



The Mill House
Darley Green Road
B93 8PU



The Mill House is conveniently situated in this delightful semi-rural location yet within easy reach of the centre of Dorridge and all the amenities the village has to offer. Dorridge has a wide selection of local shops, restaurants and highly regarded junior and infant schools as well as an excellent bus services to both Knowle and Solihull. There is a train station in the village with regular services to Birmingham and London Marylebone.

Solihull town centre is only 3 miles away and offers excellent shopping facilities including the Touchwood Shopping Centre which has a selection of exclusive shops with household names such as John Lewis. There is also an abundance of restaurants, bars and leisure facilities.

The property is ideally placed for access to the motorway network with the M42 (J4) just 1.5 miles away. Birmingham International Airport/NEC is located off Junction 6 to the north and the M40 (J16) lies some 3.5 miles from the property, providing the principal route to London.



Solihull 3 miles, Birmingham 10 miles, M42 (J4) 1.5 miles, M40 (J16) 3.5 miles, Birmingham Airport/NEC 7 miles, Dorridge Station (trains to London Marylebone from 90 minutes (distances and time approximate).



A beautiful Grade II listed family home.



The Mill House is a stunning Grade II listed family home situated in this sought-after location with sizeable and flexible accommodation throughout.

One enters the property via a reception hall with doors to the principal reception rooms. These include a wonderful triple aspect drawing room, sitting room, dual aspect dining room, snug and wonderful open-plan kitchen/dining/family room.

The kitchen area comprises a range of wall and base units beneath a polished slate worktop with bespoke central island

butcher block and integrated appliances including a Neff gas hob (bottled gas) and electric double oven with extractor fan as well as an oil fired Aga and Neff dishwasher. There is ample space for a dining table.

A useful utility, cloakroom and substantial wine cellar complete the ground floor accommodation.

The first floor has a principal bedroom with en suite shower room, three further double bedrooms and a family bathroom.

Gardens and grounds

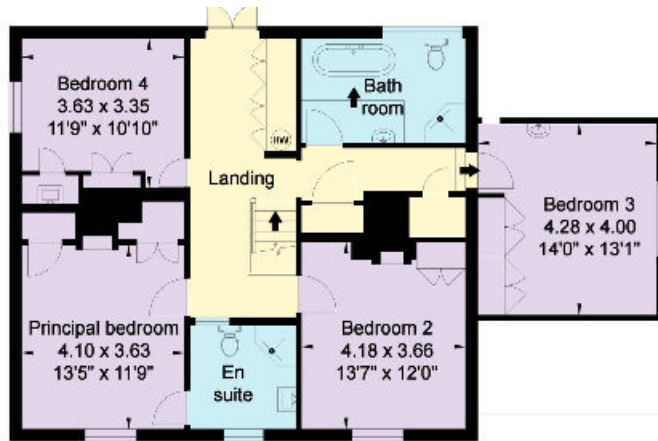
One approaches the property via a gated driveway which offers parking for several cars and gives access to the double garage. Situated above the double garage is a home office and cloakroom with useful full length storage. This space could lend itself to a variety of uses from home working to guest accommodation or teenage retreat.

The gardens are stunning, well-stocked with herbaceous borders and fine specimen trees. There is a large high quality garden shed in the garden and a greenhouse to the rear of the garage.

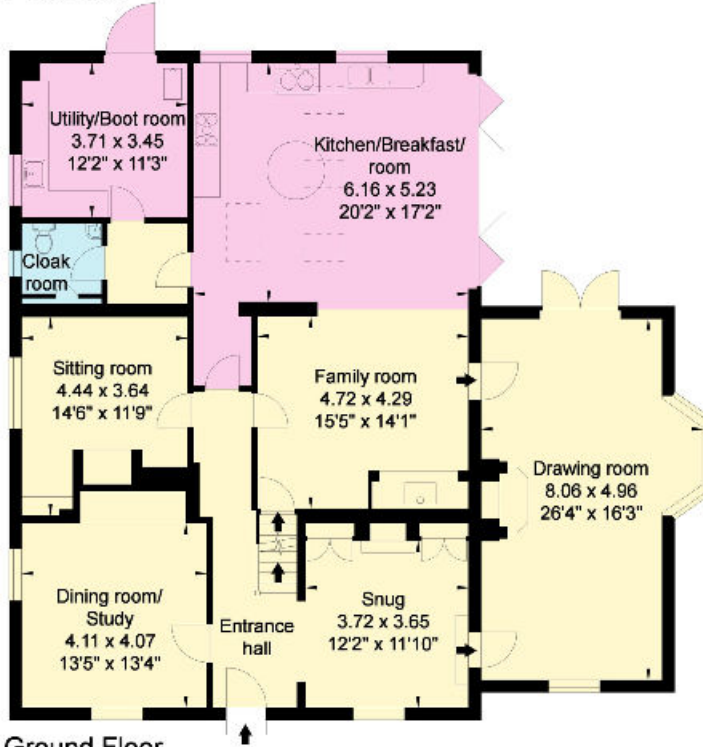




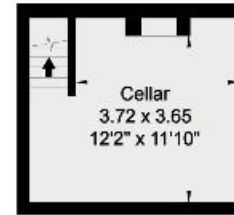




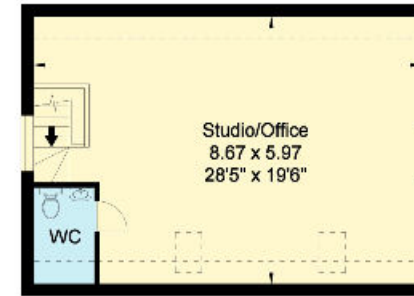
First Floor



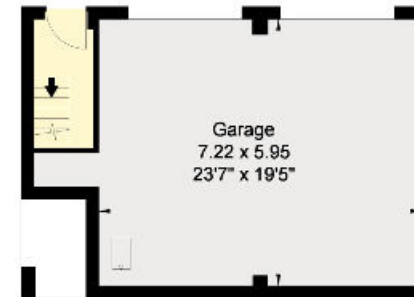
Ground Floor



Cellar
produced from
existing plans



First Floor
Outbuilding



Ground Floor
Outbuilding



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 304 sq m (3,272 sq ft)
 Outbuilding: 100 sq m (1,076 sq ft)
 Total: 404 sq m (4,348 sq ft)
 © Cotswold Plans Ltd. 01386 430176
 ma/13675

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

The Mill House
Knowle



There are several areas for one to sit and enjoy this idyllic setting and the level of privacy is truly wonderful.

Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating. BT super high speed broadband. 4G.

Directions (B93 8PU)

From the M40 (J15) take the A46 north towards Warwick and Coventry. Take the first exit signposted Warwick and at the island turn left along the A4177. Proceed through the traffic lights and over the next mini roundabout. Upon reaching the Fiveways island, take the second exit onto the A4141 and proceed through the village of Chadwick End. Upon reaching a sharp right hand bend, turn left onto Norton Green Lane and proceed onto Darley Green Lane where the property will be on your right hand side.

Viewing

By prior appointment only through the agents.

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2021. Photographs and videos dated October 2021.

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Date: 07 June 2024
Our reference: STR012170609

The Mill House, Darley Green Road, Knowle, Solihull, B93 8PU

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,850,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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