

5 LUTTRELL ROAD
FOUR OAKS ESTATE
SUTTON COLDFIELD
B74 2SR


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

An exquisite gentleman's residence, located on one of the most sought-after roads on the highly desirable Four Oaks Estate.

Set in a plot 1.25 acres with beautiful south facing grounds, is well suited as a family home with spacious and flexible ground, first and second floor accommodation, adaptable to varying domestic requirements.

ACCOMMODATION

Ground Floor:

Entrance hallway
Two Guest WC's
Drawing room
Office
Kitchen/dining room
Family room
Utility room
Orangery
Games room

First Floor:

Landing
Four bedrooms (1 with a dressing room)
Two ensembles
Family bathroom

First Floor Above Garage:

Landing
Open plan kitchen/drawing area
Bedroom 5 with ensuite

Second Floor:

Two further bedrooms
Two ensembles

Garden and Grounds:

1.25 acre plot
South facing grounds
Double garage

Approximate Gross Internal Floor Area: 6,245 sqft / 580.19 sqm

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

The property is located on the highly desirable Four Oaks Estate, an exclusive residential area lying along the northern and eastern borders of Sutton Park, known for its suburban charm and excellent amenities.

The Four Oaks Estate is originally part of a large forestry to encompass the adjoining Sutton Park. The Estate was initially laid out in the 1890s when the Four Oaks Park was bought by the Marquis of Clanricarde. The area was then developed as an exclusive private residential Estate and covenants encumbered on the residences have ensured that the Four Oaks Estate has preserved itself as a most attractive and highly desirable place to live.

Nearby Sutton Park, which is a designated Site of Special Scientific Interest, and more recently the site host for the triathlon competitions of the Commonwealth Games, offers a great scope for walking, golf and a variety of outdoor pursuits.

Four Oaks benefits from excellent transportation links and is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant, and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42 and HS2 in the future. The Four Oaks train station connects residents to Birmingham New Street and Lichfield City, making commuting to nearby cities convenient.

Day to day amenities can be found a short distance from the property. Mere Green offers a selection of supermarkets and an array of restaurants, bars, boutique shops and salons, all in walkable distance from the property.

Four Oaks tennis club is located at the end of Luttrell Road, Moor Hall and Little Aston Golf Club are close by.

Sutton Coldfield provides excellent schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Description of Property

The property, which has been meticulously renovated by the current owners, is offered in first class condition both internally and externally.

In more detail the historical home consists of a welcoming reception hall, which in turn leads to the stunning atrium in the centre of the house. From here there is access to the beautiful drawing room with stunning original fireplace with dual aspect views over the front and rear gardens and a family room which

also overlooks the garden. Approached from the drawing room is the original loggia tastefully converted to be used as an office.

The large kitchen is the heart of the home and boasts a range of cabinetry and appliances including a fabulous central island. Adjacent is a conservatory, which opens onto the fabulous gardens and grounds, beyond which is the entertainment room.

From the entertainment suite leads a staircase to a first floor annexe for guests, with self-contained kitchen and living accommodation, bedroom and en suite.

In the main house, the impressive main staircase leads up to an inviting and spacious landing. To the left is the main light-filled master suite with its own dressing room and large ensuite bathroom.

There is a further guest bedroom with ensuite, two more double bedrooms and a family bathroom to the first floor.

An additional staircase leads to two further bedrooms on the second floor both having en suite facilities and one with freestanding bath in the bedroom.

Garden and Grounds

Externally the house is approached via a secluded, beautifully landscaped, large private in out gated drive. The stunning south facing gardens include an impressive terrace which extends from the rear of the house down to perfectly manicured lawns, surrounded and interspersed with beautifully stocked and tended shrub and flower beds, and a tranquil water feature. Mature trees in uniform along the borders provide ultimate privacy.

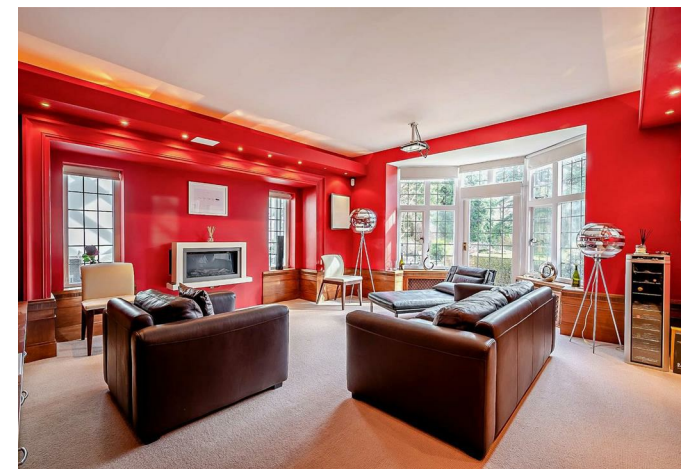
The front elevation of the property offers driveway parking for up to a dozen cars with access to private gates leading out onto Luttrell Road.

Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Street, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, at the roundabout continue straight onto Four Oaks Road/A454, turn left onto Luttrell Road and the property will be on your left.

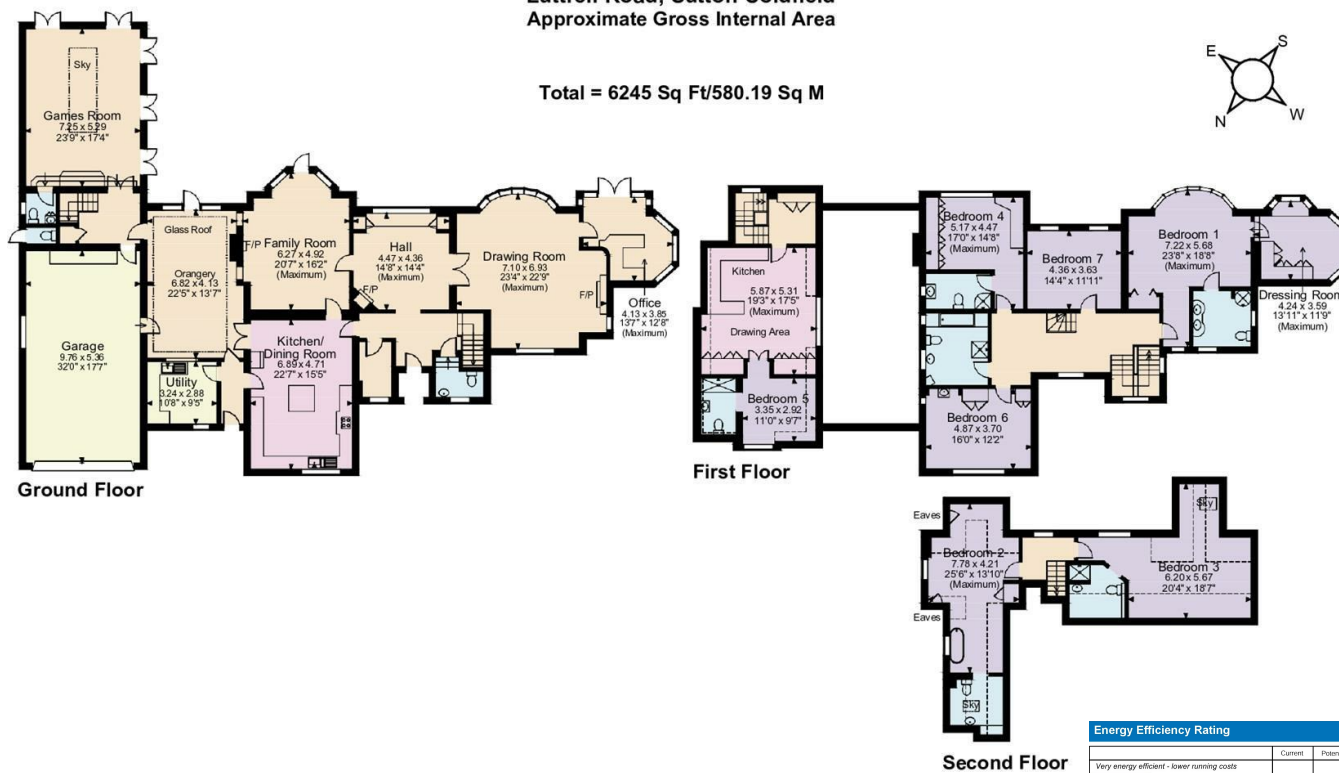
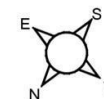
Distances

Sutton Coldfield - 2.0 miles
Lichfield - 8.0 miles
Birmingham - 10.0 miles
Birmingham International/NEC - 16.0 miles
M6 - 7.0 miles
M6 Toll - 6.0 miles



Luttrell Road, Sutton Coldfield
Approximate Gross Internal Area

Total = 6245 Sq Ft/580.19 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-101) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | 1 | 1 |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



M42 - 9.0 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: H

Broadband average area speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: September 2023

Particulars prepared: September 2023

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