



Norton Green Lane, Knowle

Guide Price £3,250,000

xact
EXCLUSIVE

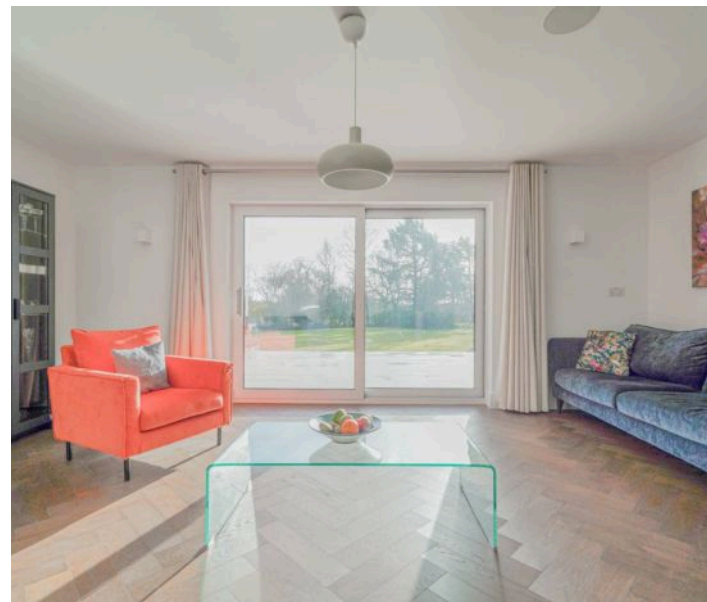
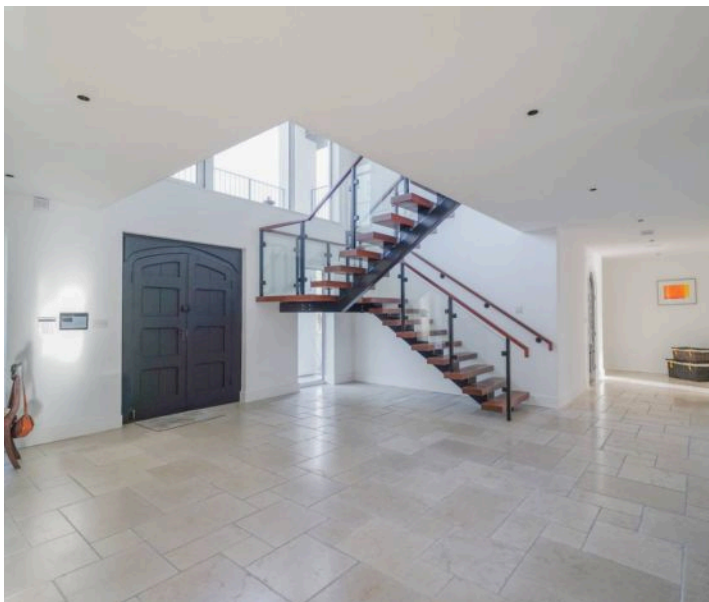




PROPERTY OVERVIEW

Introducing a once in a lifetime opportunity to purchase a stunning property located on one of the most desirable roads in the area. Offering 5 / 6 bedrooms with huge versatility this property is perfectly suited to multi-generational living or those hosting visitors / those returning from university. The beautiful country home consists of a detached residence, annexe and studio was build complete in 2023 and is offered to the market with the benefit of no upward chain. Nestled within a highly sought-after and private location of Knowle and offering a tranquil and secluded living experience the property truly requires internal and external inspection to be fully appreciated.

Situated on an impressive plot of manicured gardens extending to approx. 2.1 acres, this individually designed contemporary property is surrounded by green belt fields to the rear, which offer a further 4.7 acres included within the purchase which would be ideal for those searching for equestrian facilities, smallholding or simply enjoying the outstanding vista. The property boasts amazing attention to detail throughout, provides a picturesque backdrop from every angle of the house, with no expense spared in its specification, construction and finishes.

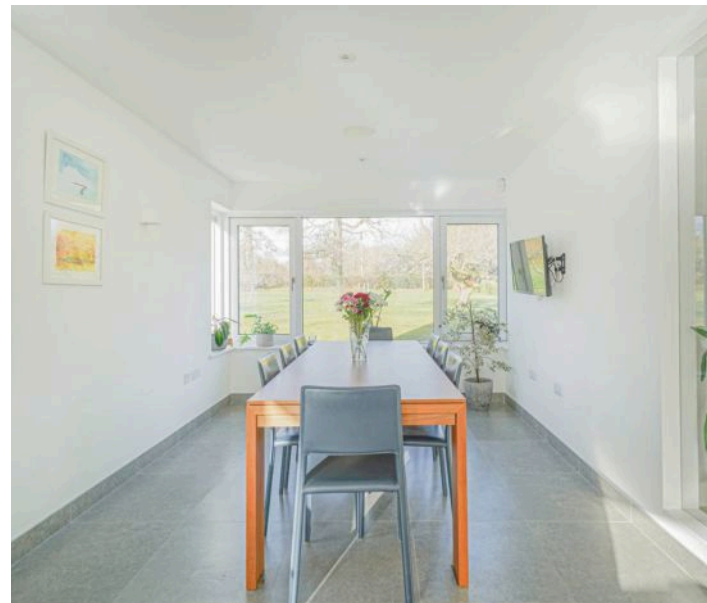




In addition, the property benefits from the ability to add further reception rooms / living accommodation via permitted development rights.

Upon arrival at Cryers Oak, you are greeted by an electric gated entrance leading to a large sweeping driveway providing parking for at least 10 vehicles, which also leads to a detached oak framed triple garage / carport.

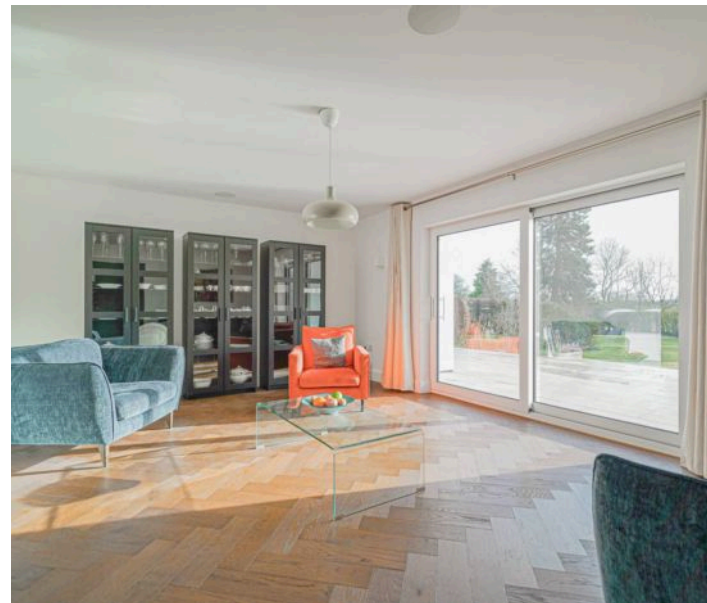
Step inside the main residence and be instantly captivated by the outstanding attention to detail showcased by the breathtaking entrance hallway which boasts a vaulted ceiling with full height glass windows, balcony and a bespoke staircase. The hallway provides a superb facility to host parties / guests for drinks and frame the Christmas tree as a seasonal feature. All living areas are flooded with natural light, thanks to the floor-to-ceiling and bespoke windows and doors that seamlessly connect the indoors with the outdoors. A particular feature of the property is the outstanding views available from all rooms and all aspects.





The heart of the home is the large L-shaped breakfast kitchen which offers space and versatility to suit every lifestyle whether utilising as a dining or family area. The Siematic kitchen features sleek appliances, including Quooker tap, Miele ovens and a Bora electric and gas induction hob with integrated extractor. The kitchen is finished with stunning Silestone work surfaces. To the front of the kitchen is a breakfast room to accommodate a table and 8 chairs perfect for relaxing and taking advantage of the views via corner windows and sliding doors leading to the outside patio area.

The open-plan downstairs layout allows for seamless entertaining. With the sitting room / family room immediately located off the breakfast kitchen the property offers a separate dining space for more formal occasions / entertaining if desired. A further L shaped reception room is currently used as a living room with feature log burner, and affords triple aspect views to the front, rear and side of the property. Additional features of this remarkable ground floor design include underfloor heating to all floors, a separate comms room, separate utility room, downstairs wc and a large coat/sport equipment room for added convenience.



Moving upstairs, the property continues to impress with four double bedrooms, each accompanied by its own luxurious ensuite, ensuring total comfort and privacy for all residents.



The principal suite is a true sanctuary, boasting a stunning balcony, electric curtains to the full height glass windows which overlook the surrounding countryside and a walk in wardrobe and large luxury ensuite. This room offers the perfect space for relaxation and taking in the breathtaking views. In addition, there are two enormous loft spaces, which could easily be converted to additional bedrooms and a cinema room if required, as they are boarded with lighting and have integrated loft ladders.

In addition to the main residence, the property also features a large self-contained studio apartment with a large bedroom, open plan living /kitchen space and separate bathroom, offering huge versatility to be used as a granny annexe, teenage suite or for those looking to generate additional through services like Airbnb. The studio comprises a large open-plan kitchen and living area, a double bedroom, and a separate bathroom. Again, the Studio has been finished to the highest specification and includes underfloor heating throughout.

Furthermore, this exceptional property includes a further separate annexe which includes a large office above providing ample space for at least two people to work from and below is a versatile space designed as a gym but likewise could easily be used as further accommodation as it contains a kitchen and shower room. The annexe is ideal for those who wish to work privately from home or even run a small business.





Externally, the property is surrounded by private landscaped gardens that beautifully frame the residence, creating a serene oasis for outdoor living and entertaining. Included within the grounds is a Services House containing 3 phase electricity, meters and distribution panel plus provides additional storage facilities. Within the gardens remarkable design and proving the outstanding attention to detail is a heated greenhouse with raised beds to the front, gardeners double stable with toilet and kitchen facilities, all of which benefit from breathtaking views over green belt fields.

Do not miss your chance to make this exceptional residence your home. Contact Xact Homes on 01564 777284 to arrange a private viewing.

- Outstanding Opportunity To Purchase A Stunning Detached Residence Built In 2023
- Set In 7 acres Of Land, Including Detached Studio, Separate Gym With Office Above
- Offered To The Market With No Upward Chain
- Four Double Bedrooms With Four Bathrooms To Main Residence With A Further Two Bedrooms And Bathrooms In Annexe And Studio Apartment
- Fabulous Entrance Hallway With Vaulted Ceiling & Bespoke Staircase
- Oak Framed Double Garage With Car Port
- Set Behind Electric Gated Entrance & Large Sweeping Driveway
- Outstanding Views To Green Belt Fields To The Front & Rear
- Private Landscaped Gardens Surrounding The Property



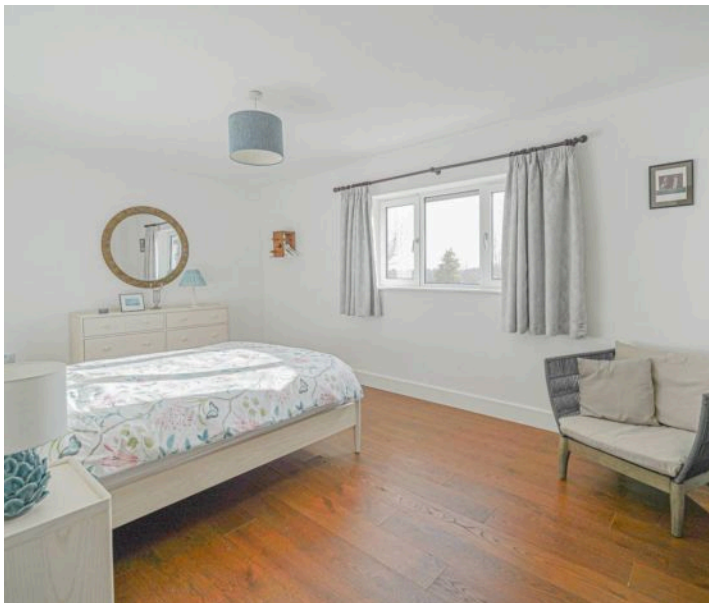


PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: H

Tenure: Freehold





HOUSE

ENTRANCE HALL

CLOAKROOM

6' 2" x 5' 7" (1.88m x 1.70m)

WC

5' 7" x 5' 0" (1.70m x 1.52m)

LIVING ROOM

30' 3" x 27' 7" (9.22m x 8.41m)

DINING ROOM

18' 10" x 13' 10" (5.74m x 4.22m)

'L' SHAPED BREAKFAST KITCHEN & FAMILY ROOM

BREAKFAST KITCHEN

18' 7" x 13' 4" (5.66m x 4.06m)

BREAKFAST ROOM

16' 3" x 9' 11" (4.95m x 3.02m)

PANTRY

5' 1" x 2' 11" (1.55m x 0.89m)

UTILITY ROOM

10' 6" x 8' 2" (3.20m x 2.49m)

PLANT ROOM

7' 3" x 4' 0" (2.21m x 1.22m)

STORE

7' 3" x 3' 11" (2.21m x 1.19m)





FIRST FLOOR

BALCONY OFF LANDING

17' 8" x 4' 6" (5.38m x 1.37m)

PRINCIPAL BEDROOM

30' 10" x 13' 11" (9.40m x 4.24m)

BALCONY

17' 8" x 4' 6" (5.38m x 1.37m)

WALK IN WARDROBE

9' 5" x 4' 11" (2.87m x 1.50m)

ENSUITE

12' 0" x 8' 4" (3.66m x 2.54m)

BEDROOM TWO

18' 11" x 12' 0" (5.77m x 3.66m)

ENSUITE

9' 7" x 7' 2" (2.92m x 2.18m)

BEDROOM THREE

22' 1" x 15' 11" (6.73m x 4.85m)

ENSUITE

9' 2" x 7' 7" (2.79m x 2.31m)

BEDROOM FOUR

17' 5" x 11' 3" (5.31m x 3.43m)

ENSUITE

10' 1" x 9' 11" (3.07m x 3.02m)

TOTAL SQUARE FOOTAGE

380.1 sq.m (4091 sq.ft) approx.





OUTSIDE THE PROPERTY

STUDIO

OPEN PLAN KITCHEN & LIVING AREA

LIVING AREA

19' 11" x 14' 2" (6.07m x 4.32m)

KITCHEN

13' 11" x 12' 3" (4.24m x 3.73m)

BEDROOM

19' 11" x 13' 4" (6.07m x 4.06m)

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

GYM/GAMES ROOM & OFFICE

GYM

18' 0" x 10' 0" (5.49m x 3.05m)

COLD STORE

GAMES ROOM

18' 0" x 11' 8" (5.49m x 3.56m)

SAUNA

SHOWER ROOM

7' 9" x 4' 0" (2.36m x 1.22m)

FIRST FLOOR

OFFICE

18' 8" x 11' 8" (5.69m x 3.56m)





PRIVATE LANDSCAPED GARDENS

DOUBLE GARAGE

20' 11" x 19' 0" (6.38m x 5.79m)

CARPORT

18' 3" x 10' 1" (5.56m x 3.07m)

LOG STORE

ITEMS INCLUDED IN THE SALE

Miele integrated oven, Bora integrated hob, Bora extractor, Miele microwave, Miele fridge, Miele dishwasher, all carpets, curtains, blinds and light fittings, underfloor heating, garden shed, greenhouse, CCTV and car charging point (installed 2023).

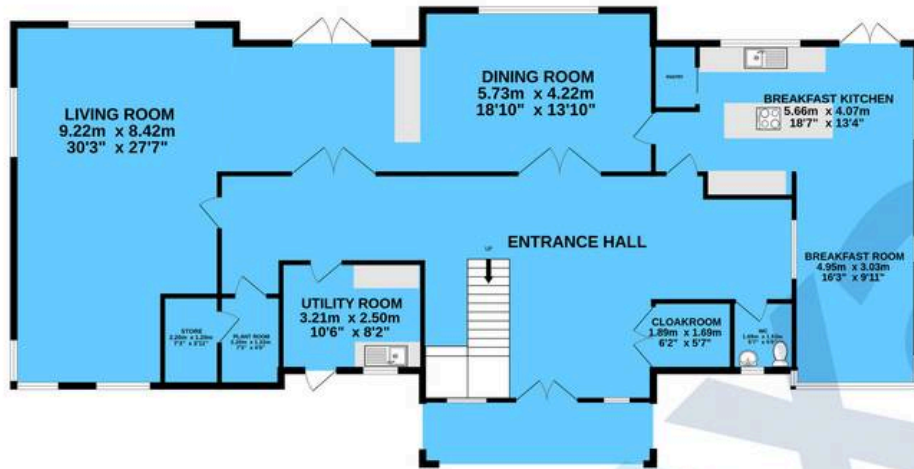
ADDITIONAL INFORMATION

Services - LPG (Flogas), mains electricity and sewage plants. Broadband - BT Loft space - boarded with ladder and lighting.

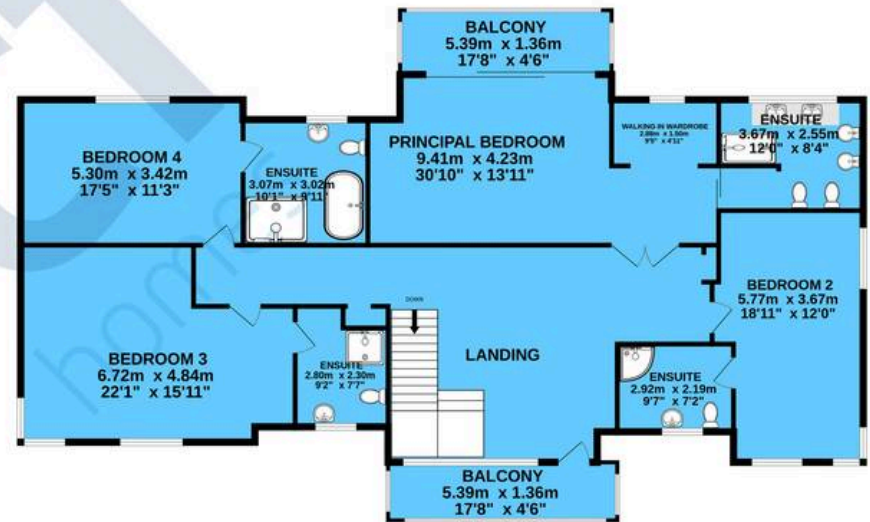
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR
202.4 sq.m. (2178 sq.ft.) approx.



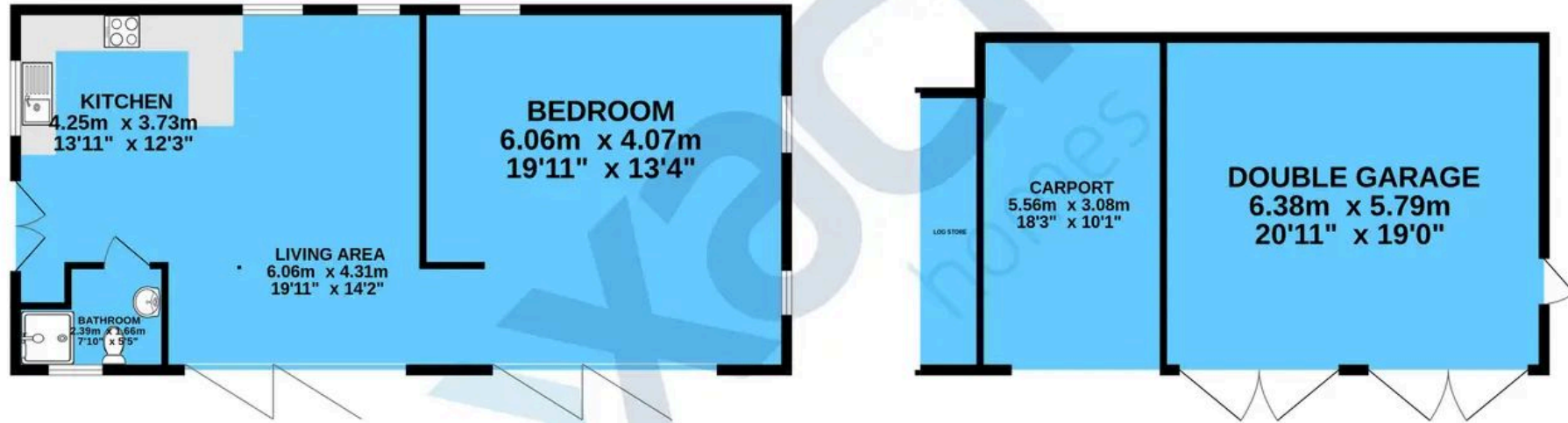
1ST FLOOR
177.7 sq.m. (1913 sq.ft.) approx.



TOTAL FLOOR AREA : 380.1 sq.m. (4091 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

STUDIO & DOUBLE GARAGE



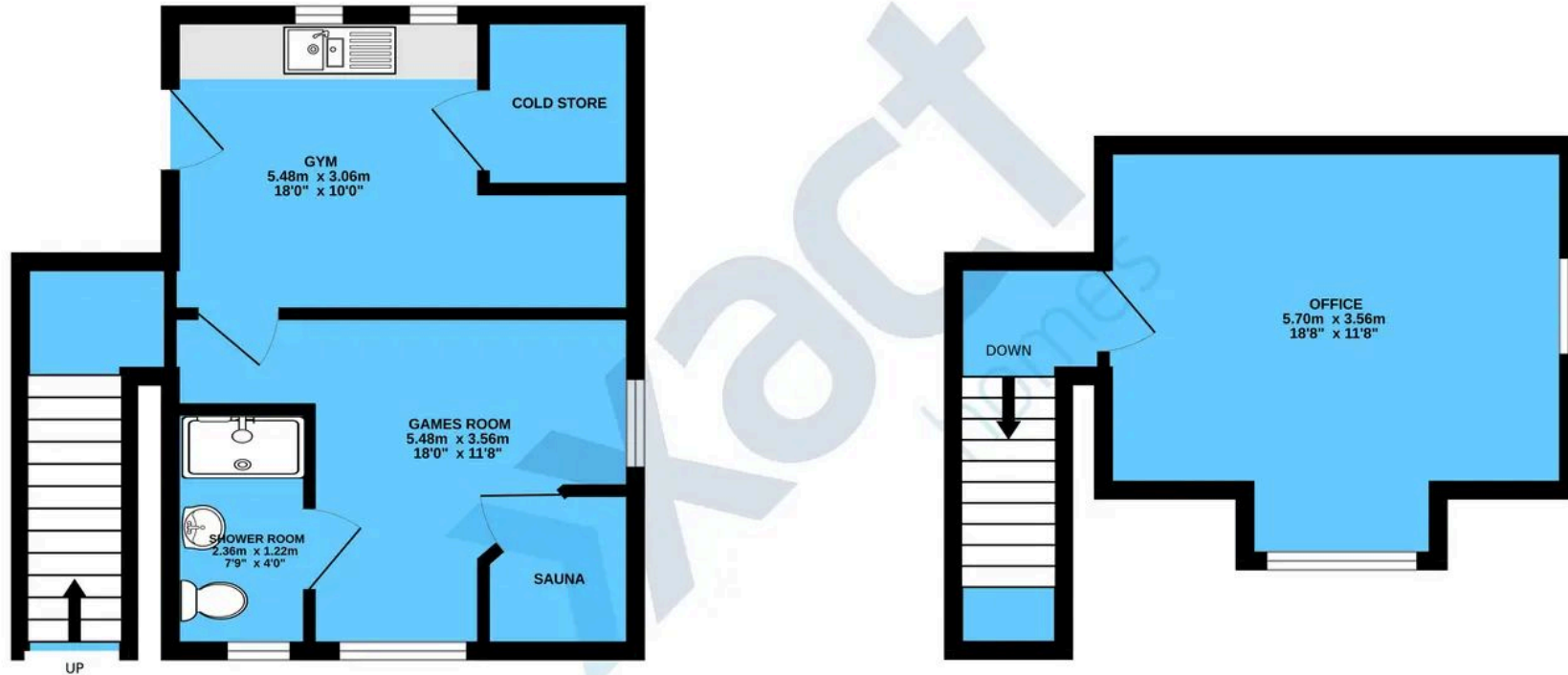
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

GYM/GAMES ROOM

OFFICE



TOTAL FLOOR AREA : 50.9 sq.m. (548 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

xact
EXCLUSIVE

