



Yew Tree House, Berkswell, West Midlands





An attractive period village house which has undergone refurbishment to create a stunning family home.

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 House is situated in a lovely rural location just outside the delightful village of Berkswell, which has a primary school, post office and stores, church, public house and railway station, and is close to Balsall Common. The large villages of Barston, Hampton-in-Arden and Meriden are easily accessible.



Tenure
Freehold

Local Authority
Solihull Metropolitan
Borough Council: 0121 704 6000

Council Tax
Band G



Solihull, Kenilworth, Leamington Spa and Stratford-upon-Avon are also nearby. The National Exhibition Centre, Birmingham international airport and railway station, and Coventry and Birmingham city centres are readily accessible. The location is ideal for access to the motorway network, with the M6, M42 and M40 giving access to all parts of the country.

A wide range of state and private schools suit most requirements, including Solihull School, Warwick Prep and Public School and, King's High School for Girls in Warwick, Arden School in Knowle, Bablake and King Henry's in Coventry. Balsall Common School was rated Outstanding by Ofsted.

Solihull town centre has excellent shopping facilities, including the Touchwood Shopping Centre, restaurants, bars, cinema complex and other leisure amenities. Berryfields Farm Shop and restaurant are a short distance from the property. There are golf courses and racing at Warwick and Stratford-upon-Avon.

The property

A porch entrance opens into a welcoming reception hall with stairs rising to the first floor and doors to the principal reception rooms and kitchen/breakfast room. There is a spacious dual-aspect drawing room with wooden effect porcelain tile flooring, a bay window, an exposed ceiling beam and an attractive





inglenook fireplace.

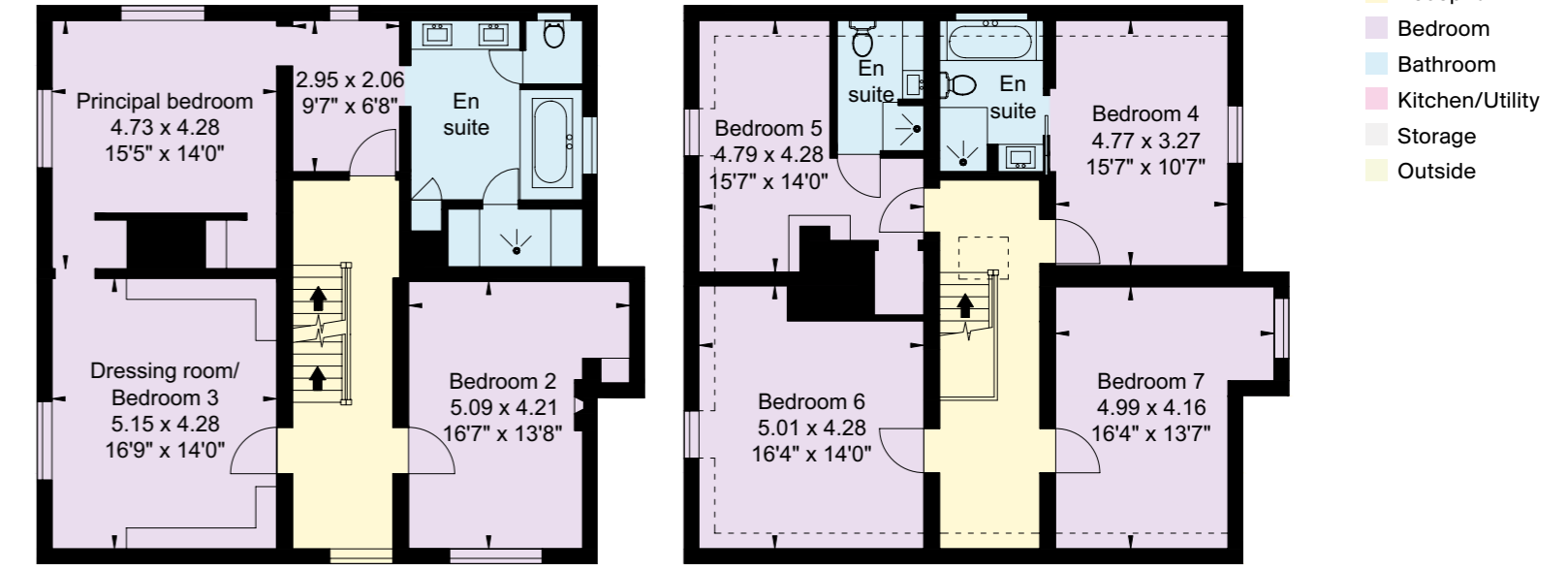
Next to the drawing room is a delightful dual-aspect sitting room with an exposed beam and feature fireplace housing a log burner. Opposite the sitting room is a light and airy dining room, which leads into the beautifully presented and well-appointed Harvey Jones kitchen/breakfast room. There is a range of wall and base units beneath a granite worktop, a five oven AGA, an exposed ceiling beam and timber lintel and a central island with an attractive wooden worktop. Off the kitchen/breakfast room is a useful boot room and cloakroom. There is also a cellar, accessed from the reception hall, and a boiler room and utility/store, accessed from outside.

To the first floor is an enviable principal bedroom suite with a large dressing room with fitted cupboards and a luxurious en suite bathroom with a bath, separate steam shower and twin basins. There is a further bedroom/study on this floor. To the second floor are two en suite bedrooms and two further bedrooms. The current layout was specific to the current owners' requirements. However, the accommodation could easily be reconfigured to incorporate an additional bathroom or bedroom.



Approximate Gross Internal Floor Area
House: 345 sq m (3,715 sq ft)
Outbuilding: 31 sq m (335 sq ft)
Total: 376 sq m (4,050 sq ft)
inc. restricted head height

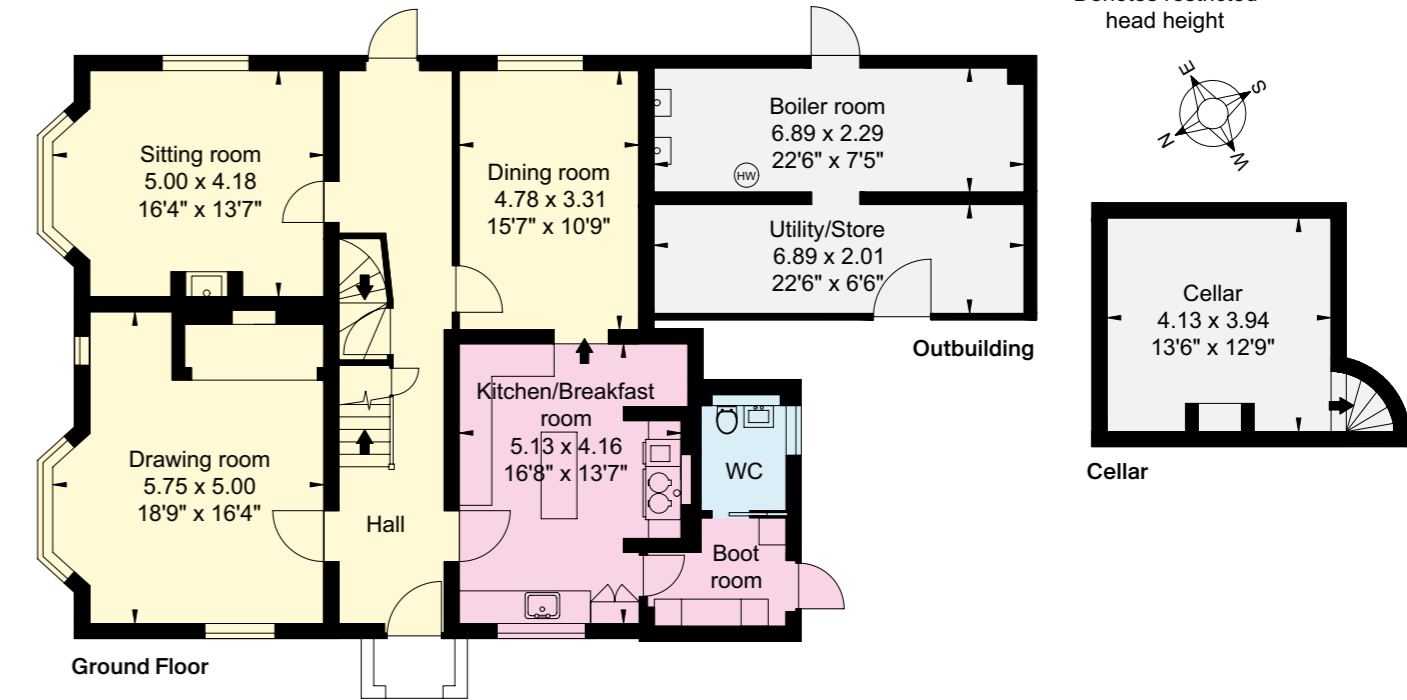
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor

Second Floor

Denotes restricted head height



Ground Floor

Cellar

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



Gardens and grounds

The approach to the house is via a gated gravel driveway leading to a large parking area. The fore gardens are extensive, well-kept, and mainly laid to lawn, flanked by herbaceous borders.

To the rear of the house is an attractive lawned garden with several mature trees and hedging to the boundary. There is a patio area accessed from the rear hallway.

Services

Mains electricity, water and gas are connected to the property. Shared drainage. Underfloor heating to ground floor and all bathrooms.

What3words

///last.turkey.defeat

Viewing



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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.
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Date: 28 March 2024
Our reference: STR012479486

Yew Tree House, Baulk Lane, Berkswell, Coventry, CV7 7BD

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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

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