



Honiley Road, Fen End

Guide Price **£2,895,000**

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PROPERTY OVERVIEW

Nestled within a serene and private setting, this stunning individually designed property stands as a testament to meticulous craftsmanship and refined elegance. Built to the most exacting standards, this residence boasts underfloor heating throughout, providing comfort and warmth throughout the changing seasons. Approached via a private gated sweeping stoned driveway, the property is encompassed by gardens, grounds, and paddocks extending across approximately 6 acres. The meticulously landscaped south facing gardens feature a stable block, two large barns, a detached double garage with a versatile garden room / annexe, promising a lifestyle of luxury and convenience. The expansive accommodation is thoughtfully arranged over three floors, with a captivating blend of brick, oak frame, and stone detailing. Vaulted spaces lend an air of grandeur to the interiors, the large basement currently serving as a gymnasium and entertainment/games room. The heart of the home resides on the ground floor, where an open-plan layout effortlessly flows from the breakfast kitchen and family room to the magnificent dining hallway and large living room and separate study/sitting room.





Extensive patio and terrace areas extend from the living spaces, offering a seamless transition between indoor and outdoor living while providing unrivalled views of the lush gardens and grounds which include a Breeze House for outdoor entertaining. Retreat to the principal bedroom, a sanctuary adorned with an oak-framed vaulted ceiling, an extensive dressing room with fitted wardrobes, and a large luxury ensuite. Three additional double bedrooms and three luxurious bathrooms offer ample space for family and guests, ensuring comfort and privacy for all. This outstanding residence is situated in a private and semi-rural locale, offering a tranquil escape from the bustle of every-day life. With its exceptional design, premium finishes, and idyllic surroundings, this property represents a rare opportunity for those seeking a lifestyle of sophistication and tranquillity. A viewing is essential to fully appreciate the grandeur and allure of this remarkable home.

PROPERTY LOCATION

Fen End is a charming and picturesque village surrounded by beautiful countryside situated in the district of Solihull approximately 10 miles southeast of Birmingham, 3.2 miles from Knowle and 3.2 miles from Kenilworth. There are many excellent state and private schools within and around the area, trains which run to London Euston and Birmingham and easy access to the M40, M42 and Birmingham International Airport.

Council Tax band: H

Tenure: Freehold





- Stunning Individually Designed Property Built To Exacting Standards With Underfloor Heating Throughout
- Set Behind A Private Gated Sweeping Stoned Driveway And Within Gardens, Grounds and Paddocks Extending To Approximately 6 Acres
- Grounds Include Stable Block, Two Large Barns, Detached Double Garage With Garden Room/Annexe Offering Superb Versatility
- Extensive Accommodation Arranged Over Three Floors And Built Of Brick With Oak Frame And Stone Detailing With Stunning Vaulted Spaces Throughout
- Large Basement Currently Used As A Gym And Entertainment / Games Room
- Stunning Open Plan Ground Floor Accommodation Including Breakfast Kitchen & Family Room, Magnificent Dining Hall, Large Living Room & Separate Study / Sitting Room
- Extensive Patio And Terrace Areas Leading Off From All Living Spaces And Providing Views Of The South Facing Gardens And Grounds
- Magnificent Principal Bedroom With Oak Framed Vaulted Ceiling, Extensive Dressing Room With Fitted Wardrobes With Large Luxury Ensuite
- Three Remaining Double Bedrooms And Three Luxury Bathrooms
- An Outstanding Residence Set Within A Private And Semi Rural Location Which Must Be Viewed To be Fully Appreciated



DINING HALL

21' 7" x 21' 2" (6.58m x 6.45m)

LIVING ROOM

22' 1" x 16' 10" (6.73m x 5.13m)

STUDY/SITTING ROOM

16' 2" x 14' 9" (4.93m x 4.50m)

BREAKFAST KITCHEN & FAMILY ROOM

34' 4" x 19' 1" (10.46m x 5.82m)

INNER HALL

UTILITY ROOM

8' 7" x 8' 4" (2.62m x 2.54m)

SHOWER ROOM

BOILER ROOM

BASEMENT

ENTERTAINMENT/GAMES ROOM

36' 5" x 16' 4" (11.10m x 4.98m)

GYM

19' 11" x 15' 9" (6.07m x 4.80m)

CONTROL ROOM

WC



FIRST FLOOR

PRINCIPAL BEDROOM

16' 11" x 13' 9" (5.16m x 4.19m)

DRESSING ROOM

16' 11" x 12' 6" (5.16m x 3.81m)

ENSUITE

BEDROOM TWO

20' 3" x 12' 2" (6.17m x 3.71m)

ENSUITE

BEDROOM THREE

14' 1" x 10' 11" (4.29m x 3.33m)

ENSUITE

BEDROOM FOUR

15' 11" x 8' 9" (4.85m x 2.67m)

BATHROOM

SECOND FLOOR

LOFT

39' 4" x 31' 0" (11.99m x 9.45m)



OUTSIDE THE PROPERTY

BARN ONE

34' 10" x 28' 10" (10.62m x 8.79m)

OFFICE

13' 3" x 11' 5" (4.04m x 3.48m)

WC

BARN TWO

34' 10" x 28' 10" (10.62m x 8.79m)

STABLE TWO

13' 0" x 10' 2" (3.96m x 3.10m)

STABLE THREE

13' 0" x 10' 2" (3.96m x 3.10m)

STORE

17' 10" x 12' 11" (5.44m x 3.94m)

STABLE FOUR

12' 4" x 9' 7" (3.76m x 2.92m)

STABLE FIVE

12' 4" x 9' 6" (3.76m x 2.90m)

DOUBLE GARAGE

25' 7" x 19' 8" (7.80m x 5.99m)

SHOWER ROOM

7' 10" x 5' 10" (2.39m x 1.78m)

GARDEN ROOM/ANNEXE

25' 3" x 14' 2" (7.70m x 4.32m)

TOTAL SQUARE FOOTAGE

830.0 sq.m (8934 sq.ft) approx.



SOUTH FACING LANDSCAPED GARDENS

PATIO & TERRACED AREA

GROUNDS & PADDOCKS

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, microwave, fridge, freezer, dishwasher, underfloor heating, electric garage doors, all carpets, blinds and light fittings, CCTV, car charging point (fitted 2023) and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

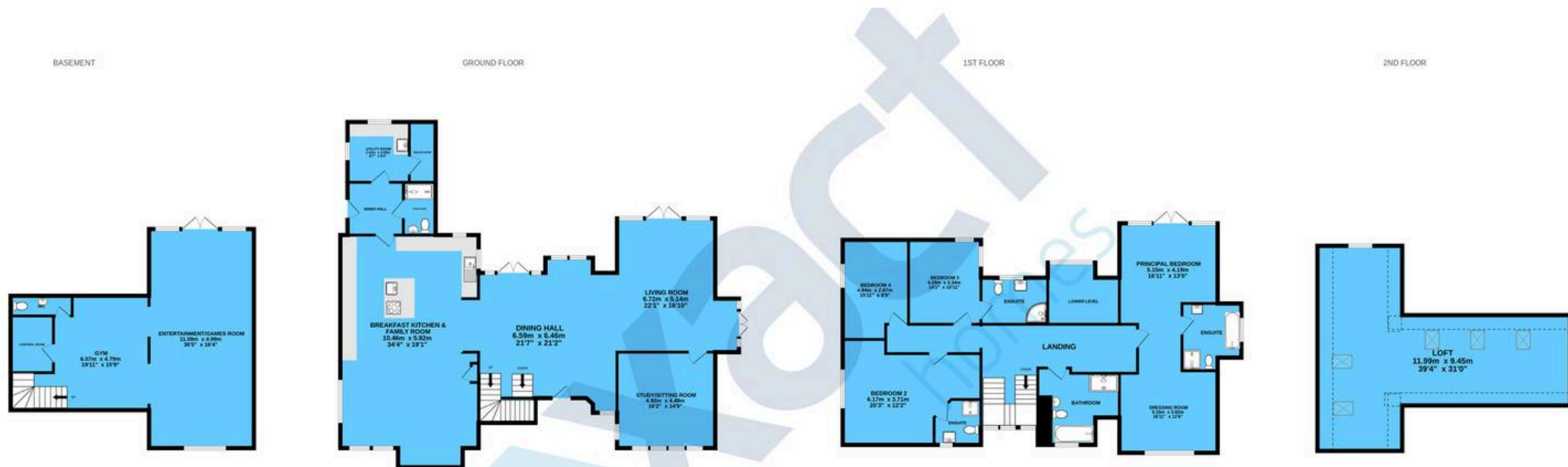
Services – mains gas and electricity and septic tank. Broadband – FTTC (fibre to the cabinet). Loft space – boarded.

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.







TOTAL FLOOR AREA : 491.0 sq.m. (5285 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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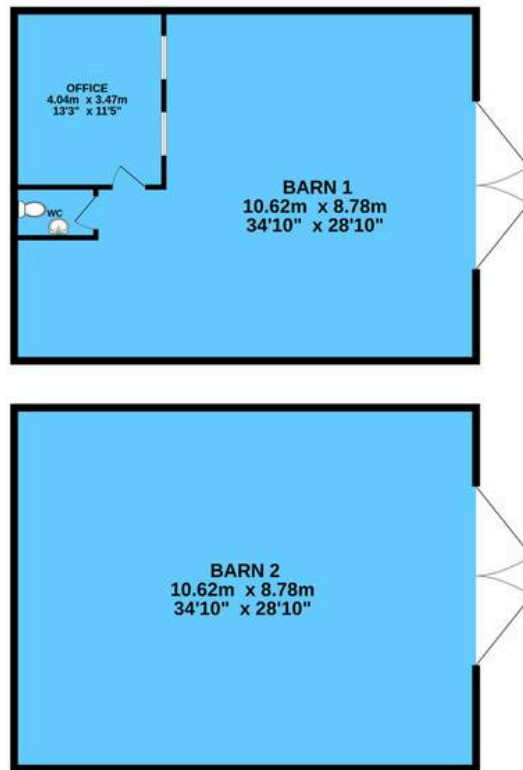
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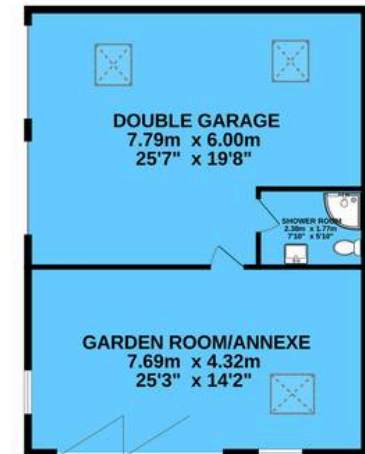
BARN



STABLE BLOCK



GARAGE



TOTAL FLOOR AREA : 339.0 sq.m. (3649 sq.ft.) approx.

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