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**KNOWLE MANOR
KIXLEY LANE, KNOWLE
B93 0JF**

An exceptional contemporary country residence set within approximately 33 acres, enjoying a private position in one of the most desirable locations within the sought after village of Knowle. Completed in 2024, Knowle Manor is an outstanding home surrounded by extensive gardens and open grounds, offering an exceptional sense of space, tranquillity and privacy.



KNOWLE MANOR

Double solid oak doors open to a large entrance hall, where marble flooring runs underfoot and an elegant split staircase rises to the first floor. The hallway sets the architectural rhythm of the house: broad, bright and carefully proportioned, with formal reception rooms arranged to either side and the main family spaces beyond.

The house has been designed with comfort and efficiency in mind, with underfloor heating across both the ground and first floors, each room controlled by its own individual thermostat. The ground floor has been arranged to balance formal entertaining, relaxed family living and everyday practicality. Immediately off the hall, overlooking the driveway, is a beautifully appointed study, complete with bespoke fitted furniture and Amtico flooring, offering an ideal environment for business or private meetings.



On the opposite side of the hall, also enjoying a front aspect, is a guest cloakroom together with a further generously proportioned reception room, currently used as a sitting room. Featuring Amtico flooring and a statement fireplace, this room offers excellent versatility and could equally serve as a snug, playroom or a cosier evening retreat.

To one side of the house is a substantial formal drawing room, a beautifully light space with Amtico flooring, sash-style windows to the front and wide sliding doors opening to the terrace and garden. The room is large enough to be arranged in several ways, whether as a formal sitting room, entertaining space or a combination of seating and dining areas. Its rear outlook is one of its defining features, with views stretching across the gardens and surrounding land.

A further reception room sits to the rear, again with sliding doors opening onto the terrace. With beautiful marble flooring and direct views over the garden, it offers a more informal space for day-to-day living, equally suited to a family room, television room or additional dining area, with the added benefit of double doors opening to the kitchen area.

The split staircase rises to a generous galleried landing, finished with an oak and glass balustrade. This impressive sense of space continues to the first floor, where a wide landing laid with luxury carpeting creates an immediate feeling of comfort and calm. The landing is of such scale that it comfortably accommodates a seating or reading area, if desired.







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At the heart of the house is the exceptional open-plan kitchen, dining and family room. Double doors open from the hallway into an expansive, beautifully proportioned space designed for modern living. Marble flooring runs throughout, while the large sliding doors draw the eye out across the terrace, garden and land beyond. The connection to the outside is particularly strong here, with the vast expanse of glass making the most of the dramatic views.

The kitchen is centred around a large island with granite worktops, providing both generous preparation space and informal seating. A premium range of integrated appliances includes a Neff induction hob with extractor, double conventional ovens, integrated dishwasher and double integrated fridge and freezer. A mirrored splashback, extensive bespoke cabinetry and elegant pendant lighting above the island combine to create a striking contemporary finish. The dining area comfortably accommodates a large table seating up to 12 guests, creating the perfect setting for entertaining. Surrounded by triple-aspect sliding doors, the space is designed to maximise natural light and enjoys a seamless connection to the outdoor terraces and gardens. An outstanding feature of this home is the glass sliding doors spanning the whole of the rear elevation seamlessly connecting all the principal reception rooms with the terrace and gardens.

A large utility and laundry room sits just off the kitchen, keeping the working elements of the house neatly tucked away. There is also direct access from the kitchen into the garage, where the boiler and water tank are housed, along with loft storage and a further door out to the garden. The garage also benefits from electric roller doors and two EV charging points.





The principal suite is exceptional in both scale and outlook. Positioned to take full advantage of the rear views, it enjoys a triple aspect with sash-style windows and a beautiful outlook across the garden and surrounding land. The size of the room allows for a dedicated seating area, giving it the feeling of a private apartment within the house. Pendant lights are positioned on either side of the bed, adding a considered detail to the room.

Sliding doors open into a beautiful bespoke dressing room, fitted with a comprehensive range of tailored wardrobes and a central storage island. From here, further sliding doors lead through to the sumptuous principal bathroom, where fully tiled floors and walls create a sleek, refined finish. The suite is luxuriously appointed with a freestanding bath, a generous walk-in shower, a double wash hand basin vanity unit and a separate WC.



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Located at the opposite end of the house is another substantial suite, ideally suited as a secondary principal bedroom or an exceptional guest suite. Enjoying a triple aspect that captures the surrounding views, the room also features a dedicated dressing area and a well-appointed en-suite shower room. In addition, this suite benefits from convenient access to the loft via pull-down ladder.

The bedroom accommodation has been thoughtfully designed to offer both scale and flexibility, making the home ideally suited to growing families as well as those who frequently host guests. In addition to the principal suites, there are four further generously proportioned double bedrooms, each finished to an exceptional standard with carefully considered lighting enhancing the sense of comfort and design.

Every bedroom is served by its own luxurious en-suite, complemented by either walk-in or fitted wardrobes, providing excellent and considered storage throughout. The light and airy rooms have multiple windows capturing private and far-reaching views, offering a refined finish across the upper floor. Every detail has been carefully considered to balance practicality with an outstanding level of craftsmanship.

A large airing cupboard sits at the end of the landing, providing excellent linen and household storage.

The loft space is an impressive feature of the property. Extensive in size and easily accessible, it offers exceptional potential, subject to the necessary consents, for the creation of an additional 5 bedrooms or further leisure and entertaining areas, such as a cinema room or games room.



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The house sits within approximately 33 acres, providing an exceptional sense of privacy, scale and exclusivity. Formal gardens immediately surround the property and are enclosed to create a beautifully defined area for day-to-day living and entertaining, while the wider grounds extend far beyond, enhancing the estate's remarkable setting. The grounds are further enhanced by two wildlife ponds, one medium and one large in size, together with two gently flowing brooks that meander through the land surrounding the manor, adding to the beauty and natural character of the setting.

The rear of the house has been designed to make the most of this setting. The principal living spaces open directly to the terrace and garden, with long views out across the grounds. It is this relationship between the house and the land that gives the property much of its character.

The wider acreage is highly versatile. It could be suited to equestrian use, grazing, leisure facilities, tennis courts, a swimming pool or even a private golf area, subject to the necessary permissions. A particularly noteworthy feature of the estate is the inclusion of approximately half a mile of canal frontage within the title ownership.

A second driveway to the rear of the property provides additional access from Hampton Road via electric gates with CCTV and intercom system. There is an additional third entrance from Hampton Road, through double farm gates via Waterfields Farm driveway. Approaching the house from this entrance offers a striking perspective across the estate, where the true scale and uniqueness of both the property and its setting become immediately apparent.

The scale of the land is difficult to capture in words alone. It is only when visiting the property that the full extent, privacy and potential of the setting can be properly appreciated. What makes Knowle Manor particularly rare is the combination of such extensive private grounds with the convenience of being just minutes from Knowle High Street, a combination seldom found in such a highly sought after location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	



Main area: Approx. 680.1 sq. metres (7320.5 sq. feet)

Plus all space within: Approx. 108.7 sq. metres (1167.1 sq. feet)

This floor plan is for illustration purposes only. It is recommended to be a measured plan made in compliance with BS3 guidelines. All measurements including total floor area are approximate. No details are guaranteed. Any information shown upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection. No responsibility is taken by any agent, advertiser, or the advertiser.
Plan produced using PlanIt.

FEATURES

- Exceptional Contemporary Country Residence Completed In 2024
- Approximately 33 Acres Of Private Gardens, Grounds & Open Land
- Prime Position within the Highly Sought After Village of Knowle
- Electric Gated Entrances off Kixley Lane & Hampton Road
- Impressive Open Plan Kitchen, Dining & Family Room
- Multiple Reception Rooms Designed for Family Living & Entertaining
- Outstanding Principal Suite with Dressing Room & Luxury Bathroom
- Five Further Double Bedrooms with En-Suites
- Far-Reaching Views Across the Surrounding Landscape
- Extensive Loft Space Offering Potential for Additional Bedrooms or Entertainment Suite (STPP)

SIZE Total - 7,320.50 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL - H

SERVICES

Mains water and electricity are connected to the property, heating is by way of oil fired system and waste via a septic tank. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	57 Mbps	11 Mbps

Network in the area: OpenReach

EE - 85%, Vodafone - 80%, Three - 77% O2 - 83%

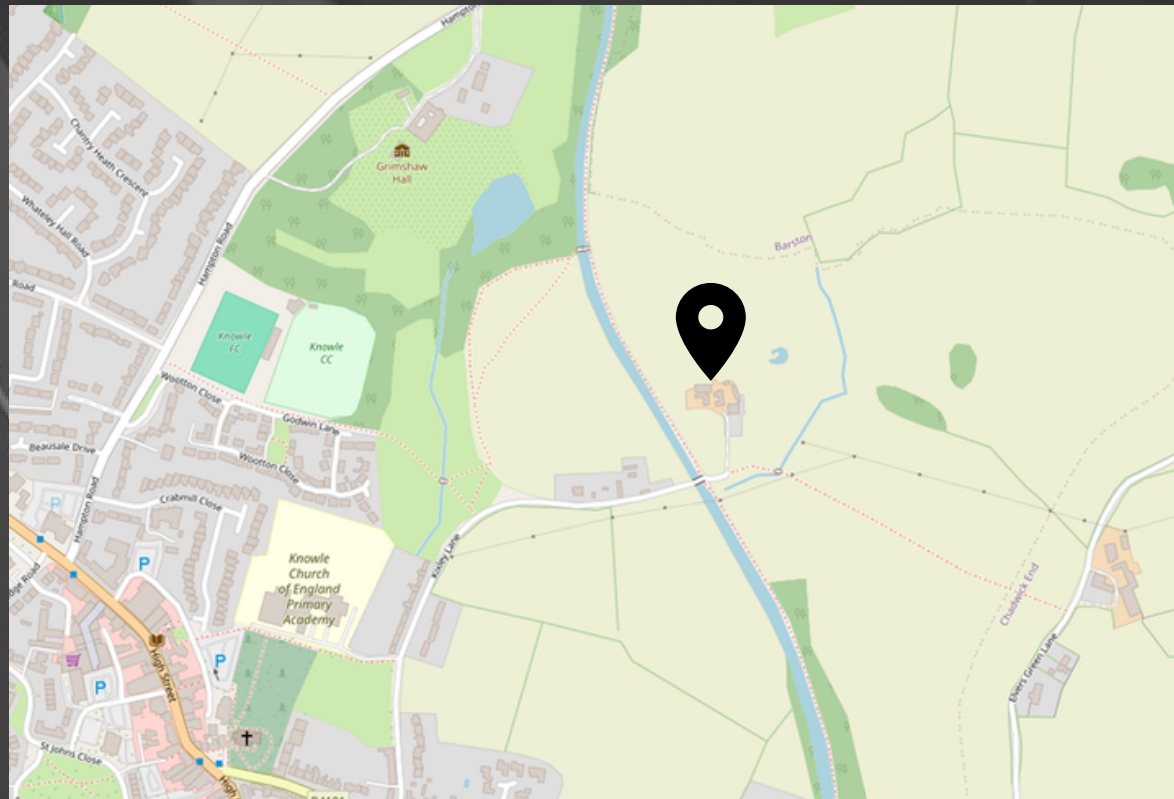
PARKING

Attached Triple Garage & Ample Driveway Parking

FLOOD RISK Very Low

COVENANTS N/A

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.



LOCATION

Knowle is a well-regarded village set on the edge of open countryside, with a strong sense of community and a wide range of independent shops, restaurants and everyday amenities. Arden Academy, one of the area's leading state schools, is also located in the village.

The surrounding area is well served by sporting facilities, including Copt Heath Golf Club, Old Silhillians Rugby Club and local tennis and cricket clubs. Dorridge and Solihull are both a short drive away, offering further shopping, dining and transport connections.

Rail services from Dorridge and Solihull provide links to Birmingham and London Marylebone, while the nearby M42 and M40 connect easily to the wider motorway network, including the M1, M6 and M5. Birmingham, Coventry and London are all readily accessible, while the immediate setting retains a distinctly rural feel.

VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

📞 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk



Call us on **01564 777314 (option 4)**

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