



Avonlea  
Stonehouse Lane | Alvechurch | B48 7BA

FINE & COUNTRY

# AVONLEA

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Avonlea is an exceptional family home accessed via tall private remote-controlled gates, along a sweeping gravelled driveway lined with magnificent Chestnut Trees. Occupying an extremely spacious plot with an acre of grounds surrounding the property, this idyllic rural setting offers the most peaceful location for this fabulous five bedroomed detached property.



Constructed in 2008 this stunning family home briefly comprises of: an impressive light and airy reception hall with a glass and oak central staircase and galleried landing. A superbly spacious dual aspect living room with oak bi-folding doors that lead through to a fabulous open plan dining/ family room also having bi-folding oak doors, a glass lantern roof and two sets of oak French doors. The layout then moves seamlessly into the generous, extremely well fitted, luxury kitchen offering an excellent range of wall and floor mounted units with granite work surfaces and splashbacks over. There is a large central island incorporating breakfast bar seating and further storage. The kitchen is equipped with a good range of integrated appliances and has oak French doors that lead to the luxury outdoor kitchen and covered patio area. A good-sized laundry/ boot room and a pantry are also accessed from the kitchen and at the front of the property can be found an ample sized office or gym and a useful ground floor shower room and wc.

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# Seller Insight

“Occupying a stunning rural setting, a mere eleven miles from Birmingham city centre is Avonlea, a large and very stylish five-bedroom detached family home that boasts lovely countryside views. “The house was designed and built by the previous owner back in 2008, but he never lived here; my wife and I were the first lucky owners,” says the owner. “We’d been searching for a new home for quite some time, but we were struggling to find exactly what we were looking for, mainly because our wish list was really quite extensive. We wanted a large house in the country, but at the same time I needed to be in close proximity to good road, rail and airport links as I travelled a lot with work. We also wanted a big garden, and the house itself needed to be very low maintenance. A tall order, one might think, but in Avonlea we found all of those things.”

“Externally the house has been beautifully designed to blend in with these lovely rural surroundings, however internally it’s very much a modern home – our son always says that it looks like a house that should belong to a professional footballer! The hub of the home is a gorgeous kitchen that flows straight into an expansive living-and-dining area, and both spaces feature huge sets of bi-folding doors so when the sun is shining we can really bring the outside in. In addition to that space, we also have a huge formal sitting room that runs from the front of the house to the back, as well as a laundry, a study, a shower room and five good-size bedrooms. In my opinion it’s the ideal family home and we’ve certainly been extremely happy here.”

“For us, the garden was definitely a huge selling point and it’s a feature that has given us a tremendous amount of pleasure over the years,” continues the owner. “The house sits on around an acre of land and is set well back from the road so at the front we have a long sweeping driveway and an area of lawn that’s peppered with beautiful mature trees. To the back, just outside the bi-folding doors there’s a huge patio, ideal for relaxing and entertaining, and then the rest of the garden is mainly laid to lawn. What we particularly like is the fact that the property backs onto open fields, so not only is it very peaceful and private here, but the views are just stunning.”

“We spend a lot of time in the open-plan space, but my favourite room is actually the formal sitting room. It’s absolutely huge, but it has a very warm and welcoming feel, and because we have a little bar in there it’s a fantastic space for a party.”

“This really is a place where we’ve been able to enjoy the best of both worlds. We’re surrounded by a patchwork of rolling farmland so we feel far removed from the everyday hustle and bustle of life, and yet at the same time we’re just half an hour from Birmingham city centre.”

“Out in the garden we’ve had a Swedish log cabin built. Along with some friends of mine, I’ve formed a band and so we often use the cabin as a rehearsal room, but it could be a lovely little home office, a gym, an artist’s studio... The possibilities are endless.”

“This house met all our aspirations and it’s simply been the most wonderful family home,” says the owner “However, it’s the idyllic setting that I think I’ll miss most. It’s a real slice of paradise.”\*

\* 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.











Upstairs, the galleried landing area provides access to all of the five bedrooms. The master suite incorporates a Juliette balcony enjoying delightful garden and open countryside views, it also has a dressing area and a beautiful en-suite. There are four further good-sized double bedrooms including a guest suite, also incorporating a Juliette balcony and ensuite, and a further bedroom with a full balcony overlooking the rear gardens. The remaining two double bedrooms overlook the private frontage.















Outside is a large private gravel driveway with tall double gates, a double garage with electric doors and loft storage above. The property also has a number of storage sheds throughout the grounds and a very useful double gated entrance into the garden creating a perfect spot for a caravan or camper van etc. The acre of garden is mainly laid to lawn with a fabulous terrace that runs across the entire width of the property and has fixed awnings to the seating and hot tub areas. There is also a fabulous top of the range outdoor covered kitchen with built in fridge, BBQ and seating area. The garden is well stocked and has a superb collection of trees, fruit trees and shrubs leading right down to a large natural wildlife pond. To the end of this peaceful garden is a fabulous Swedish log cabin, perfect as an office, hobby room or summerhouse with an outdoor decking area.





## ALVECHURCH & BARNT GREEN

### Alvechurch

The village of Alvechurch is situated about 4 miles north of Redditch in a hollow upon the main road to Birmingham. The village centre is a designated conservation area and host to a number of listed buildings originating from the 15th century. The parish church of St Laurence is listed grade II. The parish is host to good transport links of all types including (by road) the north/south A441 and the east/west M42, (by rail) the Redditch/Lichfield cross-city service, and (by canal) the Worcester Worcestershire canal. The river Arrow flows from its source in the nearby Lickey Hills through the parish and out towards Alcester. The village is comprehensively served with a wide range of numerous amenities and highly regarded schooling. These include village stores, Post Office, pubs, takeaway restaurants and a number of professional services. Residents can choose to be involved in a variety of community activities and sports within a lively atmospheric village personified by an active Parish Council and thriving football club.

### Barnt Green

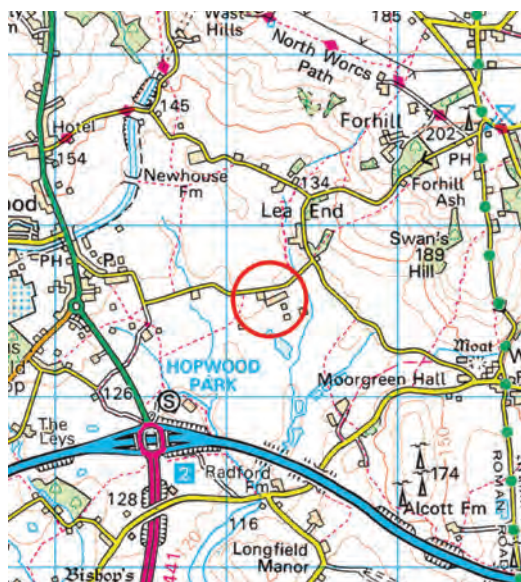
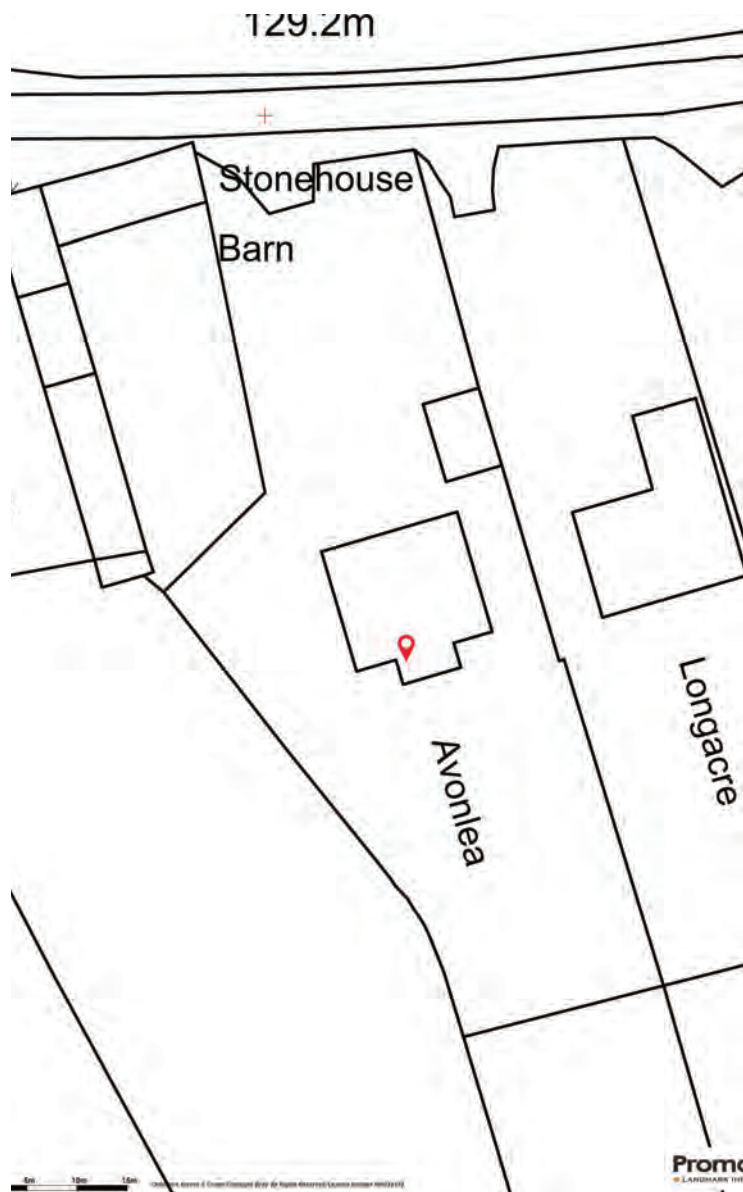
The village of Barnt Green encapsulates an intoxicating mix of accessibility and lifestyle in a village that retains a timeless charm. Easily accessible from Avonlea, it is blessed with a full range of local amenities, including a bustling shopping area, destination pubs and sports and recreational facilities, doctor's surgery, two churches, a dentist and St Andrews Primary School. Barnt Green also gives its name to both long-established cricket clubs and sailing clubs. This thriving settlement, established as a result of the coming of the railways during the reign of Queen Victoria, has evolved as a result of its wonderful setting in the hills of North Worcestershire and its proximity for easy commuting to the second city providing direct services to Birmingham New Street where direct trains connect to London Euston and a range of important commercial centres within central England.

In addition to the "Cross-City" railway line (Redditch to Lichfield, via Birmingham Grand Central), the village is strategically positioned for ready access to the "Greater" Birmingham motorway network that embraces the M42, M5, M6 and M6 Toll. Junction 2 of the M42 is 2 miles away. This enables fast onward travel to London and the South East and Birmingham International Airport, now an internationally recognised hub for travel to most major European cities as well as Asia and North America. Birmingham International Train Station offers commuting times of just over an hour to London Euston.

If education is a priority the village has a sought-after primary school, St Andrews Church of England, from where children can progress to secondary schooling within the Bromsgrove District. The ease of access to the railway network also makes Barnt Green village a popular family location for those seeking access to the independent schooling sector with children travelling daily to Worcester (King's School, Royal Grammar School), Bromsgrove (Bromsgrove School) and Birmingham (The King Edward Schools).

The regional centres of Bromsgrove, Redditch, Stratford-upon-Avon, Solihull and Central Birmingham are easily accessible, as is Junction 2 of the M42. The M5 is just a few miles to the west whilst it is only about 9 miles to the top of the M40, the principal route to London from the West Midlands. Birmingham International Airport, the NEC and Birmingham International Railway Station are located off Junction 6 of the M42, approximately 18 miles distant.





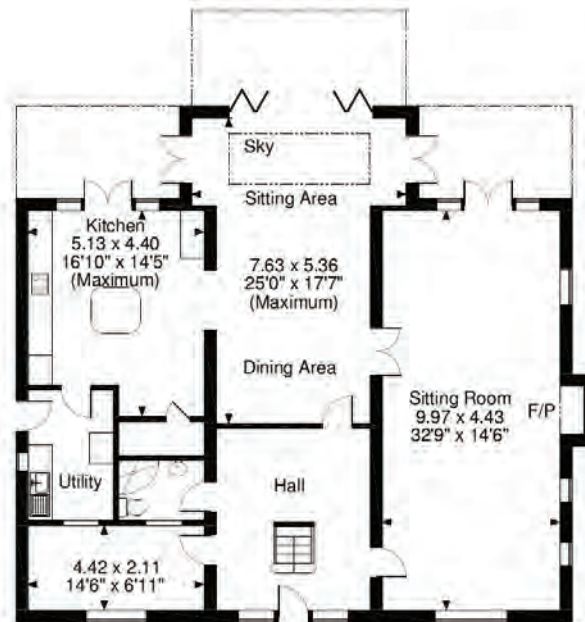
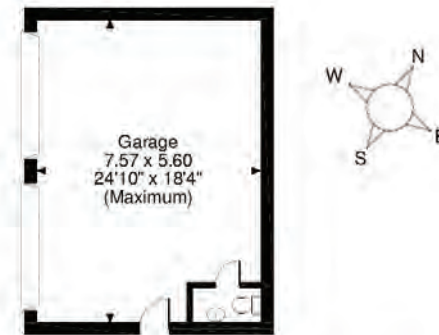
The property has the following services connected:  
Mains electricity and water  
Private drainage via a Klargestar  
Broadband connection provided by BT ultra-fast fibre with  
an average download speed in excess of 100 Mbps.

Council Tax Band: G  
Council: Bromsgrove District Council  
EPC Rating

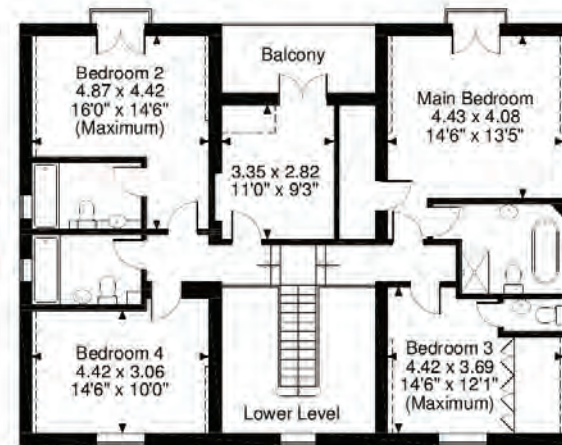
All items of fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.



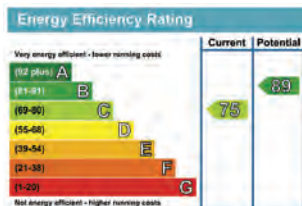
**Avonlea, Stonehouse Lane Hopwood, Birmingham**  
**Approximate Gross Internal Area**  
**Main House = 2712 Sq Ft/252 Sq M**  
**Garage = 456 Sq Ft/42 Sq M**  
**Balcony external area = 70 Sq Ft/7 Sq M**



**Ground Floor**



**First Floor**



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

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

Denotes restricted head height

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With over 17 years combined service within the Fine & Country family, we took the unique step 5 years ago to form a joint partnership combining each of our individual skills to greater effect offer our clients an unrivalled level of service. We enjoy the challenge of exceeding our client's expectations and take great pleasure in helping people move home as smoothly and stress free as possible.

## YOU CAN FOLLOW US ON



*"We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process"... "Well worth the fee paid"*

*"A big thank you to both Martin and Rachel"*

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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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