

Foxhill Grange,
Wootton Lane, Balsall Common

EB&P



A beautifully presented barn conversion extending to approximately 3.5 acres, offering an exceptional blend of contemporary living and timeless character.



- Stunning barn conversion with character features throughout
- Approximately 3.5 acres of beautifully maintained grounds
- Over 5,300 sq ft including annexe and outbuildings
- 6 bedrooms in total (five in the main house, one in annexe)
- 5 bathrooms, finished to a high standard
- 3 impressive reception rooms
- Expansive open-plan kitchen/dining space
- Versatile detached annexe with multiple potential uses
- Extensive outbuildings including barn, garaging and stable
- Semi-rural location; Berkswell train station 1.4 miles distant





Showcasing an impressive footprint of over 5,300 sq ft including annexe and outbuildings, this remarkable home combines generous proportions with elegant design, creating a refined yet welcoming family residence in a sought-after semi-rural setting.

Arrive through secure electric gates into a stunning central courtyard that immediately sets the tone for this exceptional property. Steeped in the charm of traditional barn architecture, the courtyard features beautifully exposed brickwork and characterful period details, while also offering a superb outdoor entertaining terrace directly accessible from the kitchen. A turning circle provides everyday practicality, with the driveway continuing to a detached garage, paddock and stables beyond. A second gated entrance ensures seamless vehicular access, offering both flexibility and convenience.

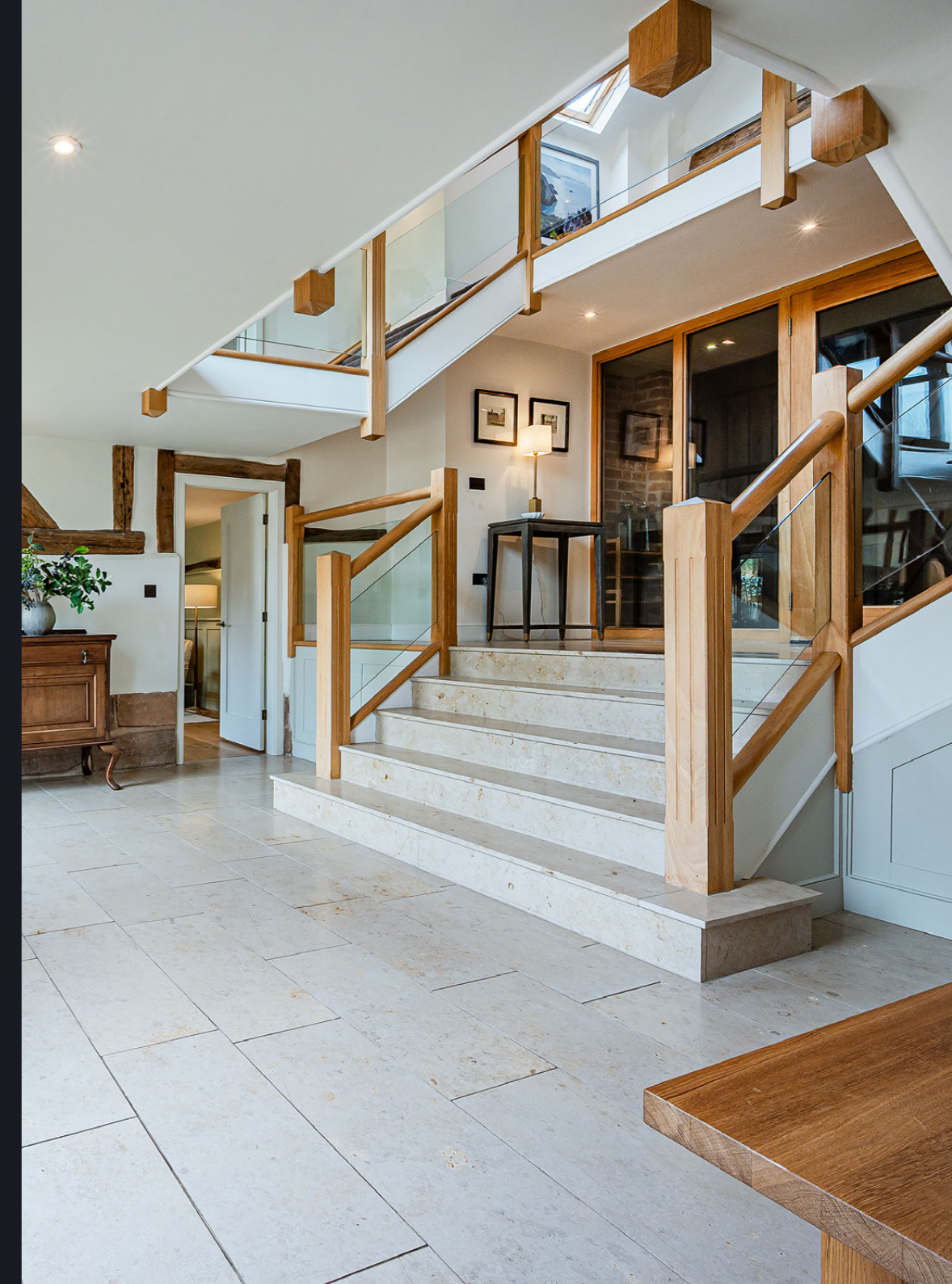
TYPE
Detached

BEDROOMS
6 (inc Annexe)

BATHROOMS
5

SIZE
494m²

TENURE
Freehold





Ground Floor Accommodation

The ground floor is centred around a striking reception hall and stone staircase, setting the tone for the quality and scale throughout. A magnificent drawing room provides a superb formal entertaining space, complemented by a separate dining room ideal for hosting. The heart of the home is the expansive open-plan kitchen/dining area, thoughtfully designed for modern living, with granite worktops, and ample space for informal gatherings and day-to-day family life, plus a separate utility room and cloakroom, ensuring everyday convenience. The ground floor enjoys underfloor heating throughout.

A further family room offers flexibility as a relaxed sitting area or snug, with double doors onto the front courtyard.

There are 3 bedrooms and 2 bathrooms on the ground floor of the main house, all equally well-appointed, ensuring comfort and style for both family and guests.

Throughout, the property retains a wealth of character features, including vaulted ceilings and exposed timbers, seamlessly paired with contemporary finishes.



First Floor Accommodation

A galleried landing creates a wonderful sense of space and light, leading to the principal suite, which is particularly impressive, benefitting from a generous bank of fitted wardrobes and an ensuite. There is a separate dressing room/further bedroom with built-in wardrobes and an en-suite, and a dedicated reading area, forming a luxurious private retreat.

Annexe

The detached annexe provides highly versatile accommodation, ideal as a self-contained one-bedroom suite with its own shower room. Perfect for multi-generational living, guest accommodation, or independent use, it can equally serve as a games room, home office, or studio space. This flexibility makes it a valuable addition to the overall offering, adapting effortlessly to a variety of lifestyle needs.



Outbuildings

A range of substantial outbuildings further enhance the appeal of Foxhill Grange, including garaging, a barn, and stable facilities. These spaces present excellent potential for a variety of uses, whether for storage, hobbies, equestrian interests, or further development (subject to the necessary consents).





Location

Positioned within a delightful semi-rural setting, Foxhill Grange enjoys the perfect balance of countryside tranquility and accessibility. The property is ideally located for the nearby villages of Hampton in Arden (approximately 3 miles), Barston (approximately 2 miles), and Balsall Common (approximately 2 miles), as well as the amenities of Knowle (approximately 4 miles) and Solihull (approximately 7 miles). Berkswell train station (1.4 miles) links to Birmingham New Street and London Euston, and also Hampton-in-Arden train station, just circa 3 miles away, also provides services to Birmingham New Street (approximately 20 minutes) and London Euston (from approximately 1 hour 20 minutes), making this location an excellent choice for commuters.

Foxhill Grange represents a rare opportunity to acquire a substantial and beautifully appointed barn conversion, set within generous grounds and offering outstanding versatility. Combining character, space, and modern living, this exceptional home is perfectly suited to those seeking a refined lifestyle in a highly desirable Warwickshire location.



Approx. Gross Internal Floor Area:
 361.5 sq m / 3,891 sq ft
 Annexe: 44.1 sq m / 475 sq ft

Outbuilding: 88.9 sq m / 957 sq ft
 Total: 494.5 sq m / 5323 sq ft

All measurements are approximate
 and should be used for illustrative purposes.

General Information

Tenure: Freehold

Services: LPG Gas | Private Cesspit (no drainage to public sewer - last emptied January 2026) | Mains Electricity | Mains water supply (Severn Trent) | Broadband currently supplied by BT

Listed Building: No

EPC Rating: D

Local Authority: Solihull Council | Tax Band G

Postcode: CV7 7BS

Agents' Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions

of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

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We have a duty to know who our client is, including checking your identity and residence, original, or certified original, documents; and we carry out AML (Anti-money laundering) checks in a number of ways. We will ask you to provide documents to confirm your ID and proof of residence. We will also carry out electronic AML searches for every person who is our buyer and client. In some cases, we are also obliged to carry out further checks. We will let you know if we need to carry out further checks or require further information. We expect to receive your documents to satisfy the AML checks within 7 working days from the request. EB&P will charge £24 Incl. VAT per person for us to carry out the above checks.



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



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EB&P Limited

124 Station Road, Knowle, Solihull, B93 0EP

www.ebandp.com | 01564 791010