

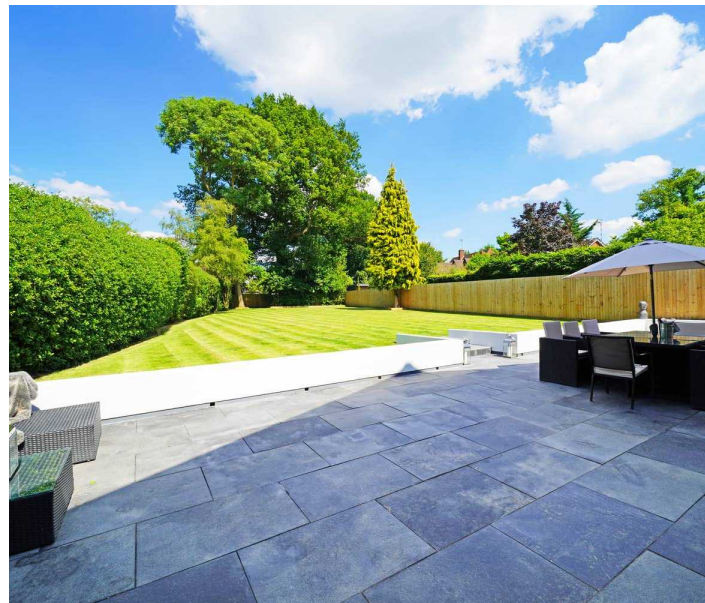


Old Warwick Road, Rowington

Guide Price £1,500,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled within the sought-after village of Rowington, this completely remodelled, extended, and refurbished five-bedroom detached home offers a unique blend of modern luxury and stunning panoramic views of open fields. Located in an outstanding position, this property boasts a high end contemporary finish throughout, enhanced by underfloor heating on the ground floor for added comfort.

Approaching the property, you are greeted by a large graveled driveway, providing ample parking for several vehicles and leading to a convenient garage. Stepping inside, the large entrance hallway sets the tone for the rest of the home, leading to two expansive reception rooms currently serving as a living room and family room. The heart of the home lies in the magnificent open-plan kitchen/dining and family room. Featuring Dekton work surfaces, a central island / breakfast bar, and full-width sliding doors leading to the rear garden, this space is perfect for both daily living and entertaining. A generously sized utility room conveniently connects to the garage. Ascending to the first floor, you will find five double bedrooms, each boasting its own luxury ensuite for ultimate privacy and convenience.



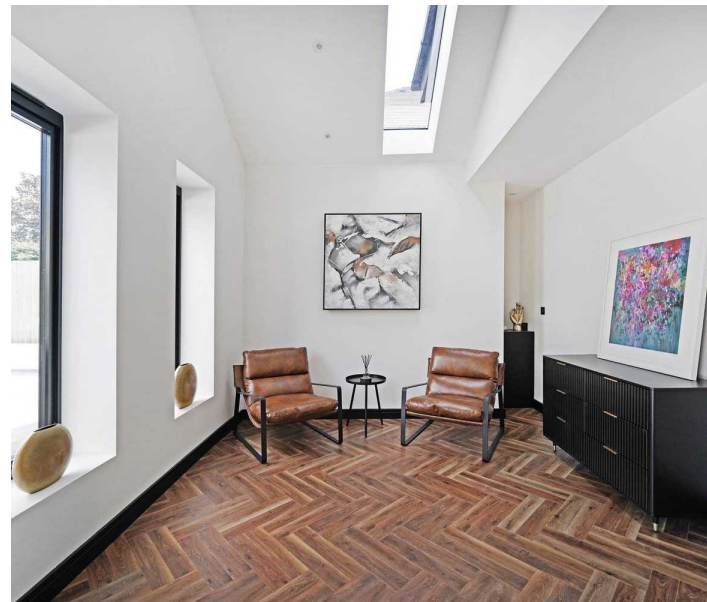
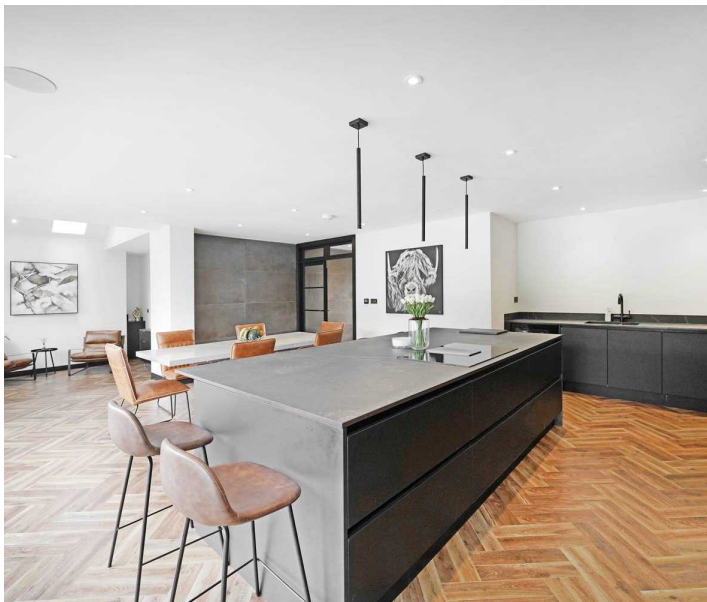
The principal bedroom is a true retreat, with a vaulted ceiling, an open ensuite complete with a freestanding bath and separate shower, and captivating views of the surrounding green belt fields. Outside, the large landscaped rear garden provides a tranquil escape, with a lush lawn and a full-width patio offering ample space for outdoor dining and relaxation. This residence is ideal for those who appreciate quality craftsmanship, modern design, and tranquil surroundings. In summary, this stunning property is a testament to refined living, offering a perfect fusion of modern amenities, spacious living areas, and idyllic views in a highly desirable location. A viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

PROPERTY LOCATION

Set within the delightful village of Rowington, The Rising enjoys a rural environment yet is only a few minutes drive to the larger villages of Lapworth, Knowle and Dorridge. Rowington and Lapworth offer local shops, excellent local inns, rail commuter service from Lapworth Station, village hall, St Mary the Virgin Parish Church, plus a junior and infant school in Station Lane. Surrounding Lapworth is lovely greenbelt countryside with many rural, canalside walks and bridle paths. The property is located some three miles in distance from Junction 4 of the M42 and the excellent shopping facilities of Solihull are also located close by (approx. five miles) containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42, some four miles away.

Council Tax band: G

Tenure: Freehold





- Completely Remodelled, Extended And Refurbished Five Bedroom Detached With Stunning Views To Open Fields
- Outstanding Location Set Within The Sought After Village Of Rowington
- Stunning Contemporary Finish Throughout With Underfloor Heating Throughout Ground Floor Accommodation
- Set Behind A Large Gravelled Driveway Providing Ample Parking For Multiple Vehicles And Leading To Garage
- Large Entrance Hallway Leading To Two Large Reception Rooms Currently Used As Living Room And Family Room
- Magnificent Open Plan Kitchen / Dining And Family Room With Dekton Worksurfaces / Feature Central Island Breakfast Bar And Full Width Sliding Doors To Rear Garden
- Large Utility Leading Into Garage
- Five Double Bedrooms To First Floor With Five Luxury Ensuite
- Magnificent Principal Bedroom With Vaulted Ceiling, Open Ensuite With Freestanding Bath And Separate Shower Plus Stunning Views To Green Belt Fields
- Large Landscaped Rear Garden, Mainly Laid With Lawn With Full Width Patio Providing Ample Room For Table And Chairs

ENTRANCE HALLWAY

WC

5' 9" x 5' 3" (1.75m x 1.60m)

FAMILY ROOM

13' 5" x 10' 3" (4.09m x 3.12m)

LIVING ROOM

14' 5" x 13' 1" (4.39m x 3.99m)



KITCHEN/DINING/FAMILY ROOM

32' 2" x 20' 4" (9.80m x 6.20m)

UTILITY

11' 6" x 8' 10" (3.51m x 2.69m)

INTEGRAL GARAGE

19' 4" x 13' 1" (5.89m x 3.99m)

FIRST FLOOR

PRINCIPAL BEDROOM WITH OPEN ENSUITE

21' 4" x 16' 5" (6.50m x 5.00m)

WC

BEDROOM TWO

13' 1" x 12' 0" (3.99m x 3.66m)

ENSUITE

6' 5" x 5' 7" (1.96m x 1.70m)

BEDROOM THREE

13' 1" x 10' 10" (3.99m x 3.30m)

ENSUITE

6' 7" x 5' 7" (2.01m x 1.70m)

BEDROOM FOUR

13' 1" x 10' 6" (3.99m x 3.20m)

WALK IN WARDROBE

6' 7" x 6' 7" (2.01m x 2.01m)

ENSUITE

6' 7" x 4' 11" (2.01m x 1.50m)

BEDROOM FIVE

11' 10" x 10' 4" (3.61m x 3.15m)

ENSUITE

5' 11" x 4' 11" (1.80m x 1.50m)

TOTAL SQUARE FOOTAGE

288 sq.m (3100 sq.ft) approx.



OUTSIDE THE PROPERTY

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ON DRIVE PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

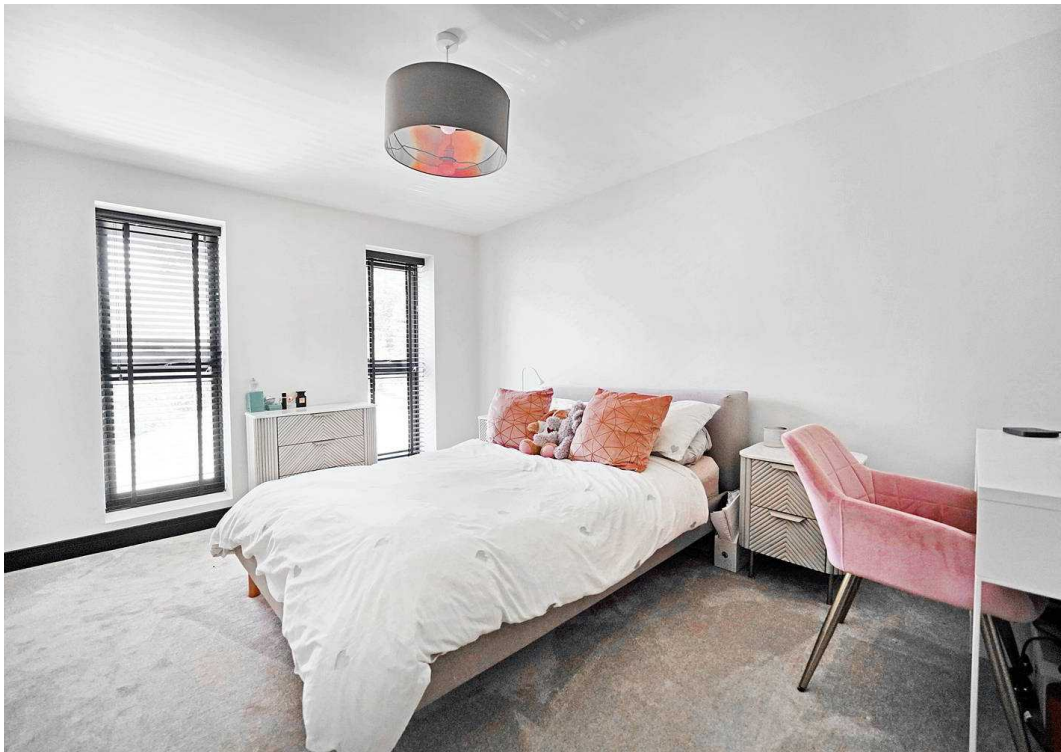
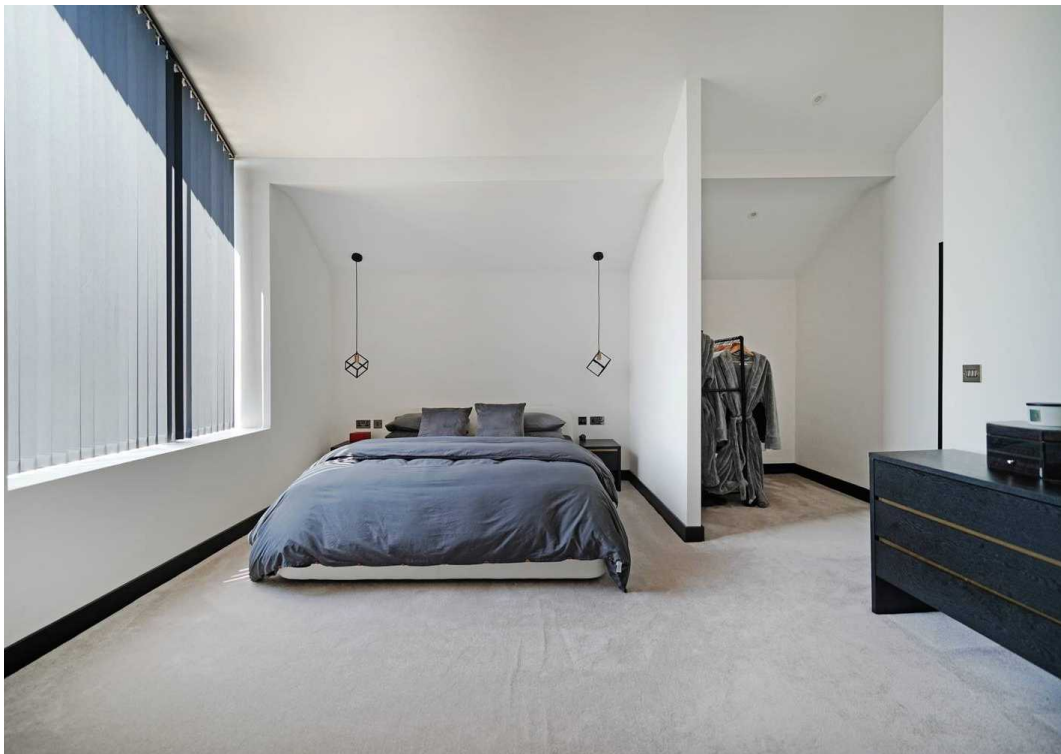
Integrated oven, integrated hob, extractor, microwave, full height fridge, full height freezer, dishwasher, all carpets and blinds, wet underfloor heating downstairs and electric garage door.

ADDITIONAL INFORMATION

Services - water meter, oil, mains electricity and sewers. Broadband - Sky (fibre available by 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

1ST FLOOR



TOTAL FLOOR AREA : 288.0 sq.m. (3100 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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