

Cedar Grange, Mearse Lane, Barnt Green





A Hollywood styled home with a designer kitchen, 18m heated swimming pool, separate annexe and triple car garage.

Completed in 2023 Cedar Grange is architecturally designed with space and light in mind. This unique and luxuriously finished, home offers indoor/outdoor living where the flow between both has been craft fully integrated enabling maximum enjoyment of the outdoor sun terraces and heated swimming pool. This stunning property is perfect for entertaining business clients and friends and comes fully furnished as is.

This superb home boasts an intercom system between rooms with multi-function switches and zoned controls, a Bose Soundtouch music system throughout the entire house, underfloor heating throughout, lighting to the bespoke skirting boards along with lighting and music to the poolside terrace.



 3-6  5  3   EPC B

Tenure
Freehold

Local Authority
Bromsgrove District Council

Council Tax
Band H

The approach to this Hollywood-styled home is impressive. The gated entrance from Mearse Lane serves four luxury homes. A further set of electrically operated gates open to the private and sweeping drive with manicured lawns to either side interspersed with palm trees. Hidden outdoor lighting and power points are periodically spaced along the drive for ease of maintenance. The drive leads around Cedar Grange to the triple-car garage and detached annexe. There is ample parking for multiple vehicles.

The front door opens to a magnificent reception hall. Flooded with natural light from the floor-to-ceiling window at ground floor level and the window at first floor level. Light bounces off the feature-turning staircase in polished stainless steel and glass. A beautiful gold-leaf teardrop chandelier overhead adds to the majesty of this space.

From here doors radiate to the principal reception rooms and a hallway to the left leads to the ground floor bedrooms/office. Originally designed as a five bedroom home there is plumbing and wiring in place should the new owners prefer this layout. The current owners opted for three bedrooms, a home office and a large dressing room, there is the option to add in further en suites and change the layout if required.

Fitted with a comprehensive range of WOLF appliances including; oven, combination oven, Subzero fridge and dishwasher. The stylish design provides ample work space and storage with natural light flooding in from the of bi-fold doors with views to the front and the glorious sun terrace.

The second kitchen/utility room is fitted with an electric hob, dishwasher, two washing machines, two tumble dryers and also houses the boiler room with two Megaflo unvented boilers. There is ample further storage.

The open plan design flows into the dining area with recessed TV. The elegant space offers a comfortable and stylish dining experience, perfect for entertaining.

The sitting area is a relaxing family space, immaculately appointed with designer Missoni wallpaper. Bi-fold doors open to the poolside terrace and the recessed TV and real flame fire make this space enjoyable regardless of the time of year.





The accommodation guides you through to the magnificent formal sitting room. This glamorous space is light and airy with a double height ceiling to enjoy the upward views through to the reception hallway and the first floor above. Bi-fold doors open to the poolside terrace and the feature glass wall from the reception hallway can be frosted via remote control for privacy.

The incredible bar is the perfect space for relaxing with friends or entertaining business colleagues. The beautifully crafted wine storage can house more than 1000 bottles and the elegant Gucci wallpaper is beautiful and eye-catching. Bi-fold doors open to the poolside terrace.





Bedroom two is large, luxurious and beautifully appointed. Located on the ground floor with bi-fold doors opening to the front sun terrace enjoying views of the immaculate lawn and palm trees this suite comprises a large dressing room with superb floor-to-ceiling wardrobe storage and a central vanity table with further storage for make-up and jewellery. The gorgeous en suite bathroom is the pinnacle of luxury with a recessed TV next to the freestanding bathtub and a large separate walk-in shower (this suite could easily be reconfigured to provide two bedrooms if required).





Bedroom three is equally stunning, bi-fold doors open to the poolside terrace providing a glorious outlook. There is a large dressing room and a remarkable en suite bathroom.

The office/bedroom four has a door out to the poolside terrace and sits adjacent to the beautifully appointed ground floor shower room.

Upstairs

The magnificent glass staircase rises to the mezzanine gallery landing and overlooks the ground floor sitting room which is great for entertaining and interacting with guests. The principal bedroom suite is a stylish, relaxing space. Light floods in through two windows and the superb overhead light well has an auto-close function for bad weather. The large dressing room/bedroom five is well fitted with extensive wardrobe storage and with doors out to the roof terrace overlooking the pool and providing stunning views over Barnt Green towards the Malvern Hills. The en suite bathroom is divine with a large, raised bathtub for ultimate relaxation, a recessed TV and stunning, gold honeycomb tiles to the walk-in shower this feature bathroom is beautiful.

There is external spiral staircase access from all of the bedrooms to the roof terraces making for the most wonderful party/entertainment venue.



Cedar Grange Annexe

Located to the rear of the main house this superb self-contained annexe offers immaculately appointed accommodation all on one level. This would be perfect for elderly relatives wishing to maintain their independence or older teenagers looking for a little more freedom.

The open-plan living accommodation comprises a superb kitchen, dining, sitting room with ample storage space throughout. A large double bedroom with built-in wardrobes and a gorgeous bathroom with a separate walk-in shower. The annexe also benefits from its own, private sun terrace. Environmental considerations have been made and heating is via an air-source heat pump.

Gardens

The internal accommodation is designed to flow out to the large and beautifully laid out poolside terrace. The 18m heated swimming pool can be enjoyed year-round and the terrace itself provides lovely views from the house. The poolside sound and lighting system makes this the ideal summertime party location. There is a feature low maintenance artificial living wall providing a superb focal point and a dedicated poolside changing block with a wet room shower.





Services

Mains gas, water, electricity. Private drainage (not shared).



Approximate Gross Internal Floor Area

Main House = 492 sq m (5,299 sq ft)

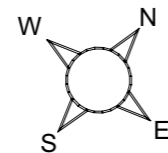
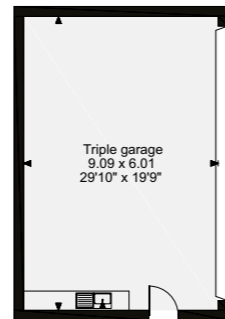
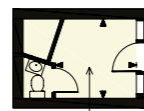
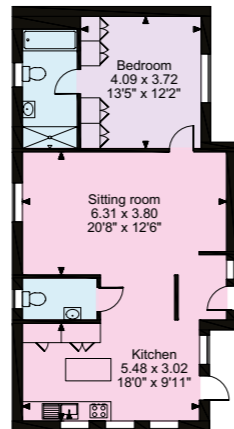
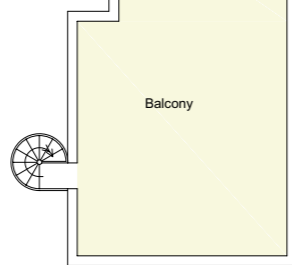
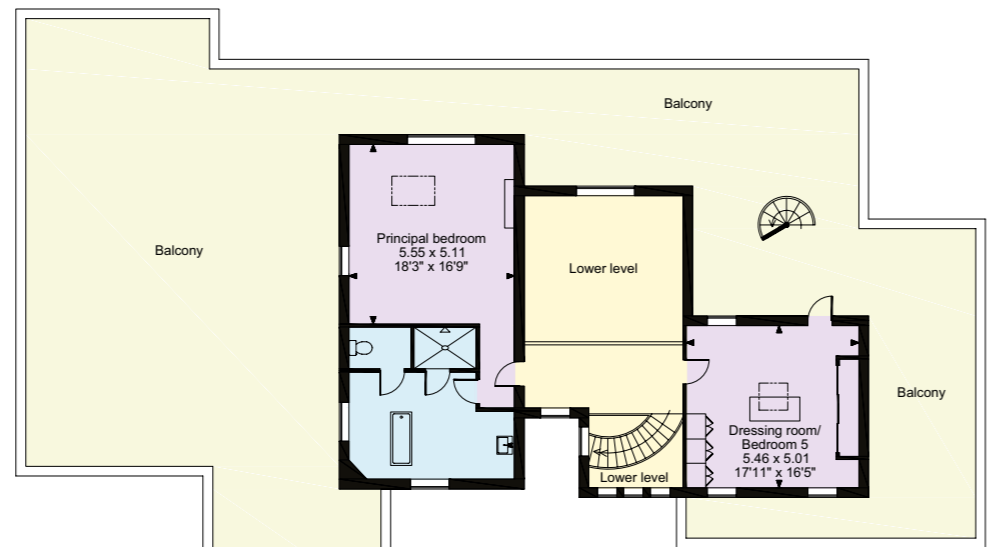
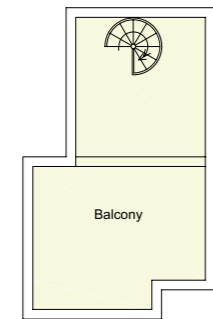
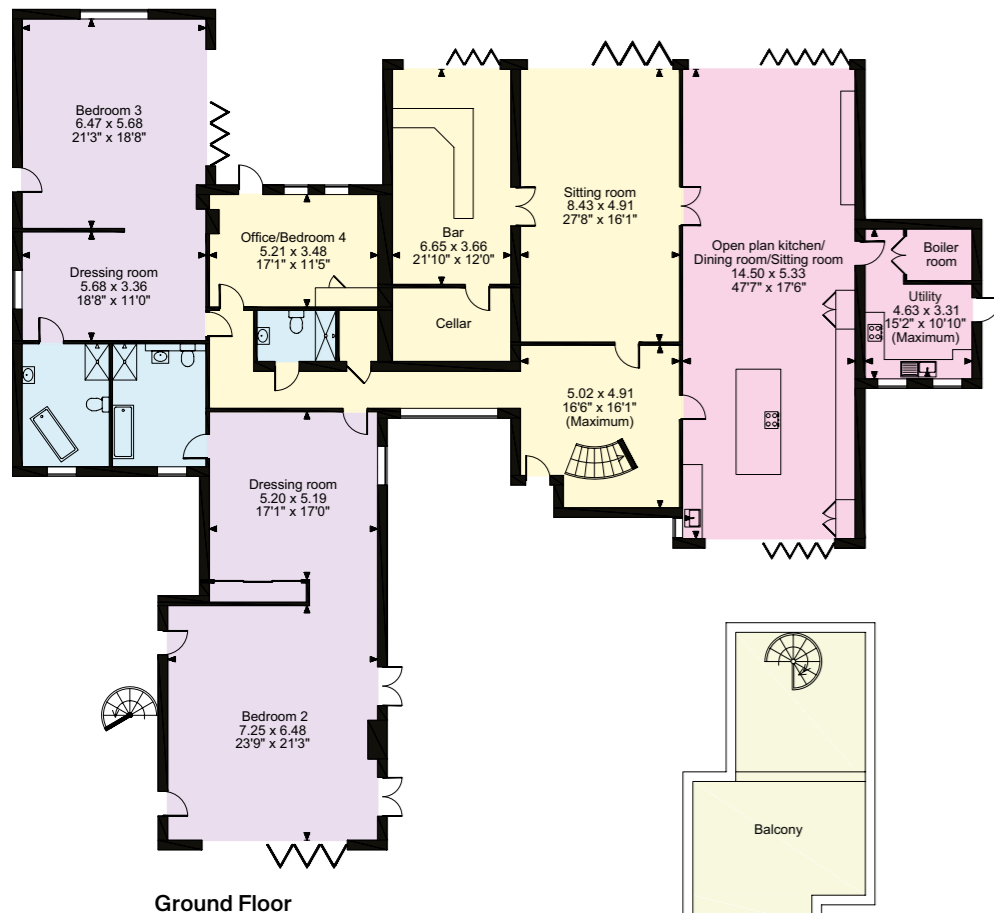
Triple garage = 55 sq m (588 sq ft)

Annexe = 72 sq m (778 sq ft)

Changing Room = 9 sq m (93 sq ft)

Balcony external area = 346 sq m (3723 sq ft)

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 the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
knightfrank.co.uk

Knight Frank Country Department
 55 Baker Street
 London
 W1U 8AN
knightfrank.co.uk

We would be delighted to tell you more

Will Ward-Jones
 01789 297735
william.ward-jones@knightfrank.com

Jamie Robson
 020 7861 1549
jamie.robson@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated June 2024. Photographs and videos dated June 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



Date: 14 June 2024
Our reference: BRM012161860

Cedar Grange, Mearse Lane, Barnt Green, Birmingham, B45 8DB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £4,000,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Jamie Robson
Associate
+44 20 7861 1549
jamie.robson@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24