



Meriden Road, Berkswell

Guide Price £800,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Nestled within the historic grounds of Berkswell Hall, this exceptional four-bedroom home forms part of a characterful converted stables complex, offering a rare blend of period charm and contemporary comfort in a picturesque courtyard setting. The freehold property is situated in a peaceful and tranquil location within a friendly village community, surrounded by beautifully maintained communal grounds that enhance the setting and provide an attractive environment for residents to enjoy.

The property welcomes you with a spacious entrance hall, featuring an impressive mezzanine landing that creates a sense of grandeur and space. The stunning dual aspect living room is flooded with natural light, providing an inviting environment for relaxation or entertaining. A thoughtfully designed kitchen/diner is complemented by a separate formal dining room / snug, ensuring versatility for both day-to-day living and special occasions.

Upstairs, there are four bedrooms (en-suite to the principal bedroom) and a family bathroom, providing ample accommodation for families or guests. Throughout, the interiors are finished to a high standard, combining classic architectural details with modern fixtures and fittings.

Additional practical benefits include a good-sized garage, four allocated parking spaces and visitors' parking, ensuring excellent convenience for both residents and guests.





Set in an outstanding rural environment, the property enjoys the tranquillity of its beautiful location while benefitting from excellent connectivity for road, rail and air travel, with easy access to key transport links, including mainline rail services, motorway networks and Birmingham International Airport.

This unique home presents a rare opportunity to enjoy refined country living with all the advantages of modern connectivity and convenience.

Viewing is by prior appointment with Xact on 01676 534 411.

#### PROPERTY LOCATION

Berkswell Hall is located on the Meriden Road being set back behind a long private driveway. To find the property; from the centre of Berkswell proceed towards Meriden and the entrance to Berkswell Hall in approximately 1/2 mile on the left, just before the entrance to Home Farm. Coming from Meriden turn into Berkswell Road, proceed up the hill and go straight on at the crossroads with Back Lane / Cornets End Lane. Continue for approximately half a mile and the turn into Berkswell Hall is on the right, immediately after the entrance to Home Farm.

When you enter the estate drive slowly down the long private driveway and follow the road to the right and veer right in the visitor parking spaces in front of a wall. Enter the courtyard and #2 is the second property on the right hand side.

Council Tax band: G

Tenure: Freehold





- Converted Stables In The Grounds Of Berkswell Hall
- Peaceful & Tranquil Village Setting
- Picturesque Courtyard Setting With Well-Maintained Communal Grounds
- Entrance Hall with Mezzanine Landing
- Stunning Dual Aspect Living Room
- Four Bedrooms & Two Bathrooms
- Kitchen/Diner & Separate Formal Dining Room/Snug
- Large Landscaped Garden
- Good-Sized Garage, Four Parking Spaces & Visitors' Parking
- Outstanding Rural Location With Excellent Road, Rail & Airport Links

**ENTRANCE HALL**

18' 8" x 6' 11" (5.70m x 2.12m)

**WC****LIVING ROOM**

25' 10" x 18' 8" (7.87m x 5.70m)

**FORMAL DINING ROOM/SNUG**

14' 5" x 11' 2" (4.39m x 3.40m)

**KITCHEN/DINER**

11' 11" x 18' 6" (3.63m x 5.65m)

**UTILITY**

6' 3" x 6' 0" (1.90m x 1.84m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

12' 7" x 15' 2" (3.84m x 4.63m)

**ENSUITE**

4' 5" x 9' 2" (1.34m x 2.79m)

**BEDROOM TWO**

11' 0" x 15' 1" (3.35m x 4.59m)

**BEDROOM THREE**

12' 8" x 10' 9" (3.86m x 3.27m)

**BEDROOM FOUR**

7' 4" x 10' 10" (2.24m x 3.30m)

**BATHROOM**

8' 0" x 8' 0" (2.44m x 2.43m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

8' 5" x 17' 3" (2.56m x 5.27m)

### **TOTAL SQUARE FOOTAGE**

196.0 sq.m (2115 sq.ft) approx.

### **LANDSCAPED GARDEN**

### **ALLOCATED PARKING**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

### **ADDITIONAL INFORMATION**

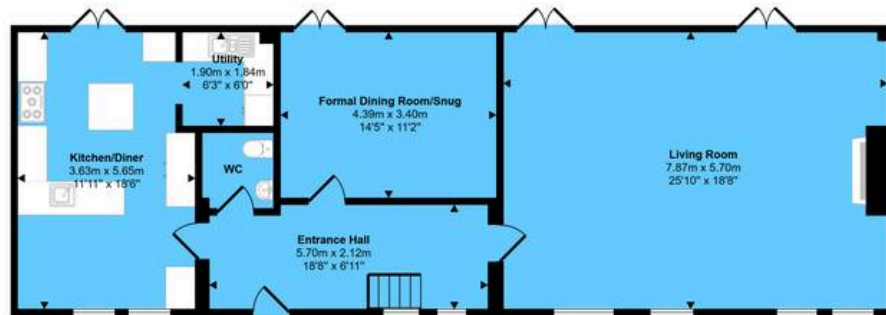
Services - mains gas and electricity and domestic/small sewage treatment plants. Broadband - ADSL copper wire. Loft space - part boarded.

### **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.



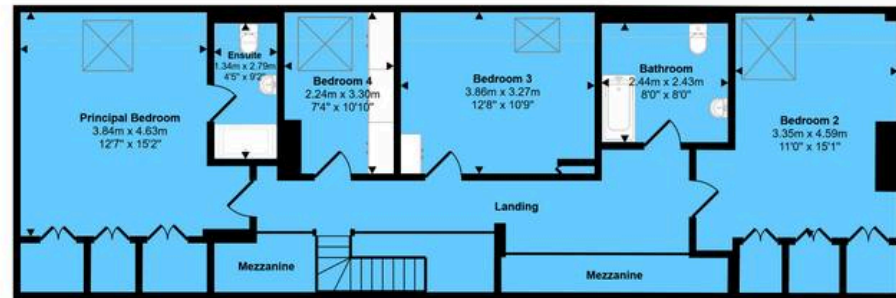




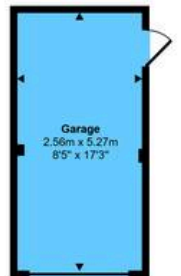
Ground Floor  
 Approx 101 sq m / 1090 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area  
 196 sq m / 2115 sq ft



First Floor  
 Approx 82 sq m / 879 sq ft



Garage  
 Approx 13 sq m / 145 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.

# Xact Homes

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