



Knowle Road, Eastcote

Guide Price £1,495,000





PROPERTY OVERVIEW

Step back in time and immerse yourself in the grandeur of this magnificent Victorian house originally built around 1893 and situated within a private and secure estate just over one mile away from Knowle village. A true gem, this property presents an extremely rare opportunity, having last sold some 28 years ago, adding to its allure and desirability.

Spread over three floors, this architectural masterpiece boasts stunning period features including high ceilings, ornate coved cornice with freise and stained glass windows, plus outstanding accommodation, making it an ideal residence for a large family or for those who love to entertain. The grandeur is unparalleled, with every detail meticulously designed to exude elegance and charm.

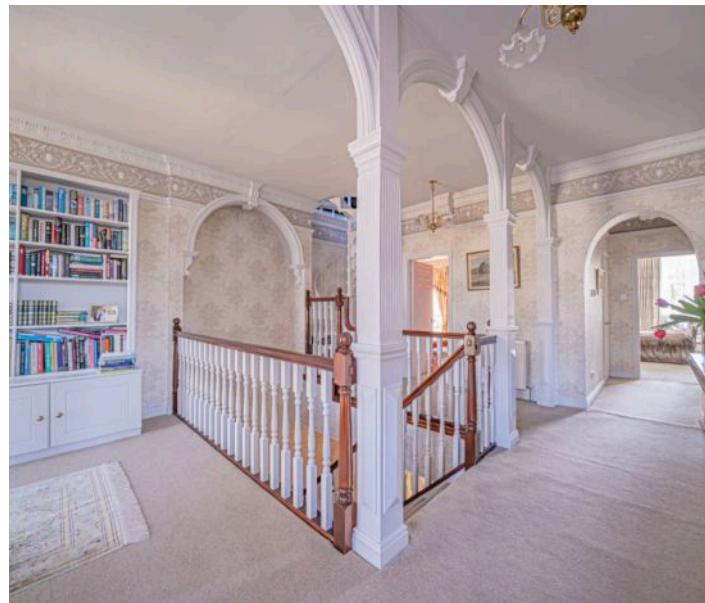
Set in a truly special location, this property offers the rare advantage of being surrounded by beautiful, rolling countryside while still being just over a mile from the vibrant Knowle High Street. Residents can enjoy peaceful country walks and stunning views right on the doorstep, yet remain within easy reach of everyday amenities, Birmingham Airport, and the motorway network. It's this unique blend of rural tranquility and convenient connectivity that has been one of the greatest pleasures for the current owners – truly the best of both worlds.





As you step through the stunning porch and imposing entrance hallway, you are greeted with two beautiful reception rooms, including a magnificent dining room, providing a superb space for entertaining or large family gatherings, and a drawing room, excluding elegance with full height wood paneling, feature fireplace and ornate ceiling. Both rooms offer outstanding views of the private and meticulously maintained rear patio and gardens. The ground floor is further enhanced with a well-appointed breakfast kitchen, catering to modern living needs with sophistication and style, useful utility and a guest cloakroom.

Ascending to the first floor, you will find fantastic flexibility depending on your living requirements. Four sumptuous bedrooms and two luxurious bathrooms are situated on this floor, with the principal bedroom boasting views of the enchanting gardens and open fields. Of particular note is that the existing owners currently utilise one bedroom as a further sitting room, which affords a feature fireplace and balcony offering private views to the rear garden and fields beyond. A fifth double bedroom, accessed via a charming spiral staircase, offers versatility as either a teenage suite or a home office, providing a tranquil space away from the hustle and bustle.



The property also features a double garage, allocated parking and meticulously landscaped gardens with paved patio area immediately to the rear of the property. The garden includes an array of perennials, mature acers and an ornate pond, creating an outdoor oasis with a south facing aspect that is perfect for relaxation and enjoyment.



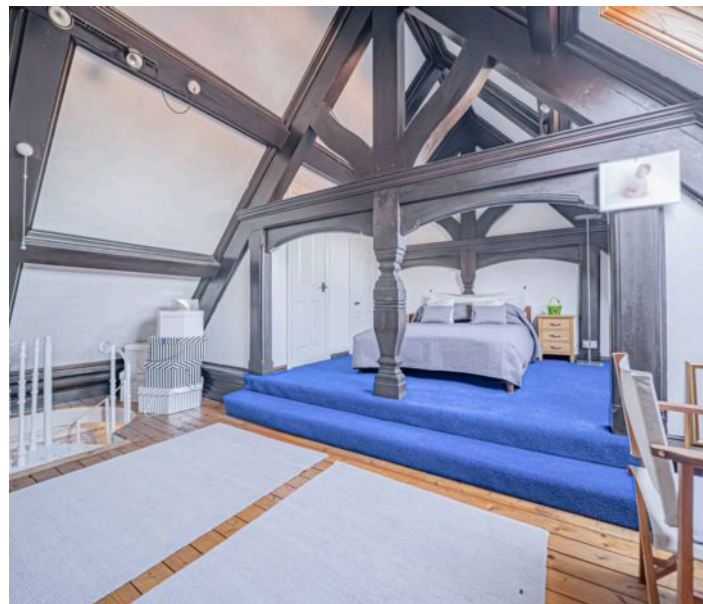
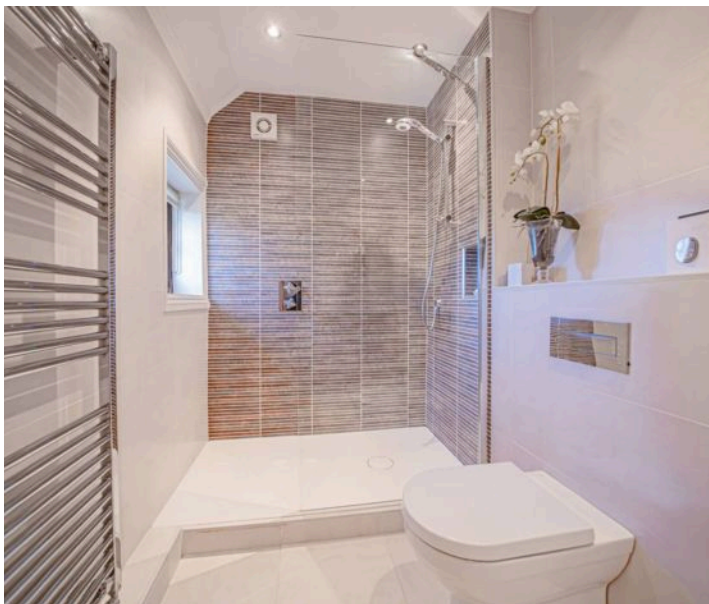
For those seeking a unique period property set in a private estate, this residence is a must-see. With its rich history and impeccable design, this may well be the best place to live in Solihull. Book your viewing now, and step into a world of timeless elegance and refinement.

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: G

Tenure: Freehold





- Magnificent Victorian House Situated Within A Private And Exclusive Estate
- Extremely Rare Opportunity Which Was Last Sold Some 28 Years Ago
- Set Over Three Floors And Offering Stunning Period Architecture And Outstanding Accommodation, Ideal For A Large Family And Entertaining
- Located Just Over One Mile From Knowle High Street And Also Providing Fast Access To Birmingham Airport And The Motorway Network
- All Ground Floor Accommodation Is Accessed Via An Imposing Entrance Hallway Leading To A Magnificent Dining Room And Drawing Room With Outstanding Views To The Rear Gardens
- The Ground Floor Is Completed With A Breakfast Kitchen, Utility And Guest Cloakroom
- To The First Floor Are Four Magnificent Bedrooms And Two Luxury Bathrooms, With The Principal Bedroom Affording Views To Gardens And Open Fields
- Accessed Via A Spiral Staircase Is The Fifth Double Bedroom, Ideal As A Teenage Suite Or For Those Working From Home
- Outside, The Property Affords A Double Garage And Outstanding Landscaped Gardens And Grounds With Many Perennials and Mature Acers, Providing An Outdoor Oasis
- This Is A Must View Property For Those Requiring A Unique Period Property Set In A Private Estate And Possibly The Best Place To Live In Solihull



ENTRANCE PORCH

ENTRANCE HALL

WC

BREAKFAST KITCHEN

23' 0" x 11' 10" (7.00m x 3.60m)

UTILITY ROOM

7' 7" x 5' 9" (2.30m x 1.75m)

DRAWING ROOM

22' 10" x 22' 10" (6.95m x 6.95m)

DINING ROOM

17' 11" x 14' 9" (5.45m x 4.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 6" x 19' 2" (5.95m x 5.85m)

ENSUITE

11' 2" x 6' 1" (3.40m x 1.85m)

BEDROOM TWO

18' 4" x 16' 5" (5.60m x 5.00m)

BALCONY

BEDROOM THREE

12' 6" x 10' 6" (3.80m x 3.20m)

BEDROOM FOUR

16' 5" x 10' 6" (5.00m x 3.20m)

BATHROOM

11' 0" x 6' 11" (3.35m x 2.10m)

SECOND FLOOR

BEDROOM FIVE

22' 4" x 19' 6" (6.80m x 5.95m)

TOTAL SQUARE FOOTAGE

303.0 sq.m (3261 sq.ft) approx.



OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 4" x 17' 9" (5.60m x 5.40m)

ALLOCATED PARKING

LANDSCAPED GARDENS

PAVED PATIO AREA

ORNATE POND

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, Neff microwave, fridge/freezer, Neff dishwasher, fitted wardrobes in three bedrooms, garden shed, greenhouse and electric garage door.

ADDITIONAL INFORMATION

Services - mains water and electricity; private estate sewerage system; private estate management charge of £60 per month covers the maintenance of the drives, landscaped estate grounds and sewerage plant.

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.





TOTAL FLOOR AREA : 303.0 sq.m. (3261 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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Xact Homes

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