



## Bakers Lane, Knowle

Guide Price £2,000,000

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## PROPERTY OVERVIEW

Tythe Cottage is an exceptional five double bedroom residence, meticulously remodelled and extended to an exemplary standard, resulting in a truly stunning home that seamlessly blends character with contemporary luxury. Featured across prominent media channels, including Tom Howley, Neptune, The White Company, Daylesford Organic, and soon to be featured in Ideal Home Magazine, this remarkable property is enviably situated on Bakers Lane in Knowle. Set behind a gated entrance and approached via a block paved driveway, the cottage impresses from the outset, with its beautifully landscaped gardens extending to approximately one acre, ensuring uninterrupted views and privacy. The heart of the home is the magnificent open plan kitchen and dining area, designed and installed by Tom Howley, featuring a striking central island, air conditioning, and full-width doors that frame picturesque garden views, with direct access to a practical walk-in pantry and boot room. The ground floor accommodation is generously proportioned, offering four elegant reception rooms that include a formal living room with bespoke Neptune cabinetry, a snug, a dedicated office, and a versatile play room/fifth bedroom which leads to a utility and WC for added convenience.



Throughout the ground floor, Mandarin Stone flooring and underfloor heating provide comfort and sophistication. Upstairs, four double bedrooms all benefit from bespoke oak fitted wardrobes, with the principal suite boasting a luxurious ensuite and a private balcony that enjoys tranquil canal-side views. The remaining bedrooms are served by a spacious, high-specification family bathroom. The property further benefits from planning permission and architect plans for an 8m by 4m extension to the rear, allowing scope for future enhancement. Tythe Cottage represents a rare opportunity to acquire an absolutely stunning home of distinction, set within beautifully landscaped grounds, enjoying uninterrupted vistas across open fields, and offering the perfect blend of privacy, style, and practicality in this highly sought-after Knowle location.





#### PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. 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. Knowle village 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 Knowle village.

Council Tax band: G

Tenure: Freehold



- A Beautifully Appointed Canal-Side Home, Combining Exceptional Design With Versatile Family Living, Set Within Landscaped Gardens With Rural Views
- Internally Remodelled And Finished To An Exceptional Standard, This Extended Five Double Bedroom Cottage Offers Both Style And Substance Throughout
- Tythe Cottage Has Featured Across Tom Howley, Neptune, The White Company And Daylesford Organic, And Has Been Selected For Ideal Home Magazine
- Situated On Bakers Lane In Knowle, Set Within Landscaped Gardens Extending To Approximately One Acre, With Uninterrupted Countryside Views
- Set Behind A Gated Entrance With A Generous Block-Paved Driveway, The Home Enjoys A Private And Impressive Approach
- Magnificent Open-Plan Kitchen/Dining Space By Tom Howley, With Statement Island, Air Conditioning And Full-Width Doors Onto The Garden
- Ground Floor Accommodation Comprises Four Reception Rooms, Including Living Room With Neptune Cabinetry, Snug, Home Office And Playroom/Bedroom Five
- High-Specification Ground Floor With Tumbled Limestone Flooring From Mandarin Stone And Underfloor Heating, Plus Utility And Additional WC
- Principal Suite With Luxurious Ensuite And Private Balcony Enjoying Canal-Side Views
- Planning Permission Approved For An 8m x 4m Rear Extension With Architect Plans, Plus Potential For Self-Contained Bedroom Conversion



#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

23' 5" x 14' 2" (7.14m x 4.33m)

#### **SNUG**

14' 2" x 10' 4" (4.32m x 3.16m)

#### **OFFICE**

8' 2" x 11' 6" (2.50m x 3.51m)

#### **PLAY ROOM/BEDROOM FIVE**

16' 9" x 12' 8" (5.10m x 3.85m)

#### **UTILITY**

9' 9" x 6' 6" (2.97m x 1.98m)

#### **WC**

#### **KITCHEN/DINER**

18' 0" x 23' 7" (5.48m x 7.20m)

#### **WALK IN PANTRY**

7' 5" x 4' 3" (2.25m x 1.30m)

#### **BOOT ROOM**

4' 5" x 11' 9" (1.34m x 3.58m)

#### **WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

17' 7" x 14' 3" (5.37m x 4.34m)

#### **BALCONY**

5' 10" x 16' 1" (1.79m x 4.90m)

#### **ENSUITE**

8' 4" x 5' 9" (2.53m x 1.76m)

**BEDROOM TWO**

12' 3" x 14' 2" (3.74m x 4.32m)

**BEDROOM THREE**

14' 5" x 10' 7" (4.39m x 3.23m)

**BEDROOM FOUR**

9' 9" x 11' 9" (2.98m x 3.59m)

**BATHROOM**

14' 6" x 8' 10" (4.43m x 2.70m)

**TOTAL SQUARE FOOTAGE**

263.0 sq.m (2834 sq.ft) approx.

**OUTSIDE THE PROPERTY****LANDSCAPED GARDENS****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, microwave, fridge, freezer, fridge/freezer, dishwasher, underfloor heating, two garden sheds, all carpets, some blinds and light fittings, CCTV, new Neptune Chawton TV cabinet and fitted wardrobes in four bedrooms.

**ADDITIONAL INFORMATION**

Services - mains electricity and septic tank.  
Broadband - FTTC (fibre to the cabinet). Loft space - boarded.

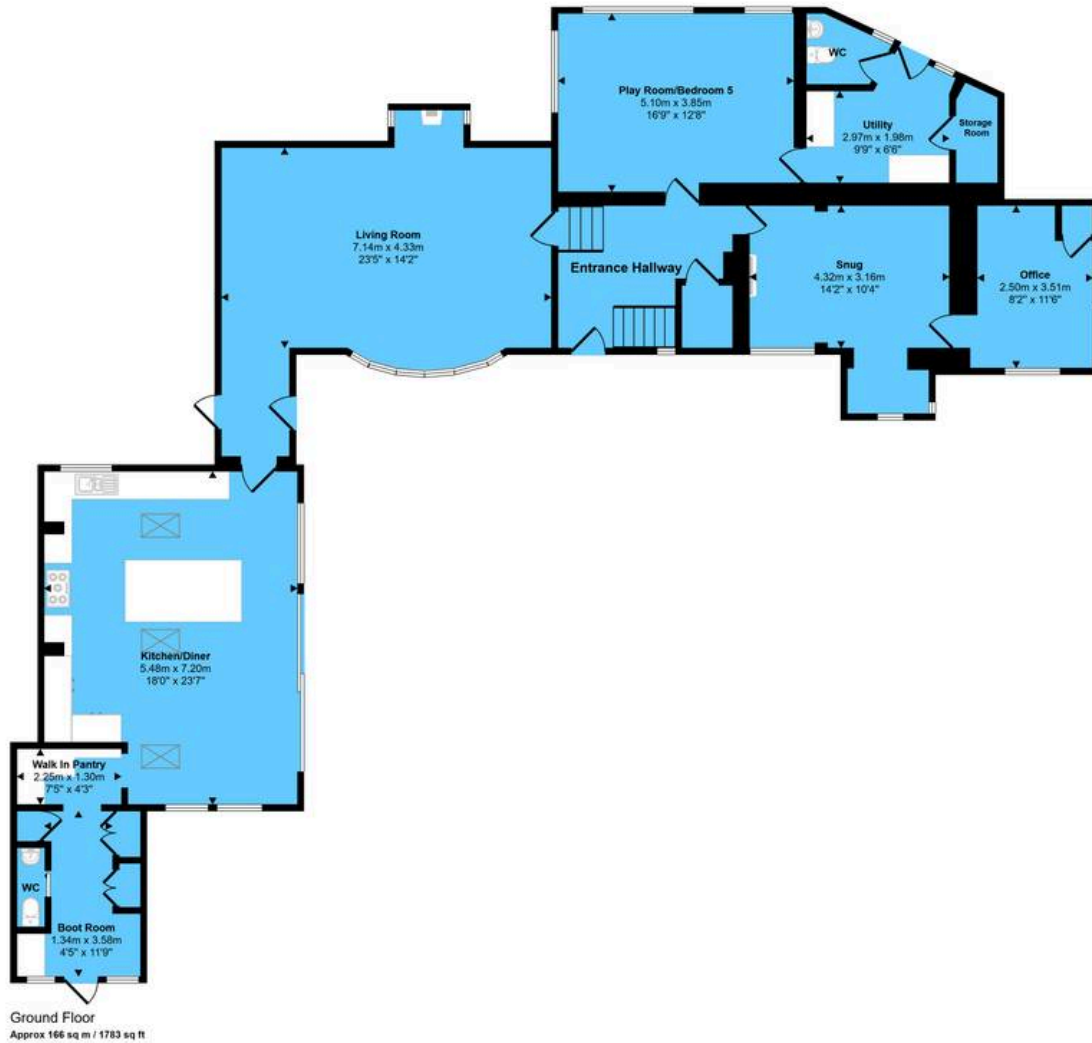


#### **INFORMATION FOR POTENTIAL BUYERS**

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.



Approx Gross Internal Area  
263 sq m / 2834 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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