



The Paddocks, Mile Flat, Kingswinford, DY6 0AU

BERRIMAN
EATON





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An outstanding residence for the ultimate luxury home within around 16 acres. Nothing more could be desired; high quality fittings and security, Smart Home technology, leisure/fitness complex with swimming lane, outdoor kitchen and heated pool, Astro turf football pitch and climate controlled garaging – simply unrivalled in the local market. Wombourne - 3 miles, Dudley - 5.5 miles, Stourbridge - 5 miles, Merry Hill Centre - 6 miles, Kidderminster - 8 miles, Birmingham - 16 miles (All distances are approximate).

The Paddocks

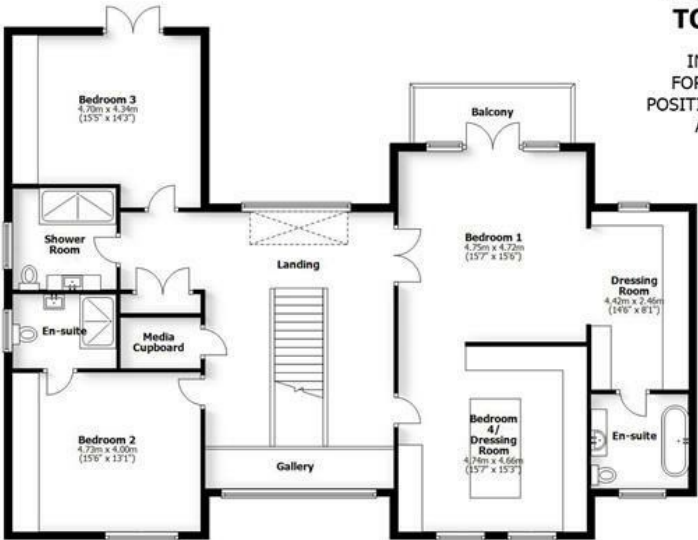
Mile Flat, Kingswinford

HOUSE: 326.6sq.m. 3515sq.ft.
 LEISURE COMPLEX 183.6sq.m. 1976sq.ft.
 GARAGE: 129.4sq.m. 1393sq.ft.
TOTAL: 639.6sq.m. 6884sq.ft.

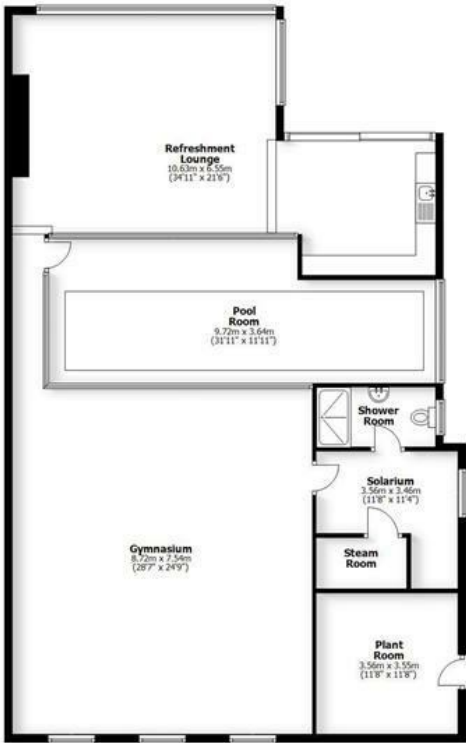
INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Leisure Complex



Garage

LOCATION

On the South Staffordshire border, this location is semi-rural amidst some lovely countryside with near-by canal tow paths along the Staffordshire Worcestershire canal. Highgate Common, Halfpenny Green Airport, numerous golf clubs and sports facilities are all within easy reach, yet the convenience to the A449 gives a remarkably easy commute into the West Midlands and motorway network.

OVERVIEW

With a wide frontage and three entrances, this spectacular residence was designed by a local award winning architect in a contemporary style that impresses in both the design and build quality. Completed in 2022, the rear aspect looks out across paddocks and farmland beyond, whilst the front has views over protected farmland. The front gates are all remote with external lighting and CCTV security.

Throughout there is a large use of glass to enjoy the views with underfloor heating to the spacious ground floor rooms and also in the leisure complex that includes a large entertaining area - linking the outdoor activities for the ultimate entertaining opportunities.

ACCOMMODATION

On a large luxurious scale, the seamless tiled floors begin in the formal entrance area with a cloakroom and guest WC. A grand 'floating' staircase rises to the large glazed landing area. The fully equipped kitchen with a large central island divides into a further dining area and sitting area, whilst a generous utility is a more private area. A living room is positioned to the rear to enjoy the private views and has a feature gas fire stove.

The principal bedroom suite has a balcony, two fully fitted dressing rooms and a bathroom en-suite. There are two further guest suites with access to shower rooms.

In total the living space is around 3,500sq.ft, with a leisure complex towards 2,000sq.ft and garaging around 1,400sq.ft.

LEISURE COMPLEX

The leisure complex includes an entertaining area with kitchen, appliances including drinks fridges and an ice maker, sports lounge, swimming lane, gymnasium, shower room, solarium, store room and plant room.

GARAGING

There is purpose built garaging to enjoy viewing the cars, climate controlled with a seating area, lighting, triple glazed doors to the front and WC and range of stores to the rear.

GARDENS, SPORTS FACILITIES AND PADDOCKS

Around 16 acres in total, there is stabling and stock fencing for pony paddocks. There is separate gated access.

At the front there are three gated entrances; one for the astro turf football pitch and hardstanding area, with the other two providing an 'in and out' access to the drive, parking and garaging.

A large terrace includes the swimming pool, sunken kitchen and bar with a further sunken seating area. At the rear of the garden, a professionally designed and constructed children's play area includes a Pirates Ship, trampoline and swings.

TENURE

We are advised the property is FREEHOLD. Verification should be sought through your legal representative.

SERVICES

We are advised mains water, gas and electricity are connected - the property has it's own septic tank.

LOCAL AUTHORITY

South Staffordshire DC: Awaiting confirmation of Council Tax

FIXTURES AND FITTINGS

A high level of items are already fitted and form part of the sale. Other items are available by separate negotiation.

VIEWING THIS PROPERTY

STRICTLY BY APPOINTMENT ONLY. ENQUIRIES AND FURTHER INFORMATION PLEASE

CONTACT: caroline@berrimaneaton.co.uk Tele: 07791 166023

Price Guide £2,750,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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