



# Rotherhams Oak Lane, Hockley Heath

Guide Price £2,500,000

**xact**  
EXCLUSIVE





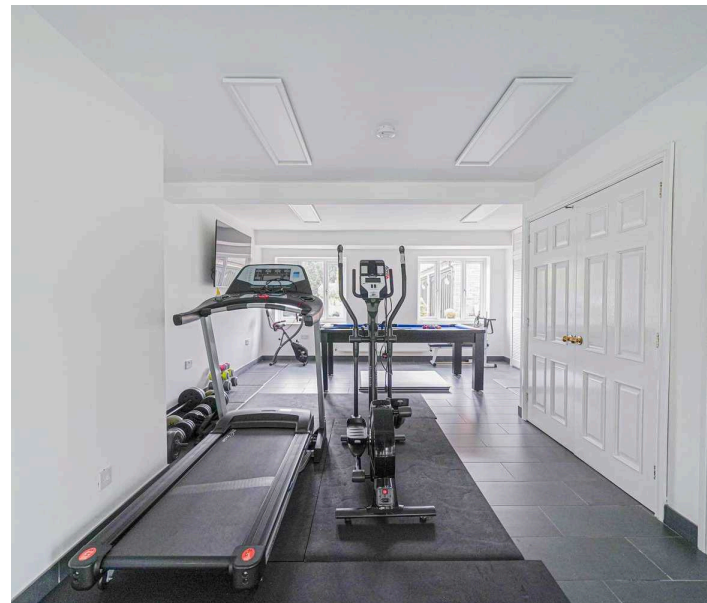
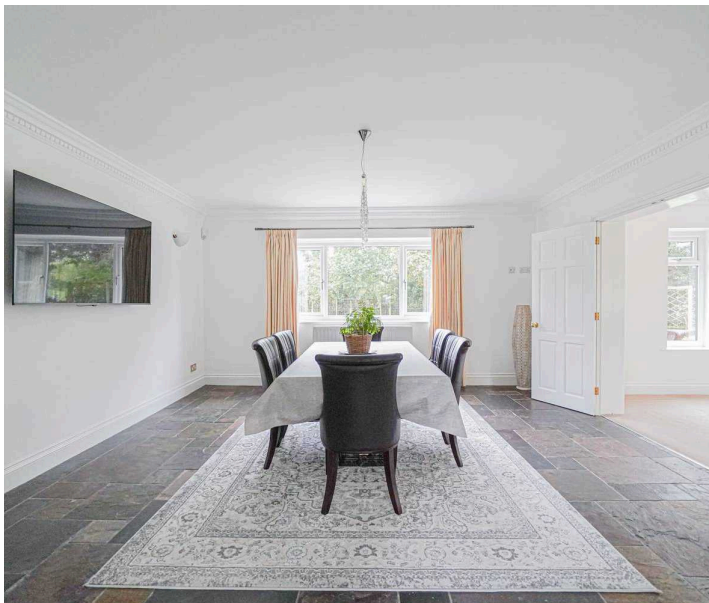
## PROPERTY OVERVIEW

Introducing an extraordinary country home, this remarkable property encompasses the essence of luxury living within a discrete location. Set behind a private stoned and gated driveway, flanked by extensive lawned areas and nestled within over 11 acres of meticulously maintained grounds, this distinguished residence offers a lifestyle of unparalleled elegance and exclusivity. The main residence, has been extensively modernised and improved by the present owners and boasts a grand entrance hall that sets the tone for the interiors that lie within. Secluded within this estate are seven bedrooms and four bathrooms, including a self-contained annexe, providing ample space for multi-generational living or the flexibility to work from home effortlessly. The expansive layout unfolds gracefully with three reception rooms, including a large triple aspect living room with feature fireplace, separate dining room and family room / conservatory located off the large open-plan breakfast kitchen. In addition, the ground floor contains a a guest cloakroom off the entrance hallway, a spacious utility/boot room also with its own guest cloakroom and a separate spice kitchen and laundry facilities.





To the first floor, the property provides versatility for either a large family, multi generational family or simply those seeking a separate annexe for office space. The principal suite indulges with a generous walk-in dressing room and a sumptuous ensuite bathroom. Six additional bedrooms and four bathrooms provide unparalleled comfort and privacy for residents and guests alike. A prominent feature of this estate is the outstanding leisure complex, complete with a luxurious swimming pool with sliding glass doors opening onto the rear garden, gymnasium and wet room, offering a sanctuary for relaxation and recreation. Further enhancing the allure of this property is a four-car garage and the potential to extend above, subject to planning permission, satisfying the desires of any discerning buyer. The allure of this magnificent estate extends beyond the confines of the main residence, with formal gardens spanning 4.1 acres and an additional 7 acres of adjoining land enveloping the property. Elegantly crafted and thoughtfully designed, this country home epitomises private and luxury living at its finest. Having been meticulously improved and maintained by the present owners, internal inspection is highly recommended to fully appreciate the space and specification of this unparalleled residence, where every detail has been thoughtfully considered to create a harmonious blend of sophistication and comfort.





#### PROPERTY LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

Council Tax band: H

Tenure: Freehold



- Stunning Country Home Set Within Formal Gardens And Grounds Extending To Over 11 Acres
- Located Behind A Long Private Gated Stoned Driveway With Extensive Lawned Gardens
- Consisting Of Main Residence Plus Annexe Providing A Total Of Seven Bedrooms And Four Bathrooms
- Offering Superb Versatility For Those With Multi-Generational Living Requirements Or Those Wishing To Work From Home
- Imposing Entrance Hallway Leading To Three Reception Rooms, Large Open Plan and Updated Breakfast Kitchen
- Large Utility / Boot Room With Separate Spice Kitchen And Laundry
- Outstanding Leisure Complex With Swimming Pool, Gym And Wet Room
- Formal Gardens Extending To 4.1 Acres Plus Additional 7 Acres Of Adjoining Land With Its Own Private & Secure Entrance
- Four Car Garage Plus Superb Potential To Extend Above Subject To Planning Permission
- Principal Suite With Large Walk In Dressing Room And Luxury Ensuite, With Six Further Bedrooms And Three Bathrooms



**ENTRANCE HALL**

**CLOAKROOM**

**LIVING ROOM**

29' 2" x 23' 7" (8.89m x 7.19m)

**DINING ROOM**

15' 9" x 15' 3" (4.80m x 4.65m)

**BREAKFAST KITCHEN**

24' 11" x 24' 11" (7.59m x 7.59m)

**FAMILY ROOM/CONSERVATORY**

12' 10" x 12' 4" (3.91m x 3.76m)

**WC**

**BOOT ROOM**

14' 9" x 10' 5" (4.50m x 3.18m)

**SPICE KITCHEN**

13' 8" x 8' 10" (4.17m x 2.69m)

**POOL ROOM**

40' 8" x 22' 6" (12.40m x 6.86m)

**WET ROOM**

11' 7" x 5' 1" (3.53m x 1.55m)

**GYM**

21' 11" x 17' 6" (6.68m x 5.33m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

17' 2" x 17' 1" (5.23m x 5.21m)

### DRESSING ROOM

### ENSUITE

### BEDROOM TWO

15' 9" x 15' 2" (4.80m x 4.62m)

### ENSUITE

### BEDROOM THREE

17' 6" x 12' 3" (5.33m x 3.73m)

### BATHROOM

### STUDY

12' 4" x 9' 5" (3.76m x 2.87m)

### BEDROOM FOUR

13' 9" x 12' 11" (4.19m x 3.94m)

### KITCHEN WITH INTEGRATED FRIDGE

13' 5" x 9' 3" (4.09m x 2.82m)

### BEDROOM FIVE

16' 5" x 9' 9" (5.00m x 2.97m)

### SHOWER ROOM

### BEDROOM SIX

10' 10" x 7' 5" (3.30m x 2.26m)

### BEDROOM SEVEN

16' 5" x 12' 1" (5.00m x 3.68m)

### TOTAL SQUARE FOOTAGE

566 sq.m (6092 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **FORMAL GARDENS**

### **FOUR CAR GARAGE**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

Neff integrated ovens, Neff & Bosch integrated hobs, Neff & Bosch extractor, Zanussi fridge/freezers, AEG dishwasher, all carpets, some curtains and light fittings, electric garage door and fitted wardrobes in three bedrooms

### **ADDITIONAL INFORMATION**

Services - Oil, LPG, mains electricity, septic tank and fresh water bore hole. Broadband - BT - fibre optic (ultrafast fibre optic 1800 Mbps) Loft space - part boarded with ladder and lighting.

### **INFORMATION FOR POTENTIAL BUYERS**

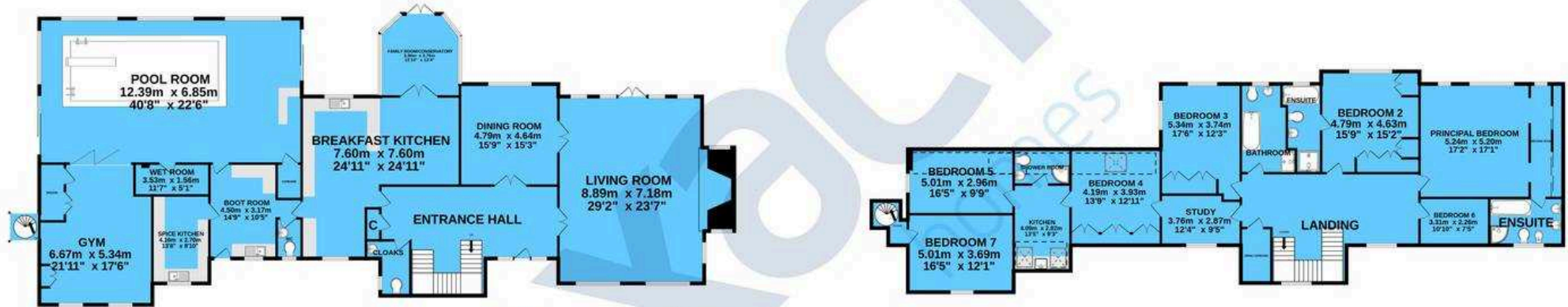
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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

1ST FLOOR



TOTAL FLOOR AREA : 566.0 sq.m. (6092 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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