



Temple Road, Dorridge

Guide Price £3,999,950

**xact**  
EXCLUSIVE





### Property Overview

Introducing this exquisite property nestled on an exclusive and private road in the sought-after neighbourhood of Dorridge. Impeccably built in 2015, Conifers is a remarkable and bespoke residence which has been individually designed to impeccable detail. With an impressive living space that spans nearly 8,000 square feet, this luxurious property is sure to captivate even the most discerning of buyers. The imposing entrance hallway welcomes you into this beautiful family home setting the tone for the rest of the property. Every detail has been meticulously thought through, from the five double bedrooms to the five splendidly appointed bathrooms, all boasting the finest quality finishes. The heart of this extraordinary home lies within the magnificent open plan kitchen/dining and family room with bi fold doors opening onto the rear patio. This expansive space provides the perfect setting for both intimate family gatherings and lavish entertaining. No expense has been spared, as evidenced by the bespoke fittings, feature central island with quartz work surface and top-of-the-range appliances that grace the immaculately designed kitchen. Conveniently located off the kitchen is a large utility.





Four versatile reception rooms adorn the property, offering endless possibility for customisation and personalisation for the whole family. The ground floor comprises a lounge to the rear elevation with bi fold doors opening to the rear garden, a large office with bespoke his and her desks and superb integrated storage, a further reception/games room to the front elevation with separate staircase leading to a purpose-built cinema/snooker room with integrated bar which adds an element of leisure and entertainment to this exceptional home. Whether hosting parties or simply enjoying a game night with loved ones, this dedicated space ensures your every need is met and also includes its own guest cloakroom.

The principal bedroom is an oasis of tranquillity, boasting a large walk-in dressing room with extensive fitted wardrobes and a luxurious ensuite shower room. Here, indulgence is the order of the day, with high-end fixtures, elegant detailing, and a sense of opulence that permeates every inch of this private sanctuary. The four remaining bedrooms are finished to an equal standard, all with fitted wardrobes and three of which have luxury ensuite facilities. The fifth bedroom is serviced via the large and luxurious family bathroom. Underfloor heating throughout the property ensures optimal comfort even on the coldest of days, while the integrated Control 4 system allows for effortless management of various aspects of the home, providing the ultimate in modern convenience and luxury.





Approaching the property, a private gated entrance welcomes you, creating an immediate sense of exclusivity and security. The large block-paved driveway leads to a double garage, effortlessly accommodating multiple vehicles. Convenience is further enhanced by the property's sought-after location, with Dorridge Station and a plethora of local amenities just a short stroll away, making day-to-day living an absolute joy.

Completing this remarkable property is a large landscaped and private rear garden, with extensive patio areas to the side and rear which are ideal for unwinding or entertaining. This secluded outdoor space is the perfect backdrop for relaxation or alfresco dining, offering a serene escape from the hustle and bustle of daily life.

In summary, this exceptional property represents the pinnacle of elegance and sophistication. Its unparalleled bespoke design, luxurious living space, and enviable location make it an irresistible proposition for those looking for a premier property set on a premier road of Dorridge. To book your private viewing please contact Xact Homes on 01564 777284.





### 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





- Boasting Nearly 8,000 Sq Feet Of Luxury Accommodation
- Upon An Exclusive & Private Road Of Dorridge
- Five Double Bedrooms & Five Luxury Bathrooms
- Magnificent Open Plan Kitchen / Dining & Family Room
- Three Reception Rooms
- Purpose Built Cinema/Snooker Room With Bar
- Principal Bedroom With Large Walk In Dressing Room & Luxury Ensuite
- Underfloor Heating Throughout With Control 4 System Installed
- Private Gated Entrance & Double Garage
- Large Landscaped & Private Rear Garden

PORCH

**ENTRANCE HALL**

**WC**

9' 10" x 4' 11" (3.00m x 1.50m)

**OFFICE**

13' 5" x 12' 10" (4.09m x 3.91m)

**LOUNGE**

20' 4" x 20' 0" (6.20m x 6.10m)

**KITCHEN/DINING & FAMILY ROOM**

36' 9" x 28' 7" (11.20m x 8.71m)

**UTILITY ROOM**

13' 9" x 8' 2" (4.19m x 2.49m)

**RECEPTION/GAMES ROOM**

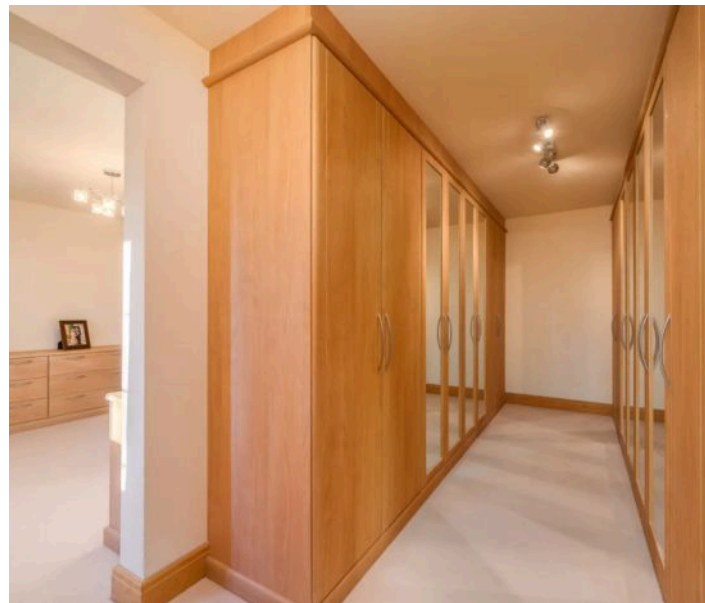
33' 2" x 25' 11" (10.11m x 7.90m)

**FIRST FLOOR**

**INNER HALL**

**CINEMA/SNOOKER ROOM**

27' 11" x 26' 3" (8.51m x 8.00m)





**WC**

7' 10" x 6' 7" (2.39m x 2.01m)

**PRINCIPAL BEDROOM**

29' 2" x 14' 7" (8.89m x 4.45m)

**DRESSING ROOM**

19' 0" x 7' 9" (5.79m x 2.36m)

**SHOWER ROOM**

9' 10" x 8' 10" (3.00m x 2.69m)

**BEDROOM TWO**

19' 6" x 19' 0" (5.94m x 5.79m)

**ENSUITE**

11' 6" x 6' 3" (3.51m x 1.91m)

**BEDROOM THREE**

16' 9" x 15' 9" (5.11m x 4.80m)

**ENSUITE**

11' 6" x 4' 7" (3.51m x 1.40m)

**BEDROOM FOUR**

16' 5" x 15' 9" (5.00m x 4.80m)

**ENSUITE**

9' 10" x 6' 11" (3.00m x 2.11m)

**BEDROOM FIVE**

15' 9" x 13' 9" (4.80m x 4.19m)

**BATHROOM**

11' 6" x 8' 8" (3.51m x 2.64m)

**TOTAL SQUARE FOOTAGE**

682 sq.m (7341 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

19' 6" x 19' 6" (5.94m x 5.94m)

**LARGE LANDSCAPED & PRIVATE REAR GARDEN**





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

Free standing Rangemaster, Rangemaster extractor, fitted wardrobes in five bedrooms, underfloor heating, CCTV and electric garage door.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - boarded with ladder and lighting.

#### **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.

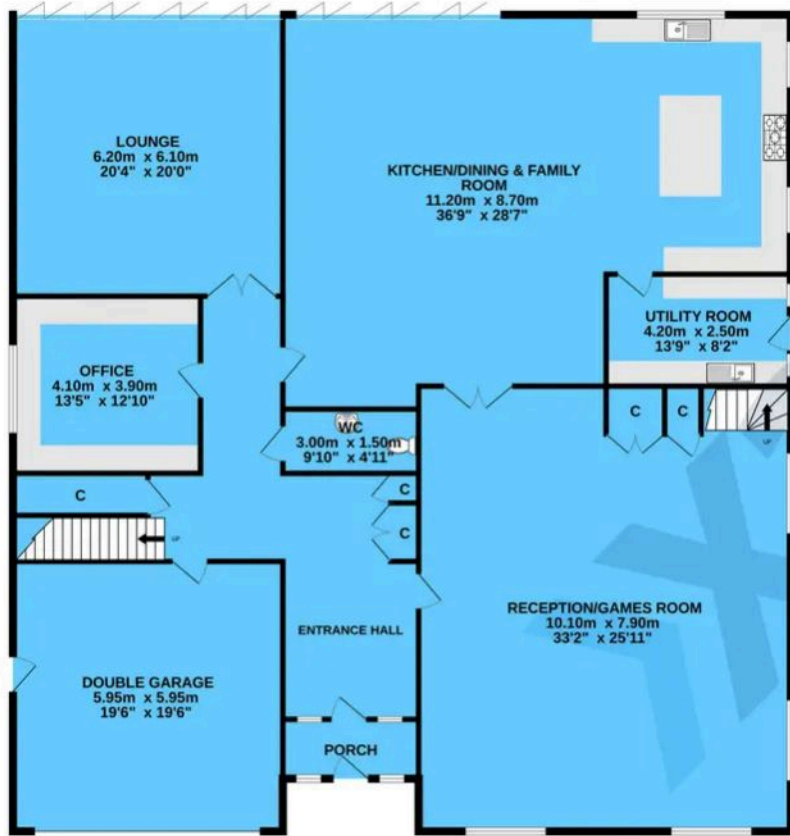
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

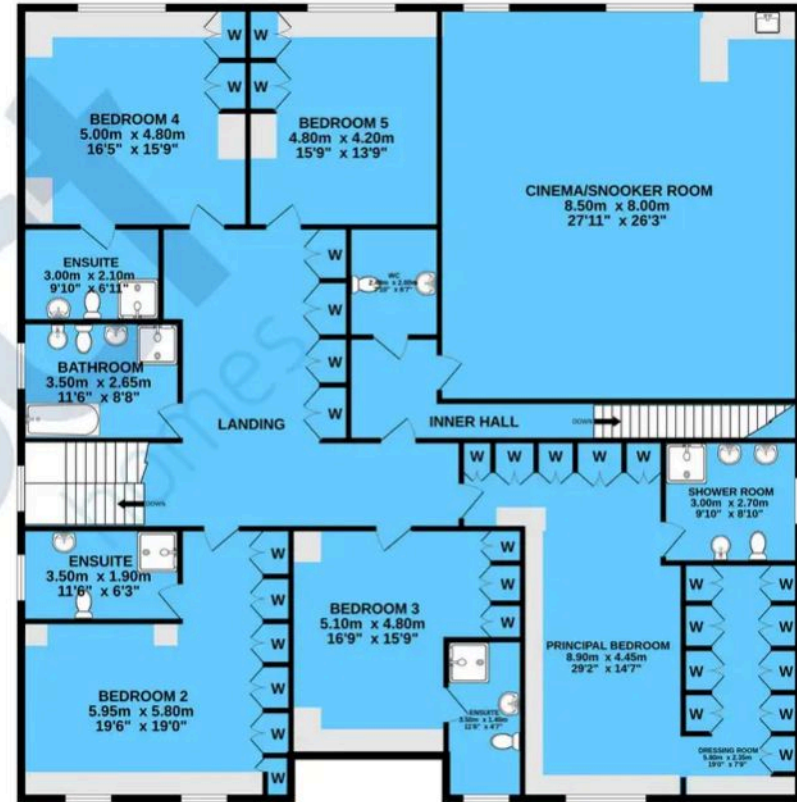
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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



TOTAL FLOOR AREA : 682.0 sq.m. (7341 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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