



THE ORCHARD, GREEN LANE, MIDDLETON, B78 2BJ

OFFERS AROUND - £1,400,000

Set amidst glorious open countryside upon a magnificent plot extending to approximately one and a half acres, including paddock area for equestrian use, this superbly appointed and imposing Freehold detached family residence represents a rare opportunity to acquire an exceptional countryside home offering both privacy and convenience in equal measure. Approached via an electric gated driveway and enjoying a peaceful rural setting close to the renowned Belfrey Hotel and the world-famous Brabazon Golf Course, the property enjoys a truly enviable position, combining the tranquillity of countryside living with excellent accessibility to Sutton Coldfield, Birmingham city centre and the wider Midland motorway network.

Thoughtfully modernised, enlarged and well presented throughout, the property offers the perfect environment for modern family living and entertaining alike. The setting itself is one of the home's most captivating features — evenings spent relaxing upon the extensive private grounds amidst open fields, or weekends entertaining family and friends creating an exceptional lifestyle opportunity rarely found so close to Sutton Coldfield.

The accommodation is entered via a welcoming reception hall with guest cloakroom/WC off, immediately leading through to an imposing, spacious family lounge featuring a striking fireplace with cosy log burning stove, creating a wonderfully warm and inviting atmosphere, particularly during winter evenings. Flowing beautifully from the lounge is an elegant open plan dining area, ideal for both formal entertaining and family gatherings, which in turn opens into a stunning comprehensively fitted breakfast kitchen. The kitchen has been thoughtfully designed as the true heart of the home, incorporating an extensive range of fitted units and integrated appliances, substantial central island with breakfast seating, feature Aga and excellent entertaining space throughout. Furthermore, there is a practical utility room together with a versatile home office/snug or den, ideal for modern home working requirements or additional family living space.

A magnificent oak staircase rises elegantly to the first floor accommodation where four generous double bedrooms can be found. The principal suite enjoys a particularly impressive feature in the form of an enclosed balcony providing delightful views across the substantial rear gardens and adjoining open countryside, perfectly suited for relaxing with morning coffee. The master suite is complemented further by a beautifully appointed ensuite bathroom, whilst each of the remaining three bedrooms also benefit from their own individual white ensuite shower rooms, providing superb flexibility and privacy for family members and guests alike.

Further enhancing the versatility of this outstanding home is a delightful self-contained annex, offering ideal accommodation for an elderly relative, dependent family member, guest suite or similar. The annex incorporates an open plan fitted kitchen/living area, separate bedroom and well-appointed ensuite shower room, allowing complete independence whilst remaining connected to the main residence. Externally, the magnificent grounds provide an outstanding setting for both relaxation and entertaining, enjoying a mature private garden. Additional features include a substantial double carport/garage together with a large internal storeroom/workshop area, further enhancing the practicality of this exceptional countryside residence. Homes of this calibre, position and versatility rarely become available. Viewing is considered absolutely essential in order to fully appreciate the outstanding plot, luxurious accommodation and enviable lifestyle opportunity on offer.



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SALES
ACRES
LETTINGS

Having a generous multi-vehicular block paved driveway enclosed by twin electric gated access, the property is set behind mature lawned fore gardens with an abundance of shrubs and bushes, creating a superb first impression.

RECESSED PORCH: Opening to:

WELCOMING RECEPTION HALL: Double glazed windows to front and side, radiator, oak flooring.

GUEST CLOAKROOM/WC: Double glazed window to front, matching suite in white comprising low flushing WC and Imperial vanity wash hand basin with base unit beneath, radiator, tiled floor and complementary tiling to walls.

IMPOSING SPACIOUS LOUNGE: 23'9" max / 21'9" min x 15'6" Double glazed window to front together with two further double glazed windows to side, feature rustic brick fireplace with central log burning stove set upon a flagstone hearth, radiators.

STUDY/HOME OFFICE: 15'7" max x 8'7" min / 9'9" max x 8'0" min plus door recess Double glazed windows to front and side, double radiator, feature contemporary panelling to walls, oak flooring, double built-in storage cupboard.

OPEN PLAN DINING AREA / FITTED BREAKFAST KITCHEN: 26'8" max x 9'9" / 19'3" max x 12'9"

DINING AREA: Double glazed windows and double glazed French doors opening to rear garden, space for dining table, opening through to:

COMPREHENSIVELY FITTED BREAKFAST KITCHEN: Double glazed windows to side and rear, Belfast sink unit set into sweeping granite work surfaces, comprehensive range of hand-made crafted style units fitted to both base and wall level, substantial central island unit with additional base units, granite work top incorporating inset single bowl sink unit together with breakfast seating area, feature four oven Aga with gas hob and twin hot plates, integrated dishwasher, space for American style fridge freezer, tiled floor.

UTILITY ROOM: 9'9" x 5'0" Recesses for washing machine and dryer, work surface with inset Belfast sink, fitted wall and base units.

FEATURE OAK STAIRWAY TO LANDING: Double glazed window to side, double radiator, two linen cupboards, oak flooring.

MASTER BEDROOM: 16'10" min x 12'10" Double glazed window together with double glazed French doors, both having shutters to rear, radiator, oak flooring.

ENCLOSED BALCONY: Having space for table and chairs whilst enjoying delightful views over the substantial rear gardens.

ENSUITE BATHROOM: 9'6" x 8'3" Double glazed window to rear with shutters, well appointed matching white suite comprising freestanding slipper bath, his and hers vanity wash hand basins with base units beneath, low flushing WC, enclosed separate shower cubicle, two chrome ladder style radiators, oak flooring, complementary tiled splashbacks.



TENURE: We have been informed by the vendor that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.





BEDROOM TWO: 16'1" x 13'0" max / 10'7" min Double glazed windows to front and rear, double radiator, fitted desk/dressing table with base unit beneath, two double and two single fitted wardrobes.

ENSUITE TWO: Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, chrome ladder style radiator, tiled splashbacks, oak flooring.

BEDROOM THREE: 11'7" x 11'4" plus door recess. Double glazed window to front with shutters, double radiator, oak flooring.

ENSUITE THREE: Matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, chrome ladder style radiator, tiled splashbacks, oak flooring.

BEDROOM FOUR: 15'10" max / 9'0" min x 10'0" max / 8'0" min Double glazed window to front with shutters, radiator.

ENSUITE FOUR: Double glazed window to side with shutters, matching white suite comprising enclosed shower cubicle, wash hand basin, low flushing WC, chrome ladder style radiator, tiled splashbacks, oak flooring.

SELF-CONTAINED ANNEX:

LIVING ROOM/FITTED KITCHEN: 13'7" x 12'0" Double glazed window to rear, double glazed French doors opening to patio, double radiator, Velux window, Karndean flooring, Onyx work surfaces with inset sink unit, comprehensive range of fitted units to both base and wall level including integrated oven with microwave above, hob and integrated fridge freezer.

DINING AREA: Double glazed window to side, Velux window over, Karndean flooring.

BEDROOM: 11'9" x 9'4" Double glazed Velux window to side, radiator, Karndean flooring.

ENSUITE SHOWER ROOM: Double glazed Velux window, walk-in shower, vanity wash hand basin with base unit beneath, low flushing WC, radiator, complementary tiling to walls and floor.

SIDE DOUBLE CARPORT/GARAGE: 18'3" x 7'9" Having double doors opening to: **WORKSHOP/STORE: 17'0" x 7'9" approx.** Double doors to side together with window.

OUTSIDE: Paved patio area leading to a substantial lawned garden with internal opening through to a further lawned area enclosed by mature shrubs and hedging, including paddock area for possible equestrian use, all enjoying a private aspect with delightful countryside surroundings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



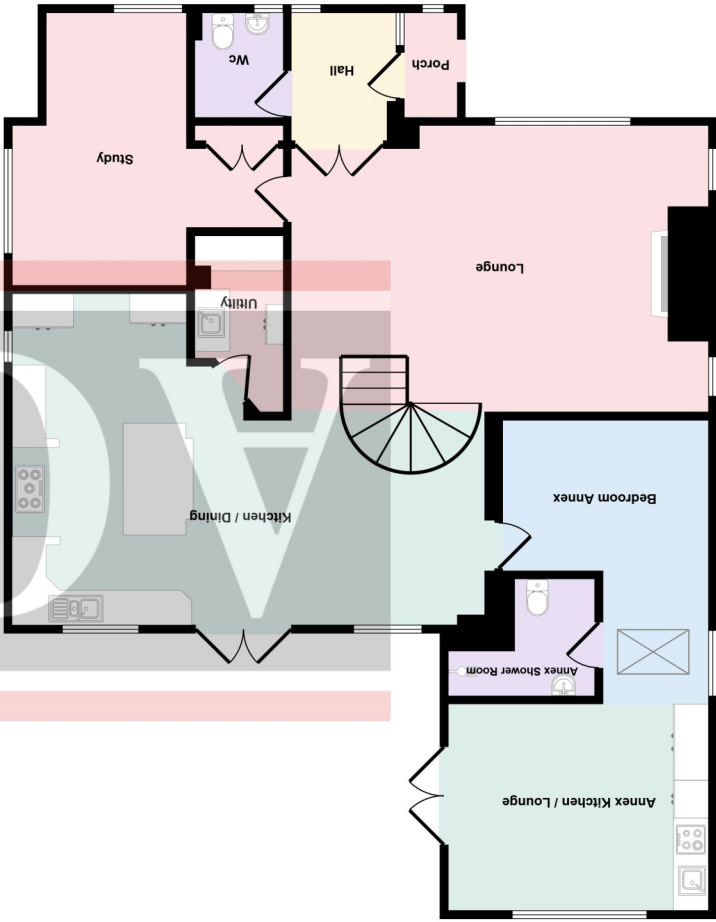
Council Tax Band: G



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

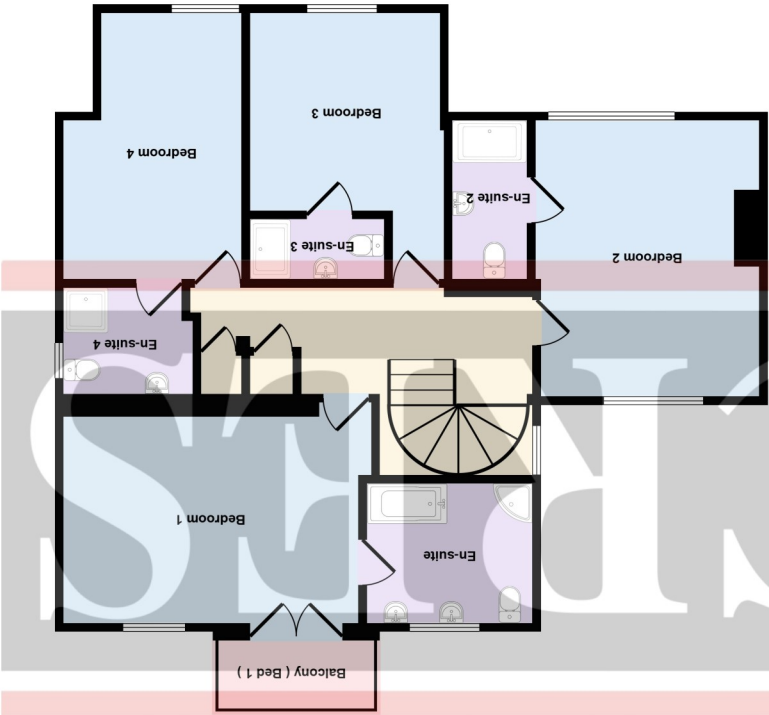
We have not tested any apparatus, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Ground Floor
Approx 138 sq m / 1482 sq ft



Approx Gross Internal Area
295 sq m / 3174 sq ft

First Floor
Approx 105 sq m / 1125 sq ft



Outbuilding
Approx 53 sq m / 567 sq ft

