RPRS

CONTACT

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FOR SALE £625,000

Stunning Four Bedroom Grade II Listed Detached Cottage

ADDRESS

Magpie Cottage,
Bradnocks Marsh Lane,
Hampton-in-Arden,
Solihull,
B92 0LH

SIZE

225.57 m² (2,428 ft²)
Approx. gross internal floor area

KEY FEATURES

+ Detached Cottage
+ 4 Bedrooms
+ Grade II Listed
+ Original features
+ Three reception rooms
+ Kitchen diner
+ Approx. 0.3 acre plot
+ Detached double garage
+ Attractive location
+ Mature gardens

OVERVIEW

Magpie Cottage is a freehold Grade II listed detached cottage dating back to the 16th century located nearby the village of Hampton-in-Arden.

This property features an entrance hallway leading to an open-plan kitchen diner/snug with a galley kitchen and integrated appliances. There's also a separate dining room, living room, utility room, WC, and study. Upstairs, there are 4 double bedrooms and a family bathroom.

This property boasts a wealth of original features yet has been sympathetically restored and updated to create a well appointed modern family home.

The property is situated on the rear of its 0.3 acre plot, away from the road, surrounded by mature gardens. There is a feature patio area with outdoor kitchen that will be excellent for entertaining and al-fresco dining. There is off-street parking for multiple vehicles and a detached double garage with power.

LOCATION

Magpie Cottage enjoys a superb setting outside the sought-after village of Hampton-in-Arden, just 6.5 miles from Solihull Town Centre. Approached via a private gated entrance, the property offers uninterrupted views across beautiful open countryside with an abundance of scenic walks to enjoy right from the doorstep.

The West Midlands Golf Club is within walking distance, while Hampton-in-Arden village centre lies approximately 2.5 miles away. The village is renowned for its vibrant High Street, where a wonderful mix of independent shops, boutiques, cafés, restaurants, public houses, and bars create a thriving community atmosphere.

The area also benefits from excellent transport connections, with both road, rail and air links nearby, making it ideally placed for commuters and overseas travellers alike.

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ACCOMMODATION

Ground	105.90 m²	1,139 ft²
First	85.80 m²	923 ft²
Garage	33.87 m²	364 ft²
TOTAL	**225.57 m²**	**2,428 ft²**

Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity and water. Furthermore, it is served by oil fired gas heating and a cesspit. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

LISTED STATUS

The property is Grade II listed
List entry: 1343235
Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a G rating by Solihull Council. Interested parties should make their own investigations.

TENURE

Freehold.

GUIDE PRICE

£625,000

VIEWING

Please contact sole selling agents:

RPRS
0203 148 7500
property@rprs.co.uk

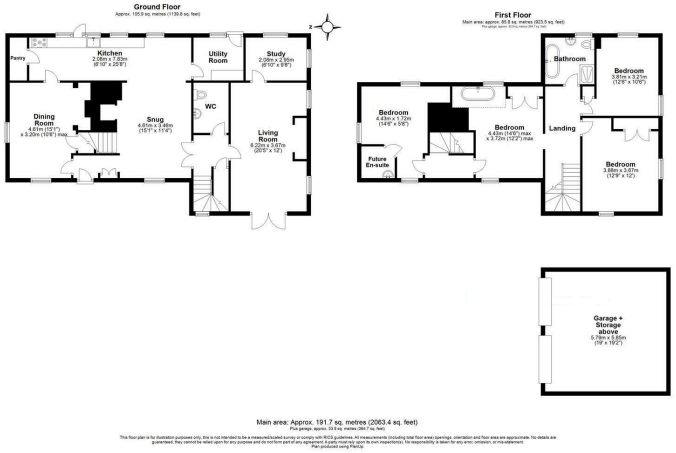


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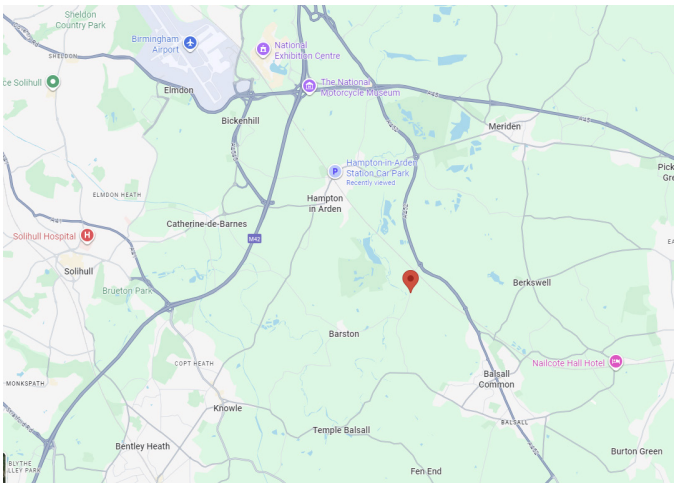
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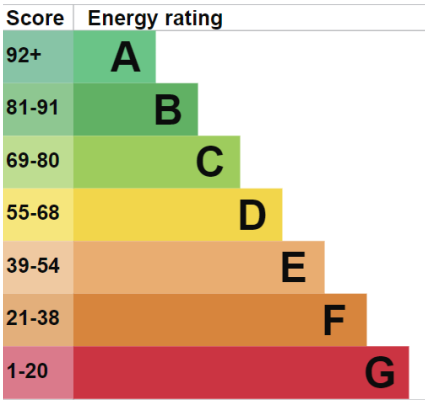








Energy Performance Certificate (EPC)
Full details available upon request.



Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: October 2025