

Meriden House

Meriden, Warwickshire/West Midlands







A stunning Georgian family house with far reaching views

Meriden 1.5 miles, Coventry 5.5 miles, Birmingham Airport 6 miles, Solihull 8 miles

(All distances and times are approximate)



5



4



6

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Snug
Sitting room | Utility | Pantry | Games room | Billiards room | Cloakroom | Gymnasium | Spa room | Yoga room

Sauna | Changing room | Cloakroom | Laundry room | Plant room

First Floor: Principal bedroom suite with dressing room, en suite shower and bathroom
Two further bedrooms suites (one with dressing room) | Two double bedrooms | Study | Family bathroom

Cellar | Storage | Garage

Gardens and grounds | Lake | Summer house

In all about 6.14 acres

Also available - Lot 2

Paddocks and agricultural barn with scope for development

In all about 7.65 acres

Location

Meriden House is situated in a most attractive setting, conveniently close to the centre of Meriden. The village offers an excellent range of everyday amenities including a variety of shops, a post office, a public house, a garage, and a primary school. Meriden is ideally located for access to regional centres and the motorway network.

A more extensive range of facilities can be found in nearby Solihull, as well as in the cities of Birmingham and Coventry. The historic towns of Stratford-upon-Avon, Kenilworth, and Warwick are also within easy reach.

Transport Links

- Junction 6 of the M42 is approximately 3 miles away, providing access to:
 - Birmingham International Railway Station (with intercity services to London Euston)
 - The NEC (National Exhibition Centre)
 - Birmingham Airport
- The M6 motorway is about 4 miles away, and the M40 is also easily accessible.
- Additional train services are available from the nearby village of Hampton-in-Arden.
- The HS2 hub is just 5 miles away, offering future high-speed rail connections.

Schools

There is a wide selection of state, grammar, and private schools in the area, including:

- Solihull School
- St. Martin's School for Girls
- King Henry VIII and Bablake Schools in Coventry
- Warwick Prep School and Warwick School
- King's High School for Girls in Warwick

Leisure & Recreation

- Numerous golf courses nearby
- Equestrian activities at Solihull Riding Club
- The National Agricultural Centre at Stoneleigh
- Horse racing at Warwick and Stratford-upon-Avon
- Cultural attractions at Stratford-upon-Avon, home of the Royal Shakespeare Theatre



Meriden House

Tucked away on a peaceful country lane in the historic village of Meriden, Meriden House is an outstanding Grade II listed Georgian residence set within 6.14 acres of beautifully landscaped gardens and grounds. Accessed via double metal electric gates, a sweeping gravelled drive leads to a turning circle, with the house elevated to the left, offering an impressive sense of arrival.



LIVING SPACE

Built in 1792 of mellow brick beneath a slate roof, the property boasts exceptional proportions and elegant symmetry characteristic of the Georgian era. The architectural significance of the house is reflected in its listed status, denoting it as a building of historic and architectural interest.

The home is entered through a distinguished pillared portico and double doors, opening into a grand marbled entrance hall that sets the tone for the refined interiors beyond.





To the left, the drawing room is a room of magnificent scale, featuring soaring double-height sash windows, ornate cornicing, and a central fireplace – a perfect space for formal entertaining. On the opposite side of the hall, the dining room is equally impressive, with traditional oak half-panelled walls and another elegant fireplace at its heart.

The principal reception rooms enjoy uninterrupted views over the mature gardens and surrounding grounds, ensuring a constant connection to the property's rural setting.

An adjoining wing offers superb leisure and entertainment spaces, including a spacious family/cinema room, a dedicated billiard room, and a games room, forming an ideal sports or recreation suite.

LIVING SPACE

The heart of the home is the expansive kitchen, centrally located and beautifully appointed with limestone flooring, a central preparation island, and modern appliances including a Rangemaster cooker. Ample storage and functional layout make it both stylish and practical. A cosy snug leads off the kitchen and flows into a light-filled dining area, perfectly suited as a breakfast room or informal conservatory.

Beyond lies a further sitting room with a study above, creating a flexible live/workspace with its own access to the rear courtyard – ideal for use as a home office, consulting space, or studio.





FLOOR PLAN

Approximate Gross Internal Floor Area

House: 883 sq m (9,505 sq ft)

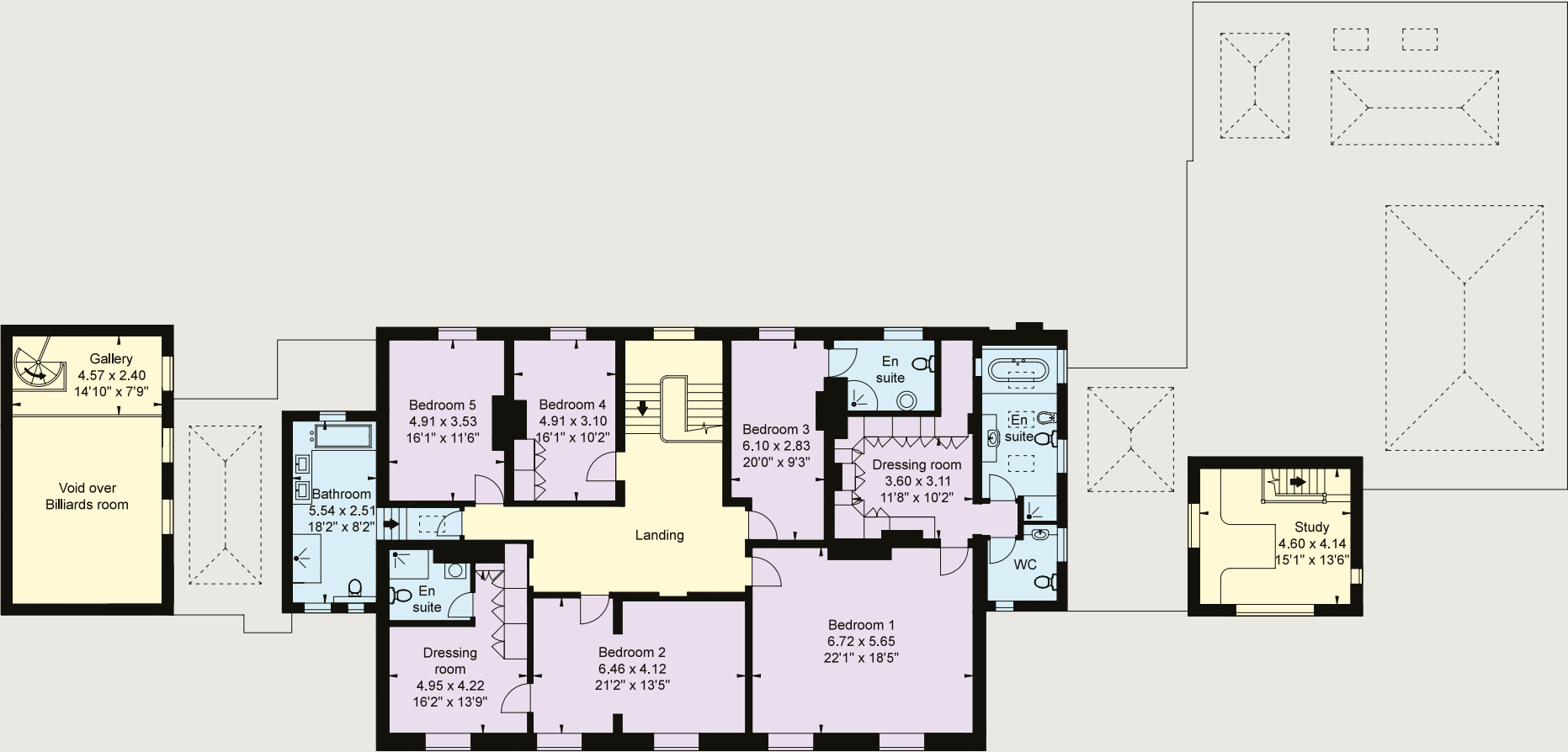
Outbuilding: 41 sq m (442 sq ft)

Total: 924 sq m (9,947 sq ft)



FLOOR PLAN

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



First Floor

Gym & Spa Area

The recently refurbished wellness suite features a central hot tub, surrounded by a thoughtfully arranged layout including a serene yoga room, modern changing facilities, a combined sauna and steam room, a shower room, and a convenient cloakroom. Stylish glass doors open into the gym, which boasts a pitched ceiling and elegant wooden flooring, creating an airy and motivating environment.





First Floor Accommodation

Accessed via a sweeping oak staircase, the first floor offers luxurious bedroom accommodation. The principal suite enjoys breathtaking views over the gardens and surrounding countryside, enhanced by a spacious dressing room with extensive storage solutions. The en suite bathroom is fitted with high-quality Villeroy & Boch fixtures, complemented by an additional cloakroom for added convenience.

Two further well-appointed bedroom suites provide generous double bedrooms. One features a recently refurbished family bathroom, complete with sleek Krishen Porcelanosa fittings, blending style with functionality.

BEDROOM ACCOMMODATION





Garden & Grounds

A private track forks left from the main drive, leading to a well-positioned garage and additional parking area, subtly tucked away for convenience and privacy. The gardens and grounds of Meriden House are beautifully maintained, offering a seamless blend of formal landscaping and natural charm.

Manicured borders and traditional box hedging frame stone terraces and expansive flat lawns, creating an elegant outdoor setting. Stone steps descend gracefully to a sheltered patio, ideal for entertaining, which overlooks the tranquil lake and surrounding countryside. A variety of mature trees – including majestic Oaks and Chestnuts – punctuate the grounds, complemented by Laurel, Rhododendron, Holly, and Lime, offering year-round interest and seasonal colour.

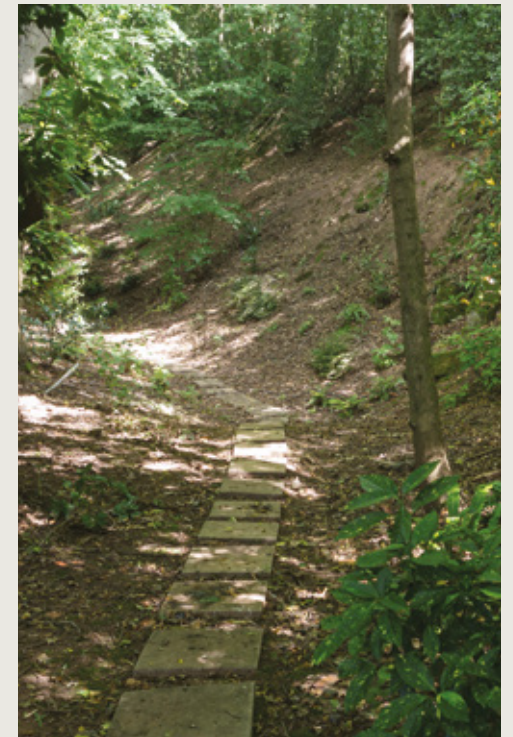
Nestled to the far side of the garden is a charming summer house, perfectly placed for quiet retreat. Discreet garden lighting enhances the ambiance as dusk falls. A wooded dell, threaded with a flagstone path, adds a touch of secluded magic. Behind the courtyard lies a further lawned area, home to an orchard of young fruit trees, promising future harvests.

Lot 2

To the west of the main residence, two post-and-railed grass paddocks extend into the landscape, bordered by an agricultural barn complete with a separate metered water supply and its own dedicated entrance from the road. The land is currently let under a two-year Farm Business Tenancy. The barn might be suitable for Class Q change of use for conversion to a dwelling.

A notable feature of the estate is the Heart of England public footpath, which crosses the lower grounds. This provides direct access to the adjoining countryside and an open invitation to explore the rolling Warwickshire landscape on foot. In all about 7.65 acres.







Property Information

Services

All mains' services are connectible to the property including mains water, electricity and gas.

Private drainage.

Fixtures & Fittings

All items known as fixtures and fittings are specifically excluded from the sale but may be available by separate negotiation.

Local Authority

Solihull Borough Council

EPC Rating

D

Council Tax

Band H

Rights of Way

There is a footpath over the land forming Lot 2, please refer to the boundary plan.

Listing

The property is Grade II listed.

Viewing

Strictly by prior appointment with sole agents Knight Frank.

Directions

Postcode: CV7 7HX





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Date: 16 October 2025
Our reference: STR160184

Meriden House, Church Lane, Meriden, Coventry, CV7 7HX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,495,000 for Lot 1 and £175,000 for Lot 2.

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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We'd love to help you.

Yours faithfully



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