

STONEBANK

BOTTS GREEN • OVER WHITACRE • WARWICKSHIRE





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A fine family house of great charm and character

Reception hal • Drawing room • Dining room • Kitchen • Breakfast room
Games/billiard room • Larder • Utility room • 2 Cloakrooms

Indoor swimming pool with kitchenette, shower room and wc

Master bedroom with dressing room and en suite shower room
4 Further bedrooms (3 en suite) • Family bathroom

Attractive gardens and grounds • Workshop and outbuildings

In all about 0.4 hectare (0.87 acre)

Coleshill 5 miles • Sutton Coldfield 13 miles • Central Birmingham 15 miles
Solihull 15 miles • M6 (J4) 6 miles • M42 (J6) 9.5 miles
Birmingham International/NEC 10 miles
(distances 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

- Stonebank is situated in a most convenient location within the ancient parish of Over Whitaker in the highly sought after area of Botts Green. The property is well placed for Birmingham International and the NEC along with good access to the motorway network with the M6 (J4) just 6 miles away. The M42 (J6) is 9.5 miles away with links to the M1, M5, M6 Toll and M40
- For the commuter, a regular fast train service runs to London Euston from Birmingham International. Trains from Coleshill Parkway reach Birmingham New Street within approximately 18 minutes
- Schools in the area include Solihull School, Edgbaston High School for Girls (Birmingham), King Edwards School for Boys (Birmingham), Milverton House Prep School (Nuneaton) and Rugby School

Description of property

- Originally thought to have been two cottages dating back to the 1700s, Stonebank now provides substantial accommodation of 6,919 square feet. Standing in lovely grounds, the property is of brick construction under a tiled roof. The house is full of character with beamed ceilings and oak ledged and braced doors
- The front door opens into the reception hall with a cloakroom off and main staircase rising to the first floor. To the left is the drawing room which has a beamed ceiling and impressive fireplace with log burner, and to the right is the dining room which is also beamed
- Adjacent to the dining room is the kitchen which is beautifully fitted by Osbornes of Ilkeston with base and wall cupboards and matching island unit. Appliances include an oil fired four oven Aga with two oven Aga companion, Miele fridge, Miele dishwasher, instant hot/cold water tap, large sink unit and smaller vegetable sink. There is also a built in TV





- Beyond the kitchen is the breakfast room, off which is a walk in pantry. An inner hall gives access to the utility room, second staircase, cloakroom and a useful room currently used for freezer storage. This leads to the games room with air conditioning and French doors which open to the courtyard
- On the first floor, the master bedroom has been well laid out with fitted wardrobes in the bedroom and a walk in wardrobe off the dressing area. There is air conditioning to the master bedroom and an en suite shower room
- There are four further bedrooms, three of which have en suite facilities. Bedroom 5 has the added bonus of a study
- Adjoining the west side of the house, beyond two workshops, is the indoor swimming pool which has a kitchenette, shower room, wc and plant room.

Gardens and grounds

- The property is accessed off the lane through electronically operated gates over a block paved driveway which passes between areas of lawn to a parking and turning area and leads into a gated, paved courtyard
- The mature gardens which have been planted with a mixture of shrubs and specimen trees are delightful and lie to the front and back of the house
- Within the rear west facing garden is a most attractive pond and recently installed decking area which leads to a hot tub and a fabulous breeze house that offers a wonderful space in which to entertain and enjoy the gardens. The breeze house further benefits from having electricity connected along with heating and SKY television
- At the lower end of the garden there is a secure fenced area which contains a brick built barn and timber workshop, both of which benefit from having electricity and lighting connected. This area has been designed for and used by the present owners to keep chickens and ducks but would also lend itself perfectly to other uses





Services

Mains electricity and water are connected to the property. Oil fired central heating. Private drainage system. CCTV and security alarm.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.



Directions (B46 2NY)

From the M6 (J4) take the A446 north signposted towards Lichfield. At the second roundabout take the B4114 signposted to Coleshill town centre. At the crossroads in the centre of Coleshill, go straight on and follow the B4114 to Furnace End. At the crossroads turn left onto the B4098 signposted Tamworth. After a short distance turn right into Pound Lane and then left into Botts Green Lane. Stonebank will be found after a short distance on the left hand side.



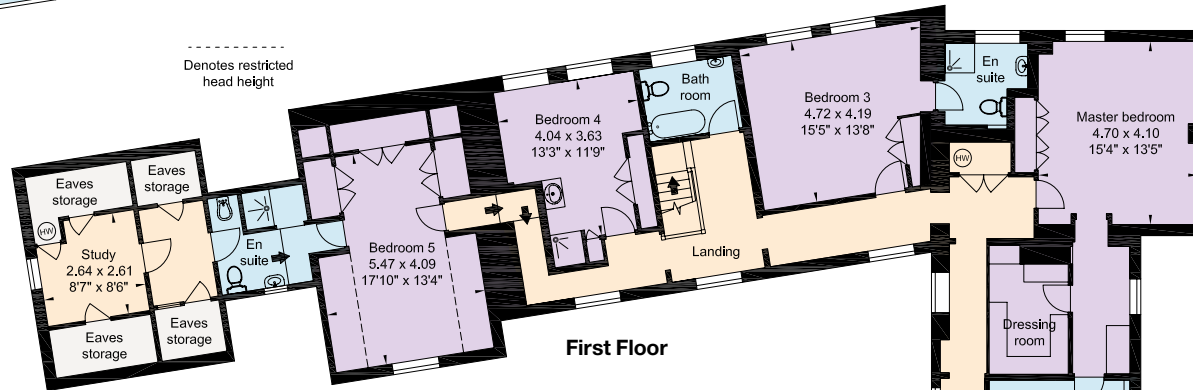
Approximate Gross Internal Floor Area

Main House: 643 sq.m/6,919 sq.ft.

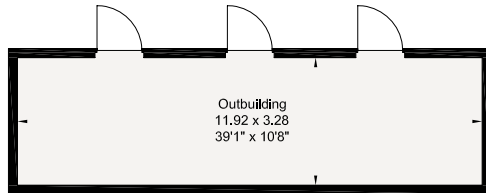
Outbuilding: 39 sq.m/421 sq.ft.

Total: 682 sq.m/7,340sq.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

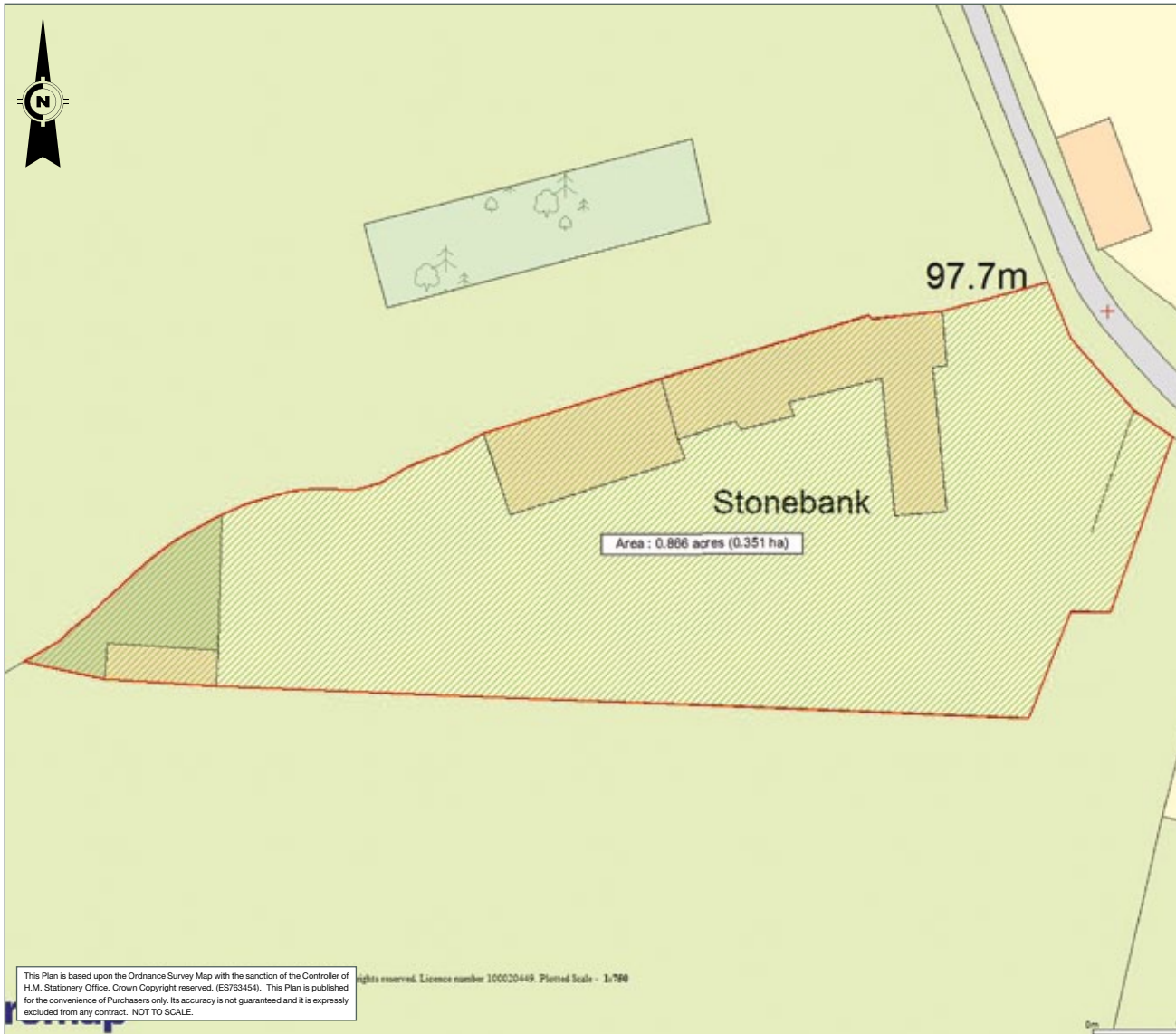


Denotes restricted head height



Not shown in actual location / orientation
Outbuilding

APPROXIMATE GROSS INTERNAL FLOOR AREA:
Main House: 643 sq m (6,919 sq ft)
Outbuilding: 39 sq m (421 sq ft)
Total: 682 sq m (7,340 sq ft)
Cotswold Plans Ltd. 01386 430176
19.3.2012 ma/6337



Terms

Tenure: Freehold

Local Authority: North Warwickshire Borough Council.

Telephone: 01827 715341

Council Tax Band: H

Viewing

By prior appointment only with the agents



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Bridgeway House, Bridgeway
Stratford upon Avon CV37 6YX
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