



Station Road, Dorridge

Guide Price £1,950,000

xact
EXCLUSIVE





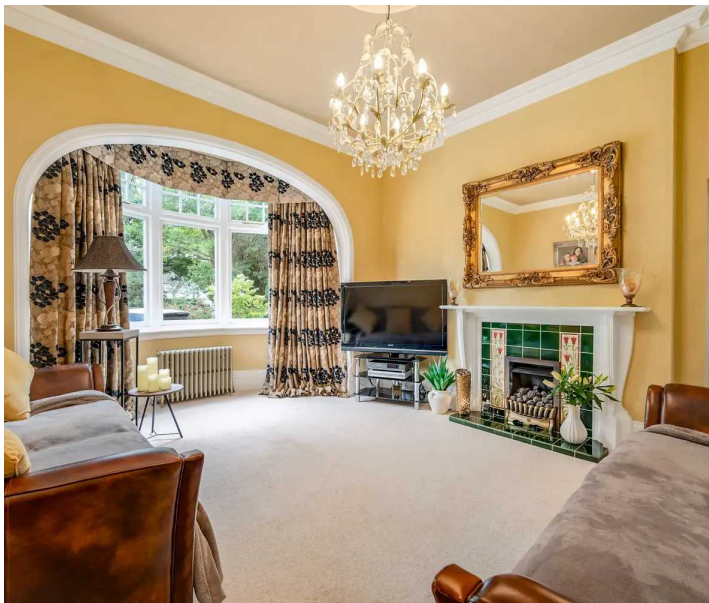
PROPERTY OVERVIEW

This is an extremely rare opportunity to purchase a most stunning and significantly extended five bedroom detached Edwardian residence set within easy walking distance to Dorridge village and station. Located midway between the villages of Knowle and Dorridge this substantially extended period property boasts many of the features associated with the Edwardian era and internal inspection is highly recommended to fully appreciate this beautiful family home which has been maintained to the highest possible standard. Southcote is set over three floors and is located behind a large tarmac driveway providing ample parking for multiple vehicles and also leads to a single garage. All ground floor accommodation is accessed via a most imposing entrance hallway and includes five stunning reception rooms including drawing room, sitting room, family room, study and morning room. To the rear of the property is a magnificent open plan kitchen / dining and family room which affords views to the large landscaped rear garden. The ground floor accommodation is completed with a cellar and guest cloakroom which is accessed off the entrance hall and a large utility conveniently located off the kitchen and also provides internal access into the garage. To the first floor are three double bedrooms and two bathrooms.





The principal bedroom benefits from views to the rear garden and includes a large luxury ensuite. On this floor the two remaining bedrooms are serviced via the family bathroom. To the second floor are a further two double bedrooms and a large bathroom. Outside, Southcote benefits from a large, private and beautifully landscaped westerly facing rear garden which is mainly laid with lawn, formal borders shrubs and trees and a full width patio area providing ample room for table and chairs. The garden also includes a superb wooden summerhouse and useful storage shed which located to the rear aspect of the garden. Viewing of this stunning period property is strictly via appointment by contacting Xact Homes on 01564 777284.





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, 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.

Council Tax band: G

Tenure: Freehold





- Significantly Extended
- Five Bedroom Edwardian Detached
- Five Reception Rooms
- Open Plan Kitchen/Dining & Family Room
- Principal Bedroom With Ensuite
- Two Bathrooms
- Garage & Off Road Parking

HALL

WC

MORNING ROOM

11' 10" x 10' 10" (3.60m x 3.30m)

FAMILY ROOM

16' 3" x 13' 3" (4.95m x 4.05m)

SITTING ROOM

12' 10" x 7' 3" (3.90m x 2.20m)

STUDY

13' 7" x 7' 3" (4.15m x 2.20m)

DRAWING ROOM

18' 10" x 13' 3" (5.75m x 4.05m)

KITCHEN/DINING & FAMILY ROOM

28' 3" x 21' 10" (8.60m x 6.65m)

UTILITY

14' 3" x 7' 3" (4.35m x 2.20m)

WC

INTEGRAL GARAGE

22' 0" x 9' 0" (6.70m x 2.75m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 7" x 14' 6" (5.05m x 4.41m)

ENSUITE

11' 0" x 8' 8" (3.35m x 2.65m)



**BEDROOM TWO**

13' 5" x 13' 0" (4.10m x 3.95m)

BEDROOM THREE

11' 10" x 11' 0" (3.60m x 3.35m)

BATHROOM

9' 10" x 7' 5" (3.00m x 2.25m)

SECOND FLOOR**BEDROOM FOUR**

16' 5" x 13' 1" (5.00m x 4.00m)

BEDROOM FIVE

13' 5" x 13' 1" (4.10m x 4.00m)

BATHROOM

13' 5" x 7' 10" (4.10m x 2.40m)

OUTSIDE THE PROPERTY**OFF ROAD PARKING****WEST FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

AGA free standing cooker, Neff microwave, Neff fridge, Neff freezer, Bosch dishwasher, all carpets, curtains and blinds, fitted wardrobes in four bedrooms, garden shed, summerhouse and electric garage door.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - BT - Fibre optic. Loft space - boarded 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.



020 FLOOR
316 SQ. FT. (29.2 SQ. M.) approx.

GROUND FLOOR
2100 SQ. FT. (194.2 SQ. M.) approx.

1ST FLOOR
360 SQ. FT. (33.3 SQ. M.) approx.

2ND FLOOR
357 SQ. FT. (32.9 SQ. M.) approx.



TOTAL FLOOR AREA : 3167 sq.ft. (294.2 sq.m.) 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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