



melvyn  
**Danes**  
ESTATE AGENTS

**Sandal Rise**

**Solihull**

**Asking Price £1,750,000**

# Description

Set within the heart of Solihull on the sought-after Sandal Rise, this exceptional Studio Gotz architect-designed detached residence offers a striking blend of contemporary design and refined comfort. Thoughtfully crafted to maximise light, space, and versatility, the home delivers a truly unique living experience.

At its core is an expansive open-plan kitchen and living area, where full-height windows and wide sliding doors dissolve the boundary between inside and out, flooding the space with natural light. The elevated living room, wrapped in glass, provides captivating views across the neighbouring cricket ground creating a sense of openness while maintaining privacy and tranquillity.

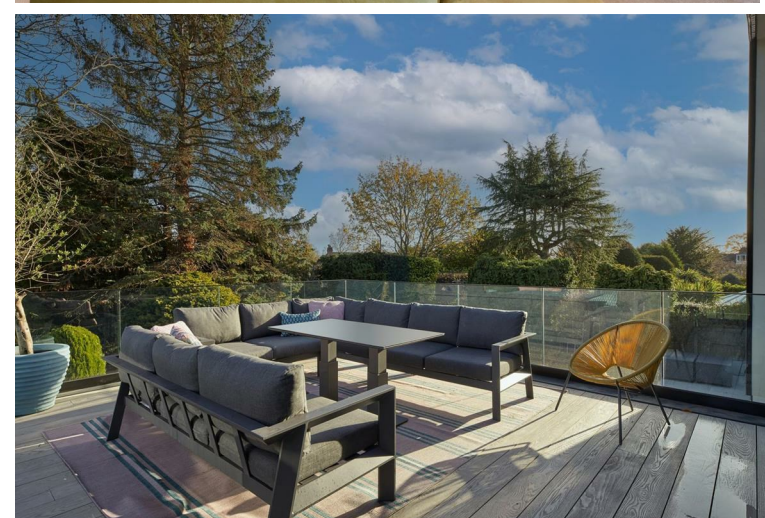
The property boasts five beautifully appointed bedrooms, two of which are complemented by their own bathroom, ensuring both luxury and practicality for family living and guests alike. A standout feature is the flexible annex arrangement, complete with its own independent access. This self-contained space offers a ground-floor living area with kitchen facilities, shower room and toilet and a first-floor bedroom, ideal for multigenerational living, guests, or even home working.

Attention to detail is evident throughout. The hand-painted Harvey Jones kitchen conceals a cleverly designed secret door leading into a pantry, while a Quooker hot tap adds modern convenience. Real walnut engineered flooring runs through key living spaces, bringing warmth and texture to the contemporary design. A carefully curated Neptune-inspired colour palette ensures the home feels both stylish and welcoming.

Further features include a utility room, guest WC, fitted bedroom furniture, and air conditioning for year-round comfort. The bathrooms are finished with elegant Lusso stone sinks, enhancing the sense of understated luxury.

Externally, the property continues to impress with a striking resin driveway, electric vehicle charging point, and sleek black aluminium windows that define its architectural character. Two generous balconies extend the living space outdoors, offering additional areas to relax and take in the surroundings.

Bold in design yet thoughtfully balanced, this is a premium home that combines dramatic glazing and modern features with a warm, homely atmosphere; perfectly suited to contemporary living.



# Accommodation

**Entrance Hall**

**Open Plan Kitchen/Living/Dining Room**

24'7" x 36'8"

**First Floor Elevated Living Room**

22'5" x 16'3"

**Study/Ground Floor Annex**

**Living/Kitchenette**

15'3" x 17'10"

**Utility**

7'9" x 8'6"

**WC**

7'3" x 3'5"

**Pantry**

**Bedroom One**

17'0" x 12'5"

**En-Suite**

8'9" x 13'3"

**Bedroom Two**

10'9" x 14'1"

**En-Suite**

6'2" x 6'10"

**Bedroom Three**

12'2" x 12'0"

**Bedroom Four**

10'1" x 11'7"

**First Floor Annex Bedroom/Bedroom Five**

17'9" x 14'8"

**Annex Shower Room**

**Family Bathroom**

7'7" x 7'1"

**Linking Balcony**

**Garden Balcony**

**Services Room**

**Private Rear Gardens**

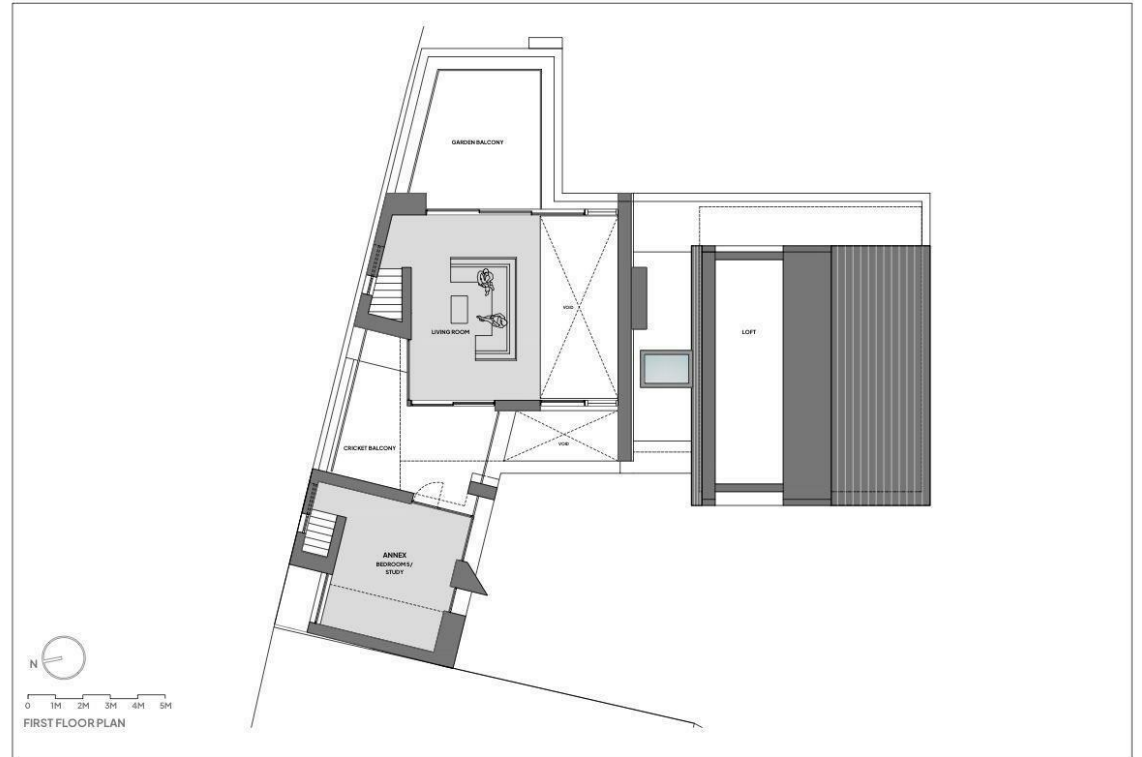
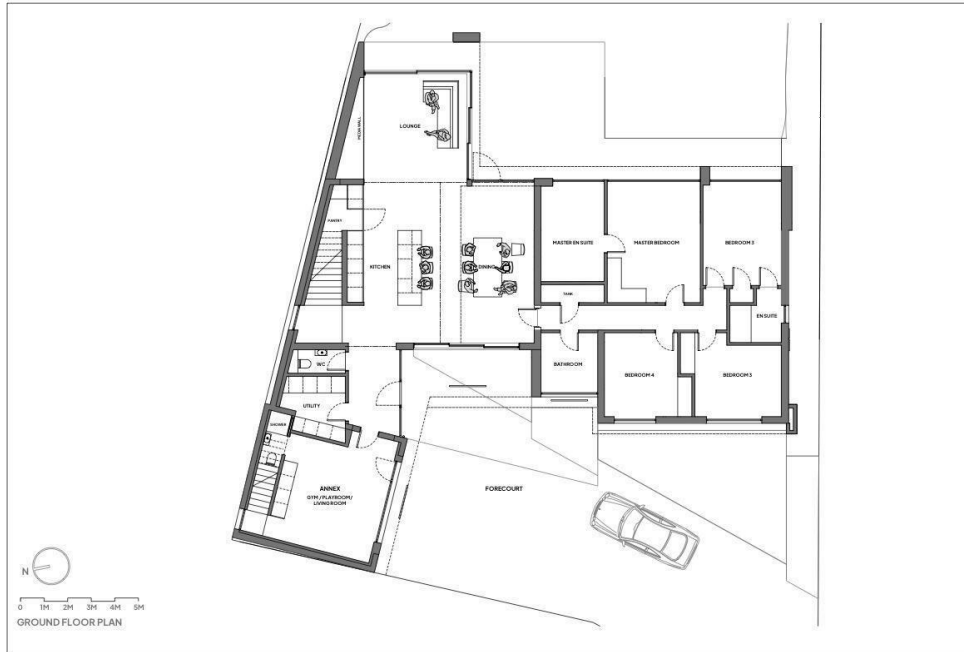
**Fore Garden And Off Road Parking**











Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

