



The Coach House
120a Old Station Road | Hampton-in-Arden | Solihull | B92 0HF

THE COACH HOUSE

This elegant former Coach House, dating to circa 1900, offers over 3,000 sq.ft. of beautifully extended accommodation, including six bedrooms, five reception rooms and a stunning open plan kitchen, all set behind a private driveway with landscaped gardens.



Family Living Space

Approached via a long private driveway, The Coach House immediately impresses with its sense of privacy and heritage. The ground floor offers an exceptional range of living spaces, including five versatile reception rooms comprising a formal dining room, cosy snug with log burner, elegant lounge featuring a striking Coalbrookdale cast iron fireplace, and a dedicated study. At the heart of the home lies a stunning open plan breakfast kitchen, rich in character with exposed oak beams, an Aga and a distinctive spiral staircase rising to a mezzanine level. This sociable space is perfectly designed for both everyday family living and entertaining.









Seller Insight

“ Set within the picturesque and highly sought-after village of Hampton-in-Arden, The Coach House on Old Station Road presents an exceptional opportunity to acquire a distinguished period home that effortlessly blends heritage charm with contemporary luxury. Dating back to circa 1900, this elegant former coach house has been thoughtfully extended and meticulously maintained, now offering in excess of 3,000 sq. ft. of versatile living space. Behind its private driveway, the property unfolds into a secure and open sanctuary, surrounded by beautifully landscaped mature gardens that provide both privacy and a serene backdrop for refined country living.

Inside, the residence boasts six generously proportioned bedrooms and five sophisticated reception rooms, perfectly suited for both intimate family life and grand-scale entertaining. At its heart lies a stunning open plan kitchen, designed to the highest standards, creating a natural hub for modern living. The seamless integration of indoor and outdoor spaces enhances the home's sense of light, flow, and connection to its idyllic surroundings.

Despite its tranquil setting, The Coach House is superbly connected. A railway station just a short stroll away offers direct services to London, Birmingham, and Coventry, while Birmingham Airport and the National Exhibition Centre are just four miles away. Excellent motorway links, including the M42, M40, and M6, ensure effortless travel in all directions.

The surrounding area further elevates the lifestyle offering, with scenic countryside walks right on the doorstep and an array of premium leisure facilities nearby, including the renowned The Belfry. The village itself fosters a vibrant and welcoming community, featuring a highly regarded local school, active clubs, and a selection of charming amenities such as cafés, a delicatessen, and traditional pubs. Fine dining is within walking distance at the Michelin-starred restaurant at Hampton Manor, completing a lifestyle that is both luxurious and deeply rooted in village charm.”*

* 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.





First & Second Floor

The upper floors provide generous and flexible accommodation ideally suited to modern family life. The principal suite is a luxurious retreat, complete with a walk-in dressing room and a spacious en-suite bathroom. Two further double bedrooms and a beautifully appointed family bathroom with a freestanding claw-foot bath complete the first floor. The second floor offers three additional double bedrooms alongside a recently refitted, high-specification shower room, providing excellent space for family members or guests.

















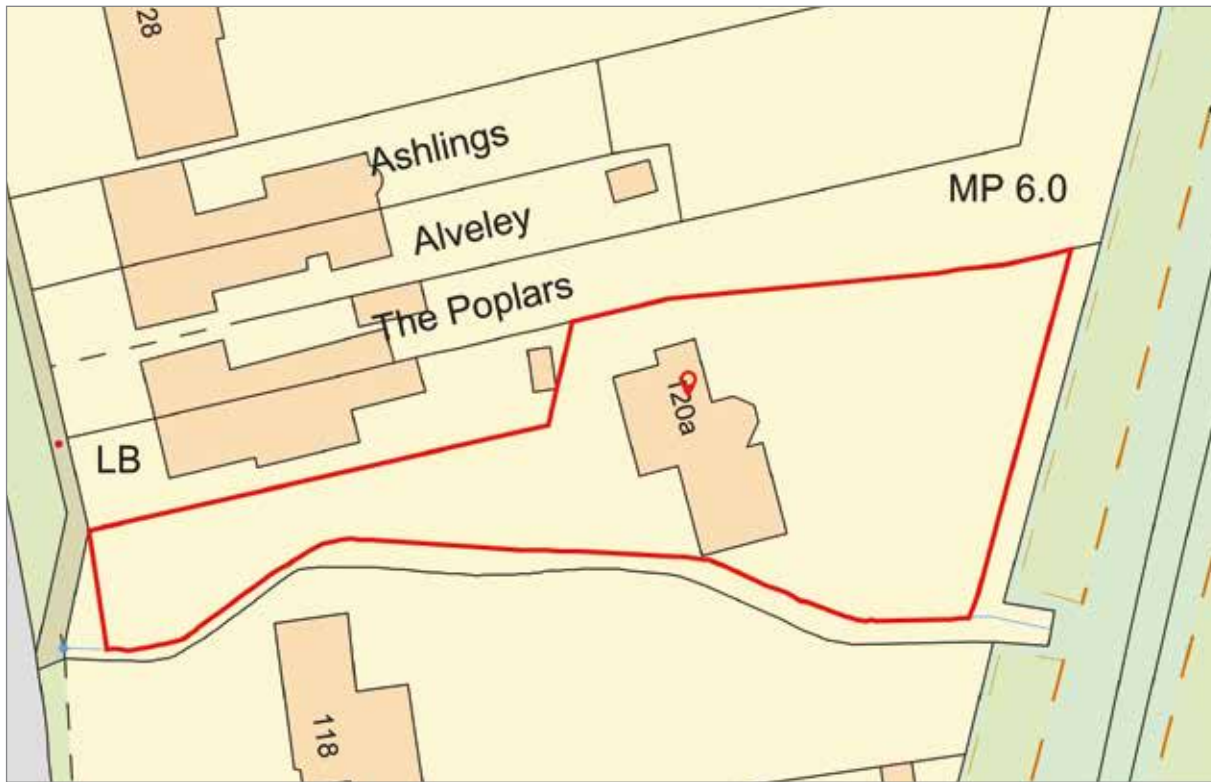
Gardens & Grounds

Set within a private and secluded plot, the landscaped rear garden offers a tranquil sanctuary. Mature trees and established planting create a sense of privacy and natural beauty, while a generous decked terrace provides the perfect setting for al fresco dining and outdoor entertaining. A gentle stream runs alongside the gardens creating another delightful feature of the outdoor space. The property is further enhanced by ample driveway parking and a double garage, completing this exceptional home.









Services and General Property Information

Tenure: Freehold.

EPC Rating: C.

Council Tax Band: F.

Local Authority: Solihull Metropolitan Borough Council.

Flood Risk Rating: Low.

Conservation Area: No.

Broadband Speeds: Approx. 53 Mbps download / 8 Mbps upload.

Services: Mains Gas, Electric, Water and Sewerage

Planning Permission & Building Regulations: It is the responsibility of purchasers to verify that any works carried out have the necessary permissions and comply with current regulations.



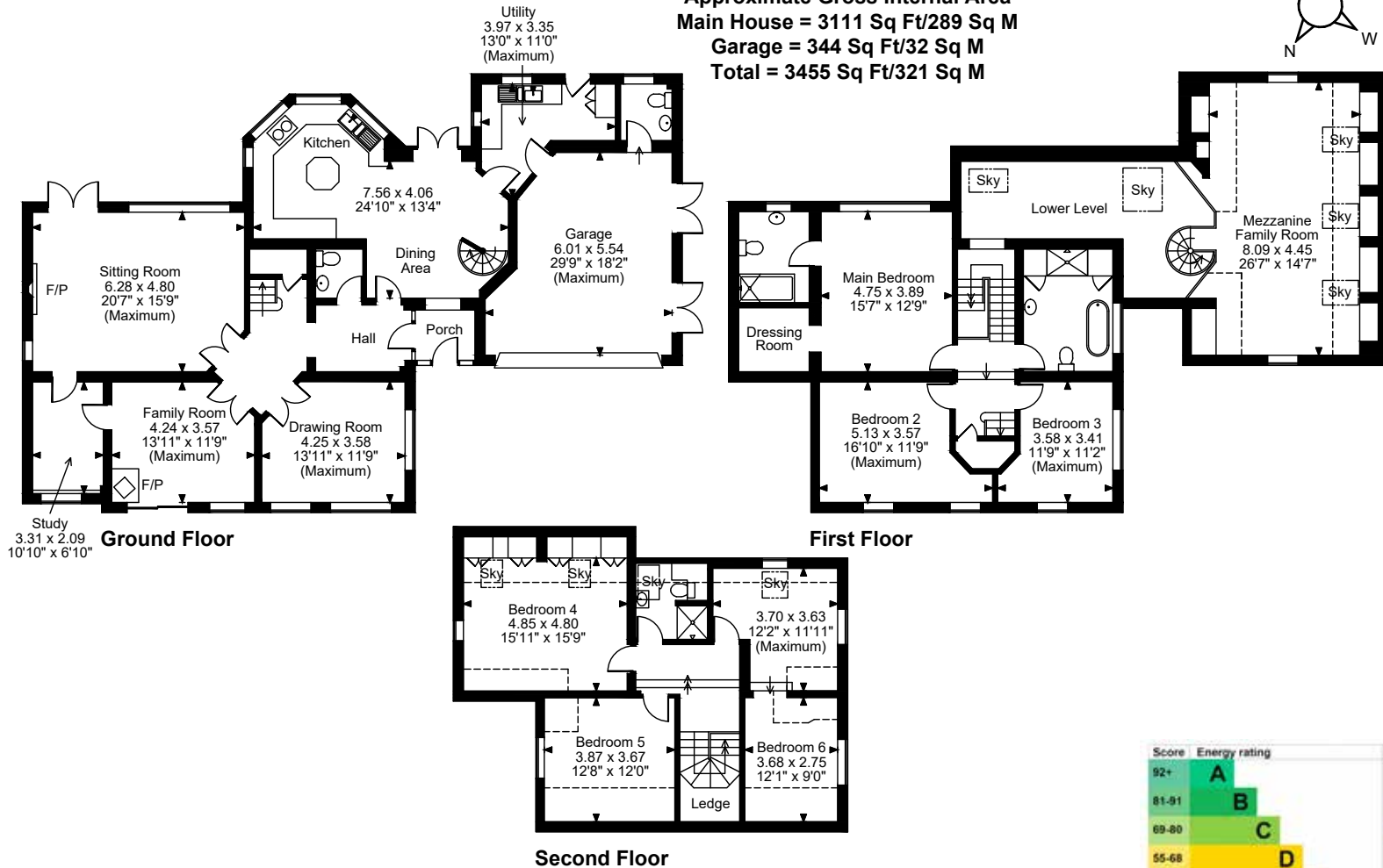
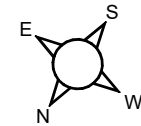
The Coach House, Old Station Road, Hampton-in-Arden, Solihull

Approximate Gross Internal Area

Main House = 3111 Sq Ft/289 Sq M

Garage = 344 Sq Ft/32 Sq M

Total = 3455 Sq Ft/321 Sq M



Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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 endeavour 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. Printed





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We value the little things that make a home



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THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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