



Holly Hill

Holly Lane
Balsall Common

theAgents
property consultants

**A rare opportunity
to acquire this
extraordinary
architecturally designed
family home. Built in
2015 and completed to
the highest standards,
Holly Hill really is an
exceptional offering in
todays market.**

**HOLLY HILL
HOLLY LANE
BALSALL COMMON**

Summary:

Holly Hill is situated behind a highly secure, gated entrance in a generous plot of approximately 2.6 acres with a further 10 acres available through separate negotiation. There is an abundance of living space, spanning over 12,500 sq ft, complete with smart home technology, ensuring the perfect blend of modern opulence, combined with comfort and functionality.

Ground Floor

The accommodation includes an impressive reception hall with floor to ceiling glass overlooking the stunning manicured rear garden and paddock beyond. There is a downstairs w/c and cloakroom. The west wing comprises of a spacious home office, perfect for working from home. The heart of the home is undoubtedly the beautiful kitchen/family room, designed for modern convenience, complete with a range of high end integrated appliances including double Siemens ovens, microwave, coffee machine, hob and extractor, full height fridge and separate freezer. Bifold doors open up onto the patio. The utility also benefits from ample storage and integrated Miele washing machine and tumble dryer. A separate boot room with further storage. Off the kitchen is a cinema room, with teared seating perfect for enjoying the latest home movies. To the rear of the kitchen is a fantastic leisure complex, with a heated indoor pool, jacuzzi, air conditioned gym, steam room and changing facilities. Bifold doors open onto the garden. The east wing consists of a functional dining room, and second kitchen with Miele fridge and oven. There is an impressive lounge, with a feature log burner ideal for cosy nights tucked up by the fire. Sliding doors open onto the garden. Leading off the lounge is a bar, and separate games room, again a fantastic space to entertain friends and family.

First Floor

The first floor comprises of six bedrooms, five with walk in wardrobes, each of the six bedrooms has a ensuite. The principle suite is simply stunning, complete with dressing area and balcony overlooking the rear gardens. Two other bedrooms also have private balconies. The current owners use two of the bedrooms as living areas.

Outside

To the front is a grand entrance set behind automated gates. The frontage is walled and tree lined; ensuring a high level of privacy combined with extensive front, rear and entrance CCTV. There is a turning circle with a feature water fountain and a triple garage to the left with electric controlled doors. There is plenty of parking space for numerous cars. The rear garden is mainly laid to lawn, there is a spacious patio area with ample room for dining and living. To the rear is a further triple garage. Approximately 10 further acres are available through separate negotiation.

Location

Balsall Common is a well established village in a favourable rural setting yet within easy reach of Solihull, Coventry and Birmingham. There are a range of leisure amenities in close proximity including a cricket, tennis and golf club as well as outstanding educational facilities through available schooling for all ages. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery. The property is extremely well placed for commuting.

Services to the Property

Air Source heating, mains electric and water

Local Authority / EPC Rating

Solihull Council / Band C

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









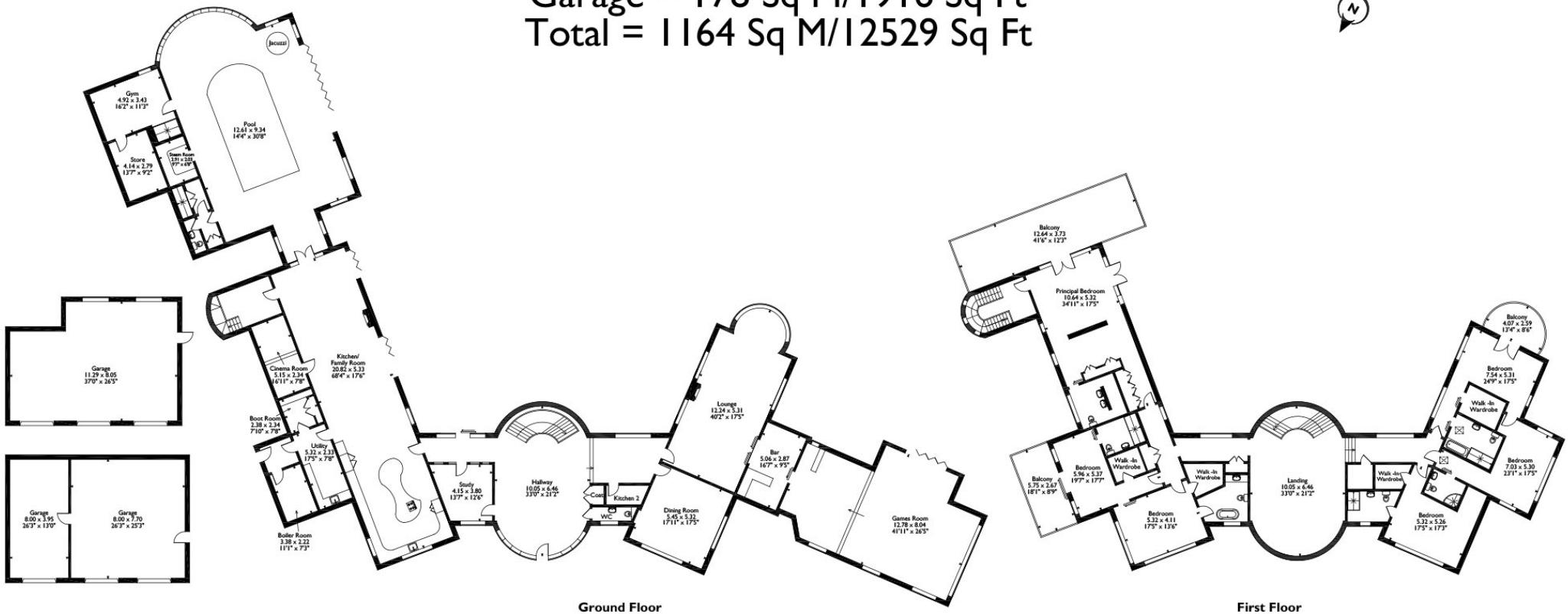








Holly Hill, Holly Lane, Balsall Common
Approximate Gross Internal Area
Main house = 986 Sq M/10613 Sq Ft
Garage = 178 Sq M/1916 Sq Ft
Total = 1164 Sq M/12529 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Date: 22nd March 2024

Our reference: Holly Hill

Holly Hill,
Holly Lane,
Balsall Common,
Coventry,
CV7 7EA

We are delighted to provide details of the property mentioned above, which is available at an Asking Price of £5,250,000.00. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at www.theagents.properties.

For additional information or to make arrangements to view the property, please get in touch.
We'd love to help you.

Yours faithfully

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