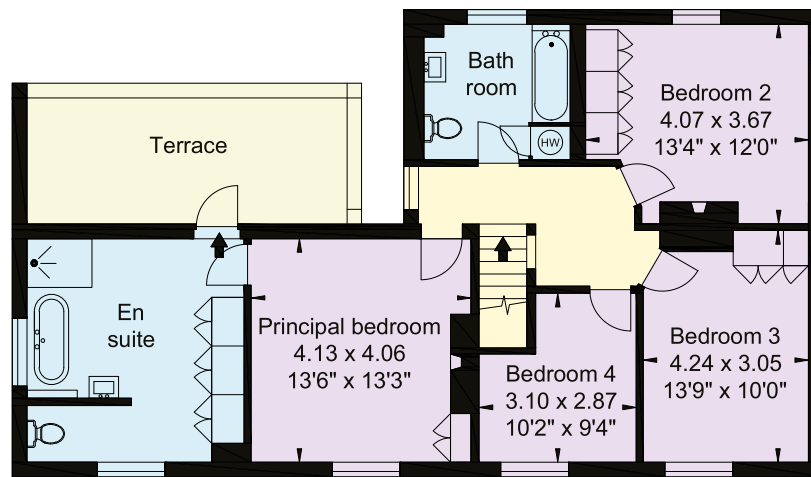




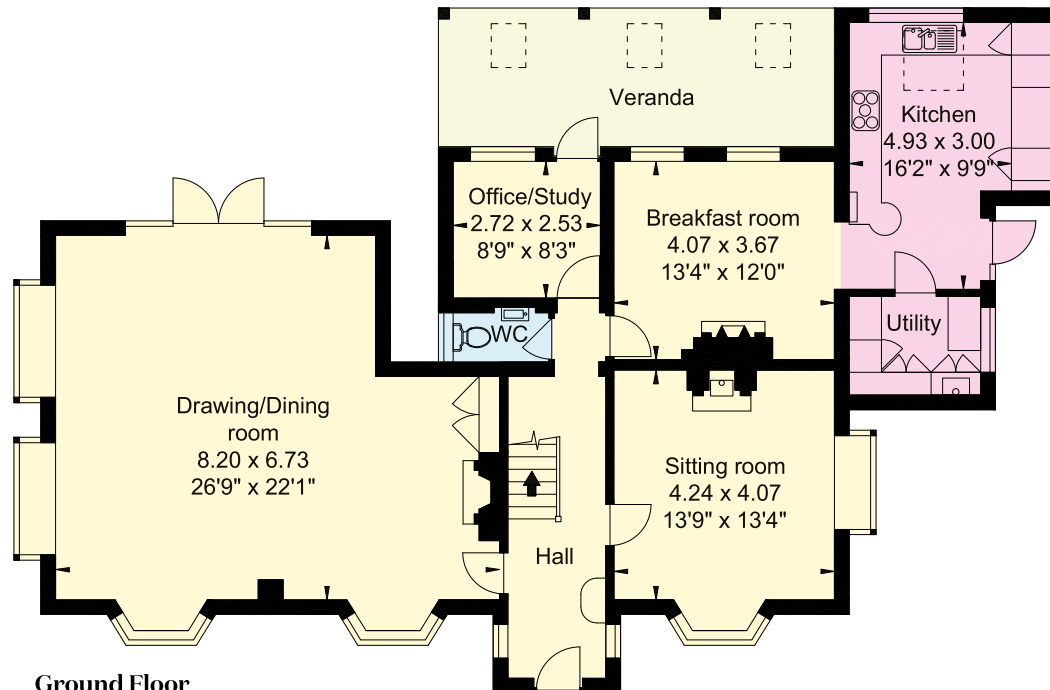




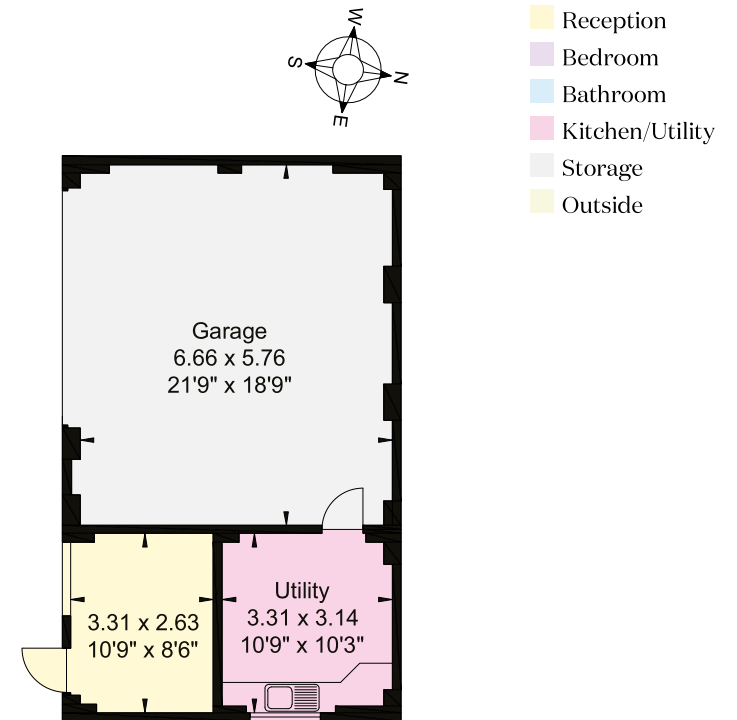




**First Floor**



**Ground Floor**



**Outbuilding**

Not shown in actual location / orientation

Approximate Gross Internal Area = House: 219 sq m (2,358 sq ft)  
Outbuilding: 59 sq m (636 sq ft)  
Total: 278 sq m (2,994 sq ft) exc. Veranda/Terrace

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







# PROPERTY INFORMATION

**Services:** Mains water, gas and electricity are connected. Private drainage.

**What3Words:** ///scale.waistcoat.bluffing

**Viewing:** By prior appointment only with the agents.

















We would be delighted  
to tell you more.

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Date: 22 March 2025  
Our reference: STR012579758

## Arden House, Stratford Road, Hockley Heath, Solihull, B94 5NJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,350,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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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**

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V4.3 Sep 24