



HEATHFIELD FARM, ROTHERHAMS OAK LANE, HOCKLEY HEATH, B94 6RW
ASKING PRICE OF £1,950,000



- »X Outstanding Country Residence
- »X Set Within Eleven Acres
- »X Six Excellent Bedrooms

- »X Gymnasium
- »X Swimming Pool Complex
- »X Four Bathrooms

- »X Self Contained Wing
- »X Four Car Garage
- »X Semi Rural Location

PROPERTY OVERVIEW

This outstanding country residence is set within extensive landscaped gardens and grounds extending to 11 acres and benefits from being offered to the market with no upward chain. Heathfield Farm is set behind electronically operated gates with a large sweeping gravelled driveway and provides exceptionally spacious accommodation extending to over 6,000 sq. feet which is surrounded by beautiful countryside views. The main residence consists of an imposing entrance hallway with slate tiles and leads into all ground floor accommodation which includes a large dual aspect living room with feature inglenook fireplace, family room, dining room, conservatory and open plan breakfast kitchen fitted with a range of cream units and polished granite work surface. Leading from the kitchen is a large utility and laundry room which leads to a superb indoor heating swimming pool complex which includes a separate gymnasium and wet room. To the first floor are four double bedrooms with the master suite comprising of a luxury ensuite and dressing room, fifth bedroom / study, three bathrooms and a further shower room. In addition, the first floor affords a separate wing with private access which includes a double bedroom, sitting room and shower room. Outside the property enjoys extensive private landscaped gardens and grounds which extend to 11 acres and includes a four car garage.

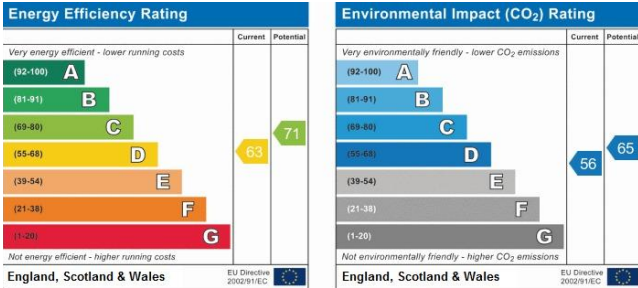
PROPERTY LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities.

COUNCIL TAX	Band H
TENURE	Freehold
SERVICES	Oil heating, electricity and water
BROADBAND	BT
LOFT SPACE	Boarded, ladder, lighting and power
GARDEN	All aspects

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, microwave, fridge, freezer, washing machine, tumble dryer, carpets, curtains and lights



RECEPTION HALL

27' 11" x 10' 10" (8.50m x 3.30m)

LOUNGE

29' 2" x 23' 7" (8.89m x 7.18m)

DINING ROOM

15' 9" x 15' 3" (4.79m x 4.64m)

FAMILY ROOM

13' 10" x 12' 4" (4.22m x 3.76m)

KITCHEN/ BREAKFAST ROOM

25' 2" x 12' 2" (7.68m x 3.71m)

CONSERVATORY

12' 10" x 12' 4" (3.9m x 3.76m)

UTILITY ROOM

14' 9" x 10' 5" (4.50m x 3.17m)

GUEST CLOAKROOM**LAUNDRY ROOM**

13' 8" x 8' 10" (4.16m x 2.70m)

POOL AND GYM COMPLEX**POOL AREA**

40' 8" x 22' 6" (12.40m x 6.85m)

GYM

21' 11" x 17' 6" (6.67m x 5.34m)

WET ROOM

5' 1" x 11' 7" (1.56m x 3.54m)

ON THE FIRST FLOOR**MASTER BEDROOM**

17' 2" x 17' 1" (5.24m x 5.21m)

DRESSING ROOM

17' 2" x 4' 4" (5.24m x 1.33m)

ENSUITE**BEDROOM TWO**

15' 9" x 15' 2" (4.79m x 4.63m)

ENSUITE**BEDROOM THREE**

17' 6" x 12' 3" (5.34m x 3.74m)

BATHROOM**STUDY**

9' 5" x 12' 4" (2.87m x 3.76m)

BEDROOM FOUR

12' 11" x 13' 9" (3.93m x 4.19m)

BEDROOM FIVE

9' 9" x 16' 5" (2.96m x 5.01m)

SITTING ROOM

12' 1" x 16' 5" (3.69m x 5.01m)

KITCHEN

13' 5" x 9' 3" (4.09m x 2.82m)

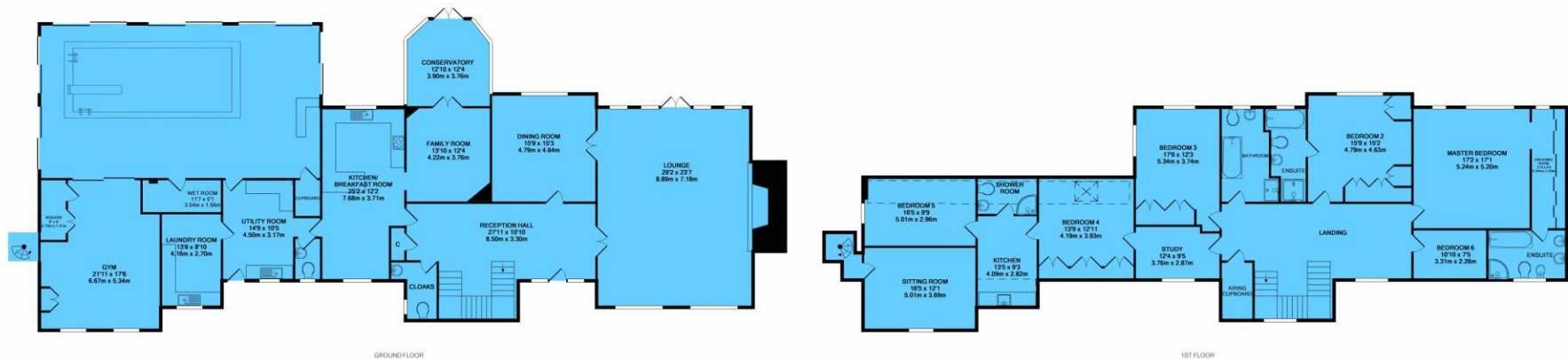
SHOWER ROOM**LANDSCAPED GARDENS****FOUR CAR GARAGE**

17' 6" x 39' 10" (5.34m x 12.13m)

THE PROPERTY IS SET WITHIN 11 ACRES







Whilst every effort has been made to ensure the accuracy of the floor plan contained here, the accuracy of doors, windows, rooms and any other items are approximate and the responsibility is taken by any user, investor or any purchaser. The plan is for guidance purposes only and should be used as such for any construction purposes. The drawings, tables and figures are approximate and not to be used as a guarantee. All rights reserved. © 2023 Xact Homes Ltd.

