



**DM&Co.**  
YOUR PREMIUM AGENT

**KIXLEY MEADOWS, KIXLEY LANE ,  
KNOWLE  
B93 0JF**

Discover this wonderful renovated farmhouse, blending modern comforts with rustic charm. This family home offers spacious living, five double bedrooms, luxurious bathrooms, and an entertainment-ready annex. Set on nearly four acres, enjoy countryside serenity just steps from Knowle.

## KIXLEY MEADOWS

This meticulously modernised farmhouse presents an exceptional blend of contemporary design and traditional charm, set against the tranquil backdrop of the countryside. Spanning 4,000 sq feet of living space on almost four acres, it's an idyllic retreat for family life and entertaining. The heart of the home is a generously sized breakfast kitchen with captivating views, leading to a bespoke annex perfect for gatherings. Each of the five double bedrooms, including three with en-suite facilities and two with walk-in wardrobes, offers a personal haven of comfort. The property's thoughtful layout, including a practical boot room/utility and ample storage, ensures a blend of elegance and practicality. Outdoors, the expansive plot features serene countryside views, dedicated spaces for gardening, and a luxurious hot tub, encapsulating the ultimate lifestyle dream.







The ground floor exudes an inviting atmosphere of warmth and light, anchored by a large breakfast kitchen illuminated by roof lanterns. Underfloor heating adds a layer of comfort, while large double doors seamlessly connect indoor spaces with the tranquil outdoors.

The expansive lounge and dining area, complemented by double doors, encourage relaxation and social gatherings. A quaint library offers a serene escape, and a spacious study accommodates work and creativity. The practicality of a large boot room/utility room underscores the home's thoughtful design, catering to the needs of active families and their pets.





Ascend to find a sanctuary where comfort meets luxury across two floors. The principal bedroom, with its expansive walk-in wardrobe and stunning en-suite, opens to a Juliet balcony offering breathtaking views. A second bedroom mirrors this luxury with its own en-suite and another walk-in wardrobe. The top floor extends the home's generous storage solutions and introduces another spacious bedroom with an en-suite and study area, while two additional bedrooms share a beautifully appointed Jack and Jill bathroom on the first floor.

There is also a huge storage room on the top floor so no loft ladders just easy access and to a great space.











A huge added bonus is the perfect entertaining room!

Away from the house it offers the perfect haven for entertaining friends and family with extensive bi-folds opening up onto a the patio area. Currently configured with a separate gym, shower room and WC as well as wonderful bar area.



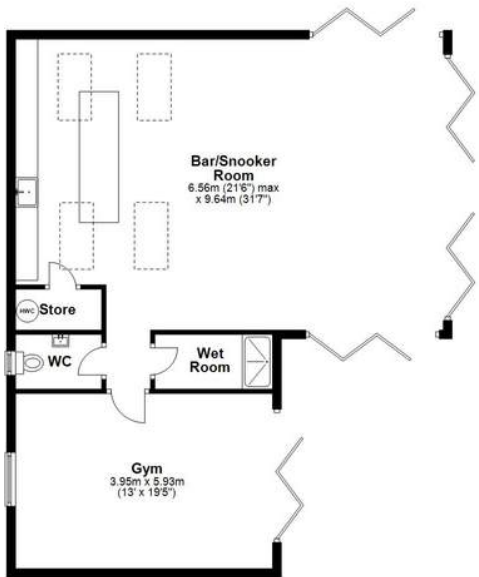


The property's exterior is as impressive as its interior, with nearly four acres of picturesque land offering boundless opportunities for outdoor activities and relaxation. An extensive patio area, ideal for entertaining, overlooks lush countryside. The inclusion of a hot tub (available by negotiation) adds a touch of luxury.

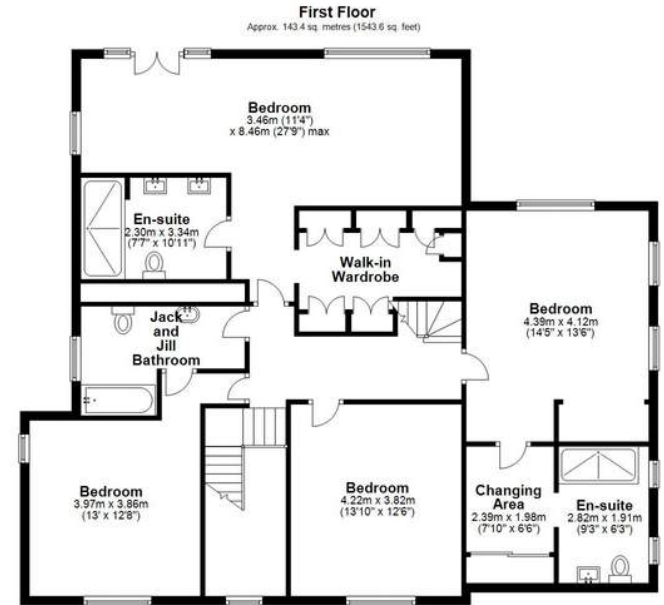
For the gardening enthusiast, raised beds await cultivation. Parking is ample, including garaging for three cars, and a treatment/cabin room further enhances this outdoor oasis.







**Ground Floor**  
Main area: approx. 182.4 sq. metres (1963.6 sq. feet)  
Plus bar & gym: approx. 93.2 sq. metres (1003.1 sq. feet)



**First Floor**  
Approx. 143.4 sq. metres (1543.6 sq. feet)



**Second Floor**  
Approx. 45.7 sq. metres (492.0 sq. feet)



**Main area: Approx. 371.5 sq. metres (3999.2 sq. feet)**  
Plus bar & gym: approx. 93.2 sq. metres (1003.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustration purposes only; this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspections(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## FEATURES

- Extended, Renovated Farmhouse
- A Touch under Four-Acre Plot
- Five Double Bedrooms
- Four Bathrooms
- Two Walk-in Wardrobes
- Bespoke Annex with Bar and Gym
- Underfloor Heating to the Ground Floor
- Countryside views to the Front & Rear
- Walking Distance to Knowle Village

**SIZE** Total - 3,999 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – G**

## SERVICES

All mains services are connected to the property. Gas is via Flogas. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	62 Mbps	14 Mbps

**Network in the area:** OpenReach

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

✉ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



## LOCATION

Knowle is a well located village set on the edge of open countryside.

Knowle contains a wide range of independent shops, restaurants and is home to the Arden Academy (a leading state school). Local sporting facilities include the prestigious Copt Heath Golf Course and the Old Silhillians Rugby Club as well as a very popular Tennis & Cricket Club. A short drive from both Dorridge and Solihull, there are train links to Birmingham and London Marylebone, the M42 and M40 motorways, which then provide links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London.

*DM&Co.*

**YOUR PREMIUM AGENT**

Call us on **01564 777314 (option 4)**

[www.dmandcohomes.co.uk](http://www.dmandcohomes.co.uk)

[premium@dmandcohomes.co.uk](mailto:premium@dmandcohomes.co.uk)