



Yew Tree Barn, Berkswell, West Midlands

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A beautiful, spacious home, well-presented with **envious gardens** in a prime location.

## Distances

Balsall Common Station 1 mile (regular train services to Birmingham and Coventry), Solihull 5 miles, Coventry 6 miles (Intercity trains to London Euston from 60 mins), Warwick 11 miles, Birmingham 15 miles, M40 (J15) 13 miles, Stratford-upon-Avon 17 miles, Warwick Parkway Station 10 miles (trains to London Marylebone from 69 mins)  
(All distances and times are approximate).

## Situation

Yew Tree Barn is situated in a picturesque rural setting near the charming village of Berkswell, which offers a primary school, post office, village stores, church, pub, and railway station. It's also close to Balsall Common and within easy reach of larger villages like Barston, Hampton-in-Arden, and Meriden. The property enjoys excellent access to Solihull, Kenilworth, Leamington Spa, and Stratford-upon-Avon. Birmingham and Coventry city centres, as well as Birmingham International Airport and the NEC, are easily accessible.



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**Tenure**

Freehold

**Local Authority**

Solihull Metropolitan Borough Council

**Council Tax**

Band G





The area boasts a range of highly regarded state and private schools, including Solihull School, Warwick Prep, and Public School, Arden School in Knowle, and several schools in Coventry. Balsall Common School has been rated Outstanding by Ofsted.

Solihull town centre offers a wealth of amenities, including the Touchwood Shopping Centre, restaurants, bars, a cinema, and more. Local highlights include Berryfields Farm Shop and Restaurant, nearby golf courses, and racing at Warwick and Stratford-upon-Avon. The location is also ideally positioned for access to the motorway network, including the M6, M42, and M40.

## The property

Upon entering the property, a stunning entrance hall, bathed in natural light, sets the stage. The elegant décor and large windows create a warm, inviting atmosphere that sets the tone for the rest of the home. The ground floor features a charming dual-aspect drawing room with a wood-burning stove, perfect for cosy evenings, and a delightful dining room that overlooks the beautifully landscaped front gardens, offering an ideal setting for hosting dinner parties.









The spacious kitchen is a stylish blend of modern functionality and farmhouse style, complete with an island, cream AGA and a range of appliances. Additionally, the ground floor includes a convenient home office and cloakroom.

Upstairs, the first floor features a luxurious principal bedroom suite with fitted cupboards, exposed beams and an en suite shower room. Bedroom two is a light and spacious room with exposed beams and an en suite shower room. There is a further bedroom and a family bathroom with an attractive roll-top bath.





## Gardens and grounds

The property is accessed via a gated driveway lined with graceful silver birch trees. The driveway winds past a picturesque duck pond, leading to a generous parking area with a triple carport and garage. This welcoming approach provides privacy and a scenic setting.

The beautifully landscaped gardens feature mature trees, vibrant flowers, and lush plants, with manicured lawns perfect for relaxation and outdoor activities. A large open barn within the formal gardens offers versatile potential, possibly connecting to the main house (subject to planning), but currently serves as an enchanting space for outdoor dining. There is a delightful garden room, which could work well as a home office or teenage retreat. This peaceful, picturesque garden is ideal for entertaining or simply unwinding.

## Services

Mains water, gas and electricity. Gas central heating. Private drainage. Broadband is connected to the property.





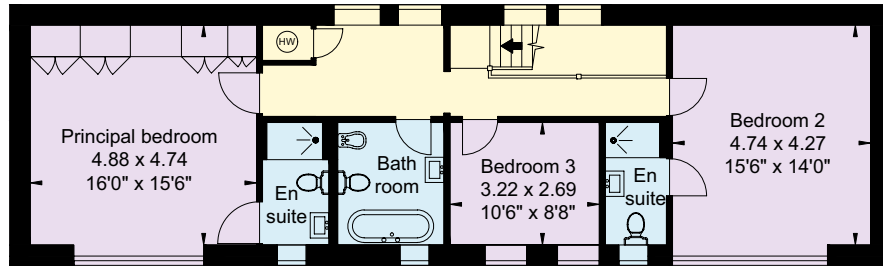
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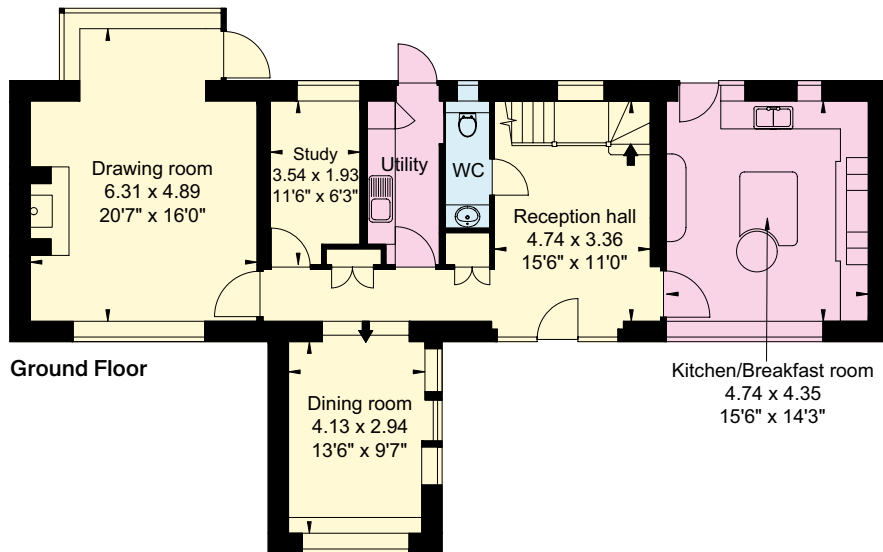
## Viewing

By prior appointment only with the agents.

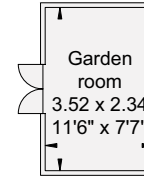
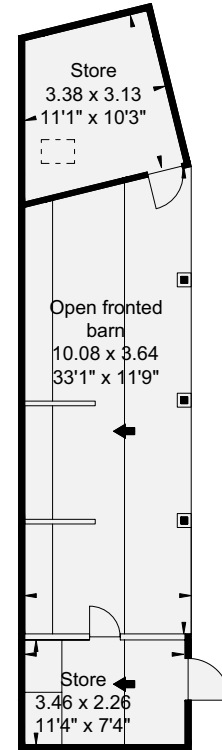




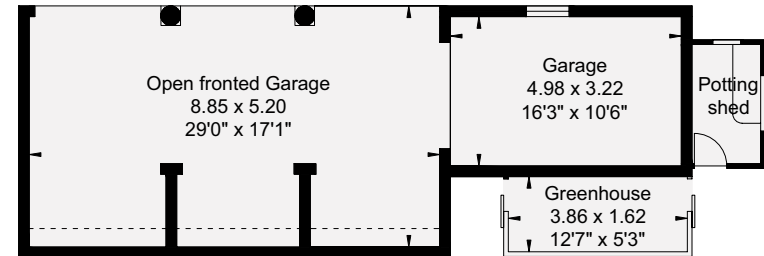
**First Floor**



**Ground Floor**



Denotes restricted head height



**Outbuildings**

Not shown in actual location / orientation

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

**Approximate Gross Internal Floor Area**  
**House: 190 sq m (2,046 sq ft)**  
**Outbuildings: 137 sq m (1,476 sq ft)**  
**Total: 327 sq m (3,522 sq ft)**  
**inc. restricted head height**

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.

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Date: 24 October 2024  
Our reference: BRM012379377

## Yew Tree Barn, Baulk Lane, Berkswell, Coventry, CV7 7BD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,350,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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