



165 Barnt Green Road, Cofton Hackett, B45 8PR

Offers Over £900,000

The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

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# 165 Barnt Green Road, Cofton Hackett, B45 8PR

## Summary

A superb four bedroom detached residence boasting approximately 2,576 sq. ft of accommodation which has been sympathetically extended and refurbished by the current owners enjoying in particular three generous reception rooms, stunning open plan kitchen/dining/family room and magnificent rear garden. The property is set on a 0.39 acre plot (approx.) located opposite the Lickey Hills Country Park and less than a mile from Barnt Green village.

## Description

The accommodation comprises: Entrance hall with Marino tiling, cloaks cupboard and guest WC, generous living room with original stone fireplace and wood burning stove, fabulous snug/study with fitted book casing, vaulted ceiling and bi-folding doors onto the garden and the most fantastic contemporary open plan kitchen/dining/family room with play room off. This vast part vaulted room offers a beautifully hand crafted 'Tom Howley' kitchen, substantial breakfast island, dining space for a team of guests, lounge area complete with wood burner and is perfect for entertaining and modern family living with bi-fold doors opening onto the decking. The adjoining utility room provides ample space for storage and washing/drying facilities.

The first floor features a dual aspect master bedroom suite boasting a dressing room and modern en suite shower room (with underfloor heating), three further well proportioned bedrooms and a luxury family bathroom.





## Outside

The property enjoys a magnificent 0.39 acre plot (approx.) and features a decked al fresco dining area and steps descending to a generous tree lined lawn. The block paved driveway to the front offers plenty of parking space and garage storage is available via an up and over garage door.

## Location

Located between both Barnt Green and Cofton Hackett, the property benefits from the delights of both areas. Barnt Green is a thriving village with local shopping facilities, doctor's surgery, two churches, several dentists, 'Outstanding' Ofsted local school and train station. There are many sporting facilities including a cricket club, Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 10.4 miles away. Cofton Hackett itself has many fine walks to be enjoyed in the Lickey Hills Woods (located immediately opposite), Barnt Green Sailing Club and Cofton Park.



## Room Dimensions

**Living Room** 6.97m (max) x 6.69m (max)  
(22'10" x 21'11")

**Snug/Office** 3.63m x 4.74m (11'10" x 15'6")

**Kitchen/Dining/Family Room** 5.52m (max) x  
11.11m (max) (18'1" x 36'5")

**Utility** 1.71m x 3.49m (5'7" x 11'5")

**Play Room** 3.42m x 3.21m (11'2" x 10'6")

**Garage Storage** 4.03m x 3.71m (13'2" x 12'2")

## Stairs to First Floor

**Master Bedroom** 5.49m x 3.53m (18'0" x  
11'6")

**Dressing Room** 1.69m x 2.72m (5'6" x 8'11")

**En Suite** 1.41m x 2.7m (4'7" x 8'10")

**Bedroom 2** 3.12m x 2.58m (10'2" x 8'5")

**Bedroom 3** 2.8m x 3.34m (9'2" x 10'11")

**Bedroom 4** 2.78m x 3.39m (max) (9'1" x 11'1")

**Bathroom** 1.61m x 4.39m (5'3" x 14'4")



# Barnt Green Road, Cofton Hackett

## Ground Floor



## First Floor



Total Approximate Area: 239.3 sq. m (2,575.80 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.

For more information on this house or to arrange a viewing please call the office on:

**0121 447 8300**

Alternatively, you can scan the QR to view all of the details of this property online.



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