



BEECH LODGE, BUTCHERS ROAD, HAMPTON-IN-ARDEN, B92 0AB  
OFFERS IN EXCESS OF £1,250,000





- »X Large Detached House

»X Individually Designed

»X Extremely Spacious Accommodation
- »X Private Setting

»X Stands With Approx 1/2 Acre Plot

»X Five Excellent Bedrooms
- »X Indoor Heated Swimming Pool

»X Electronically Operated Gates

»X Detached Double Garage

PROPERTY OVERVIEW

Residing in the centre of the highly sought after village of Hampton in Arden, this individually designed and large detached family home offers extremely spacious accommodation. Beech Lodge enjoys an extremely private setting and stands within an approximate ½ acre plot with established gardens, impressive internal space and magnificent indoor heated swimming pool. Set behind electronically operated gates and large blocked paved driveway and detached double garage, the property boasts beautifully proportioned rooms across two floors including entrance hallway, living room, dining room, family room, breakfast kitchen, guest cloakroom, conservatory, swimming pool complex, five excellent bedrooms and three bathrooms. Outside the property enjoys westerly facing landscaped gardens and grounds.

In more detail, Beech Lodge is accessed via the front porch which leads into welcoming reception hall, having wooden parquet flooring, guest cloakroom and doors into formal dining room and living room with double doors into the garden and two bay windows. The kitchen breakfast area enjoys views to the rear garden and access into the conservatory. The kitchen enjoys a peninsula breakfast bar and access through to the converted family room, offering casual living space and which joins through to the swimming pool complex nearing some 60ft plus shower room, WC and boiler room.

A magnificent wooden staircase leads to the first floor, with open galleried landing and an endearing window seat to the front landing window. Five excellent bedrooms offer versatile space, the master which enjoys fully fitted walk in dressing area and generous ensuite with stand alone bath and separate shower. Bedrooms two and three benefit a Jack & Jill ensuite, whilst the main family bathroom completes the first floor space. Most impressively the boarded roof space offers conversion potential (subject to appropriate permission) and in its current state offers wonderful store space with easily managed access.

The westerly facing rear garden completes the picture, having a most discreet and established setting, all within walking distance to amenities and a modern detached double garage to the front elevation, all behind a gated setting.

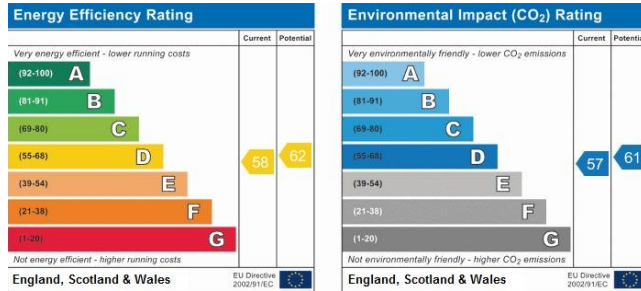
PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	BT - Fibre Optic
LOFT SPACE	Boarded with ladder, lighting and power
GARDEN	South westerly facing

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, freezer, dishwasher, washing machine, shed in garden, carpets, curtains and lights



**PORCH**

**RECEPTION HALL**

**LIVING ROOM**  
20' 3" x 16' 11" (6.18m x 5.16m)

**DINING ROOM**  
17' 9" x 16' 11" (5.42m x 5.16m)

**FAMILY ROOM**  
18' 7" x 17' 9" (5.66m x 5.40m)

**BREAKFAST KITCHEN**  
23' 3" x 12' 0" (7.09m x 3.68m)

**UTILITY**  
7' 3" x 5' 5" (2.21m x 1.66m)

**GUEST CLOAKROOM**

**CONSERVATORY**

**LOBBY**

**SHOWER ROOM**

**SHOWER ROOM**

**WC**

**BOILER ROOM**

**POOL ROOM**  
59' 11" x 22' 10" (18.25m x 6.96m)

**FIRST FLOOR**

**MASTER BEDROOM**  
18' 6" x 17' 0" (5.65m x 5.18m)

**DRESSING ROOM**

**EN-SUITE**

**BEDROOM TWO**  
18' 7" x 12' 2" (5.67m x 3.72m)

**BEDROOM THREE**  
18' 7" x 11' 7" (5.67m x 3.52m)

**EN-SUITE**

**BEDROOM FOUR**  
18' 6" x 14' 5" (5.65m x 4.39m)

**BEDROOM FIVE**  
14' 0" x 10' 2" (4.27m x 3.09m)

**FAMILY BATHROOM**

**SECOND FLOOR**

**SECTION ONE (WITH EAVES STORAGE)**  
10' 6" x 20' 0" (3.19m x 6.09m)

**SECTION TWO**  
10' 6" x 23' 4" (3.19m x 7.10m)

**SECTION THREE (WITH EAVES STORAGE)**  
10' 9" x 12' 11" (3.28m x 3.94m)

**OUTSIDE THE PROPERTY**

**ESTABLISHED GARDENS**

**DOUBLE GARAGE**  
18' 8" x 21' 11" (5.69m x 6.69m)

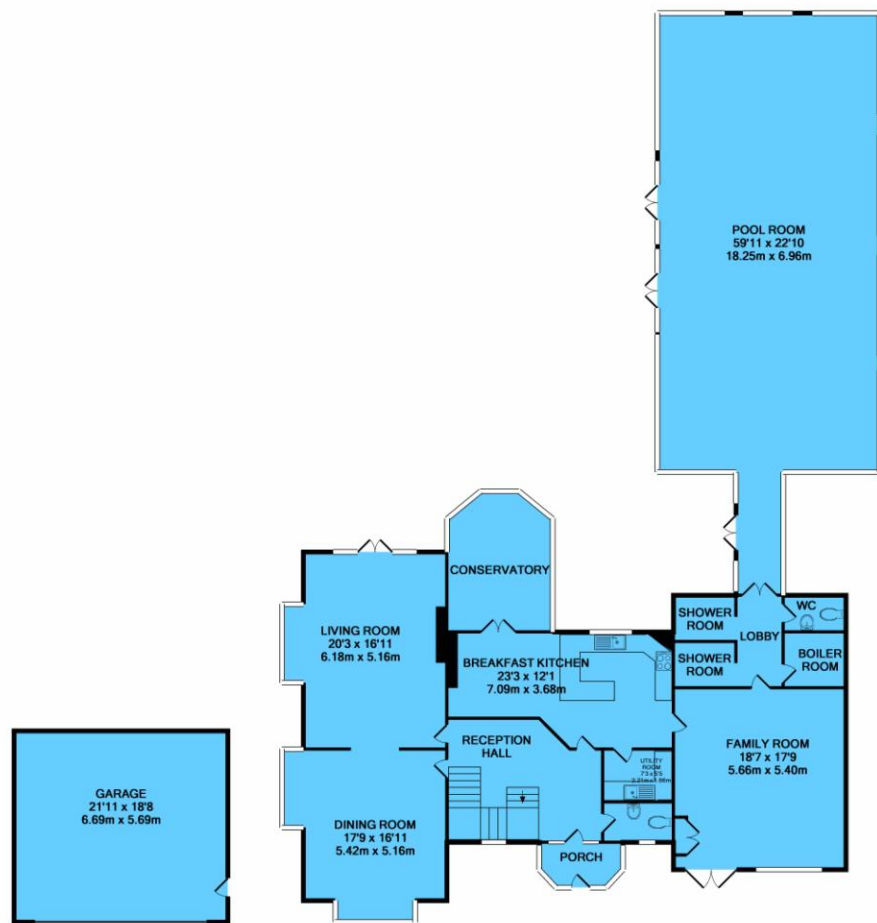






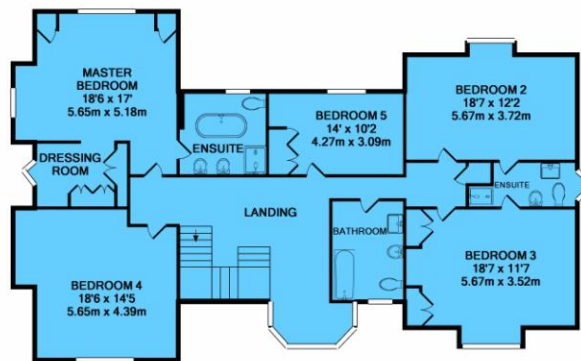




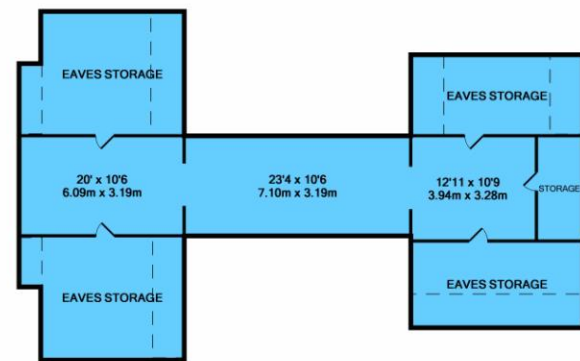


GARAGE:  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

GROUND FLOOR:  
APPROX. FLOOR  
AREA 2893 SQ.FT.  
(268.7 SQ.M.)



1ST FLOOR:  
APPROX. FLOOR  
AREA 1622 SQ.FT.  
(150.7 SQ.M.)



BOARDED ROOF SPACE:  
APPROX. FLOOR  
AREA 1317 SQ.FT.  
(122.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 6263 SQ.FT. (581.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.

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