



Carol Lodge
Truggist Lane | Berkswell | Coventry | CV7 7BX

CAROL LODGE

Set in the picturesque village of Berkswell, Carol Lodge is an exceptional residence where elegance, privacy, and luxury come together. Situated within two acres of meticulously landscaped grounds, this stunning home offers over 6,000 sq. ft of living space and is available with no onward chain.



Accommodation Summary

An Entrance Like No Other

Tucked away in the picturesque village of Berkswell, Carol Lodge is a property that exudes grace, exclusivity, and charm with no onward chain. The journey begins with a sweeping, tree-lined driveway, where the entrance is marked by a stately brick wall and a set of electronically controlled double gates. As you drive along the peaceful secluded lane, twilight lighting softly illuminates your path, setting a serene tone for your arrival for a home in excess of 6,000 square foot.

The property's expansive driveway offers ample parking space and leads to a quadruple detached garage. From here, the entrance hall beckons, with its grand staircase rising to the first floor, setting the stage for what lies beyond.



An Inviting Interior

Inside, every detail has been considered to create a home that is both elegant and functional. Flagstone tiles line the floor of the entrance hall, which is graced with an abundance of natural light streaming through large double-glazed windows. The built-in cupboards and three sets of double wardrobes provide ample storage space, while a downstairs cloakroom is neatly appointed with a low WC with built-in bidet, wash handbasin, and part-tiled walls.

The heart of the home is an impressive kitchen, breakfast & family room that stretches out with two sets of bi-fold doors, opening directly onto the alfresco patio. Perfect for entertaining or enjoying quiet family moments, this expansive space is the epitome of high-specification living. The kitchen is equipped with premium appliances, including a melamine hob, integrated double ovens, a built-in coffee machine, wine fridge, recycling bins, and a microwave. Granite work surfaces, custom-built cupboards, an integrated fridge and dishwasher elevate the space, combining both style and practicality continuing to flow into the utility room.

The dining room, featuring double-glazed windows and patio doors opening onto the secret garden, continues the theme of bringing the outdoors in. For those who work from home, the office also offers patio doors that lead directly to the garden, providing an inspiring and productive environment with natural light streaming through the skylight above.

Similarly, the lounge, which includes double-glazed French doors, gives an idyllic setting to enjoy panoramic views of the grounds, with seamless access to the garden and surrounding spaces.

The movie room & gym allows you to take some time out from your busy schedule, and to enjoy family time with popcorn, with further benefits of a second ground floor cloakroom facilities and storage cupboards.







Seller Insight



A Grand Design in an Idyllic Setting

Tucked away within two acres of breathtakingly mature grounds, this exceptional home has been meticulously reimagined into a contemporary masterpiece. Beyond its walled and gated entrance, a tree-lined driveway creates an air of anticipation, gradually revealing a striking residence that blends cutting-edge modern design with the tranquillity of its natural surroundings.

A Vision Transformed

Purchased by the developers in October 2023, the property was already in good condition but felt dated. Recognising its potential, they embarked on an extensive back-to-brick refurbishment, enhancing every aspect of the home to meet the expectations of today's most discerning buyers.

"This was an excellent opportunity to create a highly desirable family home," say the developers. "We wanted to craft a space that not only offers exceptional style and comfort but also embraces the beauty of its surroundings."

The transformation was comprehensive, with the house completely stripped back. The existing concrete ground floors were removed, allowing for the installation of underfloor heating on the ground level. The property was then rewired, replumbed, replastered, and redecorated, with new windows, new doors, and an impressive open-plan kitchen designed to frame views of the south-facing garden.

Outside, the facade was given a sophisticated 2020s aesthetic, ensuring a seamless blend of modern luxury and timeless elegance.

Designed for Modern Living

This is a home that caters to every aspect of contemporary life, offering both functionality and indulgence. At its heart lies the expansive kitchen, breakfast, and sitting area, where bi-fold doors invite the outdoors in, opening onto a sun-drenched south-facing patio—an idyllic space for alfresco dining or evening gatherings.

For more formal occasions, the separate dining room provides an elegant setting, while the TV room, study, and drawing room create an abundance of flexible living space. A dedicated gym ensures wellness is at the forefront of daily life, and a yoga deck overlooking the lake offers a serene retreat.

Upstairs, luxury continues with not one but two master bedroom suites, each boasting a private dressing room and lounge area—a rare feature that adds an undeniable touch of exclusivity.

A Standout Specification

Every detail of this home has been carefully curated to an exacting standard, ensuring a premium finish throughout. Bathrooms feature exquisite Porcelanosa tiles and sanitaryware, while the balcony is fitted with durable composite flooring—an elegant vantage point from which to enjoy the surrounding landscape.

Adding to the home's versatility and appeal, a fully refurbished two-bedroom annexe provides independent living space for guests, extended family, or staff.

A Garden to Inspire

Beyond the elegance of the home itself, the grounds are equally breathtaking. The property's two-acre plot is a hidden sanctuary, where mature trees provide a picturesque backdrop, and a private lake enhances the sense of exclusivity. A newly installed kitchen patio offers the perfect setting for entertaining, while the yoga deck ensures relaxation is always within reach.

The Perfect Balance of Seclusion and Connectivity

Despite its tranquil setting, the property enjoys excellent connectivity, making it ideal for those who desire both privacy and convenience. Berkswell train station offers a direct link to King Henry VIII School, while the nearby motorway network, mainline trains, and airport ensure effortless travel for business or leisure.

A Rare Opportunity

"It must be one of the most beautiful plots in the region," say the developers. "And now, it has a fully refurbished grand design home to match."

With no upward chain, this home is ready to welcome its new owners. Whether hosting, unwinding, or working from home, this is a place where life can be lived to its fullest.

All that's left to do? Sit back and enjoy—the hard work has already been done.

* 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.









The Secret Garden – A Peaceful Sanctuary

From the utility room/dining room/movie room/office, a double-glazed door leads to the secret garden, a hidden oasis that provides the perfect spot for morning coffee or a quiet moment of reflection. The charming castle brick doorway opens to a secluded patio area, surrounded by vibrant flower beds and gently illuminated by twilight lighting, creating a serene escape.





Private Bedrooms & Stunning Principal Suite

Upstairs, the landing opens onto a luxurious first-floor space, with a chandelier above and loft access. The principal bedroom suite is nothing short of spectacular, with double-glazed windows filling the space with natural light. French doors lead to a private balcony, where you can take in the breathtaking views of the grounds below. A bespoke dressing room, designed with a unique "The Lion, The Witch, and The Wardrobe" theme, offering both practicality and style, with additional French doors leading to the balcony.

The en-suite bathroom is a haven of indulgence, featuring a double-ended bath with a mixer tap and shower attachment, a spacious walk-in shower cubicle with a rainfall shower, and luxurious finishes throughout. Adjacent to the principal bedroom is a fifth bedroom, ideal for a nursery or a further dressing room, with a double-glazed window to the side and a radiator.

The second bedroom offers versatility and would make an ideal second principal bedroom with its separate lounge, walk-in wardrobe in the bedroom, bespoke en-suite facilities and outstanding views.

The third and fourth bedrooms also boast built-in storage and en-suite facilities, with stylish recessed lighting, modern shower cubicles, and quality finishes.







A Self-Contained Annexe & Additional Living Spaces

Carol Lodge offers an immaculate self-contained annexe, accessible via double French doors that open to a spacious lounge and dining area. The kitchen in the annexe is equipped with integrated appliances, including a fridge-freezer, electric cooker, slimline dishwasher, and built-in washer/dryer. The annexe also offers two bedrooms, both with double-glazed windows overlooking the grounds, and a family shower suite that features a double shower cubicle and modern fixtures.





Stunning Grounds & Gardens

Set within approximately 2 acres of beautifully landscaped grounds, Carol Lodge offers a wealth of outdoor living space to complement its luxurious interiors.

The sweeping drive is lined with mature trees and shrubs, offering a sense of privacy and tranquillity.

The manicured lawns, flowerbeds and enchanting lake provide a picturesque backdrop, perfect for outdoor entertaining or simply relaxing in the peace and privacy of your own home.

The charming castle brick doorway opens onto “The Secret Sanctuary Garden” a secluded patio area, surrounded by vibrant flower beds and gently illuminated by twilight lighting, creating a serene escape.

With an expansive seating area overlooking the lake with a fountain and a curtained deck, ideal for Yoga or Meditation. The stunning views of the surrounding gardens, every corner of this estate is designed to be enjoyed. The property’s serene atmosphere is enhanced by the perfect balance of natural beauty and modern living, creating an unparalleled setting for family life.

A Rare Opportunity

Carol Lodge represents a rare opportunity to acquire a unique, luxurious home in one of Berkswell’s most desirable locations. With no onward chain, this exquisite property is ready to welcome its next owner to experience a lifestyle of elegance, comfort, and sophistication.

For more information or to arrange a private viewing, contact Graham Howell Fine & Country. We look forward to introducing you to your next dream home.





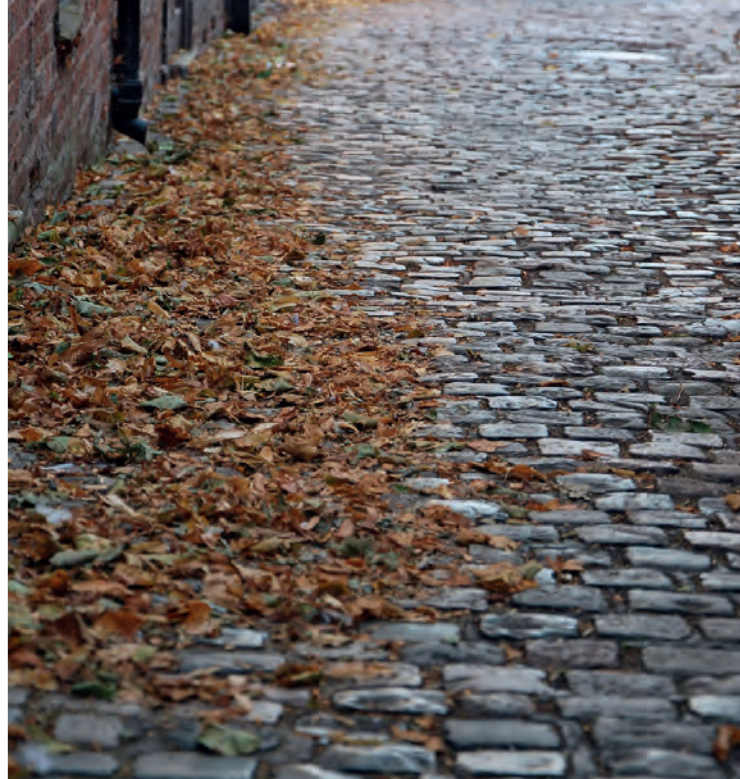
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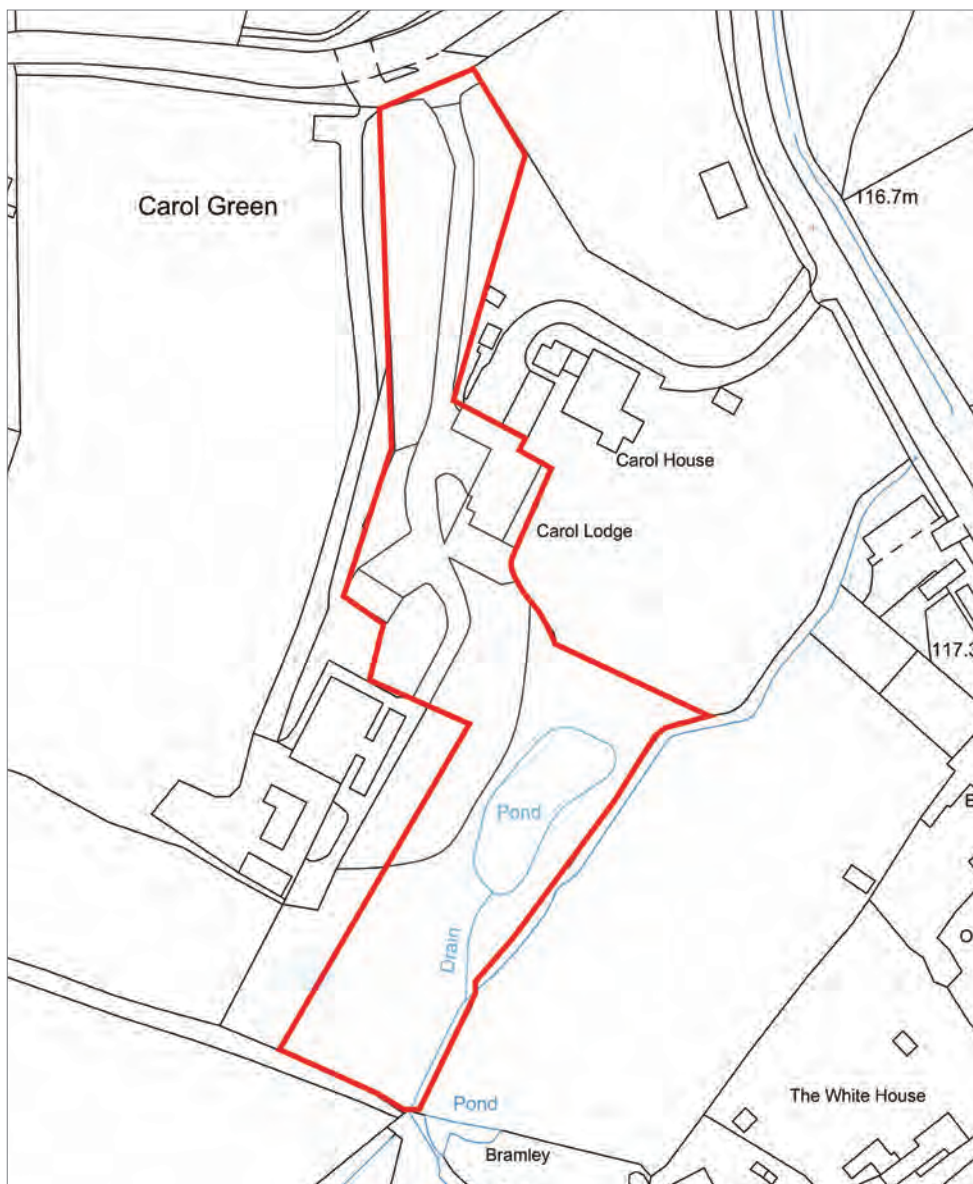
Nestled in the charming Hamlet of Berkswell on Truggist Lane, this property enjoys an idyllic semi-rural setting amidst the picturesque countryside. Just a stone's throw away lies the prestigious Nailcote Hall, boasting its renowned Cromwell Golf Course, host to prestigious events like the British Par 3 Championships. Nearby, residents can indulge in leisure activities at the on-site gym and pool, adding a touch of luxury to everyday life.

Convenience is key with Berkswell Train Station a mere 0.7 miles away, providing effortless access to Solihull, Coventry, and Birmingham. For commuters, Birmingham International Airport is within easy reach, ensuring seamless connectivity to destinations near and far.

Families will appreciate the top-notch education offered by the esteemed Church of England Primary School, lauded with an 'Outstanding' rating by Ofsted. Meanwhile, the village itself exudes a quaint charm, boasting a church, snug cafes, and a welcoming pub, Berkswell Barn Cafe/Restaurant/Farm Shop, where locals gather for good food and great company.

Sports enthusiasts will find themselves in paradise with an array of leisure amenities at their fingertips, including cricket, tennis, rugby, and of course, golf. Balsall Common, a mere 1.5 miles away, adds to the allure with its vibrant village centre bustling with shops, supermarkets, pubs, and restaurants. Here, residents can access essential services like secondary schools, doctors' surgeries, and dentists, ensuring a well-rounded and convenient lifestyle for all who call this area home.





Services, Utilities & Property Information

Utilities - Water Supply, Sewerage, Heating, Electricity Supply and Gas

Mobile Phone Coverage - Mobile phone coverage checker - <https://www.signalchecker.co.uk/>

Example wording '4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability - Ofcom Broadband checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Example wording 'Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.'

Tenure

Freehold

Directions

<https://what3words.com/>

Example wording: Postcode: B94 5AP / what3words: relegate.repeats.paving

Local Authority

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 616405

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By Appointment Only



ANNEXE



GARAGE



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 5045 sq ft, 469 m2
 OPEN TO BELOW & LOW CEILINGS: 106 sq ft, 10 m2
 BALCONY: 297 sq ft, 28 m2
 GARAGE: 577 sq ft, 54 m2

OVERALL TOTALS: 6025 sq ft, 561 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

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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