



2 Umberslade Hall
Tanworth-in-Arden, Solihull

2 Umberslade Hall

Tanworth-in-Arden

2 Umberslade Hall is well located, within easy reach of Hockley Heath, Lapworth, Dorridge and Knowle. Hockley Heath, Knowle, Dorridge and Lapworth have a wide selection of local shops, restaurants, highly regarded junior and infant schools, and an excellent bus service to Solihull. Henley-in-Arden, Warwick and Stratford-upon-Avon are also readily accessible.

There is good access to intersections with the M40 and M42 to the Midlands motorway network, the NEC, Birmingham International Airport, and the M40 to Oxford and London beyond.



Tenure: Share of freehold

Service charge: Approximately £6,500 per annum

Local authority: Stratford-on-Avon District Council

Council tax band: D

Services: 999 year lease dated from 1975



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.

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).



The property

2 Umberslade Hall is a fantastic apartment which forms part of this beautiful historic building.

The property comprises a large entrance hall with doors to the principal reception rooms. These include a stunning drawing room with views over the formal gardens, a delightful fireplace and a sizeable dining room again with views over the formal gardens. The dining kitchen is well-equipped, having a range of wall and base units beneath a worktop with integrated appliances, including an oven, gas hob, dishwasher and fridge/freezer. The living accommodation is enhanced further via the utility and cloakroom.

The bedroom accommodation is equally well proportioned, having a principal bedroom suite with an en suite bathroom and a second double bedroom with en suite shower room on the ground floor. The first floor has a third double bedroom and office landing.





Gardens and grounds

Outside, the property benefits from a neat garden area directly adjacent to the apartment, having an area mainly laid to lawn with herbaceous borders with space for a table and chairs for one to enjoy the beautiful views over the formal grounds of the hall. A perfectly positioned decked area is a real suntrap with a spiral staircase leading to the cellar.

The hall has extensive communal grounds with beautiful formal lawns populated with mature trees, a stunning fountain and several lakes. The grounds provide an idyllic place for walks, cycle rides, morning jogs or afternoon tea on a summer afternoon.

The apartment benefits further from garaging for two cars and a large storeroom/wine cellar.

Historical note

Umberslade Hall is a Grade II • 17th-century mansion converted into residential apartments in 1978. The Archer family were granted the manor of Umberslade by Henry II in the 12th century and retained possession for some 600 years.

The old manor house was replaced between 1695 and 1700 when Smith of Warwick built the new mansion for Andrew Archer, Member of Parliament for Warwickshire. The estate passed to his son Andrew Archer, 2nd Baron Archer, after whose death in 1778 it was ultimately settled on his daughter Sarah, Countess of Plymouth.

The estate was sold in 1826 to Edward Bolton King, Member of Parliament for Warwick and for the County of Warwick, during whose time the ancient chapel at Nuthurst, near Hockley Heath, was rebuilt, and the land was given for a church and school at Hockley Heath. From 1850, the house was leased by George Frederic Muntz, Member of Parliament for Birmingham. After he died in 1857, his son George Frederick bought the estate and enlarged and improved the Hall. During this time, Muntz junior, had a church built on the estate, Umberslade Baptist Church, which exists to this day separately from the Hall.





In 1881, the household comprised thirty, including thirteen resident servants. Frederick Ernest Muntz, who succeeded to the estate in 1898, served as High Sheriff of Warwickshire in 1902 and as Deputy Lieutenant. The estate, much reduced, remains in the ownership of the Muntz family.

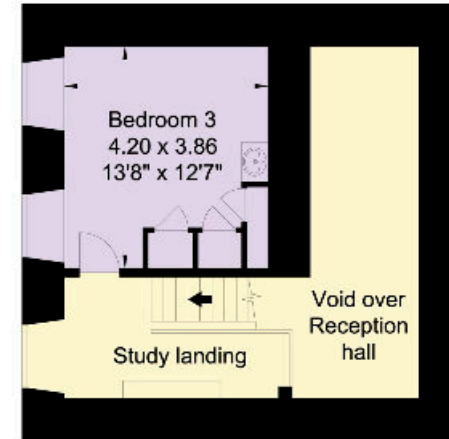
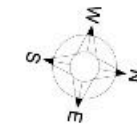
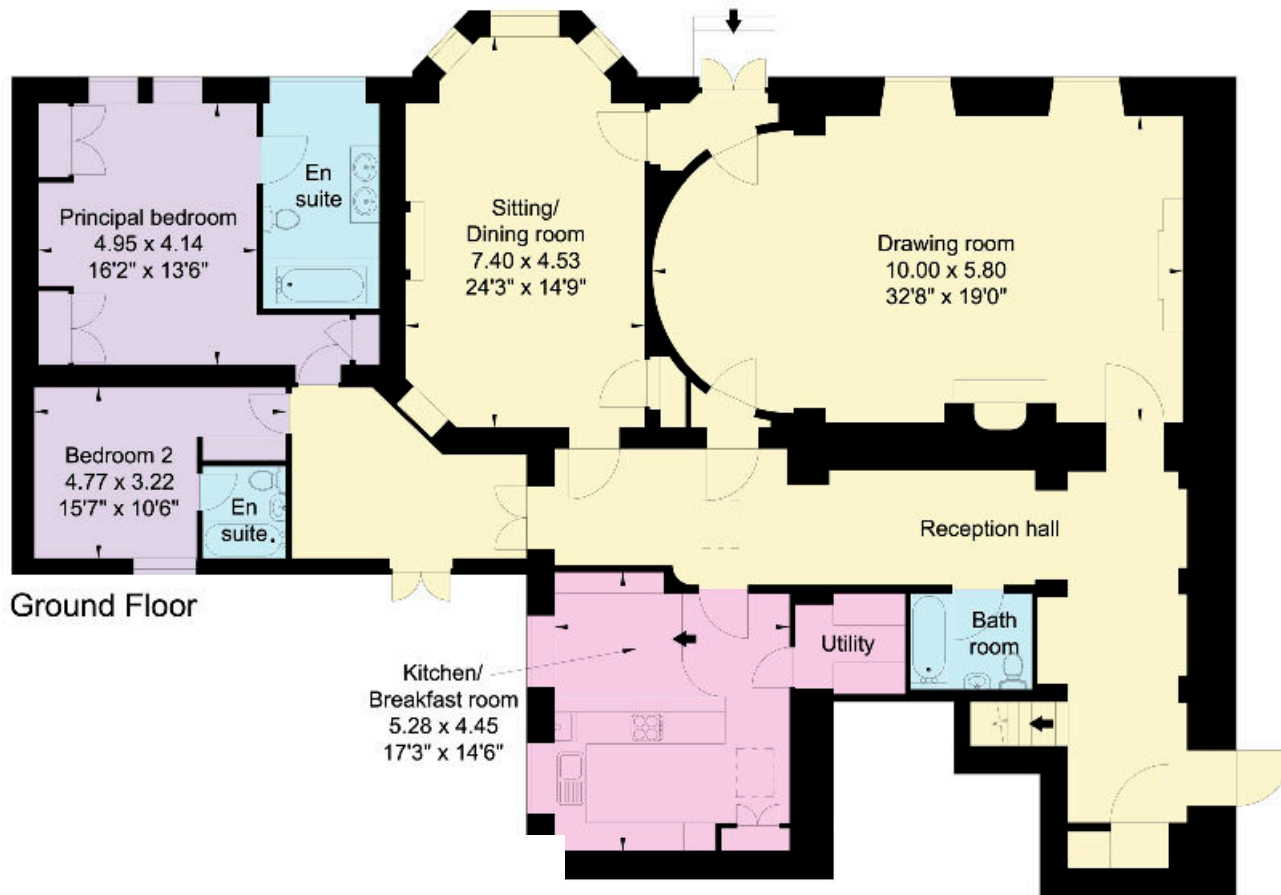
Services

Private water supply and electricity connected to the property. LPG central heating. Shared private drainage system.

Directions (B94 5DF)

what3words///jump.solar.went





First Floor

**Approximate Gross Internal Floor Area
268 sq m / 2,886 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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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 November 2023. Photographs and videos dated November and summer 2023.
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Date: 13 November 2023
Our reference: STR012381086

2, Umberslade Hall, Pound House Lane, Tanworth-in-Arden, Solihull, B94 5DF

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

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Yours faithfully



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