

Wawensmere Road, B95

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Welcome to Four Posts – an extraordinary six-bedroom detached residence that has been fully extended and meticulously refurbished by its current owners.

- Impressive Six Bedroom Detached Home
- Fully Refurbished and Extended
- Beautifully Maintained One Acre Plot
- Open Plan Kitchen/Living/Dining/Snug Room
- Cinema Room
- Games Room and Bar
- Gym
- High Specification
- Fantastic Semi-Rural Location
- Large Gated Driveway

Securely nestled behind electric gates on a generous 1 acre plot, Four Posts offers over 7,500 sq ft of beautifully designed living space, perfectly blending functionality with luxurious comfort.

Ground Floor:

Upon entering through the striking front door, you're greeted by an impressive double-height reception hall, framed by floor-to-ceiling glass that floods the space with natural light. To the right, a generously sized living room features a statement gas fireplace and ample space for entertaining, with bifold doors opening onto the garden. To the left, a cosy snug with a double-sided wood burner flows effortlessly into the breakfast room, creating an inviting space for family gatherings.

At the heart of the home lies the expansive kitchen/breakfast room, complete with sleek cabinetry, extensive worktop space, and high-end Gaggenau appliances. A hidden walk-in pantry adds both charm and practicality. Bifold and French doors connect the kitchen seamlessly to a spacious patio, making it ideal for alfresco dining. The adjoining dining area is bright and open, enhanced by a skylight and further bifold doors onto the rear garden.

The ground floor is cleverly designed to feel open-plan while offering subtle zones of separation for privacy and flexibility. The utility room provides ample fitted storage, a concealed ▶





► ironing station, and direct garden access; perfect for countryside living.

Additional highlights include a stylish home office, a convenient downstairs shower room, and an impressive entertainment room complete with a bar and garden access – ideal for indoor/outdoor hosting. A bespoke cinema room with tiered seating and starlit ceiling offers a true cinematic experience, while a home gym and annex space, both with bifold doors, complete the ground floor. Underfloor heating runs throughout for year-round comfort.

First Floor:

Upstairs, the show-stopping central staircase leads to six spacious double bedrooms. The luxurious principal suite is set apart for privacy and features a vast dressing room, a private balcony, and a spa inspired en suite with a freestanding bath and infrared sauna. Bedrooms 2, 3, 4, and 6 all benefit from en suite bathrooms, with bedrooms 4 and 6 also enjoying walk-in dressing rooms. A beautifully appointed family bathroom boasts a jacuzzi bathtub with integrated TV and an oversized shower perfect for relaxation.

Outside:

Externally, Four Posts continues to impress with beautifully landscaped front and rear garden.





LOCATION



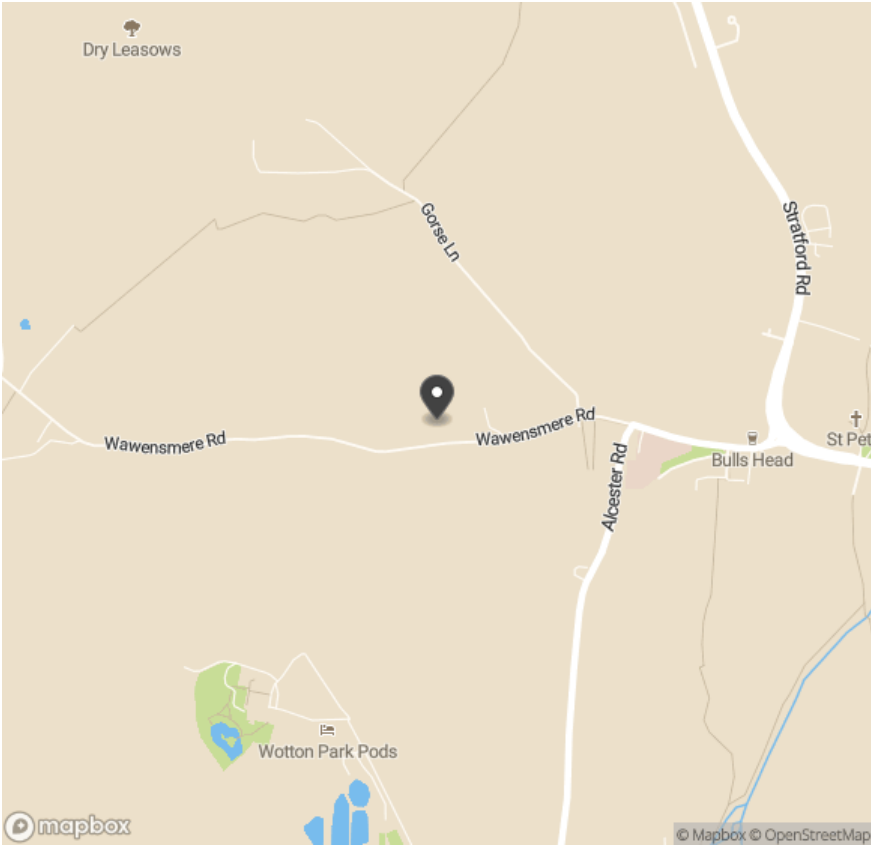
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 60

Potential: 63

FLOOR PLAN

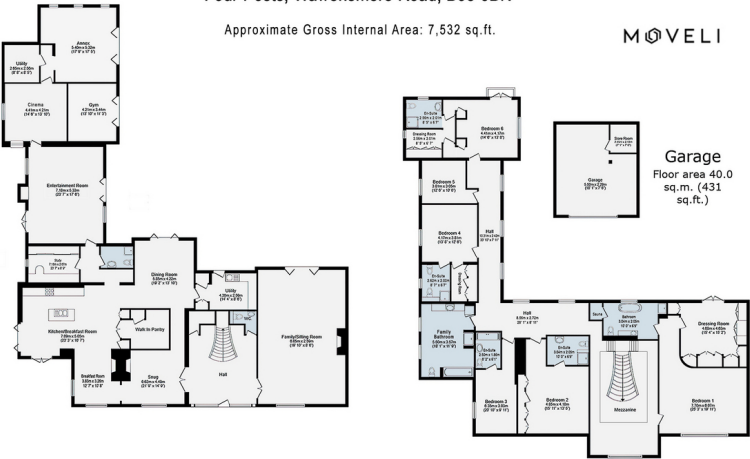
7532 sq ft (699 sq m)



Four Posts, Wawensmere Road, B95 6BN

Approximate Gross Internal Area: 7,532 sq.ft.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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