



Woodchester Road, Dorridge

Guide Price £1,250,000

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#### PROPERTY OVERVIEW

This superb four bedroom detached house is set on a prime road in the heart of Dorridge, offering an exceptional standard of accommodation throughout. The property is approached via a private, gated driveway and welcomes you into an elegant entrance hallway, which provides access to all ground floor rooms including a guest cloakroom and a practical utility area. The ground floor boasts three impressive reception rooms: a spacious living room with a coal effect gas fire, a magnificent orangery that floods the space with natural light, and an oak framed conservatory that offers panoramic views of the gardens. The breakfast kitchen is truly the heart of the home, featuring a central island, bespoke cabinetry, and another charming coal effect gas fire, making it perfect for family gatherings or entertaining guests.



Upstairs, there are four generous double bedrooms, including a principal suite with a luxury ensuite bathroom, while the remaining bedrooms are serviced by a well-appointed family bathroom. The property is presented in absolutely immaculate condition throughout and is situated in an extremely discrete location, ensuring privacy and tranquillity. Additional benefits include a garage and secure off-road parking.



The outside space is equally impressive, with a spacious wrap around garden that has been beautifully landscaped to provide a most private and southerly aspect. Extensive patio areas offer ample space for outdoor dining and relaxation, while a decorative pergola with a seating area beneath creates a wonderful spot for enjoying the garden in all seasons. The grounds are securely enclosed and accessed via hardwood gates, offering both peace of mind and a sense of exclusivity. A well-equipped external workshop provides excellent storage or hobby space, and mature planting throughout the garden ensures year-round interest and colour. The garden's thoughtful design maximises both privacy and sunlight, making it an ideal setting for families, keen gardeners, or those who simply wish to enjoy a peaceful retreat.

This outstanding home must be internally viewed to be fully appreciated, as it offers a rare combination of luxury, seclusion, and convenience in one of Dorridge's most sought-after locations.

Tenure: Freehold

Council Tax band: F

EPC Rating: C





#### 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 (0.4 miles from the property) 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.



- Superb Four Double Bedroom Detached House Set In Its Own Secluded Gardens And Grounds On A Prime Road Of Dorridge
- Walking Distance To Local Amenities Including Schools And Dorridge Station
- Stunning Open Plan Living Space All Set Within An Extremely Private Plot With Spacious Wrap Around Gated Garden
- Three Reception Rooms Including Living Room, Magnificent Orangery And Oak Framed Conservatory
- Elegant Breakfast Kitchen With Feature Central Island
- All Ground Floor Accommodation Accessed Via An Entrance Hallway With Guest Cloakroom And Utility
- Coal Effect Gas Fires In Both Living Room And Breakfast Kitchen
- Four Bedrooms To The First Floor With Principal Bedroom Boasting A Luxury Ensuite And The Remaining Bedrooms Being Serviced Via A Family Bathroom
- Outstanding Landscaped Garden Offering a Most Private & Southerly Aspect With External Workshop, Extensive Patio Areas & Decorative Pergola With Seating Area Beneath, Garage & Secure Off-Road Parking
- Extremely Discrete Location, Absolutely Immaculate Throughout And Must Be Internally Viewed To Be Fully Appreciated

**ENTRANCE HALL****WC****BREAKFAST KITCHEN**

19' 2" x 12' 2" (5.85m x 3.70m)

**UTILITY**

4' 11" x 4' 7" (1.50m x 1.40m)

**INTEGRAL GARAGE**

16' 9" x 8' 2" (5.10m x 2.50m)

**LIVING ROOM**

17' 3" x 14' 3" (5.25m x 4.35m)

**ORANGERY**

18' 4" x 11' 6" (5.60m x 3.50m)

**CONSERVATORY**

12' 10" x 11' 6" (3.90m x 3.50m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

18' 6" x 16' 9" (5.65m x 5.10m)

**ENSUITE**

9' 10" x 8' 0" (3.00m x 2.45m)

**BEDROOM TWO**

14' 5" x 8' 10" (4.40m x 2.70m)

**BEDROOM THREE**

11' 6" x 9' 6" (3.50m x 2.90m)

**BEDROOM FOUR**

11' 6" x 8' 2" (3.50m x 2.50m)

**BATHROOM**

8' 10" x 5' 1" (2.70m x 1.55m)

**TOTAL SQUARE FOOTAGE**

187.5 sq.m (2018 sq.ft) approx.



## OUTSIDE THE PROPERTY

### DRIVEWAY PARKING

### SOUTH FACING LANDSCAPED GARDEN

### WORKSHOP

11' 6" x 8' 2" (3.50m x 2.50m)

### PATIO AREAS TO REAR AND SIDE

### SEATING AREA WITH PERGOLA

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, underfloor heating, fitted wardrobes in two bedrooms, CCTV, garden shed and electric garage door.

### ADDITIONAL INFORMATION

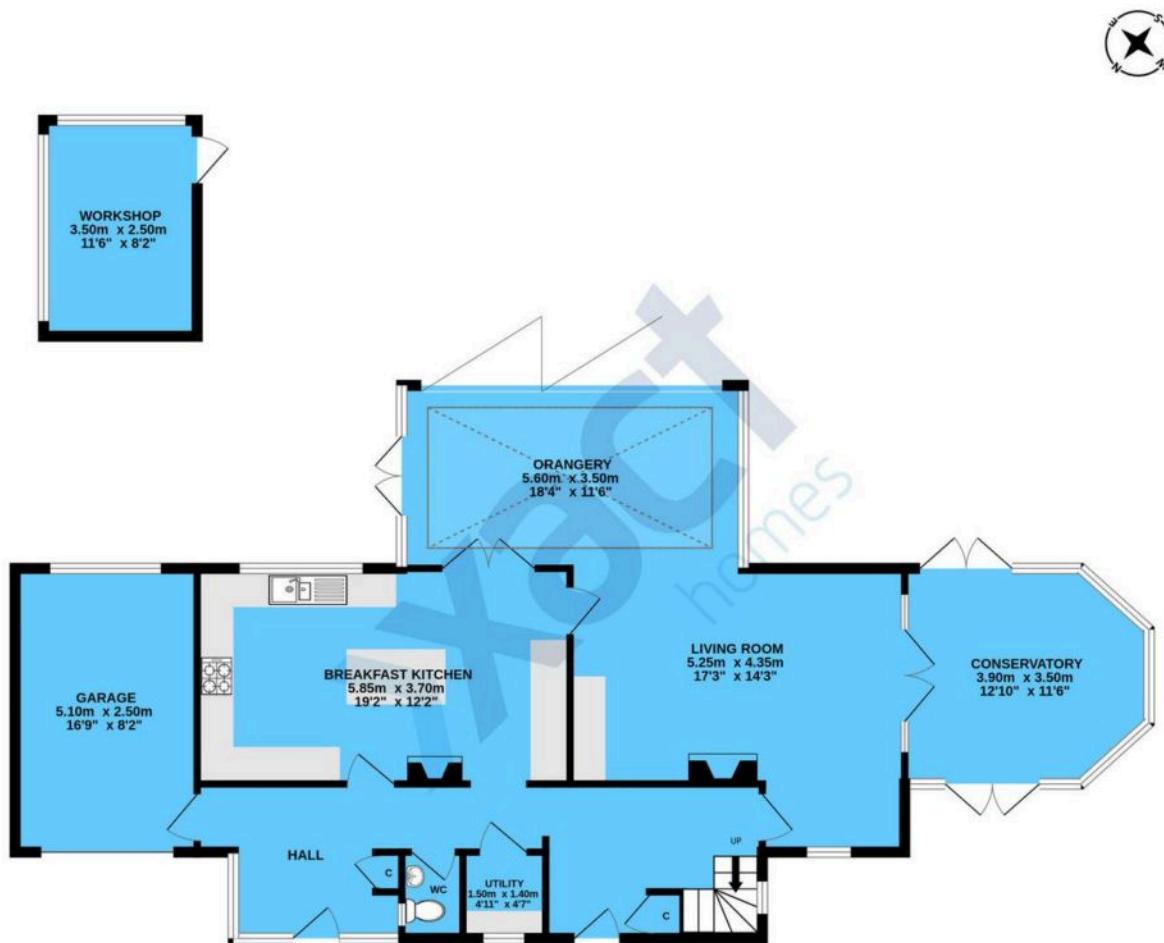
Services – direct mains water, sewers, gas and electricity. Broadband – FTTP (fibre to the premises).

### INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



TOTAL FLOOR AREA: 107.8 sq.m. (1160 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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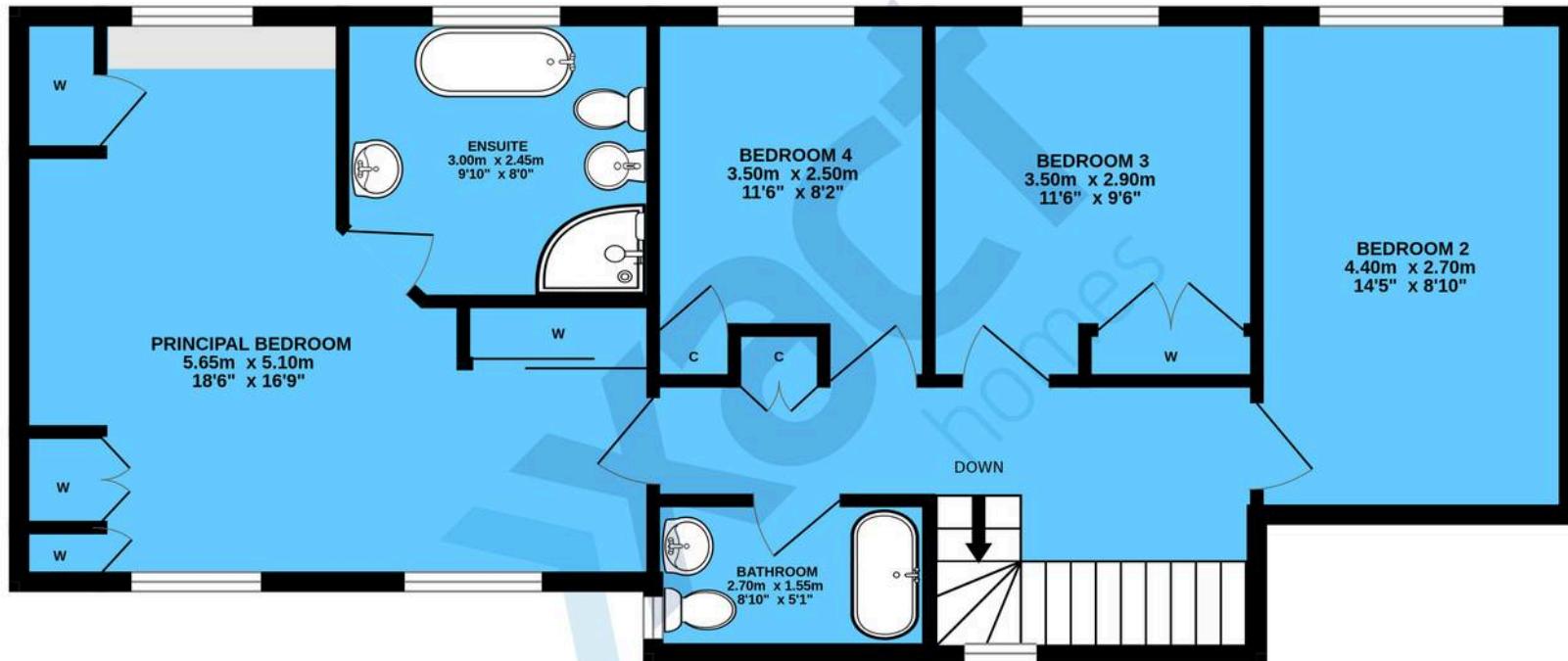
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# 1ST FLOOR



TOTAL FLOOR AREA : 79.7 sq.m. (858 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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