

COTTAGE FARM

MEER END ROAD • KENILWORTH • WARWICKSHIRE





COTTAGE FARM

MEER END ROAD • KENILWORTH
WARWICKSHIRE

A high quality, well appointed equestrian property with a contemporary single storey dwelling with 3/4 bedrooms, 3 bathrooms, 2/3 reception rooms and paddocks

Long drive with electric gates • Reception hall (33'6" long)
Drawing room (37' long) with central fireplace
Sitting room/bedroom 4 • Study • Kitchen/breakfast room
Boot room/utility room • Cloakroom
3 Double bedrooms • 3 Bathrooms (2 en suite)

Lawned gardens and large paved patio • Manège (40 x 20m)
L shaped American barn incorporating 7 stables, feed store, wash area, storage and tack room • Further enclosed storage barn with open fronted garaging • Covered horse walker (24'7" x 17'2")
Post and rail or hedged paddocks

In all about 2.8 hectares (6.9 acres)

Solihull 8 miles • Warwick 7 miles • Warwick Parkway station
6 miles (Intercity trains to London Marylebone from 69 minutes)
M40 (J15) 6 miles • Coventry 7 miles (Intercity trains to London Euston from 60 minutes) • Birmingham International Airport
12 miles • Stratford upon Avon 12 miles
(All distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

- Cottage Farm is situated at the end of a long tarmacadam drive with open countryside behind in a secluded location
- The property is about 1.5 miles from Balsall Common which has a primary school and a shop for day to day requirements. Temple Balsall also has a primary school
- The property is just 8 miles from Solihull and Leamington Spa, with Kenilworth and Warwick even closer
- From Berkswell Station (2 miles) there is a regular train service to Birmingham and Coventry
- Warwick University is about 2 miles away
- There is a wide range of state, grammar and private schools in the locality to suit most requirements including Solihull School, Warwick Prep and Public School and King's High School for Girls

- There are a number of golf courses in the area
- The property is ideally located for equestrian activities with ready access to all parts of the country via the motorway network and is well placed for a wide range of equestrian activities, including polo at Stoneythorpe near Southam, Solihull Riding Club, equestrian events held at Stoneleigh Park and racing at Warwick and Stratford upon Avon
- The area is popular for show jumpers and eventers because of the excellent access to all parts of the country

Description of property

- Cottage Farmhouse was rebuilt by the present owner about five years ago to a high standard with a modern layout and design with LPG gas central heating and electric under floor heating, high levels of insulation and high quality fixtures and fittings



- Approached through a vaulted reception hall with six rain sensor Velux roof lights, oak boarded floor and bi-fold doors giving views to the garden and paddocks
- The property has high quality oak panelled doors and the drawing/dining room (over 37 ft long) has a central double sided gas fire, oak floor and bi-fold doors to the south east facing patio
- There is also a sitting room/bedroom 4 and kitchen/breakfast room with study or play room off
- The kitchen, with tiled floor and vaulted ceiling, has a painted fitted kitchen with granite worktops, extensive range of integrated appliances including a large American style fridge freezer, Range cooker, island unit and dining area
- Off the kitchen is a large useful utility room and boot room with cloakroom
- Master bedroom with en suite bathroom and separate shower, walk in closet and bi-fold doors to the garden and 3 further double bedrooms
- 2 further double bedrooms, one en suite and family bathroom 3
- Bedrooms 2 and 3 share an en suite bathroom and family bathroom 3
- The accommodation is bright and spacious, with bi-fold doors, large windows and Velux roof lights and is ideally suited for modern living

Outside

- The property stands in attractive gardens with a large parking area to the front

Equestrian facilities

- There is a flood lit manege with Pasada surface, L shaped American barn with wide passageway, 7 internal stables, 6 with windows to the outside, automated drinkers and rubber matting
- Feed area/mess room with power, light and sink, wash-down area, secure tack room and storage area
- There is a further enclosed barn for fodder storage and garaging
- Monarch 5 horse walker with roof
- The property has attractive grass paddocks to front and rear with a small brook towards the east end of the property
- A public footpath passes behind the horse walker and along the south boundary to the rear of the property giving access to surrounding countryside
- The boundaries of the property are mostly hedged with mature trees and with attractive views over open countryside to the rear

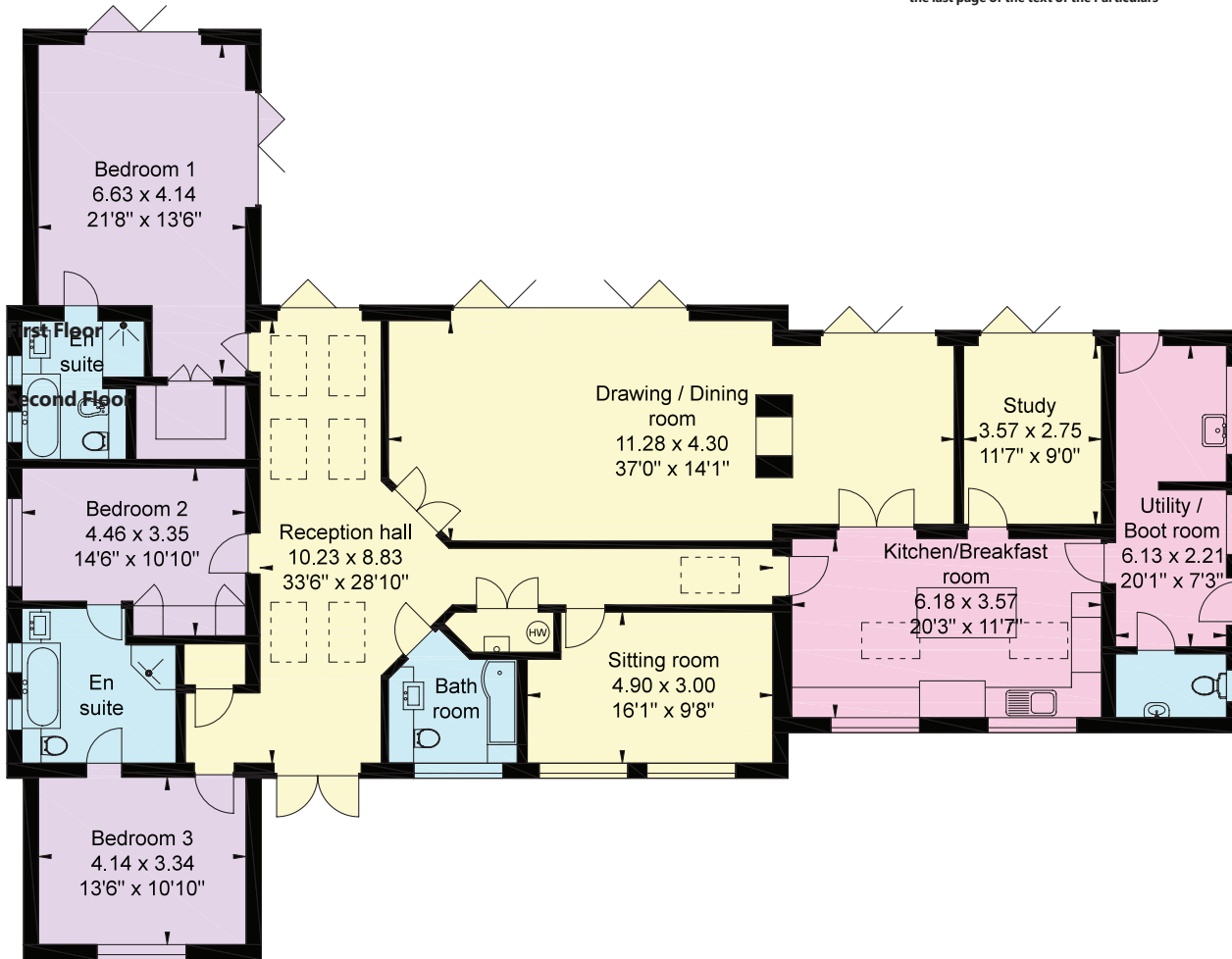
Approximate Gross Internal Floor Area

House: 237 sq m (2,551 sq ft)

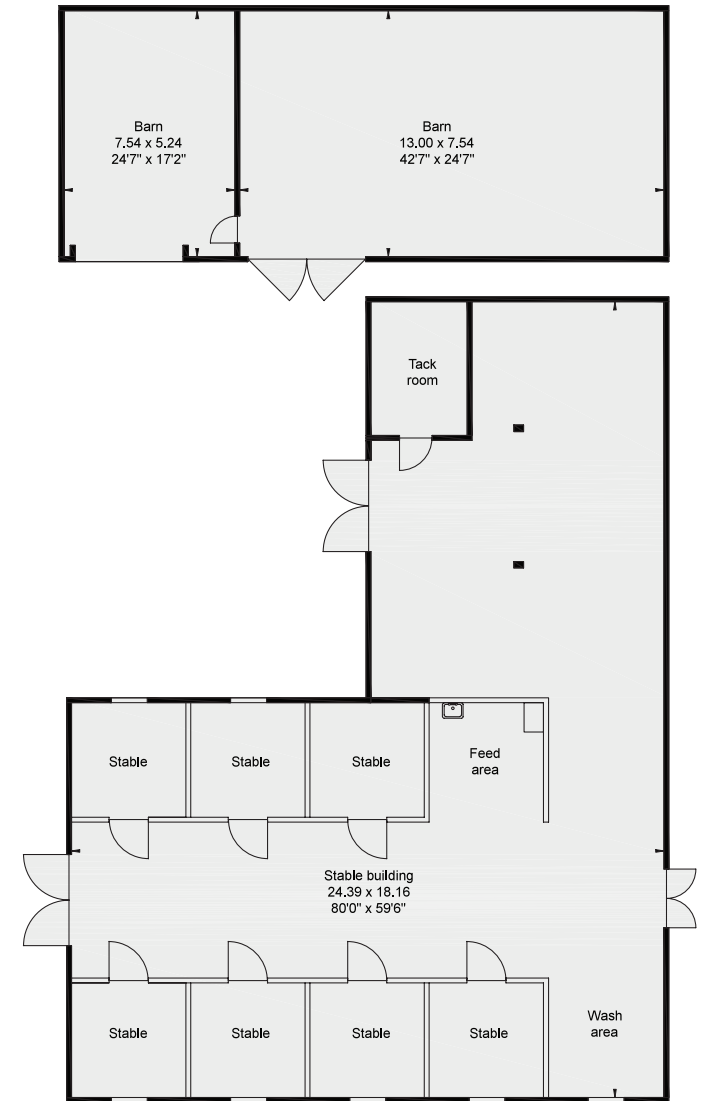
Outbuildings: 469 sq m (5,048 sq ft)

Total: 706 sq m (7,599 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



Outbuildings

Services

Mains electricity and water are connected to the property. LPG central heating with a buried tank. BioDisc private drainage system.

Fixtures and fittings

All those items mentioned in these sales particulars, together with fitted carpets and most light fittings, are to be included in the sale. All others are excluded but certain items may be made available by separate negotiation.

Directions (CV8 1PU)

From the M40 (J15) take the A46 north towards Coventry. Take the first exit signed Solihull onto the A4177 and at the second roundabout turn right, still on the A4177. Proceed past the Honiley Boot and Tipperary Inn and the entrance to Cottage Farm will be found on the right hand side and can be identified by the Knight Frank For Sale board.

Terms

Tenure: Freehold

Local Authority: Solihull Metropolitan Borough Council
Telephone 0121 704 6000

Viewing

By prior appointment only through the agents.





01789 297735
Bridgeway House, Bridgeway
Stratford upon Avon CV37 6YX
 stratford@knightfrank.com

KnightFrank.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Viewing by appointment only. Particulars dated June 2014. Photographs dated May 2014. Property Number: JVEW/341058 Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			