



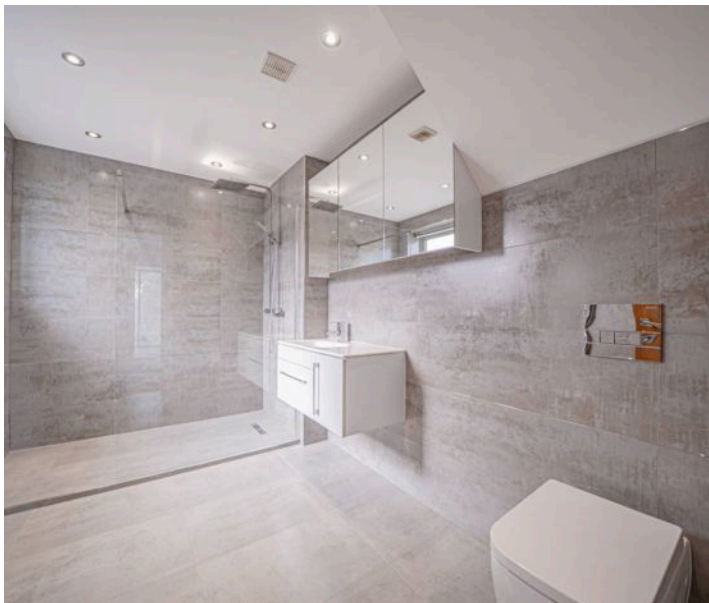
The Crescent, Hampton-in-Arden
£2,395,000



PROPERTY OVERVIEW

Standing in gardens approaching half an acre, this individually designed and absolutely stunning detached property was completed in 2016 and sets a new standard for newly built properties in the local area. Affording over 5,400 square feet of luxury accommodation, internal inspection is required to fully appreciate the thought which has gone into the design and specification of this unique property. Set behind electrically operated gates providing access to a large sweeping block paved driveway, the property occupies a most imposing position with a double garage and annexe located to the right hand boundary and external security cameras.

Internally, the property provides an uncompromised family home, with a magnificent open plan kitchen / diner and family area with two sets of bi-fold doors opening to the rear garden, dual aspect living room, dining room, study, utility and guest cloakroom, all of which are accessed via an imposing entrance hallway with stairs leading to all first floor accommodation. All ground floor accommodation benefits from underfloor heating with individual thermostatic controls.



- Exceptional Six Bedroom Detached Home
- No Onward Chain
- High Specification Throughout
- Stunning Kitchen / Diner
- Five Luxury En-Suite Bedrooms
- Double Garage with Annexe Above
- Set Behind Electric Gates
- Constructed in 2016



To the first floor are five double bedrooms, all of which have luxury en-suite facilities and have been individually designed with each family member in mind. The principal suite features a vaulted ceiling, a spacious walk-in wardrobe, and a luxurious en-suite set on a mezzanine floor overlooking the rear garden. One of the bedrooms on this floor features bi-fold doors that open onto a private balcony. To the second floor is an additional mezzanine room and bedroom six / a cinema room.

Outside, the property is set within landscaped gardens and grounds that enjoy a high degree of privacy. A detached double garage with electronically operated doors provides access via an internal staircase to a versatile annexe, ideal for use as a gym, home office, or self-contained accommodation for guests, teenagers, or extended family.

Viewing is strictly by prior appointment with Xact on 01676 534 411.

PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: H

Tenure: Freehold





ENTRANCE HALL

WC

LIVING ROOM

30' 1" x 17' 9" (9.16m x 5.40m)

STUDY

17' 9" x 11' 6" (5.40m x 3.50m)

DINING ROOM

17' 5" x 12' 2" (5.30m x 3.71m)

KITCHEN / DINER

27' 0" x 17' 9" (8.23m x 5.40m)

FAMILY AREA

23' 4" x 18' 6" (7.10m x 5.64m)

UTILITY ROOM

10' 8" x 8' 0" (3.24m x 2.43m)

FIRST FLOOR

PRINCIPAL BEDROOM

27' 0" x 17' 5" (8.23m x 5.30m)

WALK-IN WARDROBE

BEDROOM TWO

17' 9" x 17' 2" (5.40m x 5.22m)

ENSUITE

9' 8" x 5' 5" (2.95m x 1.64m)

BEDROOM THREE

17' 5" x 14' 3" (5.30m x 4.35m)

ENSUITE

9' 11" x 7' 1" (3.01m x 2.16m)

BEDROOM FOUR

18' 7" x 12' 6" (5.66m x 3.80m)

ENSUITE

10' 11" x 6' 9" (3.33m x 2.06m)

BALCONY

**BEDROOM FIVE**

17' 9" x 11' 2" (5.40m x 3.40m)

ENSUITE

6' 4" x 4' 10" (1.92m x 1.48m)

SECOND FLOOR**PRINCIPAL BEDROOM ENSUITE**

14' 5" x 8' 9" (4.40m x 2.67m)

BEDROOM FOUR MEZZANINE ROOM

17' 7" x 9' 10" (5.36m x 3.00m)

BEDROOM SIX / CINEMA ROOM

21' 4" x 17' 7" (6.51m x 5.36m)

TOTAL SQUARE FOOTAGE

507.9 sq.m (5467 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

21' 0" x 19' 6" (6.40m x 5.95m)

ANNEXE

21' 0" x 16' 3" (6.40m x 4.96m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LANDSCAPED GARDENS AND GROUNDS**



ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), 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.



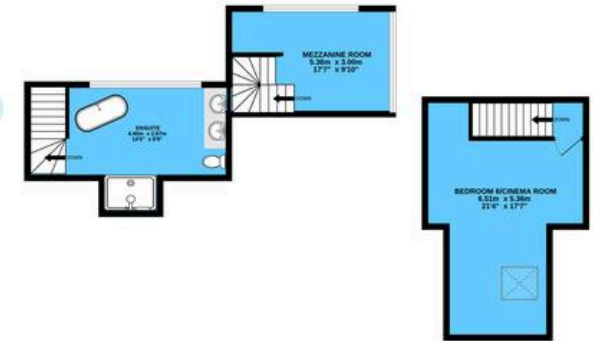
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 438.1 sq.m. (4716 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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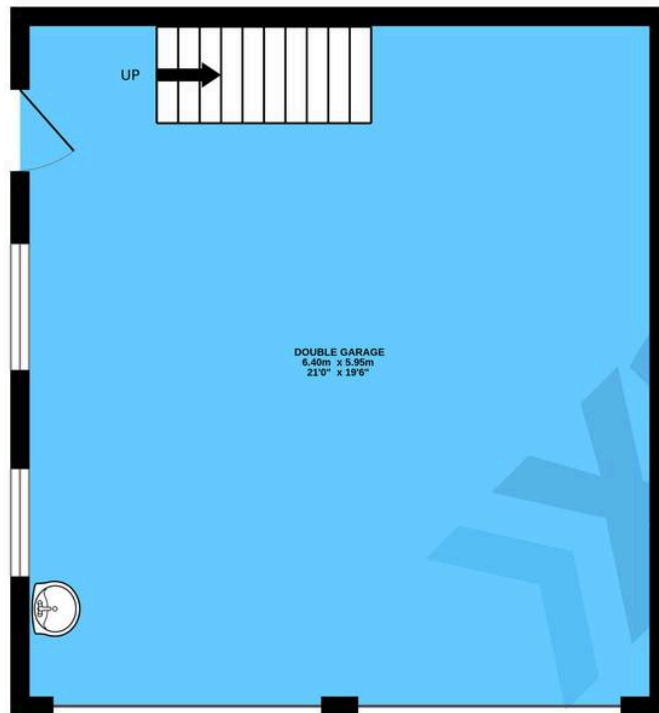
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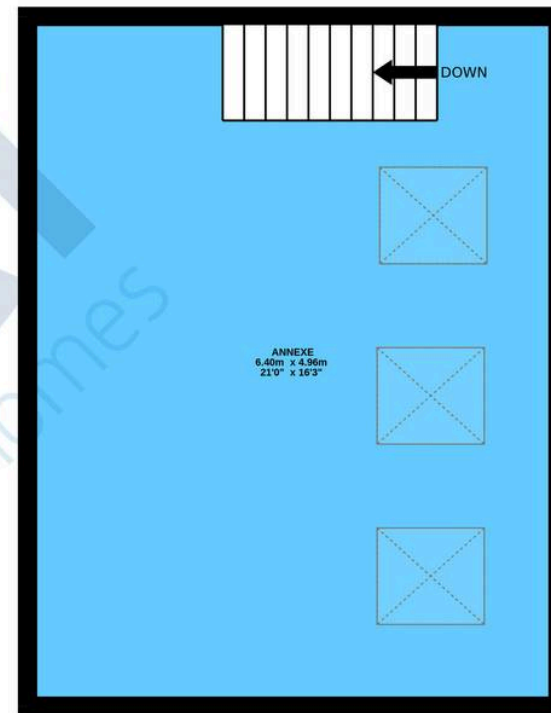
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GARAGE GROUND FLOOR



GARAGE 1ST FLOOR



TOTAL FLOOR AREA : 69.8 sq.m. (751 sq.ft.) approx.

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