



Station Road, Knowle

Guide Price £2,000,000





PROPERTY OVERVIEW

This exceptional six/seven bedroom, six bathroom traditional detached residence offers an outstanding blend of classic character and contemporary luxury, set equidistant between the sought-after villages of Knowle and Dorridge, and within comfortable walking distance of Dorridge Station, ideal for commuters. Substantially extended and meticulously improved by the current owners, the property now boasts a magnificent open plan kitchen/dining and orangery / family room, featuring a large central island / breakfast bar, a range of Siemens appliances, Lutron lighting and full width Renka ultra slim sliding patio doors that create a seamless transition between indoor and outdoor living spaces and offer an abundance of natural light. Approached via electronic private gates, the house enjoys a large frontage with a block paved driveway with Stonemarket Templeton setts providing ample parking and access to a single garage. The ground floor accommodation includes a spacious entrance hallway with character fireplace and surround and gas fire, a sitting room and a separate study designed and installed by Neville Johnson to the front elevation (perfect for home working or quiet relaxation), a large and practical boot room to the rear, and a stylish guest cloakroom.





The large traditional living room, which can be accessed from both the hallway and the orangery / family room, provides a welcoming retreat for family gatherings or entertaining guests. Off the kitchen is a large utility which in turn leads into a single garage. Arranged over three floors, the seven double bedrooms and six bathrooms offer flexible accommodation for families of all sizes, with one bedroom recently converted into a walk-in dressing room. Five of the bathrooms (with Hansgrohe fittings) also feature underfloor heating. The principal bedroom suite is a true highlight, featuring a luxury ensuite also with Hansgrohe fittings and a further dressing room, installed and designed by Neville Johnson with a fully fitted dressing area, providing a private sanctuary for the owners. The property further benefits from bespoke features such as a large gym and a purpose-built golf simulator (costing £60,000 new and available via separate negotiation), located towards the rear third of the plot, perfect for fitness enthusiasts or those seeking leisure facilities at home. The structure of the golf simulator lends itself perfectly as a home cinema room should any incumbent buyer require a change of use. Finished to an exacting specification throughout, this magnificent family home combines generous proportions with thoughtful design, creating versatile spaces for both everyday living and special occasions. Recent updates have included air conditioning fitted to the kitchen, orangery / garden room, principal and guest bedrooms to compliment the air conditioning located in the gym and golf simulator. Viewing is essential to fully appreciate this special and impressive family home, its high specification, and its exceptional accommodation.





PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. 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. Knowle village 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 Knowle village.

Council Tax band: G

Tenure: Freehold



- Stunning Six/Seven Bedroom And 6 Luxury Bathroom Traditional Detached Property
- Set Equidistant Between Knowle And Dorridge Villages And Walking Distance To Dorridge Station
- Substantially Extended And Improved By The Present Owners To Include A Magnificent Open Plan Kitchen/Dining, Orangery And Family Room With Full Width Sliding Patio Doors
- Located Behind Private Gates With Large Frontage And Block Paved Driveway Providing Ample Parking And Leading Into Single Garage
- Ground Floor Accommodation Include Large Entrance Hallway, Living Room And Separate Study To Front Elevation, Boot Room To Rear And Guest Cloakroom
- Set Over Three Floors Are Seven Bedrooms & Six Bathrooms, Currently One Bedroom Is Utilised As A Dressing Room, Principal Bedroom Affords Luxury Ensuite Plus Dressing Room With Fitted Dressing Area
- Superb Landscaped And Large Rear Garden With Seamless Integration of Indoor And Outdoor Living Space Full Width Patio With Stonemarket Porcelain Lucien Tiles & Room For Outdoor Furniture
- The Garden Includes Lawned Areas, Extensive Borders Shrubs and Trees, Crane Wooden Greenhouse, Storage Shed, Hot Tub & External Lighting To The Front & The Rear Of The Property
- To The Rear Third Of The Garden Is A Bespoke Gym And A Purpose Built Golf Simulator Costing £60,000 New And Is Available Via Separate Negotiation
- Viewing Is Essential To Fully Appreciate The Size, Accommodation And Specification Of This Magnificent Family Home



ENTRANCE HALLWAY

9' 4" x 11' 10" (2.85m x 3.61m)

WC

BOOT ROOM

7' 1" x 14' 9" (2.16m x 4.49m)

SITTING ROOM

17' 1" x 14' 7" (5.21m x 4.45m)

STUDY

6' 4" x 12' 11" (1.93m x 3.94m)

LIVING ROOM

15' 3" x 20' 10" (4.64m x 6.34m)

ORANGERY/FAMILY AREA

26' 5" x 11' 2" (8.05m x 3.41m)

KITCHEN/DINING AREA

19' 11" x 23' 10" (6.06m x 7.27m)

UTILITY

10' 5" x 6' 2" (3.17m x 1.89m)

INTEGRAL GARAGE

10' 5" x 17' 5" (3.18m x 5.30m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 3" x 11' 11" (4.65m x 3.64m)

DRESSING ROOM

16' 8" x 4' 8" (5.07m x 1.43m)

ENSUITE

6' 8" x 11' 6" (2.04m x 3.50m)

**BEDROOM TWO**

10' 7" x 15' 1" (3.23m x 4.61m)

ENSUITE

5' 9" x 6' 1" (1.75m x 1.85m)

BEDROOM THREE

9' 3" x 14' 2" (2.82m x 4.32m)

ENSUITE

5' 10" x 10' 11" (1.77m x 3.32m)

BEDROOM FOUR

11' 4" x 11' 9" (3.46m x 3.57m)

ENSUITE

7' 5" x 11' 10" (2.25m x 3.60m)

BEDROOM FIVE/DRESSING ROOM

12' 9" x 17' 5" (3.88m x 5.30m)

SECOND FLOOR**BEDROOM SIX**

12' 7" x 14' 0" (3.83m x 4.26m)

ENSUITE

3' 9" x 11' 4" (1.15m x 3.46m)

BEDROOM SEVEN

12' 0" x 12' 11" (3.67m x 3.94m)

ENSUITE

3' 8" x 12' 8" (1.13m x 3.86m)

STORAGE**OUTSIDE THE PROPERTY****GYM**

18' 4" x 13' 4" (5.58m x 4.06m)

GOLF SIMULATOR

18' 7" x 13' 0" (5.67m x 3.95m)

TOTAL SQUARE FOOTAGE

424.0 sq.m (4566 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE LANDSCAPED REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Siemens fridge, Siemens freezer, Siemens fridge/freezer, two Siemens dishwashers, Siemens steamer, Siemens warming drawer, Quooker tap, integrated waste disposal unit, Warm up underfloor heating, 2 gas fires, 2 gazco gas stoves, external lighting to front and rear, garden shed, greenhouse, all carpets, some curtains, blinds and light fittings, CCTV, car charging point (fitted 2020), gym building, golf simulator, hot tub and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). 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.



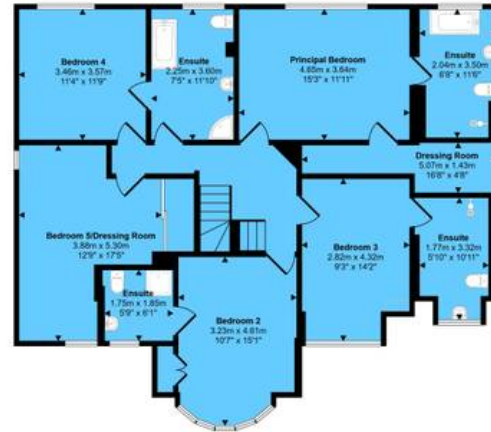


Approx Gross Internal Area
424 sq m / 4566 sq ft

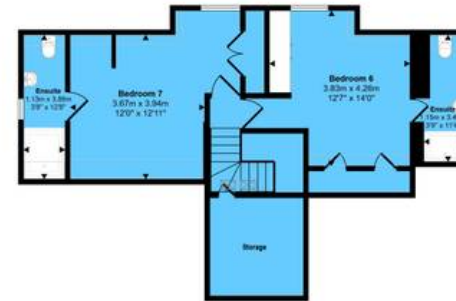


Ground Floor
Approx 199 sq m / 2132 sq ft

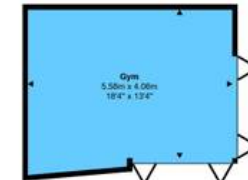
Denotes head height below 1.9m



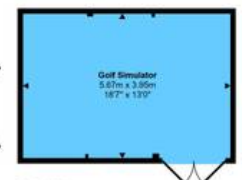
First Floor
Approx 121 sq m / 1307 sq ft



Second Floor
Approx 59 sq m / 632 sq ft



Outbuilding
Approx 24 sq m / 254 sq ft



Outbuilding
Approx 22 sq m / 241 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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with MasterScrip 365

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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