



Warwick Road, Chadwick End

Guide Price £2,000,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Offered to the market with no upward chain, this magnificent six bedroom Grade II listed property presents an exceptional opportunity to acquire a truly unique residence set within the picturesque Warwickshire countryside. Approached via secure gates and a sweeping driveway, the home is nestled within approximately four acres of private grounds, offering both privacy and grandeur.

The property's character is immediately evident, with a wealth of period features throughout, including exposed beams and impressive feature fireplaces in three of the five well-proportioned reception rooms and in the entrance hall. These versatile spaces provide ample room for formal entertaining, family gatherings, or quiet relaxation. The heart of the home is the fully fitted breakfast kitchen, designed to a high specification and complemented by a large utility room for added convenience.

Upstairs, there are five generous double bedrooms and two bathrooms, ensuring ample accommodation for family and guests alike. The principal bedroom suite benefits from a luxurious en-suite bathroom and a spacious dressing room, providing a private retreat within the home.

In addition, a self-contained annexe offers flexible living space, complete with its own kitchen, living room, bedroom and shower room, ideal for multi-generational living or visiting guests.





The property is ideally situated on the cusp of the Warwickshire countryside, yet remains easily accessible to the amenities and transport links of both Knowle and Dorridge villages. Further enhancing the appeal, a four car timber-framed carport provides sheltered parking and additional storage.

The grounds surrounding the property are as impressive as the interior, with expansive manicured gardens creating a tranquil and picturesque setting. To the rear, a substantial 35ft heated swimming pool with a recently installed cover offers a touch of luxury, perfect for both relaxation and entertaining during the warmer months. The gardens are thoughtfully landscaped, featuring mature trees, well-stocked borders, and spacious lawns that provide ample space for outdoor activities or simply enjoying the peace and beauty of the countryside.

The extensive acreage ensures privacy and a sense of seclusion, while still allowing for the potential to further enhance the outdoor space according to individual requirements. Whether hosting summer garden parties by the pool, exploring the gardens / grounds, or simply unwinding in the calm surroundings, this property offers an idyllic lifestyle opportunity.

The combination of historic charm, modern amenities, and exceptional outdoor facilities makes this a truly rare offering in a sought-after location.

Council Tax band: G

Tenure: Freehold





PROPERTY LOCATION

Chadwick End is a small hamlet located some two miles south of Knowle and contains local amenities including the popular Orange Tree Public House, village hall and transport services into Knowle and beyond. The larger village of Knowle is also within easy reach and contains a variety of excellent shops and schooling facilities, and the adjoining village of Dorridge provides commuter train services to Birmingham and London. Solihull town centre is some four miles distance with its excellent shopping, schooling and recreational facilities and, in addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 15/20 minute drive, whilst the M42 provides fast links to the M1, M5, M6 and M40 motorways.

- Offered To The Market With No Upward Chain
- Magnificent Six Bedroom Grade II Listed Property Set Within The Warwickshire Countryside
- The Property Is Set Behind Gates Opening Onto A Large Sweeping Driveway & Is Set Within Approx. 4 Acres
- Downstairs, The Property Is Comprised Of Five Well-Proportioned Reception Rooms With Feature Fireplaces & Beams
- The Heart Of The Home Is The Fully Flitted Breakfast Kitchen Which Is Supported By A Large Utility Room
- The Property Boasts Five Double Bedrooms & Three Bathrooms, With The Principal Bedroom Affording Both An Ensuite Bathroom & A Large Dressing Room
- To The Rear Of The Property Are Large Manicured Gardens With The Added Luxury Of A 35ft Heated Swimming Pool With A Recently Installed Cover
- The Property Also Benefits From A Self-Contained Annexe With Kitchen, Living Room, Bedroom & Shower Room
- Ideally Located On The Cusp Of The Warwickshire Countryside & Easily Accessible To Both Knowle & Dorridge Villages
- Four Car Timber-Framed Carport



MAIN HOUSE

ENTRANCE HALL

15' 2" x 11' 9" (4.63m x 3.59m)

WC

LIVING ROOM

20' 0" x 14' 4" (6.09m x 4.36m)

STUDY

20' 1" x 15' 11" (6.11m x 4.85m)

BREAKFAST KITCHEN

13' 11" x 12' 6" (4.24m x 3.82m)

UTILITY ROOM

13' 7" x 6' 3" (4.13m x 1.90m)

CONSERVATORY

19' 4" x 9' 2" (5.90m x 2.79m)

DINING ROOM

19' 6" x 14' 0" (5.95m x 4.27m)

RECEPTION ROOM

13' 11" x 12' 7" (4.25m x 3.83m)

KITCHEN

10' 9" x 7' 6" (3.27m x 2.29m)

SHOWER ROOM

8' 2" x 6' 6" (2.49m x 1.99m)

GYM

25' 6" x 10' 8" (7.76m x 3.24m)

STORE

10' 0" x 8' 4" (3.06m x 2.55m)



FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 12' 6" (3.98m x 3.82m)

ENSUITE

9' 7" x 6' 10" (2.93m x 2.09m)

DRESSING ROOM

16' 4" x 12' 5" (4.97m x 3.79m)

BEDROOM TWO

14' 6" x 12' 10" (4.42m x 3.92m)

BEDROOM THREE

14' 3" x 12' 4" (4.34m x 3.76m)

BEDROOM FOUR

14' 3" x 8' 0" (4.34m x 2.45m)

BATHROOM

10' 8" x 9' 5" (3.26m x 2.86m)

BEDROOM FIVE

14' 6" x 13' 2" (4.43m x 4.01m)

ANNEXE

KITCHEN

11' 10" x 9' 9" (3.61m x 2.97m)

LIVING ROOM

15' 10" x 12' 2" (4.82m x 3.70m)

SHOWER ROOM

9' 5" x 3' 5" (2.86m x 1.03m)

FIRST FLOOR

BEDROOM

22' 5" x 11' 3" (6.84m x 3.43m)

TOTAL SQUARE FOOTAGE

533.0 sq.m (5742 sq.ft) approx.



OUTSIDE THE PROPERTY

GARDEN ROOM

39' 5" x 7' 3" (12.01m x 2.22m)

GARAGE

19' 1" x 9' 7" (5.81m x 2.91m)

CARPORT

19' 1" x 8' 5" (5.81m x 2.56m)

GOLF SIMULATOR

19' 1" x 10' 11" (5.81m x 3.32m)

DOUBLE CARPORT

19' 1" x 18' 8" (5.82m x 5.68m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EXPANSIVE MANICURED GARDENS

35FT HEATED SWIMMING POOL



ITEMS INCLUDED IN THE SALE

Free-standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in five bedrooms, fitted bed, underfloor heating, garden shed, CCTV and a 2022 electric car charging point.

ADDITIONAL INFORMATION

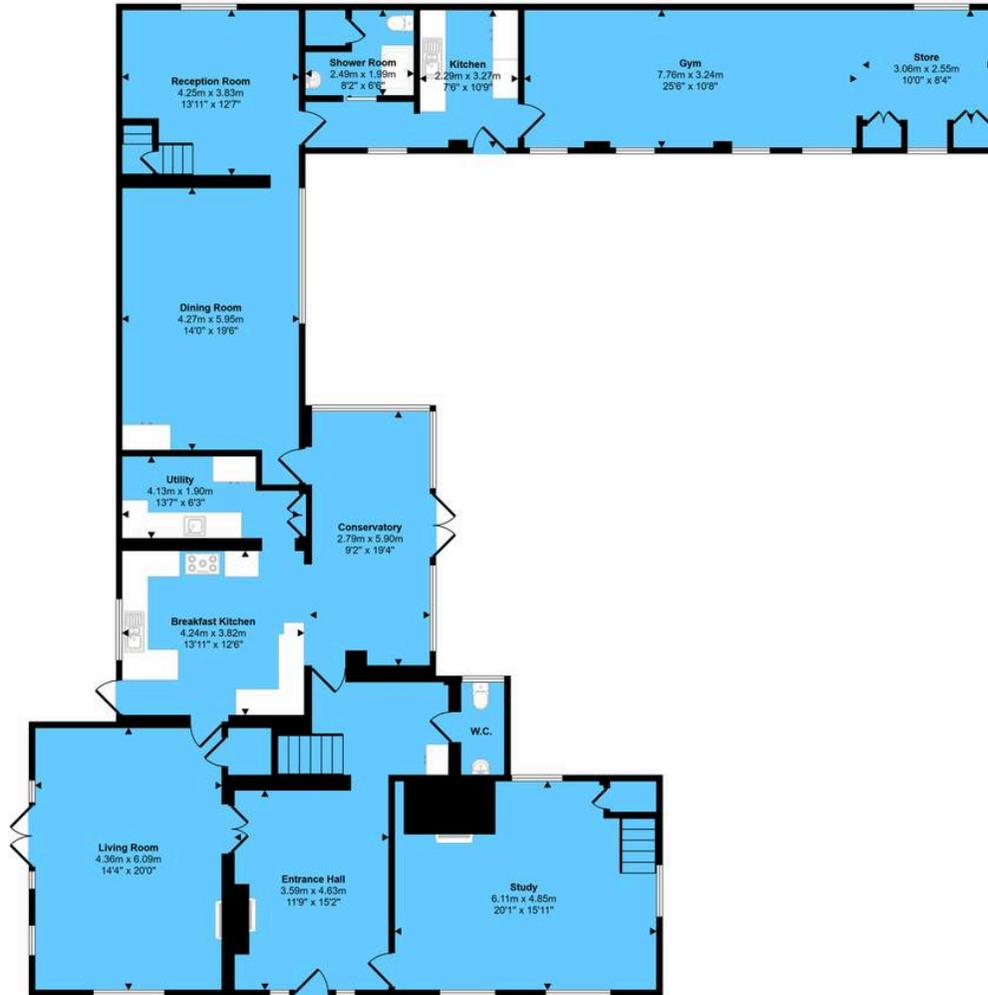
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
361 sq m / 3891 sq ft



Ground Floor
Approx 230 sq m / 2477 sq ft

Denotes head height below 1.5m



First Floor
Approx 131 sq m / 1414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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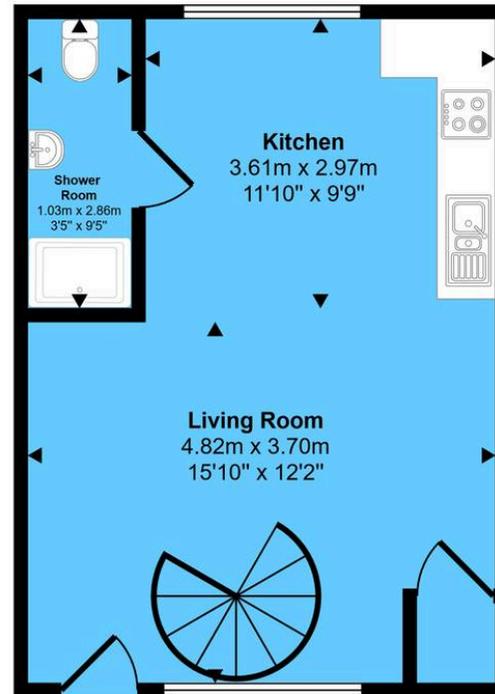
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Approx Gross Internal Area
56 sq m / 603 sq ft



Annexe Ground Floor
Approx 33 sq m / 350 sq ft



Annexe First Floor
Approx 23 sq m / 253 sq ft

 Denotes head height below 1.5m

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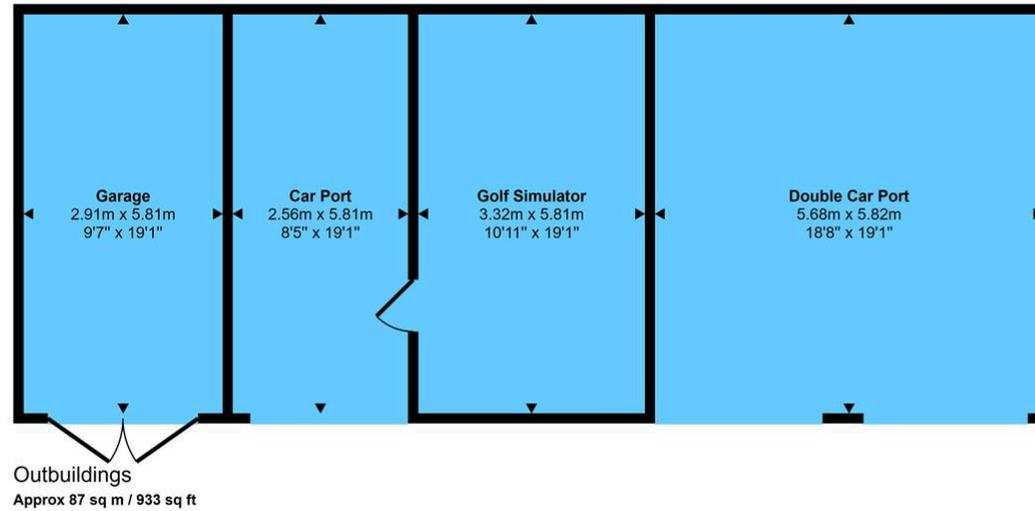
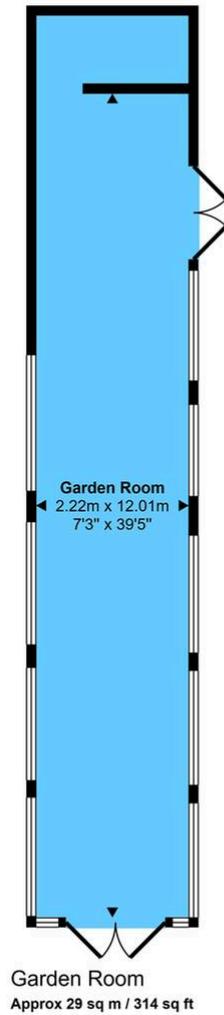
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Approx Gross Internal Area
116 sq m / 1248 sq ft



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