



## Norton Lane, Earlswood

Guide Price £1,250,000







## PROPERTY OVERVIEW

Acorn's is a beautiful appointed detached property set in extensive gardens, surrounded by mature trees with tall hedges, giving complete privacy. This incredibly deceptive and spacious dwelling offers exceptional versatility throughout. Beautifully upgraded, and refurbished by its present owners. This stunning property has four/ five large double bedrooms, three with ensuite. Two/three reception rooms, and further guest bathroom. A superb luxury large breakfast kitchen with open plan dining room and TV snug opens out via patio doors on to onto Cotswold stone patio areas. Ideal for alfresco meals and summer outdoor dining leading onto well manicured gardens with two water features. The Property also consists of a detached indoor swimming pool complex with a very modern fully equipped apartment sits next to the main dwelling with large sliding patio doors opening from the bedrooms/entertainment rooms onto the pool room and the outdoor dining areas.







This superb family home is approached by a sweeping driveway to an enclosed porch with stained glass windows and front door leading into a reception hall, detailed hand painted cornicing and central Gothic style arch on two pillars create a striking first impression and from here the living accommodation includes a well proportion living room with a feature minster fireplace and an extensive range of fitted *Neville Johnson* Mahogany bookcases.

The impressive open plan kitchen in undoubtedly the heart of the home in line with todays lifestyle, has informal dining area and is open plan into a family room acting as a second sitting/ tv room. The kitchen has a range of bespoke Small bone units beneath a granite work surface with a range of appliances to include range cooker, dishwasher, fridge freezer and a large central island unit providing the breakfast bar with additional food preparation work surface.

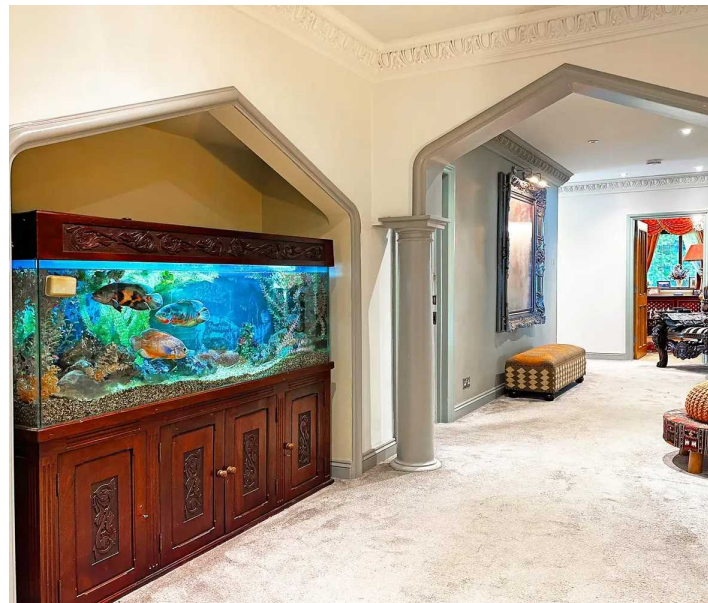




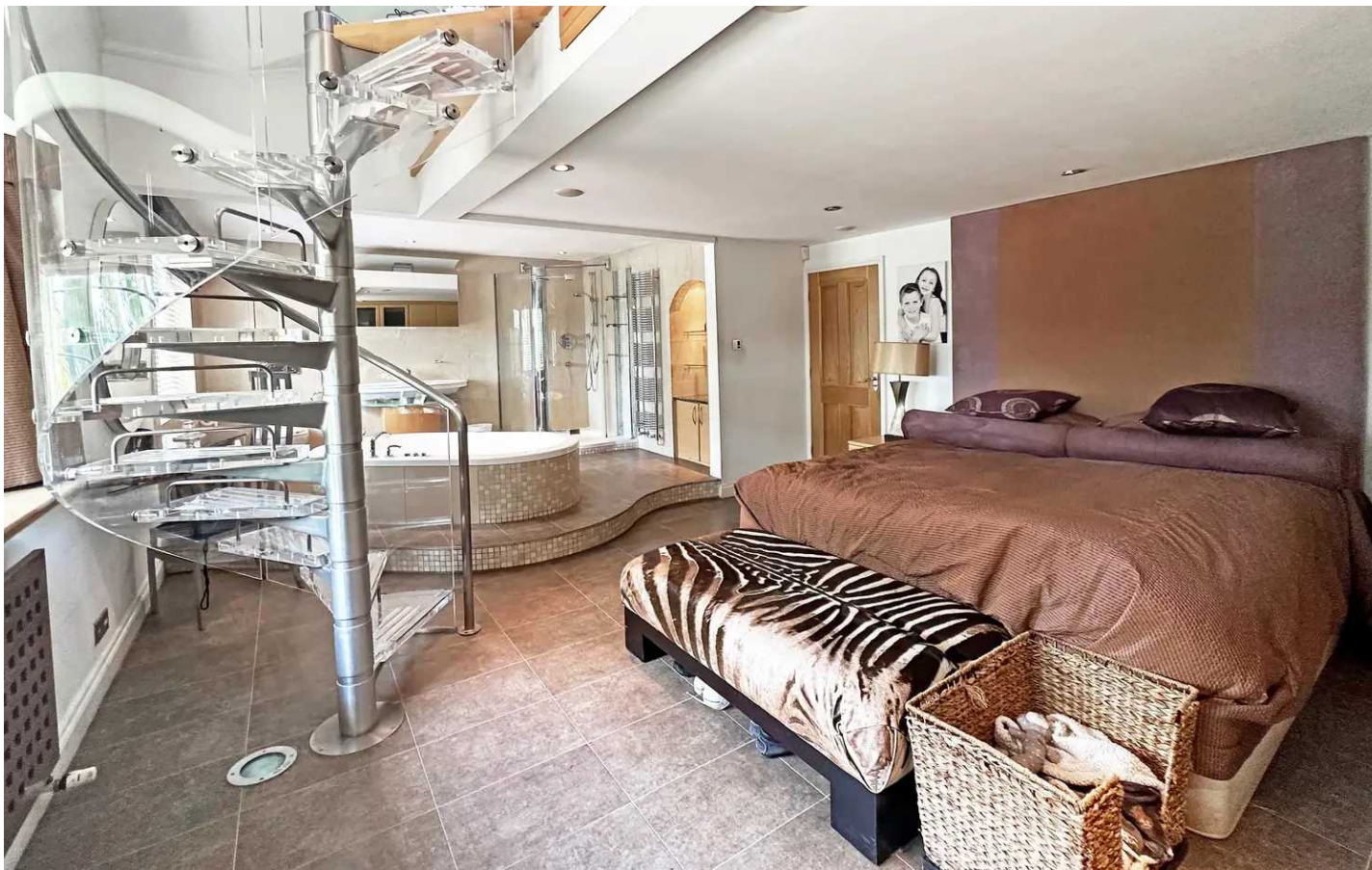


The bedroom accommodation leads off from the spacious hallway and comprises of a principal bedroom with a range of Neville Johnson fitted bedroom furniture with a contemporary raised bathroom area with porcelain tiling and underfloor heating including a Whirlpool Jacuzzi bath and corner shower. A brushed stainless steel spiral staircase leads to a gallery office to offer matching wardrobes and a smart desk unit. There are two further bedrooms both with fitted wardrobes and the second bedroom has an ensuite shower room. The family bathroom has been designed to a Gothic effect with stone effect walling, terracotta tiling and a Gothic arch is over a free standing roll top bath.

Once outside, the property includes a fantastic detached pool complex which has two versatile rooms, a bedroom, a garden room ideal as a games room or a gym, which has plenty of storage space, a fully tiled shower room and fitted kitchen, ideal for a relative or guest use. Outside the property has a delightful landscaped garden, mainly lawned, patio and established shrubs.







#### PROPERTY LOCATION

Earlswood is a small village in Warwickshire within the Tamworth In Arden Ward of Stratford Upon Avon District. It is surrounded by farm and woodland and the Stratford Upon Avon canal runs through it. It gives its name to Earlswood Lakes as well as the Earlswood railway station. The village has three local pubs, a village shop and post office and has easy access to Earlswood Lakes and Clowes Wood for walks. The local train station to Stratford Upon Avon or Birmingham city centre is a short walk away and the doctor's surgery includes dispensary, minor surgery and general wellbeing. The village of Earlswood is just five miles from Solihull town centre and the M42 motorway is just ten minutes away by car.

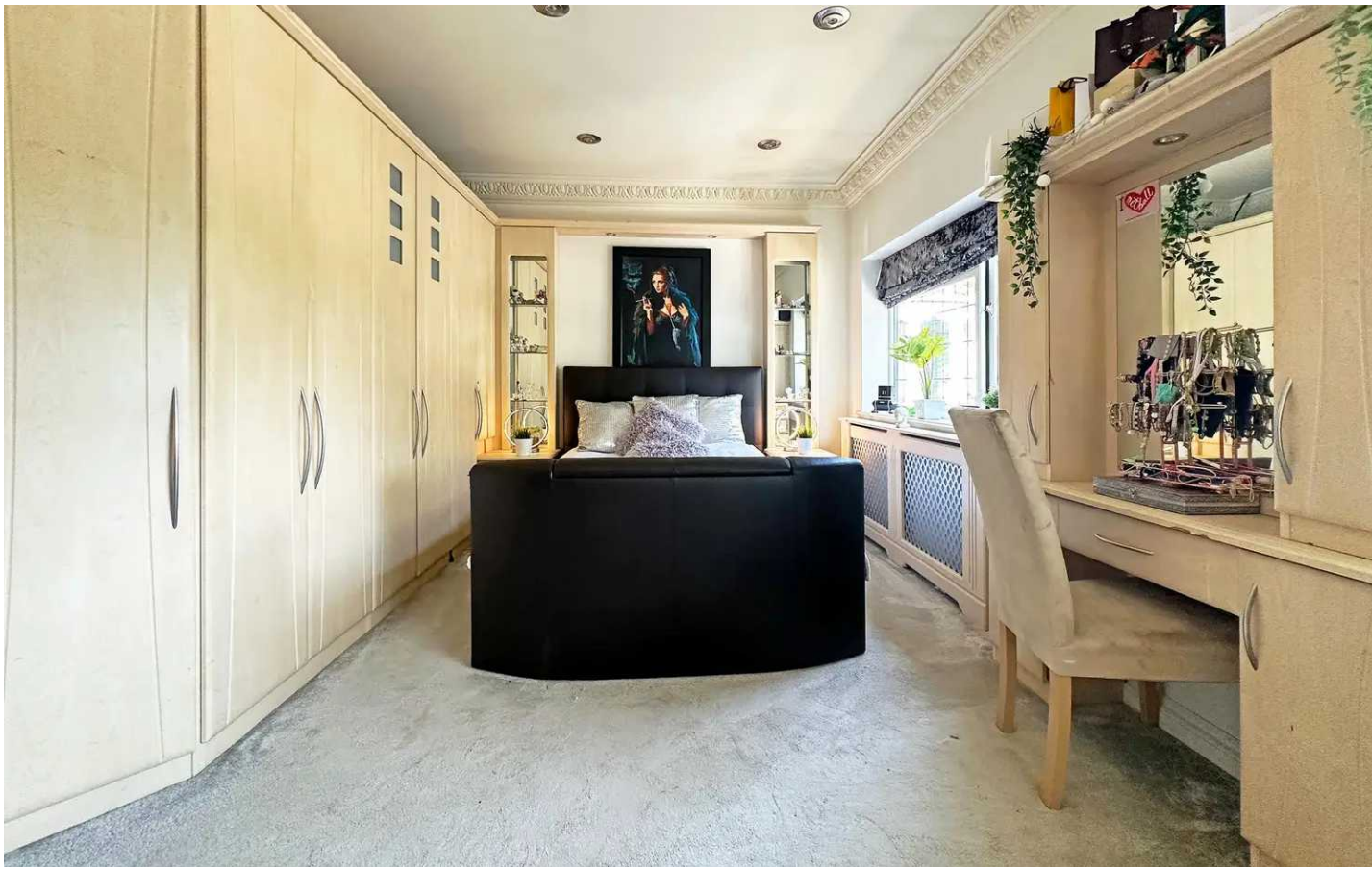
Apart from the village shop, Earlswood is close to Becketts farm shop and shops at Dickens Heath with the Sears retail park just a short drive away, and there are two local primary schools in the area with a good selection of Private and State senior schools in Solihull and Knowle.

Council Tax band: G

Tenure: Freehold







- Three Bedroom Spacious Detached Property
- Immaculately Maintained Throughout
- Fabulous Family Home
- Open Plan Kitchen/Family/Dining Area
- Two Ensuites
- Gothic Style Family Bathroom
- Indoor Swimming Pool With Self Contained Annex
- Immaculate Landscaped Gardens







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#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **RECEPTION HALL**

31' 2" x 9' 9" (9.49m x 2.96m)

#### **LOUNGE**

24' 10" x 12' 11" (7.56m x 3.93m)

#### **KITCHEN**

20' 4" x 13' 11" (6.21m x 4.25m)

#### **FAMILY ROOM**

12' 10" x 10' 9" (3.92m x 3.28m)

#### **LIVING ROOM**

25' 5" x 14' 5" (7.74m x 4.40m)

#### **PRINCIPAL BEDROOM**

24' 3" x 15' 1" (7.39m x 4.59m)

#### **ENSUITE**

#### **FIRST FLOOR**

#### **GALLERY OFFICE**

#### **BEDROOM TWO**

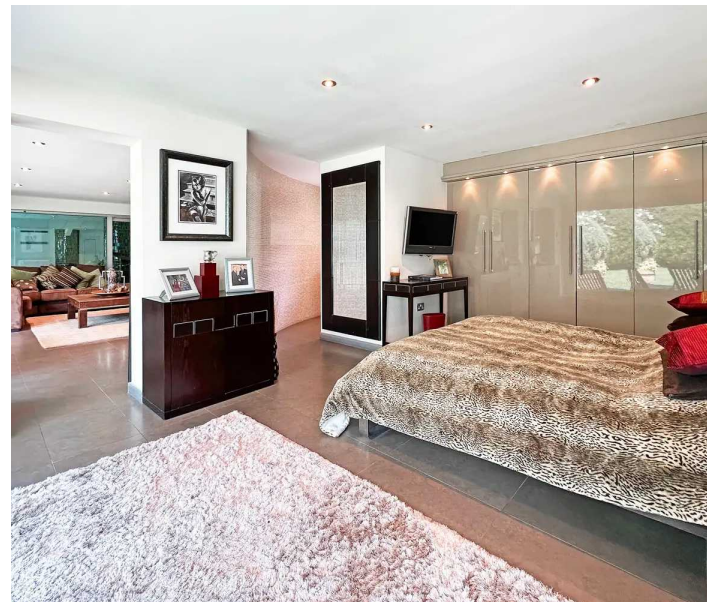
#### **ENSUITE**

#### **BEDROOM THREE**

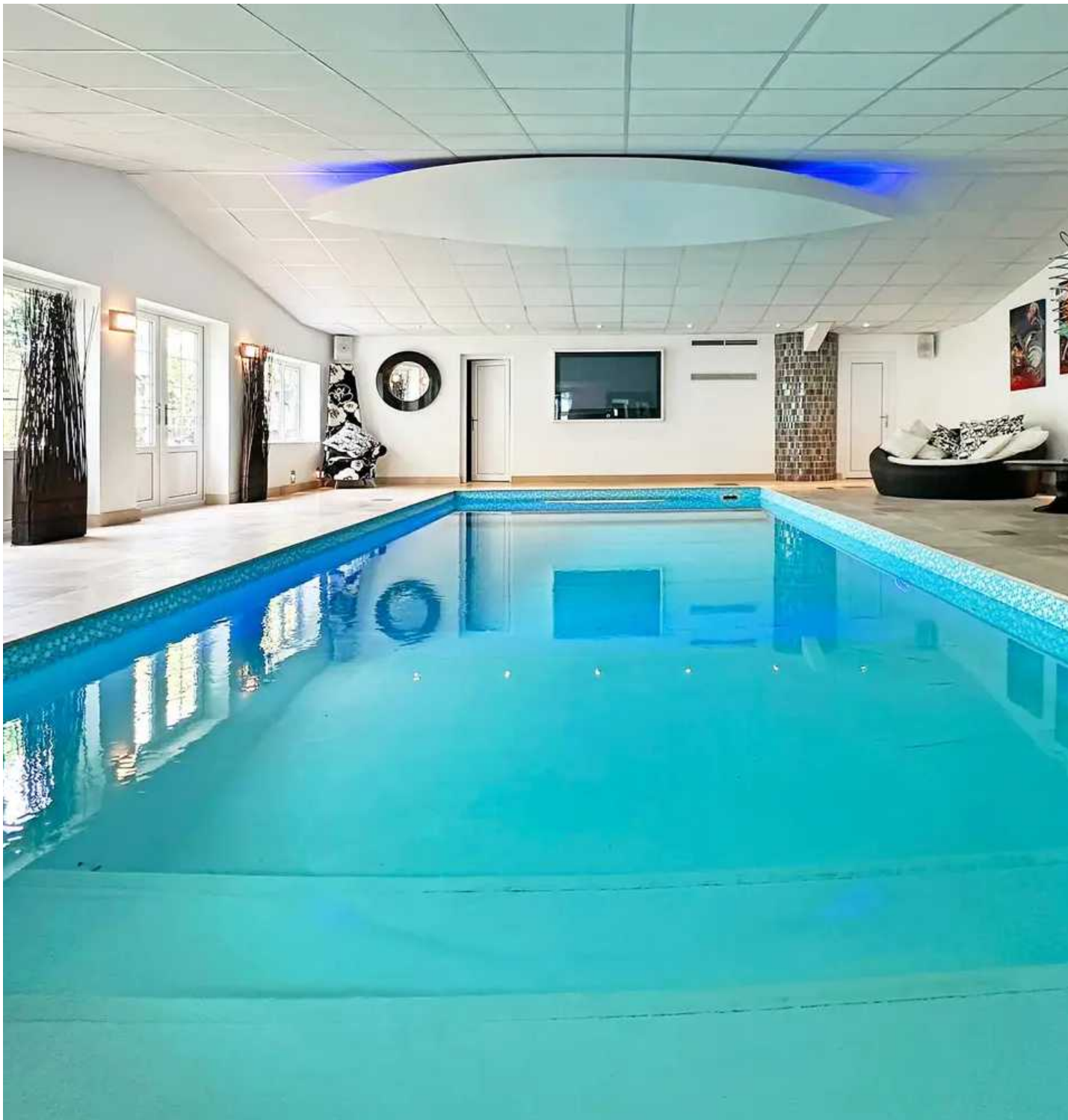
14' 6" x 13' 0" (4.42m x 3.95m)

#### **BATHROOM/WC**

9' 8" x 8' 9" (2.94m x 2.66m)







## **OUTSIDE THE PROPERTY**

**SWIMMING POOL COMPLEX**  
32' 0" x 22' 3" (9.76m x 6.77m)

**BREAKFAST/KITCHEN**  
14' 1" x 7' 9" (4.30m x 2.35m)

**BEDROOM**  
17' 0" x 12' 6" (5.17m x 3.80m)

## **ENSUITE**

**GARDEN ROOM/GAMES ROOM**  
21' 6" x 16' 8" (6.55m x 5.09m)

**SWIMMING POOL AREA**  
40' 9" x 28' 9" (12.41m x 8.77m)

## **CHANGING ROOM**

**WC**

**GARDEN**

**OFF ROAD PARKING**



**ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, fitted wardrobes in bedrooms one, two and three, all light fittings, underfloor heating, garden shed, CCTV and electric garage door.

**ADDITIONAL ITEMS TO BE INCLUDED IN THE SALE**

TBC

**ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: BT Internet. Loft Space: with lighting.

**MONEY LAUNDERING REGULATIONS**

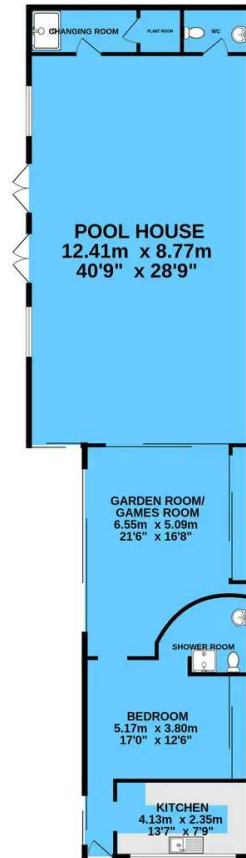
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



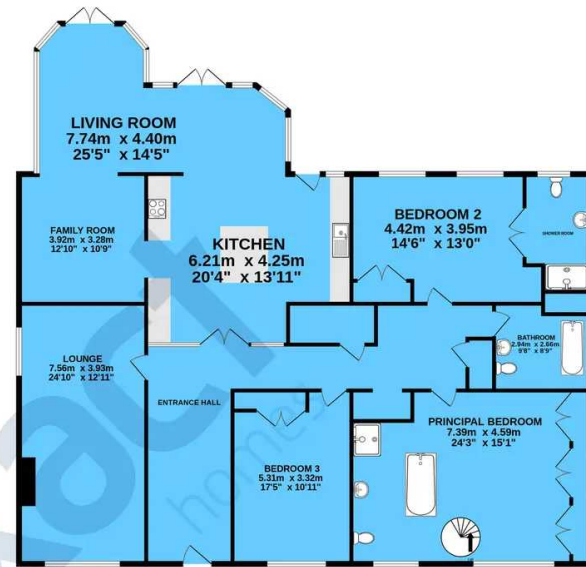




POOL COMPLEX



GROUND FLOOR



TOTAL FLOOR AREA : 393.8 sq.m. (4239 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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