



Barston Lane, Barston

Guide Price £1,295,000

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PROPERTY OVERVIEW

Positioned within the sought-after village of Barston, this beautifully presented and completely refurbished five-bedroom detached property offers a luxurious lifestyle tailored for the discerning homeowner. Nestled behind an in-and-out driveway with a gated entrance to the side which leads to a triple garage, ensuring both convenience and security for the homeowner.

The property commands stunning countryside views that stretch out to open fields both at the front and rear, providing a serene backdrop to every-day living. The large open-plan breakfast kitchen, dining, and family room serve as the heart of the home, featuring bi-fold doors that lead out to the rear patio accentuating indoor-outdoor living. The dual-aspect living room, accessed via a spacious entrance hallway, alongside a guest cloakroom and utility room, offers ample space for relaxation and entertainment.





Ascending to the first floor, five superb bedrooms await, with the principal bedroom boasting a large luxury en-suite shower room. The remaining bedrooms are serviced by a sumptuous family bathroom, ensuring comfort and convenience for all residents. The rear garden, which faces south, is predominantly laid to lawn and offers exceptional views over the fields beyond, providing a tranquil oasis for outdoor enjoyment.

Designed for entertainment, the property features outstanding leisure facilities, including a purpose-built oak garden room with a jacuzzi, ideal for relaxing moments. A games room with a bar area, shower room, and a separate reception room or office cater to a variety of lifestyles, offering flexible spaces for work and play.

Overall, this detached property represents a rare opportunity to reside in a meticulously maintained home that seamlessly blends luxury living with the tranquility of the surrounding countryside. With its unparalleled views, spacious interiors, and top-tier amenities, this property is sure to exceed the expectations of even the most discerning buyer, offering a lifestyle of comfort, privacy, and sophistication.





PROPERTY LOCATION

Barston is a delightful and charming village, conveniently situated near to Knowle and Dorridge villages and also Solihull town centre and having main rail links into Birmingham Snow Hill and London Marylebone. In addition, the property is located a short drive from Junction 5 and 6 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are located close by 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.

Council Tax band: F

Tenure: Freehold

- Beautifully Presented And Completely Refurbished Five Bedroom Detached Property
- Located Within The Sought After Village Of Barston And Set Back Behind An In And Out Driveway With Gated Entrance Leading To A Triple Garage
- Large Open Plan Breakfast Kitchen / Dining And Family Room With Bi-Fold Doors To Rear Patio Plus Dual Aspect Living Room All Accessed Via Large Entrance Hallway With Guest Cloak Room And Utility
- Stunning Countryside Views To Open Fields To Both The Front And Rear
- Five Superb Bedrooms To The First Floor, Principal Bedroom With Large Luxury En-suite, Remaining Bedrooms Serviced Via Luxury Family Bathroom
- South Facing Rear Garden Which Is Mainly Laid With Lawn And Affording Outstanding Views To Fields
- Outstanding Entertainment Space With Purpose Built Oak Garden Room And Jacuzzi Leading Into A Games Room With Bar Area, Shower Room And Separate Reception Room / Office



ENTRANCE HALLWAY

LIVING ROOM

19' 11" x 11' 11" (6.08m x 3.63m)

BREAKFAST KITCHEN/DINING/FAMILY ROOM

27' 5" x 21' 11" (8.36m x 6.67m)

UTILITY

10' 2" x 5' 3" (3.11m x 1.59m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 5" x 14' 3" (4.71m x 4.35m)

ENSUITE

15' 4" x 5' 1" (4.67m x 1.56m)

BEDROOM TWO

11' 11" x 10' 11" (3.62m x 3.34m)

BEDROOM THREE

12' 0" x 8' 11" (3.65m x 2.72m)

BEDROOM FOUR

11' 11" x 8' 9" (3.64m x 2.66m)

BEDROOM FIVE

8' 11" x 6' 9" (2.73m x 2.05m)

BATHROOM

10' 11" x 6' 0" (3.32m x 1.82m)

OUTSIDE THE PROPERTY

GAMES ROOM/BAR

24' 10" x 23' 4" (7.57m x 7.10m)

SHOWER ROOM

**RECEPTION ROOM/OFFICE**

12' 5" x 9' 8" (3.78m x 2.95m)

TRIPLE GARAGE

24' 10" x 23' 4" (7.57m x 7.11m)

TOTAL SQUARE FOOTAGE

Total floor area: 289.1 sq.m. = 3112 sq.ft. approx

GARDEN**ITEMS INCLUDED IN THE SALE**

AEG Integrated Oven, integrated oven/microwave, AEG Integrated hob, Extractor, AEG Microwave, Two fridges, Freezer, Dishwasher, EDF Solar Panels, Underfloor Heating, all carpets, curtains, blinds and light fittings, Hot tub, CCTV, the gates and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - Oil Central Heating, electricity supplied by wind turbines and generator, solar power and mains water. Broadband - Fibre Loft - Partially boarded, have planning permission approved for loft extension.



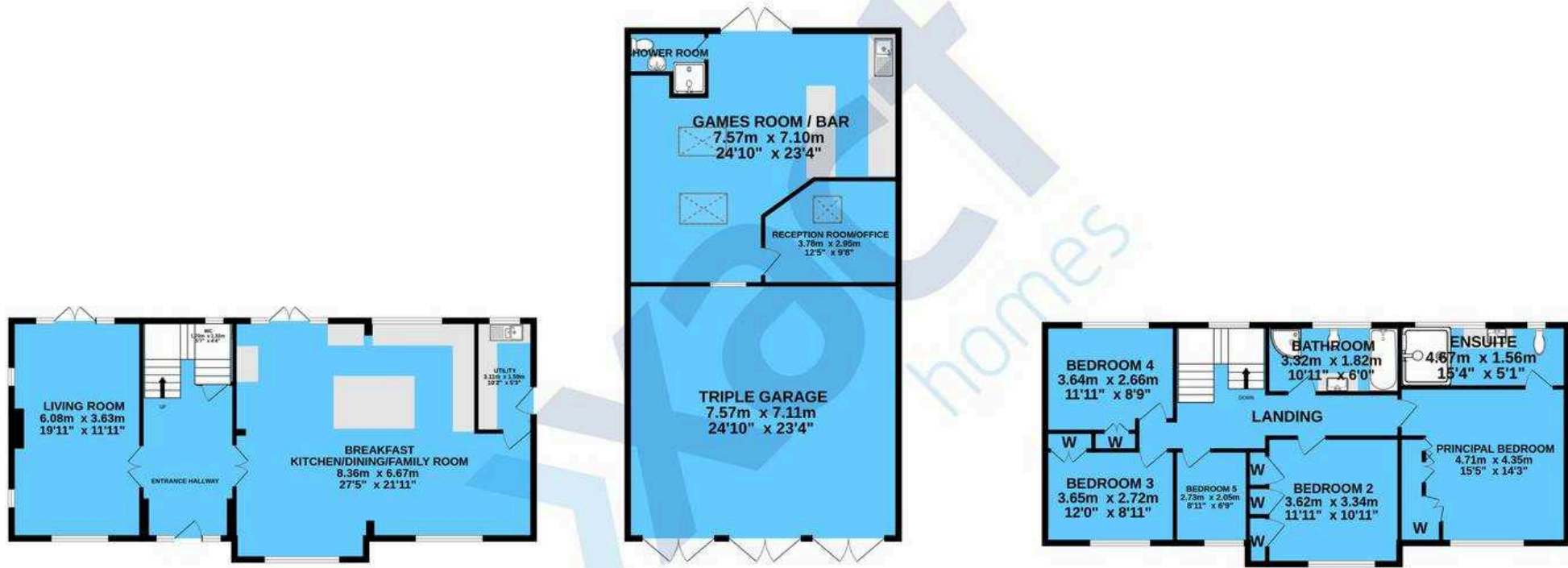
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 289.1 sq.m. (3112 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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