

GANDRIA ENDWOOD DRIVE  
SUTTON COLDFIELD  
B74 3AJ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A rare opportunity presents itself to reside in a property that seamlessly marries traditional character with modern comforts.

Nestled in a secluded position on the coveted private Little Aston Park estate, this residence offers a unique and harmonious living experience.

### ACCOMMODATION

Ground floor:

Reception hall

Walk-in guest cloakroom

Drawing room with dining area and cocktail bar

Kitchen/breakfast area with family room

Utility with second kitchen

Gym/sixth bedroom

First floor:

Principal bedroom with walk-in closet and en-suite bathroom

Bedrooms two with ensuite

Bedroom three with en-suite

Bedroom four

Bedroom five

Shower room

Family bathroom

Gardens and Grounds:

Gardens in excess of half an acre (South Westerly aspect to the rear)

Mature and secluded landscaped gardens

Barbecue terrace and courtyard

Boiler room

Double garage

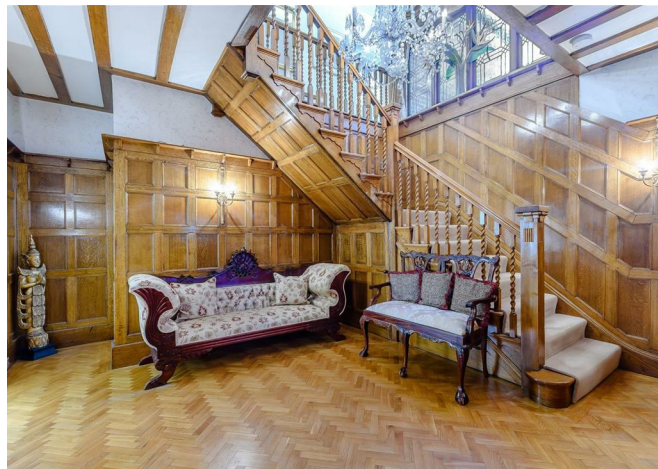
In and out driveway

Approximate Gross Internal Floor Area: 5,089 sq. ft (472 sq. m)

Plot Area: 0.5395 acres (23,501.5 sq. ft)

EPC Rating: D

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

Gandria is situated on Endwood Drive just off Rosemary Hill Road in the sought-after Four Oaks area of Sutton Coldfield, near to Little Aston Golf Club. Little Aston 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.

Day to day amenities can be found in Mere Green with local supermarkets M&S and Sainsbury's together with a fabulous range of eateries and coffee shops in the recently constructed Mulberry Walk. About 1 mile away is Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Rosemary Hill Road is within the catchment areas for the highly sought after Four Oaks Primary School and Arthur Terry Secondary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

Nestled within the exclusive Little Aston Park estate, this residence enjoys a secluded setting on an automatic gated plot, accessible via a sweeping in-and-out driveway. The entrance porch leads into a reception hall adorned with traditional oak paneling dating back to 1925, featuring parquet flooring and a grand staircase with twisted barley balustrades.

To the left of the reception hall lies the drawing room, an elegantly appointed space with an ornate carved Italian fireplace as its centerpiece. This ambassador-style room is dual-aspect, encompassing a cocktail area and dining room, complete with integrated Bose overhead speakers for a touch of luxury.

Adjacent to the dining room, the kitchen/family room with a breakfast area awaits, featuring a gas-fired full-range Aga-90 and French doors opening to the garden. The kitchen showcases Knightsbridge oak wall and base units, including original features like a functioning butler's bell and ornate wooden storage. A door leads from the kitchen to a utility/second kitchen space equipped with additional sink, ovens, hob, integrated fridge, and dishwasher.

On the right side of the reception hall, an additional reception room, currently serving as a gym, could alternatively function as a sixth bedroom and provides access to the integral double garage.

The upper level comprises five double bedrooms, three of which have en-suites. The principal bedroom, featuring a rear aspect, boasts a dressing area/walk-in closet with new Sharps fitted

wardrobes and a spacious en-suite bathroom. Ample loft storage is accessible through a hatch in the principal bedroom.

Bedroom two enjoys a charming front aspect bay window and Sharps fitted wardrobes, complemented by an en-suite bathroom. Bedrooms three and four, both with front aspect bay windows, have Sharps fitted wardrobes, and bedroom five, with a rear aspect, features both Sharps fitted wardrobes and a loft hatch for additional storage.

The gallery landing, a bright and open space, hosts a shower room with a double shower cubicle and a spacious family bathroom equipped with his and hers sinks, a corner jacuzzi bathtub, and a shower cubicle.

All windows are mahogany and double glazed, adding to the property's timeless appeal.

### Gardens and Grounds

The front garden is adorned with well-established shrubs and trees, and a sweeping in-and-out driveway, enclosed by automated double gates, adds to the grandeur. Accessible from both inside and outside the property, the double garage, equipped with sliding doors, adds to the practicality of this exceptional residence.

This remarkable property showcases exquisite mature and secluded gardens that include a distinctive wooded grove area. The outdoor space features a granite-lined barbecue terrace situated within a charming brick arched courtyard, enhanced by decadent outdoor lighting. Spanning over half an acre and benefiting from a South Westerly aspect at the rear, the gardens provide a tranquil retreat.

### Directions

From the office at 8 High Street, follow the A5127 towards Lichfield Road. Continue on Lichfield Road before turning left at the roundabout onto the A4026 towards Rosemary Hill Road. After about 0.7 miles turn right onto Endwood Drive. Gandria is on the left-hand side.

### Distances

Sutton Coldfield town centre 2.8 miles  
Birmingham City Centre 9.1 miles  
Birmingham International/NEC 17.7 miles  
Lichfield 7.0 miles  
M6 (J7) 5 miles  
M6 Toll (T3) 6.8 miles  
(Distances are approximate)

### Terms

Tenure: Freehold



Endwood Drive, Sutton Coldfield, West Midlands  
 Approximate Gross Internal Area  
 Main House = 4742 Sq Ft/440 Sq M  
 Garage = 347 Sq Ft/32 Sq M  
 Total = 5089 Sq Ft/472 Sq M



Local Authority: Lichfield  
 Tax Band: H  
 Average Area Broadband Speed: 63 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.  
 Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

**Services**

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

**Disclaimer**

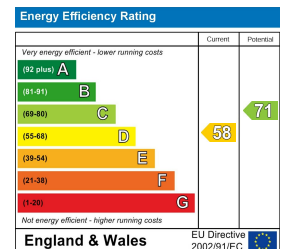
Important notice

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Photographs taken March 2022  
 Particulars prepared March 2022



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