



**DM&Co.**  
YOUR PREMIUM AGENT

**120A OLD STATION ROAD  
HAMPTON-IN-ARDEN  
B92 0HF**

A truly special, beautifully extended, six-bedroom former coach house tucked away in the heart of Hampton-in-Arden. Steeped in history and set behind a private driveway, this impressive 1839-built home offers over 3,600 sq. ft. of character-filled space, five reception rooms, and stunning gardens — the perfect blend of heritage and modern family living.



# 120A OLD STATION ROAD

Discreetly tucked away behind a long private driveway, The Coach House at 120a Old Station Road is a magnificent six-bedroom home offering over 3,600 sq. ft. of versatile living space across three beautifully appointed floors. Steeped in history and thoughtfully extended for modern family life, this is a rare opportunity to own one of Hampton-in-Arden's most unique and characterful residences.

Built circa 1900, as part of the Birmingham and Derby Junction Railway, this former coach house retains a sense of grandeur and presence. Its past is reflected in architectural touches throughout, yet the interiors have been thoughtfully adapted with comfort and contemporary living in mind.





Set well back from the road, the home is approached via a long, private driveway offering ample parking and a double garage. Inside, the living spaces are both generous and flexible. Five reception rooms provide a wealth of space for everyday family life, entertaining, or quiet moments of retreat.

At the heart of the home is a striking open-plan breakfast kitchen, featuring exposed oak beams, Aga and a characterful spiral staircase that leads to a mezzanine floor — currently used as a gym, but equally ideal as a home office or playroom. The ground floor also offers a spacious lounge with beautiful Coalbrookdale cast iron fireplace, formal dual aspect dining room, snug with log burner and a dedicated study.







Upstairs, the principal suite features a walk-in dressing room and spacious en-suite. Two further double bedrooms and a family bathroom complete the first floor, while the top floor comprises of three more double bedrooms and an additional high-spec, recently re-fitted shower room — making the home exceptionally well-suited for larger families or guests.

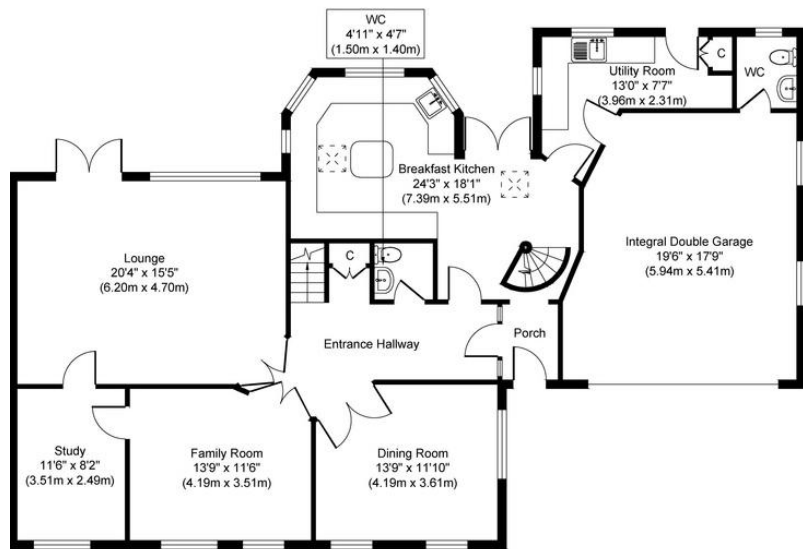




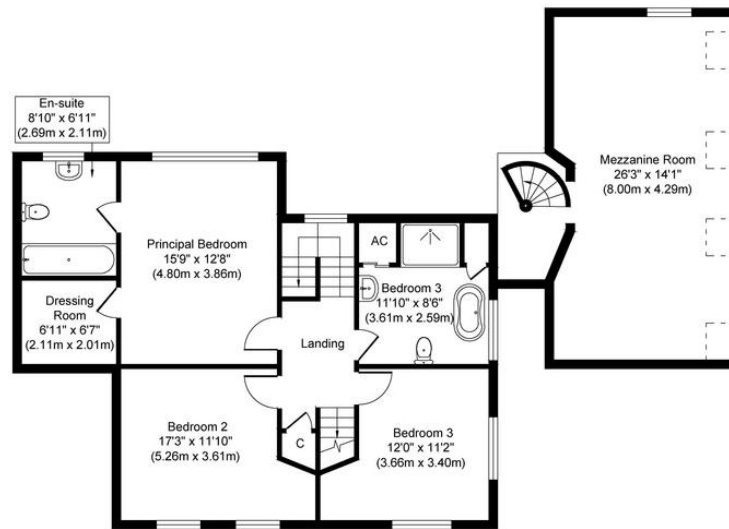


Outside, the landscaped rear garden is a peaceful sanctuary. Mature trees, formal planting and a generous decked terrace create the perfect setting for entertaining or simply enjoying the serenity of the surroundings.

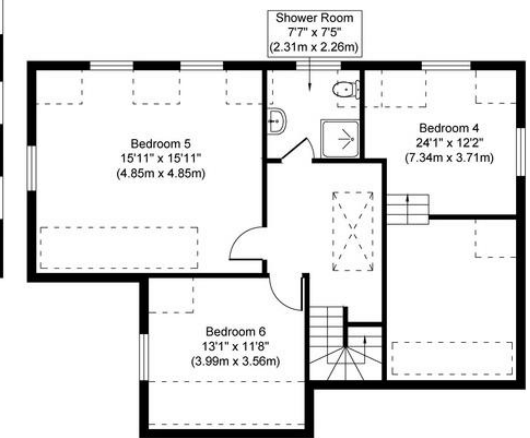




**Ground Floor**  
Approximate Floor Area  
1644 sq. ft  
(152.77 sq. m)



**First Floor**  
Approximate Floor Area  
1208 sq. ft  
(112.26 sq. m)



**Second Floor**  
Approximate Floor Area  
830 sq. ft  
(77.12 sq. m)

| Energy Efficiency Rating                    |   | Current                    | Potential                                                                           |
|---------------------------------------------|---|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                            |                                                                                     |
| (92+)                                       | A |                            |                                                                                     |
| (81-91)                                     | B |                            |                                                                                     |
| (69-80)                                     | C |                            |                                                                                     |
| (55-68)                                     | D |                            |                                                                                     |
| (39-54)                                     | E |                            |                                                                                     |
| (21-38)                                     | F |                            |                                                                                     |
| (1-20)                                      | G |                            |                                                                                     |
| Not energy efficient - higher running costs |   |                            |                                                                                     |
|                                             |   | 70                         | 78                                                                                  |
| England & Wales                             |   | EU Directive<br>2002/91/EC |  |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## FEATURES

- Historic former coach house circa 1900
- Sympathetically extended to over 3,600 sq. ft.
- Five reception rooms
- Striking open-plan breakfast kitchen with exposed oak beams and spiral staircase
- Mezzanine floor — ideal as a gym, playroom or home office
- Six spacious bedrooms
- Generous principal suite with dressing room with en-suite
- Privately positioned behind a long driveway with ample parking and double garage
- Beautifully landscaped rear garden with decked terrace

**SIZE** Total - 3,682 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – F**

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

| Type      | Max download speed | Max upload speed |
|-----------|--------------------|------------------|
| Standard  | 16 Mbps            | 1 Mbps           |
| Superfast | 53 Mbps            | 8Mbps            |

**Network in the area:** OpenReach

## MOBILE

**Network in the area:** EE, Three, 02, Vodafone

## PARKING

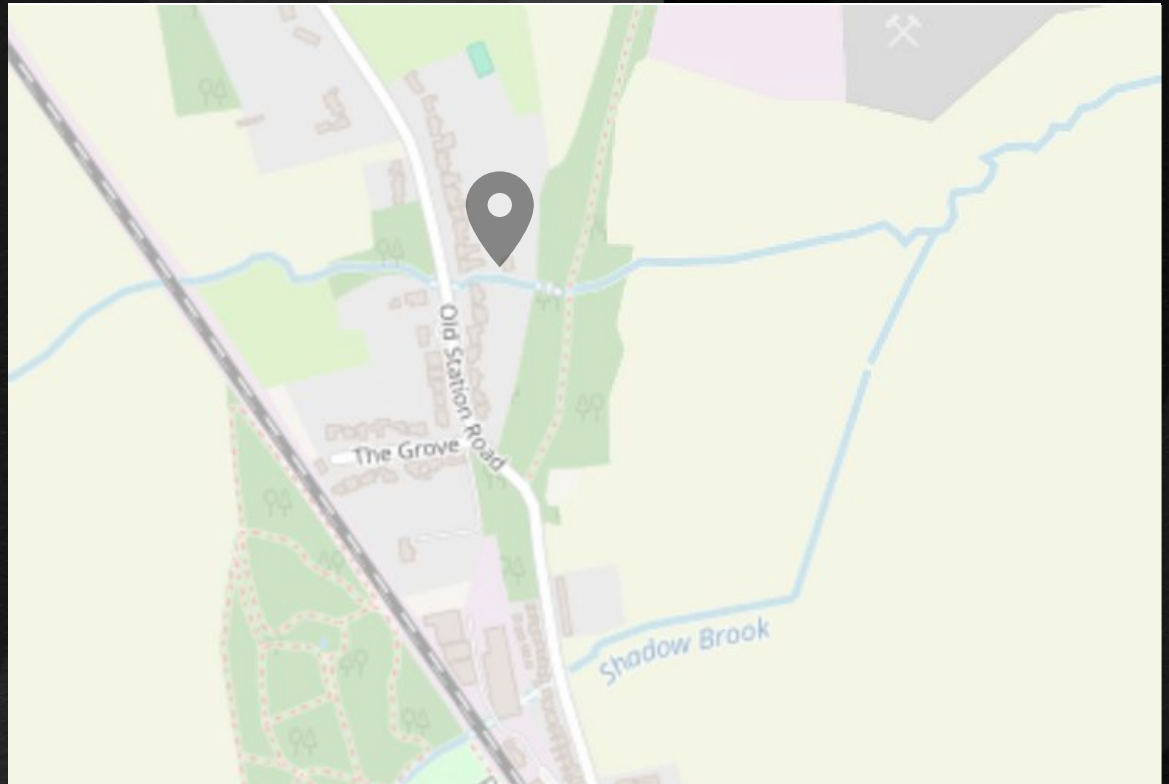
Driveway Parking & Double Garage

## FLOOD RISK

No Risk

## COVENANTS

N/A



## LOCATION

Hampton-in-Arden is a picturesque village rich in charm and community spirit. It offers an excellent array of local amenities including independent shops, an historic Norman church, well-regarded pubs, a doctor's surgery, and a railway station providing easy access to Birmingham and London. Surrounded by open countryside, the village is just four miles from Solihull town centre, with nearby access to the M42 and national motorway network, as well as neighbouring villages such as Knowle, Barston, and Meriden.

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

*DM&Co.*

**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

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

[premium@dmandcohomes.co.uk](mailto:premium@dmandcohomes.co.uk)