

Andrew Grant
PRESTIGE & COUNTRY



The Oaks

Earlswood, B94 5ES



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6 Bedrooms 3 Bathrooms 2 Receptions 1.6 Acres

“An exceptional home with unrivalled facilities for luxurious living and effortless entertaining...”

Scott Richardson Brown CEO

- This stunning property offers over 3,000 sq ft of beautifully designed accommodation, combining elegance and functionality across multiple living spaces.
- The expansive gardens, spanning 1.6 acres, feature meticulously landscaped lawns, a spacious terrace with a pizza oven and a covered sunken seating area for effortless entertaining.
- Enjoy the impressive pool house with a heated indoor swimming pool and a dedicated Jacuzzi area, making it a luxurious retreat within your own home.
- The private driveway provides ample parking space, complemented by an attached double garage.
- At the heart of this home is the spacious open plan kitchen and dining area, featuring bi-fold doors that seamlessly connect to the garden, perfect for modern living and entertaining.
- Earlswood, a charming village with excellent transport links, is close to picturesque Earlswood Lakes and provides easy access to Solihull, Redditch and Birmingham.

3250 sq ft / 301.9 sq m





The kitchen

The heart of this exceptional home is the spacious open plan kitchen featuring a traditional AGA, contemporary wall and base units, a breakfast bar, integrated appliances including a microwave and dishwasher, and space for an American-style fridge freezer.





Adjacent to the kitchen is the family area, with bi-folding doors opening onto the garden, providing seamless indoor-outdoor living.

There is also a convenient utility room featuring shaker-style wall and base units, a Belfast sink, space for a washing machine and dryer and access to a downstairs WC.



The dining room

Adjacent to the kitchen, the dining room enhances the open plan layout and features a large bay window that floods the space with natural light. It offers ample room for a substantial eight-seater dining table, making it ideal for hosting dinner parties.





The sitting room

This spacious sitting room spans over 24 feet and is illuminated by a generous front-facing bay window and recessed ceiling spotlights, creating a warm and inviting atmosphere. A cleverly engineered log burner, designed for rear loading and minimal mess, adds to the room's charm and functionality.



The conservatory

Adjacent to the sitting room and accessible via sliding doors, the delightful conservatory offers panoramic views of the garden and is a bright, welcoming space.



The landing

Ascending the staircase, you are welcomed by a spacious and light-filled landing. This area features ample built-in storage and provides access to six bedrooms, a family bathroom and a shower room.





The principal bedroom

The master bedroom, situated at the front of the property, offers a serene retreat with dual-aspect windows that flood the space with natural light. It includes a stylish en suite shower room, featuring a walk-in shower, a contemporary washbasin set upon a vanity unit and a low-level WC.





Bedroom two

This spacious single bedroom is situated at the rear and features a private balcony, offering captivating views across the grounds. It also includes built-in wardrobes for ample storage.





Bedroom three

Also located at the rear, this double bedroom benefits from dual-aspect windows that provide scenic views and an abundance of natural light.



The family bathroom

The large family bathroom is well-appointed and features a corner bathtub with a telephone-style shower attachment. It also includes a low-level WC and a washbasin set upon an extensive vanity unit. Tiled walls and flooring add an elegant touch to this space.



Bedroom four

This spacious bedroom, located at the front of the property, features built-in wardrobes and can comfortably accommodate a double bed. It benefits from ample natural light through its window and offers pleasant views of the front of the property.



Bedrooms five & six

These two double bedrooms, located at the front of the property, are both bright and welcoming. Bedroom five features a window with views of the front, while bedroom six benefits from dual-aspect windows, allowing natural light to fill the room and offering scenic views from two directions.



The shower room

Completing the property is a practical house shower room. This room features a walk-in shower, a low-level WC and a washbasin set upon a vanity unit, ensuring convenience for all occupants.



The gardens and grounds

The property enjoys beautifully landscaped gardens across 1.6 acres. The gardens offer ideal spaces for outdoor entertainment, including a large terrace with an awning over a seating area, an Italian pizza oven and a covered sunken seating area with a TV and heating, perfect for al fresco dining.







The grounds

The well-maintained lawned gardens feature manicured lawns, specimen trees, shrubbery and topiary. A gravelled garden area adjacent to the terrace showcases an ornamental pond with a fountain. A block-paved pathway meanders through the garden, leading to a large greenhouse for gardening enthusiasts and a raised vegetable garden discreetly tucked behind a hedge for cultivating fresh produce.



The pool house

The property features an impressive sports complex within its grounds. The indoor heated swimming pool comes with a motorised safety cover and is complemented by a dedicated area for a Jacuzzi.

Conveniently, the pool house also includes a changing room and a boiler room.





The terrace

The terrace is a spectacular addition to the property providing a spacious area designed for relaxation and entertainment. It includes a covered sunken seating space with a TV and heating, creating a welcoming environment for gatherings and leisure.







The driveway & double garage

The property is approached via a private driveway, through electric gates, offering ample parking space. The attached double garage provides convenient access from the front of the house and features natural light from windows on the rear and side aspects.

Location

Nestled in serene surroundings, Earlswood is a charming village offering a peaceful retreat. Steeped in history and surrounded by breathtaking landscapes, it combines rustic charm with modern convenience.

Renowned for its natural beauty, Earlswood is close to Earlswood Lakes, a trio of picturesque reservoirs. These lakes are a haven for nature lovers, offering opportunities for sailing, fishing and birdwatching.

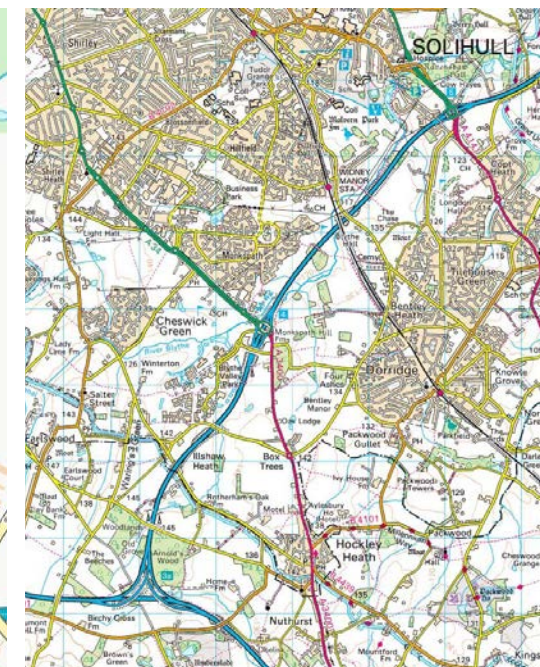
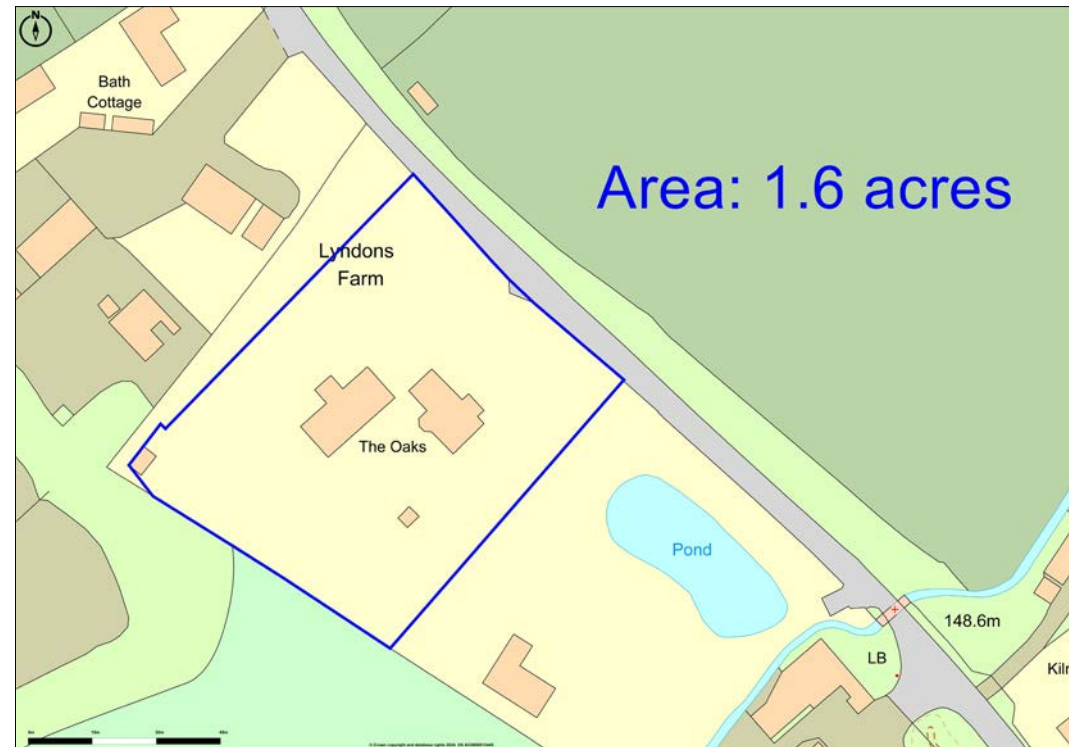
Earlswood benefits from excellent transport links, with major roads easily accessible. Just a 15-minute drive away are the bustling towns of Solihull and Redditch, providing a variety of amenities and shopping options. The vibrant city of Birmingham, known for its rich cultural scene, is also within easy reach via The Lakes Train Station, a short 15-minute walk from the village. This blend of tranquillity and convenience makes Earlswood an ideal location for those seeking both peace and accessibility.

Services

The property benefits from mains electricity and water, oil fired central heating and a septic tank. There are also private electric solar panels.

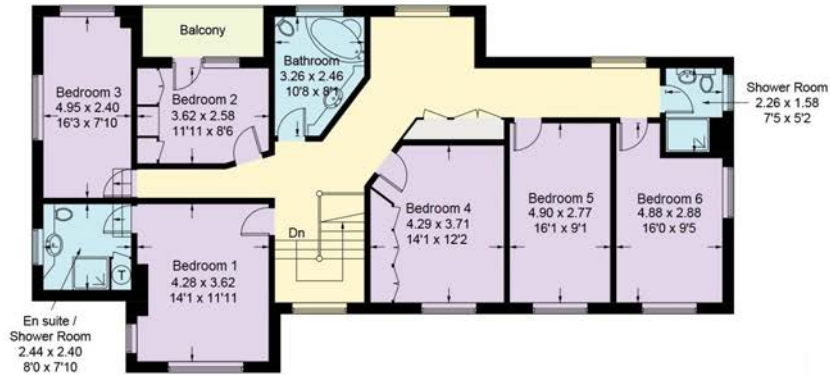
Council Tax

The Council Tax banding for this property is **Band G**



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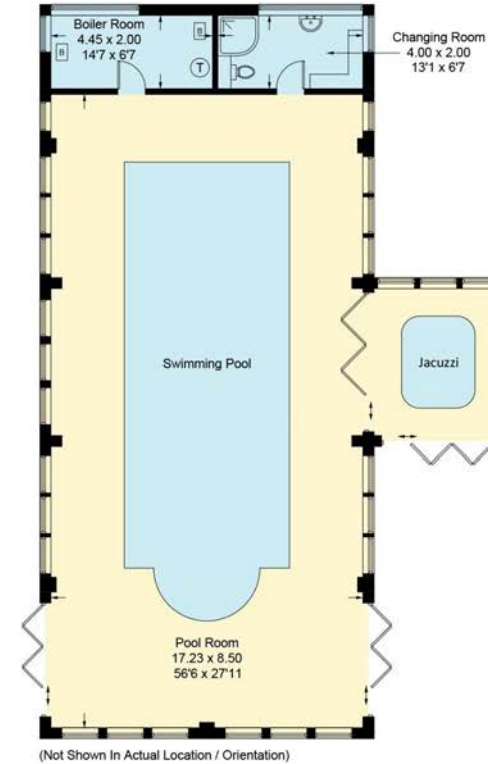
Approximate Gross Internal Area = 3,250 sq ft / 301.9 sq m



First Floor



Ground Floor



This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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