



Norton Green Lane, Knowle

Guide Price £3,500,000

xact
EXCLUSIVE

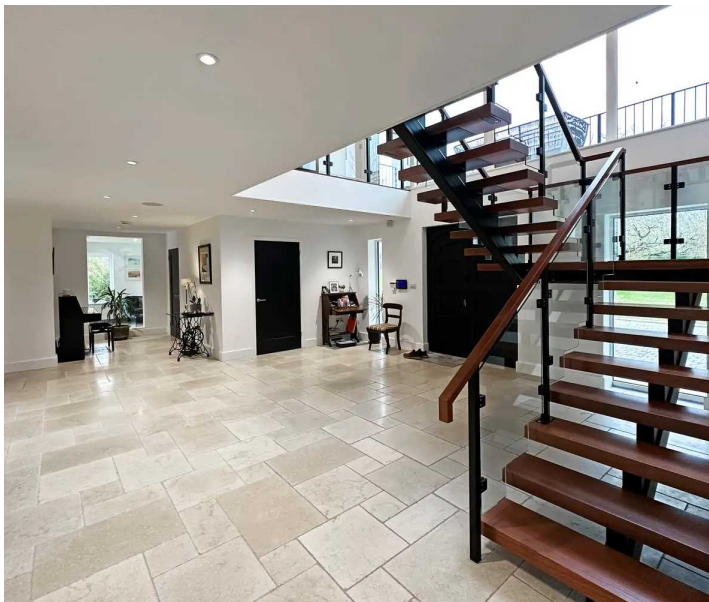




PROPERTY OVERVIEW

Introducing an exceptional opportunity to acquire a truly stunning detached residence, which was build complete in 2023, and which is offered to the market with the benefit of no upward chain. This outstanding property is nestled within a highly sought-after and private location of Knowle, offering a tranquil and secluded living experience.

Situated on an impressive plot extending to approx 8 acres, this individually designed contemporary property is surrounded by manicured formal gardens and green belt fields to the rear, providing a picturesque backdrop from every angle. The property boasts amazing attention to detail throughout, with no expense spared in its construction and finishes.



Upon arrival at Cryers Oak, you are greeted by an electric gated entrance leading to a large sweeping driveway, setting the tone for the grandeur that awaits within. The property also benefits from outstanding parking facilities for multiple vehicles via the large tarmacadam and block paved driveway and from an oak-framed double garage with a carport.



Step inside and be instantly captivated by the outstanding attention to detail showcased throughout the property. The fabulous entrance hallway boasts a vaulted ceiling with full height glass windows, balcony and a bespoke staircase. All living areas are flooded with natural light, thanks to the floor-to-ceiling and bespoke windows and doors that seamlessly connect the indoors with the outdoors. A particular feature of the property are the outstanding views available from all rooms and all aspects.

The heart of the home is the large L-shaped breakfast kitchen and family room, featuring a Siematic kitchen with sleek appliances, including Quooker tap, Miele ovens and a versatile electric and gas induction hob with integrated extractor. The kitchen is finished with stunning Silestone work surfaces. To the front of the kitchen is a family area / snug perfect for relaxing and taking advantage of the views via corner windows and sliding doors leading to the outside patio area.



The open-plan downstairs layout allows for seamless entertaining. With the dining room immediately located off the breakfast kitchen the property offers a separate dining space for more formal occasions. Whilst the large living room with feature log burner, offers a triple aspect view to the front, rear and side of the property. Additional features of this remarkable ground floor design include underfloor heating to all floors, a separate comms room, and a separate utility room for added convenience.



Moving upstairs, the property continues to impress with four double bedrooms, each accompanied by its own luxurious ensuite, ensuring total comfort and privacy for all residents. The principal suite is a true sanctuary, boasting a stunning balcony, electric blinds to the full height glass windows which overlook the surrounding countryside and a walk in wardrobe and large luxury ensuite. This room offers the perfect space for relaxation and taking in the breathtaking views. In addition, there are two enormous loft spaces, which could be used as additional rooms, as they are boarded with lighting and have integrated loft ladders.

In addition to the main residence, the property also features a self-contained studio, offering versatility to be used as a granny annexe, teenage suite or for those looking to generate additional through services like Airbnb. The studio comprises a large open-plan kitchen and living area, a double bedroom, and a separate bathroom. Again, the Studio has been finished to the highest specification and includes underfloor heating throughout.

Furthermore, this exceptional property includes a further separate building which could be utilised as a gym or storage facilities. Outside of this is a separate oak staircase leading to a purpose built office and is an ideal space those seeking to work from home.

Externally, the property is surrounded by private landscaped gardens that beautifully frame the residence, creating a serene oasis for outdoor living and entertaining. With its remarkable design, outstanding attention to detail, and breathtaking views over green belt fields, this truly is an outstanding opportunity to acquire a property of exceptional quality and style. Do not miss your chance to make this exceptional residence your own. Contact Xact Homes on 01564 777284 to arrange a private viewing.





PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK). Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village 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 Knowle village.

Council Tax band: H

Tenure: Freehold





- Outstanding Opportunity To Purchase A Stunning Detached Residence Built In 2023
- Set In 8 acres Of Land, Including Detached Studio, Separate Gym With Office Above
- Offered To The Market With No Upward Chain
- Four Double Bedrooms With Four Bathrooms To Main Residence
- Fabulous Entrance Hallway With Vaulted Ceiling & Bespoke Staircase
- Oak Framed Double Garage With Car Port
- Set Behind Electric Gated Entrance & Large Sweeping Driveway
- Outstanding Views To Green Belt Fields To The Front & Rear
- Private Landscaped Gardens Surrounding The Property

HOUSE

ENTRANCE HALL

CLOAKROOM

6' 2" x 5' 7" (1.88m x 1.70m)

WC

5' 7" x 5' 0" (1.70m x 1.52m)

LIVING ROOM

30' 3" x 27' 7" (9.22m x 8.41m)

DINING ROOM

18' 10" x 13' 10" (5.74m x 4.22m)

'L' SHAPED BREAKFAST KITCHEN & FAMILY ROOM

BREAKFAST KITCHEN

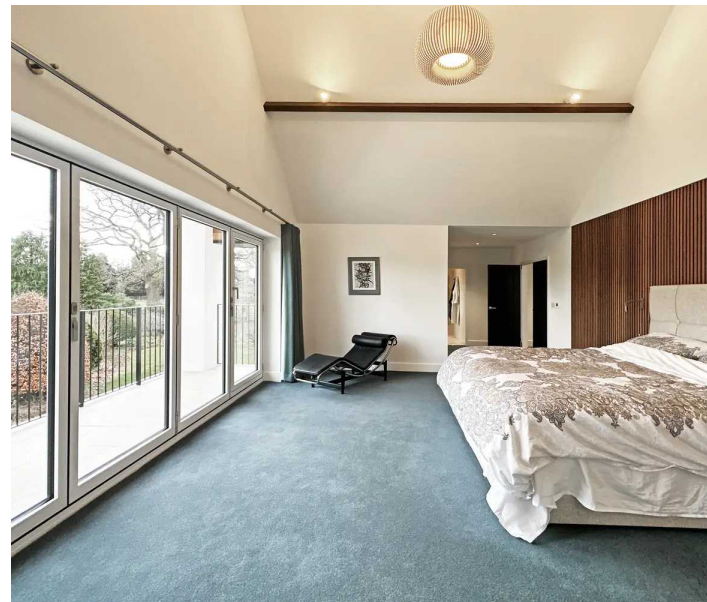
18' 7" x 13' 4" (5.66m x 4.06m)

FAMILY AREA/SNUG

16' 3" x 9' 11" (4.95m x 3.02m)

PANTRY

5' 1" x 2' 11" (1.55m x 0.89m)



**UTILITY ROOM**

10' 6" x 8' 2" (3.20m x 2.49m)

PLANT ROOM

7' 3" x 4' 0" (2.21m x 1.22m)

STORE

7' 3" x 3' 11" (2.21m x 1.19m)

FIRST FLOOR**BALCONY OFF LANDING**

17' 8" x 4' 6" (5.38m x 1.37m)

PRINCIPAL BEDROOM

30' 10" x 13' 11" (9.40m x 4.24m)

BALCONY

17' 8" x 4' 6" (5.38m x 1.37m)

WALK IN WARDROBE

9' 5" x 4' 11" (2.87m x 1.50m)

ENSUITE

12' 0" x 8' 4" (3.66m x 2.54m)

BEDROOM TWO

18' 11" x 12' 0" (5.77m x 3.66m)

ENSUITE

9' 7" x 7' 2" (2.92m x 2.18m)

BEDROOM THREE

22' 1" x 15' 11" (6.73m x 4.85m)

ENSUITE

9' 2" x 7' 7" (2.79m x 2.31m)

BEDROOM FOUR

17' 5" x 11' 3" (5.31m x 3.43m)

ENSUITE

10' 1" x 9' 11" (3.07m x 3.02m)





TOTAL SQUARE FOOTAGE
380.1 sq.m (4091 sq.ft) approx.

OUTSIDE THE PROPERTY

STUDIO

OPEN PLAN KITCHEN & LIVING AREA

LIVING AREA

19' 11" x 14' 2" (6.07m x 4.32m)

KITCHEN

13' 11" x 12' 3" (4.24m x 3.73m)

BEDROOM

19' 11" x 13' 4" (6.07m x 4.06m)

BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)

GYM/GAMES ROOM & OFFICE

GYM

18' 0" x 10' 0" (5.49m x 3.05m)

COLD STORE

GAMES ROOM

18' 0" x 11' 8" (5.49m x 3.56m)

SAUNA

SHOWER ROOM

7' 9" x 4' 0" (2.36m x 1.22m)

FIRST FLOOR

OFFICE

18' 8" x 11' 8" (5.69m x 3.56m)





PRIVATE LANDSCAPED GARDENS

DOUBLE GARAGE

20' 11" x 19' 0" (6.38m x 5.79m)

CARPORT

18' 3" x 10' 1" (5.56m x 3.07m)

LOG STORE

ITEMS INCLUDED IN THE SALE

Miele integrated oven, Bora integrated hob, Bora extractor, Miele microwave, Miele fridge, Miele dishwasher, all carpets, curtains, blinds and light fittings, underfloor heating, garden shed, greenhouse, CCTV and car charging point (installed 2023).

ADDITIONAL INFORMATION

Services - LPG (Flogas), mains electricity and sewage plants. Broadband - BT Loft space - boarded with ladder and lighting.

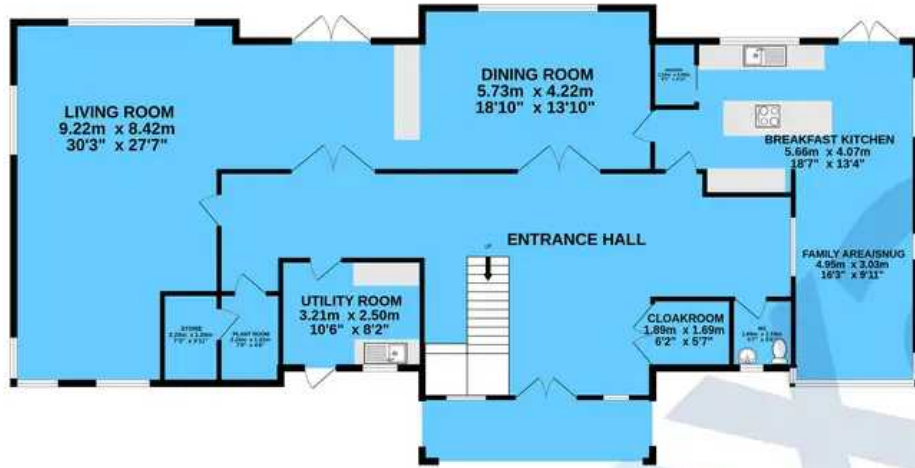
MONEY LAUNDERING REGULATIONS

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.

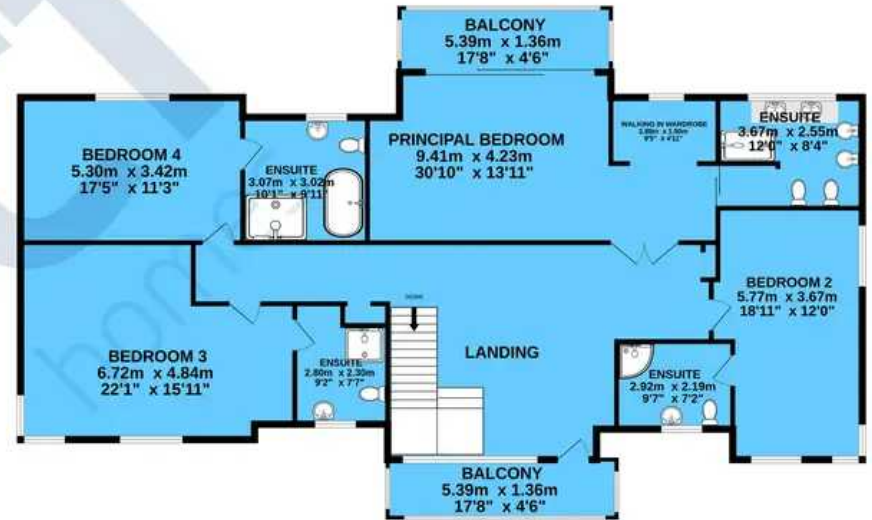




GROUND FLOOR
202.4 sq.m. (2178 sq.ft.) approx.



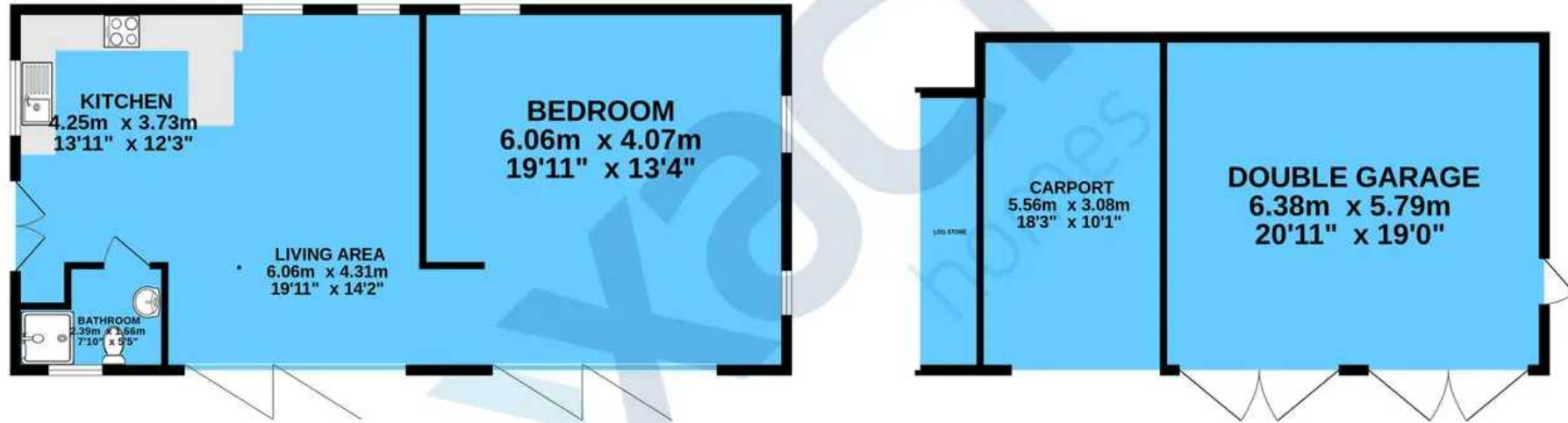
1ST FLOOR
177.7 sq.m. (1913 sq.ft.) approx.



TOTAL FLOOR AREA : 380.1 sq.m. (4091 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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STUDIO & DOUBLE GARAGE



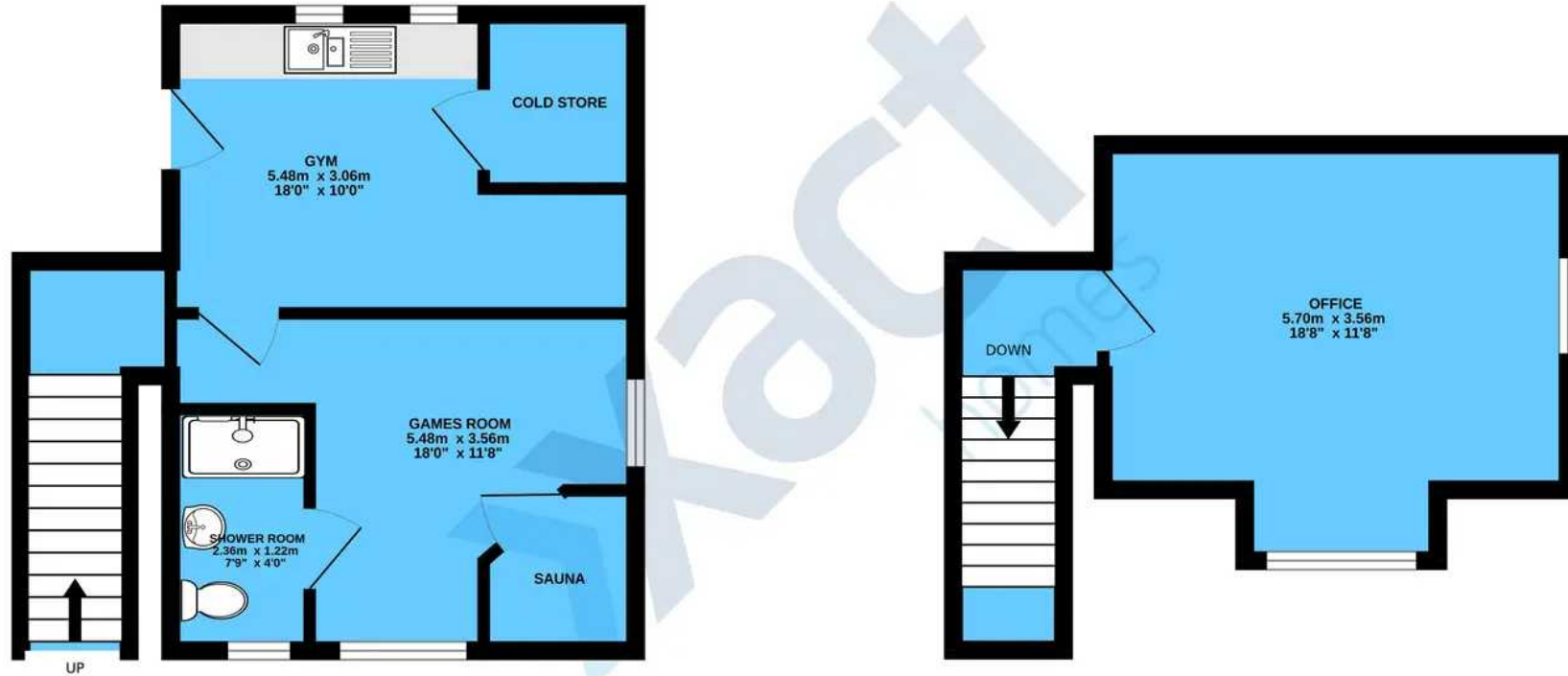
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GYM/GAMES ROOM

OFFICE



TOTAL FLOOR AREA : 50.9 sq.m. (548 sq.ft.) approx.

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