Birmingham Road, Mappleborough Green, B80 7BJ

Guide price £1,650,000

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** 5,009 sq ft ** KING FILM AVAILABLE ** Substantial five bedroom country home and separate self-contained one bedroom annexe ** Set within approximately 2 acres with a further circa 20 acres available by separate negotiation ** Exceptional 44ft family, dining & entertaining room with floor-to-ceiling glazing ** Large contemporary kitchen with central island ** Expansive first-floor roof terrace with countryside views ** Detached triple garage plus additional garage/store ** Double gated in-and-out driveway with extensive parking ** Excellent potential for equestrian use with additional land available ** Beautifully maintained gardens and grounds ** Hillcrest is an impressive country home occupying a superb position in Mappleborough Green, offering substantial and beautifully presented accommodation together with a separate self-contained one bedroom annexe, extensive garaging and approximately 2 acres of gardens and grounds. Extending to 5,009 sq ft, the property combines outstanding family and entertaining space with a wonderful countryside setting. A further circa 20 acres of adjoining land is available by separate negotiation, creating an exciting opportunity for those seeking additional acreage, particularly buyers with horses or wider equestrian interests.

Set behind a handsome brick-walled frontage, Hillcrest is approached through a double gated in-and-out entrance, with an extensive gravelled driveway sweeping across the front of the property. Mature trees, shaped planting and established landscaping frame the approach beautifully, while generous parking and substantial garaging add to the sense of space and practicality.

The principal house is arranged over three floors and has been designed around generous family living. The main entrance sits centrally within the front elevation, with two substantial rooms positioned to either side. The contemporary kitchen is a particularly sociable space, centred around a large island with breakfast seating and complemented by extensive cabinetry and work surfaces, while the separate living room provides a comfortable setting for more relaxed everyday use.

Moving through the centre of the house, a spacious inner reception hall provides an attractive transition between the front and rear accommodation, with the staircase rising through the property and glazed doors maintaining the sense of light and connection.

At the rear, Hillcrest reveals one of its defining features. The exceptional family, dining and entertaining room extends to approximately 44ft in length and spans virtually the full width of the house. Its scale allows distinct areas for relaxing, dining and entertaining to sit comfortably alongside one another, with a contemporary media wall and fireplace providing a focal point to the main seating area.

Floor-to-ceiling glazing across much of the rear elevation floods the room with natural light and frames the gardens beyond, while large sliding doors open directly onto an extensive paved terrace. The result is a superb connection between the house and gardens and an outstanding setting for both everyday family life and larger-scale entertaining.

The first floor is arranged around an unusually generous central landing and provides three bedrooms. The substantial principal bedroom benefits from its own en-suite shower room, attractive countryside outlooks and doors opening directly onto the first-floor roof terrace. Bedroom two is distinguished by its vaulted ceiling and striking feature window, while bedroom three provides another well-proportioned double. A spacious contemporary family bathroom and separate WC complete the accommodation on this level.

Both the landing and principal bedroom open onto the expansive first-floor roof terrace, with glazed balustrading and elevated views across the gardens, adjoining land and surrounding countryside. Generous enough for outdoor seating, it creates another particularly attractive space from which to enjoy Hillcrest's setting.

The staircase continues to the second floor, where two further generous double bedrooms sit on either side of the landing. Both benefit from vaulted ceilings, rooflights and useful eaves storage, with an additional bathroom serving this level. Together, they create a highly practical and versatile upper floor, ideal for older children, guests or those wanting a little more separation within the home.

Separate from the principal house is the self-contained one bedroom annexe, offering excellent independent accommodation. The annexe comprises a spacious open-plan kitchen, dining and living area with doors onto the garden, a separate double bedroom and its own en-suite shower room, making it ideally suited to extended family, visiting guests or independent ancillary accommodation.

The formal gardens surrounding Hillcrest are beautifully maintained, with broad lawns, mature specimen trees and established landscaped planting. An extensive paved terrace immediately outside the main entertaining room provides a natural area for outdoor dining and seating, while the lawns beyond reinforce the property's open and private feel.

Hillcrest is offered with approximately 2 acres, providing generous gardens and grounds around the house. For buyers requiring further space, a further circa 20 acres of adjoining land is available by separate negotiation. This presents a particularly appealing proposition for those with horses or equestrian interests, as well as buyers simply wanting the opportunity to create a more substantial country holding.

Garaging is equally impressive, with a substantial detached triple garage complemented by an additional garage/store alongside the annexe. Together with the extensive double gated in-and-out driveway, the property provides excellent parking, storage and flexibility for a number of vehicles.

Hillcrest brings together substantial family accommodation, exceptional entertaining space, independent annexe facilities, extensive garaging and a wonderful countryside setting, with the rare added opportunity to acquire significantly more land if required.

Kitchen	21'5" x 16'0" (6.53m x 4.90m)
Living Room	21'5" x 14'3" (6.53m x 4.35m)
Family Room/ Dining / Entertainment Room	19'1" x 44'4" (5.83m x 13.53m)
Inner Hallway	
W.C	
Landing	
Bedroom 1	21'5" x 13'5" (6.53m x 4.11m)
En-suite	7'9" x 5'2" (2.38m x 1.59m)
Bedroom 2	15'9" x 12'7" (4.81m x 3.84m)
Bedroom 3	10'4" x 16'1" (3.17m x 4.91m)
Bathroom	10'4" x 9'4" (3.16m x 2.85m)
W.C	
2nd Floor Landing	
Bedroom 4	15'1" x 17'7" (4.62m x 5.38m)
Bedroom 5	15'1" x 14'2" (4.62m x 4.33m)
Bathroom	4'10" x 11'10" (1.49m x 3.62m)
Annexe Kitchen / Diner / Living Room	17'7" x 12'9" (5.36m x 3.91m)
Annexe Bedroom	13'2" x 9'9" (4.02m x 2.98m)
Annexe En-suite	
Garage/Store Room	
Triple Garage	20'4" x 32'9" (6.22m x 10.00m)

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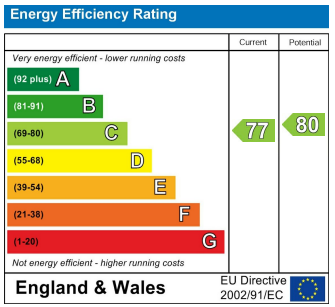

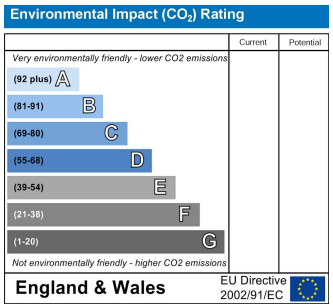

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