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**1 CHATTOCK GARDENS
SOLIHULL
B91 1JY**

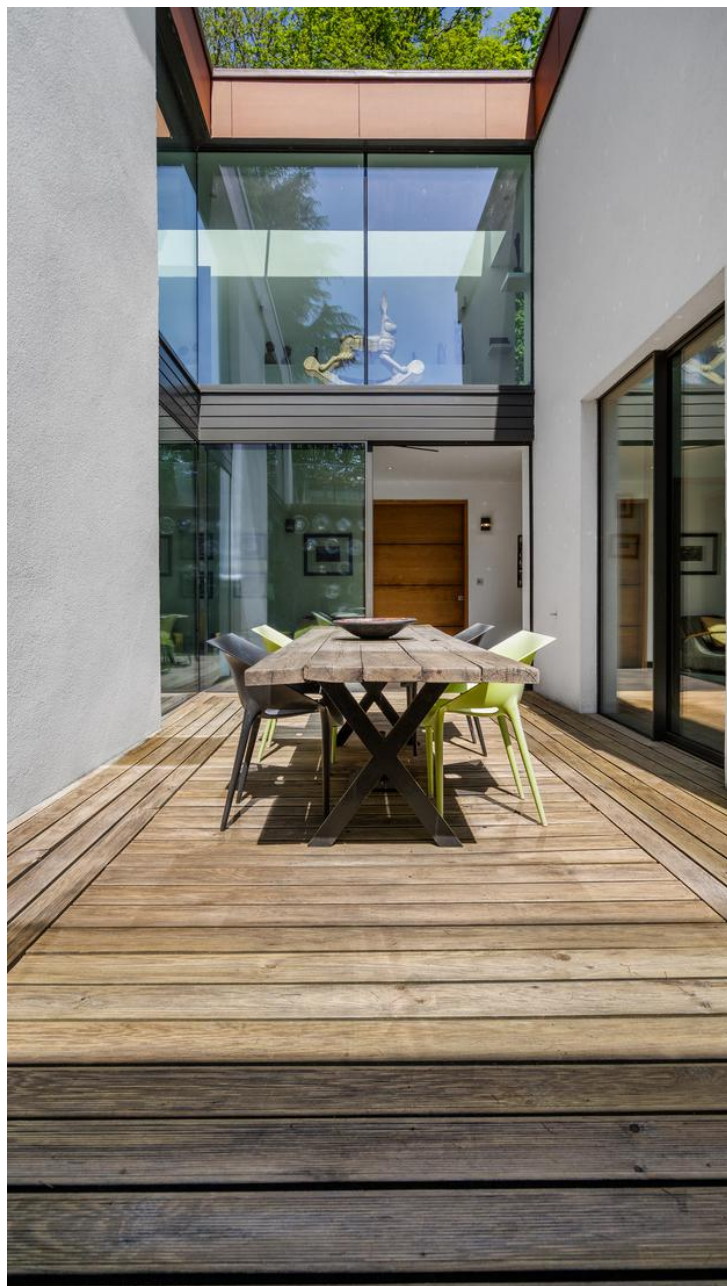
A true one of a kind – an ultracontemporary home with a jaw dropping reveal over two spacious floors, allied with an unbeatable location in a secluded space along a private drive. This is not simply a property; it is a lifestyle, proof that radical sustainability, architectural finesse and everyday liveability can coexist beneath the most unassuming of silhouettes.

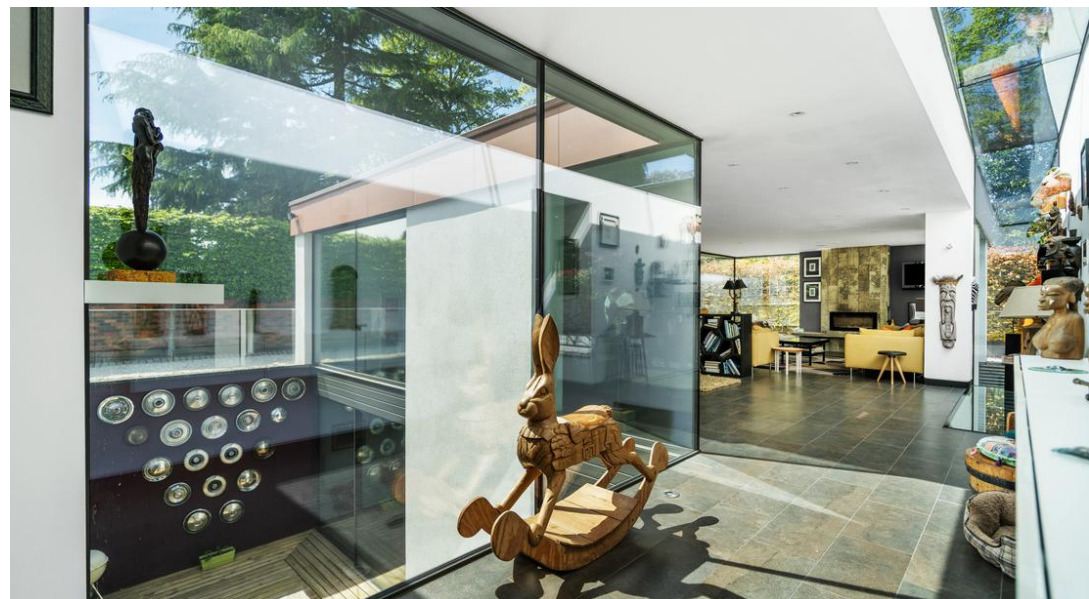
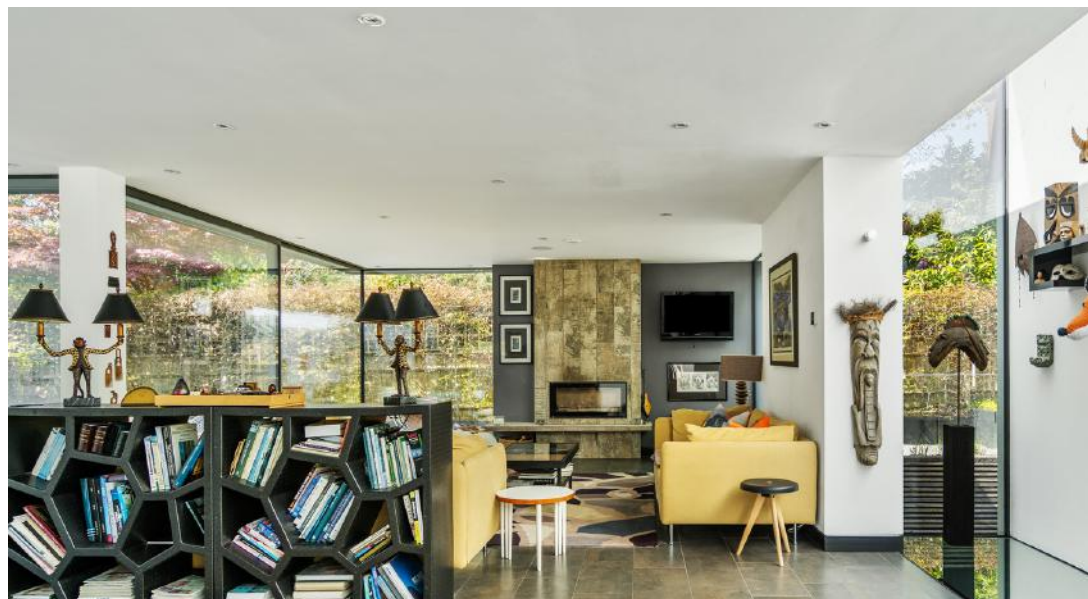
1 Chattock Gardens

Surrounded by trees yet situated off one of Solihull's premier residential roads and only a short stroll from both John Lewis and Solihull station, on a mainline from Birmingham to London, as well as ten minute drive to Birmingham International Airport and Station (another mainline to London) and the new HS2 hub. This RIBA award-winning four-bedroom home by Khoury Architects overturns every preconception of eco living. Triple-glazed courtyard walls and roof-height sliding panels stream daylight deep into every area. At ground level, crisp rendered masonry and low-maintenance Trespa® cladding sit quietly in the landscape, their understatement the perfect prelude to the drama within.



For the buyer who values architectural integrity, environmental stewardship and quiet sophistication, 1 Chattock Gardens is a rare opportunity: an almost invisible home that leaves an indelible impression.





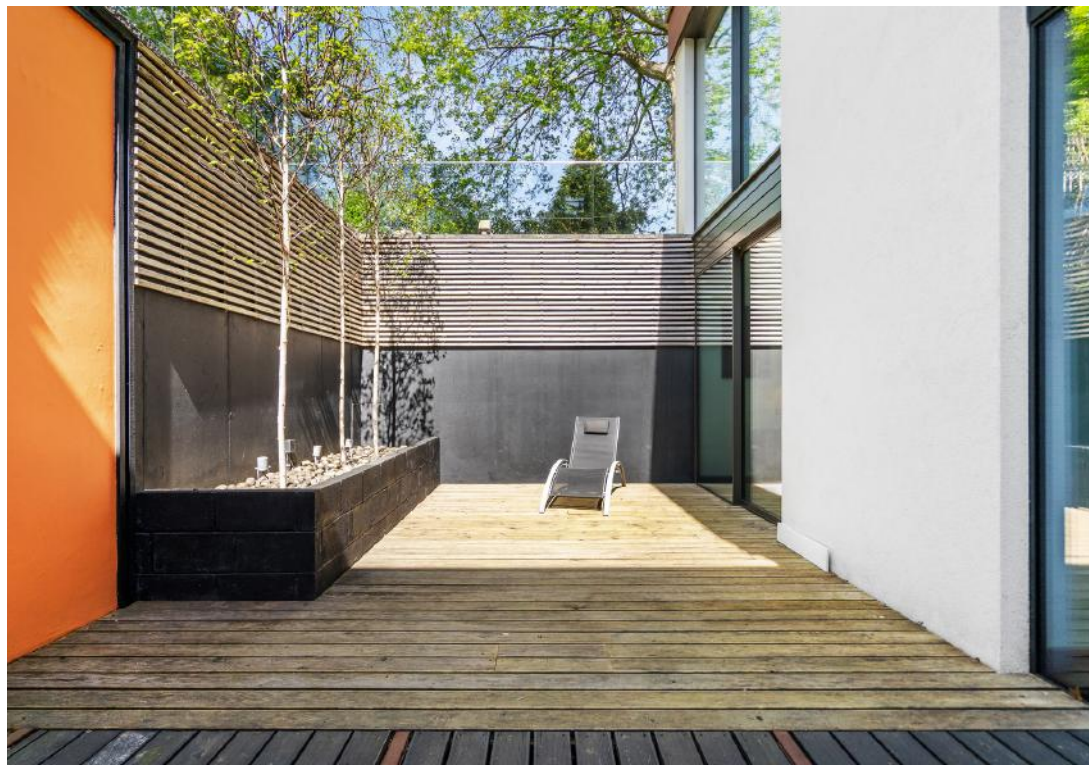
Living & entertaining

- Dual-aspect lounge at garden level catches golden light morning and evening, while the bespoke, rusted steel stairs add an artisanal edge.
- Open-plan kitchen–dining space is the heart of the house connecting double height dining atrium, courtyard and adjacent pool chill zone.
- A four-seat cinema snug with reclining sofas delivers true “dark-room” immersion for film nights as well as being a cosy second lounge just off the kitchen dining living space.









Wellness & leisure

- Indoor pool with a zen, spa like calmness.
- Quiet sun-traps at each compass point let you follow the light—or retreat from it—in complete privacy.
- A cooled wine cellar perfect to store and enjoy your wine collection.





Sleeping quarters

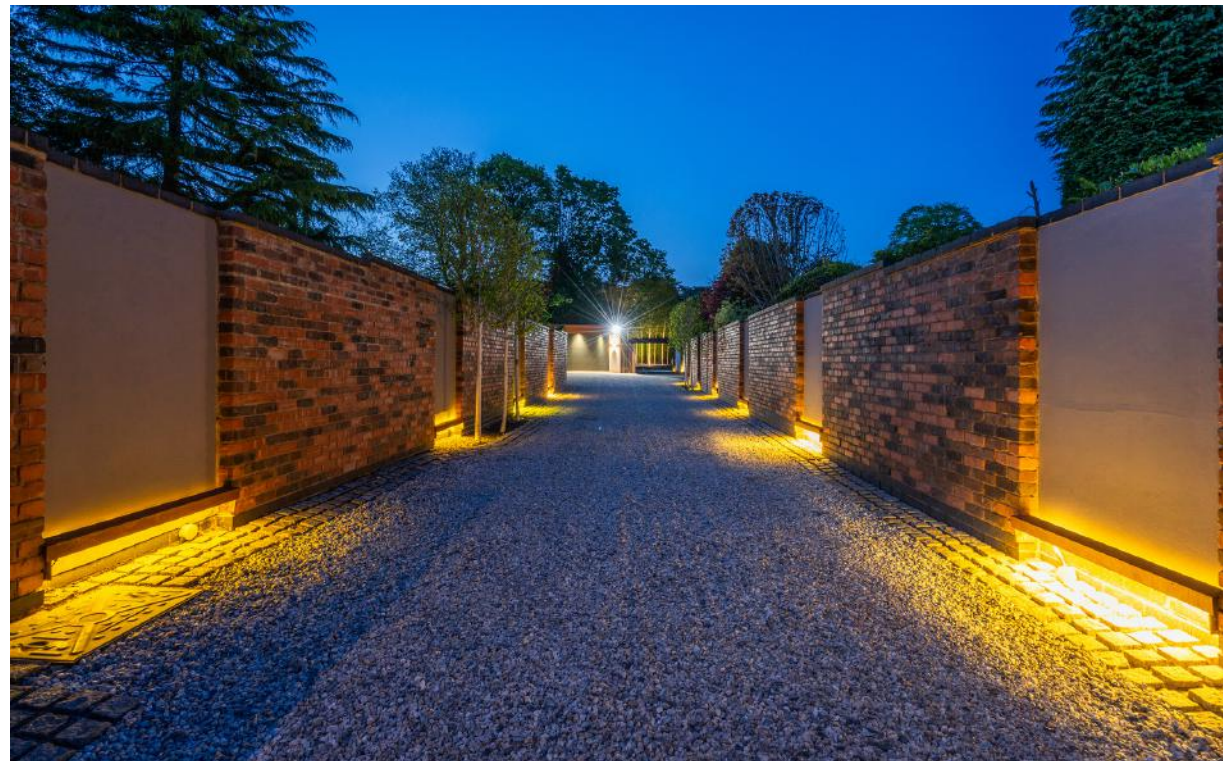
- The calm master suite with courtyard outlook, private sun-deck and picture-perfect bath-scape behind floor-to-ceiling glazing offers a peaceful retreat.
- A naturally cool, north-facing guest room—nick-named the summer suite—remains blissful on the hottest days; two further bedrooms can be grouped as a self-contained family or multigenerational wing.





Engineering & sustainability

- 300 mm concrete walls, 200 mm of external insulation and wild-flower meadow roof deliver Code for Sustainable Homes Level 5 performance.
- Air-source heat pump, under-floor heating, MVHR with a geothermal intake loop (ground-temperatures a steady 13 °C) and 4 kW photovoltaic array (£1,300–£1,400 annual FIT income, plus RHI on the heat pump).
- Three-phase electrics already in place should future owners wish to add battery storage or expand the PV array.
- Rainwater harvesting system installed; wine cellar, plant room and extensive storage keep everyday life out of sight
- A discreet dumb-waiter whisks groceries from garage to kitchen.



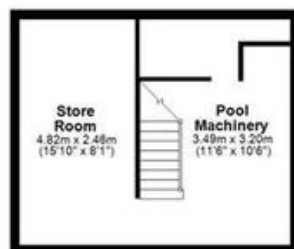




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

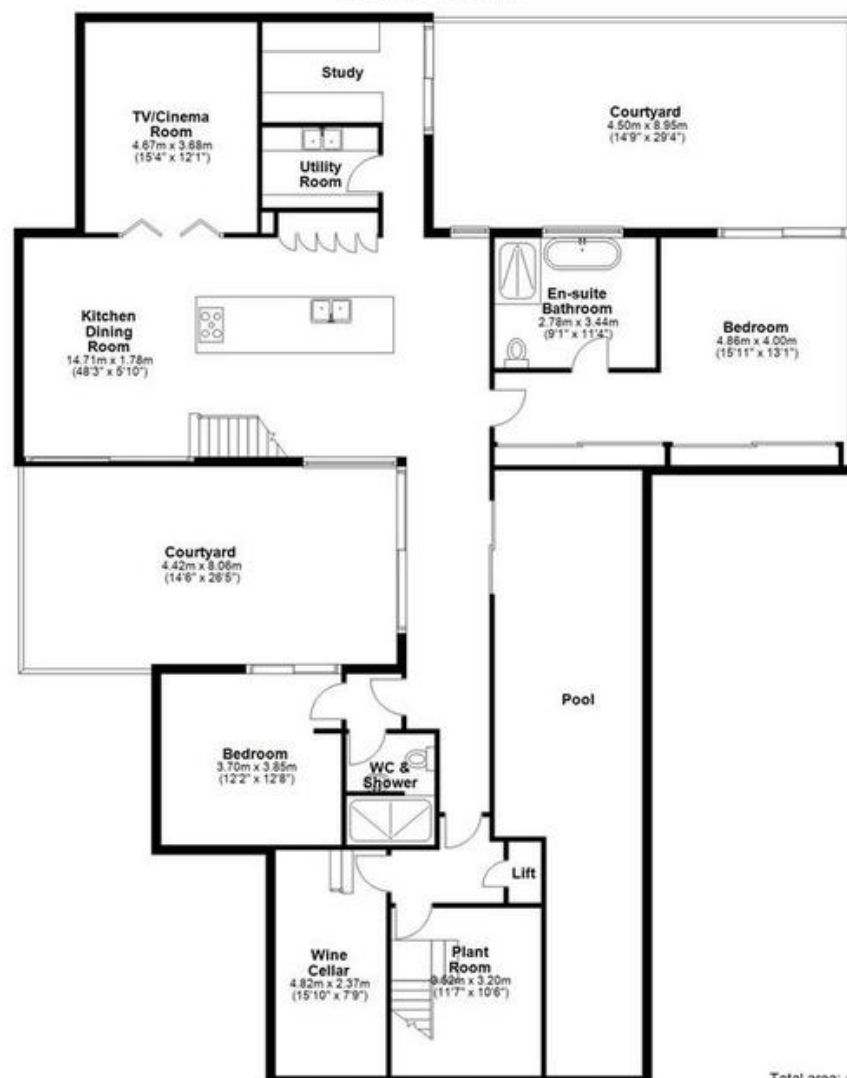
Basement

Approx. 27.8 sq metres (298.8 sq. feet)



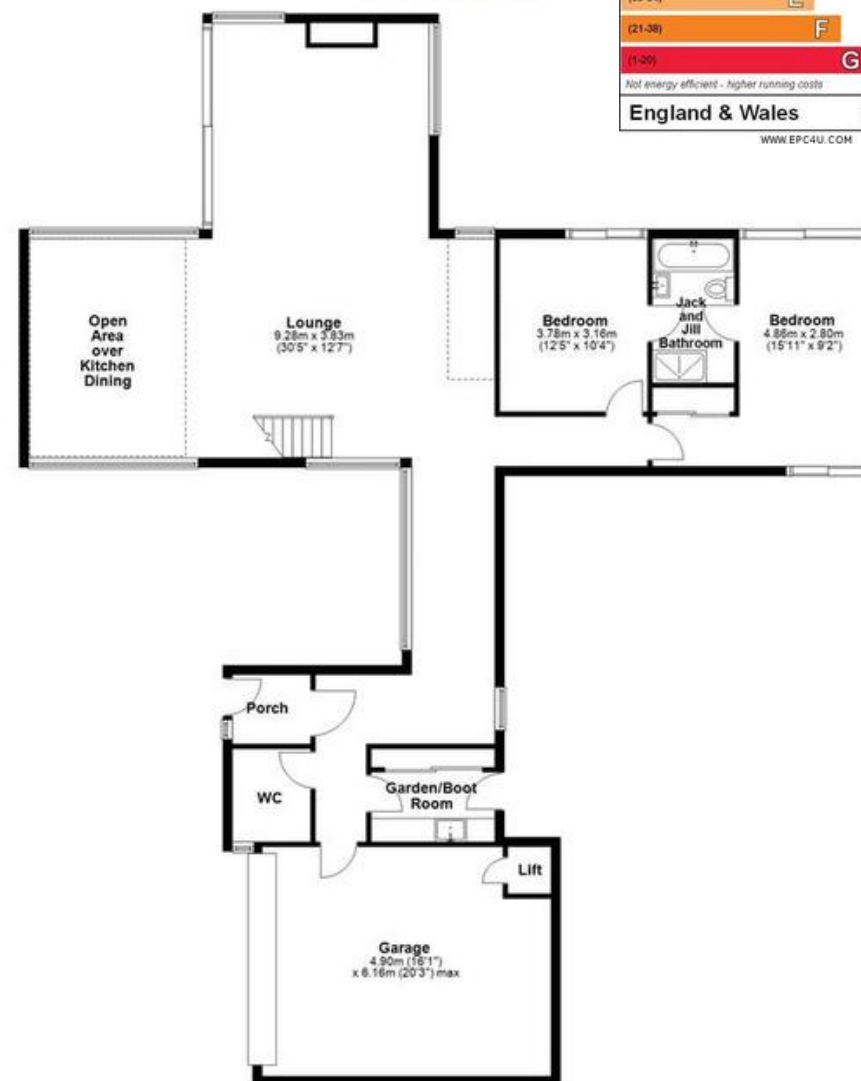
Lower Floor

Approx. 216.2 sq metres (2327.2 sq. feet)



Ground Floor

Approx. 165.6 sq metres (1782.4 sq. feet)



Total area: approx. 409.6 sq. metres (4408.5 sq. feet)

This floor plan is for illustration purposes only; this is not intended to be a measured/indicated 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 inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- RIBA award-winning home by Khoury Architects.
- Hidden from the road, 5 mins from Solihull town centre.
- Light-filled layout with sunken courtyards and sliding glazing.
- Four bedrooms, including tranquil master with private sun-deck.
- Open-plan living, cinema snug, and bespoke steel staircase.
- Indoor pool with heat pump and frameless sliding doors.
- 300 mm concrete walls, 200 mm insulation, wildflower roof.
- Air-source heat pump, MVHR, and 4 kW solar array.
- Rainwater harvesting, dumb-waiter, and wine cellar.
- Sustainable, stylish, and completely private.

SIZE Total - 4,408 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

Water, sewage and electricity are connected to the property. There is no mains gas.

BROADBAND

Type	Max download speed	Max upload speed
Standard	17 Mbps	1 Mbps
Superfast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: Vodafone, 02, EE, Three

PARKING

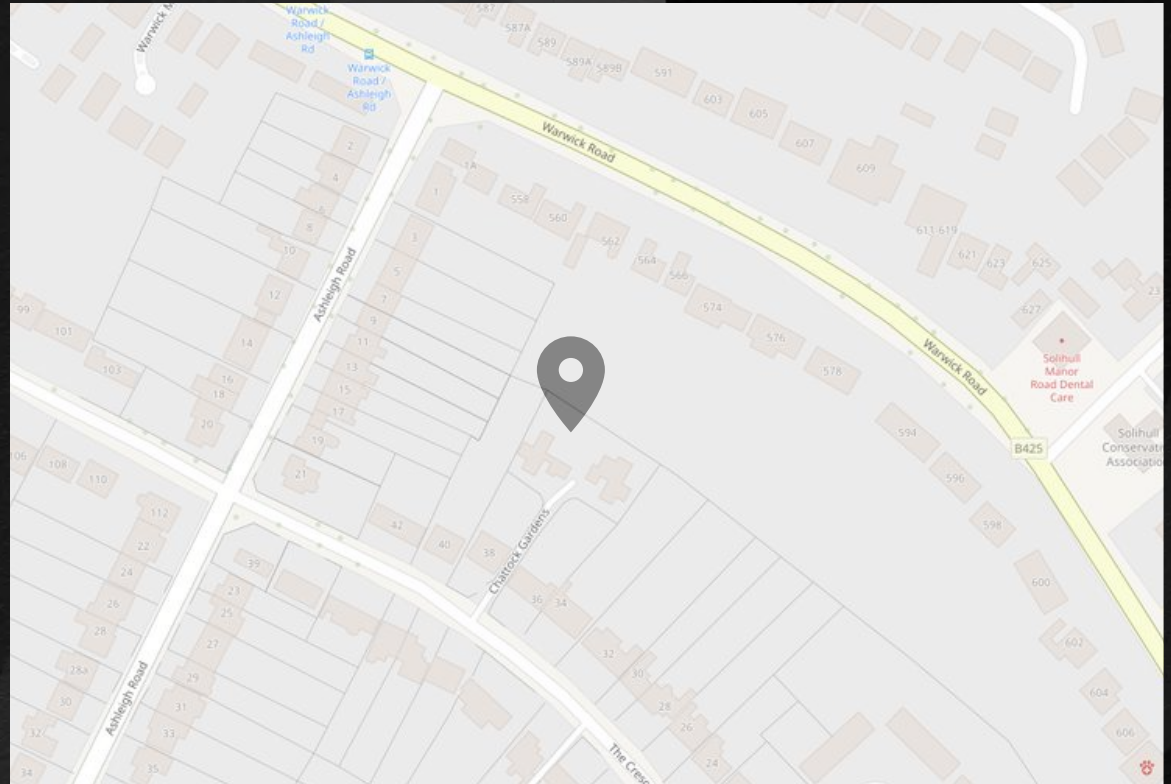
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Tucked away on a peaceful private lane in one of Solihull's most sought-after neighbourhoods, 1 Chattock Gardens offers rare seclusion just moments from the town centre. Touches like the leafy approach and absence of through traffic create a sense of retreat, while being only a five-minute stroll from John Lewis, Waitrose, and the restaurants of Mell Square. Solihull Station is nearby for swift links to Birmingham and London, and the area is surrounded by outstanding state and independent schools. With easy access to the M42 and Birmingham Airport, this address combines quiet sophistication with unbeatable connectivity.

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 are 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.

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www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk