



**Nuthurst Lodge, Stratford Road,
Hockley Heath, Warwickshire B94 5NN
Offers In The Region Of £795,000**

A beautifully presented, Edwardian detached residence, nestled in the sought-after village of Hockley Heath. This light and spacious home boasts double-aspect windows throughout, enhancing its bright and airy ambiance.

The accommodation is arranged over three floors and includes four generously sized double bedrooms, two bathrooms, and two elegant reception rooms.

The ground floor comprises a welcoming entrance hall, a lounge with a striking open fireplace, a formal dining room, a classic Shaker-style kitchen, a utility room, and a cloakroom.

The first floor features two double bedrooms and a luxurious family bathroom complete with a freestanding roll-top bath and a large walk-in shower. On the second floor, you'll find two additional double bedrooms, one of which benefits from a stylish en-suite.

Externally, the property offers a detached brick-built garage with a fully boarded loft space, ideal for storage or potential conversion. Set back behind electric gates, the home enjoys a high degree of privacy, complemented by a charming part-walled garden with a ceramic tiled patio and a raised feature pond.

Hockley Heath offers a range of local amenities to include; shops, restaurants, pubs, post office and primary school. It is within easy access of the A3400 which, in turn, provides links to the M40 (J16) and M42 (J4) motorways. There are regular bus services (X20) which run to Henley-in-Arden, Solihull and Stratford-upon-Avon. The town of Solihull is only a little further afield and offers an excellent selection of schools to suit all age groups including public and private schools for both boys and girls. It is also home to the extensive 'Touchwood' shopping centre, 'Tudor Grange' leisure centre with swimming pool, park and athletics track, and commuter train services to Birmingham City Centre and London Marylebone.



Set back from the road behind electric timber gates, opening onto a gravelled driveway which provides parking for multiple vehicles and gives access to the detached brick built garage. A wrought iron gate gives side access to the back of the property. Cold water tap, electric car charging point and timber wood store.

Entrance Hall

With wooden flooring, radiator, staircase rising to the first floor and door opening into:-

Lounge

Dual aspect with UPVC double glazed windows to the front and side, Karndean flooring, radiator and feature cast iron open grate fireplace with tiled hearth.

Dining Room

Dual aspect with UPVC double glazed windows to the front and side, Karndean flooring, radiator, built-in storage cupboards with fitted shelving, and door opening into:-

Kitchen

A range of wall, base, and drawer units with wooden effect work surfaces over, tiling to splashbacks, feature breakfast bar, inset sink unit with chrome mixer tap over, UPVC double glazed window to the front, space for a gas-fired AGA or range cooker with extractor fan over, integrated refrigerator, freezer and 'Bosch' dishwasher, karndean flooring, radiator, feature glazed leaded light window to the utility room, under-stairs storage cupboard and door opening into:-

Utility Room

With karndean flooring, laminate work surface with space and plumbing for an automatic washing machine, radiator, wall-mounted 'Baxi' combination boiler, obscure double glazed window to the side and timber door opens into:-

Cloakroom

Low level W.C, vanity unit with inset wash hand basin with chrome mixer tap over, obscure glazed window to the side and chrome ladder style heated towel rail.

First Floor

Split-level staircase with UPVC double-glazed leaded light window to the rear, radiator, doors to two bedrooms and bathroom, and turned staircase rising to the second floor.

Bedroom Two

Dual aspect with UPVC double-glazed windows to the side and rear, radiator and feature decorative fireplace with timber surround, cast iron open grate fire, and tiled hearth.

Bedroom Three

Dual aspect with UPVC double-glazed windows to the front and side, radiator. A range of built-in wardrobes with hanging rails, shelving, and drawers. Feature decorative cast-iron open grate fireplace with tiled hearth.

Bathroom

Luxurious light and spacious bathroom with large walk-in shower unit, mains fed "Drench Head" shower, additional handheld attachment and glazed shower screen, feature freestanding roll top bath with floor-mounted chrome mixer tap and hand held shower attachment over, ceramic tiled flooring and feature tiling to splash back areas, wash hand basin with chrome mixer tap over, low-level WC, ladder styler heated towel rail, fitted wall cupboard with shelving and drawers, UPVC double glazed obscure window to the front.

Second Floor

With glazed window to the front, fitted shelving and wall cupboards, skylight and split level staircase leading to two bedrooms.

Bedroom One

With UPVC double glazed window to the front, fitted 5-door wardrobe with hanging rails and shelving, built in drawer units, wooden flooring, radiator and door opening into:-

En-Suite

Wooden flooring continues from the bedroom, feature lighting, shower unit with mains fed "Drench Head" shower over and additional hand held attachment, pedestal wash hand basin with chrome mixer tap, low level W.C with





concealed cistern, built in storage cupboards and drawers, radiator, feature tiling to splash backs and UPVC double glazed window to the front.

Bedroom Four

Dual aspect with UPVC double glazed window to the front and side, fitted 4-door wardrobe with hanging rails and shelving, radiator.

Garden

A delightful and private lawned garden bound by timber fencing and brick wall. Feature ceramic tiled patio area, ideal for outdoor seating and entertaining. Well stocked borders housing a range of mature plants, shrubs, trees and bushes. Feature raised sleeper pond with waterfall pump, and feature healthy Ash tree.

Detached Garage

With double timber garage doors, timber glazed pedestrian door, power and lighting, fully boarded roof space with drop down ladder, window and lighting.

Additional Information

Services:

Mains electricity, gas and water are connected to the property. The drainage is via a private septic tank.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit:

<https://checker.ofcom.org.uk/>

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated mostly 'Limited'. For more information, please visit:

<https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.



Flood Risk:

This location is in 'Flood Zone 1 (Low Probability)'. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

Earles is a Trading Style of 'John Earle & Son LLP'

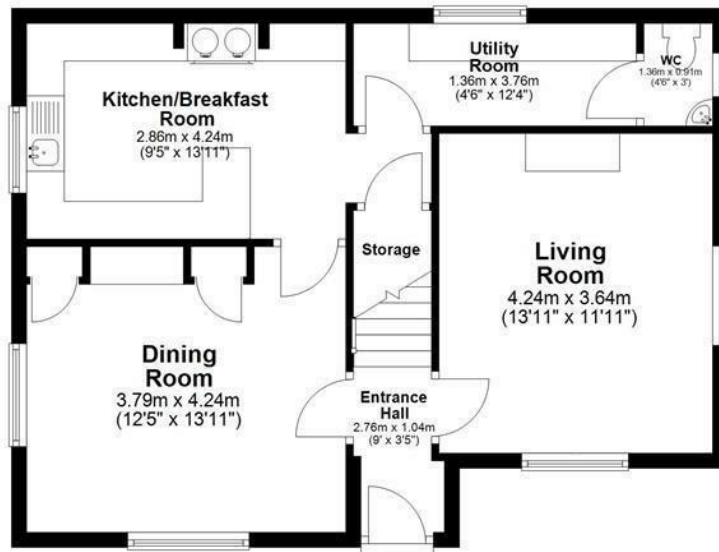
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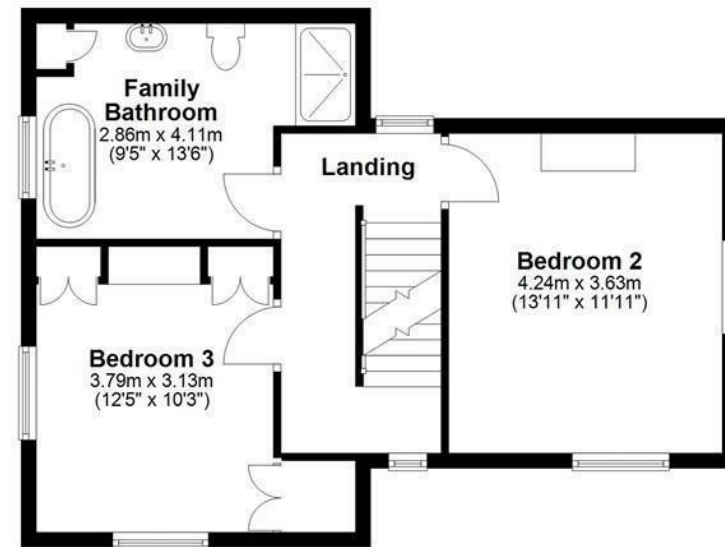
Ground Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Second Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 148.9 sq. metres (1602.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

