



Hill Top  
Rockwell Lane | Rowney Green | Alvechurch | B48 7QT

 FINE & COUNTRY

# HILL TOP

*Charming hilltop residence with breathtaking panoramic countryside views, offering luxurious multi-level living, superb entertaining spaces, and a spectacular garden with a separate two-storey detached cottage, privately set within a sought-after village.*



Occupying a commanding hilltop position within the idyllic village of Rowney Green, Hill Top is a residence of rare distinction, defined by its awe-inspiring, uninterrupted vistas across rolling countryside. From sunrise to sunset, the home is immersed in a constantly shifting landscape of natural beauty, creating a truly captivating backdrop to everyday living.

The interior of this family home has been thoughtfully curated to maximise both light and outlook, with principal rooms oriented to capture the far-reaching views. The ground floor flows effortlessly from a welcoming entrance hall into a delightful sitting room, where bespoke cabinetry frames a tranquil retreat, while a separate lounge offers a more relaxed yet equally elegant setting.

Glazed double doors open seamlessly from the lounge into an impressive, open-plan kitchen and dining space, creating a wonderful sense of flow for both everyday living and entertaining. This expansive area is beautifully appointed with a range of AEG integrated appliances, combining sleek design with high performance. Natural light pours in through elegant French doors, which lead directly out to the garden and further enhance the connection between indoor and outdoor living. A thoughtfully positioned storage cupboard adds practicality without compromising the clean, contemporary aesthetic.

Positioned just off the kitchen, the current owners have crafted a distinctive bar and coffee entertaining room—an inspired addition that elevates the home's social appeal. Designed with atmosphere in mind, the space features ambient mood lighting, an AEG wine cooler, and a premium Miele coffee machine, catering perfectly to both relaxed mornings and evening gatherings. An extended worktop doubles as a stylish seating area, encouraging conversation and creating a natural focal point for hosting guests.

The ground floor also benefits from a well-equipped utility room with an adjoining WC, ensuring everyday convenience is effortlessly catered for. In addition, a garage storage area provides valuable extra space, complete with double doors that open directly onto the front driveway, offering both practicality and easy access.









# Seller Insight

“ Perched at the end of a private lane yet nestled within the very heart of a thriving village, this exceptional home offers a rare blend of seclusion, community, and refined lifestyle living. Having been cherished by its current owners for over two decades, the property has evolved into a versatile and characterful residence designed for both family life and elegant entertaining. From the moment you arrive, the sense of space and tranquillity is unmistakable, with far-reaching views stretching across the surrounding landscape an ever-changing backdrop that can be enjoyed from the house, the wraparound deck, or even the hot tub, where Friday evenings have long been reserved for relaxed family gatherings under the open sky.

Inside, the home reveals a series of thoughtfully curated spaces, each with its own distinct atmosphere. A standout feature is the stylish coffee lounge, which effortlessly transforms into a sophisticated gin bar by evening an inviting hub where guests naturally gather. The main living areas are equally impressive, capable of hosting large celebrations, including magical festive occasions where guests have dined together in a warm, beautifully styled setting. For those seeking both wellness and inspiration, the gym offers an uplifting experience, with panoramic views enhancing every workout.

Beyond the principal residence, a charming, fully renovated cottage provides remarkable flexibility, having served as a private office, a teenage retreat, and even a cosy entertainment space for annual sporting traditions. The loft conversion further enhances this sense of independence, offering guests their own lounge and a peaceful haven within the home.

The surrounding village adds another layer of appeal, with a welcoming and active community spirit. From the volunteer-run pub evenings and seasonal events to scenic walking routes and convenient transport links, the location strikes a perfect balance between countryside charm and modern connectivity. Ultimately, this is a home defined not only by its unique features and breathtaking setting, but by the lifestyle it enables—one of comfort, connection, and enduring memories.”\*

\* 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.





### First Floor

Ascending to the upper levels, the sense of space and outlook continues. The first floor accommodates three beautifully proportioned double bedrooms, each enjoying a serene aspect, alongside a family bathroom and separate WC. The second floor reveals a private sanctuary, where a generous landing provides an elevated sitting area – perfectly positioned to take in the spectacular views – accompanied by a double bedroom and en-suite, ideal as the principal suite, a beautiful guest space or for independent living.

















### Grounds

Externally, the grounds are as impressive as the interior. The south-easterly wrap-around garden has been designed to embrace the home's exceptional position, offering both seclusion and uninterrupted sightlines across the surrounding countryside. Sunlit terraces and lawned areas create a series of inviting outdoor spaces, perfect for quiet reflection or vibrant gatherings.

A truly special feature is the beautifully restored 18th century two-storey garden cottage. Rich in character and fully heated, it offers remarkable versatility—whether as a luxurious guest retreat, home office, teenage pad or creative studio, while its elevated setting, with a fabulous, large, decked area for seating and entertaining, also ensures it enjoys the same breathtaking rural panorama. A private driveway located at the very end of this unadopted secluded lane, offers a discreet and exceptionally tranquil location for this delightful family home and separate cottage.





# ROWNEY GREEN

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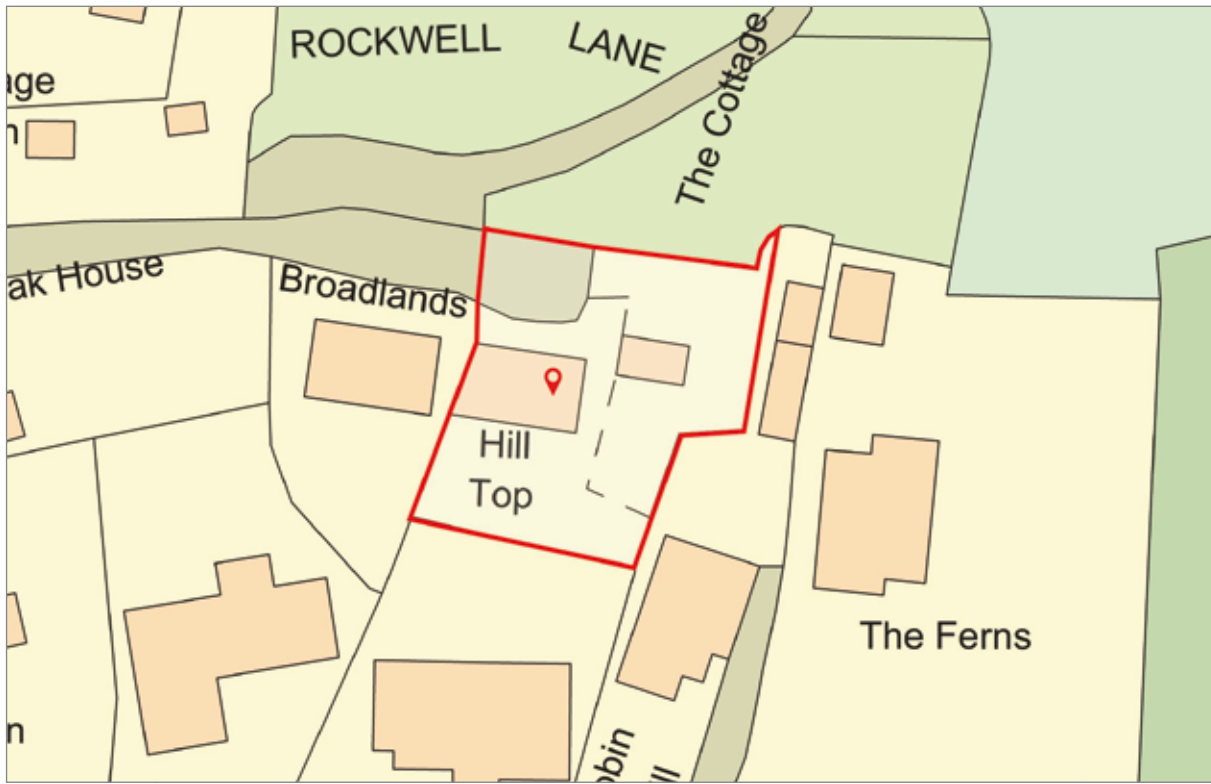
Hill Top enjoys a superb, elevated position right in the heart of the highly regarded village of Rowney Green, offering an enviable balance of complete tranquillity and easy access to a thriving village community. Just off the main road at the end of a quiet lane with just two other homes, the property benefits from a peaceful position but right on the doorstep of village life.

Rowney Green is a quintessential Worcestershire village, rich in charm and community spirit. Despite its modest size, it offers a surprising array of local activities and amenities, including a village hall, chapel, popular community-led events such as the Friday pub and Monday coffee mornings, along with a long established and active drama group and horticultural society. The surrounding area is particularly appealing to those who enjoy the outdoors, with several nearby riding stables and the beautiful Newbourne Wood—a historic 12th-century deer park managed by the Worcestershire Wildlife Trust—providing an idyllic natural backdrop to the village.

The wider countryside offers an abundance of leisure opportunities, from scenic walking routes and bridleways to more challenging terrain for keen cyclists, as well as open green spaces, tennis courts and hobby farms. For everyday conveniences, the nearby village of Alvechurch lies just three miles by road (or approximately one mile via picturesque footpaths), offering a range of shops, cafés, pubs and restaurants, along with a doctors' surgery, dentist, nurseries, a primary school and a railway station with direct links to Birmingham.

For commuters, the location is particularly well connected, with easy access to the M42 and M40 motorway networks, Birmingham Airport within approximately 20 minutes' drive, and mainline rail services providing swift access to the city and beyond—making Hill Top an ideal choice for those seeking countryside living without compromise.





Tenure: Freehold | Council Tax Band: E | EPC Rating: D

Services: Mains Electricity, Water & Drainage

Local Authority: Bromsgrove District Council

Flood Risk Rating: Very Low: No risk

Broadband: FTTP Full fibre is available in your area - please check with your network provider.

Mobile Signal/Coverage : 4G/5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Private driveway with Octopus 7kw charging point.

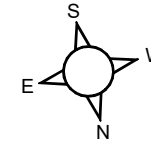


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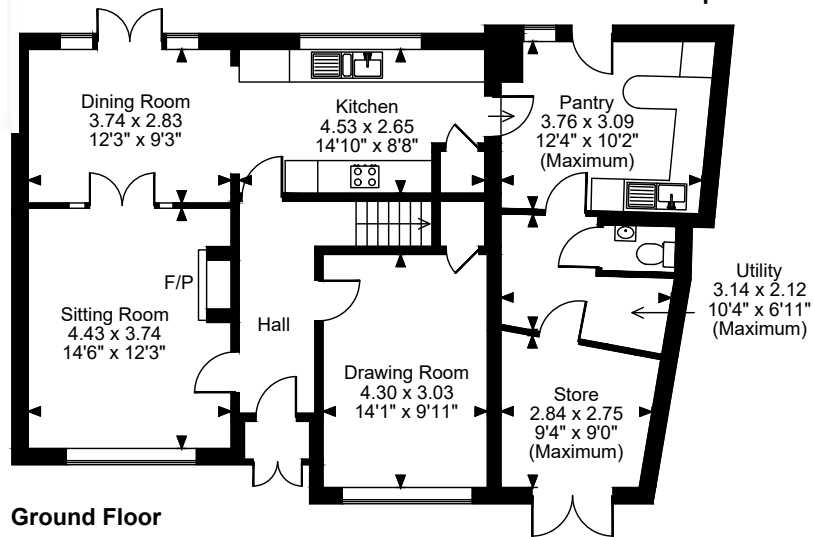
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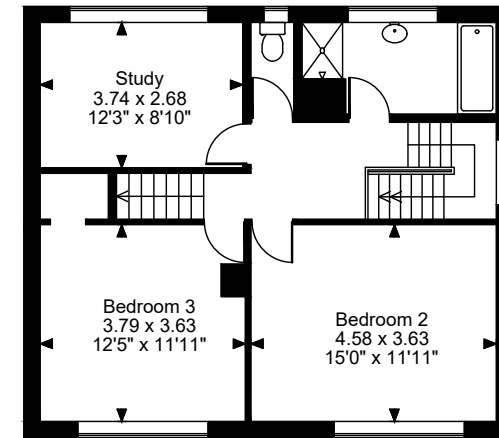
**Hill Top, Rockwell Lane, Rowney Green**  
**Approximate Gross Internal Area**  
**Main House = 1985 Sq Ft/184 Sq M**  
**Cottage Building = 402 Sq Ft/37 Sq M**  
**Total = 2387 Sq Ft/221 Sq M**



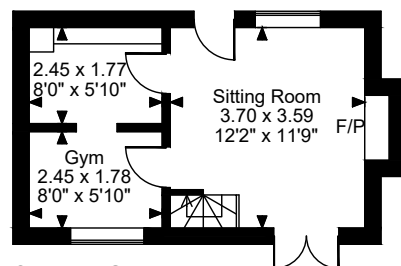
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		



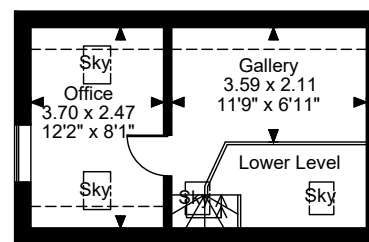
**Ground Floor**



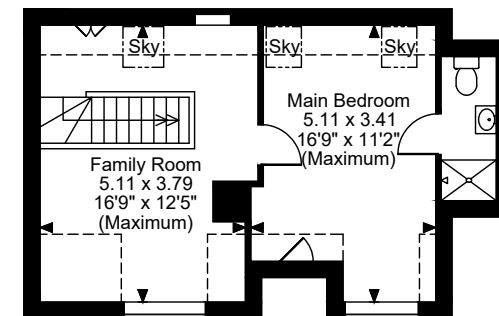
**First Floor**



**Cottage Ground Floor**



**Cottage First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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





# FINE & COUNTRY

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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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



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With over 30 years combined service within the Fine & Country brand, we took the pioneering step 10 years ago to form a joint partnership, combining each of our individual skills to greater effect offering our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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