



WOOD LANE BUNGALOW

Wood Lane, Barston, Solihull



OPPORTUNITY TO ACQUIRE A PROPERTY WITH TREMENDOUS POTENTIAL

With approximately 1.7 acres. Additional land may be available by separate negotiation for purchasers seeking not only an exciting renovation project, but also the space and flexibility to realise a wider lifestyle vision

			EPC
4	2	3	E
			

Local Authority: Solihull Borough Council

Council Tax band: E

Tenure: Freehold

Services: Mains electricity and water are connected to the property. LPG. Private drainage.



SITUATION

Barston is a highly regarded Warwickshire village surrounded by picturesque countryside, yet conveniently located for excellent road, rail and air connections. The village offers two popular public houses and a parish church, while nearby Hampton-in-Arden, Knowle and Balsall Common provide a range of everyday amenities. Solihull offers more extensive shopping and leisure facilities. The M42 (J5) is approximately 3 miles away, with Birmingham International Airport and Railway Station around 4 miles distant, and Hampton in Arden station approximately 2 miles away. The area is particularly well served by a selection of highly regarded state and independent schools, including King Edward's School in Edgbaston, Solihull School and Warwick School. Stratford-upon-Avon, home to the renowned Royal Shakespeare Theatre, and Warwick Racecourse are also within easy reach.







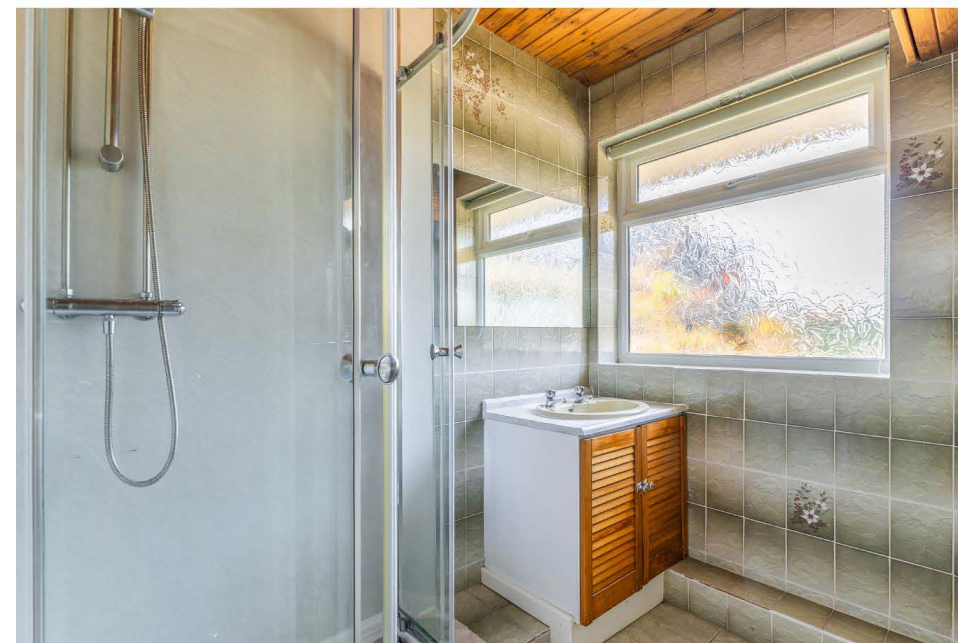


THE PROPERTY

Occupying an enviable position with far-reaching views across the surrounding countryside, this substantial detached bungalow presents a wonderful opportunity for purchasers to create a truly exceptional home tailored to their own tastes and requirements.

The accommodation is both generous and versatile, with an entrance hall providing access to the principal reception rooms. The impressive sitting room is a particular highlight, enjoying a triple-aspect outlook that floods the space with natural light, whilst a central fireplace creates an attractive focal point. In addition, a separate home office offers excellent flexibility and could equally serve as a further reception room or snug. The property also benefits from a practical kitchen and adjoining utility room, providing an excellent foundation for modernisation and enhancement.

The bedroom accommodation is extensive, comprising a principal bedroom suite with dressing room and en suite bathroom, together with three further well-proportioned bedrooms. These are served by a family shower room and separate cloakroom.







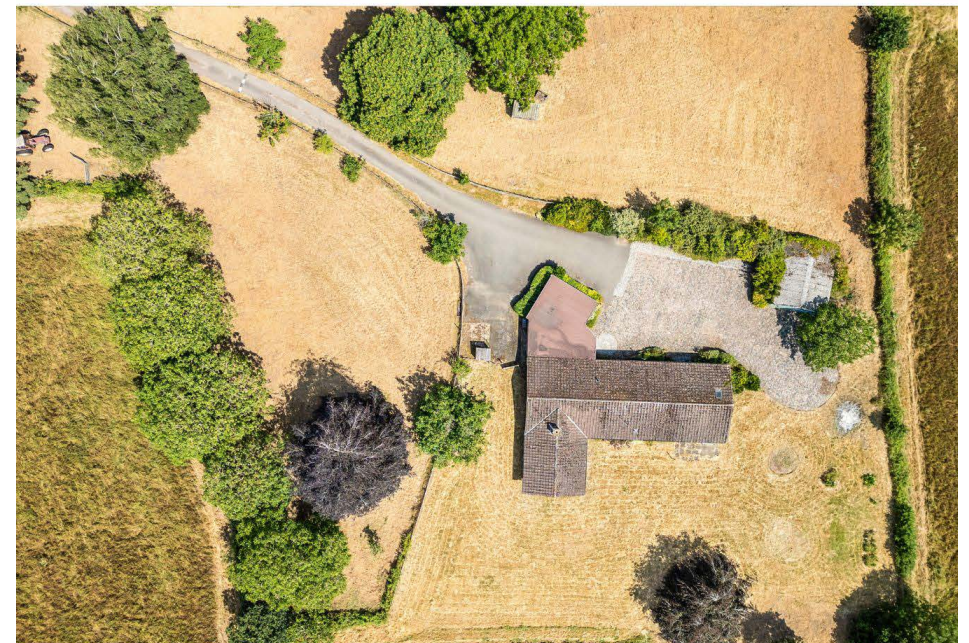
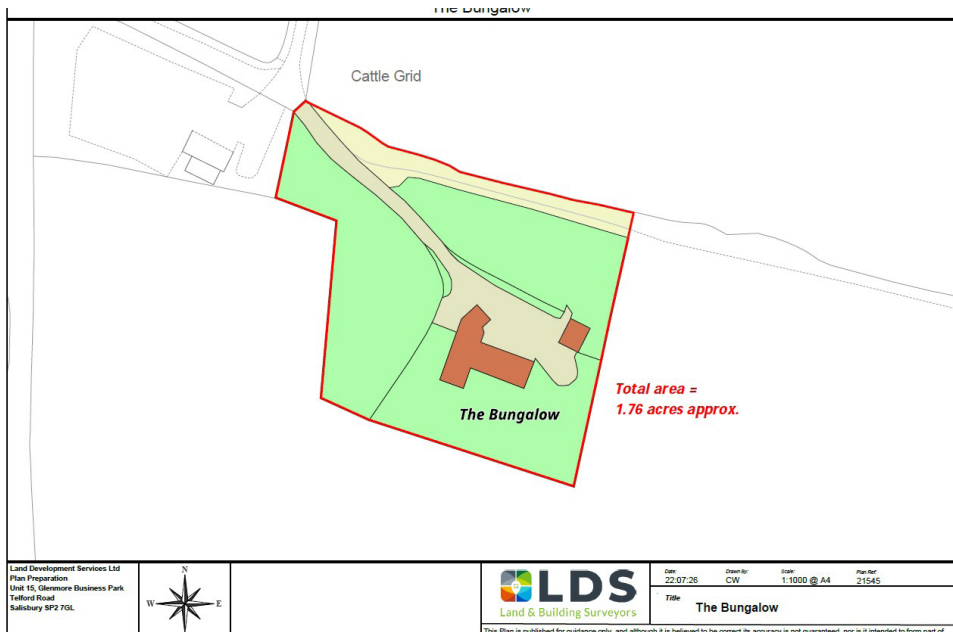
A particularly versatile additional reception room is accessed via the dressing room of the principal suite, whilst also enjoying independent external access. This adaptable space could lend itself to a variety of uses, including a hobbies room, studio, home gym, consulting room or additional living accommodation, subject to individual requirements.

Please note: There is a Certificate of lawful development for the existing occupation of the property in breach of the agricultural occupancy restriction attached to planning permission 1963/15231 (PL/1963/11718/HIS). All information can be found: <https://publicaccess.solihull.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=000DT4OELI000>



The property is approached via a long driveway, providing ample parking for several vehicles and access to the double garage. The extensive gardens and grounds comprise a large formal garden and several small paddocks, making the property ideally suited to family living and offering potential for those with equestrian interests.





Additional land may be available by separate negotiation, presenting a truly exceptional opportunity for purchasers seeking not only an exciting renovation project, but also the space and flexibility to realise a wider lifestyle vision. Whether creating a first-class equestrian facility, establishing a hobby farm, or simply enjoying extensive private grounds, the possibilities are considerable.

While requiring modernisation and comprehensive refurbishment, the property offers generous accommodation, immense scope for enhancement, and some of the most breathtaking views imaginable. Combining a superb rural setting with outstanding potential, this is a rare chance to create a remarkable dream home while benefiting from the availability of substantial adjoining land.



Approximate Floor Area = 261.1 sq m / 2810 sq ft
Garage = 48.2 sq m / 519 sq ft
Total = 309.3 sq m / 3329 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112053

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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Date: 10 August 2026
Our reference: STR012684651

Wood Lane Bungalow, Wood Lane, Barston, Solihull, B92 0JL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,000,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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