



Luxborough House
Barrells Park | Ullenhall | Warwickshire | B95 5NQ

LUXBOROUGH HOUSE



Luxborough House is an exceptional contemporary country residence on the outskirts of the village of Ullenhall, beautifully extended and refurbished with six bedrooms, a Tom Howley kitchen, circa 1.5 acres of gardens, a stylish lodge annexe and a gym.

Accommodation summary

Key Features

- Exceptional Warwickshire Country Residence – Built in 2006 on the former site of Barrells Hall Lodge, once part of the historic Barrells Hall Estate, this beautifully presented home occupies a private edge-of-village setting with glorious open countryside views.
- Approximately 5,600 sq.ft. of Versatile Accommodation – The main residence extends across three floors and, together with the detached lodge and extensive ancillary buildings, provides an exceptional level of space and flexibility for modern family life.
- Beautifully Refurbished & Re-modelled Throughout – Lovingly styled, extended and enhanced by the current owners, the house combines striking original architectural features with contemporary finishes, new lighting, carpets, wall coverings, decoration and carefully selected fixtures and fittings.
- Magnificent Tom Howley Kitchen & Family Space – A superbly extended and reconfigured ground floor centers around a bespoke Tom Howley kitchen with quartz worktops, premium appliances, extensive cabinetry, limestone flooring, air conditioning and a stylish adjoining boot room, laundry room, study and pantry.
- Dramatic Architectural Entrance – An impressive arched front door and bespoke storm porch open into a spectacular reception hall, featuring polished limestone flooring, soaring vaulted ceilings, full-height atrium glazing and a striking Kenngott staircase combining oak and steel.
- Six Bedrooms & Exceptional Flexibility – Beautifully appointed accommodation extends across three floors, incorporating a luxurious principal suite, additional en suite bedrooms, family bathroom and versatile upper-floor rooms ideal for bedrooms, office, cinema, games or leisure use.
- Sophisticated Technology & Comfort – Features include ground-floor underfloor heating, programmable radiators, air conditioning, solar panels with Tesla battery storage, full-fiber broadband, integrated speakers, CCTV, EV charging and upgraded electrical infrastructure.
- Approx. 1.5 Acres of Beautifully Landscaped Grounds – Designed by Chelsea Flower Show garden designers, the south-facing gardens include formal planting, a lily pond with deck and gazebo, rill water feature, lavender hedging, orchard, wildflower meadow and a productive kitchen garden.
- Little Lodge & Extensive Ancillary Buildings – The detached redwood-clad lodge provides a superb independent living space, while the grounds also offer a double garage with gym above, stable block utilised as a workshop, garden store, potting greenhouse and log stores.





Downstairs

Luxborough House makes an immediate impression, approached through remote-controlled hardwood gates and a recently tarmacked driveway framed by mature hornbeam, beech and holly hedging, creating a wonderful sense of privacy. The impressive arched entrance, framed beneath a bespoke brick and tiled storm porch, opens into a magnificent reception hall where polished limestone flooring, a soaring vaulted ceiling and full-height atrium glazing combine to create an extraordinary sense of light and volume. A striking open staircase by German manufacturer Kenngott, with oak treads and steel detailing, rises elegantly through the centre of the house.

The ground floor has been extensively remodeled to create a sophisticated yet highly practical family environment. Double doors open into a beautifully appointed dual-aspect lounge, where engineered oak flooring, bespoke wooden plantation shutters, a stone-surround fireplace with log burner and French doors opening onto the gardens create an elegant and welcoming space for entertaining.



Seller Insight

“ Having enjoyed this exceptional home for the past eight years, the owners were immediately drawn to its wonderful natural light, created by the abundance of striking windows, and its enviable position on the edge of Ullenhall. With fields on three sides, it offers a rare sense of rural seclusion while remaining part of a welcoming village community.

The historic Barrells estate setting is complemented by excellent connectivity, with easy access to the motorway network, rail links and Birmingham Airport, making it remarkably convenient for both travel and everyday life. One of the home's defining features is its light and airy interior. Large windows and high ceilings create a wonderful sense of space, while the impressive three-storey entrance hall, with its curved staircase and sweeping landing overlooking the garden, provides a real 'wow' factor. The distinctive windows, some with a subtle Gothic influence, add further character.

The kitchen has become the heart of the home. Following a thoughtfully designed extension, it now features a Tom Howley fitted kitchen, large island, oak breakfast bar and skylight, with generous glazing connecting it beautifully to the garden. The owners particularly enjoy watching the abundant birdlife from here.

The garden has been equally important to their enjoyment of the property. Passionate gardeners, they have created a productive vegetable garden, fruit planting, wildlife-friendly borders, wildflower meadow and pond. The south-facing patio is a natural sun trap, while the gazebo overlooking the pond provides a peaceful retreat. Dragonflies, butterflies, swallows, woodpeckers and nuthatches are regular visitors.

The garden also has a fascinating historical connection: Lady Luxborough, who lived on the Barrells estate, is credited with coining the term 'shrubbery', and the planting has been designed with this heritage in mind. Over the years, the owners have carefully enhanced the property for modern living, including the kitchen extension, boot room, laundry and pantry, upgraded bathrooms, extensive fitted storage, air-conditioning and a sophisticated Control4 system. Sustainability has also been considered, with 18 solar panels, a Tesla Powerwall battery and EV charging.

The accommodation has proved wonderfully versatile, with a dedicated gym above the garage, two studies and a highly useful annexe, which has been ideal for elderly visitors and guests seeking their own space. Life in Ullenhall has brought a strong sense of community, with welcoming neighbours, a popular village pub and many village groups and activities. The surrounding countryside provides excellent walking and cycling, while Stratford-upon-Avon, the Royal Shakespeare Theatre and Henley-in-Arden, with its attractive high street and galleries, are all within easy reach.

The home perfectly reflects their love of light, space, comfort and lifestyle.

What will they miss most?

The garden and the wonderful airy spaciousness of the home.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The true heart of the home is the impressive extended Tom Howley kitchen and family room. Beautifully designed with bespoke cabinetry, quartz worktops and an expansive central island, it incorporates premium Miele appliances including a steam microwave, warming drawer and dishwasher, together with an induction hob, integrated refrigeration, drinks fridge and filtered boiling water tap. Limestone flooring, underfloor heating and air conditioning complete this exceptional contemporary family space.

The ground floor has also been intelligently reconfigured to provide a beautifully fitted Tom Howley boot room with extensive cabinetry and built-in seating, a dedicated laundry room with Miele washer and dryer, an automatic modern pulley maid drying system, the high-pressure water system and again all set within beautiful Tom Howley cabinetry. A sophisticated home office has also been created with excellent shelving and storage, and a generous walk-in pantry to complete the reconfiguration of this space. The accommodation is further enhanced by a refitted guest cloakroom, oak internal doors, integrated speaker system and a carefully considered palette of contemporary finishes.











First Floor

Upstairs

The first floor is approached via the impressive sweeping gallery landing, which enjoys spectacular views through the full-height atrium glazing and across the reception hall below. The principal bedroom is a particularly impressive retreat, with two large picture windows overlooking the beautifully landscaped rear gardens, extensive luxury fitted wardrobes and a spacious dressing room with bespoke mirrored cabinetry, vanity storage and dedicated shoe storage.

The principal en suite is finished to an exacting standard, featuring Porcelanosa fittings and tiling, twin vanity basins, a large walk-in double shower with rain and handheld fittings, fitted storage and contemporary sanitaryware. Air conditioning and plantation shutters add to the comfort of this luxurious private suite.

Three further generous double bedrooms occupy the first floor, including a beautifully proportioned bedroom featuring a dramatic full-height atrium window overlooking the gardens and a luxury ensuite, an impressive guest bedroom with fully fitted cabinetry and wardrobes and a further en suite bathroom, and a third well-proportioned and beautifully presented double bedroom. The luxurious family bathroom is fully tiled with high gloss porcelain and beautifully appointed with a freestanding bath, bidet, contemporary sanitaryware, vanity storage and refined modern finishes.





Second Floor

The second floor continues the remarkable flexibility, providing a further three versatile rooms, a family bathroom and extensive fitted storage. Two of the bedrooms feature Velux windows with remote-controlled blinds, while a further substantial vaulted room could readily serve as a home cinema, gym, games room or additional bedroom. With its generous proportions and an abundance of built-in storage, this level offers exceptional scope for changing family requirements.



Lodge Annexe

Little Lodge

A particularly appealing feature of Luxborough House is the detached lodge, affectionately known as Little Lodge, positioned discreetly within the grounds and naturally clad in redwood to complement its surroundings. This charming independent property provides an exceptional additional space for guests, extended family, an au pair or those seeking a separate home-working environment, with potential for use as an income-generating annexe, subject to any necessary consents.

The lodge comprises a welcoming open-plan living space with a vaulted ceiling and log-burning stove, a fitted kitchenette, dedicated sleeping area, and a smart shower room. Recent improvements include a microwave oven, and upgraded heating, while independent electrical infrastructure ensures the accommodation is practical and comfortable throughout the year.

With its own private setting within the gardens and immediate access to the surrounding grounds, Little Lodge is a highly versatile addition that significantly enhances the overall appeal of this exceptional residence.









Outside

Gardens & Grounds

The grounds are an integral part of the appeal of Luxborough House, extending to approximately 1.5 acres of beautifully landscaped south-facing gardens, thoughtfully designed by Chelsea Flower Show garden designers. The setting is wonderfully private, enclosed by established hedging and mature trees, while open countryside beyond provides an idyllic rural outlook. A deep Indian sandstone terrace creates an elegant area for outdoor entertaining, bordered by raised brick beds and deep sleeper borders filled with roses, ceanothus, euphorbia, lavender and an abundance of ornamental planting. A beautiful rill water feature framed by a mature lavender hedging extends from the central axis of the house, creating a stunning architectural feature with stone steps leading down towards the mature rear gardens and the enchanting lily pond, where a raised deck and charming gazebo provide a delightful place to relax and enjoy the peaceful surroundings.

Beyond the formal gardens lies an extensive productive garden with raised beds and fruit cages, producing asparagus, rhubarb, raspberries, redcurrants, strawberries and other seasonal produce.

The adjoining meadow and orchard provide a haven for wildlife, together with an abundance of apples, pears and plums, while five magnificent ornamental cherry trees create a spectacular display of blossom each spring. Mature redwoods, Scots pine, oak, liquidambar, amelanchier, mountain ash and willow add structure and maturity, with areas of natural woodland renowned for their spring bluebells and abundant wildlife.

The grounds also provide an impressive range of practical facilities. A substantial timber-framed stable block sits on a concrete hard standing and benefits from pedestrian access to the road, water, electricity and individual alarms, with accommodation currently arranged as a workshop, garden store and additional storage. A potting greenhouse and two generous log stores further enhance the horticultural facilities, while the detached double garage has been remodeled with widened electric roller doors and provides ample space for large vehicles. Above, the superb gym enjoys excellent natural light through four Velux windows and a porthole window, together with gym flooring, mirrored wall and wall-mounted television. Additional parking beside the garage provides space for a camper van or multiple vehicles.



Ullenhall

Ullenhall is a particularly desirable Warwickshire village, beautifully positioned amid the rolling greenbelt countryside of the historic Forest of Arden. Combining a peaceful rural setting with excellent accessibility, it offers an enviable balance of village life, countryside and connectivity.

The village has a welcoming community atmosphere, with an active village hall and playgroup. The Winged Spur is the main public house located directly in the village, operating since 1763 and newly refurbished, it features a bar, restaurant and lovely beer garden.

Despite its tranquil countryside setting, Ullenhall is exceptionally well connected, with convenient access to the M42, M40 and M5 motorway networks, while Birmingham International Airport, railway station and the NEC are also within easy reach. It is a location that combines the timeless appeal of rural Warwickshire with the convenience of excellent regional and national connections. Larger towns within easy reach are Solihull, Stratford Upon Avon and Redditch.

Henley in Arden

Steeped in history and quintessentially English in character, Henley-in-Arden is a charming Tudor market town nestled within the beautiful Warwickshire countryside. Renowned for its picturesque architecture and historic high street, the town combines timeless character with an excellent selection of amenities for everyday life.

A delightful mix of independent boutiques, traditional pubs, cafés and fine dining establishments creates a vibrant yet relaxed atmosphere, while a strong sense of community adds to its enduring appeal. The town is also exceptionally well connected, with its railway station providing direct services to both Birmingham and Stratford-upon-Avon, making it an attractive choice for commuters.

Surrounded by rolling countryside, Henley-in-Arden offers an abundance of opportunities to enjoy the outdoors, with scenic walking routes, open green spaces and recreational facilities close at hand. It is a location that effortlessly blends historic charm, rural beauty and modern convenience.





Services, Utilities & Property Information

Mains electricity, water and drainage are connected to the property.

Central heating is via way of an oil-fired system.

Local Authority - Stratford upon Avon District Council.

Internet: Full Fibre Ultrafast Available

Council Tax Band H

EPC Rating Main House B

EPC Rating Annexe A

Directions - [///jeep.enthusied.shadow](http://jeep.enthusied.shadow)

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

For more information visit Estate Agents in Solihull | Fine & Country

Opening Hours:

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only

Luxborough House, Barrells Park, Ullenhall, Henley-in-Arden, West Midlands

Approximate Gross Internal Area

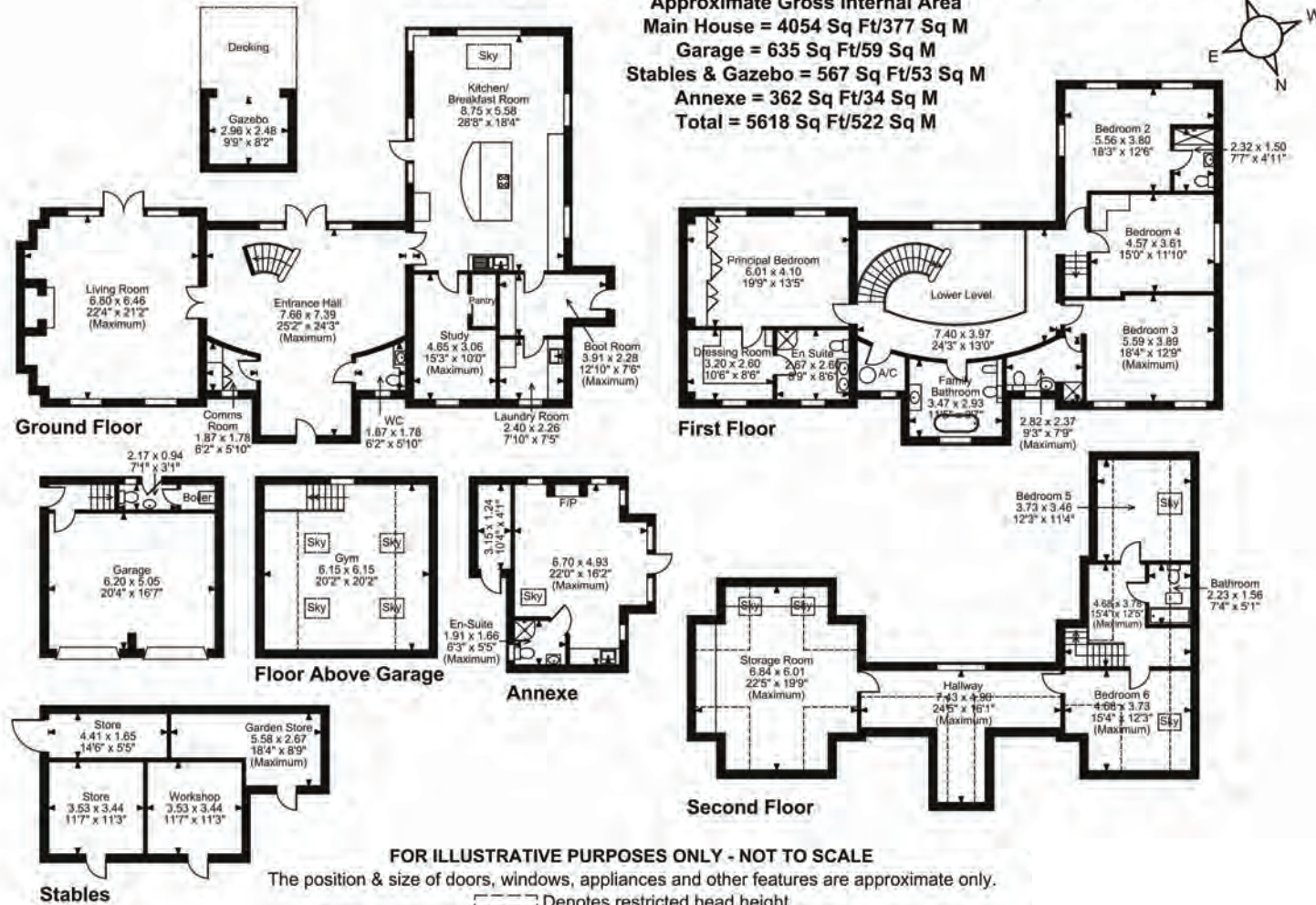
Main House = 4054 Sq Ft/377 Sq M

Garage = 635 Sq Ft/59 Sq M

Stables & Gazebo = 567 Sq Ft/53 Sq M

Annexe = 362 Sq Ft/34 Sq M

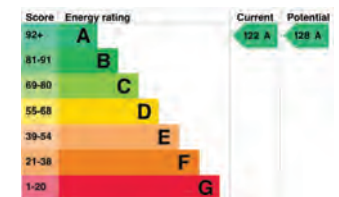
Total = 5618 Sq Ft/522 Sq M



House



Annexe



Property
Redress



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market, and we endeavor 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Printed 11.09.2026

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We value the little things that make a home



RACHEL HYDE

PARTNER AGENT

Fine & Country Solihull
M: 07966 473056
email: rachel.hyde@fineandcountry.com



MARTIN GRANT

PARTNER AGENT

Fine & Country Solihull
M: 07713 251510
email: martin.grant@fineandcountry.com

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Fine & Country Redditch
Tel: +44 (0)1527 962 596
redditch@fineandcountry.com
The Business Centre, Edward Street, Redditch, Worcestershire, B97 6HA

