



The Purse, 6 The Convent
Rising Lane, Knowle



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The Purse is a beautifully presented home within this conversion of a former convent 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 to 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 is 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.



Tenure: Share of freehold

Service charge: Service charge approx. £3,000 per annum

Ground rent: £100 per annum

Local authority: Warwick District Council

Council tax band: G

Several excellent golf courses are nearby, including Copt Heath Golf Club in Knowle, and The Belfry Hotel is 15 miles away.

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 (distances approximate).





Historical features combined with modern luxury living to create a unique environment with charming character.

Historic note

This converted convent was once the home of the Poor Clares nuns. The convent was founded in 1850 by six sisters from Bruges and was once visited by Cardinal John Henry Newman. The convent closed in 2011 and was converted into this wonderfully unique residential property.

The property

The Purse is a beautiful conversion with a wealth of character features, including grand ceiling heights and historic architecture. The property is named after the 'miracle' silk purse containing ten gold sovereigns, which was discovered in the garden and paid for the chapel, which you will find at the end of the walled garden.

In brief, the property comprises an entrance hall opening out to a beautiful open-plan kitchen and living dining room which is sure to be the hub of this home. The kitchen area has a range of wall and base units beneath a Silestone worktop and a central island with breakfast bar with integrated appliances including a Miele dishwasher, fridge/freezer, oven and combination oven/microwave with warming draw, Gaggenau hob, wine cooler and Quooker hot tap. There is ample space for a dining table and seating area. The ground floor has an excellent sitting room with double doors to the rear gardens, useful utility and a cloakroom. The upper floors mirror the exacting standard of finish to that on the ground, having a desirable principal bedroom suite with en suite shower room, three further bedrooms all of a good size and two bathrooms (one of which is en suite).

Gardens and grounds

Outside is a beautifully landscaped walled garden, well stocked with herbaceous borders full of colour. The chapel within the garden is a lovely feature and gives a real sense of the property's former history. This space could be used in various ways.

There is a double garage and two designated parking spaces.







Services

Mains water, electricity and drainage are connected to the property. Shared LPG Gas heating supplied from a communal storage tank.

Directions (B93 0DJ)

From Stratford-upon-Avon take the A46 towards Warwick. Leave the A46 at the A4141 exit and at the roundabout to the first exit on to Birmingham Road. Continue along Birmingham Road passing the turning for Warwick Parkway Station and the Hatton Arms. Continue along this road into the village of Chadwick End. Turn left onto Rising Lane and The Convent will be located on the right.

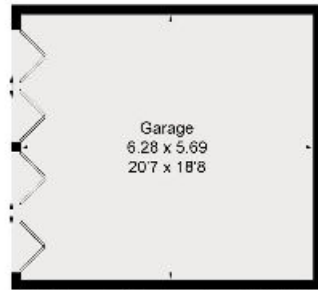




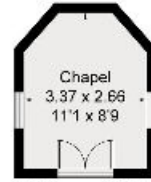
Beautifully landscaped gardens well stocked with herbaceous borders full of colour.

**Approximate Gross Internal Floor Area
256.2 sq m / 2,758 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.



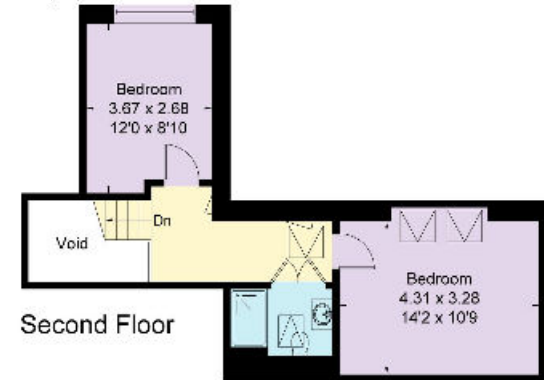
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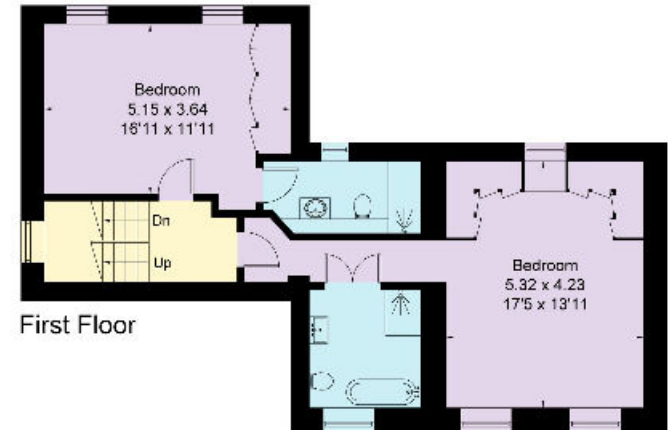
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Ground Floor



Second Floor



First Floor

Knight Frank
Stratford-upon-Avon
Bridgeway House
Bridgeway
CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more
Will Ward-Jones
01789 206951
william.ward-jones@knightfrank.com



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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Date: 12 July 2023
Our reference: STR012334435

The Purse, 6 The Convent Rising Lane, Knowle, Solihull, B93 0DJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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



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