

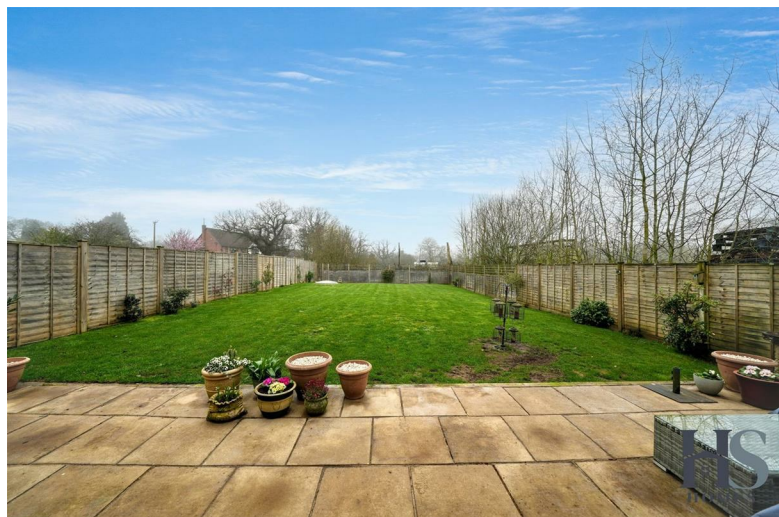


## Cut Throat Lane

Hockley Heath, B94 6SE

Asking price £779,000

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# Cut Throat Lane

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HS Homes brings to market this stunning four-bedroom detached family home, positioned within an exclusive trio plot with a private entrance set back from the main road, surrounded by open countryside and rural views which create a peaceful country feel.

The development consists of just three properties, with this home positioned as the end plot, benefiting from a generous private driveway to the front alongside a lawned frontage, allowing for pleasant outlooks across the surrounding rural landscape.

Entering the property, you are welcomed into a spacious entrance hall, providing access to the stairs leading to the first floor and a downstairs WC located beneath the stairs, comprising WC and sink.

To the front of the property is the family lounge, a bright and inviting space featuring dual aspect windows to the side and a further window to the front, allowing plenty of natural light to flow through the room.

To the rear of the property is a stunning open-plan kitchen, dining and living space, designed as the heart of the home. This impressive room benefits from bifold doors opening onto the rear garden, flooding the space with natural light and creating a seamless connection between indoor and outdoor living.

The kitchen is modern in style and thoughtfully designed, featuring a large central island, a range of wall and base units providing excellent storage, integrated appliances and additional natural light from a window to the side of the property. The space is generous in size and ideal for both family living and entertaining.

Leading off the kitchen is a separate utility room, offering further cupboard storage, worktop space and sink, with a window and external door providing access to the garden. From the utility you also have internal access to the garage, which includes a rear access door between the garage and utility as well as the main garage door to the front.

Externally, the rear garden is generous in size, featuring a large patio area immediately behind the property, ideal for outdoor seating and entertaining, with the remainder mainly laid to lawn. The garden enjoys open views across the surrounding countryside, adding to the rural feel of the property.

To the first floor, the property offers four well-proportioned bedrooms and a family bathroom.

The main bedroom, located to the front of the property, benefits from dual aspect windows overlooking the surrounding countryside, fitted wardrobes and a spacious en-suite comprising a walk-in double shower, WC, double vanity "his and hers" sink unit and a window to the side allowing natural light.

Bedroom three is also positioned to the front of the property and includes a window overlooking the front along with an inset storage cupboard.

To the rear of the property, bedroom four enjoys views over the garden and also benefits from an inset cupboard.

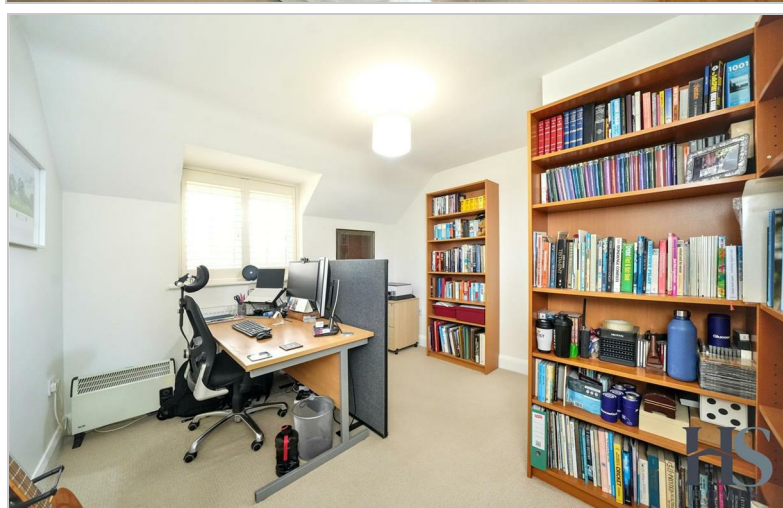
The main family bathroom is well proportioned and includes a bath, WC, sink, wall radiator and inset storage cupboard.

Bedroom two, also positioned to the rear of the property, benefits from dual aspect windows and fitted double wardrobes, along with its own en-suite shower room comprising shower, WC, sink and a frosted window to the side of the property.

Overall, this property offers spacious modern living within a small exclusive development, surrounded by countryside views and finished with a practical layout ideal for family living.

#### Location

Set along the prestigious Cut Throat Lane in the highly sought-after village of Hockley Heath, this property enjoys an enviable semi-rural setting surrounded by beautiful Warwickshire countryside. The village is renowned for its charming character, welcoming community, and selection of quality pubs, restaurants, and local amenities, while the vibrant town of Solihull is just a short drive away, offering an excellent range of shopping, dining, and leisure facilities. Combining peaceful village living with superb connectivity to major road networks and nearby centres, this is a location perfectly suited to those seeking both tranquillity and convenience.



## Road Map



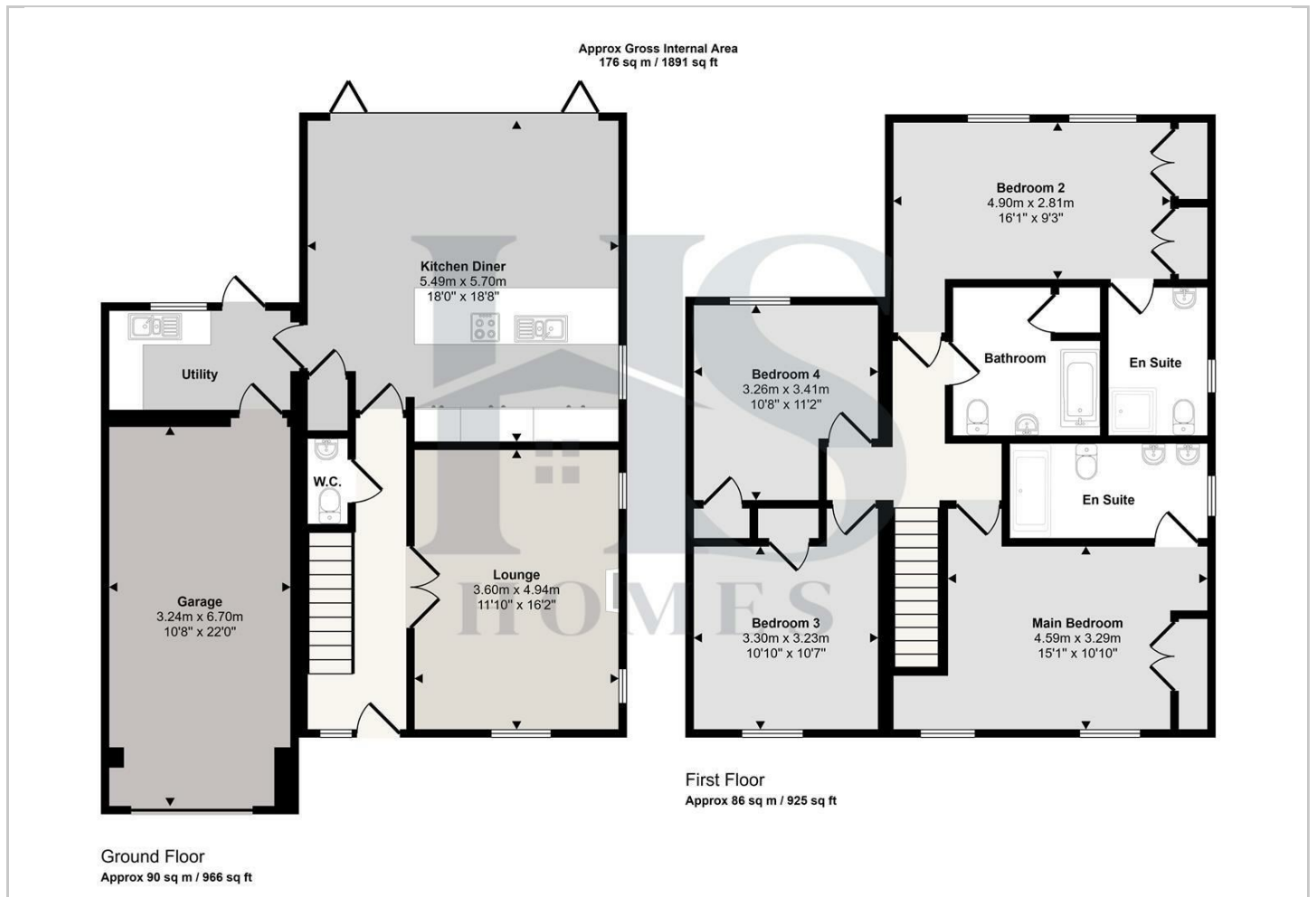
## Hybrid Map



## Terrain Map



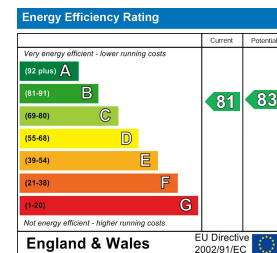
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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