

# FIELD HOUSE

HOCKLEY HEATH



Field House, Tithe Barn Lane, Hockley  
Heath, Solihull, B94 5DJ  
£1,450,000



[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)



## OVERVIEW

Field House, is a striking, thoughtfully and substantially extended, generously proportioned and luxuriously appointed, 7 bedroom, 3-storey, detached family country residence, extending to in excess of 5,600 (approx.) square feet over 3 storeys, and enjoying a delightful, semi-rural, situation in the heart of the Warwickshire countryside. In addition to being set within an impressively wide plot with meticulously maintained formal gardens, this most imposing, beautifully presented, home, further benefits from being ideally situated within a short driving distance from the heart of Hockley Heath village, which enjoys a comprehensive array of excellent local shops, amenities and services, in addition to comprehensive travel links. Arguably closer still, is the charming, quintessentially English village of Tanworth-in Arden, which boasts a picturesque village green, the historic 13th Century Church of St Mary Magdalene, the 'Good' Ofsted Rated Tanworth-in Arden CofE Primary School and, of course, The Bell; a 17th Century inn, allegedly frequented by the ghost of the popular singer/songwriter Nick Drake, which is at the heart of village life.

## KEY FEATURES

- In excess of 5,600 (approx.) square feet over 3 storeys
- Reception hall
- Guest cloakroom
- Lounge
- Sitting room
- Cinema room
- Study
- Fully integrated open plan family living / dining kitchen
- Fitted utility
- Gymnasium with guest cloakroom
- Indoor heated swimming pool
- Changing room
- Sauna
- Shower room
- First and second floor landings
- 7 bedrooms
- En-suite bathroom and 2 walk-in wardrobes to the master bedroom
- 3 En-suite shower room
- Family bathroom
- LPG central heating
- Private water supply, drainage and sewerage
- Double glazing
- Integral garaging
- Meticulously maintained private rear gardens having an extensive patio area
- Covered, external hospitality area
- Comprehensive CCTV intruder alarm system with external lighting
- In & out driveway with substantial hardstanding parking for multiple vehicles
- No upward chain

“  
UNIQUE AND  
ELEGANT

Hockley Heath is a delightful, much sought after 'commuter village' which lies astride the A34 Stratford Road, a trunk road connecting Birmingham and Stratford-upon-Avon. This is thought to be an ancient highway that may even have been a track through the Arden forest. Once supporting a farming community, Hockley Heath owes its development to the two communication routes that run through the village: the A34 trunk road, and the Stratford-on-Avon Canal. The original settlement was at Nuthurst ('nut wood') but migrated to Hockley Heath and grew along the Stratford Road. The village has an ancient history - its woods were given by King Offa of Mercia to the Bishop of Worcester in the early part of the 8th century. The ecclesiastical parish of Nuthurst cum Hockley Heath was created in 1878 with the building of the church of St Thomas in 1879. Until the formation of the new parish in 1878, Nuthurst had been a chapelry of the parish of Hampton-in-Arden, with parts in the parishes of Salter Street and Tanworth-in-Arden. In 872 Werfyd, Bishop of Worcester, granted to Eanwulf the King's thane, land at Knuthyrst. After the Norman Conquest the name usually appears as Notehurst. It was Sir William Trussell of Nuthurst who announced to Edward II his deposition from the throne.

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. It is the most affluent town of the West Midlands, and one of the most affluent areas in the UK outside London. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site) and the Grade 1 listed, red sandstone, parish church of St. Alphege, dates from a similar period and is a large and handsome example of English Gothic church architecture, with a traditional spire 168 feet high, making it visible from a great distance. Lying at the heart



of the West Midlands motorway network, Solihull is one of the best-connected towns in the country. Bordered by the M6 and the M40 and split by the M42, which divides the urban centre of the borough from the rural south and east and being linked to European and global markets by Birmingham International Airport. It therefore has significant geographic and infrastructural advantages, being situated 7.5 miles southeast of Birmingham, 18 miles northwest of Warwick and 110 miles northwest of London. The town centre boasts a bustling high street and the enviable shopping and entertainment complex, Touchwood, containing multiple well known retail outlets, a huge variety restaurants and bars and a multi-screen cinema showing the very latest releases. It also enjoys over 1,500 acres of green space including Elmdon, Malvern and Brueton parks, which offer plenty of family recreational facilities and ornamental gardens to walk in, to the wilder Babs Mill Local Nature Reserve with its lake, river, and fishing areas. Additionally, the borough benefits from several outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI 'excellent' rated, aforementioned Solihull School, being one of the most highly respected within the country.



## TENURE

We have been advised that the property is FREEHOLD However, you should check this with your legal advisor before exchanging contracts.

## LOCAL AUTHORITY

Stratford-upon-Avon District Council.  
Council Tax Band G

# FLOOR PLAN



“ OVER 5,600  
SQUARE FEET







## VIEWING ARRANGEMENTS

Simon Burt Privilege  
0121 705 4040



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.