



Edgbaston | Birmingham | West Midlands

FINE & COUNTRY



Fine & Country Birmingham are honoured to present this incredible detached residence. Approached via a sweeping in and out high walled driveway and wrought iron electrically operated gates, maximising security & privacy with parking for multiple cars. The front drive is a wonderful mature garden and drive space with beautiful feature water fountain and exterior illumination. The residence is a six bedroom five and a half bathroom property, with a fantastic sauna on the top floor. The home also has the benefit of four reception rooms and two stunning kitchens. Every aspect of this property has been meticulously considered with tailored carpentry, marble underfloor heated floors, bespoke marble and wrought iron staircase which creates an awe-inspiring focal point of the entrance hall overseen by a full height galleried landing. Fixtures and fittings include an integrated audio system which runs through the property together with a 'Scene-select' Lutron lighting system throughout. The property further boasts a video door-entry system, double front security doors with integrated biometric access system, Integrated CCTV with remote viewing and a fully

comprehensive intruder alarm system. Another fantastic feature includes customised luxury chandeliers all through the property from brands such as the exquisite porcelain makers "Lladro". In addition, the stunning "Clive Christian" kitchen has a generous island in the main kitchen and matching "Clive Christian" units in the secondary kitchen.

There is access to the integral large double garage with motorised doors from within the drawing room of the home.

The property is perfectly positioned within this large plot, with character water features, extensive exterior illumination and a wonderful children's play area tucked neatly at the rear end of this wonderful mature rear garden. This home is the epitome of luxury living.

Ground Floor:

The front elevation of this stunning home is extremely imposing with twin bay windows and a recessed porch with bespoke double security doors which are flanked by two stained glass windows. Upon entering the exquisite entrance hall, a real appreciation of the accommodation size and specification becomes apparent. Classically decorated with under floor heated marble floors, the hallway really is a stunning space with marble staircase rising to the first floor. The galleried landing and floor to the second story is a wonderfully spacious area with a leaded stained-glass window to the second-floor balcony overlooking the front elevation. Off the hallway radiates the splendid reception rooms and under stairs storage.

Sitting Room

A classically arranged room with the marble heated flooring continuing. There are double glass panelled doors leading into the drawing room at the rear. The sitting room has a large bay window with views over the front gardens, in addition there is a feature bronze fireplace with gas fire.





Drawing Room

The second of the reception rooms is a sizeable space with feature inglenook and fire. Beautifully presented oak floors and double doors overlooking the mature rear garden.

Across the hallway is another panelled door leading to an inner hall. The inner hall boasts high ceilings and the continuation of the underfloor heated marble floor. The radiator is placed within an ornate casement and the area is beautifully enhanced by the bespoke luxury chandelier "Belle De Nuit" from Lladro. Off the inner hall radiates the third reception room, exquisite downstairs WC and the stunning "Clive Christian" open plan kitchen, orangery and second kitchen.





Family Room

Another classically laid out living room or cinema room with large bay window overlooking the front elevation. This room is fitted with a range of beautifully tailored cabinetry housing the TV and ample display space and storage for equipment. The high ceilings have fitted sound system speakers allowing this room to be a very comfortable home cinema room. Bespoke wall hung chandeliers, spotlights to ceiling and an ornate "hole in the wall" fire complements the luxury feel of this room.

The downstairs cloakroom is a beautifully arranged space with low level WC, wash hand basin set into a curved marble work surface, bespoke ceiling and wall chandeliers and illuminated glass display shelving.





The centrepiece of this incredible home is the family kitchen with orangery; and this area truly is a feast for the eyes. Capturing all the elements of this luxury home, the family kitchen is the heart of this wonderful home. Designer "Clive Christian" floor and wall cupboards adorn the space and with the stunning addition of bespoke chandeliers and heated marble flooring, this space ties the home together perfectly. A large island with deep marble top is a lovely gathering space and the far end of the kitchen is well equipped with large range cooker and double sinks which are set into deep marble worksurfaces.

There is a large opening into the incredible orangery with the continued heated marble flooring, floor to ceiling windows and doors, large atrium within the ceiling and ornate coving. A spectacular Christal chandelier illuminates this room.

A glazed door leads from the main family kitchen into the secondary kitchen with matching "Clive Christian" units and full height integrated fridge freezers. The deep marble worktops are continued in the second kitchen and this fully equipped space has integrated dishwasher, pull out concealed refuse bins. A wide recess with marble splashback houses the 5-ring range cooker and overhead extractor hood. A large, double-glazed window overlooks the side of the property with a door which leads from the second kitchen to the side and back gardens.

The utility room is discreetly positioned to the side of the property with ample space for washing machine and dryer.



Seller Insight

“The house itself is absolutely spectacular, and we have really loved living here but I'd say that it was this fantastic location that really sold it to us when we came across it,” says the owner. “The property's proximity to QE and also within the catchment area for two of the best schools in the region; King Edwards school for boys and King Edwards Girls, also heavily influenced our decision to buy this wonderful home. Farquhar Road is well renowned for having some of the most magnificent homes within the area. It is also very quiet on this particular side of Farquhar Road which is amazing as we are so close to such a vibrant city centre. There are lots of wide-open green spaces nearby, we can walk to the local shops, Harborne Village, and the Birmingham University train station is literally just down the road, a great spot for commuters.”

“The house is exceptionally spacious and has been a great family home. Our background in interiors, lighting and design has enabled us to give the property a much-needed modern luxurious feel. All of the rooms are really generously proportioned, and they flow very nicely. We are also fortunate enough to have two kitchens which has been great for us as a family as we love to entertain.”

“We have the luxury of being set back from the road so we have a large in-out driveway to the front, and out at the back we have a very generous garden which is also great for entertaining. The garden is beautifully designed and incorporates fabulous exterior lighting, a huge patio terrace, a large lawn and at the top end is a pretty pond with a little bridge across it. The whole area is edged with a very mature border of hedging and trees, so not only do we enjoy a fantastic sense of privacy, but the outlook is just stunning.”

“The orangery is definitely my favourite room in the house. It flows from our huge open-plan kitchen, and we have a large dining table in there so this is where we tend to do most of our entertaining. Throughout the day it's flooded with natural light and there are numerous sets of French doors so when the sun is shining we can create an almost seamless connection between inside and out.”

“The location is absolutely superb. We're so close to everything and yet at home we enjoy utter peace and privacy.”

“We have had the most wonderful time living here, and we have had so many great parties with family, friends and neighbours. The orangery has been a huge part of the indoor-outdoor style parties we love to host as a family.”

“Another superb feature of the property is the terrific amount of parking. We can fit a number of cars on our large driveway and we also have a double garage.”

“This has been a really wonderful home for our family and we'll be sad to leave, but in terms of what I'll miss the most, I'd have to say the location and amount of accommodation our home has to offer,” says the owner. “Our immediate surroundings are very peaceful, leafy and green, and everything we could possibly want or need is just a stone's throw away.”*

*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.





First floor:

Ascending from the hallway up the marble staircase there is a half landing overlooking the main hallway with a stunning stained-glass window overlooking the front of the property.

Principal Bedroom Suite (Rear)

The principal suite of this luxury home is a truly relaxing space, benefiting from large luxurious ensuite, a large dressing room and Juliette balcony overlooking the rear gardens. The principal bedroom also benefits from a range of bespoke fitted wardrobes which allow for a concealed TV. A large, fitted chest of drawers with mirror over is flanked by decorative columns.

The sumptuous ensuite is a fabulous space with large jacuzzi corner bath, ample shower area, beautiful cabinetry housing twin sinks set into deep marble worktops and an abundance of storage. A fitted window seat overlooking the rear garden, marble underfloor heating, low level WC and bidet complete this room with all fittings by Luxury Perrin and Rowe.

The elegant dressing room is a functional space with a large amount of bespoke wardrobes providing hanging space and a useful dressing table. There is a radiator within an ornate cabinet and large window overlooking the rear gardens.





Bedroom 2 (Front)

Beautifully arranged this room benefits from hard flooring and ample fitted storage space. A perfectly positioned window seat overlooks the front elevation. The ensuite off the bedroom is a large well fitted space, with marble underfloor heating and door leading to the second ensuite at the rear. Low level WC and twin sinks which are set into a large bespoke cabinetry housing storage, window to the front and mirrors. There is a large shower area with power shower.

Bedroom 3 (Front)

Another large room with bespoke fitted wardrobes and large deep bay window overlooking the front gardens.

Bedroom 4 (Rear)

A sizeable double room with views overlooking the rear gardens and deep coving to the high ceilings. Bedroom four has the benefit of a well arranged ensuite with shower cubicle, sink and wash hand basin.

Bedroom 5 (Front)

A good size fifth double bedroom with high ceilings with ornate coving and window to the front. This bedroom also benefits from a bespoke fitted wardrobe.

Family Bathroom (Rear)

A fully tiled room with high ceilings, marble underfloor heating and ornate coving. A feature roll top bath and large shower cubicle give this bathroom a luxurious feel. A wash hand basin set into deep marble top cupboard with storage, low level WC and bidet complete the family bathroom.





Second Floor:

The second staircase rises off the spacious landing to the top floor of this wonderful home where bedroom six, ensuite and luxury sauna complete the accommodation.

Bedroom 6 (Front)

Bedroom six is an incredibly spacious and light filled room. With a huge amount of floor space, views over the rear gardens and an abundance of under eaves storage and walk in shoe cupboard. The large ensuite has restricted head height upon entry but once inside the space is perfectly laid out. Having marble underfloor heating, a full size bath, sink set into marble storage unit and low level WC. Across bedroom six is the luxury sauna and separate shower area.

There are two further large loft spaces which could be converted to more bedroom space if required.



Outside Rear:

The entire plot amounts to 0.44 of an acre. The large frontage boasts illuminated mature planted borders and parking for numerous vehicles. The rear gardens are laid predominantly with a large lawned area with feature central water fountain and ornate manicured hedging allowing for a relaxing tranquil seating area. A children's play area sits discreetly to the very rear of the garden.

There is a large patio that runs the entire width of the back of the home. The stunning gardens are extensively illuminated and manicured to a very high specification.







EDGBASTON

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Traditionally one of the most upmarket and affluent areas of Birmingham, Edgbaston is referred to as “where the trees begin”. This picturesque leafy suburb is home to both the University of Birmingham and the Edgbaston Cricket Ground.

The University of Birmingham is a traditional Red Brick institution established as the Birmingham School of Medicine and surgery and currently ranked 11th in the UK and 64th in the World.

Edgbaston Cricket Ground is home to the Warwickshire County Cricket Club. Established in the 1880's and redeveloped in 2010, the venue hosts county, national and international tests matches as well as One Day Tests and Twenty20 Internationals, as well as the Ashes.





Services:
2 x gas boilers, Gas, Electric, Water

Tenure:
Freehold

Local Authority:
Birmingham Council
Council Tax Band H

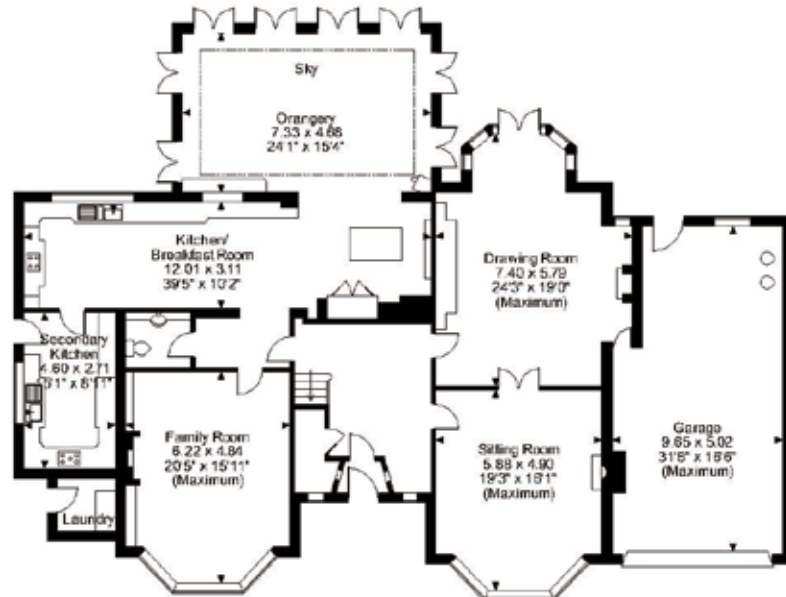
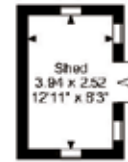
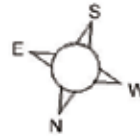
Viewing Arrangements:
Strictly via the vendors sole agents Fine & Country on 07388 050838

Website:
For more information visit www.fineandcountry.com/uk/birmingham

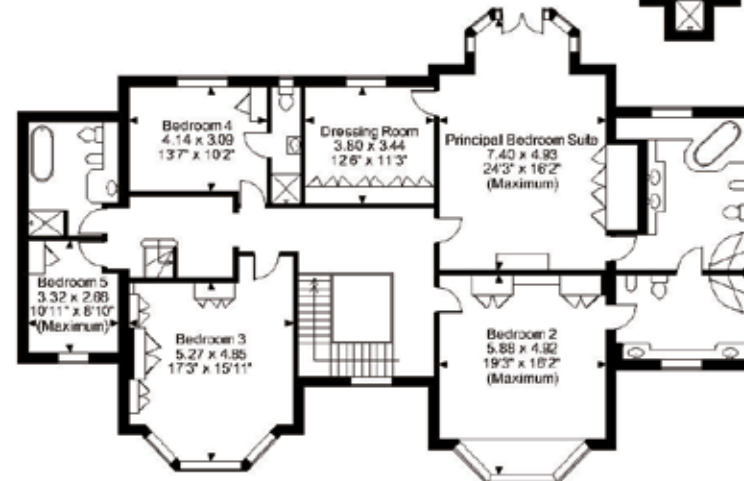
Opening Hours: 9am – 8pm



Farquhar Road, Edgbaston, Birmingham, West Midlands
Approximate Gross Internal Area
Main House = 4748 Sq Ft/441 Sq M
Garage = 487 Sq Ft/45 Sq M
Shed = 107 Sq Ft/10 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 - 100	A		
81 - 91	B		
69 - 80	C		
55 - 68	D	67	69
39 - 54	E		
21 - 38	F		
1 - 20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.11.2021







CLARA MCDONAGH PARTNER AGENT

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Clara has a true passion for the property market arising from a wealth of experience dealing predominately with exclusive and unique homes. Her vast knowledge and experience span over 18 years in sales, lettings and interior design. Having previously owned and operated an estate agency in Birmingham, Clara has now joined in partnership with Fine & Country. Clara brings her years of experience, exceptional business acumen and a considerable understanding of the property market. Firmly believing the combination of these key attributes along with Fine & Country's lifestyle approach and industry-leading strategies ultimately deliver success for her clients. Possessing a naturally friendly demeanour, Clara offers a dedicated service for every step of your journey, offering you expert marketing strategy advice and home staging skills, luxury branding and exceptional market evaluation credentials, all of which will ensure clients achieve the best market price.

YOU CAN FOLLOW CLARA ON   



SUKHI SINGH HIGH NET WORTH MORTGAGE ADVISOR

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After working for many years as a lettings agent I decided to study for and qualified as a Mortgage Adviser in 2015. Worked for a large regional Building Society soon after qualifying, where I learnt all about the mortgage industry. In March 2019 I joined Mortgage Advice Bureau to be able to offer my clients a fantastic service and haven't looked back since! I love the variety each case brings and the job satisfaction when the case completes is second to none. In my spare time, I love spending time with my children, travelling and baking.

High Net Worth Mortgage Specialists



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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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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