






## The Oaks

Earlswood, B94 5ES



# The Oaks

Poolhead Lane, Earlswood, B94 5ES

6  3  2 

An imposing residence with sports complex, separate annexe and private woodland.

## Key features

- Outstanding family home
- Approximately 6 acres
- Pool house and separate annexe
- Conservatory
- Utility room
- Master with en-suite shower room
- Balcony
- Beautiful gardens and private woodland
- Garaging and carports
- Ample driveway parking
- Over 7000 square feet in total

Freehold / 7,088 sq ft







This marvellous property, with its two sweeping driveways and seven acres of gardens and woodland, boasts an impressive footprint of accommodation. On the ground floor, you will find a kitchen dining family room, a sitting room, a conservatory and a utility room.

Upstairs, there are six spacious bedrooms, with one of them benefiting from an en-suite and another featuring a balcony. The bedrooms are served by a well-equipped family bathroom and a house shower room.

Outside, the gardens are beautifully landscaped and perfect for entertaining. The property includes a private lake and 2.5 acres of woodlands. Ample driveway parking is available, and car enthusiasts will appreciate the garaging and carports.

The pool house is a highlight, featuring a heated swimming pool with a high spec motorised safety cover, a jacuzzi, a gym area and changing rooms. Additionally, there is a separate annexe, ideal for use as additional accommodation or for running a business.





## Driveways

The Oaks welcomes you with a grandeur that can't be missed. A sweeping driveway, flanked by expansive lawns and a lake, leads to an imposing abode that leaves a lasting impression. The drive culminates in a spacious parking area, surrounded by gardens embracing the house on all sides. Conveniently, the entrance to the property and the attached double garage are accessible from this area. The second driveway leads straight to the annexe, so you have the option of using an alternative entrance.







### Kitchen Diner

Stepping through the porch, you enter a generously spacious hallway adorned with parquet flooring. This hallway introduces you to the accommodation through various doors and reveals a practical storage cupboard. To the left, an astonishing open-plan kitchen and family room unfolds. The dining area, graced by a large bay window, offers room for a substantial eight-seater dining table.





## Kitchen

The kitchen, positioned at the rear, showcases contemporary wall and base units incorporating a breakfast bar. A traditional AGA is seamlessly blended between the units. Integrated appliances include a microwave and dishwasher. There is ample space within the kitchen cabinet recess to house an American style fridge freezer. Recessed ceiling spotlights illuminate the room while Karndean flooring ties the space together.



### Utility Room

The family area, with bi-folding doors opening to the garden provides a seamless indoor-outdoor experience. Adjacent to this area, a rear lobby offers access to the boiler room and a rear porch, making garden access convenient. Connected to the family room, a utility space features shaker-style wall and base units, complemented by a Belfast sink. This room conveniently houses a washing machine and dryer under the counter, with an additional doorway leading to a practical downstairs WC.





## Sitting Room

Returning to the main hallway, a door grants access to a spacious sitting room spanning over 24 feet. Illuminated by a generous front-facing bay window and recessed ceiling spotlights, this room exudes warmth. A cleverly engineered log burner, designed for rear loading and minimal mess, adds to the ambiance.

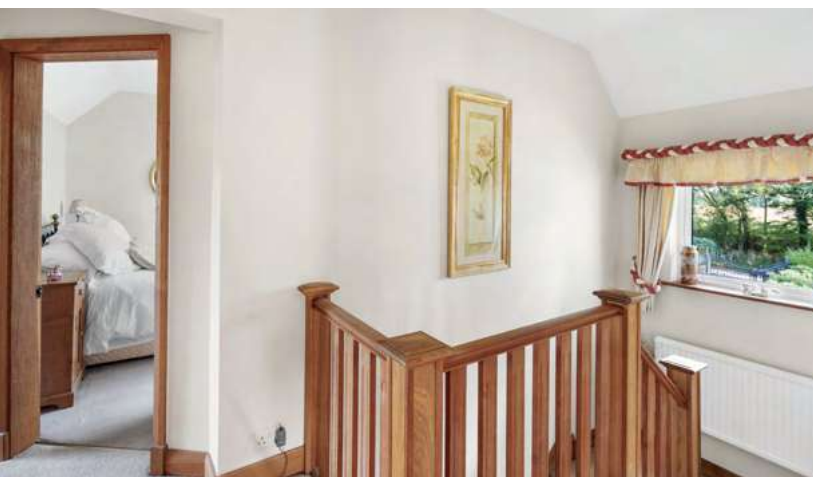




### Conservatory

Adjacent to the sitting room and accessible via sliding doors, a delightful conservatory invites natural light, offering panoramic views of the garden. The attached double garage, situated conveniently at the side of the house, also accessed from the hallway, features a garage door at the front, with windows providing natural light from the rear and side aspects.





### First Floor

Ascending the staircase, you are greeted by a light-filled, spacious landing, illuminated by three windows. This landing boasts ample built-in storage and provides access to six bedrooms, a family bathroom and a shower room.





### Master Bedroom

The master bedroom, located at the front, boasts dual-aspect windows and an en-suite shower room comprising a low-level WC, a walk-in shower and a washbasin set upon vanity unit.







### Bedrooms Two and Three

Two bedrooms situated at the rear enjoy scenic views. With one bedroom featuring dual aspect windows, while the other benefits from fitted wardrobes and a balcony offering captivating vistas across the grounds.





### Bedrooms Four, Five and Six

The remaining bedrooms reside at the front, one of which includes a substantial bank of fitted wardrobes. All these rooms enjoy ample natural light from their windows and scenic views of the front of the property.





## Bathroom

Servicing the bedrooms is a well-appointed family bathroom showcasing a corner bathtub with a telephone-style shower attachment, complemented by a low-level WC and a washbasin set upon an extensive vanity unit. Tiled walls and flooring enhance the elegance of the space. Additionally, a house shower room with a walk-in shower, low-level WC and washbasin set upon a vanity unit completes this level.









### Pool House

The property features an impressive sports complex within its grounds. An indoor heated swimming pool, complete with a motorised safety cover, is accompanied by a separate space for a jacuzzi and a gym area. A changing room and the boiler room are conveniently located within this outbuilding.









### **Separate Annexe**

This valuable addition includes two garages, one with a workshop, accessed through an inner hallway leading to the bedrooms currently utilised as offices. Ideal for home businesses, this space offers three bedrooms/offices, a staff kitchen, a shower room and a separate WC. Car enthusiasts will appreciate the triple carport and separate machine store, providing ample space for vehicles and equipment.









## Gardens and Grounds

The property's grounds span an impressive 5.75 acres, with meticulously landscaped gardens occupying approximately 3 acres and a private woodland covering the remainder of the land. Adjacent to the house, the gardens offer ideal spaces for outdoor entertainment, featuring a large patio with an awning extending over a seating area alongside an Italian pizza oven. A covered sunken seating area, equipped with a TV and heating, creates a delightful atmosphere for al fresco dining. The front garden is equally impressive, featuring vast lawns and a private lake, creating a picturesque setting.





The lawned gardens are a delight, featuring manicured lawns, specimen trees, shrubbery and topiary, all meticulously maintained; two robotic lawn mowers are included in the sale price to help maintain the lawns. A gravelled garden area adjacent to the patio boasts an ornamental pond with a fountain, strategically placed to draw attention across the garden.

A block-paved pathway winds through the garden, leading to a large greenhouse, perfect for gardening enthusiasts. Additionally, a raised vegetable garden, discreetly tucked behind a hedge, provides ample space for cultivating fresh produce.









Remarkably, a fairly recent addition to the property, the private woodland, offers endless opportunities for exploration. A paradise for nature enthusiasts and children, the woodland provides hours of adventure and discovery.

Privacy within the grounds is paramount, thanks to mature trees bordering the property and the private woodland situated behind, providing a sense of seclusion without compromising sunlight.









### **Services**

Mains electricity and water. Oil heating. Private electric solar. Septic tank. Security alarm system. Broadband is available at this property.

**Council Tax** - Band G

### **Location**

The Oaks is nestled amidst serene surroundings between the villages of Earlswood and Tanworth in Arden. Earlswood stands as a charming village, inviting those in search of a peaceful sanctuary. Steeped in history and adorned with breathtaking landscapes, this village offers a harmonious blend of rustic allure and contemporary convenience, including a post office.

Renowned for its natural splendour, Earlswood boasts an array of picturesque landscapes. Its proximity to Earlswood Lakes, a trio of enchanting reservoirs, makes it a haven for nature enthusiasts and outdoor lovers. Here, one can indulge in various recreational activities, from sailing at the thriving club to enjoying excellent fishing opportunities. The lakes, teeming with diverse bird species, create an ideal setting for leisurely strolls and birdwatching. Tanworth in Arden is another incredibly desirable village which features a church, primary school, pub, golf club and two train stations.

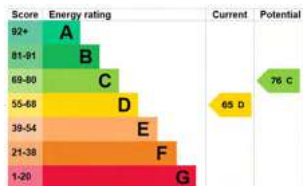


The property enjoys an excellent location with convenient access to transportation links, providing easy reach to major roads. Just a short 15-minute drive away lie the neighbouring towns of Solihull and Redditch, where a plethora of amenities, shopping centres and entertainment venues await. Additionally, the vibrant city of Birmingham, celebrated for its rich cultural heritage, can be effortlessly reached via The Lakes Train Station, a mere 15-minute walk from the village.

This seamless connection provides residents with access to a wide array of attractions and employment opportunities, making Earlswood an ideal retreat for those seeking tranquillity without sacrificing modern conveniences.







# The Oaks, Poolhead Lane, Earlswood, B94 5ES

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

Outbuildings = 3,838 sq ft / 356.6 sq m

Total = 7,088 sq ft / 658.5 sq m



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



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