



School House
Main Road | Newton Regis | Tamworth | B79 0NF

SCHOOL HOUSE

An immaculately presented four-bedroom detached period home, occupying a delightful position within a highly desirable village location, on a generous plot with countryside views to the rear and an attractive vista across the village duck pond to the front.



KEY FEATURES

Set within the heart of the highly regarded village of Newton Regis and enjoying uninterrupted views across open countryside, this fine Victorian residence is a striking example of period architecture, offering an exceptional balance of character, scale and modern comfort, having been extended, fully refurbished and further upgraded by the current owners, whilst retaining many original features.

Tucked away in a quiet corner of the village, approached through wrought iron gates, bordered by mature planting and a picturesque duck pond, the property benefits from considerable privacy, and immediately establishes a commanding sense of arrival and presence.

The house itself showcases an abundance of original features that speak to its heritage, including Minton tiled flooring, decorative fireplaces and finely crafted timberwork, all of which have been carefully preserved and complemented by sympathetic updates. Internally, the accommodation is both generous and versatile, with a series of beautifully proportioned reception rooms that cater perfectly to family life, entertaining and home working.

A spacious entrance hall laid with a Minton tiled floor offers a welcoming arrival, granting access to the ground floor accommodation.

A traditional sitting room, accessible via both the kitchen and entrance hall offers a warm and inviting atmosphere, enjoying dual aspect views and being centred around a marble fireplace with cast iron log burner set upon a slate hearth. There is a useful built-in alcove storage and French doors leading outside to the patio.

The kitchen diner forms the heart of the home, a space that is both functional and characterful. Designed with entertaining in mind, this room flows naturally into the sitting room and beyond to the extensive family room, allowing for relaxed gatherings and everyday living.

The beautifully crafted bespoke Shaker-style kitchen is fitted with an extensive range of cabinetry complemented by marble work surfaces and a focal point island. Appliances within the kitchen include a double Belfast sink, an integrated dishwasher, and a four oven Aga, finished with a marble splashback and extractor canopy with mantle above. Natural light floods the room through windows to the front, side and rear, creating a bright and welcoming heart to the home. A stable door leads to one of several garden seating areas.

The neighbouring utility room continues the kitchen's design, featuring matching Shaker-style cabinetry complemented by marble work surfaces and a further Belfast sink. Space and plumbing are provided for integrated appliances, alongside discreet housing for the boiler and tank. Finished with traditional quarry tiling, the room benefits from access to the family room and out to the front elevation.

A substantial extension to the rear of the property forms the impressive family room, further enhancing the accommodation, this versatile space with vaulted ceilings offers an elegant yet casual lounge area, filled with natural light, enjoying underfloor heating and multiple sets of French doors opening directly onto the gardens.

There is a charming study to the front of the property, a characterful room featuring a striking feature fireplace, polished wooden flooring and bespoke cabinetry. Three 'Roseview' sash windows to the front elevation provide excellent natural light and offer a stunning view over the front of the property and the duck pond in the distance.

A ground floor WC accessible via the entrance hall completes the accommodation at this level.

First Floor

On the first floor there are four well-appointed double bedrooms. The principal bedroom enjoys delightful garden views and benefits from fitted wardrobes by Holmetree, an original fireplace and a beautifully finished, recently refurbished ensuite bathroom, complete with a WC, vanity basin with marble counter top, roll-top bath and marble shower enclosure. The remaining three double bedrooms are all generously proportioned, each enjoying its own outlook across the surrounding landscape or village scene, and are served by two further shower rooms, which have also been fully renewed and stylishly appointed, ensuring comfort and convenience for both family and guests.



























KEY FEATURES

Outside

Externally, the half-acre grounds are a particular highlight and have been carefully landscaped to provide a variety of spaces in which to relax and entertain. To the front of the property there is secure, off-street parking for multiple vehicles, whilst the rear displays expansive lawns, interspersed with seating areas, mature trees and well-stocked borders, all connected by winding pathways that lead through the garden. A gently flowing brook runs along the edge of the grounds, enhancing the sense of tranquillity, while beyond the garden boundary, open fields stretch into the distance, providing a spectacular rural backdrop.

The garden also provides direct access to a large and practical scullery, featuring a Belfast sink and WC. Offering excellent additional storage, this space is particularly convenient to cater for outdoor entertaining during the summer months.

Towards the rear of the garden stands a substantial period brick-built barn, currently offering excellent storage, however, there is huge potential to convert this building into an annexe, games room, cinema room or gym etc, subject to the necessary planning consents.

Planning

The property has previously benefited from planning permission for a two-storey side extension and a double garage, which has since lapsed but indicates the scope for further enhancement, subject to renewed consent.

Location

Newton Regis is a village rich in history, dating back to the 12th century, and offers a strong sense of community alongside everyday amenities in close proximity including primary school, tennis club, village hall, church, public house and a highly regarded farm shop with cafe. Surrounded by country walks, it is positioned where four counties meet within the heart of the midlands, and well situated for access to the M42. There is excellent schooling within the area, most notably Twycross School, Dixie Grammar School and Polesworth School. Newton Regis is just 10 minutes drive from Tamworth station which provides direct mainline rail access to London Euston in as little as 1hr and 8 minutes, ideal for those combining home working with a central London workplace.







INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority:

EPC Rating: C (Valid until 13 July 2033)

Property Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Main

Heating: Mains

Broadband: FTTC / Superfast Fibre Broadband connection available. We advise you to check with your provider.

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.

Driveway and Off-Street Parking

Special Notes: Right to access property over un-adopted drive from main road to property

Directions - Postcode: B79 ONF / what3words: durations.uttering.hooked

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on Tel Number +44 (0)121 272 6900

Website

For more information visit <https://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am– 4.30 pm
Sunday	By appointment only

Guide price £ 1,150,000

School House, Newton Regis
Approximate Gross Internal Area
Main House = 243 sq.m/2615 sq.ft
Barn = 48 sq.m/521 sq.ft
Total = 291 sq.m/3136 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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.



LUKE BILLSON

Fine & Country Sutton Coldfield and Lichfield
T: 0121 272 6900 | M: 07809 763430
email: luke.billson@fineandcountry.com

I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Sutton Coldfield on



Fine & Country Sutton Coldfield and Lichfield
46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT
+44 (0) 121 272 6900 | sutton@fineandcountry.com

