

Umberslade House, Earlswood, Warwickshire





A beautiful family home, **ideal for multi-generation living** with a two bedroom single-storey annexe and a separate studio.

Distances

M40 (J3A) 2 miles and (J16) 5 miles, Hockley Heath 4.5 miles, Henley-in-Arden 6 miles, Solihull 7.5 miles, Birmingham City Centre 12.5 miles, Stratford-upon-Avon 19 miles, Birmingham International Airport and railway station 15 miles (trains to London Euston from 70 minutes), (all distances and time are approximate).

Situation

Situated in the tranquil village of Earlswood, Umberslade House is also a short distance from the beautiful Earlswood Lakes. There is a post office and convenience store within walking distance of the house and the nearby village of Tanworth-in-Arden has an active community with a parish church, pub/post office/general stores, tennis and cricket clubs and primary school. The villages of Henley-in-Arden and Knowle are close by and offer a wide range of shopping facilities, with more extensive shopping at Solihull, Leamington Spa and Stratford-upon-Avon with its theatres.



Tenure

Freehold

Local Authority

Stratford on Avon District Council:
01789 267575

Council Tax

Band G



The property is within easy reach of road, rail and transport links, including the M40, M42 and M6, West Coast and Chiltern mainline stations, Birmingham International Airport and railway station, and just a short drive from Dorridge train station with regular services to Birmingham and London Marylebone.

There is a range of state, private, and grammar schools in the area, including Solihull School and St Martin School, and there are excellent transport links to King Edward VI Grammar School, Warwick School for Boys and King's High School for Girls.

Local race courses include Stratford-upon-Avon and Warwick and several golf courses in the area, including Kings Norton and neighbouring Ladbrook Park.

The property

Umberslade House is a fantastic family home within this excellent village. One enters the property via the entrance hallway and is immediately greeted by the stunning staircase. Doors lead from the hallway to all principal reception rooms, which include a formal drawing room with a beautiful bay window to the front and a feature fireplace, a delightful sitting room with double doors opening to the rear gardens and the hub of this home, a stunning open-plan kitchen dining living area. This room works perfectly for those who like to entertain.





The kitchen area has a range of wall and base units beneath a Marble worktop and a central island with integrated Smeg appliances. There is ample space for a dining table and seating area with bifold doors opening to the rear garden. The ground floor also has a home office, pantry/utility, spice kitchen and cloakroom.

The first floor mirrors the exacting standard of finish on the ground, with a principal bedroom suite with a Juliette balcony, dressing room, and en suite shower room. There are four further bedrooms, all of a good size, two of which have en suite shower rooms and a family bathroom. The second floor has a substantial suite comprising a double bedroom with fitted wardrobes, a sitting room, and a shower room. These floors make the house ideal for multi-generation living and could be used for a teenage retreat or guest accommodation.





Annexe

The annexe is a well-appointed two-bedroom single-storey accommodation that offers huge flexibility to either house extended family or guests or could be income-producing (subject to planning) by renting the property. The bungalow comprises a lovely sitting room, kitchen, separate utility, shower room, bedroom with walk-in wardrobe, an en suite shower room, and a further double bedroom.

Gardens and grounds

One accesses the property via a gated driveway, which provides parking for several cars and gives access to both the tandem garage on the side of the main house (currently being utilised as a gym) and the double garage.

The rear gardens are stunning, with a mature tree-lined boundary ensuring privacy. This mainly laid-to-lawn garden has a large decked area and a pergola, providing a perfect summer dining space.



Beyond the house and its formal gardens, there is a useful studio, a delightful pond, a range of stables and a barn for storage. With plenty of parking away from the main house, one could use this area in other ways.

Services

Mains water and electricity are connected to the property. LPG central heating. Private drainage. Solar panels.

What3words

///tall.loaded.sample

Viewing

By prior appointment only with the agents.



Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

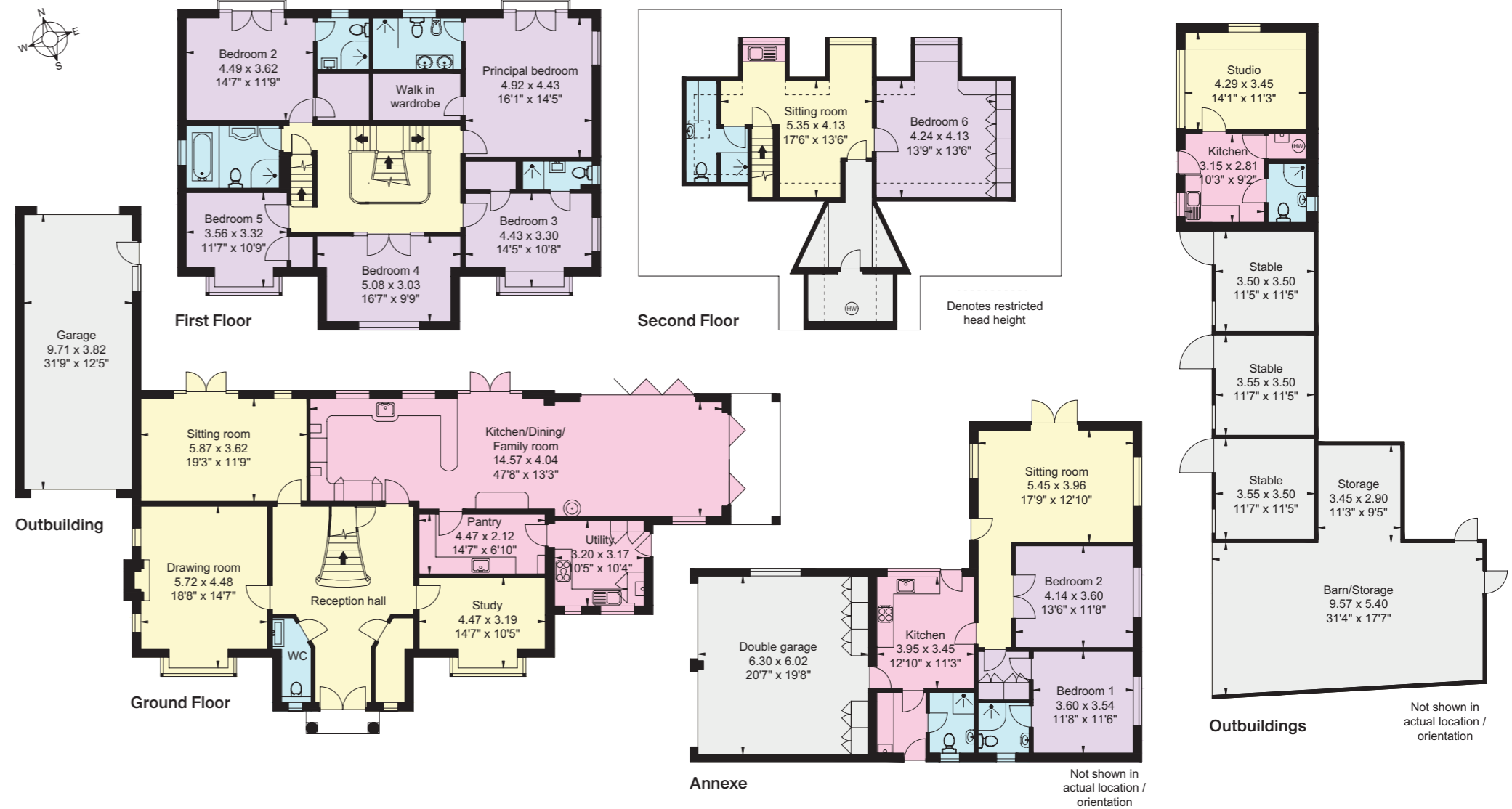
Will Ward-Jones
01789 297735
william.ward-jones@knightfrank.com



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated April 2024, Photographs and videos dated April 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

Approximate Gross Internal Floor Area
House: 375 sq m (4,037 sq ft)
Annexe: 125 sq m (1,346 sq ft) inc. Double Garage
Outbuildings: 166 sq m (1,788 sq ft)
Total: 666 sq m (7,171 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.





Date: 25 April 2024
Our reference: STR012407218

Umberslade House, Umberslade Road, Earlswood, Solihull, B94 5QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,300,000.

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. 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

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24