



The Home Pleck, Roney Green Lane, Alvechurch, B48 7QP

£695,000



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# The Home Pleck, Rowney Green Lane, Alvechurch, B48 7QP

## Summary

A stunning home of almost 1,800 sq. ft which has been completely reworked and refurbished to an exceptional standard throughout, each detail carefully curated to epitomise modern luxury and comfort. The property boasts in particular an open plan entertaining kitchen with bi-folding doors to the garden, three/four double bedrooms (one on the ground floor), two sumptuous bathrooms, garage and a SOUTH WESTERLY rear garden with direct access onto Newbourne Wood. The property occupies a peaceful setting within the sought after hamlet of Rowney Green, enjoying spectacular views of open countryside and local walks, offering rural tranquillity yet within easy reach of the nearby village of Alvechurch and the motorway network.

## Description

As you step through the front door, you're greeted by an ambiance of sophistication and elegance, the foyer adorned with natural tumbled limestone floor tiles (continuing into the kitchen) and featuring a storage cupboard. Entering the living room, your eyes are drawn to the expansive dual aspect windows that flood the space with natural light and provide fantastic views of both the garden and surrounding countryside. The gas stove is a perfect addition for a winter evening.

At the heart of the home lies the exceptional open plan kitchen boasting a part vaulted ceiling with velux, shaker cabinetry, quartz worktops, moveable island and high quality appliances including an electric oven, electric hob, microwave and fridge/freezer. There is also space for a dishwasher. The remainder of this vast room provides ample scope for a large dining table and lounge area with two sets of bi-folding doors onto the garden.

An additional room to the ground floor is currently set up as a generous home office (complete with fitted book casing) but offers a variety of alternative uses including a sitting room or a fourth bedroom with contemporary shower room located across the hall. A double cupboard within the shower room provides provisions for a washer/dryer.





Upstairs, the master suite is a sanctuary of tranquility featuring beautiful views of the garden as well as access to an incredible bathroom, exuding spa-like serenity, featuring a freestanding soaking tub, glass-enclosed shower and vanity. The second double bedroom enjoys spectacular views over open countryside and shares access to the bathroom. The third double bedroom is adorned with an abundance of natural light from a large velux window.

### Outside

The meticulously landscaped rear garden offers a private oasis for outdoor living. A spacious gravelled seating area, manicured lawn, pond, and planted borders create an idyllic setting for al fresco dining, leisurely afternoon lounging or entertaining under the stars. A gate at the bottom of the garden provides access onto Newbourne Wood - a beautiful 11 acre plantation once part of a 12th century deer park. The land here was formed by a glacial terminal moraine in the last ice age and there are beautiful panoramic views of the landscape from the woodland edge.



### Room Dimensions

Living Room 5.13m x 3.61m (16'9" x 11'10")

Kitchen/Dining/Family Room 3.9m (max) x 9.56m (max) (12'9" x 31'4")

Sitting Room/Bedroom 4 3.34m x 4.22m (10'11" x 13'10")

Shower Room 2.28m x 2.52m (7'5" x 8'3")

Lower Ground Floor Garage 5.9m (max) x 4.28m (max) (19'4" x 14'0")

Bedroom 1 2.88m x 4.43m (9'5" x 14'6")

Bedroom 2 2.75m x 3.59m (9'0" x 11'9")

Bathroom 2.15m x 3.59m (7'0" x 11'9")

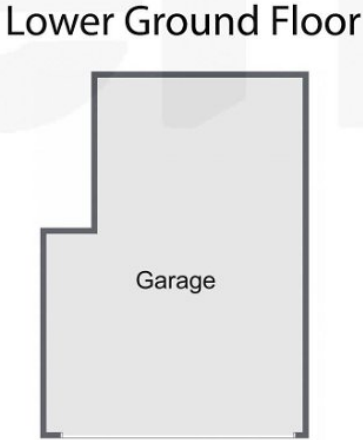
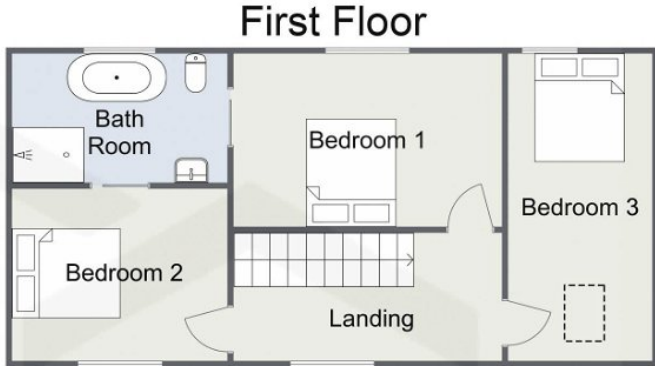
Bedroom 3 5.11m x 2.41m (16'9" x 7'10")

### Location

Rowney Green's village activities revolve around the nearby Village Hall where there is a thriving community pub every Friday evening and regular social events and classes, as well as playing fields and tennis courts. The nearby village of Alvechurch (approximately 2.1 miles) offers a sought after first and middle school, shopping and eating facilities, walks along the local canal network and railway station which provides a regular service via the Cross City line to Birmingham New Street and beyond. There is easy access to the M42/M5 motorway links, Birmingham Airport and Birmingham City Centre is approximately 12.2 miles away. Rowney Green is also in catchment for Beoley First School.



# Rowney Green Lane, Alvechurch



Total Approximate Area (Excluding Garage): 143.6 sq. m (1,545.69 sq. ft)  
Total Approximate Area (Including Garage): 166.5 sq. m (1,792.19 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.

