



Woodchester Road, Dorridge

Guide Price £1,300,000





PROPERTY OVERVIEW

Nestled on a desirable road in the sought-after locale of Dorridge, this superb four double bedroom detached property exudes grandeur and sophistication. A true gem in the neighbourhood, this stunning residence offers a wealth of luxurious features within an extensive private plot with wrap around gated garden and mature hedges.

Upon entering, one is greeted by a seamlessly flowing open-plan living space that effortlessly combines style and functionality. The property boasts three elegant reception rooms, including a spacious living room, a magnificent orangery, and a charming conservatory, offering ample space for both relaxation and entertainment.

The heart of the home lies in the superb breakfast kitchen, complete with a striking central island, perfect for culinary enthusiasts and hosting gatherings. Accessible through an inviting entrance hallway, the ground floor also comprises a guest cloakroom and a useful utility room for added convenience. The living room and breakfast kitchen are both enhanced by coal effect gas fires, adding to the warmth and character of the property.

Ascending to the first floor, four generously proportioned bedrooms await, with the principal bedroom featuring a luxury ensuite bathroom. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring both comfort and privacy for all residents.





Externally, the property impresses with a garage and secure off-road parking, offering ample space for multiple vehicles. The outstanding landscaped garden, enveloping the property, presents a tranquil sanctuary with a private and southerly aspect. Enhancing the outdoor space is an external workshop, an expansive patio area, and a decorative pergola with a seating area beneath, ideal for al fresco dining and entertaining.

Situated in an extremely discrete location, this immaculate property offers a rare opportunity to relish a lifestyle of luxury and tranquillity. Meticulously maintained and flawlessly presented throughout, this exceptional residence truly epitomises contemporary elegance. To fully appreciate the privacy, beauty and allure of this property, an internal viewing is highly recommended.

Tenure: Freehold

Council Tax band: F

EPC Rating: C





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 (0.4 miles from the property) 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.



- Superb Four Double Bedroom Detached Property Located On A Prime Road Of Dorridge
- Stunning Open Plan Living Space All Set Within An Extremely Private Plot With Spacious Wrap Around Gated Garden
- Three Reception Rooms Including Living Room, Magnificent Orangery And Oak Framed Conservatory
- Elegant Breakfast Kitchen With Feature Central Island
- All Ground Floor Accommodation Accessed Via An Entrance Hallway With Guest Cloakroom And Utility
- Coal Effect Gas Fires In Both Living Room And Breakfast Kitchen
- Four Bedrooms To The First Floor With Principal Bedroom Boasting A Luxury Ensuite And The Remaining Bedrooms Being Serviced Via A Family Bathroom
- Garage And Secure Off-Road Parking
- Outstanding Landscaped Garden Offering a Most Private And Southerly Aspect With External Workshop, Extensive Patio Areas And Decorative Pergola With Seating Area Beneath
- Extremely Discrete Location, Absolutely Immaculate Throughout And Must Be Internally Viewed To Be Fully Appreciated



ENTRANCE HALL

WC

BREAKFAST KITCHEN

19' 2" x 12' 2" (5.85m x 3.70m)

UTILITY

4' 11" x 4' 7" (1.50m x 1.40m)

INTEGRAL GARAGE

16' 9" x 8' 2" (5.10m x 2.50m)

LIVING ROOM

17' 3" x 14' 3" (5.25m x 4.35m)

ORANGERY

18' 4" x 11' 6" (5.60m x 3.50m)

CONSERVATORY

12' 10" x 11' 6" (3.90m x 3.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 6" x 16' 9" (5.65m x 5.10m)

ENSUITE

9' 10" x 8' 0" (3.00m x 2.45m)

BEDROOM TWO

14' 5" x 8' 10" (4.40m x 2.70m)

BEDROOM THREE

11' 6" x 9' 6" (3.50m x 2.90m)

BEDROOM FOUR

11' 6" x 8' 2" (3.50m x 2.50m)

BATHROOM

8' 10" x 5' 1" (2.70m x 1.55m)

TOTAL SQUARE FOOTAGE

187.5 sq.m (2018 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING LANDSCAPED GARDEN

WORKSHOP

11' 6" x 8' 2" (3.50m x 2.50m)

PATIO AREAS TO REAR AND SIDE

SEATING AREA WITH PERGOLA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, underfloor heating, fitted wardrobes in two bedrooms, CCTV, garden shed and electric garage door.

ADDITIONAL INFORMATION

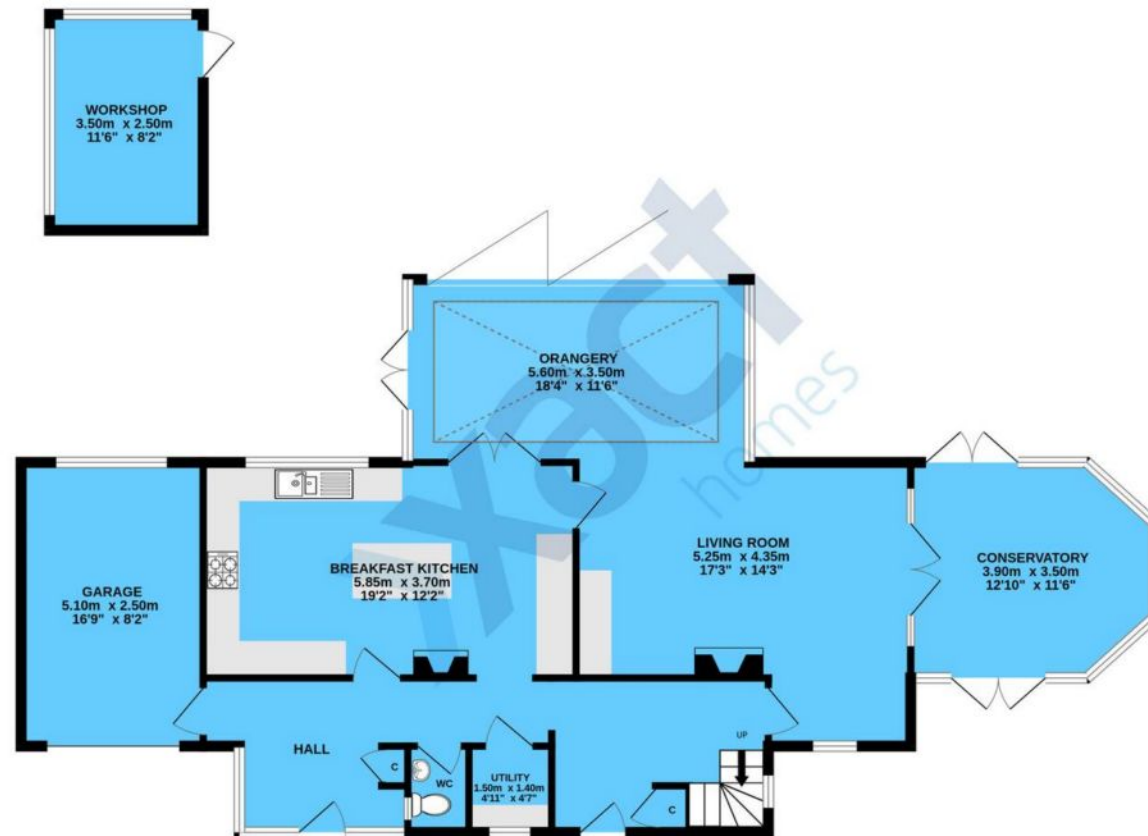
Services – direct mains water, sewers, gas and electricity. Broadband – FTTP (fibre to the premises).

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



TOTAL FLOOR AREA: 107.8 sq.m. (1160 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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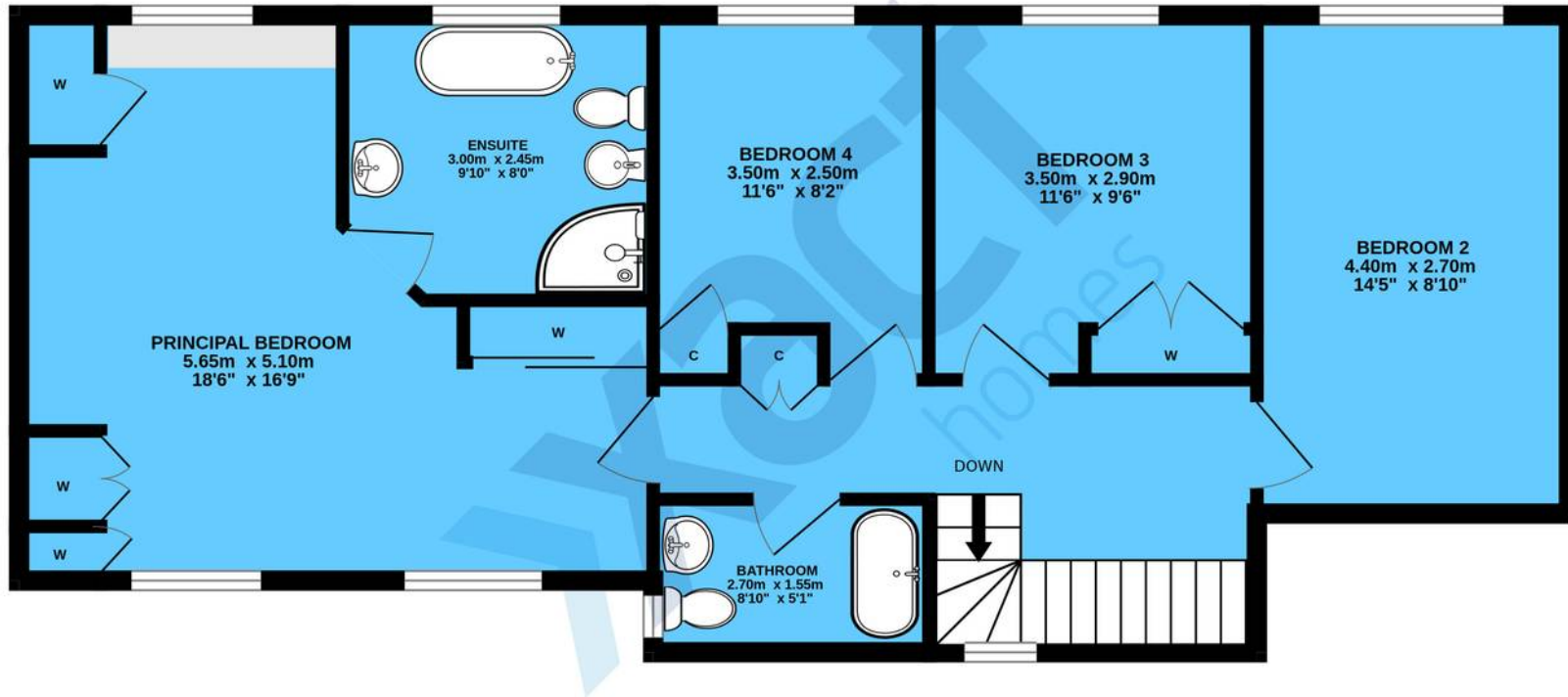
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1ST FLOOR



TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

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