



Eastcote Lane, Hampton-in-Arden

Guide Price £1,400,000

xact  
EXCLUSIVE

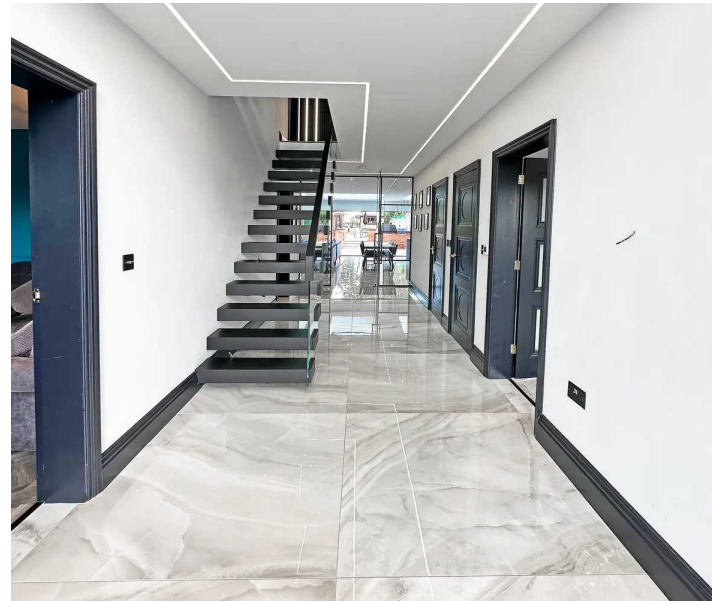




## PROPERTY OVERVIEW

Standing a plot of approximately 1/3 acre with rural views to the front and rear and being in close proximity to Solihull, Knowle & Hampton-in-Arden is this recently constructed individually designed exceptional family home. Having been finished to the highest specification throughout and offering approximately 4000 sq.ft of living accommodation.

Presented in show-home condition throughout and having been fitted out regardless of cost, the property provides potential purchasers with:- a magnificent open plan breakfast kitchen with large feature island and bifold doors opening on to the rear garden, three further ground floor reception rooms (sitting room, study & playroom) being accessible from full height hallway with floating staircase. The ground floor accommodation is completed with a utility room, walk in pantry and luxury shower room. To the first floor there are four double bedrooms, all having superb en-suite facilities & fitted wardrobes and a showpiece bathroom overlooking the rear garden. To the second floor is the principal bedroom with full width window providing far reaching views over open countryside, walk in wardrobe and a large en-suite and bedroom six / cinema room.





Outside, the property offers a gated driveway with parking for multiple vehicles, long landscaped rear garden with extensive patio area, and a brick built garden room / annex / office / gym.

Viewing of this exceptional property is strictly by appointment with Xact Homes on 01676 534 411.

#### PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Tenure: Freehold

- Rural Views to the Front & Rear
- Approximately 4000 sq ft
- Open Plan Kitchen / Family / Dining Area
- Six Bedrooms (5 x en-suite)
- Midway Between Knowle & Hampton-in-Arden
- Longe Rear Garden
- Outbuilding Ideal for Office / Annexe



## HALL

**OPEN PLAN KITCHEN / FAMILY / DINING AREA**  
30' 6" x 24' 10" (9.30m x 7.57m)

**SITTING ROOM**  
12' 10" x 11' 6" (3.90m x 3.50m)

**STUDY**  
11' 7" x 9' 10" (3.52m x 3.00m)

**PLAYROOM**  
11' 6" x 10' 8" (3.50m x 3.25m)

**UTILITY ROOM**

**WALK IN PANTRY**

**SHOWER ROOM**

**FIRST FLOOR**

**BEDROOM TWO**  
11' 6" x 10' 11" (3.50m x 3.34m)

**ENSUITE**

**BEDROOM THREE**  
11' 6" x 10' 11" (3.50m x 3.34m)

**ENSUITE**

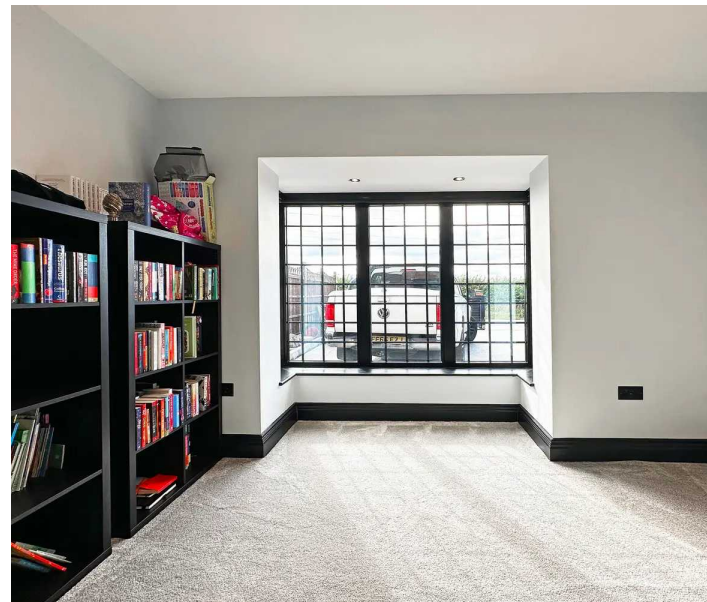
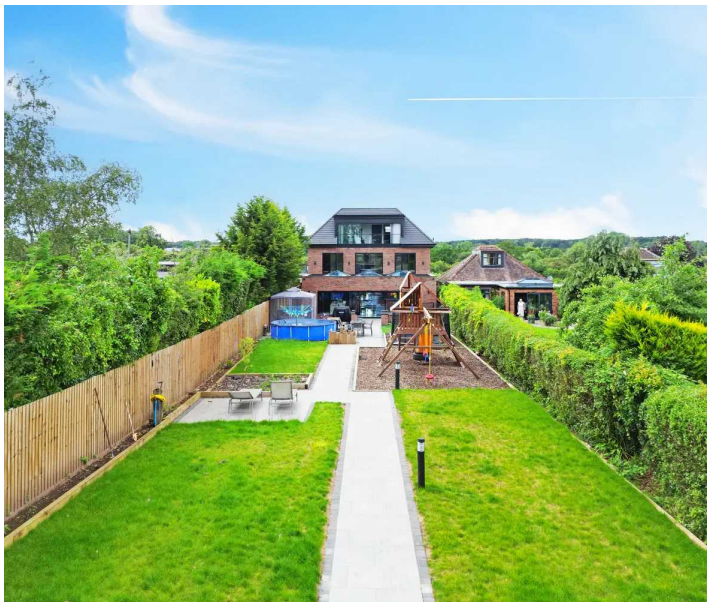
**BEDROOM FOUR**  
13' 0" x 11' 6" (3.97m x 3.50m)

**ENSUITE**

**BEDROOM FIVE**  
13' 0" x 11' 6" (3.97m x 3.50m)

**ENSUITE**

**BATHROOM**  
8' 5" x 7' 7" (2.57m x 2.31m)





## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

30' 6" x 13' 0" (9.30m x 3.97m)

### **ENSUITE**

10' 9" x 10' 2" (3.28m x 3.09m)

### **BEDROOM SIX / CINEMA ROOM**

18' 4" x 12' 2" (5.59m x 3.71m)

### **TOTAL SQUARE FOOTAGE**

Total floor area - 371.6 sq.m. = 4000 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

**GATED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES**

**LONG LANDSCAPED REAR GARDEN**

**BRICK BUILT GARDEN ROOM / ANNEX / OFFICE / GYM**

### **ITEMS INCLUDED IN SALE**

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, underfloor heating, CCTV and other items are up for negotiation.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT.

### **MONEY LAUNDERING REGULATIONS**

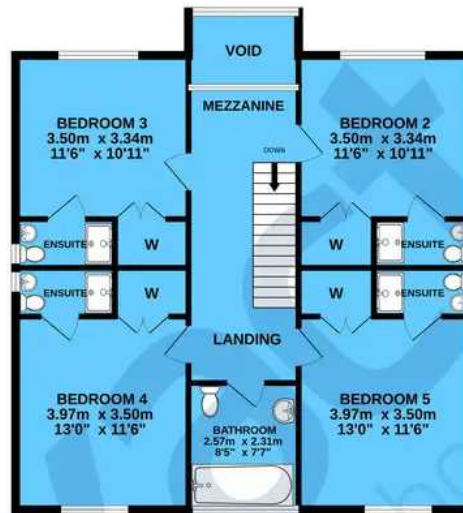
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



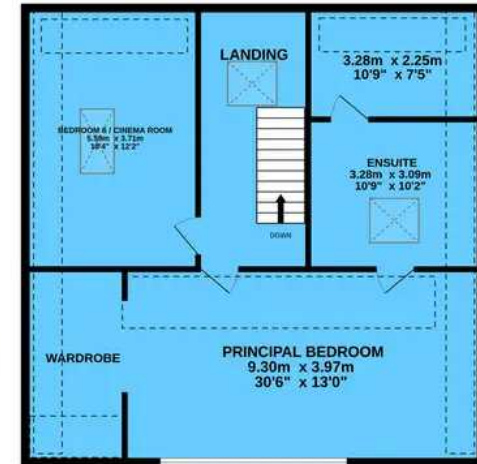
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 371.6 sq.m. (4000 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.

Made with Metropix ©2023

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
EXCLUSIVE

