

ginger  
Estate Agents



Rosedale, Kenilworth Road, Hampton-in-Arden



## — Rosedale, Kenilworth Road —

A most adaptable 5 bedroom detached country property

Adjoining cottage annexe offering a further 2 reception rooms and four shower rooms

Highly adaptable accommodation

Possibility of Bed and Breakfast opportunity

Large family living room

Large open plan kitchen/breakfast

Separate family room/dining room/study

Set in stunning grounds including pond, garden room and summer house

Ample parking for several cars and two large garages





## — Welcome —

This is a rare opportunity to acquire the most adaptable property. Whether looking for a countryside property or larger family home with the benefit of adjoining annexe for the members of the family seeking their independence, this property is a serious contender.

Previous owners operated the property as a Bed and Breakfast business. Although now a home with cottage annexe, this property offers an alternative business option for someone wanting to take advantage of the local demand for accommodation to serve Birmingham Airport, National Exhibition Centre plus demand from local business. Also perfect to run a business from home (STPP)

This home is beautifully styled, spacious and set in the most adorable grounds. The current owner is passionate about the property and its surroundings, you simply have to view this property to appreciate the accommodation and the stunning, well-tended gardens it has to offer. The main home offers an abundance of spacious accommodation to include a large family living room, separate dining/family room, well-appointed open-plan breakfast/kitchen having the benefit of utility leading off affording rear access to the cottage annexe accommodation. Upstairs, the Master bedroom benefits from a stylishly presented en-suite bathroom and walk-in wardrobe. Bedroom two also with en-suite shower room with bedroom three offering great space also providing en-suite shower room and airing cupboard. The cottage annexe has been part of the main property since the 1970's and offers a further four rooms, 3 having their own en-suite shower room and a separate shower room upstairs. There is access through the front and additional access through to the main property. This cottage annexe offers a wide variety of uses.

The gardens are truly amazing, landscaped into various sections, each offering uniquely themed, relaxing areas. There is a pond surrounded by a creatively designed planted area, somewhere to sit in the garden room listening to the pond trickling away. Beautiful.

The property is accessed off the main Kenilworth Road and has ample parking for several cars as well as the two large garages.

Why not read on to discover everything this home has to offer, or call our team to arrange your viewing.

Read on to discover the details of this property. Why not view our 360-degree tour of the property at your leisure and enjoy the video descriptions within the tour.





## Hallway

Welcome inside the main property. A Upvc, half glazed entrance door leads you into this spacious and welcoming hallway.

Neutrally presented with beautiful wood flooring. There is a handy walk in storage cupboard to the side, perfect for storing coats and boots. The hallway is located in the centre of the property and affords access to Living room , family/dining room and into the Kitchen/breakfast space.





## Living Room

A fantastic family living room with dual aspect views, looking out through the patio doors into the front gardens and out the rear over the patio area.

Presented in a classic style, light and bright décor this room feels fresh, spacious and perfect in the warmer months opening out the patio doors to sit outside under the covered Pergola enjoying the surroundings.



## Family / Dining Room

When we first stepped inside this room we felt a sense of tranquillity, another brightly presented room with a peaceful view out over the patio and neighbouring green land. Whether you use it as a sitting room to just wind away the afternoon with a good book, or for the younger members of the family to have as their own, this room works really well. There is a large radiator and TV point.

## Downstairs W.C.

Important in every busy household and especially when entertaining. A beautifully presented space with white, hi-gloss vanity unit, hand-basin and W.C. We love the stained glass window, yet another stunning feature of this character home.





Family / Dining Room







## Kitchen / Breakfast Room

Step from the entrance hallway into the kitchen/breakfast area, to the left as you walk in is a handy study area which is a great place for those who work from home or kids homework area. Leading off is the downstairs W.C and a useful pantry. There is also an under-stairs storage.

The Kitchen/ breakfast room is definitely the heart of this home. A cosy and homely cottage-style feel with plenty of space for breakfast table, sofa chair and room to entertain. Having the added advantage of rear door leading outside to the patio.

A big space offering a contemporary style kitchen range. A good compliment of 'Tewkesbury Skye' pale-green wall and base units with a contrasting light oak effect work-surface. The 'Lamona' round bowl sink is placed perfectly so you can do the dishes, yet still admire the view. The kitchen is well equipped with integrated NEFF double oven and grill, Baumatic induction hob with over-hob extractor, space for your wine cooler plus provisions for a dishwasher, fridge and freezer. The boiler is located here, a Worcester 'Greenstar' oil fuelled system. The wood laminate floor continues to flow into this room.



Kitchen / Breakfast Room





## Cottage Anex





## Cottage Anex

This is a superb benefit to this property and having its own independent access to the front of the property as well as rear access into the main property.

Whether you require a good number of bedrooms for the family or indeed a separate annexe for an independent living member of your family, this space delivers adaptable accommodation. As we mentioned, this side of the property originally was a separate cottage but now part of the same title. In recent years the property was run as a Bed and Breakfast business which could be an option for you.

Currently offering four room plus four shower rooms. The bedrooms are all good sizes, neutrally decorated and centrally heated run off an independent calor gas boiler. You may wish to re-configure to two reception rooms downstairs with the access through to the main house, leaving two bedrooms upstairs, one with en-suite shower room.





## — Upstairs Living —

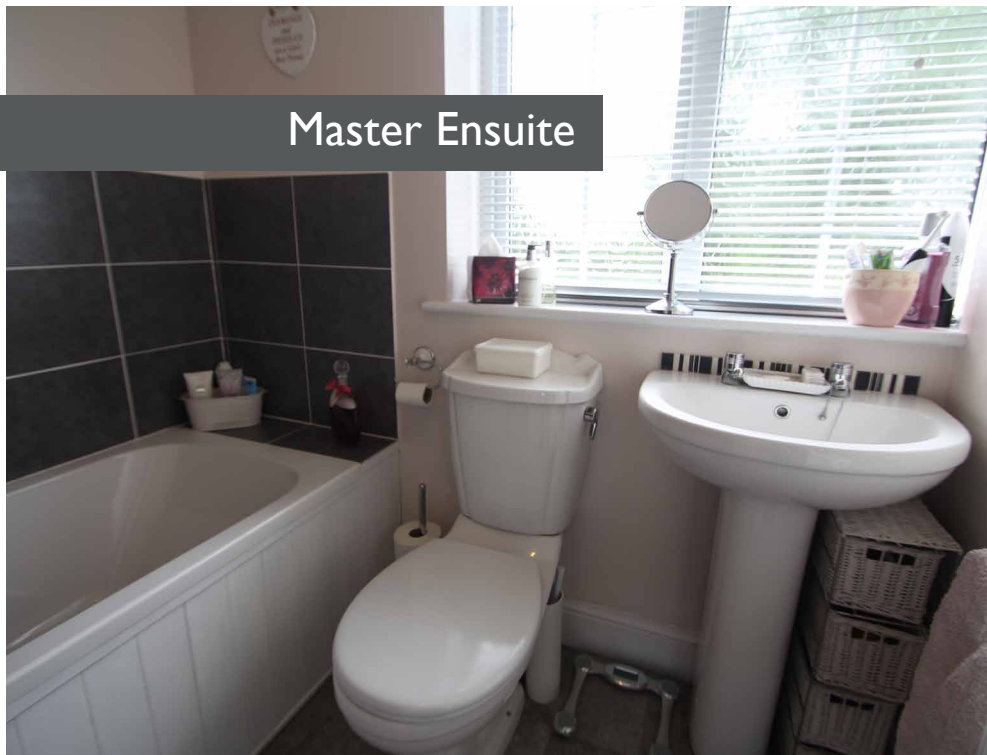
Running along the front elevation of the upstairs and being beautifully lit by two double glazed windows offering that stunning view over the gardens. A lovely country cottage feel being half wall height clad with a modern stone shade. The landing affords access to all three bedrooms and linen/store room.

### Master Bedroom

This is a lovely room, beautifully styled with a country theme, light neutral décor with easterly facing aspect to deliver the morning sun through the large window. Spacious master bedroom with plenty of floor space for large bed and your bedroom furniture. For you clothes, there is a walk-in wardrobe with window, offering an abundance of hanging rails. Having the benefit of en-suite bathroom, TV point, phone point and radiator.

### Master Ensuite

Again, the owner has injected style and personality to this room. Full suite affording bath with shower over, wash-basin and W.C. Beautifully complimented by modern grey wall tiles and vinyl flooring. The window to front elevation being leaf-patterned opaque.





## Master Bedroom





## Bedroom Two

A good double bedroom set to the rear of the property having large en-suite shower room. A light and bright space with lovely views over neighbouring grass land and that all-important easterly facing aspect for the morning sunshine. This bedroom benefits from radiator and TV point.

## Ensuite

Affording a Victorian 'Mandarin' washbasin and W.C and 'Aquatronic electric shower set in the corner. Large window, radiator and vinyl flooring are other benefits to this en-suite.

Bedroom Two Ensuite





Bedroom Two





## Bedroom Three

A bright and refreshing double bedroom with a delightful. Stylishly presented with light brown carpet which continues the theme throughout the upstairs.

## Ensuite

A modern bright and sunny shower room. Beautifully presented having the benefit of hi-gloss vanity units with hand-basin and W.C. There is a corner shower with 'Triton Ivory 4' electric shower encased with glass shower cubical with sliding doors. Having modern white walls with contrasting tiles to really set this bathroom off nicely. There is the added benefit of heated towel rail and radiator, leaf patterned, opaque double glazed window and easily maintained vinyl flooring. The airing cupboard houses the hot water cylinder and shelving to keep your towels snug and warm.

Bedroom Three Ensuite





Bedroom Three





## — Outside Spaces —

The outdoor space is simply amazing. A real eclectic mix of grass areas, pond, pebble spaces, garden room and summer house (both with electrics) all carefully landscaped to deliver a wonderful outdoor space to enjoy.









## Garden



Whether you like to relax listening to the water in the pond or sitting under the Pergola outside the patio doors to the living room, you have some much choice. In-fact, your only dilemma would be whether it's a cold beer in the party garden room with a barbecue and friends, or a more relaxed moment with a glass of chilled white wine sitting under the shelter of the pergola watching the birds busying themselves. Spoilt for choice. There is plenty of gravelled space for several cars.



## Patio



To the rear of the property you'll find a large patio area which stretches the full length of the property with a potting shed and access to the oil tank and access to the garage. There are water points to both front and rear.







## — Technical —

We are advised this property is freehold, please seek confirmation from your legal representative. The property offers double glazing and oil fired central heating to the main house with separate calor gas boiler supplying the cottage annexe.

Ginger Property Ltd has not checked appliances nor have we seen sight of any building regulations or planning permissions or change of use documentation. You should take guidance from your legal representative before purchasing any property.

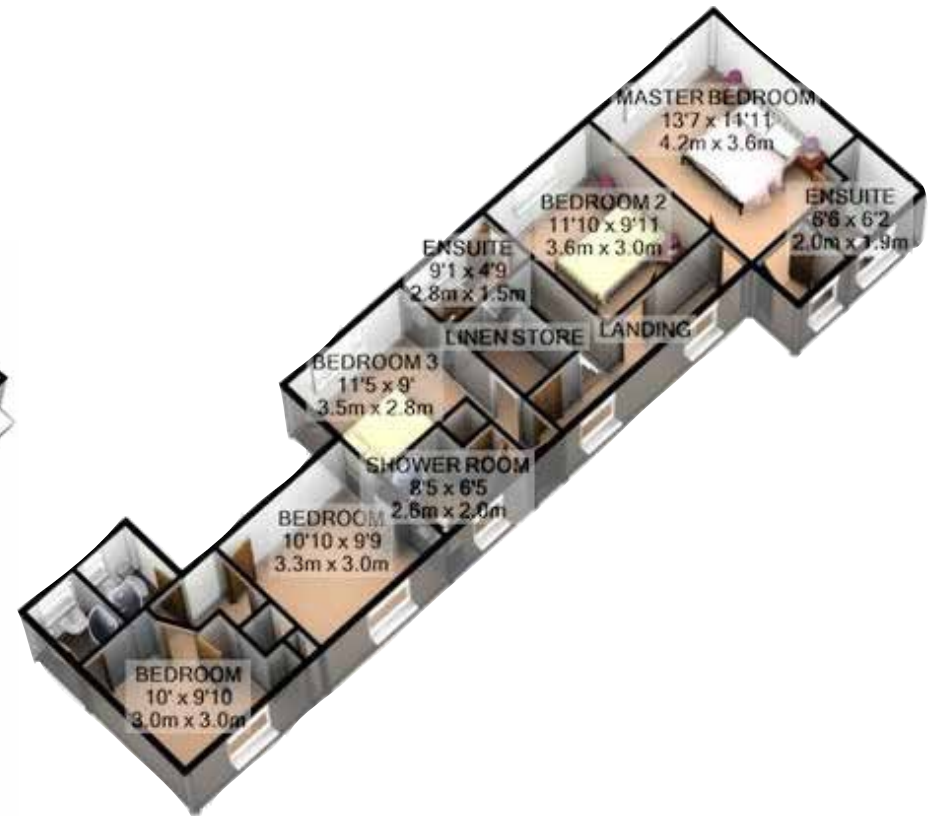
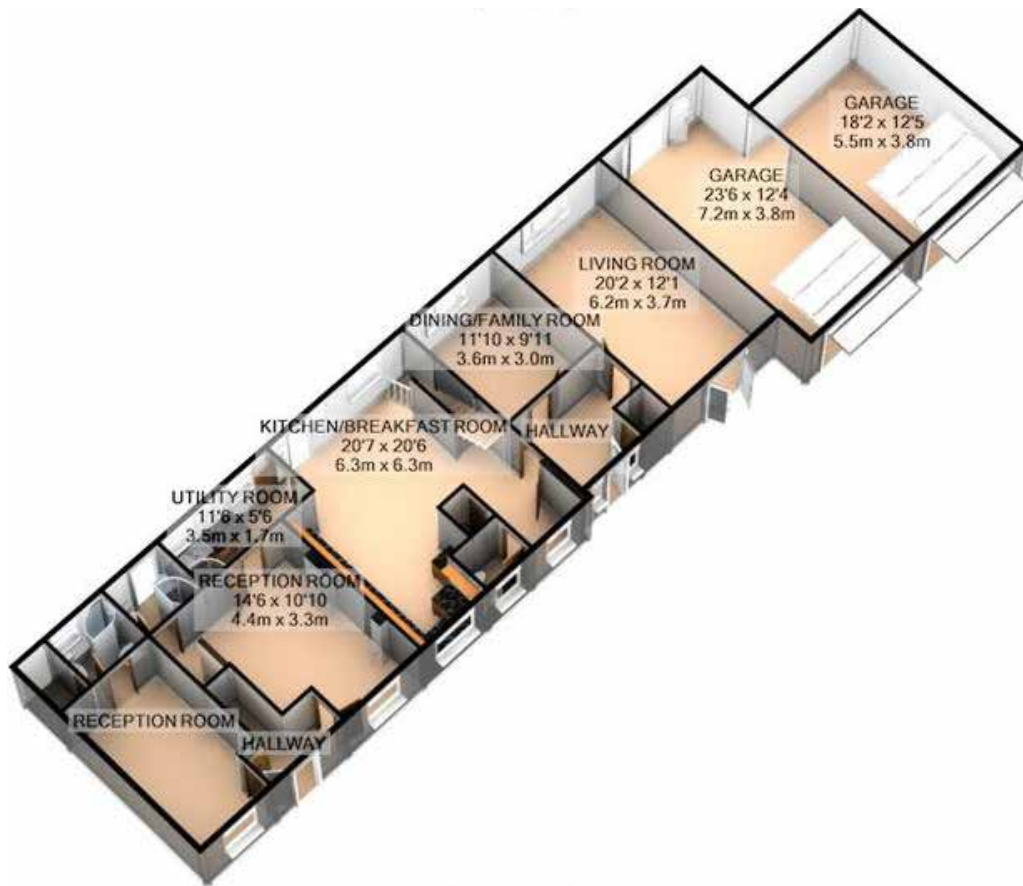
Our room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks. Please note, due to changes in Data protection laws, we will inform you how your information is stored and why it is required. We do not pass your information on to third parties.

All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers. We are advised the council tax is band G and payable to Solihull MBC.



## — Floor Plans —







GROUND FLOOR  
APPROX. FLOOR  
AREA 1808 SQ.FT.  
(168.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1808 SQ.FT.  
(168.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 950 SQ.FT.  
(88.2 SQ.M.)

ROSEDALE  
TOTAL APPROX. FLOOR AREA 2758 SQ.FT. (256.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018



## — Location —

The current owners tend to use the local village of Balsall Common. Balsall Common offers a superb village community surrounded by beautiful countryside and offering a wealth of excellent local amenities. A desirable village located 7 miles from Solihull centre. There is a regular bus and train service, which affords easy access to Coventry, Solihull, Leamington Spa and Birmingham and London.

Balsall Common offers outstanding schooling for all age groups, with local schools having academy status and fantastic Ofsted standings. The village is located within easy reach of motorway networks, Birmingham International Airport, International train station and the National Exhibition Centre.

Balsall Common has a well-established community, with a huge choice of community groups and sports activities for all interests and age groups. If walking is your favourite pastime, there is an abundance of public footpaths. Love cycling? There are stacks of routes you can take. The village offers a good selection of shops including restaurants, coffee shops, convenience stores, hair dressers, vets & health services.



Ye Olde Saracens Head  
Balsall Common



The Brickmakers Arms  
Balsall Common



Oakes Farm Shop  
Balsall Common



Nailcote Hall  
Berkswell



Centre Stage Drama Group  
Balsall Common



The Jubilee  
Balsall Common



Packwood House  
National Trust, Lapworth



Kenilworth Castle  
English Heritage, Kenilworth





### Touchwood Shopping Centre - Solihull

Touchwood is a shopping and entertainment complex in Solihull featuring more than 80 stores - including John Lewis – more than 20 bars & restaurants and a 9 screen Cineworld cinema.

### The National Exhibition Centre (NEC)

The NEC Birmingham is the UK's No 1 venue for shows, exhibitions, meetings and events such as Crufts & The National Wedding Show.



### Resorts World

The shopping centre overlooks Pendigo Lake, this contemporary building is also home to a casino, hotel and cinema is a minute's walk from the Genting International Casino and an 11-minute walk from Birmingham International train station.



## — Education —



### **Capellas Nursery**

Capellas offers you a warm and welcoming environment where your child will thrive. Their staff team are trained with a unique model of childcare which has been designed and developed by our Managing Director and Consultant Psychologist.

[capellas.co.uk](http://capellas.co.uk)



### **Balsall Common Primary School**

Balsall Common Primary School is widely considered to be one of the best primary schools in the country and received an Outstanding OFSTED judgement in February 2014.

[balsallcommonprimary.co.uk](http://balsallcommonprimary.co.uk)



### **Heart of England School**

Heart of England School is a secondary school and sixth form with academy status. The school has fantastic facilities designed to let your child learn and develop with their values of courage, determination, honesty, kindness & humour.

[heart-england.co.uk](http://heart-england.co.uk)



— Location On Map —



## — Sellers Thoughts —

My home is a hidden gem. Everyone is always surprised as they come up the drive how lovely the house and gardens look. I have loved living here since moving in nearly 6 years ago: fabulous parties/barbeques in the beautiful garden and grandchildren have loved coming here over Easter and Summer holidays. So close to all amenities yet surrounded by countryside. Now, unfortunately, the time has come to downsize, I'll be sorry to leave Rosedale behind but looking forward to my next adventure.





## — Notes —

[illegible]

ginger

# LOOKING TO SELL YOUR PROPERTY?

Give our friendly team a call to arrange a free valuation.

01676 533 585





# ginger

- Estate Agents -

We're here to make your next property move a stress-free and enjoyable experience. Contact our friendly team to see how we can support your home-moving journey from sales to purchase along with our affiliated conveyancing and mortgage partner services.

Interested in this property?  
Call our team for more information

01676 533 585  
8am - 10pm Everyday  
[gingerhomes.co.uk](https://www.gingerhomes.co.uk)

