



---

## Thirlmere

11 ASHLEY COURT  
BARNT GREEN

---

**£2,000,000**





# Contemporary Six Bedroom Detached Home

## Description.

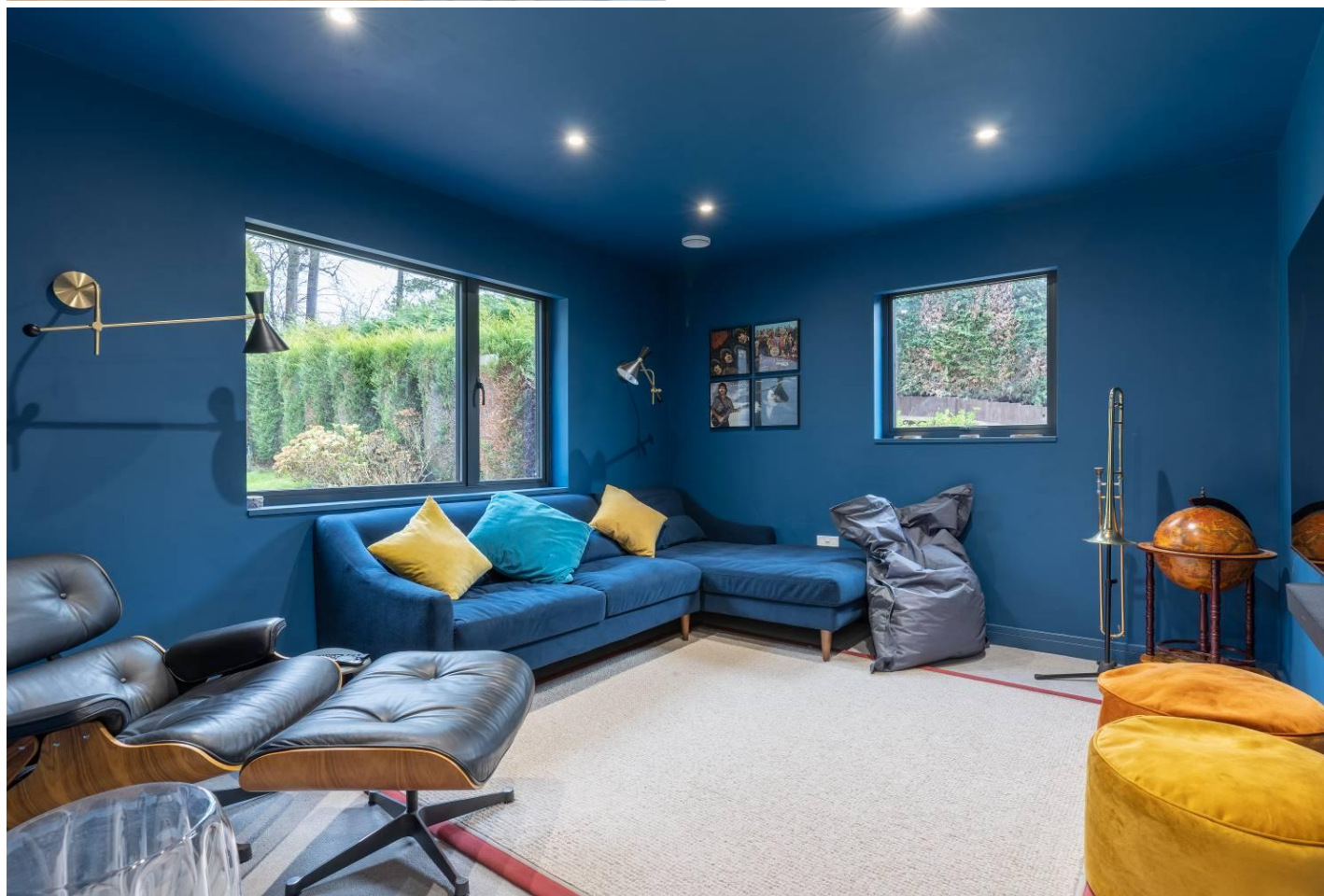
A phenomenal home of grand proportions completed in 2021 and finished to an exceptional standard throughout, utilising the finest finishes and materials. The luxury residence is completely unique in design and unlike anything else in the area, boasting a private plot of approximately 0.37 acres set behind electronic gates. Notable aspects include a vast open plan kitchen/dining/family, three additional reception rooms, sublime master suite as well as a high energy rating, mechanical ventilation heat recovery system and a 10 year new build warranty. Located in the affluent area of Barnt Green, the property offers an ideal location for families looking for security and privacy with several excellent schools within the surrounding areas including Bromsgrove Independent School, King Edwards School in Edgbaston, Solihull Independent School and Alcester Grammar.

Thirlmere is a truly unique and sophisticated residence. The whole space caters to every aspect of modern life, for both entertaining and family living. The underfloor heated accommodation comprises a stunning, memorable entrance hall enjoying a double height ceiling, larch clad cloaks cupboard and bespoke steel and oak staircase leading to the most magnificent open aspect kitchen/dining/family room. This vast triple aspect room offers a substantial breakfast island, hidden pantry clad in larch, dining space for a team of guests and a generous lounge/family room with feature electric inset fire and large sliding doors opening onto the garden. The utility room is accessed from the hall and provides ample space for storage and washing/drying facilities.

There are also three further sizeable reception rooms; an office, cinema room and gym as well as a guest cloakroom.

### Kitchen Specification:

- Matt charcoal units
- Waterfall quartz island
- Integrated full height fridge and freezer
- Franke double sink with 'InSinkErator' food waste disposal
- Franke 3 in 1 instant boiling water tap
- A range of Bosch appliances including: Two built in ovens, microwave oven, warming drawer, induction hob with downdraft extractor and dishwasher



On the first floor, the impressive galleried landing (furnished with a contemporary light fitting suspended above the hall) offers access to a sumptuous boutique master suite with walk through dressing room, opulent en suite shower room and bedroom area with stunning picture window overlooking the garden. A vaulted principal guest bedroom enjoys access to a 'Jack and Jill' en suite (shared with bedroom six) and there are three further double bedrooms with use of the luxurious family bathroom.

#### Technical Specifications:

- Underfloor heating throughout
- Karndean flooring (In the majority of the ground floor, master suite and bathrooms)
- Polyflor rubber flooring in gym
- Recessed blinds in most rooms, including remote controlled electric blinds in the master suite
- Aluminium framed windows
- Exposed steel and glulam beams
- MVHR (Mechanical ventilation with heat recovery) system providing filtered fresh air circulation throughout the home
- 10 Year new build warranty

**Outside:** The property itself is located within Ashley Court and accessed via its own private driveway through a secure aluminium electric sliding gate with intercom system opening onto a large driveway. The mature rear garden is predominantly laid to lawn with a range of mature trees and shrubs. A large decking area, accessed via the corner sliding doors, features a modern pagoda and semi-sunken hot tub area. The 0.37 acre plot (approx.) also includes a garage with electric door. The garage has been partially converted with potential to be used as an annex or business premises (subject to planning permission).



## Room Dimensions.

Kitchen/Diner: 26' 10" x 20' 8" (8.20m x 6.31m)

Lounge/Family Room: 32' 8" x 14' 9" (9.98m x 4.50m)

Cinema Room: 11' 4" x 12' 11" (3.46m x 3.95m)

Gym: 15' 3" x 12' 11" (4.65m x 3.95m)

Office: 11' 4" x 11' 8" (3.46m x 3.56m)

Utility Room: 11' 4" x 6' 9" (3.46m x 2.07m)

Garage: 10' 3" (min) x 30' 4" (3.13m x 9.27m)

Stairs To First Floor Landing

Bedroom One: 14' 0" x 14' 9" (4.28m x 4.50m)

En Suite: 6' 6" x 14' 9" (2.00m x 4.50m)

Dressing Room: 7' 5" x 14' 9" (2.27m x 4.50m)

Bedroom Two: 11' 3" x 10' 6" (3.45m x 3.21m)

En Suite: 11' 3" x 5' 2" (3.45m x 1.60m)

Bedroom Three: 13' 3" (max) x 12' 11" (4.04m x 3.95m)

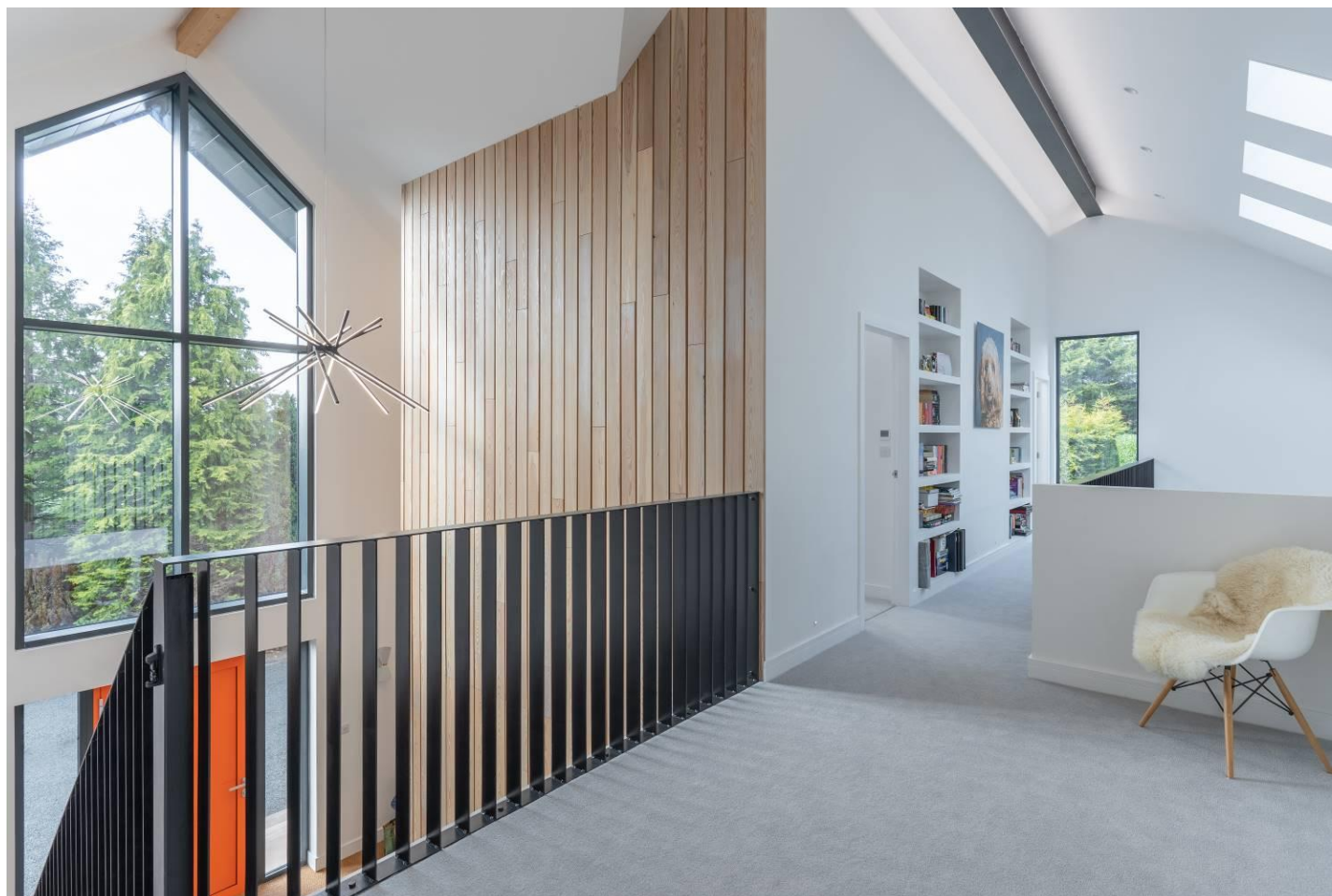
Bedroom Four: 13' 3" (max) x 12' 11" (4.04m x 3.95m)

Bedroom Five: 11' 4" x 11' 8" (3.46m x 3.56m)

Bedroom Six: 11' 3" x 7' 4" (3.45m x 2.25m)

Bathroom: 11' 4" (max) x 11' 8" (3.46m x 3.56m)

**Location:** Bamt Green is a delightful village offering a variety of amenities including local shopping facilities, cafes, two popular gastropubs, doctor's surgery, two churches, several dentists, St Andrews First School (with 'Outstanding Ofsted status) and train station direct to Birmingham New Street. Thirlmere itself is located approximately 1 mile from the village centre and is conveniently located for many fine walks, including the renowned Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Bamt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately 11.5 miles away. Further local schooling includes Blackwell Infants School, Lickey End First School, Alvechurch First and Middle School, North and South Bromsgrove High as well as Bromsgrove Independent School.







# Ashley Court, Barnt Green

EPC: C

COUNCIL TAX BAND: G

TENURE: Freehold

.....  
For more information on this house or to  
arrange a viewing please call the Barnt Green  
office on:

0121 447 8300

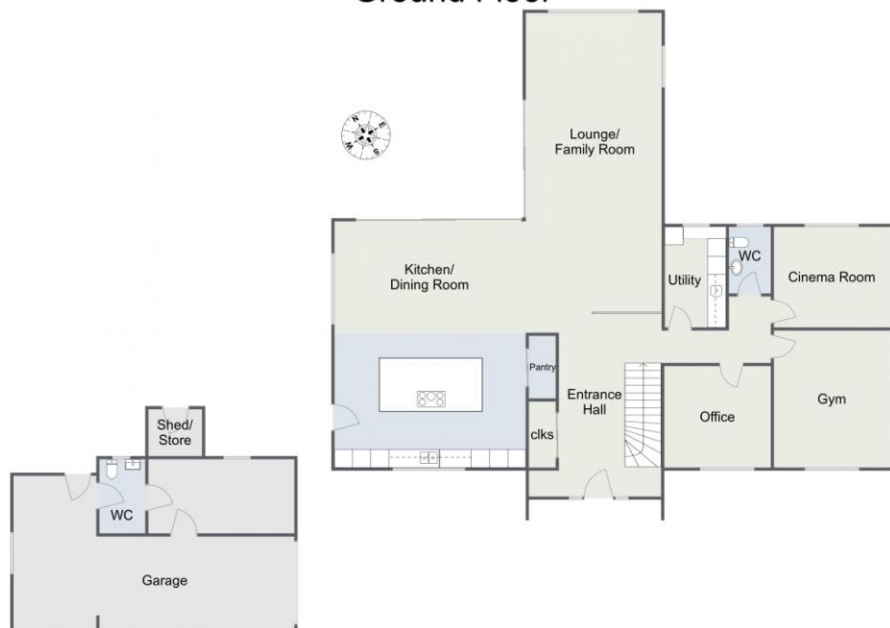
.....  
Alternatively, you can scan below to view all  
of the details of this property online.



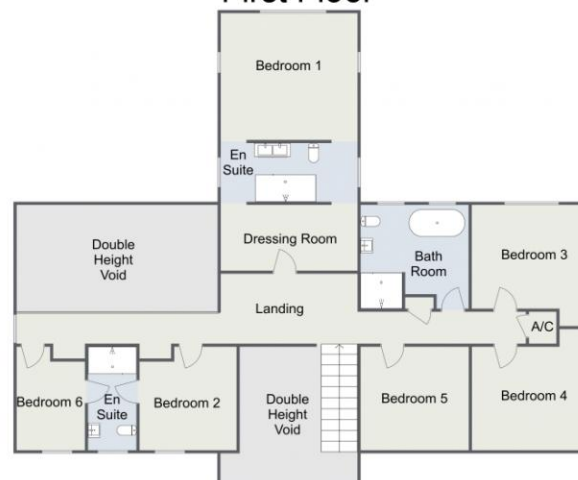
.....

67 Hewell Road  
Barnt Green  
Birmingham  
West Midlands  
B45 8NL

## Ground Floor



## First Floor



Main House (Excluding Voids): 332.7 sq. m (3,581.15 sq. ft)  
Garaging: 54.2 sq. m (583.40 sq. ft)  
Total Approximate Area: 386.9 sq. m (4,164.55 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.

**Please read the following:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.