



Oaklands

Knowle

theAgents
property consultants

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**OAKLANDS
KNOWLE**

Summary

Situated behind private gates sits Oaklands, a contemporary barn conversion fitted to a high-specification, perfect for modern day family living. Built in 2022, hidden from the road with surrounding countryside views creating a brilliant outlook of the beautiful woodlands.

Ground Floor

On entering the property you are greeted by the grand entrance hall with an extremely impressive bespoke staircase. The immaculate open plan kitchen diner has been designed with extreme detail to create open spaces and allow light to travel through seamlessly. Kitchen space has a multitude of wall and island units topped with granite; integrated appliances, including two Siemens ovens, Siemens coffee machine, Siemens microwave, followed by ceiling high Liebherr fridge and freezer. Following on from this, there is amicable space for a dining room / snug with a log burner creating a cosy space which is adjacent to floor-to-ceiling windows overlooking the gardens. Alongside this you are welcomed by the living room, again fitted with a log burner, floor-to-ceiling windows and vaulted ceilings which really capture the space. On the other side of the kitchen, you find yourself at the snug but could also be used as a bedroom for elderly family members. Through another door off of the snug, you have a utility space with a downstairs cloakroom and access to the outside space.

First Floor

As you head up the bespoke, wooden staircase, there are five fantastic double bedrooms, two with en-suite bathrooms and all bedrooms are individually designed to create a great family home, in company with that, they also benefit from amazing views from all aspects. You are taken aback by the gorgeous principal bedroom which has fitted wardrobes, a Juliet balcony and en-suite shower room. There is also a large family bathroom fitted with high specifications.

Outside

Oaklands is approached via a double gated driveway creating privacy. Parking spaces for several cars and access to a carport behind the second gate. As you approach the gardens, there is a blissful patio space which would be perfect for evening dining in the summer-time, which opens up to the lovely lawned gardens, creating a rural lifestyle. Strip of land to extend your gardens is also available by separate negotiation.

Location

Knowle is an extremely desirable location, one of the many reasons is due to its wide selection of local shops, restaurants and highly recommended grammar, private and state schools. Well placed for easy access for the M40 and M42 and Birmingham International Airport.

Services, Local Authority and Tenure

Oil fired central heating and mains water, mains electric are connected to the property.

Warwick District Council and Freehold.

EPC Rating

Band C

Viewing Arrangements

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

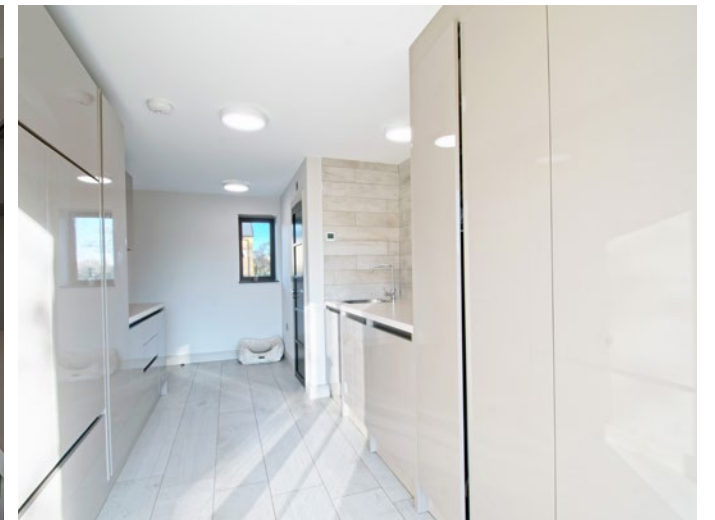
Agents Notes

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.



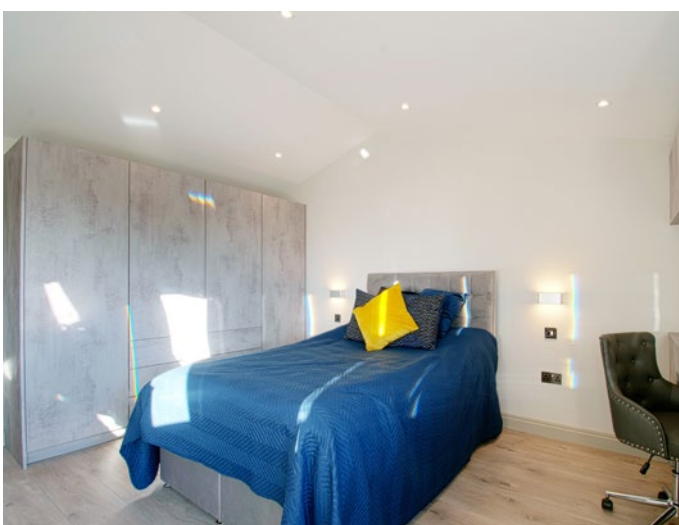












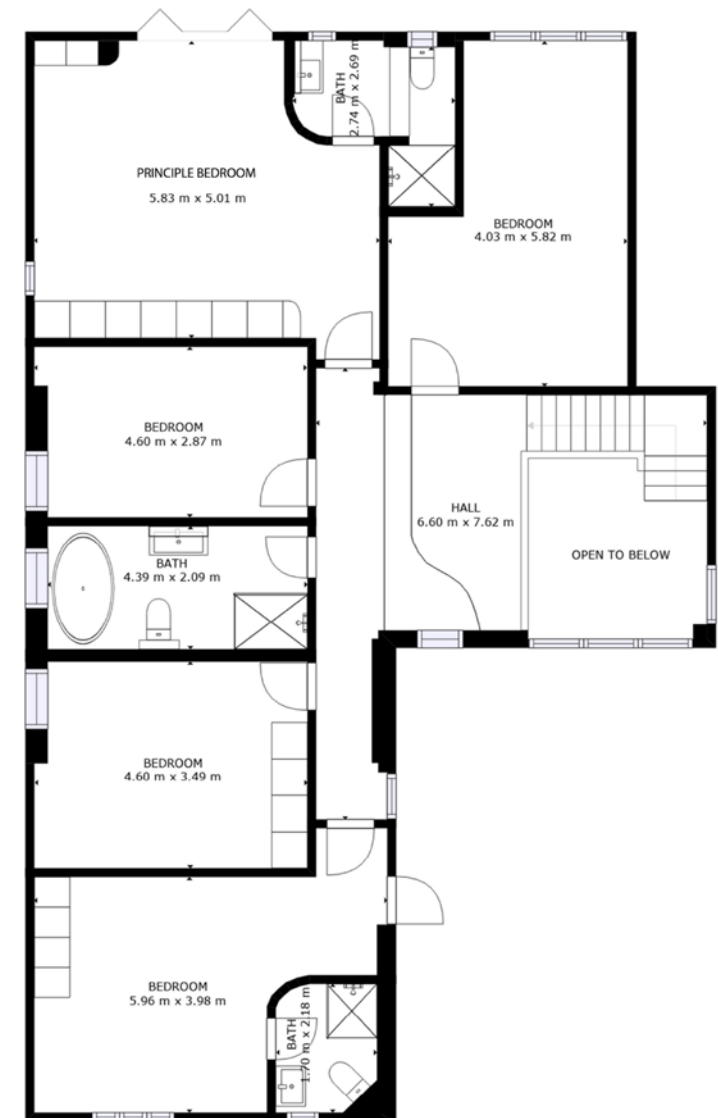




GROUND FLOOR

GROSS INTERNAL AREA
 Ground Floor: 165 m² / 1776.05 ft²
 1st Floor: 143 m² / 1539.24 ft²
TOTAL: 308 m² / 3315.28 ft²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



1st FLOOR



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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: 27 / 09 / 2023

Our reference: Oaklands

Oaklands,
Knowle,
Solihull,
B93 0AU

We are delighted to provide details of the property mentioned above, which is available at 'Offers Over' £1,750,000.00. 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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