



Solihull Road, Hampton-in-Arden

Guide Price £1,850,000







## PROPERTY OVERVIEW

Situated in the heart of Hampton-in-Arden village, this immaculately maintained and beautifully presented five bedroom detached manor house stands within gardens and grounds extending to approximately 1.1 acres. Taking its name from an ancient dry moat, which is situated close to its boundary, the house is steeped in local history, and over the years has been superbly remodelled. It enjoys a wealth of period features including leaded windows, original period fireplaces and medieval masonry to the rear of the property. The Moat House is a Listed Grade II\* property approached via a long sweeping gravelled driveway and sits within an elevated site recognised by English Heritage next to the Parish Church of St Mary and St Bartholomew and the woodland boundary of the historic Hampton Manor.

The present owners have meticulously maintained the property both internally and externally and this is without doubt a most magnificent property which requires internal inspection to be fully appreciated. All ground floor accommodation is accessed via an imposing dining hall with oak flooring, inglenook fireplace with recently added dual fuel burner and exposed stonework.





The dual aspect drawing room benefits from a further inglenook fireplace with wood burning stove, exposed timbers and French doors leading to the formal gardens. A further family / sitting room leads to a breakfast kitchen finished with farmhouse style units and Corian worksurfaces. The ground floor accommodation is completed with a most versatile and large room which is currently used as a library and leads to a separate large study, offering the potential to be used as a large play room, further reception room or extensive home office. To the first floor is a most magnificent Tudor fireplace reflecting how families originally used the manor house and the landing leads to five double bedrooms and three bathrooms. The principal bedroom benefits from a separate dressing room and ensuite facilities. Outside, the property affords a double garage, utility / boot room and storeroom and is set within stunning manicured gardens and grounds with extensive paved patios and an abundance of formal borders, shrubs and trees providing immense privacy, yet all set in the heart of this beautiful village. Briefly, The Moat House accommodation affords:- electronically operated gated entrance, large sweeping gravelled driveway, dining hall, formal drawing room, sitting / family room, two guest cloakrooms, breakfast kitchen, rear lobby, library / further reception room, study, two cellar rooms, five bedrooms and three bathrooms, double garage and utility. All set within formal landscaped gardens and grounds extending to approximately 1.1 acres.







#### PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: H

Tenure: Freehold

- Breakfast Kitchen
- Substantial Home Office Accommodation
- Stunning Landscaped Gardens & Grounds
- Boasting A Wealth Of Period Features
- Stunning Five Double Bedroom Detached Manor House
- Tudor Fireplace
- Double Garage & Utility
- Four Large Reception Rooms & Study
- Sweeping Gravelled Driveway With Gated Entrance
- Set Within The Centre Of Hampton-in-Arden





#### **PORCH**

#### **DINING HALL**

29' 2" x 23' 7" (8.89m x 7.19m)

#### **CLOAKROOM**

#### **DRAWING ROOM**

28' 7" x 15' 8" (8.71m x 4.78m)

#### **SITTING ROOM**

20' 10" x 19' 9" (6.35m x 6.02m)

#### **KITCHEN**

15' 9" x 14' 6" (4.80m x 4.42m)

#### **LOBBY**

#### **LIBRARY**

34' 9" x 14' 6" (10.59m x 4.42m)

#### **WC**

#### **BASEMENT**

#### **CELLAR ONE**

18' 3" x 8' 5" (5.56m x 2.57m)

#### **CELLAR TWO**

10' 6" x 6' 4" (3.20m x 1.93m)





## FIRST FLOOR

### STUDY

13' 6" x 11' 5" (4.11m x 3.48m)

### PRINCIPAL BEDROOM

15' 11" x 15' 1" (4.85m x 4.60m)

### DRESSING ROOM

11' 5" x 7' 5" (3.48m x 2.26m)

### ENSUITE

11' 5" x 7' 5" (3.48m x 2.26m)

### BEDROOM TWO

15' 11" x 15' 2" (4.85m x 4.62m)

### BEDROOM THREE

16' 4" x 15' 0" (4.98m x 4.57m)

### BEDROOM FOUR

15' 7" x 12' 10" (4.75m x 3.91m)

### BEDROOM FIVE

12' 4" x 11' 11" (3.76m x 3.63m)

### ENSUITE

### BATHROOM

### SEPARATE WC



## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

24' 1" x 18' 11" (7.34m x 5.77m)

### **UTILITY**

10' 6" x 10' 0" (3.20m x 3.05m)

### **TOTAL SQUARE FOOTAGE**

477.4 sq.m (5139 sq.ft) approx.

## **LANDSCAPED GARDENS AND GROUNDS**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, AGA, integrated hob, extractor, two fridges, freezer, fridge freezer, dishwasher, two washing machines, tumble dryer, all carpets, curtains and blinds, some light fittings, garden shed, electric garage door and fitted wardrobe in four bedrooms.

### **ADDITIONAL INFORMATION**

Services - Mains gas and electricity. Broadband - FTTP (fibre to the premises). Loft space - boarded.





#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

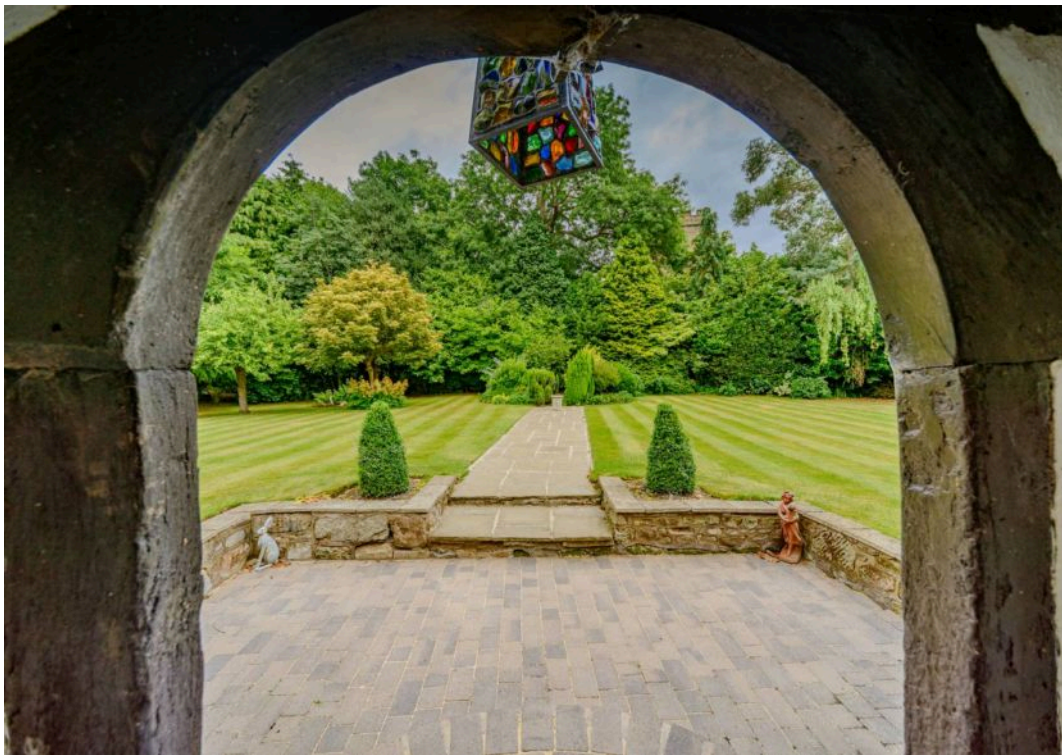
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

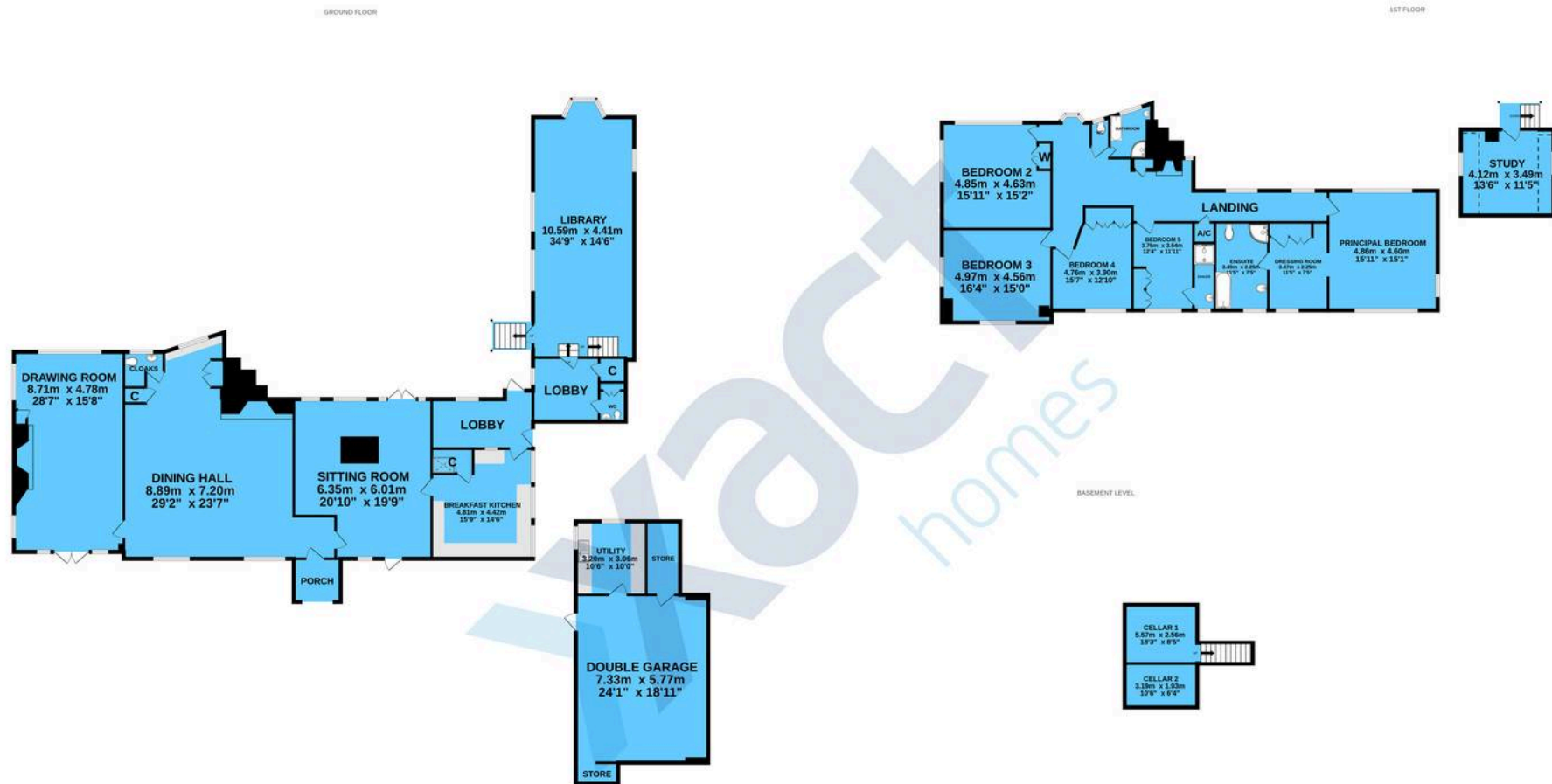
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









TOTAL FLOOR AREA : 477.4 sq.m. (5139 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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