



# The Copse, Dorridge

Guide Price £2,200,000





## PROPERTY OVERVIEW

This exceptional six bedroom, five bathroom detached residence presents a rare opportunity to acquire an executive family home within one of Dorridge's most prestigious private developments, The Copse, situated off the highly sought-after Dorridge Road.

Approached via secure electric gates, the property is set behind a block paved driveway and is complemented by a full-size double garage, offering ample parking and a sense of exclusivity.

Upon entering through the porch, you are greeted by a magnificent triple-height hall that creates an immediate impression of space and grandeur. This welcoming entrance leads seamlessly to three versatile reception rooms, ideal for formal entertaining or relaxed family living, as well as a light-filled conservatory that provides an inviting retreat throughout the seasons.

At the heart of the home lies a stunning, newly fitted dual aspect kitchen, dining, and living area, thoughtfully designed to cater to both everyday living and large gatherings. This expansive space is enhanced by a contemporary feature fireplace and benefits from direct access through doors that open onto the garden. The kitchen is equipped with high-quality appliances, extensive cabinetry, and generous work surfaces, while a useful utility room is conveniently positioned for additional storage and laundry needs.





The first floor is home to five generously proportioned double bedrooms, each offering a peaceful sanctuary, and four well-appointed bathrooms, three of which are en-suite, to provide privacy and comfort for family members and guests alike. The principal suite is a true highlight, boasting a substantial dressing room and a luxurious en-suite bathroom, complete with both a bath and a walk-in shower for the ultimate in relaxation.

Ascending to the second floor, the sixth bedroom offers flexible accommodation, supported by its own en-suite shower room, making it ideal for guests, older children, or as a private office. Also on this level is a dedicated cinema room, perfect for family movie nights or entertaining friends in style.

To the rear of the property is a good size landscaped garden, being mostly laid with lawn and featuring a large porcelain patio, ideal for entertaining in the spring and summer months. The garden blends seamlessly with a large garden room / bar that boasts bi-folding doors that open up onto the patio.

The property is ideally located within the heart of Dorridge village, set in a tranquil and private gated development that ensures both security and exclusivity. Residents benefit from being within walking distance of Dorridge station, providing excellent rail links for commuters, as well as easy access to the array of amenities that the village has to offer, including boutique shops, cafes, and highly regarded schools.



This impressive home combines elegant architectural features with modern convenience, creating a superb living environment that is both practical and beautifully appointed. With its generous proportions, high specification finishes, and enviable location, this property represents an outstanding opportunity for discerning buyers seeking a prestigious family home in an outstanding location.

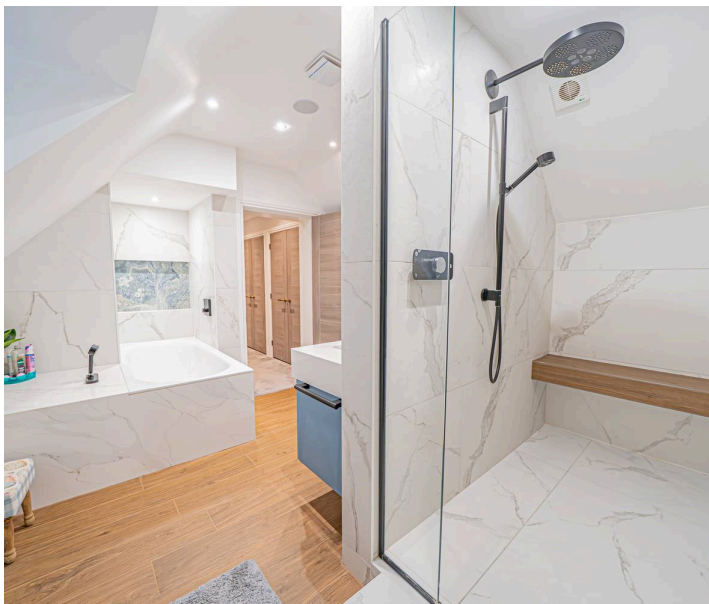


## PROPERTY LOCATION

Situated on one of the premier roads in Dorridge, this exceptional property is conveniently located for all local amenities. 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, 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





- Executive Six Bedroom, Five Bathroom Detached House Located On A Prestigious & Desirable Private Development Off Dorridge Road
- Set Within A Gated Development, Behind A Block Paved Driveway Which Is Supported By A Full Size Double Garage
- The Property Is Accessed Via A Porch Which Leads Into A Large Triple-Height Hall Leading To Three Reception Rooms & A Conservatory
- The Property Boasts A Large Newly Fitted Dual Aspect Kitchen, Dining & Living Area With A Feature Fireplace & Doors Opening Onto The Garden, Accompanied By A Useful Utility Room
- To The First Floor Are Five Double Bedrooms & Four Bathrooms, Three Of Which Are En-Suite
- The Principal Bedroom Boasts A Large Dressing Room & A Luxury En-Suite Bathroom With Both A Bath & Walk-In Shower
- Located On The Second Floor Is The Sixth Bedroom Which Is Supported By An En-Suite Shower Room, Along With A Cinema Room
- To The Rear Of The Property Is A Landscaped Garden, Which Is Mostly Laid With Lawn And Benefits From A Porcelain Patio & A Large Garden Room / Bar With Bi-Folding Doors That Open Up Onto The Garden
- Set Within A Private Gated Development Within The Heart Of Dorridge Village, Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer



## ENTRANCE PORCH

## ENTRANCE HALL

## WC

## FAMILY ROOM

13' 9" x 9' 7" (4.20m x 2.92m)

## LIVING ROOM

20' 1" x 13' 11" (6.11m x 4.23m)

## CONSERVATORY

12' 0" x 10' 2" (3.67m x 3.09m)

## PLAYROOM

13' 11" x 12' 10" (4.25m x 3.90m)

## KITCHEN / DINING AREA

29' 4" x 14' 0" (8.94m x 4.27m)

## LIVING AREA

16' 1" x 12' 3" (4.91m x 3.73m)

## UTILITY ROOM

13' 11" x 5' 8" (4.24m x 1.73m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

16' 2" x 13' 9" (4.94m x 4.20m)

## DRESSING ROOM

11' 7" x 7' 1" (3.53m x 2.16m)

## ENSUITE

11' 10" x 11' 1" (3.60m x 3.38m)

## BEDROOM TWO

12' 4" x 11' 8" (3.76m x 3.56m)

## ENSUITE

9' 5" x 3' 9" (2.86m x 1.15m)

## BEDROOM THREE

13' 9" x 12' 6" (4.20m x 3.82m)

## ENSUITE

7' 9" x 4' 8" (2.36m x 1.43m)



**BEDROOM FOUR**

11' 7" x 9' 1" (3.53m x 2.77m)

**BEDROOM FIVE**

10' 8" x 10' 5" (3.26m x 3.17m)

**BATHROOM**

8' 5" x 7' 9" (2.57m x 2.36m)

**SECOND FLOOR**

**BEDROOM SIX**

10' 10" x 10' 3" (3.29m x 3.12m)

**ENSUITE**

10' 3" x 5' 1" (3.12m x 1.56m)

**CINEMA ROOM**

16' 3" x 9' 9" (4.96m x 2.97m)

**TOTAL SQUARE FOOTAGE**

419.0 sq.m (4505 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

**GATED DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN**

**PORCELAIN PATIO**

**GARDEN ROOM / BAR**

35' 8" x 13' 5" (10.87m x 4.08m)



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

Integrated oven, integrated hob, kitchen extractor, microwave, dishwasher, all carpets, all blinds, all light fittings, fitted wardrobes in all six bedrooms, solar panels, electric garage door and a 2025 EV charging point.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers 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.

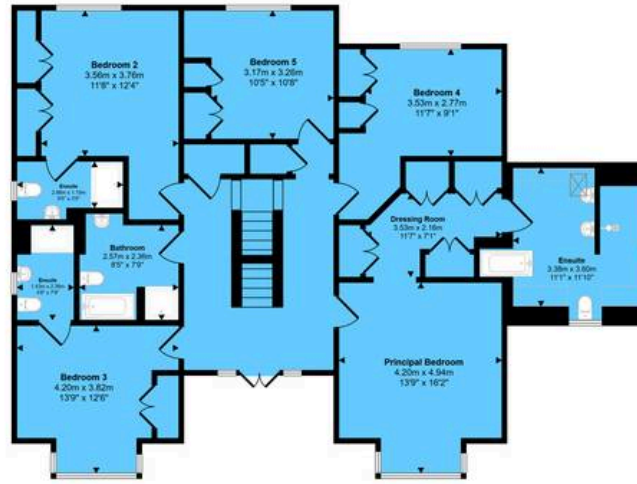


Approx Gross Internal Area  
419 sq m / 4505 sq ft

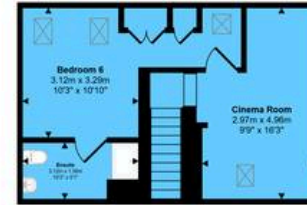


Ground Floor  
Approx 176 sq m / 1828 sq ft

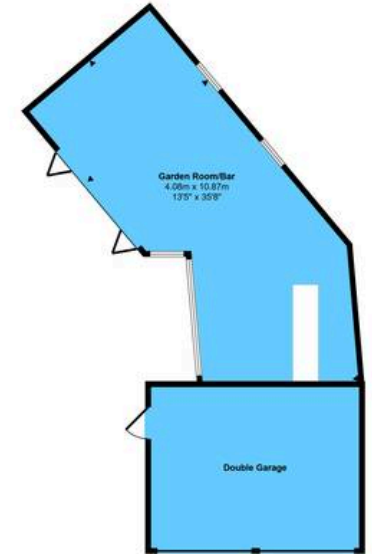
☐ Denotes head height below 1.9m



First Floor  
Approx 147 sq m / 1586 sq ft



Second Floor  
Approx 38 sq m / 409 sq ft



Outbuildings  
Approx 63 sq m / 681 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

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