



Whitestitch Lane, Meriden

Offers Over £1,150,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This immaculately maintained Grade II listed detached cottage presents a rare opportunity to acquire a beautifully renovated four bedroom family home in a peaceful rural location. Blending period charm with modern convenience, the property showcases a wealth of original features, including exposed beams and characterful details, complemented by thoughtful upgrades such as enhanced insulation, recently installed electrics, and a new sewage treatment system.

The Cot enjoys a wonderful position within the prestigious Packington Estate, surrounded by beautiful green belt countryside. The estate's carefully managed woodland, farmland and open spaces provide a peaceful, picturesque setting, offering privacy, scenic walks and an exceptional rural lifestyle, all while remaining conveniently close to local amenities and transport links.



The spacious breakfast kitchen is fitted with a range of integrated appliances and offers an inviting space for informal dining, while the separate living room, dining room, and snug provide flexible options for family living and entertaining. Each of the four bedrooms is well proportioned, offering comfortable accommodation with views over the surrounding countryside. There is a bathroom and separate shower room on the ground floor and one of the bedrooms has en-suite facilities.



The property benefits from secure gated driveway parking and a detached double garage, providing ample space for vehicles and storage, and is surrounded by exquisitely landscaped and planted gardens spanning approximately 0.4 acres with a combination of shrubs, trees, and flower borders, plus a patio area and pond.

Finished to an exceptional standard throughout, this cottage combines the timeless appeal of its historic origins with the comfort and efficiency expected in a modern home. Its tranquil setting, quality of finish, and careful attention to both preservation and improvement make it an outstanding choice for discerning buyers seeking a unique blend of heritage and contemporary living.

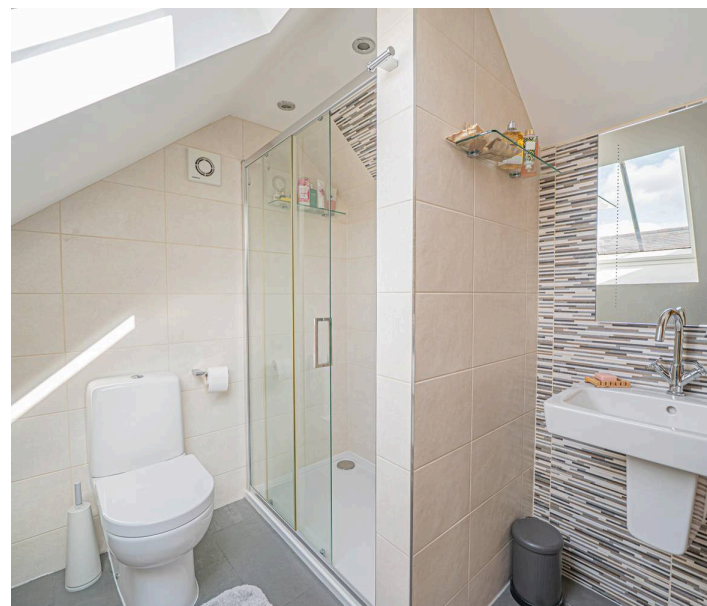
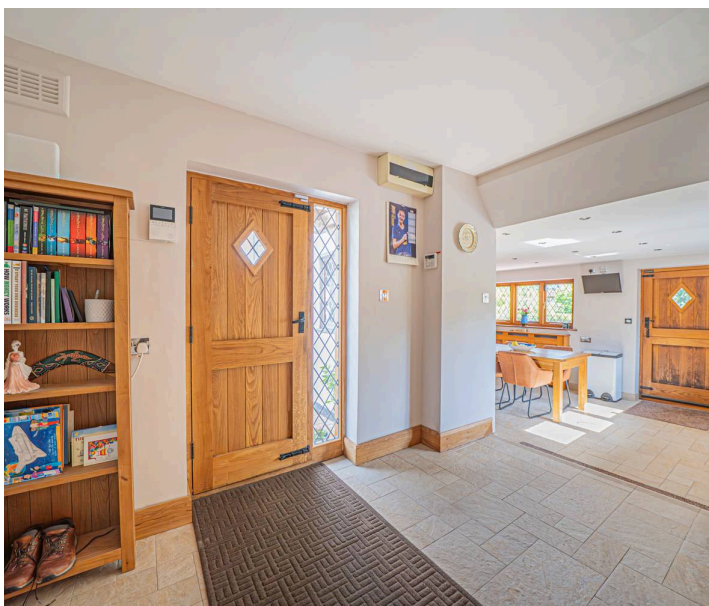
Viewing is by prior appointment with Xact on 01676 534 411.

PROPERTY LOCATION

Meriden village is located at the heart of England and comprises of a small village enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Meriden is surrounded by open countryside, yet is well placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., motorway system, Birmingham International Airport and Railway Station. From the Meriden Cross roundabout take the B4104 (Birmingham Road) signposted Birmingham / Maxstoke and after 300 yards at the next traffic island take the 2nd exit signposted Maxstoke / Coventry. Proceed along the Maxstoke Road, go over the A45 and Whitestitch Lane is the next turn on the right, The property is at the very end of the Lane on the right hand side.

Council Tax band: TBD

Tenure: Freehold





- Immaculately Maintained Grade II Listed Cottage
- Peaceful Rural Location
- Breakfast Kitchen With Integrated Appliances
- Living Room, Dining Room + Snug
- Four Bedrooms (1 x En-Suite)
- Ground Floor Bathroom + Separate Shower Room
- Secure Gated Driveway Parking + Detached Double Garage
- Beautifully Landscaped Wrap-Around Gardens Spanning Approx. 0.4 Acres

**ENTRANCE HALL**

10' 7" x 8' 6" (3.22m x 2.58m)

BREAKFAST KITCHEN

17' 1" x 11' 10" (5.20m x 3.60m)

LIVING ROOM

15' 0" x 13' 1" (4.58m x 3.99m)

SNUG

11' 3" x 11' 3" (3.44m x 3.44m)

DINING ROOM

12' 1" x 7' 6" (3.68m x 2.29m)

BATHROOM

7' 3" x 6' 6" (2.21m x 1.99m)

UTILITY ROOM

10' 0" x 9' 6" (3.05m x 2.90m)

BEDROOM FOUR

10' 6" x 9' 9" (3.20m x 2.97m)

SHOWER ROOM

6' 5" x 6' 4" (1.96m x 1.92m)

FIRST FLOOR**PRINCIPAL BEDROOM**

12' 6" x 11' 10" (3.82m x 3.61m)

ENSUITE

8' 0" x 7' 2" (2.44m x 2.19m)

BEDROOM TWO

16' 2" x 12' 11" (4.93m x 3.94m)

BEDROOM THREE

11' 9" x 11' 1" (3.59m x 3.38m)

TOTAL SQUARE FOOTAGE

208.0 sq.m (2243 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

17' 11" x 15' 1" (5.46m x 4.60m)

With a service pit and storage loft



SECURE GATED PARKING FOR MULTIPLE VEHICLES

Electric gates with remote access

LANDSCAPED WRAP-AROUND GARDENS

Approximately 0.4 acres

PATIO AREA

With a built-in pizza oven

POND

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge/freezer, Bosch dishwasher, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in one bedroom, underfloor heating in ground floor bathroom and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water, domestic/small sewage treatment plant and electricity. Broadband - FTTP (fibre to the premises).

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
208 sq m / 2243 sq ft

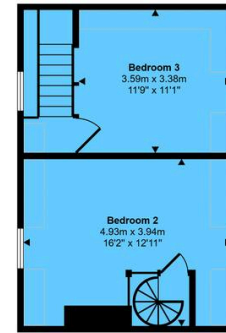


Ground Floor
Approx 123 sq m / 1319 sq ft

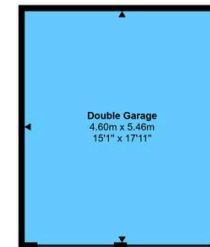
Denotes head height below 1.5m



First Floor 1
Approx 24 sq m / 258 sq ft



First Floor 2
Approx 37 sq m / 395 sq ft



Garage
Approx 25 sq m / 270 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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