



2 Deer Park Way  
Solihull | West Midlands | B91 3HU

FINE & COUNTRY

# 2 DEER PARK WAY

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*Designed and created in 2012 by the present owner, this is the finest example of single storey living we have had the pleasure to bring to market. With an American influenced design, this stunning home offers exceptional space and practicality all presented to the highest of standards. Located in the heart of Solihull, at the head of a private gated drive, with just three properties, this fabulous home enjoys unspoilt views across open fields to the rear.*



Built to exacting standards of design and technology, the property is equipped with underfloor heating throughout, an integrated speaker system, air conditioning in all main areas and "Control4", the best intelligent smart-home system that conveniently and easily controls the day to day running of the property including lighting, security, audio/visuals, and heating. The interiors have been elegantly styled to create a luxurious chic ambience, with soft colour palettes, walnut cabinetry and doors throughout, gorgeous drapes and fitted blinds, beautiful Porcelain tiled flooring, luxury sanitary wear, superb feature lighting, and televisions to all principal rooms.

Approaching across a generous block-paved driveway, you immediately get a sense of the unique design and large plot that this exceptional property occupies. Neat box hedges border mature hydrangeas and camellias, creating a lovely splash of colour that draws you towards the central entrance. Two large glass panels and double glass doors lead into the light and airy porch. Double walnut doors lead into the incredibly wide and spacious reception hall, where porcelain flooring and clean, crisp decor set the theme that continues throughout this home. Architecturally designed with space in mind, the central entrance into the reception hall has created two wings of the property, both culminating in principal rooms at each end. The guest WC is fitted with a walnut cabinet housing the hand basin and WC and features a stunning iridescent circular mosaic design on the wall above. There is also a fully fitted cloakroom with rails and shelving. The office is fully fitted with walnut cabinetry and quartz countertops and offers plenty of space for two or three workstations if needed. At one end of the reception hall, double walnut and glass doors lead through to the incredible open-plan breakfast kitchen. This masterpiece has been created with exceptional style and complete practicality in mind. An exceptional feature above the central island is the high vaulted apex roof light with one of two custom-designed Canadian contemporary chandeliers.

In terms of the layout, there are three distinct areas. The first is the spacious dining area with floor-to-ceiling walnut cabinetry housing the TV and offering ample storage in addition to the kitchen cabinetry. There's space for a large family dining table below the second chandelier, and you can enjoy views of the rear garden through the large double French doors, creating a superb area for dining and entertaining. Moving into the main kitchen area, there is a generous central island with stylish curved cabinets, housing a deep Blanco sink, compactor, InSinkErator, Quooker system, and flush-mounted pop-up sockets. The beautiful quartz countertops contrast perfectly with the walnut cabinetry, and the wall and floor cabinets wrap around three sides of the kitchen, offering a vast amount of workspace and housing two further Blanco sinks, a second InSinkErator, Miele induction hob, Miele ovens, pan-warming drawer, microwave, and Elica extractor fan. The Miele fridge and freezer are both oversized and wide-bodied, offering exceptional space. The third area of the kitchen features a tall custom-built breakfast bar with deep quartz countertops and charger sockets below. With a set of bi-folding doors, this is a fabulous space to enjoy casual dining and seating with open views across the gardens, water features, and open countryside beyond.

Leading from the kitchen is the incredibly well-equipped laundry, offering ample space and practicality. Continuing the walnut and quartz theme, it features a tall bank of floor-to-ceiling units on one side with a second Miele fridge, and on the other side, a large workspace with Blanco laundry sinks and Franke mixer taps. Housed below the workspace are the Miele washing machine and tumble dryer. There is also access from the kitchen to the plant room and internal access to the garage. The high-pressure water system and Worcester Bosch boiler are both located in the plant room, and the garage is equipped with a Supramatic electric roller door and loft storage above.





# Seller Insight

“It was the amazing view and superb location that attracted me initially. It's tranquil and quiet here with gated access that provides a sense of security and peace of mind, yet it's also within walking distance to a wide range of amenities which further added to the appeal,” says the owner.

“The house that was here previously was quickly knocked down and work began on this wonderful property that I would describe as a magnificent, modern bungalow. My friend is a top interior designer and we put a lot of thought into every tiny detail. All of the rooms have double doors leading to the outside space which is fabulous in summer as I can easily wander in and out, as can my guests when I'm entertaining.”

“The location is fantastic as there is a great selection of pubs and restaurants in the area, as well as the renowned Touchwood shopping and entertainment complex which has a wide range of shops and leisure facilities, including a cinema. There are some lovely walks to enjoy in nearby Brueton Park, as well as summer concerts in the grounds of Solihull Park, so I'm never short of places to go and things to do with friends.”

“I love spending time in the garden as it's such a private and peaceful space; it's low maintenance too, just the way I like it! The patio is the perfect spot for parties and outdoor speakers add to the ambience. I designed the beautiful water feature which is set across 3 different levels and I just love sitting by it and listening to the sound of the water. The garden has uninterrupted views across the fields which attracts a lot of wildlife, including rabbits and all kinds of birds.”

“The spacious kitchen dining area has bifold and double doors leading to the patio and I can entertain over 50 guests here with ease. It's a sociable space and ideal for someone who likes to cook. The lounge is another very special room as it has stunning views, as does the principal bedroom which overlooks the front and rear aspect. The walk-in wardrobe is incredible, as is the luxurious bathroom that comes complete with jacuzzi bath and huge shower.”\*

\* 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.











Moving back through the spacious reception hall to the end of the second wing, double walnut and glass doors lead into the impressive living room. With its exceptionally high ceilings and triple aspect French doors, natural light floods into this room, offering delightful, unspoiled views across two separate terraces and the open countryside. The true focal point of this room is the beautiful inset gas fireplace, adorned with Swarovski-style crystals, resting on a quartz and limestone hearth below. Another noteworthy feature is the custom-built bar area, set within a wall recess and fashioned with stylish walnut wall and floor cabinetry, an integrated drinks fridge, a rough-cut limestone tiled splashback, and a spacious quartz countertop for preparation.

Designed with versatility in mind, the generous third double bedroom suite is presently being used as an additional reception room. This fabulous room features a beautiful gas fireplace, built-in walnut cabinetry, and desk space with quartz tops and upstands, making it suitable for a variety of purposes. Double French doors open directly to the south-facing terrace, offering a view of the impressive water feature. Leading off this room is the superb en suite, equipped with a Laufen hand basin set into a walnut cabinet, a low-level WC, and a fantastic shower enclosure with a tall glass concertina door, a rainfall showerhead with a handheld attachment, seating, and stunning feature mosaic tiling.

The principal bedroom suite is exceptional and comprises three main areas leading off the entrance. Pocket doors on one side lead to the spacious luxury en suite. This well-proportioned bath features fabulous dual dressing areas on both sides, each incorporating inset Laufen hand basins, walnut cabinets, inset mirrors with LED lighting, and dressing tables with quartz countertops. In the centre of the bathroom, you'll find the state-of-the-art freestanding Teuco Italian bathtub, which incorporates hydrotherapy technology. Behind the bathtub, there is a feature tiled wall with a shelving recess. To each side of this area, there are two frosted glass doors. One leads to the low-level WC, and the other opens to the large walk-in shower with an oversized rainfall showerhead, a handheld attachment, and a seating area. Opposite the en suite, and again featuring pocket walnut doors and sensor lighting, is the superbly well-designed dressing room. Ample floor to ceiling open cupboards, shoe drawers, and hanging rails offer excellent storage.

Moving past the en-suite and dressing rooms, we reach the principal bedroom. High ceilings and dual aspect windows with French doors offer plenty of natural light and delightful unspoilt views into this tranquil space. To one side French doors lead to your own private side terrace to enjoy the morning sun, and to the opposite side of the bedroom is a further dressing area with two sets of triple floor-to-ceiling fitted wardrobes.

There is another beautifully presented guest bedroom featuring a superb range of high-gloss, floor-to-ceiling fitted wardrobes. The large picture window is beautifully dressed with sumptuous drapes and fitted blinds. As with all bathrooms, the en suite is luxuriously presented, with a walnut cabinet housing the WC and Laufen hand basin. The large shower cubicle features gorgeous tiling with a mosaic feature panel.



















## Outside

You cannot fault the exceptional location of this property. It's hard to believe you are just a short walk from the centre of Solihull, yet you feel a million miles away in the secluded private rear gardens, with open countryside stretching as far as the eye can see. Just like the property itself, the garden has been cleverly landscaped for low maintenance but with a high-impact design. The beautiful and very spacious limestone terraces glisten in the sunlight, bordered by smartly planted deep beds that create a natural border to the countryside beyond. Three stunning cascading pools elevate this garden design to a new level. With the backdrop of neat box hedges, mature jasmine, camellia, Japanese anemones, and pittosporum, to name just a few, it becomes the most wonderful space to enjoy al fresco dining and entertain family and friends.

The borders are adorned with ornamental cherry trees, acers, and silver birch trees. The planted patio areas near the property contain a mature herb garden and some superb fig trees. The property is beautifully situated within its grounds, offering a 360-degree wraparound from front to back.

As you move towards the side terrace, you'll notice the large overhang created over the apex of the principal bedroom, providing a canopy against the elements. This terrace also enjoys open views, and neat stone gabions create a smart natural border between the terrace and the field. As you move to the side, there are two large double gates for easy access to the rear garden. On the opposite side of the main terrace, you'll find two discreetly placed storage sheds, and a further inner courtyard allows access to the garage and laundry area, offering the perfect outdoor space for drying clothes. Every detail has been carefully considered in this outdoor space, including superb outdoor lighting and even a water irrigation system.





# SOLIHULL

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Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull's name is commonly thought to have derived from the position of its parish church, St Alphege, on a 'soily' hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone.





### General Information

Council Tax Band G

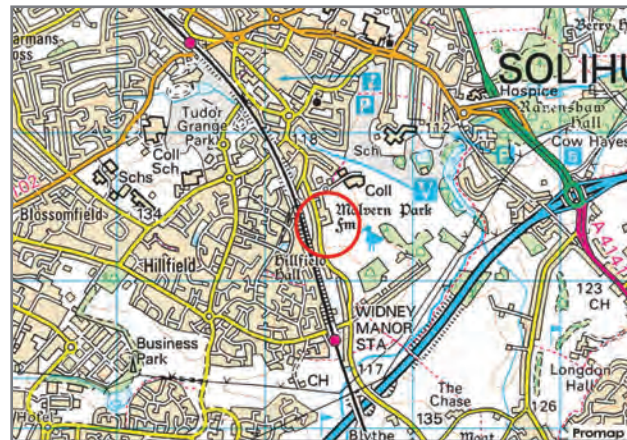
Tenure: The property is Freehold

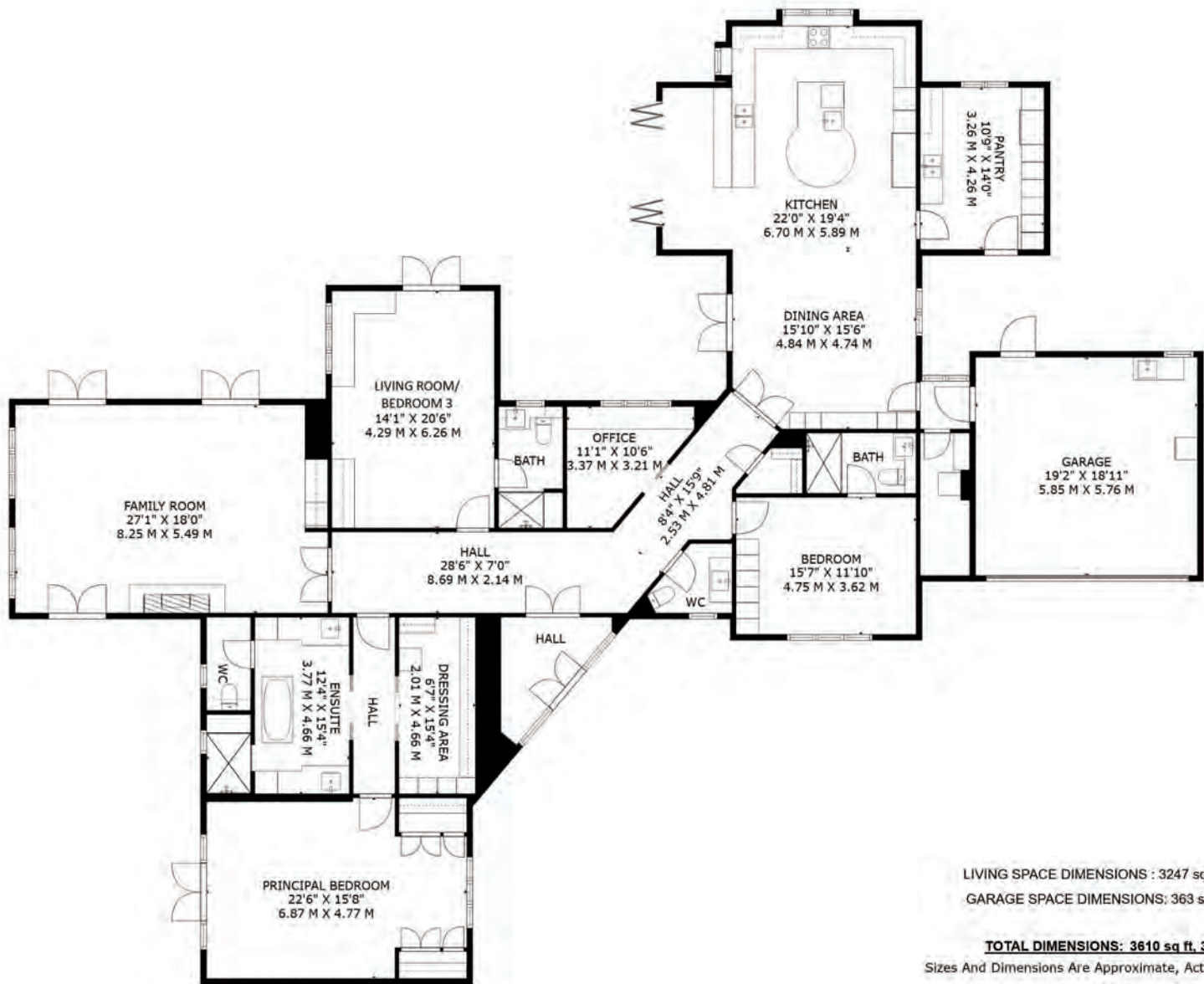
Services : Mains water, gas, electric, and drainage

Local Authority: Solihull Metropolitan Borough Council

### Viewing Arrangements

Strictly by appointment





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LIVING SPACE DIMENSIONS : 3247 sq ft, 302 m2

GARAGE SPACE DIMENSIONS: 363 sq ft, 34 m2

**TOTAL DIMENSIONS: 3610 sq ft, 336 m2**

Sizes And Dimensions Are Approximate, Actual May Vary.







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With over 25 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

## YOU CAN FOLLOW US ON



*"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"*

*"A big thank you to both Martin and Rachel"*



## 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.

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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