



# Arbour Tree Lane, Chadwick End

Guide Price £1,350,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Presenting a truly exceptional opportunity to acquire a stunning detached four-bedroom farm house nestled in the picturesque tranquillity of an outstanding semi-rural setting, this property promises a lifestyle of luxury and comfort. Boasting no upward chain, this exquisite residence has been significantly extended to offer an array of living spaces spread across its expansive layout, ensuring ample room for both relaxation and entertaining. As you approach this residence, you are greeted by a sense of exclusivity, with the property set behind a private gated entrance leading to a sweeping stoned driveway, setting a most private location. The property offers a blend of traditional charm and contemporary elegance. The interior is highlighted by three exceptional reception rooms, including a dual aspect living room that floods the space with natural light, a formal dining room for hosting memorable gatherings, and a stunning orangery that presents breathtaking views of the private rear garden. All ground floor accommodation is accessed via the entrance hallway which also includes a guest cloakroom and utility with fitted units and cupboards.





The heart of this home is the breakfast kitchen with pantry, which has been thoughtfully designed to cater to the needs of modern living, and also provides convenient access into the recently added orangery. Upstairs, four generously sized double bedrooms await, along with two beautifully appointed bathrooms, ensuring that every corner of this property exudes a sense of luxurious comfort. Outside, the allure of this property continues, with gardens that provide a serene backdrop for relaxation, complemented by a paddock that extends to approximately three acres, offering ample space for outdoor activities and potential development opportunities. To complete this exceptional home, a detached oak carport which provides parking for two vehicles, plus ample storage and convenience and peace of mind. In conclusion, this magnificent property represents a rare chance to acquire a countryside retreat that effortlessly balances tranquillity with modern luxury. With its meticulously landscaped gardens, spacious interiors, and prime location, this residence encapsulates the epitome of upscale living. Don't miss out on the chance to make this prestigious address your home. Schedule your viewing today.





## PROPERTY LOCATION

Chadwick End is a small hamlet located some two miles south of Knowle and contains local amenities including the popular Orange Tree Public House, village hall and transport services into Knowle and beyond. The larger village of Knowle is also within easy reach and contains a variety of excellent shops and schooling facilities, and the adjoining village of Dorridge provides commuter train services to Birmingham and London. Solihull town centre is some four miles distance with its excellent shopping, schooling and recreational facilities and, in addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 15/20 minute drive, whilst the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

- Stunning Detached Four Bedroom Farm House Set in Approx Three Acres Of Gardens and Grounds
- No Upward Chain
- Significantly Extended To Include Three Reception Rooms And Breakfast Kitchen
- Four Double Bedrooms And Two Bathrooms
- Principal Bedroom With Ensuite Shower Room & Dressing Room
- Outstanding Semi Rural Location
- Set Behind Private Gated Entrance With Sweeping Stoned Driveway
- Three Excellent Reception Rooms Including Dual Aspect Living Room, Dining Room and Stunning Orangery Overlooking Private Rear Garden
- Detached Oak Carport & Tool Shed
- Set Within Formal Gardens With Paddock In Total Extending To Approximately Three Acres



## **PORCH**

### **ENTRANCE HALLWAY**

#### **WC**

7' 10" x 6' 3" (2.39m x 1.91m)

#### **LIVING ROOM**

18' 8" x 15' 7" (5.69m x 4.75m)

#### **DINING ROOM**

16' 3" x 11' 0" (4.95m x 3.35m)

#### **BREAKFAST KITCHEN**

16' 5" x 12' 0" (5.00m x 3.66m)

#### **PANTRY**

7' 10" x 6' 3" (2.39m x 1.91m)

#### **ORANGERY**

15' 5" x 12' 10" (4.70m x 3.91m)

#### **UTILITY ROOM**

11' 10" x 7' 3" (3.61m x 2.21m)

### **FIRST FLOOR**

#### **BEDROOM ONE**

19' 4" x 17' 1" (5.89m x 5.21m)

#### **WALK IN WARDROBE**

6' 3" x 5' 11" (1.91m x 1.80m)

#### **ENSUITE**

7' 7" x 6' 7" (2.31m x 2.01m)

#### **BEDROOM TWO**

16' 5" x 9' 2" (5.00m x 2.79m)

#### **BEDROOM THREE**

15' 9" x 9' 10" (4.80m x 3.00m)

**BEDROOM FOUR**

15' 5" x 9' 2" (4.70m x 2.79m)

**BATHROOM**

12' 6" x 8' 2" (3.81m x 2.49m)

**TOTAL SQUARE FOOTAGE**

192 sq.m (2067 sq.ft) approx.

**OUTSIDE THE PROPERTY****CARPORT**

19' 8" x 16' 5" (5.99m x 5.00m)

**TOOL SHED**

13' 1" x 9' 10" (3.99m x 3.00m)

**LANDSCAPED FORMAL GARDENS****PADDOCK****ITEMS INCLUDED IN THE SALE**

Falcon range, extractor, Hotpoint integrated fridge, Bosch integrated dishwasher, all carpets and blinds, some light fittings, fitted wardrobes in three bedrooms, underfloor heating (all downstairs) and garden shed.

**ADDITIONAL INFORMATION**

Services - water meter, LPG, mains electricity and septic tank (shared with farm next door). Broadband - Sky - fibre optic.

**MONEY LAUNDERING REGULATIONS**

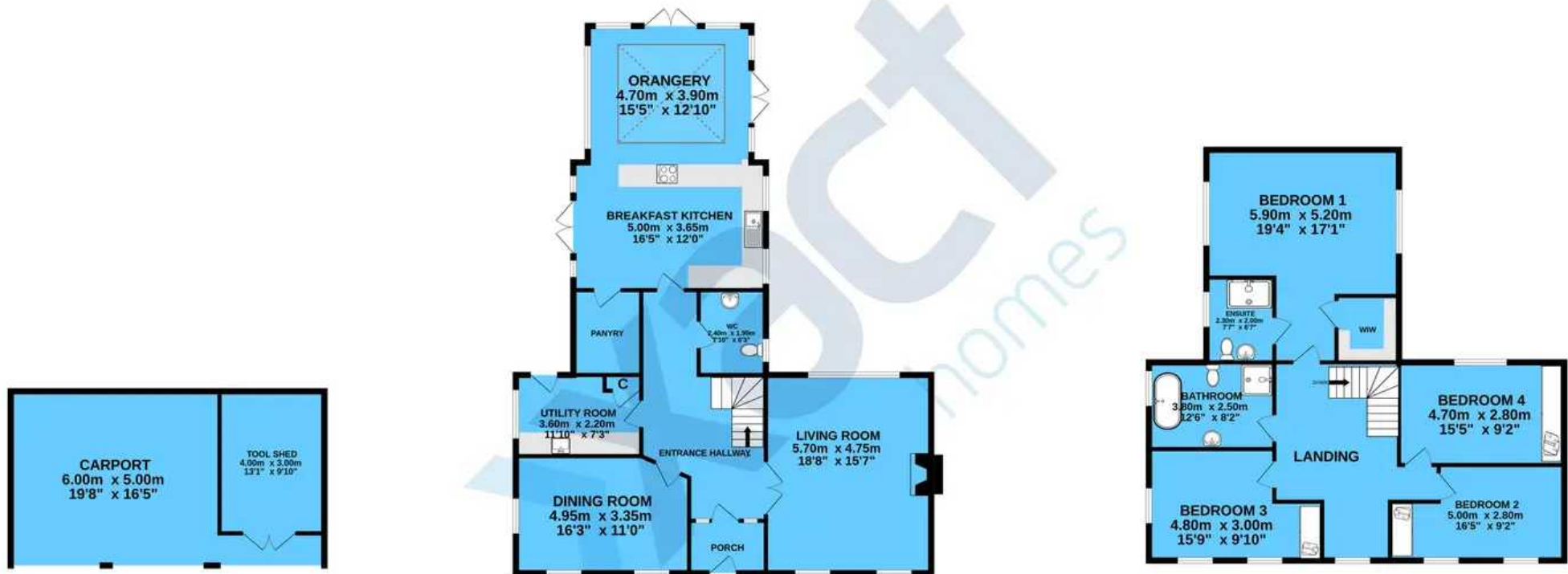
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



OUTBUILDING

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 192.0 sq.m. (2067 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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