



9 The Maltings
Earlswood | Solihull | West Midlands | B94 5RU

FINE & COUNTRY

9 THE MALTINGS

Located just off Malthouse Lane on the edge of the picturesque Earlswood Lakes, The Maltings is a private gated development of just nine executive family homes.



These fabulous properties were created in 2007 and since then the owners of 9 The Maltings have upgraded and enhanced this family home to create a very light and airy space throughout.

As you approach the property you immediately notice the width of the plot it occupies – having a generous block paved driveway to one side leading to the double garages and smart landscaped gardens to the front with pathways leading to the very smart, recently added, contemporary entrance porch.

Once inside, the reception hall is very spacious, light and airy, with engineered oak flooring and neutral décor, with the staircase leading off to one side and useful understairs storage below. The guest WC has been upgraded and is presented to a high standard.

All principal ground floor rooms lead off from the reception hall, creating a superb flow to the downstairs space. To the far end through a smart set of double oak and bevelled glass doors is the fantastic dual aspect living room, immaculately presented and having a feature open fireplace with modern surround and marble inset and hearth, which creates a wonderful space for family and friends to relax and entertain. Making the most of the terrace and private gardens, the living room has a set of bi-folding doors merging these two spaces. Adjacent to the living room, again through double oak and bevelled glass doors, is the well-proportioned family dining room, with a further set of bi-folding doors to the rear patio, beautiful oak flooring and ample space for a large family dining table. This room offers multiple options for the family and could equally be a further sitting room or children's playroom. Overlooking the peaceful frontage is an ideally located private study, which again could have other uses for the new owners.

The open plan breakfast kitchen is superbly well-appointed and fitted with a high-end range of light ash style modern cabinetry with contemporary chrome bar handles. Taking centre stage is the large central island with solid wood side panels and countertops and further storage units together with the CDA built in wine cooler and two Neff pan warming drawers. The main kitchen range consists of multiple deep pan drawers, up and over wall cabinets, tall cupboards and larder units, and a modern stainless steel concertina larder cupboard. The units contrast perfectly with the beautiful black fleck granite countertops, upstands, and windowsill. Together with the appliances housed within the central island, there is also a superb double width Smeg range cooker, having an oversized oven and six-burner gas hob, benefitting from a fully vented extractor above. There is also an integrated Neff microwave, Neff oven and grill, Neff coffee machine and a recently upgraded Blomberg dishwasher. Finally, there is a most useful round oak built-in chopping board, inset sink, drainer and mixer tap, with a large picture window above, to enjoy views across the private rear gardens. Aside from the main kitchen area there are two further excellent storage areas, and this open plan room offers ample space for a separate large family dining table and a double width American fridge freezer. Flowing seamlessly from this "hub of the home" is the superb orangery, creating a fourth reception area and the perfect space, with both rooms adjoined, for the family to come together, socialise, dine and relax. The Orangery has a set of French doors to the terrace, and with underfloor heating, it's a delightful space to be enjoyed throughout the year.

The laundry room leading off from the kitchen has the same high-quality units and granite countertops with upstands. It also has a range of tall storage cupboards, undercounter and wall cabinets and a large inset Belfast sink together with space for a washing machine and tumble dryer. There is a door leading to the outside side terrace and adjacent to the garage side door entrance.





Seller Insight

“The first thing you notice about The Maltings is the peace and quiet,” say the current owners. “Because the house is situated in a private, gated development, there’s virtually no vehicle noise. It’s a really tranquil corner, but it’s also close to lots of local amenities, and that was definitely something that attracted us to the property when we came across it over ten years ago. We also loved the open-plan feel of the house; it’s warm and welcoming, airy and spacious, but still has a wonderful family feel to it.”

“We’d say that it’s a house that works for every stage of a family’s life. It has lots of open space for family time, as well as more adult spaces for entertaining or working. The home office can easily accommodate two full-time professionals working from home. By the same token, the level access and generous door sizes are ideal for those with any additional mobility needs.”

“It’s also a house for all seasons. With a roaring log fire, the lounge is a lovely space for cosy evenings in during the winter, especially after a walk around the lakes, which are just at the end of the road. In summer the bi-fold doors open up both the lounge and dining room, ready for alfresco entertaining, BBQs and drinks in the sunshine. And for those in-between days, the conservatory is a bright, peaceful and cosy room to relax in.”

“The garden is another lovely feature, and it’s an area that we have improved tremendously. It’s tiered into two main zones, and when we moved in the lower tier was covered with old decking. This was removed and has been re-laid with low-maintenance paving, creating the loveliest suntrap. The rest of the garden was given a much-needed facelift with new raised borders, fresh lawn, and a complete new path and patio. The upper level is particularly nice as it can be reached from all the rooms at the rear of the house – the lounge, dining room and the conservatory. On the patio there’s plenty of space for dining, BBQs or any other family gathering, and the lawn is easy to maintain so ideal for children to play on. The garden also features a large shed, which can either be a gardener’s haven or could equally be a garden room, outdoor office.”

“In terms of the location, we have loved the peace and tranquillity combined with the proximity to local amenities, including a shop that’s within walking distance. Earlswood Lakes Leisure Park is a stone’s throw away so can be reached quickly on foot, and it’s ideal either for an exercise route or just to take the family for a walk to feed the ducks or to have a go on the play park. It’s lovely to go down there and watch the boats from the sailing club and the wildlife on the water, and there’s also an active fishing scene.”

“The Maltings itself is a very safe and secure location, and it’s also a place that has a really friendly community feel. The neighbours will meet for drinks and get-togethers from time to time, and there is always someone happy to take in a parcel or bring in your bins if you go on holiday. It has a lovely atmosphere and we have thoroughly enjoyed living here.” *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Upstairs

The dog leg staircase rises to a generous landing area with all bedrooms leading off. There are five double bedrooms to the first floor, each immaculately presented and having front and rear private views. The principal bedroom suite is chic and stylish and enjoys rear views overlooking the peaceful rear gardens, with a tall natural screening to one side and views across a wild meadow to the other. It has a superb range of six floor to ceiling fitted wardrobes with soft close and two feature mirrored doors, and there is also ample space for a super king bed and further bedroom furniture. The en-suite is incredibly spacious and very luxurious with porcelain tiling and a beautiful Villeroy & Boch suite including double built in hand basins inset into smart quartz tops with excellent storage below, and a superb large chrome framed inset mirror above, a low level WC, bidet and a large double walk-in modern shower and two Radox modern chrome towel rails and a mirrored cabinet with gas lift and vanity mirrors within. There is a second double bedroom suite with built over cabinets and wardrobes with a housing for a king size bed. The second en-suite is also immaculately presented with a double shower cubicle, Villeroy & Boch hand basin and low-level WC and has a superb large, fitted mirror and modern chrome towel rail.

The family bathroom has underfloor heating and is beautifully fitted with contrasting tiling in black, white, and grey, creating a stylish contemporary feel. There are two modern Radox chrome towel rails, Villeroy and Boch fitted sanitary wear including a hand basin inset into a quartz top with storage below, a low-level WC and a double shower cubicle, and there is also an inset bathtub with a modern grey front panel and fully tiled splash back. There are three further double bedrooms, all immaculately presented and offering various storage. One of the bedrooms is currently fitted out as a dressing room with a superb array of fitted wardrobes. There is also an airing cupboard housing the OSO high pressure water system and ample shelving for linens and a loft which provides additional storage space.











Outside

The rear garden is both delightful and incredibly private with a tall mature conifer screening to the back. The clever design offers two separate areas and has been well landscaped by the current owners. The main garden has a large lawned area with a Cotswold stone terrace spanning the width of the property and creating direct access onto the patio from the bi-folding doors in the living room and dining room and French doors from the orangery. There are deep borders surrounding the garden with lovely mature shrubbery and a pathway through the lawns leads to a set of steps and down to the lower garden terrace. Modern composite planters create a natural retaining wall between the two areas and offer a further planting area with an array of mature shrubbery. The lower terrace has attractive pathing and creates a superb space for further entertaining and outdoor dining. There is also an excellent shed/summer house to the lower level. To the top garden, the terrace wraps around one side to create a useful access from front to back via a gated entrance, it also offers an ideal area for the log store and access into the side door of the garage and laundry room in the main house.









LOCATION

EARLSWOOD

Earlswood is a small village in the heart of the Warwickshire countryside forming part of Stratford-upon-Avon district council. Just 2 minutes by foot from this delightful home is one of Earlswood's most famous features, the beautiful Earlswood lakes, surrounded by ancient woodland, these natural lakes are home to the local sailing club, fishing clubs and provide a delightful walking route, one of just many fabulous walks in the area. Earlswood enjoys several outstanding local pubs, all within walking distance of the house and includes The Bulls Head, a renowned gastro pub. The village has good local amenities including a convenience store and village hall together with some excellent garden nurseries. There are also a number of Ofsted outstanding pre-school and junior schools, and easy access to many superb secondary comprehensives and private schools.

Earlswood has good transport links. The M42 motorway (Junctions 3 and 4) is a few minutes away and The Lakes railway station, in Malthouse Lane, has hourly services to Birmingham and Stratford-on-Avon.

SOLIHULL

The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country. The town itself offers an excellent range of amenities, bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses, and an ice rink.

Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





Services, Utilities & Property Information

Mains Gas, Electric and Water

Solar Panels fitted 10 years ago and fully owned - covers all electric

Underfloor heating to the orangery and main bathroom

Gas Central Heating

Broadband: We suggest you contact your provider.

Tenure: Freehold

Local Authority : Stratford on Avon

Council Tax Band : G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 2651 sq ft, 246 m2
 LOW CEILINGS: 31 sq ft, 2 m2
 GARAGE: 414 sq ft, 38 m2

OVERALL TOTALS: 3096 sq ft, 286 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







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"A big thank you to both Martin and Rachel"

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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