

The Manor House, Kenilworth Road, Knowle







A rare opportunity to purchase such a **historical and beautiful** Grade II listed family home nestled within this lovely location having extensive views.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Family room | Snooker room | Kitchen breakfast room | Cinema room | Garden room | Utility
Flower room | Cloakroom | Wine cellar

Principal bedroom with en suite | Six further bedroom suites | Study | Shower room

Garage | Loggia | Beautiful formal gardens | Greenhouse | Stables | Paddocks

In all about 3.82 acres

Distances

Solihull 3 miles, Birmingham 10 miles, M42 (J14) 1.5 miles, M40 (J16) 3.5 miles, Birmingham Airport/NEC 7 miles,

Dorridge Station (trains to London Marylebone from 90 minutes)

(All distances and times are approximate)



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Situation

The Manor House is conveniently situated in this delightful location yet within a very short walk of the centre of Knowle and all the amenities the village has to offer. The property is well placed being less than 500m to Knowle Church.

Knowle has a wide selection of local shops, restaurants, highly regarded junior and infant schools, and excellent bus services to both Dorridge and Solihull. Dorridge has a train station in the village with regular services to Birmingham and London Marylebone. Solihull town centre is only 3 miles away. It offers excellent shopping facilities, including the Touchwood Shopping Centre, which has a selection of exclusive shops with household names such as John Lewis. There is also an abundance of restaurants, bars and leisure facilities.

The property is ideally placed for access to the motorway network with the M42 (J4) just 1.5 miles away. Birmingham International Airport/NEC is located off Junction 6 to the north, and the M40 (J16) lies some 3.5 miles from the property, providing the principal route to London.





Historical note

The Manor House has a most interesting history, which can be traced back to the 1200s when William De Arden granted the vill to his wife Amice De Taci for her life. The property continued to descend through the De Arden family until 1284 when it was sold to King Edward I and Queen Eleanor until her death, when the Manor was gifted to West Minster Abbey as part of the endowment of a chantry for her soul.

After the dissolution of the Abbey, Knowle was granted to the Bishop of Westminster in 1541 and then in 1550 to the Bishop of London. In 1559 however, the Manor was passed back into the hands of the crown, and in 1573 Queen Elizabeth 1 granted it to Robert, Earl of Leicester. On his death, it reverted to the crown and so remained until 1662, when it was granted to Sir Fulk Grevill, Lord Brooke, the Fulk, Lord Brooke, who died in 1710, gave it to his second son Algernon whose son Fulk, sold the Manor in 1743 to William Smith. It is possible that a house on the present site of the Manor may well have been the principal dwelling in Knowle village, and it is interesting to note that Sir Fulk Grevill then built Knowle Hall and took that as his main seat.





The Manor House passed through various ownerships and, in 1816, was occupied by Daniel Beal, master of the free school. The school room was in Manor Cottage, part of the Manor House Estate. After 1846 the house was let to Dr J.H. Kimbell, who subsequently bought the house as a sitting tenant. Shortly afterwards, the house is called 'The Manor House' for the first time, presumably by Dr Kimbell.

The property

The Manor House is a stunning Grade II listed family home with an abundance of character. Steeped in history with wonderful leaded and stained glass windows donated from Westminster Abbey, wood panelling, exposed timbers and beautiful fireplaces, this home is an opportunity rarely seen within the marketplace of today.

One enters the property via an entrance hall which flows effortlessly into the family room. This beautiful space lends itself perfectly to those that like to entertain, as does the adjacent triple-aspect snooker room. The sizeable drawing room works well for a family with an ornate fireplace, bay window and double doors opening to the rear; a dining room with windows overlooking the gardens to the front is well located off the inner hallway, which connects to the kitchen breakfast room. The kitchen breakfast room has a range of wall and base units beneath a handmade wooden worktop. A range of integrated appliances includes a hob, range cooker, dishwasher, washing machine and a large fridge and freezer in the adjacent utility. The ground floor is further complimented via the cinema room and the perfectly positioned garden room, allowing one to enjoy the idyllic views over the gardens and grounds.

The upper floors continue to impress, comprising a beautiful principal bedroom suite, six further bedrooms, five bathrooms/shower rooms and two home offices. It must be reiterated that the views which can be enjoyed from all bedrooms to the South are simply stunning.









Approximate Gross Internal Floor Area

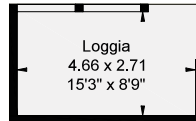
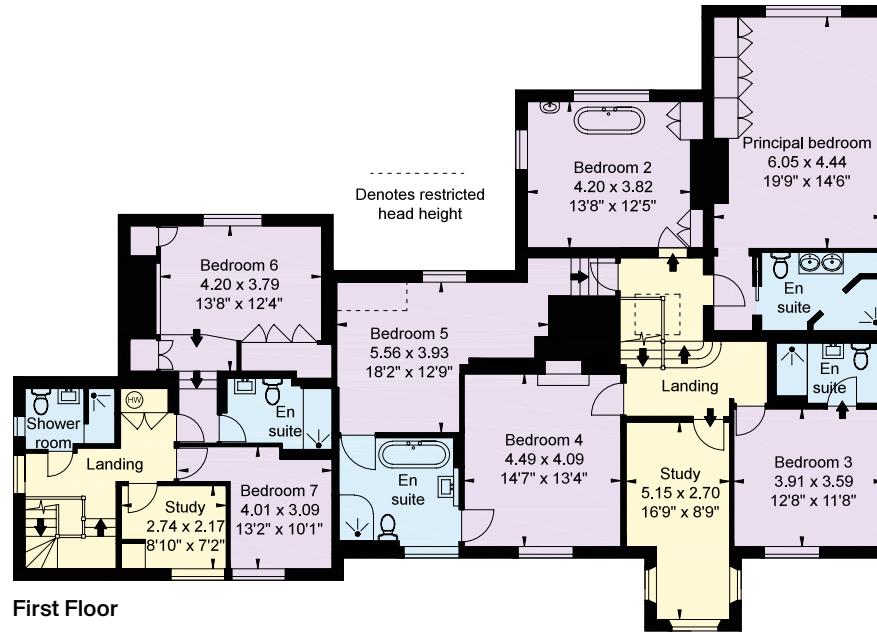
House: 527 sq m (5,674 sq ft)

Garage/Loggia: 40 sq m (430 sq ft)

Total: 567 sq m (6,104 sq ft)

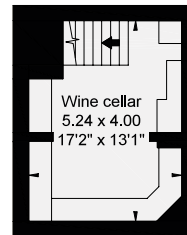
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

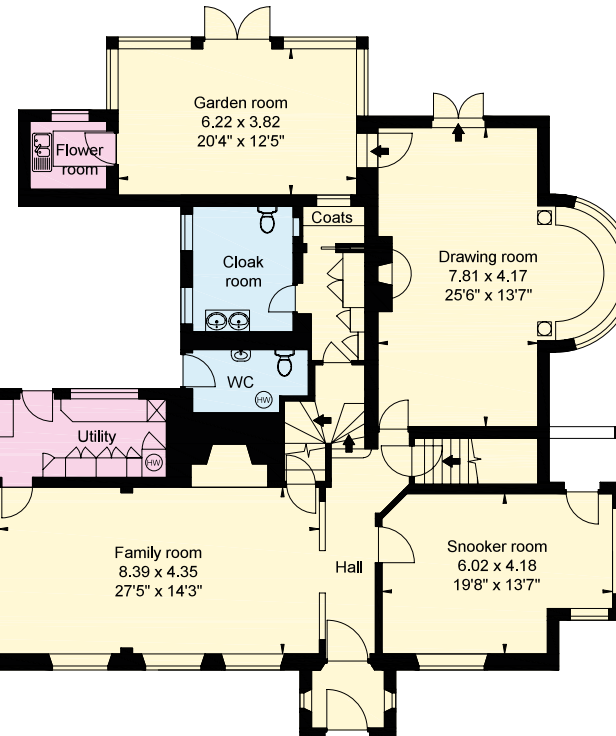


Outbuilding

Not shown in actual location / orientation



Cellar





Gardens and grounds

Outside, The Manor House enters a league of its own, having a gated driveway allowing parking for several cars and giving access to the garage. The formal gardens are enviable, well stocked with herbaceous borders, mature trees, shrub beds, and large laid-to-lawn areas, with a tranquil pond and several seating areas allowing one to follow the sun throughout the day. With a garden kitchen, undercover dining, outside toilet and an idyllic setting, it is clear that it is not just the home that lends itself well to those that enjoy entertaining. The gardens certainly work well for a family that like entertaining.

Beyond the formal gardens are several paddocks, a covered fruit garden, chicken runs, a hen house and stables. It isn't easy to think of a property which could rival all The Manor House has to offer, especially when one considers its locality to the village and all the amenities on offer.

Services

Mains electricity, gas, water and drainage are connected to the property.







Directions (B93 0JD)

From the M40 (J15), take the A46 north towards Warwick and Coventry. Take the first exit signposted Warwick, and at the island, turn left along the A4177. Proceed through the traffic lights and over the next mini roundabout. Upon reaching Fiveways island, take the second exit on to the A4141 and proceed through the village of Chadwick End. Upon reaching a sharp right-hand bend, continue round the bend and enter the village of Knowle. As you enter the village, turn right on to Kenilworth Road, and the property will be located on your right-hand side after a short distance.

Property information

Tenure: Freehold

Local Authority: Solihull District Council. Telephone: 0121 704 6000.

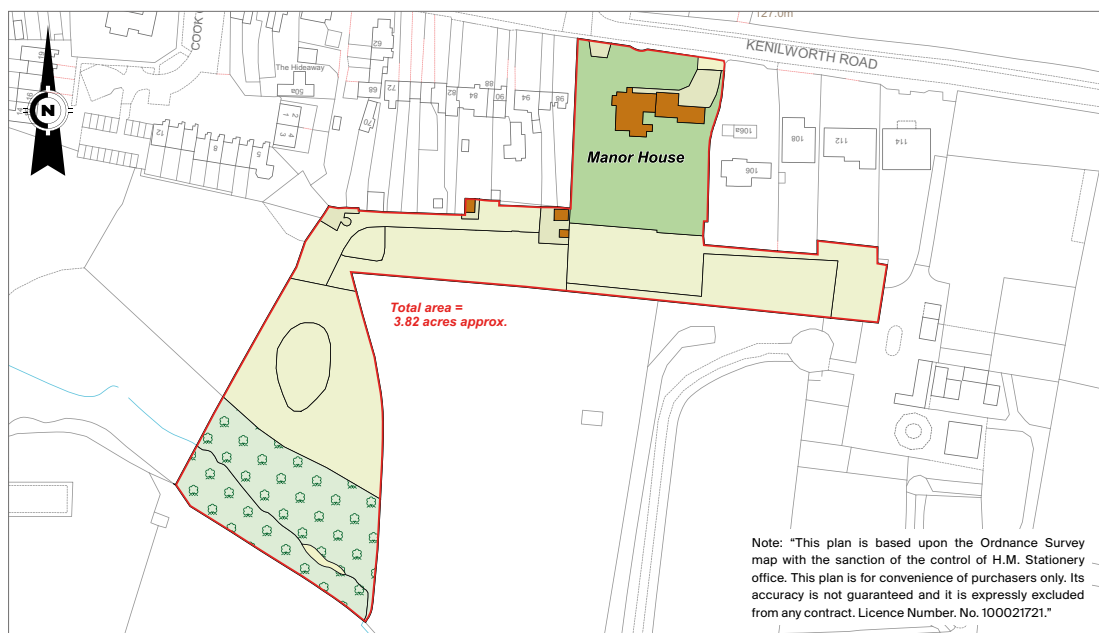
Council Tax: Band H

EPC Rating: D

Guide Price: £3,350,000

Viewing

By prior appointment only through the agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated September 2022.

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