



Meriden House
Church Lane | Meriden | Coventry | CV7 7HX

FINE & COUNTRY

MERIDEN HOUSE

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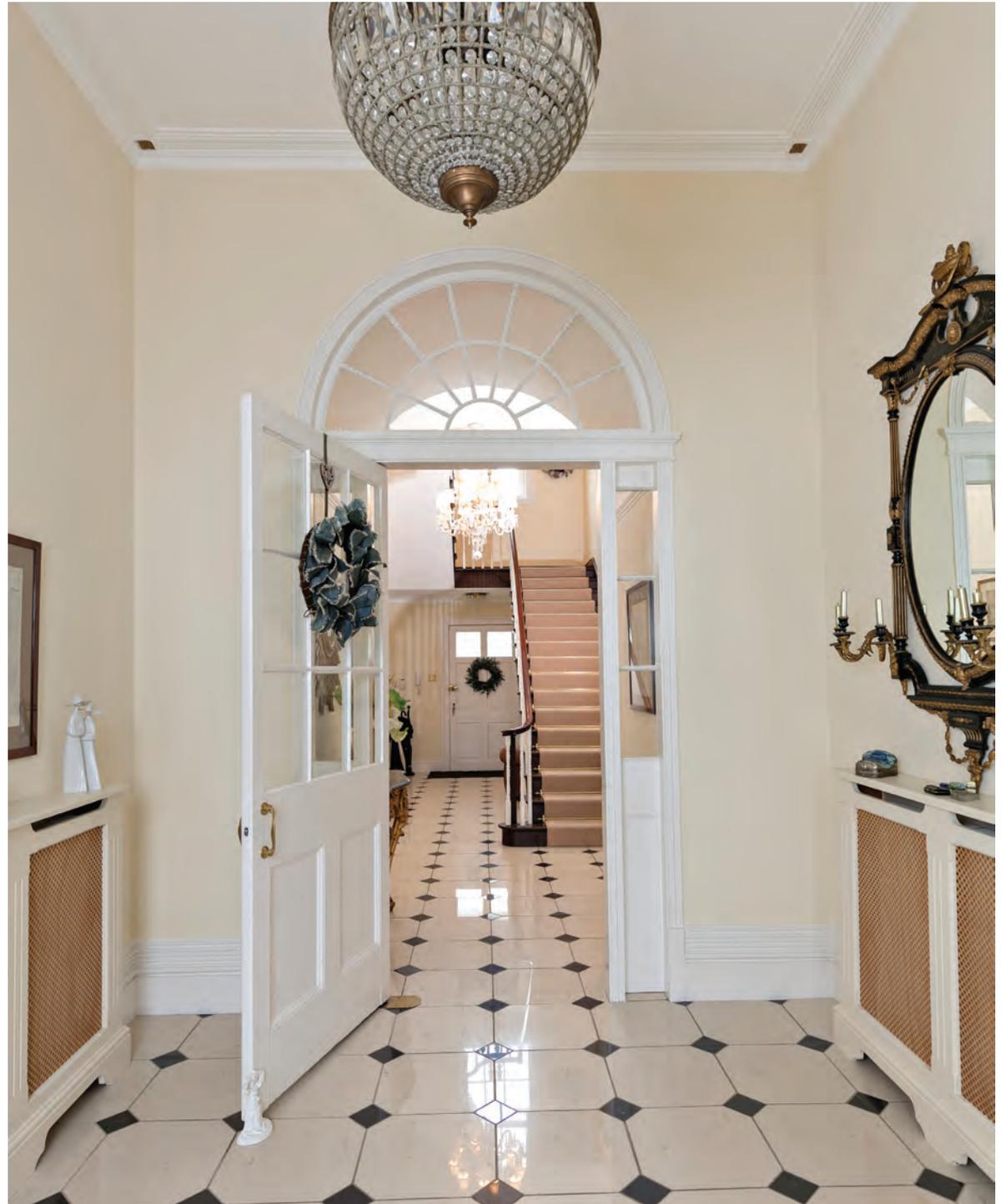


This Magnificent Grade II Listed Georgian property contains everything you would expect from a period country home. Having been lovingly maintained and beautifully presented by its current owners of fifteen years Meriden house is one of the finest properties in the area. Providing over 9500 sq ft of living space incorporating, five bedrooms, five bathrooms, gymnasium & spa, gardens and grounds including a lake, summer house, garage and paddocks extending to 13.79 acres. Built in 1792 Meriden House is set in the rolling Warwickshire countryside boasting a commanding position with far reaching views of Meriden village and Birmingham city centre.

Approaching the property through the village of Meriden, Meriden house can be seen from a distance and is accessed via church lane a pretty and winding road taking you to the top of the hill. Accessed through double electric gates, there is a sweeping gravel drive leading you to the front of this impressive Georgian residence.

Entering the ground floor through pillared portico into a grand entrance hall which gives access to the drawing room to the left and dining room to the right, both rooms are of a similar size and have open fireplaces the dining room wooden fireplace is extremely majestic being substantial and decoratively carved, a fantastic room to entertain guests. The drawing room and dining rooms contain an array of period features and provide far reaching views over the wonderful gardens into open countryside.

Continuing through into the rear staircase hall, to the left is a generous family room which is ideal for a cinema room giving access to the plant room, cloakroom, a good-sized games room connecting to a billiards room currently holding a full-sized snooker table. The left wing of the house has great flexibility and several uses including a home office or large study, there is also a small room above the billiards room accessed by a spiral staircase which is ideal for storage.









Entering the rear right wing of the property from the staircase hall, you are greeted by a wonderful kitchen with integral utility room, fully fitted with bespoke shaker style units throughout featuring granite work tops, rangemaster and walk in pantry, an attached snug and breakfast room with doors onto the rear patio and elevated rear garden. Attached to the breakfast room is a sitting room with doors out to the front garden, the sitting room then gives access to the recently refurbished gym and spa area which has a hot tub, yoga room, changing room, sauna/steam room, shower room and cloakroom with glass doors leading into the gymnasium which has doors out to the front garden and terrace.

Cellar

The four chambered cellar is a good size and is accessed by steps at the rear of the breakfast room.













First Floor

The first floor is as exquisite as the ground floor holding five good sized bedrooms, two dressing rooms one of which could be used as another bedroom if required and four bathrooms.

The master bedroom with en-suite is absolutely stunning, the owners have spared no expense in the refurbishment of this property and the quality can be seen and felt in every room from top to bottom.

This floor again provides wonderful spacious accommodation and stunning views across the grounds to the countryside.







Outside

In all about 13.8 acres, the outside space is fantastic and as soon as you enter through the private gates of Meriden house you are immediately overwhelmed with the beauty of the grounds surrounding this wonderful home.

The striking and mature gardens hold mature trees, beautifully planted borders, box hedges, stone terracing, secret garden, patios and flat lawned areas with a pretty lake. There are many spots including a garden house that you can sit back and admire the views across the gardens and countryside, it's a magical place to be.

There is a gravelled drive way which has a turning crescent to the front of the property and there is access from the drive to the rear of the property where you have a gated courtyard with a garage, elevated garden and orchard which is another private place to relax and unwind.

Included in the thirteen plus acres are three paddocks.



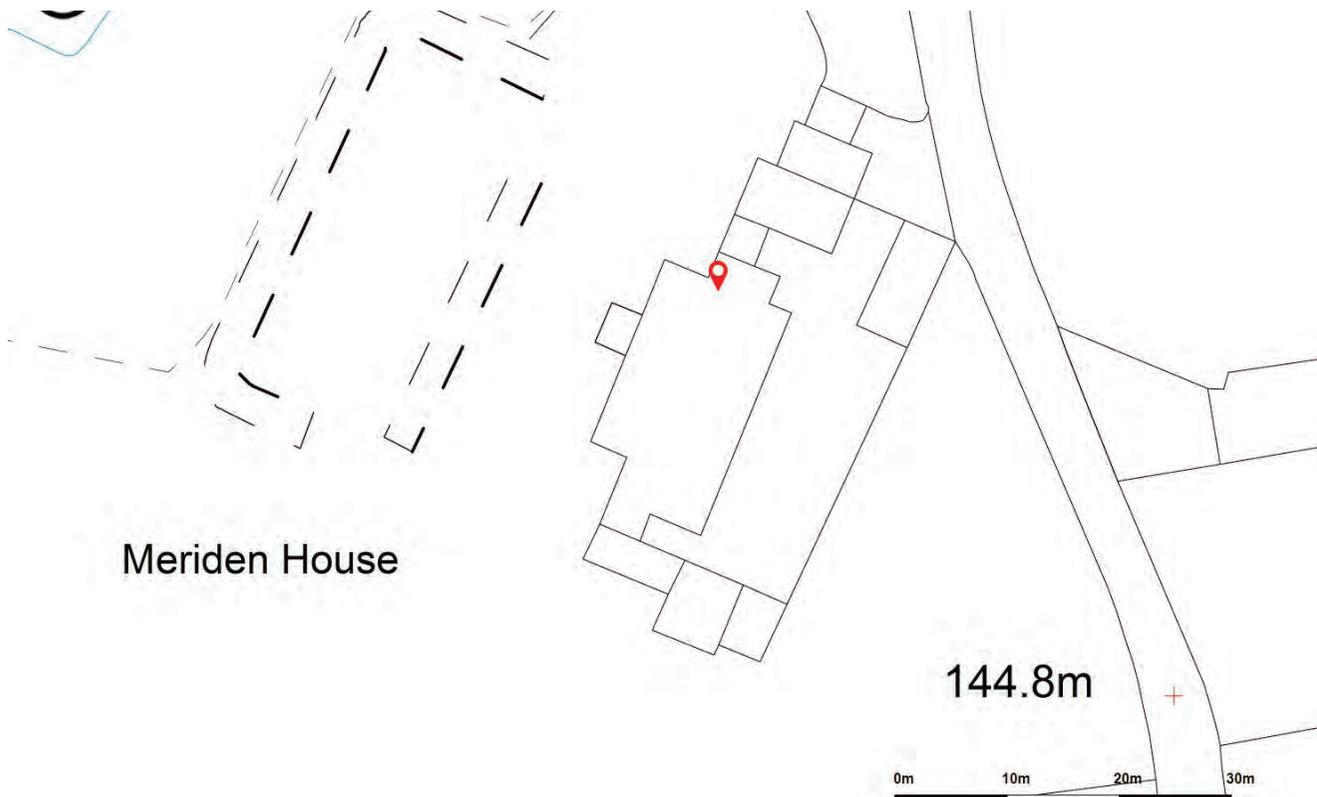




LOCATION

Meriden House is located in Meriden within the Metropolitan Borough of Solihull. Meriden is a popular picturesque Warwickshire village to the West of Coventry and Leamington Spa and to the North East of Solihull and East of Birmingham. Providing excellent connections to A45, M6, M42 and M40 with excellent access to the NEC and the Birmingham International Airport. Meriden house is also only a short commute into Coventry Train Station where a train into London Euston takes just under an hour. Until recent times, the village was believed to be the geographical centre of England.





Services to the Property

The following mains services are connected to the property including gas, electric, telephone, broadband, mains water and septic tank drainage.

Local Authority

Solihull Borough Council

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 02476 500015.

Monday to Friday

9.00 am - 5.30 pm

Saturday

9.00 am - 4.30 pm

Sunday

By appointment only

Website

For more information visit www.fineandcountry.com/uk/Coventry





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