



Rosemary Cottage  
Sparrow Cock Lane | Chadwick End | Solihull | B93 0DL



# ROSEMARY COTTAGE

---

*Rosemary Cottage is an exquisite country residence combining timeless character with contemporary luxury. With an exceptional self-contained annexe, landscaped gardens, and elegant interiors, it offers privacy, versatility, and effortless sophistication.*







### The Main House

Situated on the corner of Sparrow Cock Lane, in the picturesque countryside of Chadwick End, this elegant Victorian residence enjoys a wonderfully private setting. Discreetly tucked away behind impressive double wrought-iron electric gates, a sweeping gravel driveway leads to the charming gated entrance of the cottage garden and main front door, as well as to the beautifully landscaped rear courtyard and terraces. This area provides a convenient everyday approach to the home, with access through a covered storm porch into the open-plan kitchen.

Rosemary Cottage is an exquisite period home that has been meticulously renovated and beautifully maintained, blending heritage charm with refined modern comfort. From the moment you enter through the original oak door into the elegant hallway, you're met with a sense of understated sophistication – parquet and engineered oak flooring, bespoke cabinetry, and subtle heritage tones from Little Greene create an effortlessly polished ambience throughout.

The heart of the home is a stunning open-plan breakfast kitchen, featuring off-white cabinetry with black bar handles, granite worktops, a Belfast sink, and a full suite of Bosch integrated appliances, including a double oven, microwave, induction hob, and dishwasher. A sociable breakfast bar and family dining area with built-in seating flow naturally through this open-plan space, with the focal point being a charming wood-pellet fireplace beneath an oak beam. Every detail, from the remote-controlled blinds to the LED ceiling lighting, has been thoughtfully chosen for both style and convenience. Additional highlights include a well-equipped utility room, a beautifully finished cloakroom, and a built-in drinks station next to a tranquil office with bespoke storage and desk space.















# Seller Insight

“Set on the quiet corner of Sparrow Cock Lane, Rosemary Cottage offers the kind of privacy, space, and tranquillity that's increasingly rare to find. For the past eight years, the owners have enjoyed the peaceful rhythm of rural life, surrounded by open countryside and the gentle presence of grazing sheep in the nearby fields.

When they first discovered the property, its promise was immediately clear. “What first drew us to this house was its wonderful potential — the chance to create a self-contained annexe for our parents while still enjoying privacy and space of our own.” The generous wraparound plot was another deciding factor, offering both seclusion and the opportunity to design a cottage garden from scratch and to renovate the farmhouse in keeping with its age and character.

Throughout the seasons, the light transforms every corner of the home and garden. “When the sun's out, you can choose between shade or sunshine simply by picking a different place to sit,” they explain. The main bedroom, with its peaceful view across the pond and fields, is a favourite spot. “It's the perfect place to relax with a book,” says the owner. “In the evenings, sitting in the field at the back of the house as the sun goes down is wonderfully peaceful, especially with the gentle rustle of the trees.”

Nature is a constant presence at Rosemary Cottage. After the pond was created, the couple were delighted when ducks began returning each year to nest. “It was especially memorable on the morning of our daughter's wedding when the first ducklings appeared, following the mother around the garden.” Over time, the garden has become a sanctuary for wildlife — woodpeckers, wagtails, bluetits, chaffinches, pheasants, and even grouse make regular appearances, with the soft call of owls providing a gentle soundtrack after dark.

For those who love the outdoors, there's a “lovely 50-minute loop walk straight from the door,” winding across the fields and through a small forest that bursts into life each spring with snowdrops and later a carpet of bluebells. The setting offers the perfect balance of country calm and convenience. “The location offers the best of both worlds,” they explain. “A peaceful rural setting with the villages of Knowle, Dorridge, and Balsall Common just a few minutes away.”

As they prepare to move on, the owners reflect fondly on their years at Rosemary Cottage. “We will truly miss the tranquillity of this home — the privacy, the walks, and the ever-changing wildlife that has made living here so special.”\*

\* 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

The oak staircase, complemented by a stylish stair runner, leads up to the first-floor landing with three double bedrooms and a family bathroom leading off. The principal suite enjoys a breathtaking view over the cottage gardens, koi pond, and beyond, and has been cleverly designed with a stylish built-in oak floor-to-ceiling headboard, creating a natural partition behind which is both a dressing area with built-in storage to one side and a luxurious en suite with shower cubicle, WC, and hand basin to the other. Two further double bedrooms, each finished in soft, elegant tones and both enjoying wonderful unspoilt countryside views, and a spacious family bathroom with both an inset bath and a separate double shower, complete this delightful main residence.

















## The Annexe

The separate annexe at Rosemary Cottage is nothing short of spectacular – a fully self-contained residence that feels every inch a home in its own right. Entered through an elegant orangery with engineered oak flooring, exposed brickwork, and bespoke blinds, it sets the tone for what lies beyond: a home of contemporary style and warmth.

From the orangery, a stable door leads into a generous hallway and onward to the magnificent vaulted living room, where reproduction beams soar above and a vast picture window frames views across the koi pond and cottage garden. Dual-aspect windows flood the space with natural light, and a brick-built fireplace with inset wood burner and oak beam mantel forms a cosy centrepiece.

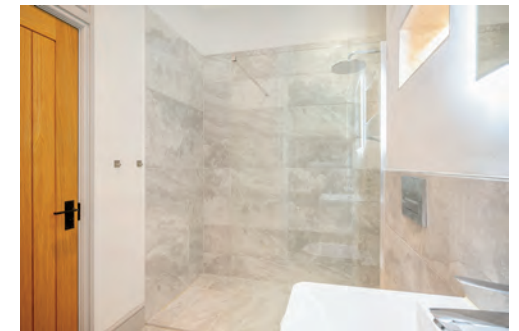
The kitchen is beautifully appointed with pale off-white cabinetry, quartz splashback, Bosch induction hob, oven, microwave, and dishwasher – all integrated with a meticulous eye for detail. The ground floor also features a sleek, modern shower room with walk-in rainfall shower, wall-hung vanity, and hidden utility cupboard with washing machine, countertop, and Worcester Bosch boiler.

Upstairs, the dog-leg staircase leads to a spacious bedroom with exposed beams, elegant oak wardrobes, and a stylish en suite cloakroom with fitted vanity and mirrored cabinetry. With its oak doors, brushed black iron fittings, subtle pebble-grey décor, and plush carpets, the annexe exudes a refined yet welcoming atmosphere. It is perfectly suited as a luxury guest house, an independent relative's residence, or even a high-end holiday retreat – seamlessly blending independence with connection to the main home, should one wish to reintegrate the two.

Rosemary Cottage is a rare opportunity – a home of grace, craftsmanship, and comfort, with gardens and grounds that enchant at every turn, and a separate annexe that truly elevates this exceptional property into something extraordinary.









## Outside

The gardens, grounds, and outbuildings of Rosemary Cottage amount to 0.6 acres and are simply exceptional, offering a rare combination of beauty, practicality, and privacy. The property is encircled by immaculate lawns and lush hedging, creating a 360-degree wraparound sanctuary of greenery. To the rear lies a broad, level lawn with mature poplars and copper beech trees, where a bamboo tiki hut with built-in seating provides the perfect covered entertaining spot.

Accessed off the gravel driveway through a side gate is the aptly named “secret garden”. This charming cottage garden, designed and created by the present owners, is a haven of peace and tranquillity. Tall hedge screening creates total privacy, where neat gravelled pathways meander through smart lawned areas and well-planted flower borders. The main focal point of this tranquil space is the striking koi pond, complete with a backdrop of an ornamental-style stone chapel cleverly concealing the filtration system.

Leading off the smart terraces, a covered outdoor area creates the perfect spot for al fresco dining, with ample space for a large table and chairs, and is complete with an outdoor kitchen area featuring granite countertops, an inset gas hob, and heaters – ensuring year-round enjoyment. The extensive stone and high quality tile terraces link seamlessly to the house, offering numerous seating areas from which to admire the landscaped vistas.

The property boasts an impressive suite of outbuildings, including a superb workshop with fitted workbench, a secure wood store, a garden shed housing the solar-edge battery packs for the roof-mounted panels, an oil storage shed, and a well-appointed gymnasium with oak flooring, mirrored walls, electric heating, and media fittings. A greenhouse, potting shed, and ample parking for multiple vehicles – with electric car charging – complete the picture of this extraordinary setting, all within beautifully maintained, private, and secure grounds.











# CHADWICK END, KNOWLE & SOLIHULL

---

Rosemary Cottage is located on a quiet corner of Sparrow Cock Lane in the small rural village of Chadwick End. The village straddles the border of Warwickshire and the West Midlands Metropolitan Borough of Solihull, and is situated three miles (five km) southeast of the large village of Knowle and eight miles northwest of Warwick. Chadwick End contains local amenities including the popular gastro pub, The Orange Tree, a village hall, and transport services into Knowle and beyond.

Set on the edge of rolling countryside, Knowle is a highly desirable and picturesque village that effortlessly blends traditional charm with modern convenience. Renowned for its historic character and period architecture, including beautiful half-timbered buildings and a centuries-old parish church, Knowle offers an idyllic setting for family life while remaining exceptionally well connected.

The village features a vibrant high street, home to an array of independent boutiques, quality restaurants, coffee shops, and everyday amenities, all within a welcoming and community-focused atmosphere. Families are particularly drawn to the area for its outstanding educational facilities, including the highly regarded Arden Academy—consistently ranked among the top-performing state schools in the UK—as well as excellent junior and infant schools.

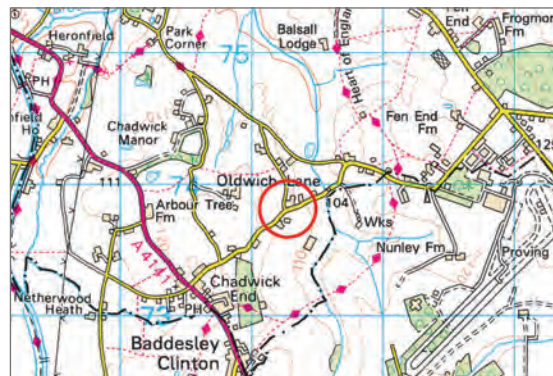
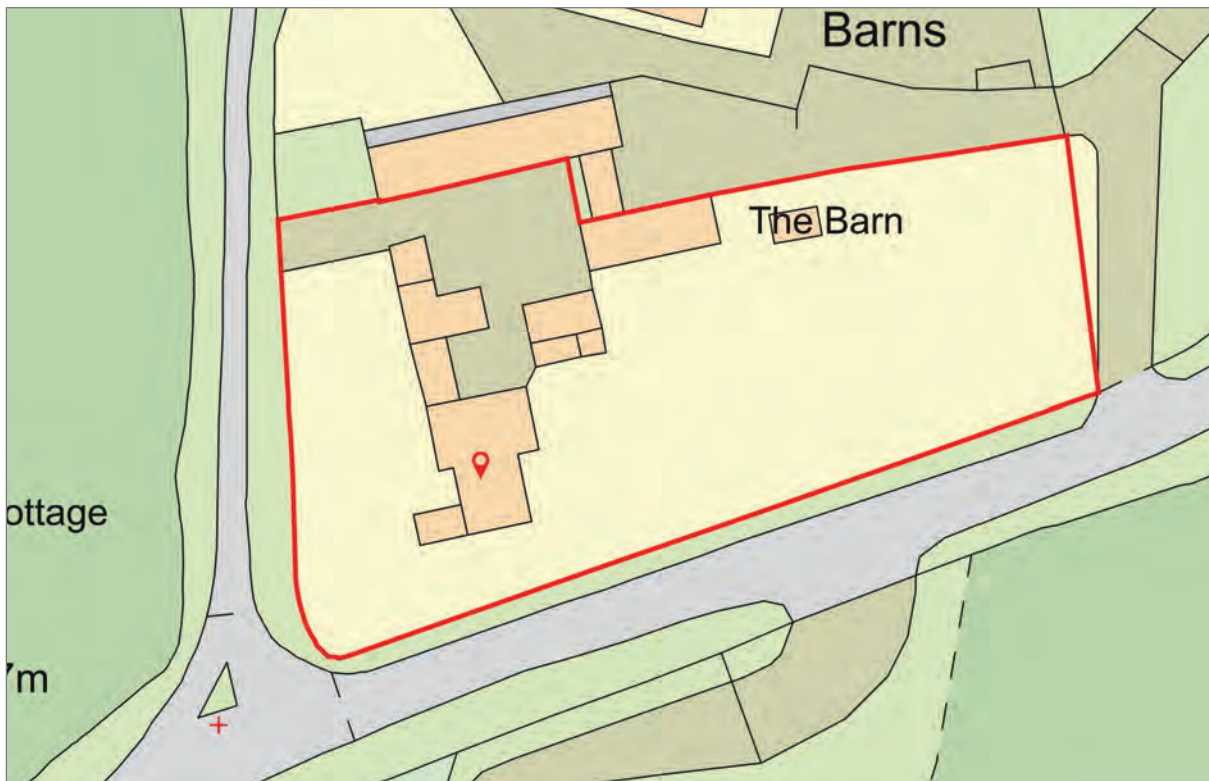
For leisure and recreation, residents enjoy proximity to a range of sporting clubs and wellness facilities. These include the prestigious Copt Heath Golf Club, the well-established Old Silhillians Rugby Club, and several exclusive private gyms and fitness centres in the surrounding area. Knowle is adjacent to the neighbouring village of Dorridge, which offers further local amenities and the convenience of a mainline train station with regular services to both Birmingham and London.

Just a short drive away lies the bustling town of Solihull, known for its superb mix of state and independent schools, as well as the popular Touchwood Shopping Centre, which features John Lewis, a multi-screen cinema, stylish bars, and high-end retailers. Commuters benefit from excellent transport connections, with swift access to the M42 and M40 motorways linking effortlessly to the M1, M6, and M5, offering smooth travel to Birmingham, Coventry, and London. In addition, Birmingham International Airport, Resorts World, the NEC, and Birmingham International train station are all within easy reach, making Knowle an ideal base for both national and international travel.









### Services, Utilities & Property Information

#### Security:

Mains Electric, Water  
 Gas Fired Central Heating (Main House) LPG Combi Boiler (Annexe)  
 Solar Panels with two Storage Batteries  
 Private Water Treatment Plant  
 Broadband: FTTP available – We advise checking with your provider.  
 Tenure: Freehold  
 Local Authority: Solihull Metropolitan Borough Council  
 Council Tax Band G

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

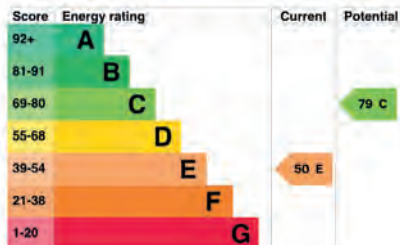
#### Website

<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 |





# Rosemary Cottage, Sparrow Cock Lane, Chadwick End, Solihull, West Midlands

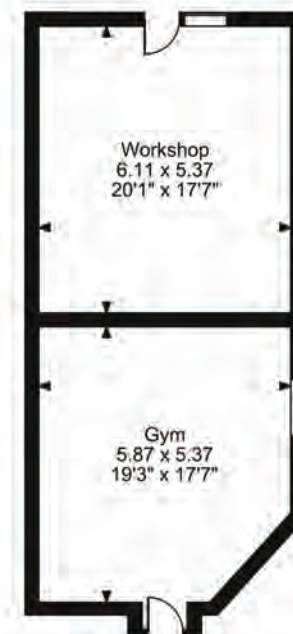
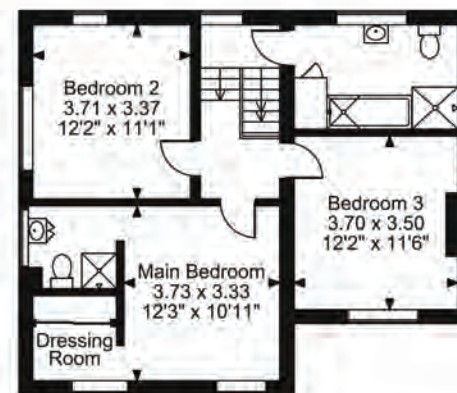
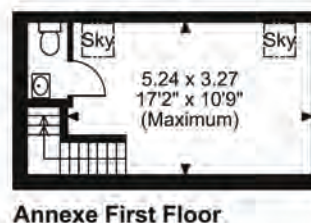
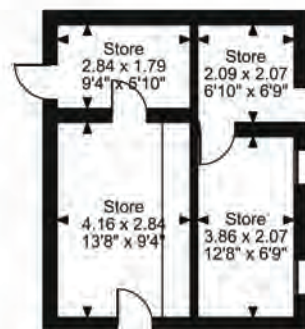
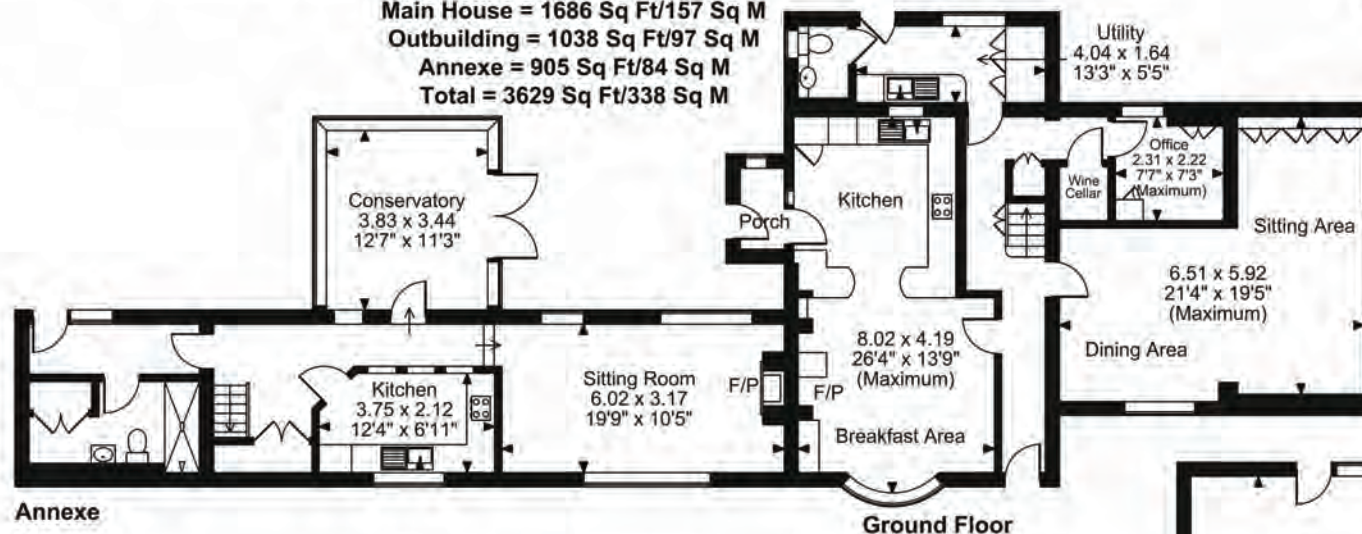
Approximate Gross Internal Area

Main House = 1686 Sq Ft/157 Sq M

Outbuilding = 1038 Sq Ft/97 Sq M

Annexe = 905 Sq Ft/84 Sq M

Total = 3629 Sq Ft/338 Sq M



**Property Redress**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8667618/LPV

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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 04.11.2025

**FINE & COUNTRY**









RACHEL HYDE  
PARTNER AGENT  
Fine & Country Solihull  
07966 473056  
email: rachel.hyde@fineandcountry.com



MARTIN GRANT  
PARTNER AGENT  
Fine & Country Solihull  
07713 251510  
email: martin.grant@fineandcountry.com

With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

## YOU CAN FOLLOW US ON



*"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"*

*"A big thank you to both Martin and Rachel"*

”

## 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.



Fine & Country  
Tel +44 (0)121 746 6400  
solihull@fineandcountry.com  
Zenith House, Highlands Road, Solihull B90 4PD

