



Ridgeland House, The Holloway, Alvechurch, B48 7QA

Offers In Region Of £895,000



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Summary

A superb statement home with iconic features, privately tucked away on a beautiful 1 acre plot (approx.) adjacent open fields, yet within a mile of Alvechurch village centre and with easy access to the M42 (junction 2). Both the interior and exterior of this architectural gem showcases the timeless elegance of Art Deco design, distinguished by its curved bay windows, original fireplaces, wall panelling and glazed green roof tiles. Boasting over 2,400 sq. ft of accommodation, one of the many notable features is the exceptional contemporary open plan kitchen/dining/family room and there is opportunity to further enhance the property in other areas.

Description

Featuring original oak throughout, the interior unfolds from an entrance hall (front door made with teak from HMS Victory) to an exceptional wood panelled dining room with original fireplace and serving hatch, living room with an impressive marble fireplace and double doors leading to a conservatory. A set of rooms to the West wing serves as a breakfast room (with original larder) as well as an adjoining kitchen and utility with WC and original indoor coal store with hatch.

The East wing has been completely modernised, featuring the most fantastic contemporary open plan kitchen/dining/family room with underfloor heating. This vast triple aspect room offers an epic vaulted ceiling, substantial breakfast island, a range of high quality integrated appliances and is perfect for entertaining and modern family living with bi-folding doors opening onto the garden.

Both the kitchen and two of the reception rooms are fitted with Karndean flooring.

The first floor features two generous double bedrooms with beautiful views over the garden and beyond, third double bedroom and an elegant traditional style bathroom with underfloor heating and separate WC across the landing.





Outside

The stunning south westerly gardens are a magnificent feature of the property and extend to approximately 1 acre featuring a semi circular stone terrace, rose walk, vast lawn and a wide range of mature trees and shrubs. The front offers a huge driveway with central turning circle.

Location

Located between the semi rural hamlet of Rowney Green and the village of Alvechurch, the property is well positioned for the local first and middle school within Alvechurch itself as well as 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. 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.



Room Dimensions

Kitchen/Dining/Family Room 8.67m x 5.01m
(28'5" x 16'5")

Living Room 4.1m x 5.78m (13'5" x 18'11")

Formal Dining Room 4.1m x 4.11m (13'5" x
13'5")

Breakfast Room 3.97m x 2.86m (max) (13'0" x
9'4")

Kitchen 5.01m x 2.11m (16'5" x 6'11")

Utility 3.17m x 2.65m (10'4" x 8'8")

Conservatory 3.3m x 2.9m (10'9" x 9'6")

Bedroom 1 4.1m x 5.8m (13'5" x 19'0")

Bedroom 2 4.1m x 4.11m (13'5" x 13'5")

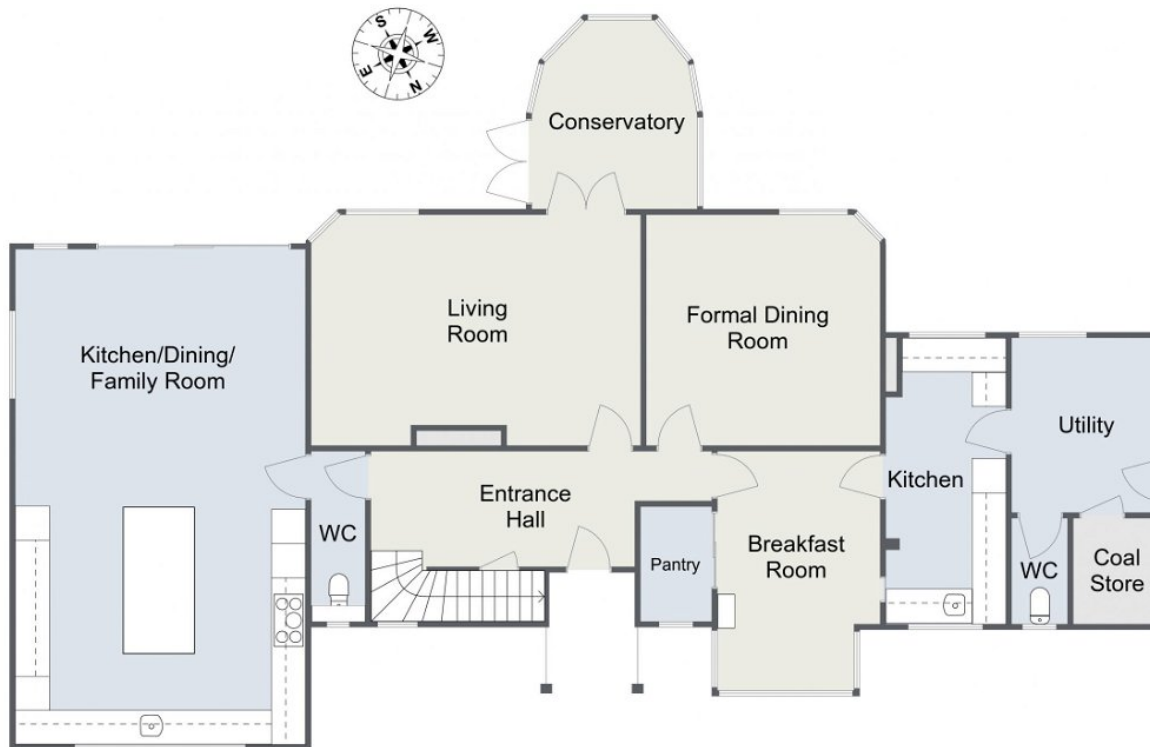
Bedroom 3 4.01m x 2.88m (13'1" x 9'5")

Bathroom 1.8m x 2.66m (5'10" x 8'8")

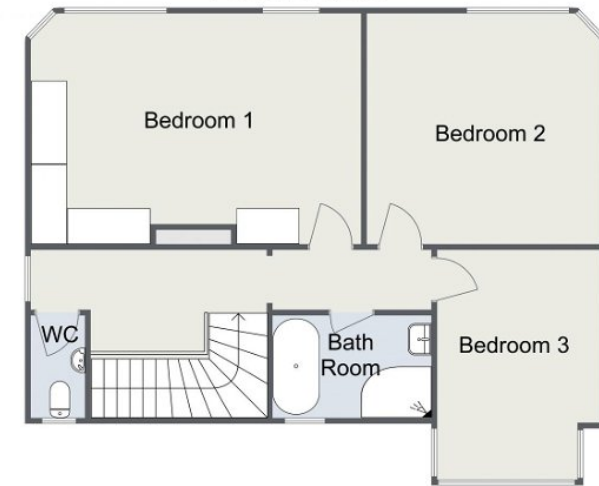


The Holloway, Alvechurch

Ground Floor



First Floor



Total Approximate Area: 224.7 sq. m (2,418.65 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.

