Five Gables, The Crescent, Hampton in Arden

Five Gables is a home which offers turn-key living with exceptional style and comfort.

EB&P

- 5 bedroom detached home within 0.59 acre plot
- 2 ensuites and a family bathroom
- Stunning Tom Howley kitchen with a large family area
- Separate study and dining room
- Living room with bespoke iron fireplace
- Farrow & Ball colour pallet throughout
- The kitchen and garden are wired for Sonos
- Spacious garage and a separate carport giving direct access into the utility
- Situated to a private road, within walking distance of village amenities
- Train station within a few minutes' walk with links to Birmingham and London

CLICK TO VIEW LOCATION MAP

CLICK TO VIEW STREETVIEW

Five Gables is a home which offers turn-key living with exceptional style and comfort. The property has over 4,000 square feet of accommodation and secure parking, and is within walking distance to Hampton in Arden train station, which has links to Birmingham and London. The property lies within a 0.59 acre plot, with superbly maintained gardens, and a south-easterly aspect.

On entering the porch and hallway, wooden floors lead through to the study, living room and separate dining room, all of which have bespoke cast iron fireplaces - detailing which continues through the property, both to the interior and exterior.

The hub of the home is undoubtedly the Tom Howley kitchen with a large extended orangery taking in the views of the garden. The kitchen enjoys zoned underfloor heating beneath the Mandarin Stone tiled flooring, Corian worktops and solid Oak drawers/compartments. The kitchen is wired to be compatible with Sonos, has a sociable central island/ breakfast bar, and appliances including a Miele integrated dishwasher, and AGA with an electric companion. There is space for two large fridge/freezers, currently home to a Fisher & Paykel set along with a full-height Fisher & Paykel wine cooler.

TYPE
Detached

BEDROOMS
5

BATHROOMS
3

SIZE
386m^2

TENURE
Freehold

The utility is discreetly practical, accessed from the kitchen and leads into the carport, ideal for entering the house on rainy days!

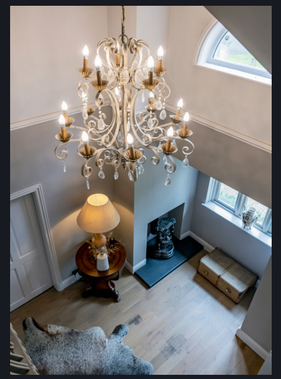
The orangery is a superb extension of the kitchen, a beautiful family area and an entertaining space, with direct views of the garden.

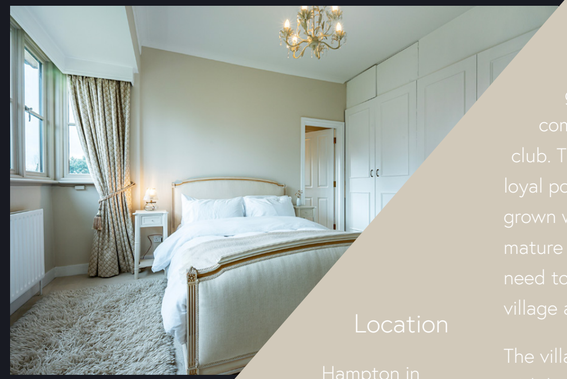
The staircase is a further example of attention to detail in this home, with a Roger Oates runner and an open first-floor landing with decorative hand-crafted railings.

The main bedroom suite has a separate dressing area with built-in wardrobes. The large ensuite was re-fitted in 2022 with Mandarin Stone flooring, a pure marble top vanity and a bespoke Mandarin Stone sink and stand-alone bath.

Bedroom two, ideal for guests, enjoys an ensuite with a Heritage sink unit, large walk-in shower, and WC. The main bathroom serves the remaining three bedrooms and has an inviting cast iron stand-alone bath, a separate shower, sink and WC, and underfloor heating to the stone tiled flooring.

Five Gables is a home of substance and feeling. At every turn, there is a detail which has been considered for its aesthetic and practical use. The quality of materials used has been chosen for longevity, whilst enhancing the elegance of everything this home is.





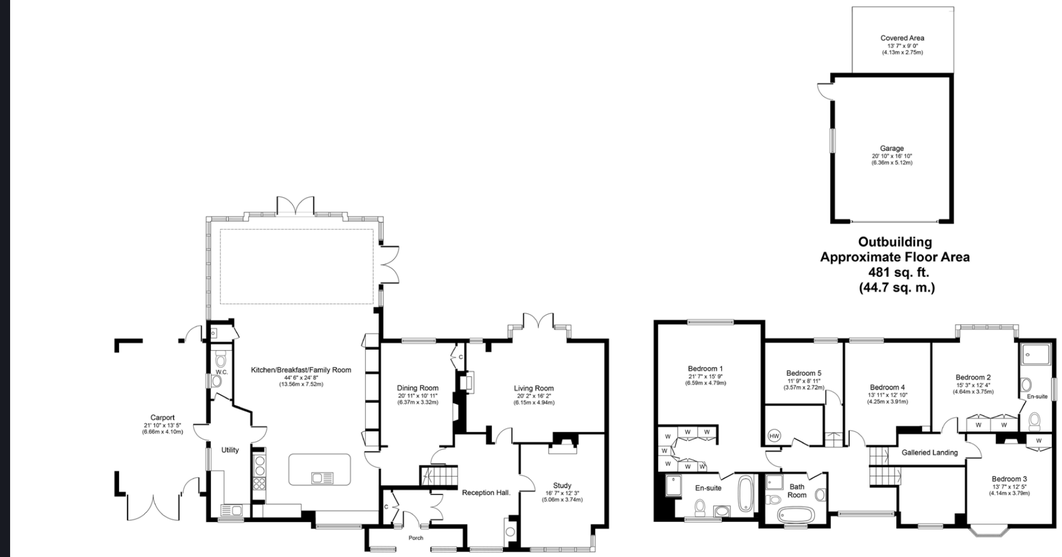
Location

Hampton in Arden is a most picturesque village maintaining traditional street scenes and a handful of everyday amenities whilst also offering the destination landmark Hampton Manor: Situated in 45 acres of gardens and woodland and home to the Michelin Star Grace and Savour restaurant, and the more recently opened 'Kynd' and Bakery. More casual dining in the village is at The White Lion pub on the high street.

The Hampton Health and Fitness Club is a bespoke gym on Old Station Road, complemented by the nearby tennis club. The village has always maintained a loyal population, of youngsters who once grown wish to remain close by and more mature generations perhaps feeling the need to downsize yet stay close by to the village and amenities.

The village has its own train station, with links to Birmingham New Street and London Euston. Birmingham International Railway Station is a 3 minute train journey, opening up a wider transport network and easy access to Birmingham Airport.

The well-regarded George Fentham Endowed School lies in the village and accepts pupils from nursery to Year 6. The village is under 4 miles from Solihull town centre, making this location a superb option for those wishing to distance from the town centre with no compromise on facilities and lifestyle.



GROUND FLOOR
Approximate Floor Area
2,105 sq. ft | 195.5 sq. m

FIRST FLOOR
Approximate Floor Area
1,565 sq. ft | 145.4 sq. m

Approx. Gross Internal Floor Area
4,151 sq. ft | 385.6 sq. m

All measurements are approximate and should be used for illustrative purposes.

General Information

Tenure: Freehold

Services: All main services are connected to the property

EPC Rating: C

Local Authority: Solihull Metropolitan Council.
Council Tax Band G

Postcode: B92 0BP

The kitchen was refitted by Tom Howley in 2018.
Windows throughout are solid wood, fitted in 2015.

The Crescent is a private road, each resident is responsible to pay a yearly maintenance charge of C. £250.

Agents' Note
We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

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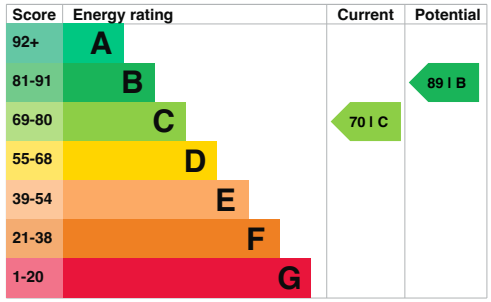

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