



Malthouse Lane, Earlswood

Guide Price £1,350,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled within a secure gated area in a serene semi-rural setting, this large four-bedroom detached house presents a unique opportunity. Boasting substantial living accommodation set in approximately 1.75 acres, with the possibility to negotiate for additional land, this property offers a perfect balance of modern convenience and rural tranquillity. Beyond the secure gated entrance, a long sweeping driveway welcomes you to the property. The large modern fitted kitchen/diner, complete with integrated appliances, forms the heart of the home and is sure to delight even the most discerning chef. The kitchen benefits from a dual aspect ensuring to make the most of the semi rural views. The property's design maximises natural light and panoramic views, with many dual aspect rooms providing an abundance of sunlight throughout the day. The large principal suite is a luxurious retreat, offering a private sanctuary. Complete with a lavish en suite bathroom, this bedroom provides a sumptuous space for relaxation. In addition to the principal suite, there are three generously proportioned bedrooms, each offering ample space being large double bedrooms. All bedrooms also benefit from fitted wardrobes.



At the rear of the property there is a large westerly facing garden with ample patio area to enjoy the semi rural views. A further circa 2.4 acres behind the property bordering small lane is available via further negotiation.

PROPERTY LOCATION

Earlswood is a small village in Warwickshire within the Tamworth In Arden Ward of Stratford Upon Avon District. It is surrounded by farm and woodland and the Stratford Upon Avon canal runs through it. It gives its name to Earlswood Lakes as well as the Earlswood railway station. The village has three local pubs, a village shop and post office and has easy access to Earlswood Lakes and Clowes Wood for walks. The local train station to Stratford Upon Avon or Birmingham city centre is a short walk away and the doctors surgery includes dispensary, minor surgery and general well being. The village of Earlswood is just five miles from Solihull town centre and the M42 motorway is just ten minutes away by car.

Apart from the village shop, Earlswood is close to Becketts farm shop and shops at Dickens Heath with the Sears retail park just a short drive away, and there are two local primary schools in the area with a good selection of Private and State senior schools in Solihull and Knowle.

Council Tax band: G

Tenure: Freehold





- Secure Gated Property In Semi-Rural Location
- Large Four Bedroom Detached House
- Modern Fitted Kitchen/Diner
- Integrated appliances
- Circa 1.75 Acres
- Large Principal Suite With Luxury En Suite
- Additional Land Negotiable
- Four Large Reception Rooms
- Long Sweeping Driveway
- Many Dual Aspect Rooms

PORCH

HALLWAY

WC

CLOAKROOM

SNUG

17' 9" x 13' 7" (5.41m x 4.14m)

DINING ROOM

17' 9" x 12' 8" (5.41m x 3.86m)

LOUNGE

18' 4" x 17' 9" (5.59m x 5.41m)

OFFICE

14' 1" x 11' 10" (4.29m x 3.61m)

KITCHEN/DINER

21' 4" x 11' 6" (6.50m x 3.51m)

UTILITY ROOM

10' 10" x 8' 2" (3.30m x 2.49m)



FIRST FLOOR

PRINCIPAL SUITE

30' 10" x 18' 4" (9.40m x 5.59m)

ENSUITE

11' 4" x 10' 6" (3.45m x 3.20m)

BEDROOM TWO

13' 7" x 12' 0" (4.14m x 3.66m)

BEDROOM THREE

13' 7" x 11' 6" (4.14m x 3.51m)

BEDROOM FOUR

14' 5" x 8' 0" (4.39m x 2.44m)

BATHROOM

11' 4" x 10' 4" (3.45m x 3.15m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

236 sq.m (2540 sq.ft) approx.



OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 8" x 14' 5" (5.69m x 4.39m)

GARDEN & PATIO AREA

ITEMS INCLUDED IN THE SALE

Two Neff warming drawers, two integrated Neff ovens, integrated hob, extractor, microwave, fridge/freezer, two slim wine coolers, dishwasher, washing machine, all carpets and light fittings, fitted wardrobes in four bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

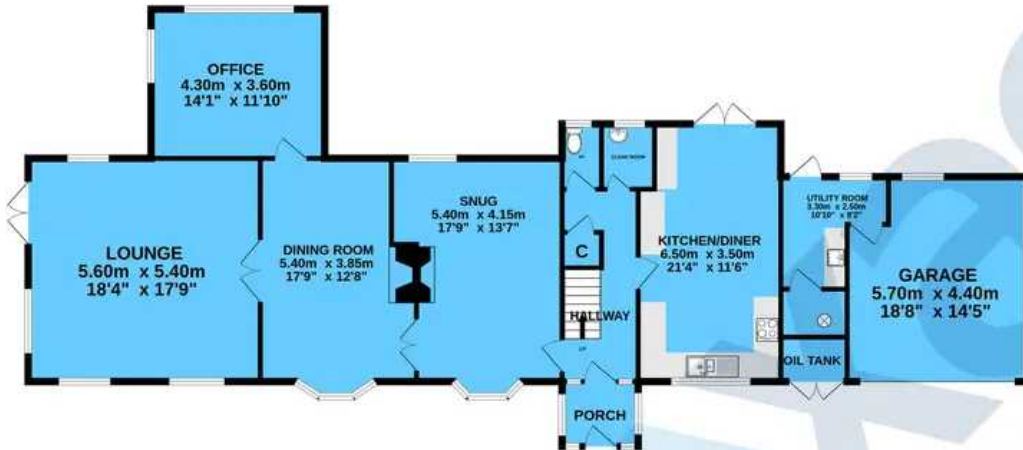
Services - water meter, oil, mains electricity and septic tank. Broadband - BT. Loft space - three areas each with ladders.

MONEY LAUNDERING REGULATIONS

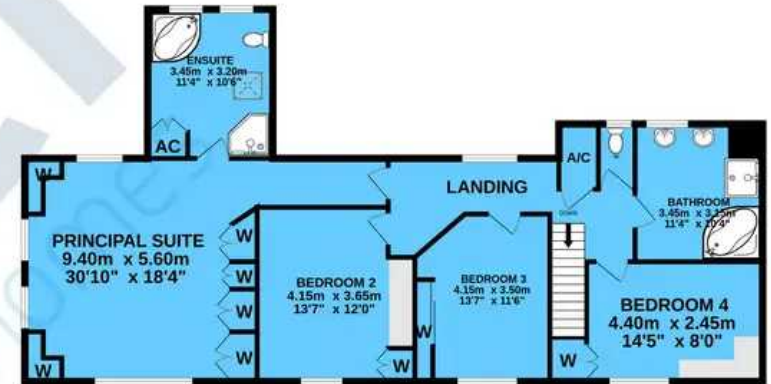
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 236.0 sq.m. (2540 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.

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