

# The Crescent, Hampton in Arden

Distinguished five-bedroom detached home with balcony, large gardens & prime village setting.

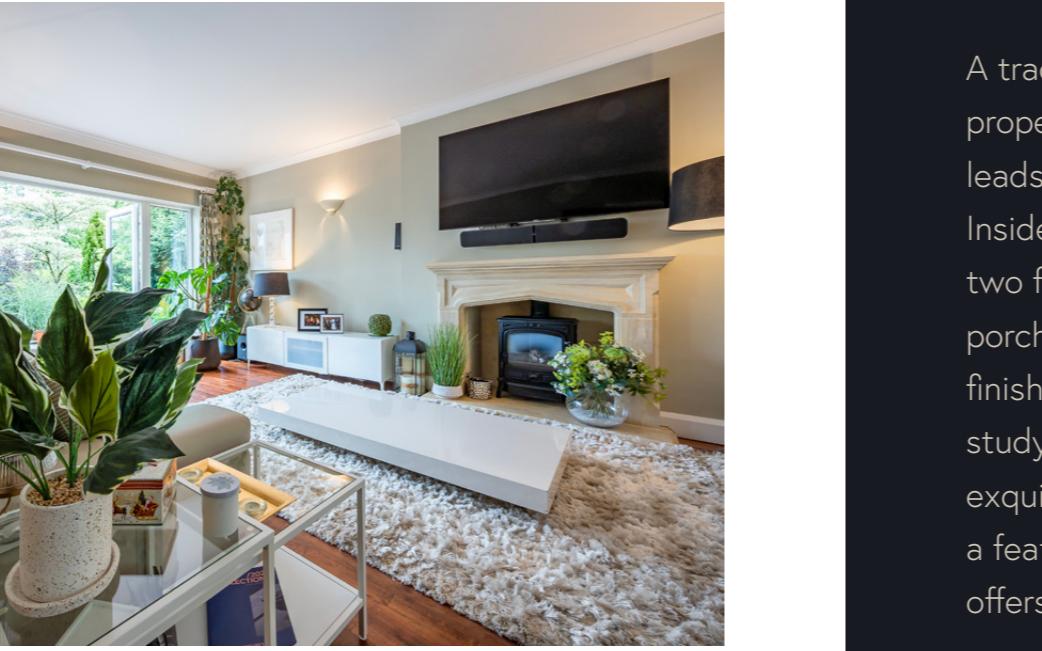
EB&P





- Prestigious private road location on The Crescent in Hampton-in-Arden
- Substantial detached home with 3,557 sq ft of accommodation
- Exceptional 0.35-acre plot with impressive frontage
- Offered with no upward chain
- Elegant dual-aspect living room with wood-burning fireplace
- Multiple reception rooms including dining room, breakfast room, and garden room
- Five bedrooms and three bathrooms including a luxurious principal suite with balcony and dressing room
- In-and-out driveway—one of only two on the road—with large single garage
- Walking distance to Hampton-in-Arden Station with routes to London and Birmingham
- Highly desirable village location with excellent schooling and amenities nearby





Set on one of Hampton-in-Arden's most exclusive and rarely available private roads, this substantial detached residence presents an exceptional opportunity to acquire a beautifully balanced family home of distinction. Occupying a magnificent 0.35-acre plot and extending to 3,557 sq ft, the property stands with exceptional presence on The Crescent—an address long regarded as one of the village's most prestigious.

Offered for sale with no upward chain, the home combines classic elegance with generous proportions, creating an inviting and timeless atmosphere throughout.

A traditional in-and-out driveway—one of only two properties on The Crescent to enjoy this feature—leads to an impressive frontage and a large garage. Inside, the accommodation flows effortlessly across two floors. The ground floor begins with an entrance porch opening into a grand and welcoming hallway finished with Amtico flooring and a charming, secluded study area. The dual-aspect living room provides an exquisite formal entertaining space, complete with a feature gas fireplace, while a separate dining room offers further versatility for hosting.

TYPE  
Detached

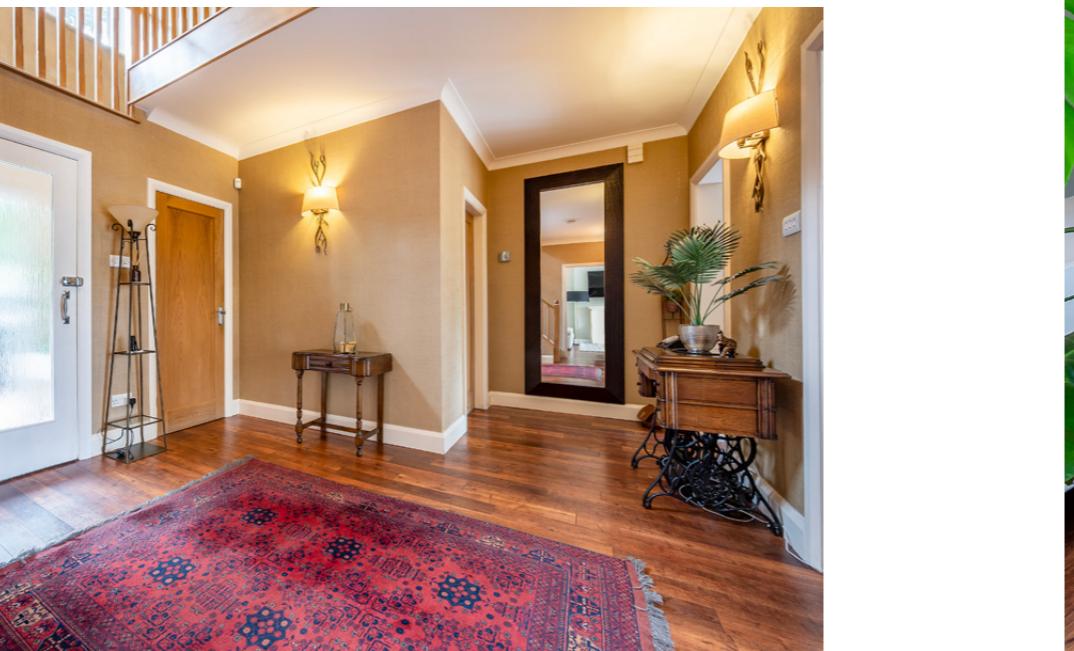
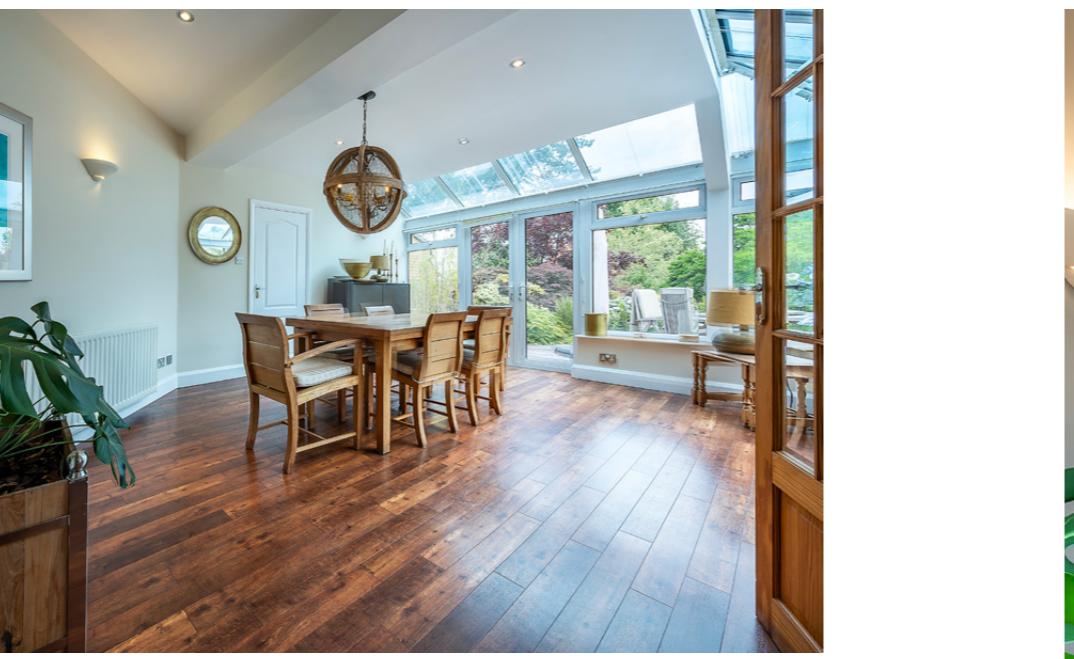
BEDROOMS  
5

BATHROOMS  
3

SIZE  
330m<sup>2</sup>

TENURE  
Freehold







The kitchen, breakfast room and adjoining garden room form a wonderfully adaptable everyday living hub, enhanced by a particularly spacious utility room and a large walk-in pantry.

Upstairs, the first floor offers five bedrooms and three bathrooms, with Bedroom 5 currently arranged as a home office. The principal suite is an impressive sanctuary, featuring its own dressing room, a luxury ensuite with separate bath and shower, and an expansive 18' x 7' balcony enjoying panoramic views over the rear garden. Bedroom 2 benefits from its own ensuite, while the remaining bedrooms are served by the stylish family bathroom, also complete with a separate bath and shower.





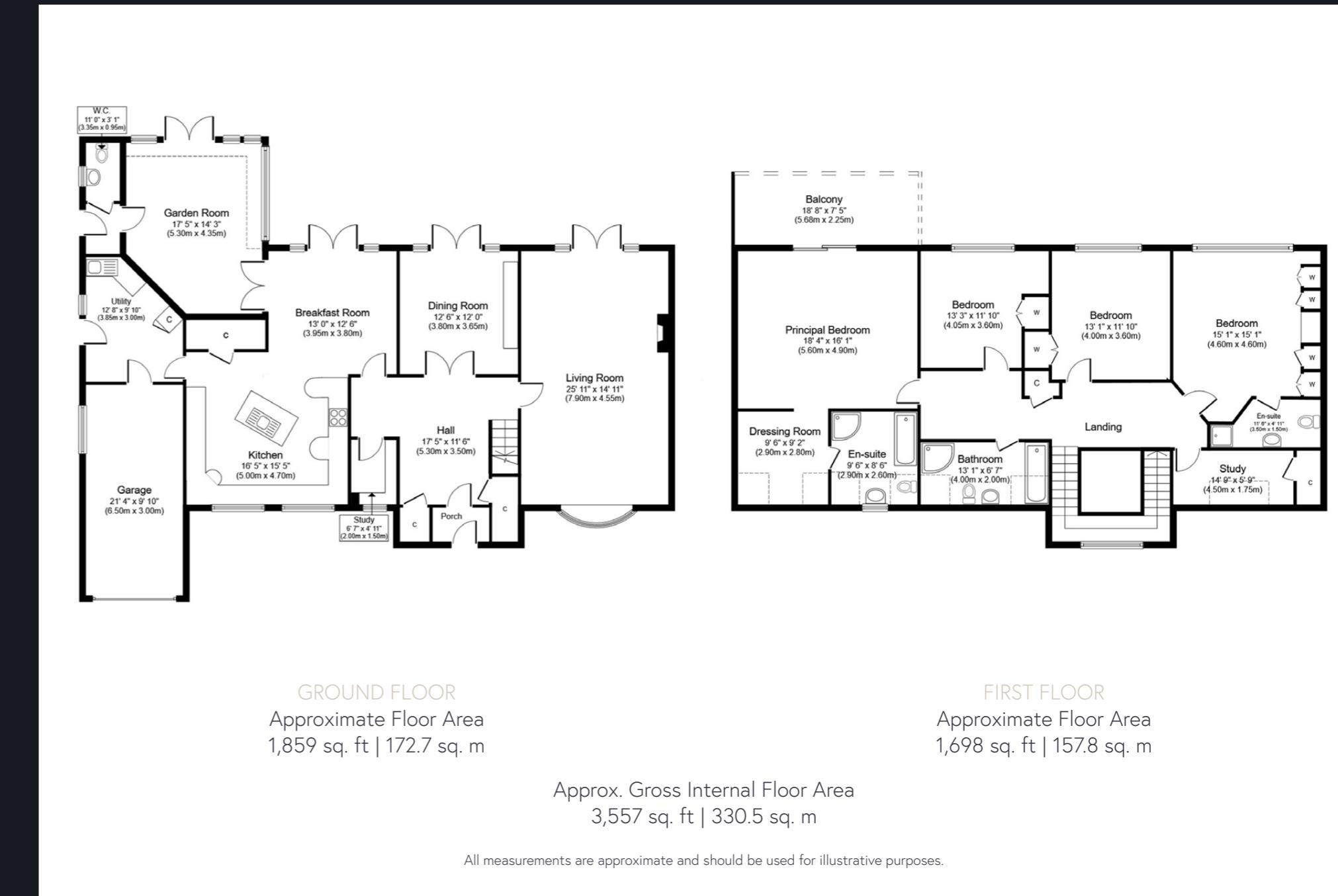
In all, this is a remarkable family home that combines space, privacy and timeless character, standing proudly on one of the village's finest roads. With excellent transport links, village amenities and schooling close by, it represents a superb opportunity to acquire a prestigious Hampton-in-Arden address, available with no upward chain.



## Location

Hampton-in-Arden is an idyllic and highly desirable village known for its community spirit, village green, historic buildings and picturesque surroundings. It offers an enviable blend of rural calm and day-to-day convenience. The property is within comfortable walking distance of Hampton-in-Arden Train Station, providing effortless rail connections to Birmingham, London Euston and surrounding regional centres, making it an excellent choice for commuters.

The village also enjoys close proximity to the award-winning Hampton Manor Hotel, renowned for its fine dining restaurants, elegant bars and landscaped grounds, adding an exceptional lifestyle element right on the doorstep. Well-regarded schooling, access to top private schools in Solihull and a choice of amenities including a village store, popular public house, sports clubs and beautiful countryside walks all contribute to the village's enduring appeal.





## General Information

**Tenure:** Freehold

**Services:** Mains electricity | Mains Drainage | Gas central heating boiler | EV charger on external garage wall

NB: There is a management company for the private road (managed by the residents) for which there is a service charge of £250.00 per annum.

**EPC Rating:** C

**Local Authority:** Solihull | Band G

**Postcode:** B92 0BN

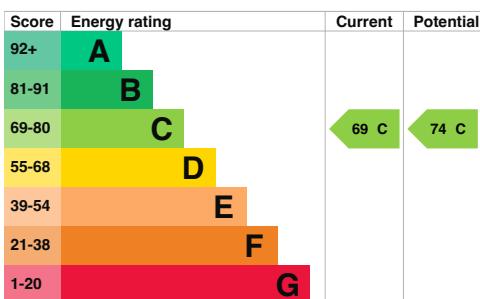
### Agents' Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments

in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

### Anti Money Laundering (AML)

We have a duty to know who our client is, including checking your identity and residence, original, or certified original, documents; and we carry out AML (Anti-money laundering) checks in a number of ways. We will ask you to provide documents to confirm your ID and proof of residence. We will also carry out electronic AML searches for every person who is our buyer and client. In some cases, we are also obliged to carry out further checks. We will let you know if we need to carry out further checks or require further information. We expect to receive your documents to satisfy the AML checks within 7 working days from the request. EB&P will charge £24 Incl. VAT per person for us to carry out the above checks.



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