



Blue Lake Road, Dorridge

Guide Price £2,250,000







## PROPERTY OVERVIEW

Nestled on a premier road in Dorridge, this significantly extended and absolutely stunning six-bedroom detached property offers a luxurious lifestyle in a highly sought-after location. Boasting an enviable position that strikes the perfect balance between convenient urban amenities and the tranquillity of the Warwickshire countryside, this residence presents a rare opportunity for discerning buyers.

Approaching the property, you are greeted by a large gravelled in and out driveway, which leads to a double garage / store and ample parking space. The front and rear of the property offers unobstructed views of the picturesque countryside, with the rear also showcasing an outstandingly landscaped garden.

Upon entering, you are welcomed by a spacious entrance hall that provides access to all ground floor accommodation. The property features four reception rooms, including a sitting room, family room, office, and gymnasium, catering to various lifestyle needs. The gym also offers a luxury cloakroom which could therefore provide a further downstairs bedroom with ensuite WC if required. Accessed via the family room with a central feature fireplace is the open-plan breakfast kitchen, which is a focal point of the home, featuring bi-fold doors and a superb central island, perfect for entertaining guests and family gatherings. To ensure comfort year-round, all principal living areas are equipped with air conditioning.







The property hosts six generously sized bedrooms and four bathrooms, offering ample space for a large family or accommodating multi-generational living arrangements. Each room exudes quality craftsmanship and attention to detail, creating a harmonious blend of comfort and style.

Step outside into the rear garden, where you will find an outstanding outdoor oasis. An extensive patio area provides a perfect setting for al-fresco dining, while a decked area with a sunken Jacuzzi spa swim pool offers a luxurious retreat for relaxation and entertainment.

In conclusion, this property is a stunning family home set within an outstanding location that offers the epitome of modern living. With its exceptional design, versatile layout, and premium features, this residence presents a unique opportunity to experience the best of both worlds - urban convenience and rural serenity. An inspection is highly recommended to fully appreciate the lifestyle this property has to offer.





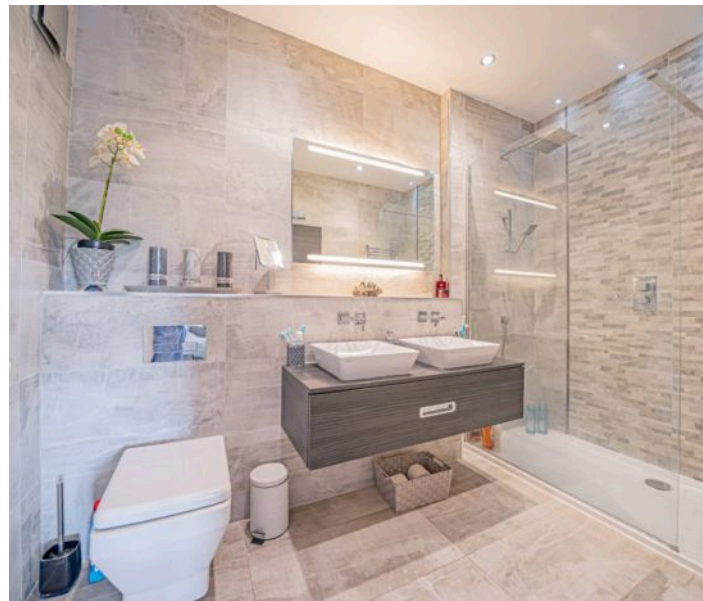


## PROPERTY LOCATION

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: TBD

Tenure: Freehold







- Significantly Extended And Absolutely Stunning Six Bedroom Detached Property Located Upon A Premier Road Of Dorridge
- Located A Short Walk Away From Dorridge Centre But Also On The Edge Of The Warwickshire Countryside With Open Views To The Front And Rear
- Set Behind A Large Gravelled In And Out Driveway With Double Garage / Store
- Boasting Four Reception Rooms Including Sitting Room, Family Room, Office And Gymnasium Plus An Open Plan Breakfast Kitchen With Bi-Fold Doors And Superb Central Island
- Air Conditioning Featured In All Main Living Areas
- All Ground Floor Accommodation Accessed Off Entrance Hall With Guest Cloakroom And Utility
- Offering Six Bedrooms And Four Bathrooms, Ideal For A Large Family And Also Offering Versatile Configuration For Multi-Generational Family
- Outstanding Landscaped Rear Garden With Extensive Patio Area Providing Ample Room For Al-Fresco Dining / Seating Area Plus Decked Area With Sunken Jacuzzi Spa Swim Pool
- Outstanding Family Home Set Within An Outstanding Location



## **ENTRANCE PORCH**

## **ENTRANCE HALL**

## **WC**

## **SITTING ROOM**

17' 3" x 12' 0" (5.25m x 3.65m)

## **FAMILY ROOM**

12' 4" x 11' 6" (3.75m x 3.50m)

## **BREAKFAST KITCHEN**

23' 9" x 15' 1" (7.25m x 4.60m)

## **UTILITY ROOM**

7' 9" x 6' 3" (2.35m x 1.90m)

## **OFFICE**

12' 8" x 10' 6" (3.85m x 3.20m)

## **GYM**

17' 7" x 14' 7" (5.35m x 4.45m)

## **WC**

## **INTEGRAL GARAGE**

14' 7" x 9' 2" (4.45m x 2.80m)

## **STORE**

6' 7" x 6' 5" (2.00m x 1.95m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

15' 11" x 12' 6" (4.85m x 3.80m)

## **ENSUITE**

9' 8" x 6' 1" (2.95m x 1.85m)

## **BEDROOM TWO**

14' 7" x 13' 3" (4.45m x 4.05m)

## **ENSUITE**

6' 5" x 5' 3" (1.95m x 1.60m)

## **BEDROOM THREE**

14' 7" x 13' 3" (4.45m x 4.05m)

## **ENSUITE**

7' 7" x 5' 5" (2.30m x 1.65m)



**BEDROOM FOUR**

12' 4" x 12' 2" (3.75m x 3.70m)

**BEDROOM FIVE**

14' 3" x 8' 6" (4.35m x 2.60m)

**BEDROOM SIX**

10' 6" x 7' 10" (3.20m x 2.40m)

**BATHROOM**

9' 8" x 7' 7" (2.95m x 2.30m)

**TOTAL SQUARE FOOTAGE**

303.8 sq.m (3270 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED GARDEN OVERLOOKING OPEN FIELDS**

**EXTENSIVE PATIO AREA**

**DECKED AREA**

**SUNKEN JACUZZI SPA SWIM POOL**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, all blinds and all wardrobes.

#### **ADDITIONAL INFORMATION**

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

#### **INFORMATION FOR POTENTIAL BUYERS**

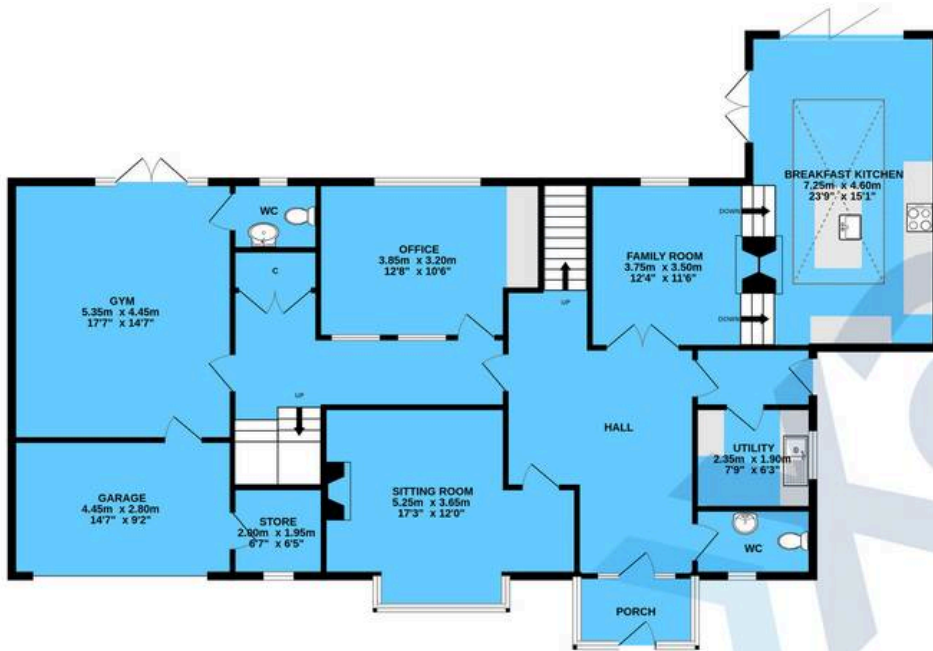
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



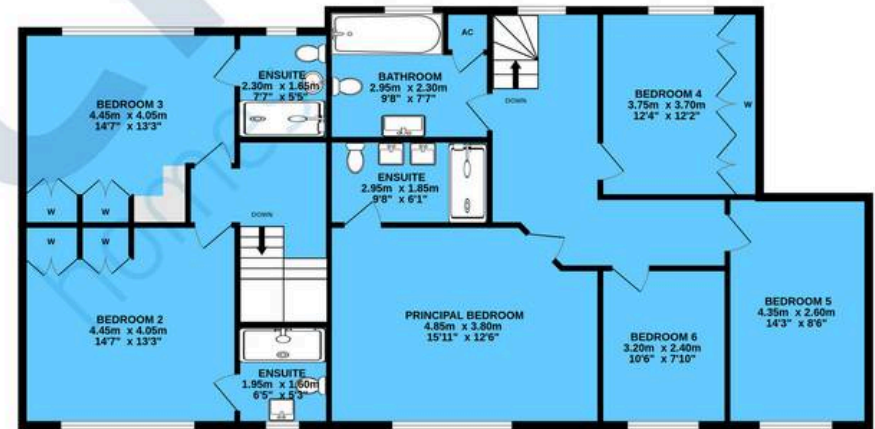




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 303.8 sq.m. (3270 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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