



129 Hampton Lane  
Solihull | West Midlands | B91 3RS

FINE & COUNTRY

# 129 HAMPTON LANE



*Discreetly set back behind private gates, occupying a very generous plot, is this outstanding three storey, six bedroom family home. Offering very spacious accommodation, the owners have spared no expense in creating a stunning luxurious finish with a fabulous open plan family kitchen, stylish reception rooms and bedroom suites all sitting within delightful, superbly private grounds.*





Remote controlled double gated entrance, spacious private driveway with double garage, reception hall, 5 reception rooms and an open plan breakfast kitchen with separate utility room and guest WC. Upstairs is the elegant main suite, and large en-suite shower room, there are four further double bedrooms and a single bedroom with an en-suite and two-family bathrooms. Outside, the frontage has some excellent landscaping with a further driveway leading to a separate double garage with additional parking. There is a lovely terrace and large lawned garden, completely secluded from the outside world. The property also benefits from its own private indoor swimming pool and jacuzzi.



# GROUND FLOOR

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Once through the double gated entrance you'll be pleasantly surprised by the privacy, ample private parking, and the beautifully landscaped grounds. As you enter this immaculately presented property through the large stained-glass doorway you are welcomed into a spacious entrance hall with access to the first floor, 5 reception rooms and guest WC.

A doorway leads off the hallway into the light and bright drawing room with bay window to the front aspect and feature fireplace, this generous room is perfect for family and friends to relax in. Sliding glass doors lead to dining room at the rear of the property with space for a family area which is great for socialising. The cosy snug features an inset fireplace and also has sliding glass doors which lead to the dining room. A further sitting room with fireplace overlooks the front of the property with a very usual storage area. The final reception room is a flexible living space which is currently being used as a games room alongside a home office. French doors lead out into the rear garden.

The large light and bright breakfast kitchen with dining area and feature island really is at the heart of this home and is a great space for entertaining friends and family. The kitchen area has an excellent range of floor and wall mounted kitchen cabinets, traditional Aga and space for an American style fridge freezer. French doors lead out onto the patio giving a feeling of bringing the outdoors in and perfect for al fresco dining. The utility room is situated off the kitchen and has space for a washing machine and dryer and access to the side entrance.























# FIRST FLOOR

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Leading from the reception hall, the staircase rises to the spacious first-floor landing. The main bedroom is large in size and has views over the beautiful garden. The main en-suite is extremely generous with a quadrant shower cubicle and low-level WC and hand wash basin. Bedroom number two is also generous by proportion with fitted wardrobes and wall mounted cupboards, this room overlooks the front aspect with the added benefit of an en-suite with corner bath, separate shower cubicle, WC and fitted vanity unit. Bedroom number three, a further good-sized double, also overlooks the rear garden and includes fitted wardrobes. The family bathroom features a bath, separate shower, WC and fitted vanity unit.



















## SECOND FLOOR

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Across the landing, the second staircase rises to the top floor of the property. Ideal for those families who have older children wanting their own space, this top floor offers generous accommodation and great flexibility. There are two excellent size double bedrooms, with both having picture windows overlooking the frontage of the property together with a Velux window. There is a generous shower room with shower cubicle, WC and fitted vanity unit.









# OUTSIDE

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To the side of the property is a private driveway leading to a separate double garage, with electric doors, power and lighting. As you come around to the back of the property you immediately realise how peaceful and quiet this outdoor space is. The property occupies a substantial plot with large patio area spanning across the rear of the property with feature pergola, the perfect space to relax, unwind or alfresco dining and entertaining. The immaculate large expanse of lawn is stunningly beautiful and is the most relaxing outdoor space to be enjoyed by young and old alike. At the end of the garden there is the fabulous swimming pool complex complete with jacuzzi, gym, changing rooms and WC.















# LOCATION

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Hampton Lane is conveniently situated within easy walking distance of local secondary schools, Solihull railway station and town centre. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.







# INFORMATION

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## Services:

Mains gas, electric, water and drainage

## Tenure

Freehold

## Local Authority

Solihull Council

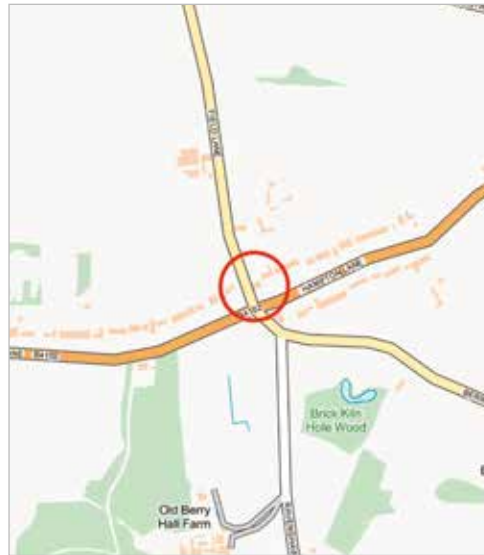
Council Tax Band G

## Viewing Arrangements

Strictly via the vendors sole agent, John Ray of Fine & Country Solihull on 07309 690039.

## Website

For more information visit <https://www.fineandcountry.com/uk/solihull>





# Hampton Lane, Solihull, West Midlands

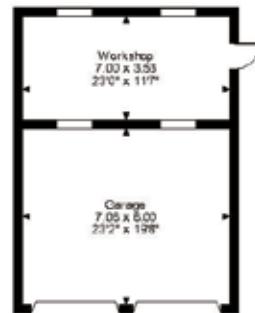
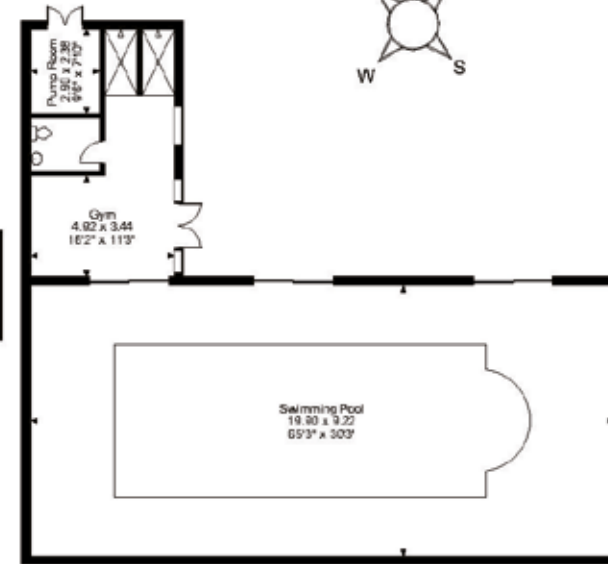
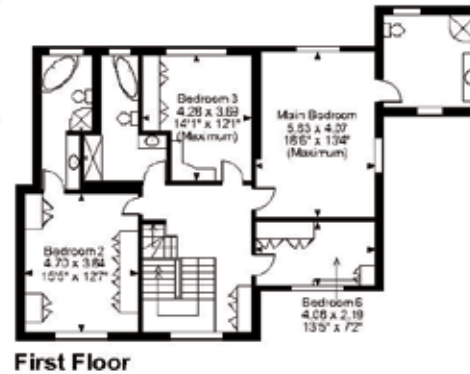
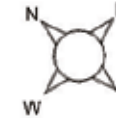
Approximate Gross Internal Area

Main House = 4001 Sq Ft/372 Sq M

Garage = 456 Sq Ft/42 Sq M

Swimming Pool = 2438 Sq Ft/227 Sq M

Workshop = 268 Sq Ft/25 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**JOHN RAY**  
PARTNER AGENT

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John has a vast wealth of experience in both residential property and in dealing with high net worth individuals. He strongly believes that you do not just need an estate agent to guide you through this journey, but a partner in property. This philosophy ensures that he builds long term, personal relationships with his clients, which inevitably leads him to achieve their common goal.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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