



Highbury House  
Berkswell Road | Meriden | Coventry | West Midlands | CV7 7LB

FINE & COUNTRY

# HIGHBURY HOUSE



*This substantial 1920s property, with its own separate coach house nestled in a charming and secluded parkland setting, offers versatile and spacious accommodation. Lovingly extended and upgraded by the current owners, it retains many character features, including detailed coving and decorative plaster mouldings, while seamlessly integrating modern conveniences such as built-in music speakers in the dining room, drawing room, and master bedroom.*



# KEY FEATURES

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Hidden from the road behind a mature, private frontage, the property is accessed through electronically controlled gates that open onto a sweeping driveway, bordered by lush lawns and vibrant, well-maintained gardens. The driveway leads to a spacious turning circle with an inset lawn and an ornamental pond, providing ample parking. Additionally, there is a substantial garage to accommodate further vehicles.

Ascending the central stone steps, you encounter an impressive entrance flanked by stately stone pillars. The glass-paned door opens into a welcoming hallway, exuding charm and warmth.

From the hallway, double doors lead to a bright, dual-aspect dining room featuring a central fireplace. Natural light floods the room through a bay window and bi-folding patio doors that open to the rear garden. The space includes a concealed drinks cabinet with display alcoves and a fitted wine refrigerator, ideal for entertaining. Flowing seamlessly from the dining room is a beautifully proportioned drawing room with a contemporary fireplace and additional bi-folding doors leading to the rear terrace.

Adjacent to the hallway, an inner corridor leads to a downstairs cloakroom fitted with an English Heritage suite and a cloakroom wardrobe. This corridor also provides access to a practical storage room and a spacious study.

The breakfast kitchen boasts high-specification finishes, including limestone flooring and a range of hand-painted cream cabinetry topped with polished granite worktops. At its heart is a central island featuring NEFF integrated appliances. A charming bay window area offers the perfect spot for a dining table with lovely garden views. Steps lead down to a larder and through to a separate utility room.

Below the main floor, stone steps descend to a two-chambered cellar. Adjacent to the kitchen, the family room enjoys oak flooring and is ideally situated to capture the best of the garden, with two sets of bi-folding doors opening wide on warmer days to invite the outdoors in.











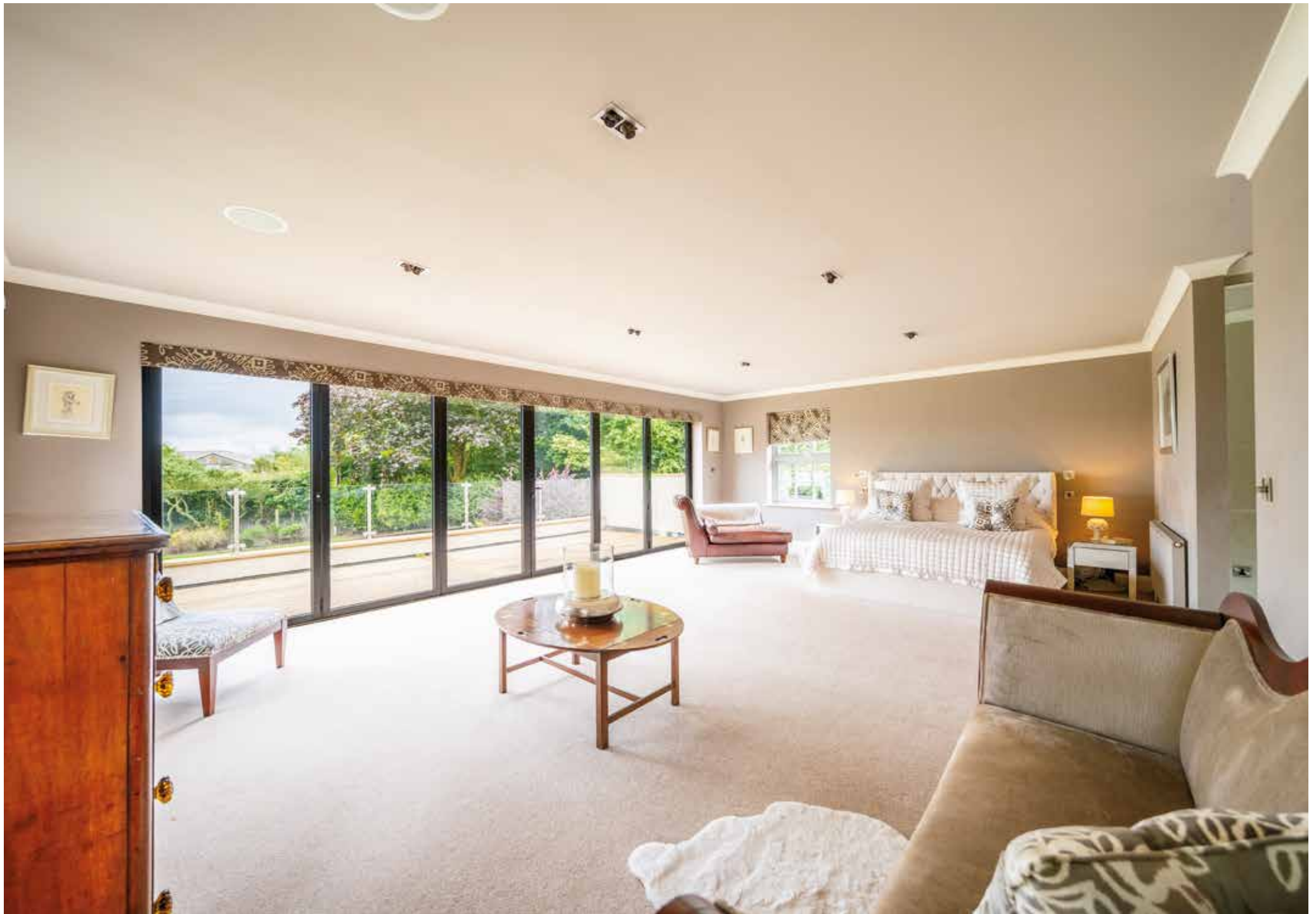




On the first floor, an expansive landing leads to five bedrooms. The master suite is designed as a tranquil retreat, offering sweeping countryside views through full-width bi-folding doors that open onto a spacious balcony. Adjacent to the landing, a fully equipped dressing area with ample wardrobes connects to a luxurious ensuite, which includes a walk-in double-width shower, dual vanity units, a Villeroy & Boch freestanding bath, and elegant marble tiling with underfloor heating.

The remaining four bedrooms are generously sized, each featuring deep sash windows, and they share three well-appointed bathrooms. The family bathroom includes twin vanity basins, a Jacuzzi bath, and an enclosed corner shower, providing both functionality and comfort for the household.











Next to the main house, a spacious guest cottage is accompanied by an additional double garage. Positioned separately from the main residence, it serves various purposes and offers potential for generating additional income if desired. The cottage includes a well-appointed kitchenette, two large double bedrooms with distinctive vaulted ceilings, and ensuite bathrooms, providing comfortable and private accommodation.



Externally, Highbury features extensive formal gardens spanning 1.65 acres, predominantly situated towards the front of the property. These meticulously landscaped gardens are divided by neatly trimmed Yew hedgerows, imparting a sense of refined elegance.

To the rear of the property, a flagstone terrace provides a serene spot for outdoor relaxation, complemented by steps leading up to a raised lawn area adorned with vibrant ornamental shrubbery. Nearby, a practical hard-standing area houses a sizable garden store, while a stone-walled garden with a gravel pathway separates a beautifully manicured lower lawn, offering a secluded retreat from the detached guest cottage.

Centrally located within the garden, an expansive lawn area is interspersed with a delightful wildflower bed and a charming rockery, leading down to a tranquil pond bordered by lush flower beds. This enchanting setting not only enhances the allure of this desirable family home but also creates an inviting space for relaxation and outdoor activities.









# MERIDEN

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Meriden is a picturesque village in the West Midlands, England, often considered the geographical centre of England. Nestled between Coventry and Solihull, Meriden boasts a charming rural atmosphere with historic roots, highlighted by its ancient village green and the iconic stone cross that dates back to the medieval period. Surrounded by rolling countryside, it offers a peaceful retreat while still being conveniently located near major transport links, making it an ideal spot for those seeking a balance between village life and accessibility to urban amenities. The area is also known for its strong community spirit and scenic walking trails, perfect for nature enthusiasts.





# INFORMATION

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Utilities: The home is understood to have mains gas, electric, and water.

Sewer: Septic Tank

Broadband and Mobile Coverage: We suggest you contact your provider.

Parking: Garage for 3 cars; Off-road parking for 4+ cars

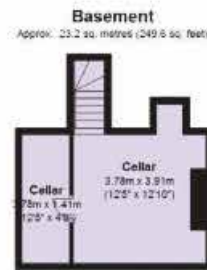
Viewings: Strictly by appointment with the listing agent



## Highbury House



Total area: approx. 157.9 sq. metres (1690.8 sq. feet)

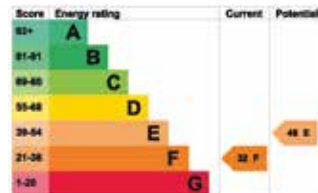


Total area: approx. 517.7 sq. metres (5572.1 sq. feet)

## Main House



## Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.05.2024





# FINE & COUNTRY

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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.

*We value the little things that make a home*



## MATTHEW LOWE

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Having spent over 25 years deeply involved in the luxury property market worldwide, I made the decision to return to my hometown of Lapworth in order to provide stability for my children's education. Joining forces with Fine & Country, I offer a distinctive perspective that extends beyond mere property transactions. My approach is informed by insights gleaned from catering to high net worth clients across the globe.

With my extensive knowledge of the West Midlands and its surroundings, along with an understanding of the local lifestyle, I am able to enhance the value of each transaction significantly. Guiding home buyers through the process, my aim is to ensure they transition seamlessly into their new homes.

I firmly believe in the effectiveness of a proactive approach to distinguish oneself. As a marketing specialist in the luxury market, my presence on social media platforms, in conjunction with the reach of Fine and Country's global network, enables me to showcase your property with precision, emphasising exposure, presentation, and attentive service.

THE FINE & COUNTRY  
FOUNDATION

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