



Berkswell, Coventry

Carter Jonas

BERKSWELL GRANGE TRUGGIST LANE BERKSWELL COVENTRY CV7 7BX

- Six bedrooms & five reception rooms
- Large kitchen/breakfast room
- Range of outbuildings including garages & stables
- Mature gardens, paddocks & woodland
- No onward chain

DESCRIPTION

The property offers impressive accommodation comprising a large reception hall, with doors to the main principal rooms. Large sitting room with central fireplace, opening into a sun room with doors to outside. Family room with fireplace, snug, and large formal dining room.

Large kitchen breakfast room with a range of cabinets and space for breakfast table. The ground floor accommodation is completed by a utility room, and cloakroom.

The first floor boasts six bedrooms, and three bathrooms.

Outside there are an impressive range of outbuildings, to include two large garages, a single garage, six store rooms, a workshop, and seven stables.

The property has two vehicular entrances, one to the house leading to generous parking to the front of the property. The other leads to the stables.

The house has gardens, and paddocks. In all around 15.6 acres.

A SUBSTANTIAL FAMILY HOME LISTED GRADE II, BERKSWELL GRANGE OFFERS OUTSTANDING ACCOMMODATION, WITH A LARGE RANGE OF OUTBUILDINGS, STABLES AND LAND. EXTENDING TO AROUND 15.6 ACRES.







FURTHER INFORMATION

Private drainage
Mains gas and electricity
Internet & mobile coverage: Further information on availability and speeds can be found at checker.ofcom.org.uk
EPC rating:- D
Council tax:- Band H
Local authority: Solihull Metropolitan Borough Council

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

Directions CV7 7BX

[what3words:/// sounds.avoid.poems](http://what3words.com/sounds.avoid.poems)





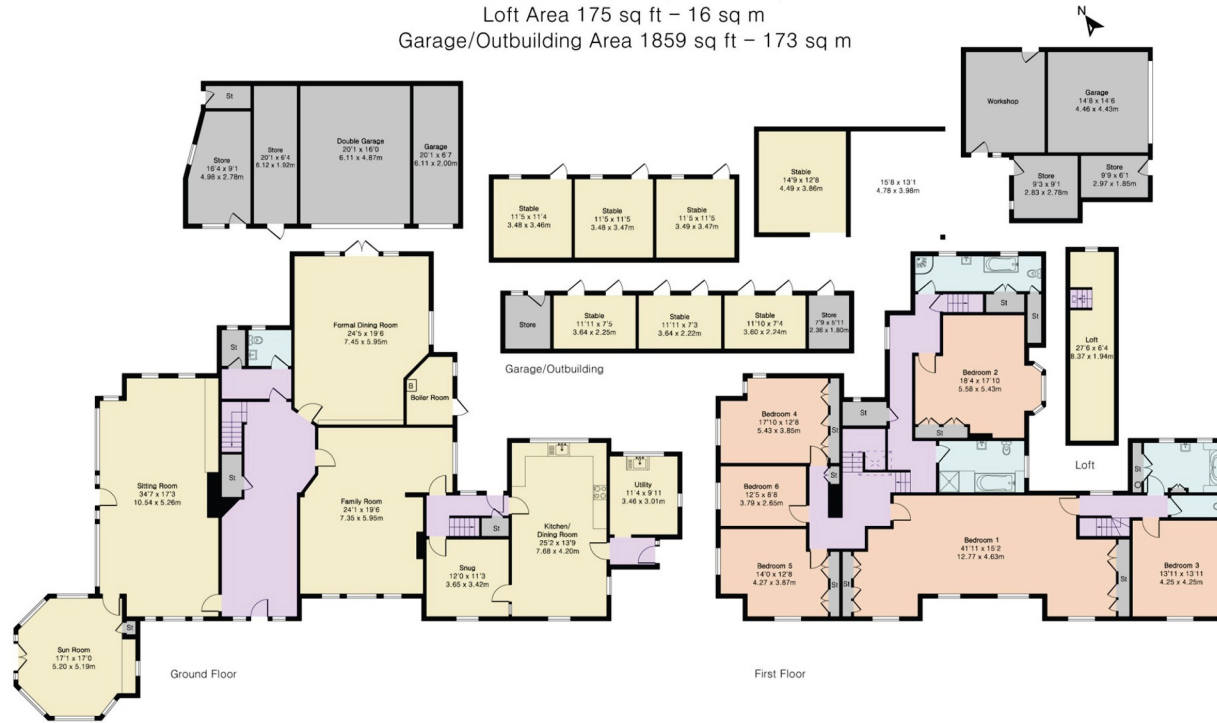
**Approximate Gross Internal Area 5584 sq ft - 519 sq m
(Excluding Garage/Outbuilding)**

Ground Floor Area 3014 sq ft - 280 sq m

First Floor Area 2395 sq ft - 223 sq m

Loft Area 175 sq ft - 16 sq m

Garage/Outbuilding Area 1859 sq ft - 173 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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