



Netherwood Lane, Chadwick End

Guide Price £950,000





PROPERTY OVERVIEW

Nestled within a most private and idyllic setting, this charming three-bedroom detached character cottage offers a peaceful sanctuary for those seeking a retreat from the bustle of city life. Accessed via a private gravelled driveway, the property is a hidden gem set within gardens and grounds extending to approximately two acres, providing a serene backdrop for a tranquil lifestyle. With substantial scope for extension and/or development subject to planning permission, this property presents a unique opportunity for customisation to suit individual preferences. The ground floor accommodation comprises a welcoming entrance hallway, living room, a dining room ideal for entertaining guests, a light-filled conservatory, and a well-appointed breakfast kitchen, offering ample space for entertaining. The first floor is home to three bedrooms, with the principal bedroom boasting an en-suite bathroom for added convenience. The versatile layout includes a ground floor bedroom, which was previously the dining room, with an en-suite facility, catering to a variety of lifestyle needs. The property exudes warmth and character throughout, blending traditional charm with modern comforts seamlessly.





The front of the property features formal landscaped gardens, providing an inviting outdoor space for relaxation and enjoying the surrounding views. Additionally, there is a double garage and access to stables and storage facilities, catering to equestrian enthusiasts or those in need of additional storage space. Extending to approximately two acres in total, the grounds (which includes the summer house, approximately an acre from the property), at the rear of the property offer ample space for outdoor activities or potential further development, creating endless possibilities for creating a bespoke living environment. The breathtaking countryside views overlooking green belt fields add to the allure of this exceptional property, offering a slice of rural paradise within easy reach of urban amenities. In summary, this property combines privacy, tranquillity, and potential for expansion, making it a rare find in a sought-after location. Ideal for those looking to embrace a peaceful lifestyle surrounded by nature, this detached character cottage represents a unique opportunity to create a bespoke home tailored to individual preferences and aspirations.





PROPERTY LOCATION

Within the Baddesley Clinton village, a civil parish in Warwickshire, famed for its National Trust property Baddesley Clinton, is a secluded, intimate estate set in the heart of Warwickshire's historic forest of Arden with over 500 years of history and grade I listed house. The property is also close to Chadwick End a small hamlet located some two miles south of Knowle and contains local amenities including the popular Orange Tree Public House, village hall and transport services into Knowle and beyond and Lapworth an outstanding village with unspoilt rural location and a short drive from the larger villages of Knowle and Dorridge. The larger village of Knowle is also within easy reach and contains a variety of excellent shops and schooling facilities, and the adjoining village of Dorridge provides commuter train services to Birmingham and London. Solihull town centre is some four miles distance with its excellent shopping, schooling and recreational facilities and, in addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 15/20 minute drive, whilst the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Located Within A Most Private And Idyllic Location
- Set Behind Private Gravelled Driveway
- Three Bedroom Detached Character Cottage Within Detached Double Garage
- Set In Gardens And Grounds Of Approximately Two Acres
- Substantial Scope For Extension And / Or Development STPP
- Ground Floor Accommodation Includes Living Room, Dining Room, Conservatory And Breakfast Kitchen
- Three Bedrooms To First Floor With Principal Bedroom Affording En-suite
- Offering Versatile Accommodation With Ground Floor Bedroom With En-suite Facility
- Formal Landscaped Gardens To Front With Access To Stables And Storage
- Grounds To The Rear Extending In Total Extending In Total To Approx. Two Acres

ENTRANCE HALL

WC

4' 11" x 3' 11" (1.50m x 1.19m)

LIVING ROOM

17' 9" x 13' 11" (5.41m x 4.24m)

BREAKFAST KITCHEN

17' 3" x 8' 10" (5.26m x 2.69m)

UTILITY ROOM

4' 11" x 4' 11" (1.50m x 1.50m)

DINING ROOM

11' 10" x 9' 2" (3.61m x 2.79m)

BEDROOM FOUR

17' 7" x 9' 10" (5.36m x 3.00m)

ENSUITE

9' 10" x 3' 11" (3.00m x 1.19m)



**CONSERVATORY**

10' 10" x 9' 10" (3.30m x 3.00m)

FIRST FLOOR**PRINCIPAL BEDROOM**

19' 10" x 10' 11" (6.05m x 3.33m)

ENSUITE

10' 11" x 7' 0" (3.33m x 2.13m)

BEDROOM TWO

11' 4" x 9' 10" (3.45m x 3.00m)

BEDROOM THREE

9' 10" x 8' 2" (3.00m x 2.49m)

BATHROOM

9' 4" x 7' 9" (2.84m x 2.36m)

TOTAL SQUARE FOOTAGE

163 sq.m (1755 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

24' 7" x 20' 6" (7.49m x 6.25m)

STORE

9' 10" x 7' 7" (3.00m x 2.31m)

FORMAL LANDSCAPED GARDENS**ITEMS INCLUDED IN THE SALE**

Leisure Classic 90 integrated oven, Leisure Classic 90 integrated hob, Leisure Classic 90 extractor, Sharp microwave, fridge/freezer (old in garage), Logik fridge/freezer, Bosch dishwasher, Hoover washing machine, Hoover tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in four bedrooms, garden shed, summer house and greenhouse.



ADDITIONAL INFORMATION

Services - LPG, mains electricity and septic tank.
Broadband - Sky. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

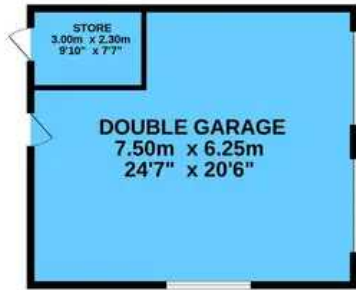
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 163.0 sq.m. (1755 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

