



The Furlong, Main Road, Meriden

HUNTERS[®]
EXCLUSIVE



The Furlong, Main Road, Meriden

Situated in the charming historic village of Meriden, this unique family estate, sitting on a plot of approx. 1 acre, presents an exceptional opportunity for those seeking a perfect blend of modern countryside living and versatile space.

Built circa 1988, this stunning five-bedroom residence has been a cherished sanctuary for the current vendors, offering a peaceful retreat that transitions effortlessly from quiet, private evenings to grand entertaining. The main house boasts a spacious layout featuring two inviting reception rooms, a well-appointed bespoke kitchen, a convenient laundry room, and a delightful conservatory that bathes the space in natural light. There are five impressive bedrooms, the main being served by an en-suite, and a contemporary family bathroom. A standout feature of this truly unique property is the opportunity for multi-generational living. A separate, quintessential cottage sits proudly within the curtilage, set behind a private Creteprint driveway. Perfect for extended family or guests, this substantial self-contained accommodation comprises two bedrooms, two reception rooms, a shower room, and its own independent laundry cupboard, all whilst showcasing beautiful rural vistas. The exterior of the property is equally magnificent. A secure, gated Creteprinted driveway opens up to a superb, expansive plot backed by a picturesque countryside backdrop. The beautifully landscaped securely fenced gardens have served the current owners incredibly well, comfortably hosting large-scale marquee parties for up to 150 guests. The extensive grounds are further enriched by a stable block, a practical workshop, a wooden pavilion, and a fruit orchard. For ultimate relaxation, a charming gazebo comes complete with a self-cleaning luxury hot tub, making this versatile haven a rare find that promises an enviable lifestyle in a highly desirable village setting.





Location

Despite its tranquil rural setting, this estate is exceptionally well-connected. Commuters will appreciate the proximity to major transport networks, M42/M6,, Birmingham International airport & railway station and the future HS2 interchange. The bus stops in Main Road provide routes to Coventry, Solihull, and Birmingham, the airport/railway station and the NEC. The village boasts an array of local amenities such as shops, pubs, restaurants, doctors surgery, chemist and a local primary school.

Dining Room / Snug

9'7" x 12'4"

Lounge

20'1" x 12'4"

Kitchen

14'9" x 12'6"

Laundry Room

5'9" x 8'11"

Conservatory

13'3" x 22'11"



Bedroom One

13'5" x 12'4"

Bedroom Two

13'0" x 10'11"

Bedroom Three

9'9" x 12'4"

Bedroom Four

10'7" x 10'11"

Bedroom Five

9'8" x 8'3"

Family Bathroom

8'3" x 9'11"

The Cottage at the Furlong

This property stands as additional accommodation at this time, however it can and has in its previous life stood as its own dwelling set within the curtilage of the Furlong, and has had its own council tax band and kitchen. The kitchen currently described in these particulars as the butlers pantry



holds both plumbing, space, and waste for a full kitchen to be reinstated should any would-be buyer wish to take advantage of this incredible opportunity. A superb snooker and games room featuring a full-size snooker table, providing a fantastic entertaining space with the flexibility to be adapted as a home office or family room.

Overage Clause

Terms of the overage clause will apply to a proportion of the rear garden to include the orchard

Security

The Furlong boasts a full alarm system for both the house, cottage, and outbuildings with CCTV cameras - having 14 in total - for both front and rear elevation.

GENERAL

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.



Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

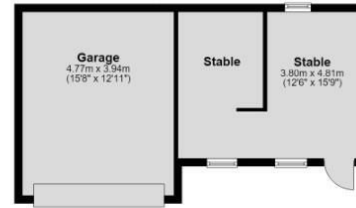
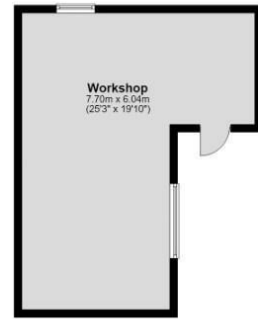
Agent Note

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these



particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor
Main area: approx. 89.7 sq. metres (1073.3 sq. feet)
Plus outbuildings: approx. 73.3 sq. metres (802.3 sq. feet)
Plus cottage: approx. 90.3 sq. metres (972.3 sq. feet)

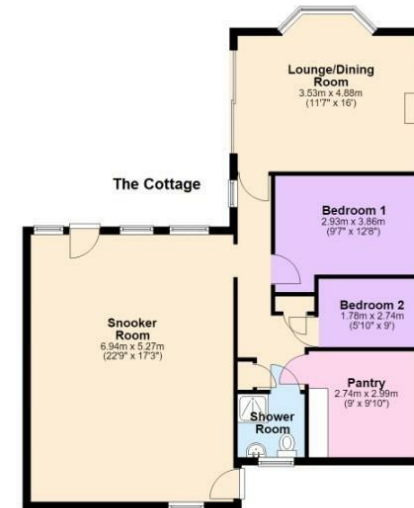


First Floor
Approx. 84.5 sq. metres (1117.5 sq. feet)



Main area: Approx. 194.2 sq. metres (2090.8 sq. feet)
Plus outbuildings: approx. 73.3 sq. metres (802.3 sq. feet)
Plus cottage: approx. 90.3 sq. metres (972.3 sq. feet)

The Cottage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Knowle -
01564 770707 <https://www.hunters.com>

HUNTERS®
EXCLUSIVE



HUNTERS®
EXCLUSIVE