

Andrew Grant
PRESTIGE & COUNTRY



20 Eastcote Lane

Hampton-in-Arden, Solihull, B92 0AS



20 Eastcote Lane

Hampton-in-Arden, Solihull, B92 0AS

5 Bedrooms 4 Bathrooms 2 Reception Rooms

“An exquisite, contemporary residence with expansive living spaces, set in the idyllic surroundings of Hampton-in-Arden....”

Scott Richardson Brown CEO

- A stunning five-bedroom family home offering sleek design and modern living.
- Boasting high ceilings and expansive windows for abundant natural light in all areas of the property.
- A state-of-the-art kitchen, equipped with premium integrated appliances.
- A contemporary open-plan living area that seamlessly flows into the kitchen and dining spaces, creating a cohesive living experience.
- Luxurious master suite featuring panoramic views that bring the outside in, creating a serene retreat.
- A beautifully landscaped and generously sized garden providing a private and picturesque setting for relaxation and entertainment.
- A large driveway with secure gated entry, accommodating multiple vehicles with ease.
- Nestled in the desirable area of Hampton-in-Arden, near excellent amenities and transport links.



2569 sq ft (238.7 sq m)



The entrance hall

Upon entering this home, visitors are welcomed into a spacious hallway that sets the tone with its striking architectural details. The area is bathed in natural light from cleverly placed windows, emphasising the sleek lines and high-quality finishes. This inviting space offers a seamless flow to the various areas of the house, making it both functional and aesthetically pleasing.





The kitchen

The heart of the home lies in its large, state-of-the-art kitchen, equipped with premium appliances and a stylish island centrepiece. White and grey high-gloss cabinetry and contrasting countertops provide a modern and sophisticated look. The space is not only designed for culinary excellence but also for socialising, featuring an open-plan layout that extends effortlessly into the dining area.





The dining area

Adjacent to the kitchen, the dining room offers a perfect space for formal meals and casual gatherings. The room captures the essence of modern design with its clean lines and colour palette, enhanced by abundant natural light streaming through bi-folding glass doors. This space is ideally positioned with views of the garden, adding a serene backdrop to any dining experience.



The living area

The expansive living room is designed for comfort and elegance, featuring large bi-folding doors that open onto the picturesque garden. A log-burning stove adds warmth and cosiness to the large space, making it perfect for both relaxation and entertaining. The layout allows for a versatile setup, accommodating various furniture arrangements while maintaining an airy and open feel.





The study/ ground floor bedroom

Currently utilised as a study, this generously sized ground-floor room offers exceptional versatility. Its spacious layout and built-in wardrobe make it perfect for a variety of uses, whether as a spacious fifth bedroom, a home office, or a playroom. The room's convenient location on the ground floor, opposite the shower room adds further flexibility, making it an ideal space for guests or as an accessible living area for multi-generational households.



The utility and ground floor shower room

Leading on from the kitchen through a sliding door is a useful utility room, equipped with additional storage, plumbing for appliances and a second sink.

Completing the ground floor is a tastefully finished shower room featuring a large walk-in shower, WC, vanity with basin and a heated towel rail.





The master suite

The master bedroom is a luxurious sanctuary with glass double doors opening to a Juliette balcony, framing the lush garden and beyond. This breathtaking view changes with the seasons, enhancing the room's serene atmosphere. The spacious layout includes three sets of double fitted wardrobes, a single wardrobe, a large storage cupboard and a luxurious private ensuite.





The master en suite

The master en suite features a state- of- the art walk in jet shower, WC and floating vanity unit with wash basin. The suite is finished with sophisticated porcelain floor tiling and a chrome heated towel rail.





The second bedroom and en suite

The second double bedroom is an inviting space that benefits from large windows, elongated ceilings and a built-in double wardrobe, creating a bright and airy atmosphere. Complementing the bedroom is an en-suite shower-room, which features modern fixtures, a walk-in shower, a WC, wash basin and ample storage, providing both functionality and style.





The third bedroom

This third double bedroom is characterised by its bright and airy atmosphere, thanks to the Velux windows that allow natural light to flood the space and its spacious layout.

This bedroom also benefits from built-in wardrobes.





The fourth bedroom

The fourth double bedroom is a tranquil, well-proportioned space with skylights and ample built-in wardrobe storage, maximizing both light and functionality.





The family bathroom

The family bathroom is a highlight with its spa-like atmosphere, featuring a freestanding bathtub and a separate walk-in jet shower. The sleek, modern fixtures and the neutral colour scheme of porcelain floor tiles and grey wall tiling creates a space that is both luxurious and relaxing. Velux windows allow for natural light while ensuring privacy.





The garden

The garden is a beautifully landscaped retreat, featuring a well-maintained lawn, mature trees, vibrant flower beds and a charming pond area.



A spacious porcelain tiled patio offers the perfect spot for al fresco dining and even keeps cool during the summer months, while the thoughtful planting ensures year-round appeal. This private and serene outdoor space is ideal for both relaxation and family activities.





The garage and driveway

The property includes a spacious gravel driveway that leads to a large garage, offering ample off road parking for several vehicles. The gated entrance ensures privacy and security, making it an ideal welcome point for this stunning home.

Location

Hampton-in-Arden is a picturesque village in the West Midlands, perfectly positioned between Solihull and Coventry, just 12 miles from Birmingham. Surrounded by scenic countryside, it offers a peaceful rural lifestyle with excellent transport connections, including the M42, Birmingham International Airport, and direct rail links to Birmingham and Coventry.

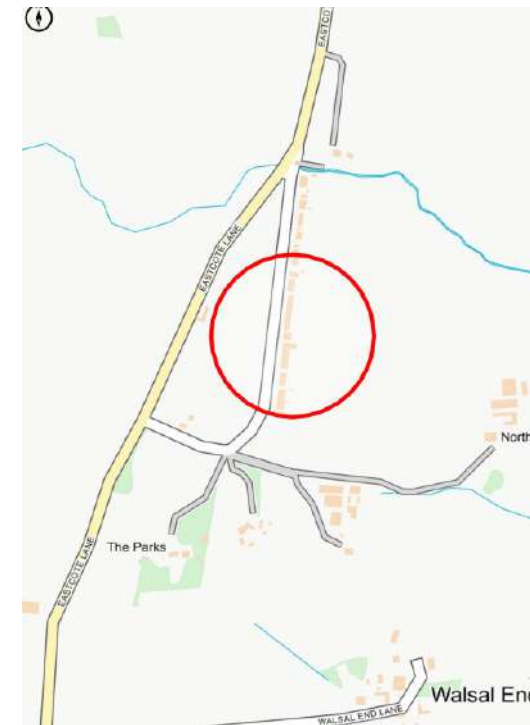
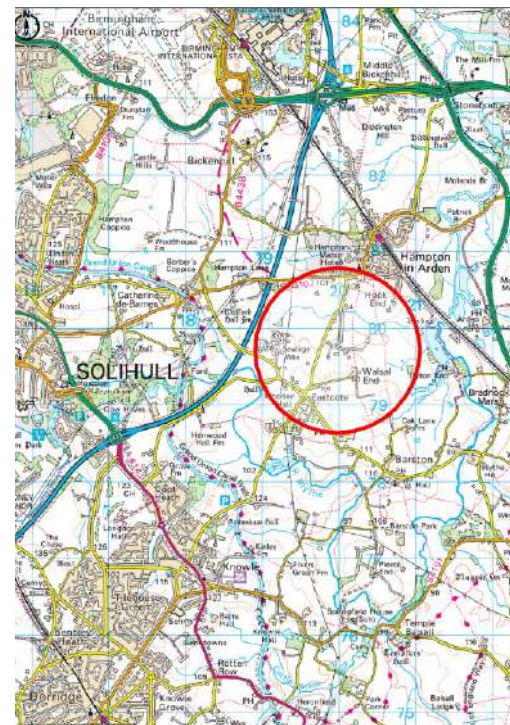
The village provides desirable amenities such as traditional pubs, a village shop, and the historic 12th-century St. Mary's Church. Its tranquil environment, paired with easy access to nearby urban centres, makes Hampton-in-Arden an attractive location for buyers seeking countryside living with superb connectivity.

Services

The property benefits from mains electric, water and gas. The ground floor has underfloor heating throughout while the first floor has radiators. There is also a water harvester.

Council Tax

Band G



Eastcote Lane, Solihull, B92

Approximate Area = 2569 sq ft / 238.7 sq m

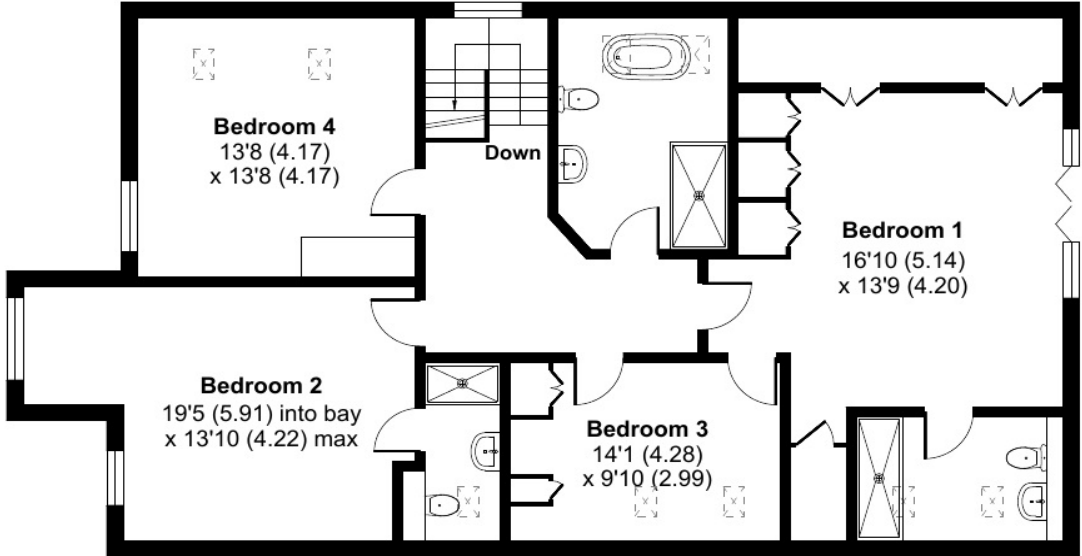
Garage = 257 sq ft / 23.8 sq m

Total = 2826 sq ft / 262.5 sq m

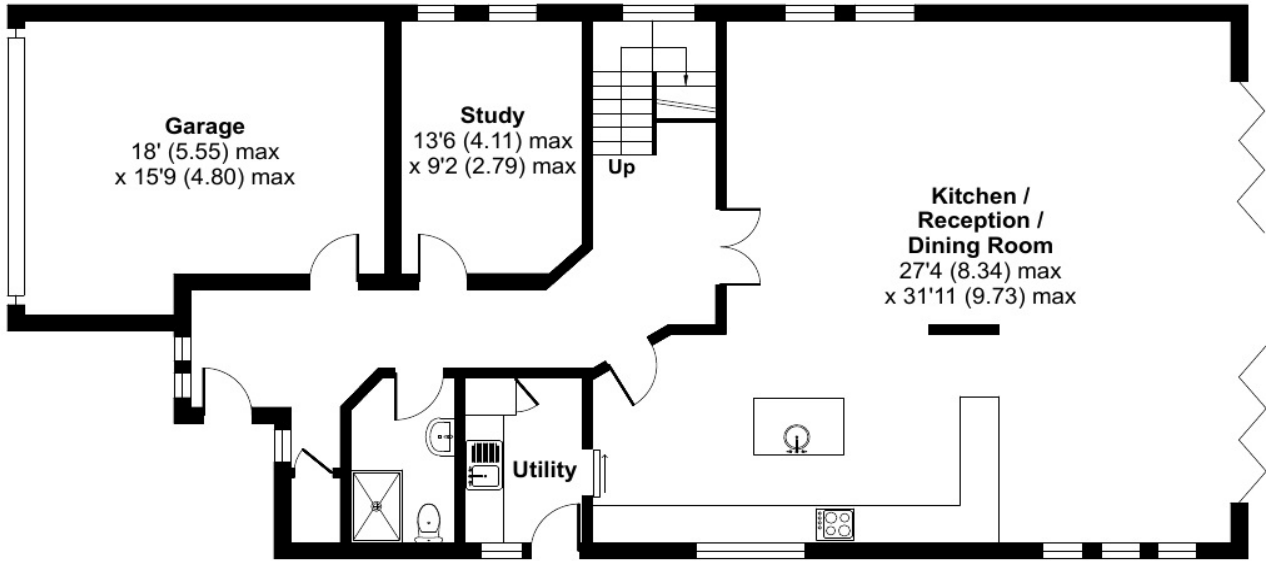
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



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.



Andrew Grant
PRESTIGE & COUNTRY

T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com