

# Bromes Park, Knowle

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A wonderful **Queen Anne style family home** in a beautiful location ideally situated within its own garden and grounds.

### Summary of accommodation

Entrance hall | Library/reception hall | Drawing room | Dining room | Kitchen/breakfast room | Utility/broom room | Wood/coal store | Orangery  
Swimming pool complex including hot tub, sauna and shower and WC | Wine cellar

Principal bedroom with en suite bathroom and dressing room | Bedroom two with en suite shower room | Bedroom three with en suite shower room  
Bedroom four with en suite shower room | Bedroom five with en suite shower room

**Apartment:** Sitting room/bedroom one with en suite bathroom | Sitting room | Kitchen | Shower room and two bedrooms to the first floor

A range of outbuildings including stables, double garage, boiler room, greenhouse and potting shed | Barn

In all about 5.67 acres

### Lot 2

Further land of 25.50 acres is available by separate negotiation.

### Distances

M42 (J4) 8 miles, M40 (J15) 10 miles, Birmingham International Airport 11 miles, Warwick 11 miles

Birmingham City centre 12 miles, Stratford-upon-Avon 12 miles

(All distances are approximate)



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## Situation

Bromes Park is situated in a beautiful location close to all of the amenities Lapworth, Dorridge and Knowle have to offer. The property is within easy reach of the intersections with the M40 and M42 giving good access onto the Midlands motorway network and the NEC, Birmingham International Airport and the M40 to Oxford and London beyond. Solihull, Henley-in-Arden, Warwick and Stratford-upon-Avon are all readily accessible.

There are an excellent range of state, grammar and private schools nearby including the renowned Solihull boys and girls schools and King Edward the VIII school in Birmingham. Public Schools in Warwick, The Croft Prep School in Stratford-upon-Avon, Stratford Grammar School, Arnold Lodge Prep School and Kingsley School for Girls in Leamington Spa.

There are a number of excellent golf courses nearby including Copt Heath Golf Club in Knowle and The Belfry Hotel is 15 miles away.







## The property

Bromes Park is a most fantastic family home, situated within this wonderful location surrounded by its own land bordering the National Trust property of Baddesley Clinton. Having been thoughtfully designed in the Queen Anne style and constructed in 1970, this home has an abundance of character and works well for a family.

One enters the property via the reception hall with stairs rising to the first floor and doors radiating to the principal reception rooms. There is a substantial dual aspect drawing room with an open fireplace and a delightful dining room which opens to the kitchen/breakfast room and patio. The kitchen/breakfast room has a range of wall and base units beneath a marble worktop with a central island and integrated appliances including an AGA, a well-placed pantry and a sizeable utility.

Also accessed via the reception hall and through the study area is the magnificent orangery with a vaulted ceiling and water garden, a perfect space for those that love to entertain. A door leads from the orangery into the swimming pool complex with a heated swimming pool, hot tub, sauna and shower room. A range of double doors open from the pool room to the patio and gardens.











The first floor comprises a substantial principal bedroom suite with dressing room and an en suite bathroom. There are four further bedrooms all of which are en suite. The views from the first floor are simply beautiful.





**Approximate Gross Internal Floor Area**

House: 658 sq m (7,084 sq ft)

Flat: 82 sq m (884 sq ft)

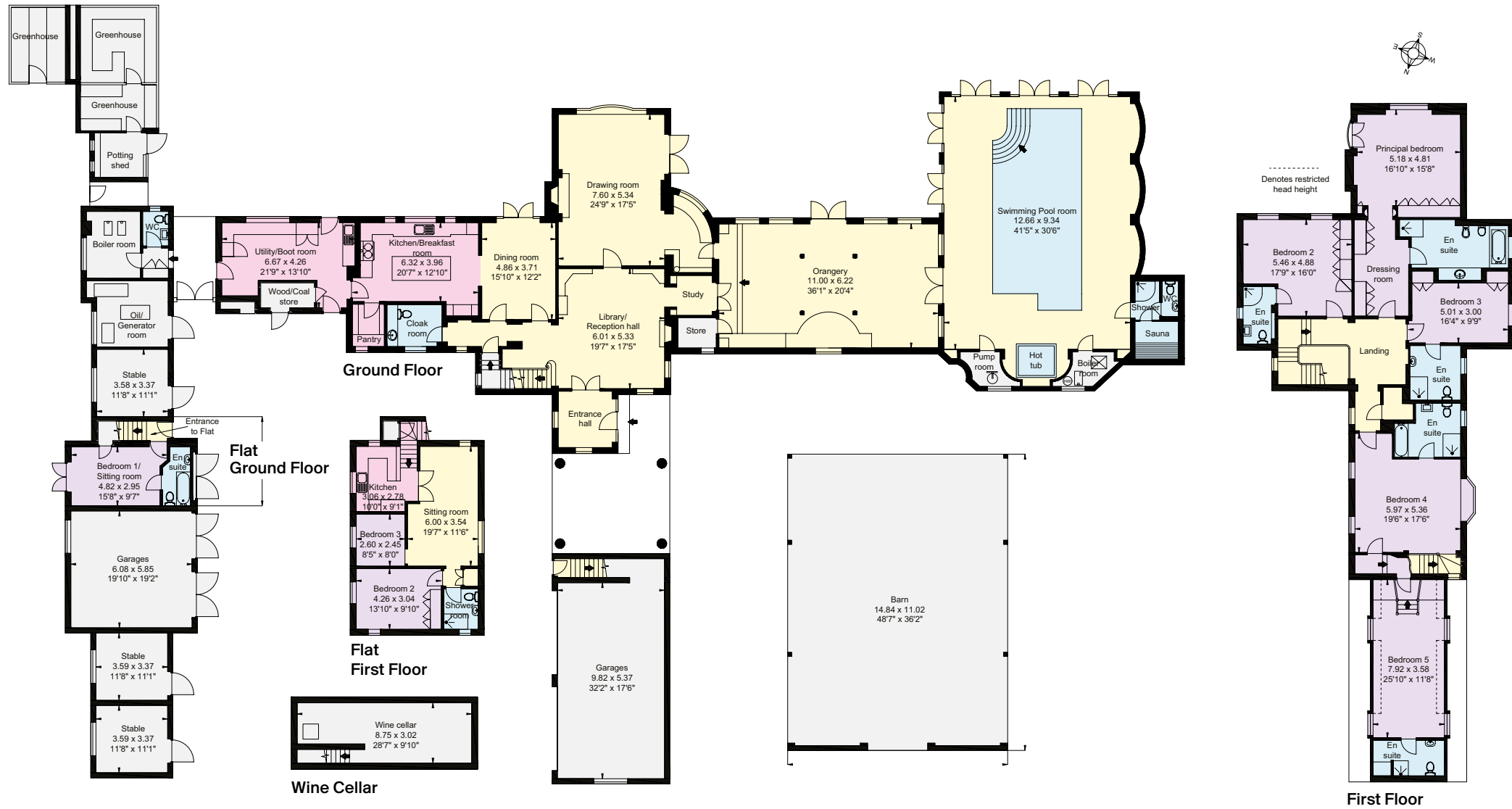
Outbuildings: 203 sq m (2,187 sq ft)

Barn: 160 sq m (1,723 sq ft)

**Total: 1,103 sq m (11,878 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





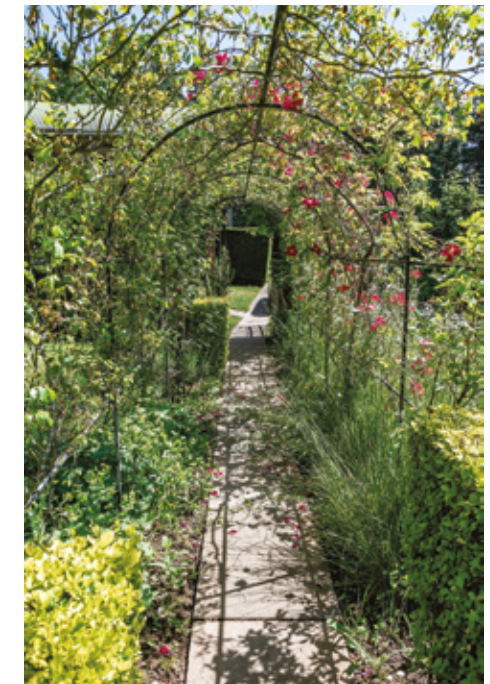


## Gardens and grounds

The property is approached via a long-curved tree lined driveway leading to the courtyard providing access to the garaging, stables and parking for plenty of cars. Surrounding the courtyard is a range of buildings including garaging for four cars and three stables as well as the boiler room.

There is an apartment accessed via the courtyard which comprises a sitting room/bedroom with bathroom to the ground floor and two bedrooms, a kitchen, lovely sitting room and shower room to the first floor. This would work well for multi-generation living, guests or staff accommodation.

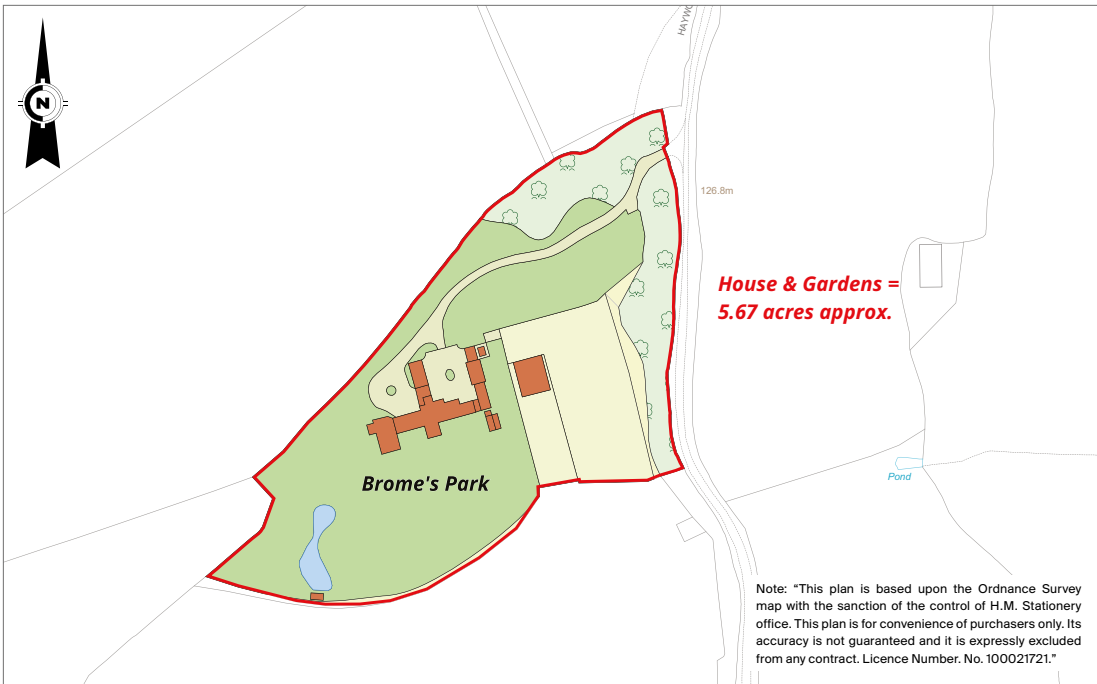
The formal gardens are stunning, they have been carefully nurtured over the last 27 years and have always been admired by many visitors. The partly walled formal garden has a variety of herbaceous beds and a fine array of mature trees, two green houses will certainly be enough to keep a keen gardener busy with a beautiful rose arbour and pathway leading to the Dutch barn and former grass tennis court. Towards the bottom of the garden is a fish pond with a waterfall with a bridge over and a lovely loggia over looking the pond and the grounds.











## Lot 2

Accessed from the garden via a secure gate or alternatively from Haywood Lane is further land which is available by separate negotiation. The further land available totals 25.5 acres and includes woodland, a large pond and grazing land. Please note that there is a footpath over Lot 2.

## Services

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

## Directions (B93 ODF)

From our Stratford-upon-Avon office, proceed out of the town on the A429/ Warwick Road and at the roundabout, take the second exit on to the A46. Continue along, taking the second exit at the following roundabout on to the A46, take the first exit off the A46 and then proceed to take the first exit on to Birmingham Road. Continue along the Birmingham Road passing the turning for Warwick Parkway Station and the Hatton Arms, continue along this road until you enter the village of Chadwick End, turn left onto Rising Lane and after a short distance take the left hand turn onto Haywood Lane. Continue along Haywood Lane and the entrance to the property will be located on your right-hand side.

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Local Authority: Warwick District Council.

**Council Tax:** House: Band H, Apartment: Band B

**EPC Rating:** House: E, Apartment: D



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 March 2024, Photographs and videos dated 2022 and 2024.

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Date: 08 April 2024  
Our reference: STR012264329

## Bromes Park, Haywood Lane, Knowle, Solihull, B93 0DF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,750,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

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

Yours faithfully



**KNIGHT FRANK LLP**

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