



67 BLUE LAKE ROAD

Dorridge, Solihull, West Midlands



AN EXCEPTIONAL FAMILY RESIDENCE

in the heart of Dorridge, ideally situated within easy walking distance
of the village centre and mainline station.



Local Authority: Solihull District Council

Council Tax band: H

Tenure: Freehold



SITUATION

67 Blue Lake Road is conveniently situated in the centre of Dorridge, within walking distance of all the amenities it offers. Dorridge has a wide selection of local shops, restaurants and highly regarded junior and infant schools, as well as an excellent bus service to both Knowle and Solihull. There is a train station in the village with regular services to Birmingham and London Marylebone. Solihull town centre is only 3 miles away and offers excellent shopping facilities, including the Touchwood shopping centre, which features a selection of exclusive shops, including household names such as John Lewis. There is also an abundance of restaurants, bars and leisure facilities. The property is ideally placed for access to the motorway network, with the M42 (J4) just 1.5 miles away. Birmingham International Airport/NEC is located off Junction 6 to the north, and the M40 (J16) lies some 3.5 miles from the property, providing the principal route to London.









THE PROPERTY

A rare and outstanding opportunity to acquire this excellent family home, individually designed and beautifully appointed throughout, occupying a prestigious position on one of Dorridge's most sought-after roads. Ideally situated within easy walking distance of the village centre, excellent local amenities and railway station, this exceptional home combines elegant design with luxurious family living. Extending across four impressive floors, the fine family home offers generously proportioned accommodation finished to an excellent standard throughout.

One enters the property via the entrance hall which immediately sets the tone for the size and scale found throughout. The ground floor accommodation comprises a superb dual-aspect drawing/dining room and an outstanding open-plan kitchen, dining and family room, undoubtedly the heart of the home, enjoying uninterrupted views across the rear gardens. A well-appointed utility room provides practicality and a convenient internal access to the garage.

The lower ground floor offers an impressive entertainment and leisure space, currently arranged as a snooker room, complemented by a bespoke wine cellar, creating the perfect setting for entertaining family and friends.







The first floor benefits from a lovely principal suite which overlooks the rear garden and features a Juliet balcony, spacious walk-in dressing room and a well appointed en-suite bathroom. Two further bedrooms benefit from private en-suite facilities, while the remaining two bedrooms, one currently utilised as a home office, share a Jack-and-Jill en-suite.

Occupying the entire second floor is a versatile guest or family suite comprising a sixth double bedroom with en-suite facilities and a superb sitting/cinema room, providing ideal accommodation for teenagers, extended family members or long-term guests.

Gardens and grounds

One approaches the property via a large driveway allowing parking for plenty of cars and giving access to the double garage. To the rear, the property enjoys truly stunning south-facing gardens which have been professionally landscaped and meticulously maintained.







Creating a private and tranquil environment, the gardens feature expansive patio terraces, manicured lawns, mature trees, shrubs and well-stocked borders. A workshop, greenhouse, a potting shed and vegetable beds provide practicality for the keen gardener and further enhance the outdoor living experience. Benefitting from a desirable southerly aspect, the gardens enjoy sunlight throughout the day, making them ideal for both entertaining and relaxation.

Services

Mains gas, electricity, water and drainage are connected to the property.

What Three Words:

///unites.starters.florists





First Floor

Garden store
3.05 x 2.75
10'0" x 9'0"
(External)

Not shown in
actual location /
orientation



Second Floor

Denotes restricted
head height



Ground Floor

This plan is for guidance only and must
not be relied upon as a statement of fact.
Attention is drawn to the Important Notice
on the last page of text of the Particulars.



Lower Ground Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 480 sq m (5,169 sq ft)
Garage/Garden Store: 40 sq m (431 sq ft)
Total: 520 sq m (5,600 sq ft)
inc. restricted head height
© Cotswold Plans Ltd m/s/160554

67 Blue Lake Road
Dorridge



William Ward-Jones

01789 297735

william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway

Stratford-upon-Avon, Warwickshire CV37 6YX

knightfrank.co.uk

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Date: 10 September 2026
Our reference: STR012555472

67 Blue Lake Road, Dorridge, Solihull, B93 8BH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,000,000.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

William Ward-Jones
Partner, Office Head
+44 1789206951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway, Stratford upon Avon, Warwickshire, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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