



CAROL LODGE

Berkswell, West Midlands



AN EXCEPTIONAL HOME OF RARE QUALITY

Combining contemporary luxury, versatile living, and a prestigious village setting in an outstanding property with 1.5 acres of stunning gardens.



Distances: Balsall Common Station 1 mile (regular train services to Birmingham and Coventry), Solihull 5 miles
 Coventry 6 miles (Intercity trains to London Euston from 60 mins), Warwick 11 miles, Birmingham 15 miles, M40 (J15) 13 miles
 Stratford upon Avon 17 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 mins)
 (All distances and times are approximate)

SITUATION

Carol Lodge is situated in a lovely rural location just outside the delightful village of Berkswell which has a primary school, post office and stores, church, public house and railway station, and close to Balsall Common. The large villages of Barston, Hampton in Arden and Meriden are easily accessible. Solihull town centre has an excellent range of shopping facilities including the Touchwood Shopping Centre, restaurants, bars, cinema complex and other leisure amenities.

There is a wide range of state and private schools in the area to suit most requirements including Solihull School, Warwick Prep and Public School and Kings High School for Girls in Warwick, Arden School in Knowle, Bablake and King Henry's in Coventry. Balsall Common School was rated Outstanding by Ofsted.

The location is ideal for access to the motorway network, with the M6, M42 and M40 giving access to all parts of the country.

THE PROPERTY

Set in the picturesque village of Berkswell, Carol Lodge is a striking residence where elegance, privacy, and modern luxury blend effortlessly. With approximately 1.5 acres of beautifully landscaped grounds, this striking home offers an abundance of refined living space and is available with no onward chain. Following a 12-month refurbishment completed in March 2025, Carol Lodge has been comprehensively transformed and now presents in immaculate, as-new condition. It stands among the area's most impressive family homes, ready to begin its next chapter.

The entrance hall immediately sets the tone, showcasing elegant flooring and an abundance of natural light. A staircase rises to the first floor, while double doors lead through to the principal reception rooms.



At the heart of the home lies a spectacular open-plan kitchen, breakfast, and family room. Designed for both stylish entertaining and relaxed day-to-day living, this expansive space features bespoke cabinetry, granite worktops, and premium integrated appliances. Two sets of bi-fold doors open onto the alfresco patio and gardens beyond, creating a seamless indoor-outdoor connection. An adjoining utility room ensures practical living remains beautifully organised.

The formal dining room continues the connection with the outdoors, with patio doors leading to the charming secret garden—an idyllic setting for summer evenings. A dedicated home office provides a quiet and inspiring workspace, while the inviting sitting room features French doors framing delightful views across the grounds.

For leisure and wellbeing, the ground floor also offers a games room and gym, creating the perfect retreat for relaxation or recreation. Several cloakrooms and built-in storage complete this level, ensuring every inch of the home is as functional as it is elegant.



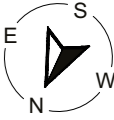


To the first floor, the landing opens into a beautifully proportioned space. The principal suite is a standout feature—flooded with natural light and enhanced by French doors opening onto a private balcony with sweeping views over the grounds. A bespoke dressing room adds charm and refinement, while the luxurious en suite bathroom provides a true sanctuary of indulgence.

The second bedroom offers exceptional versatility and could easily serve as an alternative principal suite, featuring a separate lounge area, walk-in wardrobe, bespoke en suite facilities, and delightful countryside views. Three further well-appointed bedrooms and two additional bathrooms (one en suite) complete the first-floor accommodation, offering excellent flexibility for family living and guests alike.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area = 408 sq m / 4387 sq ft
 Garage / Utility = 67 sq m / 722 sq ft
 Total = 475 sq m / 5109 sq ft

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.



ANNEXE

A beautifully appointed self-contained annexe is ideal for guests, extended family, or independent living. Accessed either through double French doors or internally via the home gym, the annexe has a bright open-plan kitchen, dining, and living space filled with natural light. A generous double bedroom, contemporary family shower room, home office, and store room add to the practicality and comfort of this additional living space.



GARDENS AND GROUNDS

A sweeping private driveway, framed by mature trees and established shrubs, provides an impressive arrival and a sense of tranquillity and seclusion whilst providing parking for several cars and giving access to the quadruple garage.

The grounds which extend to in all about 1.5 acres feature expansive manicured lawns, vibrant flowerbeds, and a serene ornamental lake complete with a striking central fountain. A generous seating area beside the water's edge

invites relaxation, while a curtained deck overlooking the lake offers an inspiring and versatile space—perfect for yoga, meditation, or simply soaking in the surrounding natural beauty. Every element of the gardens and grounds has been thoughtfully designed and carefully curated to enhance the feeling of natural beauty, privacy, and relaxed elegance, resulting in an outstanding outdoor environment that perfectly supports modern family living.



PROPERTY INFORMATION

Services: Mains water, electric, gas and drainage are connected to the property.

What3words: ///erase.twin.rewarding

Tenure: Freehold

Local Authority: Solihull Metropolitan Borough Council

Council Tax Band: G

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

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Date: 26 May 2026
Our reference: STR012412518

Carol Lodge, Truggist Lane, Berkswell, Coventry, CV7 7BX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

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V4.3 Sep 24