



Darley Green Road, Knowle

Guide Price £1,750,000

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EXCLUSIVE





PROPERTY OVERVIEW

Nestled in a delightful location just a stone's throw away from the vibrant Dorridge Village yet surrounded by the tranquil Warwickshire countryside, this absolutely beautiful Grade II listed period property is a testament to elegance and charm. Set within outstanding landscaped gardens, this spacious residence exudes a timeless appeal, offering a perfect blend of modern conveniences and historic charm.

Upon entering the property, one is greeted by a grand reception hall leading to an array of five reception rooms, including a gracefully appointed drawing room, a cosy snug, a refined sitting room, an elegant dining room, and a versatile family room. The heart of the home lies in the magnificent open plan kitchen and dining room which seamlessly flows into the family room, offering a spacious and inviting setting for every-day living and entertaining.



The ground floor accommodation is thoughtfully designed to cater to the needs of modern living, with additional amenities such as a utility room, guest cloakroom, and a substantial wine cellar, adding to the allure of the property. Ascend to the first floor to discover four generously sized double bedrooms, where the principal bedroom boasts an ensuite shower room, while the remaining bedrooms are serviced by a well-appointed family bathroom.



Outside, a gated entrance leads to a sweeping stoned driveway providing ample parking for multiple vehicles. The detached double garage offers a convenient space for vehicle storage, complemented by a superb office/storage area above, which presents an opportunity for conversion into an annexe, subject to necessary planning permissions.

Surrounded by beautifully maintained gardens, complete with a greenhouse and garden shed, this property offers a sense of privacy and tranquility, making it a truly idyllic retreat. With its blend of historic allure and contemporary comforts, this exquisite residence presents a rare opportunity to own a piece of timeless elegance in a coveted location.





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. 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. Dorridge 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 Dorridge.

Council Tax band: G

Tenure: Freehold





- Absolutely Beautiful And Spacious Grade II Listed Period Property Boasting Five Reception Rooms And Four Double Bedrooms
- Set Back Behind A Gated Entrance With Sweeping Stoned Driveway Providing Ample Parking For Several Vehicles
- Located Within A Mile Of Dorridge Village And Station But Also On The Edge Of Warwickshire Countryside
- All Ground Floor Accommodation Is Accessed Off A Reception Hallway Leading To Five Reception Rooms Including Drawing Room, Snug, Sitting Room, Dining Room And Family Room
- Magnificent Open Plan Kitchen And Dining Room Which Opens Into The Family Room, Providing A Superb Space For Everyday Living
- Ground Floor Accommodation Completed With Useful Utility, Guest Cloakroom And Substantial Wine Cellar
- Four Double Bedrooms To The First Floor With The Principal Bedroom Affording An Ensuite Shower Room And The Remaining Bedrooms Serviced Via The Family Bathroom
- Detached Double Garage With Superb Office / Storage Space Above Which Could Easily Be Converted Into An Annexe (STPP)
- Large And Well Stocked Gardens Flank The Driveway, Leading Behind The Garage And Also Housing A Greenhouse And Useful Garden Shed



MAIN HOUSE

ENTRANCE HALL

WINE CELLAR

12' 2" x 12' 0" (3.72m x 3.65m)

SNUG

12' 2" x 12' 0" (3.72m x 3.65m)

DRAWING ROOM

26' 5" x 16' 3" (8.06m x 4.96m)

DINING ROOM

13' 6" x 13' 4" (4.11m x 4.07m)

SITTING ROOM

14' 7" x 11' 11" (4.44m x 3.64m)

FAMILY ROOM

15' 6" x 14' 1" (4.72m x 4.29m)

KITCHEN / DINING ROOM

20' 3" x 17' 2" (6.16m x 5.23m)

UTILITY ROOM

12' 2" x 11' 4" (3.71m x 3.45m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

13' 5" x 11' 11" (4.10m x 3.63m)

ENSUITE

6' 9" x 6' 9" (2.07m x 2.06m)

BEDROOM TWO

14' 1" x 13' 1" (4.28m x 4.00m)

BEDROOM THREE

13' 9" x 12' 0" (4.18m x 3.66m)

BEDROOM FOUR

11' 11" x 11' 0" (3.63m x 3.35m)

**BATHROOM**

11' 11" x 7' 3" (3.63m x 2.22m)

TOTAL SQUARE FOOTAGE

273.9 sq.m (2948 sq.ft) approx.

OUTBUILDING**DOUBLE GARAGE**

28' 5" x 19' 6" (8.67m x 5.95m)

FIRST FLOOR**OFFICE / STORAGE AREA**

28' 5" x 19' 6" (8.67m x 5.95m)

WC**TOTAL SQUARE FOOTAGE**

92.3 sq.m (994 sq.ft) approx.

OUTSIDE THE PROPERTY

GATED ENTRANCE TO SWEEPING STONED DRIVEWAY

BEAUTIFULLY MAINTAINED GARDENS

GREENHOUSE

GARDEN SHED



ITEMS INCLUDED IN THE SALE

Free-standing cooker, AGA integrated oven, NEFF integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in all four bedrooms, garden shed, greenhouse and electric garage doors.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Broadband – FTTC (fibre to the cabinet).

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.



CELLAR

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 273.9 sq.m. (2948 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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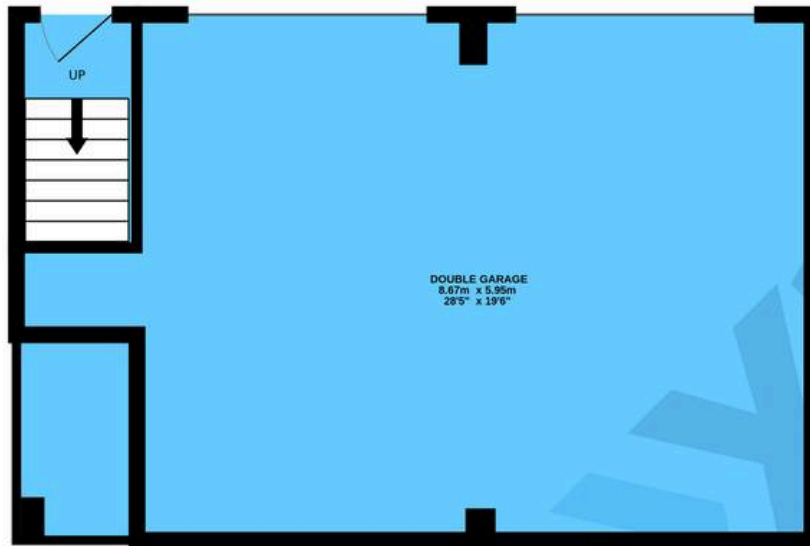
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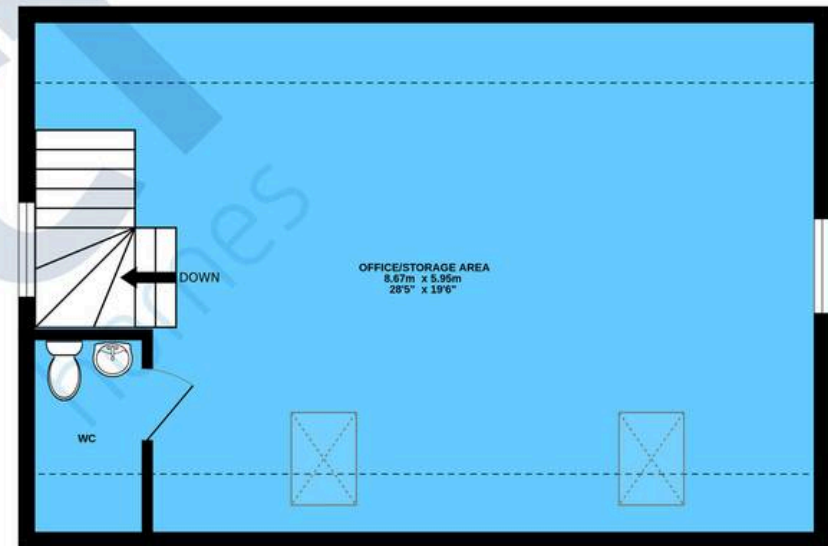
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GROUND FLOOR OUTBUILDING



1ST FLOOR OUTBUILDING



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