



Springwood, Chapel Lane, Rowney Green, Alvechurch, B48 7QJ

Guide Price £1,250,000



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you move  
with.

# Springwood, Chapel Lane, Rowney Green, Alvechurch, B48 7QJ

## Summary

Located in the charming and highly sought after village of Rowney Green (with a vibrant village community) lies an exceptional country home of almost 4,000 sq. ft set upon a peaceful 0.93 acre plot (approx.) Originally constructed in the 1950s, the property has been tastefully extended with modern additions, offering the perfect marriage of classic appeal and contemporary comfort and enjoys the quietness of rural living whilst still being within easy reach of nearby amenities and attractions.

## Description

As you enter the entrance hallway, you're greeted by a sense of openness and grandeur by the double height ceiling, adding a touch of sophistication to the space. A cloaks cupboard and guest WC are located within the hallway.

The kitchen showcases sleek, modern amenities, perfect for culinary enthusiasts complete with ample counter space and storage, central island and an adjoining utility with underfloor heating. Integrated appliances include a fridge/freezer, dishwasher and tumble dryer.

There are three spacious reception rooms comprising a dual aspect drawing room with added formal dining (giving stunning views of the garden and with a wood panelled fireplace with log burner) a large warm snug (also with a log burner and with views of the garden) and a separate breakfast room leading on to a rear hallway with WC and storage cupboard and an oak staircase to the first floor.

Several of the internal doors and framing are bespoke, beautifully crafted by a former owner of the property. At the top of the staircase, adorned with a stained glass window, the landing extends gracefully in both directions providing access to three double bedrooms, house bathroom and a separate shower room. From the impressive galleried landing, you can peer down into the hallway below, taking in the full expanse of the space with its grandeur and elegance.





A further two bedrooms are located here, the master enjoying a contemporary en suite shower room and both boasting superb garden views.

Accessed from either the 'library' nook off the galleried landing or alternatively, the garage, the North wing on the first floor features a home office with velux windows as well as a walk in storage room which combined with the double garage, has potential for ANNEX PURPOSES (subject to necessary permissions).

### Outside

Situated on a generous 0.93 acre plot (approx.), the property boasts ample space for outdoor activities, gardening, or simply enjoying the serenity of the countryside. The mature trees and lush greenery surrounding the house provide a picturesque backdrop for hosting summer barbecues to cultivating your own vegetable patch. There's no shortage of ways to make the most of this idyllic, private setting.



The garden unfolds like a secret sanctuary with a central seating area to enjoy the sound of birdsong and the gentle trickle of the brook at the bottom of the garden. As you wander deeper into the garden, you'll discover hidden alcoves and secluded corners, perfect for quiet contemplation.

The entrance to the property boasts remote controlled gates and the sweeping driveway provides a most impressive approach to the property.

## Room Dimensions

Drawing Room 5.46m (max) x 8.2m (max)  
(17'10" x 26'10")

Living Room 6.94m (max) x 5.5m (max) (22'9"  
x 18'0")

Dining Room 4.46m x 3.51m (14'7" x 11'6")

Breakfast Kitchen 4.45m x 4.54m (14'7" x  
14'10")

Utility Room 2.19m x 4.4m (7'2" x 14'5")

Double Garage 7.78m (max) x 5.9m (25'6" x  
19'4")

Bedroom 1 3.47m x 4.8m (11'4" x 15'8")

En Suite 1.9m x 1.27m (6'2" x 4'2")

Bedroom 2 4.54m x 4.46m (14'10" x 14'7")

Bedroom 3 3.5m (max) x 3.35m (max) (11'5" x  
10'11")

Shower Room 2.4m x 2.38m (7'10" x 7'9")

Bedroom 4 3.56m (max) x 3.39m (max) (11'8"  
x 11'1")

Bedroom 5 2.64m (max) x 5.27m (into  
wardrobes) (8'7" x 17'3")

Bathroom 2.33m x 2.69m (7'7" x 8'9")

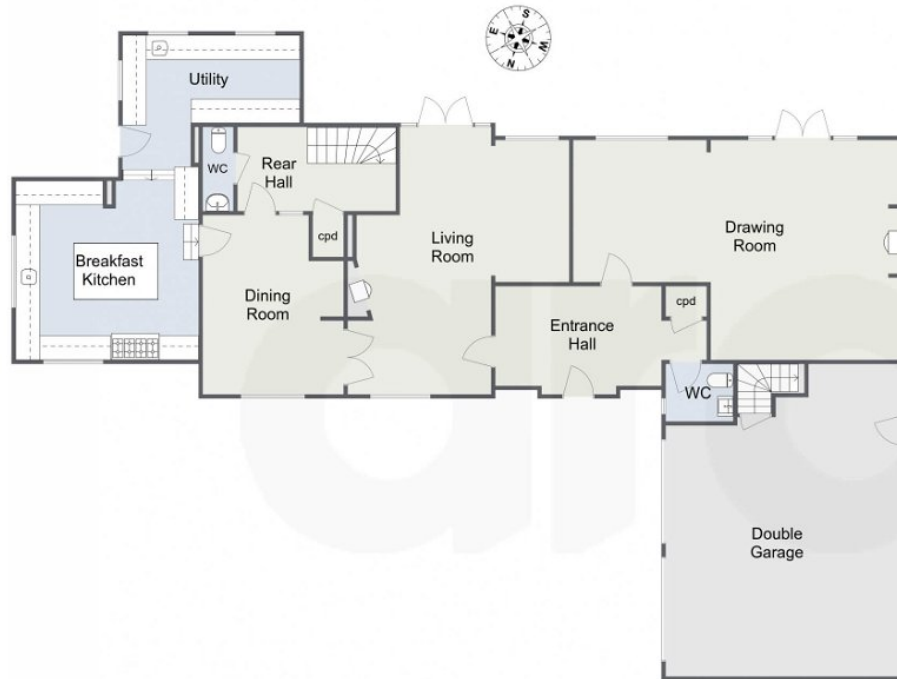
Office 4.83m x 3.73m (15'10" x 12'2")

Store 2.31m x 4.83m (7'6" x 15'10")



# Rowney Green Lane, Alvechurch

## Ground Floor



## First Floor



Total Approximate Area (Excluding Garage): 326 sq. m (3,510 sq. ft)  
Total Approximate Area (Including Garage): 369 sq. m (3,974 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

For more information on this house or to arrange a viewing please call the office on:

**0121 447 8300**

Alternatively, you can scan the QR to view all of the details of this property online.

