





Property Description

Carol Lodge is a beautifully refurbished seven-bedroom estate offering approximately 5,000 sq ft of elegant living space in the heart of Berkswell. Set behind a gated, tree-lined driveway, this luxurious home features a high-spec open-plan kitchen, multiple reception rooms, a gym, and a self-contained two-bedroom annexe.

Upstairs, the principal suite includes a vaulted ceiling, dressing room, en suite, and private roof terrace. The landscaped two acres of grounds include a tranquil private lake, expansive lawns, and a quadruple garage.

Chain-free and ideally located for access to Solihull and Birmingham, Carol Lodge is a rare blend of privacy, space, and sophistication.

Impressive Reception Hallway

19' 10" x 16' 4" (6.05m x 4.98m)

With staircase leading to galleried landing, Porcelanosa tiled floor, full height built-in cloaks cupboards, door through to:

Guest Cloakroom

Fitted with Geberit Aqua Smart clean wc complete solution pan and bidet combined, wall hung wash hand basin fitted in to vanity unit, window to the side, double doors leading through to inner hallway.

Living / Dining / Kitchen

25' 10" x 25' 9" (7.87m x 7.85m)

This stylish kitchen is fully fitted with a range of base and wall-mounted units, complemented by sleek work surfaces and sink with drainer and mixer tap. At the heart of the space is a breakfast peninsula with

seating for seven people offering generous storage beneath and housing induction hob and wine cooler. Additional Miele appliances include two electric ovens with grill, a combination microwave, coffee machine and integrated full size fridge and dishwasher — all seamlessly built in for a clean, modern finish. With a built in full length wine cabinet to store and display up to 36 bottles

The kitchen flows into a spacious living area with media wall, ideal for both relaxation and entertaining, with ample room for sofas, dining furniture, and social gatherings, with two sets of bi-fold doors leading to the garden.

Utility

10' 10" x 7' 5" (3.30m x 2.26m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink with mixer tap, full height storage cupboards, integrated full height freezer, space and plumbing for automatic washing machine and tumble dryer, door to the rear.

Dining Room

17' 2" x 15' 3" (5.23m x 4.65m)

This inviting dining room offers a bright and airy atmosphere, with patio doors creating a seamless indoor-outdoor flow ideal for entertaining or al fresco dining. A rear-facing window adds to the natural light, offering pleasant views and a sense of openness. The space comfortably accommodates a full-size dining table and chairs, making it perfect for both intimate meals and larger gatherings.

Study / Sitting Room

15' 3" x 10' 10" (4.65m x 3.30m)

Patio doors leading to the rear of the property.

Office

15' 3" x 7' 10" (4.65m x 2.39m)

Patio doors leading to the rear of the property.

Gym

14' 10" x 12' 10" (4.52m x 3.91m)

The dedicated gym offers the perfect escape from your busy schedule—ideal for unwinding, door through to annexe.

First Floor Landing

The landing unfolds into a luxurious first-floor haven, crowned by a dazzling chandelier that casts a warm glow across the space. Loft access adds architectural intrigue, while the galleried design amplifies the sense of openness and sophistication. Sunlight pours in through surrounding windows, bathing the area in natural light and highlighting its elegant proportions. This grand transitional space seamlessly blends opulence with airiness, offering a stunning welcome to the upper level.

Principal Suite

22' 4" Max x 25' 10" (6.81m Max x 7.87m)

Impressive principle suite with French doors leading to the balcony, window to the rear, double wardrobes to one wall providing hanging and shelving space, further walk-in storage area and door through to:

Ensuite

Fitted with a Geberit Aqua Smart clean wc complete solution pan and bidet combined, wash hand basin fitted into vanity unit, double walk-in shower cubicle with twin shower heads, free standing bath, heated towel rail and obscure glazed window to the front.

Lounge / Dressing Area

13' 1" x 9' 6" (3.99m x 2.90m)

Ideal area for a sofa for relaxation or could be used as a dressing room, door though to:

Second Suite

13' 11" x 11' 5" (4.24m x 3.48m)

Light and airy spacious room, window to the side, door through to:

Ensuite

Fitted with a Villeroy and Boch suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, heated towel rail and obscure glazed window to the front.

Bedroom Three

20' 2" x 17' 8" (6.15m x 5.38m)

Windows to the front and rear provide excellent natural light, spacious enough for a king-size bed, dressing area, and storage, door through to:

Ensuite

Fitted with a Villeroy and Boch suite comprising of low level WC, wash hand basin fitted into vanity unit, double walk-in shower with twin shower heads, heated towel rail and obscure glazed window to the side.

Bedroom Four

12' 9" x 11' 11" (3.89m x 3.63m)

Fitted wardrobes to one wall providing hanging and shelving space, window to the front and door through to:

Ensuite

Fitted with a Villeroy and Boch bathroom suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over and shower screen, heated towel rail and window to the front.

Bedroom Five / Dressing Room

12' 6" x 8' 1" (3.81m x 2.46m)

Featuring direct access to the principal suite, this flexible room can be styled as a bedroom or transformed into a dressing area.

Annexe

Sitting / Dining Room

Light and airy lounge with ample space for dining table, French doors to the front and window to the front.

Kitchen

Fitted with a range off base and wall mounted units with complementary work surface, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven and grill with induction hob and cooker hood above, Integrated dishwasher and fridge freezer.

Annexe Bedroom

15' 1" x 13' 1" (4.60m x 3.99m)

Window to the front.

Study

14' x 8' 4" (4.27m x 2.54m)

Window to the front, door leading through to main house.

Bathroom

Fitted with a Villeroy and Boch suite comprising of low level WC, wash hand basin fitted into vanity unit, walk-in shower and heated towel rail.

Outside

Nestled within a secluded two-acre haven, this exquisite estate offers more than just architectural elegance — it's a lifestyle. Towering mature trees frame the grounds with natural beauty, while a private lake adds an air of exclusivity. Entertain effortlessly on the newly installed kitchen patio or unwind on the tranquil yoga deck designed for restorative moments.

Secret Garden

Whether you're stepping out from the dining room or winding down after a movie, the double-glazed door opens to a secret garden that feels like your own private escape. The castle-brick doorway adds a fairytale touch, leading to a tucked-away patio framed by lush flowers and soft twilight lighting — ideal for morning rituals or evening unwinding.

Quadruple Garage

Two double garages with manual up and over doors, light and power.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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