





## Property Description

An exceptional executive style family home situated in a private driveway in the prestigious address of Meeting House Lane. This fabulous family home has electric security gates, large driveway, lavish rear garden with desirable Argentinean outdoor kitchen and bar with countryside views suitable for entertaining, bespoke open plan luxury living/dining/kitchen with Sonos sound system extending to outdoor area, good size lounge, separate sitting room and family room/study, five double bedrooms, four bathrooms, shortened double garage for storage and gym, walking distance to outstanding school, local train station, countryside walks and village.

## Approach

Open canopy porch with large composite door leading through to impressive reception hallway.

## Reception Hallway

Having Oak and glass staircase rising to first floor landing, Karndean flooring, double doors leading through to lounge, understairs storage cupboard, door through to:

## Guest Cloakroom

Fitted with a contemporary suite comprising of low level WC, circular wash hand basin with mixer tap, heated towel rail, window to the front.

## Living / Dining / Kitchen

20' 9" x 17' 6" ( 6.32m x 5.33m )

Fitted with a bespoke range of base and wall mounted units, larder units, pull out deep pan drawers, large island unit with breakfast bar within, Franke boiling tap with insinkerator waste disposer, Quartz work surfaces. A range of appliances to include Neff electric double oven and grill with plate warmer, full length larder fridge, further fridge freezer, induction hob with extractor hood above, dishwasher, Porcelanosa tiled flooring with underfloor heating, Velux widows, full width bi-fold doors to the rear overlooking and leading to garden.

## Utility

12' x 5' 10" ( 3.66m x 1.78m )

Fitted with base and wall mounted units and second built in dishwasher, sink and drainer unit with mixer tap, space and plumbing for washing machine and further appliances, underfloor heating, wall mounted central heating boiler, door to the side leading to garden.

## Family Room / Sitting Room

13' x 11' 8" ( 3.96m x 3.56m )

Karndean flooring, two feature windows to the rear overlooking garden and door to the side leading to patio.

## Lounge

22' 10" x 12' 8" ( 6.96m x 3.86m )

Double doors leading in from the hallway, Karndean flooring, two windows to the front, two further windows to the side, French doors to the rear overlooking and leading to garden, contemporary feature pebble effect fire place with remote control.

## Study / Play Room

7' 10" x 7' 9" Max ( 2.39m x 2.36m Max )

With window to the front.

## First Floor Landing

Staircase rising from the hallway, loft hatch giving access to roof space, large linen cupboard housing megaflow water tank and providing shelving space.

## Master Bedroom

18' 3" x 11' 4" ( 5.56m x 3.45m )

Large light and airy room with two windows to the rear having beautiful views over gardens and countryside, two sets of double wardrobes providing hanging and shelving space, door through to:

## Ensuite

Fitted with a four piece suite comprising of bath, low level WC, wash hand basin with mixer tap, shower cubicle with mains shower fitted, full ceramic tiling, heated towel rail and obscure glazed window to the side.

## Bedroom Two

16' 6" Max x 9' ( 5.03m Max x 2.74m )

Window to the front, built in wardrobe, door through to:

## Ensuite Bathroom

Double walk-in shower with waterfall shower and hand held attachment, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, feature port hole window, full ceramic tiling.

## Bedroom Three

12' 10" x 12' 8" ( 3.91m x 3.86m )

Window to the rear overlooking garden, door through to:

## Ensuite

Fitted with bath with shower over, low level WC, wash hand basin with mixer tap fitted into vanity unit, full tiling, heated towel rail and obscure glazed window to the rear.

## Bedroom Four

11' 8" x 11' ( 3.56m x 3.35m )

Window to the front.

## Bedroom Five

11' 2" x 9' 9" ( 3.40m x 2.97m )

Two windows to the front.

## Family Bathroom

Fitted with a white four piece suite comprising of bath, wall mounted wash hand basin with mixer tap, low level WC, shower cubicle with mains shower fitted, heated towel rail, full tiling and obscure glazed window to the rear.

## Double Shortened Garage

Two up and over doors, light and power, suitable for gym and storage.

## Front Garden

The property is approached by electric security gates giving access to large driveway, lawned garden to the side and gated access to both sides through to rear garden.

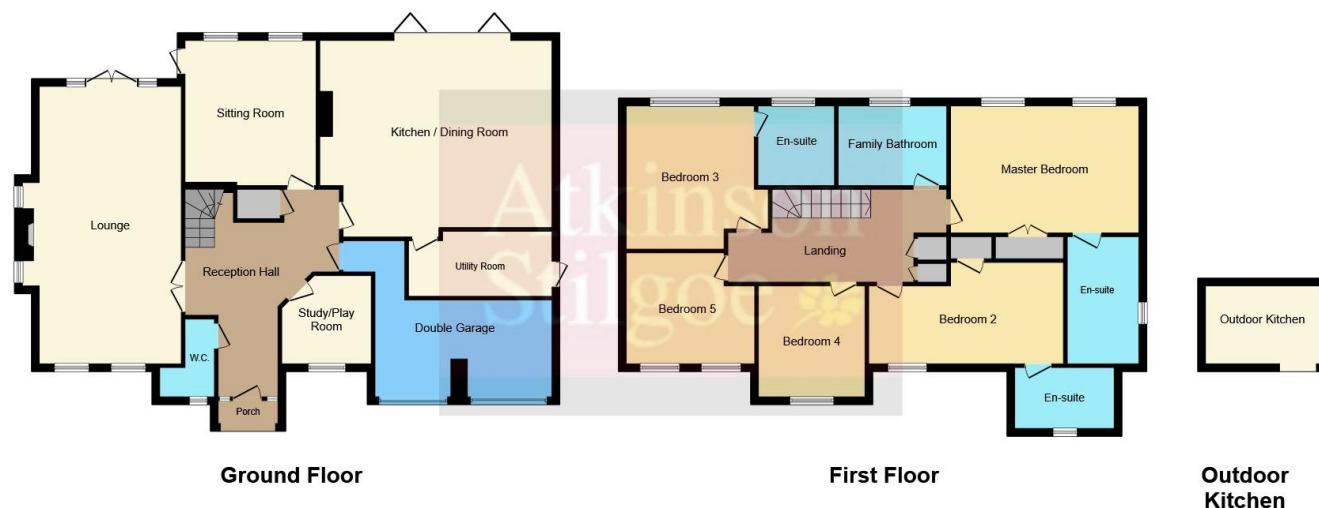
## Rear Garden

An exceptionally large private rear garden laid to lawn with mature hedge, trees and borders, open fields to the rear, large patio area, bespoke outdoor kitchen and bar with space for drinks fridge with Argentinean grill and pizza oven imported from Milan, Granite worktops, Porcelenosa floor tiling, sink with mixer tap, lighting and power.









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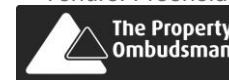
**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: Council Tax  
 Awaited Band: G

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Tenure: Freehold



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