



Woodchester Road, Dorridge

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

****Impeccable Family Living in Prestigious Dorridge****

Presenting a truly exceptional opportunity! This significantly extended and absolutely immaculate five double bedroom detached property is a true gem, located on a sought-after road of Dorridge and ideally situated within walking distance to all local schools and Dorridge Station.

Upon arrival, the property is set behind a graveled driveway, providing ample parking, along with an oversized single garage. The entrance porch and hallway leads to three reception rooms on the ground floor, comprising a versatile playroom/study, a spacious living room with superb log burner, and an elegant dining room, all offering abundant natural light and a seamless flow, perfect for entertaining guests. The heart of this exquisite home lies in the magnificent open-plan breakfast kitchen and family room, featuring a vaulted ceiling, bi-fold doors leading to the extensive patio and landscaped rear garden, and access to a large utility room, catering to the needs of modern family living. In turn, the utility provides internal access into the guest WC and the oversized single garage.

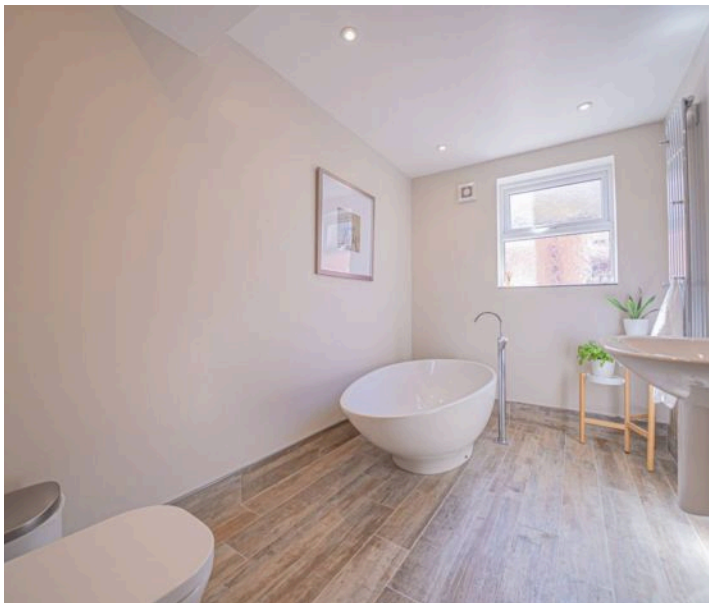




Ascending to the first floor, you will find five double bedrooms and three luxurious bathrooms, including the principal bedroom which benefits from a Juliet balcony and a lavish ensuite, perfect for ensuring privacy and comfort. The second bedroom is also a large double with a luxury ensuite. Each bedroom offers ample space and natural light, creating a serene sanctuary for residents. The three remaining double bedrooms are serviced via a large family bathroom.

Step outside into the outstanding south-facing garden, meticulously landscaped with a full-width patio, a decked area, and a stylish summer house/garden room, where you can enjoy outdoor gatherings and relaxation in a private setting. The garden is mainly laid with lawn and offers a most private aspect.

This property is truly a superb family home that must be seen to be fully appreciated. With its perfect blend of sophisticated design, prime location, and luxurious amenities, this residence offers a rare opportunity to experience an elevated standard of living in Dorridge. Arrange a viewing today and take the first step towards making this exceptional property your new home.





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: G

Tenure: Freehold



- Significantly Extended And Absolutely Immaculate Five Double Bedroom Detached Property
- Located On A Sought After Road Of Dorridge And Within Walking Distance To All Local Schools And Dorridge Station
- Set Behind A Graveled Driveway Providing Ample Parking With Garage
- Three Reception Rooms To Ground Floor Including Play Room / Study, Living Room And Dining Room, All Accessed Via Entrance Hallway
- Magnificent Open Plan Breakfast Kitchen And Family Room With Vaulted Ceiling, Bi-Fold Doors And Access Into A Large Utility
- Five Double Bedrooms And Three Luxury Bathrooms To First Floor, Principal Bedroom With Juliet Balcony And Luxury Ensuite
- Outstanding South Facing And Landscaped Rear Garden With Full Width Patio, Decked Area and Summer House / Garden Room To Rear
- A Truly Superb Family Home Which Must Be Viewed To Be Fully Appreciated



ENTRANCE PORCH

ENTRANCE HALLWAY

BREAKFAST KITCHEN / FAMILY ROOM

20' 0" x 19' 10" (6.10m x 6.05m)

UTILITY ROOM

18' 8" x 10' 6" (5.70m x 3.20m)

WC

LIVING ROOM

23' 9" x 11' 10" (7.25m x 3.60m)

DINING ROOM

11' 10" x 11' 2" (3.60m x 3.40m)

PLAYROOM / STUDY

15' 5" x 8' 2" (4.70m x 2.50m)

INTEGRAL GARAGE

18' 1" x 11' 2" (5.50m x 3.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 10' 4" (4.80m x 3.15m)

ENSUITE

7' 3" x 6' 5" (2.20m x 1.95m)

BEDROOM TWO

16' 9" x 11' 0" (5.10m x 3.35m)

ENSUITE

8' 10" x 3' 1" (2.70m x 0.95m)

BEDROOM THREE

13' 1" x 11' 10" (4.00m x 3.60m)

BEDROOM FOUR

11' 10" x 10' 10" (3.60m x 3.30m)

BEDROOM FIVE

10' 10" x 9' 8" (3.30m x 2.95m)

BATHROOM

10' 6" x 6' 3" (3.20m x 1.90m)

TOTAL SQUARE FOOTAGE

235.1 sq.m (2531 sq.ft) approx.



OUTSIDE THE PROPERTY
LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PATIO

DECKED AREA

SUMMER HOUSE / GARDEN ROOM

With alarm, power and WiFi – could become a home office.

ITEMS INCLUDED IN THE SALE

Neff integrated oven/steamer, Neff integrated hob, Fisher & Paykel extractor, Neff microwave/combi oven, Samsung fridge/freezer, Neff dishwasher, wine cooler, all carpets, curtain poles, some blinds, plantation shutters, some light fittings, fitted wardrobes in two bedrooms, underfloor heating, garden room (with alarm, power and WiFi), electric garage door and a 2024 electric car charging point.

ADDITIONAL INFORMATION

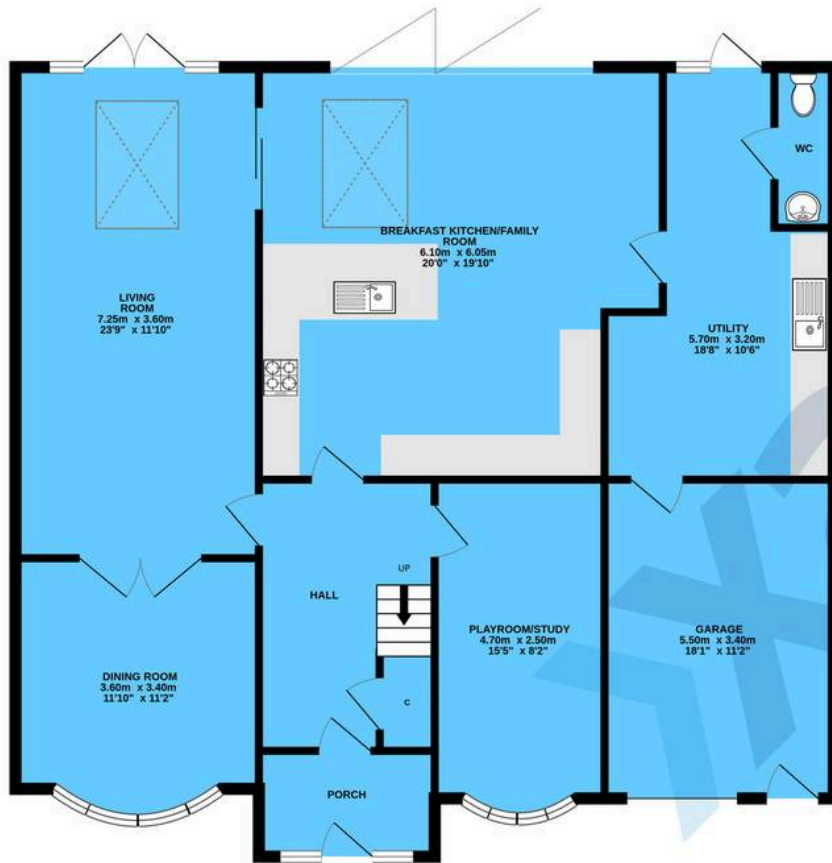
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

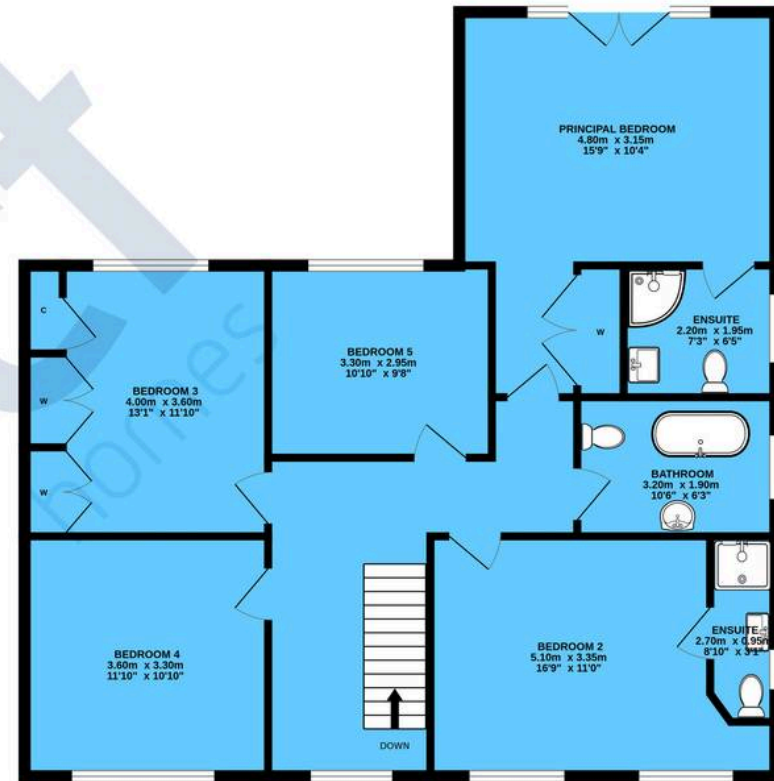
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 235.1 sq.m. (2531 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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