



Broad Reach, Stonehouse Lane, Alvechurch, B48 7BA | £1,150,000
Impressive Five Bedroom House in 1.47 Acres

Summary:

An outstanding detached property offering 4,140 sq. ft of flexible accommodation including five generous reception rooms, five double bedrooms, four bathrooms as well as several garden outbuildings. The property occupies a spectacular south facing plot of approximately 1.47 acres in a picturesque rural position surrounded by Bournville Village Trust private land.

Description:

This attractive and incredibly spacious family home sits in a prime location on the outskirts of the village of Alvechurch. It's a location that is enveloped by mile upon mile of stunning countryside, and yet one which benefits from all that the thriving surrounding area has to offer.

The internal accommodation has a practical and versatile layout with the majority of rooms enjoying views over the gardens and open countryside. The ground floor accommodation comprises: Feature semi-circular reception porch, entrance hallway with under floor heating, guest WC/shower room, charming sitting room with gas living flame fire and adjacent TV room, superb games room with bar area (perfect for entertaining), formal dining room, exquisite kitchen with adjoining dining area, second guest WC and utility room providing access into a large storage room (originally the garage).

A second hallway (providing sole access to bedroom 5) is large enough to accommodate an office area and bedroom five itself offers eaves storage, a fantastic dressing room and luxurious en suite bathroom. The second wing of the house comprises a double bedroom with en suite shower, three further double bedrooms (all with fitted wardrobes) and family bathroom.



Outside:

Externally, the property features a glorious landscaped south facing rear garden which is predominantly laid to lawn with a large patio area (ideal for al fresco dining on a large scale), Jacuzzi house and adjoining store, sound proofed log cabin, garden office, shed and triple garage comprising one 6.06m x 4.50m building and two 3.86m x 2.99m buildings. The garage is accessed via a gated gravel drive at the side of the property. The 1.47 acre plot (not measured) also boasts a beautiful wildlife/duck pond towards the end of the garden which is a real haven.

The property is approached via a cast iron set of gates opening onto a gravelled driveway (complete with turning circle) providing plenty of private parking.

Services:

Mains Electric and Water

Drainage: Septic Tank

Heating: Oil Fired

Air conditioning in all five bedrooms

Location:

The residence is situated in a peaceful rural location between the highly regarded villages of Alvechurch and Hopwood, and borders onto Greenbelt land owned by the Bournville Village Trust. The property is conveniently located for Alvechurch First and Middle schools (approximately 2 miles away), with shopping, pubs and restaurants available in both local villages of Alvechurch and Barnt Green. Two renowned pubs, the Peacock and the Coach and Horses (with it's own mini brewery) lie approximately a mile away and are well within walking distance.

Also nearby are the facilities offered by Longbridge (2.5 miles, with direct train service to Birmingham New Street), Redditch, Solihull and central Birmingham which is located approximately 9 miles away.

EPC: E

Council Tax Band: H

Tenure: Freehold

For more information on Broad Reach or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300



Room Dimensions

Sitting Room:

29' 10" (max) x 22' 7" (max) (9.11m x 6.89m)

TV Room:

13' 1" x 10' 7" (4.00m x 3.24m)

Family Room:

17' 0" x 26' 7" (5.20m x 8.11m)

Kitchen/Diner:

30' 1" (max) x 25' 2" (max) (9.19m x 7.68m)

Dining Room:

10' 7" x 12' 4" (3.24m x 3.76m)

Utility Room:

5' 4" x 12' 11" (1.65m x 3.95m)

Storage:

9' 8" x 15' 4" (2.97m x 4.68m)

Garage:

19' 10" x 14' 9" (6.06m x 4.50m)

Garage:

12' 7" x 9' 9" (3.86m x 2.99m)

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12' 7" x 9' 9" (3.86m x 2.99m)

Stairs To First Floor Landing

Bedroom One:

16' 6" (max) x 19' 2" (5.05m x 5.86m)

En Suite:

5' 6" x 9' 9" (1.70m x 2.98m)

Bedroom Two:

14' 0" x 10' 0" (4.27m x 3.06m)

Bedroom Three:

15' 10" x 10' 10" (4.83m x 3.31m)

Bedroom Four:

8' 11" x 9' 11" (2.74m x 3.04m)

Bathroom:

12' 1" (max) x 6' 6" (max) (3.70m x 1.99m)

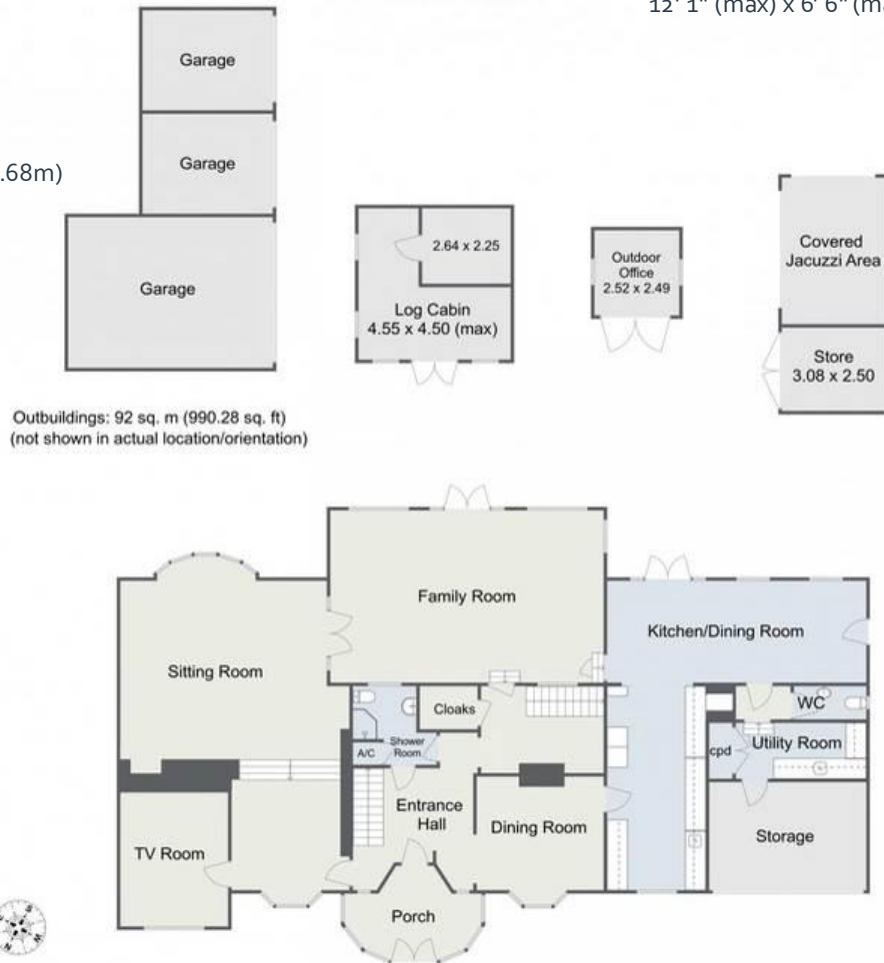
Bedroom Five:

17' 10" x 14' 6" (5.46m x 4.43m)

En Suite:

9' 2" x 10' 0" (2.80m x 3.06m)

Ground Floor



Outbuildings: 92 sq. m (990.28 sq. ft)
(not shown in actual location/orientation)

Total Approximate Area (Excluding Eaves, Garaging and Outbuildings): 384.6 sq. m (4,139.79 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

First Floor



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