



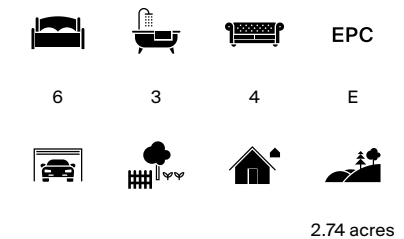
BEECHWOOD FARM HOUSE

Berkswell, West Midlands



A WELL-PRESENTED FAMILY HOME

With a three-bedroom cottage, outbuildings,
and 2.74 acres of landscaped gardens and grounds.



Distances: Balsall Common Station 1 mile (train services to Birmingham from 19 minutes and Coventry from 10 minutes), Solihull 5 miles, Coventry 6 miles (trains to London Euston from 60 mins), Warwick 11 miles, Birmingham 15 miles, M40 (J15) 13 miles, Stratford-upon-Avon 17 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 mins) (All distances and times are approximate)

SITUATION

Located in the heart of Warwickshire, Berkswell is known for its charming countryside setting, making it an attractive option for those seeking a peaceful environment without being too far from urban amenities.

The village is home to a primary school, a post office, local stores, a church and a public house providing convenience for everyday needs. Berkswell train station offers direct connections to Coventry and Birmingham. The nearby village of Balsall Common, as well as the larger villages of Barston, Hampton-in-Arden, and Meriden, are easily accessible. The property is conveniently located for access to Solihull, Kenilworth, Leamington Spa, and Stratford-upon-Avon, with the National Exhibition Centre, Birmingham International Airport and Railway Station, and both Coventry and Birmingham city centres within reach. The property enjoys excellent connectivity to the motorway network, with the M6, M42, and M40 providing access to all parts of the country.

The area features a wide range of state and private schools, including Solihull School, Warwick Prep and Public School, Kings High School for Girls in Warwick, Arden School in Knowle, and Bablake and King Henry’s in Coventry. Balsall Common School is also nearby.

BEECHWOOD FARM HOUSE

Beechwood Farm House is located in a peaceful rural setting just outside the picturesque village of Berkswell. The entrance hall leads into a selection of exceptional reception rooms. The triple-aspect drawing room is filled with light, with double doors opening to the rear gardens. The dining room provides an ideal setting for formal gatherings, while the triple-aspect sitting room offers a relaxing space. A well-appointed study offers a quiet area for work or study.



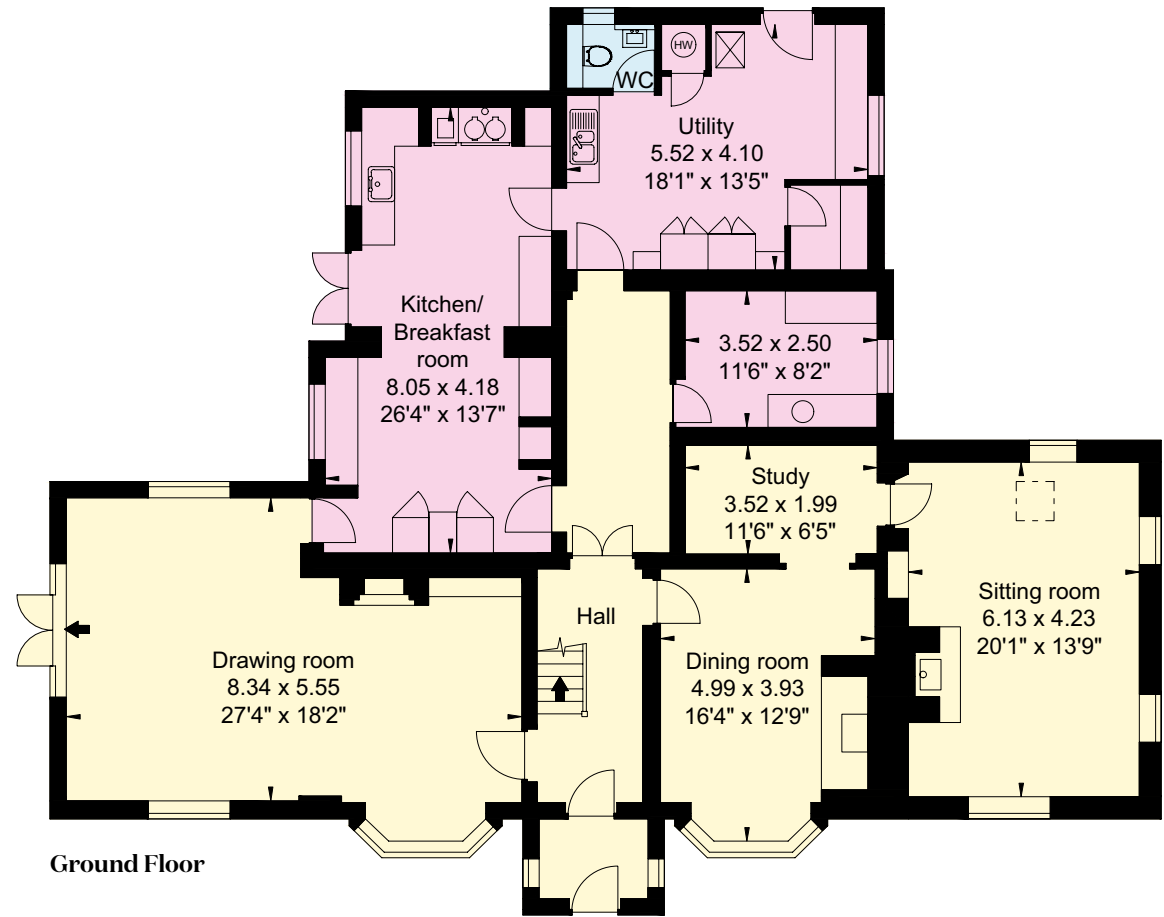


The farmhouse kitchen, the heart of the home, features a range of wall-mounted and base units beneath a granite worktop, along with a selection of appliances. This charming kitchen also includes ample space for a dining table. The adjacent utility room adds practicality, and a cloakroom completes the ground-floor accommodation.

On the first floor, the principal bedroom is a peaceful retreat with a dressing room and an en suite bathroom. Three additional good-sized bedrooms, one with an en suite, offer comfortable accommodation for family or guests. A spacious family bathroom serves the remaining bedrooms. The second floor features two generously sized double bedrooms, providing flexible space for a growing family or additional room as needed.

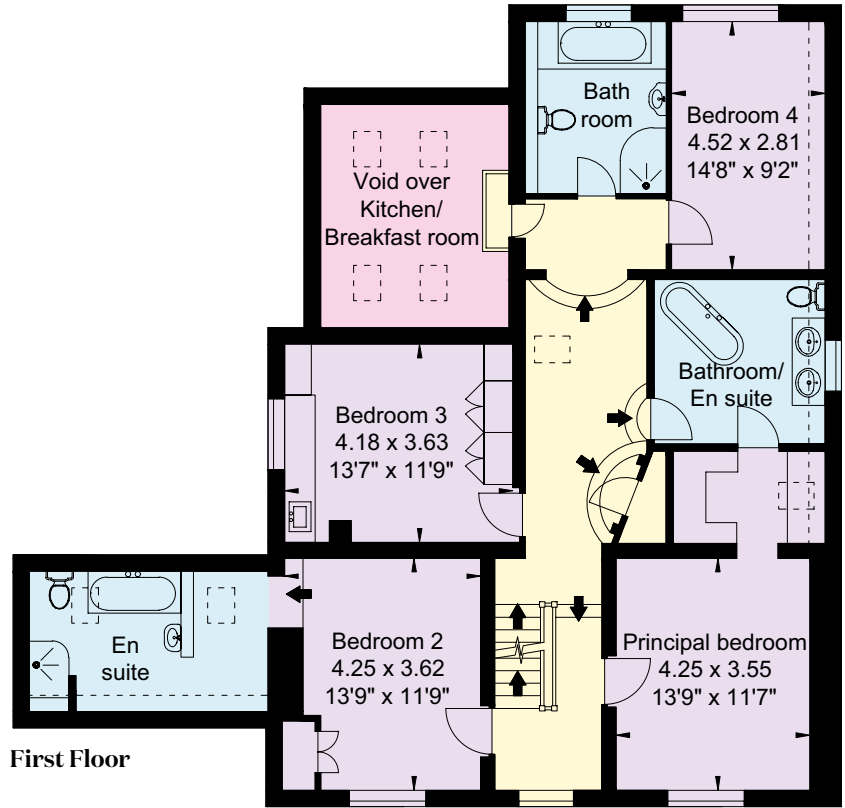
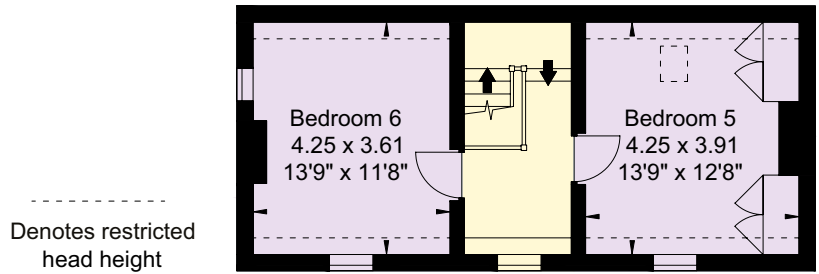


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
House: 365 sq m (3,930 sq ft)

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.

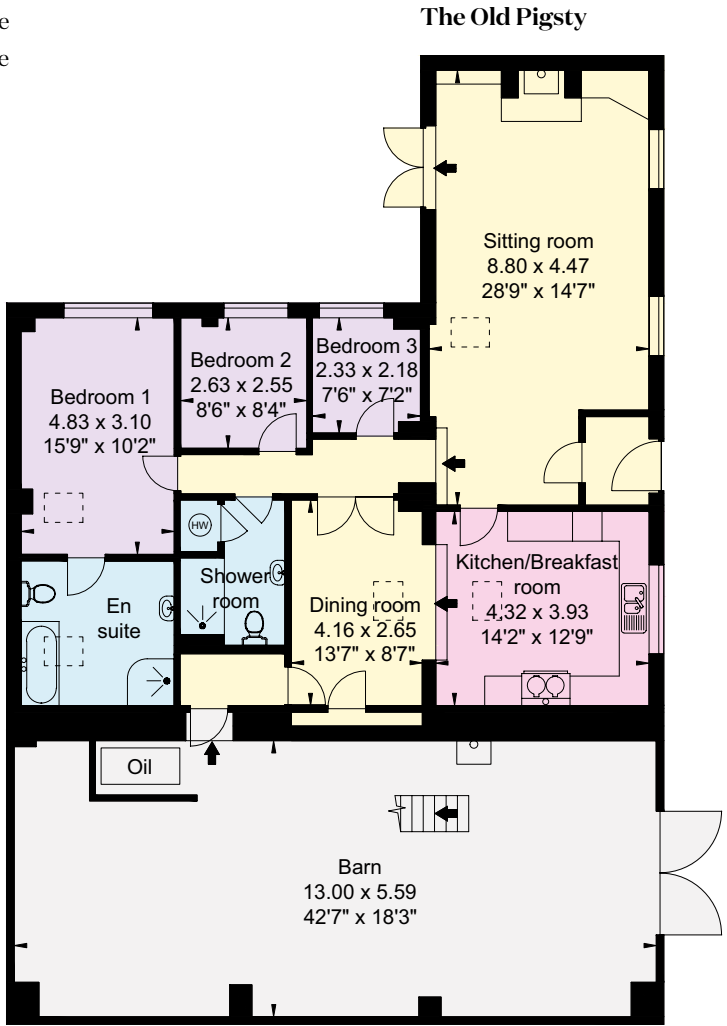


THE OLD PIGSTY

The Old Pigsty is a charming cottage that beautifully complements the main farmhouse. It offers versatile accommodation, ideal for extended family living or the potential for generating rental income. The property features a spacious dual-aspect sitting room flooded with natural light, complete with double doors opening to the rear gardens and a welcoming fireplace. The breakfast kitchen leads into a separate dining room. The cottage has three bedrooms and two bathrooms, including one en suite. Whether used as additional family space or as a standalone rental property, The Old Pig Sty enhances the overall appeal of the home.

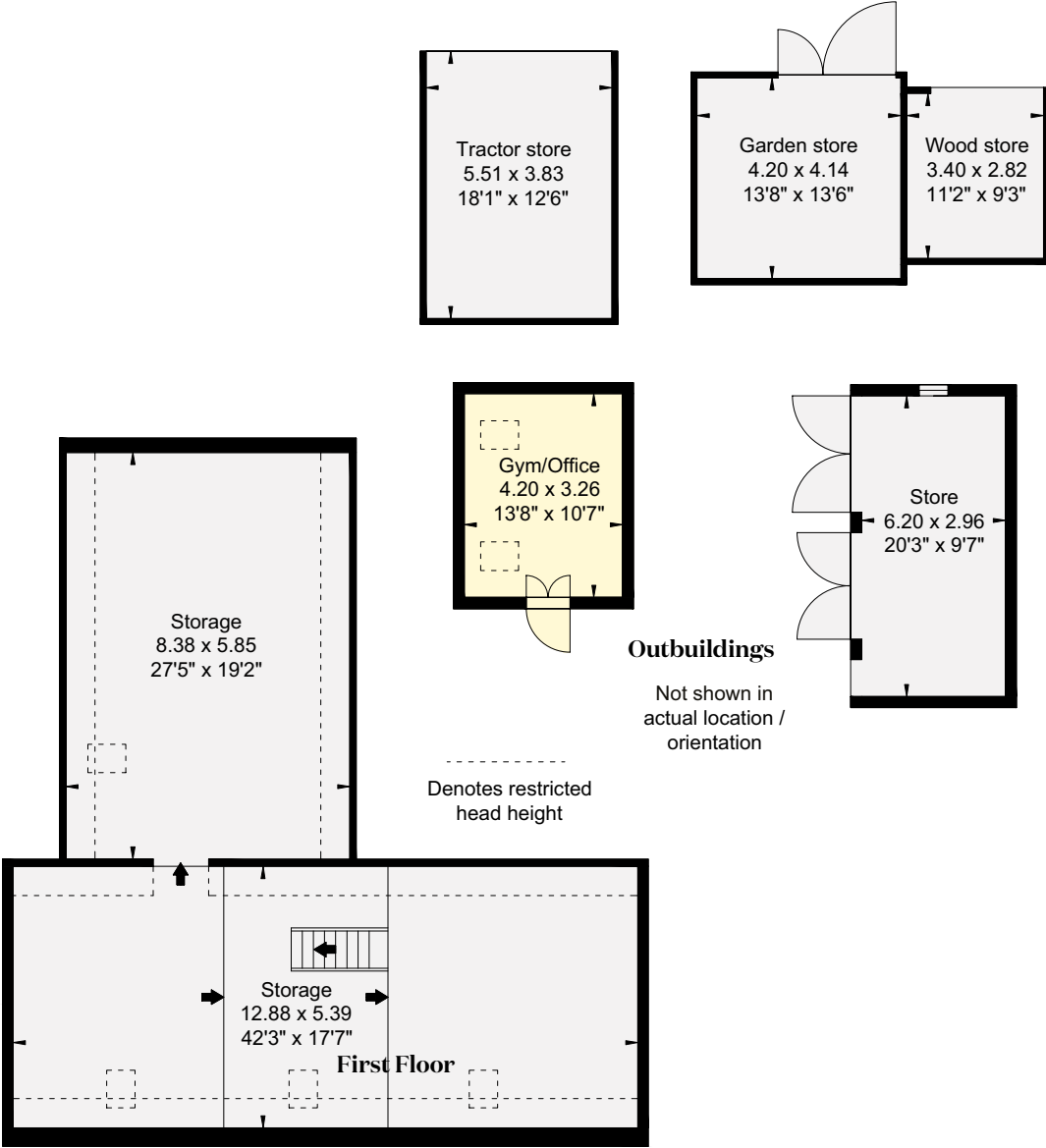


- Reception
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Outbuilding Ground Floor

Approximate Gross Internal Area
The Old Pigsty: 122 sq m (1,314 sq ft)
Outbuildings: 275 sq m (2,962 sq ft)



Outbuilding Ground Floor

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OUTBUILDINGS

The property features a practical range of outbuildings, including a home gym, a large barn with storage above, several garden stores, a wood store, and a tractor store. These outbuildings offer useful storage space and could also provide potential for alternative uses, subject to planning permission.



GARDENS AND GROUNDS

The property is accessed via a shared driveway, which branches off to a private driveway leading to the farmhouse. There is ample parking for several vehicles.



Beechwood Farm House is surrounded by beautifully maintained formal gardens, predominantly laid to lawn. The gardens include a charming walled garden and a relaxing patio area perfect for enjoying the sunshine. Beyond the formal gardens, several paddocks and a large pond offer additional outdoor space, making the property ideal for family life.

PROPERTY INFORMATION

Services: Mains electricity and water are connected to the property. Private drainage. Solar PV panels and a solar storage battery to The Old Pig Sty.

What3words: ///voters.awake.slower

Tenure: Freehold

Local Authority: Solihull Borough Council

Council Tax: Beechwood Farm House Band F, Old Pig Sty Band B

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

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Date: 23 April 2025
Our reference: STR012594651

Beechwood Farm House, Hodgetts Lane, Berkswell, Coventry, CV7 7DG

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,650,000.

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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