



Pear Tree House
10 Station Road | Hampton-in-Arden | Solihull | West Midlands | B92 0BJ



PEAR TREE HOUSE

Stunningly presented and generously proportioned, Pear Tree House is a superb period property offering fabulous accommodation across three floors, a private southwest facing garden, and delightful village location.



In the heart of the much-loved village of Hampton in Arden, on a leafy green cul-de-sac, Pear Tree House is a truly stunning double fronted late Victorian family home. Sympathetically extended and exquisitely presented, this delightful family home offers elegance and style in perfect harmony with period charm and character. Laid across three floors, it offers six double bedrooms, four luxury bathrooms, three beautiful reception rooms and a fabulous open plan breakfast kitchen and orangery. Outside is a large, detached garage, generous driveway and the private screened rear garden is an absolute delight, enjoying a south-westerly aspect and offering a wonderful haven of peace and tranquillity.

With an exceptionally wide and smartly landscaped frontage, this most elegant property has a charming checkerboard pathway with wide steps leading up to the grand front entrance adorned with a mature wisteria. Once inside, you immediately get a sense of the exquisite taste and high standard of décor throughout.

When the present owners purchased the property, they wanted to create an open-plan breakfast kitchen fit for the grandeur of this magnificent home. In doing so, it became the real “hub of the home” and is a masterpiece in both elegance and practicality. With a large glass lantern roof, floor-to-ceiling windows, and French doors, this beautiful orangery has become a favourite space for the family to relax, dine, and socialise. The Jerusalem Stone tiling contrasts beautifully with the tranquil muted blues on the walls and the crisp cream shades of the orangery, complemented by the handcrafted timeless quality of the cabinetry within the kitchen.

Offering the perfect balance between practicality and style, the kitchen has an excellent range of fitted appliances, with the Elan Rangemaster cooker taking centre stage. It has seven gas burners, two ovens, a grill, and a pan-warming drawer with a fully vented extractor above. There is also a Neff dishwasher, a Siemens built-in microwave, and a tall integrated larder fridge. The excellent range of wall and floor-mounted cabinetry includes pull-out larders, built-in spice cabinets, and ample drawer and cupboard storage. The beautiful hand-painted kitchen is further complemented by the luxurious solid marble countertops and upstands. The large central island creates a practical space for food preparation, featuring an inset stainless steel bowl and mixer tap. For more casual dining options, there are breakfast bar spaces at either end.

With property on just one side of Station Road and the railway cutting below eye level, Pear Tree House has a natural, unspoilt green backdrop enjoyed by both the drawing room and dining room. Both these spaces have an air of timeless elegance with their beautiful floor-to-ceiling feature bay windows, impressive original plasterwork, built-in display cabinetry and bookshelves in the drawing room, chic décor, and stylish inset real flame fireplaces in both rooms. Whether relaxing with friends and family or hosting special dining occasions, each of these rooms perfectly complements this family home. To the rear of the reception hall, through double oak doors, we find the sitting room. With its large sliding doors to the rear terraces and garden beyond, this space works throughout the seasons, creating a cosy snug during winter months and a cool retreat from the heat of summer to relax and enjoy, with its convenient electric awning outside.

Also accessed from the reception hall is the laundry room, housing the Vaillant boiler and providing space for the washing machine, along with further storage and a useful laundry sink with a mixer tap. Next to this is the smartly presented guest cloakroom, with stylish midnight blues contrasting with a classic white suite featuring a pedestal hand basin and WC. There is also an extremely useful and well-proportioned cellar with wide steps leading down, currently used as a storage and wine cellar.









Seller Insight

“ We were looking for a family home where we could all have room to grow,” say the current owners of Pear Tree House. “From the very first time we approached the attractive steps leading up to the front door of this beautiful picture-perfect house, we knew this was the place for us. Stepping inside, we were impressed with the spacious yet cosy interiors, too.”

Since moving in, the owners have put their own stamp on the property, reconfiguring the existing layout to create a home which is ideal for everyday family life and entertaining alike. “We incorporated the former breakfast room into what is now a wonderful open plan kitchen and orangery, where we can all sit and enjoy meals together overlooking the pretty garden,” the owners say. “For more formal gatherings, the impressive fireplaces in the sitting room and dining room provide a special ambience. The double-fronted façade of the house really comes into its own at Christmastime, with 6-7 foot trees in all of the bay windows to welcome the whole family home. We have plenty of bedrooms for overnight guests, so everyone tends to gather here over the festive season.”

Outside, the picturesque garden serves as an extension of the indoor living and entertaining spaces during the warmer months of the year. “We have various seating areas for al fresco dining or simply relaxing with a cup of coffee or glass of wine,” the owners say. “Bordered by conifers and a rustic garden wall, with an abundance of flowers and shrubs, ours is a very pretty, secluded garden.”

The local area has much to offer, too. “We are part of a friendly village community in Hampton in Arden,” say the owners, “with all amenities close by. Hampton Manor has two award-winning restaurants, and the village itself boasts a café, a corner shop with deli counter, and the George Fentham primary school, which is very well equipped. We are just a short walk from the train station for connections to London, Birmingham and Manchester. Country walks abound in and around Hampton, with Barston Lakes just a 15-minute stroll away for outdoor pursuits such as walking, cycling, fishing and golf. This really is a lovely place to be – in fact, we like the village so much that we hope to buy a smaller property in Hampton to come back to on holidays!”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Upstairs

Leading from the reception hall, the original staircase with its impressive oak handrail is softened with the warm undertones of the pale French grey wool carpet runner and stylish chrome stair rods, creating the perfect balance between contemporary and period. With a Jack & Jill bathroom, the present owners have created a stunning principal bedroom suite. The main bedroom is dual aspect, with a window to the property's frontage and fabulous floor-to-ceiling window panels and French doors leading to a lovely balcony with far-reaching views across open countryside. The smartly fitted plantation shutters enhance these beautiful windows further, creating a real sense of luxury throughout the home. The ensuite features beautiful limestone tiling on the walls and floor, with a charming clawfoot bath adding a sense of nostalgic charm. There is also a pedestal hand basin and a low-level WC.

Through two tall wardrobe-style doors, you enter the large dressing room dedicated to the principal suite, with built-in wardrobes on one side and dual aspect windows offering ample natural light. Both bedrooms are decorated in delicate pale grey and white wall coverings, matching perfectly with the plush wool carpet, creating a fresh, light, and airy feel to the suite. There are two further double guest bedrooms, both beautifully dressed and presented, each with its own ensuite bathroom. The wide carpeted staircase leads up to the second floor, with a landing leading to a small storage room and a useful original sewing room.

There are two further large double bedrooms on the top floor, one presently used as an impressive office with superb built-in cabinetry, shelving, and bookcases. This room features two lovely windows and ample space for large bedroom furniture if desired. The second is a guest suite, beautifully presented with feature wall coverings and pretty soft furnishings. A large Velux window allows natural light to flood in, and with an ensuite to service both rooms that includes a bath with a shower above, it's an ideal space for older children and guests to enjoy their own peaceful space.















Outside

The front of the property features neat blue brick borders housing gravelled beds, and with the large, gravelled driveway, there is ample space for all the family to park. The garage is accessed from the front of the property as well as through a side door in the garden. There is also a side gate leading to the rear garden, providing good outdoor access from front to back.

Accessed from the orangery and sitting room, the delightful rear gardens are a haven of peace and tranquillity. Enjoying the very best southwest-facing aspect ensures there is always the perfect spot to entertain family and friends and dine al fresco on one of the split-level terrace areas. Tall lavender plants and mature acers border the feature oriental pond, enhancing the feeling of peace and relaxation. Mainly laid to lawn beyond the upper terrace, the garden enjoys mature borders, with a tall walled garden to the back and one side and a tall, dense, mature conifer hedge to the other, providing complete privacy in every part of the garden.

There is a lovely old outbuilding adorned with a beautiful mature rambling rose, evergreen jasmine, and wild geraniums. Inside is a useful storage shed and gardener's WC. As you wander towards the top part of the garden, past ferns, heathers, and rosemary, you come to a wonderful fig tree. Beyond this, an arched doorway leads through to the little secret garden patch behind, just large enough to grow a few of your own vegetables.





LOCATION

HAMPTON IN ARDEN

Hampton in Arden is a picturesque village that maintains traditional street scenes and offers a handful of everyday amenities. The village is also home to the landmark destination Hampton Manor, situated in 45 acres of gardens and woodland, and home to the Michelin-starred Peel's restaurant. More casual dining experiences can be found at The Beeches on Marsh Lane, a Georgian gastropub, and The White Lion pub on the high street. The Hampton Health and Fitness Club is a bespoke gym on Old Station Road, complemented by the nearby tennis club.

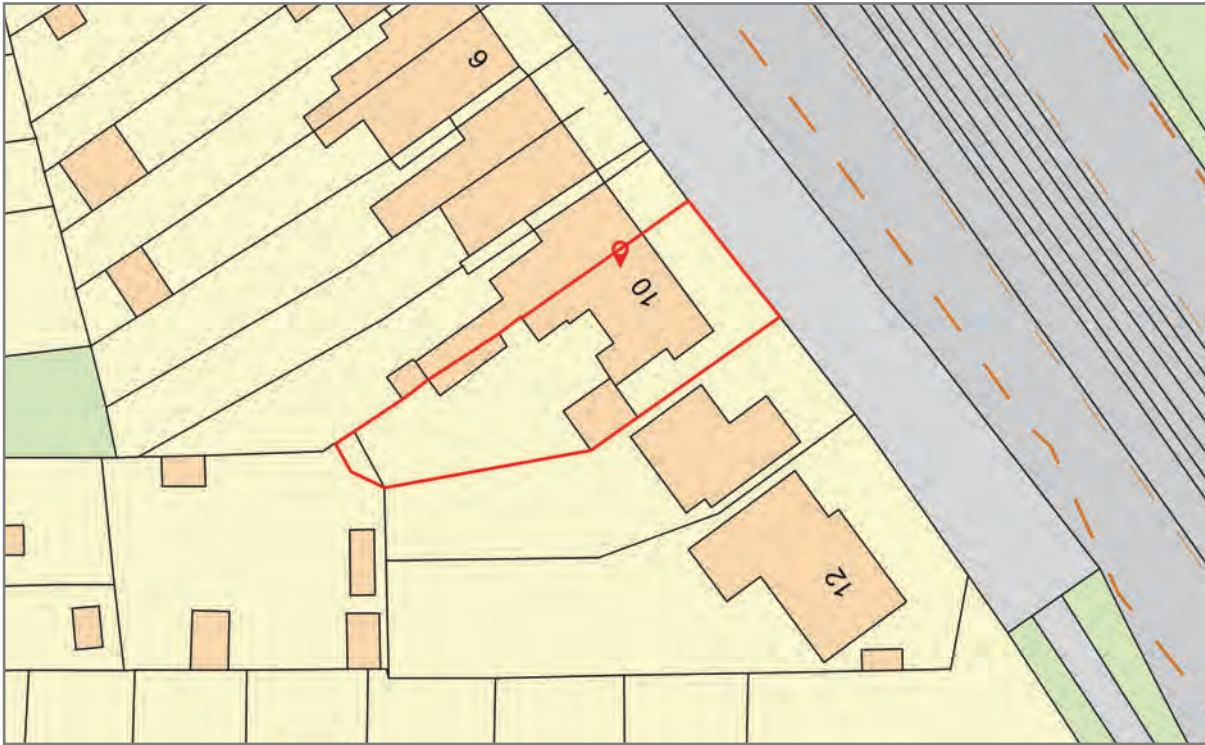
The village has always maintained a loyal population, with youngsters who, once grown, wish to remain close by, and more mature generations perhaps feeling the need to downsize yet stay close to the village and its amenities. The village has its own train station, just minutes from Pear Tree House, with links to Birmingham New Street and London Euston. Birmingham International Railway Station is a 3-minute train journey away, offering a wider transport network and easy access to Birmingham Airport. The well-regarded George Fentham Endowed School is located in the village and accepts pupils from nursery to Year 6.

Stonebridge and North Warwickshire Golf Clubs are within a mile, on the road to Meriden. The village is under 4 miles from Solihull town centre, making this location a superb option for those wishing to distance themselves from the town centre without compromising on facilities and lifestyle.

SOLIHULL

The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country. The town itself offers an excellent range of amenities, bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses, and an ice rink. Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





Services, Utilities & Property Information

Connected to all mains services for Gas, Electric, Water and Sewerage

Gas Central Heating Throughout

Underfloor Heating to the Principal En-suite Bathroom

Broadband (Check Speed)

Tenure : Freehold

Local Authority : Solihull

Council Tax Band : G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Pear Tree House, Station Road, Hampton-in-Arden, Solihull, West Midlands

Approximate Gross Internal Area

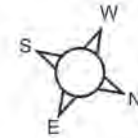
Main House = 2884 Sq Ft/268 Sq M

Garage = 238 Sq Ft/22 Sq M

Shed = 111 Sq Ft/10 Sq M

Balcony external area = 31 Sq Ft/3 Sq M

Total = 3233 Sq Ft/300 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

▭ Denotes restricted head height

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“A big thank you to both Martin and Rachel”

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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