



Shaldon, 175 Barnt Green Road, Cofton Hackett

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Set opposite the breathtaking Lickey Hills Country Park and just 0.6 miles from the heart of Barnt Green village, this delightful traditional 1920s home offers over 2,000 sq ft of immaculate, sympathetically extended accommodation. Brimming with character features and boasting impressively proportioned rooms throughout, the property sits proudly on a magnificent 0.31-acre plot (approx.) with a fantastic rear garden.

Set discreetly behind hedging and a mature pine tree, this traditional 1920s residence offers a rare blend of period character, generous proportions and superb gardens that truly set it apart. The home opens with an inviting entrance hall featuring the original quarry-tiled floor and a useful guest WC tucked beneath the stairs. The hall leads onward to an excellent boot room with direct access to both the garden and the integral garage - an ideal set up for bringing shopping straight through to the kitchen.

Two delightful reception rooms branch from the hall: a front sitting room with an open fire framed by decorative tiling and an ornate wooden surround, and a substantial living room with its own open fireplace and French doors opening onto the garden. The bright kitchen/diner sits beyond the boot room and is currently arranged with a stud wall division, offering the opportunity to open the space to suit individual tastes.





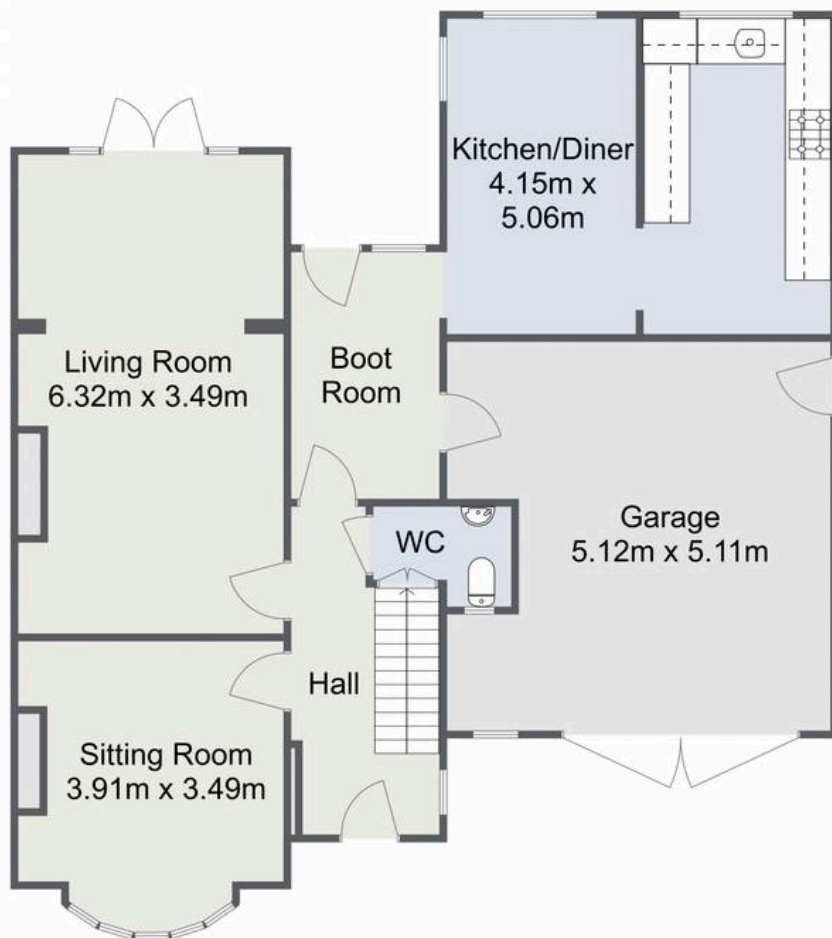
The first floor reveals a charming split-level galleried landing. To the original northern side lie two spacious double bedrooms, a heated eaves storage cupboard and a family bathroom. The extended southern wing provides a further double bedroom - currently used as a home office - and an impressive master suite enjoying beautiful views over the garden and countryside beyond. This superb suite includes a walk-in wardrobe (also housing the annually serviced Worcester Bosch combi boiler) and a particularly generous en suite with corner bath and separate shower enclosure.

Outdoors, the easterly rear garden is a true sanctuary. Beginning with a patio and pond, it steps down to an expansive lawn bordered by hedging, planted beds and mature rhododendrons and camellias. Beyond this lies a remarkable stretch of private woodland, reminiscent of the Lickey Hills themselves, complete with a peaceful clearing ideal for a potential garden office. Side access is available on both flanks of the property. To the front, a level driveway provides parking for several vehicles, with scope to extend further into the existing grassed area if desired. Screening from the road ensures excellent privacy, giving this characterful home an appealing sense of seclusion.



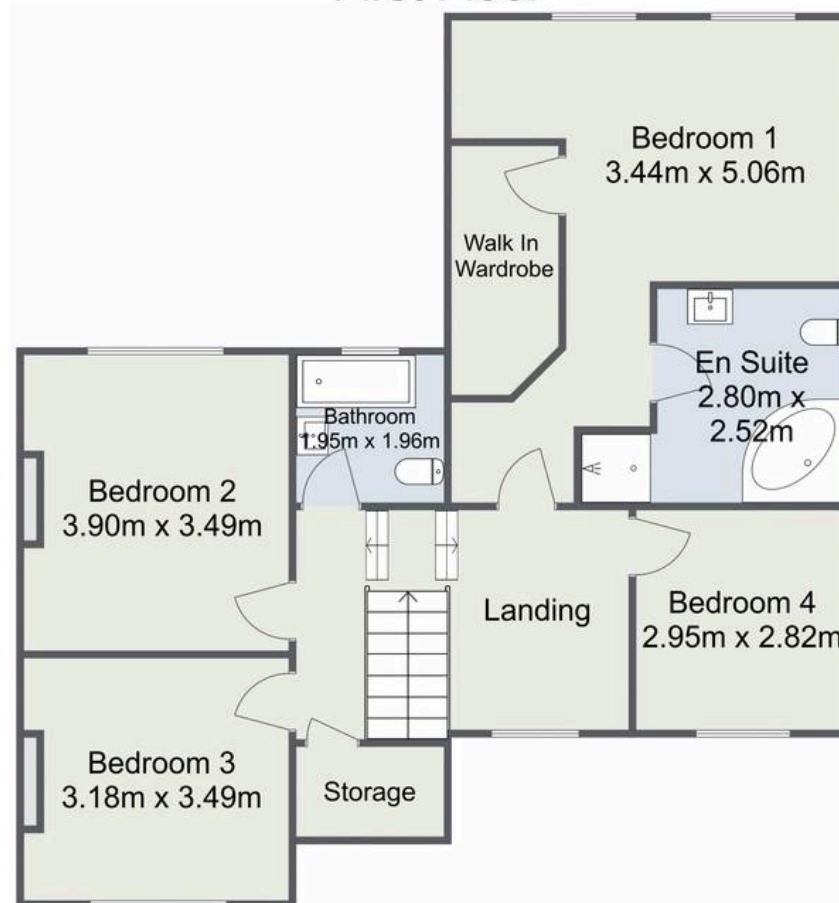
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Ground Floor



Total Approximate Area (Including Garage):
186.2 sq. m (2,004.24 sq. ft)

First Floor



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.



Arden Estates

Arden Estates, 67 Hewell Road – B45 8NL

0121 447 8300 • barntgreen@ardenestates.co.uk •

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