

BEECHWOOD LODGE 12A HARTOPP ROAD
FOUR OAKS ESTATE
B74 2RQ


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Nestled within the prestigious Four Oaks Estate, this stunning four-bedroom detached home sits in a stunning plot of just under an acre on the highly desirable Hartopp Road.

ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Guest WC

Study

Utility room

Kitchen/dining room

Separate dining room

First Floor:

Landing

Bedroom 1 with dressing room and ensuite

Bedroom 2 with ensuite

Bedroom 3 with ensuite

Bedroom 4 with ensuite

Garden and Grounds:

Outdoor Gym with WC

Separate garage

Laid to lawn rear garden with patio area

Gravel driveway with ample parking

Shed to rear garden

Approximate Gross Internal Area: 3,927 Sq Ft (364 Sq M)

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

Beechwood Lodge is situated on the highly desirable Hartopp Road within the Four Oaks Estate. 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, offers a great scope for walking, golf and a variety of other outdoor pursuits.

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and 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.

Nearby Mere Green provides a good selection of everyday shops including Marks & Spencer's and Sainsbury's supermarkets. One of the many advantages of the area is its location for fast commuting to the M42, M6, M6 Toll and Birmingham International Airport.

Description of Property

As you step into the property, you're welcomed by the entrance hallway adorned with tiled flooring and complemented by striking oak accents on the staircase doors, creating a captivating first impression. The glass balustrades add an airy and open ambiance to the space, enhancing its allure. This spacious area provides access to the reception rooms and the guest WC, offering added convenience for residents and guests alike.

To the left of the entrance, you'll find the large drawing room, bathed in natural light streaming through the bay window and patio doors leading to the side and rear garden. The focal point of this room is the coal fireplace with its elegant marble surround, perfect for cosy evenings.

On the right side of the hallway is the study, offering an ideal space for working from home or doubling as a playroom or additional sitting area.

Adjacent to the study is the well-equipped utility room, boasting ample storage cupboards and featuring essential appliances such as a washing machine, tumble dryer, and sink for added convenience.

The heart of the home lies in the expansive kitchen/dining room, a stunning open-plan space flooded with natural light from the overhead pyramid window and bifolding doors leading to the patio area, seamlessly blending indoor and outdoor living. The kitchen is a chef's delight, equipped with floor-to-wall cabinets and integrated appliances, including double ovens, a coffee machine, gas hob with overhead extractor, and more. The magnificent island not only adds additional seating but also features a sink, enhancing functionality and style.

Adjacent to the kitchen is the dining room, offering a more formal setting for family meals or gatherings, with ample space to entertain and accommodate a large dining table for ten or more guests. Picture windows and French doors overlook the magnificent rear garden and open onto the

patio terrace.

Ascending to the first floor landing, you're greeted by a striking chandelier that adds a touch of elegance to the space. Providing access to the bedrooms, the landing sets the stage for luxurious living.

Principal bedroom one is located straight ahead of the stairs located straight, boasting ample space and overlooking the serene rear garden. It features its own dressing room adorned with fitted furniture for storage convenience, as well as an ensuite bathroom with a WC, sink, and walk-in shower.

The are two additional bedrooms on this floor are generously sized double rooms, and a single bedroom four, each offering ample space and enjoying views of the surroundings. All bedrooms are complemented by their own ensuites, complete with a WC, sink, and shower. Bedroom 2 has the added luxury of a bathtub.

Garden and Grounds

As you approach the gated property, a gravel driveway welcomes you, offering ample parking space for occupants and guests enclosed by high level privacy walling. In addition to the driveway, there's a separate recently constructed garage at the front of the property, providing convenient storage solutions for various needs.

A side gate grants access to the expansive rear garden, characterised by its meticulously maintained lawn and neat landscaping. A combination of gravel and paved walkways leads to the back of the well-manicured garden, where a separate recently constructed outbuilding serves as a gym room, offering a dedicated space for fitness enthusiasts.

Surrounded by hedges and a brick wall, the rear garden offers privacy and seclusion. Beyond the gate at the rear, there's further access to the garden, along with an additional shed for storage and gardening supplies. The garden is adorned with mature trees that add to its beauty, particularly during the warmer months. A patio area provides the perfect setting for alfresco dining, allowing residents to enjoy outdoor meals with family and friends in a serene and inviting atmosphere.

Directions from Aston Knowles

From the agents' High Street office, turn right onto High St/A5217, at the roundabout continue straight onto Four Oaks Rd/A454, turn left onto Hartopp Rd and the property will be on your right.

Distances

Sutton Park - 1.8 miles
Four Oaks Train Station - 0.6 miles
Sutton Coldfield - 1.4 miles
Lichfield - 8.0 miles
Birmingham - 9.0 miles
Birmingham International/NEC - 16.3 miles
M6 - 6.5 miles
M6 Toll - 11.3 miles
M42 - 12.8 miles

(Distances approximate)



Beechwood Lodge, Hartopp Road, Sutton Coldfield

Approximate Gross Internal Area

Main House = 3219 Sq Ft/299 Sq M

Garage = 371 Sq Ft/34 Sq M

Gym = 337 Sq Ft/31 Sq M

Total = 3927 Sq Ft/364 Sq M



Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: G

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

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Services

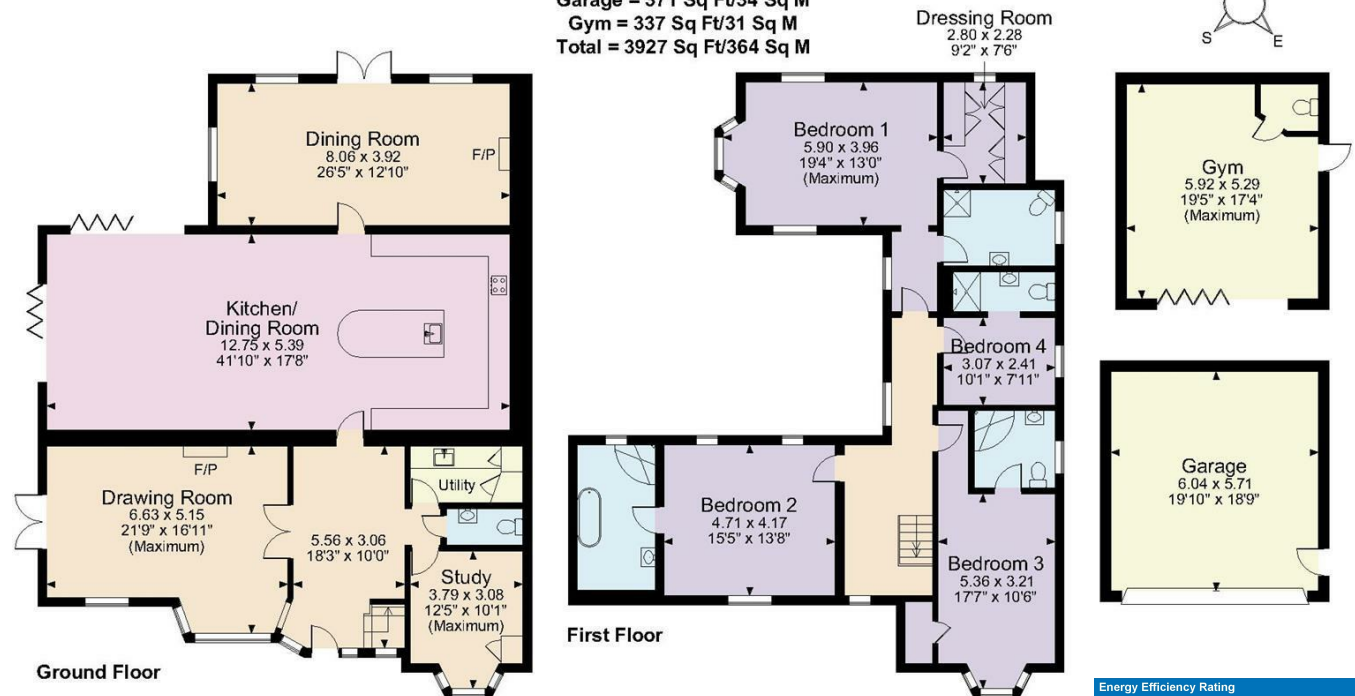
We understand that mains water, gas and electricity are connected.

Disclaimer

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Photographs taken: March 2024

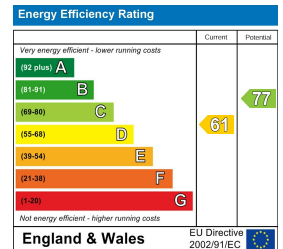
Particulars prepared: March 2024



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