



Cherry Pit
Cherry Pit Lane | Beoley | Worcestershire | B98 9DH

FINE & COUNTRY

CHERRY PIT

Cherry Pit is more than a home—it is a lifestyle. From its grand approach and beautifully appointed interiors to its tranquil six-acre setting and seamless blend of elegance and practicality, every detail has been carefully considered to offer an exceptional standard of living.



Perfectly suited to both relaxed family life and refined entertaining, this is a place where memories are made, where nature and privacy abound, and where timeless design meets modern convenience. Rarely does a property of such presence, proportion, and privacy come to market.

Set behind tall, mature screening in a tranquil and completely private location, Cherry Pit is a truly exceptional family home, surrounded by six acres of breathtaking grounds and open countryside. From the moment you pass through the imposing double wrought iron gates and begin the journey along the sweeping gravelled driveway, a sense of grandeur and exclusivity takes hold.

The house is set well back from the road, hidden from public view, and enveloped by its own expansive, park-like setting. Mature trees dot the landscape, and a large central lawned island—anchored by a Victorian lamp—forms a striking centrepiece to the approach. The home enjoys spectacular 360-degree views, with nature and serenity in every direction.

Reception Hall & Ground Floor Living Spaces

Entering beneath a smart storm porch through solid double oak doors, you're welcomed into a magnificent, light-filled reception hall. With beautiful wooden flooring and ample space for a seating area beneath the staircase, the entrance sets the tone for this elegant and expansive home.

Leading off the hallway is a superb library and study, complete with bespoke shelving and a wide picture window that frames views across the private frontage—ideal for remote working or quiet contemplation.

Across the hall, the family living room is a sumptuous and immaculately presented space. It features high ceilings with original oak beams, a plush cream carpet, and a semi-circular bay window with a charming built-in window seat overlooking the grounds. A pewter open fireplace with a log burner and white marble surround adds a touch of grandeur, while triple-aspect windows flood the space with natural light. A side door also offers direct access to the gardens beyond.

Practical Spaces & Boot Room

To the side of the hall is a generous cloakroom and boot room—ideal for country living—featuring ample fitted storage, a Bower inset sink, tiled flooring, and a solid oak door providing convenient front-to-rear access. Adjacent is a smartly presented ground floor shower room, fully tiled and fitted with a walk-in shower, WC, and pedestal basin.

From this area, there is direct access to the double garage—a vast, practical space with electric up-and-over doors, concrete flooring, and additional loft storage above.









Seller Insight

“Set at the end of a sweeping driveway on a quiet country lane, Cherrypit is the kind of home that feels worlds away — and yet is wonderfully connected to everything. With no neighbours overlooking and only birdsong interrupting the stillness, this elegant country property offers a rare balance of total privacy and convenient access to town and city life.

Owned by the same family for over 24 years, Cherrypit has been lovingly extended and thoughtfully modernised over time. “What first attracted us was the grounds, the location, and the potential,” the owner explains. That potential has been fully realised in recent years, culminating in a stylish open-plan kitchen, dining, and sitting area that opens into a striking orangery with underfloor heating, a roof lantern, and three sets of bi-fold doors. The effect is nothing short of spectacular. “On sunny days, you just open everything up — the garden becomes part of your living space,” they say.

This is a home that takes full advantage of its position, bathed in natural light from morning to evening. From the orangery and garden room, you can watch the sunrise across the treetops. Later in the day, the principal bedroom, lounge, and study offer glorious sunset views, filling the house with golden light. “Every room has a view of the grounds,” the owner says. “It’s one of the things we’ll miss most.”

The internal layout is both refined and practical, designed for modern living without losing sight of traditional charm. The kitchen, updated just five years ago, features high-end appliances, a central island, and generous storage. Original features such as covings, beams, and fireplaces have been beautifully retained, offering warmth and character. The lounge is inviting in every season, and the newly refitted library provides a peaceful spot for reading or quiet reflection. The separate garden room, currently used for music and meditation, makes the most of the tranquil views — a true sanctuary within a sanctuary.

With all bedrooms featuring fitted wardrobes, along with a well-equipped cloakroom and boot room, the house works effortlessly for daily life. “It’s a very spacious home, with a sense of calm throughout,” the owner adds.

The grounds themselves are a key feature, with expansive gardens and woodland surrounding the home on all sides. “It’s private country living, but with easy access to everything you need,” the owner explains. Beoley village offers a welcoming sense of community, with a local pub, church, primary school, and village hall. For families, the area is ideally placed for access to top-rated schools in Birmingham, Solihull, Redditch, and Bromsgrove — including King Edward’s, where the owner’s children studied.

Excellent leisure clubs and shopping centres such as Touchwood in Solihull and Kingfisher in Redditch are a short drive away, with Birmingham city centre just 25 minutes from the door.

After nearly a quarter-century, the time has come for the owners to move on — but parting, they admit, won’t be easy. “What will we miss most? Everything.”*

* 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.





Kitchen, Dining & Family Living

The heart of the home lies in the breathtaking open-plan kitchen, breakfast room, dining area, and orangery. This expansive space is beautifully appointed with Quartz countertops and a central island that incorporates a Siemens electric hob, breakfast bar, and additional cabinetry. Pale grey shaker-style units lend an air of understated sophistication, while high-spec Siemens appliances—including a coffee machine, double ovens, microwave, integrated larder fridge, and dishwasher—complete the kitchen's superb functionality.

In the orangery, bifold doors and a large lantern roof create a seamless connection to the outdoors. Underfloor heating, integrated electric blinds, and direct access to the composite-decked terrace make this an ideal space for entertaining or simply relaxing in tranquil surroundings.

A charming dining room adjacent to the kitchen adds further appeal, featuring a modern wood burner set on a black stone hearth—bringing both warmth and atmosphere to this welcoming home.

Utility & Second Kitchen

Beyond the main kitchen lies a spacious laundry room, offering additional storage, a Blanco sink, an integrated freezer, and housing the Worcester oil boiler alongside the Range Tribune high-pressure water system. This leads into a second kitchen—also known as a spice kitchen—finished to the same impeccable standard, complete with Quartz worktops, an additional electric hob, integrated bins, a Blanco sink, and stunning dual-aspect views over the terrace and grapevines.

A side door opens to a large, enclosed courtyard with further outbuildings, including a second office pod and generous space for vehicles or recreational storage.







First Floor Accommodation

Ascending the plush, carpeted dog-leg staircase, the first-floor landing opens onto a spectacular seating area, framed by a panoramic picture window—an ideal spot for reading or simply taking in uninterrupted views over your private woodland and gardens.

Principal Suite

The luxurious principal bedroom enjoys complete privacy and uninterrupted views across the garden, framed by a large picture window. Fitted wardrobes span both sides of the room, offering extensive storage. The generously sized en suite features a Jacuzzi corner bath, walk-in Uni-Chrome Triton shower, pedestal basin, WC, and floor-to-ceiling tiling in calming tones of soft blue and white.

Guest and Family Bedrooms

Bedroom Two: A beautifully appointed, dual-aspect room with fitted white cabinetry, a dressing table, and a French door offering potential for a future balcony. Immaculately decorated and complete with Somfy remote-controlled blinds.

Bedroom Three: A spacious double bedroom with light ash fitted wardrobes, a dressing table, and lovely views over the garden.

Bedroom Four: Overlooking the rear garden and studio, this charming room features built-in sliderobes and matching bedside cabinetry.

The family bathroom is elegantly finished with striking black and white tiling, and includes a walk-in Grohe rain head shower, ceramic flooring, inset basin, WC, and a chrome heated towel rail.

Additional Bedroom & En Suite

A further double bedroom completes the first floor, featuring light ash fitted wardrobes and French doors with lockable shutters that open to views of the side courtyard. The stylish en suite includes a Triton shower, WC, and hand basin—offering both comfort and convenience for guests or family members.

Second Floor – Loft Room / Bedroom Six

The top floor reveals a charming and versatile space, ideal as a gym, music room, or sixth bedroom. Cleverly designed with eaves storage and built-in wardrobes, it combines practicality with flexibility. Large Velux windows fill the room with natural light, while easy access to a loft recess provides additional storage.















The Grounds

Set entirely within its own extensive grounds, the property enjoys breath-taking 360-degree views over beautifully landscaped gardens and surrounding countryside.

To the rear of the home, the orangery opens via elegant sets of bi-folding doors to two sides onto a wide, composite-decked terrace with integrated lighting—an idyllic space for alfresco dining, entertaining guests, or simply soaking in the tranquillity of the setting. Beyond the decked terrace is the delightful ornamental pond complete with a cascading waterfall, with its own pump and filtration system. This picturesque focal point is surrounded by a thoughtfully designed rockery and vibrant planting, creating a peaceful and meditative retreat with the soothing sounds of running water.

Security and privacy are assured throughout the six-acre estate, which is fully enclosed with security fencing, offering peace of mind and a secure environment for children to play and family dogs to roam. A long, sweeping driveway leads through remote-controlled double gates and up to the house, enhancing both privacy and presence. A second gated entrance via a dwarf wall provides access to a spacious rear courtyard—ideal for additional parking and home to the oil tank, storage sheds, and the resident dog's quarters.

The grounds are richly planted, reminiscent of a private parkland. Majestic oak and evergreen trees mingle with mature fruit trees—apple, pear, and cherry—as well as a variety of specimen trees including maple, ash, and beech. Outdoor lighting and security lights illuminate the entire property, and practical additions such as exterior sockets (front and rear), a double garage with double garage with electric roller doors, and an electric car charging point cater to modern living.

A magical woodland copse within the grounds features park benches—perfect for quiet reflection or children's adventures. This enchanting area opens onto expansive lawns and leads to a glorious two-acre natural woodland, carpeted with bluebells in the spring. A picturesque brook meanders through the landscape, crossed by a charming timber bridge, adding further character to the setting.

The remaining grounds offer versatile open space—ideal for equestrian use, or to accommodate tennis courts, a football pitch, or further landscaped gardens.

One of the standout features is the detached contemporary studio nestled harmoniously within the grounds. This fully insulated and soundproofed space boasts a sleek design with bi-fold doors opening onto a raised composite deck, blending effortlessly with its natural surroundings. Bright, spacious, and beautifully finished with laminate flooring and built-in heating, it serves as the perfect music studio, art space, yoga retreat, or games room—the possibilities are endless.

A Cotswold gravel path meanders from the studio back to the main terraces and onward through mature trees to the rear of the house, where the outdoor space truly comes into its own. Here, extensive composite decking—complete with inset lighting and a hot tub—creates a luxurious outdoor living area. Just beyond lies a generous stone patio with a stunning arbour, gracefully adorned by a mature grapevine. In late summer, it bursts with fruit and provides a naturally shaded haven for relaxing on long, sunny days.





BEOLEY & ALVECHURCH

Nearby, you'll find highly desirable communities Tanworth-in-Arden, Earlswood, Henley-in-Arden, Shirley, and Solihull. These vibrant and well-connected areas are just a short drive away and offer an excellent range of everyday amenities—including GP surgeries, independent shops, cafés, pubs, supermarkets, and highly regarded schools.

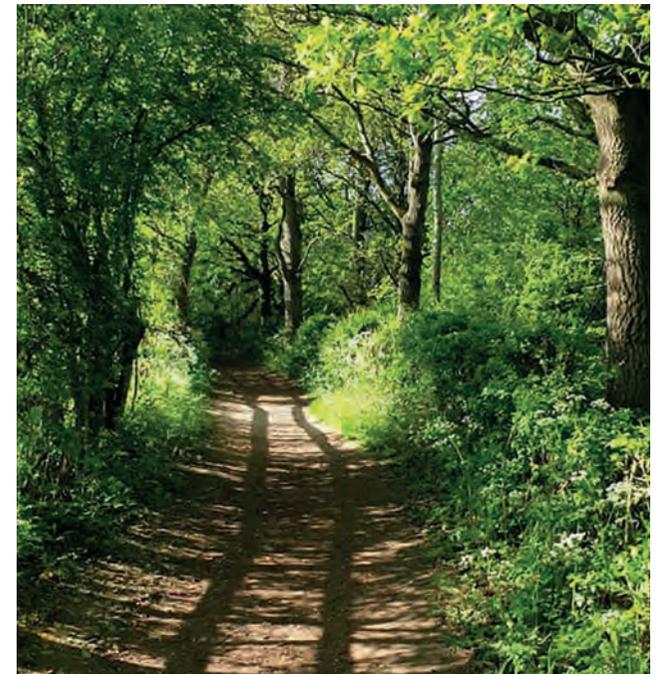
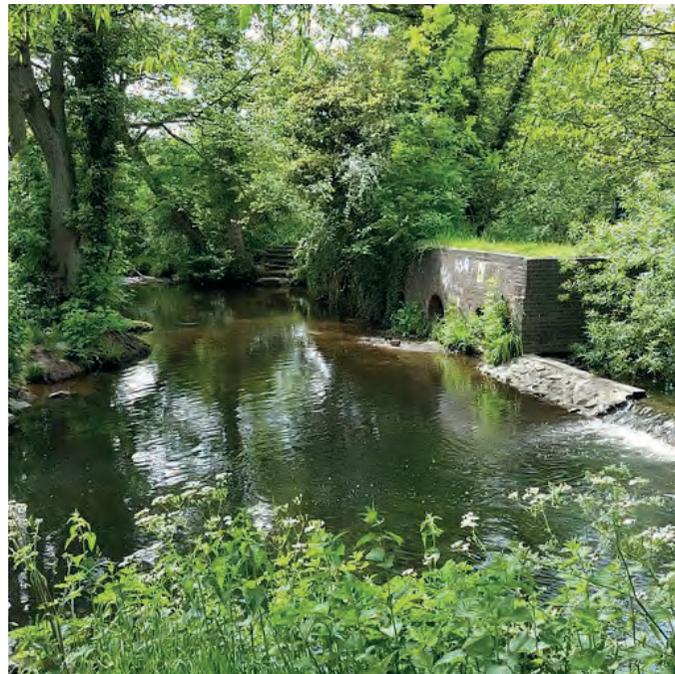
Whether you're commuting, schooling, or simply enjoying the local lifestyle, this side of the region is where life happens. With easy access to rail links, the M42, and Birmingham International Airport, the location strikes an ideal balance between rural seclusion and urban convenience. From countryside walks to boutique shopping and weekend dining, residents can enjoy the very best of both worlds.

Beoley

Part of the district of Bromsgrove and adjoins Warwickshire. With a thriving community, Beoley is a delightful rural village that has a superb primary school, busy village hall and two lovely pubs, The Village Inn and The Holly Bush. Together with an excellent local shop. Enjoying a village location whilst just a 10 minute drive from the larger towns of Solihull & Redditch where you will find an array of specialist shops, cafes, bars and restaurants, theatre and cinemas. Being in such a delightful area of natural beauty, you are also surrounded by fabulous local walks, bridal paths and cycle paths. The commuter links here are excellent reaching the M42 in around 5 minutes, Birmingham Airport and Birmingham International Station in just 15 minutes.

Alvechurch

Just 5 minutes from Beoley is the larger village of Alvechurch that is serviced by three churches, two schools, a library, village hall, vets and doctors surgery and is large enough to have a full range of everyday facilities but small enough to be a community. Recreationally, it is served by two public houses and several lovely restaurants making Alvechurch a most attractive and convenient proposition. Sited within the Worcestershire district of Bromsgrove, Alvechurch is one of Bromsgrove's 20 parishes and shares boundaries with Beoley, Wythall, Barnt Green, Cofton Hackett and Tutnall & Copley Parishes. The parish also borders the city of Worcestershire and is therefore a vital part of the West Midlands Green Belt that serves as a buffer between conurbations. The only part of the parish that is not covered by the Green Belt classification is the centre of Alvechurch village itself. The resultant restrictions on new building development in the Green Belt mean demand for new housing in the parish is high. Alvechurch Village Centre is a designated Conservation Area, host to a number of listed buildings originating from the 15th century. The parish church of St Laurence is listed Grade II. The parish is host to good transport links of all types including (by road) the north/south A441 and the east/west M42, (by rail) the Redditch/Lichfield cross-city service, and (by canal) the Worcester Worcestershire canal. The river Arrow flows from its source in the nearby Lickey Hills through the parish and out towards Alcester





Services, Utilities & Property Information

Mains: Electric, Water
Private Sewerage via a Septic Tank
Oil Fired Central Heating
Underfloor Heating to the Orangery
Tenure : Freehold
Local Authority : Bromsgrove
Council Tax Band : G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only



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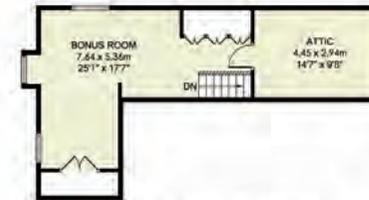
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



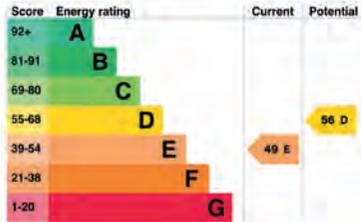
SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA: 4192 sq ft, 389m²

GARAGE/OUTSIDE STORAGE : 539 sq ft, 50m²

TOTAL AREA: 4731 sq ft, 439m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 10.06.2025







RACHEL HYDE
PARTNER AGENT
Fine & Country Solihull
07966 473056
email: rachel.hyde@fineandcountry.com



MARTIN GRANT
PARTNER AGENT
Fine & Country Solihull
07713 251510
email: martin.grant@fineandcountry.com

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"A big thank you to both Martin and Rachel"

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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.

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Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Zenith House, Highlands Road, Solihull B90 4PD

