



Finwood Road, Rowington

Guide Price £1,950,000

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PROPERTY OVERVIEW

Introducing an exceptional country home, meticulously extended and modernised to the highest standard, this distinguished property radiates sophistication and elegance. Nestled within meticulously manicured gardens and sprawling grounds that extend to circa 1.5 acres, this residence offers a harmonious blend of luxury and tranquillity. Upon arrival, a private gated entrance welcomes you, leading to a sweeping gravel driveway that provides ample parking and access to a double garage, ensuring both convenience and security. The grandeur of this property is immediately evident as you step into the imposing entrance hallway with limestone tiled flooring, granting access to all ground floor accommodations. The dual aspect living room bathes in natural light, while the stunning open plan kitchen/diner, further complemented by a sitting room, gym, and study, presents a flawless fusion of modernity and classical charm. Embodying both functionality and style, this home is the epitome of contemporary living. A particular feature is the central fireplace and diving wall between the kitchen and sitting room which features an integrated wood burner providing a stunning feature whilst entertaining. Conveniently located off the kitchen is a utility and boot room.



Ascending to the first floor, four generously sized double bedrooms await. The principal bedroom exudes opulence with extensive fitted wardrobes and a large luxury ensuite, offering a private sanctuary for rest and relaxation. Bedroom two boasts its own ensuite, while the remaining bedrooms are serviced by a luxurious family bathroom, ensuring comfort and convenience for all occupants. Stepping outside, the landscape gardens and grounds captivate with their immaculate beauty. A Breeze House beckons for al fresco dining, providing a picturesque setting with views stretching out over open fields, ideal for entertaining guests or unwinding in the embrace of nature. Nestled in the sought-after village of Rowington, this property offers a secluded haven of privacy, where peace and tranquillity abound. Imbued with charm and elegance, this exceptional country home presents a rare opportunity to indulge in a lifestyle defined by luxury and refinement. An oasis of sophistication, this property is a testament to timeless grandeur and exquisite living.





PROPERTY LOCATION

Set within the delightful village of Rowington, Windmill Cottage enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five miles) containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: G

Tenure: Freehold



- Outstanding Country Home Which Has Been Extended And Modernised To The Highest Standard Throughout
- Set Within Gardens And Grounds Extending To Circa 1.5 Acres
- Located Behind A Private Gated Entrance And Sweeping Gravelled Driveway Providing Ample Parking And Leading To A Double Garage
- All Ground Floor Accommodation Accessed Via Imposing Entrance Hallway With Dual Aspect Living Room, Stunning Open Plan Kitchen / Diner With Further Sitting Room, Gym And Study
- Four Double Bedrooms To The First Floor, Principal Bedroom With Extensive Fitted Wardrobes And Large Luxury Ensuite, Bedroom Two With Ensuite And Luxury Family Bathroom Servicing Remaining Bedrooms
- Outstanding Landscape Gardens And Grounds Which Have Been Beautifully Maintained And Include A Breeze House Perfect For Al Fresco Dining With Views To Open Fields
- Extremely Private Location Set Within The Sought After Village Of Rowington



ENTRANCE HALLWAY

CLOAKROOM

WC

LIVING ROOM

21' 9" x 13' 10" (6.63m x 4.22m)

DINING AREA

13' 10" x 8' 10" (4.22m x 2.69m)

KITCHEN/DINER

32' 5" x 12' 6" (9.88m x 3.81m)

UTILITY ROOM

9' 5" x 7' 1" (2.87m x 2.16m)

SITTING ROOM

21' 1" x 13' 3" (6.43m x 4.04m)

GYM

12' 8" x 12' 7" (3.86m x 3.84m)

STUDY

12' 8" x 7' 8" (3.86m x 2.34m)

FIRST FLOOR

PRINCIPAL BEDROOM

23' 1" x 13' 8" (7.04m x 4.17m)

ENSUITE

WALK IN WARDROBE

**BEDROOM TWO**

12' 8" x 10' 10" (3.86m x 3.30m)

ENSUITE**BEDROOM THREE**

13' 2" x 10' 6" (4.01m x 3.20m)

BEDROOM FOUR

10' 7" x 10' 7" (3.23m x 3.23m)

BATHROOM**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

17' 8" x 17' 8" (5.38m x 5.38m)

TOTAL SQUARE FOOTAGE

305.5 sq.m (3288 sq.ft) approx.

MANICURED & LANDSCAPED GARDENS**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Free standing Range Master, extractor, microwave, Samsung fridge, fridge/freezer, dishwasher, garden shed, electric garage door, all carpets, blinds and light fittings and CCTV.



ADDITIONAL INFORMATION

Services - mains water and electricity, septic tank.
Broadband - ADSL copper wire. Loft space - part boarded.

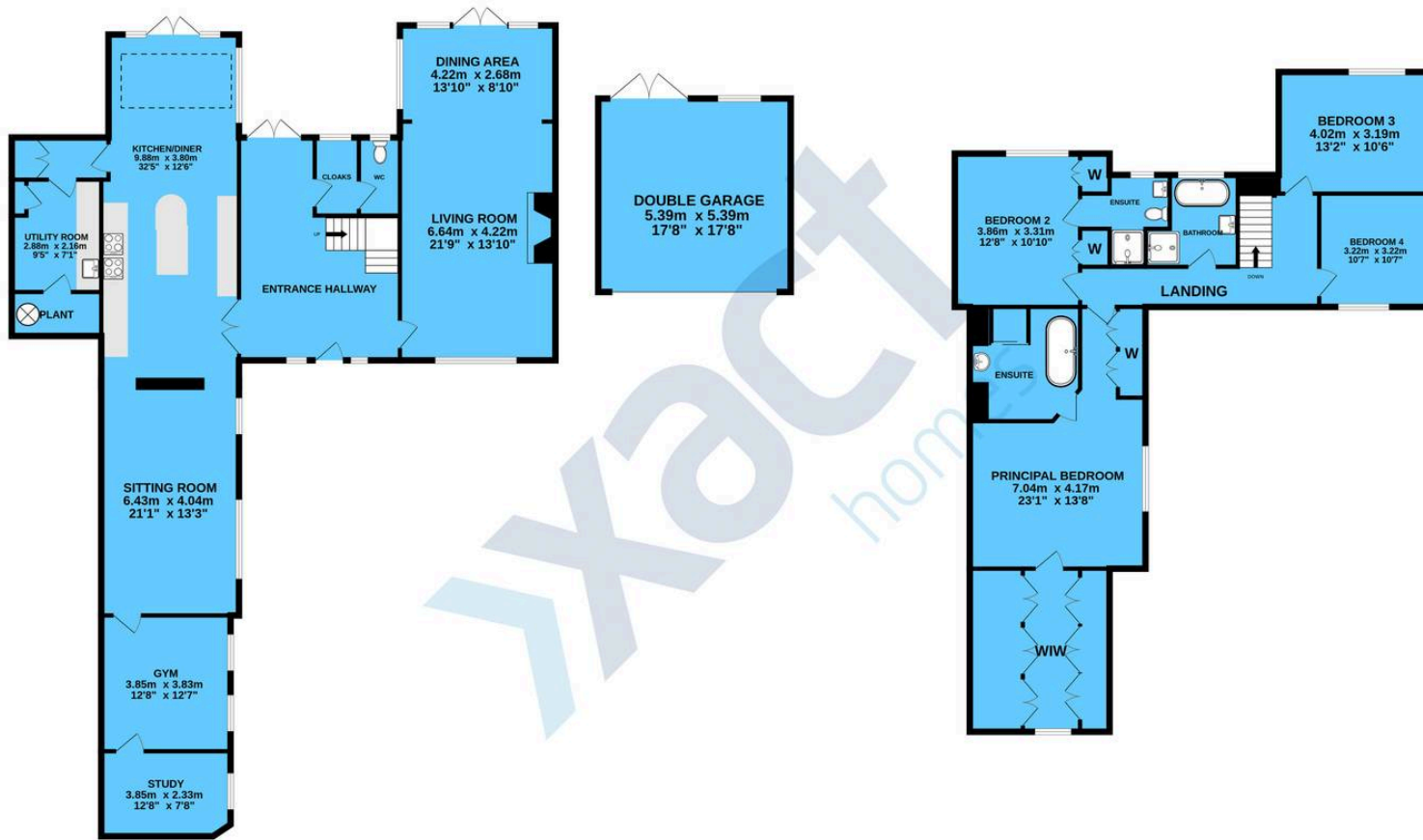
INFORMATION FOR POTENTIAL BUYERS

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

1ST FLOOR



TOTAL FLOOR AREA : 305.5 sq.m. (3288 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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