



Orchard House, Dorridge, West Midlands



A rare opportunity to purchase a **beautiful family home** with leisure facilities and ancillary accommodation, in this desirable location.

Summary of accommodation

Ground floor: Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Boot room | Family room | Garden room | Study | Bedroom | Bathroom

First floor: Principal bedroom suite with dressing room, en suite bathroom and balcony | Guest bedroom suite with en suite shower room and dressing room | Three further en suite bedrooms | Sitting room

Second floor: Two further bedrooms | bathroom

EPC: D

Annexe

Sitting/dining room | Family room | Bedroom | Kitchen | Shower room
Utility | Store | EPC: E

Leisure Building

Swimming pool | Spa | Hot tub | Sauna | Steam room | Gym
Treatment room | Kitchen

Mature garden

In all about 1.66 acres

Distances & times

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

(All distances and times are approximate)



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Situation

Orchard House is conveniently situated in Dorridge on the edge of Packwood, within walking distance of all the amenities this large village offers. Dorridge has a wide selection of local shops, restaurants, highly regarded junior and infant schools, and excellent bus services to both Knowle and Solihull. The village has a train station with regular services to Birmingham and London Marylebone.

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

Orchard House is ideally placed to access 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.



The property

Orchard House is a substantial family home and a rare opportunity to purchase such a fine property within this sought-after location.

The accommodation opens into a delightful reception hall with stairs rising to the first floor and doors to the principal reception room. These include a stunning triple-aspect drawing room with double doors to the rear and an open fireplace, a delightful dining room currently being used as an office with double doors opening to the rear and a study. The ground floor has a bright and spacious kitchen/breakfast room with a range of wall and base units beneath a granite worktop. Integrated appliances include an AGA, fridge and dishwasher.

The kitchen breakfast room flows into the attractive south-facing garden room and the family room. There is also a sizeable dual-aspect sitting room off of which is a ground floor bedroom and bathroom. This area works well for extended families and could be separated from the main accommodation to create a self-contained annexe within the main house.

The upper floor accommodation mirrors the quality of that of the ground floor. The first floor has a desirable principal bedroom suite with a dressing room, balcony, and a sizeable en suite bathroom with a bath, "his and hers" basins and a separate shower. There are four further en suite bedrooms to the floor and a further dressing room adjacent to bedroom two. On the second floor, there are two further bedrooms and a bathroom.

Annexe

The annexe is a superb property of approximately 1,626 sq ft which has a substantial sitting/dining room, family room, kitchen, utility, double bedroom and a shower room.

Leisure building

Orchard House has an excellent and well-appointed leisure building of approximately 2,229 sq ft comprising of a swimming pool, spa, sauna, steam room, substantial gym, treatment room, shower room and kitchen.



Garden

One enters the property via a gated "in and out" driveway allowing parking for several cars. The gardens are mature, with specimen trees to the front screening the property from the road.

The rear garden is mainly laid to lawn with herbaceous borders and a delightful patio, running the length of the house and ensuring this space works well for those that like to entertain.

Agent's note

We understand there is a covenant on the property that it is solely to be used as one single private dwelling house.

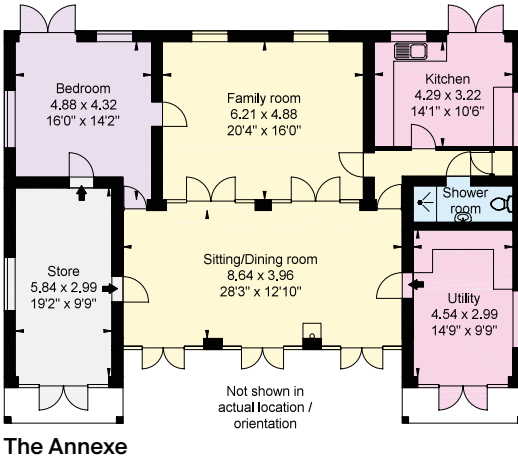
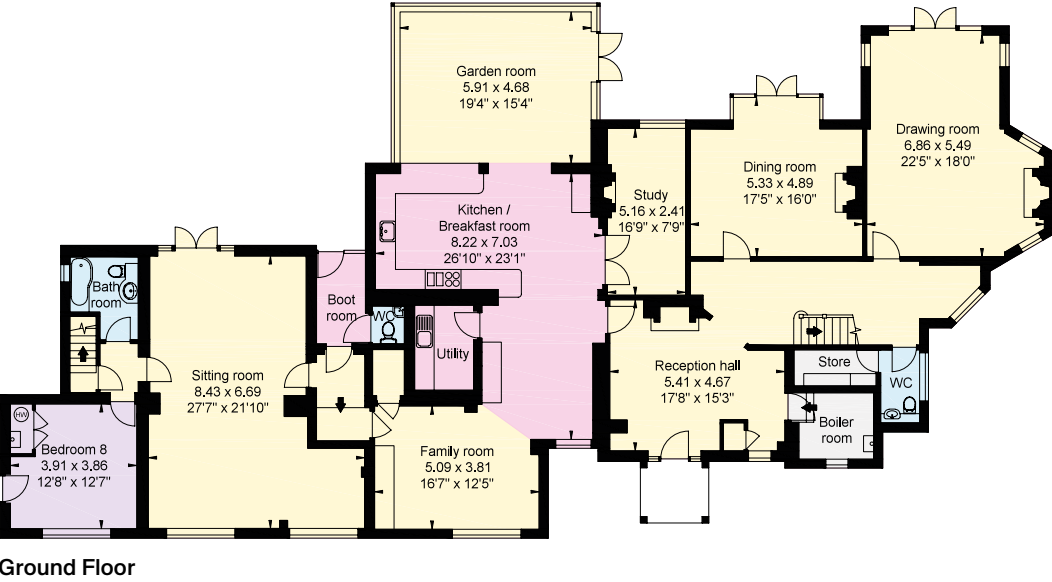
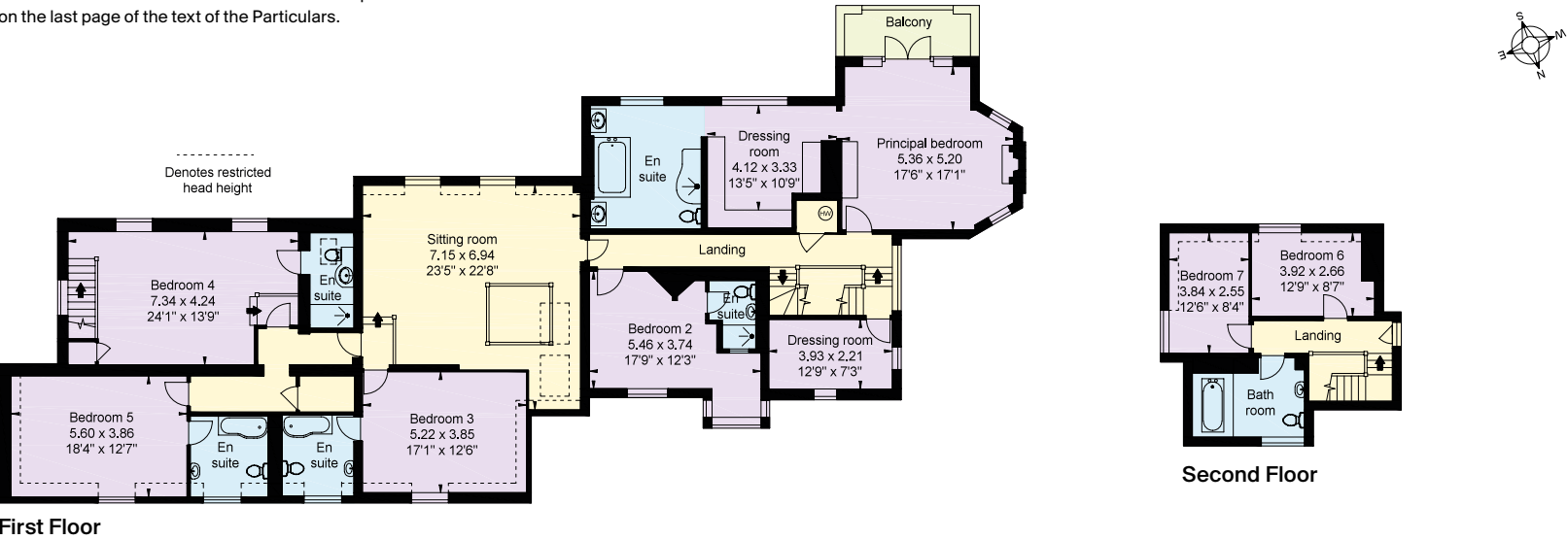
Services

Mains gas, electricity, water and drainage are connected to the property.

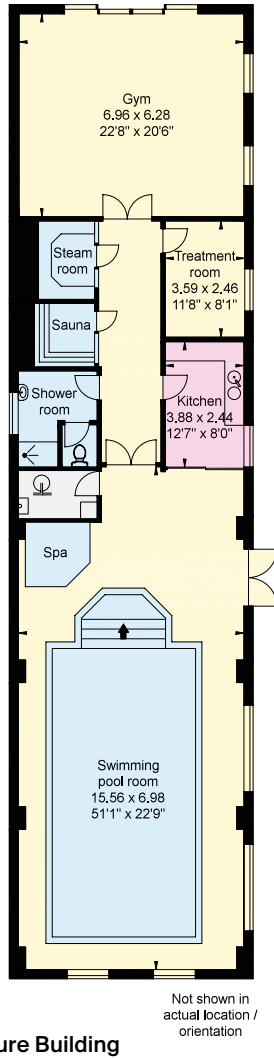


Approximate Gross Internal Floor Area
House: 618 sq m (6,653 sq ft)
Annexe: 151 sq m (1,626 sq ft)
Leisure Building: 207 sq m (2,229 sq ft)
Total: 976 sq m (10,508 sq ft)

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





Directions (B93 8RN)

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 Fiveways island, take the second exit on to the A4141 and proceed through the village of Chadwick End. Upon reaching a sharp right-hand bend, continue straight towards Dorridge along Grove Road and over the roundabout towards Station Road. Turn left on to Station Road and continue through the village under the railway bridge. Continue along the road, and upon approaching the cricket club, turn right on to Earlswood Road, where the property is on the left.

Property information

Tenure: Freehold.

Local Authority: Solihull District Council: 0121 704 6000.

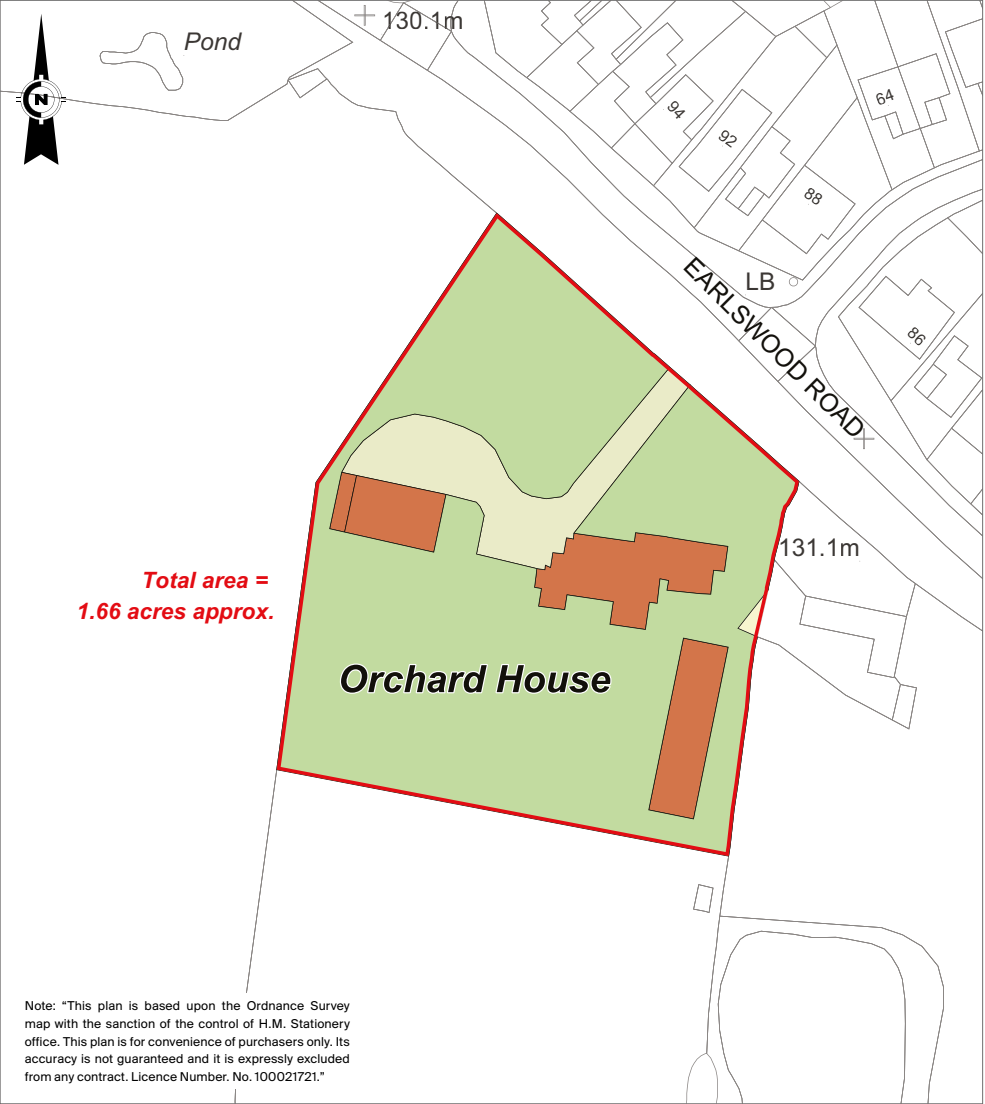
Council Tax: Band G

Viewing

By prior appointment only through the agents.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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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 January 2025. Photographs and videos dated October 2022.

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Date: 05 March 2025
Our reference: STR012253522

Orchard House, 79 Earlswood Road, Dorridge, Solihull, B93 8RN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £3,300,000.

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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