



# Attwood House – Knowle Wood Road, Dorridge

Guide Price £3,000,000







## PROPERTY OVERVIEW

Introducing an exceptional new build property situated in the highly coveted 'Dorridge Triangle', this stunning five bedroom detached house sets a new benchmark for contemporary living. Boasting over 6,000 square feet of luxury living space set across three magnificent floors, this property offers the perfect fusion of elegance, style, and functionality all with the benefit of a ten year new build guarantee.

Approached via a private gated entrance, this awe-inspiring residence welcomes you with a superb entrance hallway, creating an immediate sense of grandeur and presence and provides access into all ground floor accommodation which consists of four reception rooms and a magnificent open plan kitchen/ dining and family room. Designed with meticulous attention to detail, the open plan kitchen, dining and family room serve as the heart of this family home, facilitating both the functional needs of a family together with and superb entertaining space with a vaulted ceiling, integrated floating Ortol fire and bi-fold doors providing outstanding views to the rear garden and green belt fields beyond.







The bespoke kitchen has been expertly crafted and includes a large feature central island with Quartz work surface over, state-of-the-art appliances and a large utility which has been thoughtfully concealed behind the bespoke kitchen units. The property also boasts a spacious living room, providing a tranquil space for relaxation with views overlooking the landscaped grounds. For those seeking a more peaceful setting, a large and versatile snug room is nestled to the front elevation, providing residents with a cosy ambience, perfect for unwinding with a book or enjoying leisurely conversations.

Exuding a sense of refined opulence, this home features high-end finishes throughout, showcasing superior craftsmanship and attention to detail. From the impeccable selection of flooring options to the tasteful fixtures and fittings, including Control 4 Smart Home installation, every element has been carefully curated to create an extraordinary living experience.





The reception rooms are completed with a purposes built office and for those with an active lifestyle, the gymnasium offers a dedicated space to maintain fitness goals, making it effortlessly convenient to stay active and in shape. With ample space for parking and storage, the double garage ensures practicality and security for your vehicles and belongings. To the outside of the garage is a 7.4V tethered electric car charger.

The first floor of this remarkable property offers three spacious bedrooms, each with its own ensuite bathroom and dressing room, guaranteeing the utmost comfort and privacy for family members or guests. The principle suite is a true sanctuary, featuring an enviable dressing room, an opulent ensuite bathroom, and vaulted ceiling leading to a private balcony offering idyllic views of the surrounding picturesque countryside. The second floor continues to impress, housing two additional generously proportioned bedrooms, both complete with ensuite bathrooms and dressing rooms.





Designed to accommodate the needs of modern living, these large doubles provide ample space for privacy and relaxation, ensuring the utmost comfort for all residents. A vast landing area bathed in natural light further enhances the feeling of spaciousness and sophistication.

Outside, the property boasts a beautiful landscaped rear garden which includes a full width patio area extending across the property and accessed via the family are and living room via bi-fold doors. With professionally planted borders and beds and lawned area, a particular feature of the property is the outstanding views to open fields which truly need to be viewed to be appreciated.

Throughout this stunning property, an abundance of natural light cascades through large windows, enhancing the sense of space and illuminating every detail of its elegant family home which is not to be missed. Offering luxury living at its finest, this premium property presents an unrivaled opportunity to secure a contemporary family home providing outstanding comfort and sophistication. A full specification of internal and external finished is available via Xact Homes and please contact our experienced team today to secure your private viewing of this exceptional residence.





#### 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 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 including the prestigious Solihull School which is the leading academic independent co-educational day school in the Midlands and Warwick School which is the oldest boys school in the county with history dating back to the year 1914, 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.

Tenure: Freehold

- Stunning New Build Property Located Within The Dorridge Triangle
- Boasting Over 6,000 Sq Feet Of Luxury Accommodation
- Four Outstanding Reception Rooms & Magnificent Open Plan Kitchen / Dining & Family Room
- Set Over Three Floors With Underfloor Heating & Control 4 Smart Home Provisioning
- Set Behind Gated Driveway With Double Garage
- Outstanding Views To Green Belt Fields & Open Countryside
- Principal Suite With Large Dressing Room / Luxury Ensuite & Balcony
- Ten Year New Build Guarantee
- Outstanding Attention To Design & Detail





**ENTRANCE HALLWAY**

**KITCHEN/DINING/FAMILY ROOM**

33' 5" x 28' 11" (10.18m x 8.82m)

**PANTRY**

9' 3" x 6' 2" (2.82m x 1.89m)

**WC**

5' 7" x 4' 9" (1.69m x 1.44m)

**OFFICE**

10' 6" x 9' 4" (3.20m x 2.84m)

**GYMNASIUM**

15' 3" x 12' 7" (4.64m x 3.83m)

**LIVING ROOM**

24' 5" x 19' 0" (7.45m x 5.80m)

**SNUG ROOM**

17' 8" x 17' 8" (5.39m x 5.39m)







**ENTRANCE HALLWAY**

**KITCHEN/DINING/FAMILY ROOM**

33' 5" x 28' 11" (10.18m x 8.82m)

**PANTRY**

9' 3" x 6' 2" (2.82m x 1.89m)

**WC**

5' 7" x 4' 9" (1.69m x 1.44m)

**OFFICE**

10' 6" x 9' 4" (3.20m x 2.84m)

**GYMNASIUM**

15' 3" x 12' 7" (4.64m x 3.83m)

**LIVING ROOM**

24' 5" x 19' 0" (7.45m x 5.80m)

**SNUG ROOM**

17' 8" x 17' 8" (5.39m x 5.39m)

**FIRST FLOOR**

**BALCONY**

16' 11" x 5' 1" (5.15m x 1.55m)

**PRINCIPAL BEDROOM**

16' 9" x 18' 9" (5.11m x 5.72m)

**DRESSING ROOM**

20' 8" x 8' 1" (6.29m x 2.47m)

**ENSUITE**

15' 3" x 9' 1" (4.65m x 2.76m)

**BALCONY**

10' 4" x 9' 3" (3.16m x 2.81m)

**BEDROOM TWO**

19' 0" x 11' 2" (5.78m x 3.41m)

**DRESSING ROOM**

9' 5" x 7' 6" (2.88m x 2.28m)





## **SECOND FLOOR**

### **BEDROOM FOUR**

15' 9" x 10' 6" (4.81m x 3.21m)

### **DRESSING ROOM**

6' 5" x 19' 1" (1.96m x 5.82m)

### **ENSUITE**

10' 8" x 8' 10" (3.24m x 2.70m)

### **BEDROOM FIVE**

15' 10" x 9' 7" (4.82m x 2.92m)

### **DRESSING ROOM**

10' 3" x 7' 3" (3.13m x 2.20m)

### **ENSUITE**

9' 7" x 9' 7" (2.92m x 2.93m)

### **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

20' 6" x 18' 4" (6.25m x 5.58m)

### **EAST/SOUTH FACING GARDEN**

### **TOTAL SQUARE FOOTAGE**

557.60 sq.mts (6001 sq.ft) approx.



#### **ITEMS INCLUDED IN THE SALE**

All Miele appliances, all carpets, fitted wardrobes in bedrooms one, two, three, four and five, underfloor heating, CCTV and electric garage door.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Electric car charger.

#### **ADDITIONAL INFORMATION**

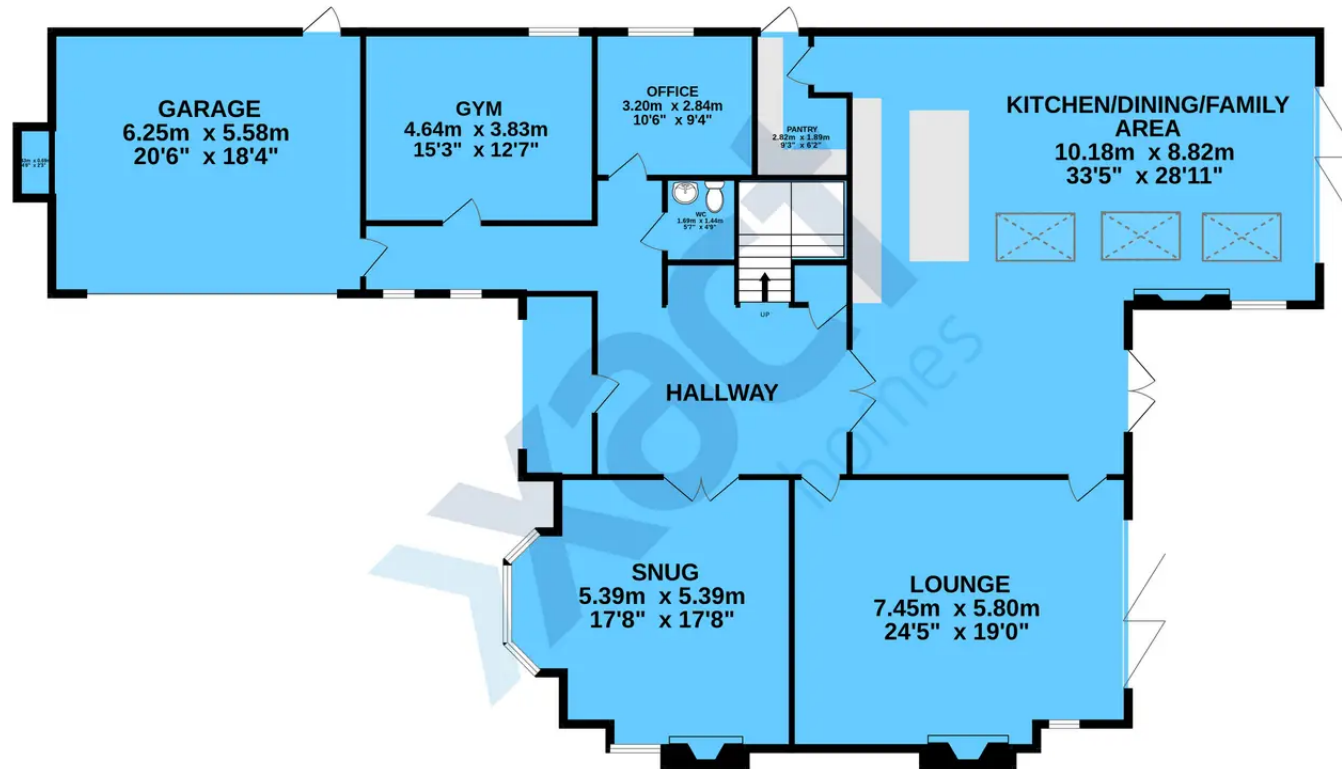
Services: water meter, mains gas, electricity and mains sewers. Broadband: Fibre-Optic (TBC). Loft Space: Eaves space

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



65 KNOWLE WOOD ROAD,  
GROUND FLOOR  
254.0 sq.m. (2734 sq.ft.) approx.



TOTAL FLOOR AREA : 254.0 sq.m. (2734 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.

Made with Metropix ©2023

**Xact Homes**

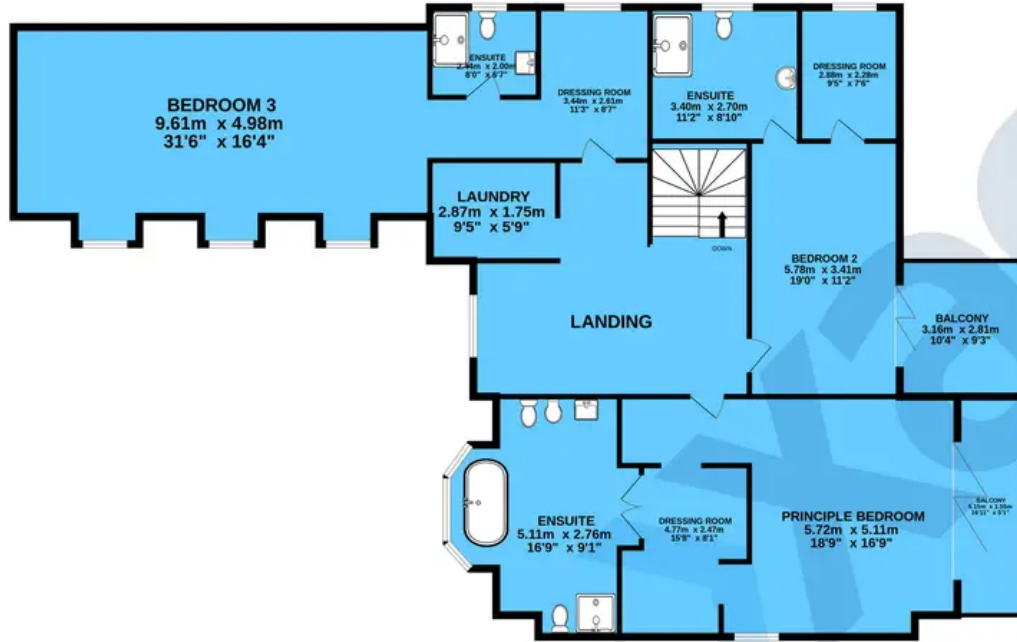
1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk



1ST FLOOR  
234.8 sq.m. (2527 sq.ft.) approx.

2ND FLOOR  
68.8 sq.m. (741 sq.ft.) approx.



TOTAL FLOOR AREA : 303.6 sq.m. (3268 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.

Made with Metropix ©2023

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

