




## ROSE COTTAGE

Lavender Hall Lane, Berkswell, Coventry, West Midlands



## A BEAUTIFUL VILLAGE HOME WITH IDYLLIC VIEWS

Offering well-balanced family living, blending timeless character with modern comfort

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|    |    |    | EPC   |
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Local Authority: Solihull Metropolitan Borough Council

Council Tax band: G

Tenure: Freehold



## SITUATION

Rose Cottage is set in the heart of the charming village of Berkswell, which offers a primary school, post office, church, pub and railway station, and is close to Balsall Common.

Nearby villages include Barston, Hampton-in-Arden and Meriden. It provides easy access to Solihull, Kenilworth, Leamington Spa, Stratford-upon-Avon, the NEC, Birmingham Airport, and Coventry and Birmingham city centres.

The area has a wide choice of well-regarded schools, both state and private. Solihull town centre offers excellent shopping and leisure facilities, while Berryfields Farm Shop is nearby. There are golf courses and racing locally, and excellent motorway links via the M6, M42 and M40.





## THE PROPERTY

A charming and beautifully presented village home. Situated within the heart of this delightful and sought-after village, Rose Cottage is a most attractive family home offering well-balanced accommodation with an abundance of character and charm throughout. The property has been thoughtfully arranged to suit modern family living while retaining a warm and inviting atmosphere.

Upon entering, a welcoming entrance hall leads through to the principal living spaces. The sitting room is a particular highlight — a superb dual-aspect room flooded with natural light and centred around a charming fireplace, creating a cosy yet elegant setting for relaxation.

The dining room provides an ideal space for more formal entertaining, while the well-presented dining kitchen offers a sociable hub of the home, perfectly equipped for everyday family life. Complementing the ground floor is a utility room and a convenient shower room, adding practicality and flexibility.

To the first floor, the accommodation continues to impress with a generous principal bedroom suite, complete with its own en suite facilities.





Three further bedrooms provide versatile space for family, guests, or home working, all served by a well-appointed family bathroom.

#### Gardens and grounds

Rose Cottage is approached via an attractive gravelled driveway, providing ample parking for several vehicles and giving access to the double garage, ensuring both convenience and practicality for modern family life. To the rear, the property enjoys a truly delightful garden, beautifully arranged to create a peaceful and private setting. The garden seamlessly extends into paddock land, greatly enhancing the outlook and offering an exceptional sense of space—perfect for families, outdoor pursuits, or simply enjoying the surrounding countryside. A particular highlight is the covered outdoor dining area, an ideal spot for entertaining or unwinding, where one can sit and take in the idyllic views across the garden and beyond. This harmonious blend of indoor and outdoor living creates a wonderful environment for both relaxation and social occasions.





#### Services

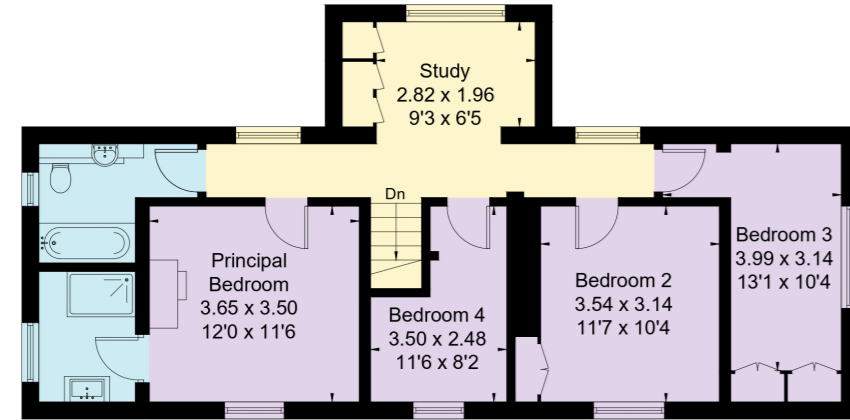
Mains electricity, drainage, water and gas are connected to the property.

What three words

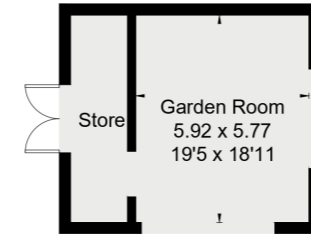
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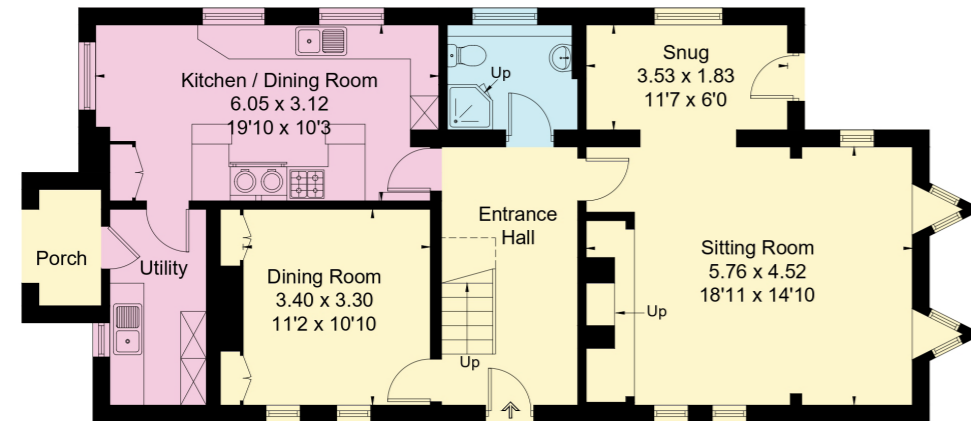
Approximate Floor Area = 162.4 sq m / 1748 sq ft  
 Garage= 33.9 sq m / 365 sq ft  
 Outbuildings = 15.3 sq m / 165 sq ft  
 Total = 211.6 sq m / 2278 sq ft



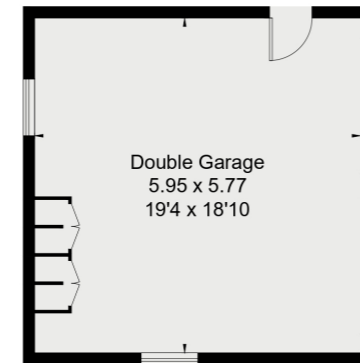
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



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 #109888



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Date: 25 June 2026  
Our reference: STR012605637

## Rose Cottage, Lavender Hall Lane, Berkswell, Coventry, CV7 7BL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £995,000.

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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