



Oakdrey
946 Warwick Road | Solihull | B91 3HW

FINE & COUNTRY

OAKDREY

Enjoying an outstanding position on much sought after Brueton Park end of the Warwick Road, in the heart of Solihull, is this stunning six-bedroom, four bathroom detached family residence. Constructed in 1989, Oakdrey has been substantially improved in recent years providing the perfect balance of style and elegance combined with modern family living at its very best.



From the moment you step through the front door of Oakdrey, you are immediately greeted with the impressive design and elegant décor of this outstanding detached family home. The stunning reception hall is no exception, this most generous, light and airy space has quality engineered oak flooring, immaculate décor and a beautiful feature curved staircase taking centre stage and perfectly presented with an elegant stair runner and chic chrome and crystal stair rods. With the principle ground floor reception rooms leading from here, we first move into the exquisite dual aspect sitting room where an attractive limestone fireplace creates a delightful focal point to this well-presented room. Combining stylish décor, sumptuous soft furnishings and beautiful decorative plaster coving, it offers the perfect space for the family to relax or entertain. There is also a built-in speaker system to the ceiling and with double French doors to the far end, it allows guests and family to have direct access to the rear garden terraces and grounds beyond.

Double oak doors lead into the second spacious reception room, that also has double French door access straight onto the terraces. This well-designed and immaculately presented room is presently used as the family library and study. With superb built in book shelving, storage and ample desk space for those wishing to work from home.









An outstanding feature of this beautiful home is the striking open plan design of the kitchen, dining and family garden room. This incredibly light and spacious area offers the epitome of open plan living, where the three areas combine to create the real “hub” of this home. With underfloor heating and engineered oak flooring throughout, we first move into the kitchen area with its stunning cabinetry, quartz work tops and a range of high-end appliances including a Rangemaster Toleda range cooker with double oven, a grill and pan warming drawer, four gas burners, a wok burner and a hotplate, all with a large extractor fan above. There is also an inset double hand basin with an insinkerator waste disposal unit, an integrated dishwasher and space for a large American fridge freezer to be inset within a beautiful matching cabinet. For more casual dining there is a breakfast bar with two striking ceiling pendant lights above. As you move from the open kitchen, the room flows seamlessly into the spacious family dining area, with luxury textured wall coverings, elegant lighting and dining space for all the family, and on into the outstanding family garden room offering a fabulous area for relaxing in front of the inset contemporary gas fireplace and space for a large flat screen tv or simply enjoying views across the beautiful private South facing gardens that can be accessed through three separate sets of French doors. There is also a large modern skylight adding the finishing touch and allowing natural light to flood this superb space.



Leading back from the kitchen is the well-designed laundry room, complete with the same high-quality finish, ample further storage space and further appliances including a built-in microwave and pan warming drawer, a Zanussi tumble dryer and Samsung washing machine. This area also benefits from underfloor heating and has a door accessing the generous side courtyard area. Leading from here is a good-sized modern guest wc, beautifully presented with matt ceramic tiled flooring, delicate grey walls, a modern inset hand basin with storage below, low level wc and a chrome towel rail.

Also accessed from the laundry room is the generously proportioned triple garage with a double door having a Garamatic electric opening and a single door having a Liftmaster electric opening. There is ample space in here for parking, storage and a work bench and the Oso high pressure water system and Vaillant boiler is also located in here, together with door access to the side courtyard garden area.

Seller Insight

“It's always been such a wonderful family home,” says the owners. “We've shared so many family gatherings and parties throughout the year, it's lovely. Summer parties with the orangery doors flung wide open with everyone milling around, to cosy Christmas get-togethers with the fire blazing in the background adding to the wonderful ambience.” “The house really is lovely,” “When we initially came across it all those years ago, the location was one of the biggest selling points. We have the beautiful and extensive Malvern and Brueton Park on the doorstep so you get the luxury of feeling as though you're in the countryside and the practicality of being able to stroll through the park straight into town, with the benefit of superb top-brand shops and amenities really close by, whenever you feel like it. There are also excellent private schools in the local area. It has been such a great place to raise the family. And then there are the transport links. The international airport and train links, and Solihull has direct access to a multitude of national motorway links – we can be in London in less than ninety minutes. I'd say that the location offers a little bit of everything.”

“A few years ago we decided we would modernise the home without losing any of its charm. We had a sympathetic extension to the kitchen area and it now beautifully houses a bespoke spacious kitchen, the formal dining room and a rear-facing cosy orangery, creating a real sensation of being connected with the garden. It's a part of the house where the family can all be together, each doing their own thing without the feeling of being on top of one another. It's a delightful space for entertaining, relaxed dining, extravagant cooking or simply chilling watching a film in front of the fire. When one of us needs peace or privacy we simply head to the spacious lounge on the other side of the house or to the cosy reading/music room, and the main bedroom has a sublime relaxed sitting area.”

“One of the loveliest features of the property has to be the gardens, which were professionally landscaped a fair few years ago, and have been taken care of ever since by our fantastic gardener,” says the owners “They have matured beautifully over the years and now the whole space requires minimal care to keep it at its glorious best. The rear is arranged over two levels, so there are lots of different areas to sit out and relax in, and for the kids to explore safely. And the front also has the extensive sweeping and very private gated driveway, which has always come in handy for large gatherings.”

“The open-plan kitchen/dining/orangery is the real hub of the home. It's perfect for day-to-day life and it's a great space for a party in any season, but particularly during the summer when guests can spill out onto the sunny garden.”

“Peace, privacy and security are my favourite aspects of our home, and I'd add that this is a place where it's possible to enjoy the best of both worlds. We have the wide-open serene green spaces of the park to enjoy, all the shops and amenities of a bustling town just a stone's throw away in Solihull, and the extensive national and international transport links on our doorstep, plus the renowned private schools a short walk up the road.”

“There have been so many memorable events here, from family and friend summer parties with games for the kids, beautifully cooked food and delicious wine to see us long into summer's evenings, to serene sunlit mornings waking only to birdsong... all of them spent with a comforting sense of privacy and security, even when home alone.”

“There are many things we'll miss about Oakdrey. It has housed so many wonderful family moments over the thirty-one years. We'll miss the privacy, peace and security; the spacious rooms and grounds; the laughs and wonderful memories we have created enjoying the home with our extended family and friends; the garage space, gardens and of course the proximity to the airport and all those wonderful holiday destinations. It's been an incredibly beautiful family home for us, but we have new adventures to move onto now.”

* 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

With a fabulous sense of grandeur, the striking curved staircase leads up to the light and airy gallery landing, creating a wonderful space from which all first-floor bedrooms are accessed.

Another of the outstanding features of this property is the exceptional master suite, occupying the generous space above the triple garage creates the wonderful pitched ceiling design. With triple aspect windows to three sides and stunning lighting this lovely space has much to enjoy. To the far corner is a beautiful freestanding claw foot rolltop bath with built in LED floor lighting, the opposite side has some fabulous floor to ceiling luxury wenge style wooden wardrobes, with a dressing area beyond. With plush deep pile carpets and sumptuous décor this luxurious room has ample space here for a large corner sofa and a queen size bed. The en-suite has a chic black and white finish and incorporates a beautiful walk in shower cubicle with rain head and handheld, a contemporary vanity hand basin with storage below and a low level wc, together with a modern chrome towel rail.









There are three further beautifully presented double bedrooms, all enjoying stunning private views and all with superb fitted wardrobes, and two with excellent en-suite bathrooms. There is also a double door airing cupboard and a separate storage cupboard both offering ample linen storage space.

The luxury family bathroom has underfloor heating and stunning wall and floor tiles. The fabulous oversized walk in shower has a rain head and handheld attachment and the beautiful Carronite bath is inset into a luxury tiled surround with flush mounted taps. There is a large contemporary hand basin with storage below and a wall mounted modern wc.



To the top floor is extremely spacious with a landing area leading to two further double bedrooms, the first of which is currently used as a superb family cinema room, complete with built in surround sound speakers, projector and screen and presented in a charcoal grey with Velux windows and fitted blinds. The second, equally generous bedroom has crisp clean décor with an oversized ceiling Velux and a floor mounted Velux offering incredible views across Solihull and beyond. There is a further large en suite servicing the top floor, complete with a corner shower cubicle, wall mounted vanity hand basin and wc and a heated towel rail, all very neutrally presented. There is also some good-sized eves storage to the top floor perfect for suitcases and decorations.





The Grounds

An outstanding feature of Oakdrey has got to be the stunning and very well-established grounds it sits in. At around half an acre, the garden offers a truly wonderful haven from the outside world. From the moment you enter through the tall double wrought iron gates you are taken with the substantial private driveway that sweeps around both sides of a fabulous mature centre island featuring some magnificent old Oak and Maple trees interspersed with colourful Rhododendrons. The side access to the property leads to an exceptionally spacious block paved side courtyard with steps leading down between intricate pathways between tall evergreens. As you enter the rear garden you are immediately taken with the total tranquillity and complete privacy this garden offers. An array of beautiful mature trees, such as Copper Beech, Maple and Yew, creates the perfect backdrop, offering a completely natural outlook all year round. Spanning the width of the property, the smartly presented block paved terraces are interspersed with crazy paving and neatly edged borders. A lovely oak framed arbour adorns the sitting room French doors with a mature covering of Ivy and pretty flowering Clematis. Neatly tended borders and rockery house Hydrangeas, Pieris and Rhododendrons and further down the large sweeping lawn is a set of wide railway sleeper steps to both sides creating pathways to the lower garden area to a separate summerhouse and storage shed. To the centre of the garden is a large raised decking area, and deep mature rockeries and shrubbery surround. This idyllic spacious garden perfectly matches the beauty and character that Oakdrey has to offer.









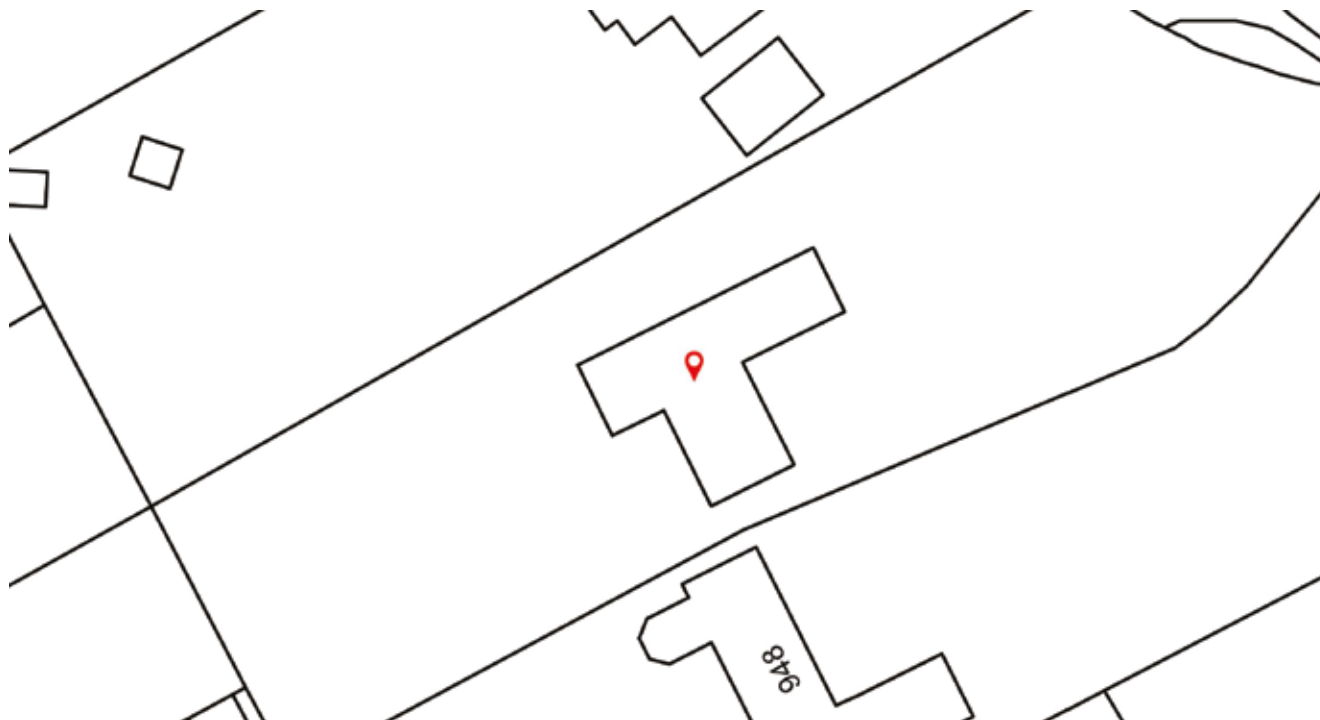
SOLIHULL

The town of Solihull is recognised as being one of the most affluent and highly sought-after areas located within the more southern parts of the West Midlands conurbation and is situated some nine miles from the heart of the city of Birmingham. The borough benefits from a number of outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI excellent rated, Solihull School being one of the most highly respected within the country.

The town itself offers an excellent range of amenities including the first-class award-winning shopping centre Touchwood with a John Lewis flagship store heading up 80 high street retail names, 20 bars and restaurants and a 9-screen cinema complex. There is also a state-of-the-art library with theatre and various other family entertainment centres such as Tudor Grange swimming pool/leisure centre, park/athletics track, several nearby private golf courses and an ice rink.

Finally, Solihull has its own train stations, and the town and surrounding areas benefit from access to Birmingham International Railway Station and Airport, the National Exhibition Centre, the National Indoor Arena, Genting Arena and the fabulous newly opened Resorts World Birmingham with 50 outlet stores, 18 stylish bars and restaurants, an 11 screen cinema and an exhilarating international casino and hotel, all of which has a transport network which is second to none, linking the area to London either via the M40 or M1, the south via the M42/M5 and access to the north along the M6 motorway corridor.





Services

The property has the following services connected:

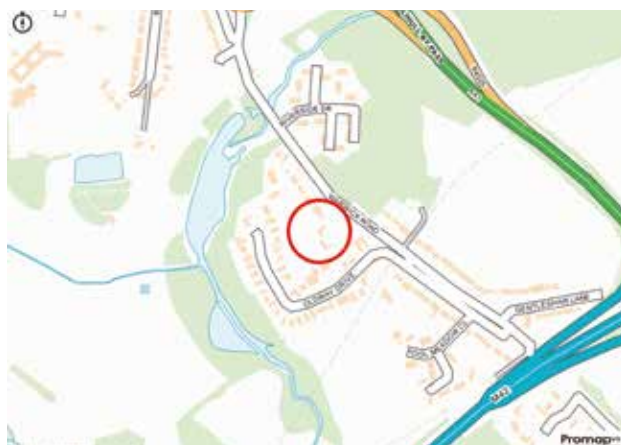
Mains electricity, gas, water and drainage

Sky Broadband 100+ mbps

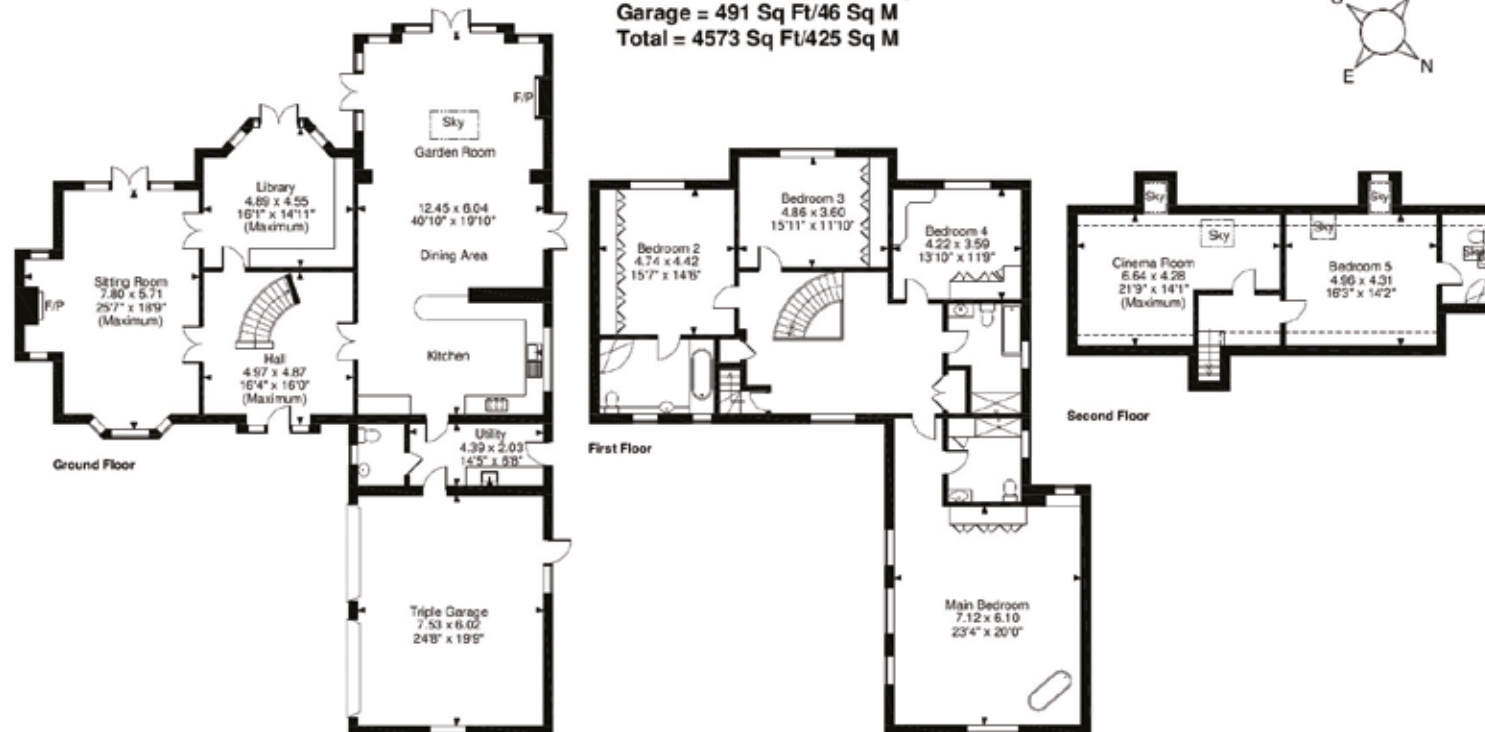
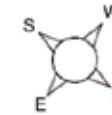
Council: Solihull Metropolitan Borough Council

Council Tax Band H

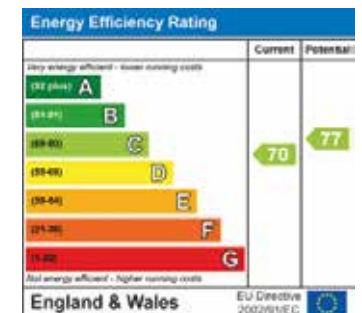
The property is Freehold



Warwick Road, Solihull, West Midlands
 Approximate Gross Internal Area
 Main House = 4082 Sq Ft/379 Sq M
 Garage = 491 Sq Ft/46 Sq M
 Total = 4573 Sq Ft/425 Sq M



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.

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“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.

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