

BLUE LAKE VIEW

D O R R I D G E

Whiteacre *Homes*

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BLUE LAKE VIEW

DORRIDGE

An exceptional development of two luxury new homes with open field views.

Blue Lake View,
Dorridge.





Whiteacre Homes

Established in 2004, Whiteacre Homes has gained an undisputed reputation within the community for building high-quality contemporary new homes, each individually designed with the Whiteacre seal of approval.

Each home is distinctive and bespoke in both design and specification. The developments are sympathetic to their surroundings, enhancing the areas in which they build while maintaining the street scene.

Whiteacre Homes is a family-run, Solihull-based property development company, which allows flexibility for purchasers to craft individual homes reflecting their unique nature and lifestyles.

Each employee of Whiteacre Homes is pivotal in creating the finish that has upheld their reputation for over 20 years, delivering outstanding results with bespoke quality finishes that set them apart from the rest.

Whiteacre Homes are NHBC A1 Rated.

House Specification

- Triple height entrance hallway
- Breakfast kitchen & living area
- Living room
- Dining room
- Family room
- Cloakroom
- Study
- Utility
- Boot room
- Additional reception room with infrastructure installed for a home gym (Plot 2 only, subject to buyer preference)
- Additional reception room/bedroom pre-wired for home cinema (subject to buyer preference)
- Principal suite with dressing room and ensuite bathroom
- 4 further bedrooms, all with fitted wardrobes
- 4 ensuite bathrooms and family bathrooms
- Shower room (Plot 2)
- Garage with internal access
- Semi-rural setting
- Open field views
- Large garden, approx 130ft



**CGI for illustrative purposes only*



*CGI for illustrative purposes only

Living Spaces

Both homes boast large contemporary open-plan living arrangements with bi-folding aluminium doors leading into the garden. The open-plan design allows copious amounts of light throughout, along with fresh air from the garden. Each plot features a fireplace in the family living area and glass roof lights, adding to the modern and inviting ambiance.

Both kitchens have been designed and built specifically for each plot to best suit the layout. The sociable breakfast islands have room for four large bar stools, and the bespoke cupboards provide plentiful storage. Miele appliances are integrated throughout the kitchen, completing this stylish yet practical living space.



**CGI for illustrative purposes only*



Bathrooms

Step into the bathrooms and embrace the epitome of modern refinement. Crafted with premium finishes, these spaces offer not only functionality but also luxury. The blend of style and functionality extends to underfloor heating, providing a touch of indulgence to your daily routine.



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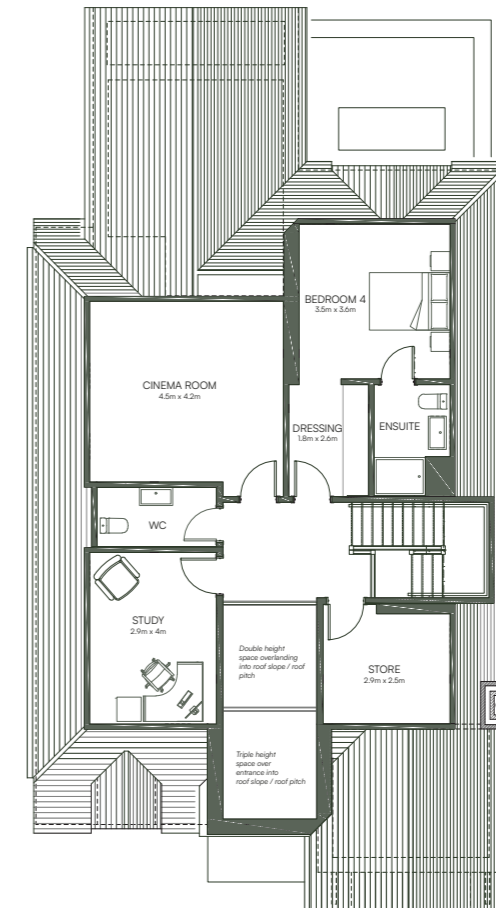
Bedrooms

Unwind in the principal suite, featuring a spacious balcony with ample room for a coffee table and chairs, a private dressing area, and an impressive ensuite bathroom. The vaulted ceiling and large windows offer breathtaking views of the open fields, combining luxury with the tranquillity of nature.



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN

BEDROOMS	5
BATHROOMS	5
RECEPTION ROOMS	4
GARAGE	1

Experience the charm of English countryside living in this three-storey residence. Handcrafted using only the finest quality materials, this home boasts five bedrooms and five bathrooms, perfect for accommodating a large family.

The open living area seamlessly connects to the kitchen, complemented by a separate dining area. The home features a separate formal living room and dining room, and for family entertainment, the infrastructure is pre-wired for a cinema room. Additionally, the property features a garage accessible internally from the boot room.

*Floor plans for illustrative purposes only



BEDROOMS	5
BATHROOMS	6
RECEPTION ROOMS	4
GARAGE	1

Indulge in the tranquil splendour of English countryside living within this three-storey house. Handcrafted using only the finest quality materials, this residence offers five spacious bedrooms and six elegant bathrooms, making it an ideal haven for a large family. The open-concept design seamlessly merges the kitchen, living area, and dining space, fostering a warm and inviting atmosphere for gatherings.

Plot 2 offers enhanced outdoor living with not only rear bifold doors, but also side

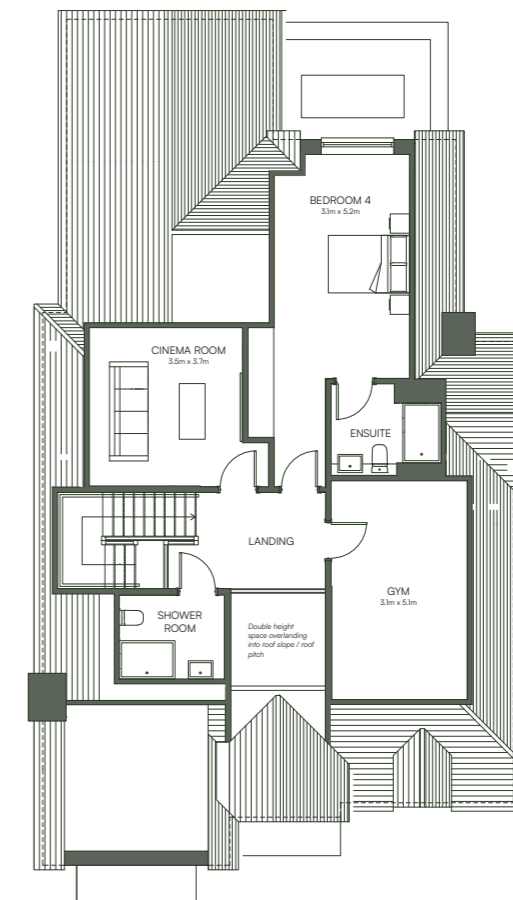
French doors that overlook the beautiful fields, leading to an additional sitting and patio area.

For added leisure and entertainment, the two further reception rooms on the third floor are prepped for a cinema room and a separate home gym, if desired. Additionally, the property features a garage, ensuring convenience and ease of access through the boot room. Experience the epitome of sophisticated living in this stunning retreat.



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN

*Floor plans for illustrative purposes only



The Dorridge Golden Triangle is widely regarded as a prime location for homebuyers

The much sought-after location bounded by Dorridge Road, Avenue Road, Knowle Wood Road, Blue Lake Road, and Temple Road boasts an idyllic setting characterised by tree-lined streets and an overall sense of serenity, providing residents with a peaceful retreat from the hustle and bustle of urban life.

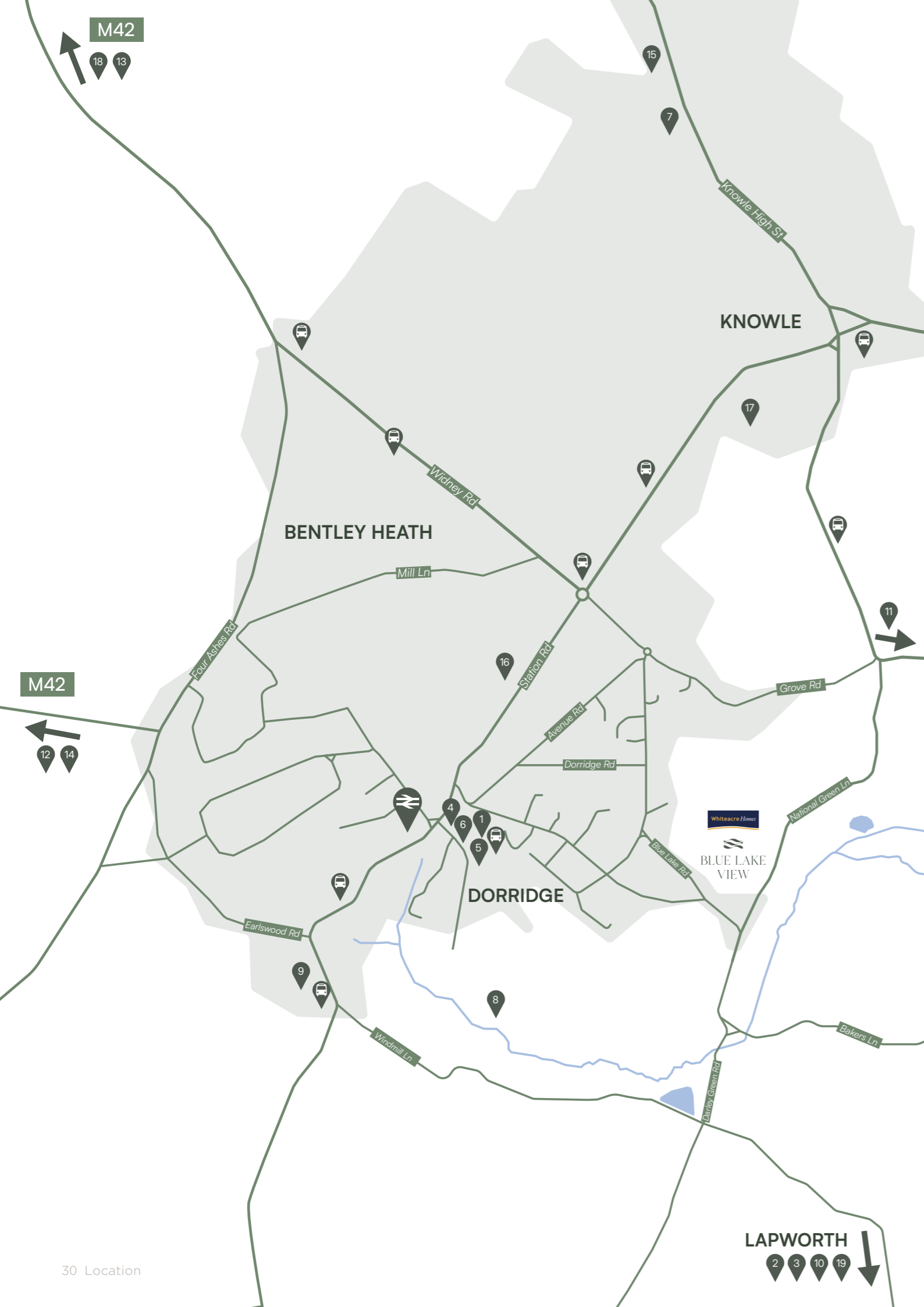
Moreover, the Golden Triangle is revered for its excellent transport links, with easy access to major road networks such as the M42 and M40 motorways, facilitating seamless travel to major cities. Dorridge is conveniently located near Birmingham Airport and Birmingham International train station.

Within walking distance to reputable primary schools and Arden Secondary School, Solihull School, and Warwick School are easily accessible via road or rail. The Golden Triangle is within close proximity to Solihull Town Centre, providing residents with a plethora of indulgent experiences right at their doorsteps, ensuring a lifestyle of luxury and convenience. Solihull is easily accessed via car, regular bus, and taxi services.





Dorridge Park
4 min drive / 0.9 miles



PUBLIC TRANSPORT

Dorridge train station 10 min walk / 0.5 miles
 Bus stops

STORES & RESTAURANTS

- 1 The Forest Hotel Bar & Restaurant 2 min drive / 0.5 miles
- 2 The Boot Inn, Lapworth 8 min drive / 3 miles
- 3 The Punchbowl, Lapworth 5 min drive / 2.1 miles
- 4 Skogen Cafe, Bar and Kitchen 12 min walk / 0.5 miles
- 5 Espresso Coffee Shop 2 min drive / 0.8 miles
- 6 Sainsbury's 2 min drive / 0.5 miles
- 7 Cheals Knowle 5 min drive / 1.6 miles

PARKS

- 8 Dorridge Park 4 min drive / 0.9 miles
- 9 Broadacre 5 min drive / 1.2 miles
- 10 National Trust - Packwood House 4 min drive / 1.6 miles
- 11 National Trust - Baddesley Clinton 9 min drive / 3.6 miles

LEISURE ACTIVITIES

- 12 Virgin Gym 10 min drive / 4.2 miles
- 13 David Lloyd Gym 14 min drive / 4.8 miles
- 14 Four Ashes Golf Centre 4 min drive / 0.9 miles
- 15 MK Reformed Pilates Studio, Knowle 4 min drive / 0.9 miles

SCHOOLS & UNIVERSITIES

- 16 Dorridge Primary School 5 min drive / 1.1 miles
- 17 Arden Academy 4 min drive / 1.4 miles
- 18 Solihull School 13 min drive / 4.5 miles
- 19 Warwick School 23 min drive / 11.4 miles

N.B. Times and distances taken from Google Maps and correct at time of publication

Blue Lake View

Walking distance to the centre of the village

Both properties are within walking distance of the village centre, providing a selection of eateries, popular local bars and restaurants, coffee shops, Sainsbury's supermarket, and Dorridge Doctors Surgery.



Espresso Coffee Shop
2 min drive / 0.8 miles



The Forest Hotel Bar & Restaurant
2 min drive / 0.5 miles



Skogen Cafe, Bar & Kitchen
12 min walk / 0.4 miles

Direct Access to City Centres

Dorridge village itself boasts a train station with direct links to London Marylebone and Birmingham City Centre.

Dorridge train station
1 min drive / 1 mile





The Forest Hotel Bar & Restaurant
2 min drive / 0.5 miles

The semi-rural village of Lapworth is situated within close proximity of Dorridge. Packwood House, owned by The National Trust, is most popular amongst local residents. Enjoy a tour of the country manor and surrounding grounds before popping into the popular coffee shop.

Relax in a choice of country gastro pubs nestled in the Warwickshire countryside, minutes from Blue Lake View.

Packwood House
4 min drive / 1.6 miles

The Punchbowl
5 min drive / 1.8 miles

The Boot Inn
8 min drive / 3 miles



Specifications

KITCHENS:

- Exquisite bespoke fitted kitchens with island/ breakfast bar and storage
- Stone worktops
- Miele Built-in Tall Fridge
- Miele Built-in Tall Freezer
- Miele Dishwasher
- Wine Store
- Miele Hob/Range Cooker (subject to design)
- Quooker boiling tap with cold/sparkling filtered function

INTERNAL FINISHES & FEATURES:

- Ground & 1st-floor solid floors
- Underfloor heating throughout, smart app controlled
- Triple height entrance hallway with feature light
- Double glazed windows
- Aluminium bi-fold doors to rear patio and master bedroom balcony
- Dining / reading area / 2nd floor large glass roof lights
- Bespoke fitted wardrobes

UTILITY:

- Bespoke matching kitchen units and stone worktops, storage solutions
- Washing machine
- Tumble dryer

BATHROOMS AND ENSUITES:

- Tiling by Porcelanosa
- Laufen/Roca contemporary sanitaryware
- Free-standing contemporary baths
- Built-in media to Master Ensuite
- Taps & Showers by Hansgrohe
- Underfloor heating to Bathrooms & Ensuites
- Heated towel rails
- Illuminated mirrors

ELECTRICAL & LIGHTING & COMMUNICATION:

- Control4 Smart Home Technology
- Sky ready throughout
- Cat 6
- Wireless access points
- Integrated CCTV and alarm systems into Smart Home Technology
- Heating system integrated into smart home technology
- Dar lighting, Searchlight, Franklite subject to property
- Internal lounge & family living area feature fires

EXTERNAL:

- Outside lighting to all areas
- Gated private separate entrance to each property controlled via app intercom
- Driveway lighting
- Resin driveways
- Professional landscaping
- Porcelain patio areas

IMPORTANT NOTICE
Please note: Whiteacre Homes operate a continuous improvement policy and specification is subject to change throughout the stage of build without prior notice. CGIs and images used within these details are for visual representation and guidance only.

General Information

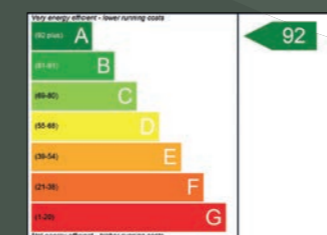
Tenure: Freehold

Local Authority: Solihull Metropolitan Council

Services: It is understood that all main services are connected | Underfloor heating to the ground and first floor

EPC:

Plot 1



Plot 2



A1 PREMIUM RATED

Whiteacre Homes are NHBC A1 Rated.

Whiteacre *Homes*

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