



CHARLES HOWELL
ESTATE AGENTS

THE COPPICE
23 PLYMOUTH ROAD, BARNT GREEN, B45 8JF

The Coppice

23 Plymouth Road, Barnt Green, B45 8JF

Bromsgrove 3.5 miles - Birmingham 11 miles - Worcester 21.5 miles –
London 118 miles (All mileages approx.)

FABULOUSLY PRESENTED & SUBSTANTIAL TRADITIONAL LATE VICTORIAN RESIDENCE OFFERING FLEXIBLE ACCOMMODATION STANDING IN PRIVATE GROUNDS OF APPROX. ¾ OF AN ACRE (NOT MEASURED) HAVING UNDERGONE EXTENSIVE & SYMPATHETIC REFURBISHMENT TO THE HIGHEST OF STANDARDS

- ❑ Traditional Open Porch with Leaded Light Windows To Side & Inner Vestibule.
- ❑ Grand Reception Hall With Restored Parquet Floor, Bespoke Bookcases & Door To Cellar.
- ❑ Guest Cloakroom With Travertine Floor.
- ❑ Elegant Drawing Room With Chesneys Stone Fireplace With Gas Fire, Walk-In Bay & French Door to Rear Terrace.
- ❑ Formal Dining Room With Fireplace.
- ❑ Family Room/Snug With Window Seat, Fireplace With Gas Fire, Door To Terrace & Extensive Games Room With Vaulted Ceiling With Light Tunnel, Original Oak Panelled Wall In Chimney Reveal & Door To Terrace.
- ❑ Bespoke Smallbone Kitchen/Breakfast Room Complete With Aga, Granite Work Surface & Travertine Flooring.
- ❑ Spacious Rear Hall & Pantry With Bespoke Storage Cupboards, Door To Side With Laundry Room & Further Cloakroom.
- ❑ To The First Floor: Dual Aspect Master Bedroom With Contemporary En-Suite Bathroom Having Honed Marble Flooring With Underfloor Heating, Principal Guest Bedroom With Walk-In Wardrobe & En-Suite Bathroom, Three Further Double Bedrooms, Superbly Fitted Family Bathroom With Underfloor Heating & Separate WC.
- ❑ To The Second Floor: Two Further Double Bedrooms With Original Fireplaces, One Being Of Substantial Size & Bathroom With Roll Top Bath, Separate Shower & Conservation Roof Lights.
- ❑ Privately Enclosed Landscaped Grounds Approached Via Wrought Iron Gates Screened By Mature Trees & Shrubs With Terraces, A Raised Sun Terrace & Numerous Paths Meandering Throughout The Gardens.
- ❑ Extensive Car Port, Garage, Wood Store & Ample Off Road Parking.
- ❑ EPC=E



LOCATION

Lying to the South West of Birmingham City centre, the village of Barnt Green has justifiably proved popular with aspiring home owners over many years. The village provides an enviable range of amenities including a broad range of local shops, schooling across the various age groups (including the renowned Bromsgrove School set close at hand in

Bromsgrove itself), medical and dental facilities. Barnt Green is well positioned for access onto the nearby motorway network with excellent onward connections and also enjoys a good rail service into Birmingham and Worcester city centres. Local leisure facilities abound, including the acclaimed Lickey Hills and a variety of cricket, squash, golf and sailing clubs.





DESCRIPTION

Situated on arguably the most prestigious and highly regarded road within the sought after village of Barnt Green, The Coppice is a discreetly positioned yet fabulously presented substantial late Victorian family home. The flexibly configured accommodation of some 6,063 sq ft extends over three floors plus cellarage whilst the property sits within a most generous plot of approximately $\frac{3}{4}$ of an acre (not measured) offering a high degree of privacy and seclusion. The gardens are one of the principal features of The Coppice and include a delightful rear sun terrace overlooking areas of formal lawn, a 'hidden' garden, numerous trees, flower borders and shrubs together with meandering pathways, all within a verdant setting.

Over recent years, The Coppice has benefitted from a painstaking programme of entirely sympathetic restoration and enhancement which successfully blends traditional detailing with a contemporary flourish. Well proportioned and airy rooms are a striking feature of this splendid family residence with the four principal reception rooms enjoying uninterrupted views over the private sun terrace and garden. The extensive restoration programme undertaken by the current owners demonstrates a close attention to detail.

In short, this is a first rate period family home, set within extensive yet private grounds and on one of the prime residential roads in the West Midlands.





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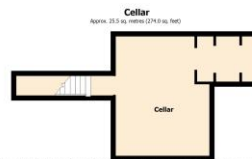
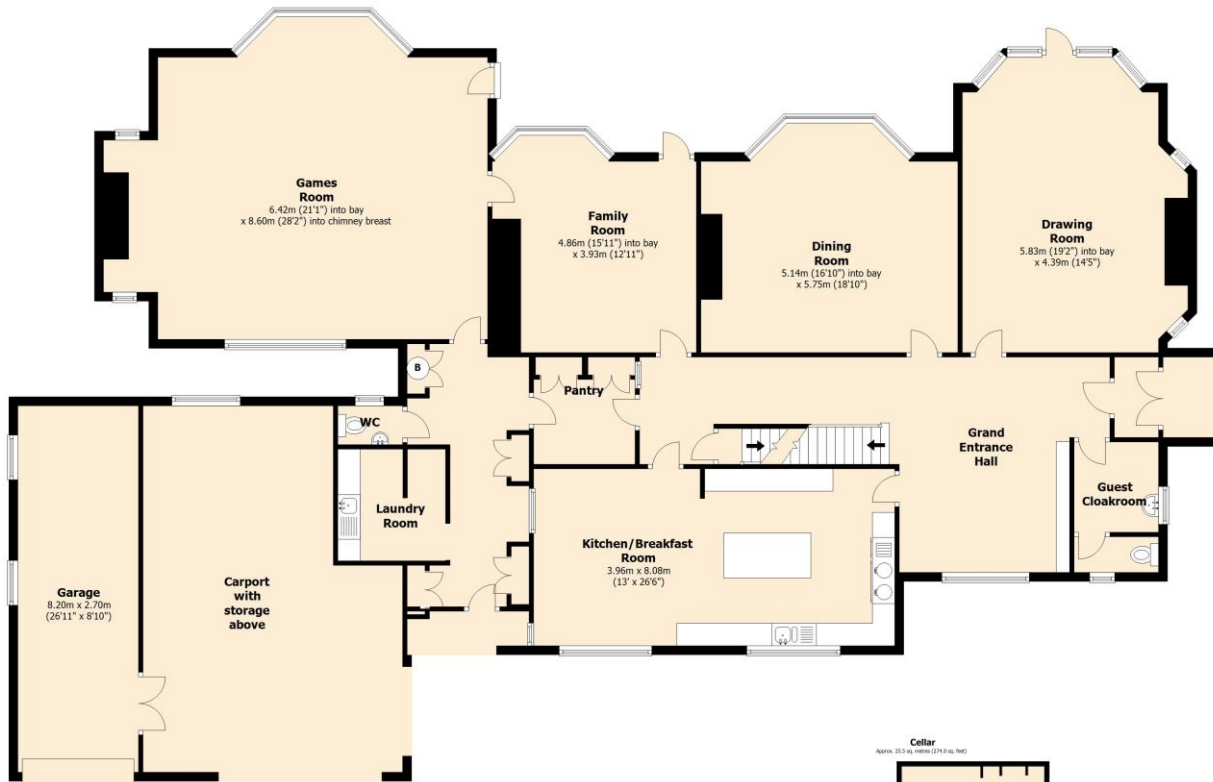
Barnt Green
Tel: 0121 445 2050

These particulars are not to form part of a sale contract and may be subject to errors and/or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise to their correctness. All fixtures and fittings, chattels and other items not mentioned, are specifically excluded unless otherwise agreed within the sale contract documentation or left in situ and gratis upon completion. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, estimated square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/building regulations' matters which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase.



Ground Floor

Approx. 298.1 sq. metres (3208.8 sq. feet)



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions related upon them.
Plan produced using PlanIt3D
The Coppices, 23 Plymouth Road, Barnt Green

Directions: From Charles Howell Office in Barnt Green proceed along Hewell Road under the railway bridge and turn immediately right into Hewell Lane. At the 'T' junction with Fiery Hill Road turn left and after approx. ½ a mile turn right into Twatling Road. Take the first on the left in Plymouth Road and the property will be found approximately ½ a mile along on the left hand side.

Fixtures and Fittings: Only those items expressly mentioned in the sales particulars will be included in the sale price.

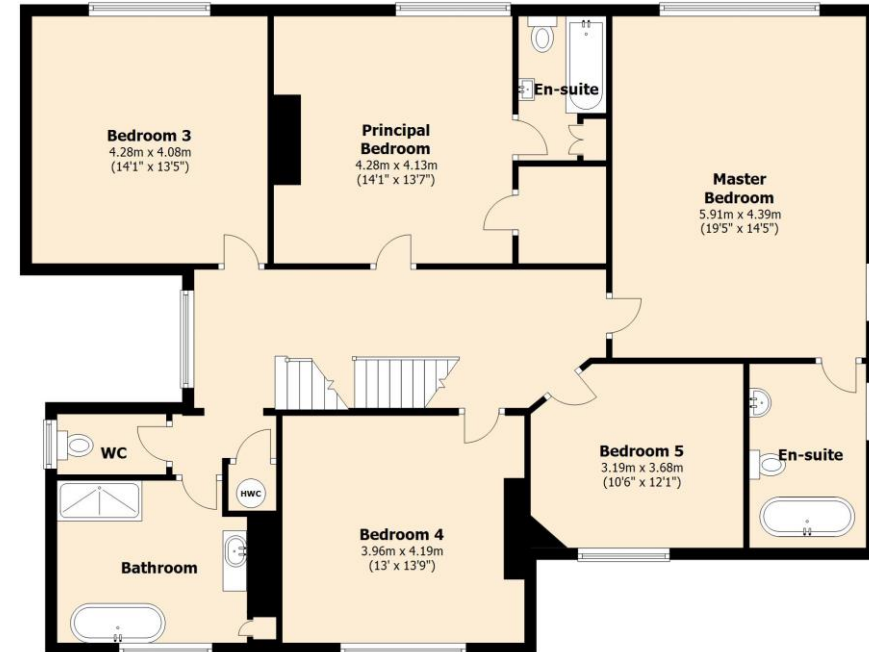
Tenure: Our client advises us that the property is Freehold but prospective purchasers are advised to consult their solicitors for verification.

Local Authority: Bromsgrove District Council

Viewing: By prior appointment only with Charles Howell Estate Agents on 0121 445 2050 or 01527 572020

First Floor

Approx. 137.6 sq. metres (1481.4 sq. feet)



Second Floor

Approx. 102.2 sq. metres (1100.5 sq. feet)

