



125 Barnt Green Road

Cofton Hackett



Offers Over £850,000

# 125 Barnt Green Road

Cofton Hackett

Set within an exceptionally private plot of approximately 0.5 acres, this substantial residence offers around 4,446 sq ft of highly versatile accommodation, presenting an opportunity to tailor and design to your own specifications. Enjoying elevated views and surrounded by mature, wrap-around gardens, the property provides a peaceful retreat with ample parking and a double garage. The well proportioned layout includes four reception rooms (one of particularly impressive scale with a surrounding balcony and another featuring a large conservatory) alongside a dedicated office, kitchen/diner, utility room, four generous bedrooms, and three bathrooms. A centrally heated lower ground floor offers a self-contained annex space. Ideally positioned opposite the expansive Lickey Hills Country Park and less than a mile from the amenities of Barnt Green village, this home combines space, flexibility, and an enviable setting.

Council Tax band: G

- Flexible accommodation of approximately 4,446 sq ft
- Highly private plot of approx. 0.5 acres with wrap around gardens
- Presenting excellent scope to update and personalise
- Four reception rooms and office, providing versatile living space
- Kitchen/diner and adjoining utility room
- Four generous bedrooms, two en suites and family bathroom
- Lower ground floor arranged as self contained annex accommodation
- Ample parking, plus a double garage
- Set opposite Lickey Hills Country Park





## Description

The interior of the property offers an impressive sense of scale and versatility, presenting an excellent opportunity for modernisation and enhancement throughout. An enclosed porch opens into a striking and spacious entrance hall, where a grand double sided staircase creates an immediate focal point. The hall is well equipped with two cloak cupboards, a display alcove, and a guest WC.

From here, the accommodation flows into a substantial triple aspect living room, filled with natural light, with a decorative fireplace and a sliding glazed door opening onto a surrounding balcony that takes full advantage of the elevated position. The entrance hall also leads to a designated office and two further reception rooms - one featuring a decorative fireplace - with both rooms benefitting from sliding glazed doors that open directly onto the garden patio.

The kitchen/diner is fitted with an integrated dishwasher and Rangemaster oven and provides ample space for informal dining, while an adjoining utility room houses the boiler and hot water cylinder within a cupboard and offers convenient side access. A particularly notable feature is the expansive conservatory, accessed from both the hall and the kitchen, providing additional reception space with direct access to the side of the house.



Upstairs, a vast galleried landing - large enough to accommodate a further seating or lounge area - enhances the feeling of openness, complete with a linen cupboard for added practicality. The principal bedroom suite incorporates a walk-through dressing room leading to an en suite bathroom, with the bedroom itself enjoying French doors opening to a Juliet balcony. A second bedroom benefits from its own en suite shower room and linen cupboard, while two further bedrooms, both with built-in wardrobes, are served by a family bathroom featuring a raised sunken tub. Owing to the property's elevated setting, all bedrooms have been thoughtfully positioned to enjoy the far-reaching views.

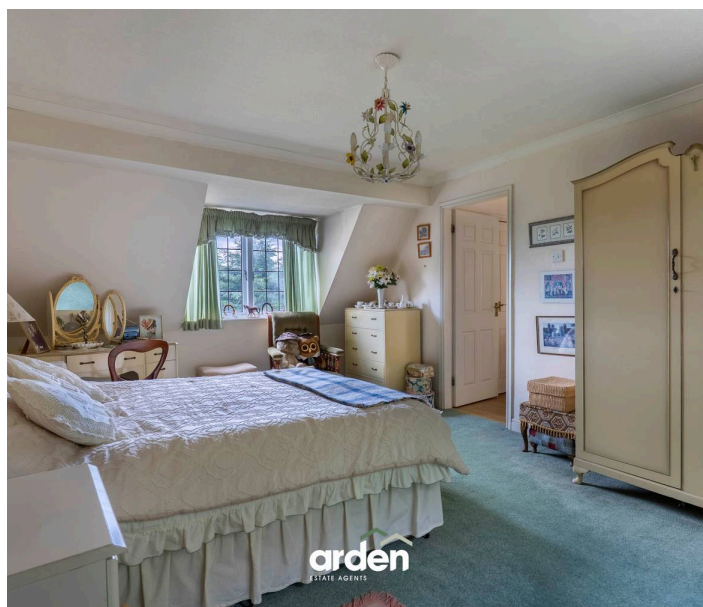
### Outside

Externally, the property sits within approximately 0.5 acres of wrap-around grounds. The majority of the garden lies to the east, where a multi-level patio with pond descends to a substantial lawn bordered by mature hedging. The patio continues around the property, and the plot also includes an additional area of woodland. To the front, the house is discreetly screened by dense hedging and mature trees. A long, level driveway leads to a detached double garage, while a further section of driveway slopes down towards the house, providing additional parking. Steps from both levels guide you to the front entrance, where the porch is framed by a landscaped garden area.

### Services

Mains water, gas and electricity

Drainage via a shared 'Titan' sewage treatment plant



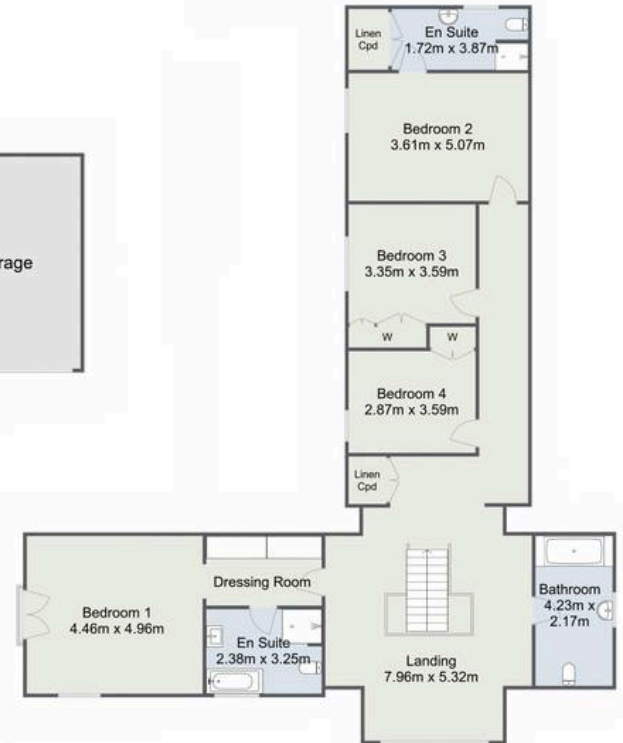


# Barnt Green Road, Cofton Hackett

## Ground Floor



## First Floor



## Lower Ground Floor



Total Approximate Area (Excluding Balcony and Double Garage):  
413 sq. m (4,445.50 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

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