



## Lugtrout Lane, Catherine de Barnes

Guide Price £1,495,000



## PROPERTY OVERVIEW

A new home of impressive design and exceptionally high standards, with an industry-leading specification.

'The Fielding' external architectural and specification features, undoubtedly set this home apart from traditional new build methods and any other property in its location.

This Individual Family Home is set back off the road. Behind an impressive electric gated entrance.

This is a 'One Off' distinctive property, which has many individual features throughout this home (See Specification list below).

The Fielding, offers you a secure access from Lugtrout Lane. The main entrance is fronted by electric gates, Colour-matched to the external specification of the house. The driveway has a block paved finish, leading to the home. With a large carport positioned to the right and an EV charging point. Leading up to the black Aluminium front door.

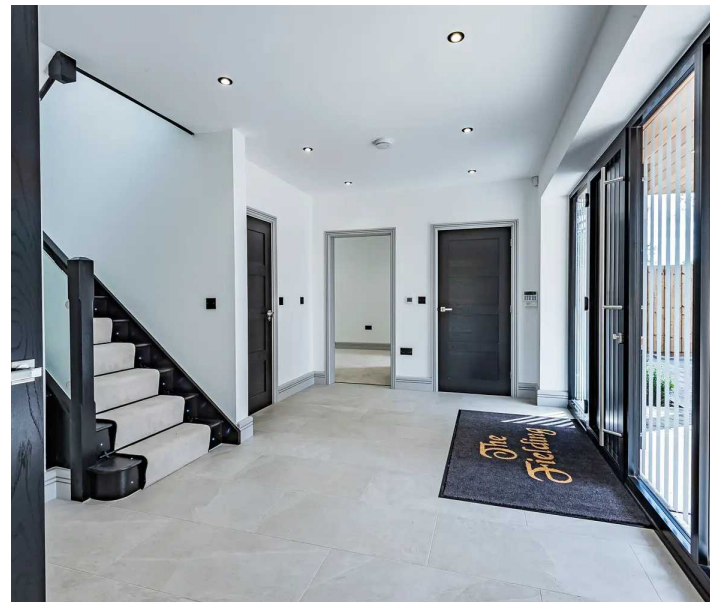
From the hallway, you are greeted with a personalized inserted floor mat. Showing the name of the house. A black door leads into the kitchen area. The 'open plan' aspect, ensuring light enters the property from every aspect.





The kitchen and dining area which has exposed brick work as a feature of this New Home. The dining area enjoys a vaulted ceiling, to the roof level. With fully glazed aluminium windows and access to the side patio area. The Vaulted ceiling also highlights the mezzanine landing area on the first floor. Bringing in a further wealth of additional natural light, from the side, front and rear elevation.

The property is accessed via the main hallway. Porcelain finished tiles to the ground with underfloor heating throughout the ground floor. This allows access to all areas of the house, including a WC and separate boot room off the hallway. The ground floor has an impressive bespoke kitchen/dining area, and a featured vaulted ceiling area. High glazed windows, giving a very open aspect to both floor, and far reaching views over the Junior Cricket grounds. Bi-fold doors opening out to the rear patio area. The kitchen has granite surfaces and a feature central island. Miele integrated appliances, throughout, Quooker hot water tap (full Spec below). Finishing off with under floor heating. The separate utility to the rear of the kitchen has a door leading into the garden area. From the 'open plan' kitchen we have the added feature of two individual private lounges, which are located to the front and rear of the property.

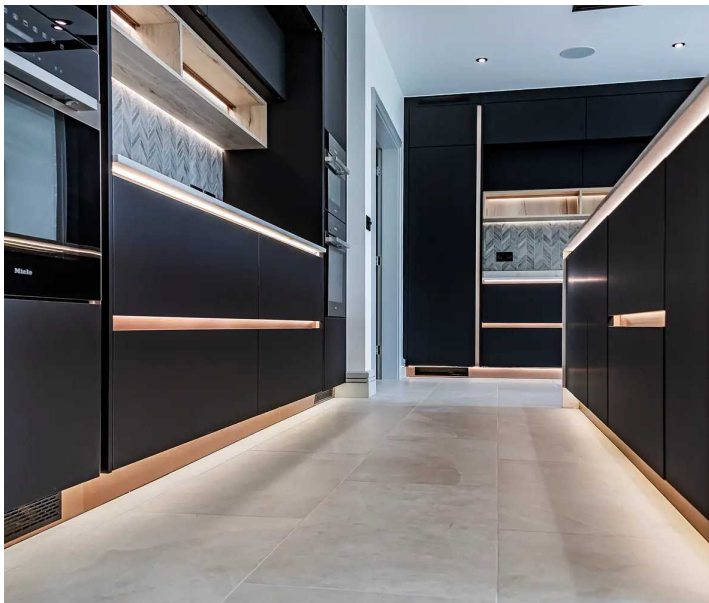




The rear lounge has the feature of bi-fold doors, having open access to the kitchen/dining area. While the front lounge has a very 'Cosy feel' with a wood burner fire, with granite surround. and exposed brickwork as a feature through out the property. Continuing on the ground floor, we have a fourth bedroom with En-suite and separate walk in closet and wardrobes

Moving onto to the first floor

A black oak staircase, with inset lighting feature, leads to the first floor with a carpeted floor continuing onto the 'open plan' atrium, above the dining space. Having spectacular views through the high glazed windows to the side elevation of the home. To the landing area, there is an Study/Office with a glazed wall over looking the the open plan landing space and vaulted open space complimenting both the Landing aspect. Their are three bedrooms located on the first floor. The main suite has a Juliet balcony, to the rear of the home, and a large side window, fitted wardrobes with an En-Suite facility. The second bedroom also has fitted wardrobes and En-Suite facilities. The third bedroom also has an ensuite with fitted wardrobes, is located to the right side of the property, benefitting from extensive views of the fields.





The design of the outside patio areas, around the house, compliments the structural design of the house. The gardens surrounding 'The Fielding' have been landscaped, reflective of the contemporary design, keeping ease of maintenance in mind and will be benefitting from the existing established tree life.

The property is fully completed for occupation.

An added feature of the property is mooring rights to the land adjoining the 'Grand Union' Canal to the rear of the garden. A separate gate leads from the rear garden down to the Canal.

Early interest is invited and viewings are strictly by appointment via the agent adhering to site safety procedures.

Specification at a Glance

#### Kitchen & Utility

- Stunning contemporary designer kitchens with handle less units and pan drawers with soft close runners and internal lighting with granite worktops
- Fully integrated Miele appliances including integrated larder fridge and freezer, integrated dishwasher, induction hob with integrated extractor, washer and dryer, 4 single ovens with built in microwave.
- 'The Fielding' external architectural and specification features, undoubtedly set this Family home apart from traditional new build





- Quooker hot water tap
- coppers sinks
- Complementary under-unit and kickboard LED lighting
- 18mm kitchen unit carcasses'
- Designer matte black finish internal doors
- Bespoke, grey satin finish 7" skirting
- LED down-lighting
- Boosted TV, satellite and radio points, with Sonos system, downstairs
- Designer, black finish radiator
- Feature tiled flooring
- Underfloor heating

#### Bathrooms, Ensuites and Cloakrooms

- High-quality sanitary wear with vanity style sink unit – black modern finish
- Hand-picked, ceramic feature wall tiles with complimentary natural stone borders
- Sleek high quality mono block basin mixer taps
- Oversized, monsoon style shower / shower over baths
- Feature ceramic tiled flooring
- Centrally heated, designer black finish towel-rail
- LED down-lighters
- Extractor fan with external venting





### Living Rooms and Bedrooms

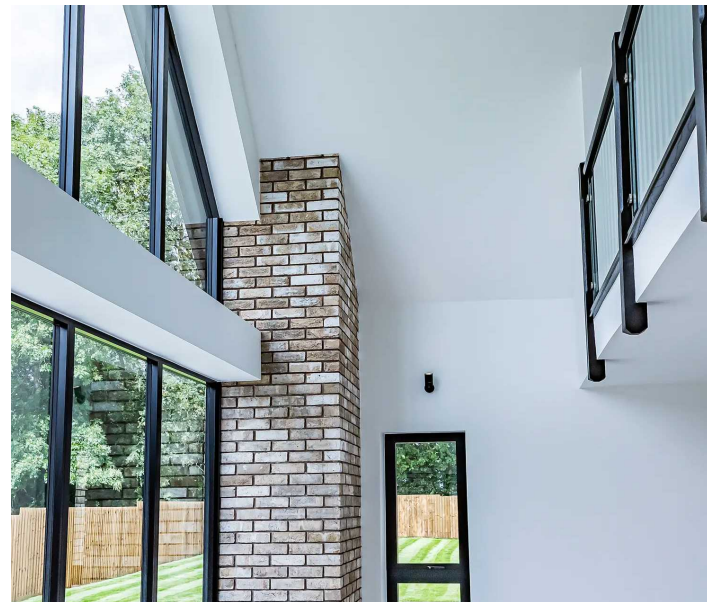
- TV & radio entertainment unit supplying amplified signal to all main reception rooms and bedrooms
- SKY ready, with pre-installed dish and widescreen TV ready wall trusses
- BT ready telephone points
- Designer matte black finish internal doors
- Bespoke, grey satin finish 7" skirting
- 80% wool blend carpets
- Accent lighting
- Fitted bedroom furniture and wardrobes
- Underfloor heating in living room
- Log burner with granite surround

### Reception Halls & Landings

- Attractive house name plate
- Welcoming porcelain tiled floor
- Designer matte black finish internal doors
- Bespoke, grey satin finish 7" skirting
- Hand-picked fittings
- LED down-lighters
- Security system
- Entrance fob handset
- Power points

### Outside

- Bespoke Damson Homes design by our in-house architects
- Block paved driveways



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- Landscaped gardens
- Block-paved patio area with lighting
- Private, electric control entrance gate
- Double glazed, black frame Aluminium windows
- Roofs finished with high quality natural slate for a sleek contemporary finish
- Outside electric vehicle charging points
- Large timber shed to the rear garden
- Black Aluminium front door

Please refer to the sales agent for an in-depth summary of specifications and links to example imagery and manufacturers.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool / Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.







Tenure: Freehold

- 'The Fielding' external architectural and specification features, undoubtedly set this Family home apart from traditional new build methods and any other property in its location.
- Bespoke 'Damson Homes' design by their 'In House' Architects
- Private Electric controlled Gated entrance
- Stunning contemporary 'Open Plan' kitchen
- Mooring rights to the 'Grand Union Canal'
- Vaulted roof space over kitchen & Dining area with views from the Mezzanine Landing area





## HALLWAY

### GUEST WC

6' 6" x 4' 2" (1.98m x 1.28m)

### LOUNGE

19' 9" x 18' 8" (6.03m x 5.69m)

### KITCHEN/DINING

26' 2" x 22' 3" (7.97m x 6.77m)

### UTILITY

8' 5" x 6' 0" (2.57m x 1.83m)

### FAMILY ROOM

18' 8" x 16' 8" (5.69m x 5.08m)

### BEDROOM FOUR

17' 2" x 10' 5" (5.22m x 3.18m)

### ENSUITE

6' 6" x 8' 7" (1.98m x 2.61m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

20' 10" x 16' 1" (6.35m x 4.90m)

### ENSUITE

7' 0" x 6' 9" (2.13m x 2.06m)

### BEDROOM TWO

18' 1" x 14' 2" (5.50m x 4.33m)

### ENSUITE

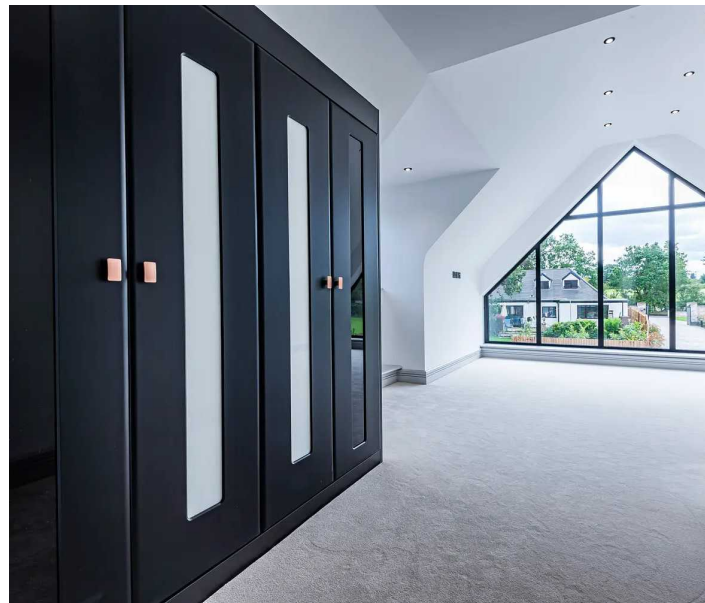
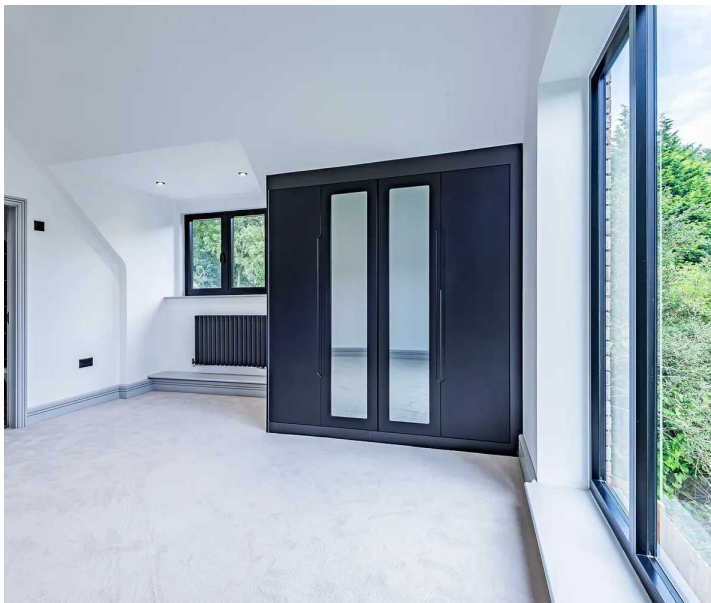
### BEDROOM THREE

17' 4" x 14' 10" (5.28m x 4.51m)

### ENSUITE

### STUDY

6' 10" x 8' 0" (2.09m x 2.43m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **TOTAL SQUARE FOOTAGE**

295.5 sq.m (3181 sq. ft) approx.

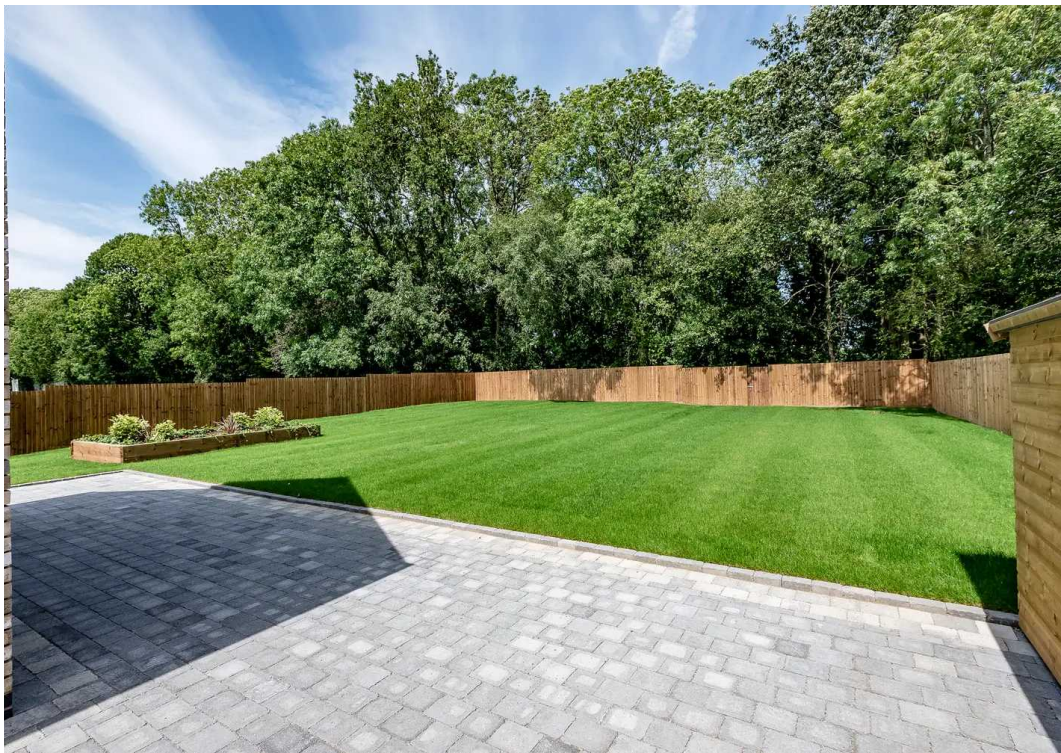
### **ITEMS INCLUDED IN THE SALE**

### **ADDITIONAL INFORMATION**

Services: water meter. LPG, electricity and Septic tank

### **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.



GROUND FLOOR  
158.2 sq.m. (1703 sq.ft.) approx.



1ST FLOOR  
137.1 sq.m. (1476 sq.ft.) approx.



TOTAL FLOOR AREA : 295.3 sq.m. (3179 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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