



HARPER'S GATE

HAMPTON-IN-ARDEN, SOLIHULL

A STUNNING, PRIVATELY GATED
DEVELOPMENT OF FIVE NEW BARN
CONVERSIONS, SET WITHIN A
PICTURESQUE SETTING ON THE EDGE OF
HAMPTON-IN-ARDEN.

HARPER'S GATE





IDYLIC COUNTRYSIDE LIVING WITH MODERN CONVENIENCES

RUSTIC CHARM MEETS URBAN CONVENIENCE IN HAMPTON-IN-ARDEN

SITUATED ON THE EDGE of the picturesque and captivating village of Hampton-In-Arden, Harper's Gate presents a unique opportunity to experience the tranquil allure of country living while enjoying the convenience of nearby urban centres. Only 2.5 miles away, the vibrant Hampton-In-Arden village offers independent shops, boutiques, restaurants

and pubs, as well as convenient road and rail connections. Harpers Gate is conveniently located near excellent transportation hubs and urban amenities, including Birmingham Airport, High Speed Railway 2, Birmingham City Centre and Solihull Town Centre.

These five exceptional barn conversions seamlessly harmonise with the surrounding pastoral landscape, offering the perfect sanctuary for those seeking respite from the hustle and bustle of urban living.

CONTEMPORARY NEW BUILDS WITH COUNTRYSIDE CHARM

A STYLISH, HARMONIOUS ADDITION TO HAMPTON-IN-ARDEN

Introducing Harper's Gate, a distinguished collection of luxury homes nestled on the outskirts of the highly sought-after village of Hampton-In-Arden, just 6.5 miles from Solihull Town Centre. This exclusive gated community with a sweeping driveway, offers breathtaking countryside views and a plethora of scenic walks right at your doorstep. The development is ideally situated near the West Midlands Golf Club and the renowned angling destination, Barston Lakes.

Each home in Harper's Gate boasts well-proportioned living spaces, ample gardens and high quality appliances and features, including super-fast fibre optic connectivity for seamless remote working. Revel in culinary delights in the traditional, high-quality kitchens and indulge in the luxurious touches of the contemporary bathrooms and en-suites, such as rainfall shower-heads and full height glazed panels.

Harper's Gate presents the ultimate fusion of an idyllic location and premium quality homes, providing residents with an unparalleled living experience in the heart of the English countryside.



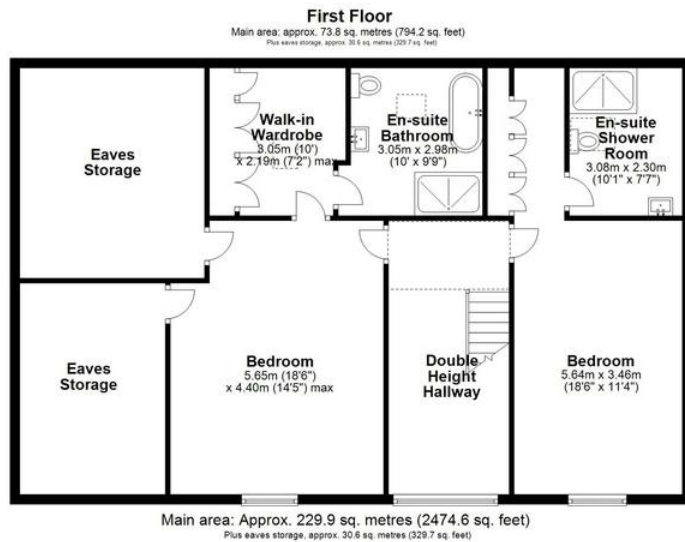
HARPER'S GATE

PLOT 1 & 2

A LUXURIOUS FIVE BEDROOM BARN CONVERSIONS SET OVER TWO FLOORS, THAT OFFERS FLEXIBLE DOWNSTAIRS LIVING ACCOMMODATION WITH A STUNNING OPEN PLAN KITCHEN/LOUNGE/DINER



1 2 PLOT 1 & 2



- Five Double Bedroom Barn Conversions
- Set Over Two Floors
- Open Plan Kitchen / Living / Diner
- Vaulted Ceilings
- Utility Off Kitchen
- Separate Sitting Room
- Family Bathroom
- En-suite And Dressing Area To Bedroom Two & Principal Bedroom
- One Further En-suite To Bedroom Three
- Large Garden With Countryside Views

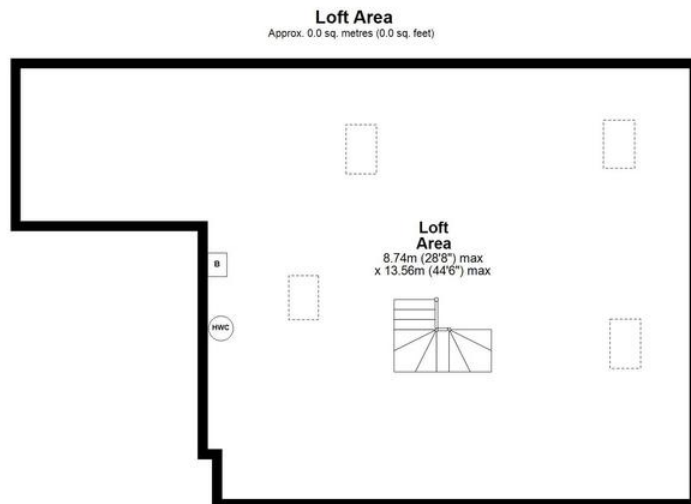
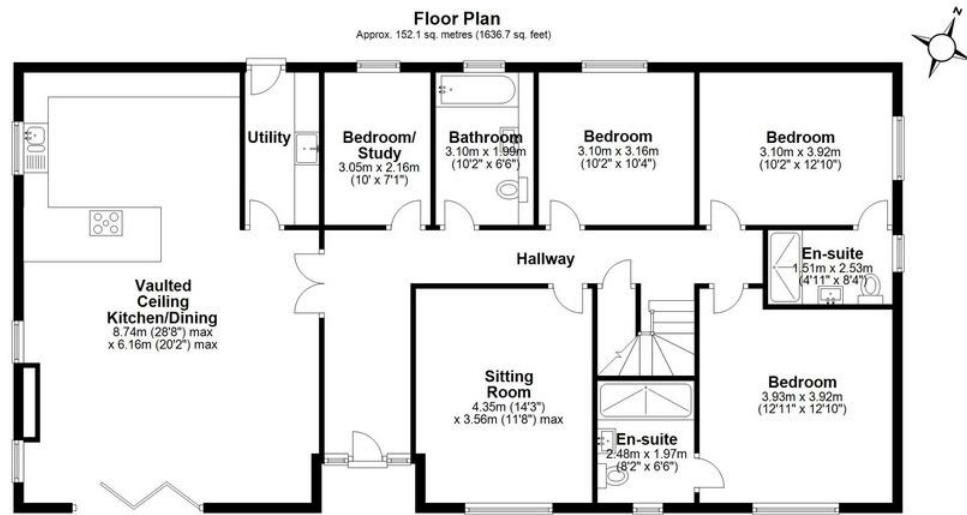
This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

HARPER'S GATE

PLOT 3

A STUNNING FOUR BEDROOM DETACHED BARN CONVERSION WITH IDYLIC GARDEN VIEWS TO THE FRONT OF THE PROPERTY





Total area: approx. 152.1 sq. metres (1636.7 sq. feet)

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3 PLOT 3

- Four Bedroom Detached Barn Conversion
- Open Plan Kitchen / Living / Diner
- Vaulted Ceiling In The Living Area
- Separate Sitting Room
- Family Bathroom
- En-suite To Principal Bedroom
- En-suite To Bedroom Two
- Large Landscaped Garden
- Parking For Two Cars

HARPER'S GATE

PLOT 4 & 5

CHARMING THREE BEDROOM SEMI-DETACHED BARN CONVERSIONS,
BOASTING A SOUTH FACING GARDEN AND BEAUTIFUL COUNTRYSIDE VIEWS



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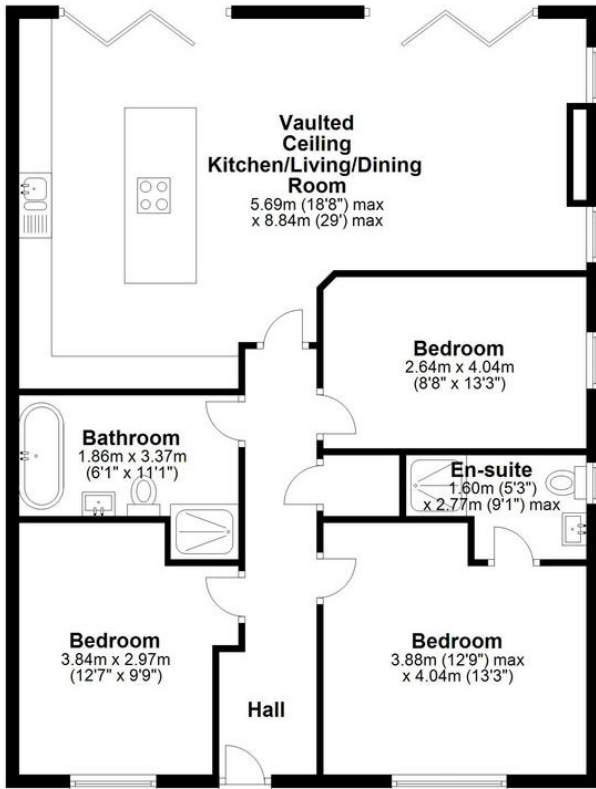
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PLOT 4 & 5

- Three Bedroom Semi-Detached Barn Conversions
- Open Plan Kitchen / Lounge / Diner
- Vaulted Ceiling In Living Area
- Family Bathroom
- En-suite To Principal Bedroom
- Gardens To The Side & Rear
- Parking For Two Cars
- High Specification Throughout

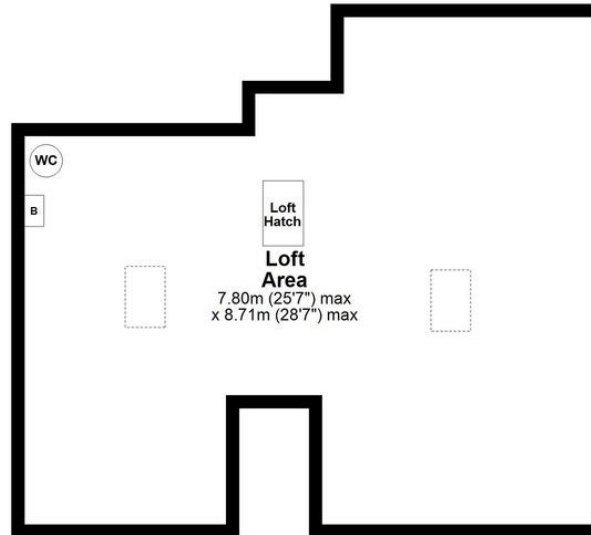
Ground Floor

Approx. 101.2 sq. metres (1089.1 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

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SPECIFICATION

6 Year CML warranty

KITCHEN AND UTILITY ROOMS

- Premium German manufacturer Egger
- Kitchen units - graphite grey smooth matt, handleless with led lighting
- Integrated fridge freezers
- Plots 1/2/3 - Miele/Neff (appliances availability dependant)
- Plots 4/5 - Zanussi/Smeg (appliances availability dependant)

BATHROOMS AND EN-SUITES

- Plots 1/2/3 premium Swiss brand Laufen & premium German brand Hansgrohe taps and showers.
- Plots 4/5 - Swiss brand Roca sanitary ware
- Black framed glazing to shower enclosures with matt black taps and showers.

EXTERIOR FINISHES

- Communal areas for entertaining
- Triple glazing premium aluminium windows
- Cape Cod cladding to main gables
- Private gated frontage
- Porcelain exterior patio areas
- Tarmac roadway, and driveways
- Bollard lighting to road and driveways



INTERIOR FINISHES

- Underfloor heating throughout ground floor
- Herringbone effect flooring to main thoroughfare areas and open plan kitchen/dining
- Matt black light fittings, switches and door handles
- Solid oak internal doors
- Solid oak staircases
- High quality porcelain floor and wall tiles to bathrooms

ELECTRICAL AND HEATING

- LPG mains gas
- Electric induction hobs to kitchens
- Pop up downdraft kitchen ventilation
- Electric vehicle charging points

TO ARRANGE A SITE VISIT OR
WITH GENERAL ENQUIRES
PLEASE CONTACT



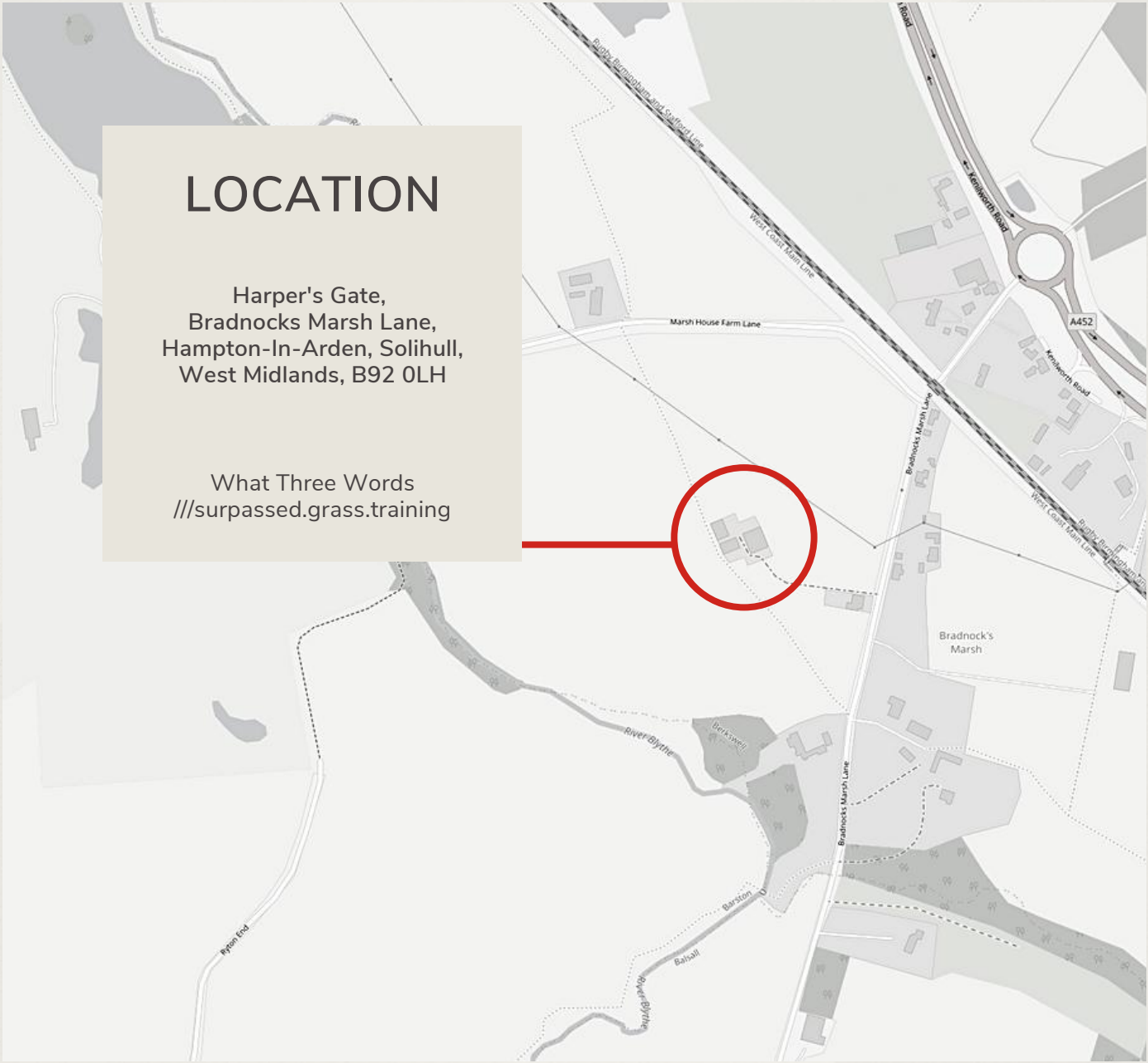
0121 683 8833
or 07990 583 580

sophie.gwynne@dmandcohomes.co.uk
www.dmandcohomes.co.uk

LOCATION

Harper's Gate,
Bradnocks Marsh Lane,
Hampton-In-Arden, Solihull,
West Midlands, B92 0LH

What Three Words
///surpassed.grass.training



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