

AP MORGAN



Arcachon House, Birmingham Road, Marlbrook

Offers in the region of £700,000

Features:

- No onward chain
- Four reception rooms including vaulted oak-framed orangery with floor-to-ceiling glass
- Four double bedrooms, two with private balconies and Lickey Hills views
- Oak loggia with tiled roof, outdoor kitchen and pizza oven
- Detached oak-framed double garage with shower room, WC and annexe potential
- Log burner in dining room plus open fireplace in lounge
- Less than one mile to M5 and M42 motorway connections
- Gated cobbled driveway with parking for six including motorhome or caravan

Description:

A house named after a French coastal town. Twenty-five years spent making sure it earns that name. We think it does!

The name is not accidental. Arcachon is a town on France's Atlantic coast, celebrated for its Belle Époque architecture, its pine-fringed shoreline, and a way of living that treats outdoor space as seriously as indoor space. Whoever named this house understood exactly what they were building. Over 25 years, they have shaped a property that quietly embodies that same philosophy: generous, considered, built for living rather than just looking at.

You arrive via a secure, gated cobbled driveway with parking for six, including space for a motorhome or caravan. A timber-framed carport with a sedum roof sits alongside a workshop and log store. The approach alone tells you this is a home where every detail has been thought about.

Step inside through the entrance porch, a practical and welcoming boot room that sets the tone before you've even reached the hallway. Inside, solid wood flooring runs throughout the ground floor, connecting four distinct reception rooms, each with its own character and purpose. The lounge has a feature fireplace. The dining room has a log-burning stove. The sitting room opens directly onto the garden via French doors. And at the heart of it all is the oak-framed orangery: a vaulted ceiling rising above floor-to-ceiling glass, light flooding in from every angle, French doors opening the whole room up when the weather allows. This is where the Arcachon influence is felt most strongly, a room designed to dissolve the boundary between inside and out.

The bespoke Silver Birch kitchen sits alongside the orangery, fitted with a Rangemaster and flowing naturally into that central entertaining space. A separate utility room and guest WC complete the ground floor.

Upstairs, four double bedrooms spread across the first floor. Bedroom two has its own ensuite. Two bedrooms each open onto a private balcony with views over the garden and out toward the Lickey Hills. A well-appointed family bathroom serves the floor. Above, a converted loft room works beautifully as a home office, hobby room or occasional guest space.

Outside is where Arcachon House makes its clearest statement. The rear garden is mature, landscaped, and designed to be used across all four seasons. Multiple seating areas follow the sun through the day. The centrepiece is the oak-framed loggia with a tiled roof and a fully equipped outdoor kitchen, complete with a pizza oven. This is not a patio with a parasol. This is a proper outdoor room, the kind you find yourself in on an October evening wondering why you ever ate inside.

To the rear, a detached double oak-framed garage with a tiled roof has mains electricity, water and drainage connected, along with a wet deck shower room and WC already in place. Whether that becomes a home gym, a studio, or the beginning of something more ambitious is worth a conversation with the right people, subject to any necessary consents.



Marlbrook sits comfortably between Bromsgrove and the Lickey Hills, with the M5 and M42 each less than a mile away. Bromsgrove station provides direct services into Birmingham New Street. The area is well placed for Bromsgrove School, one of the region's most respected independents, and Fairfield High, rated Good by Ofsted. For weekends, 524 acres of Lickey Hills Country Park are close by.

Arcachon House is offered with no onward chain.

If you have been looking for a home that is genuinely unlike anything else you will view, this is it. Call us today and let us show you around.

Details:

Porch 6'4" x 6' (1.93m x 1.83m)

Lounge 15' x 18'4" (4.57m x 5.6m) Both max

Dining Room 15'5" x 12' (4.7m x 3.66m)

Reception Room 14'3" x 12'2" (4.34m x 3.7m)

Kitchen 11' x 12'1" (3.35m x 3.68m)

Oak Framed Garden Room 11'7" x 11'7" (3.53m x 3.53m)

Utility Room 7'9" x 4'10" (2.36m x 1.47m)

Ground Floor W/C 2'10" x 4'10" (0.86m x 1.47m)

First Floor Gallery Landing

Bedroom One 13' (3.96) to front of wardrobes x 12' (3.66)

Bedroom Two 10'7" x 9'5" (3.23m x 2.87m) Min

En-suite 7'9" x 3'8" (2.36m x 1.12m)

Bedroom Three 9'1" x 12'2" (2.77m x 3.7m)

Bedroom Four 7'9" x 11' (2.36m x 3.35m)

Family Bathroom 5'5" x 9'2" (1.65m x 2.8m)

Loft Room 7'2" x 10'7" (2.18m x 3.23m)

Double Garage 16'2" x 22'5" (4.93m x 6.83m) Both max

Shower Room 12'4" x 4'2" (3.76m x 1.27m)

Carport 12'10" x 6'10" (3.9m x 2.08m)

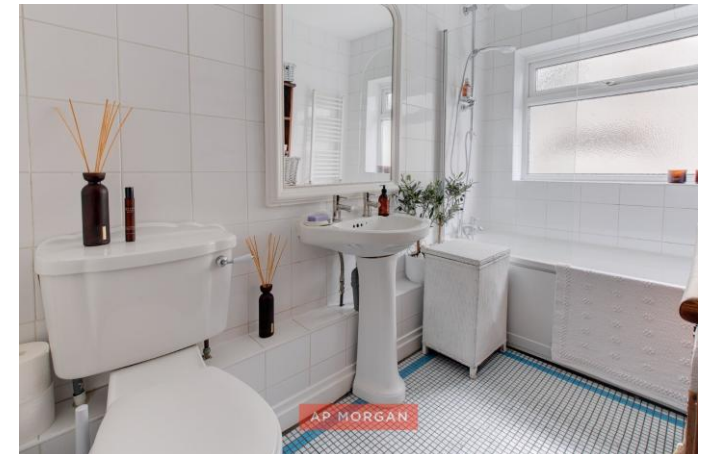
Workshop 7'2" x 6'5" (2.18m x 1.96m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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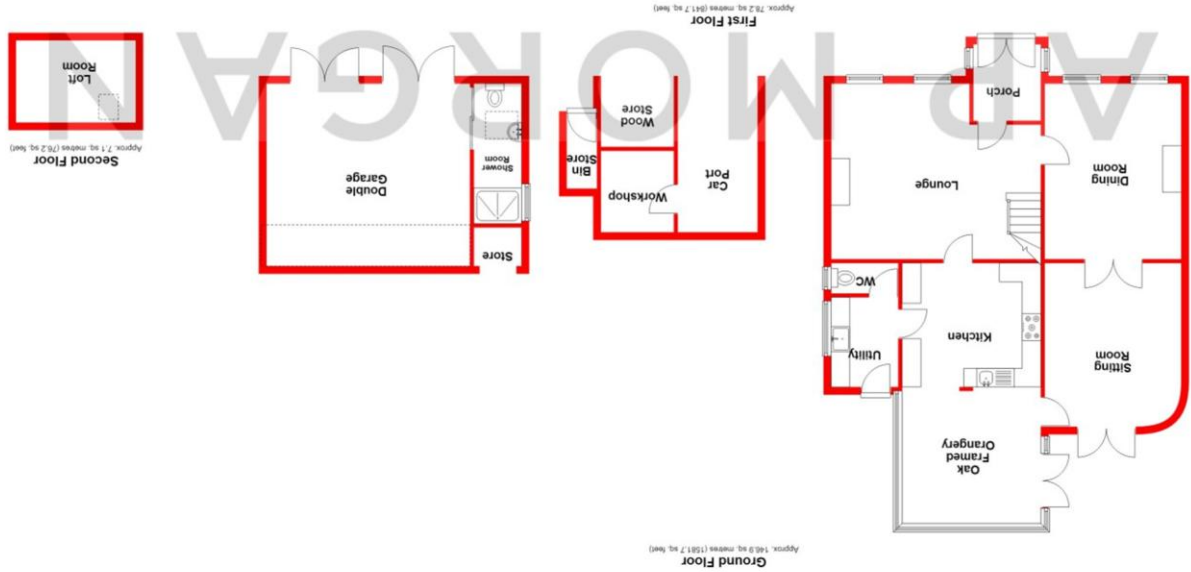
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