



123 Barnt Green Road
Cofton Hackett

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ESTATE AGENTS

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Occupying an enviable position opposite the 524-acre Lickey Hills Country Park and just under a mile from Barnt Green village, this impressive residence is discreetly set back behind electronic security gates, offering over 4,450 sq ft of highly flexible and beautifully arranged accommodation. Built in the early 2000s yet designed in a classic style, the property boasts a superb layout complemented by the comfort of underfloor heating throughout. Set within approximately 0.46 acres, it enjoys stunning south-easterly to south-westerly wrap around gardens, while a double garage, and expansive driveway completes this exceptional family home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

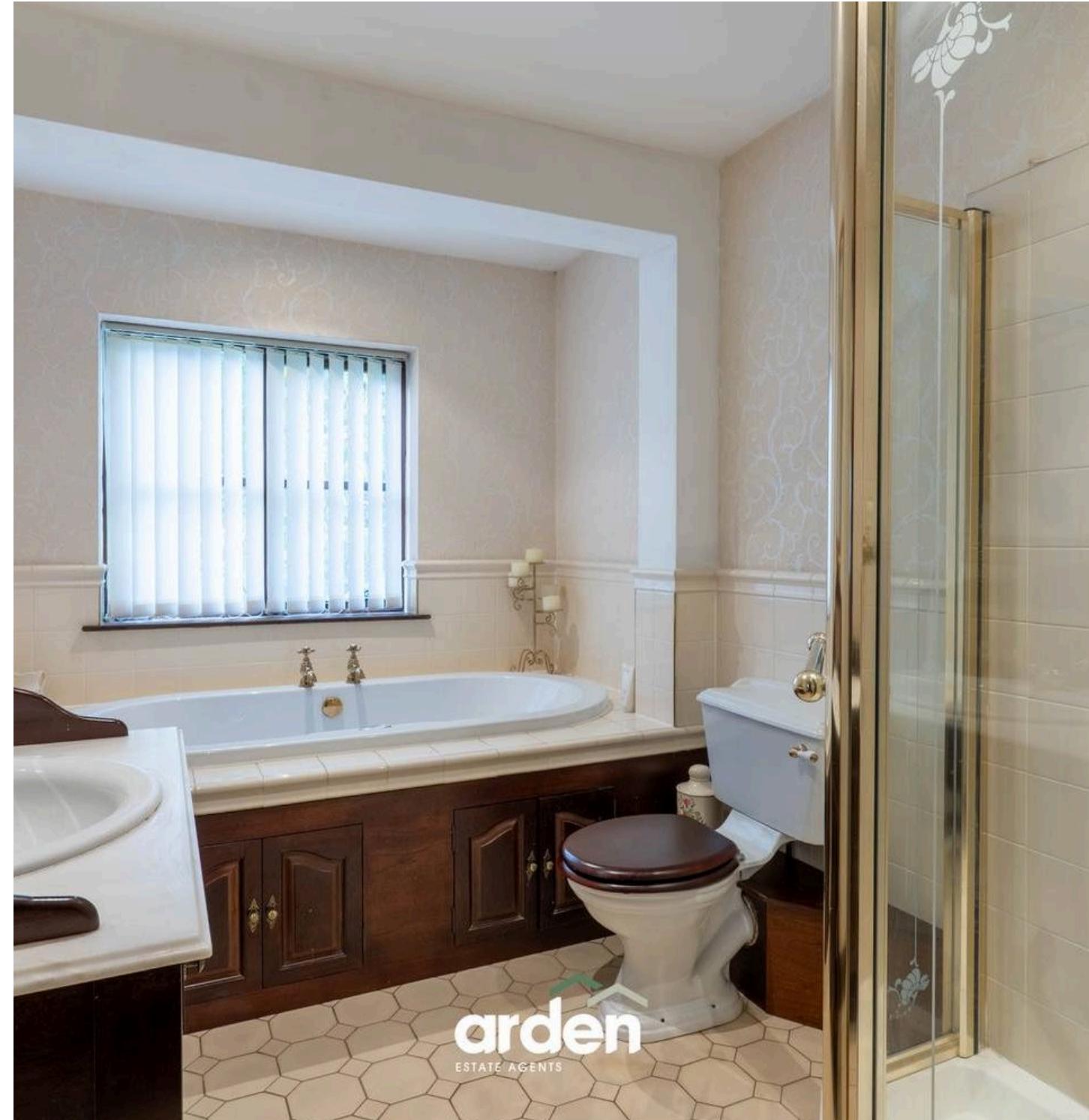
- Located Opposite the 524 acre Lickey Hills Country Park
- 4,457 sq ft of Highly Flexible Accommodation
- Built in the Early 2000s with Underfloor Heating on Both Floors
- Stunning South Easterly-South Westerly Wrap Around Gardens
- Less than a Mile from Barnt Green
- Four Generous Reception Rooms
- Open Aspect Breakfast Kitchen and Utility
- Three Bedrooms with En Suites (Two with Dressing Rooms)
- Three Additional Bedrooms and Family Bathroom
- Generous Front Gated Driveway and Double Garage





The **front entrance** is approached via a gated, walled courtyard where a charming water fountain creates a striking and welcoming first impression. Inside, the ground floor showcases beautiful flagstone flooring throughout, benefiting from underfloor heating for year-round comfort. A **grand entrance hall** sets the tone, featuring a sourced antique gas living flame fire, a cloaks cupboard and a **guest WC**, along with convenient internal access to the garage. From the hall, the principal reception rooms radiate elegantly, including a **formal dining room** with an attractive decorative fireplace and a **well-proportioned office** with double doors opening directly onto the garden. The **spacious living room** is centered around an impressive inglenook fireplace with a wood-burning stove. The heart of the home is the **open-plan kitchen and breakfast room**, with the kitchen area boasting a vaulted ceiling, oak cabinetry and a Falcon range cooker, while the breakfast dining area is enriched by a beamed ceiling and an antique Victorian cast iron range, in working order. Double doors lead from the dining space into a large heated conservatory, and a further set of doors opens onto a covered terrace that spans much of the back of the house, seamlessly connecting indoor and outdoor living. The kitchen also benefits from a walk-in pantry and a practical **utility room** with external access.

The first floor accommodation is arranged around an impressive galleried landing, allowing views down into the entrance hall below and creating a wonderful sense of space and light. The landing also benefits from a walk-in airing cupboard. The **principal bedroom** is a luxurious retreat, featuring a charming decorative fireplace and enjoying far-reaching views across the adjoining fields. This suite is completed by a large **walk-in dressing room and an en suite bathroom** fitted with a jacuzzi bath and a separate shower enclosure.



The **second bedroom** offers excellent proportions, benefitting from a walk-in closet, dedicated dressing area and a contemporary en suite shower room. The **third bedroom** enjoys a delightful outlook from its windows and benefits from its own en suite shower room. Both bedrooms are enhanced by beautiful cast iron decorative fireplaces, adding character. Completing the first floor are **two further well-sized bedrooms** served by an elegant house bathroom, which features a classic claw-foot bathtub and a separate shower enclosure.

The stunning **wrap-around garden** enjoys a highly desirable south-east to south-westerly orientation and looks spectacular throughout the year, thanks to its thoughtfully curated collection of evergreen shrubs and mature trees. At its heart lies an immaculately shaped lawn, framed by beautifully planted borders showcasing an array of unusual shrubs and trees.

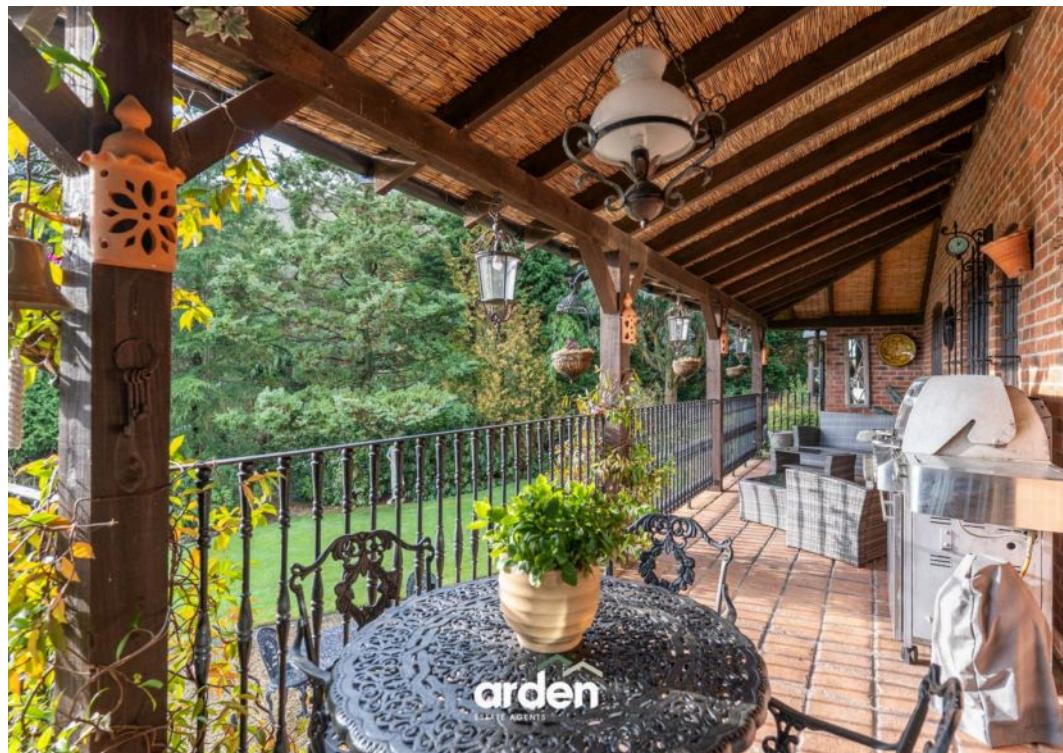
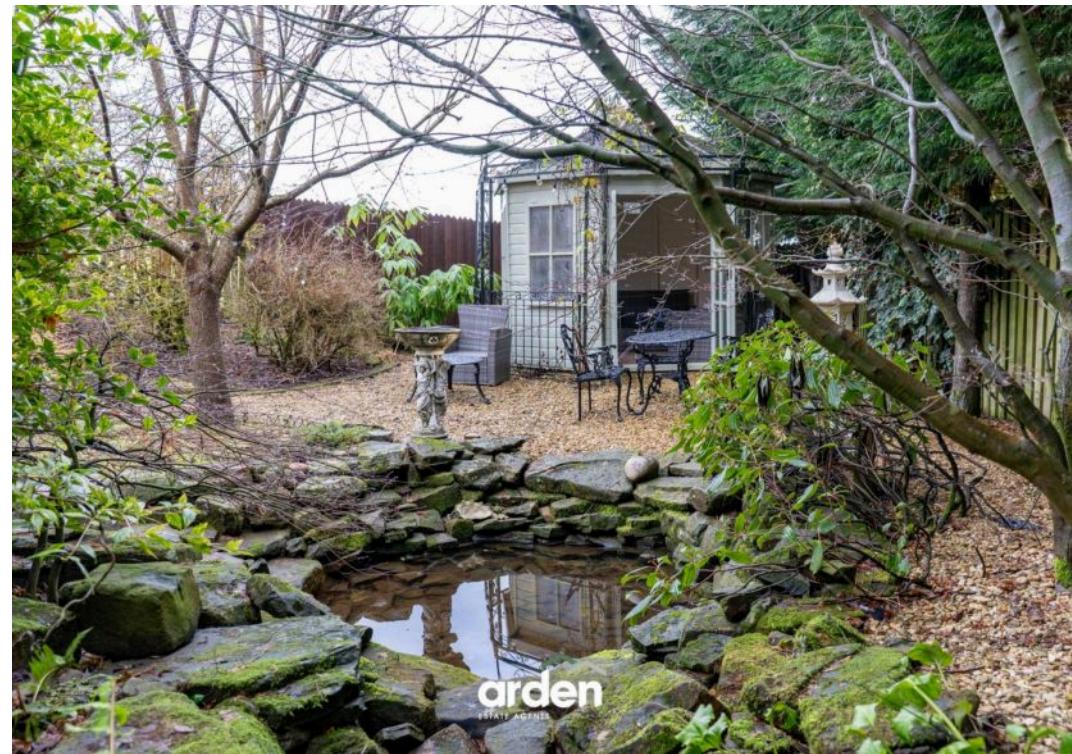
Meandering pathways lead you through established planting, including mature rhododendrons, as well as an enchanting ivy-clad arched frame. A tranquil pond and rockery, framed by striking Japanese acers, form a captivating focal point, overlooked by a charming summerhouse – the perfect spot to relax and enjoy the peaceful surroundings. A gentle water feature flows through the garden, crossed by a picturesque bridge, cascading into the pond below.

An elevated patio adjoins the house, where you'll find a brick-built BBQ area and a stylish metal pergola, ideal for outdoor dining and entertaining. A practical log store is conveniently positioned to the side of the house.

The covered terrace, accessed directly from both the kitchen and conservatory, can also be reached via a spiral staircase from the garden. Beneath, there is generous undercroft storage, along with additional space below the conservatory.

To the front, a block-paved driveway is bordered by neatly maintained hedging and gently slopes down to electronic gates, which open onto a large parking area, providing ample space for multiple vehicles as well as leading to the double garage.



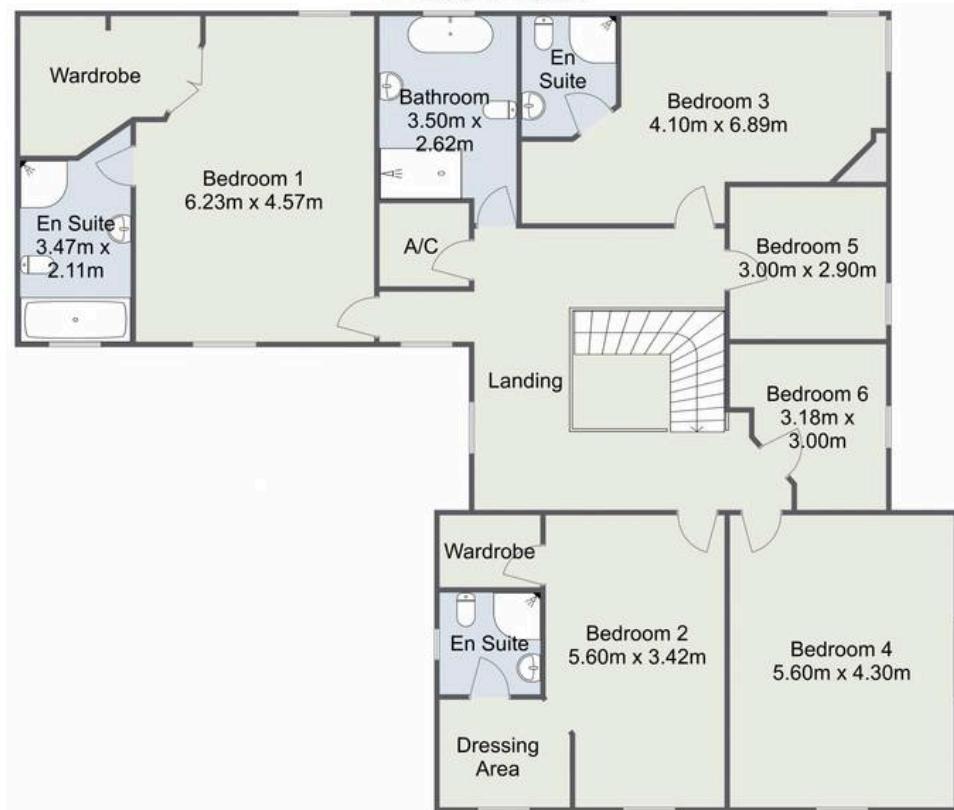


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Ground Floor



First Floor



Total Approximate Area (Including Double Garage, Excluding Covered Terrace):
414.1 sq. m (4,457.33 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.



Arden Estates

Arden Estates, 67 Hewell Road - B45 8NL

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

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