



Walton Cottage  
| 179 Stratford Road | Hockley Heath | B94 6DX

FINE & COUNTRY

# WALTON COTTAGE

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Walton Cottage offers the character and charm of a period cottage with the space and design of a modern contemporary family home. Beautifully presented throughout, the property has been superbly upgraded, extended and modernised over the years and with its lovely wooded backdrop, impressive wide frontage and generous mature gardens this property enjoys a private yet very convenient location.



The property is entered through a solid oak panelled door painted in a lovely elephant grey which contrasts beautifully against the pale lilac render. Once you enter the property there is a practical quarry tiled floor area before stepping onto the inner hallway which is carpeted and leads to the stairs and also all ground floor spaces. The stairs have two useful storage cupboards beneath and the cloakroom is fully tiled with white suite comprising of wc and hand basin.

The living room offers a spacious, but cosy room for the family to relax and enjoy. It benefits from dual aspect windows and French doors leading to an outdoor dining terrace and garden beyond. The focal point of the room is a charming feature wood burning stove with timber mantle and tiled inset.

Moving along the inner hall there is a utility/store room and the very impressive open plan breakfast/dining/sitting area.

With beautiful Travertine flooring throughout this spacious area has been well designed to encompass much sought after open plan family living. The main kitchen features a range of contemporary high gloss light cappuccino wall and floor mounted units which complement the granite work tops. There is also an excellent range of built in appliances including: an inset Baumatic oven and a combination oven microwave and warming drawer, together with an integrated dishwasher. There is also a large centre island that incorporates a four ring Baumatic hob with a De Dietrich down draft extractor. There is also an inset sink and drainer engraved into the granite. The kitchen offers an excellent amount of storage, a wine rack and space for an upright fridge freezer. Bi-folding doors open up to the extensive gardens and private woodland beyond, offering a very lovely outlook from the hub of this home. The seating area has a wood burning fireplace with a feature beam above and there is also a good sized dining area with a window to the private frontage.





“ Our favourite room is the kitchen / family room as it has a cosy seating area with a wood burning stove, entertaining and dining spaces. The kitchen section is perfect as it allows the cook to interact with guests whilst preparing food.”

# Seller Insight

“ We immediately loved the woodland setting and on first impressions, it felt like a typical country cottage. We knew that it would take a lot of work, but we recognised the potential to create something special,” say the vendors.

“Perhaps our favourite addition has been the aptly named garden room, as it really does feel like we are sitting in the garden in a room! It has underfloor heating and we use it all year round for relaxing and entertaining. As the property has two sets of bi fold doors and one set of French doors we are able to move furniture around with ease allowing for dining tables to be put into this room where we have hosted many special occasions with friends and family. It's such a bright, sunny room from where we can watch our wildlife visitors in the secluded rear garden, including muntjac deer, pheasants and a huge array of birds and small animals.”

“We've always liked the sense of privacy and seclusion, yet the location is ideal as we're close to all of the amenities we need, including those in Hockley Heath village which has a Post Office, independent shops, pubs, restaurants, village hall, park and playground, as well as some interesting canal walks. The M40 and M42 gives us quick and easy access to many other parts of the country. Nearby Stratford-upon-Avon and Birmingham, both offer excellent shopping and socialising opportunities.”

“The wraparound garden is mainly laid to lawn and enjoys the sunshine all day long. The two patio areas have outside lighting and they're fabulous for BBQs and outdoor entertaining. On a practical level, there is plenty of space for our granddaughter's garden toys and she enjoys playing football and croquet on the lawn. There is room to park multiple cars on the driveway, as well as log and garden stores and a brick composting area. The closed, working well in the rear garden is ideal for watering the plant pots and hanging baskets.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Moving from the kitchen through a stable door is the superb and very spacious conservatory. This outstanding garden room was added to the property in 2014 and has been a wonderful addition to the downstairs space. Having underfloor heating and rain sensor automatic skylights this room is used all year round by the family and with bi-folding doors opening up to the large terrace, BBQ and outdoor entertainment space this offers the perfect flow from inside to out.









### Upstairs

Leading from the entrance hall is the oak staircase which takes you to the landing area with a window to the side and access to the part boarded loft with lighting and a ladder attached. The property offers three double bedrooms, the first of which is the very well presented master bedroom suite with a smart fitted modern wardrobes and dual aspect windows offering plenty of natural light and lovely woodland views. The en-suite is equally as smart with a contemporary suite incorporating a shower cubicle, wc and vanity unit with hand basin built in.

There are two further double bedrooms, both well presented, one with an excellent range of stylish fitted wardrobes and the other with a walk in wardrobe/storage area.

The stunning family bathroom has been laid with Travertine stone tiling to the floor and walls and has a superb contemporary suite with a free standing modern bath with a side mounted waterfall tap, a corner shower cubicle with a thermostatic shower and a vanity unit with a waterfall mixer tap, a cosmetic mirror above and hand basin and a chrome heated towel rail and wc.









## Outside

The property benefits from an exceptionally wide frontage, set back behind tall private electric gates, fencing and a high screen of mature Thuja hedging. The substantial block paved driveway has parking for many cars and a further area of natural woodland on each side also belongs to the property. Walton Cottage has a very pretty cottage feel to the front, all beautifully rendered with a subtle shade of pale lilac. A lovely mature Wisteria adorns the rendered wall connecting the property to the garage. Behind the Thuja screening is a large lawned area which leads to a five bar gate and side gate taking you through to the rear garden. Mainly laid to lawn, the rear garden

is delightful, with a terrace across the length of the property and a large private patio to one side, which is also accessed from the conservatory, and offers the perfect place for al fresco dining and BBQ parties. There is also a three brick arched covered area suitable for wood storage, garden furniture or garden tools. The separate double garage has a door into it from the garden side, and once inside it is spacious and well equipped with an automatically operated garage door, lighting, power and a cold water tap. The garden has lovely mature trees bordering it and a post and rail fence around the boundary with natural woodland beyond, providing a wonderful backdrop.





“The house and garden are perfect for entertaining. We erected several gazebos in the garden for a christening celebration and have hosted many garden parties over the years.”





## LOCATION

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The property stands between Shirley, Dorridge and Hockley Heath and well placed for junction 4 of the M42 which leads to the Midlands motorway network, Birmingham NEC, International Airport and railway station. Blythe Valley and the Virgin Gym are just across the road as is Notcutts Garden Centre and Tesco store. Dorridge Village is within 1.5 miles and provides a small village square, a Sainsburys Store and a railway station which is on the Chiltern Line linking Birmingham Snow Hill with London Marylebone. Dorridge provides excellent local schools with Knowle the neighbouring Village providing further local amenities and Solihull Town Centre within four miles offering extensive and more comprehensive leisure and recreational facilities. Hockley Heath Village further along the Stratford Road and within 1.5 miles provides local stores, post office, inns and primary school.



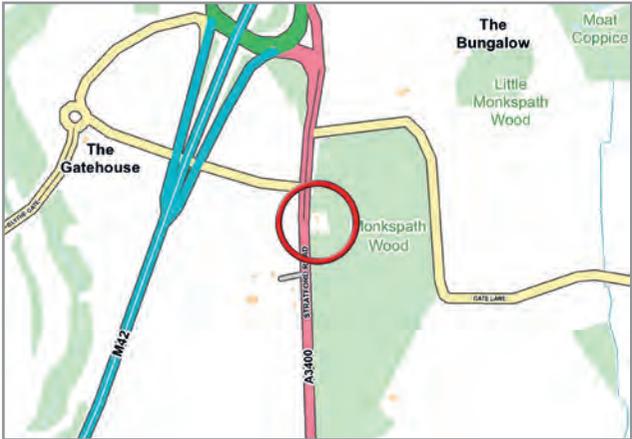


The property is connected to mains gas, electric and water

The drainage system is via a septic tank

Local Council: Solihull Metropolitan Borough Council

The property is Freehold



**Stratford Road, Hockley Heath, Solihull**

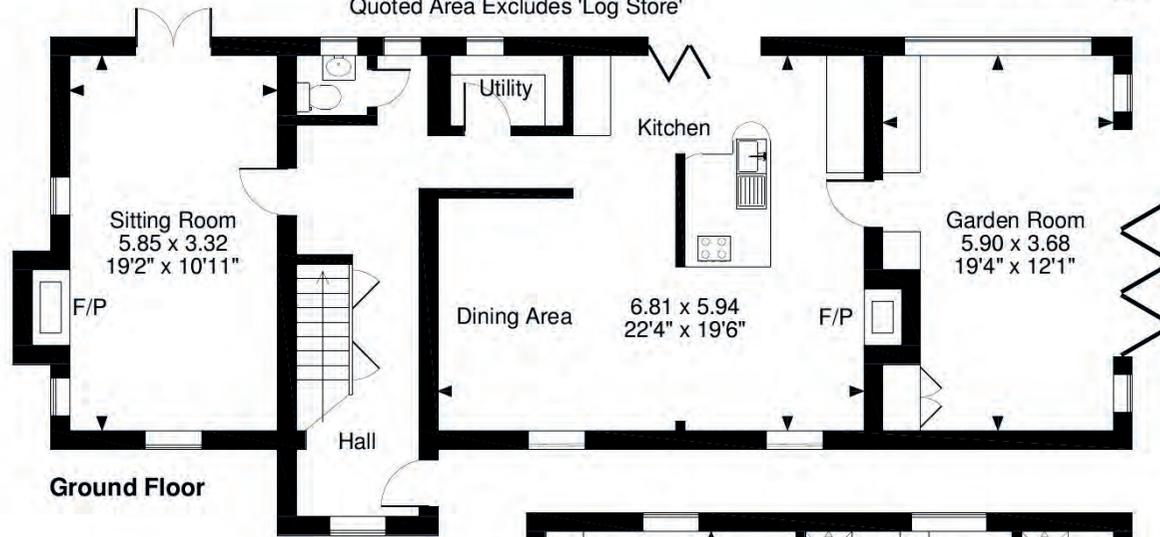
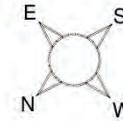
**Approximate Gross Internal Area**

**Main House = 1677 Sq Ft/156 Sq M**

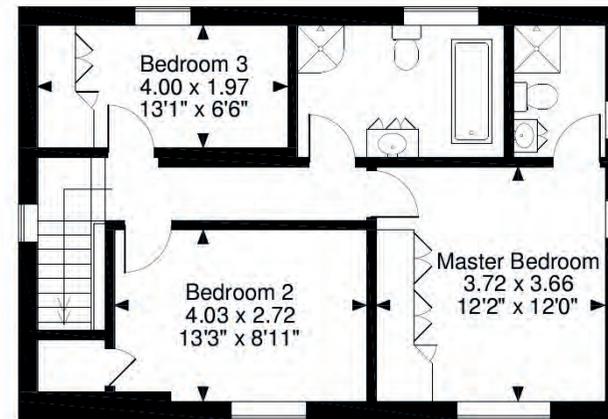
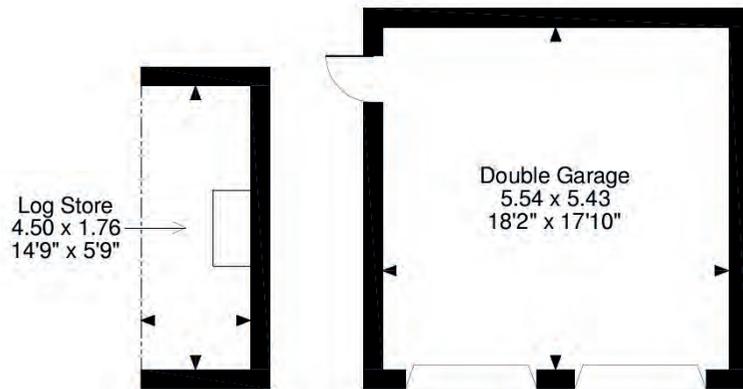
**Garage = 324 Sq Ft/30 Sq M**

**Total = 2001 Sq Ft/186 Sq M**

**Quoted Area Excludes 'Log Store'**



**Ground Floor**

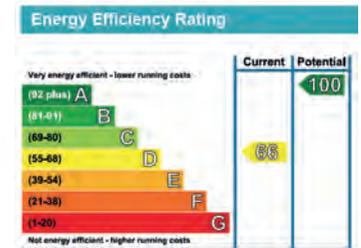


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

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