



# Temple Gardens, Dorridge

Guide Price £2,250,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain, this magnificent six-bedroom, four-bathroom detached residence is set within the prestigious Temple Gardens development, located off a private road and within a secure gated community. The property welcomes you with a beautifully landscaped front lawn, a large block-paved driveway, and an integral double garage providing ample parking and storage. Inside, this home boasts an impressive array of living spaces all accessed off a spacious entrance hallway, including four generously proportioned and versatile reception rooms including study, gym, family room and formal living room, ideal for both formal entertaining and relaxed family living. The heart of the home is the expansive open-plan kitchen/dining and living area, which is supported by a dedicated utility room for added convenience. The kitchen is thoughtfully designed to accommodate both every-day cooking and large gatherings, with high-quality fittings and an abundance of worktop space. On the first floor, you will find four spacious double bedrooms and three well-appointed bathrooms, two of which are en-suite, offering privacy and comfort for family members and guests alike. The principal bedroom suite is particularly luxurious, featuring a large, fully fitted dressing room, a sumptuous en-suite bathroom with a separate bath and walk-in shower, and a private balcony with views over the rear garden.





The second floor adds further flexibility, comprising a fifth bedroom, a shower room, and an additional versatile reception room that can serve as a cinema room, further home office, playroom, or guest suite, depending on your needs. This property is situated in the heart of Dorridge village, within walking distance to Dorridge Station and all the amenities the village has to offer, making it a perfect choice for those seeking both tranquillity and convenience. The combination of substantial living space, high-quality finishes throughout, underfloor heating to all floors and a prime location within a sought-after gated development ensures this home will appeal to discerning buyers looking for luxury, privacy, and accessibility in equal measure. Early viewing is highly recommended to appreciate the scale and quality of accommodation on offer.

#### 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: H

Tenure: Freehold



- Offered To The Market With The Benefit Of No Upward Chain
- Magnificent Six Bedroom Four Bathroom Detached House Set Within The Prestigious Temple Gardens
- Located Off A Private Road & Set Within A Private Gated Development With A Landscaped Front Lawn & A Large Block Paved Driveway And Double Garage
- The Property Boasts Four Large & Versatile Reception Rooms & An Open Plan Kitchen/Dining Living Area Which Is Supported By A Utility Room
- To The First Floor Are Four Large Double Bedrooms & Three Bathrooms, Two Of Which Are En-Suite & To The Second Floor Is A Further Two Bedroom, Bathroom & Versatile Reception Room
- The Principal Bedroom Boasts A Large Luxury En-Suite With Separate Bath & Walk In Shower, A Large Fully Fitted Dressing Room & A Balcony With Views Over The Rear Garden
- Underfloor Heating To All Floors
- To The Rear Of The Property Is A Well Proportioned Easterly Facing Garden Which Has Been Landscaped & Benefits From A Large Patio
- Located Within The Heart Of Dorridge Village, Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer



## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

14' 4" x 19' 7" (4.38m x 5.97m)

## **FAMILY ROOM**

11' 1" x 13' 9" (3.37m x 4.18m)

## **STUDY**

17' 2" x 7' 9" (5.24m x 2.35m)

## **GYM**

16' 10" x 10' 9" (5.14m x 3.28m)

## **KITCHEN/DINING & LIVING AREA**

25' 0" x 22' 10" (7.62m x 6.97m)

## **UTILITY ROOM**

6' 5" x 4' 8" (1.96m x 1.43m)

## **INTEGRAL DOUBLE GARAGE**

18' 1" x 17' 9" (5.51m x 5.42m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

20' 2" x 13' 0" (6.14m x 3.95m)

## **BALCONY**

11' 9" x 10' 6" (3.58m x 3.19m)

## **DRESSING ROOM**

17' 0" x 7' 7" (5.17m x 2.31m)

## **ENSUITE**

7' 3" x 13' 0" (2.20m x 3.95m)

## **BEDROOM TWO**

16' 10" x 11' 5" (5.14m x 3.48m)



#### **ENSUITE**

10' 6" x 5' 5" (3.19m x 1.66m)

#### **BEDROOM THREE**

11' 7" x 10' 7" (3.53m x 3.23m)

#### **BEDROOM FOUR**

11' 3" x 11' 11" (3.44m x 3.62m)

#### **BATHROOM**

7' 9" x 7' 7" (2.37m x 2.30m)

#### **SECOND FLOOR**

#### **BEDROOM FIVE**

11' 0" x 17' 8" (3.36m x 5.38m)

#### **BEDROOM SIX**

8' 0" x 11' 2" (2.44m x 3.40m)

#### **SHOWER ROOM**

8' 2" x 6' 8" (2.48m x 2.03m)

#### **CINEMA/HOME OFFICE//PLAYROOM/GUEST SUITE**

33' 8" x 13' 7" (10.27m x 4.13m)

#### **TOTAL SQUARE FOOTAGE**

400.0 sq.m (4310 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**LARGE BLOCK PAVED DRIVEWAY**

**LANDSCAPED GARDEN WITH LARGE PATIO**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, underfloor heating, garden shed, electric garage door, all carpets and fitted wardrobes in one bedroom.



#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.

#### **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.

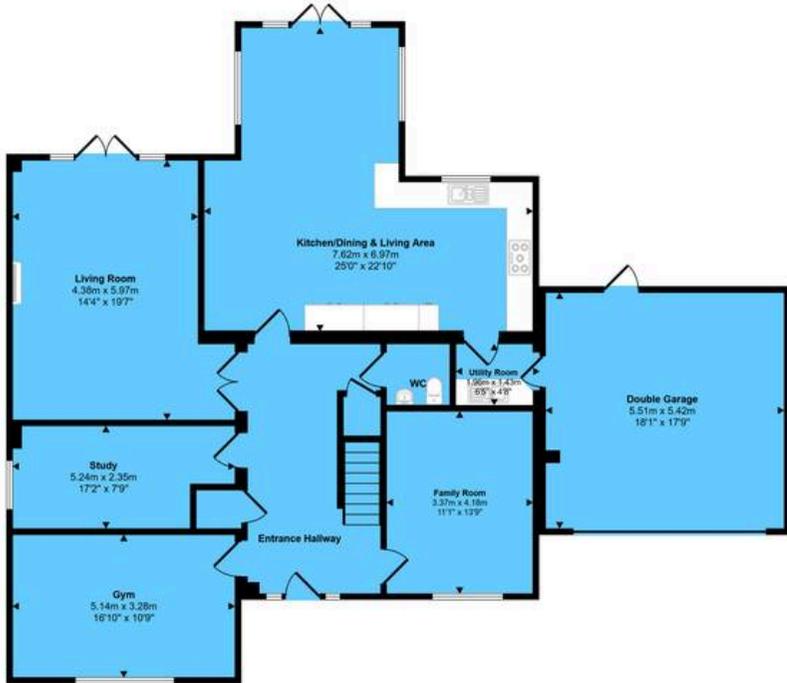
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Approx Gross Internal Area  
400 sq m / 4310 sq ft

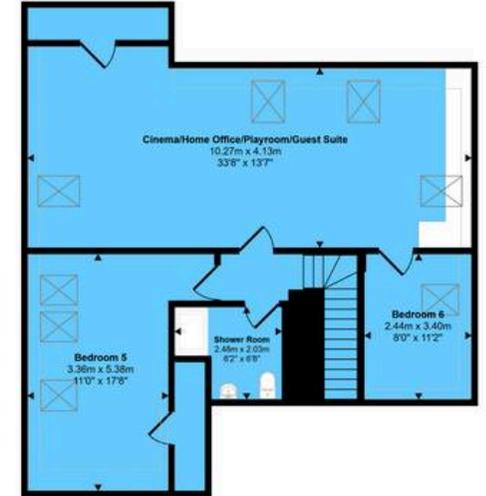


Ground Floor  
Approx 171 sq m / 1842 sq ft

Denotes head height below 1.5m



First Floor  
Approx 138 sq m / 1482 sq ft



Second Floor  
Approx 92 sq m / 986 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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